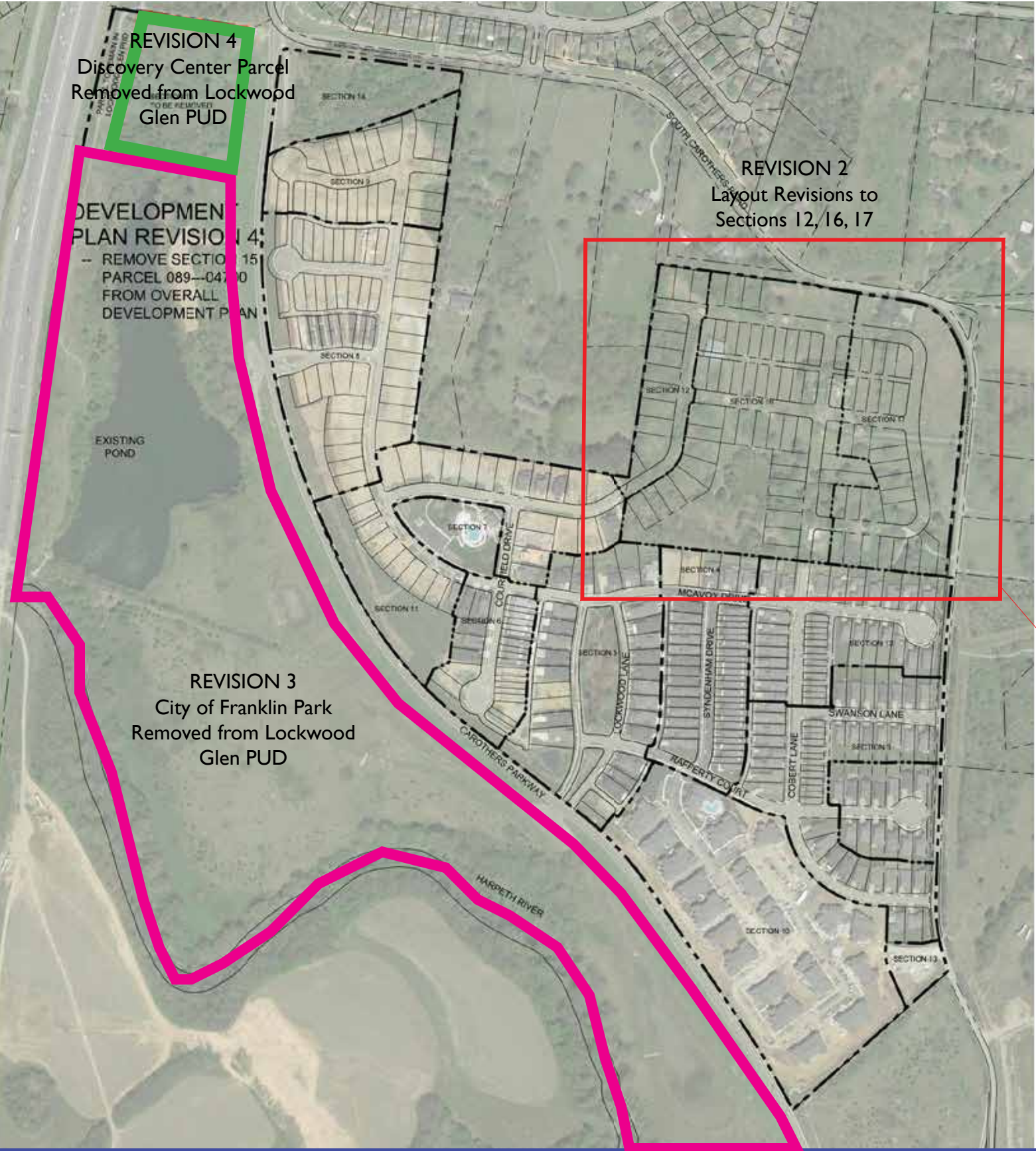
An aerial map of a proposed development plan for Lockwood Glen. The map shows a network of roads, parking lots, and green spaces. A central area is highlighted in yellow, and a winding road runs through the center. The map is overlaid with a semi-transparent white box containing the title text.

