

SHADOW GREEN PUD SUBDIVISION REZONING REQUEST

TAX MAP 090, PARCEL 02800

OWNER

BARBARA HOLT
208 ASHEBORO PLACE
FRANKLIN, TN 37064

DEVELOPER

CLAYTON PROPERITES GROUP, INC.
DBA GOODALL HOMES
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
CONTACT: MAVERICK GREEN
EMAIL: mgreen@goodallhomes.com

APPLICANT/ LANDSCAPE ARCHITECT

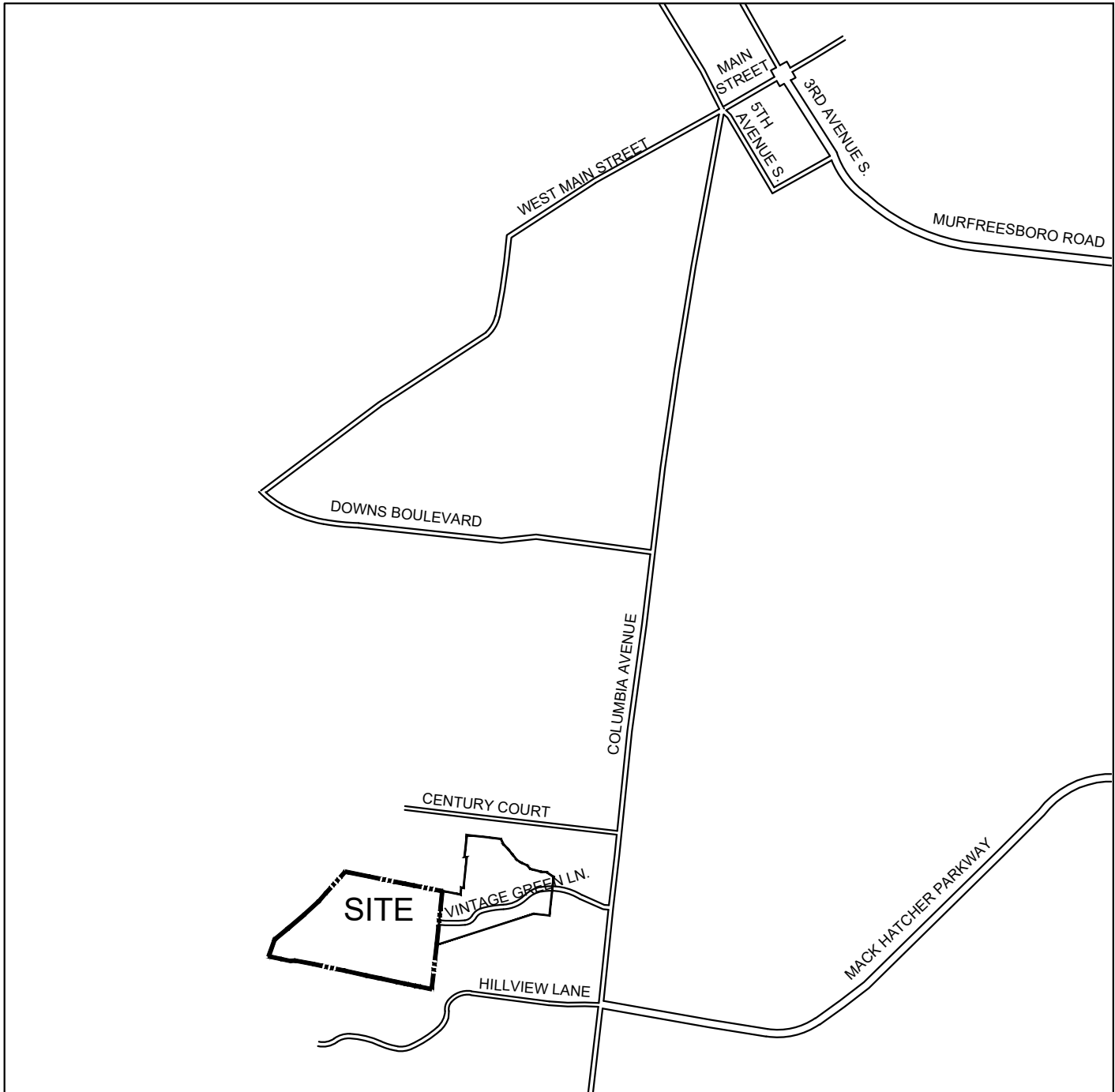
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: 615.975.5765

