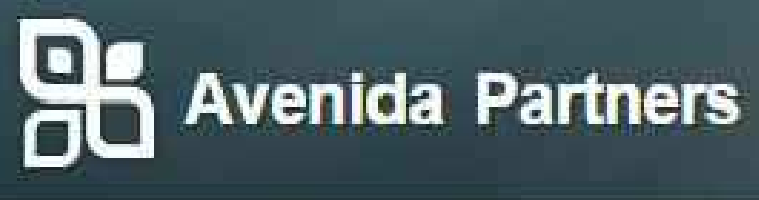


AVENIDA OF COOL SPRINGS  
REZONING PLAN  
INITIAL RESUBMITTAL  
TAX MAP 53, PARCEL 10400  
COF #6190  
222 MALLORY STATION ROAD  
FRANKLIN, WILLIAMSON CO., TN

OWNER

Franklin Radio Associates, Inc  
222 Mallory Station Road  
Franklin, TN 37067  
Contact: Charles Dribell  
615.794.1594

DEVELOPER



Avenida Partners  
19700 Fairchild Road  
Suite 170  
Irvine, Ca. 92612  
Contact: Robert May  
949.298.4540

LANDSCAPE ARCHITECT  
/ APPLICANT



Kiser+Vogrin Design  
5005 Meridian Blvd  
Suite 100  
Franklin, TN 37067  
Contact: Christopher Wood  
615.719.1943

ARCHITECT



LordAeck Sargent  
1175 Peachtree St NE  
Atlanta, GA. 30361  
Contact: Neil Weekley  
404.253.1431

CIVIL ENGINEER



Fulmer Engineering  
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Nashville, TN 37212  
Contact: Jay Fulmer  
615.516.8477

SURVEYOR

Harrah & Associates  
504 Autumn Spring Court  
Suite B-15  
Franklin, Tn. 37067  
Contact: Roger Harrah  
615.778.0863

SHEET INDEX:	Sheet Number	Preapp Submittal	Initial Submittal	Initial Resubmittal	Post PC Submittal
COVER	C0.0	06-13-2016	07-11-2016	08-04-2016	
EXISTING CONDITIONS PLAN	C1.0	06-13-2016	07-11-2016	08-04-2016	
EXISTING CONDITIONS w/ AERIAL	C1.1	06-13-2016	07-11-2016	08-04-2016	
DEVELOPMENT PLAN	C2.0	06-13-2016	07-11-2016	08-04-2016	



SITE LOCATION MAP  
N.T.S

KVD PROJECT# : 16001  
COF # : 6190  
Sheet #:  
**C0.0**  
DATE: 08-04-2016



Survey Prepared by Harrah and Associates  
504 Autumn Spring Court  
Suite B-15  
Franklin, TN. 37067  
615.778.0863

