

# HARPETH SQUARE PUD SUBDIVISION

## REZONING PLAN, REVISION 1

### TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24

**OWNERS**

HARPETH ASSOCIATES LLC  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
CONTACT: J. RODERICK HELLER III  
EMAIL: roderickheller10@gmail.com  
PHONE: 202.257.5260

**DEVELOPER**

HARPETH ASSOCIATES LLC  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
CONTACT: J. RODERICK HELLER III  
EMAIL: roderickheller10@gmail.com  
PHONE: 202.257.5260

**APPLICANT**

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

**CIVIL ENGINEER**

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC  
325 SEABORAD LANE, SUITE 170  
FRANKLIN, TN 37067  
CONTACT: ERIC GARDNER  
EMAIL: egardner@cecinc.com  
PHONE: 800.673.2326

**ARCHITECT**

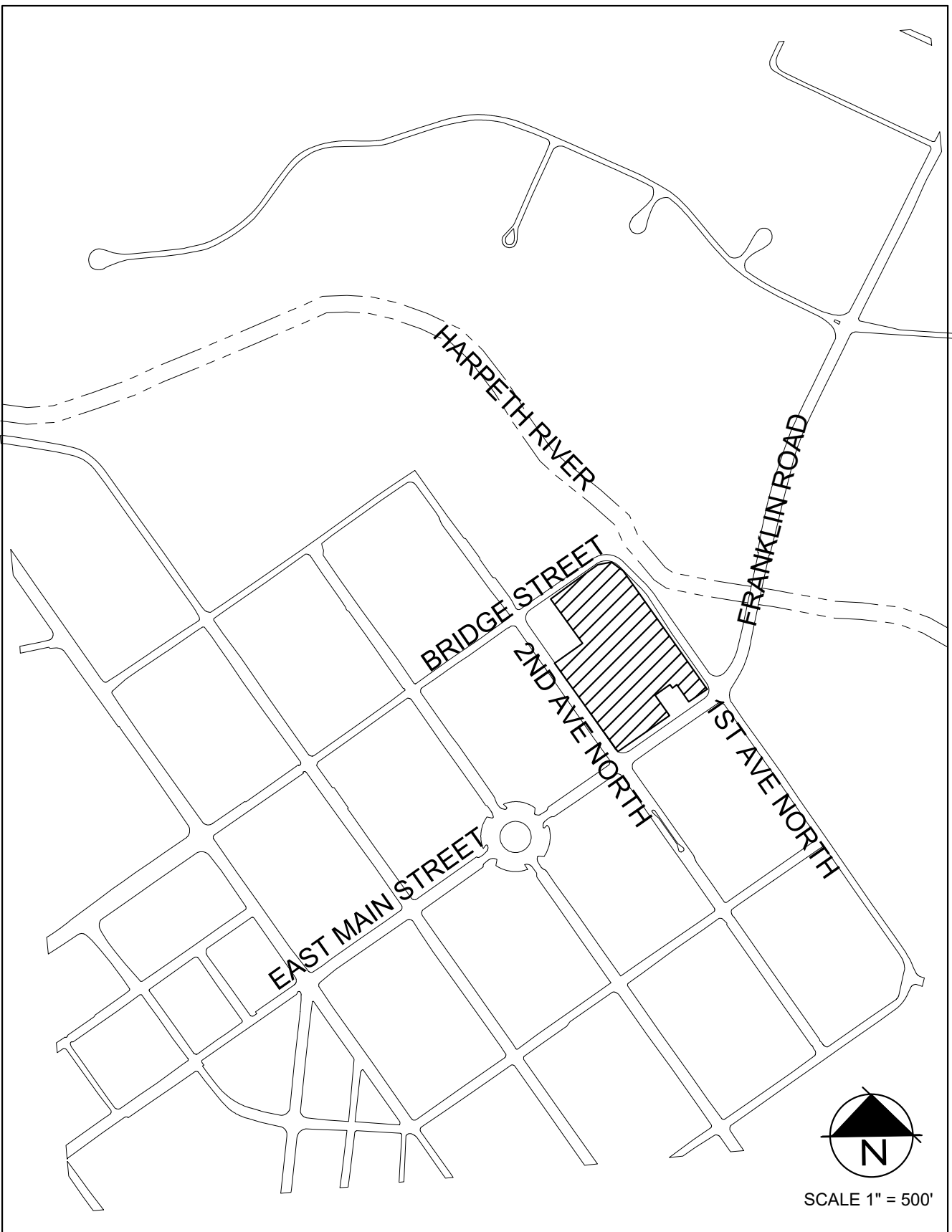
906 STUDIO ARCHITECTS, LLC.  
237 2ND AVE SOUTH, SUITE A  
FRANKLIN, TN 37064  
CONTACT: MICHAEL HATHAWAY  
EMAIL: mike.hathaway@906studio.com  
PHONE: 615.988.9065

