

# 117 GIST STREET REZONING SUBMITTAL

CITY OF FRANKLIN, TN

TAX MAP 078K, GROUP B, PARCEL 01600  
PROJECT #5960

SHEET INDEX  
COVER SHEET  
L1.0 EXISTING CONDITIONS (OVERALL)  
L1.1 EXISTING CONDITIONS PLAN



VICINITY MAP

**OWNER:**  
GARDEN GATE DEVELOPMENT CO.  
MATT CHRISTENSEN  
427 MURFREESBORO ROAD  
FRANKLIN, TN 37064  
matt.christensen@comcast.net  
615.456.5515

**APPLICANT:**  
THE ADDISON GROUP  
1220 COLUMBIA AVENUE, SUITE 201  
FRANKLIN, TN 37064  
DANIEL WOODS  
dwoods@addison-group.com  
615.440.7804

theaddisongroup  
DESIGN + DEVELOPMENT

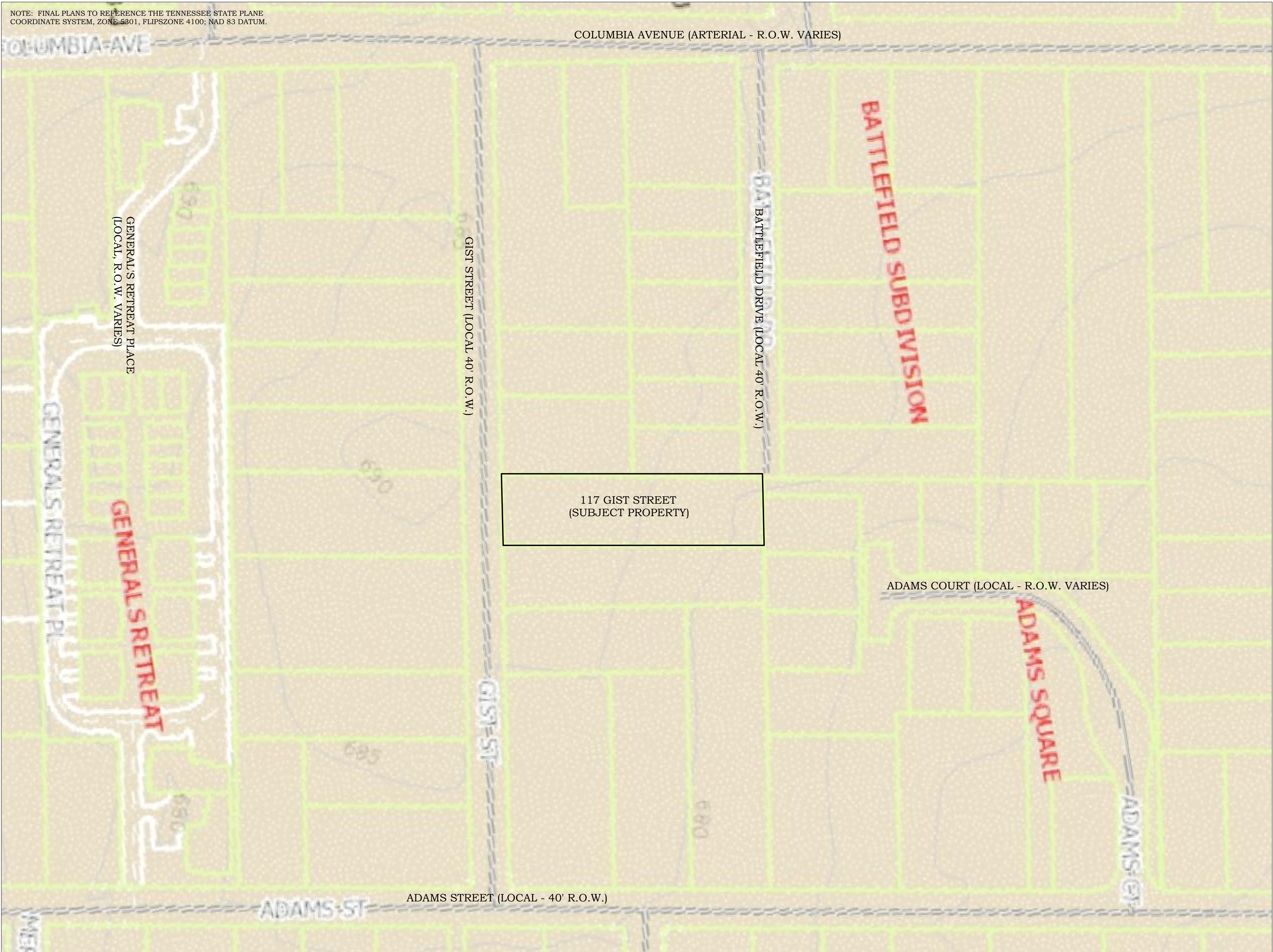
1220 COLUMBIA AVENUE, SUITE 201  
FRANKLIN, TN 37064  
DWOODS@ADDISON-GROUP.COM  
615.440.7804



