

RESOLUTION 2024-66

A RESOLUTION AMENDING THE GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7 TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF LYNNWOOD WAY, LOCATED AT 120 DAVENPORT BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2021-30; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2021-125; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.) § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Gateway Village PUD, Revision 7 vesting period began on October 11, 2021 and is set to expire on October 11, 2024, and the applicant has not yet secured permits nor began site preparation; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for eighteen months, until April 10, 2026.

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
See Exhibit B	60.50
Total	60.50

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 Gateway Village District PUD Subdivision, Revision 7, as outlined below and through Exhibit A, are as follows:

Entitlements	Gateway Village PUD, Rev 7
Base Zone District	PD 6.75/144,258
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	408
Number of Nonresidential Square Footage	144,258 SF
Number of Hotel Rooms	0
Connectivity Index	Remove if not applicable
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on October 11, 2021 and was set to expire on October 11, 2024. The amended development plan will now have until April 10, 2026 to secured permits and begin site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of eighteen months shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed 10 years from the date of the original approval of the preliminary development plan October 11, 2021 and shall remain at October 10, 2031.


SECTION VI. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the originally 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.

Law approved template Dec. 2023

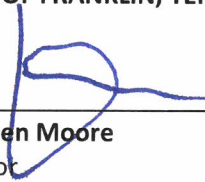
SECTION VIII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this 8th day of October, 2024.

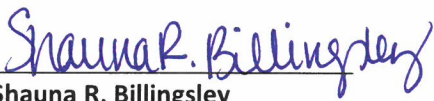
ATTEST:

By: 
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: 
Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

8/22/2024, 7-0























PUBLIC HEARING HELD:

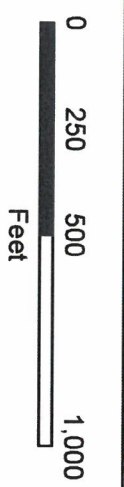
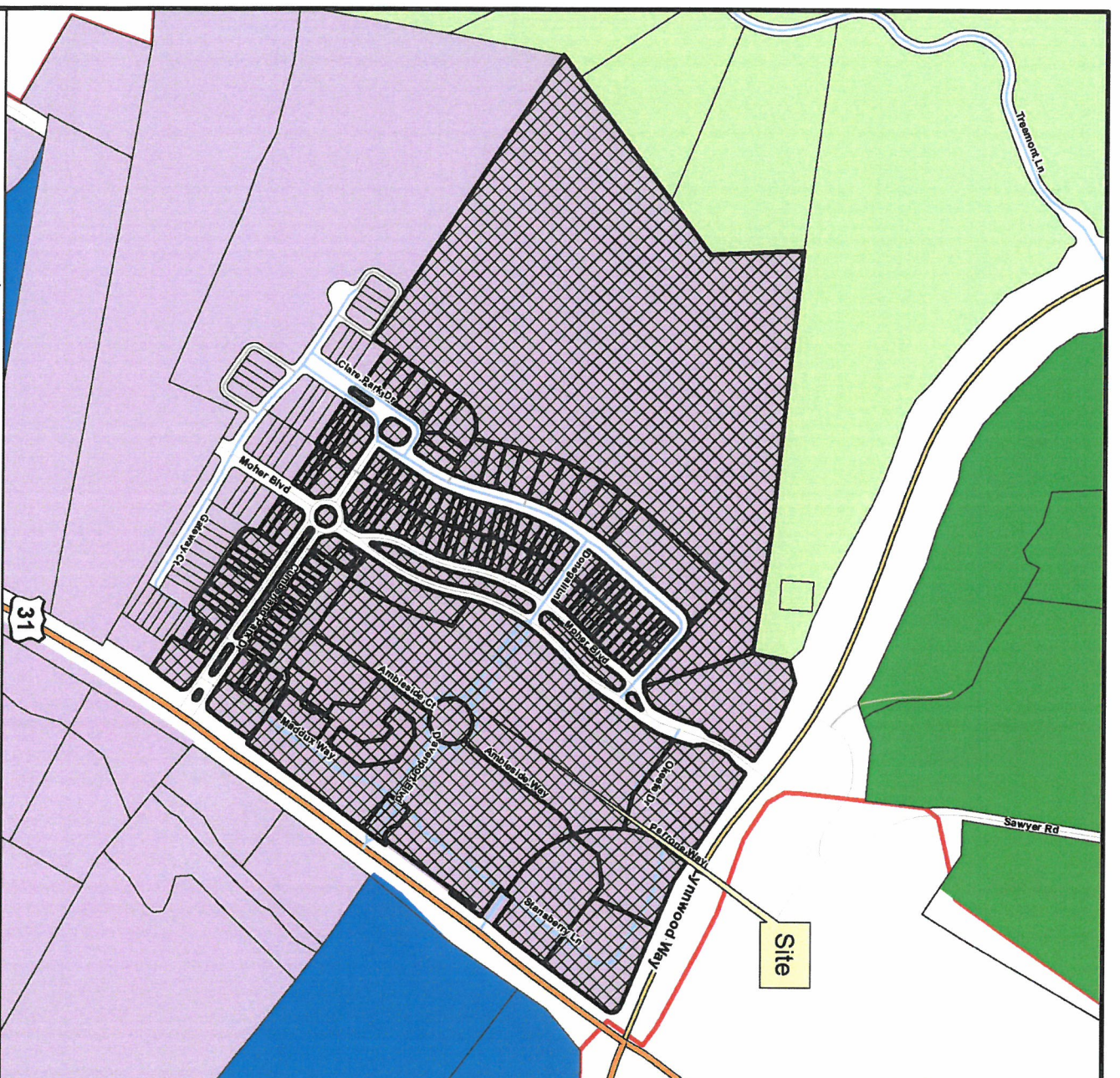
10/8/2024

**GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2024-66**

Project Information
 Existing Zoning: PD 6.75-144.258
 Overlay Districts: HHO, HHO 500 Foot Buffer
 Site Acreage: 60.50 acres

Legend

-  Gateway Village PUD
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2023. All rights reserved.

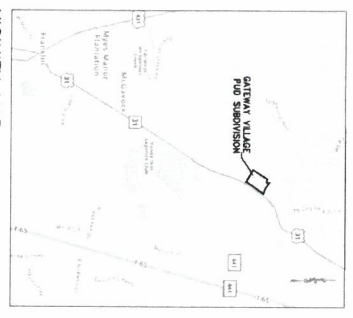


Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	0360 A 00200	0.364175	0	0360 A 00200 000080360	2633	MOHER BLVD
Parcels	0360 A 00300	0.071115	0.07	0360 A 00300 000080360	2633	1317 MOHER BLVD
Parcels	0360 A 00400	0.042037	0.04	0360 A 00400 000080360	2633	1315 MOHER BLVD
Parcels	0360 A 00500	0.042745	0.04	0360 A 00500 000080360	2633	1313 MOHER BLVD
Parcels	0360 A 00600	0.069101	0.07	0360 A 00600 000080360	2633	1311 MOHER BLVD
Parcels	0360 A 00700	0.073147	0.07	0360 A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	0360 A 00800	0.062732	0.06	0360 A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	0360 A 00900	0.066919	0.07	0360 A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	0360 A 01000	0.067281	0.07	0360 A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	0360 A 01100	0.097896	0.1	0360 A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	0360 A 01200	0.17096	0	0360 A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	0360 A 01300	0.062629	0	0360 A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	0360 A 01400	0.062628	0	0360 A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	0360 A 01500	0.109419	0	0360 A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	0360 A 01600	0.096857	0	0360 A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	0360 A 01700	0.072475	0	0360 A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	0360 A 01800	0.072476	0	0360 A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	0360 A 01900	0.072476	0	0360 A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	0360 A 02000	0.159008	0	0360 A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	0360 A 02100	0.075199	0	0360 A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	0360 A 02200	0.043194	0	0360 A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	0360 A 02300	0.043173	0	0360 A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	0360 A 02400	0.056304	0	0360 A 02400 000080360	2633	2308 CLARE PARK DR
Parcels	0360 A 02500	0.064738	0.06	0360 A 02500 000080360	2633	2310 CLARE PARK DR
Parcels	0360 A 02600	0.043793	0.04	0360 A 02600 000080360	2633	2312 CLARE PARK DR
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Parcels	0360 A 03400	0.136929	0.14 0360 A 03400 000080360	2633 2409 CLARE PARK DR
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Common Area	0360 A 04200	0.023597	0 0360 A 04200 00008053B	2633 CLARE PARK DR
Common Area	0360 A 04300	0.091228	0 0360 A 04300 000080360	2633 CLARE PARK DR
