### **REQUESTED MODIFICATIONS OF STANDARDS** COLLETTA PUD SUBDIVISION

### MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns. The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3

Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as Single-Family Residential and the portion in MECO-6 as Mixed Residential. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DUA. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

### **OPEN SPACE REQUIREMENT CHART:**

MINIMUM OPEN SPACE REQUIREMENT SITE AREA: 199 AC OPEN SPACE ACREAGE REQUIRED: 29.85 AC FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC) INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:					
KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE		
500	INFORMAL	GREEN BELT	47,660 SF (1.09 AC)		
501	INFORMAL	GREEN BELT	193,924 SF (4.45 AC)		
502	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)		
503	INFORMAL	GREEN BELT	593,134 SF (13.62 AC)		
504	INFORMAL	GREEN BELT	1,213,037 SF (27.85 AC)		
505	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)		
506	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)		
507	INFORMAL	GREEN BELT	14,801 SF (0.34 AC)		
508	INFORMAL	GREEN BELT	57,175 SF (1.31 AC)		
509	INFORMAL	GREEN BELT	81,580 SF (1.87 AC)		
601	FORMAL	PARK	117,867 SF (2.71 AC)		
602	FORMAL	PARK	27,049 SF (0.62 AC)		
603	FORMAL	PARK	30,406 SF (0.70 AC)		
604	FORMAL	AMENITY	117,082 SF (2.69 AC)		
605	FORMAL	PARK	48,935 SF (1.12 AC)		
606	FORMAL	PARK	33,676 SF (0.69 AC)		
607	FORMAL	PARK	5,594 SF (0.77 AC)		
608	FORMAL	PARK	76,941 SF (1.77 AC)		
NON-BUILDABLE LOTS:					
	AREA				
1	42,564 SF (0.98 AC)				
2 46,074 SF (1.06 AC)					
3	96,115 SF (2.21 AC)				
4	32,215 SF (0.74 AC)				
TOTAL NON-BUILDABLE LOT AREA: 4.99 AC					
TOTAL FORMAL OPEN SPACE PROVIDED: 11.07 AC					
TOTAL INFORMAL OPEN SPACE PROVIDED: 54.00 AC					
TOTA	TOTAL OPEN SPACE PROVIDED: 65.07 AC (32.6%)				

# **LOCAL COMPATIBILITY:**

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

 THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION. 4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE

LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD COORDIOR.

EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM

THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN

TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING

FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

# LANDUSE PLAN COMPLANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN.

## SITE DATA:

CITY:

COUNTY:

CIVIL DISTRICT:

**EXISTING ZONING:** 

STATE:

PROJECT NAME: COLLETTA PARK PUD SUBDIVISON PROJECT NUMBER: SUBDIVISION: LOT NUMBER: ADDRESS: 1101 RIDGEWAY DRIVE MURFREESBORO ROAD

FRANKI IN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT MAP, GROUP, PARCEL NUMBERS: 079 MB 02800 079 MB 02900 089 05500

089 04303

089 04304

SD-R (1.31)

MECO-6, SWCO-3

MINIMUM SETBACKS

AS PART OF THE P.U.D.

144 SOUTHEAST PARKWAY

greggamble209@gmail.com

ARE ESTABLISHED

FRANKLIN, TN 37064

SEE LOT DIAGRAMS - SHEET C2.3

GAMBLE DESIGN COLLABORATIVE

2 SPACES PER SINGLE FAMILY HOME

138.1 AC, 69.4 % OF EXISTING SITE

FEE IN LIEU (179,400 SF)

40' LOTS:

60'-70' LOTS: 90' LOTS: ESTATE:

93.05 AC

CONVENTIONAL

8,670,225 SF

SUITE 200

2 STORY

615.975.5765

GREG GAMBLE

R-1

PROPOSED ZONING: CHARACTER AREA OVERLAY: OTHER APPLICABLE OVERLAYS APPLICABLE DEVELOPMENT STANDARD: TOTAL ACREAGE: TOTAL SQUARE FOOTAGE

