

REZONING REQUEST

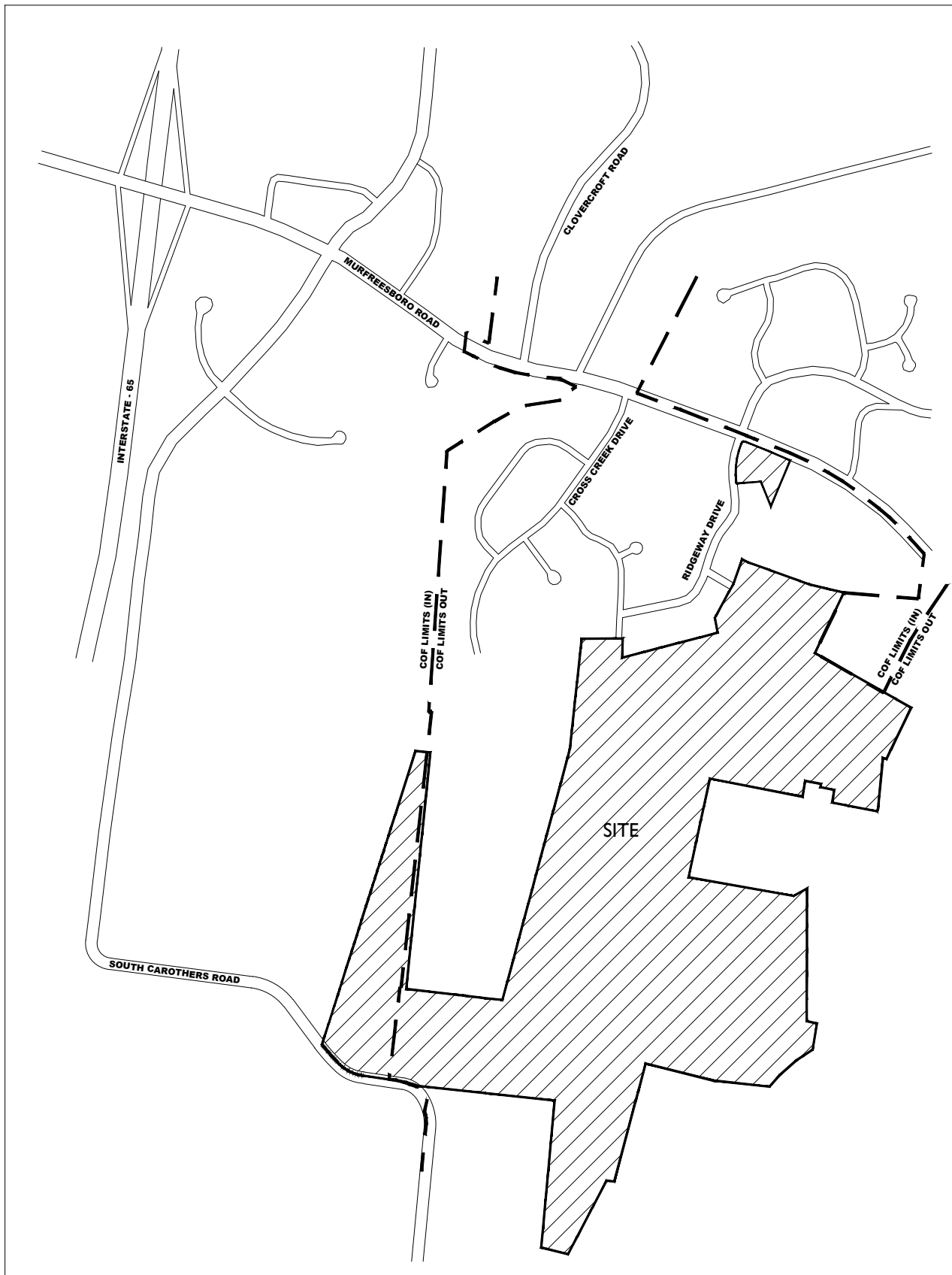
ASHCROFT VALLEY PUD SUBDIVISION

COF # 6188

MAP 89, PARCEL 55.00
MAP 79M B, PARCEL 28.00
MAP 79M B, PARCEL 29.00
MAP 089, PARCEL 30.00
MAP 089, PARCEL 30.01
MAP 089, PARCEL 43.02
MAP 089, PARCEL 43.03
MAP 089, PARCEL 43.04
FRANKLIN, TENNESSEE
CIVIL DISTRICT 14

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 NEIGHBORHOOD CONTEXT PLAN
- C 1.1 NEIGHBORHOOD CONTEXT PLAN
- C 1.2 OVERALL EXISTING CONDITIONS PLAN
- C 1.3 OVERALL EXISTING CONDITIONS PLAN



OWNER: 089 05500
ESTATE OF MARY ETTA ADAMS
32 COLONEL WINSTEAD DRIVE
BRENTWOOD, TN 37027
JOHN E. ADAMS, JR EXECUTOR
(615) 377-3219

OWNER: 079 MB 002800
GLENN R. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 079 MB 002900
ROB G. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 089 03000
JEAN MARIE GILES GLASS
4340 S CAROTHERS ROAD
FRANKLIN, TN 37064

OWNER: 089 03001
GLASS HARRY GREGORY
4338 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04302
PEDEN RALPH H. JR
4348 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04303
WATKINS PATTIE SUE
4344 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04304
DURWIN GEORGE V
4350 S CAROTHERS RD
FRANKLIN, TN 37064

APPLICANT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambie209@gmail.com
GREG GAMBLE

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615.300.8496
kevin@landsolutionsco.net
KEVIN ESTES

NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION
PROVIDED BY CITY OF FRANKLIN G.I.S.



