

PUD & REZONING 1226 ADAMS STREET REZONING PLAN

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 6395

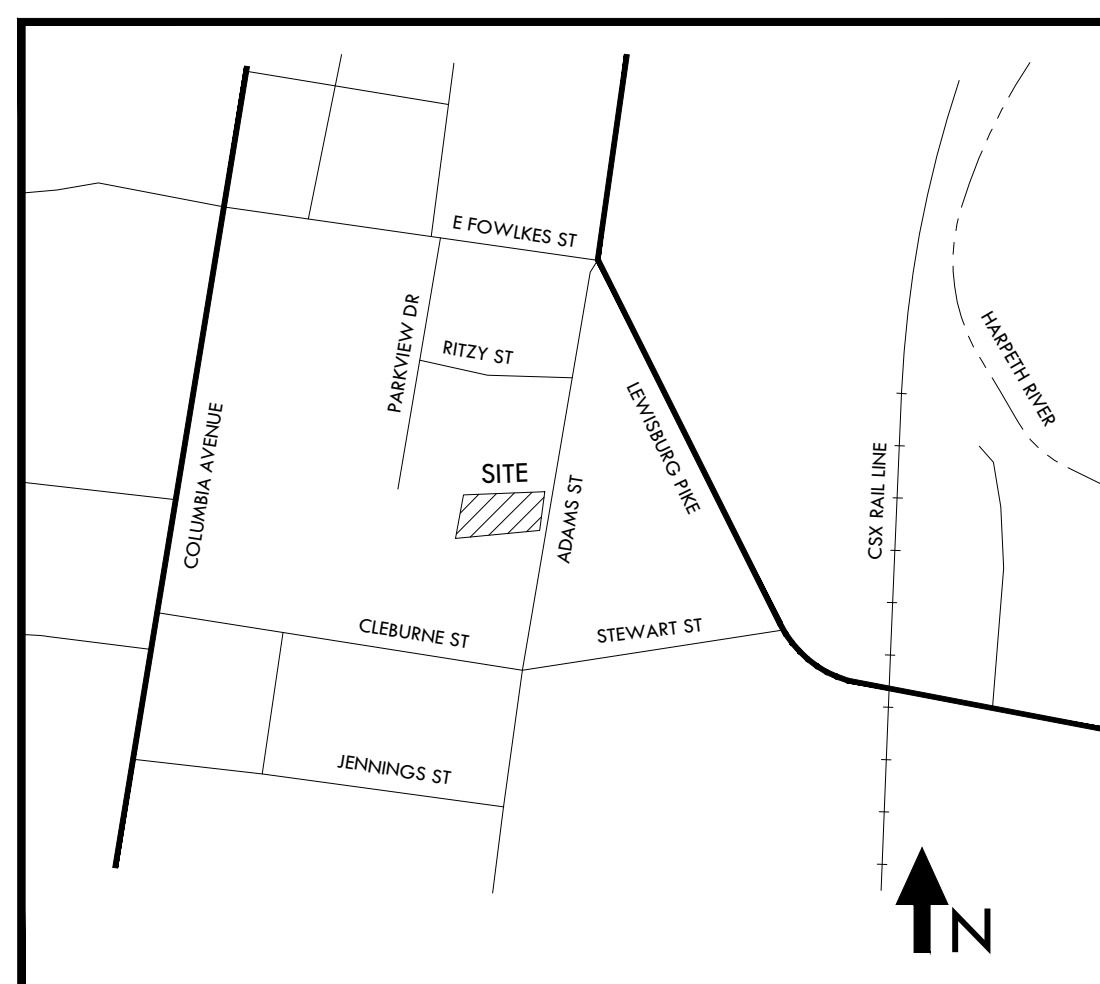
APRIL 6, 2017

SITE DATA

ADDRESS: 1226 ADAM ST., FRANKLIN, TN 37064
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH
 MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
 EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)
 PROPOSED ZONING: C0.0 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
 APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL CENTRAL FRANKLIN (CFCD - 3)
 CHARACTER AREA: 0.429 ACRES - TOTAL
 ACREAGE OF SITE: 0.215 ACRES (9,379 SF) - PROPOSED LOT 1
 0.214 ACRES (9,315 SF) - PROPOSED LOT 2
 MINERAL RIGHTS: RIGHTS RETAINED BY OWNER
 PROPOSED LOTS: 2 DETACHED SINGLE FAMILY
 UNIT SIZES: 2,500 SF TO 3,000 SF
 BUILDING HEIGHTS: TWO STORY
 SETBACKS: 15 FT FRONT
 5 FT REAR
 5 FT SIDE

