



SITE LOCATION MAP
N.T.S

MODIFICATION OF STANDARDS

1. The applicant respectfully requests a Modification of Standards for the Avenida of Cool Springs proposed development to exceed the 200' maximum length of an attached residential building per City of Franklin Zoning Ordinance, Section 5.3.5 Residential Development, 3, b, ii.

The front elevation, as viewed from Mallery Station Road, has a total building length of +/- 285'. The building has been shaped into (3) distinct pieces which are each well under 120' in length, including a welcoming centerpiece which functions as the main entry. Along the east and west sides the +/- 288' facade has been shaped into (2) distinct pieces which are each well under 150' in length, separated by secondary entry pieces. Additionally, the roof forms of each facade have been carefully treated so as to reinforce the separation of building masses, imbuing each piece with its own visual identity.

The design team feels that these architectural expressions are strong enough to break down the mass of the proposed 3-story building such that it meets the spirit of the ordinance - that is, to keep buildings from appearing overwhelming and uninviting.

VEHICULAR SERVICE GATE
EQUIPPED WITH
SIREN-OPERATED-SENSOR
CONTROLS AND A KNOX
BRAND KEY OVERRIDE
SWITCH. THE GATES WILL
OPEN TO THE FULL WIDTH
OF THE DRIVE AISLE.

FUTURE R.O.W. LINE
FUTURE SIDEWALK

DEFERRED PARKING AREAS AS PER CITY OF FRANKLIN
ZONING ORDINANCE SECTION 5.9.11 (4) "DEFERRED PARKING"

SITE DATA

PROJECT NAME: AVENIDA OF COOL SPRING
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 27.33
(SD-R 27.33)

CHARACTER OVERLAYS: BCCO-3
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE (GROSS): +/- 5.195 AC
SITE SQUARE FOOTAGE (GROSS): +/- 226,294 SF
PUD SITE ACREAGE (NET): +/- 4.926 AC
PUD SITE SQUARE FOOTAGE (NET): +/- 214,576 SF
R.O.W. DEDICATION: +/- 2547 AC
R.O.W. DEDICATION SQUARE FOOTAGE: +/- 11,098 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
PARKING RATIO PER CITY OF FRANKLIN ZONING ORDINANCE:
1.5 SPACES PER DWELLING UNIT = 213 PARKING SPACES

PROPOSED PARKING: 189 SPACES = 1.33 SPACES/DU
117: SURFACE PARKING
6: ACCESSIBLE PARKING
32: GUEST PARKING

DEFERRED PARKING REQUESTED:
15% OF REQUIRED SPACES = 33 SPACES

MIN. LANDSCAPE SURFACE RATIO: 0.20
LANDSCAPE SURFACE RATIO PROVIDED:
GROSS: 0.28
NET: 0.30

PARKLAND DEDICATION REQUIREMENT:
142 UNITS @ 106,200 SF:
FEES OF \$660,702.50 SHALL BE DUE AT THE FIRST
FINAL PLAT

MINIMUM OPEN SPACE, BASED UPON NET ACREAGE
REQUIRED: 15 PERCENT; +/- 31,644 SF
PROVIDED: 29 PERCENT; +/- 63,941 SF

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

INFORMAL OPEN SPACE:
REQUIRED: +/- 21,202 SF
PROVIDED: +/- 48,143 SF

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

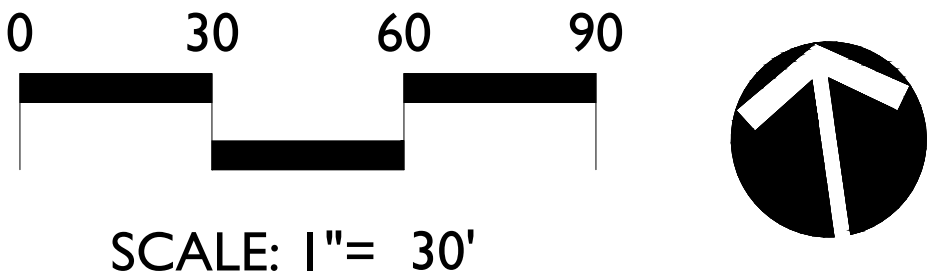
DEVELOPER:
AVENIDA PARTNERS
19700 FAIRCHILD ROAD
SUITE 170
IRVINE, CA 92612
CONTACT: ROBERT MAY
949.298.4540

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: CHRISTOPHER WOOD
615.719-1943
CHRIS@KISERVOGRIN.COM

SITE CONTEXT AND DESIGN DESCRIPTIONS

1. 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.
2. 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 that 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.
3. The proposed age restricted (55+ age) attached residential building located on this site will consist of a one (1) story garage structure with individual secured parking bays located along the northern property line. The one story garage structure will transition to a two (2) story rear facade of the residential building which will then transition to a typical three (3) story elevation for the remainder of the proposed building. Each facade will be architecturally 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. The building design will reflect elements of the Greek Revival architectural design style prevalent throughout the Franklin area.

CONCRETE PAVERS
CONCRETE SIDEWALK



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:
- Kenrose Elementary School = 6.3 miles away
- Woodland Middle School = 7.0 miles away
- 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 BMP's 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
63,941 SF
OPEN SPACE IN FUTURE
R.O.W. DEDICATION
11,098 SF

GROSS SITE OPEN SPACE = 75,521 SF
NET SITE OPEN SPACE = 63,941 SF

PHASING:
SITE TO BE DEVELOPED IN ONE PHASE

MINERAL RIGHTS:
MINERAL RIGHTS WILL BE HELD BY
OWNER

REVISIONS:
09-01-2016 : PER COF COMMENTS

DATE: 09.01.16
DESIGNED BY: DK
DRAWN BY: CBW
CHECKED BY: CBW
C.C. BY: O.C. BY
SCALE: 1"=30'
PROJECT #: 16001
SHEET NUMBER:

C2.0

AVENIDA OF COOL SPRINGS
PUD DEVELOPMENT PLAN RESUBMITTAL
OVERALL DEVELOPMENTAL PLAN
COF# 6191

Franklin, Williamson Co, TN



09.01.16

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

LORD
AECK
SARGENT

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