CIVIL ENGINEER

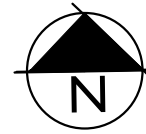
RAGAN-SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
CONTACT: JACOB VINCENT, P.E.
EMAIL: jvincent@ragansmith.com
PHONE: 615.244.8159

SURVEYOR

BYRD SURVEYING, INC.
230 WEST DUNBAR CAVE ROAD
P.O. BOX 31392
CLARKSVILLE, TN 37040
CONTACT: MIKE PAYNE, RLS
EMAIL: mpayne@byrdsurveying.com
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VICINITY MAP



SCALE 1" = 2000'

5TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS



COF # 6388
MARCH 13, 2017

Revisions
April 6, 2017

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



LEGAL DESCRIPTION:

TRACT 1
SHADOW GREEN PUD

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE, PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTER'S OFFICE, OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", OF RECORD IN PLAT BOOK P38, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" OF RECORD IN PLAT BOOK P38, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1485, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", THE NORTHWEST CORNER OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, LEAVING, SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX" WITH THE WESTERLY LINE OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" SOUTH 05 DEGREES 54 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS", SOUTH 06 DEGREES 34 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

- NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
- NORTH 60 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO THE EASTERLY LINE OF THE EMILY MAGID PROPERTY (TRACT 1);

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

- NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
- NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
- NORTH 40 DEGREES 45 MINUTES 29 SECONDS EAST, 139.25 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "DE ASSOCIATES" AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DISTANCES:

- NORTH 42 DEGREES 08 MINUTES 38 SECONDS EAST, 383.61 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "DE ASSOCIATES";
- SOUTH 78 DEGREES 27 MINUTES 56 SECONDS EAST, 377.83 FEET TO AN 1" IRON PIPE (SET) AT THE SOUTHWESTERLY CORNER OF SAID CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX";

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

- SOUTH 78 DEGREES 31 MINUTES 44 SECONDS EAST, 463.68 FEET TO A 3/8" HACKBERRY;
- SOUTH 78 DEGREES 44 MINUTES 34 SECONDS EAST, 133.84 FEET AN 1" IRON PIPE (SET);
- SOUTH 78 DEGREES 48 MINUTES 58 SECONDS EAST, 378.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1,599.087 SQUARE FEET, OR 36.71 ACRES, MORE OR LESS.

TRACT 2
ESTATE RESIDENTIAL

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.); ON THE EAST PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39 R.O.W.C.T.; ON THE SOUTH BY THE JAMES EWEL ADKINS AND CHANDRA KAY ADKINS AS CO-TRUSTEES OF THE ADKINS LIVING TRUST PROPERTY OF RECORD IN DEED BOOK 685, PAGE 908, R.O.W.C.T.; THE JAMES J. CUNNINGHAM PROPERTY OF RECORD IN DEED BOOK 1128, PAGE 709, R.O.W.C.T. AND THE JAMIE K. DURARD CARR PROPERTY OF RECORD IN DEED BOOK 460, PAGE 824, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1485, PAGE 61 (TRACT 1), R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A AN IRON PIN (SET) AT THE SOUTHEAST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS" AND AT A NORTHWEST CORNER OF THE JAMES EWEL ADKINS AND CHANDRA KAY ADKINS AS CO-TRUSTEES OF THE ADKINS LIVING TRUST PROPERTY;

THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF ADKINS THE FOLLOWING TEN BEARINGS AND DISTANCES:

- SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 20.14 FEET TO AN IRON PIN (FOUND);
- NORTH 77 DEGREES 57 MINUTES 45 SECONDS WEST, 155.36 FEET;
- NORTH 79 DEGREES 48 MINUTES 13 SECONDS WEST, 65.47 FEET;
- NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST, 96.48 FEET;
- NORTH 80 DEGREES 04 MINUTES 06 SECONDS WEST, 48.29 FEET;
- NORTH 78 DEGREES 13 MINUTES 18 SECONDS WEST, 106.35 FEET;
- NORTH 77 DEGREES 22 MINUTES 04 SECONDS WEST, 225.46 FEET;
- NORTH 78 DEGREES 30 MINUTES 33 SECONDS WEST, 167.02 FEET;
- NORTH 78 DEGREES 07 MINUTES 13 SECONDS WEST, 311.97 FEET TO AN IRON PIN (SET);
- NORTH 78 DEGREES 07 MINUTES 13 SECONDS WEST, 409.41 FEET TO AN IRON STAKE (FOUND) AT THE NORTHEAST CORNER OF SAID CUNNINGHAM PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF CUNNINGHAM THE FOLLOWING THREE BEARINGS AND DISTANCES:

- NORTH 79 DEGREES 13 MINUTES 56 SECONDS WEST, 260.22 FEET TO A T-POST (FOUND);
- SOUTH 83 DEGREES 52 MINUTES 20 SECONDS WEST, 55.43 FEET TO AN IRON PIN (SET);
- NORTH 78 DEGREES 09 MINUTES 34 SECONDS WEST, 127.52 FEET TO A T-POST (FOUND) AT THE NORTHEAST CORNER OF SAID DURARD PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF DURARD, NORTH 78 DEGREES 04 MINUTES 25 SECONDS WEST, 166.53 FEET TO AN IRON PIN (SET) IN THE SOUTHERLY LINE OF SAID MAGID PROPERTY;

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

- NORTH 19 DEGREES 36 MINUTES 30 SECONDS EAST, 235.25 FEET TO A WOOD FENCE POST;
- NORTH 50 DEGREES 19 MINUTES 04 SECONDS EAST, 219.23 FEET TO AN IRON PIN (SET);
- NORTH 40 DEGREES 32 MINUTES 17 SECONDS EAST, 137.35 FEET;

THENCE, LEAVING SAID EASTERLY LINE OF MAGID WITH THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

- SOUTH 60 DEGREES 46 MINUTES 23 SECONDS EAST, 123.63 FEET;
 - ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 02 MINUTES 39 SECONDS EAST, 569.58 FEET;
 - SOUTH 71 DEGREES 18 MINUTES 55 SECONDS EAST, 1256.52 FEET TO THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS";
- THENCE, WITH SAID WESTERLY LINE, SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 170.06 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 689,730 SQUARE FEET, OR 15.83 ACRES, MORE OR LESS.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE WATER MAIN IS LOCATED ALONG THE EASTERN PROPERTY BOUNDARY.
182 UNITS * 350 GPD = 63,700 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT ALONG THE EASTERN PROPERTY BOUNDARY.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

STREET NETWORK
THE PROPOSED EXTENSION OF MACK HATCHER PARWAY IS SHOWN TRAVERSING THIS PROPERTY, AND THIS ALIGNMENT PLAYED A LARGE ROLE IN THE DEVELOPMENT OF THE MASTER PLAN DESIGN. AS A PART THIS PUD, GOODALL HOMES INITIATED A STUDY OF THE MACK HATCHER ALIGNMENT BY CDM SMITH, WHICH AS BEEN ACCEPTED BY TDOT. THIS FUNCTIONAL ALIGNMENT SERVES AS THE EDGE OF THE PUD BOUNDARY AND DIVISION LINE BETWEEN TRACTS 1 AND 2. THE LOCAL ROAD NETWORK FROM THROUGH THE GREEN (VINTAGE GREEN LANE AND SHADOW GREEN DRIVE) EXTEND THROUGH THIS PROPERTY AND EVENTUALLY PROVIDE A CONNECTION TO FUTURE MACK HATCHER PARKWAY, AS DIRECTED BY THE CONNECT FRANKLIN PLAN. THE CDM SMITH STUDY ALSO ESTABLISHED THE LOCATION WHERE THE LOCAL ROAD NETWORK PROPOSED IN THE SHADOW GREEN PUD COULD CONNECT TO MACK HATCHER, AS A PART OF THE CONSTRUCTION OF THIS PUD, GOODALL HOMES SHALL BE GRADING THIS FUTURE CONNECTION ROAD.

DRAINAGE FACILITIES
A STORM SEWER NETWORK SHALL COLLECT STORMWATER RUNOFF FROM THE STREETS AND OTHER IMPERVIOUS SURFACES. THE WATER SHALL BE TREATED BY USE OF A GREEN INFRASTRUCTURE PRACTICE PRIOR TO DISCHARGE TO A DETENTION FACILITY FOR ATTENUATION. THE SITE SHALL DISCHARGE NEAR THE SOUTHEASTERN CORNER OF THE PROPERTY. POST DEVELOPED PEAK FLOWS SHALL BE REDUCED TO THAT OF PRE-DEVELOPED PEAK FLOWS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.3 MI (900 COLUMBIA AVE.)
NEAREST FIRE STATION: 1.2 MI (STATION NO. 5, 215 NOAH DR.)
NEAREST RECREATIONAL FACILITY: 0.6 MI (WINSTEAD HILL PARK, 4023 COLUMBIA AVE.)

