

**ORDINANCE 18-19**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING 90.62 ACRES OF PROPERTY, BEING WILLIAMSON COUNTY PARCEL 166 02200, 2774 BUCKNER LANE, FROM AG, AGRICULTURAL, TO R-2, PLANNED UNIT DEVELOPMENT.**

**RZN 493-2018 (WILKERSON PLACE REZONING)**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 90.62 acres of property, being Williamson County Parcel 166 02200, 2774 Buckner Lane, from AG, Agricultural, to R-2, Planned Unit Development; and

**WHEREAS**, said portion of property to be rezoned from AG to R-2, PUD, is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on May 14, 2018 with a recommendation for approval with conditions; and

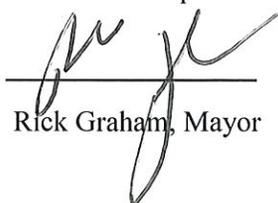
**WHEREAS**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, to amend Ordinance No. 86-47, the same being the Zoning Ordinance of the City of Spring Hill, by rezoning 90.62 acres of property, being Williamson County Parcel 166 02200, 2774 Buckner Lane, from AG, Agricultural, to R-2, Planned Unit Development, the public welfare requiring it.

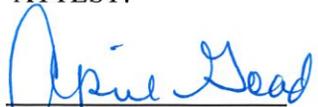
**SECTION 1** - The development of the site shall be substantially consistent with the following Exhibit.

Exhibit A: Wilkerson Place R-2, PUD, Master Plan, dated April 2, 2018.

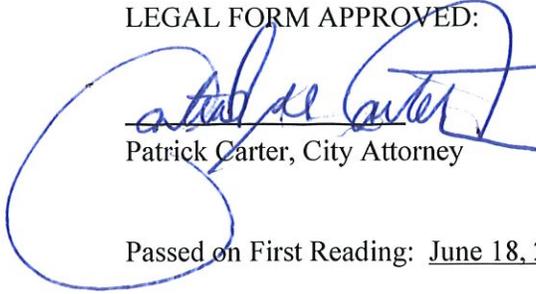
The rezoning of this site shall be subject to all City ordinances and regulations, and the condition of approval to add a traffic signal at Spring Station Drive upon construction.

  
Rick Graham, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: June 18, 2018

Passed on Second Reading: July 16, 2018

**MEMORANDUM**



**DATE:** June 4, 2018

**TO:** Board of Mayor and Aldermen (BOMA)

**FROM:** Steve Foote, Planning Director  
Jon Baughman, Associate Planner

**SUBJECT:** ORD 18-19 (Wilkerson Place Rezoning Request)

**RZN 493-2018:** Submitted by Gamble Design for Wilkerson Place. The property is zoned AG, Agricultural District, and contains approximately 90.62 acres. The applicant requests a rezone to R-2, PUD, for development of townhomes and single-family detached homes, totaling 301 units.

**Property Description and History:** This property is located between Buckner Lane and Spring Station Drive (Spring Station Middle School). The applicant has provided mailings to surrounding property owners and City staff has placed notification signs on the property. Property to the north is zoned R-2 and property to the south is zoned R-2, PUD (Wade’s Grove). The property contains a single-family residence at the northwest corner of the site and is crossed by a stream, West Fork Aeon Creek. This house will not be part of the proposed Wilkerson Place development.

The applicant, initially, requested a PUD overlay rezoning request; however, the TND district was determined by the Planning Commission and staff as the preferable district for the intended development. The TND request was favorably recommended by the Planning Commission, but the rezoning was denied by the Board of Mayor and Aldermen.

Following denial by the Board of Mayor and Aldermen, the applicant submitted the present request for R-2 PUD. The Planning Commission voted to favorably recommend the rezoning to the Board of Mayor and Aldermen on May 14, 2018 with the following conditions:

**RZN 493-2018:** Submitted by Gamble Design Collaborative for Wilkerson Place. The property is zoned Agricultural and contains approximately 90.62 acres. The application requests rezoning from AG, Agricultural, to R-2 PUD. Requested by Greg Gamble.

**Staff Conditions:**

1. Traffic calming measures shall be provided along the primary street running east-west through the development including calming measures at intersections. In the event the City facilitates the granting of access across the conservation easement for public street access to one or both emergency access locations, all traffic calming measures shall be installed and operational prior to opening access points as public streets onto Spring Station Drive.
2. The two connections depicted as emergency access points onto Spring Station Drive shall be designed and constructed to City street standards to facilitate future opening of one or both access points as public streets accessing directly upon Spring Station Drive.
3. Based upon the Traffic Impact Study the following shall be required:
  - a. Buckner Lane is designated as an Arterial street according to Major Thoroughfare Plan and applicant shall dedicate required right-of-way measured a minimum of 47.5 feet from existing centerline of road.
  - b. The project access shall be constructed to include one eastbound entering lane and two westbound exiting lanes, striped as separate left and right turn lanes. The westbound left turn lane should include at least 150 feet of storage, and the westbound right turn lane should include at least 100 feet of storage. Also, the project access shall be constructed with adequate turning radii for school buses, moving trucks, and delivery vehicles.
  - c. A southbound left turn lane and a northbound right turn lane should be provided on Buckner Lane at the project access. Each of these turn lanes should include at least 100 feet of storage

City of Spring Hill, Tenn.

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*and should be designed and constructed according to AASHTO standards and shall include a four-foot shoulder on the east side of Buckner Lane to facilitate turning movements into and out of the project site until Buckner Lane is widened to a five-lane cross-section.*

4. *2 ADA ramps are required per corner. This still has not been addressed since Technical Review comments were given. Will focus on this required at time of final plat.*
5. *Number the parking spots in parking lots throughout subdivision page on S3.0. Still not complete since given comment so on 4/5/18.*
6. *Show crosswalks from this development to the elementary school site on Sheets 2.0 and 3.0 with applicable details.*

*Alderman Fitterer made a motion to favorable recommend **RZN 493-2018** to the Board of Mayor and Alderman with the six recommend conditions of approval being incorporated into PUD documents and further the applicant provide written notice of procedural steps around emergency access from Williamson County School Board to the Board of Mayor and Alderman. The motion was seconded by Commissioner Benne. Motion passed 6/0.*

**Streets and Sidewalks:** Internal streets include sidewalks on both sides of the street. The plan proposes one access point off of Buckner Lane, a connection to the Wades Grove subdivision from Lequire Lane and two emergency access points to Spring Station Drive. Spring Station school owns a strip of property on the west side of Spring Station drive preventing the internal streets of this proposed subdivision from connecting directly to Spring Station Drive. Sidewalk improvements, R/W dedication and bicycle lane improvements shall be required along Buckner Lane. Internal pedestrian circulation is accommodated via a number of trails that link all areas of the development and Spring Station Middle School. The Planning Commission requested crosswalks from the development to the elementary school site. These connections need to be identified on all applicable sheets and reviewed by the Public Works Department.

**Access Limitations to Spring Station Drive:** City staff learned recently that platting and dedication of the right-of-way and related street improvements for Spring Station Drive included the depiction of a 5-foot wide “conservation easement” along the edge of the right-of-way directly abutting the subject property for its entire length along Spring Station Drive. According to Section 5.3.1.7 of the Subdivision Regulations, “the creation of reserve strips adjacent to a proposed public way in such a manner as to deny access from adjacent property to such public way shall generally not be permitted.” There does not appear to be any extraordinary circumstances present to support the creation of the reserve strip denoted in this instance as a conservation easement that is serving to prohibit access onto Spring Station Drive.