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggambie209@gmail.com



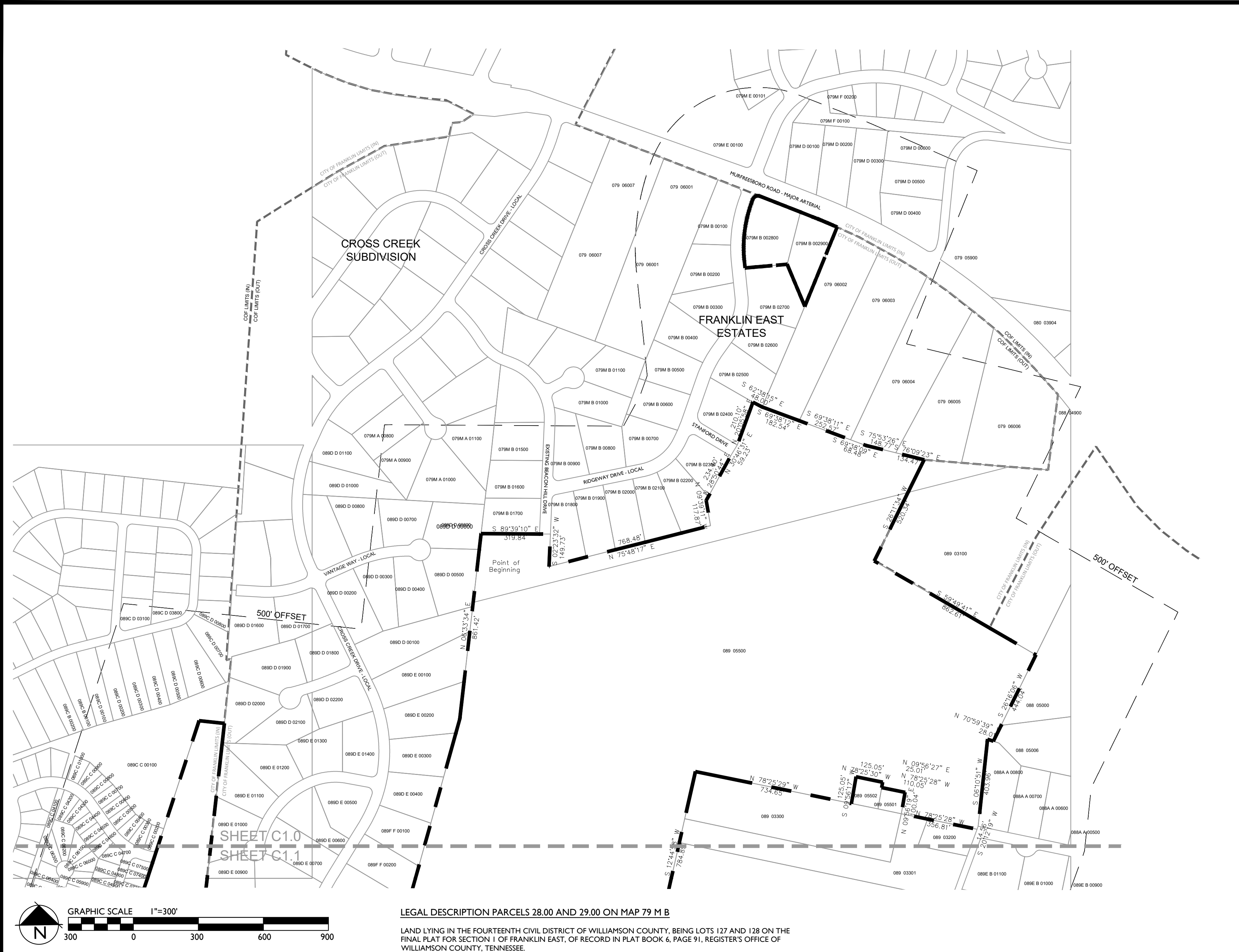
REZONING REQUEST

ASHCROFT VALLEY PUD SUBDIVISION

COF # 6188
FRANKLIN, TENNESSEE

SITE DATA:	
PROJECT NAME:	ASHCROFT VALLEY REZONING REQUEST
PROJECT NUMBER:	6188
SUBDIVISION:	NA
LOT NUMBER:	1-376, 501-507, 601-616
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 002800 079 MB 002900 089 05500 089 03000 089 03001 089 04302 089 04303 089 04304
EXISTING ZONING:	WILLIAMSON COUNTY: NC (079079 MB 002800, 079 MB 002900) MGA-1 (079 05500, 089 04302, 089 04303, 089, 04304) CITY OF FRANKLIN R-1 (089 03000, 089 03001) SD-R (1.67)
PROPOSED ZONING:	MECO-6
CHARACTER AREA OVERLAY:	NONE
OTHER APPLICABLE OVERLAYS:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	226.01 AC
TOTAL ACREAGE:	9,844,942.09 SF
TOTAL SQUARE FOOTAGE:	

PRE-APPLICATION SUBMITTAL	JUNE 10, 2016
INITIAL SUBMITTAL	JULY 11, 2016
RESUBMITTAL	AUGUST 4, 2016
RESUBMITTAL	SEPTEMBER 1, 2016
REVISION	-



