



1724 WILKES LANE

PLANNING COMMISSION WORKSESSION
SPRING HILL, TENNESSEE

MAY 22, 2023



Development Team:

LANDSCAPE ARCHITECT
GAMBLE DESIGN COLLABORATIVE
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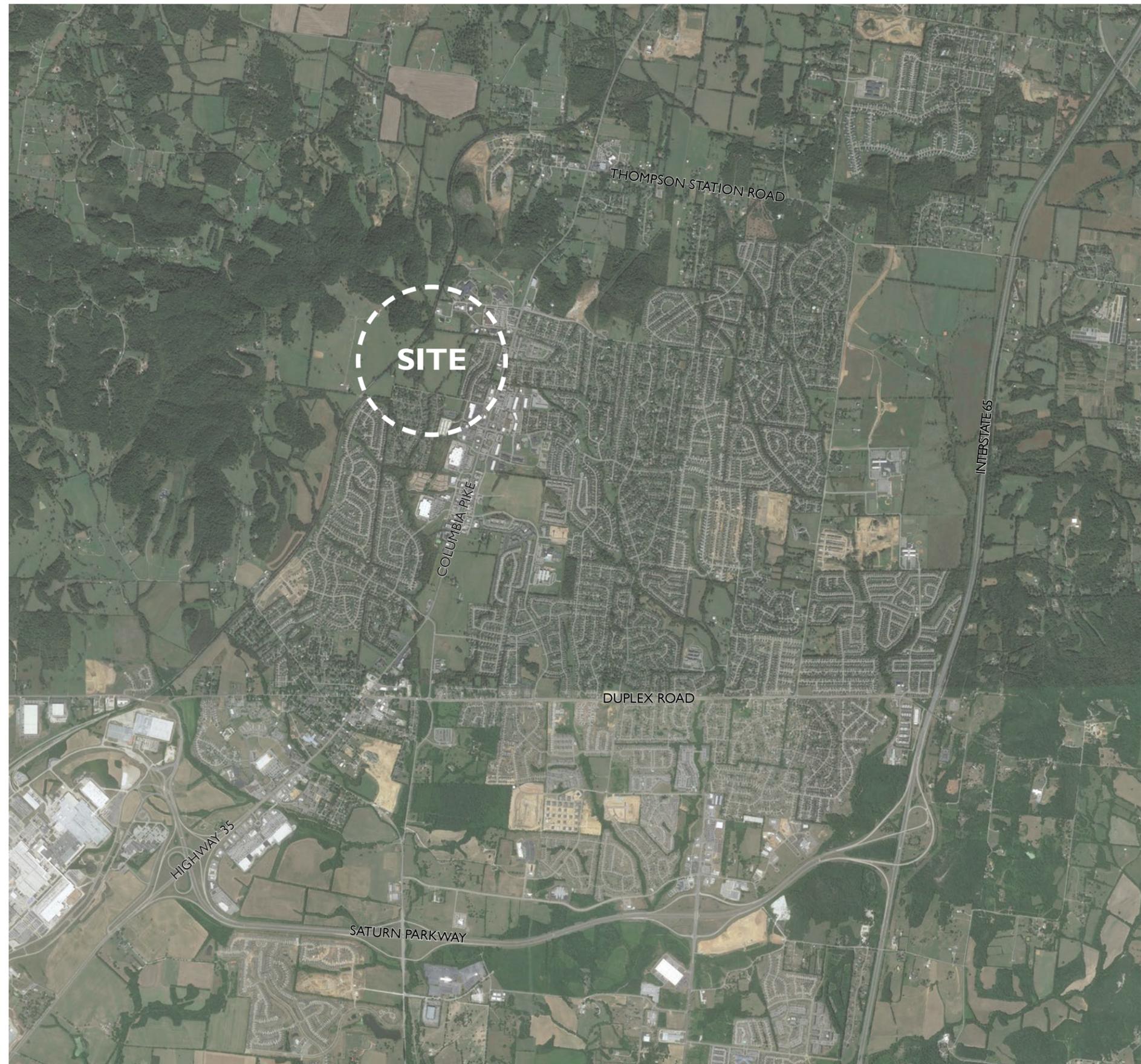