While the Planning Commission is not able modify the prior plat instrument, the Planning Commission should give consideration to requiring the applicant design and construct for future public access from the proposed neighborhood onto Spring Station Drive. City staff was informed by the applicant that Williamson County School Board is not able to convey access to a private development interest and instead can only convey access to a public entity. In the event public access is determined appropriate and necessary for the general public health, safety and welfare of residents residing within the proposed development, the City should consider initiating a request to the Williamson County School Board to grant access for one or both entrances to facilitate public access to Spring Station Drive.

**Bulk and Area Requirements:** Per the request of the Planning Commission, a lot table was added to the plans and indicates compliance with the minimum lot area requirements for an R-2, PUD.

**Parking and Loading:** The proposal indicates four parking spaces for each detached structure and two for each attached structure. Per staff requests, guest parking is provided in the townhome area.

**Landscaping and Buffering:** The proposal includes landscape buffers at the western and eastern sides of the property. Site grading shall not encroach into the required tree protection zone for border trees along the south property line. Existing vegetation shall be preserved wherever possible. The site contains creeks that are being preserved as part of the open space for the development and for trail purposes. More details will be required at subsequent submittals.

**Amenities:** The applicant proposes a playground, pool, cabana and 8’ wide, asphalt trails along the creek and to the school. Amenities are proposed within phase 2, as requested by staff. Phasing has been revised to promote connectivity early as the site develops.

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**Bicycle and Greenway Plan:** Buckner Lane is identified as a multi-use trail location in the plan. Also, West Fork, Aenon Creek is identified as a greenway location. Staff recommends installation of a multi-use trail along Buckner Lane. The applicant has accommodated the greenway request along the creek, a portion of which is proposed to extend through the existing single family residence property. A trail is shown to the east for residents to access the school. All trails shall be in a minimum 20-foot-wide public access easement (PAE).

**Spring Hill Rising 2040:** The future land use designation of this area is Mixed Use Neighborhood Area. Areas classified as such are primarily residential but include a low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work and play in their own neighborhood.

**Summary:** The submittal clearly indicates the intentions of the rezoning request.

**Recommendation:** Staff supports the recommendation of the Planning Commission and recommends approval of RZN 493-2018, a rezoning request for Wilkerson Place. The following items are to be incorporated into the plans prior to Board of Mayor and Aldermen approval.

1. Accommodate the need for a 20' public access easement on trails through the development.
2. Note the provision of a multi-use trail on the frontage of Buckner Lane.
3. Provide approval from the Williamson County Board of Education for the emergency access.

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City of Spring Hill, Tenn.

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April 2, 2018

Steve Foote  
Planning Director  
City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174

RE: Preliminary Master Development Plan (PUD) – Wilkerson Place R-2 PUD

Dear Mr. Foote,

Crescent Homes is requesting a Rezoning and Master Development Plan for a proposed residential PUD on the property of Parcel 22 of Tax Map 10 at the address of 2774 Buckner Lane. This development contains approximately 90.62 acres and is currently (AG) Agriculture. The requested zoning is R-2 Residential, and the proposed use of the development will include 301 residential lots of attached and detached single-family homes.

Please refer to the submitted Master Development Plan (PUD) for further information, or contact me for questions and comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light blue horizontal bar.

Greg Gamble, RLA  
Gamble Design Collaborative, LLC

Development planning, design, and management.

greggamble209@gmail.com  
615.975.5765 cell  
144 Southeast Parkway, Suite 200  
Franklin, Tennessee 37064

**City of Spring Hill, Tennessee  
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174  
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 4/2 Project Name: WILKERSON PLACE R-2 PUD

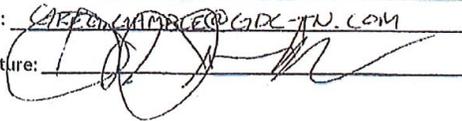
Property Address/Location: 2774 BUCKNER LANE

Current Zoning District(s): ~~XXXX~~ AGRICULTURE Property Size: 90.62 AC

<p>Type of request being made —</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation</li> <li><input checked="" type="checkbox"/> Rezoning</li> <li><input type="checkbox"/> Major Modification</li> <li><input type="checkbox"/> Minor Modification</li> <li><input type="checkbox"/> Easement/Right-of-way Vacation</li> <li><input type="checkbox"/> Sketch Plan</li> <li><input type="checkbox"/> Neighborhood Concept Plan</li> <li><input type="checkbox"/> Lot Split</li> <li><input type="checkbox"/> Property Line Adjustment</li> <li><input type="checkbox"/> Preliminary Plat</li> <li><input type="checkbox"/> Concurrent Plat</li> <li><input type="checkbox"/> Final Plat</li> <li><input type="checkbox"/> Site Plan</li> <li><input checked="" type="checkbox"/> Master Development Plan (PUD) Preliminary/Final</li> <li><input type="checkbox"/> Traditional Neighborhood Development</li> <li><input type="checkbox"/> Other _____</li> </ul>	<p><b>Materials required to be submitted with application</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Letter of request - provide full details of the requested action. If an amendment, provide comparison of approved and proposed features, cloud changes on the plans.</li> <li><input checked="" type="checkbox"/> Proof of ownership</li> <li><input checked="" type="checkbox"/> Three (3) <b>folded</b> hard copies of the proposal, Two(2) copies of Construction Drawings and Two (2) sets of 11 x 17 drawings including all required information as outlined in the applicable checklist</li> </ul> <p style="color: red; font-size: small;">Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.</li> </ul> <p align="center"><b>Note to the applicant:</b></p> <ul style="list-style-type: none"> <li>* Applications and all required submittals must be filed with the Planning Department by the established deadline.</li> <li>* Both the applicant/representative and property owner must sign the application. <b>Applications not signed by the property owner will not be accepted.</b></li> <li>* All applications must be accompanied by a completed checklist.</li> </ul>
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APPLICANT OR REPRESENTATIVE:

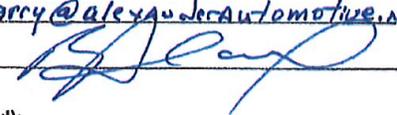
I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): CAROL GIMBLE  
Address: 144 SOUTHEAST PARKWAY, #200  
FRANKLIN, TN 37064  
Phone number: (615) 975-5765  
Email: CAROL.GIMBLE@CIDX-TN.COM  
Signature: 

Date: 4/2/2018

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): BARRY ALEXANDER  
Address: 111 ALPHA DR.  
FRANKLIN, TN 37064  
Phone number: 615-640-0513  
Email: barry@alexanderautomotive.net  
Signature: 

Date: 4-2-2018

Name (printed): \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Development and Subdivision Application Checklist:

The following information is required for Sketch Plan (SKP), Site Plan (STP), Preliminary Plat (PPL), Concurrent Plat (CCP), Final Plat (FPL), Lot Split (LSP), Planned Unit Development (PUD), and Neighborhood Concept Plan (NCP) applications, as indicated in the chart:

Initial CADL

General Information	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project	X	X	X	X	X	X	X	X
Name, address, phone numbers of owner(s), developer(s), and representatives	X	X	X	X	X	X	X	X
North arrow, scale, date of preparation, zoning classification, map/parcel numbers, total acreage, and proposed use	X	X	X	X	X	X	X	X
Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions	X	X	X	X	X	X	X	X
Legend containing all symbols and lines shown in the drawing	X	X	X	X	X	X	X	X
A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100 year floodplain boundary	X	X	X	X	X	X	X	X
The location of all existing structures on the property	X	X	X	X	X	X	X	X
Site coverage note indicating the percentage of the site that is currently covered by impervious surface.	X	X	X	X	X	X	X	X
Title, name, address, stamp, and signature of the design professional(s) who prepared plans/plats		X	X	X	X	X	X	X

