RESOLUTION 2019-119

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MEADOWS AND VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, FOR THE TWO PROPERTIES LOCATED EAST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION OF STREAM VALLEY BOULEVARD, AT AND NEAR 1445 LEWISBURG PIKE.

WHEREAS, Marvin Pratt, ("Owner") of properties located East of Lewisburg Pike and North and South of Stream Valley Boulevard ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2019-117 and Resolution 2019-121; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2019-48; and

WHEREAS, the Planned Unit Development ("PUD") process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
117-19.01	74.95 AC
117-19.02	
Total	74.95 AC

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

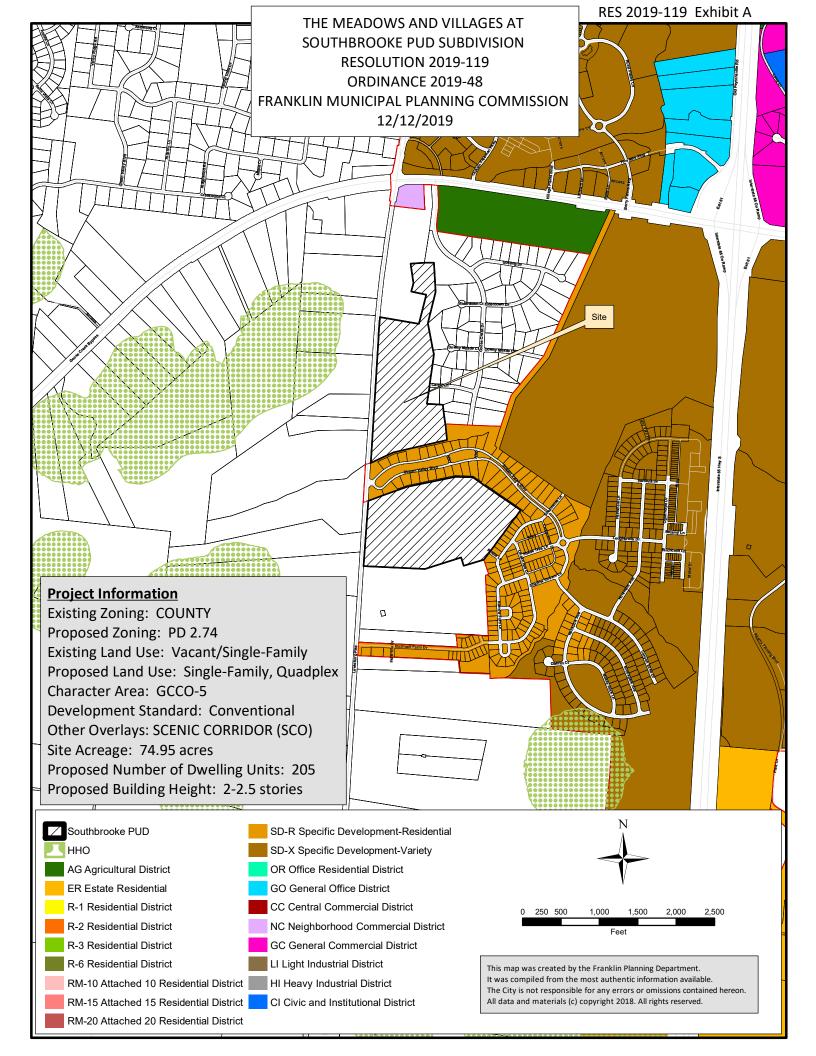
SECTION III. That the overall entitlements for the Meadows and Villages at Southbrooke PUD are as follows:

Entitlements	Meadows and Villages at Southbrooke
Base Zone District	PD 2.74
Overlay	Scenic Corridor (SCO)
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	205
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	
Open Space Requirements	
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2019-48, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey	Dr. Ken Moore	
City Administrator	Mayor	
Approved as to form by:		
Shauna R. Billingsley City Attorney		
PREAPPLICATION CONFERENCE:		
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:		
NEIGHBORHOOD MEETING:		
PLANNING COMMISSION RECOMMENDED APPROVAL:		
PUBLIC HEARING AND BOMA APPROVAL:		



APPLICABLE DEVELOPMENT STANDARD:

PUD SUBDIVISION PROJECT #: ADDRESS: LEWISBURG PIKE FRANKLIN

COUNTY WILLIAMSON TENNESSEE CIVIL DISTRICT:

EXISTING ZONING: MGA-I (WILLIAMSON COUNTY) PROPOSED ZONING: SD-R (2.74) **EXISTING CHARACTER AREA:** GCCO-5 OTHER APPLICABLE OVERLAYS: HHO BUFFER

EXISTING TREE CANOPY: 400,398 SF (13%)

APPLICANT: ADDRESS:

ACREAGE OF SITE:

324 LIBERTY PIKE SUITE 145 (615) 975-5765

74.95 AC

EITHER (CONVENTIONAL APPLIED)

greg.gamble@gdc-tn.com CONTACT: GREG GAMBLE

PARCEL OWNERS

117---01901 & 117---01902

MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP

PARCEL 19.01, WILLIAMSON COUNTY PROPERTY MAP 117 LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION I AS OF RECORD IN BOOK P46, PAGE 101, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P50, PAGE 79, R.O.W.C., AND

BEING THE NORTH LINES OF SAID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS:

NORTH 70°29'37" EAST, FOR 542.80' TO AN IRON PIN:

STREAM VALLEY SECTION 3 OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK 551, PAGE 338, AND ON THE WEST BY LEWISBURG PIKE (U.S. HWY 431 -R.O.W. VARIES); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON ROD BEING THE SOUTHWEST CORNER OF STREAM VALLEY, SECTION I AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT; THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY, SECTION I

NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST; SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM **VALLEY SECTION 2;**

THENCE, WITH STREAM VALLEY SECTION 2, SOUTH 55°16'23" EAST, FOR 755.04' TO A CAPPED IRON PIN (FOUND): THENCE, WITH STREAM VALLEY SECTION 3, SOUTH 36°38'37" WEST, FOR 798.73' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES;

THENCE, WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS. SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND); NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST: SOUTH 72°08'37" WEST, FOR 177.92' TO AN IRON PIN;

NORTH 20°37'49" WEST, FOR 9.95' TO AN IRON POST; SOUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POST; NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF

LEWISBURG PIKE: THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80' TO THE POINT OF BEGINNING AND CONTAINING 41.92 ACRES OR 1,825,907.6 SQUARE FEET, MORE

OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

PROPERTY DESCRIPTION MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP PARCEL 19.02, WILLIAMSON COUNTY PROPERTY MAP 117

LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK ESTATES SECTION I AND 2, BOOK P23, PAGE AND BOOK P25, PAGE 120 RESPECTIVELY, AND BY STREAM VALLEY SECTION I (BOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431 -R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT;

THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST, FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG;

THENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS: NORTH 13°07'26" EAST, FOR 390.00' TO AN IRON PIN; NORTH 84°16'34" WEST, FOR 221.50' TO AN IRON POST;

NORTH 10°34'37" EAST, FOR 143.00' TO AN IRON PIN; NORTH 09°27'34" WEST, FOR 203.80' TO AN IRON PIN; SOUTH 89°51'34" EAST, FOR 279.50' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK

ESTATES SECTION I, AS OF RECORD IN BOOK 24, PAGE 10, R.O.W.C.; THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATES SECTION I FOR THE FOLLOWING SOUTH 01°12'34" EAST, FOR 369.09' TO AN IRON PIN;

SOUTH 13°09'21" WEST, FOR 394.00' TO AN IRON PIN (FOUND) IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION I, AS OF RECORD IN BOOK P24, PAGE 10, R.O.W.C.; SOUTH 10°34'37" EAST, FOR 403.59' TO A CAPPED IRON PIN (FOUND); SOUTH 07°27'33" WEST, FOR 657.80' TO A FENCE CORNER (FOUND);

SOUTH 86°39'34" EAST, FOR 208.72' TO AN IRON PIN; SOUTH 05°46'34" EAST, FOR 459.06' TO A FENCE CORNER (FOUND) AT A CORNER OF STREAM VALLEY SUBDIVISION SECTION I AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.; THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION I FOR THE FOLLOWING: SOUTH 76°34'26" WEST, FOR 715.55' TO AN IRON PIN;

SOUTH 66° 17'26" WEST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE: THENCE, NORTH 03°38'26" EAST, FOR 1912.06' TO THE POINT OF BEGINNING, AND

CONTAINING 33.04 ACRES OR 1,439,059.36 SQUARE FEET, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES PERFORMED IN AUGUST OF 2018.

