

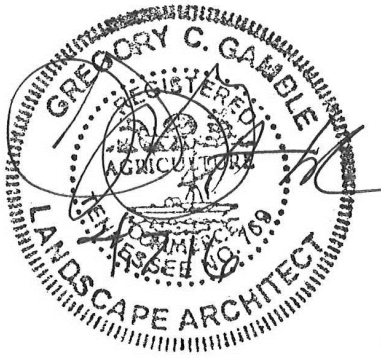
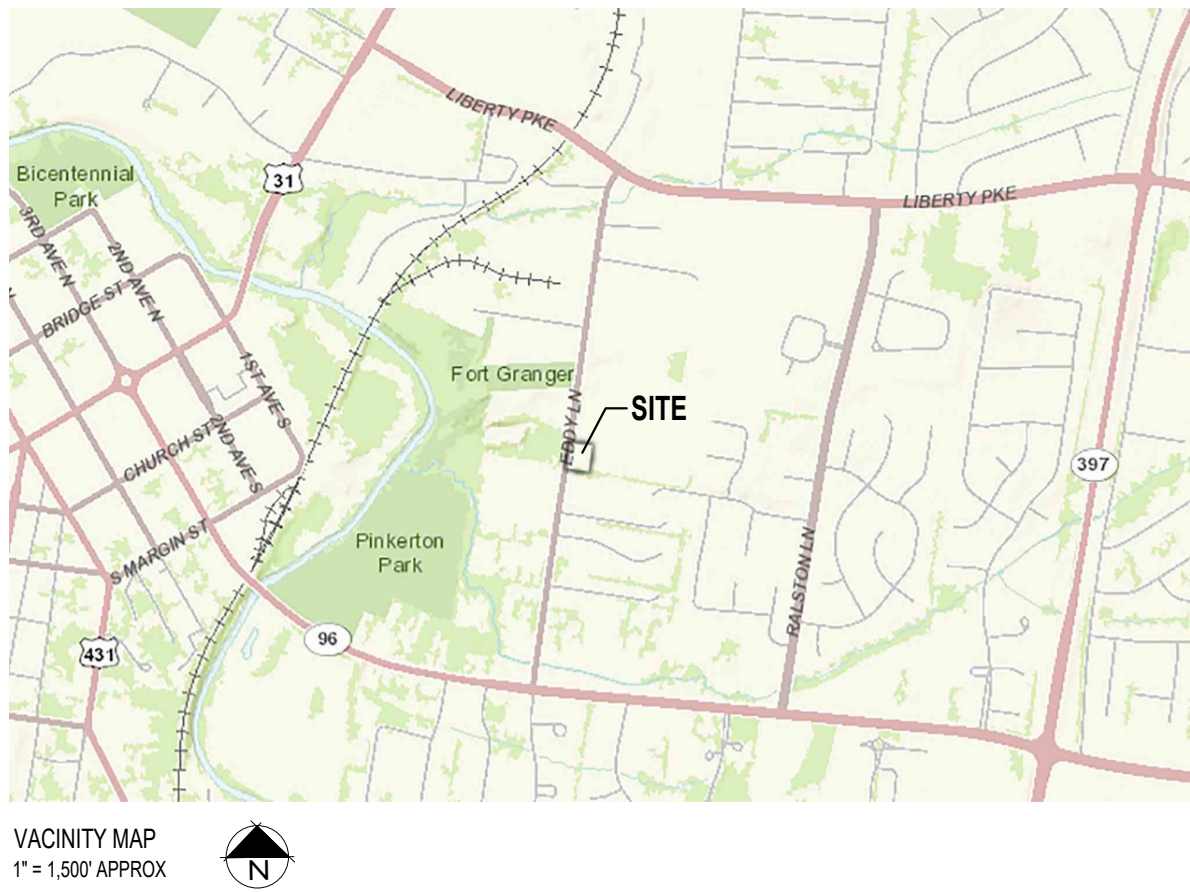
COTTAGES AT EDDY LANE