Subdivision of land	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
The lot layout, approximate dimensions, and number of lots								X
The lot layout, the dimensions of each lot, number of lots, and total area in square footage or acreage to the nearest one-hundredth acre of each lot	X		X	X	X	X	X	
Show the approximate finish grade where pads are proposed for building sites			X	X	X	X	X	
Number lots consecutively			X	X	X	X	X	
For phased developments, identify all phase lines and the phase sequence			X	X	X		X	

<b>Floodplain/floodways/wetlands</b>	<b>SKP</b>	<b>STP</b>	<b>PPL</b>	<b>FPL</b>	<b>PUD</b>	<b>LSP</b>	<b>CCP</b>	<b>NCP</b>
Show 100-year floodplain and/or floodway and base flood elevations. Reference the FIRM panel number and effective date.	X	X	X	X	X	X	X	X
Note and delineate wetlands on the property		X	X	X	X	X	X	X
Existing and proposed topographic information with source of information noted		X	X		X	X	X	X
Show stream buffers	X	X	X	X	X	X	X	
Plans showing the nature, location, dimensions, and elevation of any part of the property within a flood prone area; existing or proposed structures or building sites, fill storage of materials and flood proofing measures; the relationship of the above to the location of the stream channel, floodway, floodway fringe, regulatory flood elevations, and the regulatory flood protection elevation; and specifications for building construction and materials, flood proofing, filling, dredging, grading, storage of materials, water supply, and sanitary facilities;		X	X		X			
A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by a development in a flood prone area, and high-water information, if required by the Planning Commission		X	X		X			

<b>Tree protection and landscaping</b>	<b>SKP</b>	<b>STP</b>	<b>PPL</b>	<b>FPL</b>	<b>PUD</b>	<b>LSP</b>	<b>CCP</b>	<b>NCP</b>
Delineate trees to be retained on-site and the measures to be implemented for their protection	X	X	X		X		X	X
Depict the limits of soil disturbance to include all areas to be graded both on- and off-site		X	X		X		X	
Landscaping proposals for parking lots, streets, greenspace, and required screening or buffer yards, including proposed plant size and species. Show existing and proposed utility lines, and state the method for irrigation.		X	X	X	X		X	

<b>Utilities, existing</b>	<b>SKP</b>	<b>STP</b>	<b>PPL</b>	<b>FPL</b>	<b>PUD</b>	<b>LSP</b>	<b>CCP</b>	<b>NCP</b>
Show, note, and dimension all known existing on- and off-site utilities and easements	X	X	X	X	X	X	X	X
Show invert and rim elevations of all existing sanitary sewer, stormwater drains, and fire hydrants		X	X	X	X	X	X	
Existing easements shall show the name of the easement holder and the purpose of the easement. If an easement is blanket or indeterminate in nature, a note to this effect shall be added to the plat/plan	X	X	X	X	X	X	X	X

<b>Utilities, proposed</b>	<b>SKP</b>	<b>STP</b>	<b>PPL</b>	<b>FPL</b>	<b>PUD</b>	<b>LSP</b>	<b>CCP</b>	<b>NCP</b>
Show all storm sewer structures, sanitary sewer structures, and drainage structures. Provide structure locations and types. Provide pipe types and sizes.		X	X	X	X	X	X	
Stormwater drainage plans and calculations		X	X		X			
Sanitary sewer systems: show manhole locations and provide pipe locations, sizes, and types		X	X	X	X	X	X	
Show invert elevations and connections of all proposed sanitary sewer, stormwater drains, and fire hydrants		X	X	X	X	X	X	
Note the occurrence of previous water, sewer, or storm sewer overflow problems on-site or in the proximity of the site		X	X	X	X	X	X	
If a septic system is to be utilized, provide a table of the acreage and percolation rates		X	X	X	X	X	X	
Water systems, on or near the site: provide pipe locations, types, and sizes; note the static pressure and flow of the nearest hydrant; show location of proposed fire hydrants and meters		X	X	X	X	X	X	
Underground or surface utility transmission lines: locations of all related structures; locations of all lines; a note shall be placed where streets will be placed under existing overhead facilities and the approximate change in grade for the proposed street		X	X	X	X	X	X	
State the width, location, and purpose of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project		X	X	X	X	X	X	

<b>Streets/rights-of-way/easements</b>	<b>SKP</b>	<b>STP</b>	<b>PPL</b>	<b>FPL</b>	<b>PUD</b>	<b>LSP</b>	<b>CCP</b>	<b>NCP</b>
Delineate, label, and dimension from centerline existing street right-of-way (ROW) lines and Major Thoroughfare Plan ROW lines	X	X	X	X	X	X	X	X
Delineate, label, and dimension from centerline any required ROW dedication	X	X	X	X	X	X	X	X
Show the location, widths, grades, and names of existing streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project	X	X	X	X	X	X	X	X
Where a proposed road intersects an existing public way or ways, the elevation along the centerline of the existing public way within one hundred (100) feet of the intersection.	X	X	X		X		X	X
Show the general location and width of existing and proposed streets, alleys, paths, and other ROW, whether public or private within and adjacent to the project	X							X
Show the location, widths, grades, and names of proposed streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project		X	X	X	X	X	X	
Show approximate radii of all curves, lengths of tangents, and central angles on all public ways		X	X	X	X	X	X	
Provide a layout of adjoining property in sufficient detail to show the effect of proposed and existing streets (including those in the Major Thoroughfare Plan), adjoining lots, and off-site easements	X	X	X	X	X	X	X	X
Plans and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage, rights-of-way, man-holes, and catch basins		X	X		X			
Location of public way signs, including street extension and speed limit signs		X	X	X	X			
The location of all existing and proposed street lights		X	X	X	X	X	X	

Site information	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project		X	X	X	X	X	X	
Show the location of known existing or proposed ground leases or access agreements (shared parking lots, drives, etcetera)		X	X	X	X	X	X	
The location of any potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas, and any means of mitigating hazards		X	X		X	X	X	
For residential development, indicate the use and list in a table the number of units and bedrooms		X			X			
For non-residential development, indicate the gross floor area, all proposed uses, and the floor area devoted to each type of use		X			X			
Show location and size of existing or proposed signs,		X	X	X	X	X	X	
Show general location and size of parking, loading areas, and traffic flow	X							
Show location, size, and construction details of parking and loading areas.			X		X			
Show the location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow. Include a table showing the required, provided, and handicapped accessible parking spaces		X			X			
Show location and width of curb cuts and driveways. Dimension driveways and curb cuts from side property lines and surrounding intersections	X	X	X	X	X	X	X	
Show location and dimensions of buffer strips, fences, or walls, if required	X	X	X	X	X	X	X	X
Indicate location of and access to solid waste service		X			X			
Provide a description of commonly held areas, if applicable	X	X	X	X	X	X	X	X
Show required building setbacks. Provide a note of the current setback requirements for the property/project	X	X	X	X	X	X	X	
Show location of adjacent parks, cemeteries, structures, development, and historically significant properties	X	X	X	X	X	X	X	X
Show location and dimensions of all property proposed to be set aside for park, playground, or other public/private use, with designation of the purpose and conditions of use	X	X	X	X	X	X	X	X
Show contours at vertical intervals of not more than two (2) feet		X	X		X		X	
Preliminary grading and drainage plans and reports as required by the City Engineer		X	X	X		X	X	
Any other data or reports as deemed necessary for project review by the City Planner, City Administration, or Planning Commission	X	X	X	X	X	X	X	X
All required signature blocks			X	X		X	X	

*King*

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

This Instrument Prepared By:

King, Turnbow & Brisby  
203 Third Avenue South  
Franklin, TN 37064  
(with information provided by the parties  
without the benefit of a title search)

The undersigned after being first duly sworn,  
according to law do make oath and affirm that this  
quitclaim was executed and delivered in accordance  
with the terms of Marital Dissolution Agreement in  
that certain case styled Doris June Alexander vs.  
Rollo Claborne Alexander, Jr., Case No. 29455 in the  
Chancery Court for Williamson County, Tennessee,  
and there was no consideration given for the transfer.

