South Haven PUD

A Rezoning Request

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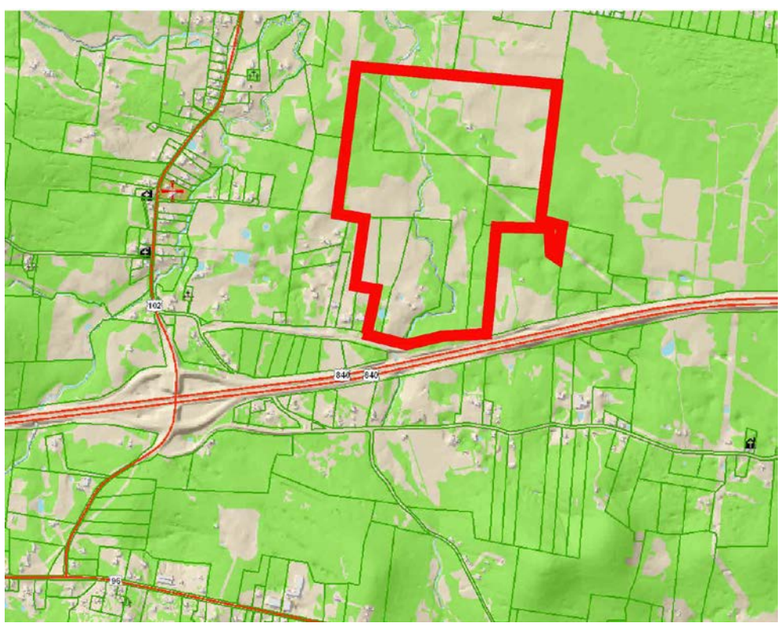
Introduction

The Request

South Haven Development LLC respectfully requests to rezone properties along Ocala Road from RM to create the South Haven PUD. The area of the requested rezone is approximately 262 acres and is located north of Ocala Road and SR-840 and east of Almaville Road. The property is a compilation of several parcels which are identified as Parcels 1.01 & 34.00 of Tax Map 94, Parcels 62.00 & 64.00 of Tax Map 77, Parcel 39.03 of Tax Map 76. In addition, a portion of Parcel 64.01 of Tax Map 77 and a portion of Parcel 39.02 of Tax Map 76 are include in the request.

Current zoning of the property is RM (medium residential). The existing zoning would allow for up to 759 single family detached homes on 262 acres based on 2.9 d.u./acre. We are requesting rezoning for up to 552 residential lots on the 262 acres for an overall density of 2.11 lots per acre. This requested rezoning will conserve approximately 45 acres (17%) open space (not including STEP soils). The proposed home sizes will range from 1,600-3,000 s.f..

A portion of this property was previously approved as the CedarBrook PRD in 2007. That plan has since lapsed, but it included a mixture of housing types including townhomes on 25-foot wide lots (2,875 s.f. minimum), single family detached homes on 50-foot wide lots (6,000 s.f. minimum), and single family detached homes on 61-foot wide lots (8,235 s.f. minimum). The Cedarbrook PRD was approximately 218 acres in size with 434 lots.



N.T.S.
North

Synopsis

Introduction

Concept Plan

North Up
1”~600’