REZONING REQUEST

COF # 6083
MAP 78, PARCEL 71.00
FRANKLIN, TENNESSEE
CIVIL DISTRICT 9

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS PLAN
- C 1.1 ENLARGED EXISTING CONDITIONS PLAN



LANDSCAPE ARCHITECT/PLANNER

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



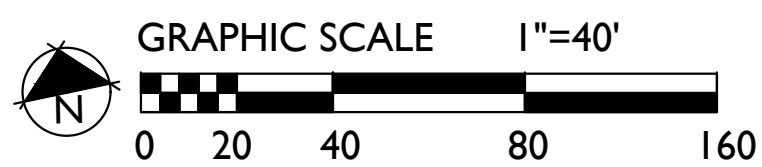
COTTAGES AT EDDY LANE

REZONING REQUEST

COF # 6083
FRANKLIN, TENNESSEE

SITE DATA:	
PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6083
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCC-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	33'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD, NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
PHONE:	(615) 564-2701
EMAIL:	ryan.mcmaster@kimley-horn.com
CONTACT:	RYAN MCMASTER
LANDSCAPE ARCHITECT :	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PRE-APPLICATION SUBMITTAL	FEBRUARY 9, 2016
INITIAL SUBMITTAL	MARCH 14, 2016
RESUBMITTAL	APRIL 7, 2016
REVISION	-
REVISION	-



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

LEGAL DESCRIPTION

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE, BOUNDED IN GENERAL BY EDDY LANE ON THE WEST; ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST; LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87' FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57'36" E 217.96' TO AN EXISTING CONCRETE MONUMENT, THE SOUTH-WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.); THENCE LEAVING EDDY LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW PLASTICS S89°14'02" E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17" W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51" W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23" W 22.01' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00" W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHADELAINE R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:
PROPOSED ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE:
TOTAL SQUARE FOOTAGE:

MINIMUM REQUIRED SETBACKS:
FRONT YARD:
REAR YARD:
SIDE YARD:

OWNER / APPLICANT:
ADDRESS:
OWNER:
EMAIL:
CONTACT:

ENGINEER:
ADDRESS:
PHONE:
EMAIL:
CONTACT:

LANDSCAPE ARCHITECT :
ADDRESS:
PHONE:
FAX:
EMAIL:
CONTACT:

COTTAGES AT EDDY LANE
6083
NA
405 EDDY LANE,
FRANKLIN
WILLIAMSON
TENNESSEE
9TH CIVIL DISTRICT
MAP 78, PARCEL 71.00

LIGHT INDUSTRIAL
SD-R(3.64)
CFCO-4
NONE
CONVENTIONAL
1.1 AC
48,156 SF

35'
30'
MIN 7.5'
12' BETWEEN STRUCTURES

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greg.gamble@gdc-m.com
GREG GAMBLE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	ZONE	CHARACTER AREA	LAND USE	DEV STANDARD
078--05200	EDDY LN	CITY OF FRANKLIN	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--05300	312 EDDY LN	MENEFEE VALERIE POTTER	LIGHT INDUSTRIAL	CFCO-4	INDUSTRIAL	CONVENTIONAL
078--05400	314 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	RESIDENTIAL	EITHER
078--05500	EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	VACANT	EITHER
078--05501	400 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--06707	406 EDDY LN	DODD DANNY R	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078--07100	405 EDDY LN	AVENUE 11 DEV LLC	LIGHT INDUSTRIAL	CFCO-6	RESIDENTIAL	EITHER
078--07200	309 EDDY LN 1	COMPASS DATACENTERS BNA IA LLC	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--07300	EDDY LN	MIDDLE TENNESSEE ELECTRIC	LIGHT INDUSTRIAL	CFCO-6	UTILITIES	EITHER
078--07302	EDDY LN	TENNESSEE VALLEY AUTHORITY	LIGHT INDUSTRIAL	CFCO-6	UTILITIES	EITHER
078D-C00400	1224 HICKORY RIDGE DR	KUCK FREDERIC D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00500	1228 HICKORY RIDGE DR	WILLIAMS ANTHONY BOYD	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00600	1232 HICKORY RIDGE DR	KIRKSEY RONALD D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00700	407 EDDY LN	JONES WILLIAM J	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00100	604 GLENCOE CT	MILLER-HARPER PHYLLIS	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00200	608 GLENCOE CT	STARK CAROL K	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00300	612 GLENCOE CT	LOWERY GRADY	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00400	618 GLENCOE CT	STARK CAROL K TRUSTEE	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00500	620 GLENCOE CT	SAUSED0 KEITH A	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00600	624 GLENCOE CT	YOUNG SANDRA E	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00800	632 GLENCOE CT	HAMLIN KURT W	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-E00100	409 EDDY LN	FISHER CLEM A	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-E00200	411 EDDY LN	KOLE GERALD	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-E00300	413 EDDY LN	KOLE GERALD	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-F00100	417 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-F00200	415 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-F00300	106 LUCINDA CT	WARREN CELINDA C	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-G00100	408 EDDY LN	HAMLING KATHLEEN K	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-G00200	412 EDDY LN	CHILDRESS JASON	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-G00300	416 EDDY LN	CHILDRESS JASON	R-2	CFCO-4	VACANT	CONVENTIONAL
078E-I00100	112 LUCINDA CT	COURSEY MARK LYNN	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00200	116 LUCINDA CT	DODGE KENNETH B	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00300	120 LUCINDA CT	BLACKNEY SHAWN M	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00400	124 LUCINDA CT	HOOD MIKKEY D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00500	128 LUCINDA CT	GUNDERSON HEATHER	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00600	136 LUCINDA CT	DESOUZA KENNETH R	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL

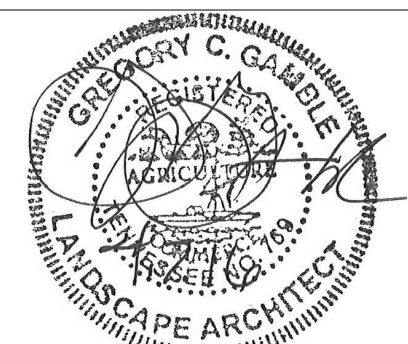


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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COTTAGES AT EDDY LANE
REZONING REQUEST
FRANKLIN, TENNESSEE



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SUITE 200
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GREG GAMBLE
greggamble209@gmail.com
615.975.5765

