

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

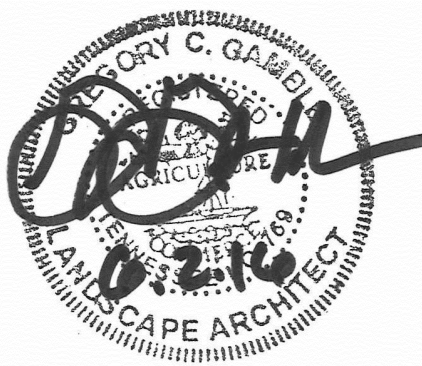


REVISION 2 SUMMARY:

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

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



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

LEGAL DESCRIPTIONS:
LEGAL DESCRIPTION OF NEW PROPERTY, TO BE REZONED
The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point on a line.

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point on a line.

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

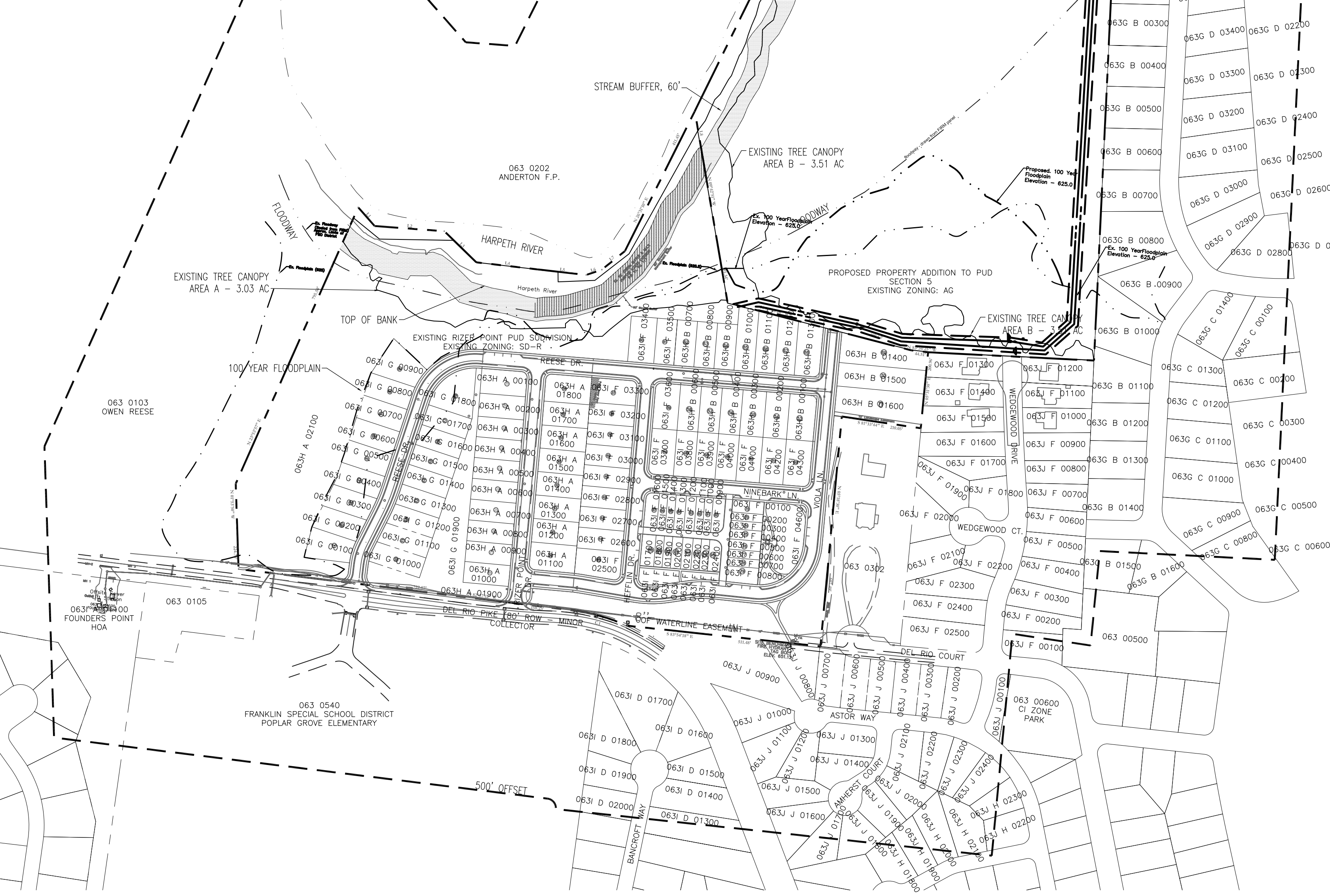
Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.

Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.

Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.

Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.

Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 acres more or less.



OVERALL EXISTING CONDITIONS



ADJACENT PROPERTY OWNERS WITHIN 500'

MAP, PARCEL	PROPR. STREET	OWNER1	OWNER2
063-0103	2010 Del Rio Pk	Gordon Owen Reese	
063-0104	DEL RIO PK	Founders Point HOA	
063-0105	DEL RIO PK	Zaring Homes Inc	
063-0002	1100 Del Rio Ck	Tennessee Valley Authority	
063-0540	750 New HWY 96 W	Franklin Special School Dist	
063-01700	547 Bancroft Way	James Robert Brown	
063-01800	545 Bancroft Way	Robert E Bright	
063-02000	541 Bancroft Way	Joel Lee Bennett	
063-02100	541 Bancroft Way	Villard M Swenness	
063-02200	540 Bancroft Way	Timothy A Parker	
063-02300	538 Bancroft Way	Nancy Samuel	
063-02400	536 Bancroft Way	Xingy Guo	
063-02500	534 Bancroft Way	Shirley Vicki	
063-02600	536 Astor Way	Charles V Garrett	
063-02700	559 Astor Way	Kristal Dale	
063-02800	555 Astor Way	Rolling Hollow Prop LLC	
063-02900	551 Astor Way	Victoria L Marcoe	
063-03000	704 Amhurst Ct	Venus Adams	
063-03100	706 Amhurst Ct	Shawneer Amhurst	
063-03200	709 Amhurst Ct	James L Hough	
063-03300	707 Amhurst Ct	David A Cole	
063-03400	705 Amhurst Ct	Angela Marie Powell	
063-03500	700 Amhurst Ct	Judith Hill	
063-03600	702 Amhurst Ct	Tapes Pringle	
063-03700	354 Astor Way	ARP 2014 - B Borrower LLC	
063-03800	352 Astor Way	Keith Everett Smith	
063-03900	350 Astor Way	Budger Clark R Row Trust	
063-04000	348 Astor Way	Ronald Jay Hill	
063-04100	344 Astor Way	Kenny M Coleman	
063-04200	342 Astor Way	Christopher Harris	
063-04300	Astor Way	City of Franklin	
063-04400	701 Amhurst Ct	Miss S Bengali	
063-04500	359 Astor Way	Victor M Menard	
063-04600	355 Astor Way	Benjamin L Davis	
063-04700	331 Astor Way	McCortie T S & Family Trust	
063-04800	327 Astor Way	Camille T Ford	
063-04900	323 Astor Way	Paul V Skovelski	
063-05000	608 Doubrooke Ct	James D Carter	
063-05100	606 Doubrooke Ct	Kris Hubbard	
063-05200	604 Doubrooke Ct	James E Siegel IV	
063-05300	602 Doubrooke Ct	Henry J Seneel	
063-05400	1105 Wedgewood Dr	Timothy J Forbes	
063-05500	1100 Wedgewood Dr	Trent Collier	
063-05600	1113 Wedgewood Dr	Patricia Patterson	
063-05700	585 Wedgewood Ct	Robert M Chiles	
063-05800	1115 Wedgewood Dr	Hansel Jonathan Eason	
063-05900	1110 Wedgewood Dr	Kean Patterson	
063-06000	1108 Wedgewood Dr	Pearso Trust Company Custodian	
063-06100	1104 Wedgewood Dr	Glenn H Moore	
063-06200	1109 Del Rio Ct	Gerardo Ruiz	
063-06300	605 Edwards Dr	Daryl W Sanders	
063-06400	603 Edwards Dr	Jennifer Hart	
063-06500	789 Edwards Dr	James E Bough	
063-06600	615 Rabel Ct	Stanley A Christiansen	
063-06700	Hillsboro Rd	Anderson Family Partnership	