**TRAFFIC ENGINEER**

FISCHBACH TRANSPORTATION GROUP, INC.  
3326 ASPEN GROVE DRIVE  
FRANKLIN, TN 37067  
CONTACT: GILLIAN FISCHBACH  
EMAIL: gillian@ftgtraffic.com  
PHONE: 615.498.3130

**SURVEYOR**

DIVIDING LINE SURVEY SERVICES LLC  
985 YELLOW CREEK ROAD  
DICKSON, TN 37055  
CONTACT: RUSSEL FAULK  
PHONE: 615.838.6052



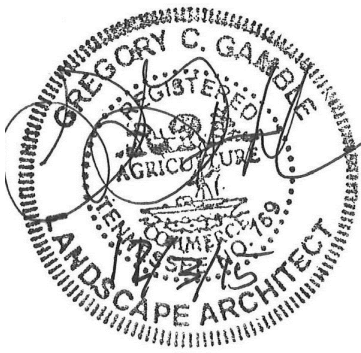
VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



GAMBLE  
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com



**SHEET INDEX**

C 0.0	COVER SHEET
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS
C 3.0	TREE CANOPY

**PURPOSE STATEMENT**

Harpeth Associates recently acquired the property known as the City Farmhouse Lot located on Bridge Street. This proposed revision to the Development Plan of Harpeth Square incorporated this new area into the plan. The revision includes the following:

1. Addition of 0.23 Acres of land located at 111 Bridge Street.
2. Addition of 9 residential apartments
3. Addition of a courtyard amenity for the residential
4. Removal of the access from the parking garage to 1st Avenue. This access is removed to eliminate safety concerns from oncoming traffic from Bridge Street to 1st Avenue. The new traffic distributions have been analyzed by Fischbach Transportation and included in a new study.
5. There are no changes to the size of the hotel
6. The total square footage of retail has been reduced by 5000 square feet.
7. Addition of a new Modification of Standards requesting the use of Parkland Fees to be used for pedestrian connections to Bicentennial Park. Both greenway trails and sidewalk connections will be considered.

**NEW MODIFICATION OF STANDARDS**

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.

**NEW MODIFICATION OF STREET STANDARDS**

1. Request to have a mid-block access on East Main Street which is a Major Arterial. The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals.

**SPECIAL REQUEST**

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

**MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713**

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum façade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

**DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713**

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum façade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

**PROPOSED OFFSITE IMPROVEMENTS SCHEDULE**

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

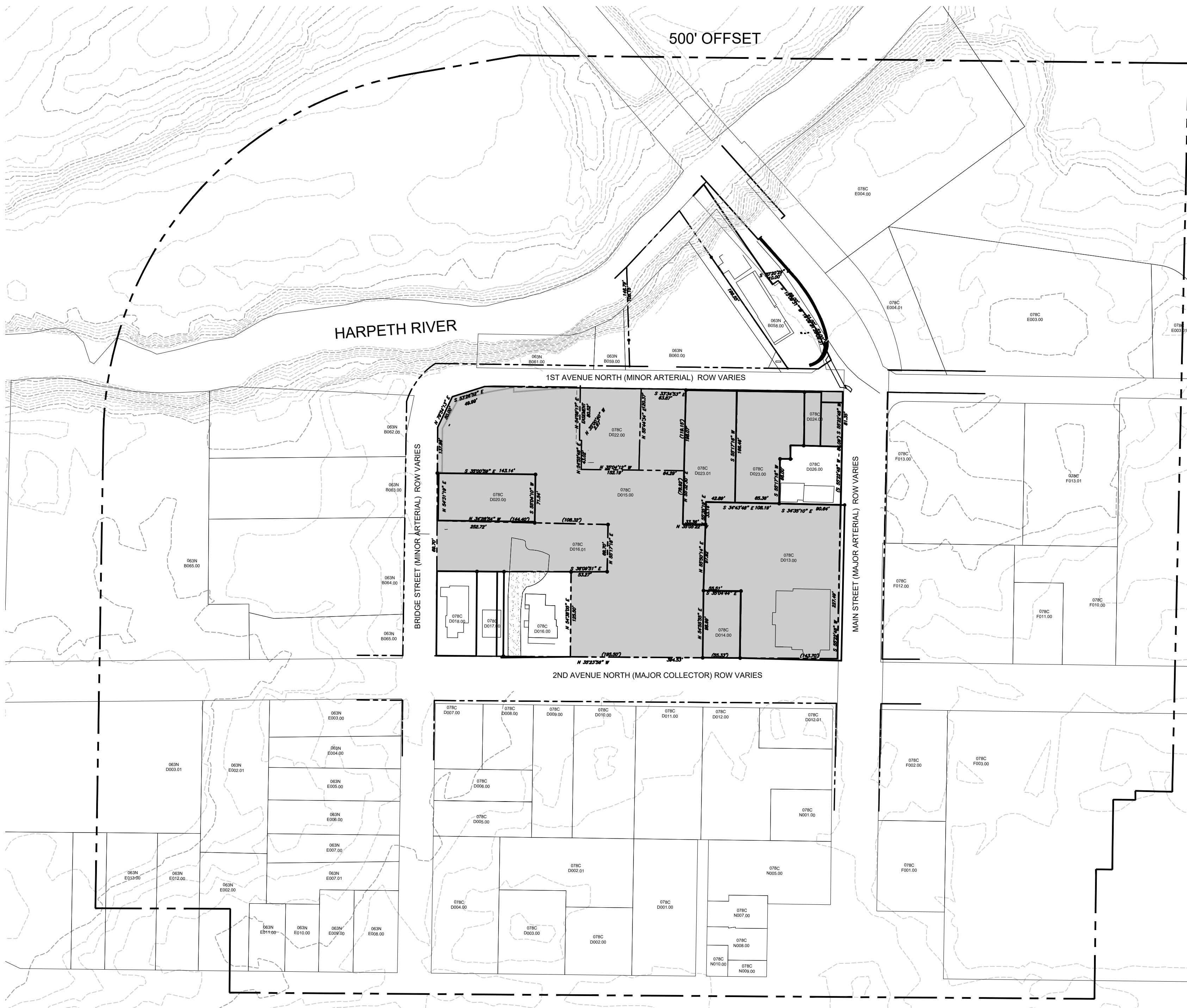
Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

