

LANDUSE PLAN COMPLANCE/ DESIGN CONCEPTS AND STANDARDS:

Ashcroft Valley is located in the Seward Hall Character Area, in special area three. The character of this area is defined as largely built out by single family residential homes on large lots. Several "significantly sized parcels" of vacant or agricultural land were identified as potential future development sites. The proposed development is one of the "significantly sized parcels" that now has public water and sewer available, which

- would allow it to be considered for development. 1. The existing uses within the Seward Hall Character Area 3 are predominantly single family detached homes on large lots. The existing neighborhood are located outside of the City of Franklin and were developed prior to public sewer being available.
- 2. The Land Use Plan for this special area states that there are "many areas that are environmentally sensitive." The proposed development plan preserves significant quantities of open space both as a buffer to adjoining uses as well as to protect environmentally sensitively areas. 3. The Land Use Plan states that new growth shall be encouraged only in areas where adequate pubic
- Ridgeway Drive to the North and is located along Carothers Road adjacent to Simmons Ridge to the South. Both are planned to be extended to this property. Water is provided by Millcrofton Utility District. 4. The Land Use Plan stipulates that smaller lots should not be located on the exterior of a proposed development adjacent to or across the street from larger lots of an exiting development. The proposed Plan provides single family home lots on lots comparable in size to adjoining uses and are separated from them by open space buffers. The proposed development transitions to smaller lots on the interior of the

water, sewer and streets are existing or planned. City of Franklin sewer is located along Highway 96 and

- development as permitted in The Land Use Plan. 5. The proposed development incorporates a number of open spaces that are proposed to be developed into active use spaces and will qualify as formal open space. 6. Preserved areas at the perimeter of the site will be developed with walking trails of varying degrees of difficulty for use by the residents and are proposed to extend to Warren Road for future linkage to green
- 7. This plan reflects the contemporary development patterns of the City of Franklin and is consistent with many similar neighborhoods that have occurred in proximity to County subdivisions built prior to public sewer availability as the City has annexed new areas for growth.

LOCAL COMPATIBILITY:

Ashcroft Valley is located in the SWCO-3 Character Area. The design standards permit conventional development forms with transitional features to minimize impact on the existing developed property. Single family detached homes are permitted within this character area at varying densities so long as the exterior perimeter of the development has transitional features such as comparable lot sizes or open space buffers.

The proposed plan incorporates the future connection to Warren Road as well as four other points of connection that will be beneficial to the City of Franklin as it continues to grow in this area. Alleys are proposed for the smallest lots to maintain a neater streetscape with limited curb cuts.

Ashcroft Valley is a single family detached residential subdivision which offers a variety of lot sizes and housing options, accessed from Murfreesboro Road through the Cross Creek Subdivision. Large estate lots and generous landscape buffers provide transition from the existing 1 acre lots of Ridgeway Drive and Cross Creek Subdivision to the tight knit neighborhood or Ashcroft Valley.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: SITE AREA: 226.01 AC OPEN SPACE ACREAGE REQUIRED: 33.90 AC FORMAL OPEN SPACE REQUIRED: 34% (11.53 AC) INFORMAL OPEN SPACE REQUIRED: 66% (22.37 AC)

PEN SPACE PROVIDED:					
	CLASSIFICATION	TYPE	AREA OF OPEN SPACE		
01	INFORMAL	GREEN BELT	1,086,703 SF		
02	INFORMAL	GREEN BELT	356,919 SF		
03	INFORMAL	GREEN BELT	1,781,272 SF		
04	INFORMAL	GREEN BELT	1,251,830 SF		
05	INFORMAL	GREEN BELT	139,078 SF		
06	INFORMAL	GREEN BELT	33,880 SF		
07	INFORMAL	GREEN BELT	90,602 SF		
01	FORMAL	ENTRY	117,895 SF		
02	FORMAL	PARK	25,543 SF		
03	FORMAL	PARK	8,084 SF		
04	FORMAL	ENTRY	24,746 SF		
05	FORMAL	PARK	13,589 SF		
06	FORMAL	PARK	18,975 SF		
07	FORMAL	PARK	97,824 SF		
80	FORMAL	PARK	22,185 SF		
09	FORMAL	PARK	10,423 SF		
10	FORMAL	PARK	10,362 SF		
11	FORMAL	PARK	12,663 SF		
12	FORMAL	PARK	66,017 SF		
13	FORMAL	PARK	28,129 SF		
14	FORMAL	PARK	9,876 SF		
15	FORMAL	PARK	27,958 SF		
16	FORMAL	PARK	9,976 SF		

