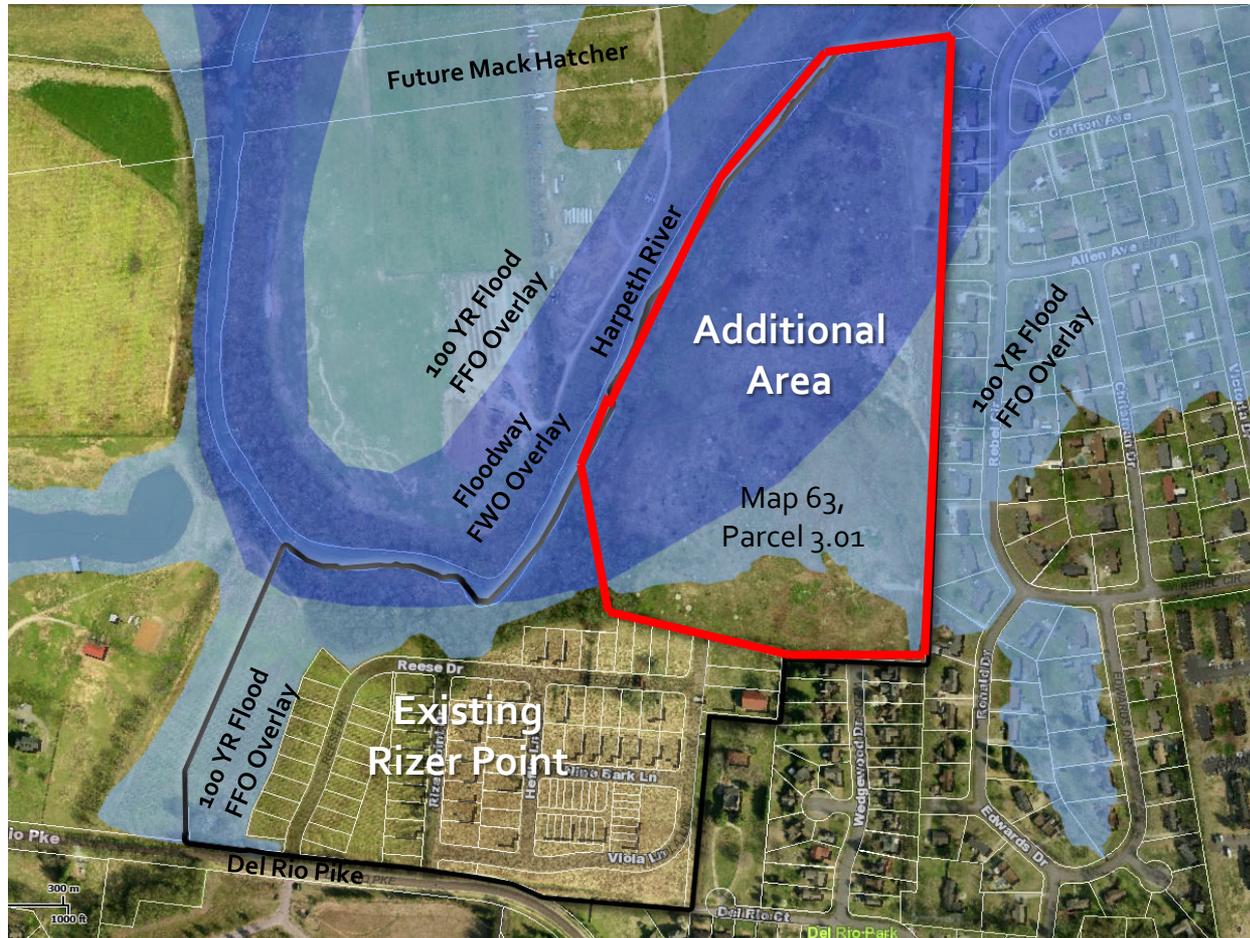


RIZER POINT

FRANKLIN, TENNESSEE

Development Plan Revision & Rezoning Request
Joint FMPC/BOMA Workshop
August 25, 2016



Existing Rizer Point:

- Character Area: WHCO-2 & 3
- Zoning: SD-R (2.64)
- Land Use: Residential
- Overlays: FFO, FWO

Additional Area:

