

Staghorn Subdivision

A large buck with impressive antlers stands in a field of tall grass. The buck is facing forward, looking directly at the camera. The background is a soft-focus landscape of rolling hills under a hazy sky.

A Request for PUD Rezoning

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Ingress/Egress

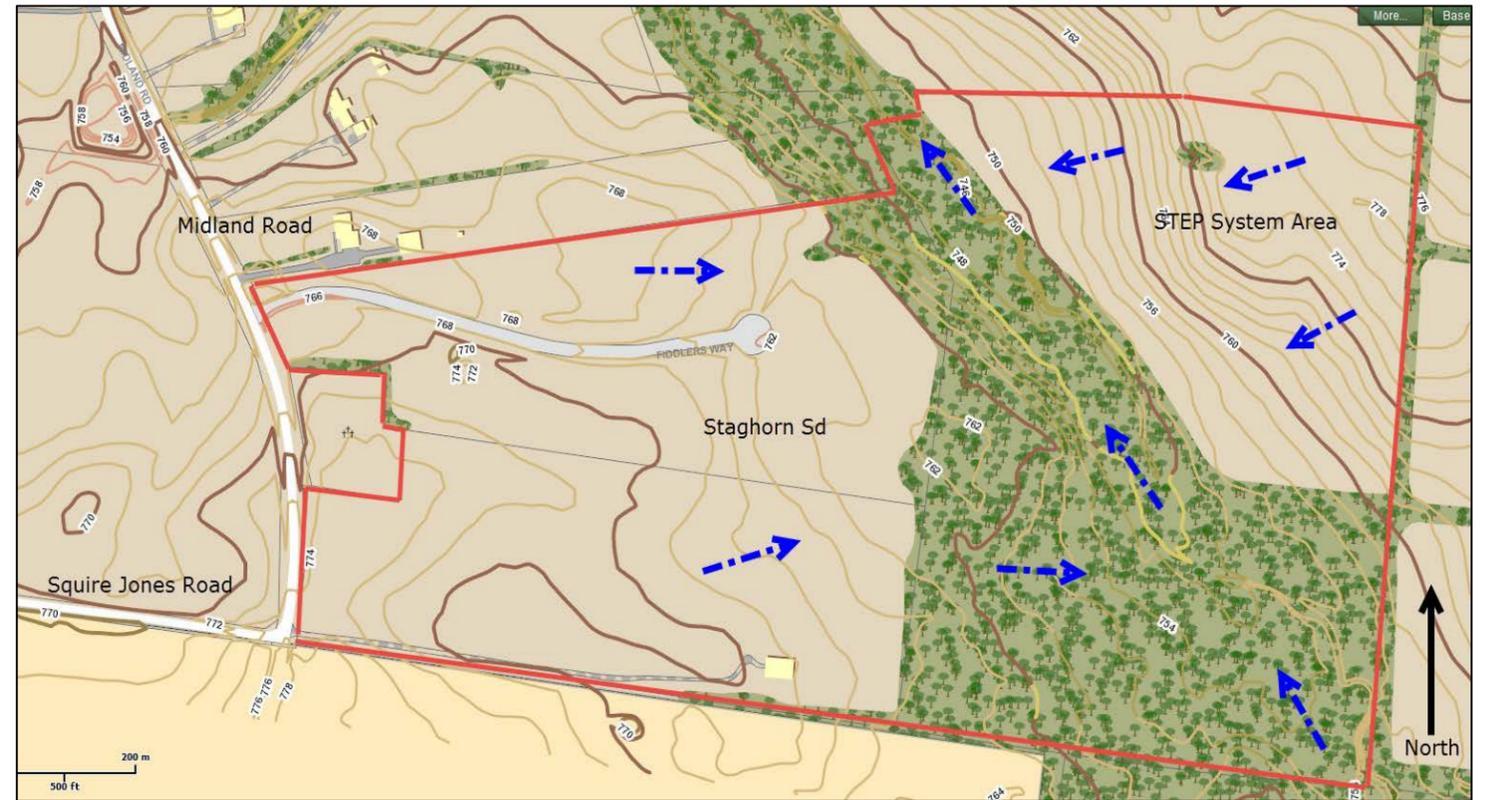
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The Request

Eddie Smotherman respectfully requests the rezoning of properties along Midland Road from previously approved PUD that expired last year and currently RL (Low Density Residential) to recreate Staghorn PUD. The area to be rezoned is approximately 62.44 acres and is located along the eastside of Midland Road and west of Squire Jones Road. The property is a compilation of few parcels which are identified as Parcels 6.02, 6.03, & 6.17 of Tax Map 183.