NON-BUILDABLE LOTS:

53.921 SF

5,661,645 SF 3,043,325 SF 2,618,320 SF

329,599 SF

221,073 SF 169,300 SF

TREE PRESERVATION AREA

184.596 SF

TOTAL NON-BUILDABLE LOT AREA: 2.41 AC TOTAL OPEN SPACE PROVIDED: 120.57 AC (54%) TOTAL FORMAL OPEN SPACE PROVIDED: 11.75 ÁC TOTAL INFORMAL OPEN SPACE PROVIDED: 108.82 AC

130.675 SF

SITE DATA:

STATE:

CIVIL DISTRICT:

PROJECT NAME: PROJECT NUMBER: SUBDIVISION: LOT NUMBER: 1-376, 501-507, 601-616 1101 RIDGEWAY DRIVE, ADDRESS: MURFREESBORO ROAD COUNTY:

WILLIAMSON TENNESSEE MAP. GROUP. PARCEL NUMBERS: 089 05500 089 03000

089 04304 **EXISTING ZONING:** WILLIAMSON COUNTY

CITY OF FRANKLIN PROPOSED ZONING: SD-R (1.67) CHARACTER AREA OVERLAY: MECO-6 OTHER APPLICABLE OVERLAYS NONE APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL TOTAL ACREAGE: 226.01 AC TOTAL SQUARE FOOTAGE: 9,844,942.09 SF MINIMUM REQUIRED SETBACKS:

FRONT YARD: REAR YARD: SIDE YARD: APPLICANT: ADDRESS

OFFICE PHONE **EMAIL ADDRESS** BUILDING SQUARE FOOTAGE:

BUILDING HEIGHT: LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE SURFACE RATIO: MINIMUM PARKING REQUIREMENT: MAXIMUM PARKING LIMIT: **EXISTING PARKING:** RESIDENTIAL DENSITY: TREE CANOPY: PARKLAND DEDICATION:

OPEN SPACE: OVERALL DENSITY:

NET DENSITY (MINUS ROW): NET DENSITY (MINUS ROW AND STREAM BUFFERS): NUMBER OF RESIDENTIAL UNITS BY USE TYPE:

NONRESIDENTIAL SQUARE FOOTAGE: TOTAL ACREAGE BY USE, ENTIRE SITE:

TOTAL ACREAGE BY USE, PER SECTION:

ASHCROFT VALLEY PUD SUBDIVISON 14TH CIVIL DISTRICT 079 MB 002800 079 MB 002900 089 03001 089 04302 089 04303 NC (079079 MB 002800, 079 MB 002900)

MGA-1 (079 05500, 089 04302, 089 04303 089. 04304)

Drawing Notes:

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

Date: JUNE 10, 2016

R-1 (089 03000, 089 03001) SEE LOT DIAGRAMS - SHEET C2.3

ARE ESTABLISHED AS PART OF THE P.U.D. GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064

2 STORY 0.30 2 SPACES PER SINGLE FAMILY HOME

1.67 DUA 151.05 AC, 66.8 % OF EXISTING SITE FEE IN LIEU (246,600 SF) 35 HOMES @ 1200 SF/HOME = 42,000 SF 339 HOMES@ 600SF/HOME = 204,600 SF 33.90 AC (15%) TOTAL REQUIRED 11.53 AC FORMAL REQ.

376 SINGLE FAMILY HOMES 40' LOTS: 50' LOTS: 60'-70' LOTS: 90' LOTS: ESTATE: 89.7 AC RESIDENTIAL

> 2.41 AC NON-BUILDABLE LOTS SECTION 1 10.8 AC RESIDENTIAL (44 UNITS) 9.7 AC OPEN SPACE

> 7.2 AC OPEN SPACE SECTION 3 5.2 AC RESIDENTIAL (36 UNITS) 2.9 AC OPEN SPACE SECTION 4

SECTION 5 13.3 AC RESIDENTIAL (72 UNITS) 9.1 AC OPEN SPACE SECTION 6 9.4 AC RESIDENTIAL (37 UNITS) 36.3 AC OPEN SPACE

SECTION 7 20.5 AC RESIDENTIAL (48 UNITS) 22.8.3 AC OPEN SPACE SECTION 8

376 X 350 GPD = 131,600 GPD

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES: NOT AVAILABLE

AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF ASHCROFT VALLEY IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD. THE NORTHERN PORTION OF THE ASHCROFT VALLEY PUD WILL BE A GATED SECLUDED NEIGHBORHOOD OF 70 HOMES WITH PRIVATELY MAINTAINED STREETS. THIS NEIGHBORHOOD WILL HAVE AN EMERGENCY CONNECTION TO THE SOUTHERN PORTION OF ASHCROFT VALLEY.