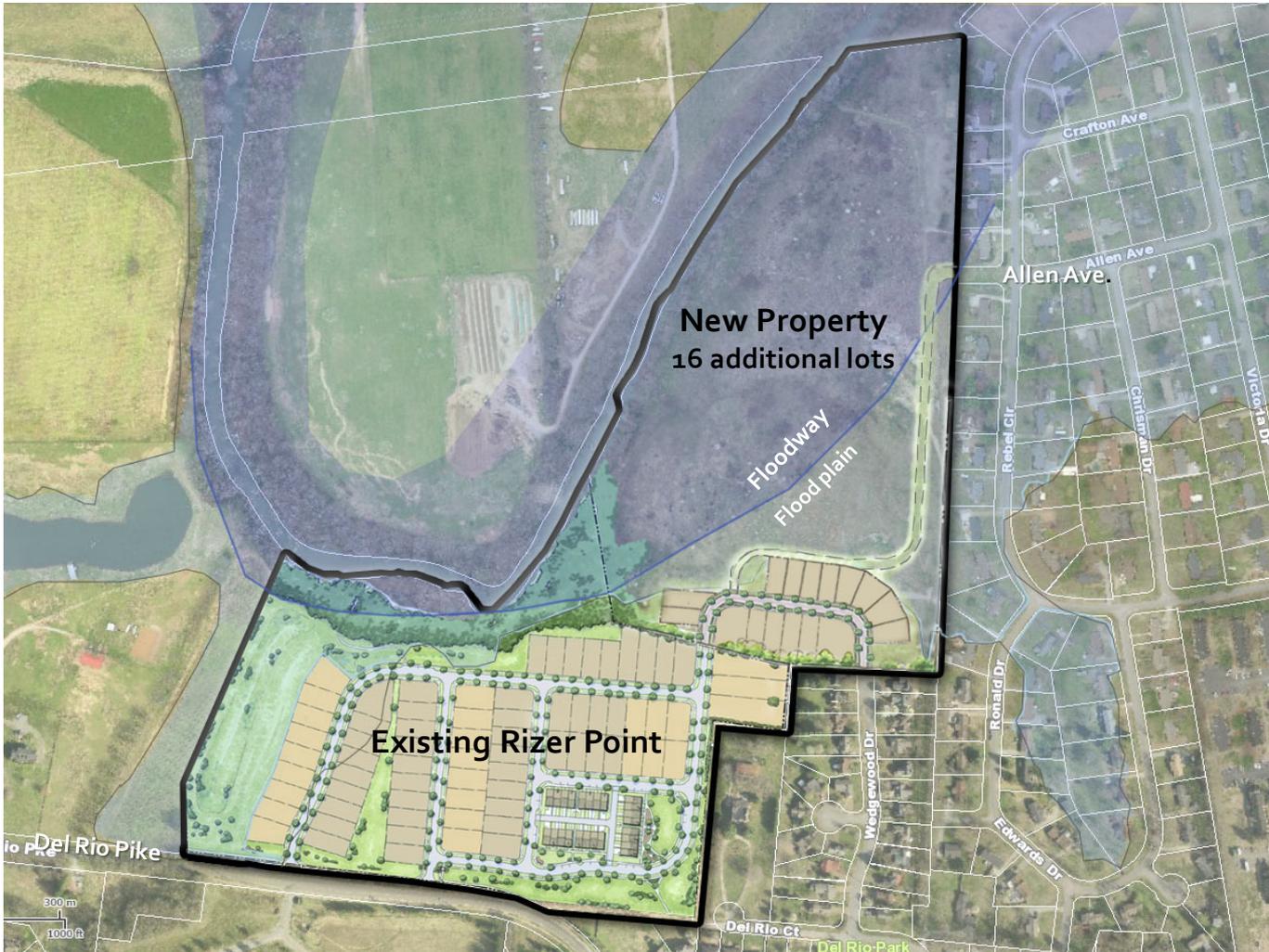
- Character Area: WHCO-2 & 3
 - Existing Zoning: AG
 - Proposed Zoning: SD-R (0.46)
 - Land Use: Vacant
 - Overlays: FFO, FWO
- Total Area: 35.74 AC
 - Area in Floodway: +/-23.5 AC
 - Area in Floodplain: +/-6.5 AC
 - Area out of Floodplain: +/-29.0 AC



Floodway FWO Overlay



100 Yr. Floodplain FFO Overlay



Proposed Revision 3:

- 16 new single family homes
- Road connection between Viola Lane and Wedgewood Drive, with traffic calming chicanes
- Emergency access easement to Allen Ave.
- Proposed Zoning for New Property:
SD-R (0.46)

