

Rezoning Request  
for  
The Standard at Cool Springs  
LOT 1

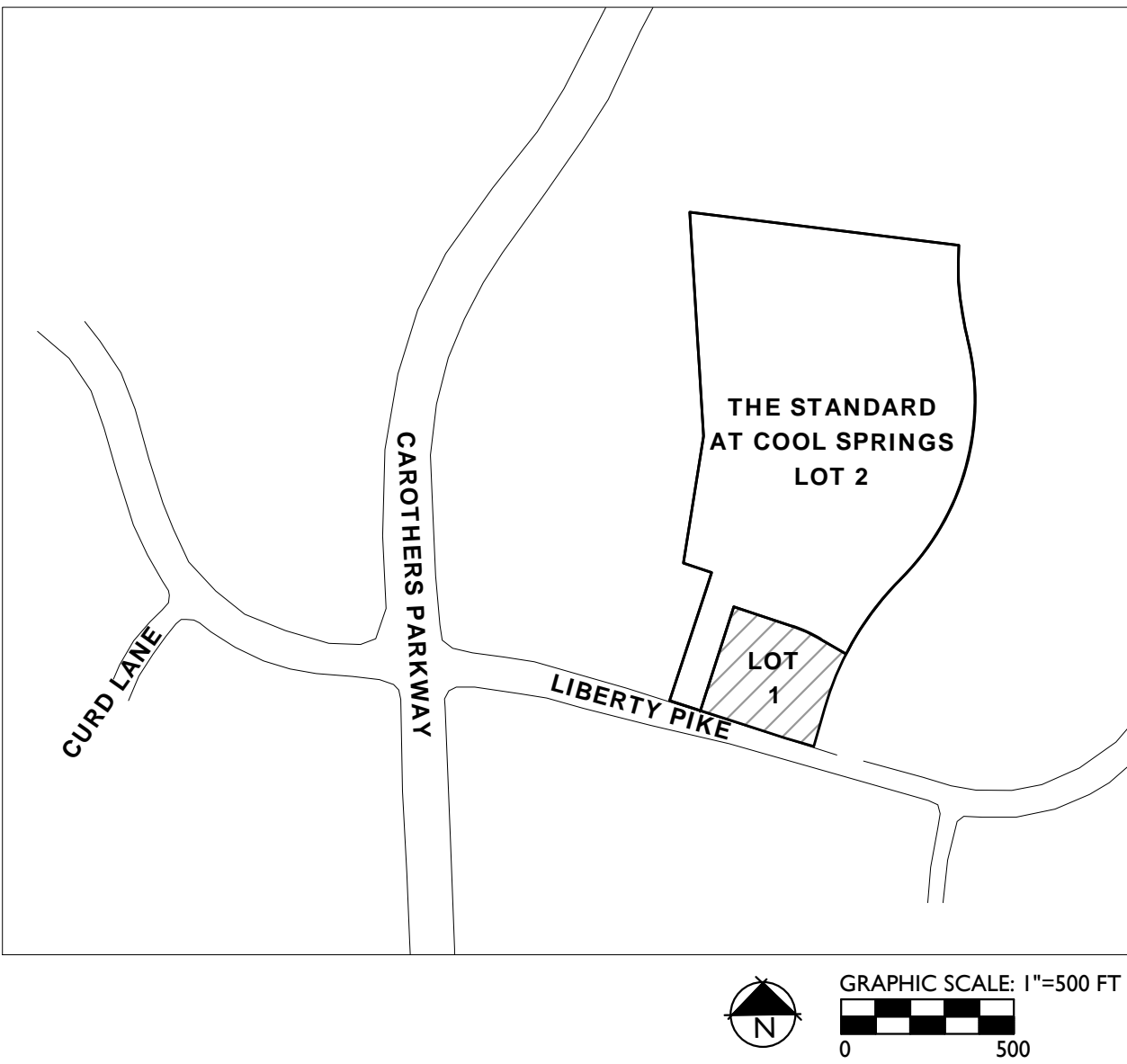
Map 079 Parcel 40.12  
FRANKLIN, TN

OWNER:  
SS KNOLL TOP LLC  
501 CORPORATE CENTRE DRIVE, #315  
FRANKLIN, TN 37067

APPLICANT:  
SOUTHSTAR LLC  
RALPH KNAUSS  
501 CORPORATE CENTRE DRIVE, #315  
FRANKLIN, TN 37064  
615.472.8916

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

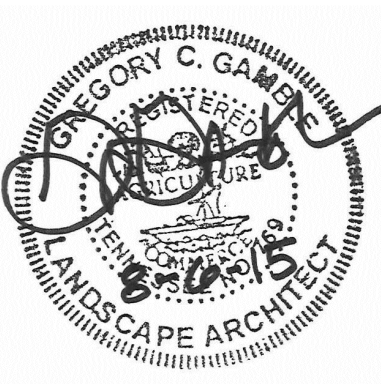
SURVEYOR:  
BARGE WAGGONER SUMNER & CANNON, INC  
RON FERGUSON  
211 COMMERCE STREET, STE 600  
NASHVILLE, TN 37201  
615.254.1500  
ron.ferguson@bwsc.net



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, TENNESSEE

INDEX OF SHEETS

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



SUBMITTAL DATE: JULY 13, 2015  
RESUBMITTAL DATE: AUGUST 6, 2015

COF # 5903





SURVEYOR'S DESCRIPTION  
LOT 1  
LAND IN THE NINTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE,  
BEING LOT1, AS SHOWN ON THE FINAL PLAT OF THE STANDARD AT COOL SPRINGS  
SUBDIVISION OF RECORD IN PLAT BOOK P62, PAGE 13, R.O.W.C.