NOVEMBER 9, 2015

REVISED 12.3.2015

COF # 5994



### LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE, with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE, N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE, S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE, with the southerly margin of Bridge Street S 69°24'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 4554 Pg 213 ROWC, TN, in all 69.31' to an iron rod, said iron rod being Hayes southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE, leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4554 Pg 213 ROWC, TN, in all 59.31' to an iron rod, said iron rod being Hayes southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE, leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°48'39" E - 99.17' to an iron rod;

THENCE, leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE, leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

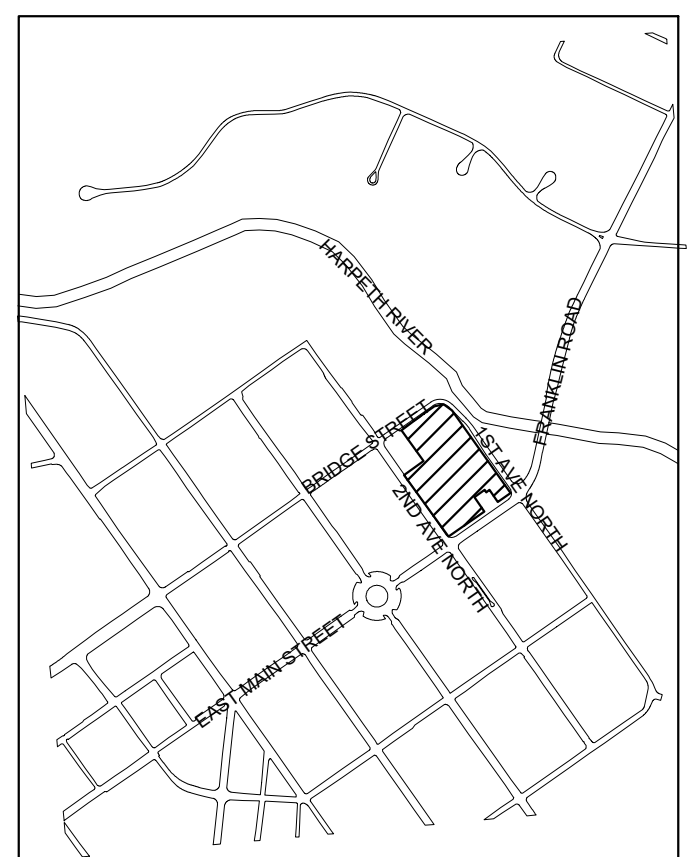
THENCE, with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE, leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" E - 90.64' to an iron rod;  
N 60°10'34" E - 68.00' to an iron rod;  
S 30°24'06" E - 15.31' to an iron rod;  
N 57°58'10" E - 20.00' to a point;  
S 30°29'15" E - 20.00' to an iron rod;  
S 29°21'40" E - 58.24' to a point in the northerly margin of Main Street;

THENCE, N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+- (202,953 square feet), according to surveys by Dividing Line Survey Services.



