

SITE DATA:

PROJECT NAME: BRANCH CREEK CROSSING (PUD), DEVELOPMENT PLAN REVISION 3
PROJECT NUMBER: 6591
SUBDIVISION: BRANCH CREEK CROSSING PUD
LOT NUMBER: NA
ADDRESS: 574 & 580 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 75
EXISTING ZONING: SD-X (2,540,536)
PROPOSED ZONING: SD-X (96,536)
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 19.11 AC
TOTAL SQUARE FOOTAGE: 832,556 +/- SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: 0'
SIDE YARD: 5'

OWNER COMMERCIAL TRACTS:
LOT 1, LOT 2, OS1A, OS1B, OS2
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE
SUITE 215
BRENTWOOD, TN 37207
615.467.6330
THARRIS@AVENUECONSTRUCTION.COM
TONY HARRIS
APPLICANT & OWNER OFFICE TRACTS:
LOT 3, OS3A, OS3B
BBC INVESTMENTS
202 E. WASHINGTON ST.
SUITE 310
ANN ARBOR, MI 48104

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE
ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
615.564.2877

BUILDING SQUARE FOOTAGE: +96,536
BUILDING HEIGHT: 3 STORIES AND 4 STORIES
LANDSCAPE SURFACE RATIO: 0.80/ 15.26 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.20/ 13.82 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF
MAXIMUM PARKING LIMIT: 120% OF MINIMUM
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: N/A
TREE CANOPY: 541,358 SF (90% OF TOTAL CANOPY)
PARKLAND DEDICATION: N/A
OPEN SPACE: 3% REQ. (0.57AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
PROVIDED LOT 1: 0.05 AC
PROVIDED LOT 2: 0.08 AC
PROVIDED LOT 3: 0.46 AC

STATEMENT OF IMPACTS:

WATER: (DEVELOPMENT PLAN REVISION 3)
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" WATER LINE THAT EXTENDS APPROXIMATELY 615 LF FROM A 12" WATER LINE ON FRANKLIN ROAD. WATER AVAILABILITY OF APPROXIMATELY 20,400 GPD HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT. BASED ON THE UNIT FLOW OF 0.1 GPD/SQUARE FOOT, THE TOTAL ESTIMATED FLOW IS 5,600 GPD (FOR THE 56,000 SF OFFICE BUILDING).

SEWER: (DEVELOPMENT PLAN REVISION 3)
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN THROUGH THE SPENCER CREEK BASIN INTERCEPTOR. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 60 SFUE FOR THE DEVELOPMENT.

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441/LYNNWOOD WAY) IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.

BASED ON THE PROJECTED TRIPS TO BE GENERATED BY THE DEVELOPMENT, THE TOTAL DAILY TRIPS IS 813.

DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED WITH ORIGINAL SUBMITTAL.

DRAINAGE FACILITIES:
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE. 4.2 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 2.4 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.25 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

ELECTRICITY:
ELECTRIC WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS:
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS VIA EXISTING MAINS ALONG FRANKLIN ROAD.

REFUSE COLLECTION:
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTE:
NO CHANGES ARE PROPOSED TO COMMERCIAL LOTS 1 AND 2
SITE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THESE LOTS, AND CONSTRUCTION IS UNDERWAY.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:
ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

THIS DEVELOPMENT PLAN REVISION SPECIFICALLY ADDRESSES THE OFFICE BUILDING PROPOSED FOR LOT 3. THE LAYOUT REVISIONS PROPOSED HERE ARE SUPPORTED BY THE ENVISION FRANKLIN GUIDELINES. EXAMPLES INCLUDE ORIENTING MAIN BUILDING ENTRANCES TO THE STREET AND CREATING AN ACTIVE FORMAL OPEN SPACE PLAZA.

PARKING IN THE FRONT IS LIMITED TO PARALLEL PARKING. THE REST OF THE PARKING IS POSITIONED TO THE SIDE AND REAR OF THE BUILDING. LANDSCAPE ISLANDS IN SIDE PARKING LOT ARE LARGER THAN REQUIRED TO PROVIDE ADDITIONAL VEGETATION.