rev.	date
1	4.7.2016

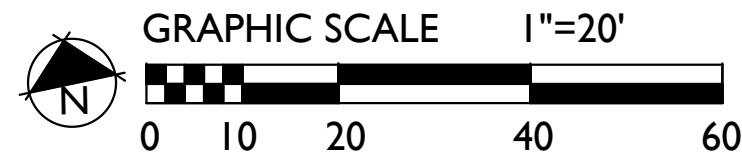
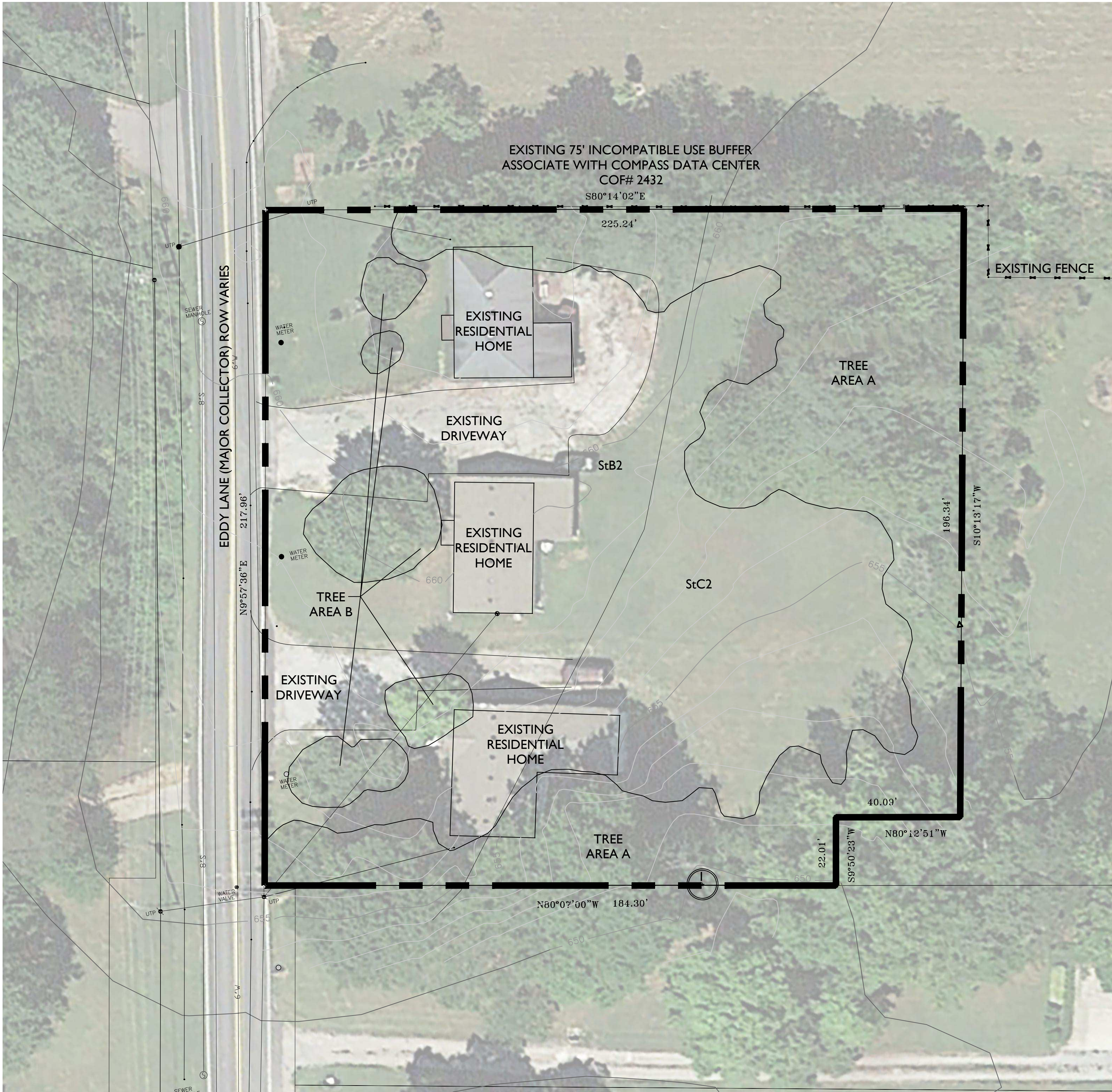
GDC Job No. 15024
MARCH 14, 2016

S H E E T

C1.0

COF # 6083

OVERALL EXISTING CONDITIONS PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

STATEMENT OF IMPACTS

STREET NETWORK

EDDY LANE IS CATEGORIZED AS A MAJOR COLLECTOR WITH AN EXISTING 30' ROW SECTION AND A PROPOSED 65' ROW SECTION. 21.5' OF ROW FROM THE EXISTING ROW LINE ON THE EAST SIDE OF THE STREET WILL BE REQUIRED FOR DEDICATION. BASED ON THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN, THIS PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT PLANS ASSOCIATED WITH PROJECT #21. AVERAGE DAILY TRIPS WILL INCREASE FROM 31 UNDER EXISTING CONDITIONS TO 38 UNDER PROPOSED CONDITIONS.

