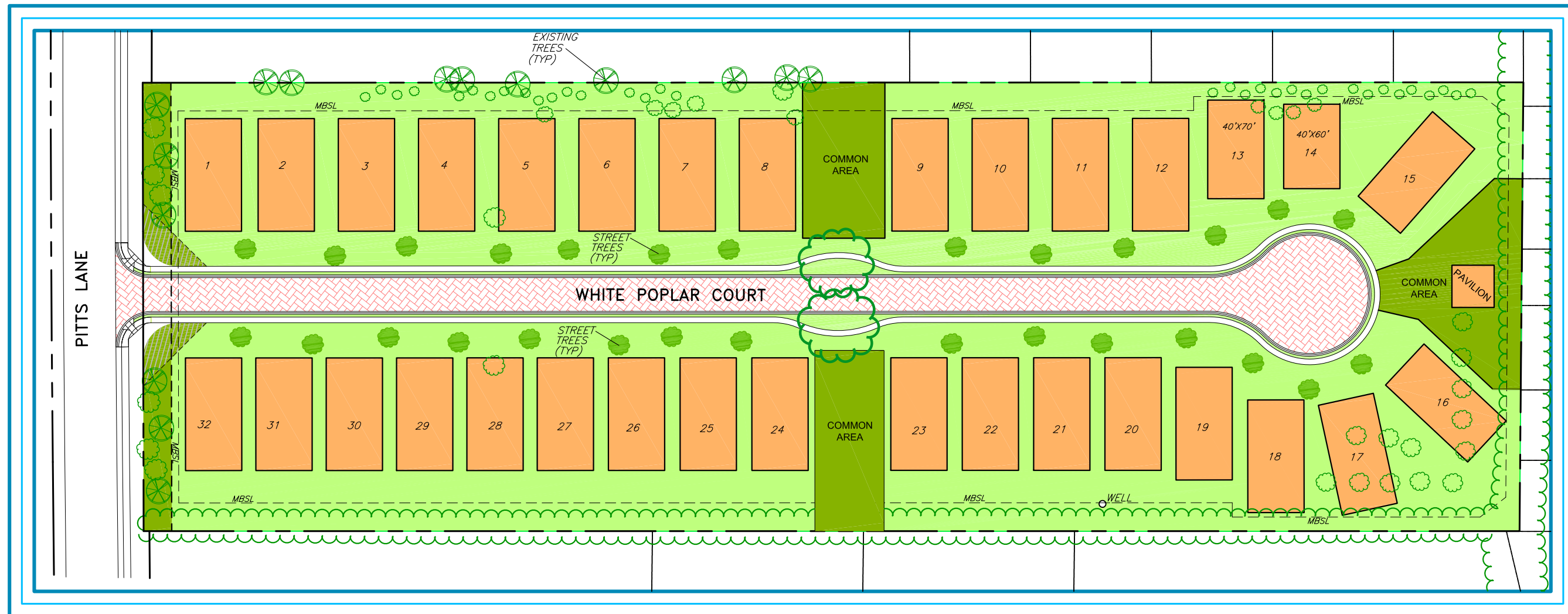


REZONING REQUEST TO A P.R.D. FOR POPLAR GROVE



SCALE: 1"=80'

Proposed Rezoning from RS-15 to
Planned Residential Development (P.R.D.)
for the development of:

- 32 single family homes

DEVELOPER: REEVES PROPERTIES

CONTACT:
Mr. Richard Reeves
1703 Waters Edge Court
Murfreesboro, TN 37130

PLANS PREPARED BY:



CONTACT:
JOHN GORDON
1427 KENSINGTON SQ CT
MURFREESBORO, TN 37130
615.278.1500
jrgordon@wiserconsultants.com

TABLE OF CONTENTS

• DEVELOPMENT CONCEPT	2
• PROPOSED DEVELOPMENT PLANS	3
• PROPOSED CONCEPT PLAN	4
• EXISTING CONDITIONS	
○ SITE LOCATION, ZONING, TOPOGRAPHY	5
○ SITE UTILITIES	6
○ UTILITIES CONCEPT PLAN	7
○ SITE PHOTOS	8
○ OFF-SITE PHOTOS	9
• PROPOSED P.R.D. ZONING	
○ DEVELOPMENT STANDARDS	10
○ SAMPLE HOME PHOTOS	11
○ ARCHITECTURAL ELEVATIONS	12-13
• DETAILED REZONING INFORMATION – SUBSECTION D REQUIREMENTS	14-16

SUMMARY OF DEVELOPMENT CONCEPT

SOUTHERN LIFESTYLE HOMES PROPOSES TO DEVELOP POPLAR GROVE, A RESIDENTIAL PROJECT ALONG WHITE POPLAR COURT. BASED ON THE DESIRED USES, THE PROPERTY OWNER REQUESTS A REZONING FROM RS-15 TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD).

