

Cothran Retreat



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A Request for PUD Rezoning

Submitted June 12, 2015

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The Request

Grove Park Land Company respectfully requests the rezoning of properties along Cutoff Road and Lebanon Pike from RM (Medium Residential) to create Cothran Retreat PUD. The area of the requested rezone is approximately 88.54 acres and is located north of Cutoff Road and west of Lebanon Pike. The property is a compilation of few parcels which are identified as Parcels 50.00, 51.00 & 90.00 of Tax Map 24.

The design of the concept plan includes 79.27 acres of planned single family residential and 9.05 acres of planned commercial. The residential portion of the plan will consist of a total of 186 single family lots yielding an overall density of 2.35 d.u. per acre. The current RM zoning would allow for 230 single family lots. The single family detached lots will have a minimum size of 7,800 s.f. The single family homes will range from 1,500-2,700+ 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, and an amenities areas that offers residents places to relax and engage with their neighbors.

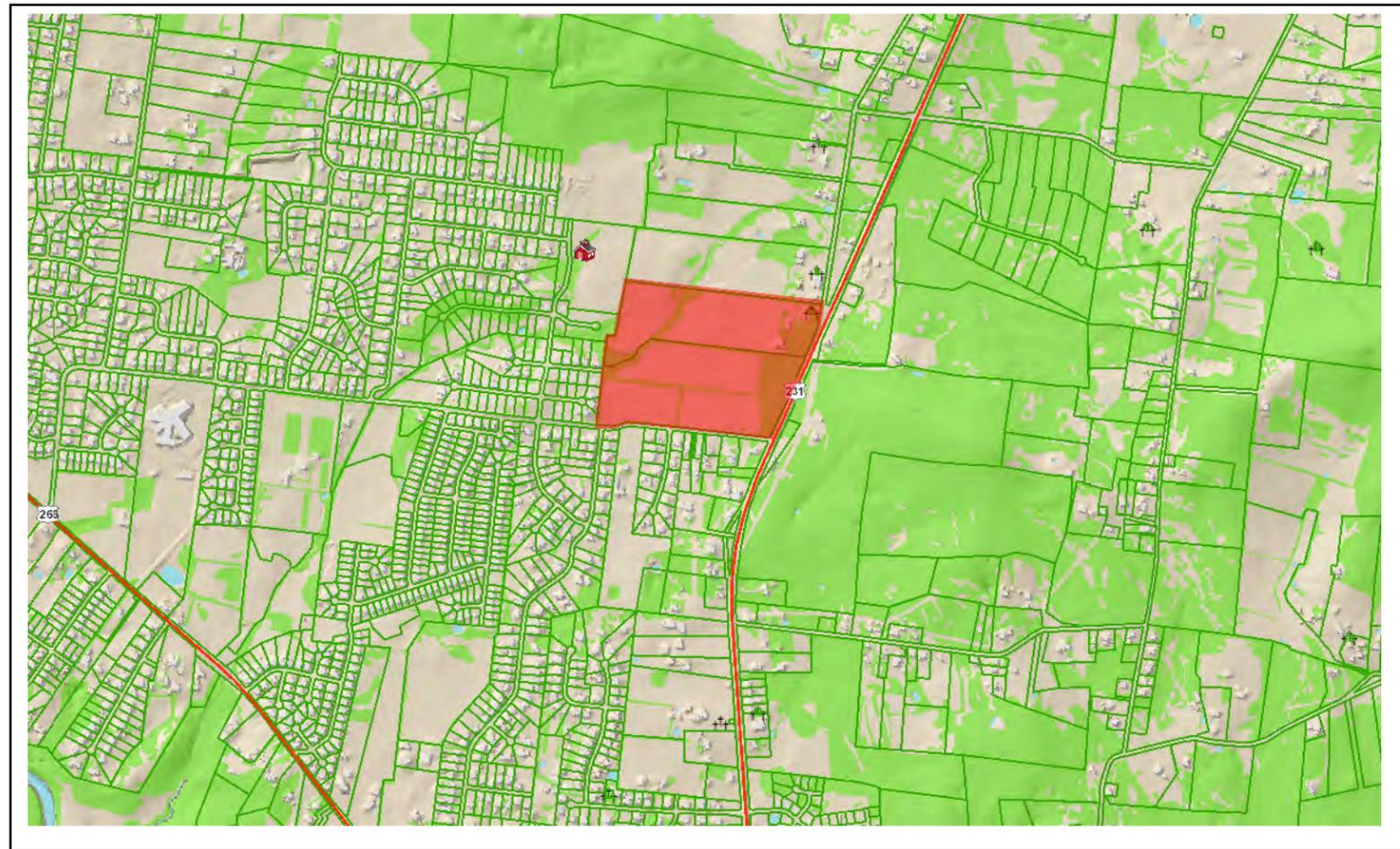
The commercial portion of the plan is intended to be developed at the neighborhood scale. The commercial property has the potential to be utilized for everyday convenience needs as well as restaurants. This portion of the project will complement the proposed residential, while providing a commercial element for existing residents living in this area of the county.



