Parish Presbyterian Church Development Plan Revision

Joint Conceptual Workshop August 23, 2018



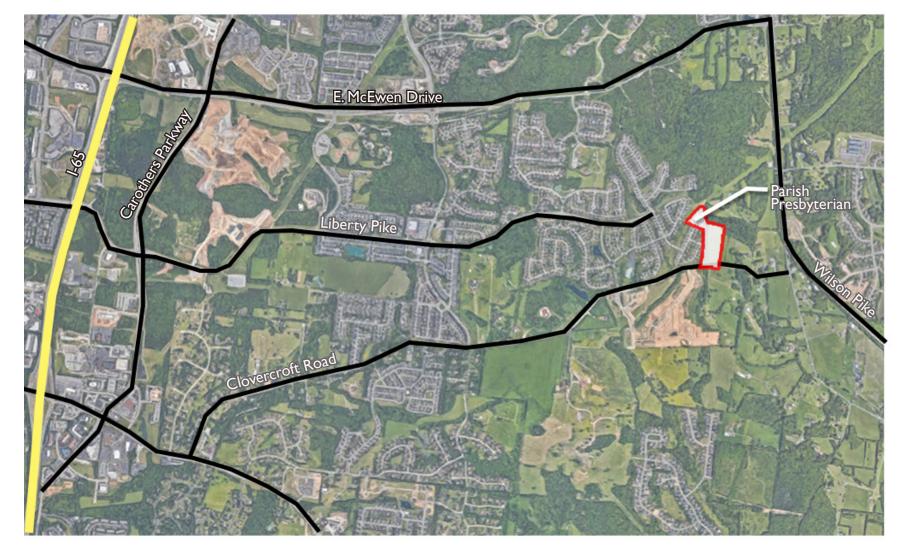






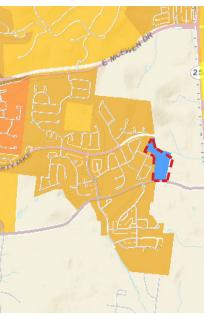


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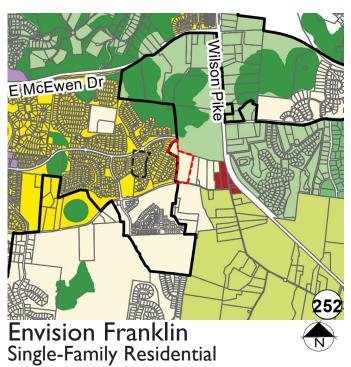


