

Cothran Retreat



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A Request for PUD Rezoning

Submitted August 14, 2015
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Introduction

Synopsis.....	1
Proposed Plan.....	2

Existing Conditions

Utilities & Topography.....	3
Aerial & On-site Photos.....	4
Surrounding Area Data.....	5

Proposed PUD

Residential Development Standards.....	6,7
Proposed Residential Buildings.....	8
Amenities.....	9

Ingress/Egress

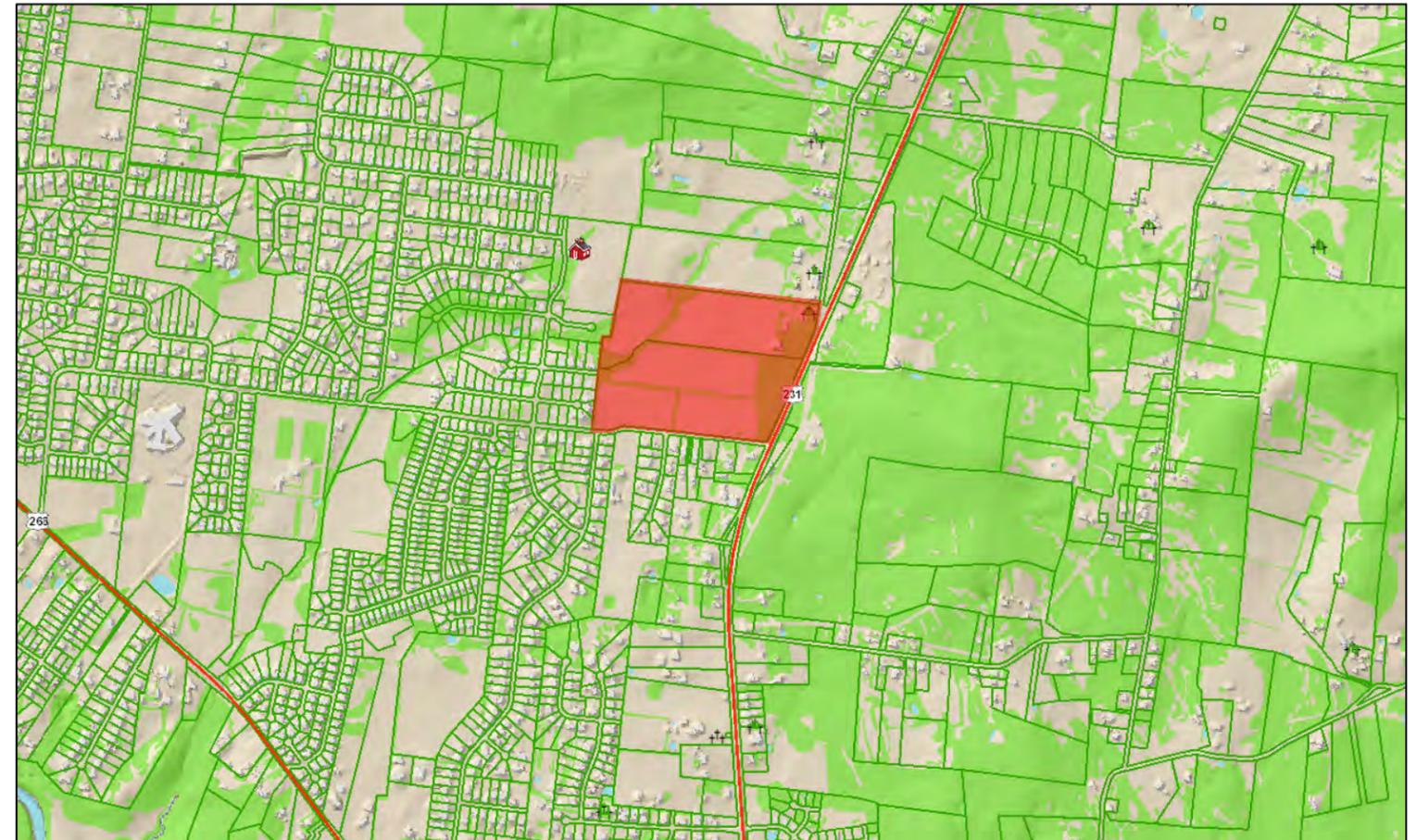
Synopsis.....	10
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The Request

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 to be rezoned is approximately 80.00 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, 52.00 & 90.00 of Tax Map 24.

