

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

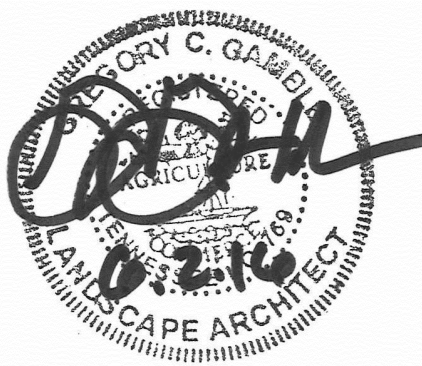


REVISION 2 SUMMARY:

This Rezoning Request is to accompany the Development Plan Revision 3, and is to include a new Section, Section 5 to the overall PUD. Section 5 is an additional parcel (+/-35.14 AC) and 20 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.

INDEX OF SHEETS

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C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS



COF # 6144
MAY 9, 2016
REVISED: JUNE 2, 2016



OVERALL EXISTING CONDITIONS



EXISTING TREE CANOPY:
TOTAL EXISTING CANOPY: 6.54 AC (9.2%)
REQUIRED PRESERVATION: 54% 3.53 AC
TREE CANOPY AREA A: 3.03 AC (ORIGINAL RIZER POINT PROPERTY)
TREE CANOPY AREA B: 3.51 AC (NEW PROPERTY)

SOIL TYPES		
A/B	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BrC2	BRAXTON CHERTY SILT LOAM (ERODED)	5-12% SLOPES
BsD3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
Hu	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%

SITE DATA:

PROJECT NAME:

PROJECT NUMBER:

SUBDIVISION:

LOT NUMBER:

ADDRESS:

CITY:

COUNTY:

STATE:

CIVIL DISTRICT:

MAP GROUP, PARCEL NUMBERS:

EXISTING ZONING:

PROPOSED ZONING NEW PARCEL:

CHARACTER AREA OVERLAY:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

TOTAL AREA:

OVERALL DENSITY:

RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REV. 2
6144
RIZER POINT
N/A
DEL RIO PIKE
FRANKLIN, TN
WILLIAMSON
TENNESSEE
14TH CIVIL DISTRICT
MAP 63, PARCEL 3.01 (NEW PARCEL)
S-DR & AG
S-DR (0.57)
WHCO 2 & 3
FFO, FWO
CONVENTIONAL
ORIGINAL RIZER POINT AREA: 35.94 AC
63-000301 (NEW PARCEL) AREA: 35.14 AC
TOTAL AREA: 71.08 AC
1.62 UNITS/AC TOTAL SITE
2.64 UNITS/AC ORIGINAL PUD AREA
0.57 UNITS/AC NEW PROPERTY
1.88 UNITS/AC

NET DENSITY (MINUS 5.92 AC ROW):
NET DENSITY (MINUS ROW AND 24 AC FWO OVERLAY):
24 TOWN HOME (CURRENT RIZER POINT PUD)
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
20 SINGLE FAMILY HOME (NEW PROPERTY)

N/A
16.68 AC LOT IN RESERVE
26.88 AC OPEN SPACE
5.92 AC ROW
21.52 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	3.69 AC	14.18 AC	17.87 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 37066 615-451-5029 jludington@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 37066 615-451-5029 JACK LUDINGTON jludington@goodallhomes.com
BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	.49
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY:	1.62 DUA (TOTAL SITE)
TREE CANOPY:	6.54 AC (9.2%) EXISTING
PARKLAND (IF APPLICABLE):	DEDICATION OF GREENWAY TRAIL AREA (354,1200 SF) * (80x600 SF) = 90,000 SF 78,000 SF ORIGINAL PUD 12,000 SF REVISION 3 27.04, (49.7% PUD SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	15% (10.66 AC)
FORMAL OPEN SPACE REQUIRED:	33% (3.52 AC)
FORMAL OPEN SPACE REQUIRED:	66% (7.04 AC)

LAND USE PLAN COMPLIANCE:
CHARACTER AREA OVERLAY: WHCO 2 & 3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD: IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 20 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE APPROVED RIZER POINT PUD AND ADJACENT NEIGHBORHOOD EAST AND SOUTH OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

DESIGN CONCEPT
THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND CREATE A VEHICULAR AND PEDESTRIAN CONNECTION TO WEDGEWOOD DRIVE. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING, ADJACENT LOTS.

LOCAL COMPATIBILITY
NO CHANGE IS PROPOSED FOR THE EXISTING PUD AREA. THIS REVISION IS TO INCLUDE ADDITIONAL PROPERTY TO THE NORTH EAST. THE PROPERTY ADDITION IS DESIGNED WITH LOTS CONSISTENT WITH NEIGHBORHOODS ALONG THE DEL RIO PIKE CORRIDOR.

STATEMENT OF IMPACTS
WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
11" SFI * 350 GPD * 40,250 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. PROJECTED TRIPS FOR THIS ADDITION IS 214 TRIPS PER DAY (20 SINGLE FAMILY RESIDENTIAL UNITS @ 10.7 TRIPS PER DAY).

DRAINAGE FACILITIES
THE PROPERTY DRAINS NORTH INTO THE HARPETH 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.
115 X .64 = 73.6 STUDENTS

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

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

- NOTES
1. A PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA, ZONE AE, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBERS: 47187C0184F & 47187C0192F, DATED SEPT 2006. ELEVATION VARIES 625.0-625.5.
 2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

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



rev. date
June 2, 2016

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- △

MAY 9, 2016

SHEET

C1.1
EXISTING
CONDITIONS