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 5

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WHAT HAS CHANGED IN RECENT DEVELOPMENT PLAN REVISIONS?

- Revision 2: Site/Lot Layout Revision of sections 12, 16, 17
- Revision 3: Removal of Park from PUD
- Revision 4: Removal of Discovery Center Parcel

APPROVED DEVELOPMENT PLAN

• Single Family Detached	314
• Townhomes	85
• Multi-Family Apartments	239
• Total Units:	638

REVISION 5 PROPOSAL:

-CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)

-(105) PERMITTED UNITS ((89) PREVIOUSLY APPROVED LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 + (16) TOWNHOMES CAPTURED FROM SECTION 15)

-(102) PROPOSED UNITS ((3) APPROVED UNITS NOT SHOWN IN SECTION 12,16,17)

-(102) SINGLE FAMILY DETACHED AND TOWNHOME UNITS (NOT AN INCREASE IN APPROVED NUMBER OF UNITS)

102 TOTAL PROPOSED UNITS:

- (11) IN SECTION 12 (NO CHANGE)
- (41) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)



REASON FOR DEVELOPMENT PLAN REVISION

- Reduce Grading: Previous plan required 30’ of cut and extensive blasting. Proposed plan reduces cut to +/-10’ with reduced blasting.
- Create additional connection to South Carothers and diffuse traffic to multiple exit points that would otherwise go through existing neighborhood.
- Construction access can be from South Carothers and not through the existing Lockwood Glen Development
- Maintain the High-Quality Architecture found throughout the existing Lockwood Glen Development.

PROPOSED DEVELOPMENT PLAN

- Single Family Detached 286
- Townhomes 113
- Multi-Family Apartments 239
- Total Units: 638

APPROVED DEVELOPMENT PLAN

- Single Family Detached 314
- Townhomes 85
- Multi-Family Apartments 239
- Total Units: 638

NARRATIVE OF PROPOSED REVISIONS

- Eliminate connection from Cobert Lane Stub Out to lots on the Ridge to reduce grading.
- Relocate 16 townhomes (previously approved) from Section 15 (Section 15 is being removed from the Lockwood Glen PUD as part of Lockwood Glen Development Plan Revision 4)
- 44 total townhome units proposed in sections 12, 16, and 17 (increase of 28 townhomes)
- 58 total single family detached homes in sections 12, 16, and 17 (decrease of 28 SF detached homes)
- 11 units proposed in section 12 (no change)
- 0 units proposed in section 15 (decrease of 16 units. This section has been removed)
- 41 units proposed in section 16 (previously 50)
- 50 units proposed in section 17 (increase of 22 units)
- 102 total units proposed



MANOR HOMES



COTTAGE HOMES



GARDEN HOMES



TOWNHOMES

PROPOSED LOT TYPES:

Architecture is proposed to be similar in character and in quality to the existing homes throughout the lockwood glen development.

MANOR HOMES:

- 23 Units
- 65' Lot-Width
- Front-Loaded Garages

COTTAGE HOMES:

- 28 Units
- 52' Lot-Width
- Front-Loaded Garages

GARDEN HOMES:

- 8 Units
- 45' Lot-Width
- Alley-Loaded Garages

TOWNHOMES:

- 44 Units
- 20-30' Lot-Width
- Alley-Loaded Garages



ANTICIPATED REMAINING ENTITLEMENT SCHEDULE

- 03-05-19: PRE-APPLICATION CONFERENCE WITH CITY OF FRANKLIN STAFF (COMPLETE)
- 03-06-19: NEIGHBORHOOD MEETING
- 05-13-19: INITIAL SUBMITTAL
- 05-23-19: JOINT CONCEPTUAL WORKSHOP
- 06-27-19: PLANNING COMMISSION
- 07-23-19: FIRST READING AT BOMA