

DEVELOPMENT SUMMARY

- REVISION 1: SUBMITTED JANUARY 2018
- LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE
 - NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)

ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015

- LOT 1, FUNERAL HOME (10,500 SF)
- LOT 2, 3 STORY OFFICE (24,000 SF)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SF LOT 1	REMOVED CANOPY SF LOT 2	REMOVED CANOPY DEV. PLAN REV 1	REMAINING CANOPY
TREE 'A'	763,507 SF	17,736 SF	24,231 SF	12,796 SF	722,273 SF
TREE 'B'	17,549 SF	9,423 SF	----- SF	----- SF	8,126 SF
TREE 'C'	23,135 SF	----- SF	14,126 SF	----- SF	9,009 SF
TOTAL SF	804,191 SF	27,159 SF	38,357 SF	12,796 SF	739,408 SF
TOTAL ACRES	18.46 AC	0.62 AC	0.88 AC	0.29 AC	16.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 804,191 SF (81.3% OF TOTAL SITE)

REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 120,629 SF (2.8 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF

TOTAL CANOPY REMOVED WITH DEVELOPMENT PLAN REVISION 2: 12,796 SF

TOTAL CANOPY REMOVED: 78,312 SF (1.80 AC)

REMAINING TREE CANOPY TO BE PRESERVED: 739,408 SF (16.97 AC)
(91.9% OF ORIGINAL EXISTING CANOPY)

TREE CANOPY PRESERVATION AREA

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.

TOTAL OFFICE SF: 57,900 SF
SUBDIVISION: 1
TOTAL PARKING REQUIRED: 166 SPACES
TOTAL PARKING PROVIDED: 199 SPACES

LOT 1:
TOTAL OFFICE SF: 35,000 SF
TOTAL PARKING PROVIDED: 122 SPACES
LOT 2:
TOTAL OFFICE SF: 22,900 SF
TOTAL PARKING PROVIDED: 77 SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE

3% * 22.72 AC = 0.68 AC / 29,690 SF

NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA
OS1 (LOT 1)	FORMAL	PLAZA	12,662 SF
OS2 (LOT 2)	FORMAL	PLAZA	9,189 SF
OS3 (LOT 1)	FORMAL	GREENBELT	5,327 SF
OS4 (LOT 2)	FORMAL	GREENBELT	1,465 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.69 AC / 29,843 SF (3.0%)

FLOODPLAIN KEY:

100 YEAR FLOOD PLAIN

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

RIPARIAN BUFFER ZONE KEY:

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

SITE DATA:

PROJECT NAME: FAMILY LEGACY (PUD), DEVELOPMENT PLAN REVISION 1
PROJECT NUMBER: XXXX
SUBDIVISION: FAMILY LEGACY PUD
LOT NUMBER: NA
ADDRESS: 554 & 562 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP 53, PARCELS 73.00 & 74.01

EXISTING ZONING: SD-X 0 / 34,500
PROPOSED ZONING: SD-X 0 / 57,900
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 22.72 AC
TOTAL SQUARE FOOTAGE: 988,971 +/- SF

MINIMUM REQUIRED SETBACKS: AS ESTABLISHED BY P.U.D.

OWNER: FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

DEVELOPER: MIKE FORD
LOT 1
FORD CUSTOM CLASSIC HOMES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
(615) 503-9727

DEVELOPER: THE POOL
LOT 2
DAWN CRAWFORD
5100 MARYLAND WAY
(615) 371-0049

APPLICANT: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles200@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: TOTAL - 57,900 SF
LOT 1 - 35,000 SF
LOT 2 - 22,900 SF

BUILDING HEIGHT: LOT 1 - 3 & 2 STORIES
LOT 2 - 3 STORIES

LANDSCAPE SURFACE RATIO: 0.87/ 19.9 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.2/ 4.5 AC REQUIRED

MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF (166 SPACES)

MAXIMUM PARKING LIMIT: 200 SPACES (120% OF MINIMUM)

EXISTING PARKING: N/A

PARKING PROVIDED: 199 SPACES

RESIDENTIAL DENSITY: N/A

TREE CANOPY: 804,191 SF (81% OF TOTAL SITE)

PARKLAND DEDICATION: N/A

OPEN SPACE: 3% REQ. (0.68AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL

PROVIDED LOT 1: 0.44 AC

PROVIDED LOT 2: 0.25 AC

TOTAL PROVIDED: 0.69 AC

OVERALL DENSITY: N/A

NET DENSITY: N/A

RESIDENTIAL UNITS BY USE TYPE: N/A

NON-RESIDENTIAL SF: TOTAL: 57,900 SF

LOT 1 - 35,000 SF OFFICE

LOT 2 - 22,900 SF - OFFICE

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
WATER SERVICE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
3,658 GPD

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
SEWER PROVIDED BY THE CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
THE PROPERTY HAS FRONTAGE ON FRANKLIN ROAD, CLASSIFIED AS A MAJOR ARTERIAL. TWO SITE ACCESS POINTS, PREVIOUSLY APPROVED HAVE BEEN INSTALLED. A 25' ROW DEDICATION, PREVIOUSLY REQUESTED BY THE CITY, HAS BEEN PROVIDED.

DRAINAGE FACILITIES:
STORMWATER TO BE TREATED VIA PERVIOUS PAVERS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.0 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 1.9 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.2 MILES

PROJECTED STUDENT POPULATION:
NO STUDENTS

REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

OFFICE USE IS LISTED AS A PRIMARY USE. BUILDING ENTRANCES ARE ORIENTED TO THE STREET; HOWEVER THE BUILDINGS WILL SIT BEHIND A CREEK AND STREAM BUFFER. SIDEWALKS WILL CONNECT BACK TO THE MULTI-USE PATH ALONG FRANKLIN ROAD. FORMAL OPEN SPACE WILL BE PEDESTRIAN PLAZAS AROUND THE BUILDING. OFFICE BUILDINGS ARE AT 3 STORIES IN HEIGHT (AS ENVISION FRANKLIN PROPOSES OUTSIDE OF MACK HATCHER PARKWAY.) HOWEVER, THE LOT 1 OFFICE STEPS DOWN TO TWO-STORY TO TRANSITION TO THE SOUTH.