LEGAL DESCRIPTION PARCELS 28.00 AND 29.00 ON MAP 79 M B

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

LEGAL DESCRIPTION PARCELS 30.00, 30.01, 43.02, 43.03, 43.04, AND 55.00 ON MAP 89

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, JEAN MARIE GILES GLASS, OF RECORD IN DEED BOOK 6526, PAGE 568, R.O.W.C., TN, HARRY GREGORY GLASS, OF RECORD IN DEED BOOK 4156, PAGE 670, R.O.W.C., TN, RALPH H. PEDEN, JR., OF RECORD IN DEED BOOK 4590, PAGE 436, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1200 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD; THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 18 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 2,397.47 FEET TO A POINT; THENCE SOUTH 83 DEGREES 50 MINUTES 54 SECONDS EAST, A DISTANCE OF 117.23 FEET TO A POINT; THENCE SOUTH 06 DEGREES 20 MINUTES 18 SECONDS WEST, A DISTANCE OF 1,850.41 FEET TO A POINT; THENCE SOUTH 82 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 753.05 FEET TO A POINT; THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT; THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT; THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT; THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT; THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT; THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT; THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT; THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT; THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT; THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT; THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT; THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT; THENCE NORTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT; THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 280.01 FEET TO A POINT; THENCE SOUTH 06 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 403.96 FEET TO A POINT; THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT; THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT; THENCE NORTH 09 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT; THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT; THENCE NORTH 09 DEGREES 54 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT; THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 54 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT; THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT; THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT; THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT; THENCE NORTH 62 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT; THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT; THENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT; THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT; THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT; THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT; THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT; THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT; THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 540.96 FEET TO A POINT; THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT; THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT; THENCE SOUTH 82 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT; THENCE NORTH 28 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.50 FEET TO A POINT; THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT; THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD; THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 97.37 FEET TO A POINT; THENCE NORTH 81 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 342.75 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 38 DEGREES 34 MINUTES 48 SECONDS, A RADIUS OF 332.15 FEET, A TANGENT OF 116.25 FEET, AN ARC LENGTH OF 223.65 FEET, A CHORD BEARING OF NORTH 61 DEGREES 58 MINUTES 32 SECONDS WEST, AND A CHORD LENGTH OF 219.45 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 94 DEGREES 21 MINUTES 00 SECONDS, A RADIUS OF 2,458.63 FEET, A TANGENT OF 93.38 FEET, AN ARC LENGTH OF 186.47 FEET, A CHORD BEARING OF NORTH 40 DEGREES 36 MINUTES 59 SECONDS WEST, AND A CHORD LENGTH OF 186.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9,726.7712 SQUARE FEET OR 223.296 ACRES.

500' NEIGHBORS LIST:

PARCEL ID	OWNER ADDRESS	OWNER	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV STANDARD
1 089F-A01400	310 CROOKED OAK CT	AHR I TN LLC	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
2 089F-A03100	1066 MEANDERING WAY	AMH 2014-3 BORROWER LLC	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
3 089F-A03900	2339 SURREY LN	AHR I TN LLC	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
4 089C-C05000	2306 SURREY LN	CAFFYN-PARSONS RYAN R	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
5 089F-A03000	1064 MEANDERING WAY	CAFFYN-PARSONS RYAN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
6 089-05500	MURFREESBORO RD	ADAMS JAMES E JR	Brentwood	TN	37027	MGA-1	SWCO-3	Vacant	Conventional
7 089C-C00200	2073 UPLAND DR	RIDINGS DANIEL SCOTT	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
8 089C-C07300	2305 SURREY LN	RIDINGS DAN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
9 089F-A02600	305 CROOKED OAK CT	CONROY PATRICK	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
10 089C-C07500	2301 SURREY LN	CAFFYN-PARSONS CHRISTOPHER	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
11 089C-C06500	511 CLOVER LEAF LN	ELIZER CHRISTOPHER DILON	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
12 079-05900	4100 MURFREESBORO RD	FOUNTAINS OF FRANKLIN LLC	Franklin	TN	37064	SD-X	SWCO-3	Multi-Family	Conventional
13 079-06003	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
14 079-06004	4091 MURFREESBORO RD	FRENZEL GERALD CHARLES JR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
15 079-06005	4095 MURFREESBORO RD	GOOD WALTER EARLE SR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
16 079M-A00900	109 HOLLOW CT	KEENAN COLUM	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
17 079M-A01000	113 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
18 079M-A01100	115 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
19 079M-B00200	1104 RIDGEWAY DR	PEIFFER LEONARD M	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
20 079M-B00300	1108 RIDGEWAY DR	BRADSHAW ANTHONY W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
21 079M-B00500	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
22 079M-B00600	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
23 079M-B00700	1200 RIDGEWAY DR	O'CONNELL PHILIP	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
24 079M-B00800	1206 RIDGEWAY DR	RHEA KATHRYN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
25 079M-B00900	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
26 079M-B01500	2001 BEACON HILL DR	WILLIS WADE A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
27 079M-B01600	1995 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
28 079M-B01700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
29 079M-B01800	1211 RIDGEWAY DR	SUNGERLAND RUTH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
30 079M-B01900	1209 RIDGEWAY DR	BRITTAIN THOMAS DAVID	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
31 079M-B02000	1207 RIDGEWAY DR	SHOEMAKE JULIUS S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
32 079M-B02100	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
33 079M-B02200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
34 079M-B02300	1101 STANFORD DR	BURNS WILLIAM C JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
35 079M-B02400	1115 RIDGEWAY DR	MOEHLE MARK A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
36 079M-B02500	1111 RIDGEWAY DR	RICH DALE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
37 079M-B02600	1109 RIDGEWAY DR	BUSELMER NORMAN T III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
38 079M-B02700	1105 RIDGEWAY DR	GOERTZEN LAURIE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
39 079M-B02800	1101 RIDGEWAY DR	ADAMS R GLENN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
40 079M-B02900	MURFREESBORO RD	ADAMS ROB G	Franklin	TN	37067	NC	SWCO-3	Vacant	Conventional
41 079M-D00100	4068 MURFREESBORO RD	BETTS CHRISTOPHER E	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
42 079M-D00200	4072 MURFREESBORO RD	SALAZAR MARY ELLEN	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
43 079M-D00300	4076 MURFREESBORO RD	BOZEWAH H ANDREW	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
44 079M-D00400	107 CHESTER STEPHENS CT	CAVENDER DAVID O	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
45 079M-D00500	111 CHESTER STEPHENS CT	MCQUIRE W GARY AND JANE M REV TRUST	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
46 079M-D00600	115 CHESTER STEPHENS CT	TAYLOR ROBERT P AND JAN J TAYLOR REV TRUST	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
47 079M-E00101	205 SPRINGHOUSE CIR	AWAD GEORGE	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
48 079M-F00200	102 CHESTER STEPHENS RD	BERREY THOMAS S	Franklin	TN	37067	R-1 (COF)	SWCO-2	Residential	Either
49 088-04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067	MGA-1	SWCO-2	Residential	Either
50 088-05000	1980 CEDAR MONT DR	MIZELL TROY A	Thompson Station	TN	37179	MGA-1	SWCO-3	Est. Residential	Conventional
51 088-05001	4119 MURFREESBORO RD	CHURCH ST DUNSTANS EPISCOPAL	Franklin	TN	37213	MGA-1	SWCO-2	Residential	Either
52 088-05002	1972 CEDAR MONT DR	MIZELL TROY A	Franklin	TN	37067	MGA-1	SWCO-2	Residential	Either
53 088-05005	1982 CEDAR MONT DR	SLAUGHTER JAMES C	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
54 088-05007	MURFREESBORO RD	CEMETERY HOLY CROSS-MARSHALL	Franklin	TN	37067	MGA-1	SWCO-3	Cmc	Conventional
55 088-05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067	MGA-1	SWCO-3	Cmc	Conventional
56 088A-A00500	4209 WARREN RD	POMEROY DAVE GLENN JR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
57 088A-A00600	4211 WARREN RD	DOSUNMU BASIL OLUWAJIDE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
58 088A-A00700	4213 WARREN RD	PORTER JERRI L	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
59 088A-A00800	4215 WARREN RD	ROBERTS HALL M	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
60 089-03000	4340 S CAROTHERS RD	GLASS JEAN MARIE GILES	Franklin	TN	37067	R-1 (COF)	MECO-6	Agriculture	Conventional
