REZONING REQUEST FOR

WATER'S EDGE PUD SUBDIVISION

Revision 1

OWNER / APPLICANT:
REAL ESTATE SOLUTIONS GROUP, LLC
100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

BUILDER:
GOODALL HOMES COMMUNITIES
JACK LUDINGTON
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JLUDINGTON@GOODALLHOMES.COM
615.451.5029

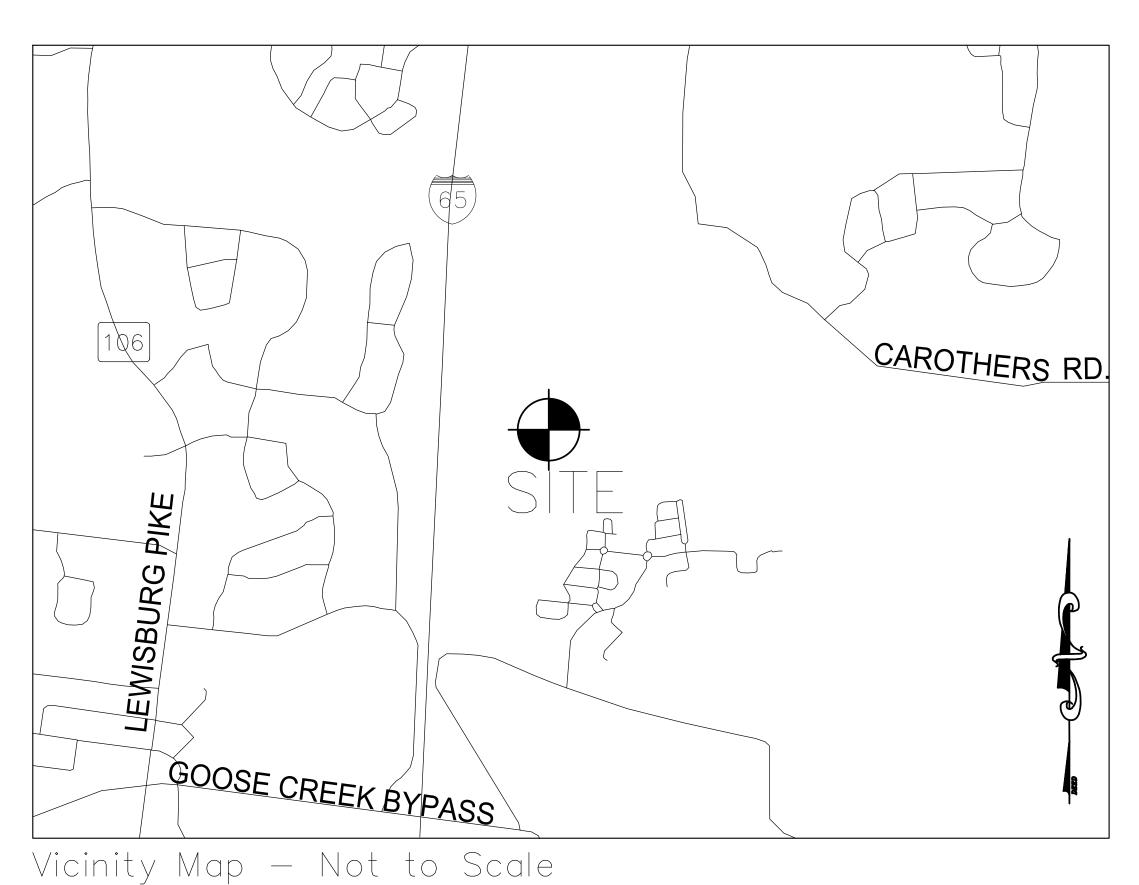
GAMBLE DESIGN COLLABORATIVE
GREGG GAMBLE, RLA
GREGGAMBLE209@GMAIL.COM
615.975.5765
I44 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064

