

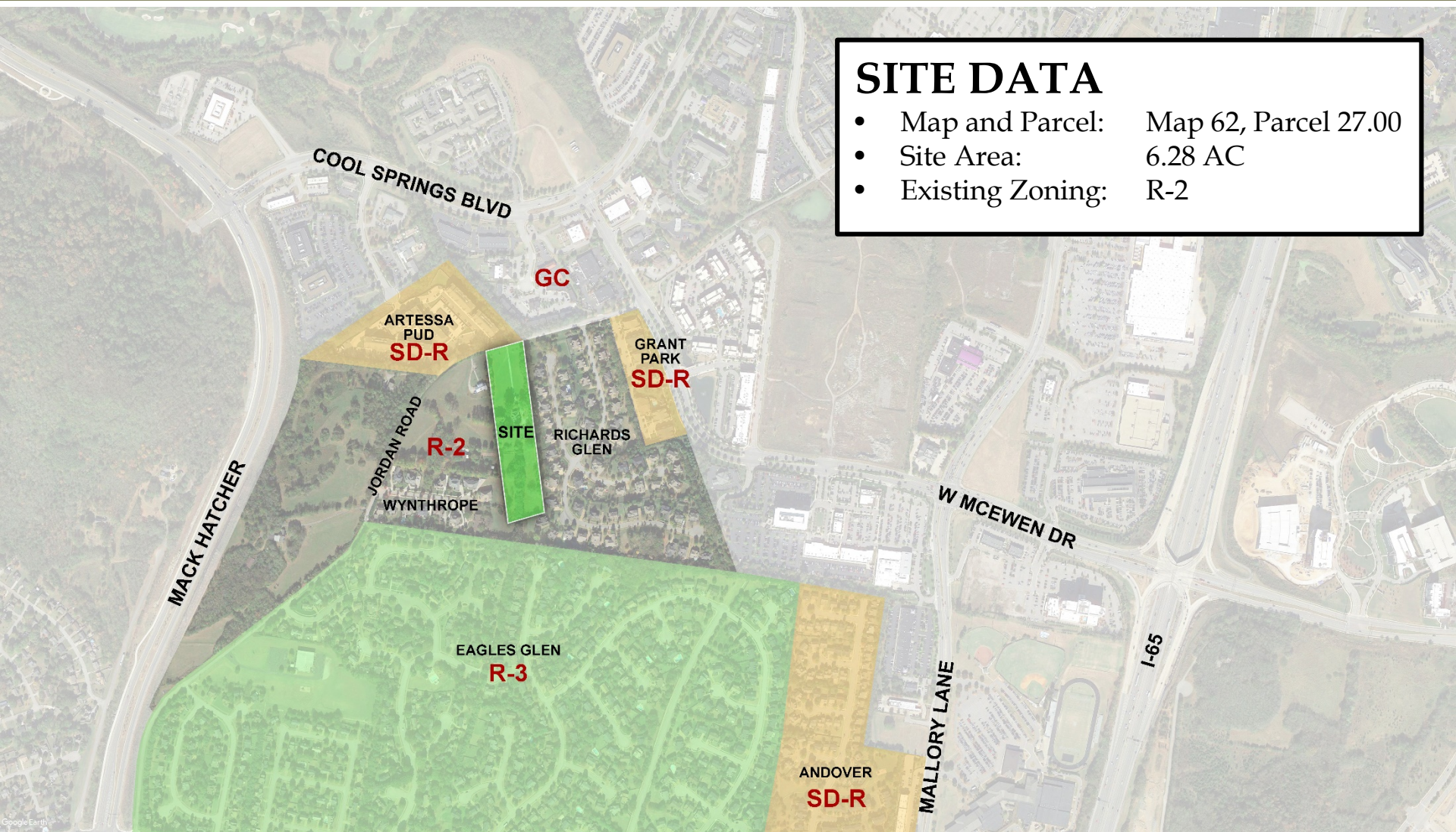
JORDAN ROAD PUD SUBDIVISION

FRANKLIN, TENNESSEE

Joint Conceptual Workshop
June 22, 2017

SITE DATA

- Map and Parcel: Map 62, Parcel 27.00
- Site Area: 6.28 AC
- Existing Zoning: R-2



Location



SITE DATA

- Existing single family home
- No zoning overlays
- Zoned R-2 (no rezoning request as a part of this PUD)
- Traditional design standards

McEWEN CHARACTER AREA

- New development shall reflect the same character as the established area, but no additional Attached Residential shall be permitted.

