

RIZER POINT PUD SUBDIVISION REZONING REQUEST

REVISION 2

ADDITION OF PROPERTY IDENTIFIED AS MAP 63, PARCEL 3.01 TO THE RIZER POINT PUD
FRANKLIN, TENNESSEE

OWNER/APPLICANT:

GOODALL INC, BUILDERS
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JACK LUDINGTON
615.451.5029

PLANNER/LANDSCAPE ARCHITECT

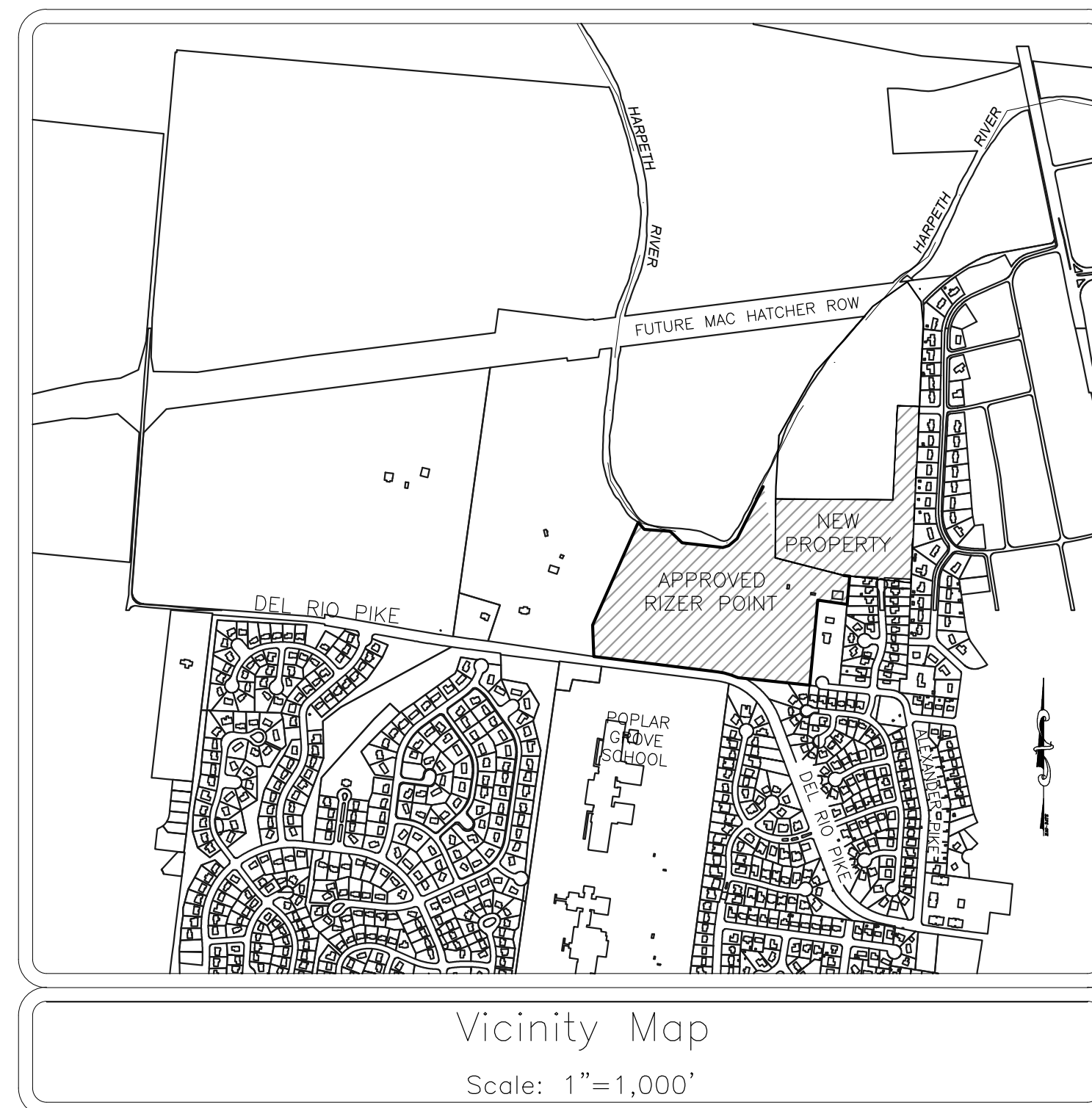
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN TN 37064