SITE AREA : 5.195 AC

LEGEND

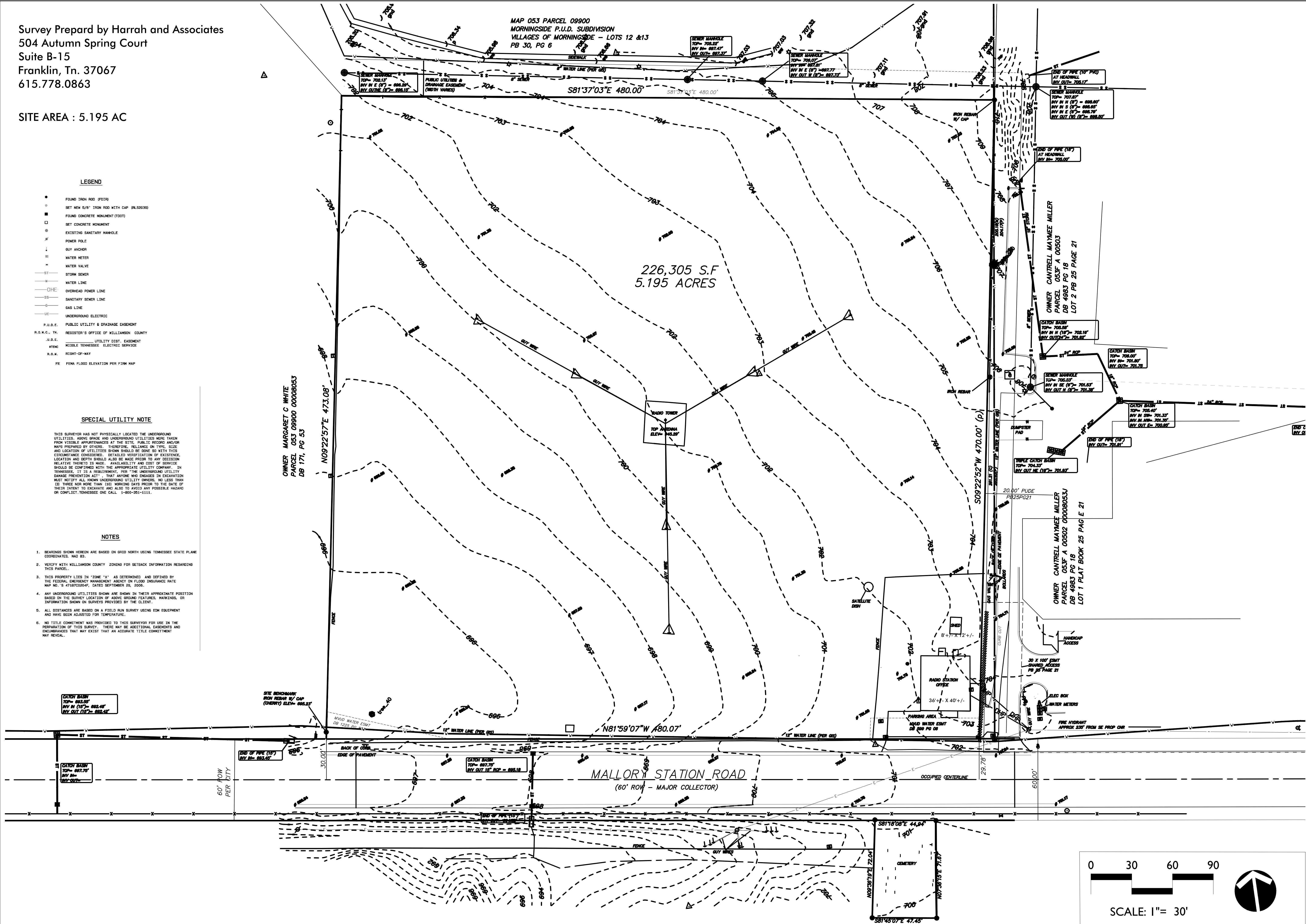
- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS203S)
- FOUND CONCRETE MONUMENT (T20T)
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ WATER METER
- ⊙ WATER VALVE
- ST— STORM SEWER
- W— WATER LINE
- OHE— OVERHEAD POWER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.N.C. TN. REGISTERED'S OFFICE OF WILLIAMSON COUNTY
- U.D.E. UTILITY DIST. EASEMENT
- W.T.M. MIDDLE TENNESSEE ELECTRIC SERVICE
- R.O.W. RIGHT-OF-WAY
- FE FEMA FLOOD ELEVATION PER FIRM MAP

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, NO LIABILITY ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS EXCEPT WHERE CONSIDERED. BEFORE VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE HOURS PRIOR TO (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL: 1-800-251-1111.

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH USING TENNESSEE STATE PLANE COORDINATES, NAD 83.
- VERIFY WITH WILLIAMSON COUNTY ZONING FOR SETBACK INFORMATION REGARDING THIS PARCEL.
- THIS PROPERTY LIES IN "ZONE X" AS DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 15 47187C0004P, DATED SEPTEMBER 28, 2008.
- ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR FOR USE IN THE PREPARATION OF THIS SURVEY. THERE MAY BE ADDITIONAL EASEMENTS AND ENCUMBRANCES THAT MAY EXIST THAT AN ACCURATE TITLE COMMITMENT MAY REVEAL.