THE SOUTHERN PORTION OF ASHCROFT VALLEY WILL HAVE CONNECTIONS TO SOUTH

CAROTHERS ROAD. THE PORTION OF SOUTH CAROTHERS WHICH CURRENTLY HAS A HARD 90 DEGREE BEND WILL BE RECONSTRUCTED INTO A 4-WAY INTERSECTION COMPLIANT WITH THE FUTURE ROAD CONNECTIONS ARE PROVIDED AT FOUR POINTS ALONG THE PERIMETER OF THE

STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

RECREATIONAL FACILITIES:

RESTRICTIVE COVENANTS:

RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS. THE HOA WILL MAINTAIN ALL STREETS AND SIDEWALKS WITHIN THE GATED NEIGHBORHOOD WHERE THE STREETS WILL BE PRIVATE.

STATEMENT OF IMPACTS:

WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.

STREET NETWORK:

CITY OF FRANKLIN STREET STANDARDS. PROPERTY FOR FUTURE CONNECTIVITY TO FUTURE DEVELOPMENT. A FULL TRAFFIC IMPACT

DRAINAGE FACILITIES: THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS

POLICE AND FIRE DEPT: FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE

COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

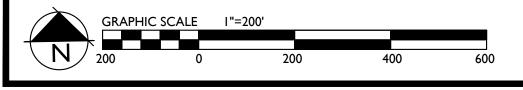
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION: 376 HOMES X .64 STUDENTS = 238 PROJECTED STUDENTS