The concept plan includes 80.00 acres of planned single family residential. The residential property of the plan will consist of a total of 183 single family lots yielding an overall density of 2.29 d.u. per acre. The current RM zoning would allow for 232 single family lots for a possible gross density of 2.90 d.u. per acre. The single family detached lots will have a minimum size of 7,800 s.f. The single family homes will range from 1,800-2,700+ 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, pool with cabana, playground, and pocket parks where residents can relax and engage with their neighbors.

Introduction Synopsis

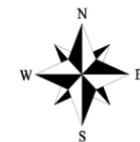


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Vision

Cothran Retreat is designed to offer a residential community with usable green space while offering residents the convenience of city living. 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 Cothran Retreat.



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Proposed Plan

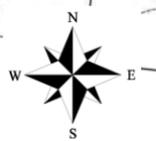
EXISTING CEMETERY SHOWN ON COUNTY MAPS IS NOT LOCATED IN THIS AREA. ACTUAL LOCATION IS SHOWN JUST TO THE SOUTH.



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

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
PROPERTY REMAINING RM ZONING:	±8.32 ACRES
PROPERTY TO BE REZONED TO PUD:	±80.00 ACRES
TOTAL NUMBER OF LOTS:	183
GROSS DENSITY: 183 LOTS/80.00 ACRES=	2.29 UNITS/ACRE
MINIMUM LOT SIZE:	7,800 SF (65' W x 120' D)
MINIMUM LOT WIDTH AT FRONT SETBACK:	65 FEET
TOTAL OPEN SPACE:	±31.54 ACRES (39.4%)
OPEN SPACE: (USABLE)	
REQUIRED (10% OF 80.00 AC)=	±8.00 ACRES
PROVIDED=	±9.15 ACRES (11.4%)
STORMWATER: (NOT USABLE)	±2.25 ACRES (2.8%)
S.T.E.P. SYSTEM: (NOT USABLE)	
TOTAL STEP LOT AREA=	±20.14 ACRES (25.2%)
TOTAL SOILS PROVIDED=	±14.77 ACRES
RESIDENTIAL	
REQUIRED (1 ACRE PER 13 LOTS)=	±14.08 ACRES



SCALE: 1" = 200'



