

Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
pleb@bellsouth.net

REVISIONS	
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for

GRACE POINTE PLUS 4 LUP AMENDMENT

522, 526, 532, 536 540 & 544 FRANKLIN ROAD
1208 & 1211 COUNTRY ROAD
FRANKLIN, TENNESSEE



Designed By: pal
Drawn By: pal
Issue Date: 5/31/2017
Job No. 17003
Sheet No.

1.0

PROPERTY DATA

FRANKLIN RD ADDRESSES	COUNTRY LN ADDRESSES	MAP 53 PARCEL #	ACREAGE	PRESENT CHARACTER	CHARACTER REQUEST	OWNER
522		58	0.6	LARGE LOT RESIDENTIAL	OR	Grace Pointe Adm Bldg, J Franks
526		57.01 & 59	21.3	LARGE LOT RESIDENTIAL	MF	Grace Pointe Church, J Franks
532		60	0.8	LARGE LOT RESIDENTIAL	OR	Dan Brazzell
536		69	0.9	LARGE LOT RESIDENTIAL	OR	Joy T Brooks, TR
	1208	68	6.4	LARGE LOT RESIDENTIAL	SF	Joy T Brooks, TR
	1211	61	3.6	LARGE LOT RESIDENTIAL	SF	Joy T Brooks, TR
540		70	1.5	LARGE LOT RESIDENTIAL	OR	Cecilia Marchesi
544		71	1.0	LARGE LOT RESIDENTIAL	OR	Martin and Richard Garretson
			36.1			
MF= MULTIFAMILY RESIDENTIAL			OR = OFFICE RESIDENTIAL		SF = SINGLE-FAMILY	

NOTES:

1. THERE ARE NO HISTORIC HOMES ON THE PROPERTIES.
 2. BASE ZONING IS R-1 FOR ALL PROPERTIES.
 3. THERE IS NO RAILROAD INFRASTRUCTURE ON THE PROPERTIES.
 4. FLOOD PLAIN, CONSERVATION OVERLAYS, AND/OR STEEP SLOPES WILL LIMIT DEVELOPMENT ON ALL PROPERTIES.
 5. THERE ARE NO PLANS TO CHANGE TEXT IN LAND USE PLAN.
 6. LAND USE AMENDMENT INCLUDES 4 PROPERTY OWNERS AND CHURCH.
- ALL DESIRE TO CHANGE THE LAND USE PLAN FOR THEIR PROPERTIES TO:

SF = SINGLE -FAMILY RESIDENTIAL
OR = OFFICE-RESIDENTIAL or
MF = MULTI-FAMILY RESIDENTIAL

IN ORDER TO SECURE LAND USE COMPLIMENTING GATEWAY VILLAGE, EXISTING LARGE LOTS, AND NEW DEVELOPMENT PATTERNS IN THIS AREA.

LUPA NOTES:

1. THERE WILL BE 4 VOTES FOR 4 DESIGN CONCEPT CHANGES
2. FRANKLIN ROAD OFFICE RESIDENTIAL
GRACE POINTE OFFICE SINGLE-FAMILY RESIDENTIAL
COUNTRY ROAD MULTIFAMILY RESIDENTIAL
GRACE POINTE CHURCH



Country Road Conceptual Master Plan



1" = 100' = 0"

