M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: November 19, 2013

TO: Rutherford County Public Works Committee and Board of Commissioners

FROM: Rutherford County Regional Planning Commission

RE: Report on Activity at the November Meeting of the Rutherford County Regional Planning Commission

The Rutherford County Regional Planning Commission acted on the following request at its scheduled meeting on November 18, 2013:

A. D.R. Horton, Represented by Thomas Steffen (13-A017)
Recommendation for APPROVAL (11 for, 0 against)
Location: 4102 Shelbyville Highway
Commissioner: Gary Farley
Size of Site: Approximately 130.74 acres requested for rezoning (Total site is approximately 210 acres)
Tax Map: 136.00, Parcels: 69.01, 69.06 and 75.00
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Planned Unit Development (PUD)

Action was taken on the following item on November 18, 2013, but since the request was withdrawn at the request of the applicant, it will not be heard by the Board of Commissioners. For this reason, only the Staff Report and location map are provided:

A. Jerry LaQuiere (13-A016)
Recommendation for DENIAL (11 for, 0 against)
Location: 4742 Franklin Road
Commissioner: William (Trey) Gooch
Size of Site: 4.71 acres
Tax Map: 93.00, Parcel: 66.00
Existing Zoning: Residential Medium-Density (RM)
Proposed Zoning: Office Professional (OP)

Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: December 12, 2013

Case Number:	13-A017
Staff Recommendation:	**APPROVAL**
PC Recommendation:	**APPROVAL (10 FOR, 0 AGAINST)**
Request by:	D.R. Horton, Represented by Thomas Steffen
Property Address:	4102 Shelbyville Highway
Commission District:	7 – Gary Farley
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

Rezoning: From Residential Medium-Density (RM) To Planned Unit Development (PUD)

Purpose of District

The Planned Unit Development District (PUD) is a distinct zoning district which is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments. Further information on the purpose of this district can be found in Section 901 of the Rutherford County Zoning Ordinance.

Site Characteristics

Current Zoning: RM

Current Use: Vacant

Adjacent Uses: Primarily residential uses and agricultural/vacant land. The closest commercial uses are located just to the north and east of the properties along Shelbyville Highway.

Adjacent Zoning: Residential Medium-Density (RM) on all sides. There are some commercially zoned properties adjacent to the parent tracts, but not the area requested for rezoning.

Size of Tracts: Approximately 130.74 acres requested for rezoning (Total site is approximately 210 acres)

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area. Suburban areas are recommended to include both residential and non-residential uses at densities of three (3) residential units per acre and non-residential uses at a .2 Floor/Area Ratio.

- Goal Statement 1, Objective B: Guide development to create commercial and residential nodes rather than residential sprawl.
- Goal Statement 3, Objective C: Minimize sprawl adjacent to rural communities that effectively diminishes their intactness and the entryway experience.

Proposal supported by Comprehensive Plan

Yes. Staff feels that this proposal would meet the goals of the Comprehensive Plan as noted above. PUDs have the potential to make better use of land, often allowing increases in density while providing amenities and preserving open area.

Infrastructure

Roads: Shelbyville Highway is a 4-lane divided arterial road that has approximately 230 feet of right-of-way. The Tennessee Department of Transportation (TDOT) has a traffic count approximately 1/3 of a mile to the north that shows a 2012 count of 25,181 vehicles per day.

Utilities: Consolidated Utility District (CUD) has a 16-inch waterline fronting the subject property. The development proposes to use a STEP system for septic disposal. Any new development would also require an approved septic system to be installed. CUD oversees installation and maintenance of STEP systems within Rutherford County.

Fire Protection: While there is a fire hydrant located within 1,000 feet of the property, additional hydrants will be installed as part of the development consistent with Rutherford County and CUD requirements.

Stormwater: Portions of the property are impacted by the 100-year floodplain, as delineated by the Federal Emergency Management Agency (FEMA). Most of these areas are at the western end of the property, most of which is proposed to be preserved as part of the open space for the development. The applicant will also need to work closely with Engineering staff to ensure that a stormwater management system is designed to provide water quality and quantity control.

Schools: This development is zoned for Barfield Elementary School, Christiana Middle School and Riverdale High School.

Proposal Details

Background/Proposed Use: Davenport Station was originally approved as a Planned Residential Development (PRD) in August of 2007. The original development was to consist of 353 single-family dwellings, 132 townhome dwellings and 10 commercial lots. A preliminary plat was approved by the Planning Commission in September of 2007 and two final plats (Phases 1 and 2) were approved by the Planning Commission in July of 2008. While the plats were approved, no construction has ever taken place and plat approvals have received since that time, most recently at the Planning Commission's October 28, 2013 meeting.

The development has recently been purchased by the applicant, who wishes to make changes to the original approval outside of Section One which has already been approved. The primary change is to remove 92 townhome units and replace them with single-family units. Revised numbers shown on Page 1 of the pattern book show a total reduction of 44 units from the original approval in 2007. Residential density is shown to increase slightly from 3.54 to 3.66 units per acre.

One of the conditions of the original approval was that a traffic signal needed to be installed at the intersection of Rucker Lane and Shelbyville Highway within three (3)

years from approval of the development. Since construction of the development never commenced, installation of the signal did not occur. Staff has been in the process of discussing this condition with the applicant and will have additional comments at the Planning Commission meeting regarding this issue.

Access & Parking: The pattern book shows access to the subdivision from Shelbyville Highway in three different locations. The intersection of Shelbyville Highway and Rucker Lane is the intersection with the traffic signal requirement. Should the property be rezoned, parking and access requirements, along with design, will have to be consistent with the regulations in the Zoning Ordinance and Subdivision Regulations.

Landscaping: The applicants are not proposing any buffering to adjacent properties, since a majority of the development is for single-family purposes. They are proposing a total of 18.76 acres of open space for the development, which does meet the requirements in the Zoning Ordinance for planned developments.

Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities will be required to meet. Since this application is for residential development, these standards should not be a concern.

