

Rezoning Request for October Park

A Planned Residential Development
Map 079 Parcels 60.07, 60.01, and Parcel 1.00 Group B on Map 79M
FRANKLIN, TN

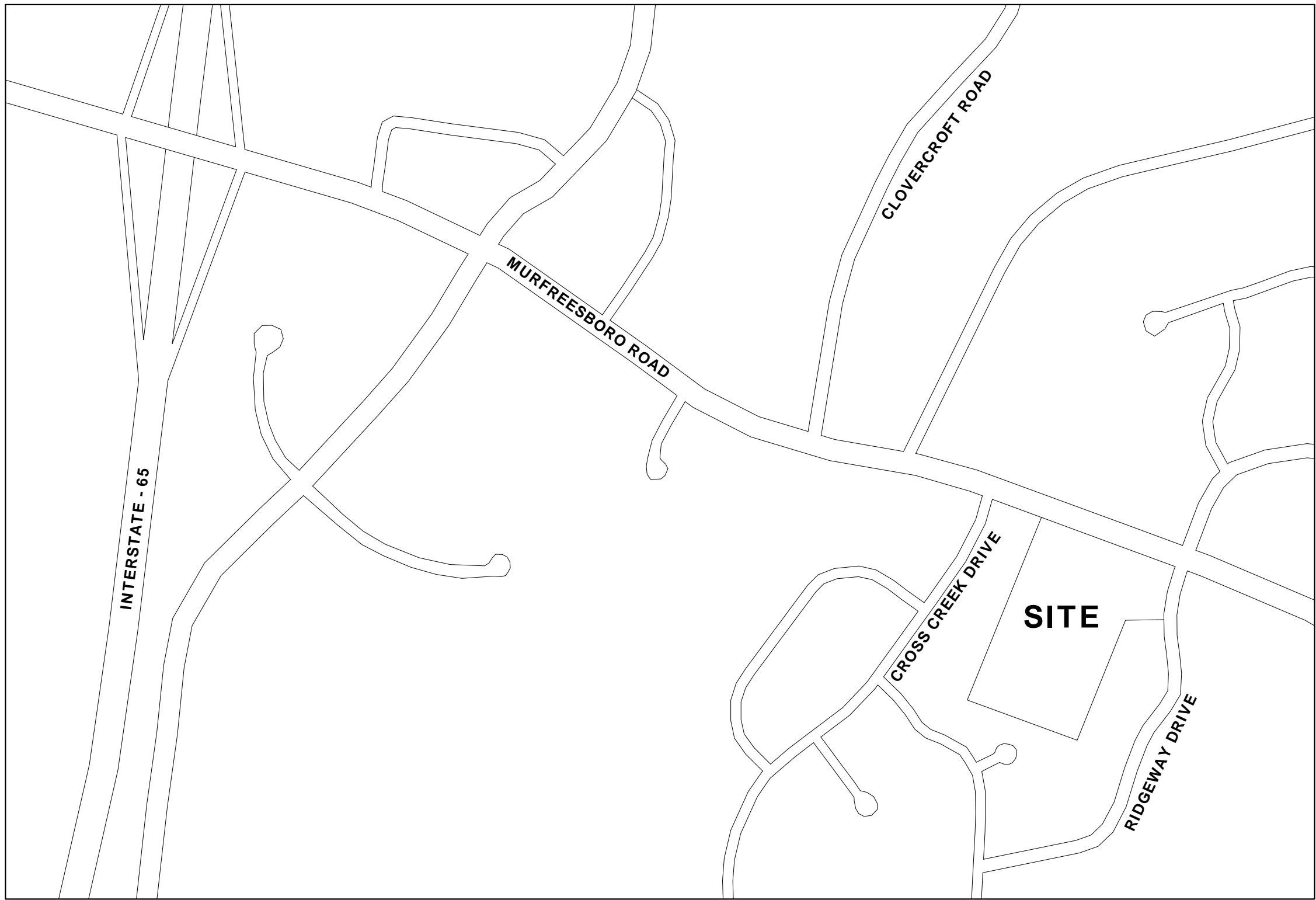
OWNER:
R. GLENN ADAMS
1100 RIDGEWAY DRIVE
FRANKLIN, TN 37067

APPLICANT:
VERTEX COMPANY
STEVE BETHEL
1212 HOSS ROAD
POWELL, TN 37849
865.384.8124
sbethel.bethel@gmail.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER:
CANNON & CANNON
ERIC GARDENER, PE
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

SURVEY DATA PROVIDED BY:
CANNON & CANNON
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
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egardeneer@cannon-cannon.com