61 089-03001	4338 S CAROTHERS RD	GLASS HARRY GREGORY	Franklin	TN	37067	R-1 (COF)	MECO-6	Residential	Conventional
62 089-03100	4113 MURFREESBORO RD	MIZELL TROY A	Thompson Station	TN	37179	MGA-1	SWCO-3	Est. Residential	Conventional
63 089-03200	4217 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
64 089-03300	4221 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
65 089-03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
66 089-03500	4269 WARREN RD	KING WILLIAM ROBERT	Franklin	TN	37067	MGA-1	SWCO-3	Agriculture	Conventional
67 089-03501	4240 WARREN RD	HUMPHREY ROALD	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
68 089-03502	4244 WARREN RD	OFMAN LEE	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
69 089-03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
70 089-03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
71 089-03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
72 089-03506	4260 WARREN RD	DESANTIS DEREK T	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
73 089-03507	4264 WARREN RD	HOOD JONATHAN S	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
74 089-03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
75 089-03509	4272 WARREN RD	GREGUS JOSEPH A	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
76 089-03600	4279 WARREN RD	HOOD JAMES ROBERT	Franklin	TN	37067	MGA-1	SWCO-3	Agriculture	Conventional
77 089-03602	4261 WARREN RD	PEREZ ANDRES	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
78 089-03607	4287 WARREN RD	HOOD JAMES ROBERT JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
79 089-03608	4283 WARREN RD	MOORE JERRY ADDISON JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
80 089-03700	4408 S CAROTHERS RD	SIMMONS RIDGE JOINT VENTURE	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
81 089-03800	4378 S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37067	MGA-1	SWCO-3	Open Space	Conventional
82 089-03901	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064	MGA-1	SWCO-3	Vacant	Conventional
83 089-04000	4372 S CAROTHERS RD	RIEDEL BERNHARD	Franklin	TN	37064	MGA-1	SWCO-3	Residential	Conventional
84 089-04000	4364 S CAROTHERS RD	HEITHCOCK JAMES G	Franklin	TN	37064	MGA-1	SWCO-3	Mixed-Use	Conventional
85 089-04200	4352 S CAROTHERS RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
86 089-04301	S CAROTHERS RD	LOCKWOOD DEXTER	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
87 089-04302	4348 S CAROTHERS RD	PEDEN RALPH H JR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
88 089-04303	4344 S CAROTHERS RD	WATKINS PATTI SUE	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
89 089-04304	4350 S CAROTHERS RD	DURNIN GEORGE V	Franklin	TN	37064	MGA-1	SWCO-3	Agriculture	Conventional
90 089-04400	4341 S CAROTHERS RD	RUSSELL ROBERT	Franklin	TN	37067	ER	MECO-6	Agriculture	Conventional
91 089-04401	4335 S CAROTHERS RD	STRAIN COLLIE	Franklin	TN	37067	ER	MECO-6	Vacant	Conventional
92 089-05501	WARREN RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SWCO-3	Utilities	Conventional
93 089-05502	MURFREESBORO RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SWCO-3	Utilities	Conventional
94 089-06000	277 DANDRIDGE DR	PERKINS LUGER DAVID	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
95 089-06002	73 DANDRIDGE DR	RINKER JOHN R	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
96 089C-C01000	UPLAND DR	FIRST TN BANK NATIONAL ASSOC	Franklin	TN	37067	R-3 (COF)	MECO-6	Open Space	Conventional
97 089C-C03000	2071 UPLAND DR	HENCHY PATRICK J	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
98 089C-C04000	2069 UPLAND DR	POWELL MELISSA B	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
99 089C-C05000	2067 UPLAND DR	WHITER MEAKA R	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
100 089C-C06000	2065 UPLAND DR	WALSH DONNA S	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
101 089C-C07000	2063 UPLAND DR	RADDER MARK A	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
102 089C-C08000	2061 UPLAND DR	YOUNG REV LIVING TRUST	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
103 089C-C09000	2059 UPLAND DR	BALDING JONATHAN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
104 089C-C01000	2057 UPLAND DR	CLAXTON LIA	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
105 089C-C02000	UPLAND DR	FIRST TN BANK NATIONAL ASSOC	Franklin	TN	37067	R-3 (COF)	MECO-6	Open Space	Conventional
106 089C-C04000	2044 UPLAND DR	WALACE JENNIFER J	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
107 089C-C04000	2046 UPLAND DR	SANCHEZ TIFANY	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
108 089C-C04000	2048 UPLAND DR	HUNTER KAREN L	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
109 089C-C04500	2050 UPLAND DR	BRATTON DAVID A	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
110 089C-C04600	2052 UPLAND DR	HOOD JAMES P	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
111 089C-C04700	2300 SURREY LN	CHERRY SAUNDRA	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
112 089C-C04800	2302 SURREY LN	FRASURE DOUGLAS	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
113 089C-C04900	2304 SURREY LN	HERRON LACY	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
114 089C-C05100	2308 SURREY LN	JONES ANDREW J JR	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
115 089C-C05200	2310 SURREY LN	STOVAL DAVID W	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
116 089C-C05300	2312 SURREY LN	JAMES RONALD D	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
117 089C-C05400	2314 SURREY LN	HARRIS DANIEL V	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
118 089C-C05500	502 CLOVER LEAF LN	WOODING MATTIE E	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
119 089C-C05600	504 CLOVER LEAF LN	GIESIN JAMES W	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
120 089C-C05700	506 CLOVER LEAF LN	COWMAN MATTHEW T	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
121 089C-C05800	508 CLOVER LEAF LN	SPIRGAL STEPHEN P	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
122 089C-C05900	510 CLOVER LEAF LN	MORRIS STEVE E JR	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
123 089C-C06000									