Not To Scale

Introduction

Synopsis



Not To Scale

Vision

Cothran Retreat is designed to offer a residential community with neighborhood commercial center along Lebanon Pike. Cothran Retreat offers strategically located and usable green space while offering residents the convenience of city living. The homes proposed to be offered in this development will complement and continue the quality of the 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 Cothran Retreat.

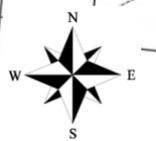


Proposed Plan

EXISTING CEMETERY SHOWN ON COUNTY MAPS IS NOT LOCATED IN THIS AREA. ACTUAL LOCATION IS SHOWN JUST TO THE SOUTH.

OLD LEBANON ROAD

EXISTING CEMETERY TO BE RELOCATED TO THIS LOCATION WITHIN THE PROPOSED OPEN SPACE



SCALE: 1" = 200'

LAND USE DATA:

COTHRAN TRACT:	±49.66 ACRES
COTHRAN ROAD 5 FT. ROW DEDICATION:	±0.22 ACRES
COTHRAN TRACT REVISED:	±49.44 ACRES
REED TRACT	±38.88 ACRES
TOTAL LAND AREA:	±88.32 ACRES
COMMERCIAL PROPERTY:	±9.05 ACRES
RESIDENTIAL PROPERTY:	±79.27 ACRES
TOTAL NUMBER OF LOTS:	186
GROSS DENSITY: 186 LOTS/79.27 ACRES=	2.35 UNITS/ACRE
OPEN SPACE:	
REQUIRED (10% OF 79.27 AC)=	±7.93 ACRES
PROVIDED=	±13.81 ACRES (17.4%)
STORMWATER:	±3.56 ACRES
S.T.E.P. SYSTEM:	
REQUIRED (1 ACRE PER 13 LOTS)=	±14.31 ACRES
PROVIDED=	±15.28 ACRES
MINIMUM LOT SIZE:	7,800 SF (65' W x 120' D)
MINIMUM LOT WIDTH AT FRONT SETBACK:	65 FEET