Existing Conditions

Utilities, Topography, and Right-of-Way

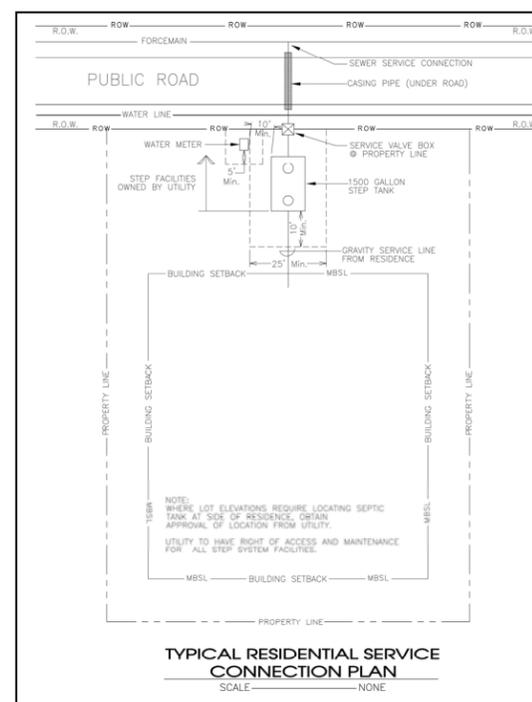
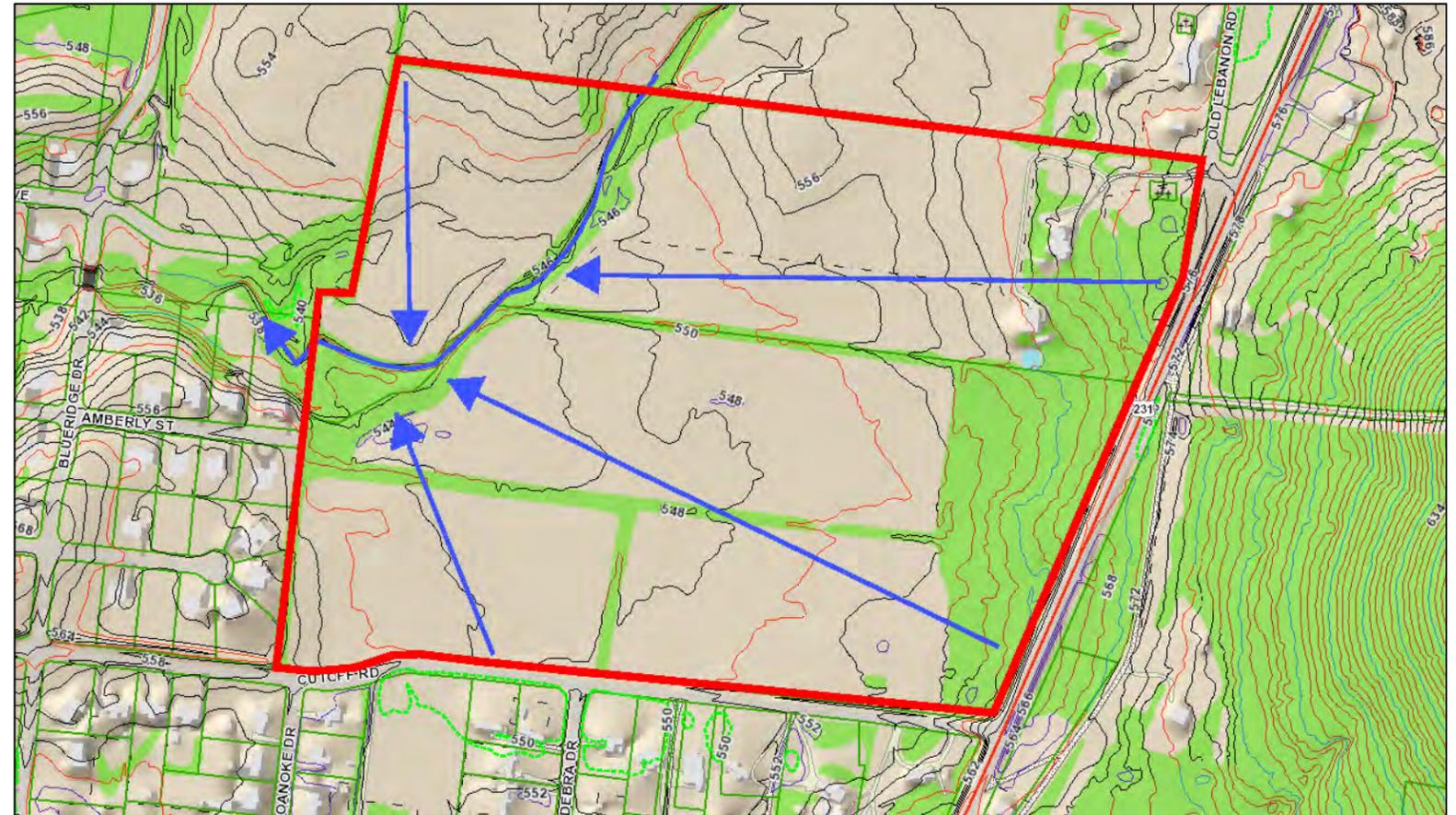
The property has/will have access to public rights-of-way at two locations. One access point is located along Cutoff Road and the other is from Old Lebanon Road. In addition to these existing connections, there is a proposed connection via future roadway extension toward property located to the north 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 County. The STEP system will also be maintained by CUD.