CIVIL ENGINEER:
DEWEY - ESTES ENGINEERING, LLC
KEVIN ESTES, P.E.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37024
615.300.8496
KESTES@DEWEY-ESTES.COM

DALE & ASSOCIATES
STEVE MATTHEWS, RLS
516 HEATHER PLACE
NASHVILLE, TN 37204
615.297.5166

TRAFFIC ENGINEER
FTG, LLC
MS. GILLIAN L. FISCHBACH, PE, PTOE
P.O. BOX 682736
FRANKLIN, TN 37068
615.771.8022
GFISCHBACK@FTGTRAFFIC.COM

A PLANNED RESIDENTIAL DEVELOPMENT
MAP 89 PARCELS 49.00
FRANKLIN, TENNESSEE



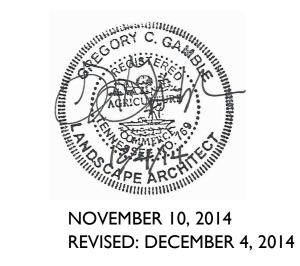
14TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF FRANKLIN, TENNESSEE

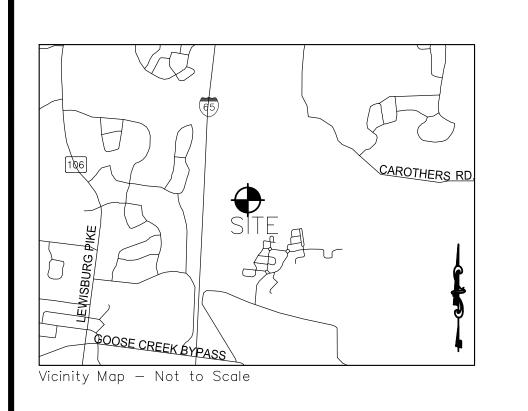
THIS REZONING REQUEST IS TO ACCOMPANY DEVELOPMENT PLAN REVISION 3, WHICH IS ASKING FOR AN INCREASE IN DENSITY AND REZONING FROM SD-R (1.72) TO SD-R(1.91)

INDEX OF SHEETS

SHEET	DESCRIPTION		
С	COVER SHEET AND LOCATION MAP		
C 1.0	BOUNDARY SURVEY		
C 2.0	EXISTING CONDITIONS PLAN		
C 2.1	EXISTING CONDITIONS PLAN		

COF #4726





<u>DEED REFERENCE:</u>
BEING PROPERTY CONVEYED TO TIM C. HILL BY DEED OF RECORD IN BOOK 4156, PAGE 539 & BOOK 4156, PAGE 542, R.O.W.C.