Existing Conditions

Utilities, Topography, and Right-of-Way

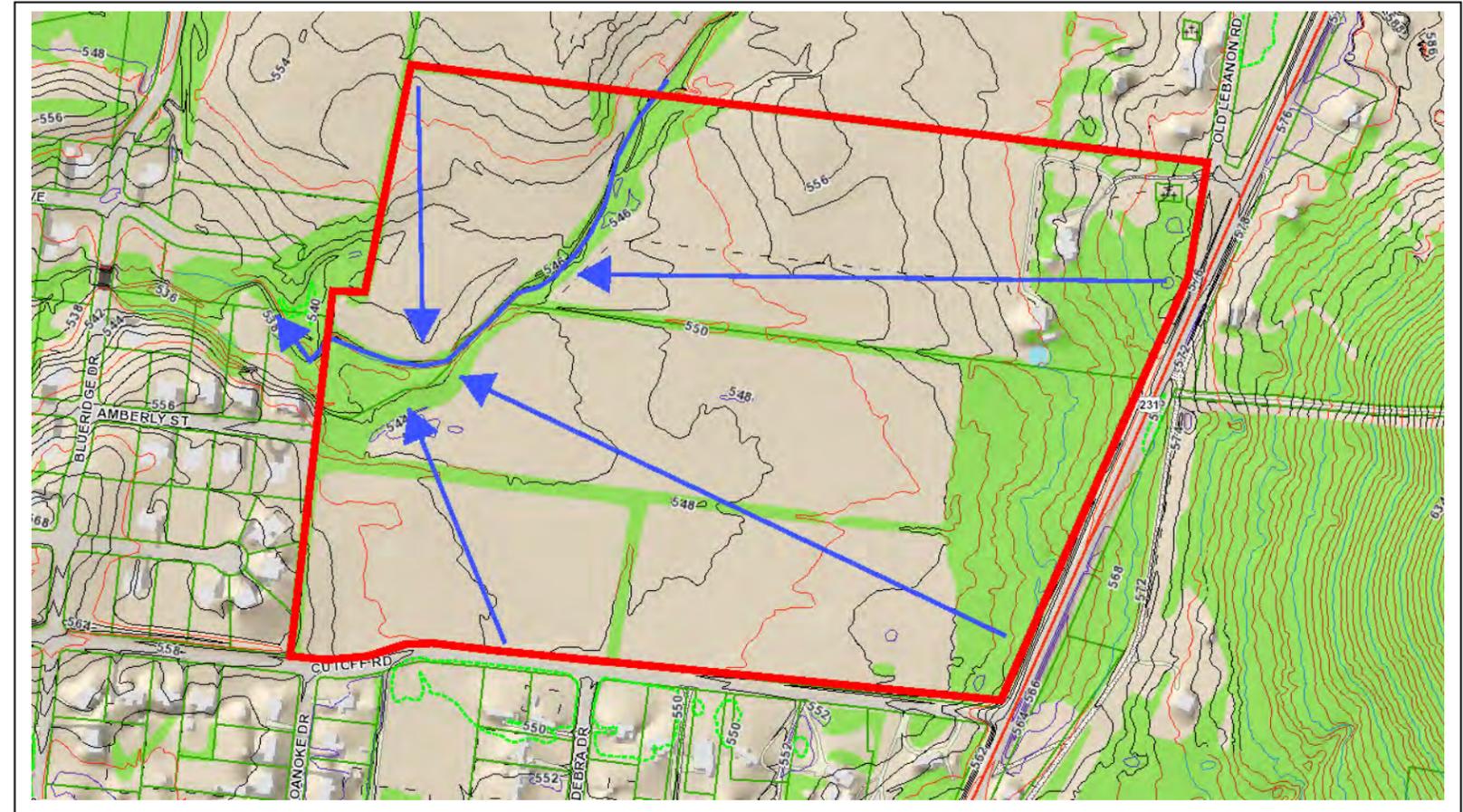
The property has/will have access to public right-of-way at two locations. One access point is located along Cutoff Road and the other is from Amberly Street. In addition to these existing connections, there is a proposed connection via future roadway extensions toward properties located to the north to allow future access to any possible development.



A 6" water main is located along Cutoff Road and a 20" water main is located along Lebanon Pike. 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



Murfreesboro Electric Department 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 east and south to the East Fork of the Stones River. The site currently is covered in pasture with dense vegetation located along Lebanon Pike and the tributary. There are a few tree rows running east to west across the site, as well as a tree row along the northern boundary of the site. 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