Staff/Planning Commission Recommendation

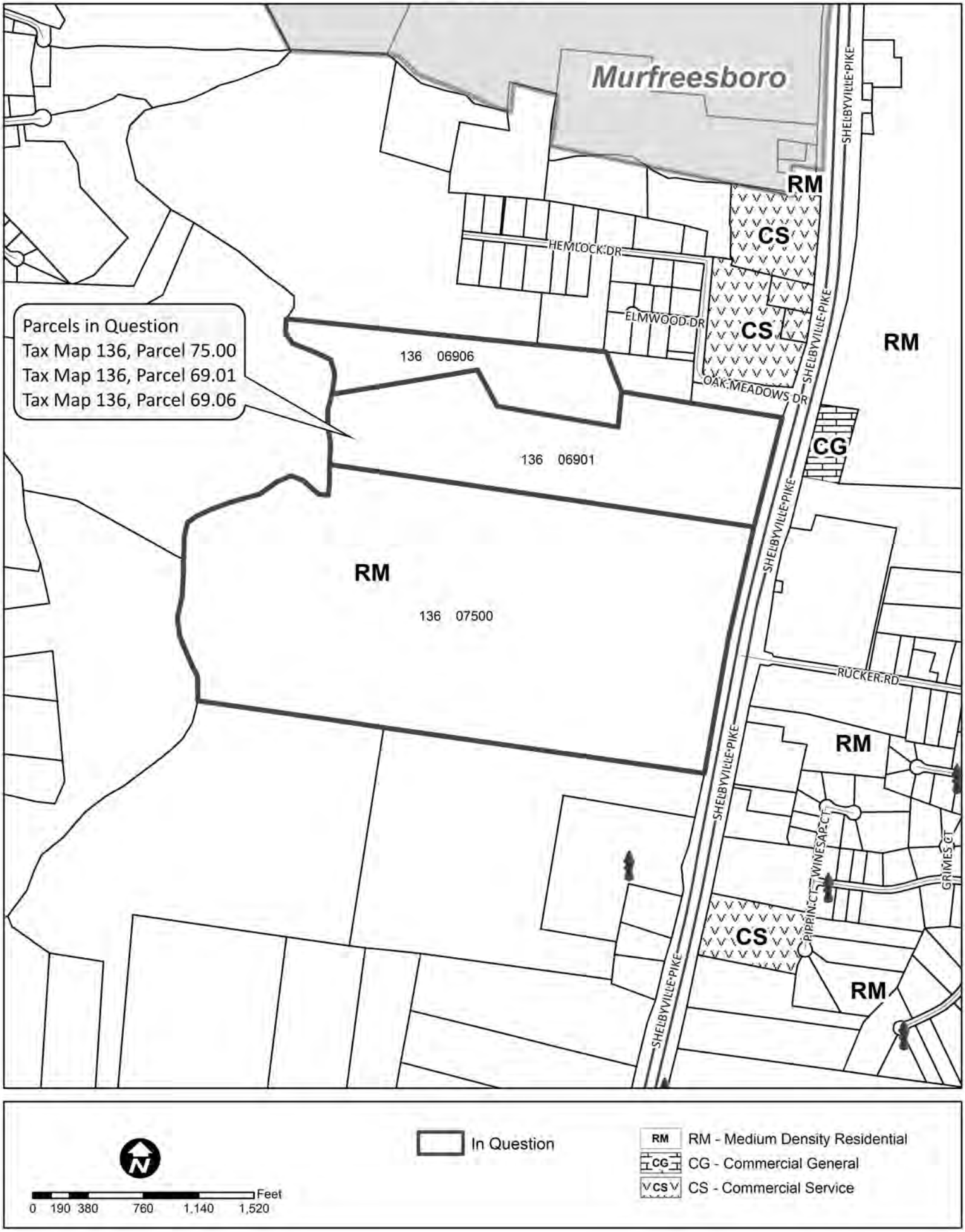
Most of the proposed development is similar to what was originally approved in 2007. The only significant changes are the removal of the townhome units, reduction of the total number of units and addition of more open space. Staff is comfortable that the issue of the traffic signal at the intersection of Shelbyville Highway and Rucker Lane will be resolved. Staff recommends approval.

Most of the discussion at the Planning Commission concerned the timing of traffic improvements to the intersection of Rucker Road and Shelbyville Highway. The motion by the Planning Commission included a provision to be added to the Pattern Book that the applicant would complete a traffic study to evaluate a traffic signal warrant at the intersection of Rucker Road and Shelbyville Highway. Once the traffic report is completed and agreed upon by Rutherford County Planning and Engineering Department along with the applicant's traffic engineer and the report states that the above location warrants a traffic signal, the developers will post a bond in the agreed upon amount for the traffic signal installation along with all pertinent apparatuses and pavement modifications. The bond will be required to be in place prior to Rutherford County Planning Department releasing Davenport Station Section 1 final plat for recording. The Planning Commission recommended approval (10 for, 0 against).

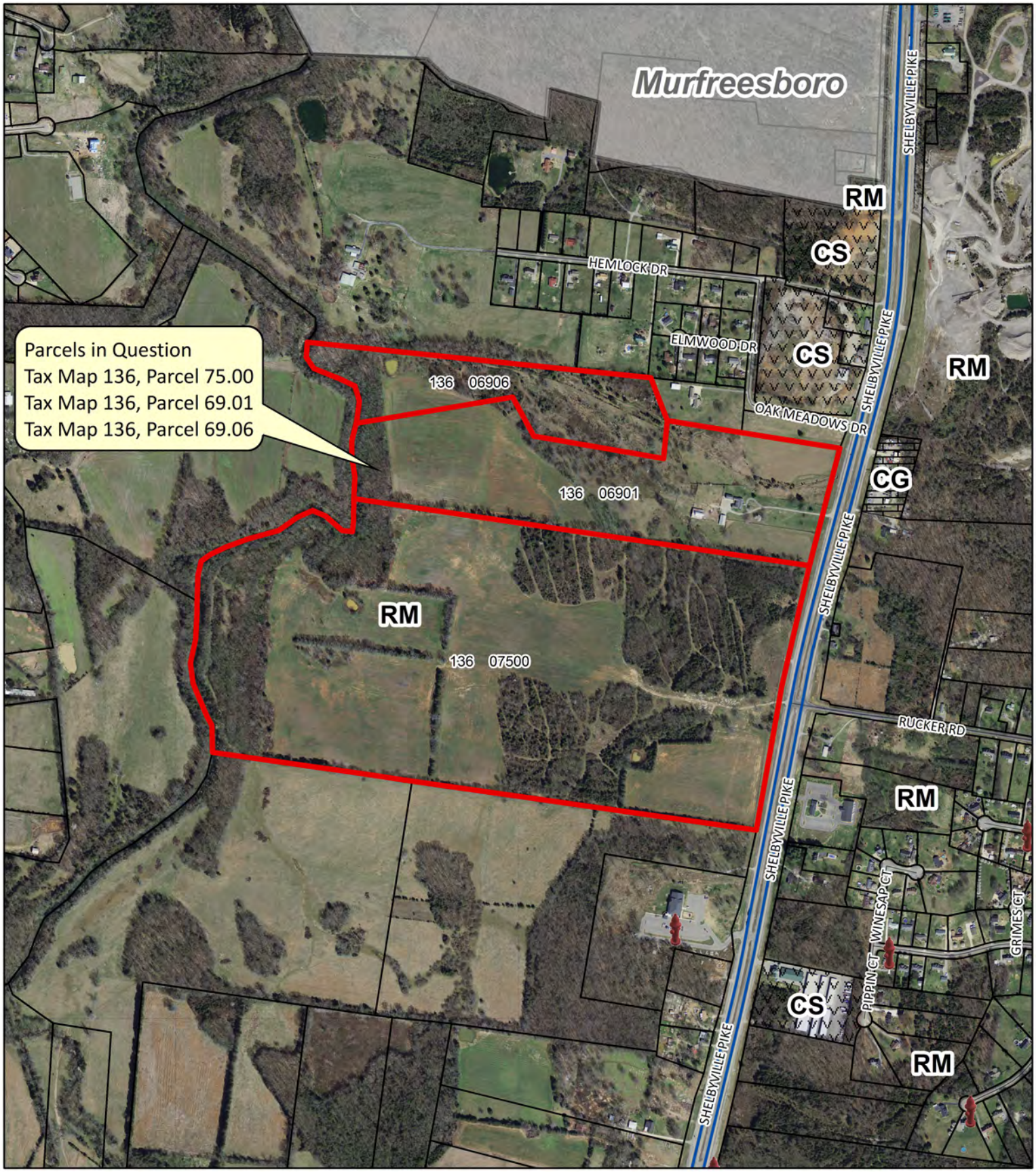
Attachments

Zoning Map
Aerial Map
CUD Water Lines Map
Pattern Book (Separate attachment)