PROJECTED STUDENT POPULATION
182 * 0.23 = 42 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
TOWNHOMES TO BE ROLL OUT TRASH CAN. REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE. A DUMPSTER WILL ALSO BE PROVIDED TO SERVE THE BIG HOUSE CONDO UNITS.

RESTRICTIVE COVENANTS
THE SHADOW GREEN PUD WILL JOIN THE EXISTING SHADOW GREEN HOMEOWNERS ASSOCIATION. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY AS WELL AS MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND TOWNHOME YARDS.

500' ADJACENT PROPERTY OWNERS:

PARCEL ID	PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONING	CHARACTER AREA	DEV STANDARD
090 00300	COLUMBIA PK	VULCAN LANDS INC	1200 URBAN CENTER DR	BIRMINGHAM	AL	35242-2545	N/A	SOCO-3	EITHER
090 00301	429 CENTURY CT	SMYRNA READY MIX LLC	4472 HICKORY GROVE RD	MURFREESBORO	TN	37129	LI	SOCO-1	CONVENTIONAL
090 00305	CENTURY CT	CITY OF FRANKLIN	PO BOX 305	FRANKLIN	TN	37065-0305	LI	SOCO-1	CONVENTIONAL
090 02400	4023 COLUMBIA PK	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065-0305	LI	SOCO-1	EITHER
090 02607	3064 COLUMBIA AVE	TARGET CORPORATION	P O BOX 9456	MINNEAPOLIS	MN	55440-9456	GC	SOCO-1	CONVENTIONAL
090 02608	COLUMBIA AVE	ASHLEY OUTLOTS LLC	5217 MARYLAND WAY #300	BRENTWOOD	TN	37027	GC	SOCO-1	CONVENTIONAL
090 02609	COLUMBIA AVE	WOLFE FIELDS DEV LLC	808 ANNMARIE CT	BOWLING GREEN	KY	42103	GC	SOCO-1	CONVENTIONAL
090 02618	2000 SHADOW GREEN DR	BEL FRANKLIN LLC	2 INTERNATIONAL PLACE	BOSTON	MA	02110	SD-X	SOCO-1	CONVENTIONAL
090 02800	1152 HILLVIEW LN	HOLT BARBARA	208 ASHBORO PL	FRANKLIN	TN	37064	LI	SOCO-3	EITHER
090 03000	1154 HILLVIEW LN	WAKE DON N	1154 HILLVIEW LN	FRANKLIN	TN	37064	ER	SOCO-3	EITHER
090 03100	1154 HILLVIEW LN	ADKINS 2007 LIVING TRUST	1154 HILLVIEW LN	FRANKLIN	TN	37064	ER	SOCO-3	EITHER
090 03102	1155 HILLVIEW LN	THOMPSON JOE EDWARD III	1155 HILLVIEW LN	FRANKLIN	TN	37064	ER	GCOC-2	EITHER
090 03103	1158 HILLVIEW LN	LATIMER-BILBREY LESLIE	1158 HILLVIEW DR	FRANKLIN	TN	37064	ER	SOCO-3	EITHER
090 03300	1178 HILLVIEW LN	CUNNINGHAM JAMES J	1178 HILLVIEW LN	FRANKLIN	TN	37064	N/A	SOCO-3	EITHER
090 03400	1196 HILLVIEW LN	CARR JAMIE K DURARD	1196 HILLVIEW LANE	FRANKLIN	TN	37064	N/A	SOCO-3	EITHER
090 03600	1208 HILLVIEW LN	MAGID EMILY	1208 HILLVIEW LN	FRANKLIN	TN	37064	N/A	SOCO-3	EITHER
0906 F 00600	510 VINTAGE GREEN LN	FRANCIS ASHLEY C	510 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 00700	512 VINTAGE GREEN LN	PAGE RICHARD G	501 SPINNAKER CT	SMYRNA	TN	37167	SD-X	SOCO-7	CONVENTIONAL
0906 F 00800	514 VINTAGE GREEN LN	POSS MIRUKA K	514 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 00900	516 VINTAGE GREEN LN	LAMMING KIMBERLY	516 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01000	507 VINTAGE GREEN LN	FREEMAN DEBORAH A	507 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01100	505 VINTAGE GREEN LN	KUYKENDALL PATRICK L JR	505 VINTAGE GREEN LN	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01400	1600 SHADOW GREEN DR	GRIFFIN SANDRA T	1600 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01500	1602 SHADOW GREEN DR	HADLEY THOMAS L	1602 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01600	1604 SHADOW GREEN DR	CANNON JOSEPH J	347 GILLETTE DR	FRANKLIN	TN	37069	SD-X	SOCO-7	CONVENTIONAL
0906 F 01700	1606 SHADOW GREEN DR	HOBGOOD SETH H	1606 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01800	1608 SHADOW GREEN DR	BARTON ADAM R	1608 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 01900	1610 SHADOW GREEN DR	RATCLIFF GEORGE M	308 WHITE MOSS PLACE	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02000	1612 SHADOW GREEN DR	KILBURN MARLENE A	1612 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02100	1614 SHADOW GREEN DR	HASLER AUDRIN L IV	1614 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02200	1620 SHADOW GREEN DR	ELEFANTE DINO	330 FRANKLIN RD 135-46	BRENTWOOD	TN	37027	SD-X	SOCO-7	CONVENTIONAL
0906 F 02300	1622 SHADOW GREEN DR	MAYNARD CAIN R	1622 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02400	1624 SHADOW GREEN DR	HENRY NICHOLE	1624 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02500	1626 SHADOW GREEN DR	STARK CAROL	1626 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02600	1628 SHADOW GREEN DR	JEPPSEN ZACHARY B	1628 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02700	1630 SHADOW GREEN DR	LAUEUNESSE HAZEL S	1630 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02800	1632 SHADOW GREEN DR	SMITH LACEY N	1632 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 02900	1634 SHADOW GREEN DR	JOHNSON BRETT M	1634 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03000	1636 SHADOW GREEN DR	BUTLER THOMAS W	PO BOX 611323	ROSEMARY BEACH	FL	32461	SD-X	SOCO-7	CONVENTIONAL
0906 F 03100	1637 SHADOW GREEN DR	BELL KATHRYN L	1637 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03200	1639 SHADOW GREEN DR	BACHMAN A BRENT	1639 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03300	1641 SHADOW GREEN DR	WALKER JOEL P	1641 SHADOW GREEN DR	FRANKLIN	TN	37064	SD-X	SOCO-7	CONVENTIONAL
0906 F 03400	1701 SHADOW GREEN DR	PARTHENON INV PARTNERS LLC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 F 03500	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 03600	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 03700	SHADOW GREEN DR	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-0000	SD-X	SOCO-7	CONVENTIONAL
0906 F 03800	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 03900	SHADOW GREEN DR	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 04000	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 04100	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 F 04200	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 G 00100	518 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 00200	520 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 00300	522 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 00400	524 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00500	526 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00600	528 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00700	530 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00800	532 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 00900	534 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01000	536 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01100	538 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01200	540 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01300	542 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01400	544 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01500	600 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01600	545 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01700	543 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01800	541 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 01900	539 VINTAGE GREEN LN	CMH PARKS INC	393 MAPLE ST #100	GALLATIN	TN	37066	SD-X	SOCO-7	CONVENTIONAL
0906 G 02000	537 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02100	535 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02200	533 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02300	531 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02400	529 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02500	527 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02600	525 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02700	523 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02800	521 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 02900	519 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 03000	517 VINTAGE GREEN LN	CMH PARKS INC	5000 CLAYTON RD	MARYVILLE	TN	37804	SD-X	SOCO-7	CONVENTIONAL
0906 G 03100	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 G 03200	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL
0906 G 03300	VINTAGE GREEN LN	REAL ESTATE SOLUTIONS GROUP LLC	100 SADDLE SPRINGS BLVD	THOMPSONS STA	TN	37179	SD-X	SOCO-7	CONVENTIONAL