PROPERTY MAP REFERENCE: BEING PARCELS NO. 31.00 & 31.01 AS SHOWN ON WILLIAMSON COUNTY

NUMBER	DIRECTION	DISTANCE
LI	S 21°05'44" E	28.94'
L2	S 23°17'37" W	40.24'
L3	S 23°46'32 E	66.77'
L4	S 66°10'33" E	35.35'
L5	S 21°05'44" E	934.66'
L6	S 23°54'16" W	35.36'
L7	S 21°05'44" E	120.00'
L8	S 66°05'44" E	35.36'
L9	S 21°05'44" E	99.92'
LI0	S 07°54'52" W	352.89'
LII	S 06°58'02" W	716.88'
LI2	S 37°24'01" W	226.56'
LI3	S 37°45'27" W	181.40'
LI4	S 16°37'42" W	267.88'
LI5	S 19°19'11" W	69.33'
LI6	S 15°25'57" W	144.37'
LI7	S 77°10'59" W	69.51'
LI8	S 56°45'56" W	141.68'
LI9	S 42°32'18" W	106.78'
L20	S 37°57'39" W	153.54'
L2I	S 31°12'57" W	248.53'
L22	S 33°19'26" W	263.21'
L23	S 37°47'22" W	270.72'
L24	S 49°22'29" W	362.46'
L25	S 49°58'17" W	330.75'
L26	S 73°32'23" W	295.76'
L27	S 63°23'31" W	135.61'
L28	N 86°18'24 W	55.22'
L29	N 70°56'26" W	68.99'
L30	N 56°42'45" W	60.12'
L31	N 49°40'15" W	56.52'
L32	N 35°59'03" W	84.76'
L32	N 36°27'38" W	416.05'
L33	N 43°59'01" W	
L3 4	N 27°13'05" W	666.82'
	N 00°43'11" W	224.23'
L36		95.40'
L37	N 25°52'04" E	258.64'
L38	N 40°17'13" E	125.94'
L39	N 58°35'03" E	95.33'
L40	N 81°48'03" E	183.00'
L41	S 87°03'59" E	299.23'
L42	S 70°51'36" E	395.49'
L43	N 88°14'15" E	145.35'
L44	N 54°07'33" E	98.80'
L45	N 02°19'56" W	164.37'
L46	N 00°16'11" E	374.56'
L47	N 06°30'23" E	364.95'
L48	N 22°23'50" E	92.19'
L49	N 06°01'34" W	200.24'
L50	N 15°21'48" W	507.82'
L5 I	N 22°19'29" W	386.00'
L52	N 10°54'14" W	417.24'
L53	N 20°03'52" E	238.53'
L54	N 36°52'05" E	324.79'
L55	N 59°01'42" E	176.66'
L56	S 79°52'03" E	242.01'
L57	N 72°49'49" E	403.22'

Thence, S 63°23'31" W, a distance of 135.61 feet to a point

Thence, N 70°56'26" W, a distance of 68.99 feet to a point

Thence, N 65°42'45" W, a distance of 60.12 feet to a point; Thence, N 49°40'15" W, a distance of 56.52 feet to a point;

Thence, N 35°59'03" W, a distance of 84.76 feet to a point; Thence, N 36°27'38" W, a distance of 416.05 feet to a point;

Thence, N 43°59'01" W, a distance of 666.82 feet to a poin Thence, N 27°13'05" W, a distance of 224.23 feet to a point; Thence, N 00°43'11" W, a distance of 95.40 feet to a point;

Thence, N 25°52'04" E, a distance of 258.64 feet to a point; Thence, N 40°17'13" E, a distance of 124.94 feet to a point;

Thence, N 58°35'03" E, a distance of 95.33 feet to a point

Thence, S 87°03'59 E, a distance of 299.23 feet to a point

Thence, S 70°51'36" E, a distance of 395.49 feet to a point; Thence, N 88°14'15" E, a distance of 145.35 feet to a point;

Thence, N 54°07'33" E, a distance of 98.80 feet to a point; Thence, N 02°19'56" W, a distance of 164.37 feet to a poin

Thence, N 00°16'11" E, a distance of 374.56 feet to a point

Thence, N 06°30'23" E, a distance of 364.95 feet to a point Thence, N 22°23'50" E, a distance of 92.19 feet to a point;

Thence, N 06°01'34" W, a distance of 200.24 feet to a po

Thence, N 22°19'29" W, a distance of 386.00 feet to a poin

Thence, N 20°03'52" E, a distance 238.53 feet to a point; Thence, N 36°52'05" E, a distance of 324.79 feet to a point; Thence, N 59°01'42" E, a distance of 176.66 feet to a point; Thence, N 79°52'03" E, a distance of 242.01 feet to a point;

Thence, N 72°49'49" E, a distance of 403.22 feet to a point;

containing 8,515,833.530 square feet or 195.497 acres of land;

Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line \$ 84°14'52" E, passing an

iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

hence, N 15°21'48" W, a distance of 507.82 feet to a point;

Thence, N 81°48'03" E, a distance of 183.00 feet to a point;