**KV+D**  
KISER VOGGIN DESIGN  
5005 Meridian Blvd., Ste. 100, Franklin, TN 37067  
615.778.0863

**LORD AECK SARGENT**  
**FULMER ENGINEERING**  
2002 RICHARD JONES RD - SUITE C304 NASHVILLE, TENNESSEE 37215  
INFO@FULMERENG.COM - (615) 516-8477

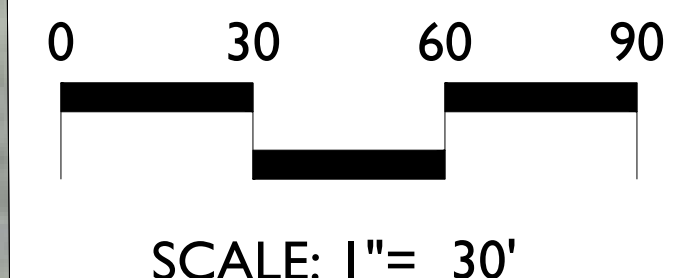


**AVENIDA OF COOL SPRINGS**  
REZONING PLAN RESUBMITTAL  
EXISTING CONDITIONS  
COF# 6190  
Franklin, Williamson Co, TN

REVISIONS:  
DATE: 08.04.16  
DESIGNED BY: DK  
DRAWN BY: CBW  
CHECKED BY: CBW  
Q.C. BY: Q.C. BY  
SCALE: 1"=30'  
PROJECT #: 16001  
SHEET NUMBER:  
**C1.0**



**SITE AREA : 5.195 AC**







## SITE LOCATION MAP

### STATEMENT OF IMPACTS

**WATER FACILITIES:**  
The proposed development will add a demand of approximately 39,550 GPD to the existing system. The peak demands are:  
• Fire: 2,000 GPM @ 20 PSI  
• Domestic: 75 GPM  
• Irrigation: 25 GPM

The existing demand being removed is negligible.

**SEWER FACILITIES:**  
The proposed development will add a demand of approximately 39,550 GPD to the existing system.

**REPURIFIED WATER FACILITIES:**  
Not Applicable

**STREET NETWORK:**  
A traffic impact study has been produced by Fischbach Transportation Group, LLC based on traffic counts collected on a typical weekday in May of 2016 when schools were in session. The conclusion of the report states the traffic volumes generated by the proposed residential project for senior adults will have a negligible impact on the traffic operations at the existing intersections within the study area. Further, the analysis concludes all recommendations for improvement in the area are warranted prior to the project, and no additional improvements are warranted due to the project.

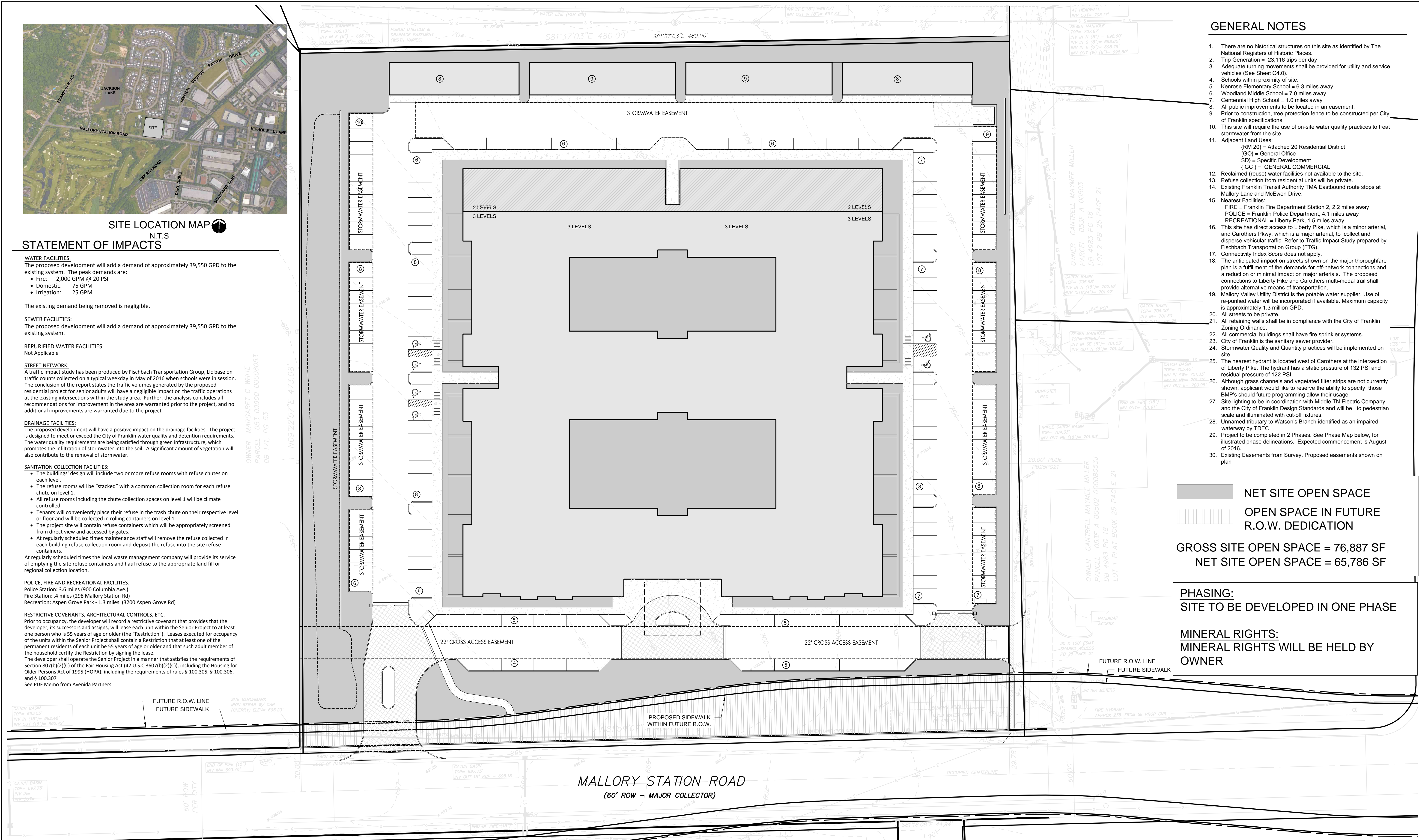
**DRAINAGE FACILITIES:**  
The proposed development will have a positive impact on the drainage facilities. The project is designed to meet or exceed the City of Franklin water quality and detention requirements. The water quality requirements are being satisfied through green infrastructure, which promotes the infiltration of stormwater into the soil. A significant amount of vegetation will also contribute to the removal of stormwater.