Picture #1

View North, at Cutoff Road Intersection



Picture #2

View of Site at Old Lebanon Road Intersection



Picture #3

View West across Coutts Property



Picture #4

View of Property from Debra Drive Intersection



Picture #5

View of Property from Roanoke Drive

Existing Conditions

Surrounding Zoning & Developments



Picture #1

View of Watson's Portable Buildings



Picture #2

View of Coutts Residence



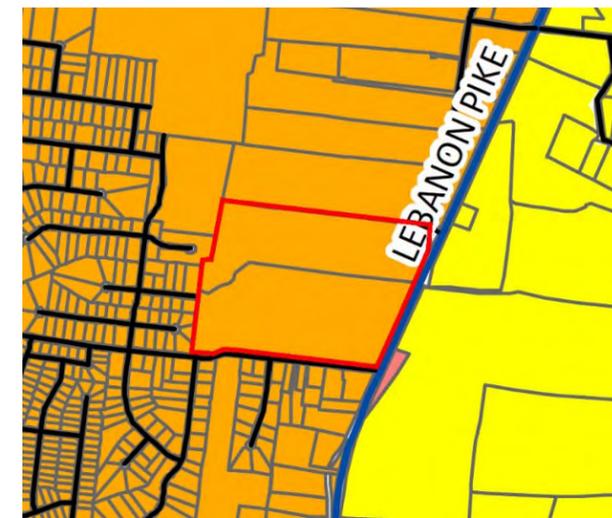
Picture #3

View of Existing House on Cutoff Road



Picture #4

View of Residences along Amberly Street



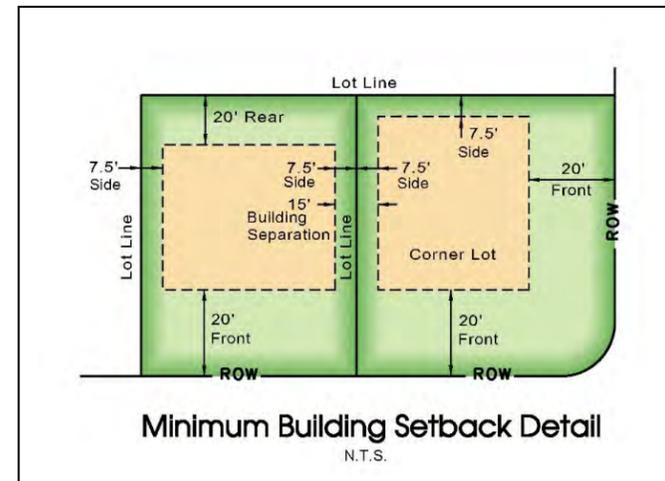
Zoning

- 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

Synopsis

The residential portion of Cothran Retreat consists of 186 dwelling units on 79.27 acres for a density of 2.35 d.u./acre. The site provides over 10% of open space with a swimming pool, cabana, playground, 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.



Proposed PRD

Residential Development Standards

- ❖ 186 Buildable Lots with 2 BR or more.
- ❖ The lots are a minimum of 7,800 s.f.
- ❖ Minimum Lot Dimensions are 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:
 - 20-foot front
 - 7.5-foot side
 - Min 15' bldg separation
 - 20-foot rear
 - Side setback adjoining street on corner lots = 20 feet
- ❖ Maximum lot coverage = 50%.
- ❖ Lots will have a minimum of 65-feet of width at the right-of-way on cul-de-sac lots.
- ❖ The subdivision will utilize fire hydrants for fire protection to the maximum extent allowed by CUDRC at the time of construction of each phase.

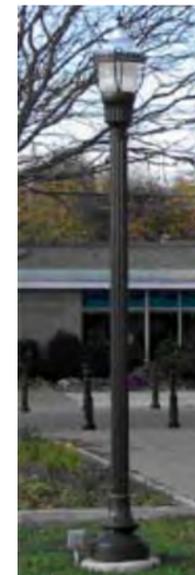


Not To Scale

Proposed PRD

Residential 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 13.81 acres in open area that will be permanent green space along with an additional 3.56 acres for detention areas. Also, the 15.28 acres of CUD STEP system will also be a permanent green space. Of the 13.81 acres of open space, 13.43 acres will be usable.
- ❖ All utilities will be underground.
- ❖ Any entrance signs will be constructed of masonry materials similar to the attached example.



