

DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING PARKING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5,000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
APARTMENTS	160 UNITS	175,710		80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING - 628

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

\*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601 ON-STREET 12 SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1 TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.

2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET, WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.

3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A 1.0, MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH STORY IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.

4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A "HUMAN SCALE" ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN "FORGOTTEN ABOUT" OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FOURTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,803 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	29'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

SITE DATA:

PROJECT NAME: PROPOSED ZONING: SUBDIVISION: LOT NUMBER: ADDRESS:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1 SD-X, 33.4, 35000, 115 5994 --- 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: COUNTY: STATE: CIVIL DISTRICT:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
EXISTING ZONING: CHARACTER OVERLAY: OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: AGE OF SITE: SQUARE FOOTAGE OF SITE: MINIMUM REQUIRED SETBACK LINES:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115) CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1) HPO, FFO, FWO TRADITIONAL 4.66 AC 202,980 SF PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 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: greggamble209@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: BUILDING COVERAGE: BUILDING HEIGHT:	SEE DEVELOPMENT DATA CHART C2.0 63.2% UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER REQUIRED: MINIMUM PARKING REQUIRED: MAXIMUM PARKING LIMIT: EXISTING PARKING (IF APPLICABLE): PARKING PROVIDED: RESIDENTIAL DENSITY: TREE CANOPY: OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	N/A N/A NO NO N/A SEE DEVELOPMENT DATA CHART C2.0 33.4 DUA 0.02 AC PRESERVED (SEE MOS REQUEST) 3%, 6,089 SF REQUIRED 3.1%, 6,512 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN  
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)

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  
MAJOR THOROUGHFARE PLAN  
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

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

RECREATION FACILITIES  
HARLINSDALE 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.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF  
TOTAL PARKLAND DEDICATION AREA: 117,000 SF  
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

84 PSI FROM 2.5" OUTLET  
FLOW: 1537 GPM 10,509 GPM  
STATIC PRESSURE: 90 PSI  
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE

A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUBUS SUITABLE FOR A MOIST SHADDED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

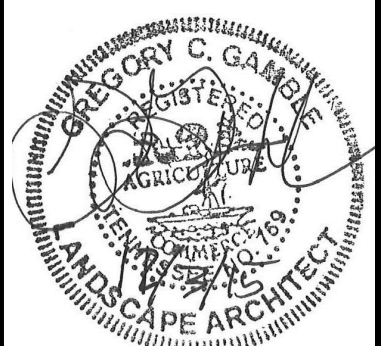
PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3%  
3% \* 202,980 TOTAL SITE SF = 6,089 SF  
PROVIDED OPEN SPACE: 3.1% (6,512 SF)  
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042