Vicinity Map





Existing Zoning Civic and Institutional



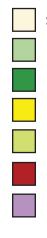
Site Context





Civic and Institutional Specific Developement- Residential Estate Residential

- R-I Residential
- R-2 Residential

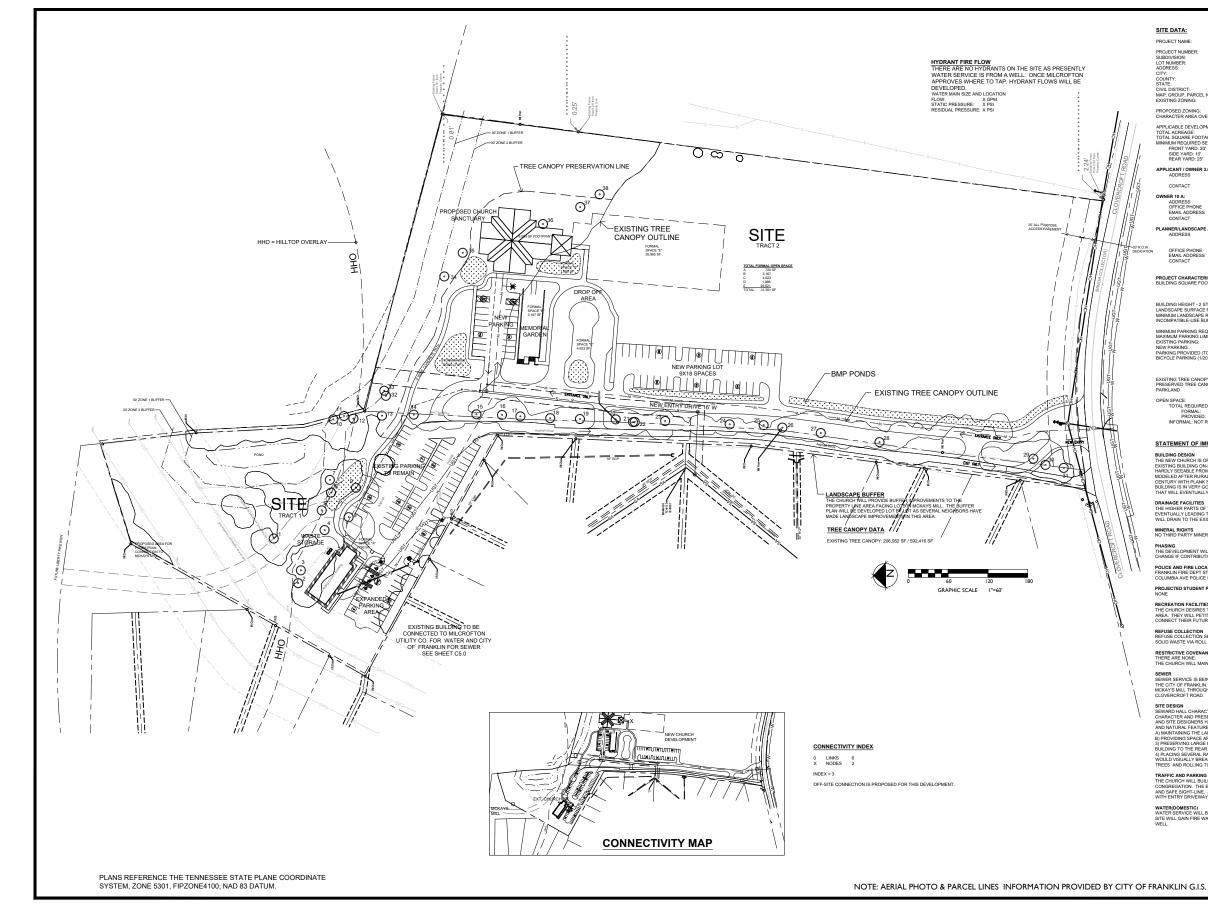


- Single-Family Residential
- Conservation Subdivision
- Conservation
- Mixed Residential
- Development Reserve
- Neighborhood Commerce
- Neighborhood Mixed-Use



Project Context

Current Approved Development Plan



SITE DATA

PROJECT NAME LOT NUMBER COUNTY: STATE: CIVIL DISTRICT: MAP, GROUP, PARCEL NU EXISTING ZONING:

PROPOSED ZONING: CHARACTER AREA OVERL

APPLICABLE DEVELOPMENT STANDARD: TOTAL ACREAGE: TOTAL SQUARE FOOTAGE: MUM REQUIRED S FRONT YARD: 2 SIDE YARD: 10' REAR YARD: 25'

APPLICANT / OWNER 3.6 A ADDRESS

CONTACT NER 10 A: ADDRESS OFFICE PHON EMAIL ADDRE CONTACT

PLANNER/LANDSCAPE

OFFICE PHONE EMAIL ADDRESS CONTACT

PROJECT CHARACTERISTICS

BUILDING HEIGHT - 2 STORY LANDSCAPE SURFACE RATIO MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER

MINIMUM PARKING REQUIRED (400 SEATS): MAXIMUM PARKING LIMIT(120% X 133):

- .68 AC = .72 AC OR 31.391 SF PROVIDED: INFORMAL: NOT REQUIRED

STATEMENT OF IMPACTS

ENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXIS

PMENT WILL BE CONSTRUCTED AS A SINGLE I ONTRIBUTIONS ARE LESS THAN EXPECTED.

POLICE AND FIRE LOCATION FRANKLIN FIRE DEPT STATION #6 - 2.7 MILES DRIVING E COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DI

PROJECTED STUDENT POPULATION

HE CHURCH DESIRES TO CONNECT THE REAL THEY WILL PETITION THE HOMEOWNERS ASSOCIATION OWNERS THEIR FUTURE TRAILS TO THOSE AT MCKAY'S MILL

REFUSE COLLECTION REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN ROUD WAREE VAN BOLL OUT CANS

RESTRICTIVE COVENANTS THERE ARE NONE.

SEWER SERVICE IS BEING REQUESTED AS A PART OF THIS PROJECT FROM THE CITY OF FRANKLIN. SEWER MAIN CONNECTIONS WILL BE MADE IN MCKAY'S MILL THROUGH ONE OF THE EXISTING UTILITY EASEMENTS OR ON CLOVERCROPT ROAD.