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN MURFREESBORO ALONG PITTS LANE IN THE CITY LIMITS. THE PREVIOUS USE WAS A SINGLE FAMILY RESIDENTIAL HOME IN THE CENTER OF THE PROPERTY. THE PROPERTY WAS THEN DEVELOPED AS TULIP POPLAR SUBDIVISION WITH A FINAL PLAT RECORDED IN 2016. THE NEW ROADWAY AND UTILITY WERE CONSTRUCTED, BUT THERE HAVE BEEN NO NEW HOMES BUILT. THE PROPERTY IS 17 EXISTING LOTS ON APPROXIMATELY 7.17 ACRES. IT IS LOCATED SOUTHWEST OF JOHN PITTARD ELEMENTARY, OAKLAND MIDDLE, AND OAKLAND HIGH SCHOOL. THE SITE IS EAST OF MIRABELLA SUBDIVISION, NORTH OF LOVELACE SUBDIVISION, SOUTH OF BLAIR STATION SUBDIVISION, AND WEST OF OAK HILL SUBDIVISION. THE SITE AND SURROUNDING AREA ARE WITHIN THE MURFREESBORO CITY LIMITS.

PROPOSED DEVELOPMENT PLANS:

THE REQUEST IS TO REZONE 7.17 ACRES FROM RS-15 TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD). THE PRD WILL CONSIST OF NO MORE THAN 32 HOMES AND WILL INCLUDE 3 COMMON AREAS. EACH HOME CONSISTS OF 2 - 3 BEDROOMS WITH A SPACIOUS 2-CAR GARAGE. THE HOMES RANGE IN SIZE BETWEEN APPROXIMATELY 2400 S.F. TO 3500 S.F. THE HOME FOOTPRINT IS GENERALLY FOR 40 FEET BY 80 FEET, AND THE HOME PLANS MAY BE SELECTED FROM 14 SPECIFIC STYLES.

THE PROPOSED DEVELOPMENT WILL HAVE OWNERSHIP BY A HORIZONTAL PROPERTY REGIME. THE DEVELOPMENT WILL BE ON A SINGLE LOT OF RECORD.

PROPOSED DEVELOPMENT PLANS

REEVES PROPERTIES REQUESTS A REZONING FROM RS-15 TO A PLANNED RESIDENTIAL DEVELOPMENT (PRD). THE DEVELOPMENT WILL CONSIST OF SINGLE-FAMILY RESIDENTIAL HOMES. THE DEVELOPMENT WILL INCLUDE:

- 14 DIFFERENT EXTERIOR STYLE CHOICES
- EACH HOME WILL HAVE PRIMARY BUILDING MATERIALS OF BRICK AND STONE. THE OPTIONS INCLUDE AN ARRAY OF ACCENTS USING BRICK, STONE, AND HARDIE.
- 3 COMMON AREAS WILL ACCOMMODATE THE RESIDENTS LIVING IN THE SUBDIVISION.
 - SOUTH COMMON AREA (NEAR LOVELACE SUBDIVISION): WATER GARDEN
 - NORTH COMMON AREA (NEAR BLAIR STATION SUBDIVISION): PICKLEBALL COURT
 - CUL-DE-SAC COMMON AREA: PAVILION
- EACH BACKYARD WILL HAVE ITS OWN LANDSCAPING. THERE WILL BE EXTENSIVE LANDSCAPE ALONG THE REAR PROPERTY LINES. PLANTING FOR LANDSCAPING ALONG THE PROPERTY LINES WILL OCCUR AS THE HOMES ARE CONSTRUCTED. MAINTENANCE OF ALL YARDS AND LANDSCAPING WILL BE BY THE POPLAR GROVE HOA.
- STREET LIGHTING AND LANDSCAPE LIGHTINGS WILL BE DIRECTED DOWN AND USE LOW INTENSITY LIGHTING.
- FENCES ARE ALLOWED. THE FENCES MUST BE BLACK ALUMINUM.
- GARAGES WILL HAVE 2 SEPARATE DOORS. THE HOA RESTRICTIONS WILL PROHIBIT USING GARAGES FOR STORAGE.