*Doris M. Alexander*  
Affiant

Sworn to and Subscribed before me on this  
the 2 day of May, 2005.

*Frances L. Regan*  
Notary Public

My Commission Expires: 9-20-2008



My Commission Expires 9-20-2008

FROM: Doris M. Alexander

TO: R.C. Alexander

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
R. C. Alexander	Same	Mao 166
P.O. Box 680219		Parcel 02200
Franklin, TN 37068-0219		

**QUITCLAIM DEED**

This instrument made and entered into this the 2<sup>nd</sup> day of May, 2005; by and  
between Doris M. Alexander, Grantor, and R.C. Alexander, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the  
receipt of which is hereby acknowledged, I, Doris M. Alexander, Grantor, hereby convey to R. C.  
Alexander, Grantee, all of my right, title, and interest in and to the following described real  
property, located in Williamson County, Tennessee, and more particularly described as follows, to  
wit:

Beginning at a corner post 27.44 ft. east of the approximate center of Buckner  
Lane, the northwest corner of the Fred D. Ownby et ux Allie G. Ownby  
property of record in Deed Book 164, Page 216, and the southwest corner of the  
property described. Thence; along said road north 9 deg. 56 min. 06 sec. East  
1,701.59 ft. to a corner post 24.75 ft. east of the approximate center of said road,  
the northwest corner of the property described. Thence; leaving said road,  
south 89 deg. 28 min. 00 sec. East 2,459.11 ft. to an iron rod (existing) at a  
corner post, the northeast corner of the property described. Thence; south 4  
deg. 56 min. 38 sec. West 1,715.68 ft. to a corner post, the southeast corner of the  
property described. Thence; north 88 deg. 45 min. 57 sec. West 2,605.33 ft. to  
the point of beginning containing 98.59 acres more or less. For deed reference  
see Deed Book 114, Page 473, R.O.W.C. and lying in the 11<sup>th</sup> Civil District.

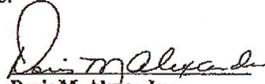
Being the same property conveyed to R.C. Alexander and wife, Doris M.  
Alexander, by Co-Executor's Deed from Claude Houston Sanders, Jr., and

Book 3545 Page 707

Carol Ann Noland, on March 4, 1999, of record in Book 1812, Page 557,  
Register's Office for Williamson County, Tennessee.

Property Address: 2774 Buckner Lane, Thompson Station, TN 37179

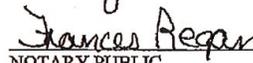
Witness my hand this 2 day of May, 2005.

  
Doris M. Alexander

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON.

Before me, the undersigned, a Notary Public in and for said County and State, personally  
appeared, Doris M. Alexander, with whom I am personally acquainted (or proved to me on the basis  
of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the  
purposes therein contained.

Witness my hand and seal on this the 2 day of May, 2005.

  
NOTARY PUBLIC

My Commission Expires: 9-20-2008



My Commission Expires 9-20-2008

BK/PG: 3545/706-707

05019145

QUITCLAIM DEED	
05/03/2005 09:05 AM	
BATCH	45263
REG TAX	0.00
TRN TAX	0.00
REC FEE	10.00
DP FEE	2.00
REG FEE	0.00
TOTAL	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
SADIE WADE  
REGISTER OF DEEDS

# WILKERSON PLACE R-2 PUD

## MASTER PLAN

### MAP 166 PARCEL 22

**OWNER**  
 BARRY ALEXANDER  
 111 ALPHA DR.  
 FRANKLIN, TN 37064  
 615.642.0513

**DEVELOPER**  
 CRESCENT HOMES TN, LLC  
 GRASSMERE PARK DRIVE, SUITE 112  
 NASHVILLE, TN 37211  
 CONTACT: TED TERRY  
 t.terry@crescenthomes.net  
 843.906.4768

**LANDSCAPE ARCHITECT / PLANNER**  
 GAMBLE DESIGN COLLABORATIVE, LLC  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN, TN 37064  
 CONTACT: GREG GAMBLE, RLA  
 greggamble209@gmail.com  
 615.975.5765

**CIVIL ENGINEER**  
 CIVIL SITE DESIGN GROUP  
 2305 KLINE AVENUE, SUITE 300  
 NASHVILLE, TN 37211  
 CONTACT: RYAN LOVELACE  
 ryani@civil-site.com  
 615.545.9612



VICINITY MAP  
 NOT TO SCALE



Exhibit A  
 April 2, 2018



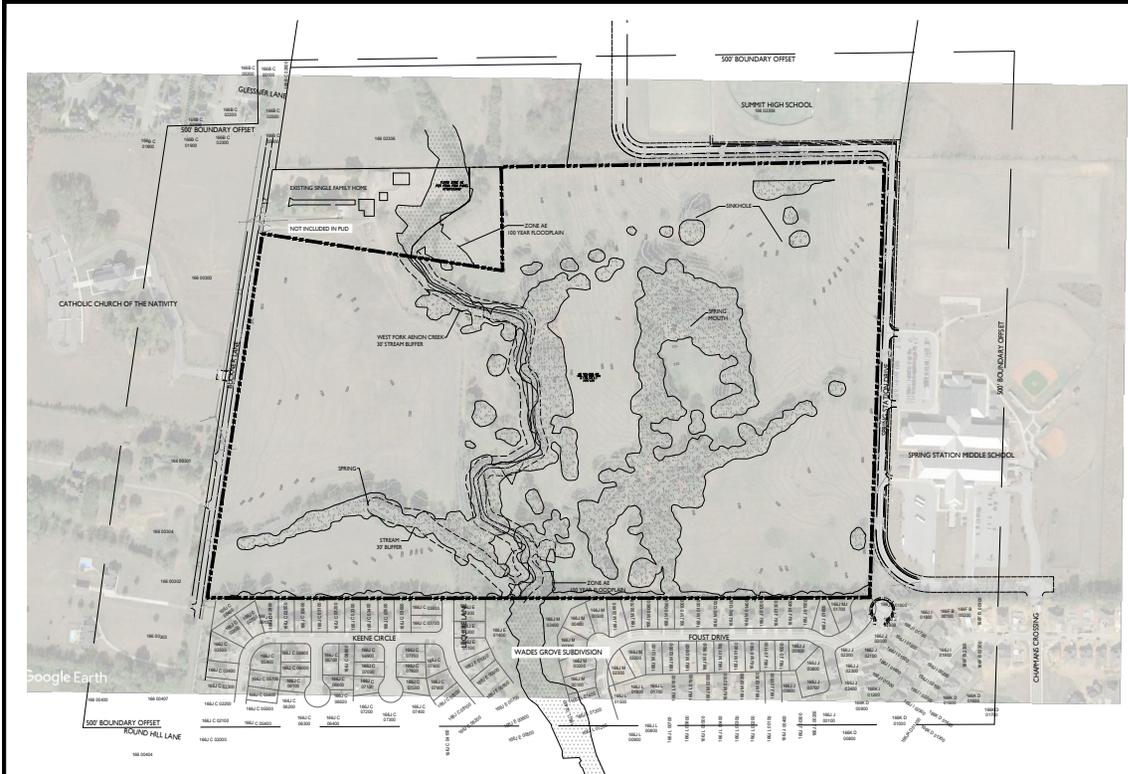
ISSUED: April 2, 2018  
 RESUBMITTAL DATE:  
 April 17, 2018  
 April 30, 2018