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



GRAPHIC SCALE: 1"=500 FT
0 500

INDEX OF SHEETS

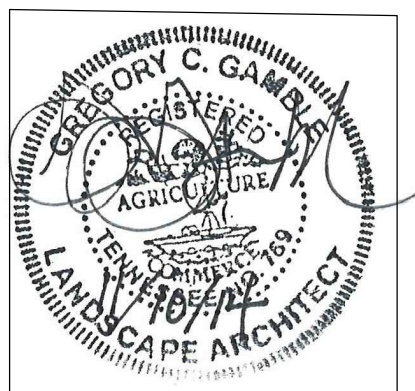
SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL

GDC

GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PROJECT NO. 14
greggamble209@gmail.com
615-975-5765



NOVEMBER 10, 2014
RESUBMITTAL DECEMBER 4, 2014

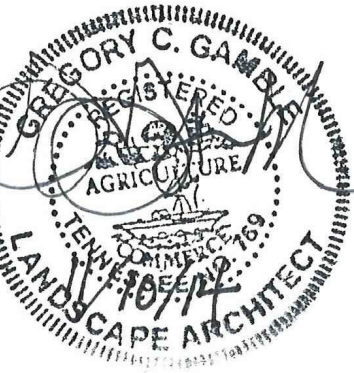
COF # 4685



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: NOV 10, 2014

OCTOBER PARK PUD SUBDIVISION
REZONING PLAN
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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FRANKLIN, TENNESSEE 37064
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615.975.5765

BOUNDARY
MAP

C 1.0

COF 4685

SITE DATA:

PROJECT NAME: OCTOBER PARK
PROJECT NUMBER: 4685
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 1110 RIDGEWAY DRIVE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00

EXISTING ZONING: WILLIAMSON COUNTY
NEIGHBORHOOD CONSERVATION

PROPOSED ZONING: SD-R 1.6 DUA
CHARACTER AREA OVERLAY: SWCO-3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 11.88 AC
TOTAL SQUARE FOOTAGE: 517,412 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: VARIES WITH BUFFER TREATMENT
SIDE YARD: 5'

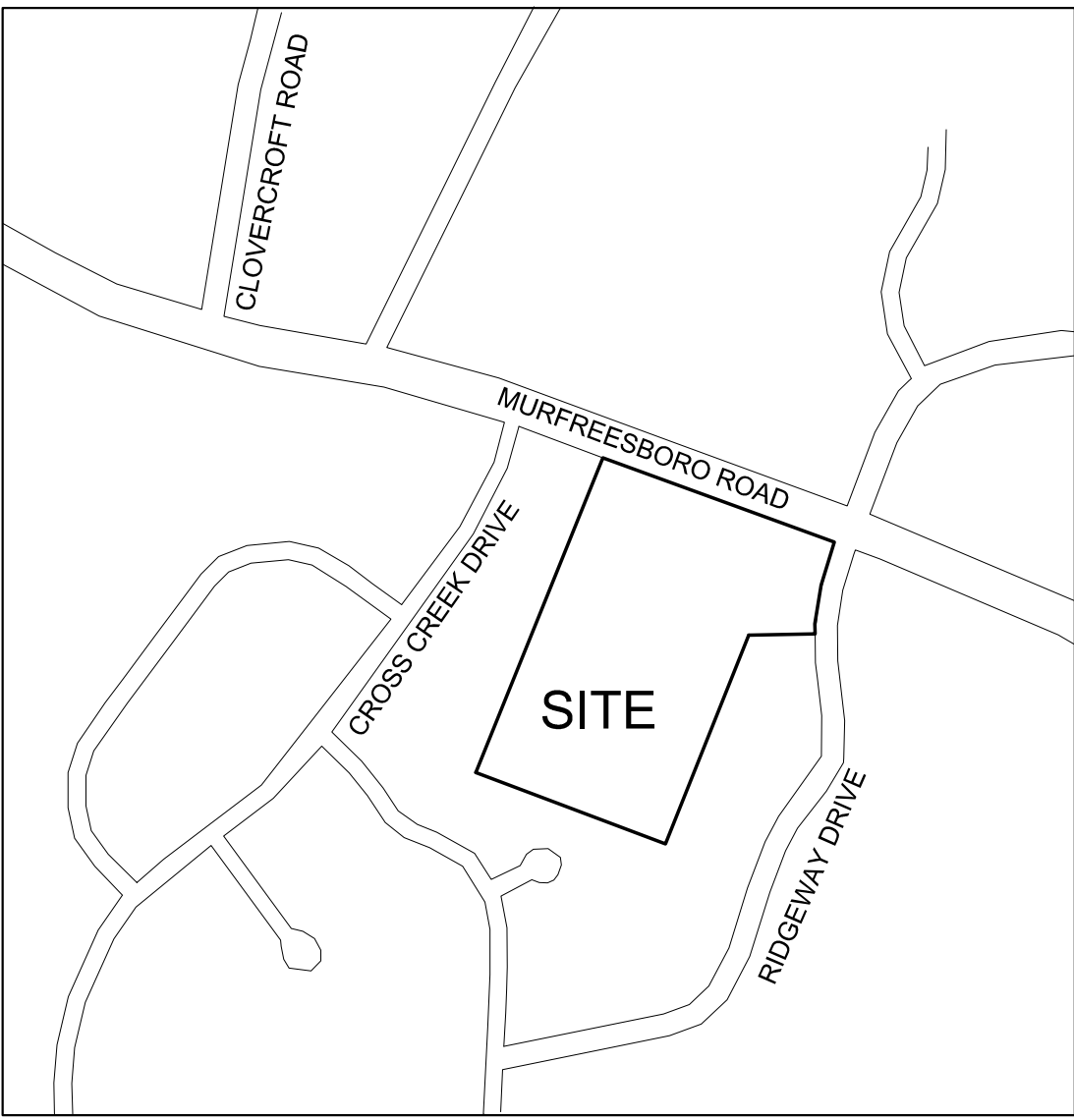
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APPLICANT: OFFICE PHONE
EMAIL ADDRESS
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PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
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GREG GAMBLE



LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCT) at the southeastern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 185), and rod being located 302.31 feet southwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northeastern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Adams, Tract II, S 21° 22' 59" W, 399.73 feet to a set iron rod & cap (CCT) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northeastern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 50' 29" W, 103.20 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 43° 38' 49" W, 177.41 feet to an existing concrete monument, corner to Lot 5, Cross Creek Subdivision; N 21° 30' 30" E, 159.65 feet to an existing 3/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the northeastern line of Lot 6 and with the northeastern line of Lot 13, Cross Creek Subdivision, N 21° 30' 30" E, 159.65 feet to an existing 3/8 inch iron rod, corner to Lot 13, Cross Creek Subdivision;

Thence leaving the northeastern line of Lot 13 and with the northeastern line of Lot 5, Cross Creek Subdivision, N 21° 30' 30" E, 159.65 feet to an existing 3/8 inch iron rod, corner to Lot 5, Cross Creek Subdivision;

Thence leaving the northeastern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 159.91 feet to an existing 3/4 inch iron rod, corner to Adams, Tract I (Deed Book 495, Page 185);

Thence leaving the northeastern line of Lot 11 and with the northeastern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 50' 29" W, 399.73 feet to a set iron rod & cap (CCT) at the southeastern right-of-way line of Murfreesboro Road (S.R. 96);

Containing 252,155.34 square feet or 5.789 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract I (Deed Book 495, Page 185), and rod being located 136.86 feet southwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northeastern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Adams, Tract II, S 22° 07' 02" W, 328.41 feet to an existing "T" bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the southwestern line of Lot 2 and with the northeastern line of Lot 2, S 22° 28' 22" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the southwestern line of Lot 3 and with the northeastern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the southwestern line of Lot 4 and with the northeastern line of Lot 5, S 21° 38' 31" W, 111.56 feet to an existing "T" bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the southwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 159.91 feet to an existing 3/4 inch iron rod, corner to Adams, Tract I (Deed Book 495, Page 185);

Thence leaving the southwestern line of Lot 11 and with the northeastern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 50' 29" W, 399.73 feet to a set iron rod & cap (CCT) at the southeastern right-of-way line of Murfreesboro Road (S.R. 96);

Containing 252,668.70 square feet or 5.812 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), and to being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCT) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), and rod being located 2.53 feet southwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northeastern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Ridge Way Drive, with a curve to the left, having a radius of 584.34 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCT) at the southwestern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Ridge Way Drive, with a curve to the left, having a radius of 584.34 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCT) at the southwestern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Ridge Way Drive, with a curve to the left, having a radius of 584.34 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCT) at the southwestern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Ridge Way Drive, with a curve to the left, having a radius of 584.34 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCT) at the southwestern right-of-way line of Ridge Way Drive;

Thence leaving the southwestern right-of-way line of Ridge Way Drive, with a curve to the left, having a radius of 584.34 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCT) at the southwestern right-of-way line of Ridge Way Drive;