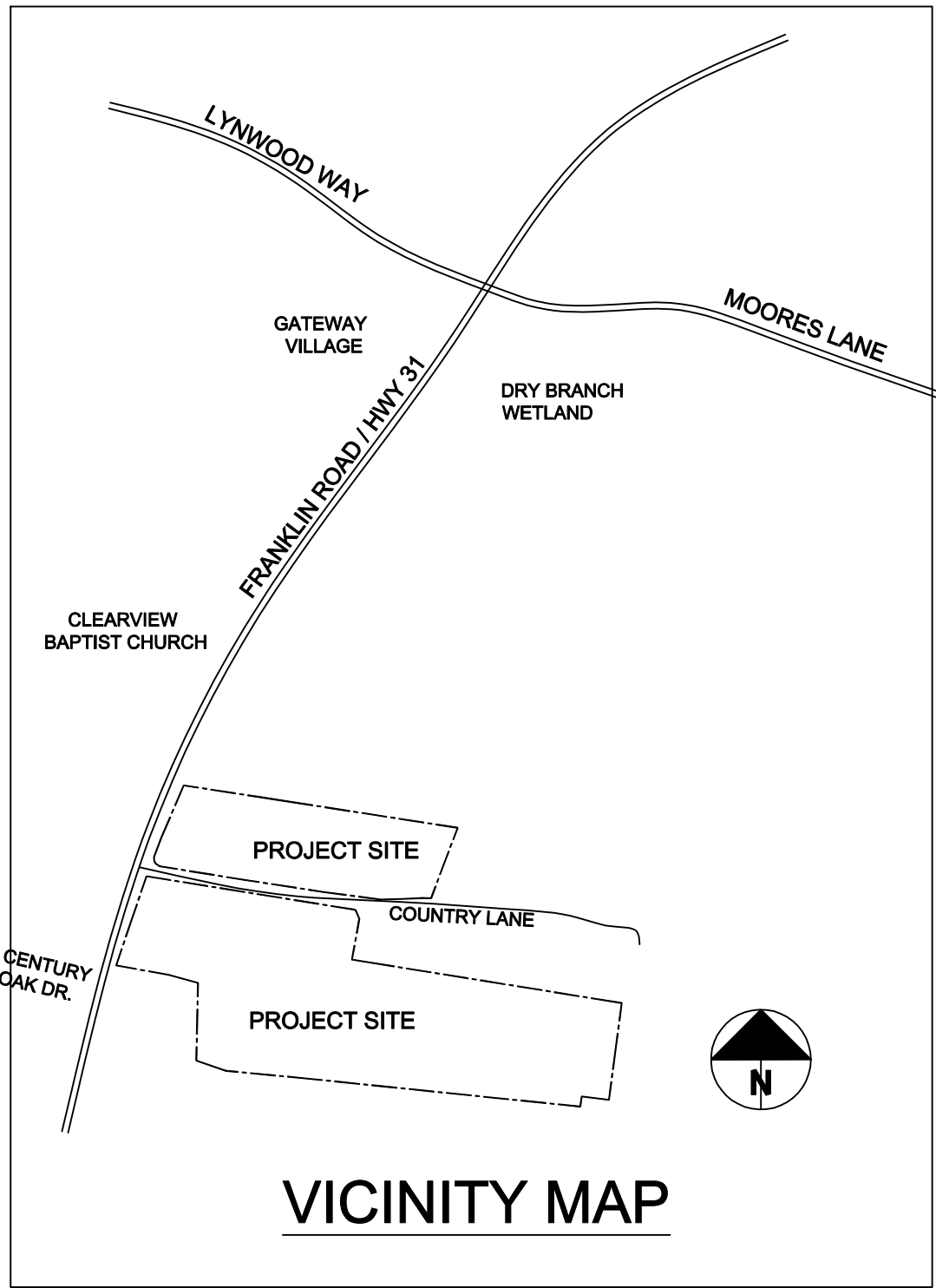
LAND USE PLAN AMENDMENT CHANGE

for

MAP 52 PARCELS 60, 61, 68, 69, 70, & 71
532, 536, 540, & 544 FRANKLIN ROAD

1208 & 1211 COUNTRY ROAD
MAP 52 PARCELS 57.0, 58, & 59
522 & 526 FRANKLIN ROAD

JUNE 22, 2017



4 VOTES FOR 4 DESIGN CONCEPT CHANGES:

FRANKLIN ROAD	OFFICE RESIDENTIAL
GRACE POINTE OFFICE	OFFICE RESIDENTIAL
COUNTRY ROAD	SINGLE-FAMILY RESIDENTIAL
GRACE POINTE CHURCH	MULTIFAMILY RESIDENTIAL

PROJECT LANDSCAPE ARCHITECT
PAUL LEBOVITZ, LA
102 WINSLOW ROAD
FRANKLIN, TN 37064
615-415-6855 pleb@bellsouth.net

PROJECT LANDSCAPE ARCHITECT
GREG GAMBLE, LA
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615-975-5765 greggamble209@gmail.com