Example Street Light



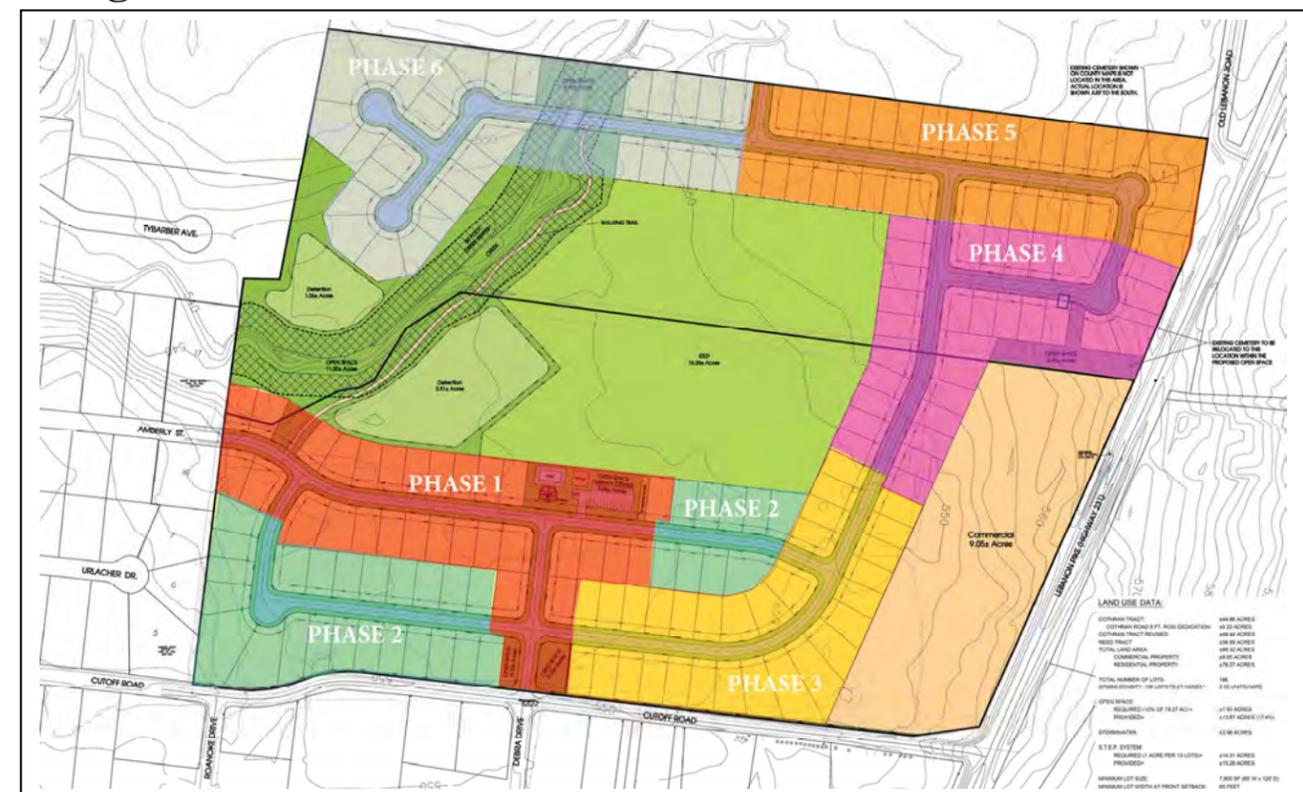
Example Mailbox



Example Entrance Signage

Phasing

- ❖ Cothran Retreat is anticipated to be built in approximately 6 phases, with each phase consisting of roughly 30-40 lots.
- ❖ Construction of Phase 1 is anticipated to begin within 120 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.



Phasing Plan Not To Scale

The concept plan for Cothran Retreat includes 9.05 acres of land proposed for commercial uses. This portion of the project stretches along Lebanon Pike from the intersection of Cutoff Road to the end of the Cothran property. The plan envisions neighborhood scale commercial, retail and office development on this acreage.

- ❖ Minimum Lot Area = 10,000 sf.
- ❖ Minimum Lot Width = 75 ft.
- ❖ Minimum Building Setbacks:
 - 30-foot front
 - 15-foot side
 - 20-foot rear
- ❖ Maximum Building Height = 35 ft.
- ❖ Maximum lot coverage = 60%.
- ❖ Maximum floor area ration = 0.50
- ❖ Building Elevation Materials
 - Front and sides – Mixture of brick, stone and EIFS
 - Rear – Masonry Block
- ❖ Landscape and buffers will comply with Zoning Ordinance

Below are a few example of possible end users of the commercial property:

- Animal Care and Veterinarian Services
- Automotive Parking
- Automotive Repair and Servicing
- Consumer Repair Services
- Construction Sales and Services
- Entertainment and Amusement Services
- Financial, Consultative and Administrative
- Food and Beverage Services
- Food Service Drive-in and Drive-thru
- General Business and Communication Services
- General Personal Services
- General Retail Trade
- Group Assembly
- Medical Services
- Transient Accommodations
- Vehicular, Craft, and Related Equipment
- Wholesale Sales
- Health Care Facilities

Proposed PRD

Commercial Development Standards



Concept Plan
N.T.S.