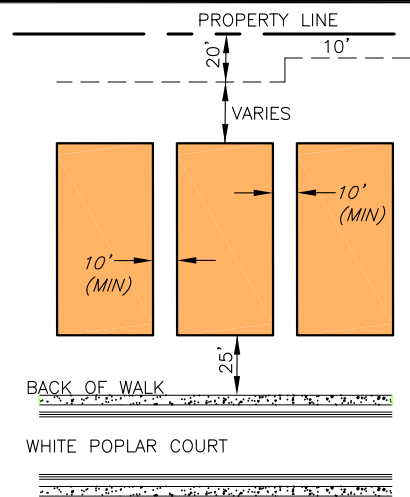
THE P.R.D. ZONING WILL ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT THAT CONSISTS OF SINGLE-FAMILY RESIDENTIAL HOMES. THE RESIDENTIAL DEVELOPMENT WILL HAVE HOUSES SIMILAR TO THOSE AT THE RETREAT AT MARYMONT. SOUTHERN LIFESTYLE HOMES IS THE HOME BUILDER AT THE RETREAT AT MARYMONT, AND PLANS TO PROVIDE SIMILAR HOMES AT POPLAR GROVE.

THE PROPOSED DEVELOPMENT PLAN GENERALLY FOLLOWS THE RS ZONING REQUIREMENTS. BECAUSE THIS WILL BE ONE LOT OF RECORD, SETBACKS FOR THE LOT WILL BE AS FOLLOWS:

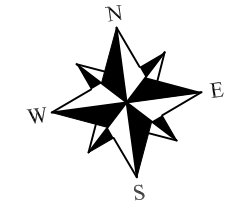
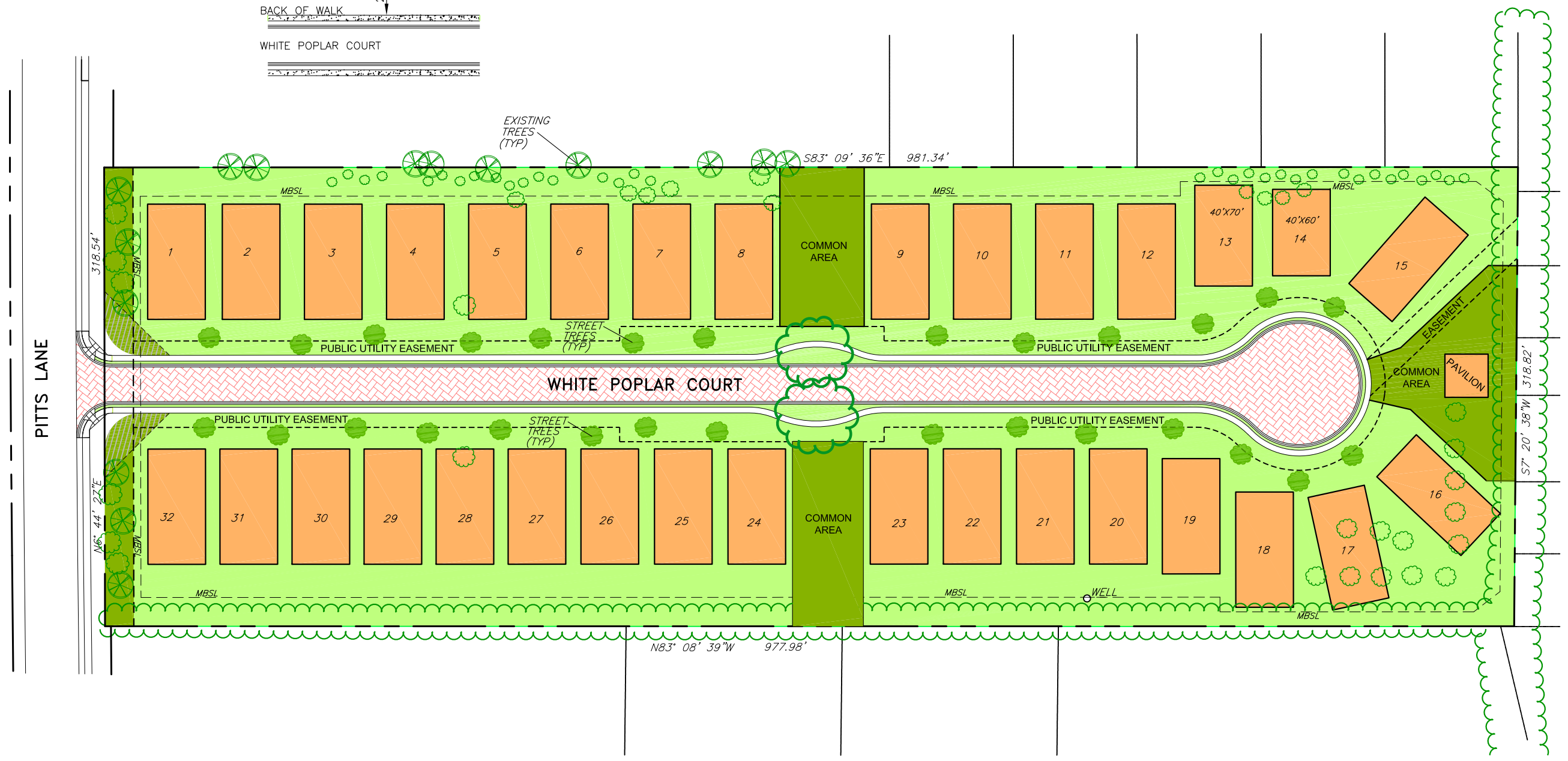
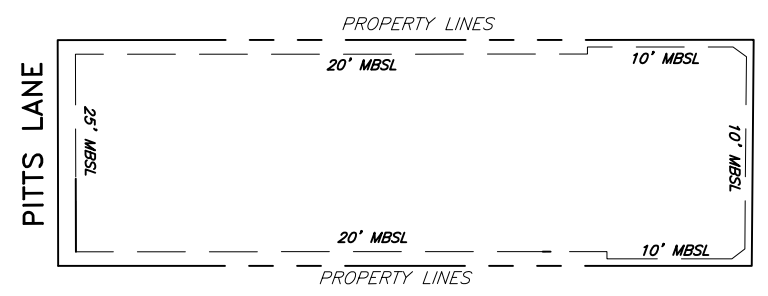
- FRONT: 25 FEET (FROM PITTS LANE R.O.W.)
- SIDE: 20 FEET AND 10 FEET (FROM PROPERTY LINES. WITH 10' SETBACKS AT THE CUL-DE-SAC)
- REAR: 10 FEET (FROM EAST PROPERTY LINE)

