

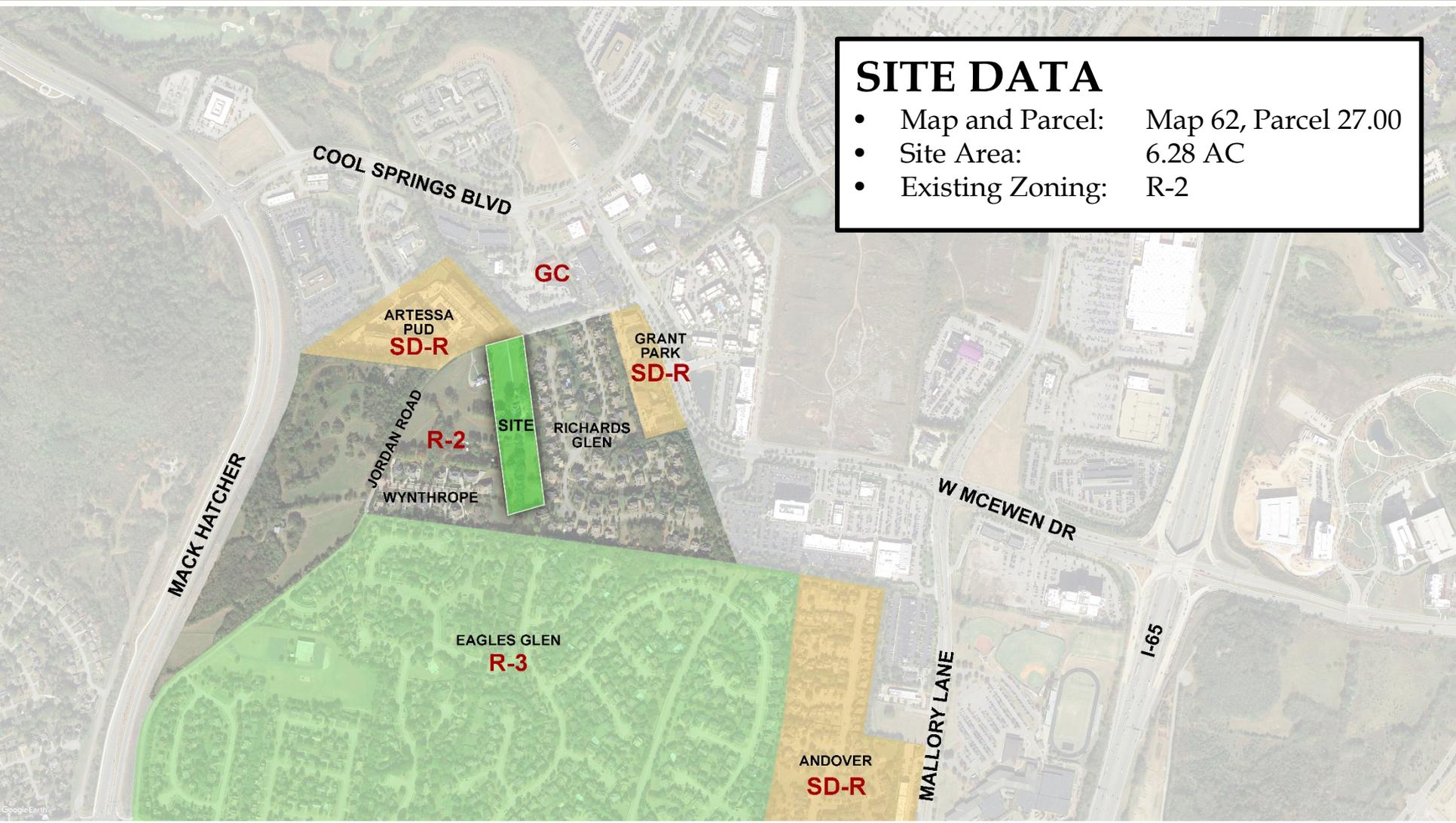
JORDAN ROAD PUD SUBDIVISION

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

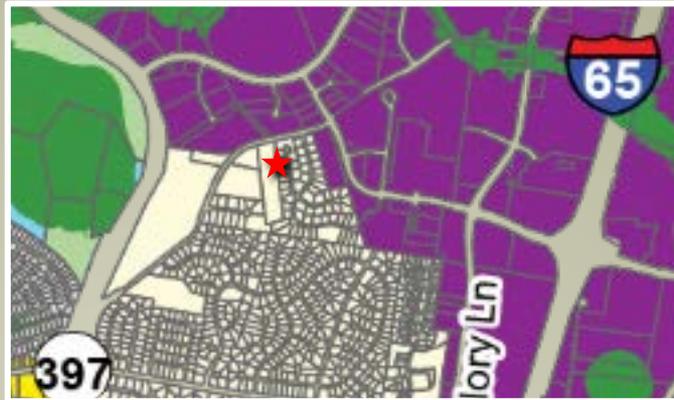
- Existing single family home
- No zoning overlays
- Zoned R-2 (no rezoning request as a part of this PUD)
- Traditional design standards