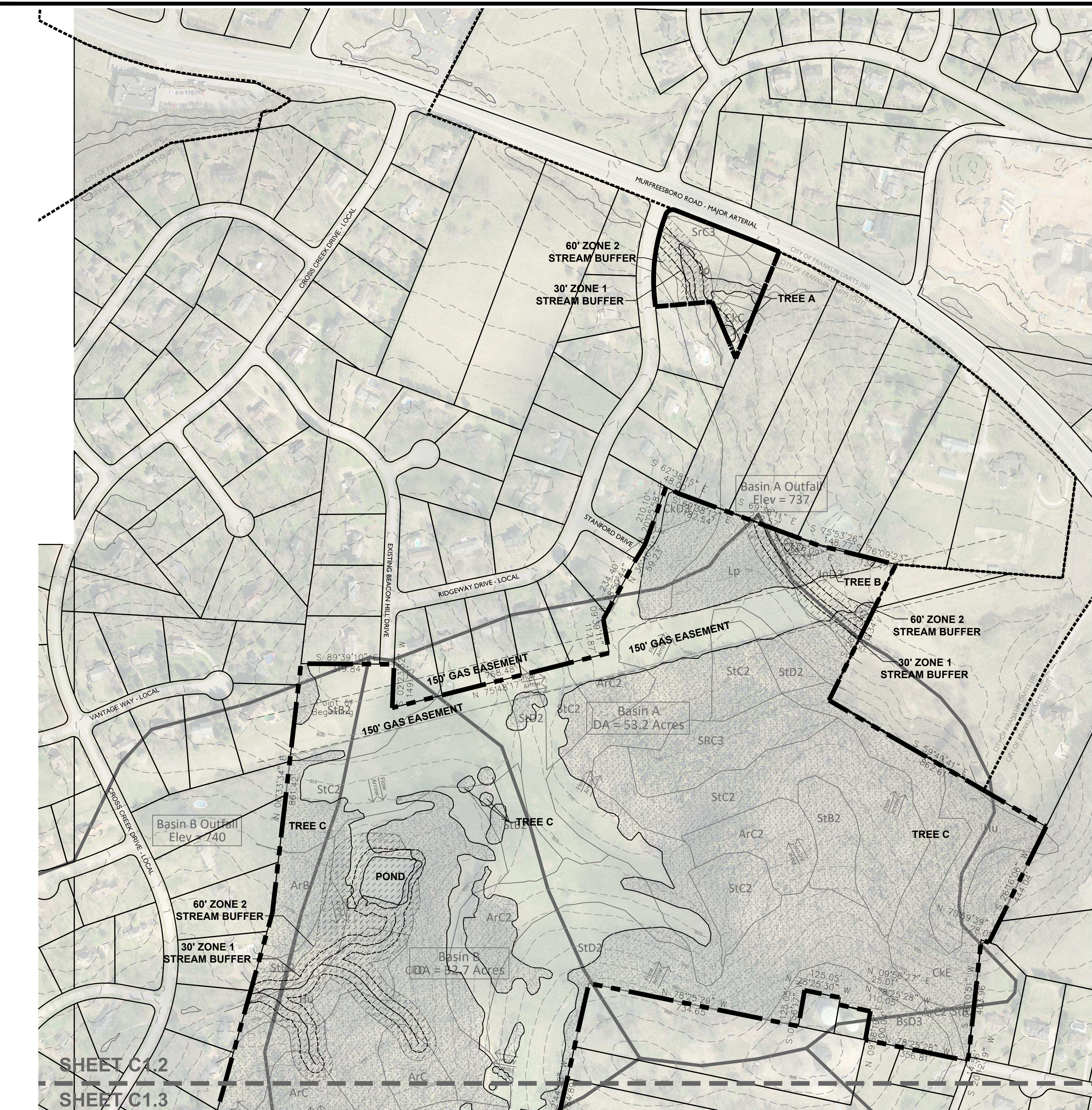


NOTES:

1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY

138	089C-D00400	283 DANDRIDGE DR	ROLAND ROBERT LEE	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
139	089C-D00500	297 DANDRIDGE DR	CURLEE SUSAN M	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
140	089C-D00600	301 DANDRIDGE DR	OLSEN KAREN	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
141	089C-D00700	385 DANDRIDGE DR	LELUTTI THOMAS	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
142	089C-D00800	395 DANDRIDGE DR	KECK LEROY A	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
143	089C-D03100	600 MCGEECHY LN	BOOKER CHARLES	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
144	089C-D03800	284 DANDRIDGE DR	MILLER DAVID C	Franklin	TN	37067	R-2 (COF)	MECO-6	Residential	Conventional
145	089D-D00100	1149 GROSS CREEK DR	CRANSTON WALTER KEITH	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
146	089D-D00200	215 VANTAGE WAY	CHRISTOFFERSEN B MICHON	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
147	089D-D00300	203 VANTAGE WAY	MURPHY JOHN L	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
148	089D-D00400	205 VANTAGE WAY	WELM MICHAEL P	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
149	089D-D00500	201 VANTAGE WAY	RACHS TIFFANY A	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
150	089D-D00600	200 VANTAGE WAY	JORDAN MARGARET	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
151	089D-D00700	204 VANTAGE WAY	JOHNSON VAL	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
152	089D-D00800	205 VANTAGE WAY	BEASLEY EVERETT L JR	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
153	089D-D01000	1137 CROSS CREEK DR	HASSLER MICHAEL C	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
154	089D-D01100	1133 CROSS CREEK DR	OKERSON C ALBERT	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
155	089D-D01600	221 VANTAGE WAY	HOOS RICHARD T	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
156	089D-D02000	1148 GROSS CREEK DR	STURANCE TODD	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
157	089D-D02100	300 RIDGETOP CT	CHESER CARROLL MC	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
158	089D-D01900	304 RIDGETOP CT	NABER CLIFFORD A	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
159	089D-D02000	308 RIDGETOP CT	WINDHAM FORREST GREGORY	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
160	089D-D02100	305 RIDGETOP CT	GILLHES EILEEN S	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
161	089D-D02200	301 RIDGETOP CT	HILL SARAH	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
162	089D-E00100	1153 CROSS CREEK DR	BRADLEY MIKE T	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
163	089D-E00200	1157 CROSS CREEK DR	GLEASON ALAN R	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
164	089D-E00300	1159 CROSS CREEK DR	YOUNG CLAYTON S	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
165	089D-E00400	1163 CROSS CREEK DR	MINCHEW ALAN B	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
166	089D-E00500	1162 CROSS CREEK DR	PRUITT TIMOTHY A	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
167	089D-E00600	405 CROSS CREEK CT	LEE STEVEN H	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
168	089D-E00700	409 CROSS CREEK CT	EVANS MICHAEL D	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
169	089D-E00800	1174 CROSS CREEK DR	WOOD CHARLES A JR	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
170	089D-E00900	416 CROSS CREEK CT	MADDUX RICHARD D	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
171	089D-E01000	414 CROSS CREEK CT	WILSON BRADLEY P	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
172	089D-E01100	412 CROSS CREEK CT	PATRICK JOSEPH M	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
173	089D-E01200	405 CROSS CREEK CT	SON BRENT A	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
174	089D-E01300	404 CROSS CREEK CT	JOHNSON DAVID E	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
175	089D-E01400	400 CROSS CREEK CT	DONAHUE JOHN JR	Concord	MS	37420	NC	SWO-C3	Residential	Conventional
176	089E-A00100	4239 WARREN RD	HENSON HEATHER	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
177	089E-A00200	4233 WARREN RD	REINFRID DANIEL	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
178	089E-A00300	4237 WARREN RD	MOORE JOE H	Franklin	TN	37068	MGA-1	SWO-C3	Residential	Conventional
179	089E-A00400	4241 WARREN RD	EBB DANIEL KENT	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
180	089E-A00500	4245 WARREN RD	KUEKER MICHAEL	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
181	089E-A00600	4249 WARREN RD	ALLINSON JOHN E	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
182	089E-A00700	4253 WARREN RD	THOMPSON TIMOTHY W	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
183	089E-A00800	4257 WARREN RD	ROWE CLAUDIA	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
184	089E-A00900	WARREN RD	VALLEY VEV DEV INC	Franklin	TN	37064	MGA-1	SWO-C3	Vacant	Conventional
185	089E-A01000	4259 WARREN RD	COGHLAN PATRICK W	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
186	089E-B00100	4201 WARREN CT	KRENGEL NORMAN K	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
187	089E-B00600	4210 WARREN CT	EDGE SAMUEL S	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
188	089E-B00700	4236 WARREN CT	DOWD ROBERT LEE	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
189	089E-B00800	4202 WARREN CT	REEVES TAMI L	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
190	089E-B00900	4220 WARREN RD	CARLAND ROBERT MORGAN	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
191	089E-B01000	4218 WARREN RD	CAMERON JAMES	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
192	089E-B01100	4216 WARREN RD	NEWMAN ANDREW J	Franklin	TN	37067	MGA-1	SWO-C3	Residential	Conventional
193	089E-A00300	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	Franklin	TN	37067	R-3 (COF)	MECO-8	Open Space	Conventional
194	089E-A01000	304 CROOKED OAK CT	GREER WILLIAM P	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
195	089E-A01100	304 CROOKED OAK CT	SCAMPSHIRE JACOB	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
196	089E-A01200	308 CROOKED OAK CT	ROE MITCHELL GREGG	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
197	089E-A01300	308 CROOKED OAK CT	NANCE MATTHEW	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
198	089E-A01600	314 CROOKED OAK CT	NIL CLYDE M	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
199	089E-A01700	316 CROOKED OAK CT	KAGER GREGG Z	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
200	089E-A01800	316 CROOKED OAK CT	SCHENSTER DEBORAH EVANS	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
201	089E-A01900	320 CROOKED OAK CT	GAIST JAN Z	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
202	089E-A02000	317 CROOKED OAK CT	ZIMMERMAN PHILP M	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
203	089E-A02100	315 CROOKED OAK CT	FLAGG CRAIG F	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
204	089E-A02200	313 CROOKED OAK CT	WILK LESTER H	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
205	089E-A02300	311 CROOKED OAK CT	MOSE AMY B	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
206	089E-A02400	309 CROOKED OAK CT	HOSFELD HAROLD DEAN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
207	089E-A02500	307 CROOKED OAK CT	MARTIN MARY LOU	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
208	089E-A02700	303 CROOKED OAK CT	YOUNG RUSSELL	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
209	089E-A02800	301 CROOKED OAK CT	PARKS SUSAN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
210	089E-A02900	1062 MEANDERING WAY	BROWN AARON L	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
211	089E-A03200	1098 MEANDERING WAY	CLARAMITARO JORDAN L	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
212	089E-A03300	1070 MEANDERING WAY	DUFRECHOUD SCOTT J	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
213	089E-A03400	2330 SURREY LN	ARAUJO FRANK JR	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
214	089E-A03500	2332 SURREY LN	RAJAN DANIEL R	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
215	089E-A03600	2334 SURREY LN	LAYMAN ROGER W	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
216	089E-A03700	2336 SURREY LN	DAUD ALDREY	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
217	089E-A03800	2338 SURREY LN	SEEVERS MICHAEL E	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
218	089E-A04000	2337 SURREY LN	ELSWICK ROBERT A	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
219	089E-A04100	2335 SURREY LN	COBB REBECCA DAWN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
220	089E-A04200	2333 SURREY LN	MUSICAL DON	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
221	089E-A04300	2331 SURREY LN	PAIVA LUKE D	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
222	089E-A04400	2329 SURREY LN	BIES MICHAEL C	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
223	089E-A04500	2323 SURREY LN	WHITE RONALD L	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
224	089E-A04700	2319 SURREY LN	SHELTON CHARLES V	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
225	089E-A04900	2317 SURREY LN	JALESANDRO FRED J	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
226	089E-A04900	2315 SURREY LN	CHESSMAN CHRISTINE M TR	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
227	089E-A05100	3009 BENT TREE RD	TUTT RONALD	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
228	089E-A05200	3007 BENT TREE RD	AHM BYUNG PIL	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
229	089E-A05300	503 CLOVER LEAF LN	ODEN SETH A	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
230	089E-A05400	3005 BENT TREE RD	AWKE SUSAN L	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
231	089E-A07700	1063 MEANDERING WAY	ZALUD LAWRENCE R	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
232	089E-A07800	1095 MEANDERING WAY	SMITH BRIAN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
233	089E-A07900	1067 MEANDERING WAY	WATERS MICHAEL	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
234	089E-A08000	1069 MEANDERING WAY	LOCKWOOD PROP LLC	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
235	089E-A08700	1071 MEANDERING WAY	PITTS GLENN S	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
236	089E-A08800	1073 MEANDERING WAY	PHAN KHANH T	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
237	089E-A08400	1077 MEANDERING WAY	ROBINSON ROBERT L	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
238	089E-A08500	2320 SURREY LN	BERNARD LINDA M	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
239	089E-A08600	3016 BENT TREE RD	JENKINS KENNETH	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
240	089E-A08700	3014 BENT TREE RD	MANKER M LISA	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
241	089E-A08900	3012 BENT TREE RD	WYVER BERNICE B	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
242	089E-A08900	3010 BENT TREE RD	SMITH DENNIS	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
243	089E-A08000	3008 BENT TREE RD	WEST KEVIN	Franklin	TN	37067	R-3 (COF)	MECO-6	Residential	Conventional
244	089E-A03100	2231 FALCON CREEK DR	FALCON CREEK HOMEOWNERS ASSOC INC	Franklin	TN	37067	R-3 (COF)	MECO-6	Open Space	Conventional
245	089E-F00010	1176 GROSS CREEK DR	SYBERT JAMES G	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
246	089E-F00020	1178 GROSS CREEK DR	WINTERHAT DAVE	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
247	089E-F00300	1182 GROSS CREEK DR	HELTON MICHAEL GLENN	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
248	089E-F00400	504 BLT MORE CT	DEBOLT SHARON L	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
249	089E-F00500	505 BLT MORE CT	HORECKA DANIEL P	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
250	089E-F00600	51 BLT MORE CT	JOSLN REBECCA P	Franklin	TN	37064	NC	SWO-C3	Residential	Conventional
251	089E-F00700	1180 GROSS CREEK DR	WILSON ZACHARY	Franklin	VA	91102	NC	SWO-C3	Residential	Conventional
252	089E-F00800	1191 GROSS CREEK DR	SYLVIS LAWRENCE G	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
253	089E-F00900	1187 GROSS CREEK DR	BYRNE DANIEL W	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
254	089E-F01000	1183 GROSS CREEK DR	BARNES PHILIP JR	Franklin	TN	37067	NC	SWO-C3	Residential	Conventional
255	089E-F01100	1181 GROSS CREEK DR	WARDEN MARK ALAN	Franklin						

