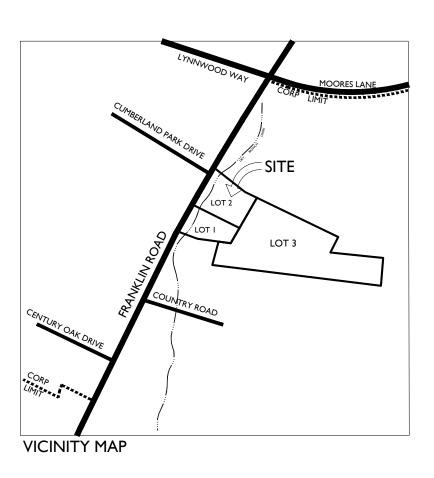
REZONING REQUEST

FAMILY LEGACY SUBDIVISION

COF # 5848
MAP 053, PARCEL 73
MAP 053, PARCEL 74.01
FRANKLIN, TENNESSEE

SHEET INDEX

C 0.0 COVER SHEET
C 1.0 BOUNDARY SURVEY
C 2.0 EXISTING CONDITIONS



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.

STATEMENT OF IMPACT

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

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

OWNER PARCEL 73

STEPHEN T. ROGERS ETHEL R. DETCH 554 FRANKLIN ROAD FRANKLIN TN 37069 OWNER PARCEL 74.01

JAMES F. HOLLOWAY EVELYN A. HOLLOWAY 562 FRANKLIN ROAD FRANKLIN TN 37069

DEVELOPER

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



ARCHITECT

906 STUDIO ARCHITECTS, LLC 237 SECOND AVENUE SOUTH FRANKLIN TN 37064 MIKE HATHAWAY, ARCHITECT (615) 289-8737 EMAIL ADDRESS: mike.hathaway@906studio.com





ENGINEER

DEWEY-ESTES ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE TN 37204
KEVIN ESTES, P.E. (615) 401-9956
EMAIL ADDRESS: kestes@dewey-estes.com



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGH COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com



REZONING REQUEST

FAMILY LEGACY SUBDIVISION

COF # 5848 FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
COF 5848
SUBDIVISION:
NOT APPLICABLE
LOT NUMBER:
ADDRESS:
ADDRESS:
FRANKLIN ROAD
FRANKLIN
COUNTY:
WILLIAMSON

TENNESSEE

8TH CIVIL DISTRICT

STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:
EXISTING ZONING:
PROPOSED ZONING:

CHARACTER AREA OVERLAY: BERRY
HHO - H
FWO - I

APPLICABLE DEVELOPMENT STANDARD: PARCEL ACREAGE: TOTAL ACREAGE/SQUARE FOOTAGE: MINIMUM REQUIRED SETBACKS:

APPLICANT:

REVISION

MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01 R1 SD-X ____ BERRYS CHAPEL BC-4

HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY TRADITIONAL PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC 22.72 ACRES OR 989,504 SF

AS ESTABLISHED BY P.U.D. PLAN

WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN. 37209 WGregory@afamilylegacy.com

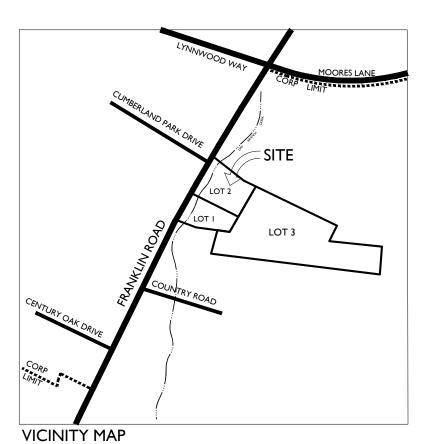
PLANNER/LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com

GREG GAMBLE

INITIAL SUBMITTAL MAY 11,2015 RESUBMITTAL JUNE 4, 2015 REVISION - - -

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



LEGAL DESCRIPTION

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Tract B Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

> Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.