13-A017


Murfreesboro
SHELBYVILLE PIKE
RM
CS
HEMLOCK DR
ELMWOOD DR
CS
RM
OAK MEADOWS DR
Parcels in Question
Tax Map 136, Parcel 75.00
Tax Map 136, Parcel 69.01
Tax Map 136, Parcel 69.06
136 06906
136 06901
CG
RM
136 07500
RUCKER RD
RM
WINESAP CT
GRIMES CT
PIPPIN CT
CS
RM
In Question
RM - Medium Density Residential
CG - Commercial General
CS - Commercial Service
Feet
0 190 380 760 1,140 1,520

13-A017



In Question

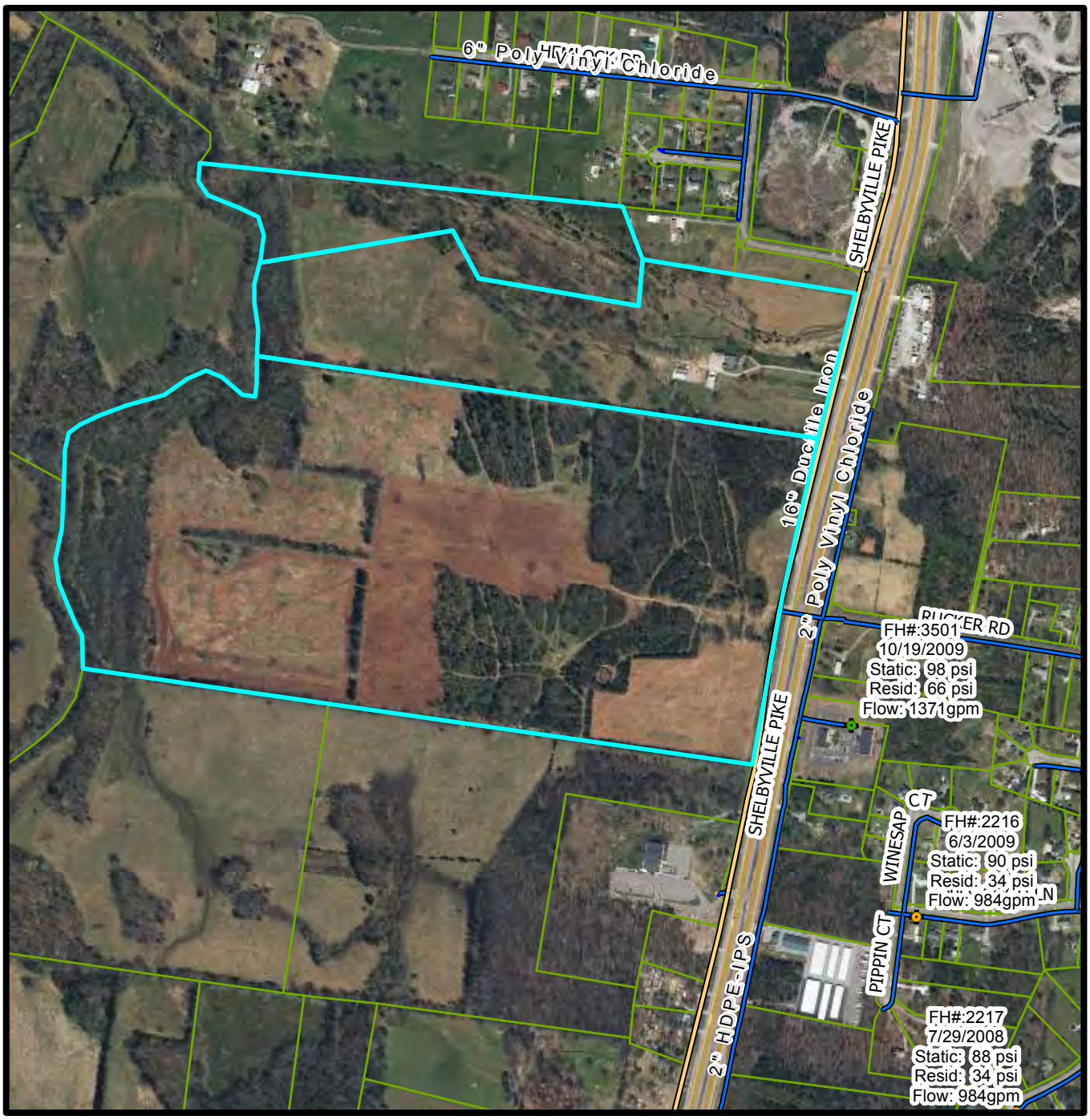
RM - Medium Density Residential

CG - Commercial General

CS - Commercial Service

0 190 380 760 1,140 1,520 Feet

CUD Line Location
Davenport Station



All maps, flows, elevations, pipe sizes or any other hydraulic information is provided as a courtesy by CUDRC to the recipient and is for information use only. Since it may be inaccurate or incomplete, it should never be relied upon for design purposes or financial commitments without investigation and due diligence by the recipient.

Date: 11/5/2013

Prepared by: JLW

N W E S

1 inch = 800 feet

CONSOLIDATED UTILITY DISTRICT
Rutherford County Tennessee

Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: December 12, 2013

Case Number:	13-A016
Staff Recommendation: PC Recommendation:	**NEUTRAL** **DENIAL (10 for, 0 against)** **WITHDRAWN BY APPLICANT**
Request by:	Jerry LaQuiere
Property Address:	4742 Franklin Road
Commission District:	20 – Trey Gooch
Urban Growth Boundary:	Murfreesboro UGB

Applicant Request

Rezoning: From Residential Medium-Density (RM) To Office Professional (OP)

Purpose of District

This class of district is designed to provide for low intensity office development and compatible commercial uses such as small retail and business service uses with a minimum of objectionable characteristics in appropriate locations. This district may be used as a transitional zone between residential and intense commercial areas. Permitted uses are those which tend to attract small numbers of people and generate lower volumes of traffic. Less building bulk is permitted and more open space is required. (Section 502 A).

Site Characteristics

Current Zoning: RM

Current Use: Unoccupied single-family dwelling

Adjacent Uses: Primarily residential uses (single-family and duplexes) and agricultural/vacant land. The closest commercial uses are located approximately 1/3 of a mile to the east at the intersection of Franklin Road and Rucker Lane.

Adjacent Zoning: Residential Medium-Density (RM) on all sides. A portion of the eastern property line is adjacent to land within the corporate limits of Murfreesboro, which is zoned Residential Single-Family 15 (RS-15). RS-15 zone very similar to our RM zone.

Size of Tract: Approximately 4.7 acres

Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the General Urban Character Area. General Urban areas are recommended to include both residential and non-residential uses at higher densities than seen in either the Suburban or Rural Character Areas. The property is also located along Franklin Road, which is identified as an Urban Arterial.

- Goal Statement 1, Objective B: Guide development to create commercial and residential nodes rather than residential sprawl.
- Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.

Proposal supported by Comprehensive Plan

Yes. Staff feels that this proposal would meet the goals of the Comprehensive Plan as noted above.

Infrastructure

Roads: Franklin Road is a 5-lane arterial road that has approximately 110 feet of right-of-way. The Tennessee Department of Transportation (TDOT) has a traffic count approximately 500 feet to the east on Franklin Road that shows a 2012 count of 13,804 vehicles per day.

Utilities: Consolidated Utility District has a 20-inch waterline along Franklin Road in this area. Any new development would also require an approved septic system to be installed. The applicant may wish to determine if the property contains adequate soils to accommodate increased septic needs for the proposed development

Fire Protection: There are several fire hydrants located within 1,000 feet of the property, the closest of which are across the street from the subject property. It does not appear at this time that a fire hydrant would have to be installed in order to provide fire protection should this request be approved.