The concept plan includes 62.44 acres of planned single family residential. The residential property of the plan will consist of a total of 116 single family lots yielding an overall density of 1.86 d.u. per acre. Previously approved with 126 residential lots. The single family detached lots will have a minimum size of 10,000 s.f. The single family homes will be a minimum 1,600 s.f.. All dwelling units will be for purchase. The concept plan also incorporates an amenities program which includes a nature trail along the existing creek pocket parks where residents can relax and engage with their neighbors.

Introduction Synopsis



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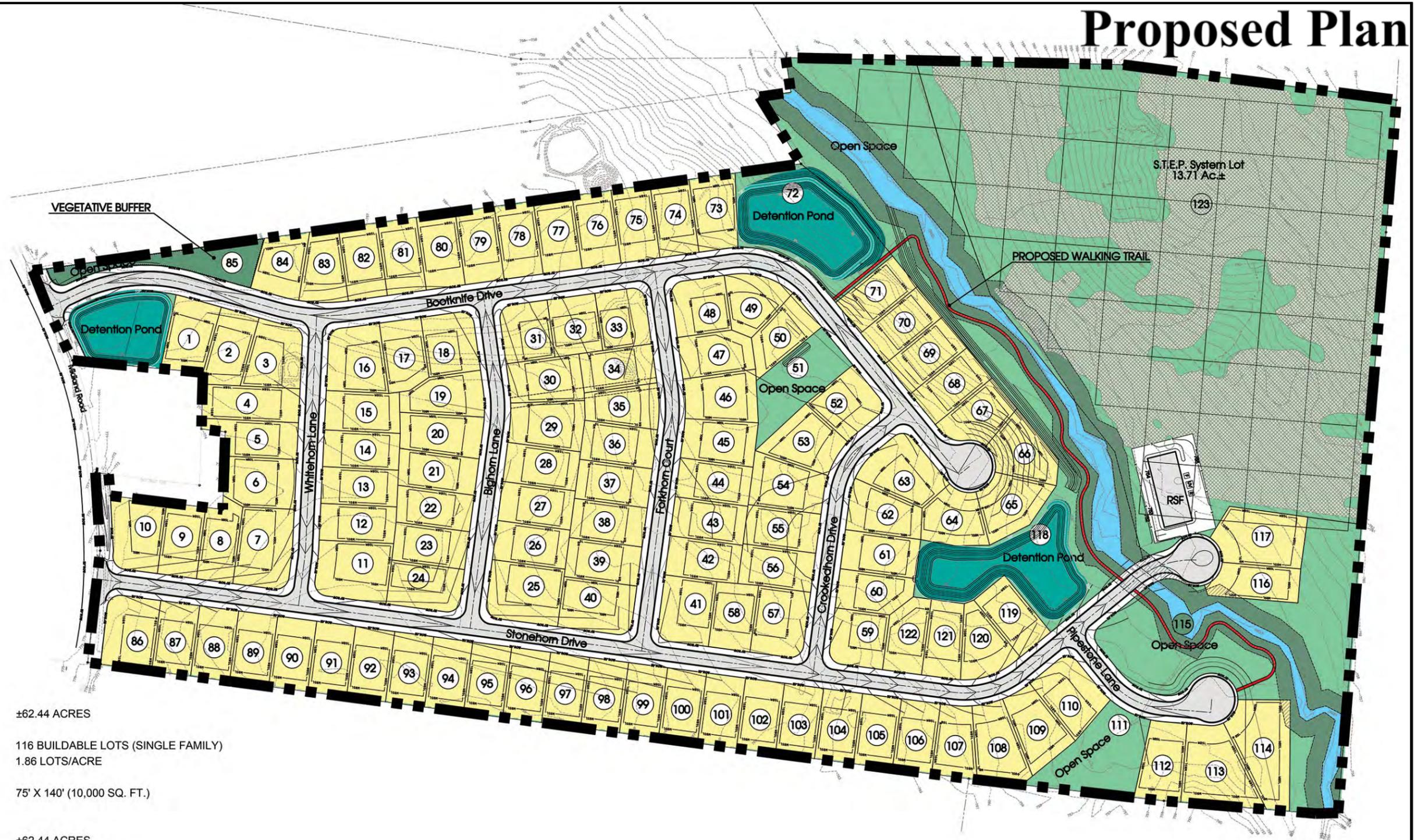