SITE DESIGN

SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH AND SITE DESIGNERS HAVE PRACTICED PRESERVING RURAL CHARACTEI AND NATURAL FEATURE DESCRIPTION CHURCH CHARACTEI AND NATURAL FEATURE DESCRIPTION CHURCH CHARACTEI

AND NATURAL FEATURE PRESERVATION BY: a) MAINTAINING THE LARGE TREE STANDS, b) PROVIDING SPACE AROUND THE TREE FERCE ROWS TO PRESERVE THEM, b) PROVIDING SPACE AROUND THE TREE FEACE AREAS BY POISING THE NEW BUILDING TO THE REAR OF THE PROPERTY - NOT IN THE MIDDLE OR FROAT, b) FACING SEVERAL RAINPOONS INSTEAD OF I LARGE POND, I LARGE PONN WOULD VISUALLY BREAK UP THE SITE AND DETER FROM THE VIEW OF THE TREES AND ROLING TOPOREMY.

TRAFFIC AND PARKING THE CHURCH WILL BILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY WILL BE SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STLDY REPORT IS AVAILABLE TO CONCUF VIEW AUTOY DIRINGEWAY IMPROVEMENTS.

STIC) CE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT

PARISH PRESBYTERIA DEVELOPMENT PLAN 5995 CLOVERCROFT ROAL VILLIAMSO ENNESSEE AP 80, PARCELS 11.01 & 12.05 SWCO-2 SWCO-4

evenber 3, 2015 ly 12, 2016 Added Stream Buffer bruary 9, 2017 Stream Buffer Revised and updated on all sho

awing Notes:

GD

GAMBLE

SIGN COLLABORAT

ELOPMENT PLANNING AN NDSCAPE ARCHITECTUR

Date: NOV. 9, 2015

SH PRESBYTERIAN CHURCI DEVELOPMENT PLAN Map 80 Parcels 11.01 & 12.05 Franklin, Williamson County, Tennessee

PARISI

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2.9.2017 CAPE ARC

230 KLIN, TENNESSEE 37064

REG GAMBLE reggamble209@gmail.com 15.975.5765

OVERALL DEVELOPMEN

PLAN

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COF 5995

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150 CLOVERCROFT RANKLIN, TN 37064 NATHAN GEORGE

MANN FAMILY LIMITED PARTNER 1828 TYNE BLVD, NASHVILLE, TN 3 615-440-4678 acrudele@tractorsupply.com ANTHONY CRUDELE

GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKW/ SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE

EXISTING 3.696 SF 1 STORY NEW 9.063 1ST FLOOR NEW 9.063 2ND FLOOR TOTAL 21.822 SF 38 FEET (NOT INCLUDING TOWER) 0.75 0.40 YES, TYPE B BUFFER TO NORTH

1 SPACE / 3 SEATS = 133

57 SPACES 93 SPACES 150 SPACES 8 SPACES

4.75 AC 2.85 AC



BUILDING DESIGN THE NEW CHURCH IS OF TRADI DESIGN CHURCH IS OF TRADITIONAL DESIGN. IT WILL COMPLIMENT THE BUILDING ON-SITE. AND BECAUSE OF ITS SECLUDED LOCATION BE SEEABLE FROM MICKAYS BUIL OR CLOVEROFT. THE BUILDING IS D AFTER RURAL HISTORIC CHURCHES FROM THE TURN OF THE DO AFTER RURAL HISTORIC CHURCHES FROM THE TURN OF THE

DRAINAGE FACILITIES

INFAURACE FACILITIES THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO RAIN PONDS VORTUALLY LEADING TO MAYERS CREEK. THE REAR OF THE PROPERTY VILL DRAIN TO THE EXISTING DRY POND.

MINERAL RIGHTS NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

INNECT TO THE MCKAY'S MILL OPEN SPACE

New Master Plan



<u>Site Data</u>

Total Acreage:	13.84 AC
Existing Zoning: Character Area Overlay:	CI SWCO-2 SWCO-4
Development Standard:	Conventional
Existing: Building Height: Square Footage:	I-Story 3,696
Proposed: Chapel (Previously Approved): Building Height:	2-Story
Square Footage:	7,215 st 7,215 2nd
School: Building Height: Square Footage:	l-Story 18,176
Multi-Use Building: Building Height: Square Footage:	I-Story 7,423



Multi-Use Building







Classroom Building

Architecture





Next Steps

Initial Submittal (Completed):	August 13, 2018
Joint Conceptual Workshop:	August 23, 2018
Planning Commission:	September 27, 2018
Board of Mayor and Alderman Work Session: October 9, 2018	
BOMA 1st Reading:	October 23, 2018
BOMA Public Hearing 2nd Reading:	November 27, 2018
BOMA 3rd and Final Reading:	December 11, 2018