BECAUSE THERE IS ONLY A SINGLE LOT, THERE WILL NOT BE LOT LINES AROUND EACH HOUSE. DIMENSIONS RELATIVE TO THE HOMES ARE AS FOLLOWS:

- THE FRONT OF EACH HOUSE WILL BE 25 FEET FROM THE BACK OF SIDEWALK. THE EXISTING WHITE POPLAR COURT WILL BE CHANGED TO A PRIVATE DRIVE, SO THE RIGHT-OF-WAY WILL BECOME COMMON SPACE IN THE NEW DEVELOPMENT. THIS WOULD BE COMPARABLE TO A 25 FEET FRONT SETBACK IN A TYPICAL SUBDIVISION.
- HOMES WILL BE A MINIMUM DISTANCE OF 10 FEET APART. THE DEVELOPMENT USES A HORIZONTAL PROPERTY REGIME WITH NO INTERIOR LOT LINES, SO ZONING SETBACKS FROM INTERIOR LOT LINES ARE NOT APPLICABLE. HOWEVER, THE 10 FEET MINIMUM REQUIREMENT TO MEET BUILDING CODES STILL APPLIES.
- AT THE REAR OF THE HOMES, THE BACK YARDS VARY IN SIZE. THE SIDE AND REAR SETBACKS FOR THE LOT OF RECORD WILL APPLY AT 20 FEET AND 10 FEET.