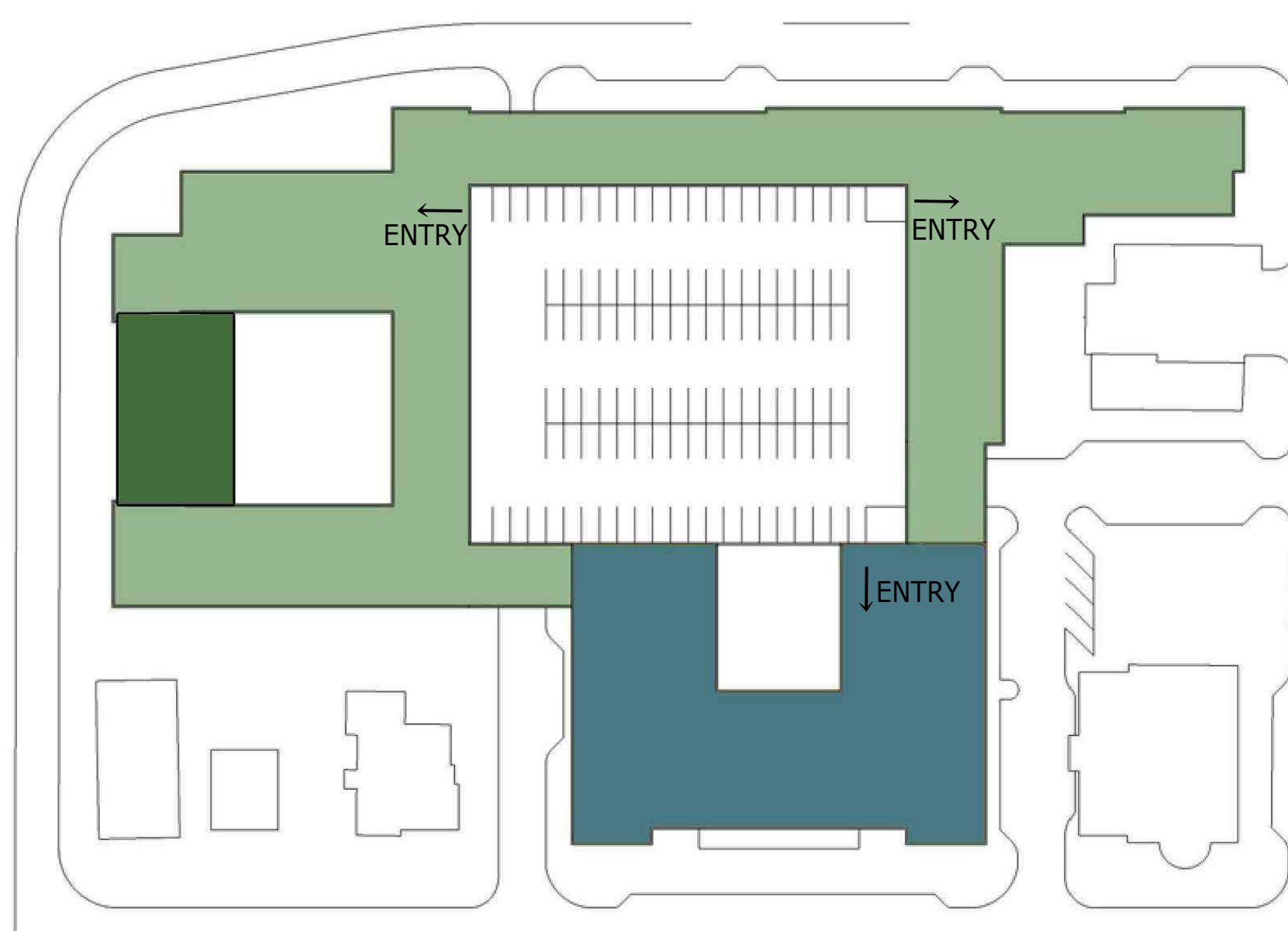


GAMBLE DESIGN COLLABORATIVE  
144 SOUTHEAST PARKWAY  
SUITE 230  
FRANKLIN, TENNESSEE 37064  
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615.975.5765

