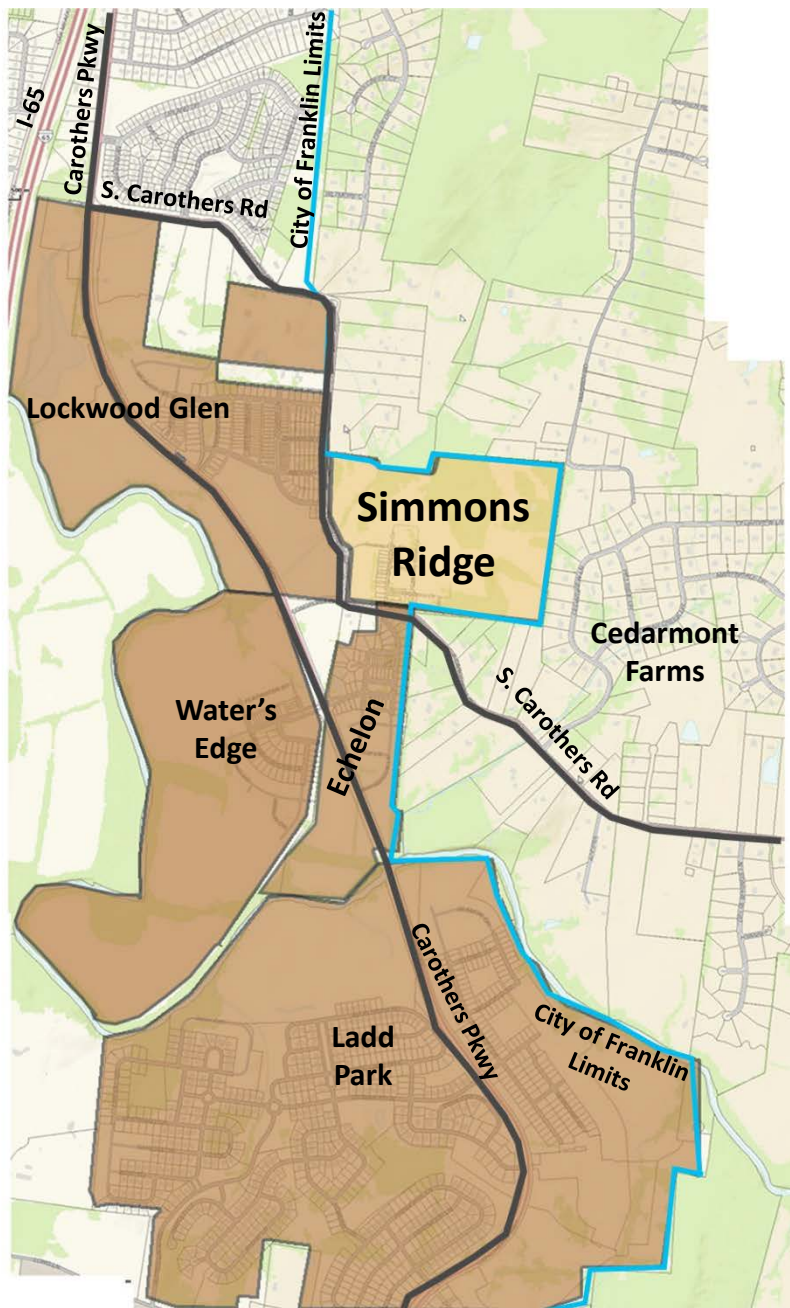


SIMMONS RIDGE

FRANKLIN, TENNESSEE

Development Plan Revision 4