LANDINGS DR VR LANDINGS AT BRENTWOOD L 2195 N HWY 83 #11 LANDINGS DR VR LANDINGS AT BRENTWOOD LE 2195 N HWY 83 #11 FRANKTOWN 1024 CUMBERLAND PARK DE BROOKS LAUREN MICHELLE **BROOKS WALTER BRYAN** 1024 CUMBERLAND PARK DR FRANKLIN 1022 CUMBERLAND PARK DR FRASER DOUGLAS DAVID 1022 CUMBERLAND PARK DR FRANKLIN 1020 CUMBERLAND PARK DR HIDDEN HILLS FAMILY LTD PRTNSHE 1126 BEECHES TAVERN TRL FRANKLIN 1018 CUMBERLAND PARK DR DOMAN FRANK P DOMAN JESSICA R 1018 CUMBERLAND PARK DR FRANKLIN LEPPER BOBBY LEPPER MARY K FRANKLIN 1016 CUMBERLAND PARK DR 1016 CUMBERLAND PARK DR 1014 CUMBERLAND PARK DR WYLIE SUZANNE F 1006 SCRAMBLERS KNOB FRANKLIN 1012 CUMBERLAND PARK DR VAN VICKLE JOHN HAYES 1012 CUMBERLAND PARK DR THORNTON DON TYLER 1010 CUMBERLAND PARK DE 1010 CUMBERLAND DR YOUNG KIMBERLY W 000 CUMBERLAND PARK DR 1000 CUMBERLAND PARK DE 1002 CUMBERLAND PARK DR JONES CHRISTINA ANNE JONES BRETT THAYER 1002 CUMBERLAND PARK DR FRANKLIN 1004 CUMBERLAND PARK DR COMBS BEDFORD M JONES MELISSA J 1004 CUMBERLAND PARK DR FRANKLIN 1046 HOLLY TREE GAP RD BRENTWOOD

PROPERTY OWNERS LOCATED WITHIN 500' OF THE DEVELOPMENT

1006 CUMBERLAND PARK DR TAAFFE PAULINE GATEWAY VILLAGE DEV INC 5042 THOROUGHBRED LN # 200 BRENTWOOD CUMBERLAND PARK DR CAMERON DARELL C CAMERON SHARON W 1001 CUMBERLAND PARK DR 1001 CUMBERLAND PARK DR FRANKLIN KEENAN THOMAS C 1003 CUMBERLAND PARK DR 1003 CUMBERLAND PARK DR 1005 CUMBERLAND PARK DR REYNOLDS SALLY M 1360 HOLLY TREE GAP RD 1007 CUMBERLAND PARK DR AILOR RACHEL R 1007 CUMBERLAND PARK DR GATEWAY VILLAGE RESIDENTIAL LLC 1011 CUMBERLAND PARK DR TELFER GEORGE CURTISS 1013 CUMBERLAND PARK DR HIME GEORGE ALLEN 1015 CUMBERLAND PARK DR MISSIRIAN RAPHAELA & ANAHID REV IN 1017 CUMBERLAND PARK DR BULLARO FRANCESCA

ROSS RICHARD F 1019 CUMBERLAND PARK DR WIENCEK TOM C 1021 CUMBERLAND PARK DR MATRAVERS LAURIE M 1023 CUMBERLAND PARK DE 201 GATEWAY CT CUMBERLAND PARK LLC CUMBERLAND PARK LLC 213 GATEWAY CT CUMBERLAND PARK LLC 219 GATEWAY CT CUMBERLAND PARK LLC 225 GATEWAY CT CUMBERLAND PARK LLC 232 GATEWAY CT CUMBERLAND PARK LLC 238 GATEWAY CT CUMBERLAND PARK LLC

242 GATEWAY CT

248 GATEWAY CT

254 GATEWAY CT

266 GATEWAY CT

272 GATEWAY CT

GATEWAY CT

WIENCEK BONNIE A CUMBERLAND PARK LLC CUMBERLAND PARK LLC

CUMBERLAND PARK LLC

CUMBERLAND PARK LLC

CUMBERLAND PARK LLC

CUMBERLAND PARK LLC

CUMBERLAND PARK LLC

113 SEABOARD LN #A-105 PO BOX 50536 1013 CUMBERLAND PARK DR FRANKLIN 1015 CUMBERLAND PARK LN FRANKLIN 1017 CUMBERLAND PARK DR FRANKLIN 563 MIDWAY CIR 1021 CUMBERLAND PARK DR FRANKLIN 215 DEER PARK CIR 3100 WEST END AVE STE 700 NASHVILLE 3100 WEST END AVE STE 700 3100 WEST END AVE STE 700 NASHVILLE 3100 WEST END AVE STE 700

FRANKLIN

37205 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 000 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0003 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 000 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0006 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 000 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 000 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 001 3100 WEST END AVE STE 700 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 001 3100 WEST END AVE STE 700 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012 3100 WEST END AVE STE 700 NASHVILLE 37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013 3100 WEST END AVE STE 700

37203 Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 43 SD-X OPEN SPACE BCCO-4