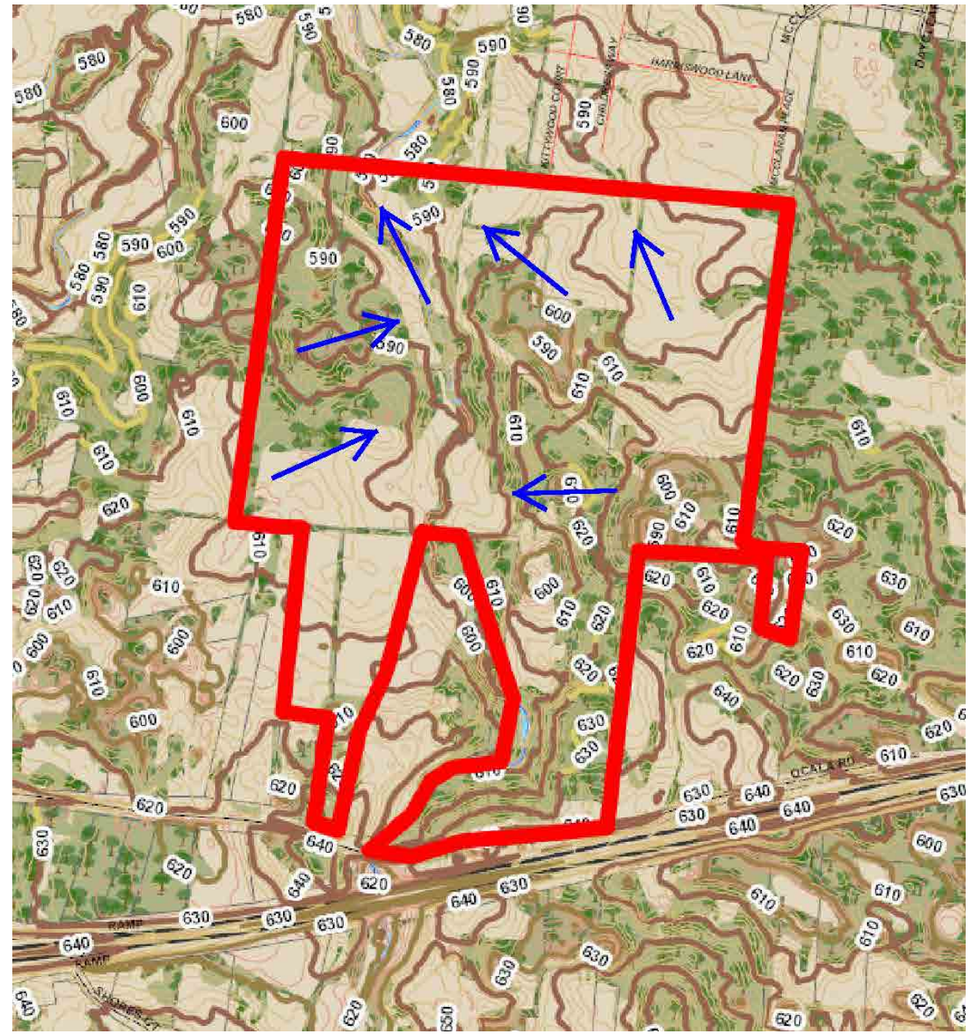
Existing Conditions

Utilities and Topography

The property has access to public right-of-way along Ocala Road and has planned for several future connections to surrounding property by way of street stubs.

An existing 12” water main is located along Almaville Rd/Old Ocala Rd. The developer will be responsible for extending the waterline to 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.



North Up
N.T.S.

The existing topography of the site shows the site drains toward the center of the site into an unnamed tributary to Stewarts Creek, which ultimately drains to the north. The site currently has several old barns and farm structures along with a mixture of ground cover ranging from trees to row crops to open fields.

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

South Haven consists of 552 lots on 262 acres for a density of 2.11 lots / acre. The site also provides for a stormwater management area to capture and treat the water prior to ultimately discharging into the stream that traverses the site. The common area will provide swimming pool, playground, multi-purpose court and walking trails for the residence to enjoy at different locations throughout the neighborhood.

- 552 Buildable Lots with 2 BR or more.
- The lots are a minimum of 6,500 s.f.
- Minimum Lot Dimensions are 65' wide x 100' 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: 35-foot front
  5-foot side
  Min 15' bldg separation
  20-foot rear
  Side setback adjoining
  Street on corner lots = 15 feet
- Maximum lot coverage = 50%

Proposed PUD

Development Standards

- All streets have been designed to comply with the Rutherford County's subdivision regulations.
- All streets will be public right-of-ways.
- 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.
- All stormwater areas will be designed to comply with the zoning ordinance to be counted as open space.
- All front yards will be required to be sodded.
- The plan proposes for approximately 66 acres in open area that will be permanent green space along with 40 acres of CUD STEP system that will also be a permanent green area. Of the 66 acres, 45 acres will be usable. The gas easement and the area to the east of Phase II are not counted as usable.
- All utilities will be underground.
- Any entrance signs for South Haven will be constructed of masonry materials similar to the attached example.
- South Haven is anticipated to be built in approximately 4 phases as shown on the master plan.
- Construction of Phase 1 is anticipated to begin within 120 days after the completion of the zoning process.
- Phases 2-4 construction timing will be market driven and dependent upon the absorption of the lots in the previous phase.
- In general, Phases 2-4 construction 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.

Example Entrance Sign

Example Decorative Mailbox

Open Space
Total Open Space: +/- 66 ac
Usable Open Space: +/- 45 ac
(trails, passive parks, nature areas, community amenities)

Proposed PUD

Proposed Homes

- All Homes will range from 1600 s.f. to 3000+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. (Minimum 1,000sf on 1st level
- All front of homes will be constructed with 90% brick, stone, cement board siding with vinyl siding used in trim areas and soffits.
- Vinyl siding allowed on sides and rears.
- Building Heights will be all comply with the standards for RM zoning in the Rutherford County Zoning Ordinance.
- All homes will have at least 2 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)*

REPRESENTATIVE FRONT ELEVATIONS

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.

Proposed PUD

Amenities

With this rezoning, the plan will be dedicating approximately 90 acres of open space (including the STEP system area). Outside of the STEP system areas, the plan calls for over 60 acres of open space with 45 acres of that being usable which is significantly more than required. South Haven will offer an amenity area that has been designed to save the mature woodlands along with providing 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. The open space areas will have nature trails dedicated within their boundaries. The remainder of the open space will be to provide open recreation areas for physical activity and stormwater areas. Sitting areas will be planned along the trail as well as within other open spaces within the community.