063-06800	1100 Del Rio Ct	Anderson Family Partnership	
063-06900	HILLSBORO RD	ANDERSON FAMILY PARTNERSHIP	
063-07000	DEL RIO PK	F.F. FARMER LLC	
063-07100	2660 DEL RIO PK	REITLER RYAN	
063-07200	1108 HILLSBORO RD	GLENWALTER M TR	
063-07300	512 ALLEN AVE	HORTON ALDEN II	
063-07400	514 ALLEN AVE	ANDERSON ADAM L	
063-07500	516 ALLEN AVE	HARRIS ROBERT CLYDE JR	
063-07600	518 ALLEN AVE	PARRISH EDWARD J	
063-07700	517 CRAFTON AVE	SAMS TIMOTHY A	
063-07800	515 CRAFTON AVE	CATHER ROBERT DALE JR	
063-07900	513 CRAFTON AVE	MICHAEL NICOLE	
063-08000	513 VICTORIA DR	CAGLE DEBBIE L	
063-08100	512 CRAFTON AVE	SCHALK FRANKIE J	
063-08200	514 CRAFTON AVE	SMITHSON OVERALL S TR	
063-08300	512 REBEL CIR	SMITHSON ROBBIE A	
063-08400	514 REBEL CIR	CANN FRANK A II	
063-08500	500 REBEL CIR	STATE OF TENNESSEE	
063-08600	519 VICTORIA DR	STATE OF TENNESSEE	
063-08700	517 VICTORIA DR	SHEPHERD WILLIAM GENE	
063-08800	500 REBEL CIR	STATE OF TENNESSEE	
063-08900	502 REBEL CIR	STATE OF TENNESSEE	
063-09000	501 REBEL CIR	STATE OF TENNESSEE	
063-09100	519 REBEL CIR	STATE OF TENNESSEE	
063-09200	517 REBEL CIR	STATE OF TENNESSEE	
063-09300	515 REBEL CIR	CHRISTENSEN BRADLEY A	
063-09400	513 REBEL CIR	ROBEY TIMOTHY J	
063-09500	511 REBEL CIR	COBBINS NORMAN WADE	
063-09600	509 REBEL CIR	ARSLAN MEMET	
063-09700	507 REBEL CIR	TERRY BULLE E	
063-09800	505 REBEL CIR	JOHNS JAMES E	
063-09900	503 REBEL CIR	LONG VINCENT LEO JR	
063-10000	501 REBEL CIR	BATTERFIELD LESLIE J	
063-10100	500 REBEL CIR	CHOWNE DONALD R	
063-10200	500 REBEL CIR	LETT PAUL J	
063-10300	500 REBEL CIR	HICKSON ROBERT D JR	
063-10400	500 REBEL CIR	HICKLESS STEPHANIE	
063-10500	519 REBEL CIR	FELDS WILLIAM H	
063-10600	519 REBEL CIR	LICHARLES	
063-10700	519 REBEL CIR	RAY BILLY D	
063-10800	513 RONALD DR	PREST EARL D	
063-10900	511 RONALD DR	WILSON KENNETH W	
063-11000	509 RONALD DR	HERNANDEZ AMARCO	
063-11100	507 RONALD DR	HARRIS TERRY MORGAN	
063-11200	505 RONALD DR	WHITLEY JAMIE LEDON	
063-11300	78 EDWARDS DR	HARRETH HOMES LLC	
063-11400	78 EDWARDS DR	MARTIN JUSTIN E	
063-11500	81 EDWARDS DR	PATTON MINNE L	
063-11600	81 EDWARDS DR	NUNEZ FRANCISCO S	
063-11700	80 EDWARDS DR	CAUILL DENNIS ROSS	
063-11800	80 EDWARDS DR	RENFRO JERN L	
063-11900	802 RONALD DR	SMITH MARK S	
063-12000	804 RONALD DR	EMMONS JAS NATHAN	
063-12100	806 RONALD DR	WHERRY WM EVERETT	
063-12200	808 RONALD DR	SAVAGE PHIL	
063-12300	810 RONALD DR	SZABO JAMES	
063-12400	812 RONALD DR	LINN JOHNNY R	
063-12500	832 CHRISMAN DR	GINN JOHN ROBERT	
063-12600	831 CHRISMAN DR	ROLEY FRANK E	
063-12700	829 CHRISMAN DR	FRASER JONATHAN	
063-12800	827 CHRISMAN DR	KITSMILLER PATRICIA L	
063-12900	825 CHRISMAN DR	UNION JEFFREY Z	
063-13000	823 CHRISMAN DR	RASSAND MALINDA	
063-13100	821 CHRISMAN DR	HATCHER NORMAN GENE TR	
063-13200	819 CHRISMAN DR	ELLIOTT DANIEL	
