

Clearview Acres



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A Request for PUD Rezoning

Submitted June 10, 2016

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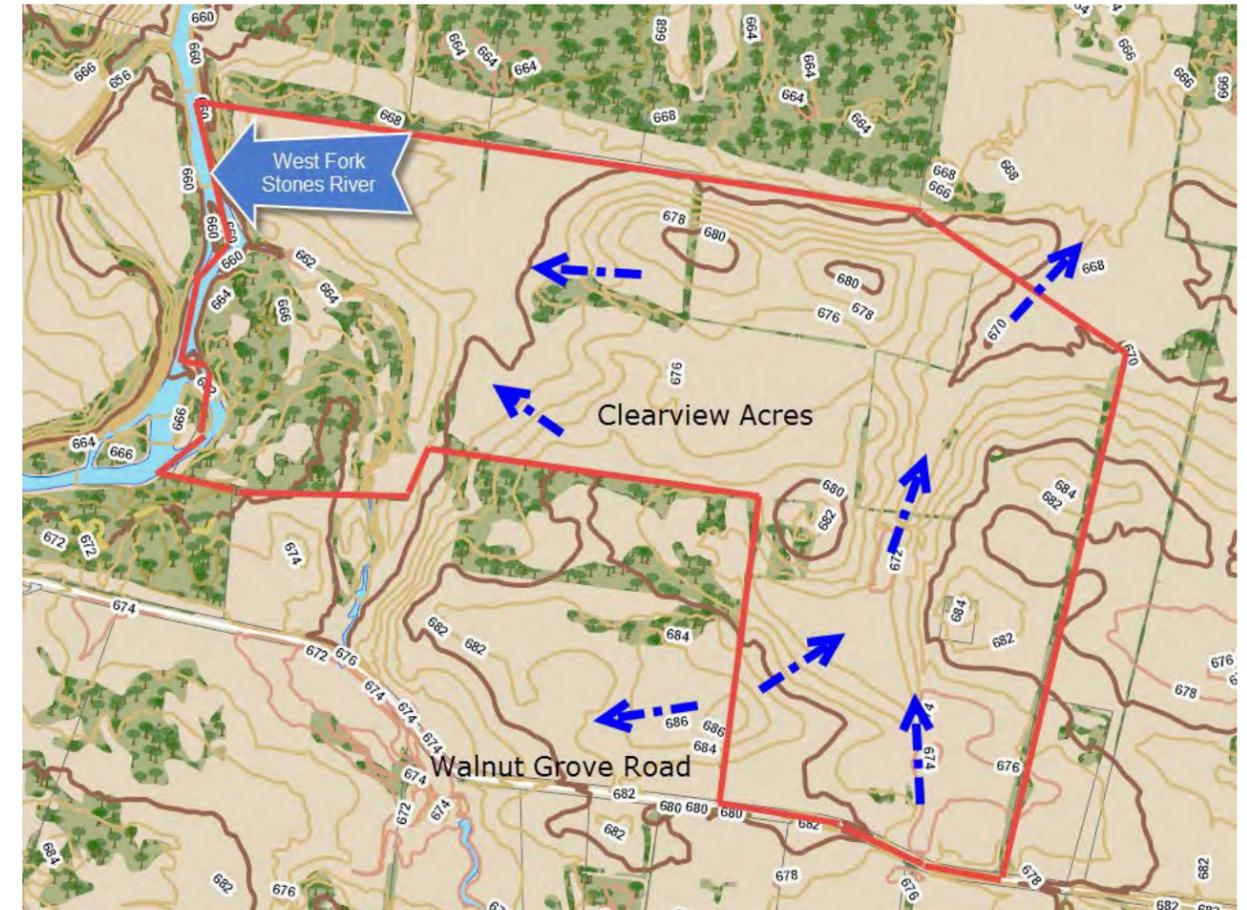
The Request

Bud George respectfully requests the rezoning of properties along Walnut Grove Road from RM (Medium Density Residential) to recreate Clearview Acres PUD. The area to be rezoned is approximately 149.5 acres and is located along the northside of Walnut Grove Road. The property is identified as Parcel 6.0 of Tax Map 159.