The nature trails will be constructed to provide adequate walking room but minimizing the disturbance to the natural qualities of the land. Signage will be placed along the trails to aid in directing the residents along the trails while maintaining a quaint and non-structured feel. Walking trails will be constructed with the phase of construction they fall within.

In addition to the natural amenities, South Haven will be constructed with an amenity center consisting of a pool, playground/tot lot, and a multi-purpose court. These structured amenities will be completed with Phase 2 of the development.

The residents of this rezoning will be members of an H.O.A. and have access to the open space and walking trails within the neighborhood. 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.

Open Space
Total Open Space: +/- 66 ac
Usable Open Space: +/- 45 ac
(trails, passive parks, nature areas, community amenities)

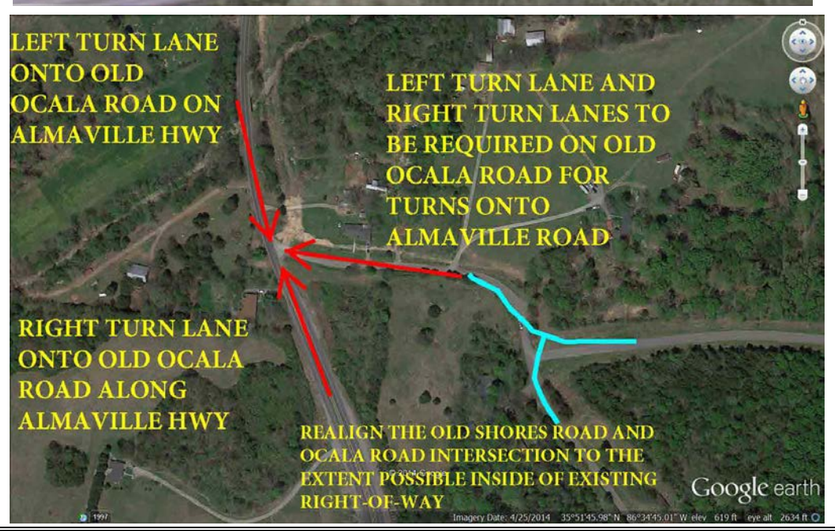
BENCHES ALONG THE NATURE TRAIL WILL BE OF A RUSTIC NATURE TO FIT THE CHARACTER OF THE TRAIL

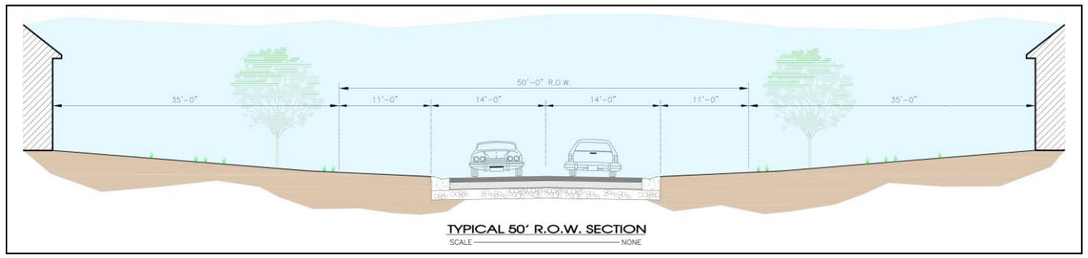
BENCHES IN MORE FORMALIZED OPEN SPACE AREASWILL BE OF AN APPROPRIATE DESIGN FOR THE SPACE

THE POOLHOUSE WILL BE CONSIST OF BATHROOMS AND POOL EQUIPMENT. THE ARCHITECTURE WILL BE CONSISTENT WITH THE HOMES WITHIN THE COMMUNITY.

THE PLAYGROUNDS WILL BE CONSTRUCTED IN CENTRAL LOCATIONS WITHIN THE NEIGHBORHOOD TO PROVIDE CONVENIENT ACCESS FOR THE RESIDENTS AND ENCOURAGE THE INTERACTION OF PARENTS AND CHILDREN ALIKE TO CREATE A TRUE SENSE OF COMMUNITY.

Ingress/Egress





- South Haven will have access to public right-of-way in two locations along Ocala Road. Both are 50 foot right of ways. All proposed streets will be public right-of-way and proposed as 50-foot wide right-of-ways in conformance with the Rutherford County Street Specifications. Two additional stub streets are provided to the property to the north and west.
- Left and Right Turn Lanes will be required at the intersection of Almaville Road and Old Shores Road to allow proper exiting of the site. Construction will be completed before the final plat for the 100th lot is recorded.
- In addition, the project will coordinate with TDOT for a left and a right turn lane on Almaville Hwy for traffic entering Old Shores Road.
- South Haven will add lane markings and stop sign on Ocala Road at the intersection with Old Shores Road
- Old Shores Road varies in pavement width from 17-18' currently. South Haven will widen the pavement to a minimum of 18' to meet the County's requirement of non-substandard.
- The intersection of Old Shores Road and Ocala Road will be realigned to the extent possible within the existing right-of-way. This realignment is proposed to occur with the infrastructure work associated with Phase 2.