Stormwater: The subject property is not impacted by the 100-year floodplain, as delineated by the Federal Emergency Management Agency (FEMA). The applicant will need to work closely with Engineering staff to ensure that a stormwater management system is designed to provide water quality and quantity control.

Schools: Not Applicable since this application is not for residential uses.

Proposal Details

Background/Proposed Use: The applicant is proposing to rezone the property for use as a daycare center. The existing structure on the property was damaged by fire earlier this year. According to the Building Codes Department, the building can be repaired but would have to be brought up to code for a daycare center. In addition, any new structures, parking, etc. will require the submission of a site plan for Staff and possibly Planning Commission review. Daycare centers are also required to obtain all State permits before operation begins.

The General Development Plan for the Blackman Community (Blackman Plan) recommends this area to be utilized in a medium-density residential fashion. This plan was adopted by the County Planning Commission on June 18, 2001. A copy of the future land use plan has been included with your agenda materials. That being said, the County's Comprehensive Plan also recommends urban-style residential densities in this area, while recognizing that some limited commercial uses may be allowed in the General Urban Character Area.

Access & Parking: The concept plan submitted by the applicant shows one access point off of Franklin Road. No parking is shown. Should the property be rezoned, parking and access requirements, along with design, will have to be consistent with the regulations in the Zoning Ordinance.

Landscaping: Uses allowed within the OP zone require a Type 1 buffer adjacent to any residentially zoned property. Parking areas will also have to be landscaped consistent with the landscaping regulations in the Zoning Ordinance.

Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities will be required to meet.

Staff/Planning Commission Recommendation

Office Professional is typically utilized as a transitional zone between more intense commercial uses and less intense residential uses. Many of the uses allowed in the OP district can be complimentary to nearby residential uses, as well. The property is also on a five-lane State highway with traffic counts over 13,000 trips per day.

That being said, Staff does have some concern about introducing a non-residential use in a predominantly residential area. While there are commercial uses within a half mile from the property, the surrounding residential areas have been established for some time. Staff would have a greater comfort level with this application if it were closer to the intersection of Rucker Lane where non-residential uses currently exist. Staff is neutral on this application.

The Planning Commission had concerns about introducing a non-residential use in the middle of a predominantly residential area. They felt that although the purpose of the OP zone is to act as a transitional zone between residential areas and more intense commercial uses, this property zoned in that manner would not serve this function. The Planning Commission recommended denial (10 for, 0 against). Following the meeting, Staff contacted the applicant about the application moving forward. The applicant stated that he was going to abandon the application. This application will not be heard by the Board of Commissioners and is included with your packets as informational only.

Attachments

Zoning Map
Aerial Map
Concept Plan
CUD Water Lines Map
Blackman Land Use Plan (Annotated with project location)

13-A016

RM
KODY CT
ARKOW LN
ARKOW LN
ARKOW LN
ARKOW LN
FOUNDRY CIR
SPRING COVE DR
FOUNDRY CIR
Parcel in Question
Tax Map 93, Parcel 66.00
RM
SKYVIEW DR
W CLEARVIEW DR
Murfreesboro
FRANKLIN RD
FRANKLIN RD
FRANKLIN RD
FRANKLIN RD
FRANKLIN RD
FRANKLIN RD
D
CONQUEST RD
MEADOWWOOD DR
RM
COTTONWOOD DR
RM
CASTLEWOOD CT
RM
In Question
RM
RM - Medium Density Residential
N
Feet
0 75 150 300 450 600

M E M O R A N D U M

Rutherford County Regional Planning Commission

DATE: **NOVEMBER 19, 2013**

TO: **PUBLIC WORKS COMMITTEE AND BOARD OF COMMISSIONERS**

FROM: **RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION**

SUBJECT: **THE FOLLOWING REQUESTS WERE GRANTED APPROVAL BY THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION AT NOVEMER 18, 2013 MEETING.**

Site Plan Approvals		
Lewis Downs Pool Site (13-3025)	Site Details:	New construction of approximately 3,750 square feet of pool area (including concrete deck) and 244 square feet for a pool house and bathrooms on 21,250 square feet (Approximately .48 acres) zoned RM.
	Applicant:	D&M Excavating
	Location:	1024 Lewis Downs Drive
Subdivision Plats		
David Moseley, Resubdivision of Lots 1, 2 and 3 (13-2044) (Final)	Site Details:	3 Lots on 6.2 acres, zoned RM
	Applicant:	David Moseley
	Location	Coleman Hill Road,

RUTHERFORD COUNTY BOARD OF ZONING APPEALS
Regular Meeting, November 13, 2013

Location: Commission Chambers, 2nd Floor, Historic Courthouse

PUBLIC WORKS REPORT

I. Call to Order: 4:30 PM
II. Invocation
III. Pledge of Allegiance
IV. Deferred Items
V. Roll Call & Determine Quorum
VI. Approval of October 9, 2013 Meeting Minutes
MOTION TO APPROVE AS PRESENTED
Motion Carried (Unanimous Voice Vote)
October 9, 2013 Minutes were Approved as Presented
VII. Old Business
VIII. New Business
A. **Mitchell Bowman – BZA 2013-050**
Location: Rhodes Lane, Map No.:43, Parcel: 27, Request for temporary special exception approval for a borrow pit with relief from the area and setback requirements for borrow pits in the RL, Low Density Residential zone.
MOTION TO DEFER FOR 1 MONTH
Motion Carried (5 For, 0 Against)
Request was Deferred
B. **Middle Tennessee Solar Farms, LLC – BZA 2013-052**
Location: 6246 West Trimble Road, Map No.:63, Parcel: 23.00, Request for special exception approval for the establishment of a solar farm, providing essential services, with variance relief to the development standard requiring paved vehicular areas and from the development requirement for a fire hydrant within 1000' of a proposed development.
MOTION TO APPROVE
Motion Carried (5 For, 0 Against)
Request was Approved
C. **Chuck Mullins – BZA 2013-053**
Location: 2470 Mount Herman Road, Map No.:111, Parcel: 96.06 Request for special exception approval for the establishment of a singlewide mobile home on a lot measuring less than five acres in area in the RM, Medium Density Residential zoning district.
MOTION TO APPROVE AS PRESENTED
Motion Carried (5 For, 0 Against)
Request was Approved
IX. Adjournment

A Request to Amend the Davenport Station PRD

D·R·HORTON® DHI Listed NYSE
America's Builder

Submitted October 11, 2013

SEC, Inc.
SITE ENGINEERING CONSULTANTS
Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

Table of Contents

Introduction

	Page
Synopsis	1
Concept Plan	2

Existing Conditions

Utilities & Topography	3
Existing Conditions	4
Surrounding Area Data	5

Proposed PRD

Development Standards	6 thru 7
Proposed Homes	8 thru 9
Amenities	10

Ingress/Egress

Synopsis.....11 11

Introduction

Synopsis

The Request

D.R. Horton respectfully requests an amendment to the previously approved Davenport Station PUD. The area of the requested amendment is approximately 130.74 acres and located at 4102 Shelbyville Hwy just west of Rucker Road intersection. The requested area is located west of Shelbyville Hwy (State Route 231). It is identified as Parcels 69.01, 69.06 & 75 of Tax Map 136.

Current zoning of the property is a PUD. The original PUD was approved on August 16, 2007 and provided for a mixture of single family detached homes, townhome condominiums, and commercial uses on 225 acres. The currently approved Davenport Station PUD allows for 132 townhome units on 18.93 acres, 353 residential lots on 120.24 acres, and 13.7 acres of commercial use area. We are requesting rezoning of approximately 130.74 acres of the original 225 acres.