The concept plan includes 149.5 acres of planned single family residential. The residential property of the plan will consist of a total of 267 single family detached lots yielding an overall density of 1.80 d.u. per acre. The single family homes will range from 1,400-2,500+ 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



Not To Scale



Vision

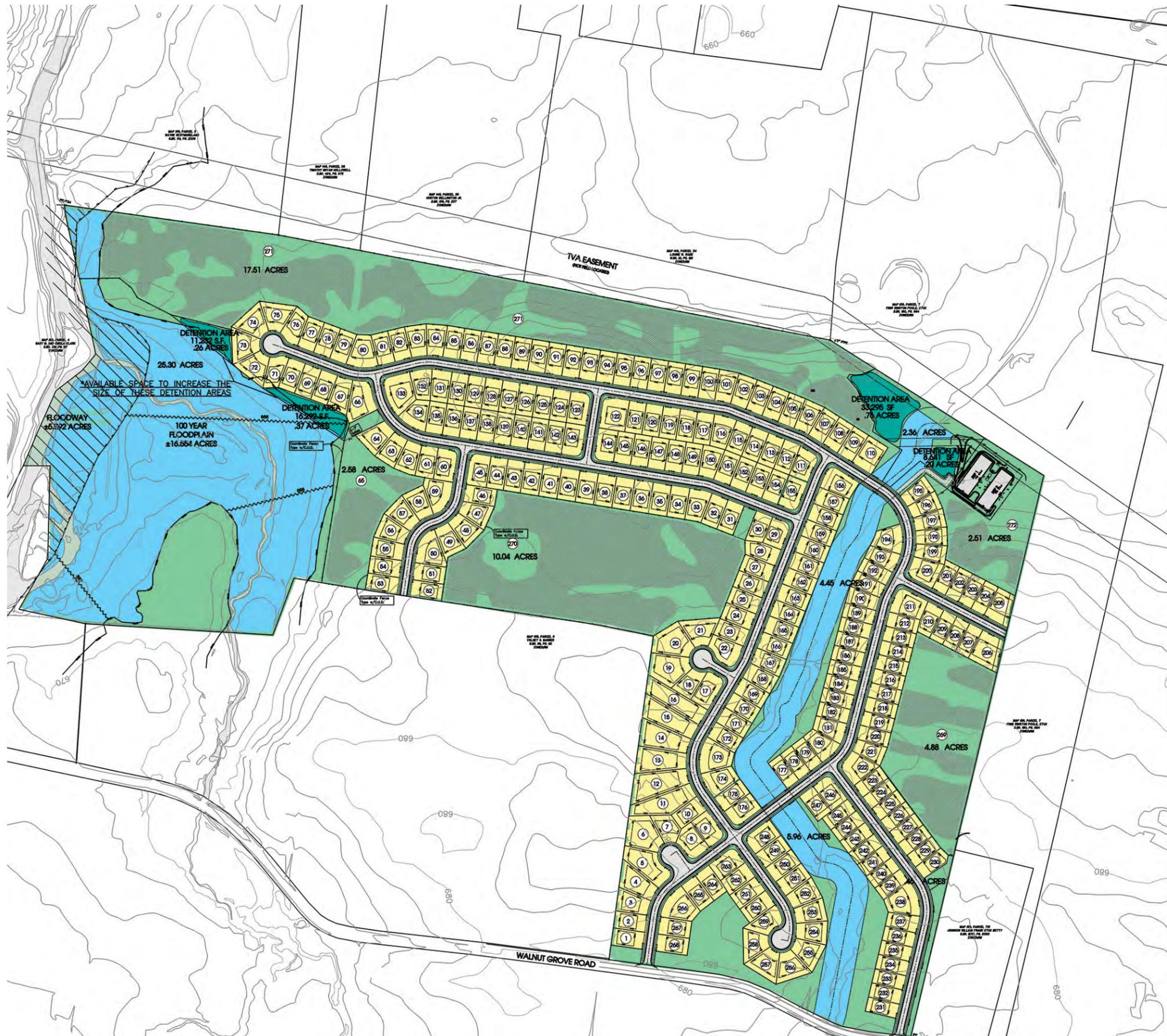
Clearview Acres is designed to offer a residential community with usable green space. The proposed homes in this development will complement and continue the quality of development exhibited in the surrounding neighborhoods. While the amenities offered are intended to allow ample space for passive and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