ENVISION FRANKLIN

- Proposed Single Family Residential by the Design Concepts Map:



Legend	
	Parcels
	City Limits
	Harpeth River
	Urban Growth Boundary
Design Concepts	
	Development Reserve
	Recreation
	Conservation
	Conservation Subdivision
	Large-Lot Residential
	Historic Residential
	Compact Residential
	Single-Family Residential
	Office Residential
	Mixed Residential
	Multifamily Residential
	Fifth Avenue North
	Main Street
	Neighborhood Mixed-Use
	Neighborhood Commercial
	Regional Commerce
	Industrial Flex

Existing Conditions



Development Program

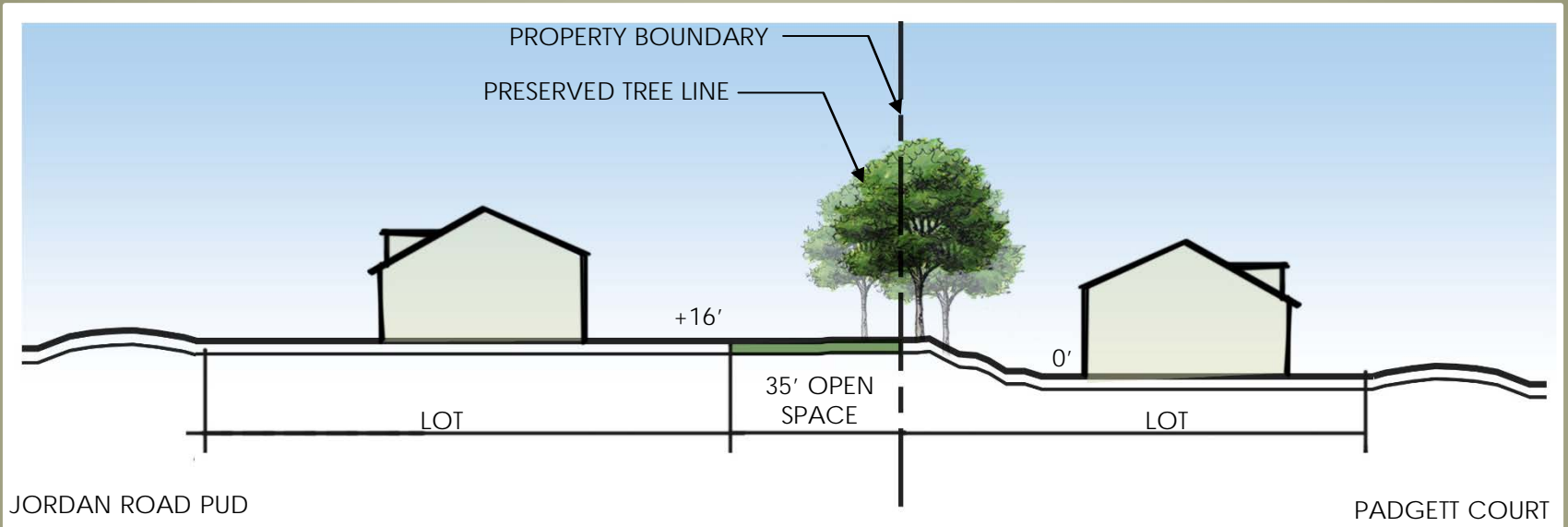
- Compliant with existing R-2 zoning
- 10 single family homes (1.59 DUA)
- Typical lot is 100' wide
- Open space lot to preserve tree line between this development and lots along Padgett Court

Master Plan



NEIGHBORHOOD COMPARISON

- An embankment with an existing tree line separates Jordan Road PUD and Padgett Court.
- A 35' width open lot runs behind the majority of homes



Neighborhood Lot Comparison

Development Plan vs. Preliminary Plat



- Master Plan is compliant with R-2 zoning; however, the applicant will request a Modification of Standards which is only allowable through the PUD process.
- Applicant will request a MOS for cul-de-sac length longer than 500'. Cul-de-sac can be extended up to 1000' with the approval of a MOS, and the use of residential fire sprinklers. Proposed cul-de-sac length is 915'.
- Curb cut to be included for future development to the east. This future development will shorten the cul-de-sac to 236' in length.

Development Plan Process



EXISTING ROAD BLOCKS



EXISTING ROAD CONDITION



**PROPOSED EMERGENCY ACCESS GATE WITH
PEDESTRIAN WALK AROUND ACCESS**

Improved Emergency Access



TYPICAL STREETSCAPE



TYPICAL ELEVATIONS



Homes

- Custom designed homes
- 3,500 sf – 5,000 sf
- 4+ Bedrooms
- 2-4 Garage options

Architecture



Schedule

- Neighborhood Meeting
Date: June 20, 2017
- Pre-application Meeting
Date: June 15, 2017
- Initial Submittal to COF
Date: July 10, 2017
- Anticipated FMPC
Date: August 24, 2017

Next Steps