**SANITATION COLLECTION FACILITIES:**  
• The buildings' design will include two or more refuse rooms with refuse chutes on each level.  
• The refuse rooms will be "stacked" with a common collection room for each refuse chute on level 1.  
• All refuse rooms including the chute collection spaces on level 1 will be climate controlled.  
• Tenants will conveniently place their refuse in the trash chute on their respective level or floor and will be collected in rolling containers on level 1.  
• The project site will contain refuse containers which will be appropriately screened from direct view and accessed by gates.  
• At regularly scheduled times maintenance staff will remove the refuse collected in each building refuse collection room and deposit the refuse into the site refuse containers.

At regularly scheduled times the local waste management company will provide its service of emptying the site refuse containers and haul refuse to the appropriate land fill or regional collection location.

**POLICE, FIRE AND RECREATIONAL FACILITIES:**  
Police Station: 3.6 miles (900 Columbia Ave.)  
Fire Station: .4 miles (298 Mallery Station Rd)  
Recreation: Aspen Grove Park - 1.3 miles (3200 Aspen Grove Rd)

**RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, ETC.**  
Prior to occupancy, the developer will record a restrictive covenant that provides that the developer, its successors and assigns, will lease each unit within the Senior Project to at least one person who is 55 years of age or older (the "Restriction"). Leases executed for occupancy of the units within the Senior Project shall contain a Restriction that at least one of the permanent residents of each unit be 55 years of age or older and that such adult member of the household certify the Restriction by signing the lease.  
The developer shall operate the Senior Project in a manner that satisfies the requirements of Section 807(b)(2)(C) of the Fair Housing Act (42 U.S.C. 3607(b)(2)(C)), including the Housing for Older Persons Act of 1995 (HOPA), including the requirements of rules § 100.305, § 100.306, and § 100.307.  
See PDF Memo from Avenida Partners



MALLERY STATION ROAD  
(60' ROW - MAJOR COLLECTOR)