**INDEX OF SHEETS**

SHEET	DESCRIPTION
S 0.0	COVER AND VICINITY MAP
S 1.0	BOUNDARY OVERVIEW AND EXISTING CONDITIONS
S 2.0	ILLUSTRATIVE MASTER PLAN
S 3.0	DEVELOPMENT PLAN
S 4.0	TYPICAL STREET SECTIONS
S 5.0	ENTRY FEATURE AND BUFFER SECTIONS
C 1.0	DETENTION AND SANITARY SEWER LAYOUT
A 1.0	TYPICAL ARCHITECTURE AND LOT DIAGRAMS
A 2.0	TYPICAL ARCHITECTURE AND LOT DIAGRAMS

**DEVELOPER COMMITMENTS:**

- RIGHT AND LEFT TURN LANES.** The Developer shall install all required road and intersection improvements to Buckner Lane at the main entrance and along the frontage of Wilkerson Place. The required road and intersection improvements to be constructed on Buckner Lane include left and right turn lanes as well as acceleration and deceleration lanes. All required road and intersection improvements as described above to Buckner Lane shall be completed prior to the issuance of the first Certificate of Occupancy for a residence located in Phase 1.
- RIGHT-OF-WAY DEDICATION.** The Developer shall dedicate to the City of Spring Hill, the required Arterial ROW along the entire frontage of Wilkerson Place for the future widening of Buckner Lane. The required ROW shall be dedicated to the City of Spring Hill as depicted upon the final plat for Phase 1 of Wilkerson Place. The final plat shall be recorded as required by the City's Subdivision Regulations.
- ADDITIONAL CONTRIBUTION.** The Developer shall contribute \$600,000.00 (Six Hundred Thousand Dollars and 00/cents) toward the improvement of Buckner Lane. The City of Spring Hill will receive the contribution upon the recording of each Final Plat in the amount of \$2,000.00 (Two Thousand Dollars and 00/cents) for each lot or residential unit recorded. The improvements should be between Duplex Road and Twin Lakes Drive.
- WALKING TRAILS.** Developer shall construct asphalt walking trails as described and illustrated on the approved Master Plan throughout the project. Walking trails shall be constructed to the City of Spring Hill standards and shall be completed with each phase of construction based upon plans approved by the City of Spring Hill.
- TRAFFIC IMPACT FEES AND ADEQUATE FACILITIES TAX FEES.** The Developer shall pay all required Traffic Impact Fees and Adequate Facilities Tax Fees at the time Building Permits are issued. The Developer further agrees to pay all other required permit fees including those associated with utility services.
- DEVELOPER AGREEMENT.** The Developer shall execute a Development Agreement with the City of Spring Hill that sets forth the agreed upon improvements and financial commitments and obligations and other related terms reflected in this Memorandum of Understanding at the time the Master Plan is approved by the Board of Mayor and Aldermen of the City of Spring Hill. The Development Agreement shall include a provision that the agreement shall be transferred to future property owners and developers should the property be conveyed or transferred in part or whole to another party.



**SITE DATA:**

TOTAL ACREAGE: 90.6 AC  
 EXISTING ZONING: AG (AGRICULTURAL)  
 PROPOSED ZONING: R-2 RESIDENTIAL DISTRICT (MEDIUM DENSITY) PUD  
 MAP/PARCEL NUMBERS: PARCEL 22, MAP 166  
 PROPOSED USE: RESIDENTIAL HOMES

EXISTING STRUCTURES: ONE EXISTING SINGLE FAMILY HOME, INCLUDED IN TND.

FLOODPLAIN: SMALL PORTION OF ZONE AE IS SHOWN AROUND WEST FORK ABERN CREEK. THIS ZONE IS IDENTIFIED ON THIS EXISTING CONDITIONS SHEET AND CAN BE REFERENCED ON FEMA MAP NUMBER 47187C0345F, SEPTEMBER 29, 2006.

**LEGEND**

- WEST FORK ABERN CREEK
- SPRING AND 30' BUFFER
- ZONE AE, 100-YEAR FLOODPLAIN

**ENVIRONMENTAL ASSESSMENT PROVIDED BY:**  
 Anthony A. Grow, PG, TNQHP  
 Grow Environmental Services, LLC  
 931-273-4681



PARCEL NUMBER	PROPOSED ZONING	OWNER	OWNER TYPE	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
166-0001	R-2	...	...	...	...	...	...
166-0002	R-2	...	...	...	...	...	...
166-0003	R-2	...	...	...	...	...	...
166-0004	R-2	...	...	...	...	...	...
166-0005	R-2	...	...	...	...	...	...
166-0006	R-2	...	...	...	...	...	...
166-0007	R-2	...	...	...	...	...	...
166-0008	R-2	...	...	...	...	...	...
166-0009	R-2	...	...	...	...	...	...
166-0010	R-2	...	...	...	...	...	...
166-0011	R-2	...	...	...	...	...	...
166-0012	R-2	...	...	...	...	...	...
166-0013	R-2	...	...	...	...	...	...
166-0014	R-2	...	...	...	...	...	...
166-0015	R-2	...	...	...	...	...	...
166-0016	R-2	...	...	...	...	...	...
166-0017	R-2	...	...	...	...	...	...
166-0018	R-2	...	...	...	...	...	...
166-0019	R-2	...	...	...	...	...	...
166-0020	R-2	...	...	...	...	...	...
166-0021	R-2	...	...	...	...	...	...
166-0022	R-2	...	...	...	...	...	...
166-0023	R-2	...	...	...	...	...	...
166-0024	R-2	...	...	...	...	...	...
166-0025	R-2	...	...	...	...	...	...
166-0026	R-2	...	...	...	...	...	...
166-0027	R-2	...	...	...	...	...	...
166-0028	R-2	...	...	...	...	...	...
166-0029	R-2	...	...	...	...	...	...
166-0030	R-2	...	...	...	...	...	...
166-0031	R-2	...	...	...	...	...	...
166-0032	R-2	...	...	...	...	...	...
166-0033	R-2	...	...	...	...	...	...
166-0034	R-2	...	...	...	...	...	...
166-0035	R-2	...	...	...	...	...	...
166-0036	R-2	...	...	...	...	...	...
166-0037	R-2	...	...	...	...	...	...
166-0038	R-2	...	...	...	...	...	...
166-0039	R-2	...	...	...	...	...	...
166-0040	R-2	...	...	...	...	...	...
166-0041	R-2	...	...	...	...	...	...
166-0042	R-2	...	...	...	...	...	...
166-0043	R-2	...	...	...	...	...	...
166-0044	R-2	...	...	...	...	...	...
166-0045	R-2	...	...	...	...	...	...
166-0046	R-2	...	...	...	...	...	...
166-0047	R-2	...	...	...	...	...	...
166-0048	R-2	...	...	...	...	...	...
166-0049	R-2	...	...	...	...	...	...
166-0050	R-2	...	...	...	...	...	...
166-0051	R-2	...	...	...	...	...	...
166-0052	R-2	...	...	...	...	...	...
166-0053	R-2	...	...	...	...	...	...
166-0054	R-2	...	...	...	...	...	...
166-0055	R-2	...	...	...	...	...	...
166-0056	R-2	...	...	...	...	...	...
166-0057	R-2	...	...	...	...	...	...
166-0058	R-2	...	...	...	...	...	...
166-0059	R-2	...	...	...	...	...	...
166-0060	R-2	...	...	...	...	...	...
166-0061	R-2	...	...	...	...	...	...
166-0062	R-2	...	...	...	...	...	...
166-0063	R-2	...	...	...	...	...	...
166-0064	R-2	...	...	...	...	...	...
166-0065	R-2	...	...	...	...	...	...
166-0066	R-2	...	...	...	...	...	...
166-0067	R-2	...	...	...	...	...	...
166-0068	R-2	...	...	...	...	...	...
166-0069	R-2	...	...	...	...	...	...
166-0070	R-2	...	...	...	...	...	...
166-0071	R-2	...	...	...	...	...	...
166-0072	R-2	...	...	...	...	...	...
166-0073	R-2	...	...	...	...	...	...
166-0074	R-2	...	...	...	...	...	...
166-0075	R-2	...	...	...	...	...	...
166-0076	R-2	...	...	...	...	...	...
166-0077	R-2	...	...	...	...	...	...
166-0078	R-2	...	...	...	...	...	...
166-0079	R-2	...	...	...	...	...	...
166-0080	R-2	...	...	...	...	...	...
166-0081	R-2	...	...	...	...	...	...
166-0082	R-2	...	...	...	...	...	...
166-0083	R-2	...	...	...	...	...	...
166-0084	R-2	...	...	...	...	...	...
166-0085	R-2	...	...	...	...	...	...
166-0086	R-2	...	...	...	...	...	...
166-0087	R-2	...	...	...	...	...	...
166-0088	R-2	...	...	...	...	...	...
166-0089	R-2	...	...	...	...	...	...
166-0090	R-2	...	...	...	...	...	...
166-0091	R-2	...	...	...	...	...	...
166-0092	R-2	...	...	...	...	...	...
166-0093	R-2	...	...	...	...	...	...
166-0094	R-2	...	...	...	...	...	...
166-0095	R-2	...	...	...	...	...	...
166-0096	R-2	...	...	...	...	...	...
166-0097	R-2	...	...	...	...	...	...
166-0098	R-2	...	...	...	...	...	...
166-0099	R-2	...	...	...	...	...	...
166-0100	R-2	...	...	...	...	...	...