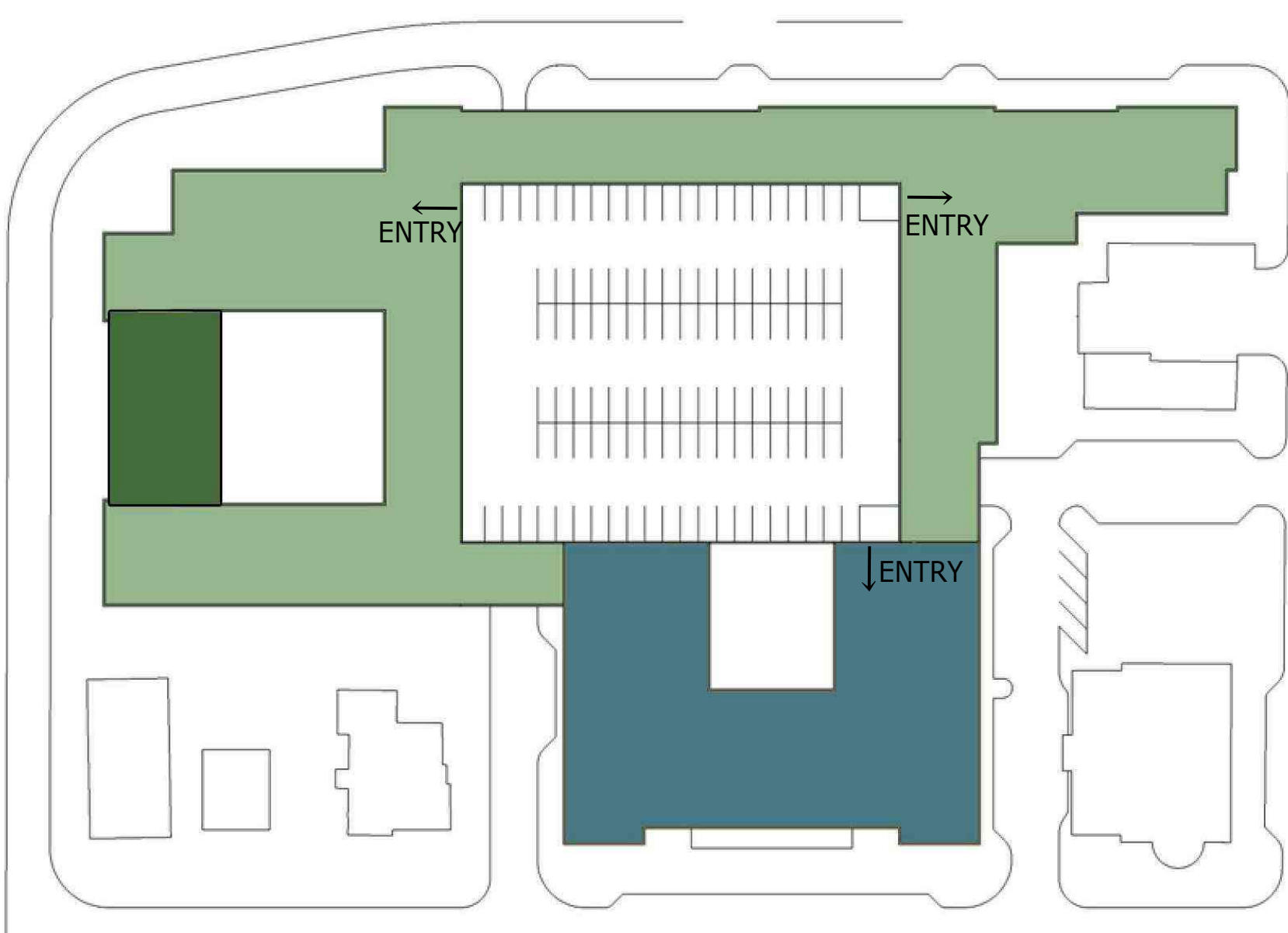




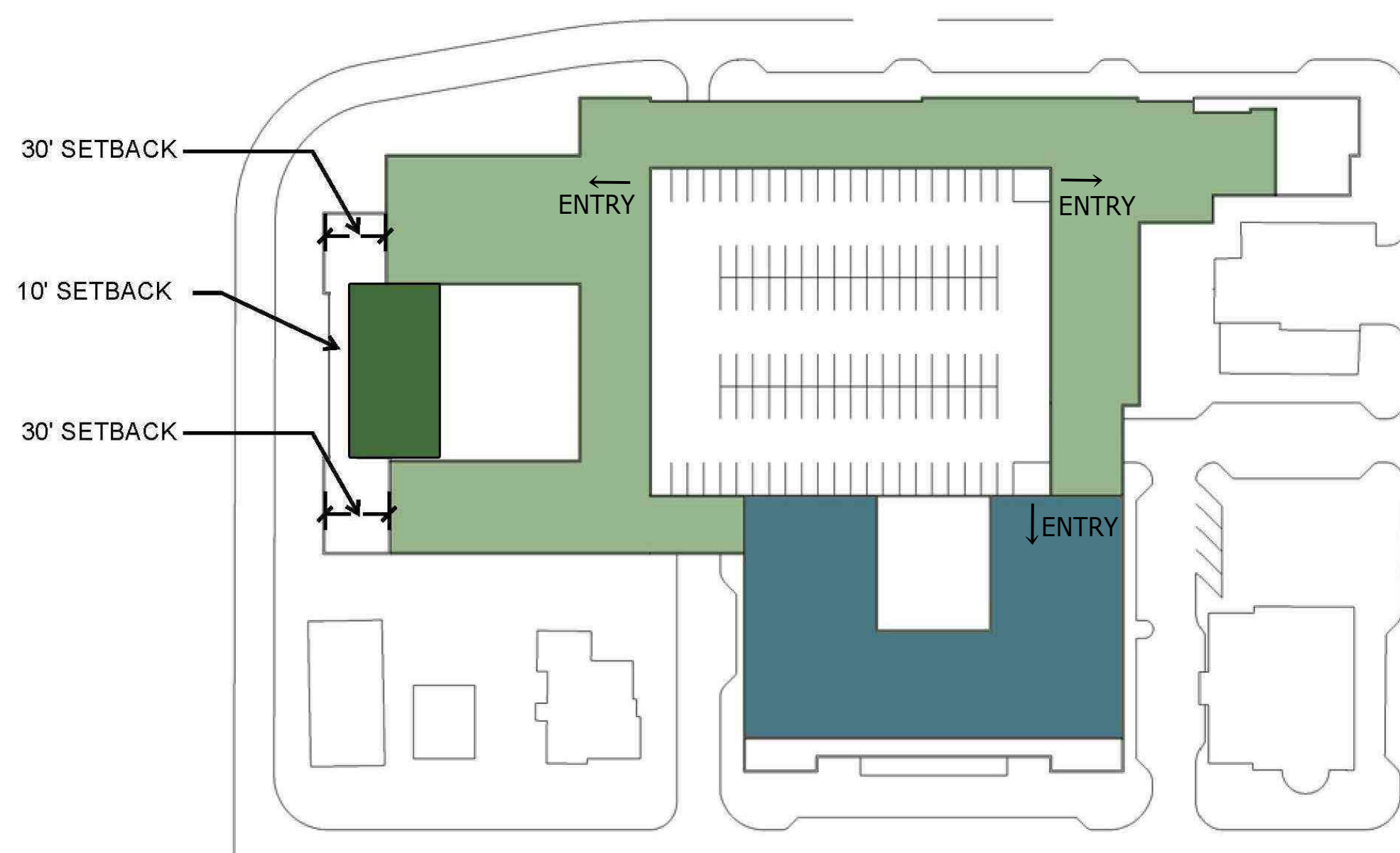
FIRST FLOOR



SECOND FLOOR



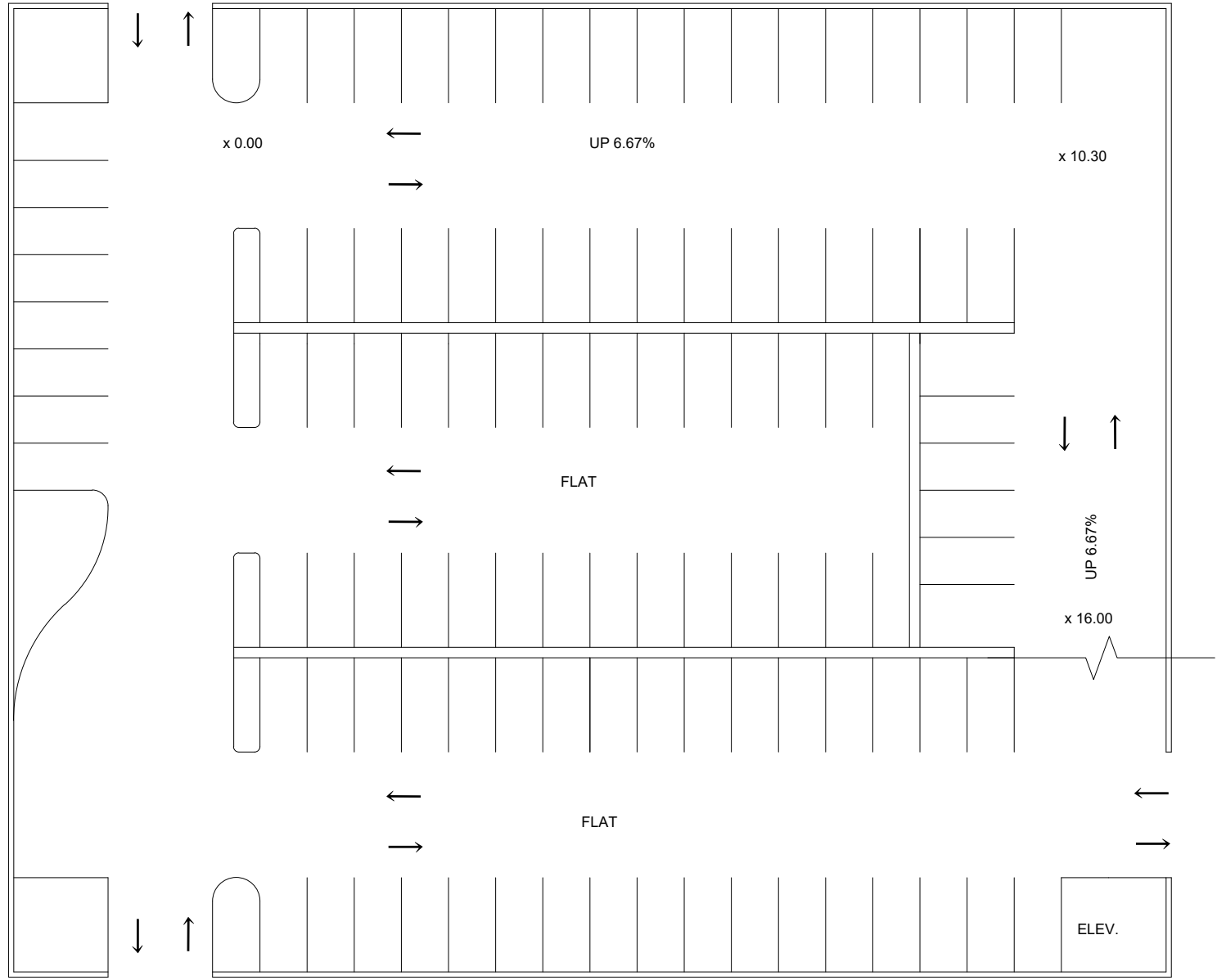
THIRD FLOOR