SITE DATA:	
PROJECT NAME:	SHADOW GREEN REZONING REQUEST
PROJECT NUMBER:	6388
SUBDIVISION:	SHADOW GREEN PUD
LOT NUMBER:	N/A
ADDRESS:	1152 HILLVIEW LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH CIVIL DISTRICT
EXISTING ZONING:	LI
PROPOSED ZONING:	SD-R (5.0), ER
CHARACTER AREA OVERLAY:	SOC07
OTHER APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	52.54 AC TOTAL 38.71 AC TRACT 1 15.83 AC TRACT 2
MINIMUM REQUIRED SETBACK LINES:	FRONT: 10' SIDE: 0'-6" REAR: 0'-20'
OWNER:	BARBARA HOLT
ADDRESS:	208 ASHEBORO PLACE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggamble200@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	3 STORIES
LANDSCAPE SURFACE RATIO:	.53 / 14.52 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	.20 / 5.48 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	406 SPACES 1 BEDROOM = 1.5 SPACES 2 BEDROOM = 2.5 SPACES 3 BEDROOM = 3 SPACES SEE PARKING CHART C2.0
MAXIMUM PARKING LIMIT:	SEE PARKING CHART C2.0
PARKING PROVIDED:	5.0 DUA
RESIDENTIAL DENSITY:	12.25 AC (33% OF TOTAL SITE)
TREE CANOPY:	FEES IN LIEU (35x1200 SF) + (147 x 600 SF) = 130,200 SF
PARKLAND (IF APPLICABLE):	
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	15% (4.11 AC)
FORMAL OPEN SPACE REQUIRED:	34% (1.40 AC)
INFORMAL OPEN SPACE REQUIRED:	66% (2.71 AC)
OVERALL DENSITY:	5.0 DUA
NET DENSITY (MINUS ROW):	6.64 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	12.10 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	22 TOWN HOMES 10 BIG HOUSE BUILDINGS (16 CONDOS EACH) 6 1-BEDROOM CONDOS PER BIG HOUSE 10 2-BEDROOM CONDOS PER BIG HOUSE
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	15.55 AC OPEN SPACE 9.42 AC ROW 11.74 AC RESIDENTIAL LOTS