40'X80' TYPICAL BUILDING SIZE: VARIES BY HOUSE PLAN



POPLAR GROVE CONCEPT PLAN

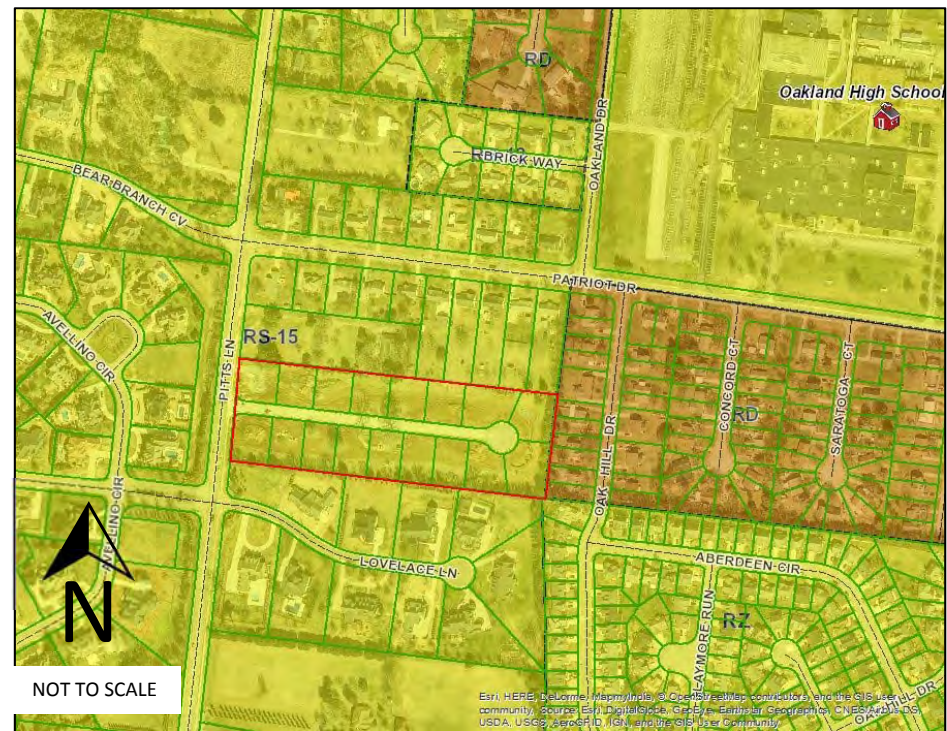
SCALE: 1"=80'



**AERIAL VIEW OF THE SITE:
SHOWING RESIDENTIAL AREA ALONG PITTS LANE**

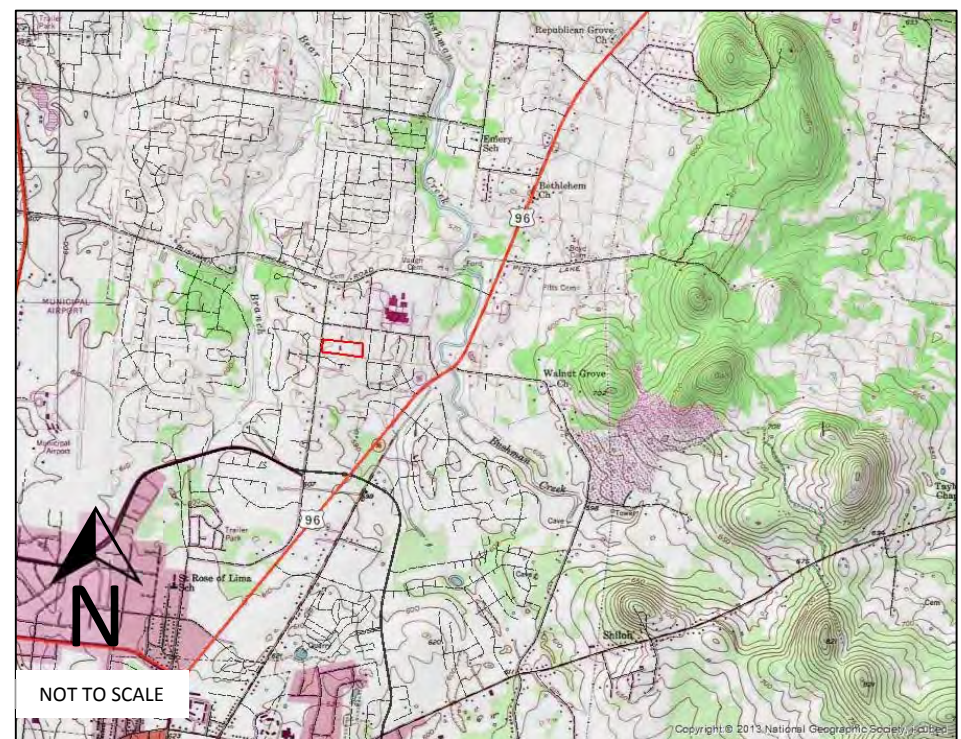


**SURROUNDING AREA:
SHOWING EXISTING DEVELOPMENT AND ROADWAY PATTERNS**



**EXISTING ZONING:
RS-15 WITH RD TO THE EAST AND RZ TO THE SOUTH EAST OF THE
RESIDENTIAL DEVELOPMENT**

Source: Murfreesboro GIS (top left & bottom left)



**SITE LOCATION RELATIVE TO STREAMS AND RIVERS:
(NO ON-SITE STREAMS)**

Source: TDEC GIS (top right),
U.S. Fish and Wildlife Services (bottom right)



CITY OF MURFREESBORO

THE PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY ALONG PITTS LANE. THE DEVELOPMENT WILL CONNECT TO PITTS LANE AS ITS SOLE MEANS OF INGRESS AND EGRESS. SINCE PITTS LANE HAS 3 LANES WITH SHOULDERS, CURB AND GUTTER, AND SOME SIDEWALK, THERE ARE NO PLANS FOR FURTHER IMPROVEMENTS TO PITTS LANE FOR THIS PROJECT. THE MAJOR THOROUGHFARE PLAN MAP DOES NOT SHOW IMPROVEMENTS FOR PITTS LANE.

