

# Southbrooke

PUD Subdivision



Joint Conceptual Workshop  
October 24, 2019

# Southbrooke PUD Subdivision

Franklin, TN



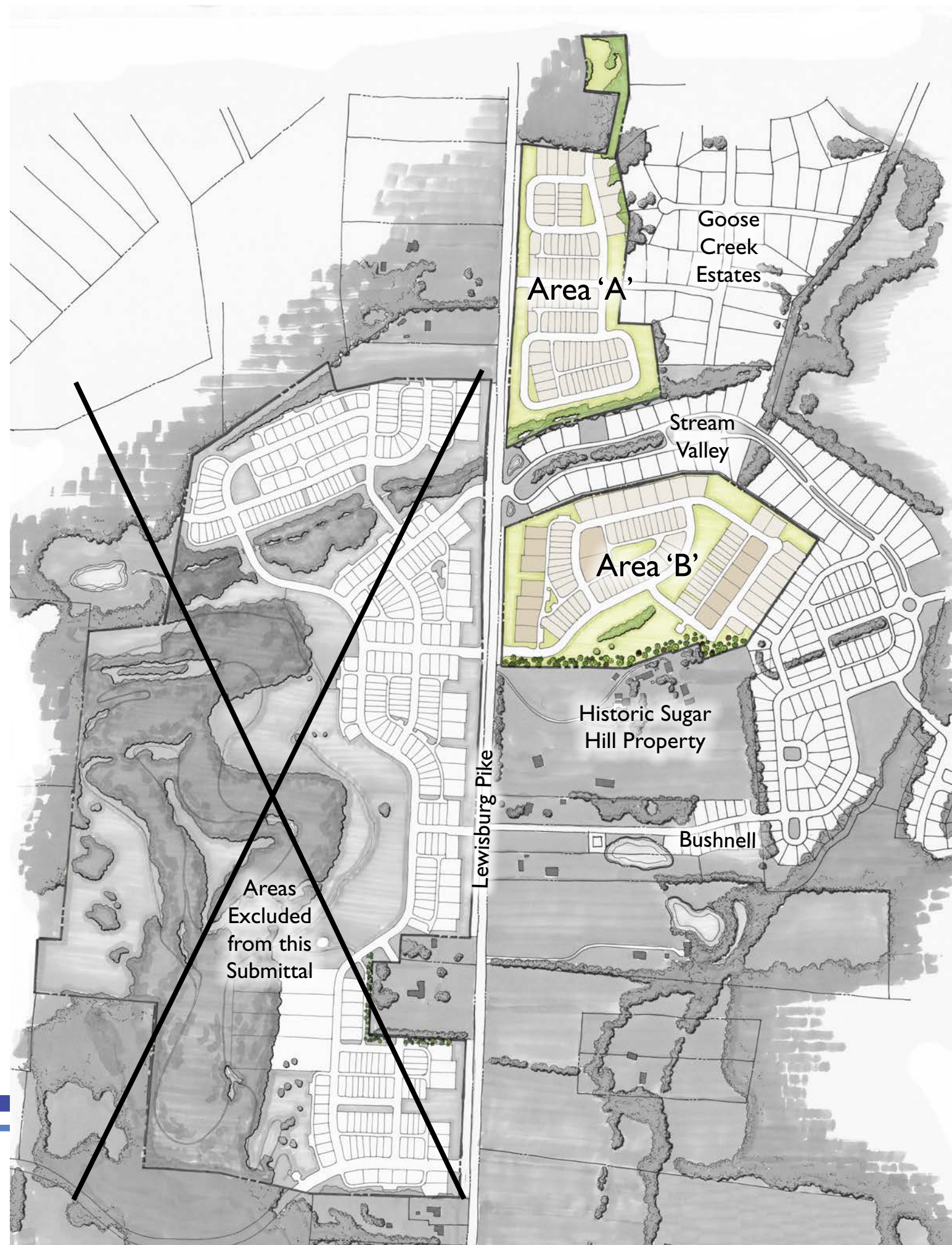
313 +/- AC Total  
181 +/- AC Open Space (57%)  
749 Total Units