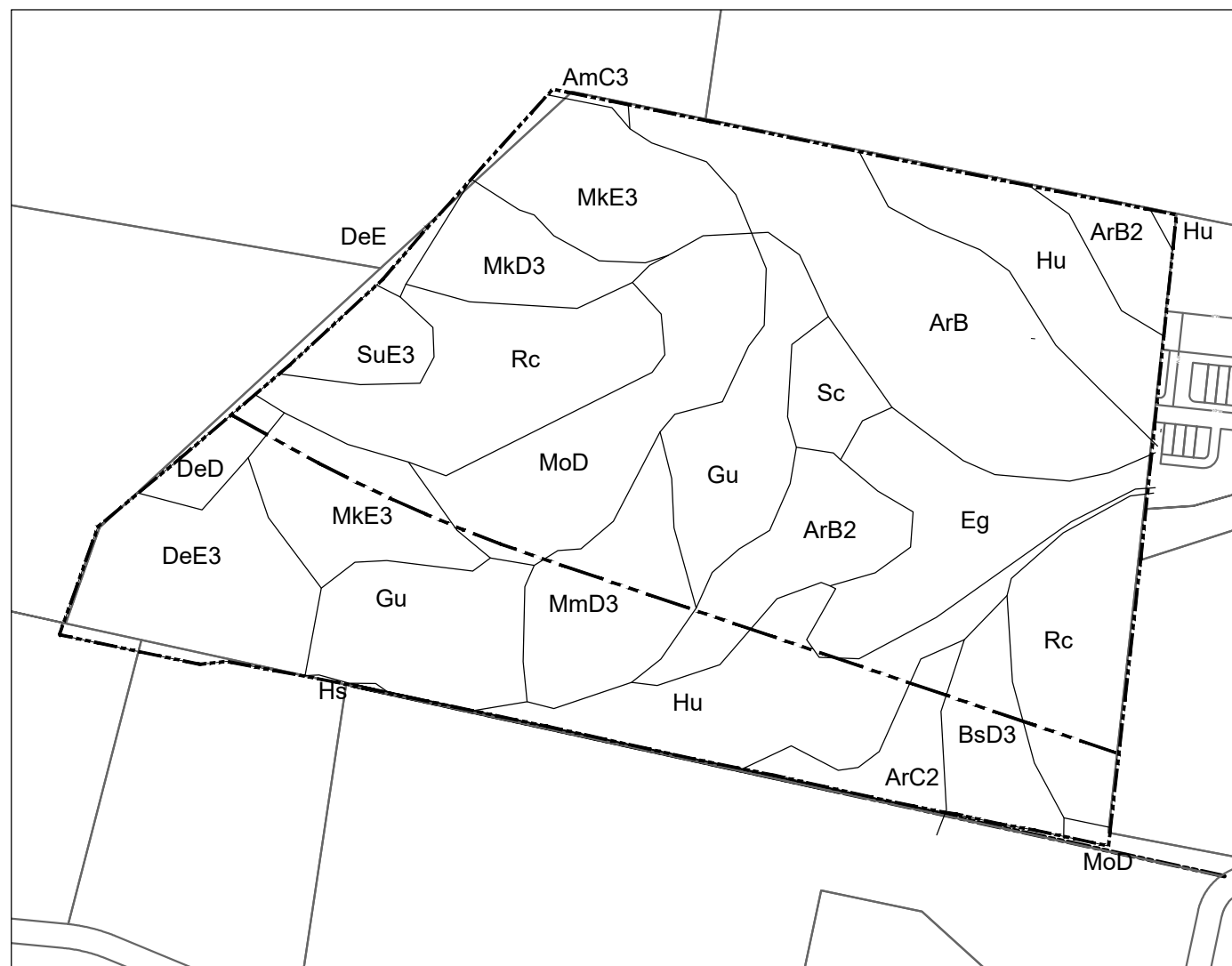
EXISTING TREE CANOPY

TRACT 1 OVERALL AREA = 1,642,647 SF, 37.71 AC			
TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	507,014 SF	124,030 SF	382,984 SF
TREE B	26,377 SF	1,364 SF	25,013 SF
TOTAL SF	533,391 SF	125,394 SF	407,997 SF
TOTAL ACRES	12.25 AC	2.88 AC	9.37 AC
TREE CANOPY DATA:			
TOTAL EXISTING TREE CANOPY: 533,391 (33% OF TRACT 1)			
REQUIRED CANOPY PRESERVATION: 24%			
24% X 12.25 AC TOTAL CANOPY = 128,868 SF, 2.94 AC			
PROVIDED TREE CANOPY PRESERVATION: 407,997 SF, 9.37 AC			
(76% OF EXISTING CANOPY)			

SPECIMEN TREES

Point	Description	Status	Point	Description	Status
1	30" HACKBERRY	TRACT 2	61	24" WALNUT	ROW
2	30" WHITE OAK	TRACT 2	62	26" WALNUT	ROW
3	24" HICKORY	TRACT 2	63	26" LOCUST	ROW
4	24" WHITE OAK	TRACT 2	64	24" BOX ELDER	REMOVED
5	30" WHITE OAK	TRACT 2	65	28" HACKBERRY	REMOVED
6	26" WHITE OAK	TRACT 2	66	28" ELM	
7	24" BEECH	TRACT 2	67	29" WHITE OAK	TRACT 2
8	30" WHITE OAK	TRACT 2	68	29" WHITE OAK	ROW
9	28" WHITE OAK	TRACT 2	69	31" WHITE OAK	ROW
10	27" WHITE OAK	TRACT 2	70	40" ASH	ROW
11	26" BEECH	TRACT 2	71	27" WHITE OAK	ROW
12	26" HICKORY	TRACT 2	72	25" WHITE OAK	ROW
13	26" HICKORY	TRACT 2	73	25" RED OAK	ROW
14	23" WHITE OAK	ROW	74	26" WHITE OAK	ROW
15	23" WHITE OAK	ROW	75	24" WHITE OAK	ROW
16	30" WHITE OAK	ROW	76	25" RED OAK	ROW
17	42" RED OAK	TRACT 2	77	24" WHITE OAK	ROW
18	48" RED OAK	TRACT 2	78	24" WHITE OAK	ROW
19	29" RED OAK	TRACT 2	79	25" WHITE OAK	
20	29" RED OAK	TRACT 2	80	28" WHITE OAK	