WHITE POPLAR COURT WILL BECOME A PRIVATE DRIVE. MAINTENANCE FOR THE ROADWAY WILL BECOME THE RESPONSIBILITY OF THE POPLAR GROVE HOA. UTILITIES WITHIN THE ROADWAY WILL HAVE UTILITY EASEMENTS.



MURFREESBORO WATER AND SEWER DEPARTMENT

SANITARY SEWER SERVICE WILL BE BY MURFREESBORO WATER AND SEWER DEPARTMENT (MWSD). THERE IS AN EXISTING SEWER MAIN ALONG WHITE POPLAR COURT. SERVICES WERE PROVIDED TO EACH LOT OF TULIP POPLAR SUBDIVISION. THE EXISTING SERVICES WILL BE SPLIT TO EACH NEW HOME.

WATER SERVICE WILL BE BY MURFREESBORO WATER AND SEWER. THERE IS AN EXISTING WATER MAIN ALONG WHITE POPLAR COURT. SERVICES WERE PROVIDED TO EACH LOT OF TULIP POPLAR SUBDIVISION. THE EXISTING SERVICES WILL BE SPLIT TO EACH NEW HOME. FIRE HYDRANTS ARE EXISTING ALONG WHITE POPLAR COURT.



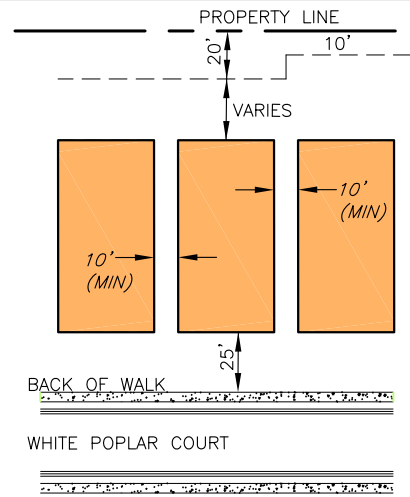
MURFREESBORO ELECTRIC DEPARTMENT

ELECTRICAL SERVICE WILL BE BY MURFREESBORO ELECTRIC DEPARTMENT (MED). ELECTRICAL SERVICES WERE PROVIDED TO EACH LOT OF TULIP POPLAR SUBDIVISION. THE EXISTING SERVICES WILL BE REWORKED TO PROVIDE ELECTRIC SERVICE TO EACH NEW HOME.