VICINITY MAP  
SCALE 1" = 1000'

### SITE DATA:

PROJECT NAME: HARPETH SQUARE REZONING PLAN REVISION 1  
PROPOSED ZONING: SD-X, 33.4, 35000, 115  
PROJECT NUMBER: 5991  
SUBDIVISION: ---  
LOT NUMBER: ---  
ADDRESS: 104 E MAIN ST  
198 E MAIN ST  
112 2ND AVENUE N  
122 2ND AVENUE N  
133 1ST AVENUE N  
107 1ST AVENUE N  
109 1ST AVENUE N  
111 BRIDGE ST  
113 BRIDGE ST

CITY: FRANKLIN, TN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)  
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)  
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO, HHO  
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
ACREAGE OF SITE: 4.66 AC  
SQUARE FOOTAGE OF SITE: 202,953 SF  
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC  
J. RODERICK HELLER III  
144 SOUTHEAST PARKWAY, SUITE 230  
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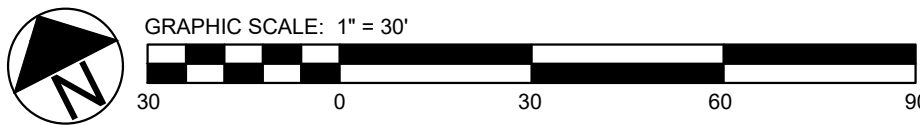
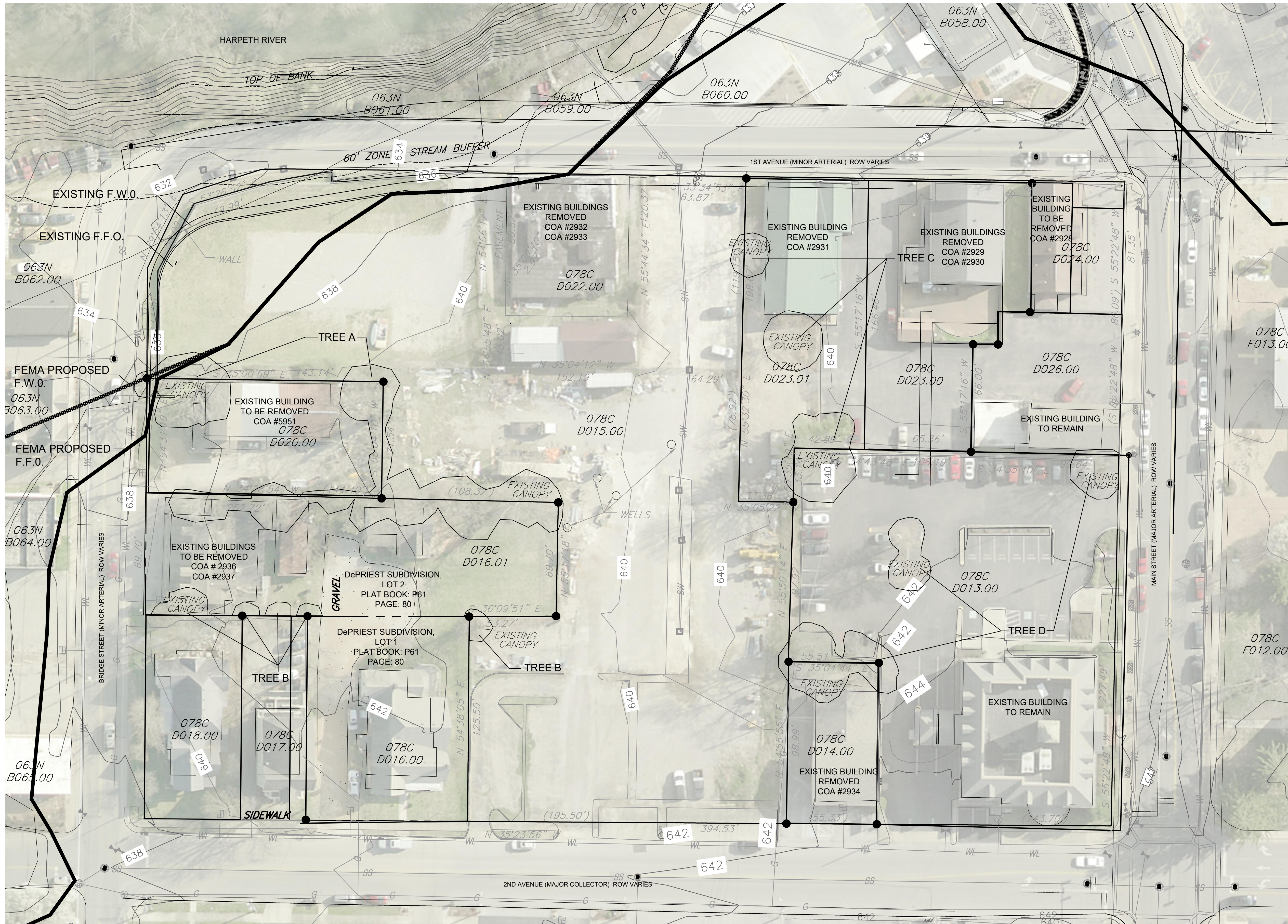
APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN, TN 37064  
CONTACT: GREG GAMBLE  
EMAIL: greggambie209@gmail.com  
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 63,291  
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET  
BUILDING HEIGHT: N/A  
LANDSCAPE SURFACE RATIO: N/A  
MINIMUM LANDSCAPE RATIO: NO  
INCOMPATIBLE-USE BUFFER REQUIRED: SEE DEVELOPMENT DATA CHART C2.0  
MAXIMUM PARKING REQUIRED: N/A  
MAXIMUM PARKING LIMIT: SEE DEVELOPMENT DATA CHART C2.0  
EXISTING PARKING (IF APPLICABLE): 33.4 DIA  
PARKING PROVIDED: .02 AC PRESERVED (SEE MOS REQUEST)  
RESIDENTIAL DENSITY: 3%, 6.089 SF REQUIRED  
OPEN SPACE (FORMAL, INFORMAL AND TOTAL): 3.1%, 6.312 SF FORMAL PROVIDED