Middle Tennessee 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 west 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.



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Existing Conditions

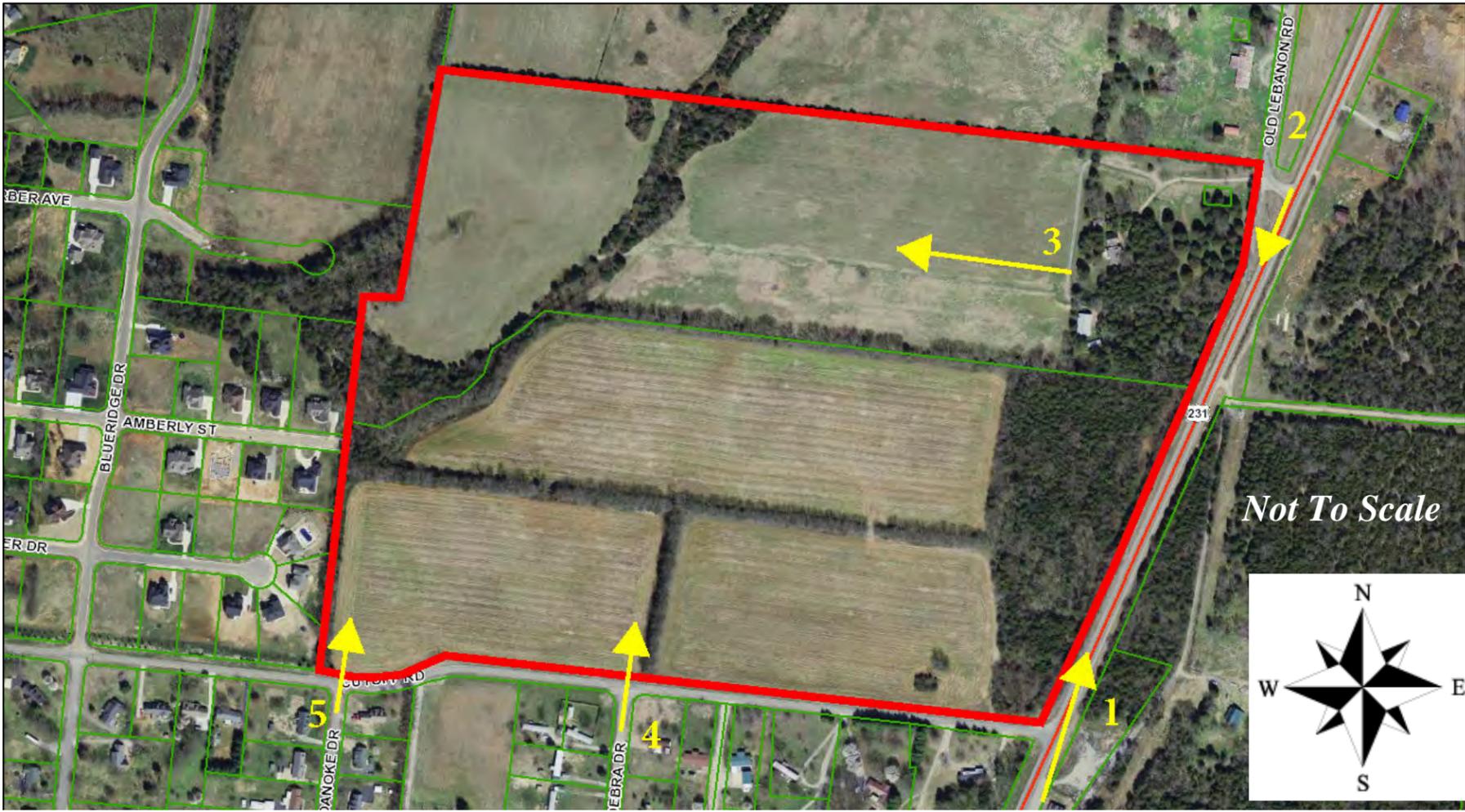