PROPERTY DESCRIPTION MAP 89 OF PARCEL 49 Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road hence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning; Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta

angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of \$ 22°17'05" E, a chord distance of 116.23 feet to a point;
Thence, \$ 21°05'44" E, a distance of 28.94 feet to a point; Thence, S 23°17'37" W, a distance of 40.24 feet to a point Thence, S 23°46'32" E, a distance of 66.77 feet to a point; Thence, S 66°10'33" E, a distance of 35.35 feet to a point; Thence, S 21°05'44" E, a distance of 934.66 feet to a point; Thence, S 23°54'16" W, a distance of 35.36 feet to a point; Thence, S 21°05'44" E, a distance of 120.00 feet to a point; Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;

Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson Thence, continuing with Helm Westerly property line S 07°54′52″ W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;
Thence, S 06°58′02″ W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24′01″ W, a distance of 226.56 feet to a point;

Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post; Thence, S 16°37'42" W, a distance of 267.88 feet to a point; Thence, S 19°19'11" W, a distance of 69.33 feet to a point; Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River; Thence, continuing with center of the Big Harpeth River S 77°10′59″ W, a distance of 69.51 feet to a point; Thence, S 56°45'56" W, a distance of 141.68 feet to a point; Thence, S 42°32'18" W, a distance of 106.78 feet to a point; Thence, S 37°57'39" W, a distance of 153.54 feet to a point

Thence, S 31°12'57" W, a distance of 248.53 feet to a point; Thence, S 33°19'26" W, a distance of 263.21 feet to a point; Thence, S 37°47'22' W, a distance of 270.72 feet to a point; Thence, S 49°22'29" W, a distance of 362.46 feet to a point; Thence, S 49°58'17" W, a distance of 330.75 feet to a point

I. 100 YEAR FLOOD PLANE EXISTIS ON THE PROPERYT; FEMA PANEL 47187C0214F.

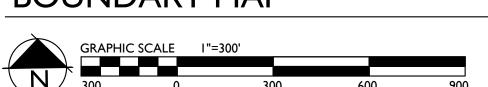
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER. 3. SURVEY INFORMATION PROVIDED BY:

DALE AND ASSOCIATES STEVE MATHEWS, RLS 615.297.5166 Existing Iron Pin

Iron Pin Set (#5 Rebar) Concrete Monument Calculated Point Overhead Utility —x— Fence Line
—G— Gas Line
—UT— Underground Curb Inlet Drain Inlet Fire Hydrant Water Meter

Underground Telephone Water Valve Back of Curb EOP Edge of Pavement R/W Right-of-Way N/F Now or Formerly CGF Combined Grid Factor

BOUNDARY MAP





SITE DATA

COUNTY:

STATE:

PROJECT NAME: WATERS EDGE SUBDIVISION REZONING REQUEST REV. 1 PROJECT NUMBER: WATERS EDGE PUD SUBDIVISION: LOT NUMBER: ADDRESS: 4413 S CAROTHERS RD FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT **EXISTING ZONING:** SD-R (1.72) PROPOSED DENSITY: SD-R (1.91) CHARACTER AREA OVERLAY: FFO, FLOODWAY FRINGE OVERLAY FWO, FLOODWAY OVERLAY

CONVENTIONAL

(PER LOT STANDARDS ON SHEET A1.0)

DENSITY

1.91 DU/AC **373 UNITS**

REAL ESTATE SOLUTIONS GROUP, LL 100 SADDLE SPRINGS BLVD

THOMPSONS STATION, TN 37179

GREG GAMBLE 144 SOUTHEAST PARKWAY

FRANKLIN, TN 37064

SUITE 230

615.975.5765

8,515,980 SF

APPLICABLE DEVELOPMENT STANDARD: MINIMUM REQUIRED SETBACK LINES:

CONTACT **EMAIL ADDRESS** PLANNER/LANDSCAPE ARCHITECT

OFFICE PHONE

OFFICE PHONE

OWNER/APPLICANT

ADDRESS

CONTACT GREG GAMBLE GREGGAMBLE209@GMAIL.COM EMAIL ADDRESS BUILDING SQUARE FOOTAGE: BUILDING HEIGHT: 2 STORY .71 (not including lots or ROW) LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE SURFACE RATIO: SINGLE FAMILY DETACHED - 2 PER PARKING REQUIREMENTS:

UNIT / COTTAGE HOME - 2 FOR TH FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM RESIDENTIAL DENSITY: EXISTING TREE CANOPY: 41.87 AC REQUIRED CANOPY PRESERVATION: 20.10 AC PARKLAND (IF APPLICABLE): GREENWAY DEDICATION OPEN SPACE: 9.77 AC FORMAL REQUIRED: 11.04 AC FORMAL PROVIDED: INFORMAL REQUIRED: INFORMAL PROVIDED: 105.02 AC

TOTAL REQUIRED: 29.32 AC TOTAL PROVIDED: 116.06 AC TOTAL DENSITY SINGLE FAMILY HOMES COTTAGE HOMES

SETBACKS: (PER LOT STANDARDS ON PAGE A1.0) LANDSCAPE SURFACE RATIO: .10 LANDSCAPE SURFACE RATIO: .71 (NOT INCLUDING RESIDENTIAL LOTS OR RIGHT-OF-WAY) INCOMPATIBLE USE BUFFER: NONE

TOTALS:

STATEMENT OF IMPACTS

WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON S. CAROTHERS PARKWAY. 373*350 GPD = 130,550 GPD

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPURIFIED (REUSE) WATER FACILITIES REUSE WATER IS CURRENTLY NOT AVAILABLE STREET NETWORK

THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. ONCE CONSTRUCTED, THIS ROAD WILL BE THE MAIN ACCESS TO THE DEVELOPMENT. THE EXISTING ACCESS TO THE SITE IS FROM SOUTH CAROTHERS ROAD. CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLIES WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE. POLICE AND FIRE FRANKLIN FIRE STATION #2 - 3.6 MILES DRIVING DISTANCE

RECREATION FACILITIES A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE

PROJECTED STUDENT POPULATION THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES. 373 X .64 = 239 STUDENTS

COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

TRINITY ELEMENTARY PAGE MIDDLE SCHOOL 4.6 MILES PAGE HIGH SCHOOL

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

RESTRICTIVE COVENANTS THE WATER'S EDGE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

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

NOTES

Trip Generation 9th Edition

1. THE APPLICANT SHALL PROVIDE AN EASEMENT FOR THE CITY TO ACCESS THE PROPOSED SOUTH TREATMENT PLANT, WHICH WILL BE LOCATED BEHIND THIS PROPERTY. THE APPLICANT SHALL ALSO BE REQUIRED TO GIVE NOTIFICATION TO THE PROSPECTIVE BUYERS THAT THIS DEVELOPMENT WILL BE ADJACENT T A WASTEWATER TREATMENT PLANT. . THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FI SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM / 20 PSI IS AVAILABLE.

TRIP GENERATION DATA

Water's Edge Land Use:	LUC 210 Single-Family	LUC 230 Condo/Town	TOTAL	*TRAFFIC GENERATION DATA PROVIDED BY FISCHBACH TRANSPORTATION GROUP, INC.
Size:	241	132	373	citodi , iito.
Average Daily Traffic	2,294	819	3,113	
Daily Enter	1,147	409	1,557	
Daily Exit	1,147	409	1,557	
AM Peak Hour Total	181	64	245	
AM Peak Hour Enter	45	11	56	
AM Peak Hour Exit	136	54	189	
MID Peak Hour Total	161	57	218	
MID Peak Hour Enter	80	29	109	
MID Peak Hour Exit	80	29	109	
PM Peak Hour Total	241	75	316	
PM Peak Hour Enter	152	51	202	
PM Peak Hour Exit	89	25	114	





GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TENNESSEE 37064 GREG GAMBLE greggamble209@gmail.com

615.975.5765 rev. date <u>Mec. 4, 2014</u>

GCG Job No. 2012-04 November 10, 2014

S H E E T



COF # 4726