Previously Submitted  
Master Plan



# Southbrooke PUD Subdivision

Franklin, TN



74.95 AC Total  
26.9 AC Open Space  
205 Total Units

Area 'A': 33.03 AC  
82 SF

Area 'B': 42.92 AC  
76 SF  
47 MF

Total: 123

Master Plan



# Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin  
Single Family Policy

Area 'A'



# Southbrooke PUD Subdivision

Franklin, TN



Area 'A' Existing  
Conditions



# Southbrooke PUD Subdivision

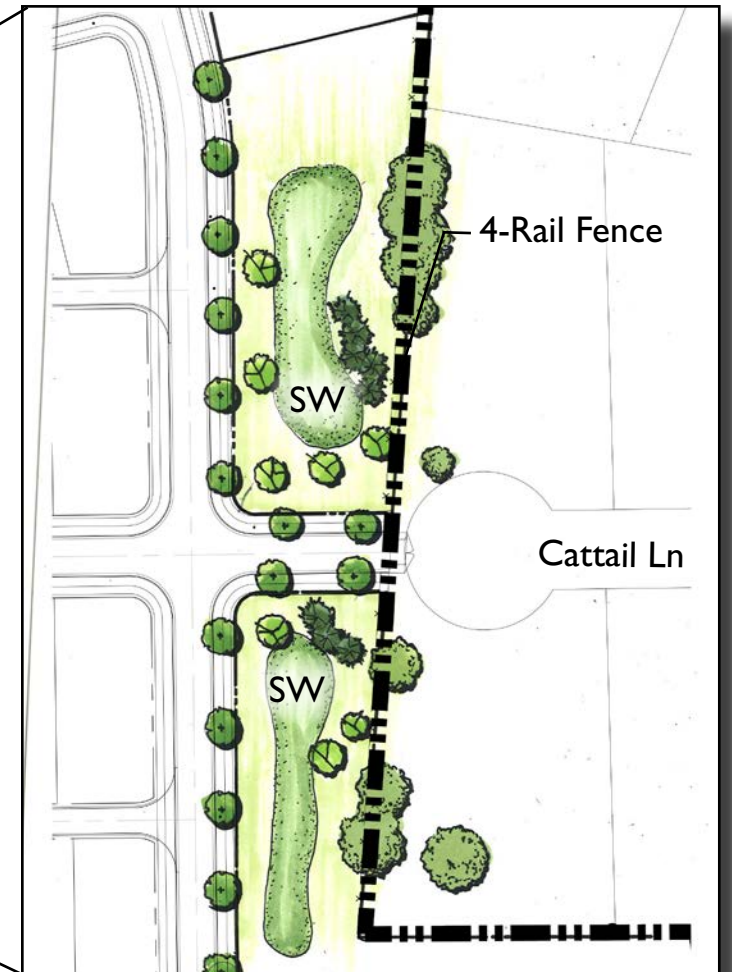
## Franklin, TN



33.04 AC  
82 Single Family Homes