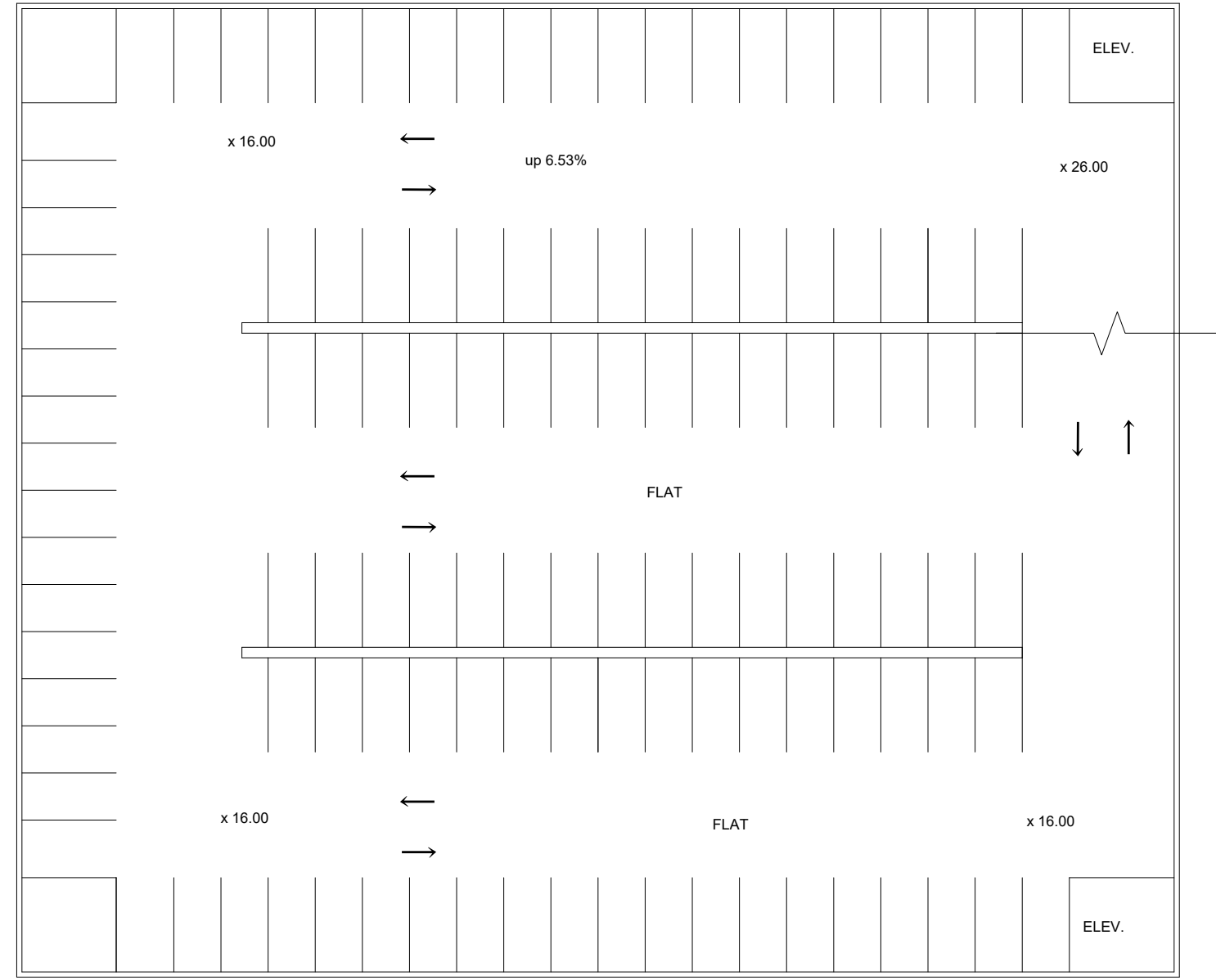
FOURTH FLOOR

- ADDITIONAL APARTMENT AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

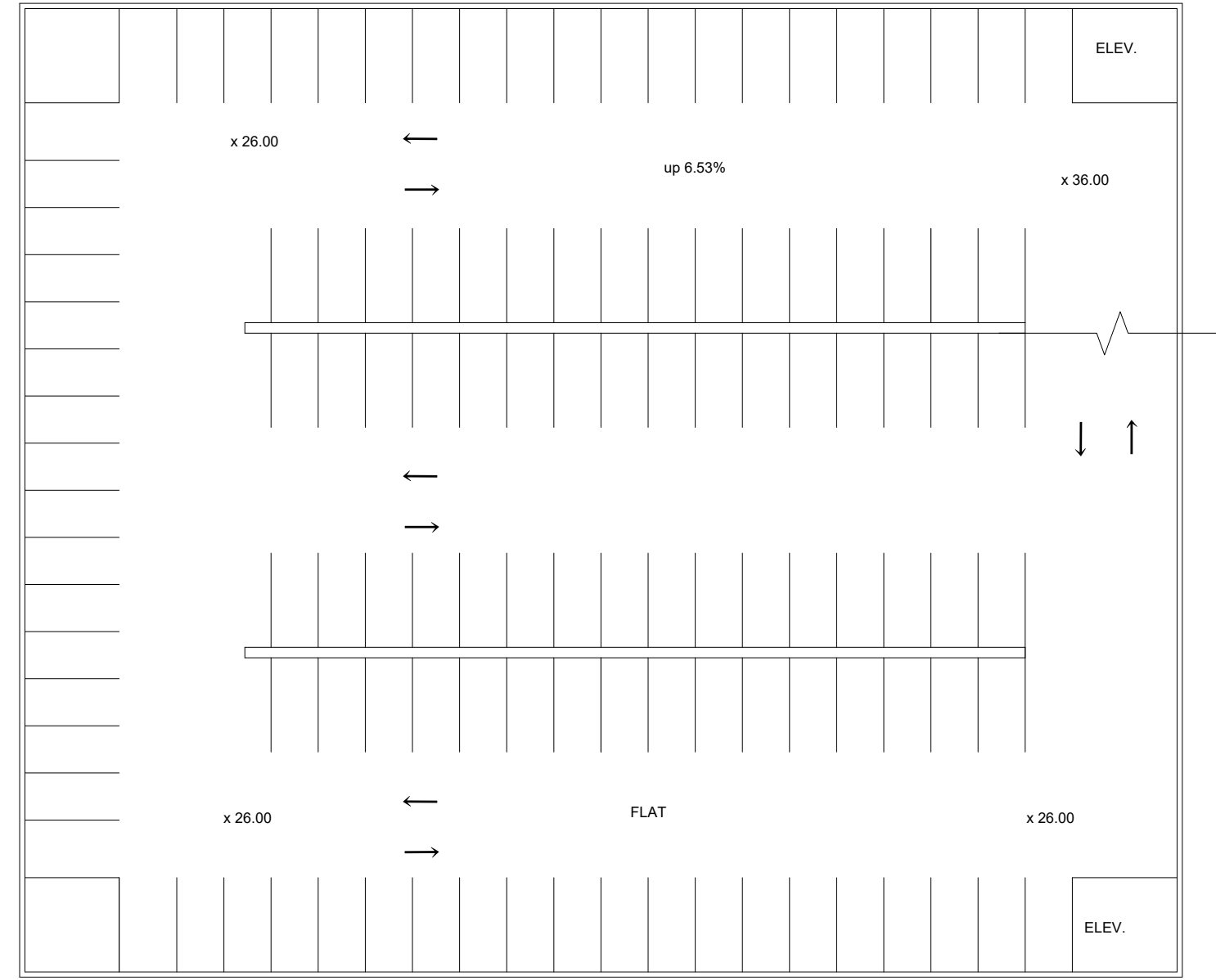
## HARPETH SQUARE FLOOR DIAGRAMS