21	24" WHITE OAK	TRACT 2	81	40" TWIN WHITE OAK	
22	46" RED OAK	TRACT 2	82	24" WHITE OAK	ROW
23	40" POPLAR	TRACT 2	83	24" WHITE OAK	ROW
24	26" HACKBERRY	TRACT 2	84	28" WHITE OAK	
25	28" HACKBERRY	TRACT 2	85	25" WHITE OAK	
26	24" WALNUT	TRACT 2	86	24" WHITE OAK	
27	24" BEECH	TRACT 2	87	26" WHITE OAK	
28	30" CRAB APPLE	TRACT 2	88	36" WHITE OAK	
29	25" BEECH	TRACT 2	89	26" ASH	
30	30" HACKBERRY	ROW	90	42" WHITE OAK	
31	25" HACKBERRY	ROW	91	25" WHITE OAK	
32	35" WALNUT	ROW	92	35" WHITE OAK	
33	26" BEECH	TRACT 2	93	45" WHITE OAK	
34	28" HACKBERRY	TRACT 2	94	27" WHITE OAK	
35	25" HACKBERRY	TRACT 2	95	24" ASH	
36	24" LOCUST	REMOVED	96	30" WHITE OAK	
37	57" DOUBLE ASH	REMOVED	97	27" ASH	
38	30" WALNUT	TRACT 2	98	25" WHITE OAK	
39	25" WHITE OAK	TRACT 2	99	26" WHITE OAK	
40	36" HACKBERRY	TRACT 2	100	24" WALNUT	
41	32" HACKBERRY	TRACT 2	101	24" WHITE OAK	
42	28" HACKBERRY	TRACT 2	102	26" ASH	REMOVED
43	24" WALNUT	TRACT 2	103	30" WHITE OAK	REMOVED
44	26" HACKBERRY	TRACT 2	104	25" WHITE OAK	
45	32" HACKBERRY	TRACT 2	105	26" WHITE OAK	
46	40" LOCUST	TRACT 2	106	24" HICKORY	REMOVED
47	24" WALNUT	TRACT 2	107	25" WHITE OAK	REMOVED
48	25" WALNUT	TRACT 2	108	30" WHITE OAK	ROW
49	25" HACKBERRY	TRACT 2	109	28" SUGAR MAPLE	REMOVED
50	25" LOCUST	TRACT 2	110	26" WHITE OAK	REMOVED
51	26" LOCUST	TRACT 2	111	24" CEDAR	ROW
52	32" LOCUST	TRACT 2	112	25" CEDAR	ROW
53	30" HACKBERRY	TRACT 2	113	26" CEDAR	ROW
54	24" LOCUST	TRACT 2	114	30" HACKBERRY	
55	25" WALNUT	TRACT 2			
56	27" WALNUT	TRACT 2			
57	25" HACKBERRY	TRACT 2			