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NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
- 3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- 4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
- 5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 151 ACRES WHICH IS 66.83% OF THE TOTAL SITE

TREE CANOPY DATA	
TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,596 SF
TREE C	5,661,645 SF
TREE D	221,073 SF
TREE E	491,876 SF
TOTAL SF	6,579,691 SF

EXISTING TREE CANOPY: 6,579,691 SF
6,579,691 SF/9,844,942.09 SF = .668 (66.8%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY
6,579,691 SF * 36% = 2,368,689 SF

LEGEND

- SLOPES 14%-20%
- SLOPES >20%
- EXISTING TREE CANOPY
- STREAM BUFFER

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 226.01 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 53.2 AC.
OUTFALL ELEVATION: 737'

BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.8 AC.
OUTFALL ELEVATION: 694'

BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINKHOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
376 X 350 GPD = 131,600 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE WAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE PORTION 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

STREET NETWORK:
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 CITY OF FRANKLIN STREET STANDARDS.

FUTURE ROAD CONNECTIONS ARE PROVIDED AT FOUR POINTS ALONG THE PERIMETER OF THE PROPERTY FOR FUTURE CONNECTIVITY TO FUTURE DEVELOPMENT. A FULL TRAFFIC IMPACT 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.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

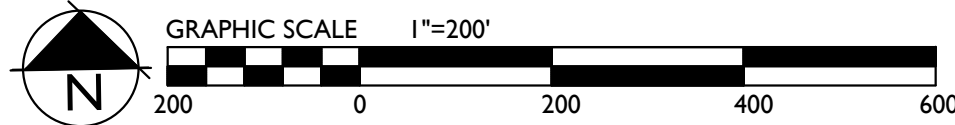
RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

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

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

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF 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.

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville silty clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes



Revisions:

Drawing Notes:

GDC

GAMBLE

DESIGN COLLABORATIVE

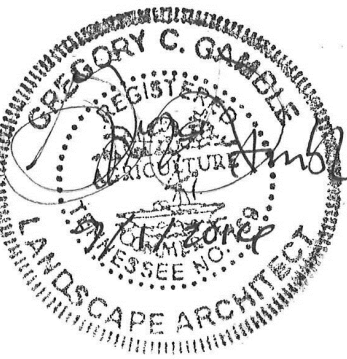
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: JUNE 10, 2016

ASHCROFT VALLEY PUD SUBDIVISION

REZONING REQUEST

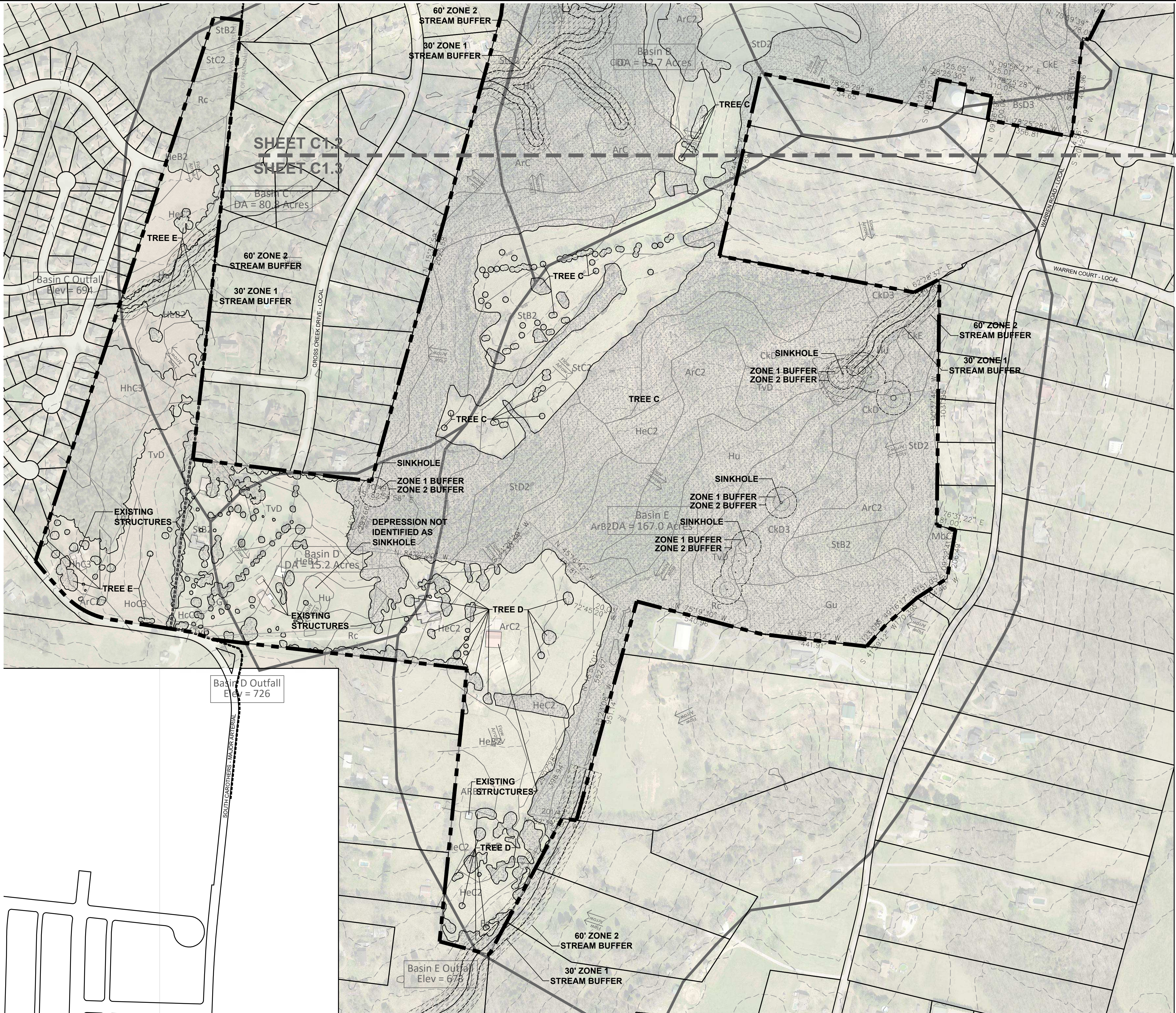
Franklin, Williamson County, Tennessee



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

OVERALL
EXISTING
CONDITIONS
PLAN

C 1.2



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.
5. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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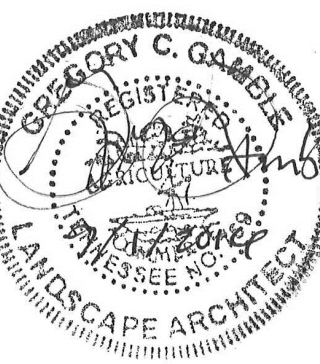
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OVERALL
EXISTING
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PLAN

C 1.3

COF 6189