Joint FMPC/BOMA Workshop
December 15, 2016



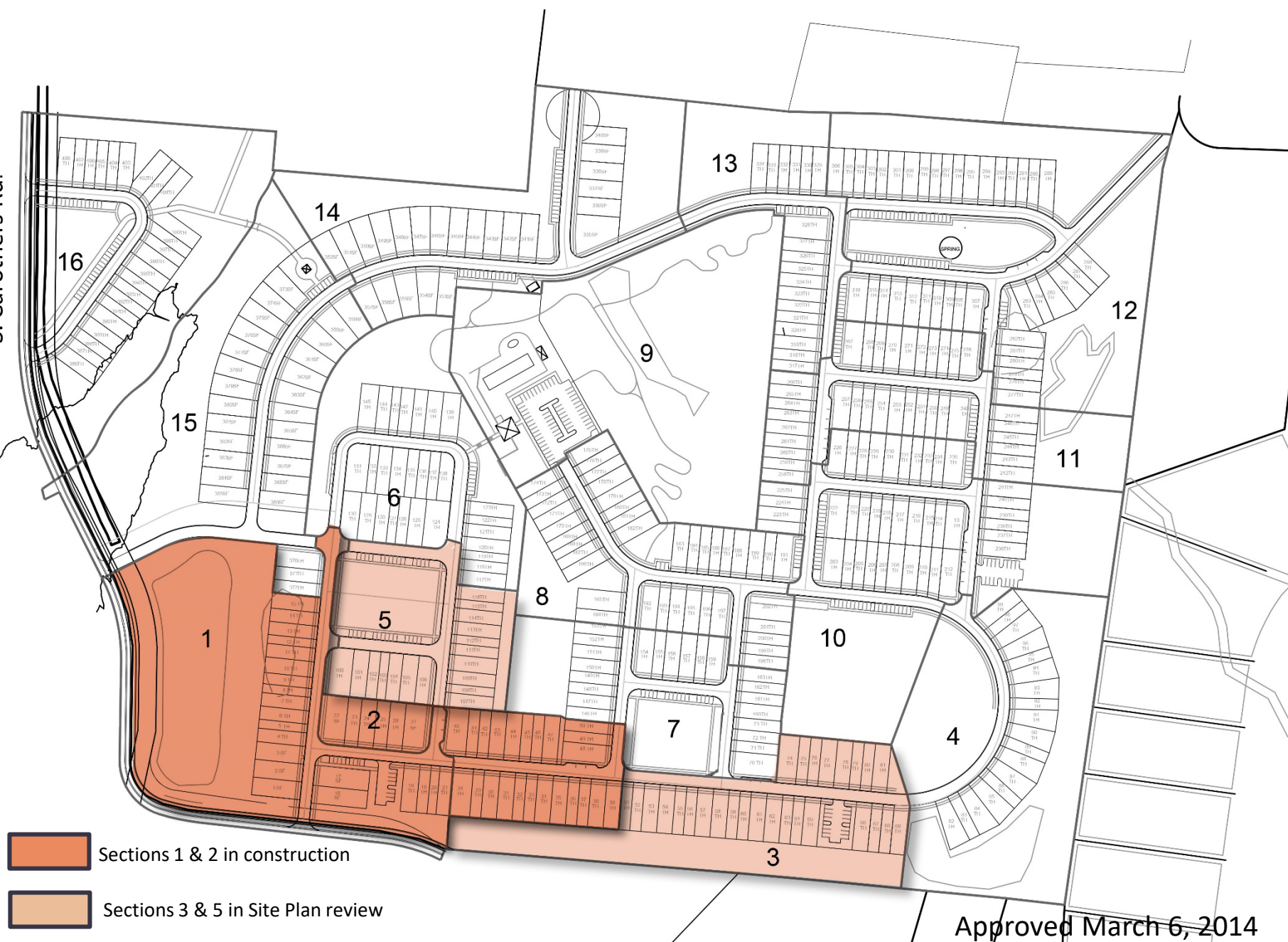
Simmons Ridge PUD Development Plan:

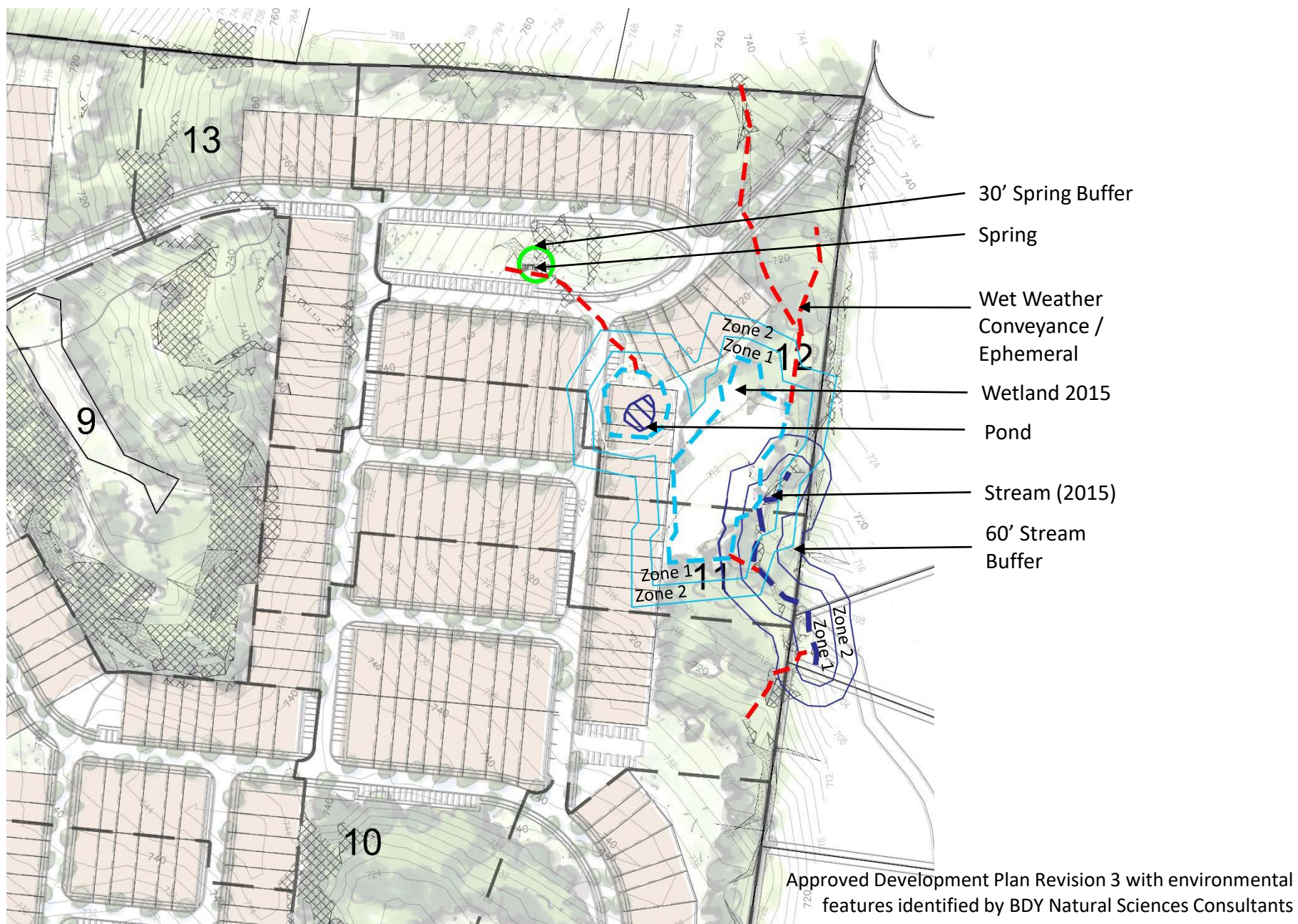
- Site Area: 88.67 AC
- Zoning: SD-R (Approved under RX)
- Density: 4.60 DUA
- Character Area: McEwen (MECO- 6)
- Sections 1 & 2 - approved and in construction
- Sections 3 & 5 - under Site Plan review

Development Plan Revision Summary:

- Revision 2 (COF#2500): Approved September 2013
- Revision 3 (COF#2877): Approved March 2014