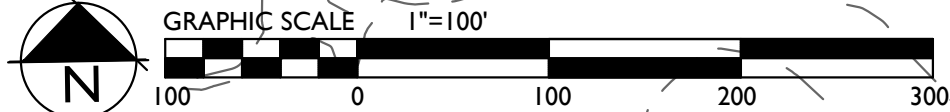
Thence leaving the southwestern right-of-way line of Ridge Way Drive, with a curve to the left, having a radius of 584.34 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCT) at the southwestern right-of-way line of Ridge Way Drive;

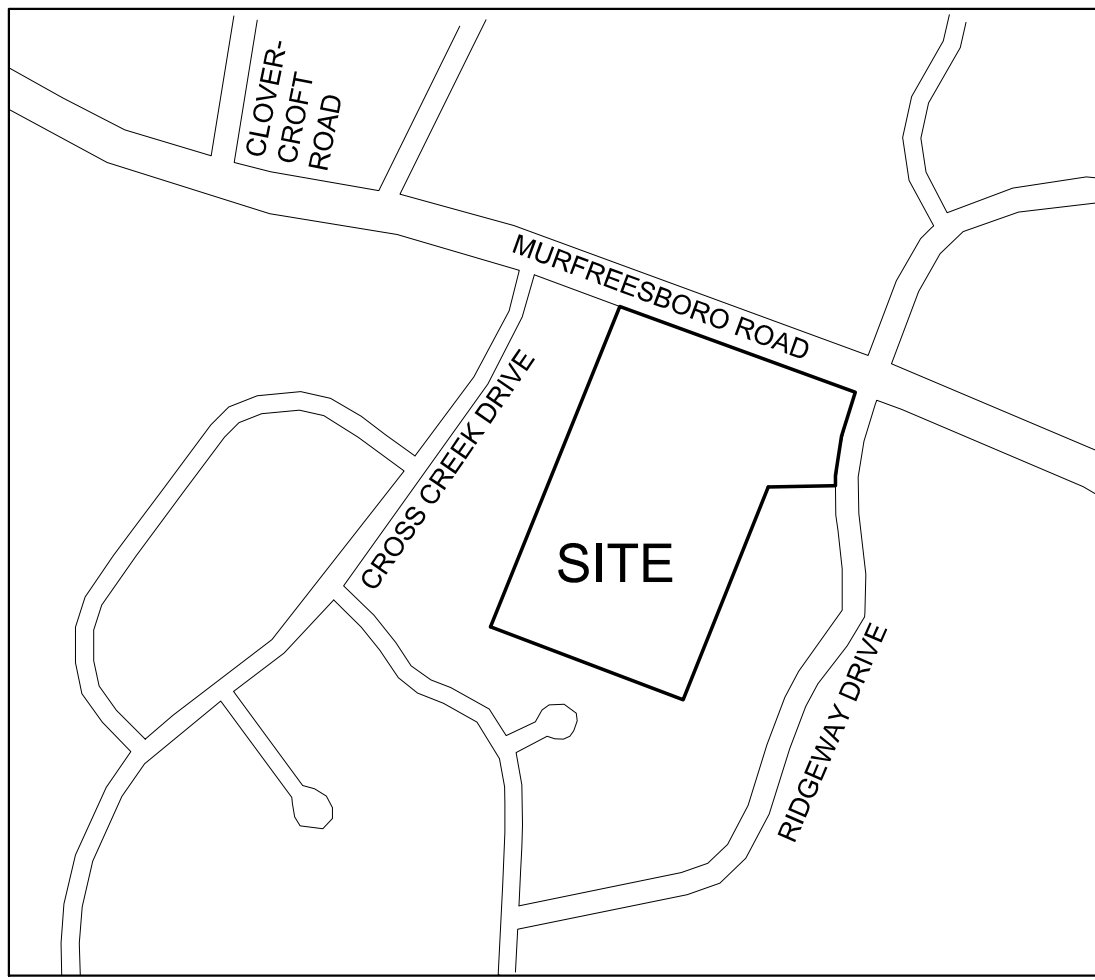
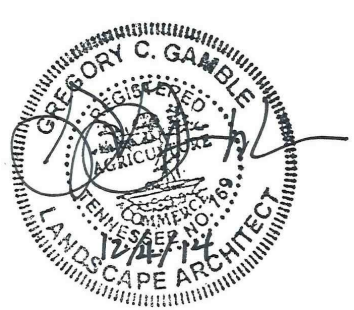
Containing 12,593.03 square feet or 0.289 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