### ADJACENT PROPERTY OWNERS

PRCLID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCA-1	NEITHER	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CFCA-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCA-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CFCA-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCA-1	NEITHER	INSTITUTIONAL
063N-C00301	N MARGIN ST	MOORE ROBERT M JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCA-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCA-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCA-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCA-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCA-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCA-1	TR	RETAIL
063N-E00600	214 BRIDGE ST	ALCOTT ROTUN ON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCA-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCA-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCA-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCA-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCA-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCA-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCA-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC INTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CFCA-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCA-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCA-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCA-1	TR	OFFICE
078C-D01201	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCA-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCA-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RETAIL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	FRANKLIN	TN	37027	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCA-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PARTNERSHIPS GP	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-D03000	121 1ST AVE S	ENTRUST TENNESSEE INC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCA-1	TR	OFFICE
078C-E00001	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCA-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CFCA-1	TR	RETAIL
078C-E00500	151 AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCA-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCA-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WALT TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCA-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CFCA-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KNAIE EDWARD J REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCA-1	TR	OFFICE
078C-N00100	212-14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCA-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCA-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCA-1	TR	COMMERCIAL





#### STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN  
(SEE CHARTS ON C2.0)  
PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER  
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

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

DRAINAGE FACILITIES  
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.

POLICE AND FIRE  
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE  
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES  
HARLINDALE PARK - 0.5 MILES DRIVING DISTANCE  
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION  
THE STUDENT POPULATION IS PROJECTED AT A RATE OF 23 STUDENTS PER MULTIFAMILY UNIT: 160 X 23 = 37 STUDENTS  
JOHNSON ELEMENTARY SCHOOL 0.92 MILES  
FREEDOM MIDDLE SCHOOL 1.62 MILES  
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION  
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS  
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

#### TRIP GENERATION TABLE

Land Use:	LUC 310		LUC 932		LUC 826		LUC 220		TOTAL
	Size:	112 rooms	High-Turnover Sit-Down Restaurant 4,500 sq. ft.	Sp. Retail 9,244 sq. ft.	Multi-family 155 units				
Average Daily Traffic	1,000	572		410	1,062				3,044
Daily Enter	500	286		205	531				1,522
Daily Exit	500	286		205	531				1,522
AM Peak Hour Total	76	49		63	80				268
AM Peak Hour Enter	44	27		30	16				117
AM Peak Hour Exit	32	22		33	64				151
MID Peak Hour Total (7%)	70	42		28	74				214
MID Peak Hour Enter (50%)	35	22		14	37				108
MID Peak Hour Exit (50%)	35	20		14	37				106
PM Peak Hour Total	78	45		25	103				251
PM Peak Hour Enter	38	27		11	67				143
PM Peak Hour Exit	40	18		14	36				108

Trip Generation 9th Edition

#### SITE DATA:

PROJECT NAME: HARPETH SQUARE REZONING PLAN REVISION 1  
PROPOSED ZONING: SD-X 33.4, 35000, 115  
PROJECT NUMBER: 5991  
SUBDIVISION: ---  
LOT NUMBER: ---  
ADDRESS: 104 E MAIN ST  
106 E MAIN ST  
112 2ND AVENUE N  
122 2ND AVENUE N  
133 1ST AVENUE N  
107 1ST AVENUE N  
109 1ST AVENUE N  
111 BRIDGE ST  
113 BRIDGE ST