Proposed PRD

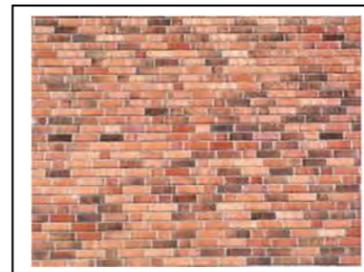
Proposed Residential Homes

- ❖ All Homes will be minimum of 1,500 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.
- ❖ All homes will be constructed with 90% all brick, stone, cement board siding front elevations. Vinyl will only be permitted in the trim and soffit area of the front elevations.
- ❖ All homes will be constructed with either brick, cement board, and/or vinyl siding on side and rear elevations

- ❖ 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)*



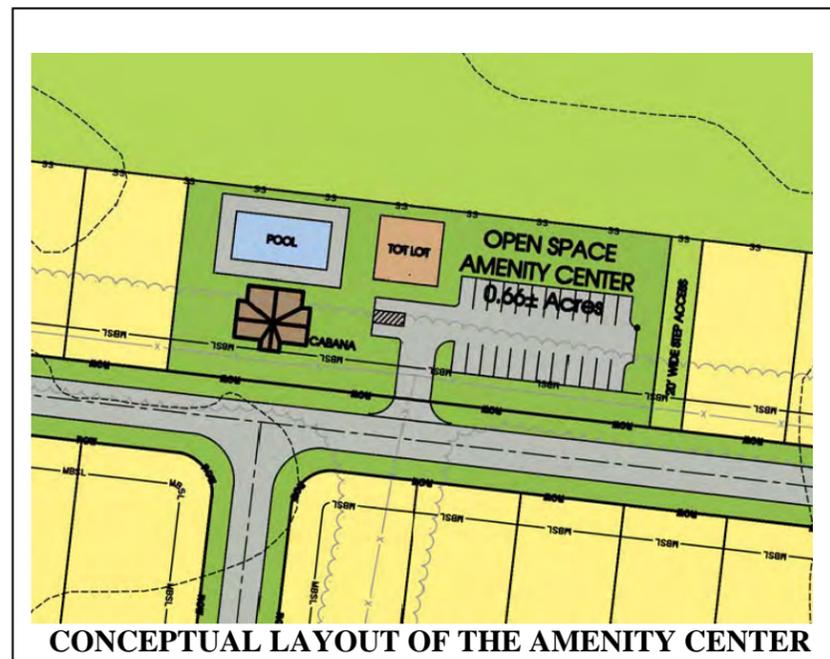
The elevations of the homes will vary across the development due to the different lot sizes. The elevations are meant to convey the general appearance and functionality of the buildings.

Proposed PRD

Amenities



Not To Scale



With this request, the plan will be dedicating over 10% of open space for the residents of Cothran Retreat. The amenities program will include a swimming pool, a pool cabana, a playground, and a walking trail along the existing creek. Another portion of open space area will contain the stormwater management areas 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.



WALKING TRAIL EXAMPLE



PLAYGROUND EXAMPLE



POOL CABANA EXAMPLE

Ingress/Egress

Cothran Retreat is proposed to have 2 points of ingress/egress to the development. The new main entrance to the community will be at the intersection of Cutoff Road at Debra Drive. The entrance will be enhanced with community signage and landscaping. The second point of ingress/egress will be connecting to the existing stub of Amberly Street on the western boundary of the development leading from Harverst Wood subdivision.

- ❖ All proposed streets within the development will be 50 foot wide public right-of-way and developed in conformance with Rutherford County Street Specifications.
- ❖ The applicant will dedicate 5 feet of property along the north side of Cutoff Road for a future road widening project.
- ❖ An additional stub street is provided leading to the property north of Cothran Retreat.
- ❖ Curb cuts for the commercial development will be determined at time of proposed site plans for potential end users of those properties. These curb cuts will be coordinated with TDOT and Rutherford County during the design phase of each commercial site plan.