Vision

Staghorn Subdivision is designed to offer a residential community with usable green space. The proposed homes in this development will complement and continue the quality of development exhibited in the surrounding neighborhoods. While the amenities offered are intended to allow ample space for passive and active recreation for the residents of the Staghorn Subdivision.

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Proposed Plan



STAGHORN SUBDIVISION

LAND USE DATA:	
TOTAL LAND AREA:	±62.44 ACRES
TOTAL NUMBER OF LOTS:	116 BUILDABLE LOTS (SINGLE FAMILY)
GROSS DENSITY: 116 LOTS/62.44 ACRES=	1.86 LOTS/ACRE
TYPICAL LOT SIZE:	75' X 140' (10,000 SQ. FT.)
OPEN SPACE:	
REQUIRED TOTAL OPEN SPACE (10% OF 62.44 AC)	±6.24 ACRES
TOTAL OPEN SPACE PROVIDED	±10.56 ACES (16.91%)
REQUIRED USABLE (5% OF 62.44 AC)	±3.122 ACRES
PROVIDED USABLE	±7.88 ACRES (12.62%)
STORMWATER (NOT USABLE)	±2.68 ACRES (4.30%)
S.T.E.P. SYSTEM (NOT USABLE)	
TOTAL STEP LOT AREA	±13.71 ACRES (21.96%)
TOTAL SOILS PROVIDED	±9.03 ACRES