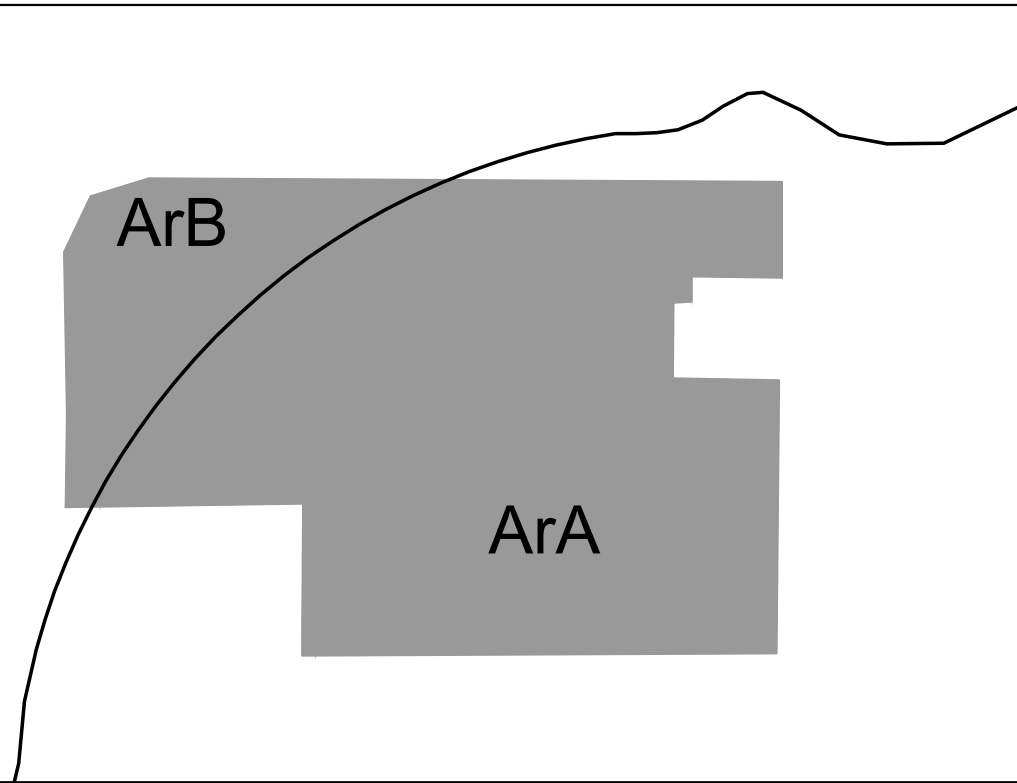
CITY: FRANKLIN, TN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY  
(SD-X 34.17, 33650, 115)  
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)  
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO  
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
ACREAGE OF SITE: 4.66 AC  
SQUARE FOOTAGE OF SITE: 202,980 SF  
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC  
J. RODERICK HELLER III  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN, TN 37064  
202.257.5260  
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN, TN 37064  
CONTACT: GREG GAMBLE  
EMAIL: greggambledesign@gmail.com  
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 62,291  
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET  
BUILDING HEIGHT: N/A  
LANDSCAPE SURFACE RATIO: N/A  
MINIMUM LANDSCAPE RATIO: N/A  
INCOMPATIBLE USE BUFFER REQUIRED: N/A  
MINIMUM PARKING REQUIRED: N/A  
MAXIMUM PARKING LIMIT: N/A  
EXISTING PARKING (IF APPLICABLE): N/A  
PARKING PROVIDED: N/A  
RESIDENTIAL DENSITY: 33.4 DUA  
TREE CANOPY: 02 AC PRESERVED (SEE MOS REQUEST)  
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED  
3.1%, 6,312 SF FORMAL PROVIDED



#### SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES  
ArB: ARMOUR SILT LOAM, 2-5% SLOPES  
MINERAL RIGHTS  
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

#### EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:  
EXISTING TREE CANOPY: 17,236 SF  
17,236 SF / 202,980 SF = .08 (8%) OF TOTAL SITE  
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY  
17,236 SF \* 26% = 4,481 SF  
(SEE APPROVED DEV. PLAN COF #4713)

#### DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

\*NOTE: THE PROPOSED MIXED-USE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 3,044 VEHICLE TRIPS PER DAY. THE TABLE ABOVE SHOWS THE NEW DAILY TRIPS ON THESE STREETS WITH THE COMPLETION OF THE PROPOSED PROJECT.