## GENERAL NOTES

- There are no historical structures on this site as identified by The National Registers of Historic Places.
- Trip Generation = 23,116 trips per day
- Adequate turning movements shall be provided for utility and service vehicles (See Sheet C4.0).
- Schools within proximity of site:  
5. Kenrose Elementary School = 6.3 miles away  
6. Woodland Middle School = 7.0 miles away  
7. Centennial High School = 1.0 miles away
- All public improvements to be located in an easement.
- Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
- This site will require the use of on-site water quality practices to treat stormwater from the site.
- Adjacent Land Uses:  
(RM 20) = Attached 20 Residential District  
(GO) = General Office  
(SD) = Specific Development  
(GC) = GENERAL COMMERCIAL
- Reclaimed (reuse) water facilities not available to the site.
- Refuse collection from residential units will be private.
- Existing Franklin Transit Authority TMA Eastbound route stops at Mallery Lane and McEwen Drive.
- Nearest Facilities:  
FIRE = Franklin Fire Department Station 2, 2.2 miles away  
POLICE = Franklin Police Department, 4.1 miles away  
RECREATIONAL = Liberty Park, 1.5 miles away
- This site has direct access to Liberty Pike, which is a minor arterial, and Carothers Pkwy, which is a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by Fischbach Transportation Group (FTG).
- Connectivity Index Score does not apply.
- The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed connections to Liberty Pike and Carothers multi-modal trail shall provide alternative means of transportation.
- Mallery Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
- All streets to be private.
- All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
- All commercial buildings shall have fire sprinkler systems.
- City of Franklin is the sanitary sewer provider.
- Stormwater Quality and Quantity practices will be implemented on site.
- The nearest hydrant is located west of Carothers at the intersection of Liberty Pike. The hydrant has a static pressure of 132 PSI and residual pressure of 122 PSI.
- Although grass channels and vegetated filter strips are not currently shown, applicant would like to reserve the ability to specify those BMPs should future programming allow their usage.
- Site lighting to be in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
- Unnamed tributary to Watson's Branch identified as an impaired waterway by TDEC.
- Project to be completed in 2 Phases. See Phase Map below, for illustrated phase delineations. Expected commencement is August of 2016.
- Existing Easements from Survey. Proposed easements shown on plan

NET SITE OPEN SPACE  
OPEN SPACE IN FUTURE  
R.O.W. DEDICATION

GROSS SITE OPEN SPACE = 76,887 SF  
NET SITE OPEN SPACE = 65,786 SF

PHASING:  
SITE TO BE DEVELOPED IN ONE PHASE

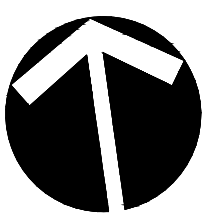
MINERAL RIGHTS:  
MINERAL RIGHTS WILL BE HELD BY  
OWNER

## SITE CONTEXT AND DESIGN DESCRIPTIONS

- Per the Land Use Plan Area BCCO-3, Attached residential uses are appropriate for this site. High quality design, people-friendly environments, and strong connectivity will be encouraged through heightened architectural and site design to reflect, and reinforce, the character of Franklin.
- The proposed age restricted (55+ age) attached residential development and requested rezoning from General Office (GO) to Specific Development-Residential (SD-R) would be compatible with the surrounding area, given the site is currently surrounded by similar age restricted development to the North and Northwest and similarly zoned parcels to the North, West and South. The developments to the East and Northeast are currently zoned as Heavy Industrial (HI) land use designation, so therefore the proposed development would provide a physical transition to the lower density developments heading West along Mallery Station Road. The site design will be compatible with conventional design standards, as outlined by the city of Franklin.
- The proposed age restricted (55+ age) attached residential building located on this site will consist of a xx story enclosed garage structure along the northern property line, a two (2) story transitional feature along the northern elevation of the attached residential building which will then transition to the three (3) story mass of the proposed building. Each facade will be architectural detailed so that no elevation is perceived as the "rear" of the building. The proposed use of traditional building materials such as brick and wood on proposed structures as well as the architectural detailing will be used to create warm, welcoming environment that emphasize the up-scale residential nature of the project. This attention to detail will complement the historical qualities of the Franklin area, while adding to a higher level of quality to the proposed development. Appropriate scale and quality materials will be at the forefront of the architectural language.

CONCRETE PAVERS  
CONCRETE SIDEWALK

0 30 60 90  
SCALE: 1"= 30'



## SITE DATA

PROJECT NAME: AVENIDA OF COOL SPRINGS  
COF PROJECT NUMBER: 6191  
MAP, PARCEL NUMBERS: 53, 10400  
ADDRESS: 222 MALLERY STATION ROAD  
CITY: FRANKLIN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: GO - GENERAL OFFICE & BCCO-3  
PROPOSED LAND USE: MULTIFAMILY  
PROPOSED ZONING: SPECIFIC DEVELOPMENT RESIDENTIAL 27.36 (SD-R 27.36)