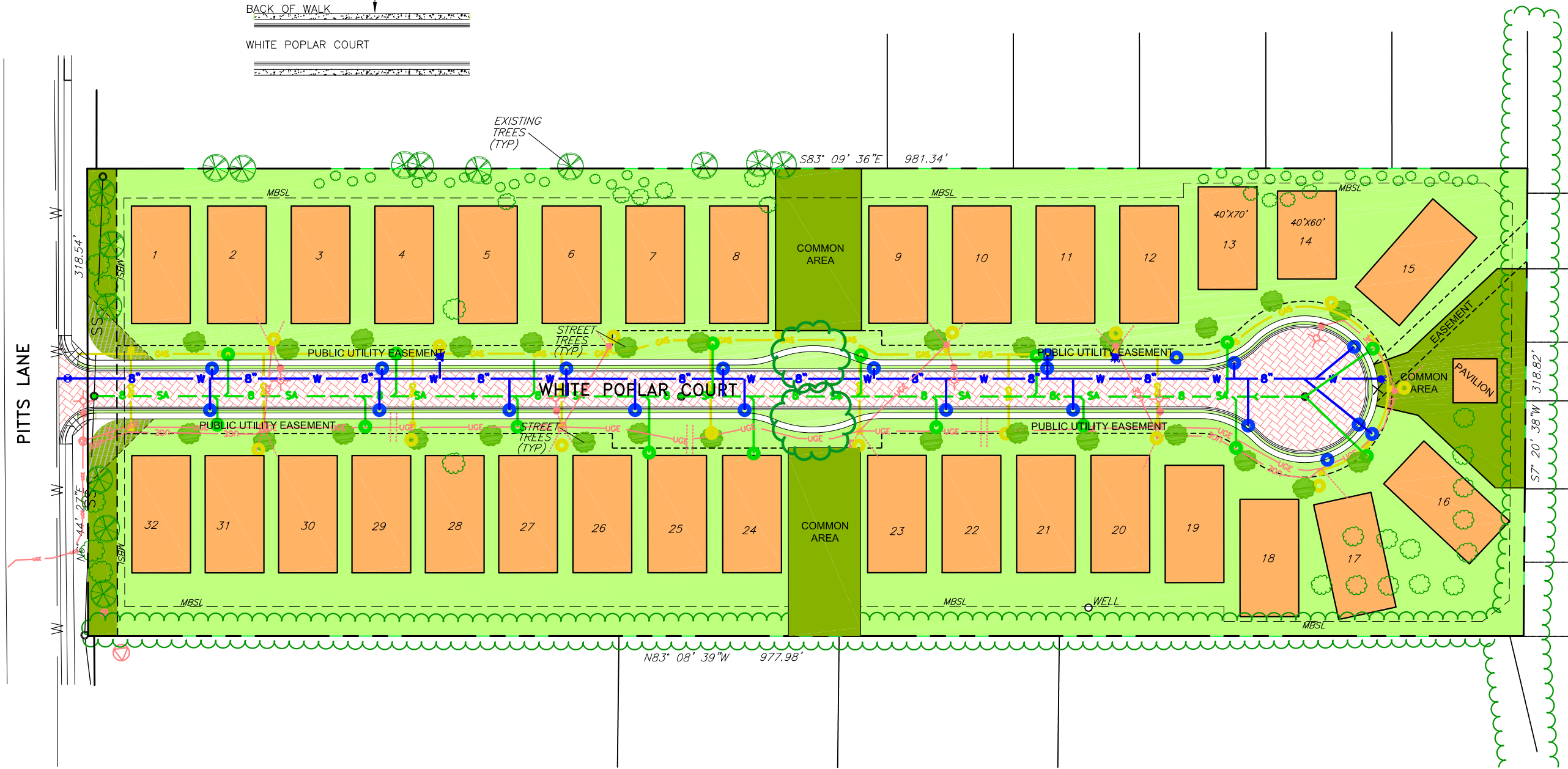
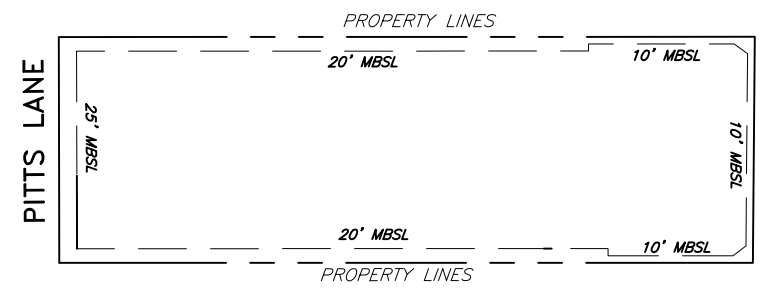
STREET LIGHTS WERE INSTALLED FOR THE TULIP POPLAR SUBDIVISION AND WILL REMAIN FOR POPLAR GROVE. THE POPLAR GROVE HOA WILL BE RESPONSIBLE FOR ELECTRICITY COST AND MAINTENANCE FOR THE STREET LIGHTS.



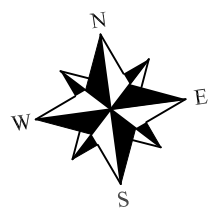
Source: Murfreesboro GIS (top & bottom)



40'X80' TYPICAL BUILDING SIZE: VARIES BY HOUSE PLAN



UTILITIES



POPLAR GROVE CONCEPT PLAN

SCALE: 1"=80'



