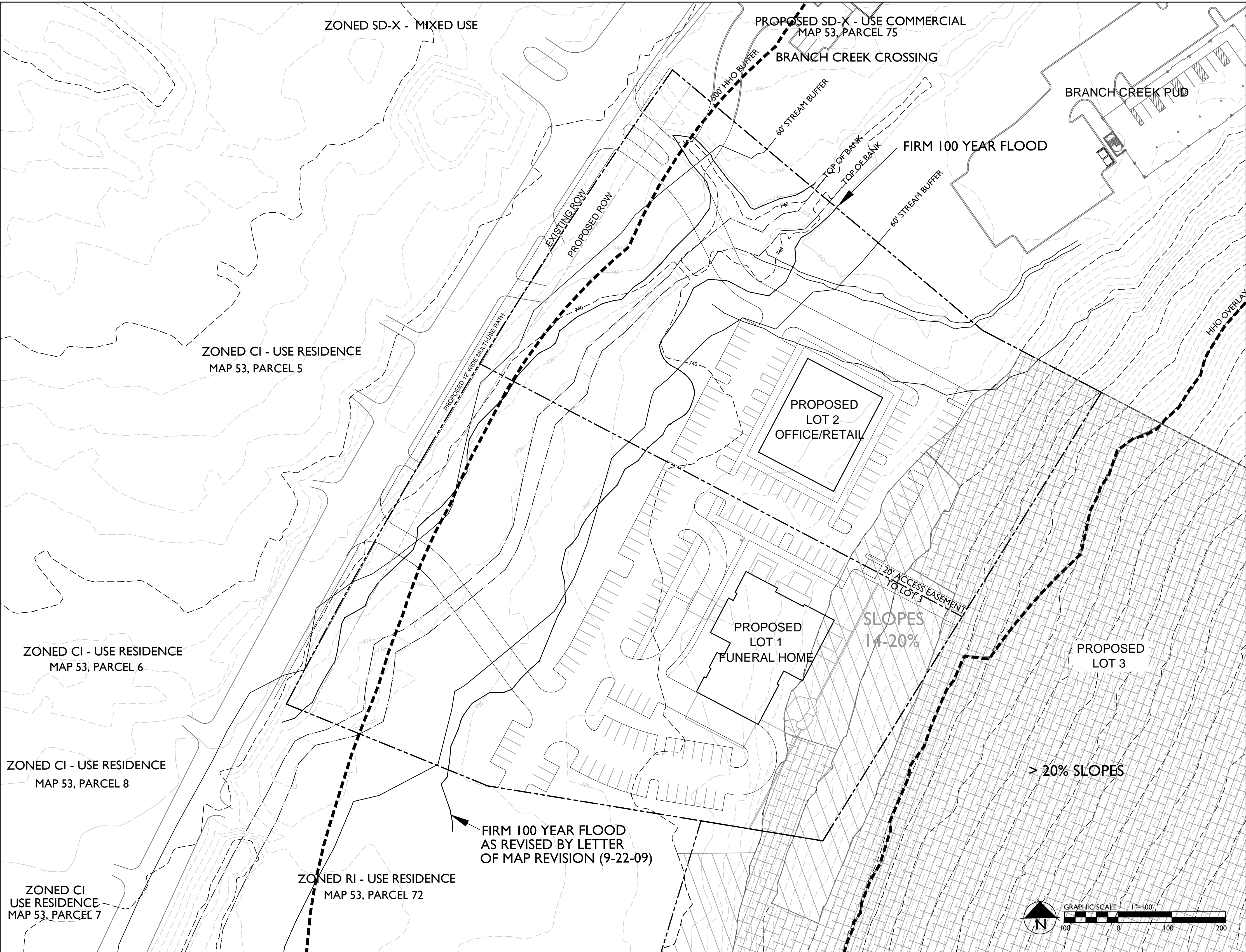


TRIP GENERATION TABLE

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC					
			AM PEAK HOUR		MID PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Funeral Home	10,500 sq.ft.	undefined	20	20	20	20	20	20
Office (LUC 210)	24,000 sq.ft.	444	54	7	16	16	18	87
TOTAL	35,500 sq.ft.	undefined	74	27	36	36	38	107



NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION	
PROJECT NUMBER:	5849	
SUBDIVISION:	NOT APPLICABLE	
LOT NUMBER:	NOT APPLICABLE	
ADDRESS:	554 FRANKLIN ROAD	562 FRANKLIN ROAD
CITY:	FRANKLIN	FRANKLIN
COUNTY:	WILLIAMSON	WILLIAMSON
STATE:	TENNESSEE	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00	MAP 53, PARCEL 74.01
EXISTING ZONING:	R1	R1
PROPOSED ZONING:	SD-X	SD-X
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4	
OTHER APPLICABLE OVERLAYS:	HWO - HILLSIDEHILLCREST OVERLAY FWO - FLOODWAY OVERLAY	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC	PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF	
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN	