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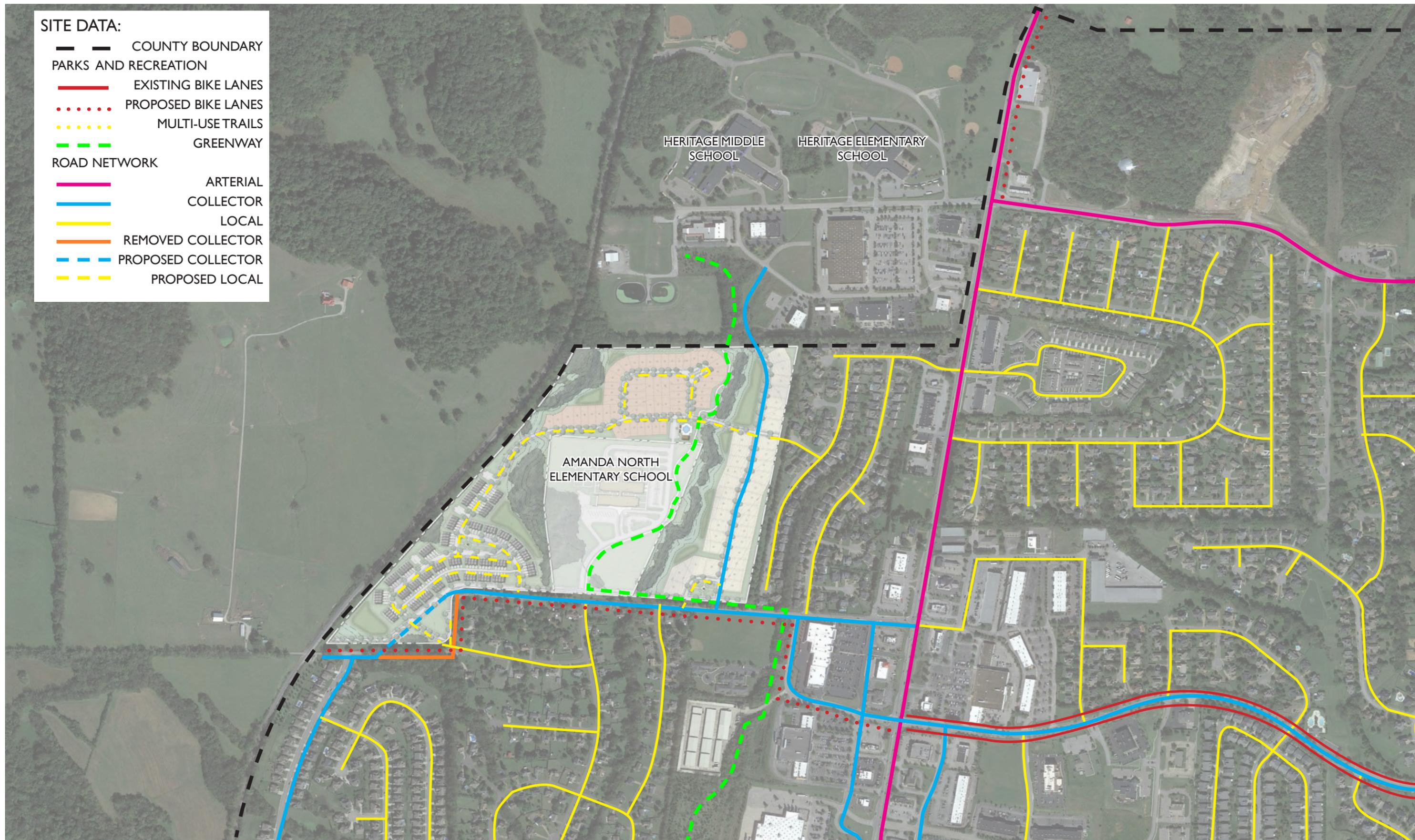