Density:

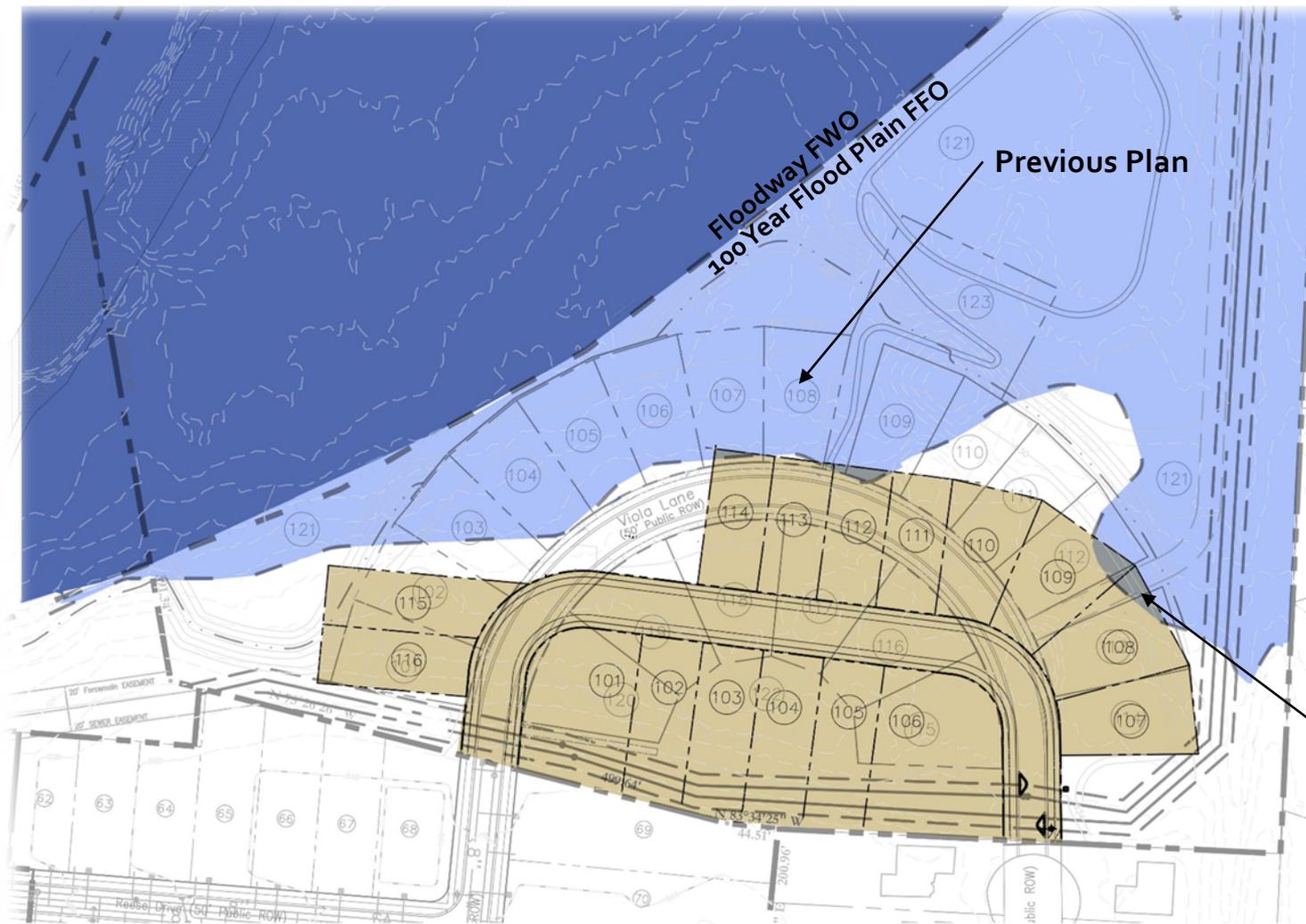
Existing PUD : 2.87 DUA
 New Property: 0.45 DUA
 Overall Density: 1.65 DUA

-  Floodway FWO Overlay
-  100 Yr. Floodplain FFO Overlay



Proposed Revision 3:

- 16 new single family homes
- Walking trails
- Enhanced landscape to buffer new development from existing development
- Construction access through Rizer Point only, not on Wedgewood Drive.