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

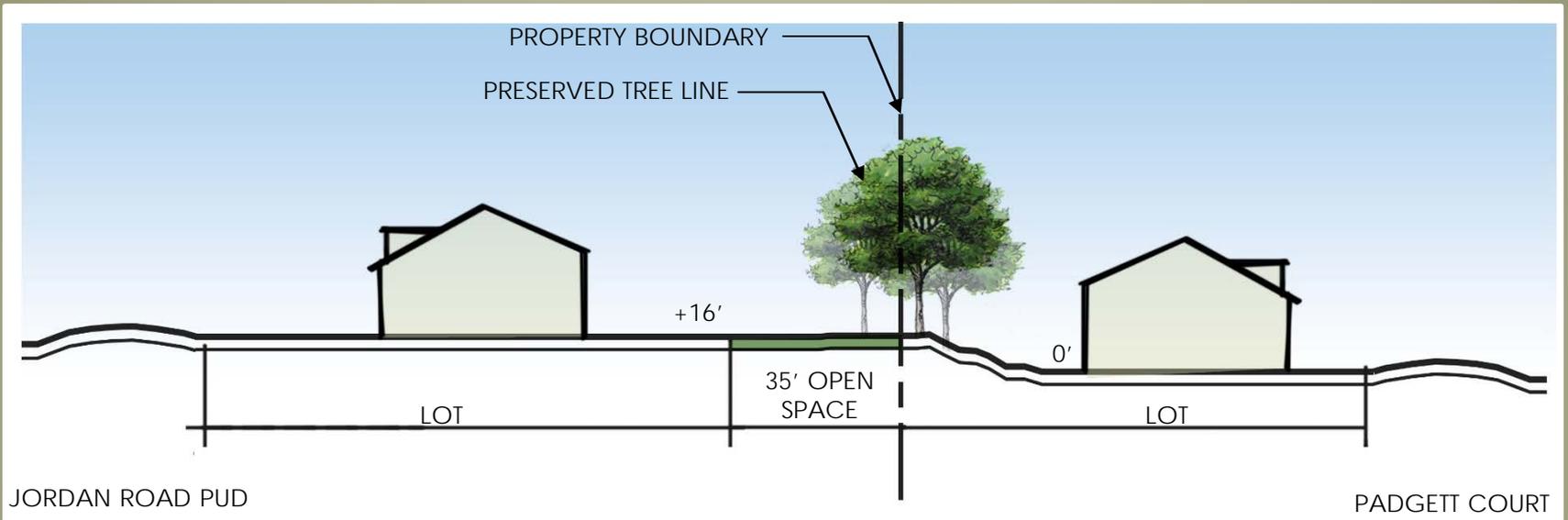
- Compliant with existing R-2 zoning
- 10 single family homes (1.59 DUA)
- Typical lot is 100' wide
- Open space lot to preserve tree line between this development and lots along Padgett Court

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



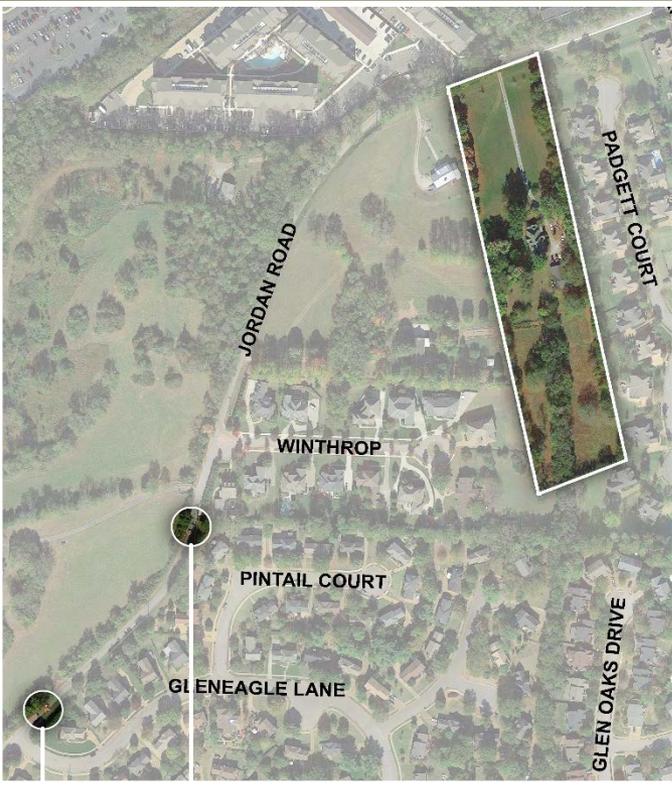
Neighborhood Lot Comparison

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

Ben Johnson



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