This requested amendment is to change the existing townhome use to single family detached. The new plan will provide for 62.07 acres of 227 single family detached residential zoning for an overall density of 3.7 lots per acre. The proposed home sizes will range from 1,700-2,500 s.f..

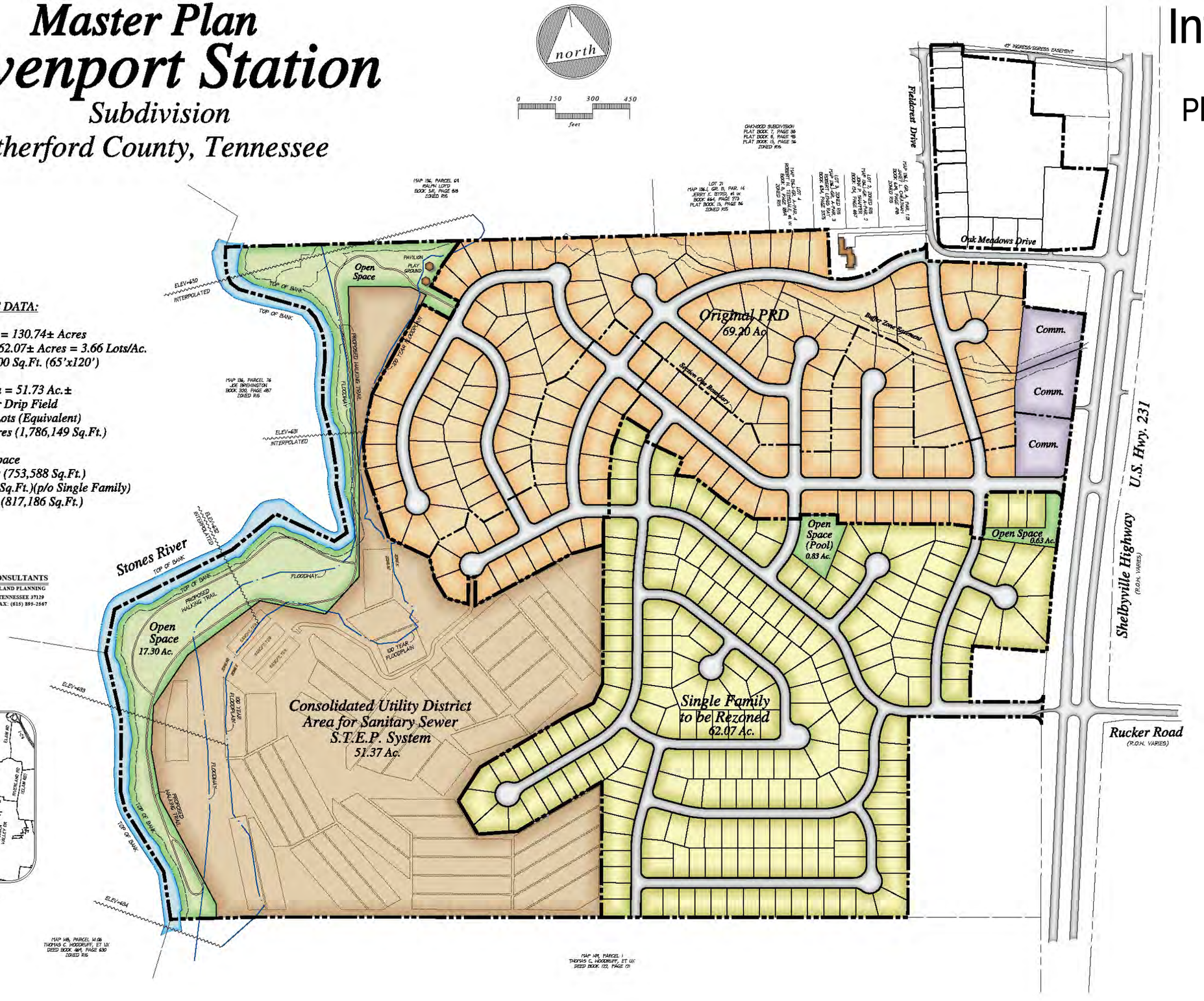
PLAN COMPARISON			
	Existing Plan	Proposed Plan	DIFF.
# of Single Family Detached Dwelling Units =	353	227	
Original PRD lots not included	0	174	48
Acres of Single Family Detached =	120.2	62.07	-58.13
Single Family Density =	2.94	3.66	0.7204
# of Townhomes	139	47	-92
Acres of Townhomes =	18.9	6.3	-12.6
Townhome Density =	7.35	7.46	0.1058
Total Acres of Residential Use =	139.1	68.37	-70.73
Total # of Residential Units =	492	448	-44
Overall Residential Density =	3.54	3.66	0.1201
Acres of Commercial Use =	13.70	13.70	0

N.T.S.
North Up

Introduction

Plan Comparison

Master Plan
Davenport Station
Subdivision
Rutherford County, Tennessee



LAND USE DATA:

Total Rezoning Area = 130.74± Acres
Single Family Lots: 227 Lots on 62.07± Acres = 3.66 Lots/Ac.
Average Lot Size = 7,800 Sq.Ft. (65'x120')

Total C.U.D. Area = 51.73 Ac.±
Soils Areas For Drip Field
Adequate For 529 Lots (Equivalent)
Good Soils = 41.00± Acres (1,786,149 Sq.Ft.)

Open Space
Original 17.30 Acres (753,588 Sq.Ft.)
Plus New 1.46 Acres (63,598 Sq.Ft.)(p/o Single Family)
Total = 18.76 Acres (817,186 Sq.Ft.)

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING * SURVEYING * LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD * MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 * WEB: WWW.SEC-CIVIL.COM * FAX: (615) 895-2567