Proposed Plan

Clear View Acres

LAND USE DATA:	
TOTAL LAND AREA:	±142.46 ACRES
TOTAL NUMBER OF LOTS:	267 LOTS
GROSS DENSITY: 267 LOTS/142.46 ACRES=	1.87 LOTS/ACRE
TYPICAL LOT SIZE:	55' X 120' (6,600 SF)
TYPICAL LOT SIZE:	65' X 120' (7,800 SF)
TYPICAL LOT WIDTH AT FRONT SETBACK:	55'-65'
OPEN SPACE:	
REQUIRED TOTAL OPEN SPACE (10% OF 142.46 AC)	±14.246 ACRES
TOTAL OPEN SPACE PROVIDED	±39.16 ACRES (27.49%)
REQUIRED USABLE (5% OF 142.46 AC)	±7.123 ACRES
PROVIDED USABLE	±36.17 ACRES (25.39%)
STORMWATER (NOT USABLE)	±2.99 ACRES (2.10%)
S.T.E.P. SYSTEM (NOT USABLE)	
TOTAL STEP LOT AREA	±37.52 ACRES (26.34%)
TOTAL SOILS PROVIDED	±21.91 ACRES



SCALE: 1" = 400'



Existing Conditions

Utilities, Topography, and Right-of-Way

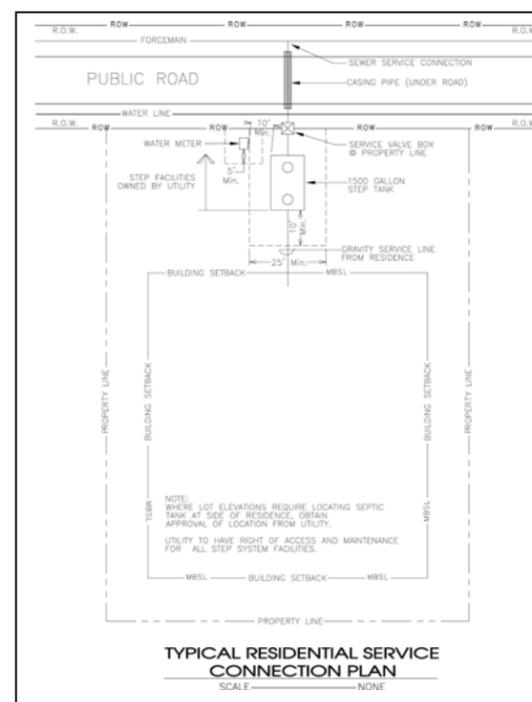
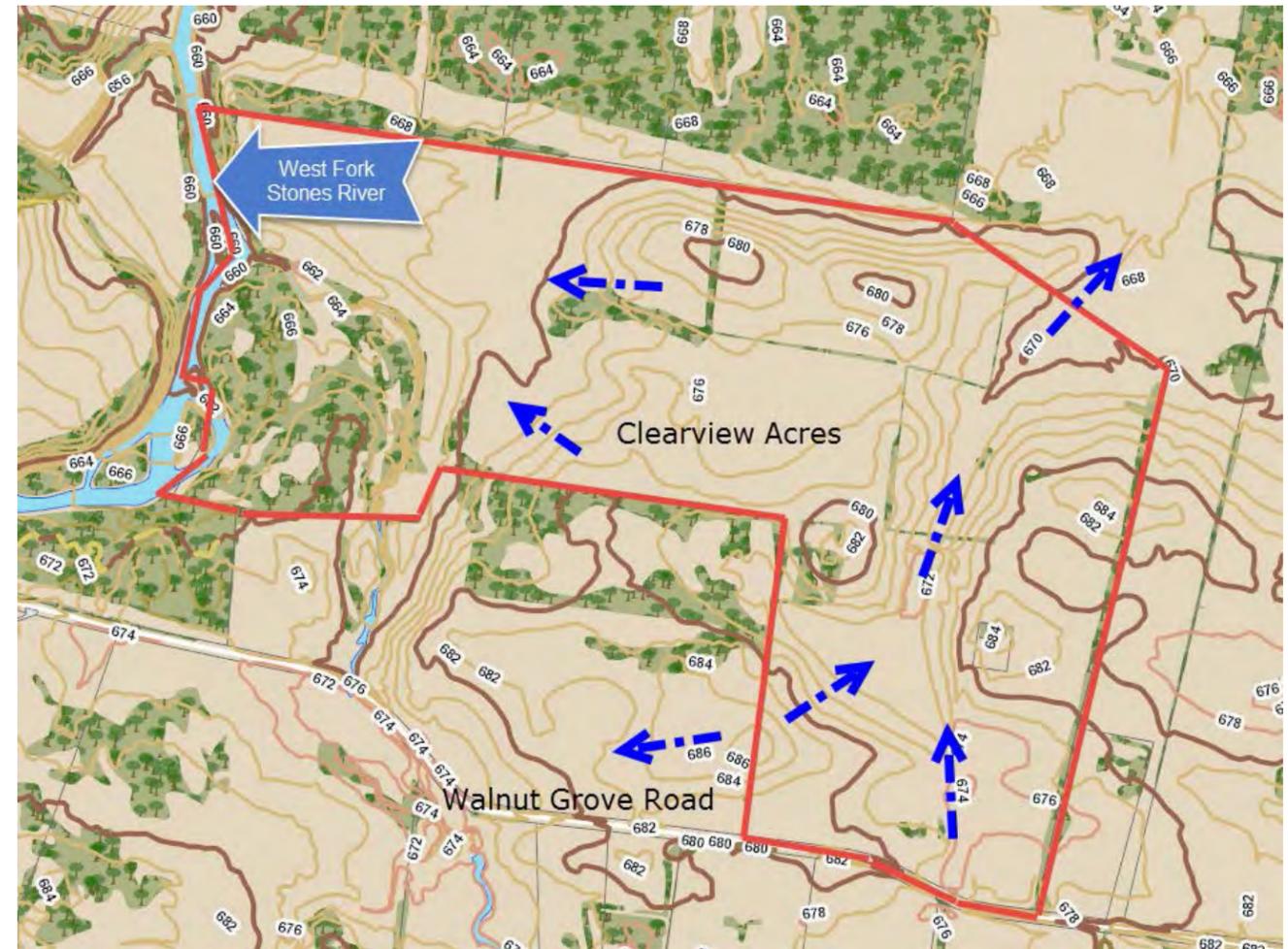
The property has/will have access to public right-of-way located along Walnut Grove Road. In addition to these connections, there are proposed connections via future roadway extension toward property located to the east and west to allow future access to any possible development.



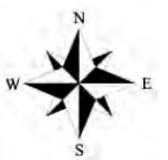
A 12" water main is located along Walnut Grove Road. The developer will be responsible for extending the line into this property and into the site for domestic and fire water service. Water service will be provided by the Consolidated Utility District of Rutherford County. The STEP system will also be maintained by CUD.



Middle Tennessee Electric Membership Corporation will be providing electrical service. All main line electric service will be above ground except from house to street will be underground.



The existing topography of the site shows that half drains to the east and the other half drains to west towards West Fork Stones River. The West Fork Stones River flows to the north leaving the site. The site currently is covered in row crops. There are TVA power line easement along north property line. There are a few structures on the site consisting of house, a garage and horse barn.