WATER

WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6\"/>

SEWER

SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8\"/>

RECLAIMED WATER

RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE, EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES

POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

POLICE/FIRE

0.92 MILES FROM THE POLICE DEPARTMENT AND 1.3 MILES FROM THE FIRE DEPARTMENT. AS ALL HOMES SHARE FRONTAGE ALONG EDDY LANE, ACCESSIBILITY OF EMERGENCY VEHICLES WILL NOT BE AN ISSUE.

RECREATION/SCHOOLS

WHILE NUMBER OF STRUCTURES WILL INCREASE BY ONE, THIS DEVELOPMENT WILL NOT ADD ANY ADDITIONAL RESIDENTIAL UNITS AND WILL THEREFORE HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION

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

RESTRICTIVE COVENANTS

NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

MINERAL RIGHTS

NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-4
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY

THE COTTAGES AT EDDY LANE HAVE COMPARABLE LOT ACREAGE AND FRONT YARD SETBACKS TO THE EXISTING RESIDENCES TO THE SOUTH ON EDDY LANE. THE PROPOSED LOTS WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALK

SIDEWALKS TO BE INSTALLED.

STORMWATER MANAGEMENT NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES T THE PROPOSED DETENTION BASIN.

EACH INDIVIDUAL OWNER SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE LOCATED ON THE INDIVIDUAL LOT. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.

SITE DATA:

PROJECT NAME:

PROJECT NUMBER:

SUBDIVISION:

LOT NUMBER:

ADDRESS:

CITY:

COUNTY:

STATE:

CIVIL DISTRICT:

MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:

PROPOSED ZONING:

CHARACTER AREA OVERLAY:

OTHER APPLICABLE OVERLAYS

APPLICABLE DEVELOPMENT STANDARD:

TOTAL ACREAGE:

TOTAL SQUARE FOOTAGE:

MINIMUM REQUIRED SETBACKS:

FRONT YARD:

REAR YARD:

SIDE YARD:

OWNER / APPLICANT:

ADDRESS:

OWNER:

EMAIL:

CONTACT:

ENGINEER:

ADDRESS:

PHONE:

EMAIL:

CONTACT:

LANDSCAPE ARCHITECT :

ADDRESS:

PHONE:

FAX:

EMAIL:

CONTACT:

COTTAGES AT EDDY LANE

6083

NA

NA

405 EDDY LANE,

FRANKLIN

WILLIAMSON

TENNESSEE

9TH CIVIL DISTRICT

MAP 78, PARCEL 71.00

LIGHT INDUSTRIAL

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CFCO-4

NONE

CONVENTIONAL

1.1 AC

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GREG GAMBLE

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 8,098 SF WHICH IS 16.8% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	16,656 SF
TREE B	2,855 SF
TOTAL SF	19,511 SF

EXISTING TREE CANOPY: 19,511 SF

19,511 SF/48,156 SF = .405 (40.5%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =

45% OF TOTAL CANOPY

19,511 SF * 45% = 8,780 SF

SPECIMEN TREE LIST

Number	Type	Size	Health	Status
1	HACKBERRY	26"	GOOD	REMAINS

EXISTING SOILS

STB2—STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED

STC2—STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED

GENERAL NOTES

- THERE ARE NO SLOPES GREATER THAN 14% ON THE SITE
- THERE ARE NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
- THERE IS NO FLOOD PLAIN ON THE SITE.

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

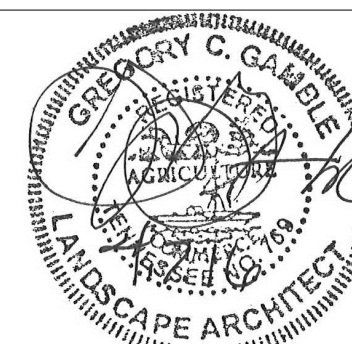
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COTTAGES AT EDDY LANE

REZONING REQUEST

FRANKLIN, TENNESSEE



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GREG GAMBLE
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rev. date

4.7.2016

SHEET

C1.1

COF # 6083

ENLARGED EXISTING CONDITIONS