# GDC

## GAMBLE

### DESIGN COLLABORATIVE

#### DEVELOPMENT PLANNING AND

#### LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

# 906

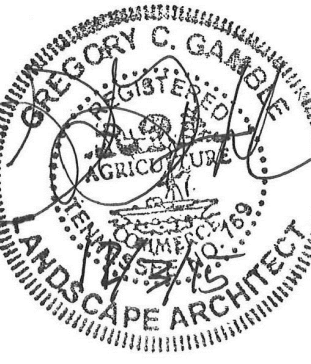
## STUDIO

### ARCHITECTS

## REZONING PLAN REVISION 1

## HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24  
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 200  
FRANKLIN, TENNESSEE 37064  
GREG GAMBLE  
greggambledesign@gmail.com  
615.975.5765

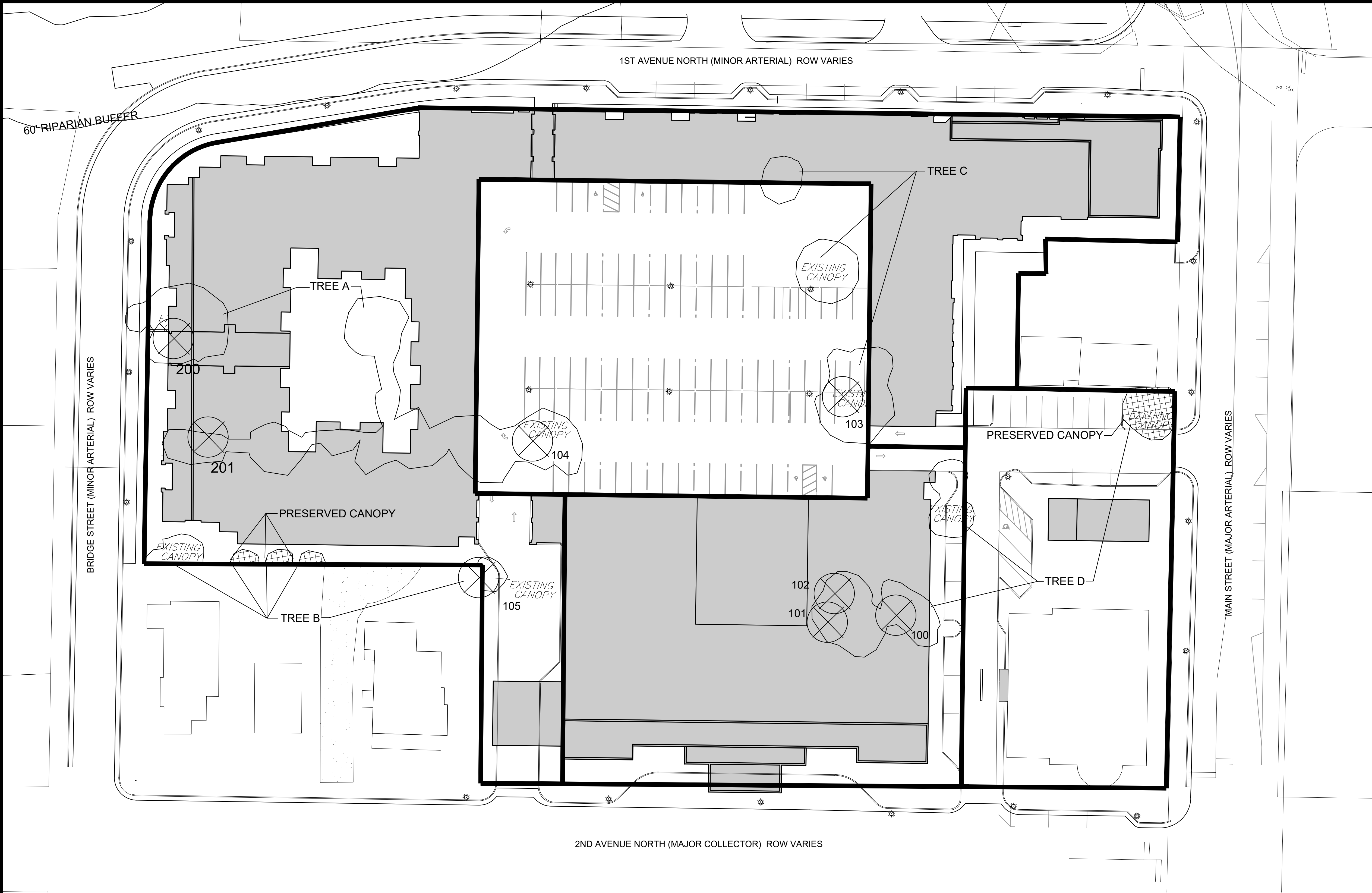
## EXISTING

## CONDITIONS

COF # 5991

# C2.0





**SITE DATA:**

PROJECT NAME: HARPETH SQUARE REZONING PLAN REVISION 1  
PROPOSED ZONING: SD-X, 33.26, 13000, 115  
PROJECT NUMBER: 5991  
SUBDIVISION: ---  
LOT NUMBER: ---  
ADDRESS: 104 E MAIN ST  
198 E MAIN ST  
112 2ND AVENUE N  
122 2ND AVENUE N  
133 1ST AVENUE N  
107 1ST AVENUE N  
109 1ST AVENUE N  
111 BRIDGE ST  
113 BRIDGE ST