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MARCH 13, 2017
 CIVIL ENGINEER: CRUNK ENGINEERING LLC
 1894 GEN. GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN
 615-873-1795
 CONTACT: ADAM CRUNK, PE
 adam@crunkeng.com
 DEVELOPER: GARDEN GATE HOMES
 427 MURFREESBORO RD.
 FRANKLIN, TN 37064
 matt.christensen@comcast.net
 (615) 456-5515
 OWNER: ROY AND ROBERTA MANGRUM
 6641 FANNIE DANIEL DR.
 COLLEGE GROVE, TN 37046
 (615) 794-4201



VICINITY MAP
NO SCALE



PREPARED FOR:
GARDEN GATE HOMES
 427 MURFREESBORO RD.
 FRANKLIN, TENNESSEE 37064
 (615)-456-5515

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

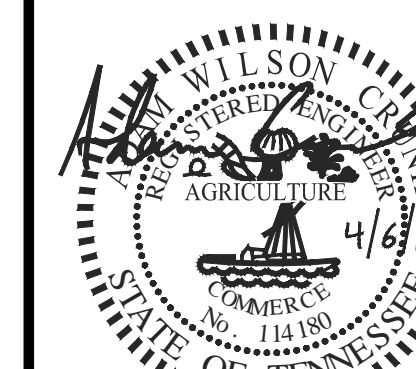
STATEMENT OF LUP COMPLIANCE:

This project complies with the land use plan as a continuation of surrounding residential development with similar lot sizes.

STATEMENT OF IMPACTS

- Traffic** - The proposed property is currently one single family home. This development would add one additional home.
- Water and Sewer Impacts** - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.
- Drainage** - Currently, the property drains north and east toward Adam Street. Proposed drainage would be designed to follow a similar path.
- Reclaimed Water** - Reclaimed water is not available at this site.
- Solid Waste** - One new home will be constructed and shall be served using residential dumpsters consistent with the surrounding neighborhood.

CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM



**1226 ADAMS STREET
 REZONING PLAN, COF #6395
 FRANKLIN, TENNESSEE**

REVISIONS	DATE
No.	