*ROW DENOTES TREES LOCATED IN FUTURE ROWS OF MACK HATCHER AND THE CONNECTOR ROAD



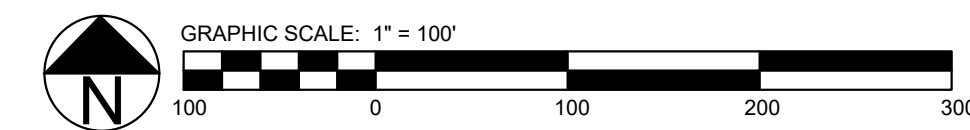
SOILS:

AmC3: ARMOUR CHERTY SILTY CLAY LOAM, 5-12% SLOPES, SEVERELY ERODED
ArB: ARMOUR SILT LOAM, 2-5% SLOPES
ArC2: ARMOUR SILT LOAM, 2-5% SLOPES, ERODED
ArC3: ARMOUR SILT LOAM, 5-12% SLOPES, ERODED
BdD3: BRATTON CHERTY SILTY CLAY LOAM, 12-30% SLOPES, SEVERELY ERODED
DnD: DELLROSE CHERTY SILT LOAM, 12-30% SLOPES
DeE: DELLROSE CHERTY SILT LOAM, 20-30% SLOPES, SEVERELY ERODED
Eg: EGAM SILT LOAM, PHOSPHATE
Gu: GULLIED LAND
Hu: HUNTINGTON CHERTY SILT LOAM, PHOSPHATIC
Hu: HUNTINGTON SILT LOAM, PHOSPHATIC
MkD3: MIMOSA CHERTY SILTY CLAY, 10-20% SLOPES, SEVERELY ERODED
MkE3: MIMOSA CHERTY SILTY CLAY, 20-30% SLOPES, SEVERELY ERODED
MmD3: MIMOSA SILTY CLAY, 10-20% SLOPES, SEVERELY ERODED
MoD: MIMOSA AND ASHWOOD VERY ROCK SOILS, 5-20% SLOPES
Rc: ROCKLAND
Sc: SEES SILTY CLAY LOAM
SuE3: SULPHURA CHERTY SILT LOAM, 20-50% SLOPES, SEVERELY ERODED

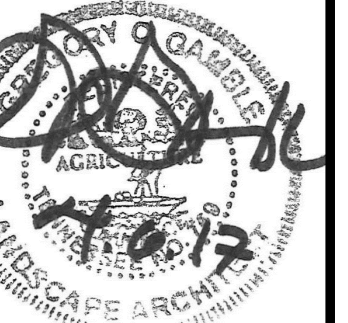
MINERAL RIGHTS:
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

SLOPE ANALYSIS KEY:

- 14%-19% SLOPES
- 20% AND GREATER SLOPES



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
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