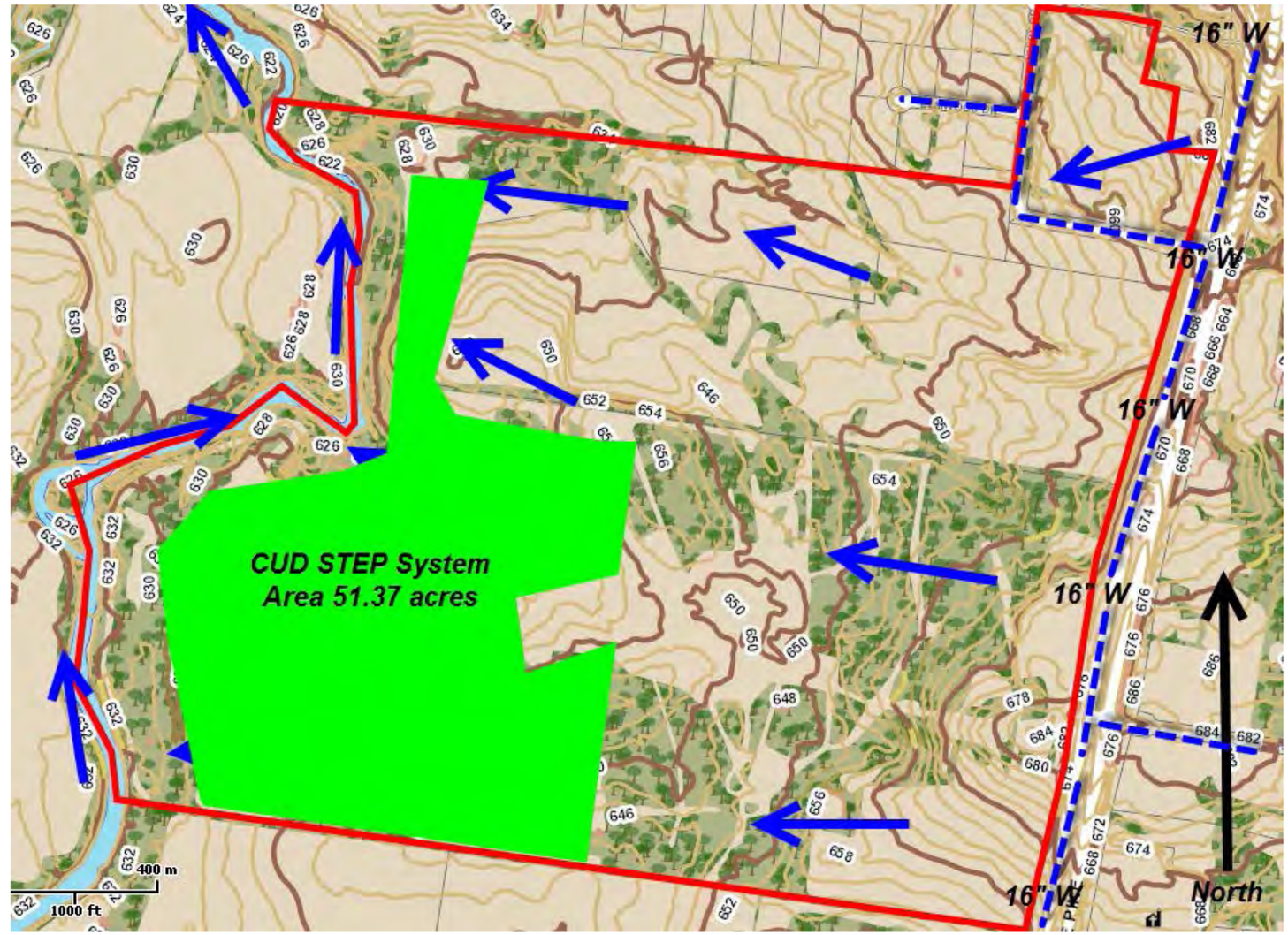
Existing Conditions

Utilities, Topography, and Right–of-Way

The property has access to public right-of-way along Shelbyville Hwy (State Route 231), Oak Meadows Drive and Fieldcrest Drive.

An existing 16” water main is along Shelbyville Hwy on the west side. The developer will be responsible for extending the waterline into the site for domestic and fire water service. Water service will be provided by Consolidated Utility District.

Middle Tennessee Electric will be providing service to the development.



The existing topography of the site shows the site drains toward the west and ultimately drains into Stones River. The site is currently vacant with a lot of trees with majority grass cover over the site.

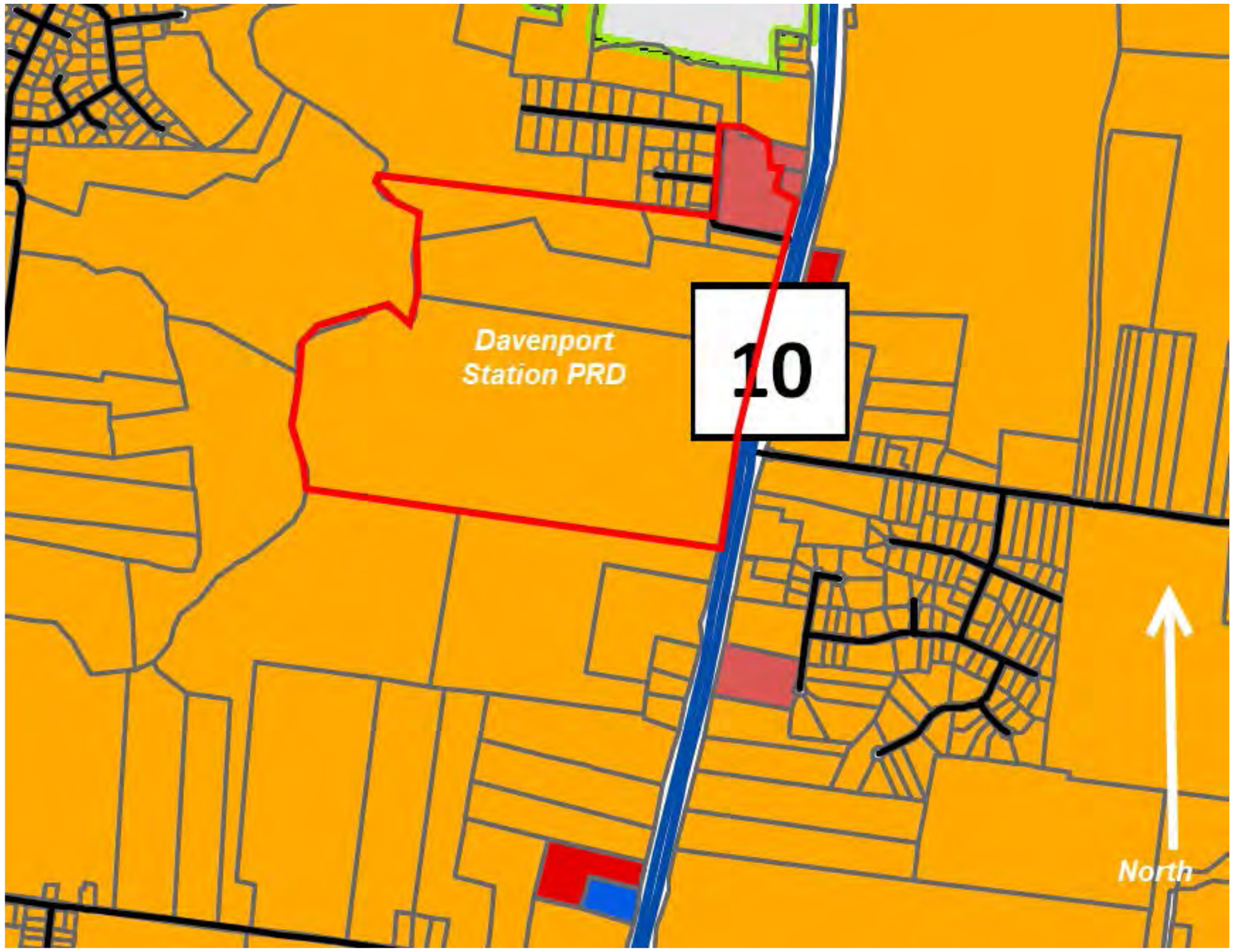
Existing Conditions

Aerial

Not To Scale
North up

Existing Conditions

Surrounding Zonings & Developments



Zoning

- AR - Agricultural Residential
- RL - Low Density Residential
- RM - Meduim 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