REFUSE COLLECTION: PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF

COF 6189



MINIMUM SETBACKS

615.975.5765 greggamble209@gmail.com GREG GAMBLE

22.37 AC INFORMAL REQ. 1.67 UNITS/AC 1.90 UNITS/AC 2.03 UNITS/AC

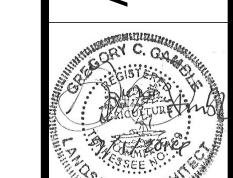
120.57 AC OPEN SPACE

14.6 AC RESIDENTIAL (84 UNITS)

8.0 AC RESIDENTIAL (33 UNITS) 4.5 AC OPEN SPACE

7.9 AC RESIDENTIAL (22 UNITS)

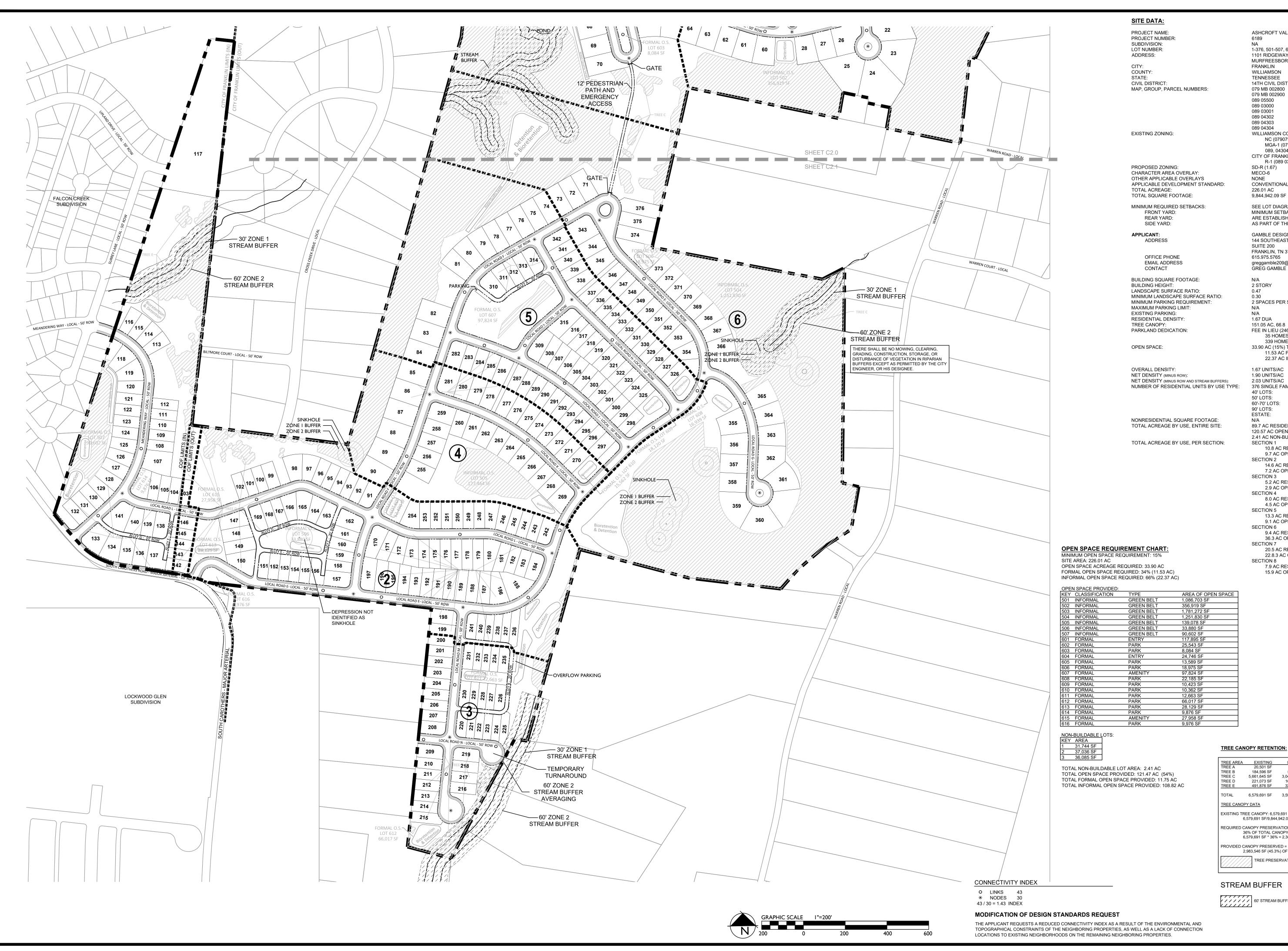
15.9 AC OPEN SPACE



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GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TENNESSEE 37064 GREG GAMBLE greggamble209@gmail.com 615.975.5765

DEVELOPEMENT PLAN



ASHCROFT VALLEY PUD SUBDIVISON

1-376, 501-507, 601-616

1101 RIDGEWAY DRIVE MURFREESBORO ROAD

14TH CIVIL DISTRICT

WILLIAMSON COUNTY

CITY OF FRANKLIN

SD-R (1.67)

226.01 AC

SUITE 200

2 STORY

0.30

615.975.5765

GREG GAMBLE

9,844,942.09 SF

MINIMUM SETBACKS

AS PART OF THE P.U.D.

144 SOUTHEAST PARKWAY

greggamble209@gmail.com

ARE ESTABLISHED

FRANKLIN, TN 37064

MECO-6

NONE CONVENTIONAL

NC (079079 MB 002800, 079 MB 002900) MGA-1 (079 05500, 089 04302, 089 04303

R-1 (089 03000, 089 03001)

SEE LOT DIAGRAMS - SHEET C2.3

GAMBLE DESIGN COLLABORATIVE

FRANKLIN

089 03001 089 04302 089 04303 089 04304

WILLIAMSON

TENNESSEE

079 MB 002800 079 MB 002900 089 05500 089 03000

TREE AREA	EXISTING	REMOVED	RETAINED	
TREE A	20,501 SF	0 SF	20,501 SF	
TREE B	184,596 SF	53,921 SF	130,675 SF	
TREE C	5,661,645 SF	3,043,325 SF	2,618,320 SF	
TREE D	221,073 SF	169,300 SF	51,773 SF	
TREE E	491,876 SF	329,599 SF	162,277 SF	
TOTAL	6,579,691 SF	3,596,145 SF	2,983,546 SF	
TREE CANOPY DATA				
EXISTING TREE CANOPY: 6,579,691 SF 6,579,691 SF/9,844,942.09 SF = .668 (66.8%) OF TOTAL S				
REQUIRED CANOPY PRESERVATION =				
36% OF TOTAL CANOPY				
6,579,691 SF * 36% = 2,368,689 SF				
PROVIDED CANOPY PRESERVED = 2,983,546 SF (45.3%) OF TOTAL EXISTING CANOPY				
TREE PRESERVATION AREA				

STREAM BUFFER

60' STREAM BUFFER

COF 6189

Drawing Notes:

DESIGN COLLABORATIVE DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE Date: JUNE 10, 2016

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DEVELOPEMENT