Parcels	036 05108	6.513444	6.51 036 05108 00008036	2101 1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62 036 05111 00008036	1902 MOHER BLVD
Common Area	036 05112	0.269794	0.27 036 05112 00008036	1206 DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15 036 05104 00008036	2101 120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34 036 05105 00008036	2101 1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11 036 05106 00008036	2101 3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45 036 05107 00008036	1902 1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66 053 00302 00008053	1206 AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2 036 05113 00008036	2101 DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09 036 05114 00008036	2101 PERRONE WAY
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Parcels	0360 B 00300	0.121879	0.12 0360 B 00300 000080360	2633 2325 CLARE PARK DR
Parcels	0360 B 00400	0.156876	0.16 0360 B 00400 000080360	2633 2329 CLARE PARK DR
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Parcels	0360 B 01500	0.055888	0.06 0360 B 01500 000080360	2633 2216 CLARE PARK DR
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Parcels	0360 B 03200	0.056975	0.06 0360 B 03200 000080360	2633 2328 CLARE PARK DR
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Parcels	0360 B 04500	0.043276	0.04 0360 B 04500 000080360	2633 1333 MOHER BLVD

Parcels	0360 B 04600	0.068474	0.07 0360 B 04600 000080360	2633 1335 MOHER BLVD
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Parcels	0360 B 05300	0.043349	0.04 0360 B 05300 000080360	2633 1205 MOHER BLVD
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Parcels	0360 B 05800	0.057976	0.06 0360 B 05800 000080360	2633 1215 MOHER BLVD
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Parcels	0360 B 06100	0.044561	0.04 0360 B 06100 000080360	2633 1221 MOHER BLVD
Parcels	0360 B 06200	0.0564	0.06 0360 B 06200 000080360	2633 1223 MOHER BLVD
Common Area	0360 B 06300	0.020477	0.02 0360 B 06300 000080360	2633 MOHER BLVD
Common Area	0360 B 06400	0.234062	0.23 0360 B 06400 000080360	2633 MOHER BLVD
Parcels	053B B 00200	0.558341	0.55 053B B 00200 00008053B	2633 1310 MOHER BLVD
Parcels	036 05115	1.062917	1.08 036 05115 00008036	2101 3000 STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0 053B C 01900 00008053B	2633 1408 MOHER BLVD
Parcels	053B C 02000	0.088555	0 053B C 02000 00008053B	2633 1409 MOHER BLVD
Parcels	053B C 02800	0.101016	0 053B C 02800 00008053B	2633 2424 CLARE PARK DR



VICINITY MAP

OWNERSHIP INFORMATION (more than 5% interest)

CYRUS LLC
 4000 George Patten Drive, Suite 200
 Brentwood, TN 37027

Animemod Forniers LP
 Shebam Animemod, Chief Manager
 Shebam Animemod, VP & Secretary
 Edward Forniers, LP
 Edward Forniers, Vice President
 Edward Forniers, Beyond Federal
 Other Officers
 Homogenus Animemod, Vice President