**Floodway FWO
100 Year Flood Plain FFO**

Previous Plan

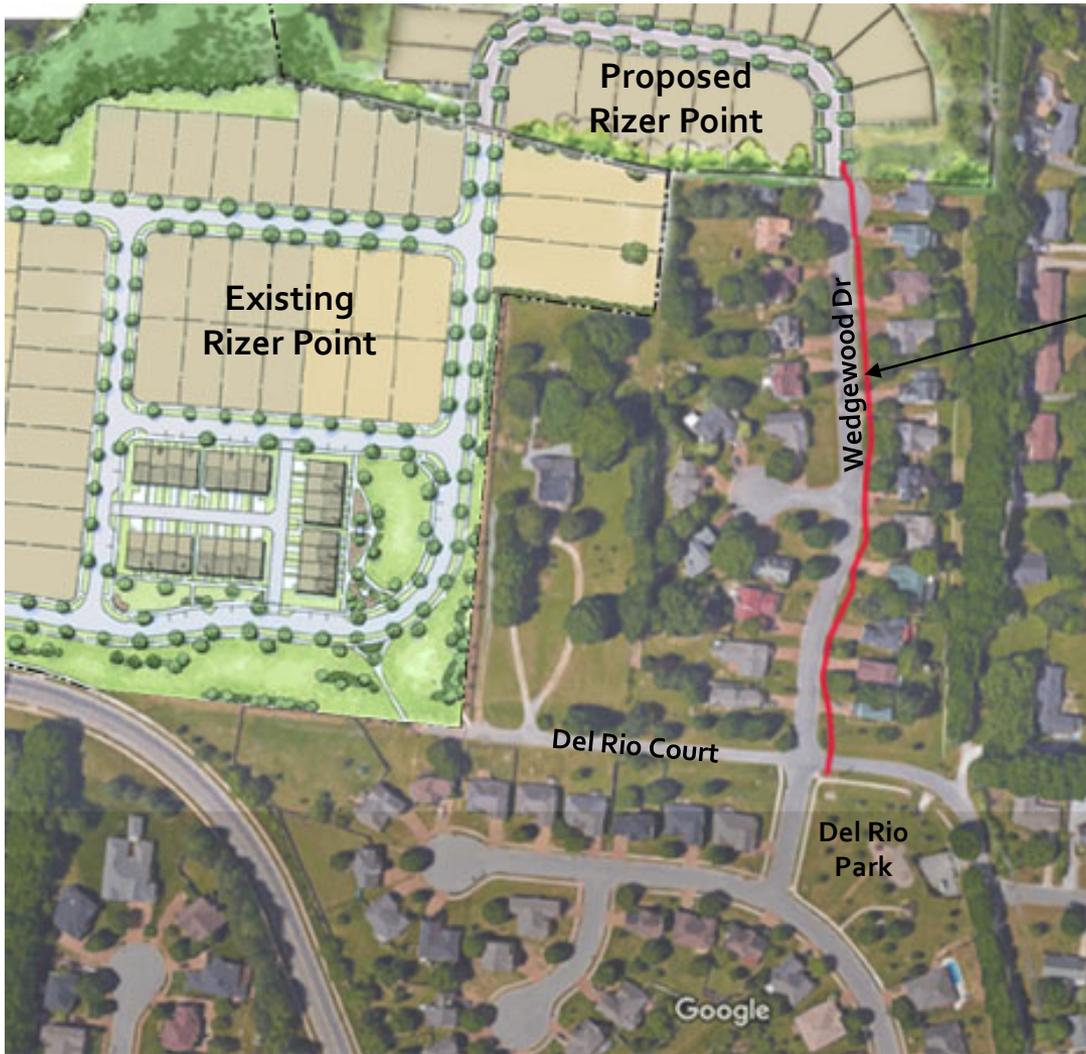
Proposed Revision 3:

- No Floodway alterations proposed
- Total Flood Plain on-site: 6.5 AC
- Total Flood Plain impacted: XX AC

Current Plan
xx AC Flood Plain impact

-  Floodway FWO Overlay
-  100 Yr. Floodplain FFO Overlay
-  Current Proposed Plan (lots and roads)

Proposed Flood Plain Impact



Location of proposed side walk

The developer has committed to constructing a side walk in the Right-Of-Way along Wedgewood Drive to connect residents to the park at the corner of Wedgewood and Del Rio Court.