	117A-A00300	100 GOSLING DK
	117H-B01300 117I-C01600	102 STREAM VALLEY BLVD 3007 NARROW FORD LN
	117H-B01200 117H-B01400 117H-B01100	103 STREAM VALLEY BLVD 104 STREAM VALLEY BLVD 105 STREAM VALLEY BLVD
	117H-B01000 117H-B01600	107 STREAM VALLEY BLVD 108 STREAM VALLEY BLVD
	117H-B01500 117H-B01700	106 STREAM VALLEY BLVD 110 STREAM VALLEY BLVD
	117H-B00900 117H-B01800 117H-B00800	111 STREAM VALLEY BLVD 112 STREAM VALLEY BLVD 113 STREAM VALLEY BLVD
	117H-B00300 117H-B01900 117H-B00700	114 STREAM VALLEY BLVD 115 STREAM VALLEY BLVD
	117H-B02000 117H-B00600	116 STREAM VALLEY BLVD 117 STREAM VALLEY BLVD
	117H-B02100 117H-B00500	118 STREAM VALLEY BLVD 119 STREAM VALLEY BLVD
	117H-B02200 117I-B06900 117H-B00400	LINDEN ISLE DR 121 STREAM VALLEY BLVD 121 STREAM VALLEY BLVD
	117H-B02300 117H-B02400	122 STREAM VALLEY BLVD 124 STREAM VALLEY BLVD
	117I-A00300 117I-A01800	133 STREAM VALLEY BLVD 134 STREAM VALLEY BLVD
	11700400 117I-A00400 117I-A01700	GOOSE CREEK BY-PASS 135 STREAM VALLEY BLVD 136 STREAM VALLEY BLVD
	117I-A00500 117I-A01600	137 STREAM VALLEY BLVD 138 STREAM VALLEY BLVD
	117I-A00600 117I-A01500 117I-A00700	139 STREAM VALLEY BLVD 140 STREAM VALLEY BLVD
	117I-A00700 117I-A01400 117I-A00800	141 STREAM VALLEY BLVD 142 STREAM VALLEY BLVD 143 STREAM VALLEY BLVD
	117I-A01300 117I-A00900	144 STREAM VALLEY BLVD 145 STREAM VALLEY BLVD
J.	117I-A01200 117I-A01000 11804900	146 STREAM VALLEY BLVD 147 STREAM VALLEY BLVD 1490 LEWISBURG PK
	117I-B04500 117I-B04400	151 STREAM VALLEY BLVD 152 STREAM VALLEY BLVD
	117I-B04600 117I-B04300	153 STREAM VALLEY BLVD 154 STREAM VALLEY BLVD
	117I-B04200 117I-B04100 117A-A00100	156 STREAM VALLEY BLVD 158 STREAM VALLEY BLVD 2020 GOOSE CREEK DR
	117A-A00200 117A-A03500	2024 GOOSE CREEK DR 2025 GOOSE CREEK DR
	117A-A02600 117H-A00100	2035 GOOSE CREEK DR 2047 GOOSE CREEK DR
ONING I COUNTY)	117H-A02100 117H-A01700 117H-A02000	2072 GOOSE CREEK DR 2073 GOOSE CREEK DR 2074 GOOSE CREEK DR
I COUNTY)	117H-A01800 117H-A01900	2077 GOOSE CREEK DR 2078 GOOSE CREEK DR
ARACTER	117I-C01800 117I-C01700	3003 NARROW FORD LN 3005 NARROW FORD LN
A	117I-C01100 117I-C01500 117A-A02100	3008 NARROW FORD LN 3009 NARROW FORD LN 301 EIDERDOWN CT
	117I-C01200 117I-C01300	3010 NARROW FORD LN 3012 NARROW FORD LN
