

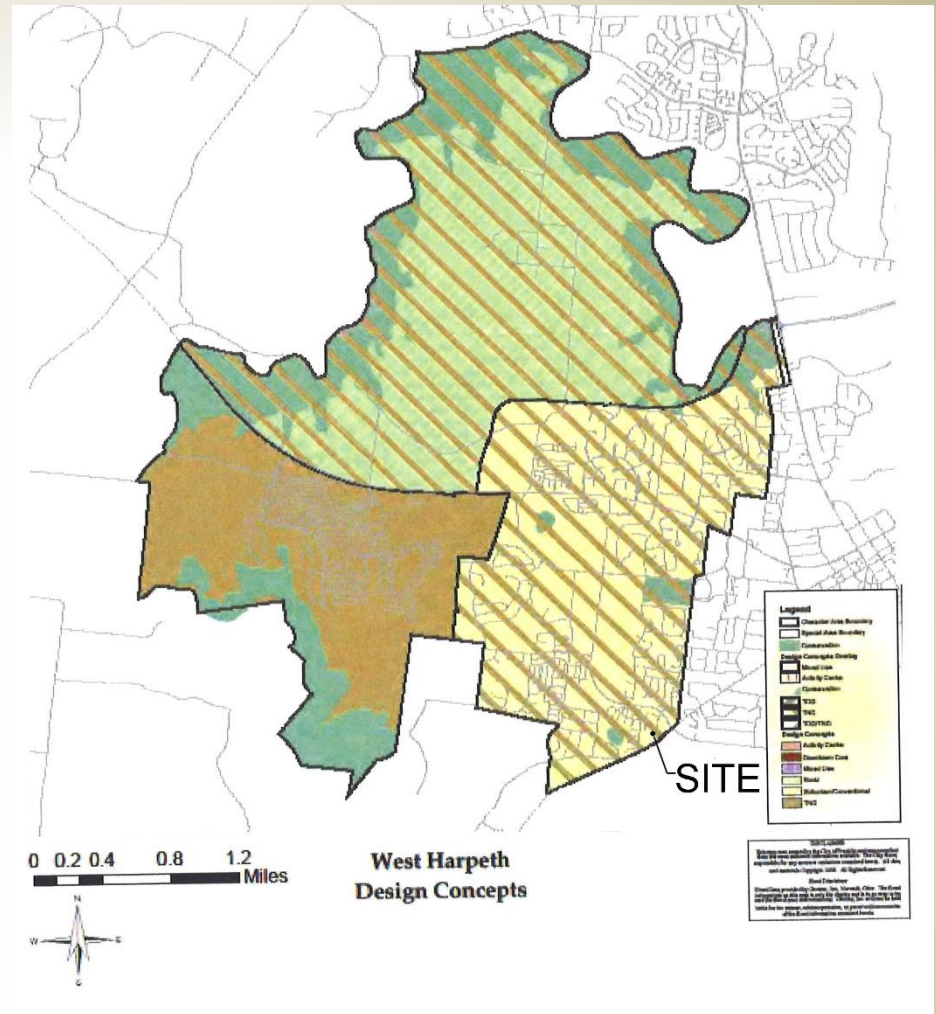
RUCKER PARK PUD SUBDIVISION

DEVELOPMENT PLAN AND REZONING, REVISION 1
FRANKLIN, TENNESSEE

Planning Commission and
BOMA Workshop
July 28, 2016

Special Area 2

- Conventional residential pattern is called for with pedestrian connectivity
- Character Area: West Harpeth
- Current Zoning: R3 Residential
- Design Standard: Conventional



Land Use Plan



- Located at 117 Rucker Avenue
- Property has no historical significance.

Location



There is currently one residence located on the property that will be removed.

Trees located on the south property line are proposed to be removed, those on the north and west will be preserved.

Existing Conditions



Development Concept

- Property is contiguous with previously approve P.U.D.
- Additional four townhomes repeat other homes in the P.U.D.
- Duplex to be located on Rucker Avenue as transition to single family homes
- Strengthens HOA by providing an additional six members.

Proposed Development Plan



Duplex

- 2 Stories
- Typical size: 1200 to 1,400 sf
- 3BR / 2.5 BA
- Concrete board with stone and brick accents
- Front porch oriented to Rucker Avenue

Four Unit Townhome

- 2 Bedroom Townhomes
- All Brick Exteriors



Architecture

MAIN COMMENTS

- Storm water management plan will be due at Site Plan
- Provide sidewalk details
- Provide fire flow tests at nearest hydrants
- Revise Title of project
- Show existing and proposed SD-R densities
- Solid waste will be handled by existing facilities
- Provide documentation from TDEC that drainage channel at the rear of the property is not a stream

PRE-APPLICATION MEETING