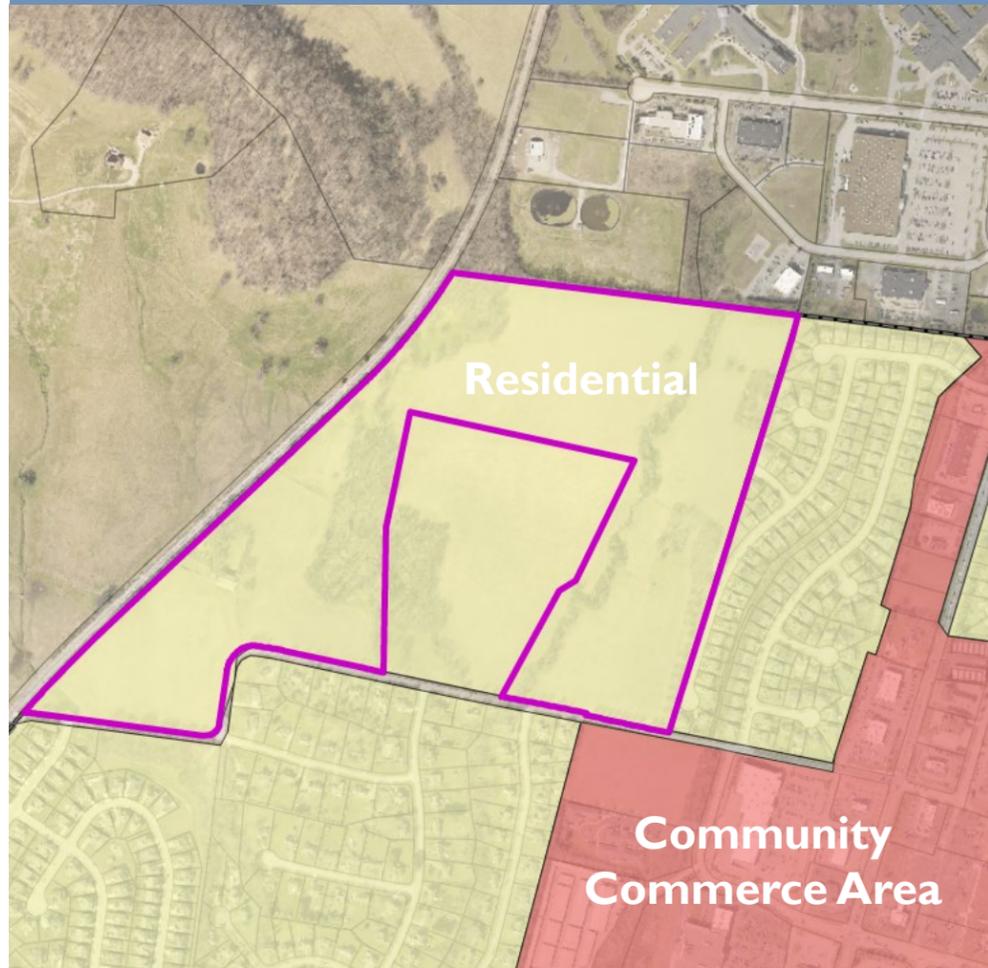
OWNER
MCKINLEY BARBARA & JANET CO - TR
OF THE SURVIVORS & THE MARTIAL
9150 BLUEJACK LANE
ROSWELL, GA 30076



SITE DATA:

- COUNTY BOUNDARY
- PARKS AND RECREATION
 - EXISTING BIKE LANES
 - PROPOSED BIKE LANES
 - MULTI-USE TRAILS
 - GREENWAY
- ROAD NETWORK
 - ARTERIAL
 - COLLECTOR
 - LOCAL
 - REMOVED COLLECTOR
 - PROPOSED COLLECTOR
 - PROPOSED LOCAL