100 mm m	117I-C01400 117A-A02500	3014 NARROW FORD LN 304 EIDERDOWN CT
	117A-A02200 117A-A02400 117A-A02300	305 EIDERDOWN CT 308 EIDERDOWN CT 309 EIDERDOWN CT
	11701901 11701902	LEWISBURG PK 1445 LEWISBURG PK
BERRY FARMS REAMS-FLEMMING	117H-A00200 117H-A00900 117H-A00300	400 DOWNY MEADE CT 401 DOWNY MEADE CT 404 DOWNY MEADE CT
(APPROVED)	117H-A00800 117H-A00400	405 DOWNY MEADE CT 408 DOWNY MEADE CT
	117H-A00700 117H-A00600 117H-A00500	409 DOWNY MEADE CT 411 DOWNY MEADE CT 412 DOWNY MEADE CT
	117H-A00300 11701200 117H-A01000	LEWISBURG PK 600 CATTAIL LN
	117H-A01600 117H-A01100	601 CATTAIL LN 604 CATTAIL LN
	117H-A01500 117H-A01200 117I-B01600	607 CATTAIL LN 608 CATTAIL LN 609 STREAMSIDE LN
SD-X ZONING	117H-A01400 117I-B01500	611 CATTAIL LN 611 STREAMSIDE LN
GCCO-4B CHARACTER	117H-A01300 117I-B01400	612 CATTAIL LN 615 STREAMSIDE LN
AREA	117I-B00100 117I-B01300 117I-B00200	616 STREAMSIDE LN 619 STREAMSIDE LN 620 STREAMSIDE LN
	117I-B01200 117I-B00300	623 STREAMSIDE LN 624 STREAMSIDE LN
	117I-B01100 117I-B00400	625 STREAMSIDE LN 626 STREAMSIDE LN 629 STREAMSIDE LN
The roll of the state of the st	117I-B01000 117I-B00500 117I-B00600	630 STREAMSIDE LN 634 STREAMSIDE LN
	117I-B00700 117I-B00800	636 STREAMSIDE LN 638 STREAMSIDE LN
	117I-B00900 117I-C00600 117I-C00500	640 STREAMSIDE LN 642 STREAMSIDE LN 643 STREAMSIDE LN
0400	117I-C00300 117I-C00700 117I-C00400	644 STREAMSIDE LN 645 STREAMSIDE LN
17LA00500	117I-C00800 117I-C00900	646 STREAMSIDE LN 648 STREAMSIDE LN
1171-400600	117I-C00200 117I-C01000 117I-C00100	649 STREAMSIDE LN 650 STREAMSIDE LN 651 STREAMSIDE LN
,0800	117I-B01700 117I-B01800	806 SHADE TREE LN 812 SHADE TREE LN
2,000	117I-B01900 117I-B02000 117I-B02100	818 SHADE TREE LN 820 SHADE TREE LN 828 SHADE TREE LN
1171-A01400	117I-B02200 117I-B03100	830 SHADE TREE LN 833 SHADE TREE LN
1171-801300	117I-B02300 117I-B03200	836 SHADE TREE LN 837 SHADE TREE LN
THE TOTAL PORT OF THE PORT OF	117I-B02400 117I-B07000 117I-B07100	902 LINDEN ISLE DR 904 LINDEN ISLE DR
30 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	117I-B07200 117I-B07300	906 LINDEN ISLE DR 910 LINDEN ISLE DR
	117I-B07400	912 LINDEN ISLE DR
801000 8 8 9 71.804100		
B01000 B0 171-B01000 B0 17		
8 3 3		
SD-RZONING		
05800 057300 CCO-5 CHARACTEI	R	
AREA		
Called		
/ / ^		