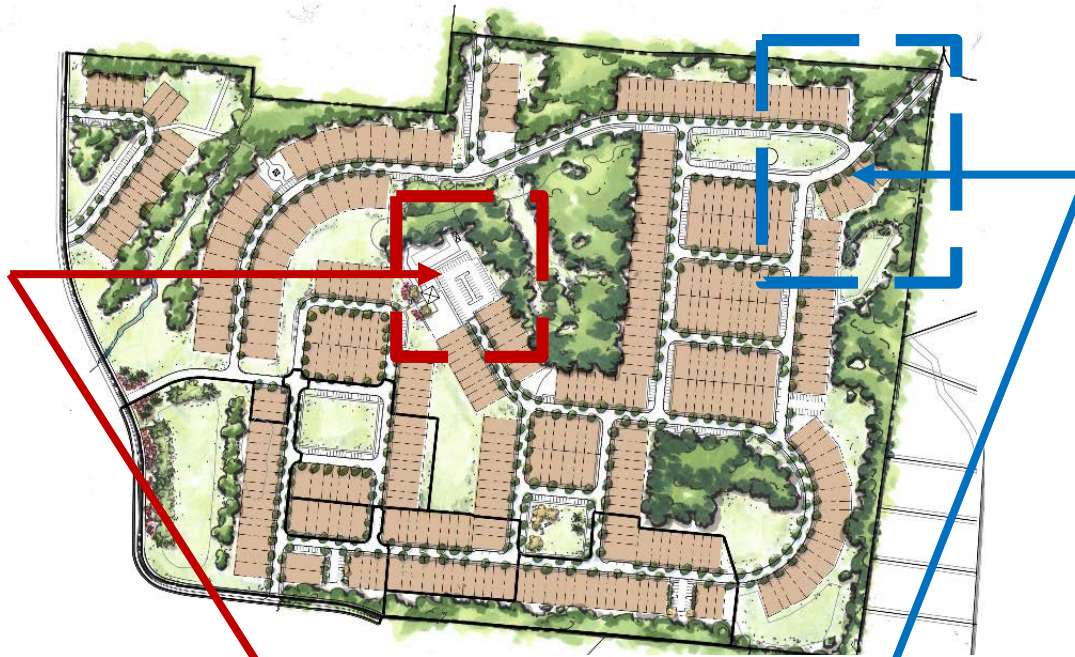
S. Carothers Rd.





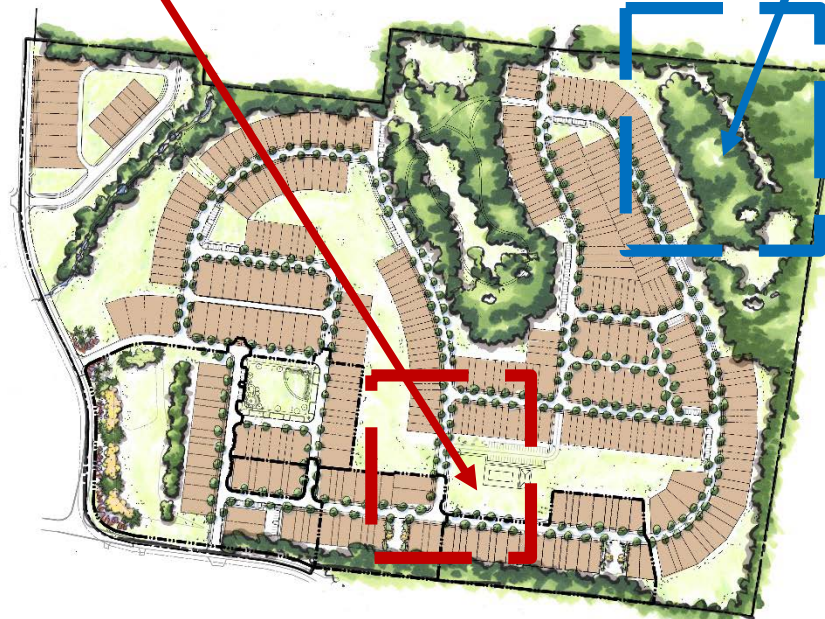
Development Plan
Revision 3

Clubhouse Relocation



Road Network change to
avoid environmentally
sensitive areas

Development Plan
Revision 4



Summary of Changes:

- Road Network change for northeast site
- Relocation of clubhouse to a more central location with better road access
- Addition of alley loaded homes

NOTE: No change to density or lot count is proposed with Development Plan Revision 4.



Development Plan **Revision 4**

- * Total Homes: 408
 - Mixed detached single family homes, townhomes & duplex homes
 - No proposed change to number of homes
- * Density: 4.60 DUA
 - No proposed change
- * Open Space: 45.74 AC (51.6%)

Sections 1 & 2
approved and in
construction

Sections 3 & 5
under Site Plan
review



*Artist Rendering: Plans/Finishes/Colors Subject to Change





What We've Heard:

- Pre-Application Meeting
December 13, 2016
 - *Staff comment*
 - *Staff comment*

Next Steps:

- Neighborhood Meeting
- January 4, 2017
- Submit to City of Franklin
- January 9, 2017
- Planning Commission Meeting
- January 26, 2017