MINIMUM REQUIRED SETBACKS: FRONT YARD: REAR YARD: SIDE YARD: APPLICANT:

ADDRESS OFFICE PHONE EMAIL ADDRESS CONTACT

BUILDING SQUARE FOOTAGE: BUILDING HEIGHT: LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE SURFACE RATIO: MINIMUM PARKING REQUIREMENT: MAXIMUM PARKING LIMIT: **EXISTING PARKING:** RESIDENTIAL DENSITY: TREE CANOPY: PARKLAND DEDICATION:

35 @ 1200 SF/HOME = 42,000 SF 226 @ 600 SF/HOME = 135,600 SF 29.85 AC (15%) TOTAL REQUIRED OPEN SPACE: 10.15 AC FORMAL REQ. 19.70 AC INFORMAL REQ.

OVERALL DENSITY: 1.31 UNITS/AC NET DENSITY (MINUS ROW): 1.49 UNITS/AC NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1 59 UNITS/AC 261 SINGLE FAMILY HOMES NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 50' LOTS:

TOTAL ACREAGE BY USE, ENTIRE SITE:

TOTAL ACREAGE BY USE, PER SECTION:

NONRESIDENTIAL SQUARE FOOTAGE:

# TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED			
TREE A	20,501 SF	0 SF	20,501 SF			
TREE B	184,595 SF	126,759 SF	57,836 SF			
TREE C	5,661,025 SF	3,591,124 SF	2,069,901 SF			
TREE D	152,235 SF	115,430 SF	36,805 SF			
TOTAL	6,018,356 SF	3,833,313 SF	2,185,043 SF			
TREE CANOPY DATA						
EXISTING TREE CANOPY: 6,018,356 SF 6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE						
REQUIRED CANOPY PRESERVATION = 36% OF TOTAL CANOPY 6,018,356 SF * 36% = 2,166,608 SF						
PROVIDED CANOPY PRESERVED = 2,185,043 SF (36.3%) OF TOTAL EXISTING CANOPY						

TREE PRESERVATION AREA

33.7 AC RESIDENTIAL (25 UNITS) 9.9 AC OPEN SPACE SECTION 2 14.75 AC RESIDENTIAL (15 UNITS) 9.9 AC OPEN SPACE SECTION 3

105.95 AC RESIDENTIAL

65.07 AC OPEN SPACE 4.99 AC NON-BUILDABLE LOTS

9.9 AC RESIDENTIAL (25 UNITS) 35.3 AC OPEN SPACE **SECTION 4** 18.98 AC RESIDENTIAL (55 UNITS) 3.3 AC OPEN SPACE

SECTION 5 12.63 AC RESIDENTIAL (49 UNITS) 0.95 AC OPEN SPACE SECTION 6 9.81 AC RESIDENTIAL (59 UNITS) 4.35 AC OPEN SPACE

SECTION 7 6.18 AC RESIDENTIAL (33 UNITS) 3.55 AC OPEN SPACE

STREAM BUFFER

# **STATEMENT OF IMPACTS:**

WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. 261 X 350 GPD = 91,350 GPD

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

### REPURIFIED (REUSE) WATER FACILITIES: NOT AVAILABLE

AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING

### **DRAINAGE FACILITIES:** THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

# POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

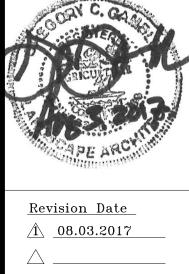
RECREATIONAL FACILITIES: LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION: 261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

**REFUSE COLLECTION:** PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

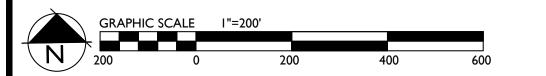


**DESIGN COLLABORATIV** 

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

DEVELOPMENT



# LLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN



DEVELOPMENT PLAN

**C2.1** COF 6491