Not To Scale

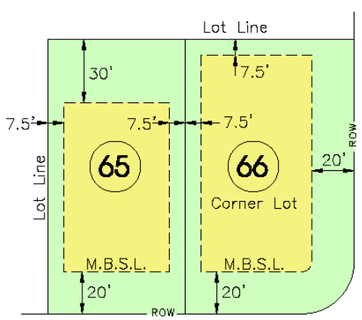
Proposed PRD

Development Standards

Synopsis

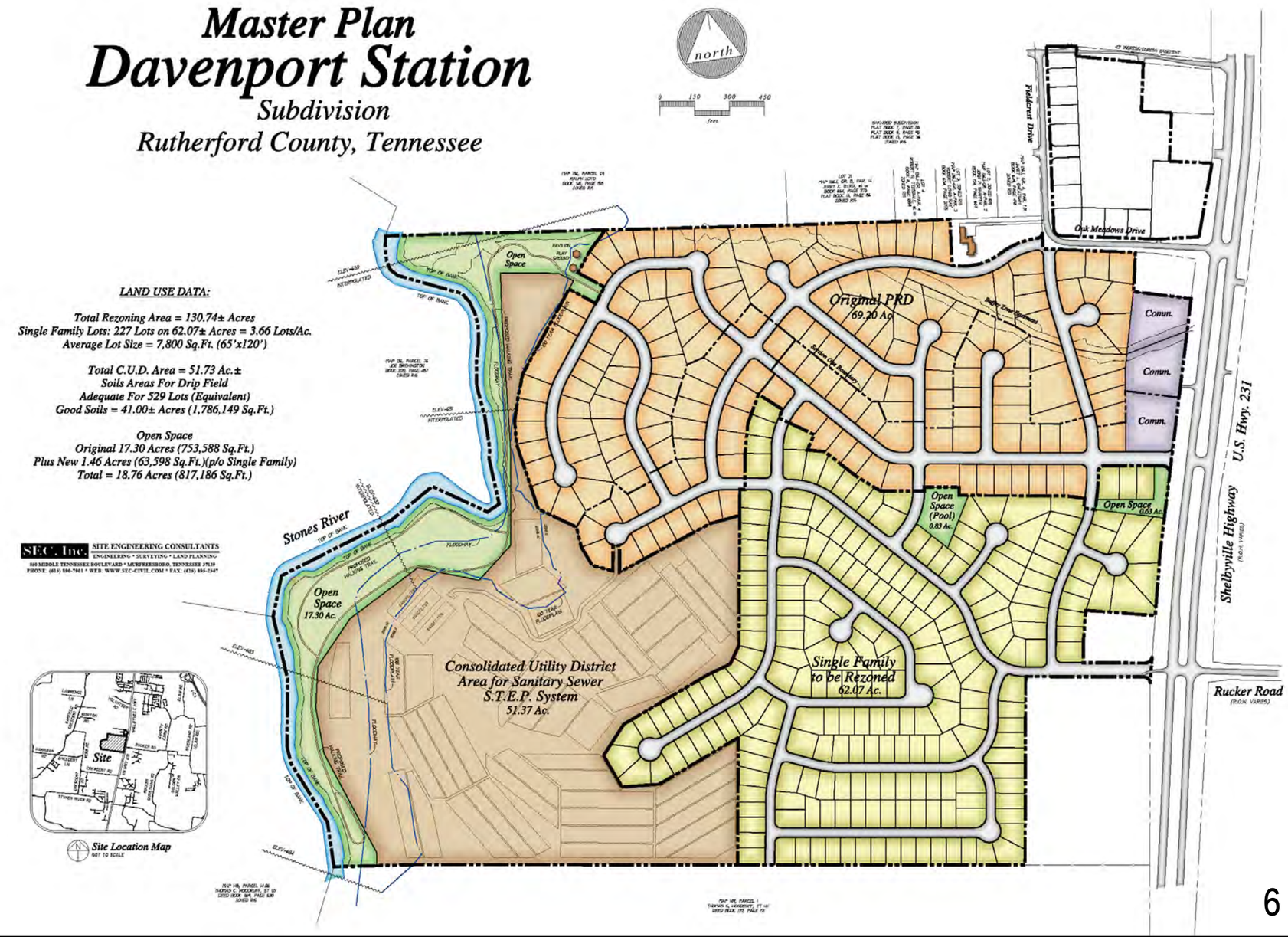
Davenport Station consists of 227 lots on 62.07 acres for a density of 3.66 lots/acre. The site also provides for a stormwater management area to capture and treat the water prior to discharging to Stones River. The open space will provide a tot lot, pavilion, walking trails, and a pool area for the residence to enjoy at different locations throughout Davenport Station

- 227 Buildable Lots with 2 BR or more.
- The lots are an average of 7,800 s.f.
- Typical Lot Dimensions are 65' wide x 120' deep.
- All homes will be required to be constructed of a mixture of brick, stone & cement board siding.
- Decorative mailboxes will be required.
- All homes will have 2 car garages with concrete driveways



Minimum Building Setback Detail
N.T.S.

- Setbacks: 20-foot front
  7.5-foot side
  Min 15' bldg separation
  30-foot rear



Proposed PRD

Development Standards

- All streets have been designed to comply with the Rutherford County's subdivision regulations.
- All streets will be public right-of-ways. (40 ft, 50 ft and 60 ft ROWs)
- 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 pond and the open space areas.
- All front yards will be required to be sodded.
- The plan proposes for over 18.76 acres in open area that will be permanent green space along with 51.37 acres of CUD STEP system that will also be a permanent green area.
- All utilities will be underground.
- Any entrance signs for Davenport Station will be constructed of masonry materials similar to the attached example.
- Sidewalks will be constructed along one side of all streets.
- Davenport Station is anticipated to be built in eight phases.
- Construction of Phase 1 is anticipated to begin within 120 days after the completion of the zoning process.
- Phases 2 - 8 construction timing will be market driven and dependent upon the absorption of the lots in the previous phase.
- In general, Phases 2 - 8 construction will begin after the previous phase is 80%-85% sold.
- Coordinate timing of placement of traffic signal at Rucker Lane intersection with Rutherford County.
- The # of lots, areas, limits, and timing are intended to be approximations and will vary depending on market conditions.
- The sidewalks within each phase will be constructed by the home builders as the homes are constructed.

Example Entrance Sign

Example Decorative Mailbox

Proposed PRD

Proposed Homes

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

- ✦ All Homes will range from 1,700 s.f. to 2,500+s.f..
- ✦ All homes will have minimum 2 car garages that will be front and / or side loaded.
- ✦ The homes can be 1, 1 ½, or 2-story buildings.
- ✦ All homes will constructed of a minimum of 35% brick, stone, cement board siding, and or masonry product.
- ✦ Building Heights will be all comply with the standards for residential zoning in the Rutherford County's Zoning Ordinance.
- ✦ All homes will have at least 2 bedrooms.

Winnfield B

Cynthia B

Bonaventure F.

Brookwood C

Glenhurst I

Proposed PRD

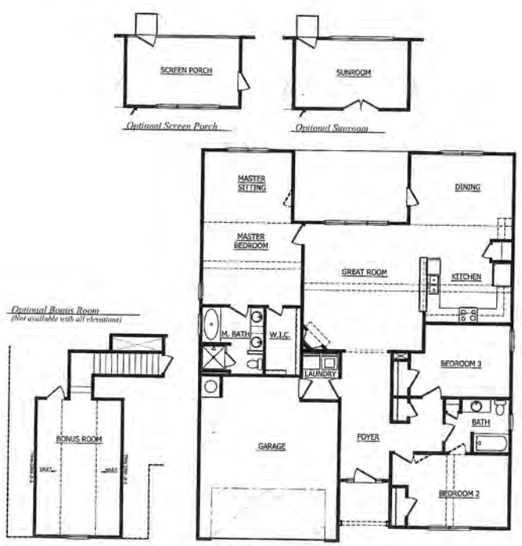
Proposed Homes

D·R·HORTON America's Builder

The Bonaventure

Elevation-"A"
Siding

The Bonaventure



Optional Screen Porch
Optional Sunroom
Optional Bonus Room
(Not available with all elevations)
Floor Plan

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. See a Sales Representative for more information.