CITY: FRANKLIN, TN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)  
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)  
OTHER APPLICABLE OVERLAYS: HFO, FFO, FWO  
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL  
ACREAGE OF SITE: 4.66 AC  
SQUARE FOOTAGE OF SITE: 202,880 SF  
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC  
J. RODERICK HELLER III  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
202.257.5700  
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 230  
FRANKLIN, TN 37064  
CONTACT: GREG GAMBLE  
EMAIL: greggamble209@gmail.com  
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: SEE DEVELOPMENT DATA CHART C2.0  
BUILDING COVERAGE: 63.2%  
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET  
LANDSCAPE SURFACE RATIO: N/A  
MINIMUM LANDSCAPE RATIO: N/A  
INCOMPATIBLE USE BUFFER REQUIRED: NO  
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0  
MAXIMUM PARKING LIMIT: N/A  
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0  
PARKING PROVIDED: 33.26 DIA.  
RESIDENTIAL DENSITY: 02 AC PRESERVED (SEE MOS REQUEST)  
TREE CANOPY: 3%, 6,069 SF REQUIRED  
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3.2%, 6,509 SF FORMAL PROVIDED

**EXISTING TREE CANOPY**

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
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REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY  
17,236 SF \* 26% = 4,481 SF  
(SEE APPROVED DEV. PLAN COF #4713)

**TREE CANOPY PRESERVATION**

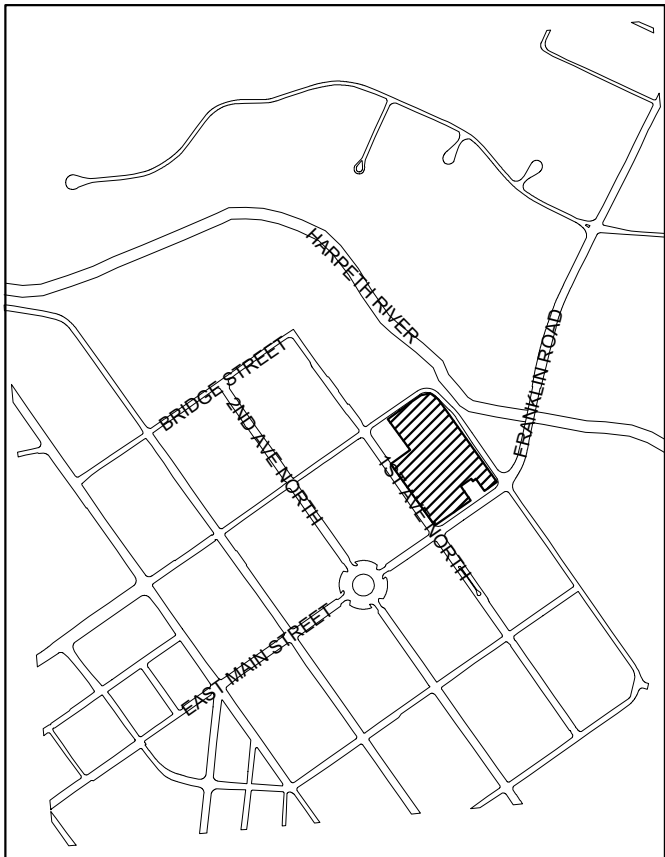
EXISTING TREE CANOPY: 17,236 SF 0.40 AC  
REQUIRED PRESERVATION: 4,481 SF 26%  
17,236 SF X 26% =  
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%  
(SEE APPROVED DEV. PLAN COF #4713)

**SPECIMEN TREE REPLACEMENT**

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175'  
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350'

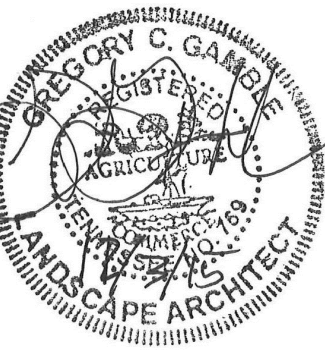
SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'



GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 230  
FRANKLIN, TENNESSEE 37064  
GREG GAMBLE  
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615.975.5765

TREE  
CANOPY

COF # 5991

C3.0