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134) COF # _____

DESIGNERS:

CIVIL:
 JIM LUTZ, P.E.
 LUTZ'S ENGINEERING CONSULTANTS
 10000 Highway 54
 Brentwood, TN 37024
 615.834.4177
 lutzs@lutzsengineering.com

LANDSCAPE:
 CONNOR BALL, P.L.A.
 3000 RICHMOND AVE. SUITE 400
 FRANKLIN, TN 37067
 connor@ballandassociates.com

ARCHITECT:
 JEFFER S. CURTIS, ARCHITECT
 FRANKLIN, TN
 615.790.2222
 jeff@jeffcurtis.com

OWNER/DEVELOPER (LOT 134):

CYRUS LLC
 4000 George Patten Drive
 Brentwood, TN 37027
 Contact: Shebam Animemod
 615.834.4177
 shebam@animemod.com

SHEET INDEX

- CO.0 COVER
- C1.0 OVERALL EXISTING CONDITIONS
- L1.1 LANDSCAPE
- L2.1 LANDSCAPE
- C2.0 OVERALL DEVELOPMENT PLAN
- C2.1 LOT 134 DEVELOPMENT PLAN
- C3.1 OVERALL GRADING & DRAINAGE PLAN
- C4.1 OVERALL ROW & ACCESS PLAN
- A4.1 LOT 134 COLOR ELEVATION
- A4.2 COLOR ELEVATION

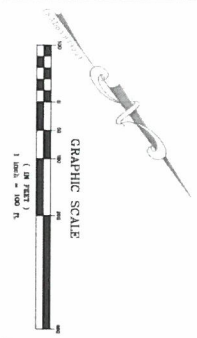
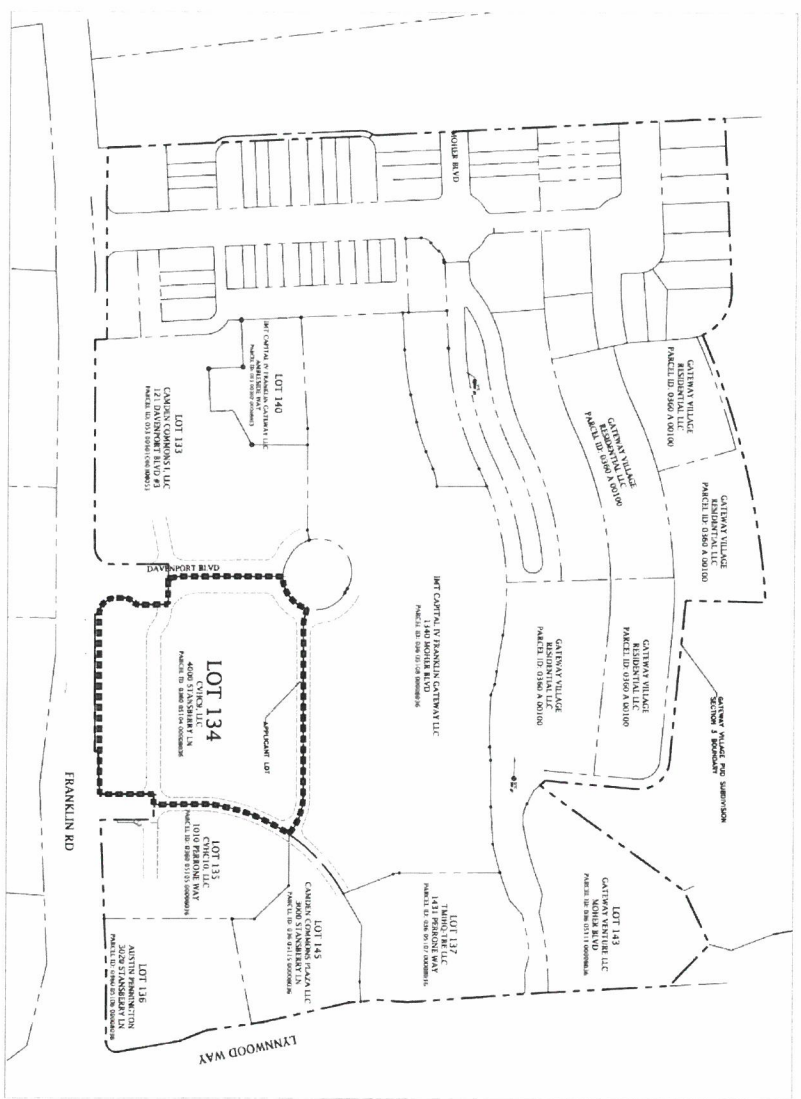
DEVELOPMENT PLAN MODIFICATION

• CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 448 UNITS

APPROVED	PROPOSED	
GATEWAY VILLAGE SECTION 3	402 UNITS	448 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	24 UNITS	60 UNITS

IN-LIQUID FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138



NO.	DESCRIPTION	DATE
1	PREPARED FOR PERMITS	09/15/2021
2	REVISION	09/15/2021
3	REVISION	09/15/2021
4	REVISION	09/15/2021
5	REVISION	09/15/2021
6	REVISION	09/15/2021
7	REVISION	09/15/2021
8	REVISION	09/15/2021
9	REVISION	09/15/2021
10	REVISION	09/15/2021

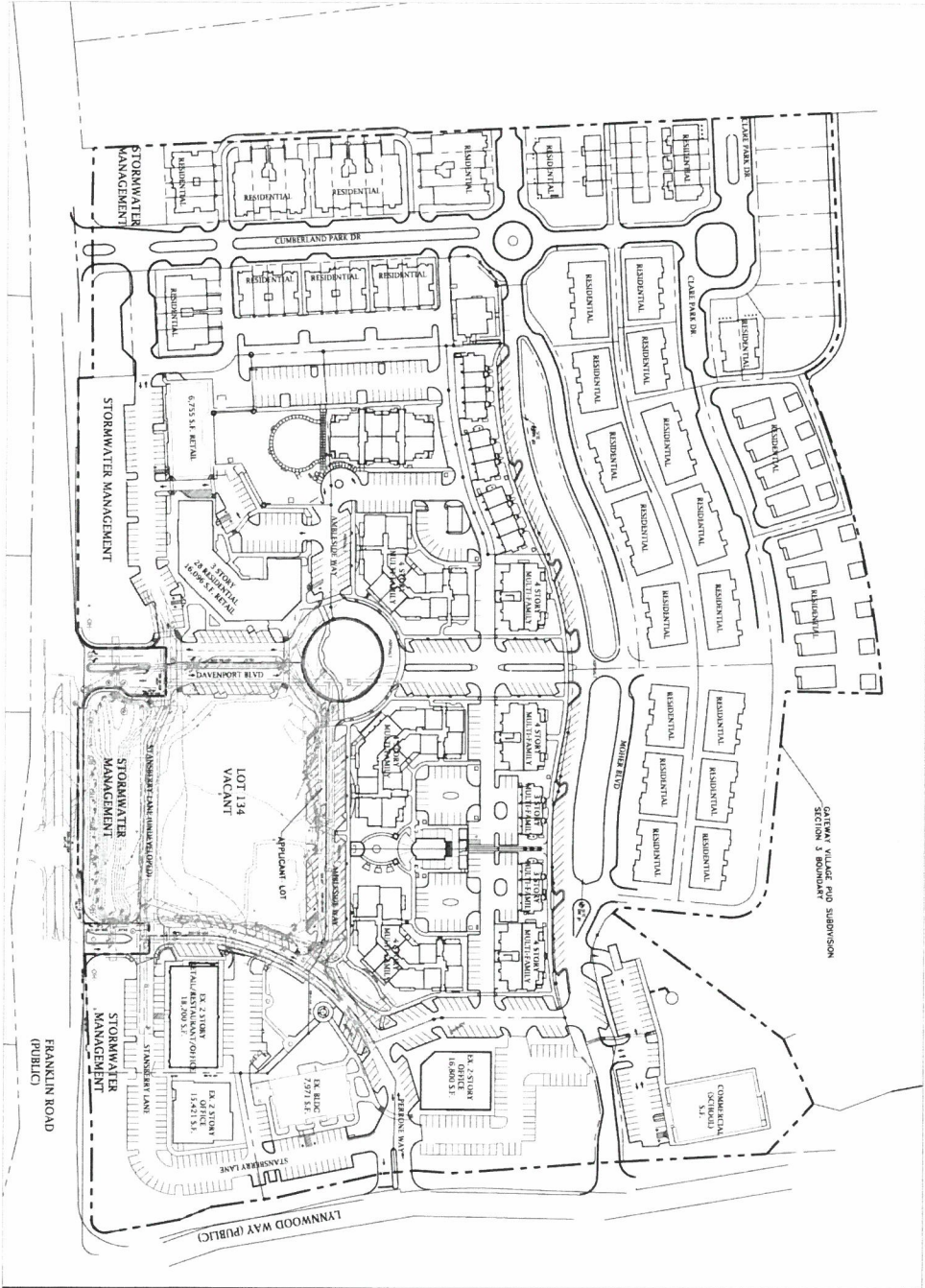
**GATEWAY VILLAGE
 PUD SUBDIVISION
 DEVELOPMENT PLAN REVISION 7
 (LOT 134)**