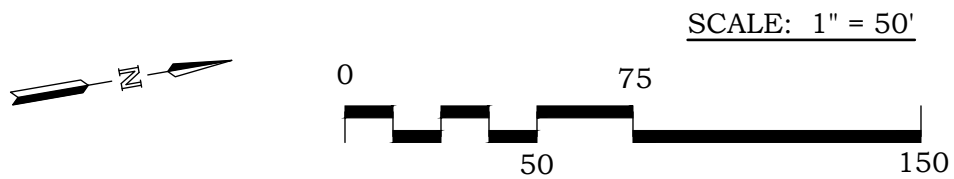
12.03.15



NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE  
COORDINATE SYSTEM, ZONE 5801, FLIPSZONE 4100; NAD 83 DATUM.



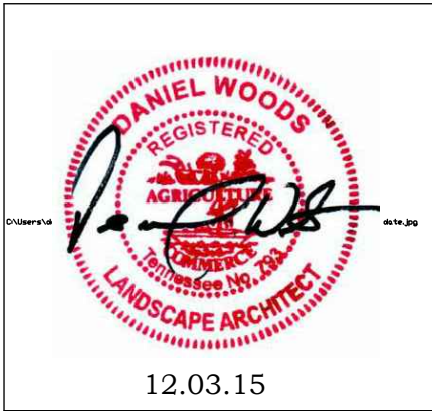
**EXISTING CONDITIONS PLAN  
(OVERALL)**



MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED  
WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

REZONING SUBMITTAL  
PROJECT #5960  
**117 GIST ST**  
  
FRANKLIN, TENNESSEE



2015 The Addison Group LLC Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of The Addison Group, LLC

DATE:	10.12.15
REVISIONS:	
	12.03.15


SHEET NO.  
**L1.0**





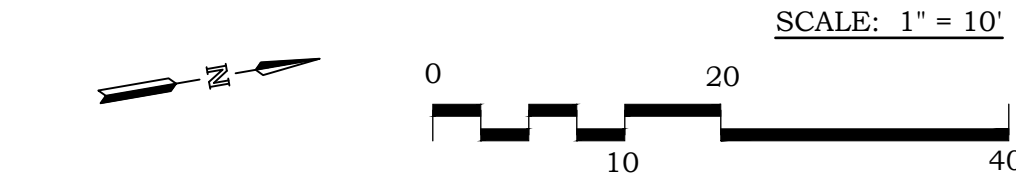
EXISTING CONDITIONS PLAN

SITE DATA CHART  
ADDRESS: 117 GIST STREET  
ACREAGE: 0.45 ACRES (19, 622 SF)  
DENSITY: SD-R 1.2  
EXISTING BASE ZONING: R-3, RESIDENTIAL  
EXISTING CHARACTER AREA: CFCO-3  
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL  
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE  
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE  
DEVELOPMENT DESIGN STANDARD: TRADITIONAL

STORMWATER NARRATIVE: PROPERTY IS RELATIVELY FLAT BY MIDDLE TENNESSEE STANDARDS. THERE ARE NO SLOPES ON SITE GREATER THAN 5%. PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA. THERE IS A 10' DRAINAGE EASEMENT SHOWN ON THE PLAT THAT IS ON THE NORTH END OF THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS UNKNOWN, AS THERE IS NO INFRASTRUCTURE OR DRAINAGE SWALE IN THIS AREA.

CURRENTLY, ANY DRAINAGE THAT ENTERS THE SITE INFILTRATES INTO THE GROUND THROUGH THE EXISTING TURF AREAS ON THE NORTH END OF THE PROPERTY.

ALL INFORMATION RELATIVE TO SUBJECT PROPERTY IS PER SURVEY DATA PROVIDED BY ARROWHEAD SURVEYING, (615) 476-2652. ALL OTHER REGIONAL DATA TAKEN FROM WILLIAMSON COUNTY GIS MAPS.



MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)



2015 The Addison Group LLC Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of The Addison Group, LLC

DATE: 10.12.15

REVISIONS:

12.03.15

SHEET NO.

L1.1