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Existing Conditions

Utilities, Topography, and Right-of-Way



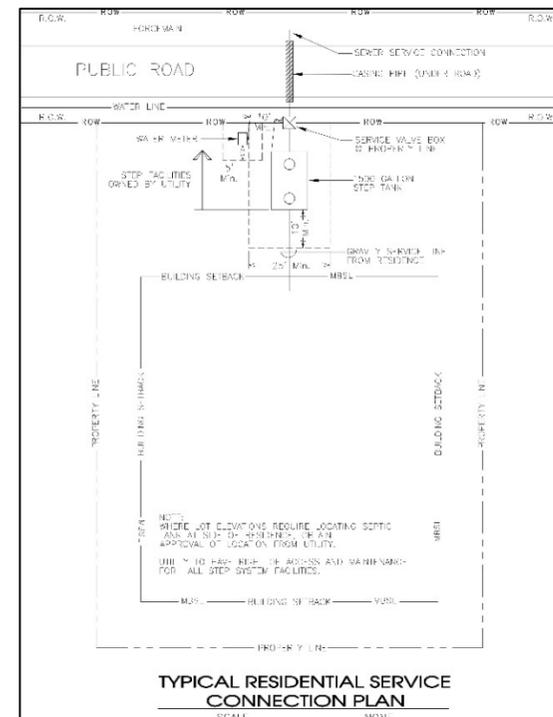
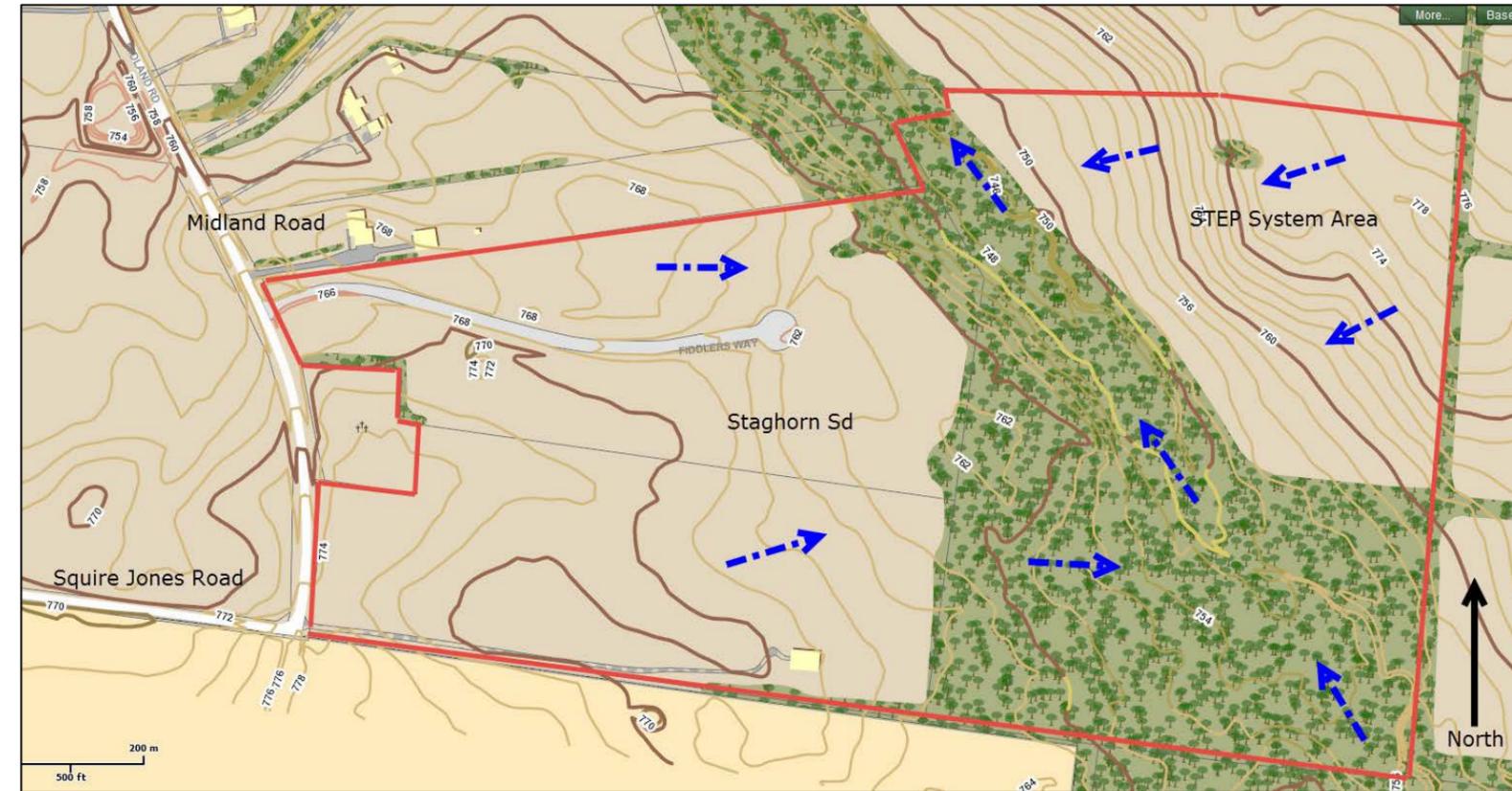
The property will have access to public rights-of-way at two locations. Both access points are located along Midland Road.



An 8" water main is located along Midland Road CUD just completed the installation of a water tank and upsized water lines within this water zone. The developer will be responsible for extending the line into this property and into the site for domestic and fire water service. Water service will be provided by the Consolidated Utility District of Rutherford County. The STEP system will also be maintained by CUD.



Duck River Electric Membership Corporation will be providing electrical service. All electric service will be underground.