**GDC**  
 GAMBLE  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 ggamble@GDCdesign.com  
 615.975.5716

**WILKERSON PLACE R-2 PUD**  
 MASTER PLAN  
 SPRING HILL, TENNESSEE



ISSUED: April 2, 2018  
**rev. date**  
 April 17, 2018

**BOUNDARY OVERVIEW AND EXISTING CONDITIONS**  
 S H E E T  
**S1.0**



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 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 gg@designcollab.com  
 615.975.5716

**WILKERSON PLACE PUD**  
 MASTER PLAN  
 SPRING HILL, TENNESSEE



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**Illustrative Master Plan**

**SHEET**  
**S2.0**



**LEGEND**

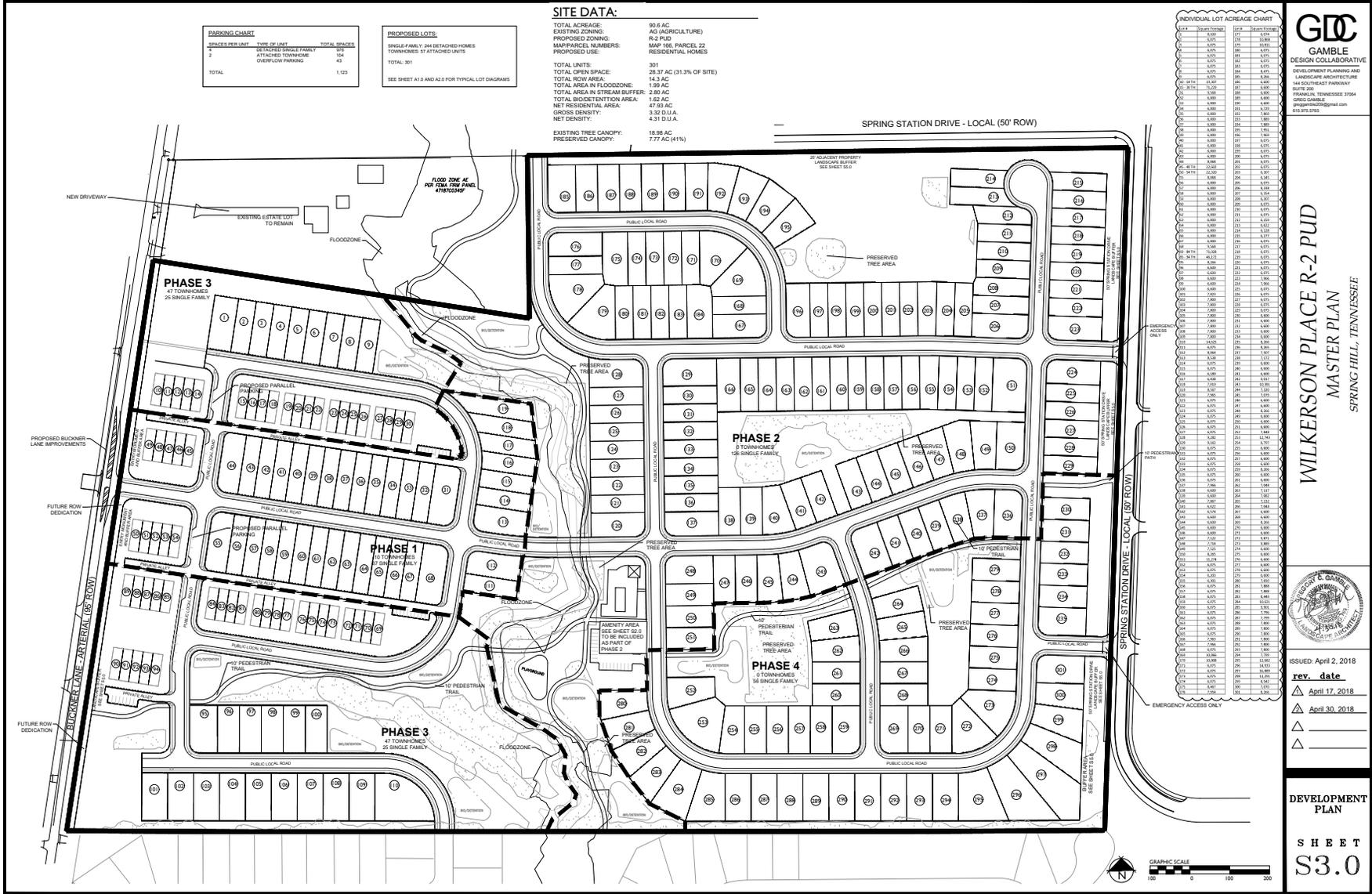
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> TOWN HOME	<span style="display:inline-block; width:15px; height:10px; background-color:tan; border:1px solid black;"></span> 55' SINGLE FAMILY
<span style="display:inline-block; width:15px; height:10px; background-color:lighttan; border:1px solid black;"></span> 40' SINGLE FAMILY	<span style="display:inline-block; width:15px; height:10px; background-color:darktan; border:1px solid black;"></span> 65' SINGLE FAMILY
<span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span> 45' SINGLE FAMILY	

TOTAL HOMES : 301

SEE SHEET A1.0 FOR ARCHITECTURAL ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION

**ILLUSTRATIVE MASTER PLAN**  
 Note: Street trees are graphically shown. Final location to be determined.





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LANDSCAPE ARCHITECTURE  
144 SOUTH EAST PARKWAY  
SUITE 200  
FRANKLIN, TENNESSEE 37064  
GREG GAMBLE  
ggam@gcdgambles.com  
615.975.5715

WILKERSON PLACE R-2 PUD  
MASTER PLAN  
SPRING HILL, TENNESSEE



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DEVELOPMENT PLAN  
SHEET  
S3.0