4005 Scansberry Lane, Franklin, TN 37064
 Map 036 Parcel 051.04



COVER SHEET
 CO.0

AERIAL PHOTO: SEE SHEET U1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY
ZONING: PD, PLANNED DEVELOPMENT
BASE ZONING: RESIDENTIAL
CHARACTER AREA: RESIDENTIAL
SECTION: 3
LOOD MAP INFO: THE PROJECT DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS NOT IN A FLOOD HAZARD AREA. SEE SHEET U1.0 FOR FLOOD MAP. DATE: 09/29/2008.
ARCHITECTURAL: BUILDINGS SHOWN ARE EXISTING.
STORMWATER: LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS. ALSO LOT 134 TYPICAL BUILDING ELEVATIONS WITH RESPECT TO WATER QUALITY ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER. THERE ARE NO UNRECORDED RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.



NO.	REVISIONS/DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09/15/08
2	REVISED PER PERMITS	09/15/08
3	REVISED PER PERMITS	09/15/08
4	REVISED PER PERMITS	09/15/08
5	REVISED PER PERMITS	09/15/08
6	REVISED PER PERMITS	09/15/08
7	REVISED PER PERMITS	09/15/08
8	REVISED PER PERMITS	09/15/08
9	REVISED PER PERMITS	09/15/08
10	REVISED PER PERMITS	09/15/08

OVERALL EXISTING CONDITIONS
C1.0

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)
 4000 Stansberry Lane, Franklin, TN 37064
 Map 036 Parcel 051.04