ADJACENT PROPERTY OWNERS

PARCEL ID	OWNER	OWNER ADDRESS	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND USE
079M A 00100	MCDONALD BOBBY D	1100 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M C 00100	WOODARD CRAIG B	1002 VISTA CIRCLE	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00200	PATTERSON WENDELL L	1104 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 02000	BRUMLEY DAVID E	1101 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01900	STUBSTEN DENNIS	1105 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01800	NORRIS PAUL E	1109 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01700	BRISTOL PATRICK M	1113 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01600	FLEMING KENNETH L	1117 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01500	LOFTIN TED W	1121 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00300	COLEMAN LEE A	1112 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00400	EDWARDS MAURICE V	1116 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00500	VAHRENKAMP CLYDA REV LIV TRUST	1120 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01400	ROTTER HENRY A III	1123 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01300	FLETCHER LISA ANN	1125 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01200	FRANK R HORTON III	104 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01100	LUNA JONES W	115 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01000	DUNN UNWOOD B	2005 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01500	WILLIS WADE A	2001 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01400	MANLAY JOHN	2014 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01200	CHRIST-JOHNSON DONNA L	2010 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01100	MILLER RONALD A	2008 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01000	HERRIN GREGORY A	2006 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00900	HANNIGAN PAUL D	1210 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00800	RHEA KATHRYN L	1206 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00700	WALKER MICHAEL SCOTT	1200 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00600	LAMBERT OLIVER J	1114 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00500	STUTTS REUBEN C	1112 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00300	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 00200	BRADSHAW ANTHONY	1108 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00100	PFEIFFER LEONARD M	1104 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02100	PACKARD DONALD A	1205 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02200	OWENS MICHAEL A	1203 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02300	BURNS WILLIAM C JR	1101 STANFORD DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02400	MOEBLE MARK A	1115 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02500	RICH DALE	1111 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079 06002	KRANTZ ANNE J FREEMAN	4090 IRONWOOD DR	GREENBRIER	TN	37073	MGA-1	SWCO-3	VACANT
079 06003	FRENZEL G CHARLES	4091 MURFREESBORO RD	FRANKLIN	TN	37067	MGA-1	SWCO-3	VACANT
079M B 02600	BUSELMER NORMAN T III	1109 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02700	GOERZEN LAURIE	1105 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02800	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 02900	ADAMS HAZEL C	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	VACANT
079M B 03000	BOZEMAN H ANDREW	4076 MURFREESBORO RD	FRANKLIN	TN	37067	NC	SWCO-2	RESIDENTIAL
079M D 00200	SALAZAR MARY ELLEN	4072 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M D 00100	BETTS CHRISTOPHER E	4068 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M F 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24520	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24521	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24522	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00101	AWAD GEORGE	209 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M F 00200	WILLIAMS STEPHEN	213 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079 05003	CHURCH FRANKLIN CHRISTIAN	PO BOX 680815	FRANKLIN	TN	37068	MGA-1	SWCO-2	INSTITUTIONAL
079 06007	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079 06001	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079M B 00100	ADAMS R G	PO BOX 680099	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL





SITE DATA:

PROJECT NAME: OCTOBER PARK
PROJECT NUMBER: 4686
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 1110 RIDGEWAY DRIVE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00

EXISTING ZONING: WILLIAMSON COUNTY
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CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD: 11.88 AC
TOTAL ACREAGE: 517,412 SF
TOTAL SQUARE FOOTAGE:
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GREG GAMBLE

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	28	GOOD	RETAINED
2	CHERRY	32	GOOD	REMOVED
3	SUGAR MAPLE	32	GOOD	RETAINED
4	ELM	24	GOOD	RETAINED
5	HACKBERRY	24	GOOD	RETAINED

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY: 72,559 SF
72,559 SF/517,412 SF = .14 (14%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
72,559 SF * .54% = 39,182 SF

TRIP GENERATION

SINGLE FAMILY DETACHED HOUSING
ITE CODE 210
AM PEAK ENTER 6 EXIT 18 TOTAL 24
MIDDAY PEAK N/A
PM PEAK ENTER 16 EXIT 9 TOTAL 25

SOIL TYPES

ArC2 Armour Silt Loam, 5-12%, Eroded
CKD Cullieoka Silt Loam, 12-20%
CKD3 Cullieoka Silt Loam, 15-20%, Severely Eroded
CKE3 Cullieoka Silt Loam, 20-35%, Severely Eroded
Hu Huntington Silt Loam, Phosphatic
SrC3 Stiversville Clay Loam, 5-12% Severely Eroded
SIB2 Stiversville Silt Loam, 2-5% Severely Eroded