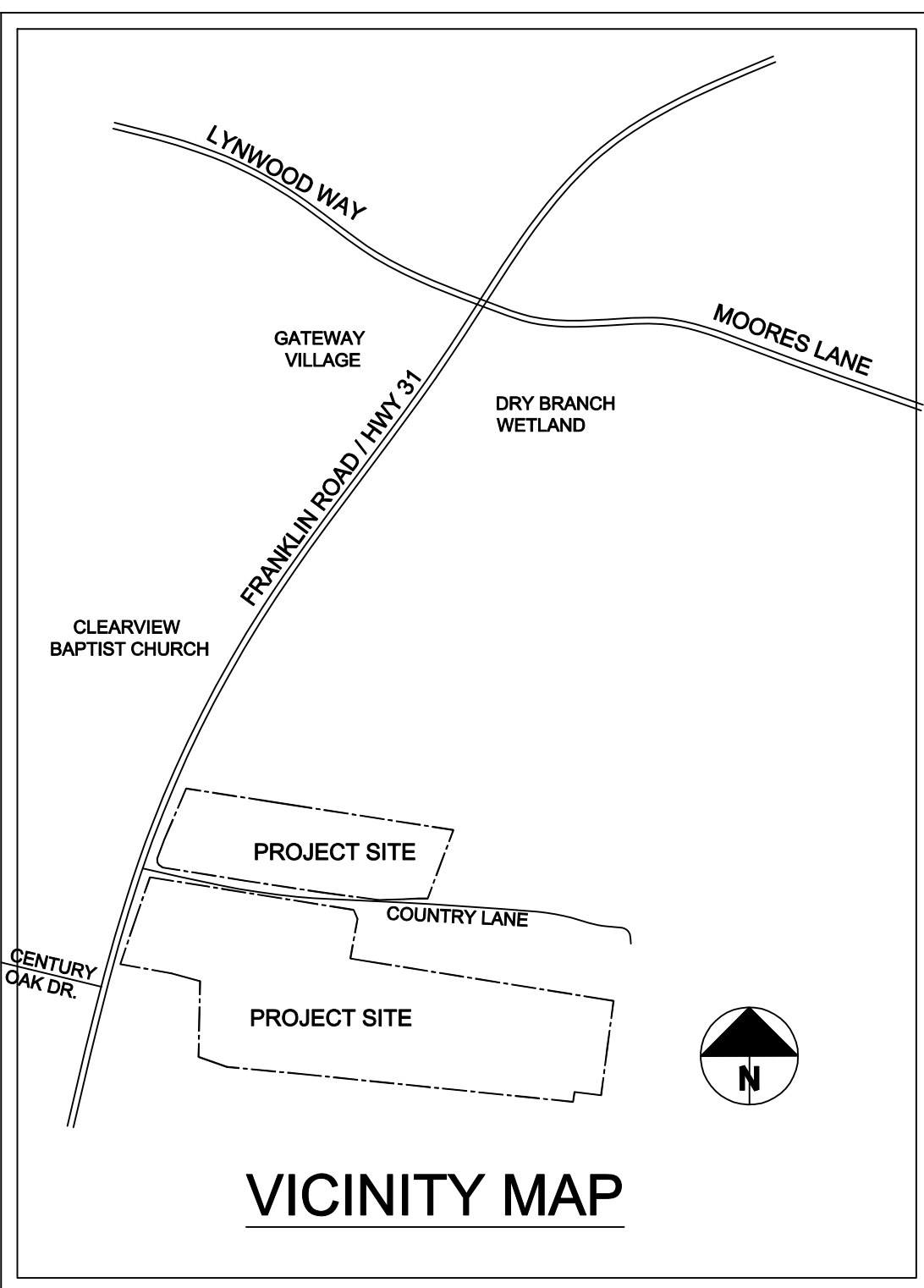
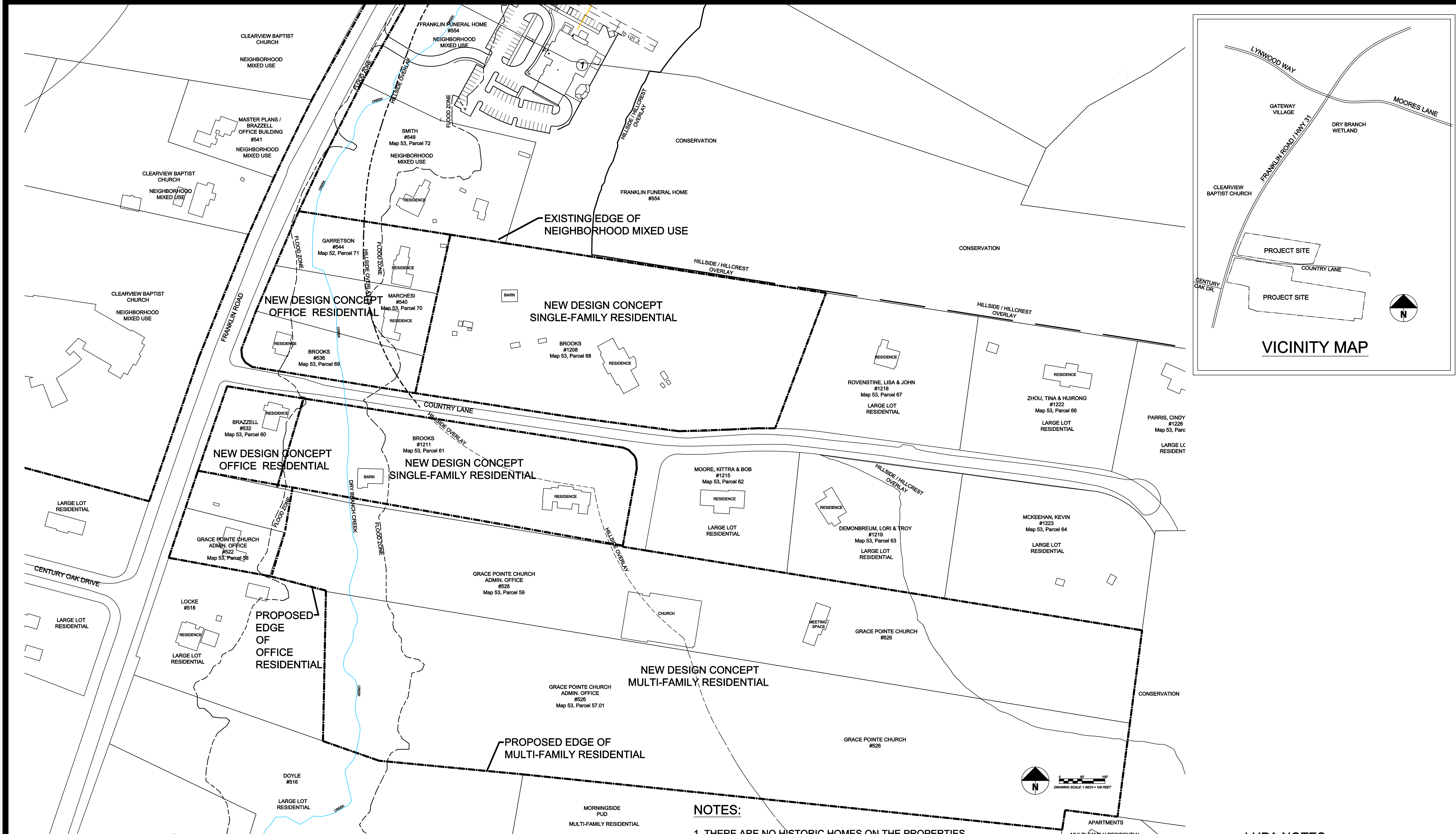
PROJECT PARCEL PARTICIPANTS:
DAN BRAZZELL
101 WINDSOR WAY
FRANKLIN, TN 37069
615-400-1040 danbrazzell@gmail.com

MARTY GARRETSON
608 AYLESFORD LN.
FRANKLIN, TN 37069
615-517-7346 mdgarretson@bellsouth.net

JIMMY FRANKS
245 NOAH DRIVE
FRANKLIN, TN 37064
615-351-0931 jimmy@tennesseevalleyhomes.com

TERESA BROOKS HUGHES
1208 COUNTRY ROAD
FRANKLIN, TN 37069
615-512-0853 tbh316@aol.com

CECILIA MARCHESI
407 HORSESHOE LANE
NASHVILLE, TN 37221
615-373-8149 <NO EMAIL ADDRESS>



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IN ORDER TO SECURE LAND USE COMPLIMENTING GATEWAY VILLAGE AND ITS DEVELOPMENT PATTERN.

LUPA NOTES:

1. THERE WILL BE 4 VOTES FOR 4 AREAS
2. COUNTRY ROAD
FRANKLIN ROAD
GRACE POINTE CHURCH
GRACE POINTE OFFICE
- SINGLE-FAMILY RESIDENTIAL
OFFICE-RESIDENTIAL
MULTI-FAMILY
OFFICE-RESIDENTIAL



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