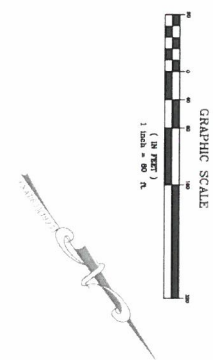
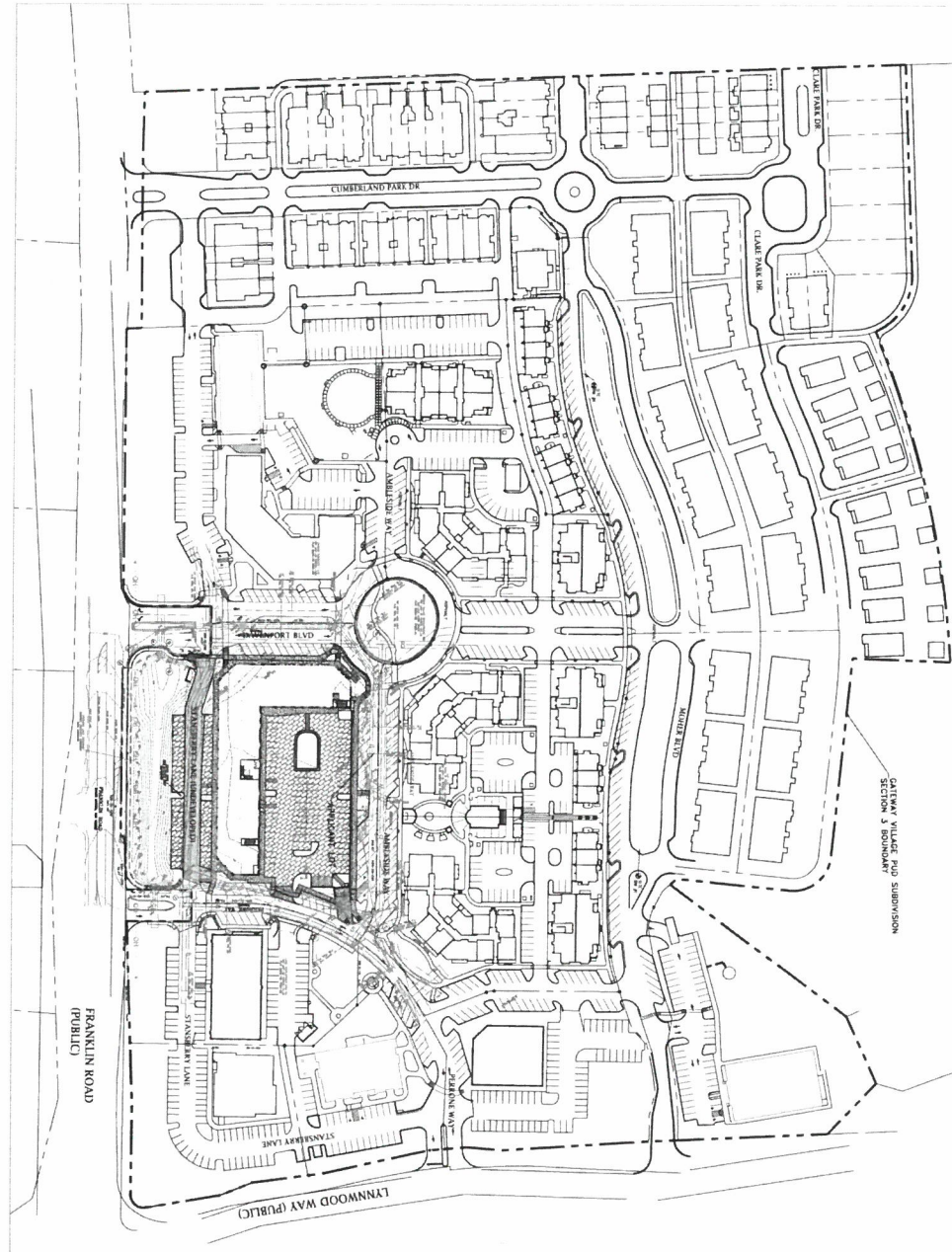
SUMMARY NOTES
 LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY
 METROLINK ENGINEERING FOR LOT 134 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY

Lot #	Lot Area (sq ft)	Number of Units	Number of Spaces	Notes
133	200,000	100	100	
134	150,000	75	75	
135	100,000	50	50	
136	150,000	75	75	
137	100,000	50	50	
138	150,000	75	75	
139	100,000	50	50	
140	150,000	75	75	
141	100,000	50	50	
142	150,000	75	75	
143	100,000	50	50	
144	150,000	75	75	
145	100,000	50	50	
146	150,000	75	75	
147	100,000	50	50	
148	150,000	75	75	
149	100,000	50	50	
150	150,000	75	75	
151	100,000	50	50	
152	150,000	75	75	
153	100,000	50	50	
154	150,000	75	75	
155	100,000	50	50	
156	150,000	75	75	
157	100,000	50	50	
158	150,000	75	75	
159	100,000	50	50	
160	150,000	75	75	
161	100,000	50	50	
162	150,000	75	75	
163	100,000	50	50	
164	150,000	75	75	
165	100,000	50	50	
166	150,000	75	75	
167	100,000	50	50	
168	150,000	75	75	
169	100,000	50	50	
170	150,000	75	75	
171	100,000	50	50	
172	150,000	75	75	
173	100,000	50	50	
174	150,000	75	75	
175	100,000	50	50	
176	150,000	75	75	
177	100,000	50	50	
178	150,000	75	75	
179	100,000	50	50	
180	150,000	75	75	
181	100,000	50	50	
182	150,000	75	75	
183	100,000	50	50	
184	150,000	75	75	
185	100,000	50	50	
186	150,000	75	75	
187	100,000	50	50	
188	150,000	75	75	
189	100,000	50	50	
190	150,000	75	75	
191	100,000	50	50	
192	150,000	75	75	
193	100,000	50	50	
194	150,000	75	75	
195	100,000	50	50	
196	150,000	75	75	
197	100,000	50	50	
198	150,000	75	75	
199	100,000	50	50	
200	150,000	75	75	

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS - TRADITIONAL

Lot #	Area	Description	# Units	Number of Spaces	Notes
1	100,000	Residential	50	50	
2	150,000	Residential	75	75	
3	100,000	Residential	50	50	
4	150,000	Residential	75	75	
5	100,000	Residential	50	50	
6	150,000	Residential	75	75	
7	100,000	Residential	50	50	
8	150,000	Residential	75	75	
9	100,000	Residential	50	50	
10	150,000	Residential	75	75	
11	100,000	Residential	50	50	
12	150,000	Residential	75	75	
13	100,000	Residential	50	50	
14	150,000	Residential	75	75	
15	100,000	Residential	50	50	
16	150,000	Residential	75	75	
17	100,000	Residential	50	50	
18	150,000	Residential	75	75	
19	100,000	Residential	50	50	
20	150,000	Residential	75	75	
21	100,000	Residential	50	50	
22	150,000	Residential	75	75	
23	100,000	Residential	50	50	
24	150,000	Residential	75	75	
25	100,000	Residential	50	50	
26	150,000	Residential	75	75	
27	100,000	Residential	50	50	
28	150,000	Residential	75	75	
29	100,000	Residential	50	50	
30	150,000	Residential	75	75	
31	100,000	Residential	50	50	
32	150,000	Residential	75	75	
33	100,000	Residential	50	50	
34	150,000	Residential	75	75	
35	100,000	Residential	50	50	
36	150,000	Residential	75	75	
37	100,000	Residential	50	50	
38	150,000	Residential	75	75	
39	100,000	Residential	50	50	
40	150,000	Residential	75	75	
41	100,000	Residential	50	50	
42	150,000	Residential	75	75	
43	100,000	Residential	50	50	
44	150,000	Residential	75	75	
45	100,000	Residential	50	50	
46	150,000	Residential	75	75	
47	100,000	Residential	50	50	
48	150,000	Residential	75	75	
49	100,000	Residential	50	50	
50	150,000	Residential	75	75	



GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)
 4000 Starberry Lane, Franklin, TN 37064
 Map 036 Parcel 051.04



OVERALL DEVELOPMENT PLAN
 C2.0

NO.	DATE	DESCRIPTION
03615	2021.06.07	