The existing topography of the site shows that it drains generally from east to west towards an unnamed tributary. This tributary leaves the site and flows north to the West Fork of the Stones River. The site currently is covered in pasture with dense vegetation located along the tributary. There are a few tree rows running east to west across the site, as well as a tree row along the eastern boundary of the site. There is an existing road that has been cut with some stone placed from previous approvals



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Existing Conditions

Aerial & On-site Photographs



View North, at Midland Road Intersection



View of Site at Midland Road Intersection



View South at Midland Road Intersection



Existing Conditions

Surrounding Zoning & Developments



Zoning

-  AR - Agricultural Residential
-  RL - Low Density Residential
-  RM - Medium Density Residential
-  RMF - Residential Multi-Family
-  OP - Office Professional
-  IN - Institutional
-  CN - Commercial Neighborhood
-  CS - Commercial Services
-  CG - Commercial General
-  LI - Light Industrial
-  HI - Heavy Industrial
-  EAC - Employment & Activity Center
-  RC - Rural Center
-  PUD - Planned Unit Development

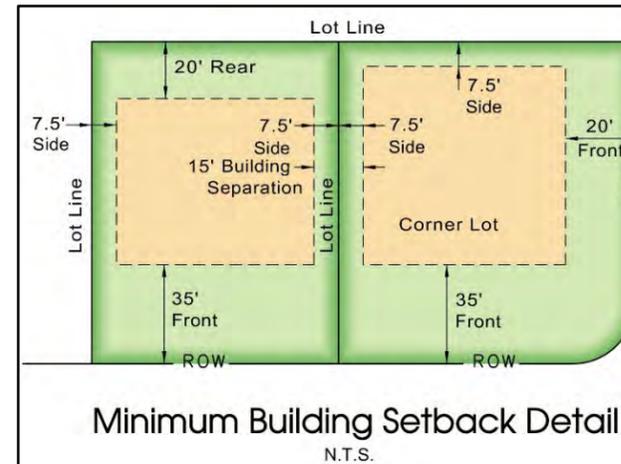
Proposed PUD

Residential Development Standards

Synopsis

Staghorn S/D consists of 116 dwelling units on 62.44 acres for a density of 1.86 d.u./acre. The site provides over 16.91% of total open space with 12.62 % useable a playground, open space areas and a walking trail along the creek for outdoor recreation.

The site also provides for stormwater management areas to capture and treat the water prior to ultimately discharging into the creek that traverses the site.



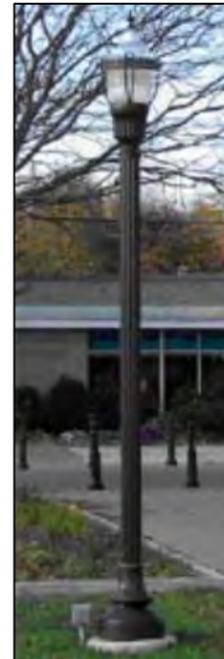
- ✦ 116 Buildable Lots with 3 BR or more.
- ✦ The lots are a minimum of 10,000 s.f.
- ✦ Typical Lot Dimensions are 75' wide x 140' deep.
- ✦ All homes will have 2 car garages with concrete driveways
- ✦ Each home will install landscaping on its lot at the time of construction in lieu of street trees.
- ✦ Tree buffer will be installed along the northern entrance drive within open space.
- ✦ Setbacks: (Minimum)
 - 35-foot front
 - 7.5-foot side
 - Minimum 15' Building separation
 - 20-foot rear
 - Side setback adjoining street on corner lots = 20 feet
- ✦ Lots shall have a minimum width of 47 feet or more at the right-of-way on cul-de-sac lots in order to provide adequate space for utilities, easements and driveways.
- ✦ The subdivision will utilize fire hydrants for fire protection to the maximum extent allowed by CUDRC at the time of construction of each phase.



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Proposed PUD Residential Development Standards

- ✦ All streets have been designed to comply with the Rutherford County's subdivision regulations.
- ✦ All streets will be 50 ft public rights-of-way.
- ✦ Prior to preliminary plat review, a complete and thorough design of the stormwater management system and facilities will be completed.
- ✦ All homeowners will be required to be a member of the H.O.A. which will maintain the stormwater areas and the open space areas.
- ✦ The plan proposes a total open space of 10.56 acres with approximately 7.88 acres as usable open area that will be permanent green space along with additional areas for detention. Also, the 13.71 acres of CUD STEP system will also be a permanent green space.
- ✦ All utilities will be underground.
- ✦ Any entrance signs will be constructed of masonry materials similar to the attached example.