Not To Scale

Existing Conditions

Aerial & On-site Photographs



View East along Walnut Grove Road



View of Site along Walnut Grove Road

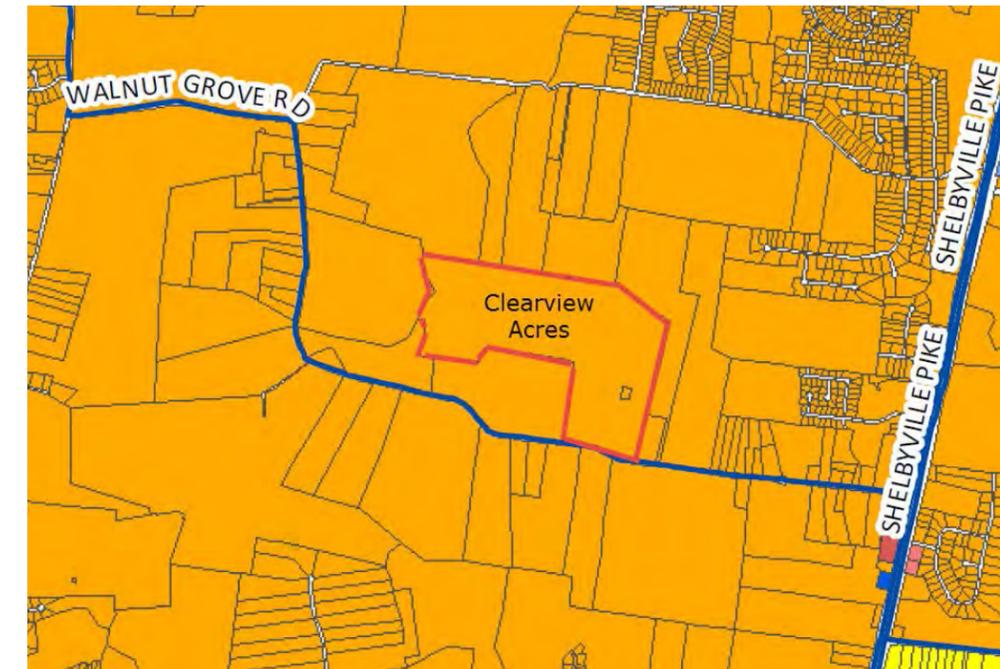


View West along Walnut Grove Road



Existing Conditions

Surrounding Zoning & Developments



Zoning

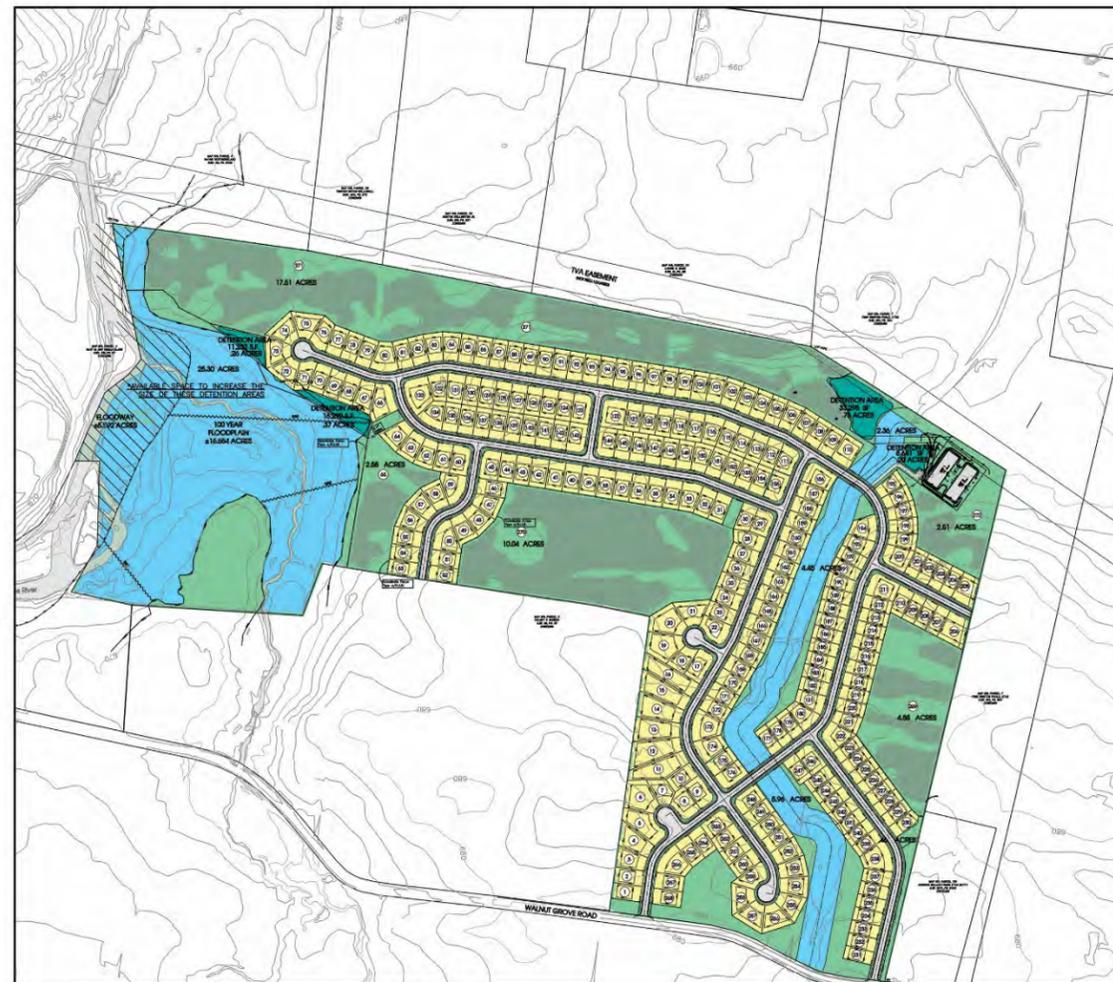
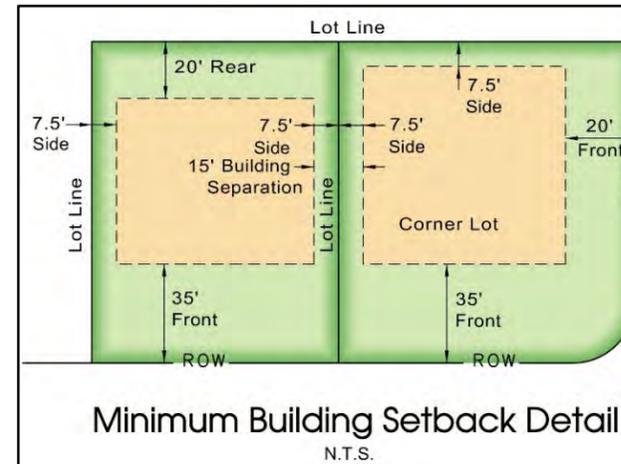
-  AR - Agricultural Residential
-  RL - Low Density Residential
-  RM - Medium Density Residential
-  RMF - Residential Multi-Family
-  OP - Office Professional
-  IN - Institutional
-  CN - Commercial Neighborhood
-  CS - Commercial Services
-  CG - Commercial General
-  LI - Light Industrial
-  HI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

Proposed PUD Residential Development Standards

Synopsis

Clearview Acres S/D consists of 267 dwelling units on 149.5 acres for a density of 1.8 d.u./acre. The site provides over 27.49% of total open space with 25.39 % useable as 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 West Fork Stones River.



Clear View Acres

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Not To Scale

- ✦ 267 Buildable Lots with 3 BR or more.
- ✦ The lots are a minimum of 6,600-7,800 s.f.
- ✦ Typical Lot Dimensions are 55-65' wide x 120' 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.
- ✦ **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.

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 39.16 acres with approximately 36.17 acres as usable open area that will be permanent green space along with additional areas for detention. Also, the 37.52 acres of CUD STEP system will also be a permanent green space.
- ✦ All utilities will be underground from the road to the houses.
- ✦ Any entrance signs will be constructed of masonry materials similar to the attached example.