|                                   |   |
|-----------------------------------|---|
| <b>SITE DATA:</b>                 |   |
| PROJECT NAME:                     | REZONING REQUEST LOT 1, THE STANDARD AT AT COOL SPRINGS     |
| PROJECT NUMBER:                   | 5903  |
| SUBDIVISION:                      | THE STANDARD AT COOL SPRINGS PUD                            |
| LOT NUMBER:                       | 1   |
| ADDRESS:                          | 1222 LIBERTY PIKE   |
| CITY:                             | FRANKLIN, TN  |
| COUNTY:                           | WILLIAMSON  |
| STATE:                            | TENNESSEE   |
| CIVIL DISTRICT:                   | 9TH CIVIL DISTRICT  |
| MAP, GROUP, PARCEL NUMBERS:       | MAP 79, PARCEL 40.12  |
| EXISTING ZONING:                  | SD-X  |
| PROPOSED ZONING:                  | GENERAL COMMERCIAL (GC)                                     |
| CHARACTER AREA OVERLAY:           | MECO-4  |
| APPLICABLE DEVELOPMENT STANDARD:  | CONVENTIONAL  |
| TOTAL ACREAGE:                    | 2.30 AC   |
| TOTAL SQUARE FOOTAGE:             | 100,140 SF  |
| MINIMUM REQUIRED SETBACKS:        | FRONT YARD: 30'<br>REAR YARD: 15'<br>SIDE YARD: 25'         |
| OWNER:                            | SS KNOLL TOP LLC  |
| ADDRESS:                          | 501 CORPORATE CENTRE DRIVE, #315<br>FRANKLIN, TN 37067      |
| APPLICANT:                        | SOUTHSTAR LLC   |
| ADDRESS:                          | 501 CORPORATE CENTRE DRIVE, SUITE 315<br>FRANKLIN, TN 37067 |
| OFFICE PHONE:                     | 615.472.8916  |
| CONTACT:                          | RALPH KNAUSS  |
| PLANNER/LANDSCAPE ARCHITECT:      | GAMBLE DESIGN COLLABORATIVE                                 |
| ADDRESS:                          | 144 SOUTHEAST PARKWAY<br>SUITE 200<br>FRANKLIN, TN 37064    |
| OFFICE PHONE:                     | 615.975.5765  |
| EMAIL ADDRESS:                    | greggambledesign@gmail.com                                  |
| CONTACT:                          | GREG GAMBLE   |
| BUILDING SQUARE FOOTAGE:          | N/A   |
| BUILDING HEIGHT:                  | 3 TO 6 STORY  |
| LANDSCAPE SURFACE RATIO:          | .30   |
| MINIMUM LANDSCAPE RATIO:          | .30 (GC)  |
| INCOMPATIBLE-USE BUFFER REQUIRED: | NOT REQUIRED  |
| EXISTING PARKING:                 | N/A   |
| EXISTING TREE CANOPY:             | 0 AC  |
| PRESERVED TREE CANOPY:            | 0 REQUIRED  |
| PARKLAND:                         | NOT APPLICABLE  |
| OPEN SPACE:                       | 0.12 AC REQUIRED (5%)                                       |

**STATEMENT OF IMPACTS**

WATER  
WATER SERVICE WILL BE PROVIDED BY MILCROFTON

SEWER  
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON LIBERTY PIKE

DRAINAGE FACILITIES  
PROPERTY DRAINS TO THE SOUTH

POLICE AND FIRE  
FRANKLIN FIRE DEPT STATION 6 - 2.1 MILES  
COLUMBIA AVE POLICE STATION - 4.3 MILES

RECREATION FACILITIES  
LIBERTY PARK 1.5 MILES

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

RESTRICTIVE COVENANTS

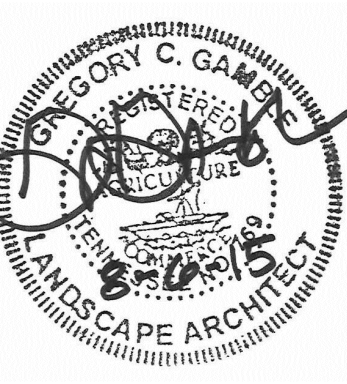
MINERAL RIGHTS  
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

Revisions:

Drawing Notes:

**GDC**  
**GAMBLE**  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
Date: JULY 13, 2015

**THE STANDARD AT COOL SPRINGS**  
**LOT 1 REZONING REQUEST**  
Parcel 40.12 on Map 79  
Franklin, Williamson County, Tennessee



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**BOUNDARY**  
**MAP**

**C 1.0**





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**SPECIMEN TREES**

THERE ARE NO EXISTING TREES ON THIS SITE.

**TREE CANOPY PRESERVATION**

THERE ARE NO EXISTING TREES ON THIS SITE.

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GDC

GAMBLE

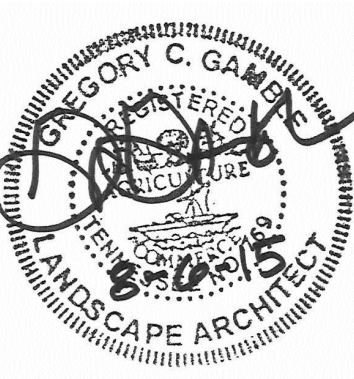
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EXISTING  
CONDITIONS

C 2.0