Example
Street Light



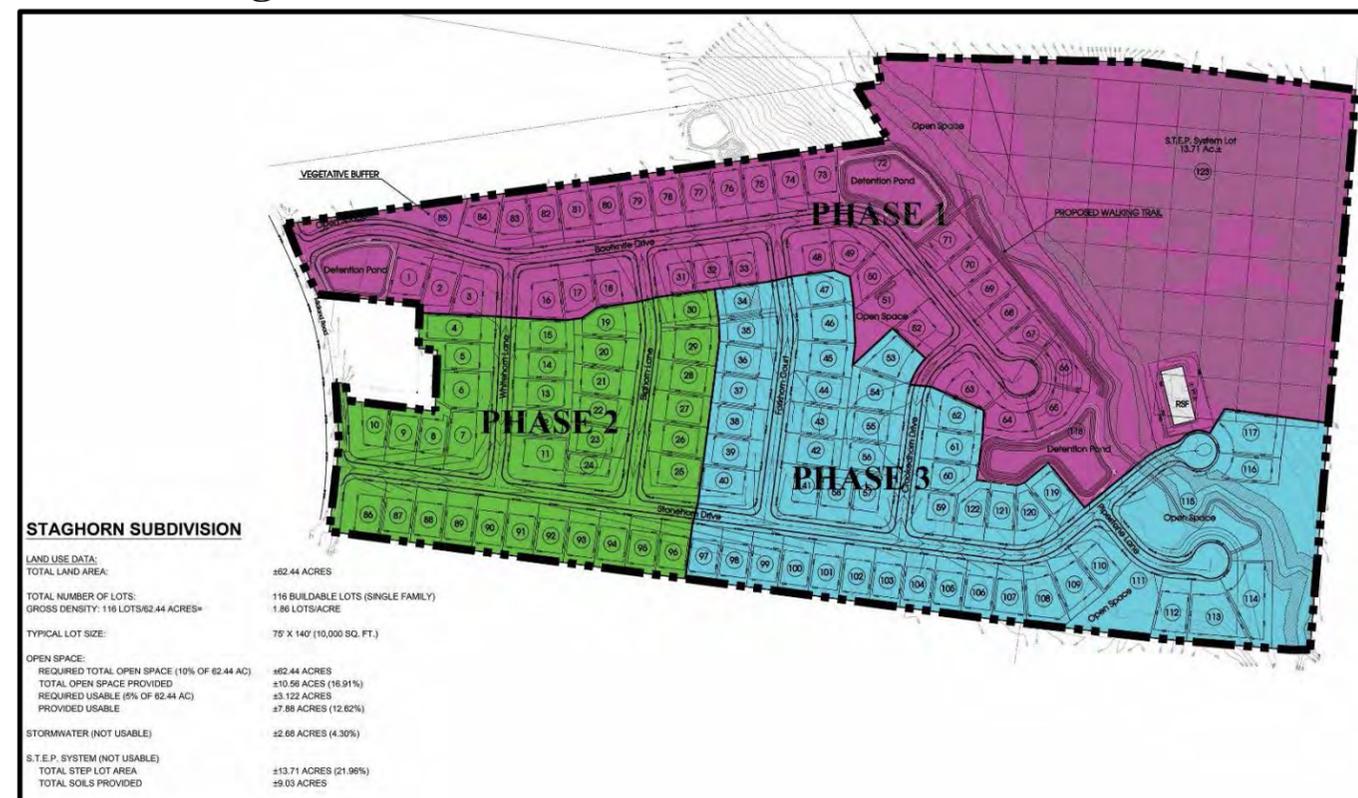
Example Mailbox



Example Entrance Signage

Phasing

- ✦ Staghorn is anticipated to be built in approximately 3 phases, with each phase consisting of roughly 20-40 lots.
- ✦ Construction of Phase 1 is anticipated to begin within 30 days after the completion of the zoning process.
- ✦ Construction of the remaining phases will be market driven and dependent upon the absorption of the lots in the previous phase.
- ✦ In general, the remaining phases will begin after the previous phase is 80%-85% sold.
- ✦ The # of lots, areas, limits, and timing are intended to be approximations and will vary depending on market conditions.