CIVIL ENGINEER:

DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401.9956
mdewey@dewey-engineering.com

SURVEYOR (NEW TRACT):

GREG TERRY
JAMES TERRY & ASSOCIATES
211 DONELSON PIKE
SUITE 6
NASHVILLE, TENNESSEE 37214
615.490.6920
greg.jta@comcast.net

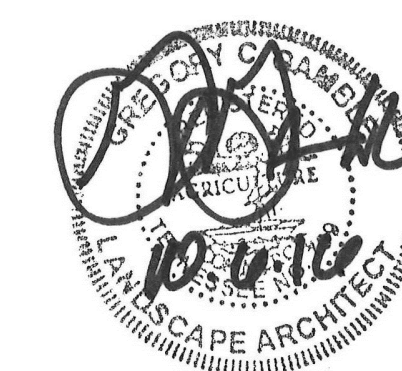


REVISION 2 SUMMARY:

This Rezoning Request is to include a new Section, Section 5 to the overall PUD. Section 5 is an additional parcel (+/-14.04 AC) and 16 new single family detached homes. The other four sections of the original Rizer Point PUD have approved Site Plans and are either in construction or complete. No change is proposed to Sections 1 - 4. New parcel to be rezoned from AG to SD-R (1.14).

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS



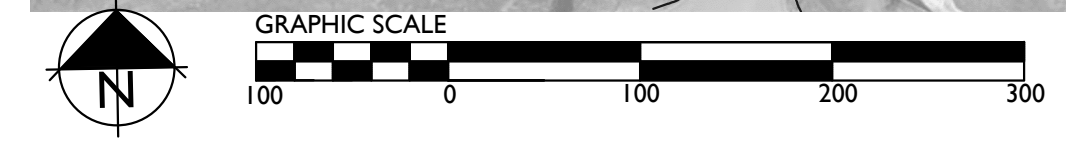
COF # 6250
INITIAL SUBMITAL: SEPTEMBER 12, 2016
REVISED: OCT. 6, 2016

ADJACENT PROPERTY OWNERS WITHIN 500'

MAP PARCEL	OWNER	OWNER
063 0103	OWEN REESE	
063 0105	FOUNDERS POINT HOA	
063 0110	FRANKLIN SPECIAL SCHOOL DISTRICT	
063 0115	POPULAR GROVE ELEMENTARY	
063 0120		
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SOIL DATA:

PROJECT NAME:	RIZER POINT PUD SUBDIVISION		
PROJECT NUMBER:	REZONING REQUEST, REV. 2		
SUBDIVISION:	RIZER POINT		
LOT NUMBER:	N/A		
ADDRESS:	DEL RIO PIKE		
CITY:	FRANKLIN, TN		
COUNTY:	WILLIAMSON		
STATE:	TENNESSEE		
CIVIL DISTRICT:	14TH CIVIL DISTRICT		
MAP GROUP, PARCEL NUMBERS:	MAP 63, PARCEL 3.01 (NEW PARCEL)		
EXISTING ZONING:	SD-R & AG		
PROPOSED ZONING NEW PARCEL:	SD-R (1.14)		
CHARACTER AREA OVERLAY:	WHCO 2 & 3		
OTHER APPLICABLE OVERLAYS:	FFO, FWO		
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL		
TOTAL AREA:	ORIGINAL RIZER POINT AREA: 35.94 AC 63-00301 (NEW PARCEL) AREA: 14.04 AC TOTAL AREA: 49.98 AC		
OVERALL DENSITY:	2.23 UNITS/AC TOTAL SITE 2.64 UNITS/AC ORIGINAL PUD AREA 1.14 UNITS/AC NEW PROPERTY		
NET DENSITY (MINUS 8.06 AC ROW):	2.66 UNITS/AC		
NET DENSITY (MINUS ROW AND 5.50 AC FWO OVERLAY):	3.15 UNITS/AC		
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	24 TOWN HOME (CURRENT RIZER POINT PUD) 71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD) 16 SINGLE FAMILY HOME (NEW PROPERTY)		
NONRESIDENTIAL SQUARE FOOTAGE:	N/A		
TOTAL ACREAGE BY USE, ENTIRE SITE:	23.77 AC OPEN SPACE 8.06 AC ROW 16.47 AC RESIDENTIAL LOTS		
TOTAL ACREAGE BY USE, PER SECTION:			
SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	- AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	2.63 AC	10.07 AC	13.86 AC
MINIMUM REQUIRED SETBACK LINES:	SEE LOT DIAGRAMS		
OWNER (RIZER POINT MASTER DEVELOPER):	GOODALL INC BUILDERS JACK LUDINGTON 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37069 615-451-5029 judington@goodallhomes.com		
OWNER (PARCEL 3.01):	F-L FARMS 4720 HARPETH PEYTONSVILLE RD THOMPSON STATION, TN 37179		
APPLICANT:	GOODALL HOMES 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37069 615-451-5029 JACK LUDINGTON judington@goodallhomes.com		
OFFICE PHONE:			
CONTACT:			
EMAIL ADDRESS:			
BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF		
BUILDING HEIGHT:	2 STORIES		
LANDSCAPE SURFACE RATIO:	48		
MINIMUM LANDSCAPE SURFACE RATIO:	20		
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME		
MAXIMUM PARKING LIMIT:	N/A		
PARKING PROVIDED:	2.23 DUA (TOTAL SITE)		
RESIDENTIAL DENSITY:	4.20 AC (8.4%) EXISTING (35 x 1200 SF) / (76 x 600 SF) = 87,600 SF 78,000 SF ORIGINAL PUD / 79,000 SF REVISION 3		
PARK CANOPY:			
TREE LAND (IF APPLICABLE):			
OPEN SPACE:	23.77 AC (47.7% PUD SITE)		
OPEN SPACE ACREAGE REQUIRED:	15% (7.47 AC)		
FORMAL OPEN SPACE REQUIRED:	33% (2.49 AC)		
INFORMAL OPEN SPACE REQUIRED:	66% (4.98 AC)		
LEGAL DESCRIPTION OF NEW PROPERTY, TO BE REZONED			
Commencing at a point along the west right-of-way of Viola Lane, the same point being on the southern line of the property of F-L Farms LLC, of record on Tax Map 63 Parcel 3.01 in the Register's Office of Williamson County Tennessee; said point being the point of beginning of the following land:			
Thence, N			



SITE DATA:

PROJECT NAME:	RIZER POINT PUD SUBDIVISION		
REZONING REQUEST, REV. 2			
PROJECT NUMBER:	6250		
SUBDIVISION:	RIZER POINT		
LOT NUMBER:	N/A		
ADDRESS:	DEL RIO PIKE		
CITY:	FRANKLIN, TN		
COUNTY:	WILLIAMSON		
STATE:	TENNESSEE		
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OTHER APPLICABLE OVERLAYS:	FFO, FWO		
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL		
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MINIMUM REQUIRED SETBACK LINES:	SEE LOT DIAGRAMS		
OWNER (RIZER POINT MASTER DEVELOPER):	GOODALL INC BUILDERS		
CONTACT:	JACK LUDINGTON		
ADDRESS:	393 MAPLE STREET, SUITE 100		
	GALLATIN, TN 37066		
PHONE:	615-451-5029		
EMAIL:	judington@goodallhomes.com		
OWNER (PARCEL 3.01):	F-L FARMS		
ADDRESS:	4720 HARPEH PEYTONSVILLE RD		
	THOMPSON STATION, TN 37179		
APPLICANT:	GOODALL HOMES		
ADDRESS:	393 MAPLE STREET, SUITE 100		
	GALLATIN, TN 37066		
OFFICE PHONE:	615.451.5029		
CONTACT:	JACK LUDINGTON		
EMAIL ADDRESS:	judington@goodallhomes.com		
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MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME		
MAXIMUM PARKING LIMIT:	N/A		
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME		
RESIDENTIAL DENSITY:	2.23 DUA (TOTAL SITE)		
TREE CANOPY:	4.20 AC (8.4% EXISTING)		
PARKLAND (IF APPLICABLE):	(35 x 1200 SF) + (76 x 600 SF) = 87,600 SF 78,000 SF ORIGINAL PUD 9,600 SF REVISION 3		
OPEN SPACE:	23.77 AC (47.7% PUD SITE)		
OPEN SPACE ACREAGE REQUIRED:	15% (7.47 AC)		
FORMAL OPEN SPACE REQUIRED:	33% (2.49 AC)		
INFORMAL OPEN SPACE REQUIRED:	66% (4.98 AC)		

EXISTING TREE CANOPY:
 TOTAL EXISTING CANOPY: 4.20 AC (8.4%)
 REQUIRED PRESERVATION: 54% 2.27 AC
 TREE CANOPY AREA A: 3.06 AC (ORIGINAL RIZER POINT PROPERTY)
 TREE CANOPY AREA B: 1.14 AC (NEW PROPERTY)

- NOTES**
1. FLOODWAY AND FLOODPLAIN DELINEATED FROM FIRM (PANEL NUMBER 47187C0184G) EFFECTIVE DATE DECEMBER 22, 2016.
 2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE. 111 SFU * 350 GPD = 38,850 GPD

SEWER
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO PUMP STATION LOCATED ON DEL RIO PIKE.

REPURIFIED (REUSE) WATER FACILITIES
 REUSE WATER IS AVAILABLE, AND WILL BE UTILIZED FOR COMMON AREAS OWNED AND MAINTAINED BY THE RIZER POINT HOMEOWNERS ASSOCIATION.

STREET NETWORK
 THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT.

DRAINAGE FACILITIES
 THE PROPERTY DRAINS NORTH INTO THE HARPEH RIVER AND WEST INTO THE RETENTION AREA CREATED WITH THE ORIGINAL RIZER POINT PUD.

POLICE AND FIRE
 FIRE STATION: HWY 96- 3.6 MILES DRIVING DISTANCE
 COLUMBIA AVE. POLICE STATION - 2.06 MILES DRIVING DISTANCE

RECREATION FACILITIES
 WILLIAMSON COUNTY RECREATION FACILITY -1.8 MILES FROM THE PROPERTY

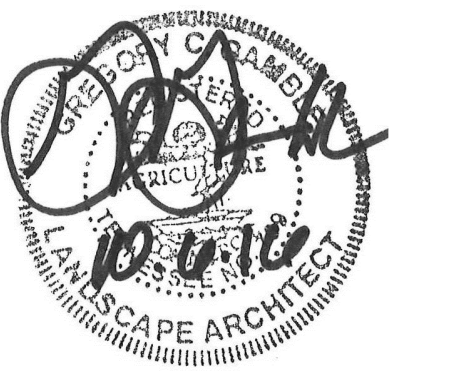
PROJECTED STUDENT POPULATION
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES. 111 X .64 = 71.04 STUDENTS

REFUSE COLLECTION
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

RESTRICTIVE COVENANTS
 THE RIZER POINT HOME OWNERS' ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATION AREAS, AND TOWN HOME YARDS.



RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REVISION 2
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
 COF PROJECT NO. 6250



rev.	date
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SEPTEMBER 12, 2016