04/06/17 16063

C0.0

COVER SHEET

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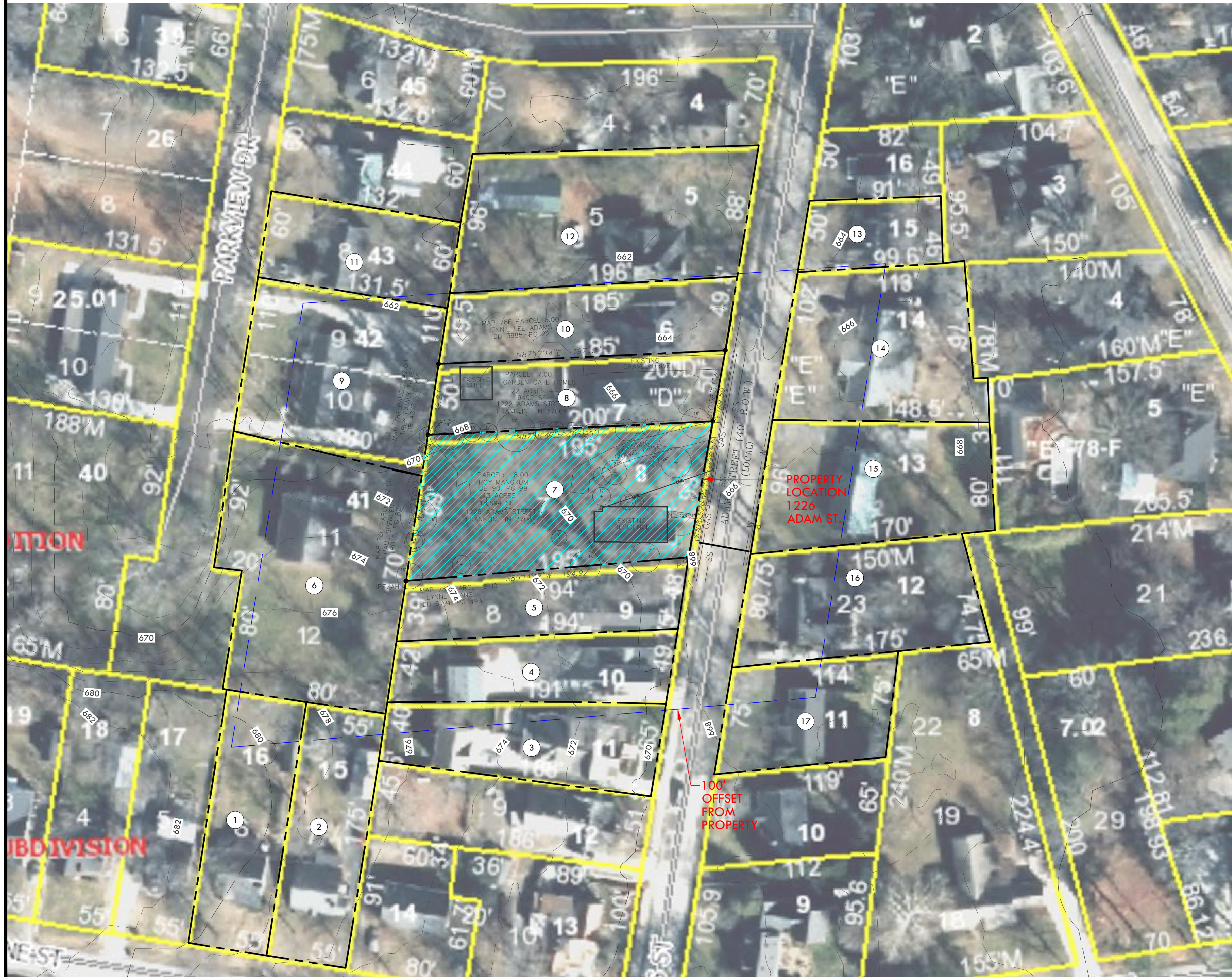
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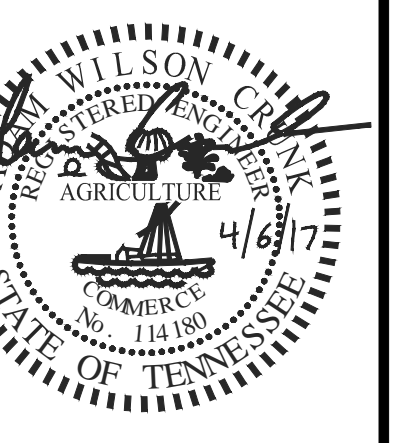
ID	PRCLID	DEED/PLAT	OWNER	ZONING
1	078F-D01600	DB-N/A DP-N/A, PB-71 PP-433	SPENCER PAUL E	R-3
2	078F-D01500	DB-2011 DP-123, PB-71 PP-433	ABINGTON MELISSA C	R-3
3	078F-D01100	DB-5535 DP-666, PB-N/A PP-N/A	SHAW JOHN & SHAW JANET D	R-3
4	078F-D01000	DB-6632 DP-146, PB-16 PP-1	ORR DAVID G LIV TRUST	R-3
5	078F-D00900	DB-6731 DP-493, PB-1 PP-126	EVANS LYNNE S	R-3
6	078F-D04100	DB-N/A DP-N/A, PB-1 PP-82	SPENCER PAUL	R-3
7	078F-D00800	DB-N/A DP-N/A, PB-N/A PP-N/A	MANGRUM ROY & MANGRUM ROBERTA	R-3
8	078F-D00700	DB-3885 DP-22, PB-N/A PP-N/A	GARDEN GATE HOMES	R-3
9	078F-D04200	DB-4876 DP-816, PB-1 PP-82	TIREY FAMILY TRUST	R-3
10	078F-D00600	DB-837 DP-868, PB-N/A PP-N/A	ADAMS JENNIE L	R-3
11	078F-D04300	DB-6862 DP-639, PB-1 PP-81	BINKLEY TIM & BINKLEY LAURA S	R-3
12	078F-D00500	DB-2276 DP-753, PB-N/A PP-N/A	ADAMS JENNIE LEE	R-3
13	078F-E01500	DB-N/A DP-N/A, PB-N/A PP-N/A	JEFFERSON JAMES C & JEFFERSON ANN MCGHEE	R-3
14	078F-E01400	DB-2719 DP-219, PB-N/A PP-N/A	LINDLEY MATTHEW WINSTON & LINDLEY MARGARET SHAFFER	R-3
15	078F-E01300	DB-5612 DP-569, PB-N/A PP-N/A	PEACH CECIL W & PEACH PAT	R-3
16	078F-E01200	DB-2714 DP-799, PB-N/A PP-N/A	RUSSELL BRENDA ANN	R-3
17	078F-E01100	DB-5007 DP-493, PB-1 PP-126	COOK JEFFREY W & COOK JULIE A	R-3

NOTES

- 1) BOUNDARY AND PLANIMETRIC INFORMATION PROVIDED BY ARROWHEAD SURVEYING.
 TOPOGRAPHY INFORMATION TAKEN FROM FRANKLIN GIS INFORMATION.



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