Aerial & On-site Photographs



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



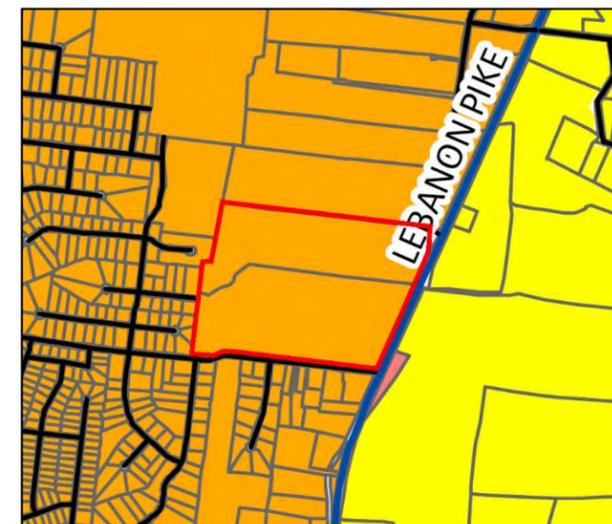
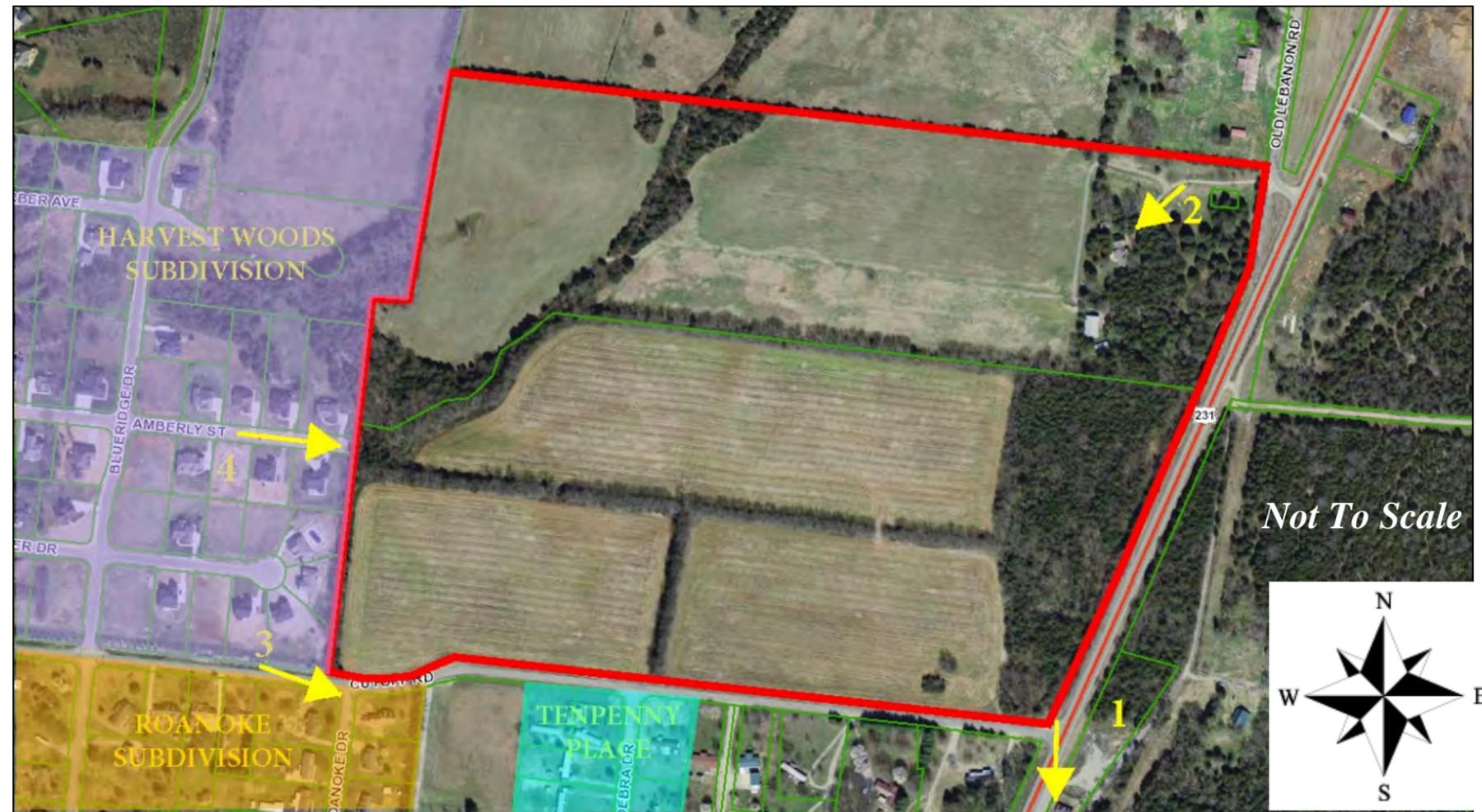
Picture #2
View of Coutts Residence