CHARACTER OVERLAYS: BCCO-3  
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL  
SITE ACREAGE: +/- 5.139 AC  
SITE SQUARE FOOTAGE: +/- 223,854 SF  
PUD SITE ACREAGE: +/- 4.843 AC  
PUD SITE SQUARE FOOTAGE: +/- 210,961 SF  
R.O.W. DEDICATION: +/- .0296 AC  
R.O.W. DEDICATION SQUARE FOOTAGE: +/- 12,919 SF

BLDG TOTAL SF: 187,000 SF  
1ST FLOOR: 65,000 SF  
2ND FLOOR: 65,000 SF  
3RD FLOOR: 57,000 SF  
ACCESSORY STRUCTURE SF:  
8 BAY GARAGE: 1,936 SF EACH; 3,872 SF TOTAL  
9 BAY GARAGE: 2,178 SF EACH; 4,356 SF TOTAL

BUILDING/ACCESSORY STRUCTURE HEIGHT:  
3-STORY: 33' TO SOFFIT; 45' TO RIDGE  
2-STORY: 20' TO SOFFIT; 32' TO RIDGE  
ACCESSORY STRUCTURE: 1-STORY: 16' TO RIDGE

TOTAL DWELLING UNITS PROPOSED: 142  
UNIT MIX: +/- 61 - 1 BEDROOM  
81 - 2 BEDROOM

PROPOSED GROSS DENSITY: 27 D.U.A.  
PROPOSED NET DENSITY: 29 D.U.A.

MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD SETBACK ON COLLECTOR: 40 FEET  
SIDE YARD: 15 FEET  
REAR YARD: 30 FEET

ACCESSORY STRUCTURE SETBACK LINES:  
5 FEET FROM PROPERTY LINES

MIN. LANDSCAPE SURFACE RATIO: 0.20  
LANDSCAPE SURFACE RATIO PROVIDED:  
GROSS: 0.33  
NET: 0.30  
PARKLAND DEDICATION REQUIREMENT: N/A

PROPOSED PARKING: 186 SPACES  
34: GARAGE PARKING  
146: SURFACE PARKING  
6: ACCESSIBLE PARKING

PARKING RATIO PER CITY OF FRANKLIN ZONING ORDINANCE:  
1.5 SPACES PER DWELLING UNIT = 213 PARKING SPACES  
PARKING RATIO REQUESTED:  
1.25 SPACES PER DWELLING UNIT = 178 PARKING SPACES

MINIMUM OPEN SPACE: BASED UPON NET ACREAGE  
REQUIRED: 15 PERCENT; +/- 31,644 SF  
PROVIDED: 29 PERCENT; +/- 65,796 SF

FORMAL OPEN SPACE:  
REQUIRED: +/- 10,442 SF  
PROVIDED: +/- 15,798 SF

INFORMAL OPEN SPACE:  
REQUIRED: +/- 21,202 SF  
PROVIDED: +/- 49,988 SF

OWNER:  
FRANKLIN RADIO ASSOCIATES, INC.  
222 MALLERY STATION ROAD  
FRANKLIN, TN 37067  
CONTACT: CHARLES DRIBELL  
615.794.1594

DEVELOPER:  
AVENIDA PARTNERS  
19700 FAIRCHILD ROAD  
SUITE 170  
IRVINE, CA 92612  
CONTACT: ROBERT MAY  
949.298.4540

APPLICANT:  
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5005 MERIDIAN BLVD. STE 100  
FRANKLIN, TN 37067  
CONTACT: CHRISTOPHER WOOD  
615.719-1943  
CHRIS@KISERVOGGIN.COM

**KV+D**  
KISER VOGGIN DESIGN  
5005 Meridian Blvd., Ste 100 Franklin, TN 37067

**LORD  
AECK  
SARGENT**

**FULMER**  
ENGINEERING  
2002 RICHARD JONES RD - SUITE C304 NASHVILLE,  
TENNESSEE 37215  
INFO@FULMERENG.COM - (615) 516-8477



08.04.16

AVENIDA OF COOL SPRINGS  
REZONING PLAN RESUBMITAL  
OVERALL DEVELOPMENTAL PLAN  
COF# 6190  
Franklin, Williamson Co, TN

REVISIONS:

DATE: 08.04.16  
DESIGNED BY: DK  
DRAWN BY: CBW  
CHECKED BY: CBW  
C.C. BY: C.C. BY  
SCALE: 1"=30'  
PROJECT #: 16001  
SHEET NUMBER:

**C2.0**