DEVELOPMENT SUMMARY

REVISION 3:
• REMOVAL OF ALL RESIDENTIAL CONDO UNITS FROM PUD.
• LOT 3 LAYOUT CHANGE INCLUDES A 4-STORY OFFICE BUILDING (56,000 SF).
• LOT 3 PARKING LOT STUBS TO FUTURE PARKING LOT ON ADJACENT CHURCH PROPERTY.
• NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 2: WITHDRAWN WITHOUT APPROVAL - MAY 2017, COF#6041
• LOT 3 LAYOUT CHANGE TO ACCOMMODATE NEW RESIDENTIAL BUILDINGS AND FULL CIRCULATION AROUND THE BUILDINGS
• INCREASE IN RESIDENTIAL CONDO UNITS FROM 48 TO 54 UNITS
• NO CHANGES PROPOSED TO COMMERCIAL LOTS

REVISION 1: APPROVED NOVEMBER 2016, COF# 6281
• REMOVAL OF INCOMPATIBLE USE BUFFER ADJACENT TO FAMILY LEGACY PUD
• INCREASE OF COMMERCIAL SQUARE FOOTAGE FROM 36,480 SF TO 40,000-44,000 SF
• NO CHANGES TO RESIDENTIAL LOT (LOT 3)

ORIGINAL DEVELOPMENT PLAN: APPROVED APRIL 2016, COF# 4692

TREE CANOPY DATA

EXISTING TREE CANOPY: 602,752 SF (72% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 108,495 SF (2.49 AC)
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 21,087 SF
TOTAL CANOPY REMOVED WITH FUTURE LOT 3: 39,885 SF
PROVIDED TREE CANOPY PRESERVATION: 541,358 SF (90% OF TOTAL CANOPY)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SITE PLAN 1	REMOVED CANOPY SITE PLAN 2	REMOVED CANOPY FUTURE	REMAINING CANOPY
TREE R1	559,731 SF	0 SF	0 SF	39,885 SF	519,846 SF
TREE R2	16,429 SF	5,851 SF	0 SF	203 SF	10,375 SF
TREE R3	6,439 SF	6,288 SF	151 SF	0 SF	0 SF
TREE R4	8,985 SF	0 SF	8,570 SF	0 SF	415 SF
TREE R5	11,188 SF	0 SF	446 SF	0 SF	10,722 SF
TOTAL SF	602,752 SF	12,139 SF	9,167 SF	40,088 SF	541,358 SF
TOTAL ACRES	13.84 AC	0.28 AC	0.21 AC	0.92 AC	12.43 AC

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 96,536 SF
TOTAL PARKING REQUIRED: 276 SPACES
TOTAL PARKING PROVIDED: 277 SPACES
MAXIMUM PARKING: 120% OF REQUIRED (332 SPACES)
LOT 1 AND LOT 2:
TOTAL SF: 40,536 SF
TOTAL PARKING PROVIDED: 120 SPACES (17 PERVIOUS/103 IMPERVIOUS)
LOT 3:
TOTAL SF: 56,000 SF
TOTAL PARKING PROVIDED: 157 SPACES
(30 COMPACT SPACES; 19% OF TOTAL PROVIDED)

TRIP GENERATION TABLE

AM PEAK		PM PEAK	
ENTER	EXIT	ENTER	EXIT
84	17	14	74
DAILY TRIPS TOTAL: 813			

PHASING SCHEDULE (ESTIMATED):

LOT 1 - COMMERCIAL
SITE PLAN FOR 18,000 SF NON-RESIDENTIAL BUILDING IS APPROVED. SITE IS IN CONSTRUCTION.
LOT 2 - COMMERCIAL
22,698 SF NON-RESIDENTIAL BUILDING. CONSTRUCTION TO COMMENCE IN 2017.
LOT 3 - OFFICE
TO BE CONSTRUCTED IN ONE PHASE