80116 Subd LANDINGS THE PB 10 Pg 68 Lot 0006 Subd REV

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0028

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0027

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0026

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0025

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0024

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0029

37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0023 SD-X SINGLE FAMILY BCCO-4 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0022 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 000 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0003 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0002 SD-X SINGLE FAMILY BCCO-4 37027 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0001 SD-X SINGLE FAMILY BCCO-4 37027 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0005 SD-X SINGLE FAMILY BCCO-4 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0006 37027 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 000 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0008 SD-X SINGLE FAMILY BCCO-4 SD-X SINGLE FAMILY BCCO-4 37067 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 37205 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0009 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0010 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0011 SD-X SINGLE FAMILY BCCO-4 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0012 SD-X SINGLE FAMILY BCCO-4 SD-X SINGLE FAMILY BCCO-4 37027 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0013 37069 Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0014 SD-X SINGLE FAMILY BCCO-4 SD-X SINGLE FAMILY BCCO-4 SD-X VACANT BCCO-4 SD-X OPEN SPACE BCCO-4

SD-R APARTMENTS BCCO-3

SD-X SINGLE FAMILY BCCO-4

SD-X SINGLE FAMILY BCCO-4

SD-X SINGLE FAMILY BCCO-4 SD-X SINGLE FAMILY BCCO-4

SD-X SINGLE FAMILY BCCO-4

SD-X SINGLE FAMILY BCCO-4

DESIGN COLLABORATIVE

EVELOPMENT PLANNING AND

ANDSCAPE ARCHITECTURE

MAY 11, 2015

RESUBMITTAL 6.4.15

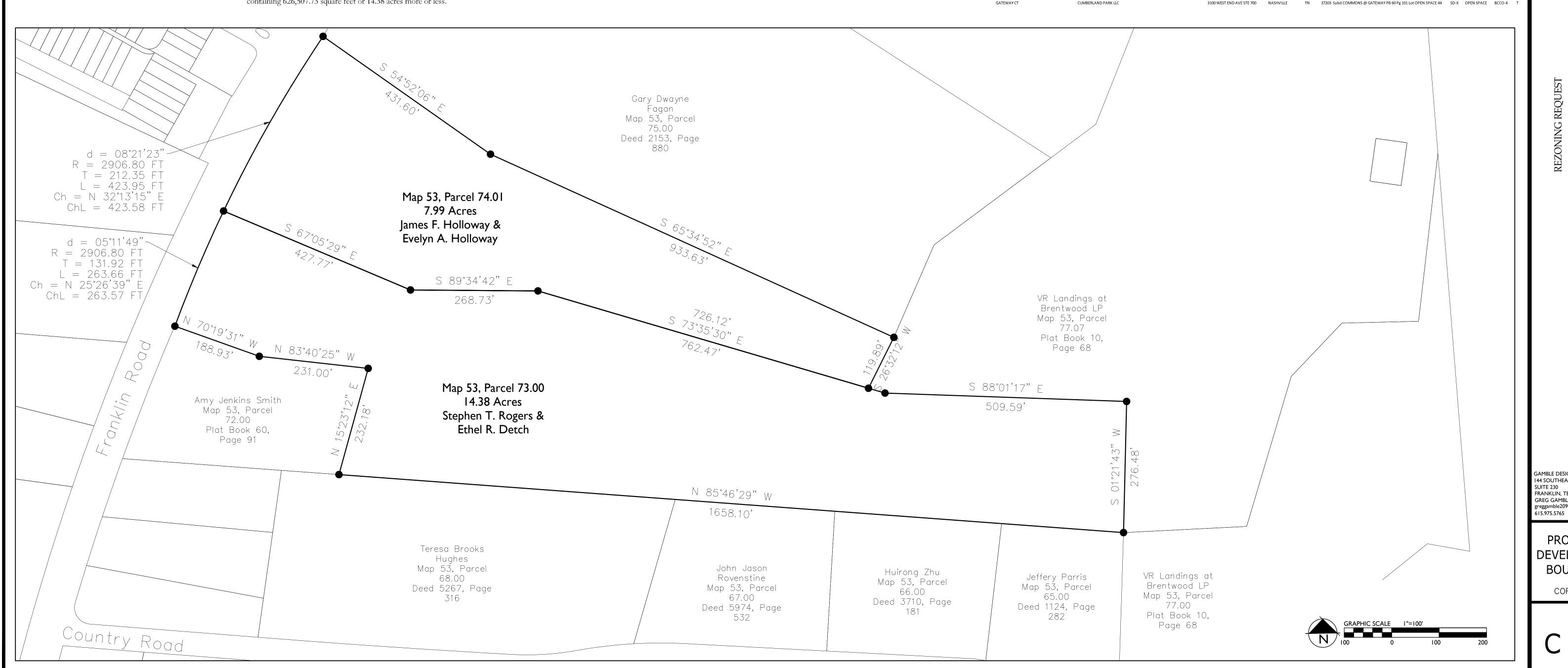
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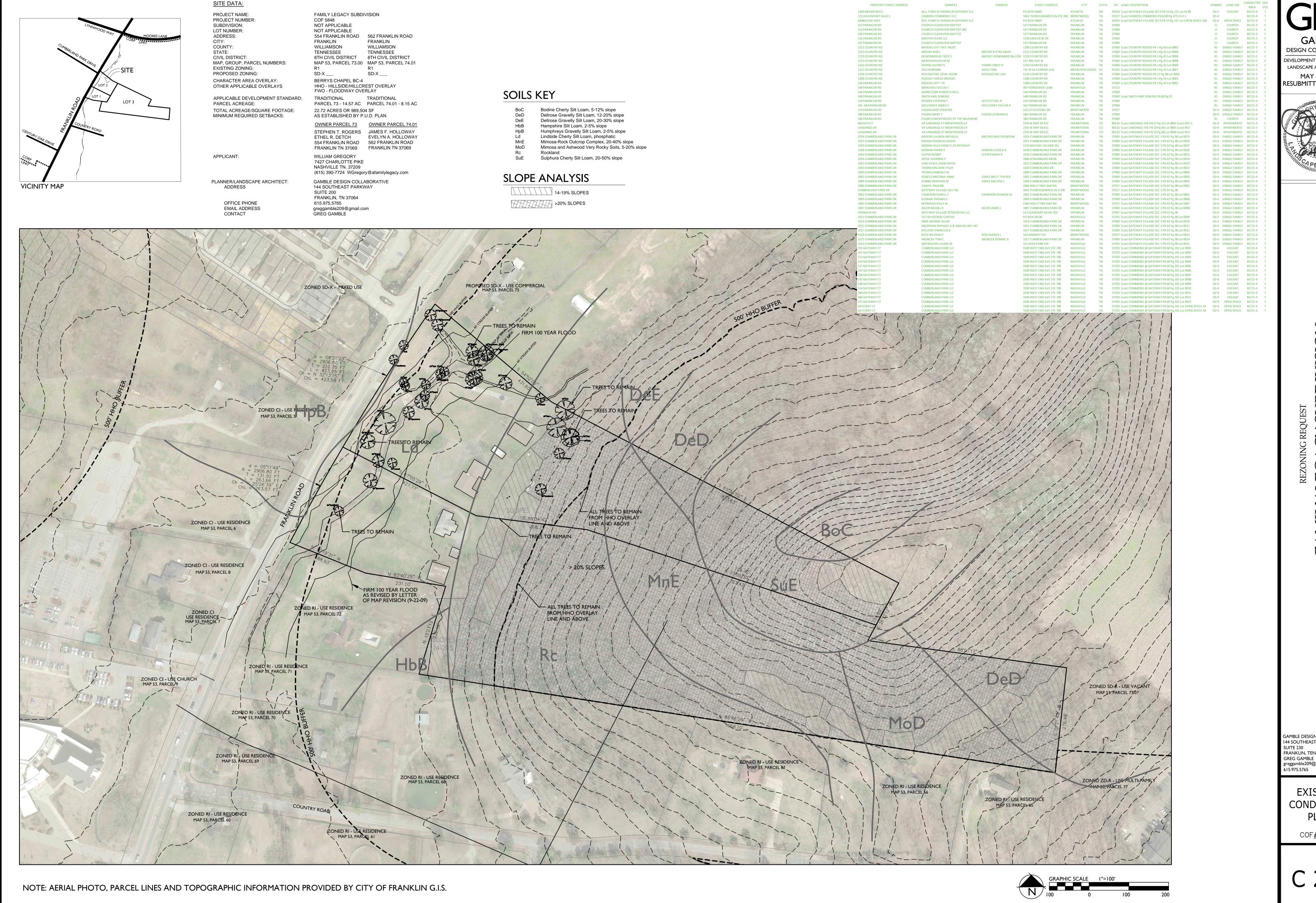
REZ AMILY

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

PROPOSED DEVELOPMENT **BOUNDARY**

COF# 5848





DESIGN COLLABORATIVE DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE MAY 11, 2015 RESUBMITTAL 6.4.15



[OISIA] BD SU

GAMBLE DESIGN COLLABORATIV 144 SOUTHEAST PARKWAY FRANKLIN, TENNESSEE 37064 greggamble209@gmail.com

EXISTING CONDITIONS

COF# 5848