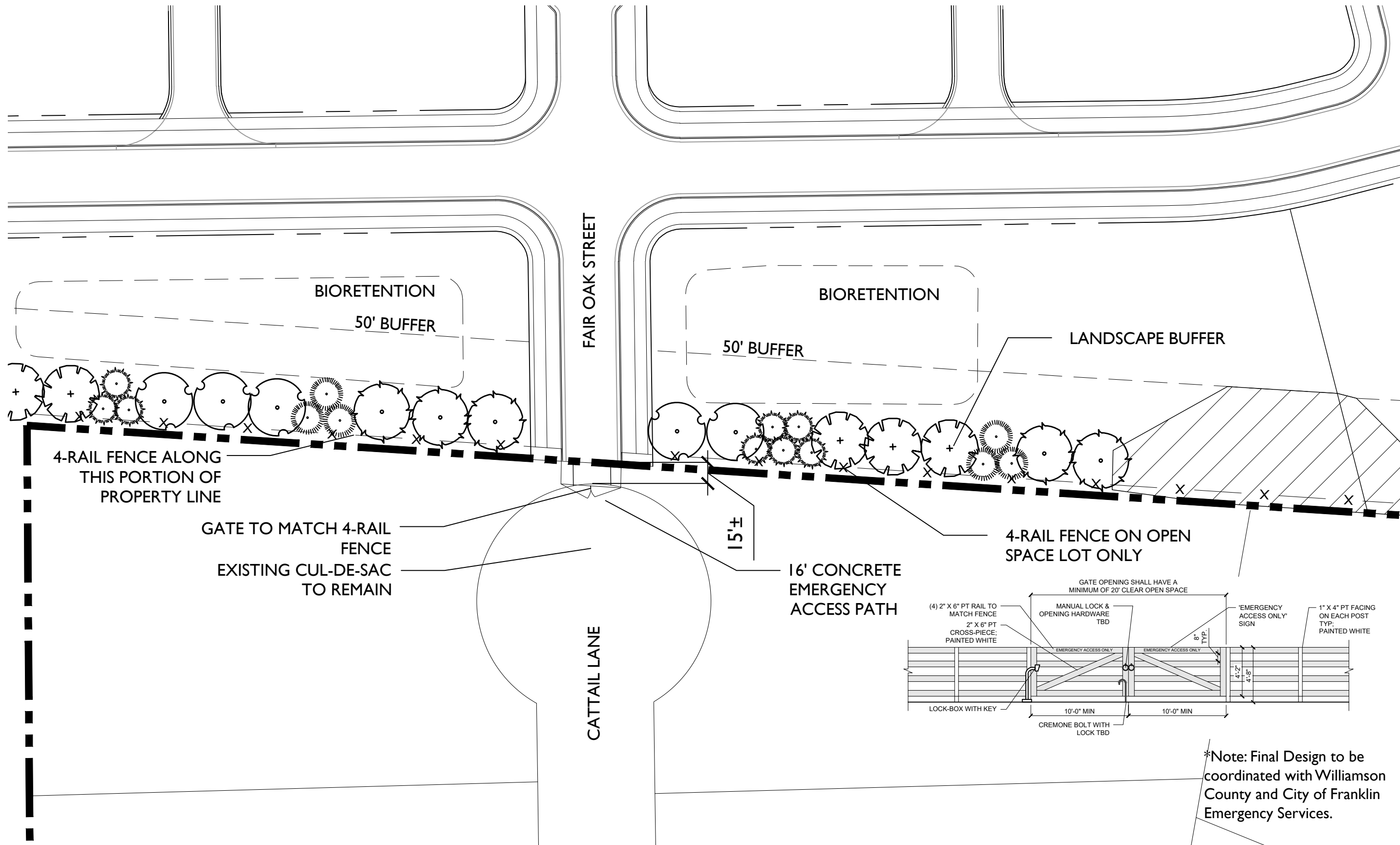
Tree line to be Preserved



Area 'A'  
Enlargement

# Southbrooke PUD Subdivision

Franklin, TN



## Emergency Connection to Cattail Lane



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Franklin, TN



Detached Architecture  
Examples



# Southbrooke PUD Subdivision

Franklin, TN



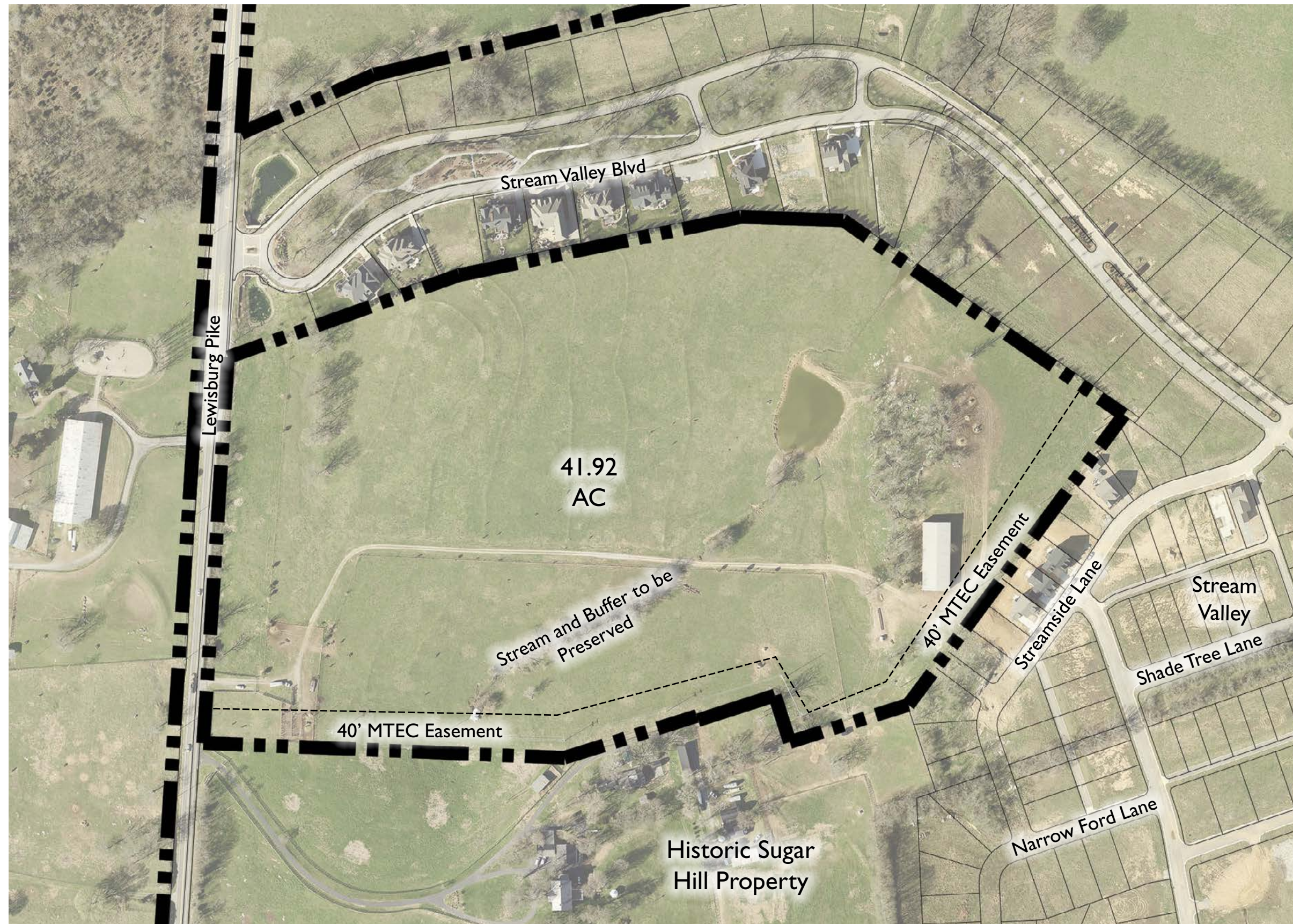
Envision Franklin  
Conservation Subdivision  
Policy

Area 'B'



# Southbrooke PUD Subdivision

Franklin, TN



Area 'B'  
Existing Conditions



# Southbrooke PUD Subdivision

## Franklin, TN



41.92 AC  
123 Homes



Area 'B'  
Enlargement



# Southbrooke PUD Subdivision

Franklin, TN



Lewisburg Pike  
Improvements



# Southbrooke PUD Subdivision

Franklin, TN



3-Home Condominium

Attached Architecture  
Examples



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## Pre-Application Submittal

- September 30

## Pre-Application Meeting

- October 8

## Neighborhood Meeting

- October 10

## Initial Submittal

- October 14

## Joint Conceptual Workshop

- November 12

## Planning Commission

- December 12