OPEN SPACE REQUIREMENT CHART

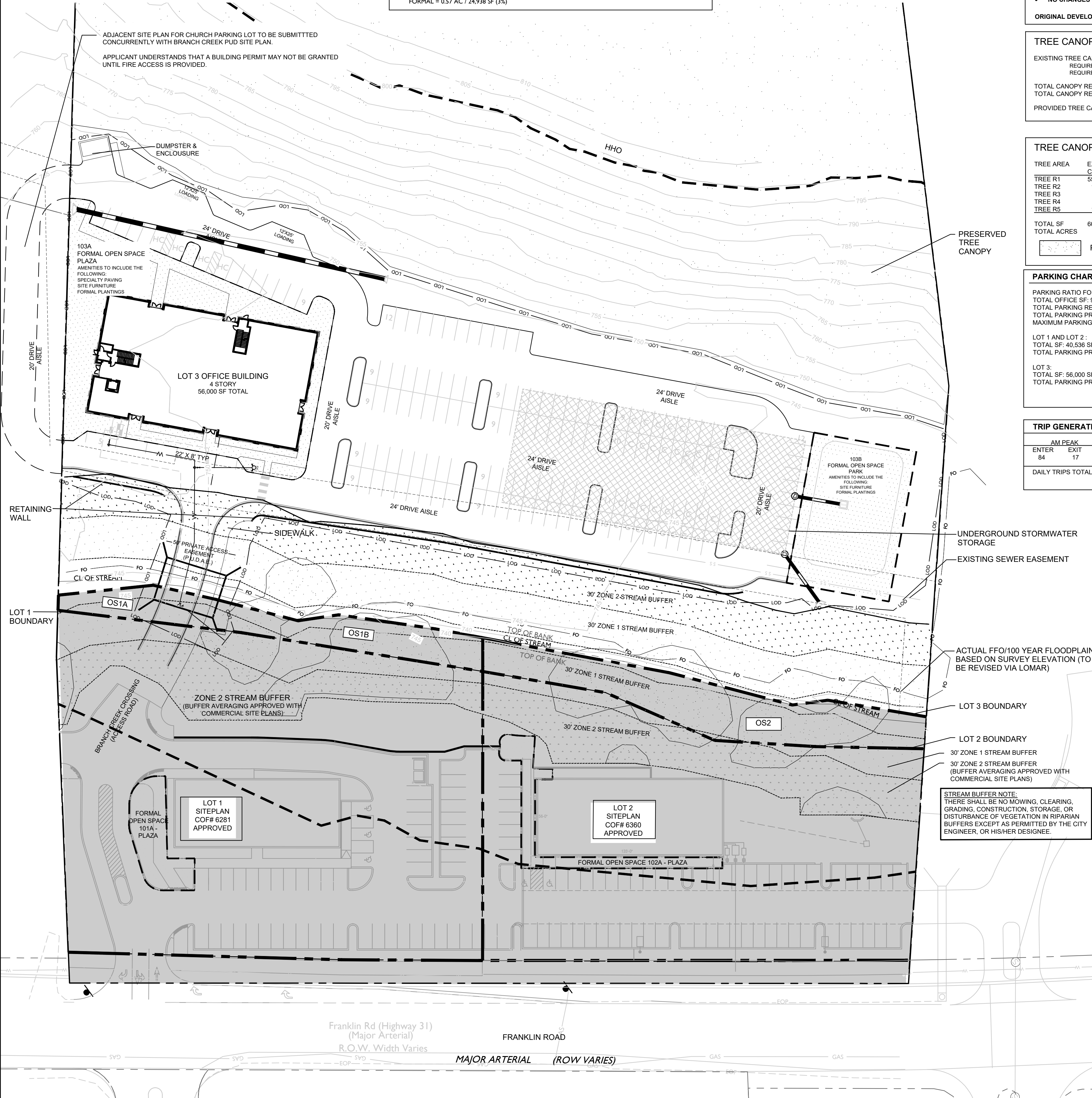
MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
3% * 19.11 AC = 0.57 AC / 24,829 SF
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
T01A	FORMAL	PLAZA	2,271
T02A	FORMAL	PLAZA	2,621
T03A	FORMAL	PLAZA	11,796
T03B	FORMAL	PARK/FORMAL TRAIL	8,250

ADDITIONAL OPEN SPACE LOTS AS SHOWN ON PLAN:

KEY	CLASSIFICATION	TYPE	AREA (SF)
OS1A	OTHER	STREAM BUFFER AREA	1,167
OS1B	OTHER	STREAM BUFFER AREA	4,174
OS2	OTHER	STREAM BUFFER AREA	7,336

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.57 AC / 24,938 SF (3%)



KEY:

- SITE PLAN APPROVED OR UNDER REVIEW, NO CHANGES PROPOSED
- FORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- ZONE 1 BUFFER
- ZONE 2 BUFFER