

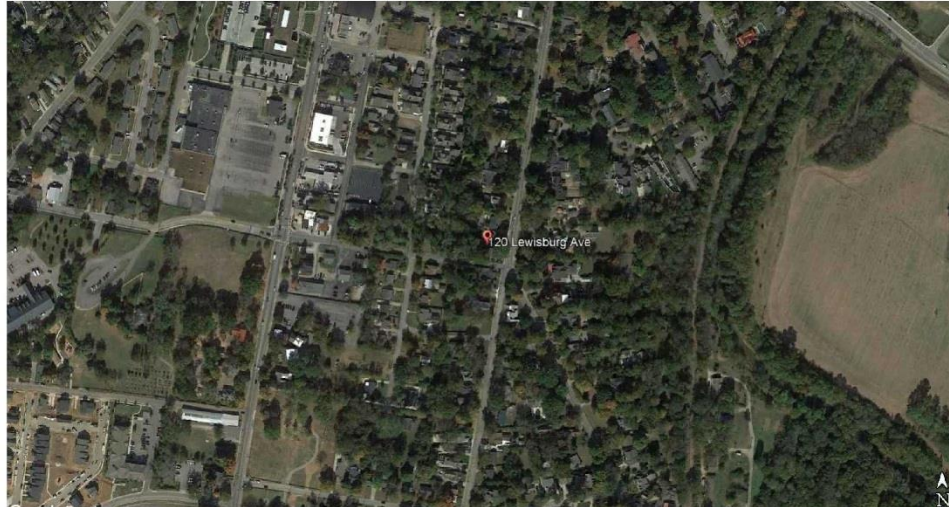
120 LEWISBURG AVE. - SUBLOT

FRANKLIN, WILLIAMSON, TENNESSEE

09/15/2017

SITE DATA

COUNCIL DISTRICT:
COUNCIL MEMBER:
PARCEL ID:
SITE ADDRESS:
16.00
120 LEWISBURG AVENUE
FRANKLIN, TN 37064
0.32 AC (22,651 FT²)
SITE ACREAGE:
ROOTING ZONE:
PROPOSED USE:
PROPOSED MAX. BUILDING HEIGHT:
ALLOWED MAX. BUILDING HEIGHT:
8.3
SINGLE FAMILY RESIDENCE
2 STORIES
2 STORIES
IMPERVIOUS SURFACE AREA:
BUILDINGS:
DRIVE/SIDEWALKS:
TOTAL PROPOSED IMPERVIOUS AREA:
RECORDED RSL:
ALLOWED RSL:
0.074 AC (5,230 FT²)
0.048 AC (3,489 FT²)
0.129 AC (8,838 FT²)
XXX
XXX
PARKING PROVIDED:
GARAGE:
SURFACE:
TOTAL:
2 SPACES
2 SPACES
4 SPACES PROVIDED
OWNER:
ADDRESS:
PHONE NO.:
CONTACT NAME:
CONTACT E-MAIL ADDRESS:
REID ANDERSON
120 LEWISBURG AVENUE
FRANKLIN, TN 37064
(615) 406-3426
REID ANDERSON
reidat78@gmail.com
PROJECT REPRESENTATIVE:
ADDRESS:
PHONE NO.:
CONTACT NAME:
CONTACT E-MAIL ADDRESS:
DOLIE MAJORS
P.O. BOX 1241
BENTWOOD, TN 37024
(615) 566-7532
dolie@majors-construction.com
RECORDED DOCUMENTS: DEED BOOK DEED BOOK # PAGE DEED PAGE #
FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. , COMMUNITY NAME.



VICINITY MAP
NOT TO SCALE

ARCHITECT

PREPARED FOR

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE

**MITCHELL BARNET
ARCHITECTS, P.C.**

2204 8TH AVENUE SOUTH
NASHVILLE, TN 37204
(615) 385-3033

REID ANDERSON

120 LEWISBURG AVENUE
FRANKLIN, TN 37064
(615) 406-3426



1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144



OBJECTIVE

- Project is requesting a rezoning and development plan
- Aerial of the Area with existing house to remain
- Layout of the site
- Architectural Front Elevation and Floor Plan
- Design or Site Specific Elements
- Comments from Pre-Application Meeting

