



THE FIELDS AT REESE FARM

FRANKLIN, TN

The Reese Farm is a proposed development located on Del Rio Pike.
The property is currently zoned Agriculture.



CURRENT ZONING MAP

ADJACENT ZONING:

- AG - Agriculture
- R3 (min 10,000 sf lot) – Founders Point
- SDR – Specific Design Residential – Rizer Point
- Civic Institutional (school)

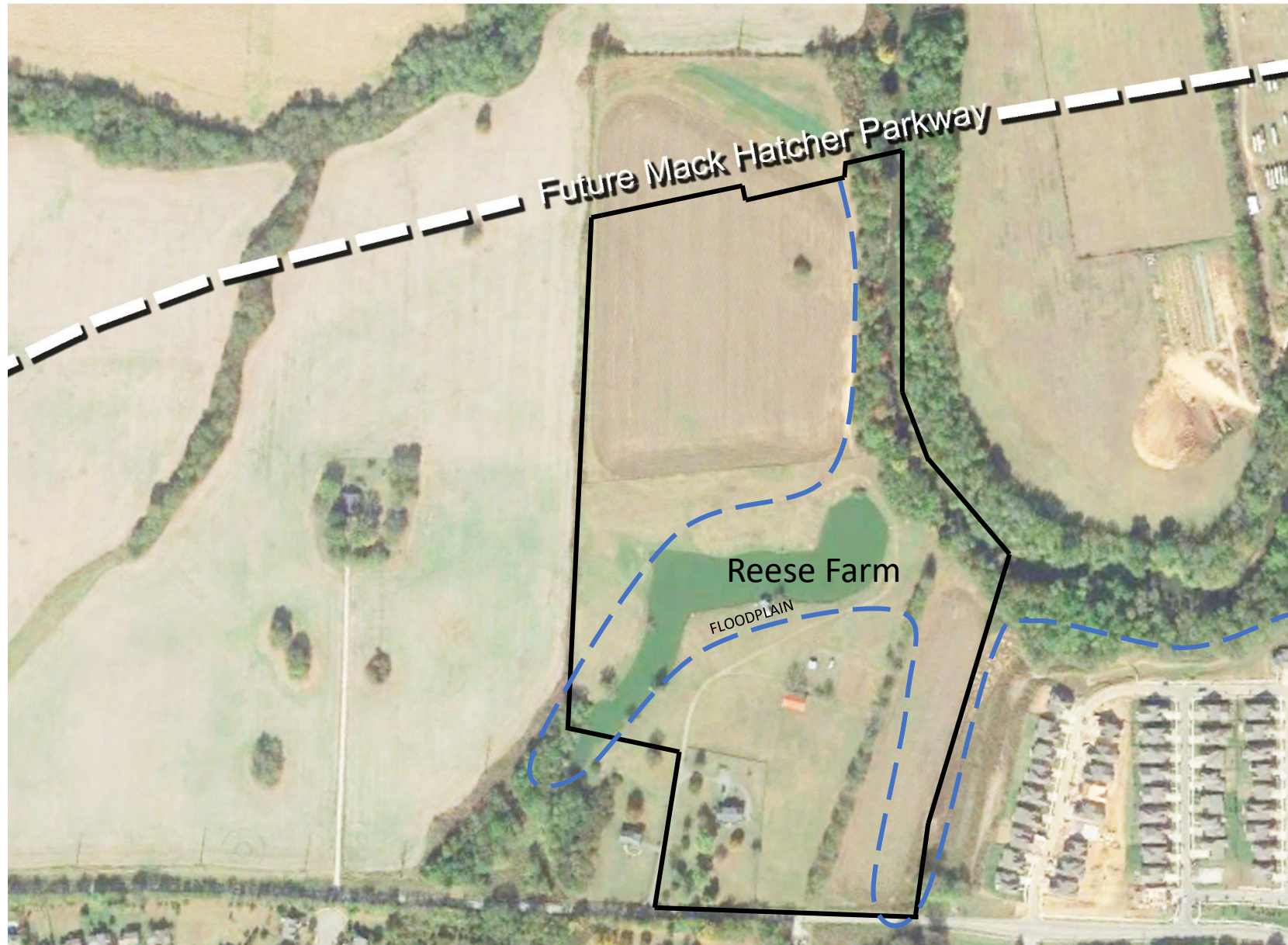
SCHOOL ZONES:

- Poplar Grove School (walking distance)
- Freedom Middle School (walking distance)
- Franklin High School (2.5 miles)

ENVISION FRANKLIN

- Conservation Subdivision Policy

Permitted Uses:
Detached Single Family
Townhomes

**Site Data:**

- Site acreage: 44.60 AC

The existing property is relatively flat with a large lake bisecting the property. The north east boundary of the property is bordered by the Harpeth River which has an established tree row along the river. The proposed Mack Hatcher Parkway is shown and forms the northern boundary of the site.

There is an existing residence and several out buildings located on the southern portion of the property.

The property is located to the west of Rizer Point subdivision.



Development Program:

Lots:

Single Family Detached 65':	19
Single Family Detached 45':	37
Single Family Townhomes:	61
Total:	117

Open Space:

Acreage:	+/- 22.4 AC
Percentage:	~50%

Key:

- Single Family Detached 65'x 120'
- Single Family Detached 45'x 120'
- Single Family Townhomes

The proposed Master Plan is a result of a site analysis of the physical features of the property combined with the design principles of the Conservation Subdivision.

This plan respects the site's environmental features and provides a mixed use neighborhood with a diversity of housing types.



LANDSCAPE BUFFER

Proposed Landscape Buffer Planting along rear of lots abutting Rizer Point. Plantings will be a minimum of 50% evergreen and include Canopy Trees, Understory Trees and Shrubs.

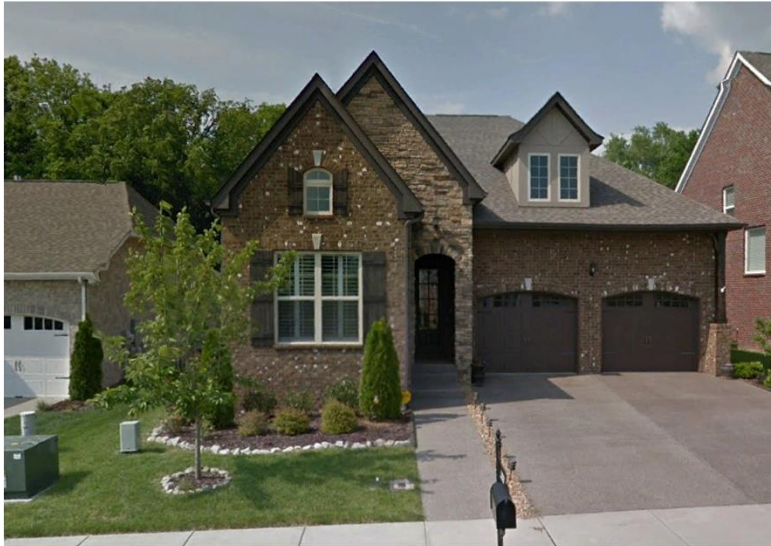
Additionally, the area bordering the lake will be planted with indigenous species of trees and shrubs to act as a water quality feature for surface storm water entering the lake.



TYPICAL STREETSCAPE OF TOWN HOMES



ARCHITECTURAL IMAGE OF 45' WIDE ALLEY LOADED SINGLE FAMILY HOMES



STREETSCAPE OF SINGLE FAMILY HOMES



STREETSCAPE OF SINGLE FAMILY HOMES

The proposed homes to be built in Reese Farm are comparable to those previously constructed in Rizer Point. There will be one additional home type, the 45' alley loaded single family, which is being developed by the developer.