D·R·HORTON America's Builder

The Brookwood

Elevation-"A"
Brick and Shake

The Brookwood

Optional
Closet in Bonus / Media Room Great Room
Optional
Bonus / Media Room in lieu of 2-Story Great Room
Second Floor Plan
Optional
5th Bedroom with Full Bath in lieu of 2-Story Great Room
First Floor Plan

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. See a Sales Representative for more information.

D·R·HORTON America's Builder

The Cynthia

Elevation "A"
Brick and Stone

The Cynthia

Optional
Screen Porch
Optional
Sunroom
Floor Plan
Optional
Bonus Room

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. See a Sales Representative for more information.

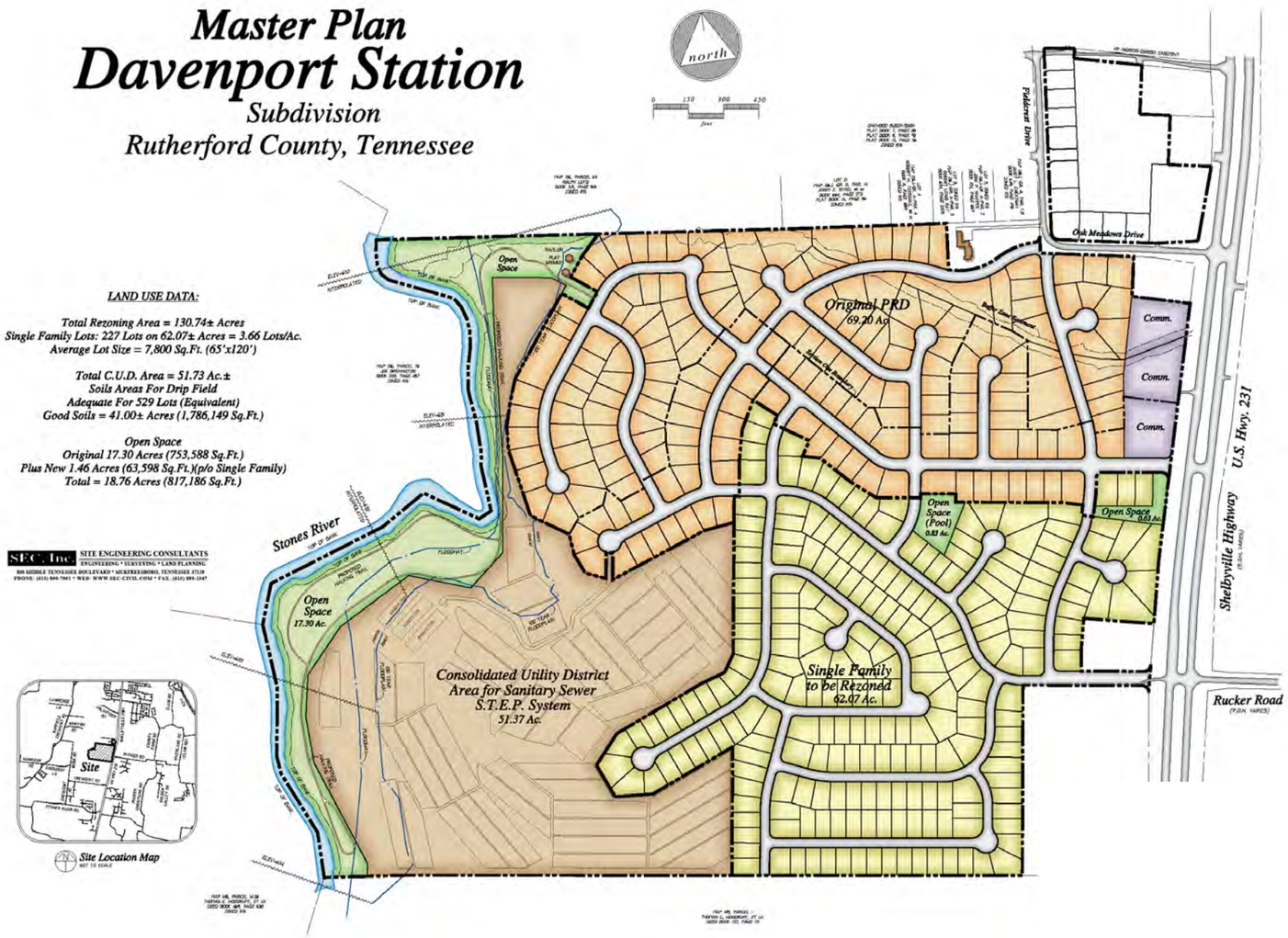
The elevations and floorplans of the homes will vary across the site due to the different lot sizes. The elevations and floorplan are meant to convey the general appearance and functionality of the homes.

Proposed PRD

Amenities

With this rezoning, the plan will be dedicating approximately 18.76 acres of open space. Davenport Station PRD will offer a wide variety of amenities to help each and every resident develop a sense of pride about their home. The amenity area has been designed to be a focal feature of the community which will further enforce the sense of neighborhood and give the residents another feature to identify with and establish a sense of belonging. A portion of the open space areas will have improvements constructed within their boundaries and will consist of the following: tot lot, pavilion, swimming pool, and walking trails. The remainder of the open will be to provide open recreation areas for physical activity.

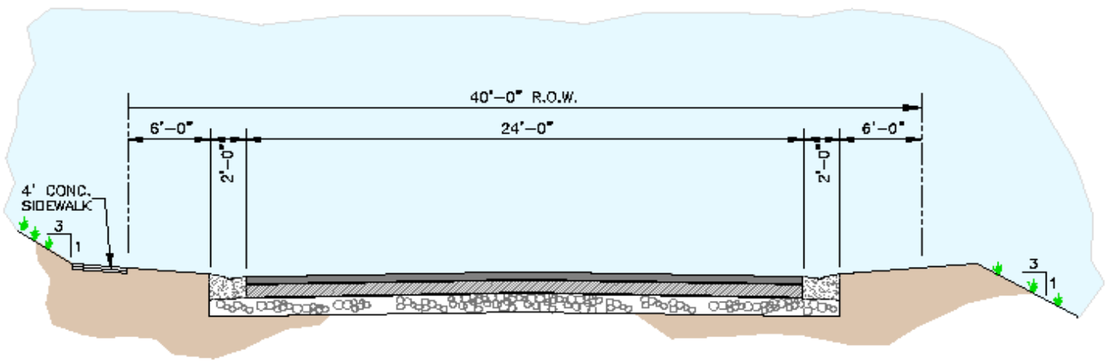
The residents of this rezoning will be members of an H.O.A. and have access to the facilities and amenities within the Davenport Station PRD Subdivision. As a member of the H.O.A., the residents will be subject to restrictive covenants and be required to pay membership dues as determined by the 3rd party management company.



Ingress/Egress

During the original Davenport Station PRD zoning process, a traffic signal at the intersection of Rucker Lane and Shelbyville Hwy (State Route 231) was therefore committed to by the applicants. The timing of the installation shall be coordinating with Rutherford County engineering and planning department prior to installation.

Davenport Station will have access to public right-of-way in two locations. Shelbyville Hwy (State Route 231) is accessed at the east side of the property. Oak Meadows Drive and Fieldcrest Drive is accessed at the northeast corner of the property that ultimately directs traffic flow to Shelbyville Hwy (State Route 231). All proposed streets within Davenport Station will be public right-of-way and proposed as 40-foot wide right-of-ways in conformance with the Rutherford County Street Specifications except at the main entrances to Shelbyville Hwy (State Route 231) which are 60 foot wide.



TYPICAL 40' R.O.W. SECTION

SCALE——————NONE