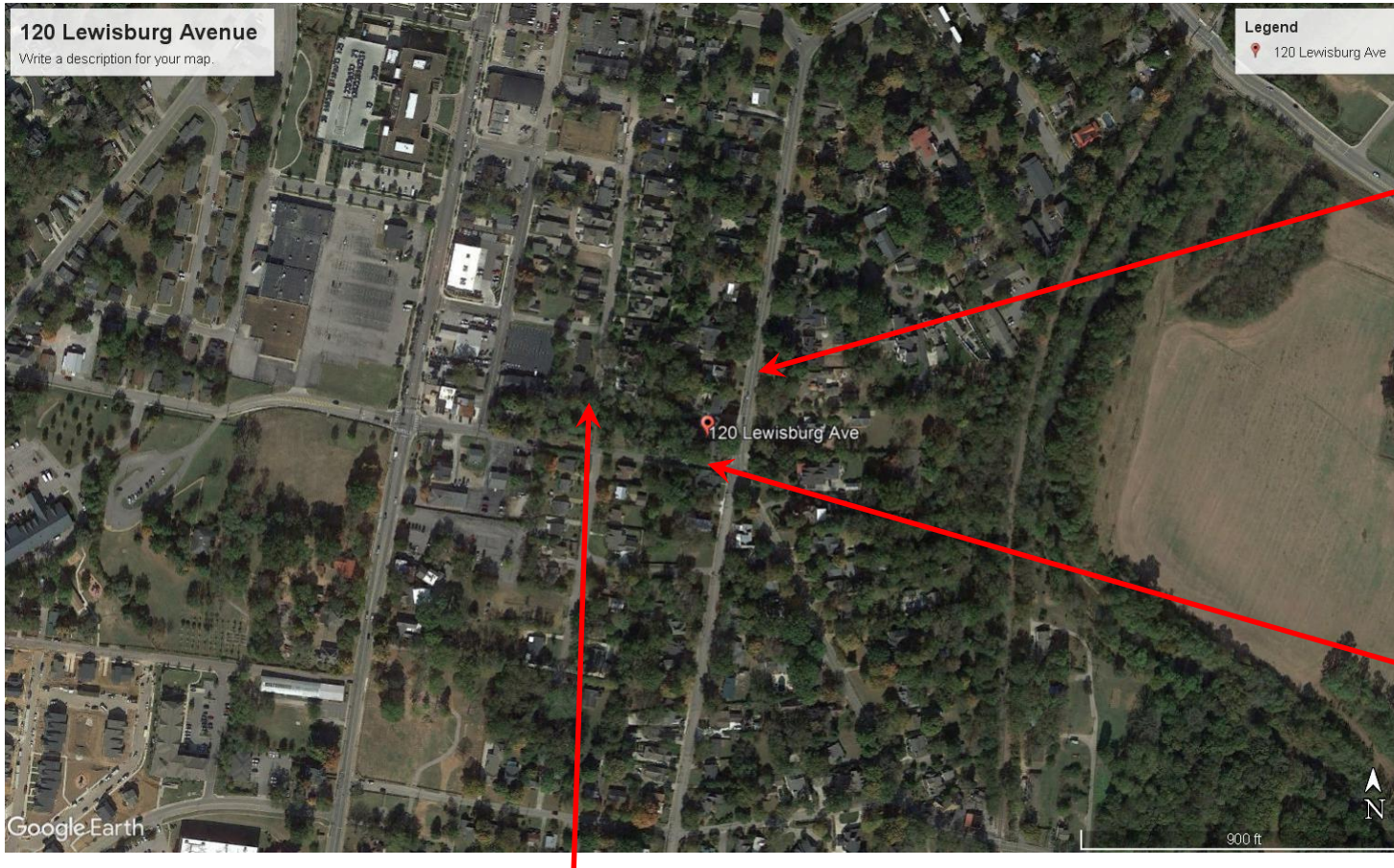


REZONING AND DEVELOPMENT PLAN

- Existing property at 120 Lewisburg Avenue is currently zoned as R-3
- The existing acreage of the site, 0.52 AC does not make the property eligible to "sub-lot"
- Therefore, requesting to rezone the property to correct classification so as to create a sub-lot, with single family residence on the new property
- With the anticipated split, the existing property will be 0.28 AC and the new property will be 0.24 AC



AERIAL IMAGE (GOOGLE EARTH)



Evans Street
(Driveway Connection)