063-13300	817 CHRISMAN DR	DEPATA SARAH M	
063-13400	814 REBEL CIR	HAGAN MICHAEL C	
063-13500	816 REBEL CIR	ADD LISA MAE	
063-13600	820 REBEL CIR	EHRHENSBERGER ANN M	
063-13700	822 REBEL CIR	CLOVERBY ANDREW V	
063-13800	824 REBEL CIR	BEILD CHRISTY F	
063-13900	826 REBEL CIR	GENTRY JOE W	
063-14000	828 REBEL CIR	PERDUE ABRIE DENISE	
063-14100	830 REBEL CIR	LAYTON FORREST	
063-14200	832 REBEL CIR	MICAL CHARLES C TR	
063-14300	5014 RIZER POINT DR	HOCKASSIAN SHEYOND	
063-14400	5016 RIZER POINT DR	BERRY BRIAN RAY	
063-14500	5018 RIZER POINT DR	GOODALL NC BUILDERS	
063-14600	1219 REESE DR	GOODALL NC BUILDERS	
063-14700	1214 REESE DR	THOMAS EBY KATTAPURATHU	
063-14800	1212 REESE DR	SMITH GARY S	
063-14900	1210 REESE DR	GOODALL NC BUILDERS	
063-15000	1208 REESE DR	GOODALL NC BUILDERS	
063-15100	1206 REESE DR	GOODALL NC BUILDERS	
063-15200	1204 REESE DR	GOODALL NC BUILDERS	
063-15300	1202 REESE DR	GOODALL NC BUILDERS	
063-15400	1200 REESE DR	GOODALL NC BUILDERS	
063-15500	1211 REESE DR	CONNELLY FRANCH X II	
063-15600	1213 REESE DR	GOODALL NC BUILDERS	
063-15700	1215 REESE DR	WHITE DANIEL C	
063-15800	1217 REESE DR	LEMON RYAN M	
063-15900	5004 VOLA DR	GOODALL NC BUILDERS	
063-16000	5002 VOLA DR	BRODSKOT JEFFREY	
063-16100	5000 VOLA DR	JOHNSON ANDREW G	
063-16200	5001 VOLA LN	GOODALL NC BUILDERS	
063-16300	2011 HEFLIN LN	GOODALL NC BUILDERS	
063-16400	2013 HEFLIN LN	FRIDENSTINE GEORGE W	
063-16500	2015 HEFLIN LN	FRIDENSTINE GEORGE W	
063-16600	2017 HEFLIN LN	FRIDENSTINE GEORGE W	
063-16700	1201 REESE DR	MATHEWS PAUL J JR	
063-16800	1203 REESE DR	STICKLEY MELINDA J	
063-16900	1204 REESE DR	CLEVELAND LISA A	
063-17000	3001 NINE BARK LN	BROWN ANSLEY T	
063-17100	3003 NINE BARK LN	NGUYEN JUSTIN T	
063-17200	3005 NINE BARK LN	KARTCHNER JEANNETTE E	
063-17300	3007 NINE BARK LN	WRIGHT JAMES C JR	
063-17400	3009 NINE BARK LN	EBLE DAVID M	
063-17500	3011 NINE BARK LN	GRIFIN MICHAEL S	
063-17600	3013 NINE BARK LN	FRIDENSTINE STEVEN	
063-17700	VOLA LN	GOODALL NC BUILDERS	
063-17800	1120 WEDGEWOOD DR	VAN GORDEN ERIC	
063-17900	1124 WEDGEWOOD DR	FEISTER ANGEL A	
063-18000	1126 WEDGEWOOD DR	SMITHSON DEBORAH L	
063-18100	1128 WEDGEWOOD DR	MCLEATHY ANDREW J	
063-18200	1136 WEDGEWOOD DR	LOGAN BRENDA G	
063-18300	1140 WEDGEWOOD DR	LOCKWOOD PROP LLC	
063-18400	1144 WEDGEWOOD DR	MUCCI BARBARA A	
063-18500	1146 WEDGEWOOD DR	MADONIA INV LLC	
063-18600	1147 WEDGEWOOD DR	MATHEWS JAMES A	
063-18700	1143 WEDGEWOOD DR	LOCKWOOD PROP LLC	
063-18800	1138 WEDGEWOOD DR	WHITFIELD JAMES F	
063-18900	1136 WEDGEWOOD DR	DUNN KEVAN G	
063-19000	1134 WEDGEWOOD DR	DUNE STEPHANIE A	
063-19100	309 WEDGEWOOD CT	K-TEAM REALTORS	
063-19200	312 WEDGEWOOD CT	VAN GORDEN DALE G	
063-19300	310 WEDGEWOOD CT	FARBER CHEYENNE	
063-19400	309 WEDGEWOOD CT	WINTER SCOTT D	
063-19500	308 WEDGEWOOD CT	GARNER CATHERINE C	