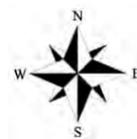
Example Mailbox



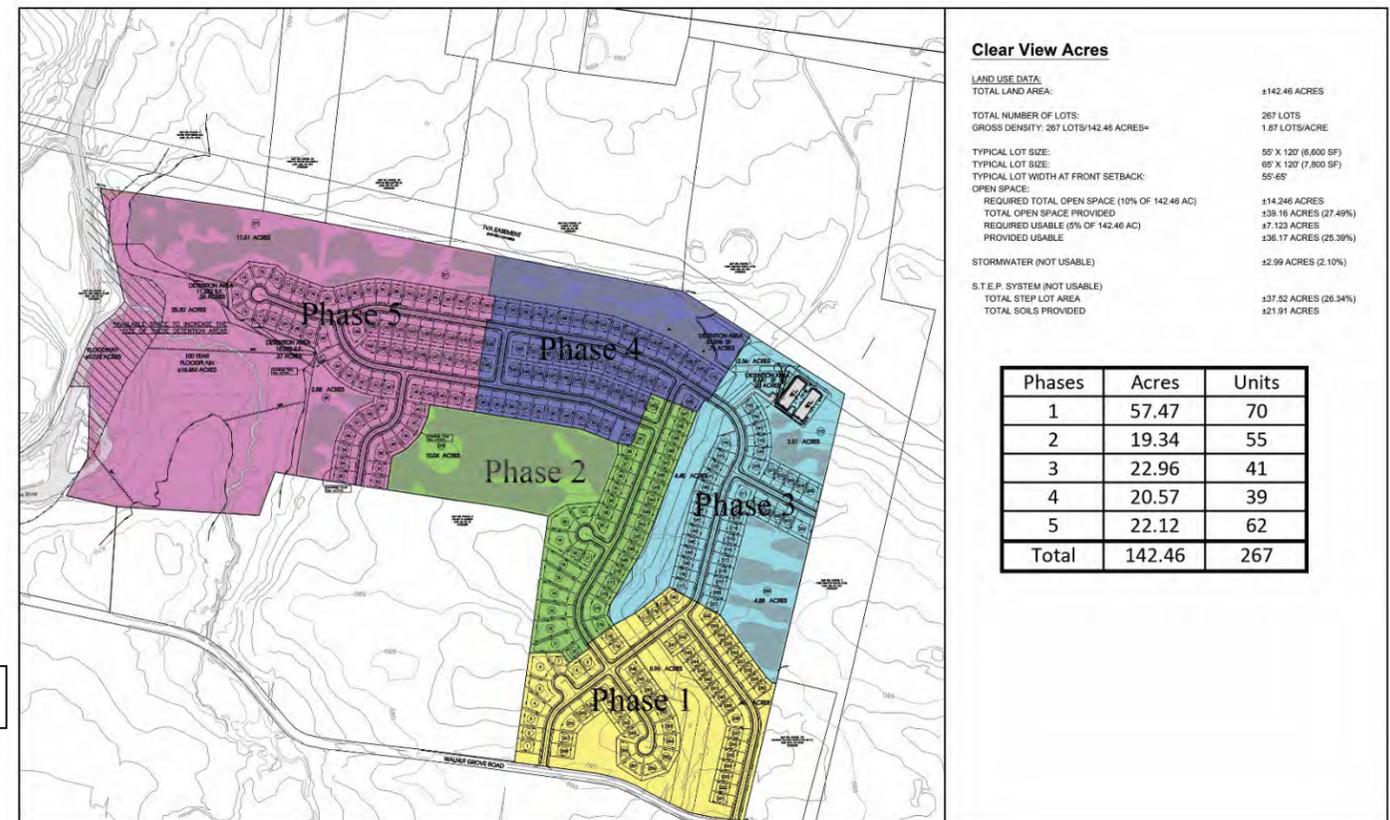
Example Entrance Signage

Phasing

- ✦ Clearview Acres is anticipated to be built in approximately 6 phases, with each phase consisting of roughly 20-50 lots.
- ✦ Construction of Phase 1 is anticipated to begin within 30 days after the completion of the zoning and subdivision 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.



Not to Scale



Conceptual Phasing Plan

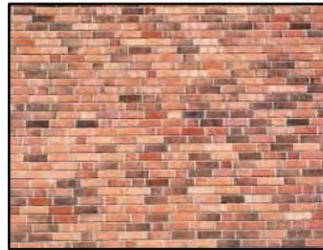
Proposed PUD

Proposed Residential Homes

- ✦ All Homes will be a minimum of 1,400 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 a variety of materials such as brick, stone, vinyl siding and cement board siding.
- ✦ 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.