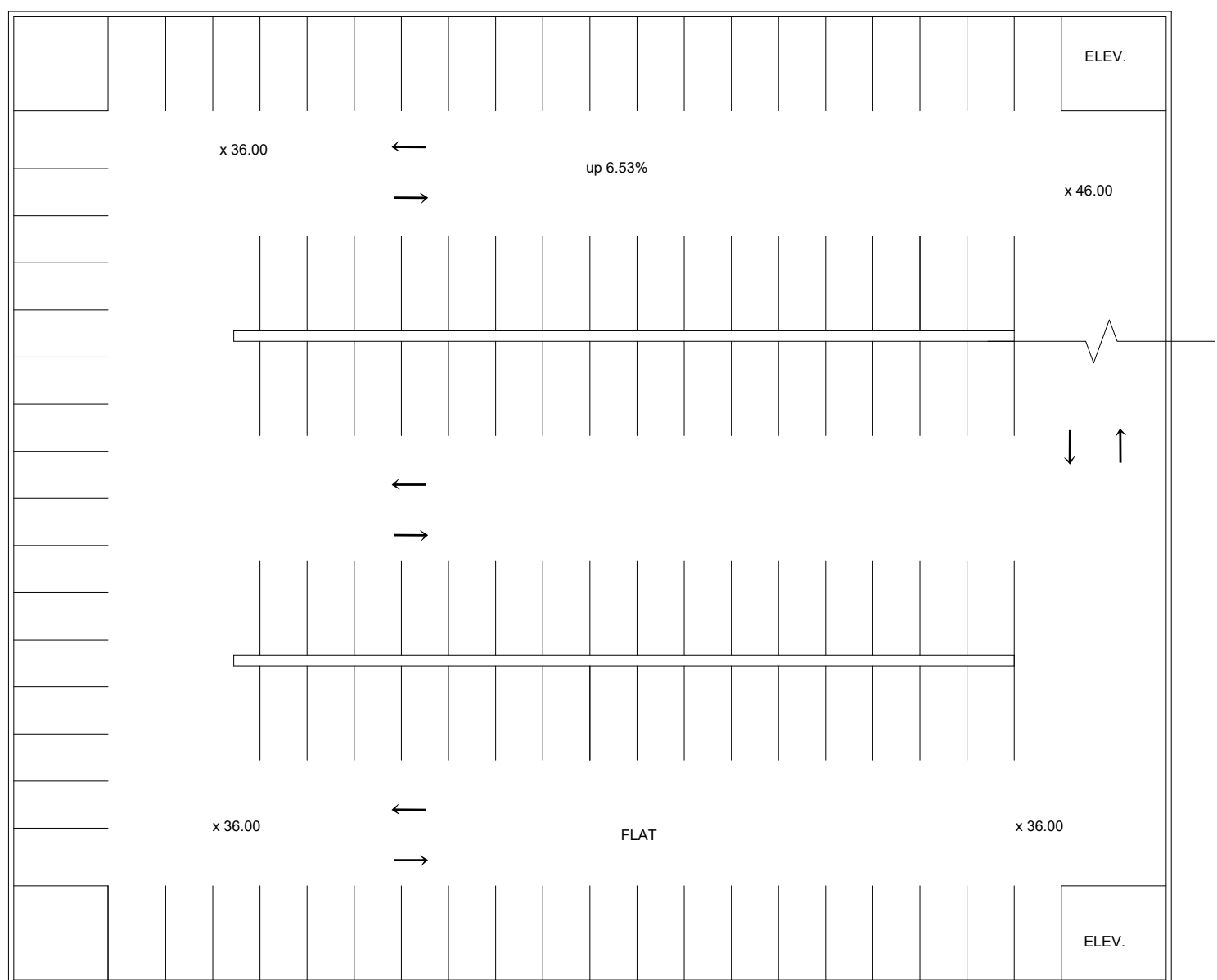
1 - 112 spaces



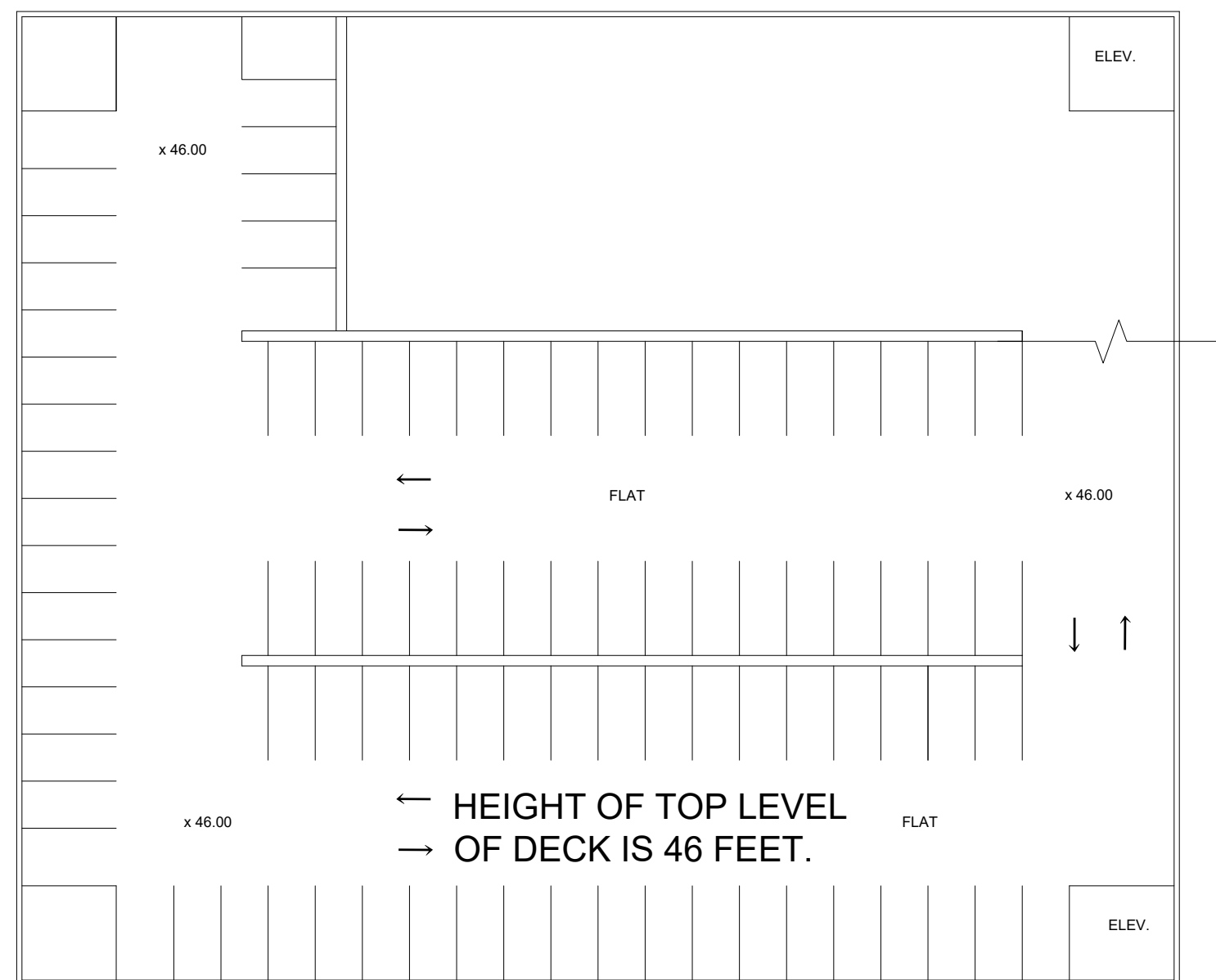
2 - 123 spaces



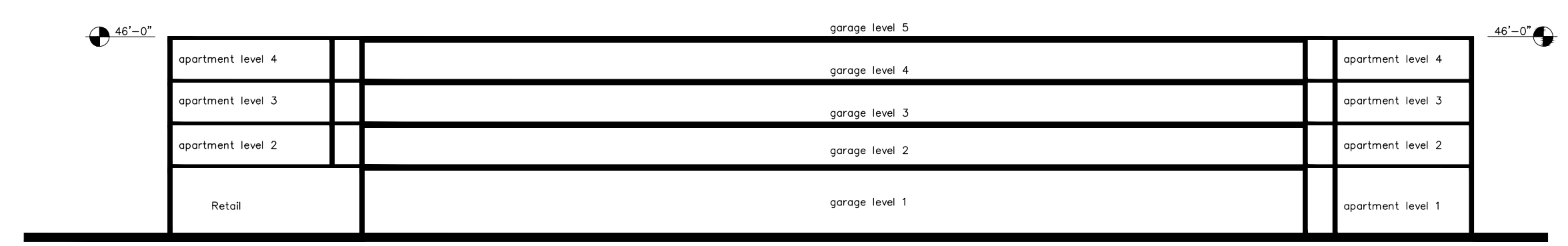
3 - 123 spaces



4 - 121 spaces



5 - 122 spaces



Total: 601 spaces

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				80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING : 628

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 80

TRIP GENERATION TABLE

LUC 932					
Land Use:	LUC 310	High-Turnover	LUC 826	LUC 220	TOTAL
Hotel	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	
Size:	112 rooms	4,500 sq. ft.	9,244 sq. ft.	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	78	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

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.