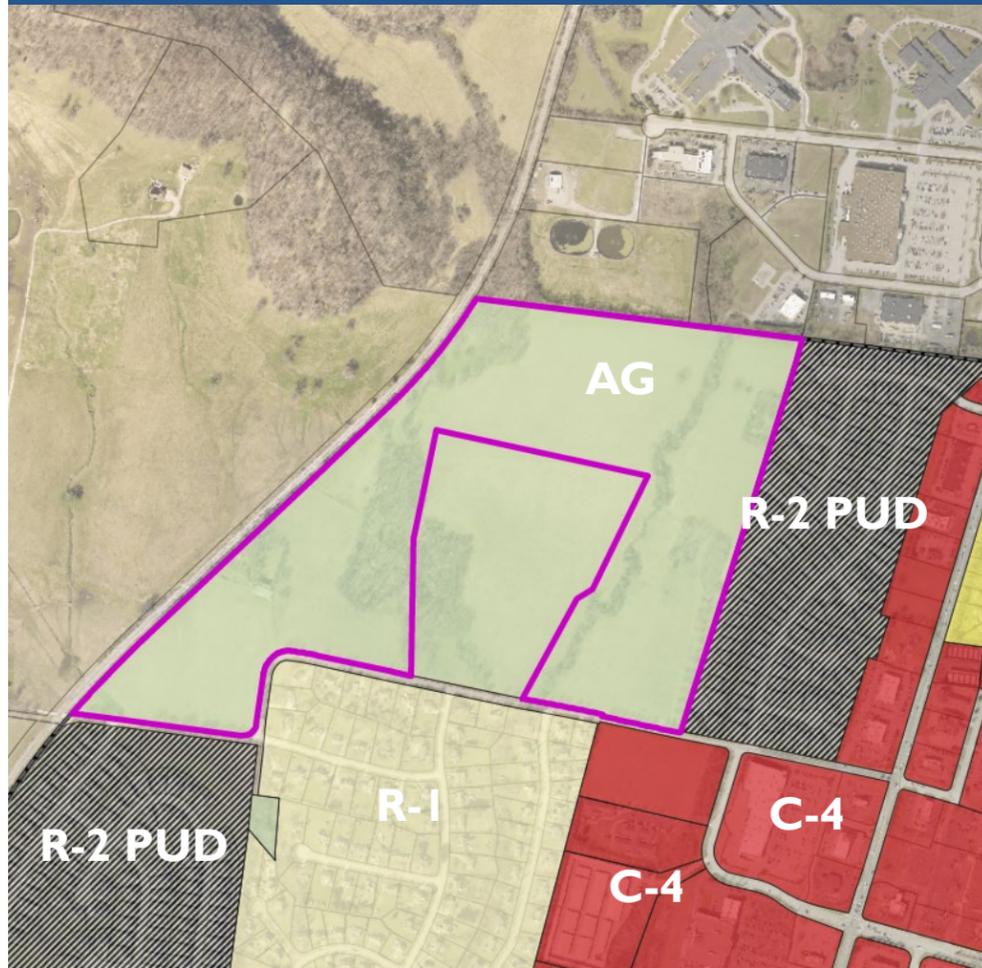




LAND-USE PLAN

Residential Neighborhood Areas

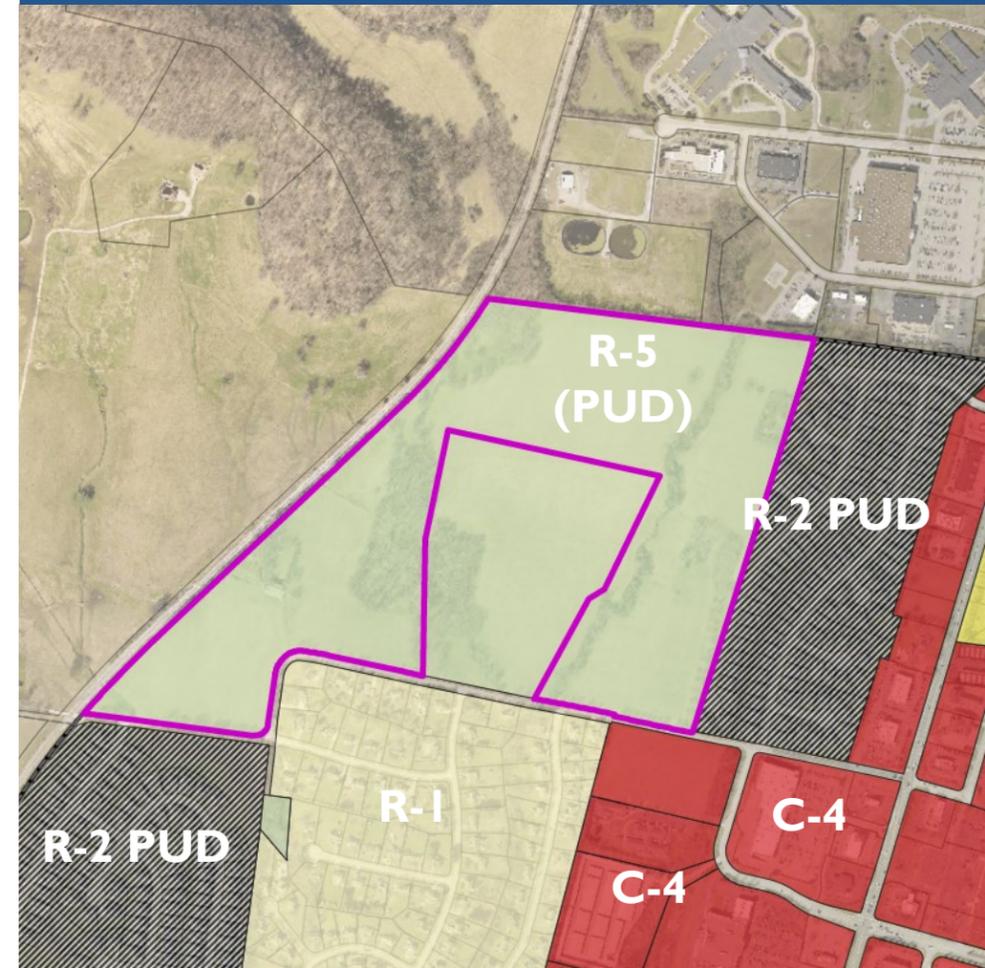
The Residential Neighborhood Area represents a transition between natural, and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.