Proposed Side Walk Connection

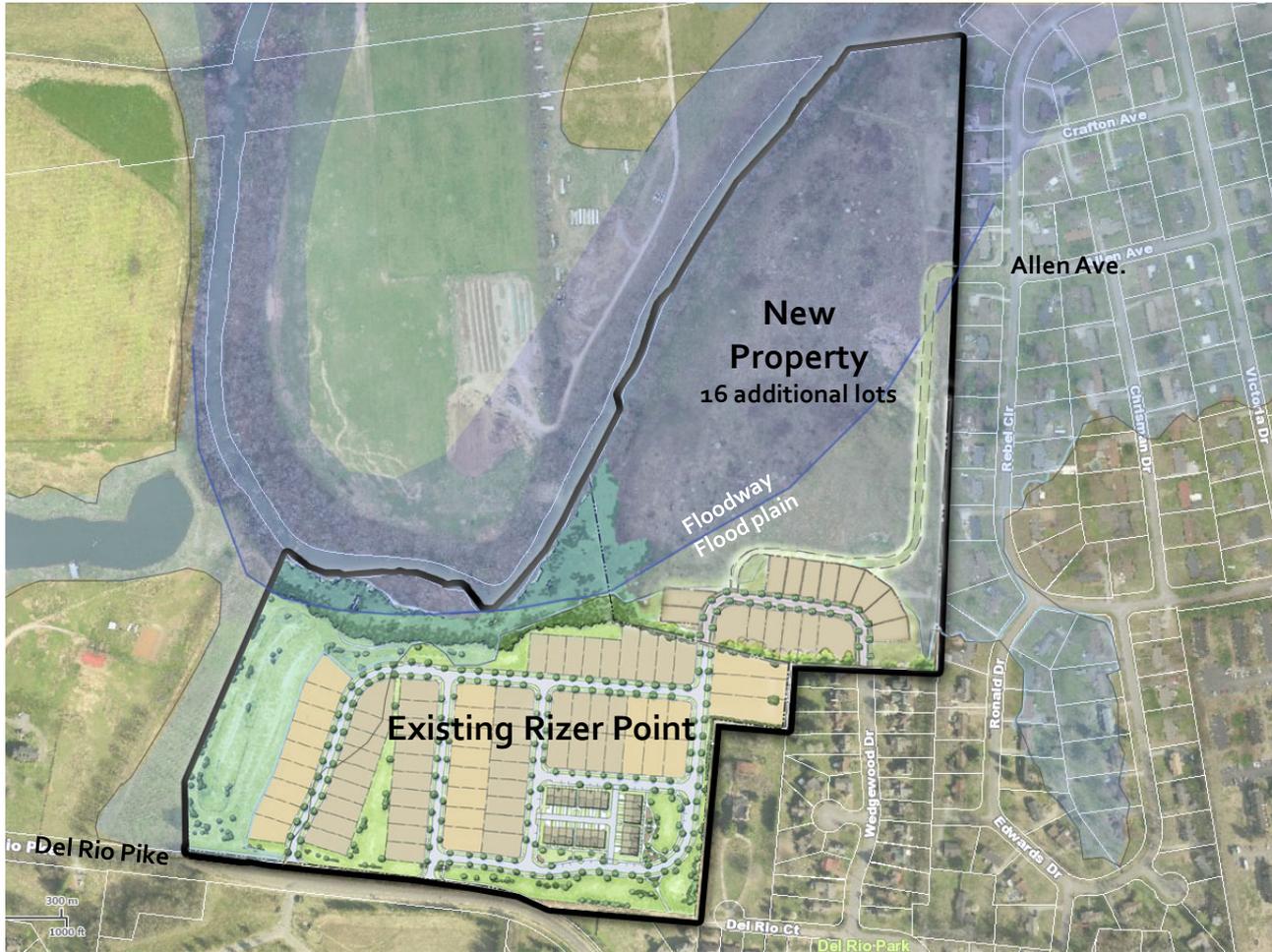


The developer has committed to removing existing debris from the site as part of this construction.

Proposed Site Clean-Up

TYPICAL ARCHITECTURE





Proposed Revision 3:

Pre-Application Meeting with COF Staff
(August 24, 2016)

- Comments TBD

Neighborhood Meeting: August 24, 2016

- Comments- TBD

Next Steps:

- Development Plan & Rezoning Request
submittal for October FMPC meeting.

What We've Heard ...