SITE DATA:

PROJECT NAME: RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REV. 2
6144
SUBDIVISION: RIZER POINT
LOT NUMBER: DEL RIO PIKE
ADDRESS: FRANKLIN, TN
CITY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 63, PARCEL 3.01 (NEW PARCEL)
EXISTING ZONING: S-R & AG
PROPOSED ZONING NEW PARCEL: S-DR (0.57)
CHARACTER AREA OVERLAY: WHCO 2 & 3
OTHER APPLICABLE OVERLAYS: FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL AREA: ORIGINAL RIZER POINT AREA: 35.94 AC
63-000301 (NEW PARCEL) AREA: 35.14 AC 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

OVERALL DENSITY: NET DENSITY (MINUS 5.92 AC ROW):
NET DENSITY (MINUS ROW AND 24 AC FWO OVERLAY):
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
24 TOWN HOME (CURRENT RIZER POINT PUD)
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
20 SINGLE FAMILY HOME (NEW PROPERTY)

NONRESIDENTIAL SQUARE FOOTAGE: N/A
TOTAL ACREAGE BY USE, ENTIRE SITE: 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 14.82 AC
2 4.35 AC 9.24 AC
3 3.30 AC 4.10 AC
4 3.11 AC 4.89 AC
5 3.69 AC 14.16 AC

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: 615-451-5025
EMAIL: ludington@goodallhomes.com
OWNER (PARCEL 3.01): F-L FARMS
ADDRESS: 4720 HARPERH PENTONSVILLE RD
THOMPSON STATION, TN 37179
APPLICANT: GOODALL HOMES
ADDRESS: 393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
OFFICE PHONE: 615-451-5025
CONTACT: JACK LUDINGTON
EMAIL ADDRESS: ludington@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): (35x100 SF) + (60x600 SF) = 90,000 SF
FORMAL OPEN SPACE REQUIRED: 33% (15.2 AC)
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

OPEN SPACE: OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)
FORMAL OPEN SPACE REQUIRED: 33% (15.2 AC)
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)
LAND USE PLAN COMPLIANCE: WHCO 2 & 3
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. THIS 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.
115 SFU / 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 HARPERH 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 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.

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
1, JUNE 2, 2016



MAY 9, 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:

RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REV. 2

PROJECT NUMBER:

6144

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:

S-DR & AG

PROPOSED ZONING NEW PARCEL:

S-DR (0.57)

CHARACTER AREA OVERLAY:

WHCO 2 & 3

OTHER APPLICABLE OVERLAYS:

FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:

CONVENTIONAL

TOTAL AREA:

ORIGINAL RIZER POINT AREA: 35.94 AC
63-000301 (NEW PARCEL) AREA: 35.14 AC
TOTAL AREA: 71.08 AC

OVERALL DENSITY:

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):

2.79 UNITS/AC

NUMBER OF RESIDENTIAL UNITS BY USE TYPE:

24 TOWN HOME (CURRENT RIZER POINT PUD)
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
20 SINGLE FAMILY HOME (NEW PROPERTY)

NONRESIDENTIAL SQUARE FOOTAGE:

N/A

TOTAL ACREAGE BY USE, ENTIRE SITE:

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. THIS 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

- △
- △
- △

MAY 9, 2016

SHEET

C1.1
EXISTING
CONDITIONS