Picture #3
View of Existing House on Cutoff Road



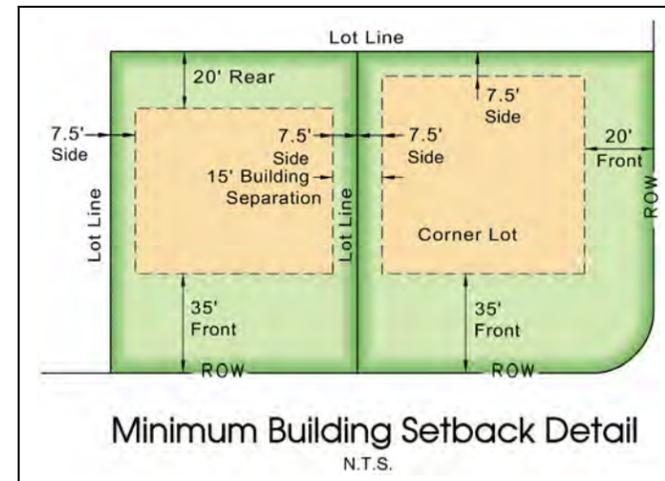
Picture #4
View of Residences along Amberly Street



- 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

Cothran Retreat consists of 183 dwelling units on 80.00 acres for a density of 2.29 d.u./acre. The site provides over 10% of usable 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.



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Proposed PUD Residential Development Standards

- ❖ 183 Buildable Lots with 3 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: (Minimum)
 - 35-foot front
 - 7.5-foot side
 - Minimum 15' Building separation
 - 20-foot rear
 - Side setback adjoining street on corner lots = 20 feet
- ❖ Maximum lot coverage = 50%.
- ❖ 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

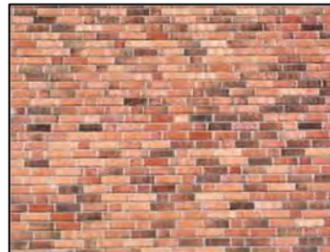
Proposed Residential Homes

- ❖ All Homes will be a minimum of 1,800 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 a minimum 70% brick, stone, cement board siding and a maximum 30% vinyl for all elevations.

- ❖ Building Heights will be in compliance with the standards for RM 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 Cothran Retreat. The amenities program will include a swimming pool, a pool cabana, a playground, 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 cabana, pool, parking lot, and tot lot will take place after Phase 1 infrastructure is complete and the first 30 lots are sold and closed.
2. The first portion of the walking trail that is located on the Cothran parcel will be constructed after Phase 2 infrastructure is complete and the second 30 lots are sold and closed.
3. The second portion of the walking trail that is located on the Coutts parcel will be built during the construction of Phase 6 infrastructure.



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 Old Lebanon Road in the northeast corner of the project. This second point to the neighborhood will allow for another connection point to Lebanon Pike, which will reduce the amount of traffic from the neighborhood onto Cutoff Road in the future.

- ❖ 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 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 for future connectivity of the county's thoroughfare system.



Not To Scale