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Conceptual Phasing Plan

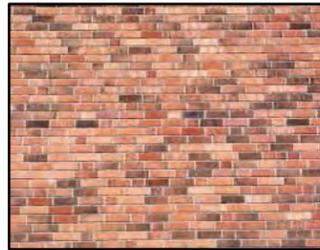
Proposed PUD

Proposed Residential Homes

- ✦ All Homes will be a minimum of 1,600 s.f.
- ✦ All homes will have 2 car garages and will be front loaded.
- ✦ The homes can be 1, 1 ½, or 2-story buildings.
- ✦ Homes will be constructed with 75% of masonry materials such as brick, stone, stucco, and cement board siding. Vinyl siding will also be utilized.
- ✦ Building Heights will be in compliance with the standards for RL zoning in the Rutherford County Zoning Ordinance.
- ✦ All homes will have at least 3 bedrooms.



Example of the Cement Board
(different colors will be allowed)



Example of Possible Brick
(different colors will be allowed)



Example of the Stone Veneer
(different colors, cuts, patterns will be allowed)



The elevations of the homes will vary across the development due to the different lot sizes. The elevations are meant to convey the general appearance and functionality of the buildings.

Proposed PUD Amenities



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With this request, the plan will be dedicating over 10% of usable open space for the residents of Staghorn Sd. The amenities program will include a playground along with a walking trail along the existing creek, as well as passive recreational areas.

The residents of the development will be required to be members of the H.O.A. and have access to the proposed facilities and amenities within the subdivision. As a member of the H.O.A., the residents will be subject to restrictive covenants and be required to pay membership dues as determined by the 3rd party management company.

Amenity Phasing

1. Construction on the tot lot and walking trial will take place after Phase 2 infrastructure is complete and the first 30 lots are sold and closed.



WALKING TRAIL EXAMPLE



PLAYGROUND EXAMPLE

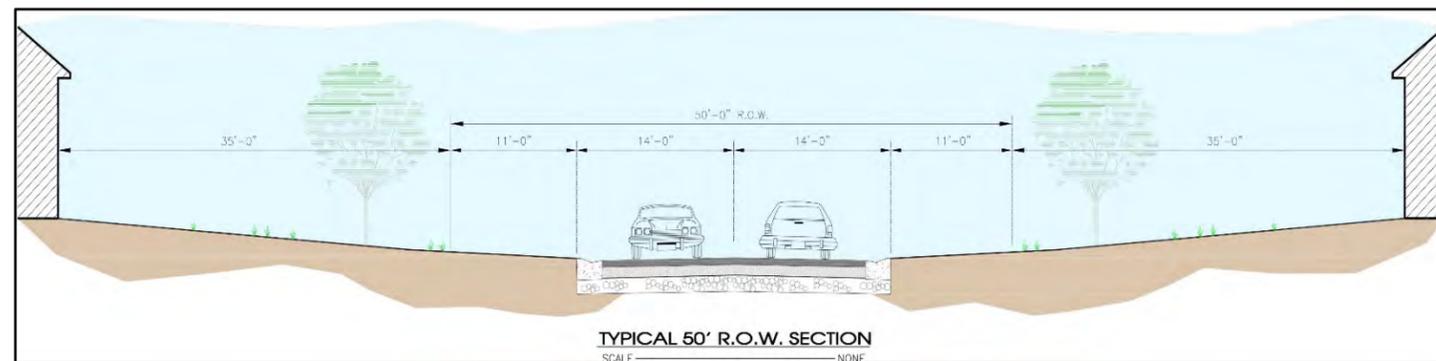
Staghorn is proposed to have 2 points of ingress/egress to the development. Both entrances to the community will be at the intersection of Midland Road. The entrances will be enhanced with community signage and landscaping. This second entrance was added from the previously approved plans to allow for another connection point to Midland Road.

✦ All proposed streets within the development will be 50 feet wide public rights-of-way and developed in conformance with Rutherford County Street Specifications.

✦ The applicant will also provide a traffic impact study for Midland Road along with the Midland Road and Fosterville Intersection.



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