



KEY

FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING
A	792,792 SF
TOTAL SF	792,792 SF
TOTAL ACRES	18.2 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	18.2 AC (92% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 18.2 AC TOTAL CANOPY:	118,919 SF, 2.73 AC
PROVIDED CANOPY PRESERVATION:	11,793 SF, 0.27 AC (10% OF REQUIRED)

TREE CANOPY NOTE:

ENVISION FRANKLIN HAS IDENTIFIED THE CAROTHERS CROSSING WEST SITE AS AN IMPORTANT AND HIGHLY VISIBLE PIECE OF CAROTHERS PARKWAY REGIONAL COMMERCIAL DESIGN CONCEPT CORRIDOR. IN ORDER TO CREATE AN ATTRACTIVE URBAN VIEWSHED AND PROMOTE ECONOMIC DEVELOPMENT, THIS DESIGN CONCEPT ENCOURAGES BUILDINGS TO BE GREATER THAN ONE-STORY AND THAT THEY BE ARRANGED TO FRAME AND DEFINE THE STREETS. BUILDING SETBACKS SHOULD BE MINIMAL AND THE MAJORITY OF ANY OFF-STREET PARKING SHOULD BE LOCATED TO THE SIDE OR IN THE REAR OF THE BUILDING.

GIVEN THESE CURRENT CONDITIONS, THIS TREE CANOPY DOES NOT FALL INTO ONE OF THE CATEGORIES LISTED IN THE CITY OF FRANKLIN'S ZONING ORDINANCE 5.2.4(5) FOR HIGHER QUALITY NATURAL AND CULTURAL RESOURCES.

THE COMBINATION OF DESIGN EXPECTATIONS SET FORTH BY ENVISION FRANKLIN AND EXISTING ON-SITE CONDITIONS LEAVE LITTLE OPPORTUNITY TO PROVIDE MEANINGFUL TREE CANOPY PRESERVATION AND FULFILL THE INTENT OF THE ZONING ORDINANCE.

FOR THIS REASON, THE APPLICANT WOULD LIKE TO REQUEST THE USE OF REPLACEMENT TREES AND/OR FEE-IN-LIEU PER COF ZONING ORDINANCE SECTION 5.2.4(7)(A) AT THE RATE TO BE COORDINATED WITH CITY STAFF AT THE SITE PLAN STAGE.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5% * 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 0.99 AC (43,217 SF)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,581

PARKING

BUILDING	UNIT	REQUIRED PARKING PER COF	
		RATIO	TOTAL
APARTMENTS	1 BEDROOM	220 UNIT	1.5 / UNIT
	2 BEDROOM	113 UNIT	2.5 / UNIT
RESTAURANT	4,800 SF	10 / 1,000 SF	48
	7 EMPLOYEES	1 / EMPLOYEE	7
BANK	3,900 SF	5 / 1,000 SF	20
RETAIL	34,565 SF	3.33 / 1,000 SF	116
OFFICE	24,065 SF	4 / 1,000 SF	97
		TOTAL REQUIRED PER COF	892
		TOTAL REQUIRED PER SHARED PARKING STUDY	803
		TOTAL PROVIDED	847

SHARED PARKING ANALYSIS

[#1 City of Franklin Rates (with 10% internal capture reduction)] 803 parking spaces

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,722
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME: CAROTHERS CROSSING WEST
PROJECT #: 6793
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING: GC
PROPOSED ZONING: SD-X (17.04)
EXISTING CHARACTER AREA: MECO-4
OTHER APPLICABLE OVERLAYS: HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER
ACREAGE OF SITE: 19.83 AC
SQUARE FOOTAGE OF SITE: 863,622 SF

MINIMUM SETBACKS:
FRONT YARD:
SIDE YARD:
REAR YARD:

OWNER:
ADDRESS:
PHONE NUMBER:
EMAIL:
CONTACT NAME:

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

BUILDING SQUARE FOOTAGE: 7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT: 1 - 5 STORIES
REQUIRED LSR: .2
PROVIDED LSR: .33
MINIMUM PARKING REQUIREMENT: 803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT: 909
EXISTING PARKING: N/A
PROVIDED PARKING: 847
RESIDENTIAL DENSITY: 16.79 D.U./A.
TREE CANOPY: 792,792 SF (18.2 AC)
PARKLAND: 332 UNITS X \$4,304 = \$1,428,928
OPEN SPACE:
REQUIRED 5% (ALL FORMAL): 0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL): 0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
338 UNITS * 350 GPD = 118,300 GPD

SEWER FACILITIES

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: MI (2.1 MI FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
338 * 0.64 = 217 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION



Revision Date	
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