ADJACENT PROPERTY OWNERS

PARCEL NUMBER PROPERTY ADDRESS

100 GOSLING DR

ERWIN ALBERT SIDNEY SI

MCCAULEY MATTHEW LUC

WATKINS CURTIS DEWAYNE

MCGEE JOYCE M REV TRUS

RUDDY WILLIAM AND CYNTHIA 2010

/URRAY MICHAEL P

KING LIVING TRUS

EIDQI ABDUL K

Carrick Scott

TANNER GEARY

ADAMS JUSTIN W

BREWER REV LIV TRU

MOORE KENNETH

WILBANKS TONY L

SV PROPERTIES LLO

NAHTANOL NAWC

AUMSTARCK ADAM

MCINTOSH CHARLES

ASHWORTH JONATHON CA

RENTON HARRY SCOTT JI

ULIETI PRANAY KUMA

HENRY WOODROW MACK J

HAIRE ANDREW PHILIF

FINCHUM JACK

HAILSTON ASHLEY

TACEY DWIGHT

HOMAS JOHN L

HEYDON BRADLEY

MULKEY ZACHARY D

KIRKHAM MATTHEW

IANET FRANCES SU

READ RONALD BRUC

WATSON DAVID W

TURNER CHARLES A

ROSS JERRY BEN II

MAXWELL MARK H

ERICKSON BRIAN

MORTON RACHEL L

EDMONSON BRANDOI

BROWN ALAN

PRICE ROBERT M

MISTRY PARIJATHA I

BENNETT DEBORAH

NATHAN STEVEN R

OWAN BRADLEY

SARTORE KRISTA L

ISENBERGER AUSTIN R

SANFILIPPO VINCENZO

SAWYER WILLIAM S JE

IPSHAW DAVID M

ELLISON KENNETH J

SPOCK WILLIAM E

CARTEE TRACEY S

MCKEITHAN FLORENCE

BAILEY WILLIAM JEFFR

GAY CHARLES DONAL

RAINEY SAMUEL P

MONSON MARTIN

INGLE ANNETTE K

DOAK HEIDI BALDWI

RUSSELL PATRICIA

KIM MIN KU

BUTLER SARA K

AK SEREIVUTHY

HENDRIX JONATHAN

EDWARDS TIMOTHY

ADAMS JENNIFER

GAJDOS KAREN

WIGTON ROBERT

RAMHOFF KIMBERLY

CANTRELL JOHN W JR

ARKER CHRISTOPHE

LOGSDON DEBORAHO

DENTON ANDY DALE

RAKAS LESLIE B

BERTELKAMP EMILI

ROUDABUSH BARRET

UKE GREGORY R JR

ARDEN GINGI ISABELLA

TOOPS AARON P

LARSON ELIZABETH (

JASER SULAIMAN ROFAI

MOREO ROBIN P

YOON SUK-JOON M

LENTZ MARK A

SWIFT MICHAEL

MOMEN ASHIK

BURLEYSON YANJII

CHITWOOD WILLIAM CON

GLASS CELBY S

ZIBDEH AMJAD

RITCHIE JEANNENE L

PAUK MICHELLE M

BARTON LEE

HORTON MARK T

PRATT MARVIN H FAMILY

PRATT MARVIN H FAMILY L

WALLEY HOWARD EUGENE JR & GISELA M R 404 DOWNY MEADE C

BARTOS MIKE

MCGREW MICHAEL A

CATES LANNIE JAY

KIEDIS DANIEL

NEELEY DUSTIN

KEHN BRIAN E

HALL ROBIN S

HILL EDDIE ATCHISON MICHAEL A

GUPTON STEVEN

MOSS KATHRYN

JAROSZ MICHAEL

WHITLEY ERIC C

HAMILTON KARLTON

VINE TYLER J

KRAFT PAUL R

D2 STREAM VALLEY BLVE

3 STREAM VALLEY BLVD

5 STREAM VALLEY BLVD

10 STREAM VALLEY BLVD

10 STREAM VALLEY BLV

1 STREAM VALLEY BLVC

12 STREAM VALLEY BLVD

3 STREAM VALLEY BLV

14 STREAM VALLEY BLVD

15 STREAM VALLEY BLVD

16 STREAM VALLEY BLV

17 STREAM VALLEY BLVD

18 STREAM VALLEY BLVD

119 STREAM VALLEY BLVD 20 STREAM VALLEY BLVD

21 STREAM VALLEY BLVD

2 STREAM VALLEY BLVD

3 STREAM VALLEY BLVD

.24 STREAM VALLEY BLVD

134 STREAM VALLEY BLVD

135 STREAM VALLEY BLV

136 STREAM VALLEY BLVD

.37 STREAM VALLEY BLVD

138 STREAM VALLEY BLVD

39 STREAM VALLEY BLVD .40 STREAM VALLEY BLVD

11 STREAM VALLEY BLVD

142 STREAM VALLEY BLVD

144 STREAM VALLEY BLVD

145 STREAM VALLEY BLVD

.47 STREAM VALLEY BLVD

151 STREAM VALLEY BLVD

2 STREAM VALLEY BLVD

153 STREAM VALLEY BLVD

154 STREAM VALLEY BLVD

156 STREAM VALLEY BLVE

158 STREAM VALLEY BLVD

2020 GOOSE CREEK DR

2024 GOOSE CREEK DR

2025 GOOSE CREEK DR

2035 GOOSE CREEK DR

2047 GOOSE CREEK DR

2072 GOOSE CREEK DR

073 GOOSE CREEK DR

2074 GOOSE CREEK DR

2078 GOOSE CREEK DR

3005 NARROW FORD LN

3008 NARROW FORD LN

3009 NARROW FORD LN

3010 NARROW FORD LN

3012 NARROW FORD LN

3014 NARROW FORD LN

305 EIDERDOWN C

308 EIDERDOWN C

309 EIDERDOWN (

3824 NEW HWY 96 W

3824 NEW HWY 96 W

400 DOWNY MEADE C

401 DOWNY MEADE C

408 DOWNY MEADE C