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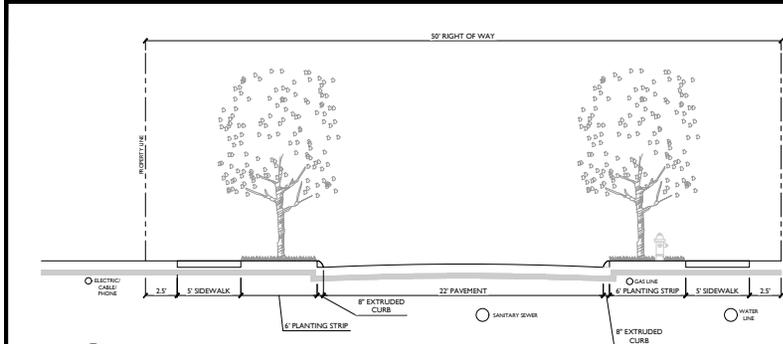
**WILKERSON PLACE R-2 PUD**  
 MASTER PLAN  
 SPRING HILL, TENNESSEE



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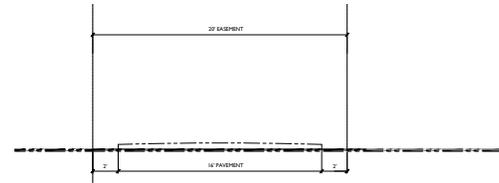
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TYPICAL  
 STREET  
 SECTIONS  
  
 S H E E T  
**S4.0**

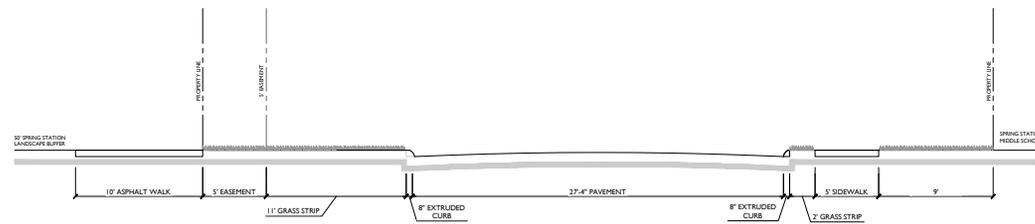


**1** TYPICAL LOCAL ROAD WITH UTILITIES  
 SECTION  
 SCALE: 1/4" = 1'-0"

- NOTES:  
 1. UTILITIES SHOWN ARE TYPICAL PLACEMENT FOR ALL LOCAL ROADS. FINAL PLACEMENT TO BE DETERMINED.  
 2. TREES WILL BE FIELD ADJUSTED TO AVOID UTILITIES AND FIRE HYDRANTS.



**3** TYPICAL PRIVATE ALLEY  
 SECTION  
 SCALE: 1/4" = 1'-0"



**2** LOCAL ROAD WITH ON-STREET PARKING  
 SECTION  
 SCALE: 1/4" = 1'-0"

6.17.2018  
 EXTRUDED CURBS  
 UPDATED FROM  
 6" TO 8"

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 144 SOUTH-EAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37054  
 GREG GAMBLE  
 greg@gdcnc.com | 615.975.5715

**WILKERSON PLACE PUD**  
**MASTER PLAN**  
 SPRING HILL, TENNESSEE



ISSUED: April 2, 2018  
**rev. date**  
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 ▲ April 30, 2018  
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**ENTRY**  
**FEATURE AND**  
**BUFFER**  
**SECTIONS**  
**SHEET**  
**S5.0**



**1** ENTRY MONUMENT  
 S5.0 ELEVATION  
 1/2" = 1'-0"



**2** ENTRY MONUMENT AND LANDSCAPE BUFFER  
 S5.0 PLAN  
 1" = 30'-0"



**5** 50' SPRING STATION DRIVE LANDSCAPE BUFFER  
 S5.0 SECTION NTS

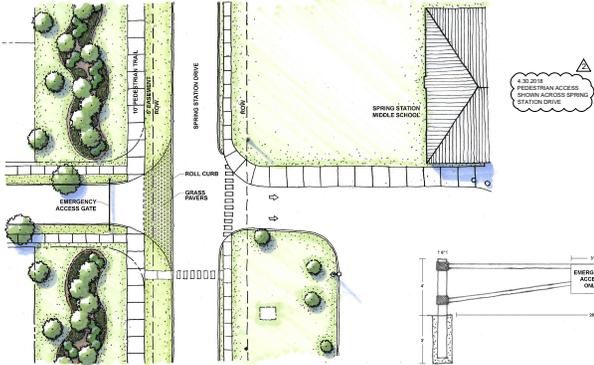
**6** 25' ADJACENT PROPERTY LANDSCAPE BUFFER  
 S5.0 SECTION NTS



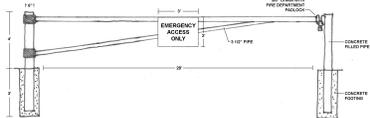
**3** AMENITY AREA  
 S5.0 PLAN  
 1" = 50'-0"



**4** PLAYGROUND EQUIPMENT - TYPICAL  
 S5.0 SPEC NTS



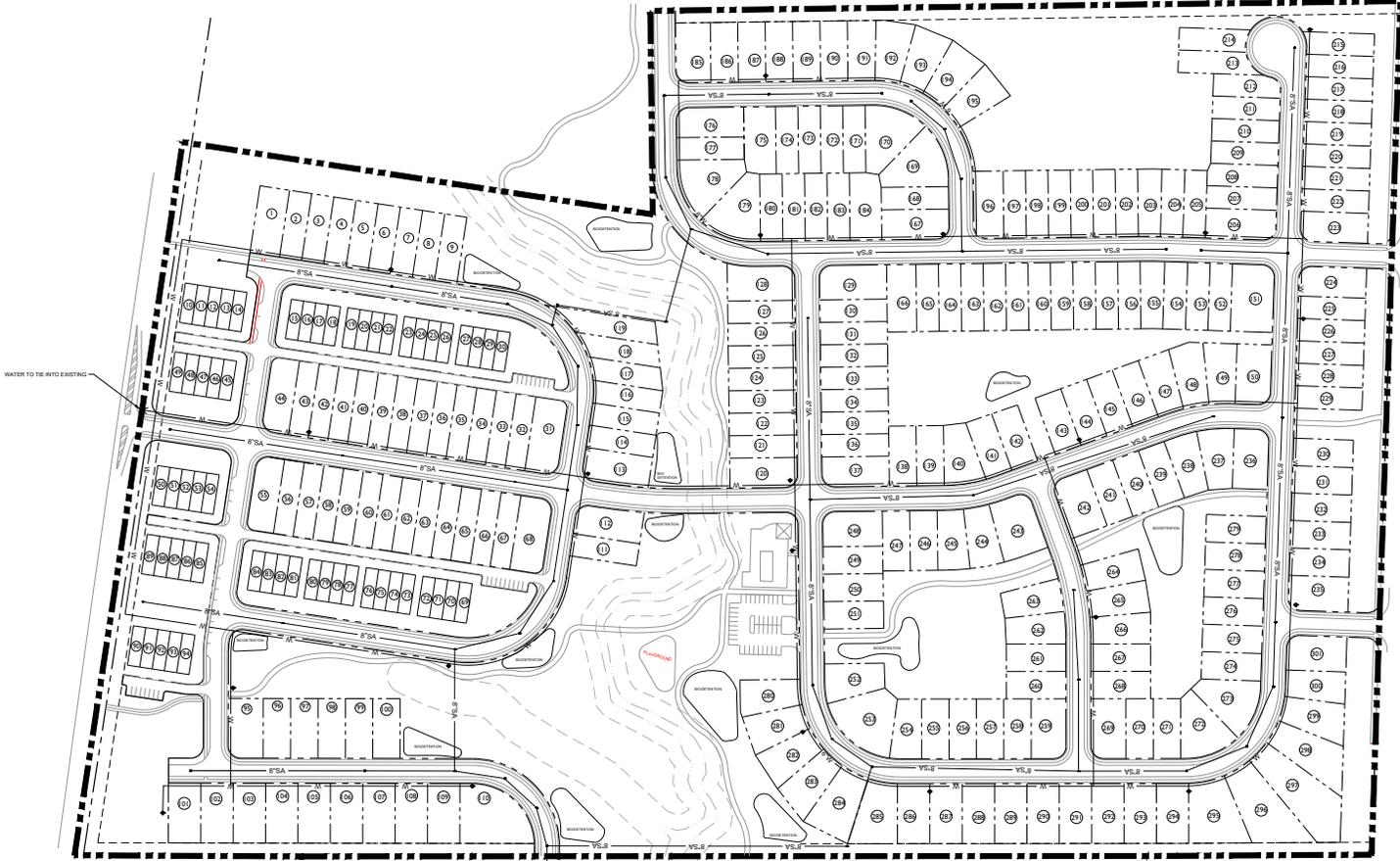
**7** EMERGENCY ACCESS  
 S5.0 PLAN  
 1" = 30'-0"