EXISTING ZONING

Agricultural District (AG)

The AG Agricultural District is intended to promote and protect agricultural land. The standards of the district promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.



PROPOSED ZONING

R-5 Single-Family, Two-Family, Three-Family and Townhome District

The R-5 District is intended for higher density detached single-family and attached two-family, three-family and townhouse, development. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

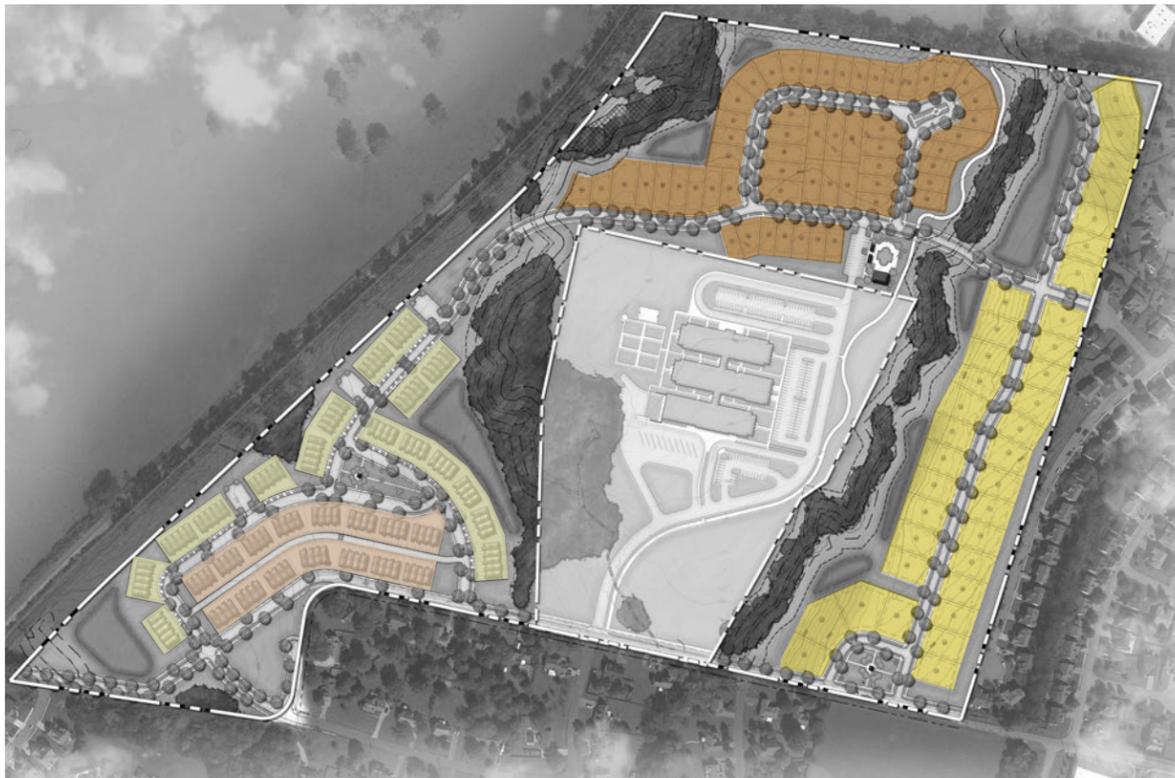
DEVELOPMENT PROGRAM

TOTAL SITE ACREAGE: 74.94 AC

PROPOSED:

51' LOTS	56 UNITS
85' LOTS	36 UNITS
FRONT-LOADED TOWNHOMES	80 UNITS
ALLEY-LOADED TOWNHOMES	60 UNITS
TOTAL UNITS	232 UNITS





51' SINGLE FAMILY LOTS



85' SINGLE FAMILY LOTS



FRONT LOADED TOWNHOMES



ALLEY LOADED TOWNHOMES