409 DOWNY MEADE

411 DOWNY MEADE

412 DOWNY MEADE

4416 BEEKMAN DR

600 CATTAIL LN

608 CATTAIL LN

611 CATTAIL LN

12 CATTAIL LN

L5 STREAMSIDE L

619 STREAMSIDE LN

623 STREAMSIDE LN

625 STREMSIDE LN

626 STREAMSIDE LN

630 STREAMSIDE LN

636 STREAMAIDE LN

638 STREAMSIDE LN

640 STREAMSIDE LN

642 STREAMSIDE LN

643 STREAMSIDE LN

644 STREAMSIDE LN

645 STREAMSIDE LN

648 STREAMSIDE LN

649 STREAMSIDE LN

50 STREAMSIDE LN

651 STREAMSIDE LN

806 SHADE TREE LN

812 SHADE TREE LN

818 SHADE TREE LN

828 SHADE TREE LN

830 SHADE TREE LN

833 SHADE TREE LN

836 SHADE TREE LN

837 SHADE TREE LN

838 SHADE TREE LN

902 LINDEN ISLE DR

904 LINDEN ISLE DR

06 LINDEN ISLE DR

910 LINDEN ISLE DR

912 LINDEN ISLE DR

629 STREAMSIDE LN

524 STREAMSIDE LN

20 STREAMSIDE LN

609 STREAMSIDE LN

301 EIDERDOWN CT

077 GOOSE CREEK DR

146 STREAM VALLEY BLVD

490 LEWISBURG PK

.43 STREAM VALLEY BLVD

1349-A COLLEGE ST

121 FIRST AVE S

.04 STREAM VALLEY BLVE

108 STREAM VALLEY BLVD

1025 SOUTH FERNANDEZ AVE #2J

ARLINGTON HEIGHT

FRANKLIN

CLARKSVILLE

STORMWATER NARRATIVE BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION. BASIN AREA: 2.7 ACRES OUTFALL ELEVATION: 734 II BASIN B: BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY. BASIN AREA: 419.3 ACRES OUTFALL ELEVATION: 689 BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B. BASIN AREA: 45.7 ACRES OUTFALL ELEVATION: 689 BASIN D: BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF

SOIL MAP - N.T.S.

Armour silt loam, 2 to 5 percent slopes Armour silt loam, 2 to 5 percent slopes, eroded

Stiversville silt loam, 2 to 5 percent slopes

Taft silt loam, phosphatic

Stiversville silt loam, 5 to 12 percent slopes, eroded

Stiversville silt loam, 12 to 20 percent slopes, eroded

Captina silt loam, phosphatic, 2 to 5 percent slopes

Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded

Inman flaggy silty clay loam, 5 to 12 percent slopes, eroded

Lindell silt loam, 0 to 2 percent slopes, occasionally flooded

Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded

Inman silty clay loam, 20 to 30 percent slopes, severely eroded

Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes

Stiversville clay loam, 12 to 20 percent slopes, severely eroded

MGA-I ZONING

(WILLIAMSON COUNTY)

1-A0020GCCO-5 CHARACTER

GOOSE CREEK

117H-A02200

117H-A02100

17H-A02000

F----

117---00700

117---00800

117---00900

117---01000

117---01100

117---01101

117---01200

117---01300

118---04900

BASIN B

419.3 AC

AREA 'A'

117---01902

SEE SHEET CI.I

117---01901

SUGAR HILL HISTORIC PROPERTY

MGA-I ZONING

(WILLIAMSON COUNTY)

GCCO-5 CHARACTER AREA

AREA 'B'

SEE SHEET C1.2

CATTAIL LN

17H-A01500

45.7 AC

117H-A01600

117H-A01700

CaB

CaB2

SrD3

StB2

StC2

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY

356,416 SF

THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY

TREE CANOPY DATA

SUBDIVISION.

BASIN AREA: 4.2 ACRES

OUTFALL ELEVATION: 706

TREE AREA TREE AREA A TREE AREA B 117,579 SF

||TOTAL

EXISTING TREE CANOPY: 11% OF TOTAL SITE

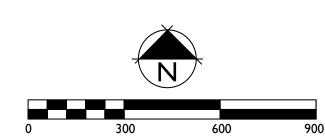
REQUIRED CANOPY PRESERVATION 54% OF TOTAL CANOPY = 192,464 SF

I. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON &

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



SIO

DESIGN COLLABORATIV

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

UBDI



Revision Date

OVERALL EXISTING CONDITIONS