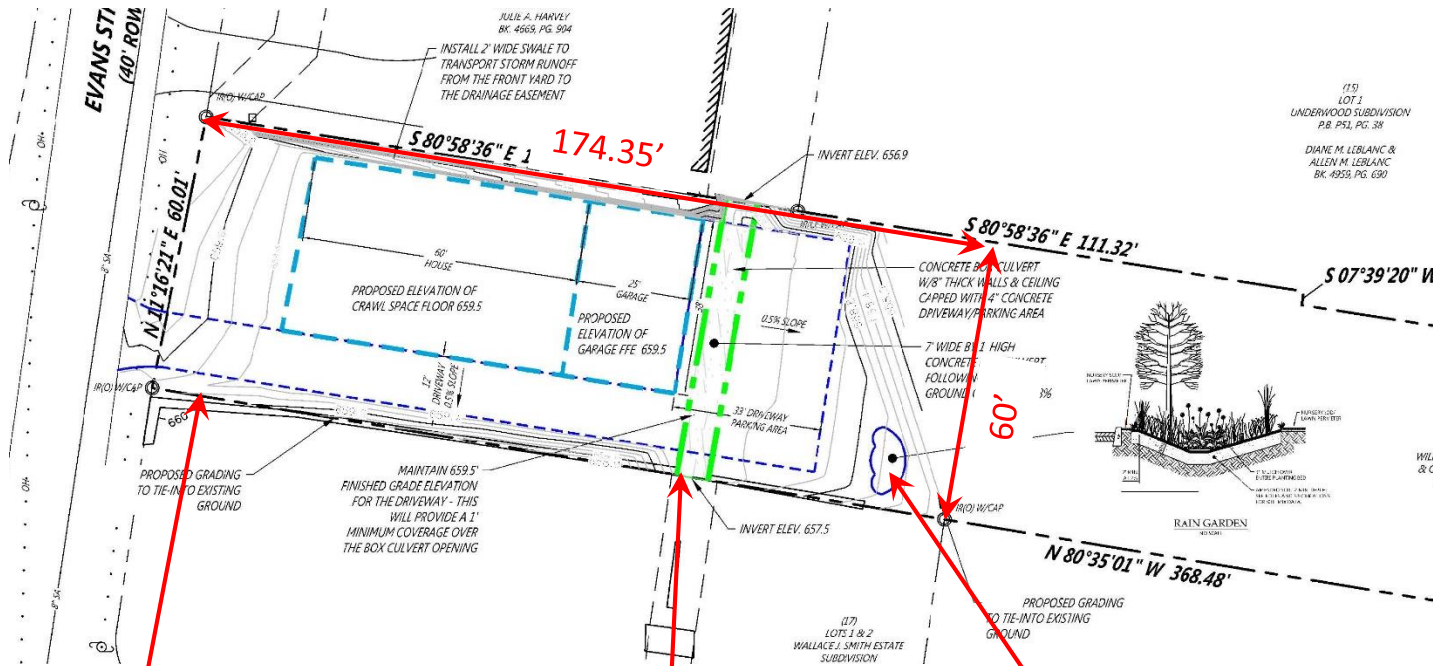
Lewisburg
Avenue

E. Fowlkes
Street





PROPOSED SITE LAYOUT



All grading ties into existing grades at the existing property lines

7' Wide by 1' Deep concrete box culvert to maintain drainage through the property

Rain Garden to collect runoff from impervious areas



FRONT ELEVATION



front view

3/16



Crabtree Residence

Evans Street

Concept floor plan 1/3

MITCHELL BARNETT ARCHITECT, P.C.
ARCHITECT PLANNERS

7204 BIA AVENUE SOUTH
NASHVILLE, TN 37204 (615) 885-3011
1000@BARNETTARCHITECT.COM



MITCHELL BARNETT ARCHITECT, P.C.
ARCHITECT-PLANNERS
2204 BIL AVENUE SOUTH
NASHVILLE, TN 37204 (615)385-3033



SIMILAR HOME STYLES



SITE SPECIFIC ELEMENTS

Current Property has an existing drainage easement through the property. The drainage easement was established to keep the storm runoff flowing south to north to the area inlets or catch basins.

To accommodate the existing drainage corridor, but still providing enough raw land to construct the single family house and driveway – this site includes a 7' wide by 1' deep box culvert under the driveway

- Concrete construction
- Follow existing slope at 0.98%
- 'Q' Value of 45.65 cfs with 1.59 feet of head during 100 year storm event



PRE-APPLICATION MEETING COMMENTS

TBD