OWNER PARCEL 73	OWNER PARCEL 74.01
STEPHEN T. ROGERS	JAMES F. HOLLOWAY
ETHEL R. DETOH	EVELYN A. HOLLOWAY
554 FRANKLIN ROAD	562 FRANKLIN ROAD
FRANKLIN TN 37069	FRANKLIN TN 37069

APPLICANT:
WILLIAM GREGORY
7427 CHARLOTTE PIKE
NASHVILLE TN 37209
(615) 390-7724 WGregory@afamilylegacy.com

PLANNER/LANDSCAPE ARCHITECT:
ADDRESS
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambie209@gmail.com
GREG GAMBLE

OFFICE PHONE
EMAIL ADDRESS
CONTACT

PROPOSED LOT 1	
PROPOSED LOT SIZE	165,568 SF or 3.80 ACRES
PROPOSED USE	FUNERAL HOME
BUILDING SQUARE FOOTAGE	10,500 SF
BUILDING HEIGHT	ONE STORY
MINIMUM L.S.R.	20
L.S.R. PROVIDED	688
INCOMPATIBLE BUFFER REQUIRED	NONE
MINIMUM PARKING REQUIRED BY CODE	200
MAXIMUM PARKING PERMITTED	220
PARKING REQUESTED BY M.O.S.	86
PARKING PROVIDED	89
BIKE PARKING PROVIDED	5

PROPOSED LOT 2	
PROPOSED LOT SIZE	143,331 SF or 3.29 ACRES
PROPOSED USE	8,000 SF RETAIL + 16,000 OFFICE
BUILDING SQUARE FOOTAGE	24,000 SF
BUILDING HEIGHT	THREE STORY
MINIMUM L.S.R.	20
L.S.R. PROVIDED	641
INCOMPATIBLE BUFFER REQUIRED	NONE
MINIMUM PARKING REQUIRED BY CODE	66
MAXIMUM PARKING PERMITTED	83
PARKING PROVIDED	67
BIKE PARKING PROVIDED	4

PROPOSED LOT 3	
PROPOSED LOT SIZE	680,787 SF or 15.63 ACRES
PROPOSED USE	UNDEVELOPED

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN
EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED
THE XISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE
PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE
AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED

POLICE AND FIRE PROTECTION:
FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES
COLUMBIA AVE POLICE STATION - 4.7 MILES

RECREATION FACILITIES
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

PROJECTED STUDENT POPULATION
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
THIS IS A PRIVATELY OWNED DEVELOPMENT WITH NO PROPERTY OWNERS ASSOCIATION

MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

PLANNED ROAD NETWORK: THE ONLY STREET WITHIN 1500' OF THE SITE THAT APPEARS ON THE MAJOR
THOROUGHFARE PLAN IS FRANKLIN ROAD CLASSIFIED AS A MAJOR ARTERIAL &
ALTHOUGH THE IMPACT WILL BE TO INCREASE TRAFFIC, IT WILL BE NEGLIGIBLE

THERE ARE TWO SINGLE FAMILY RESIDENCES ON THE PROPERTY THAT WILL BE MOVED/DEMOLISHED.

THERE ARE NO RAILROADS OR ASSOCIATED RAILROAD RIGHTS OF WAY ON THE PROPERTY.

UTILITY EASEMENTS
THERE ARE NO KNOWN HISTORIC PROPERTIES WITHIN 500' OF THE SITE.

CONNECTIVITY INDEX

NOT APPLICABLE

PARKLAND DEDICATION

NOT APPLICABLE

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING SINGLE FAMILY HOMES WILL BE REMOVED AND REPLACED WITH COMMERCIAL
STRUCTURES BETWEEN THE DRY BRANCH CREEK STREAM BUFFER AND THE PRESERVED TREE AREA.
THIS IS CONSISTENT WITH THE CHARACTER OF OTHER DEVELOPED PROPERTIES LOCATED ON THE
EAST SIDE OF FRANKLIN IN THIS CHARACTER AREA. THIS SUPPORTS THE LAND USE PLAN THAT CALLS
FOR MIXED USE CENTERS TO MIRROR THE USES ON THE WEST SIDE OF FRANKLIN ROAD. IT ALSO
FOR SIGNIFICANT SETBACKS TO MAINTAIN THE RURAL CHARACTER OF FRANKLIN ROAD AND THE
PROTECTION OF ENVIRONMENTAL FEATURES.

LOCAL COMPATIBILITY
IN ADDITION TO THE MIXED USE DEVELOPMENT OF GATEWAY VILLAGE LOCATED ON THE WEST
SIDE OF FRANKLIN ROAD A COMMERCIAL DEVELOPMENT, BRANCH CREEK CROSSING AND THE
CENTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD
NORTH OF THIS PROPOSED DEVELOPMENT.

FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE
REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

I. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM
OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD
EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE
THOUSAND SQUARE FEET.

THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED
ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY
ARE A CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A
VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE.
BASED ON THE PROJECTED .25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED
THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85
SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND
THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.