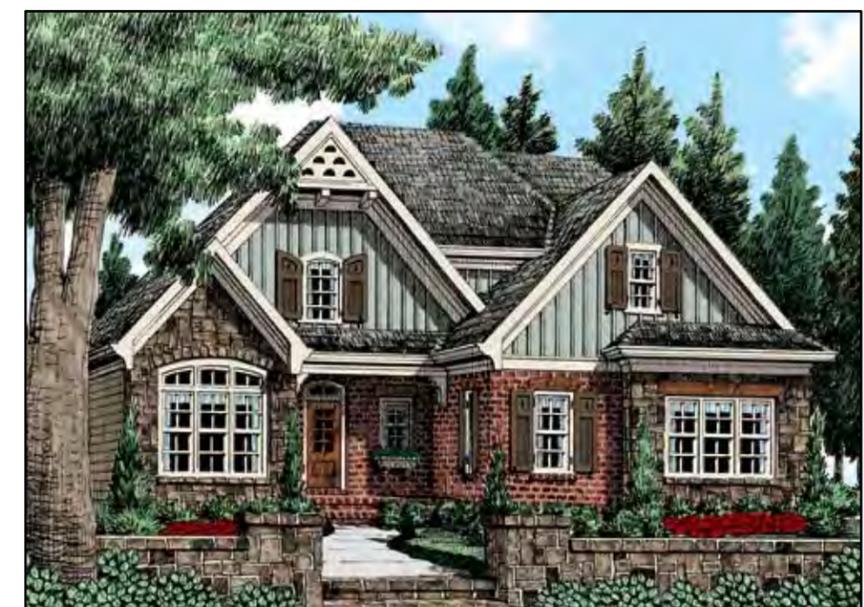
**Example of the
Cement Board**
*(different colors will
be allowed)*



**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



Not To Scale

With this request, the plan will be dedicating over 10% of usable open space for the residents of Clearview Acres. The amenities program will include a playground along with a walking trail along West Fork Stones River, 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 / playground and walking trail will take place after Phase 2 infrastructure is complete and the first 30 lots are sold and closed.



WALKING TRAIL EXAMPLE

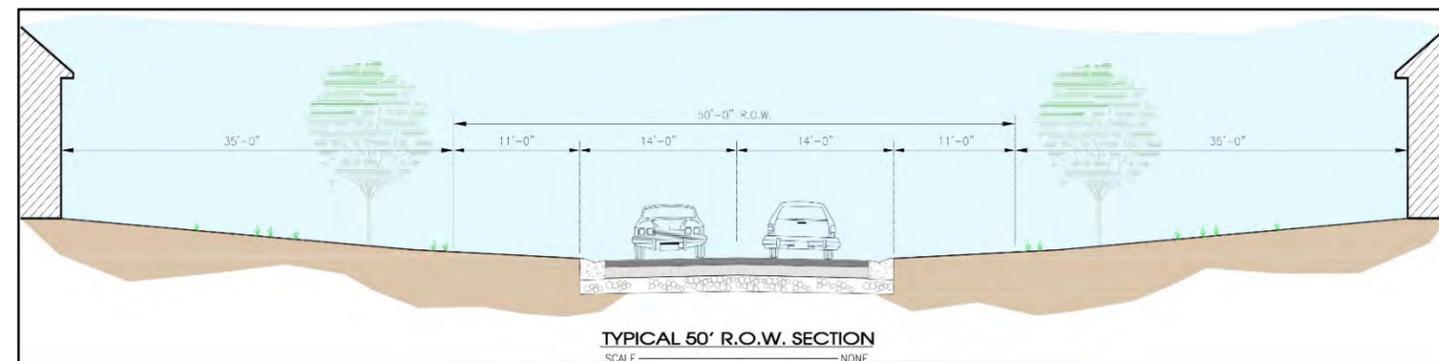


PLAYGROUND EXAMPLE

Ingress/Egress Synopsis

Clearview Acres is proposed to have 2 points of ingress/egress to the development. Both entrances to the community will be at the intersection of Walnut Grove Road. The entrances will be enhanced with community signage and landscaping.

- ✦ 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 Walnut Grove Road to Shelbyville Pike (Hwy 231).



Not To Scale