**8** EMERGENCY ACCESS GATE  
 S5.0 ELEVATION  
 1" = 5'-0"

**GDC**  
 GAMBLE  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING  
 LANDSCAPE ARCHITECTURE  
 4430 HIGHWAY 100  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greg@gamblegdc.com  
 615.975.5716

**WILKERSON PLACE R-2 PUD**  
**MASTER PLAN**  
 SPRING HILL, TENNESSEE





- Home Characteristics:**
- All detached single family homes will have a minimum of a 2 car garage with decorative garage doors
  - Townhomes will have a minimum of two on-site parking spaces. Parking spaces may be located within the garage, under car port, in driveway
  - The homes can be 1, 1 1/2, or 2-story buildings with the exceptions noted on Page 8
  - All homes will be constructed with brick, stone, and cement board siding
  - Vinyl siding may be used in trim, soffit, and fascia on all elevations along with porch ceilings
  - All homes will have eaves
  - Maximum building height shall be as defined by zoning ordinance
  - All homes will have a minimum of 2 bedrooms
  - All homes will be for sale
- Appropriate Residential Materials:**
- Appropriate Building Cladding (Facade wall)**
- Brick veneer
  - Painted brick veneer
  - Cultured stone (barbar pattern, drystack pattern)
  - Cementitious and fiber cement composite siding (e.g. Hardie, Certainteed)
  - Applied cement stucco
- Appropriate Windows and Doors**
- Pre-finished aluminum and vinyl clad wood windows
  - Vinyl Windows (upon ARC review)
  - Clear or slightly tinted glazing
  - True divided lights
  - Simulated divided lights
  - Shutters sized to fit window opening when closed
- Appropriate Roofs**
- Architectural shingles to be minimum 30 year architectural
- Appropriate Architectural Detailing**
- Painted or stained wood
  - High density rigid polyurethane (HRP)
  - Smooth surface composite or cellular PVC or comparable in standard wood trim sizes
  - Vinyl soffit & fascia
  - Cast stone
  - Copper
- Inappropriate Residential Materials:**
- Inappropriate Building Cladding (Facade wall)**
- Oversized brick - non-modular
  - Exterior Insulation Finish System (EIFS)
  - Metal siding
  - Vinyl siding
  - Concrete masonry units (CMU) or split-faced
  - Concrete panels
- Inappropriate Windows and Doors**
- Glass block (on frontages)
- Dark tinted, color tinted or mirror finished glazing
  - Shutters that are not sized to fit the window opening when closed
- Inappropriate Roofs**
- Spanish tile
  - Wood shingle
- Inappropriate Architectural Detailing**
- Extruded polystyrene
  - PVC

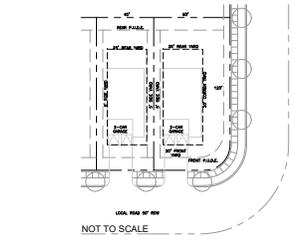


**WILKERSON PLACE R-2 PUD**  
**MASTER PLAN**  
 SPRING HILL, TENNESSEE



ISSUED: April 2, 2018

rev. date
△ April 17, 2018
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△
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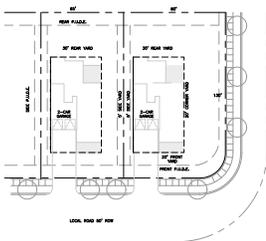
**1** TYPICAL LOT DIAGRAM: 45' SINGLE FAMILY DETACHED FRONT LOADED

A1.0	FRONT YARD	NOTE: GARAGE SHALL BE NO CLOSER THAN 20' TO SIDEWALK TO ACCOMMODATE PARKING WITHIN THE DRIVEWAY	NOT TO SCALE
20'	REAR YARD		
20'	SIDE YARD		
20'	CORNER YARD		

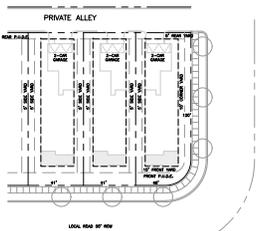


TYPICAL ARCHITECTURE

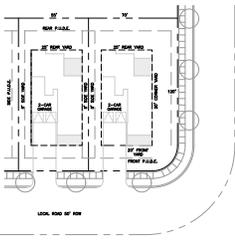
SHEET  
**A1.0**



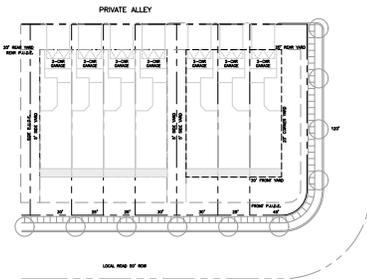
**1** TYPICAL LOT DIAGRAM: 65' SINGLE FAMILY DETACHED FRONT LOADED  
 A2.0 20' FRONT YARD  
 30' REAR YARD  
 20' CORNER YARD  
 15' BETWEEN BUILDINGS  
 NOTE: GARAGE SHALL BE NO CLOSER THAN 20' TO SIDEWALK TO ACCOMMODATE PARKING WITHIN THE DRIVEWAY  
 NOT TO SCALE



**3** TYPICAL LOT DIAGRAM: 40' SINGLE FAMILY DETACHED ALLEY LOADED  
 A2.0 10'- 25' FRONT YARD  
 25' PRINCIPAL BUILDING REAR YARD  
 5' GARAGE REAR YARD  
 5' SIDE YARD  
 10'- 25' CORNER YARD  
 15' BETWEEN BUILDINGS  
 NOTE: GARAGE MAY BE ATTACHED WITH WITH A BREZEWAY TO THE PRINCIPAL BUILDING & MAY INCLUDE A SECOND STORY  
 NOT TO SCALE



**2** TYPICAL LOT DIAGRAM: 55' SINGLE FAMILY DETACHED FRONT LOADED  
 A2.0 20' FRONT YARD  
 20' REAR YARD  
 5' SIDE YARD  
 20' CORNER YARD  
 NOTE: GARAGE SHALL BE NO CLOSER THAN 20' TO SIDEWALK TO ACCOMMODATE PARKING WITHIN THE DRIVEWAY  
 NOT TO SCALE



**3** TYPICAL LOT DIAGRAM: TOWNHOMES ALLEY LOADED  
 A2.0 30' FRONT YARD  
 20' REAR (ALLEY) YARD  
 5' SIDE YARD  
 15' BETWEEN BUILDINGS  
 NOT TO SCALE

**GDC**  
 GAMBLE  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 gg@gdcdco.com  
 615.975.5716

WILKERSON PLACE R-2 PUD  
 MASTER PLAN  
 SPRING HILL, TENNESSEE



ISSUED: April 2, 2018  
 rev. date  
 △ April 17, 2018  
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TYPICAL  
 ARCHITECTURE  
 S H E E T  
 A2.0