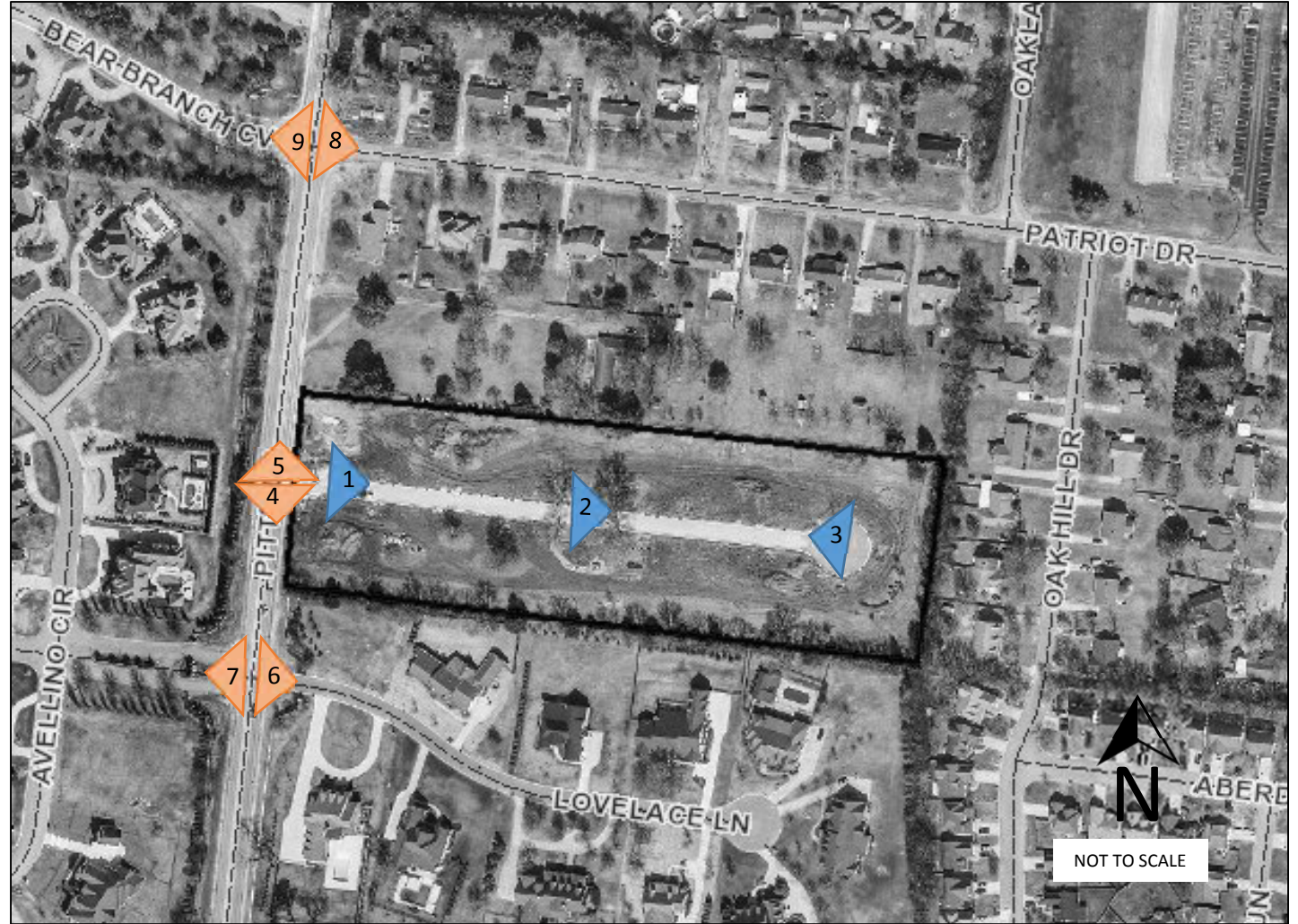
IMAGE 1
ENTRANCE OF TULIP POPLAR



IMAGE 2
VIEW BETWEEN TREES TO CUL-DE-SAC



IMAGE 3
VIEW FROM CUL-DE-SAC TO TREES



■ SITE PHOTOS 1, 2, 3

EXISTING SITE CONDITIONS

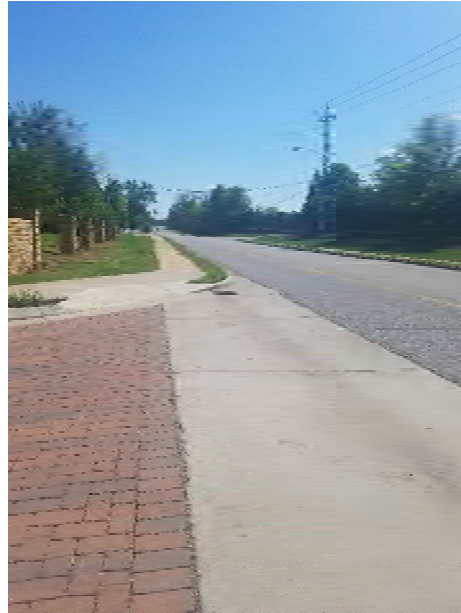


IMAGE 4
SOUTH VIEW FROM ENTRANCE

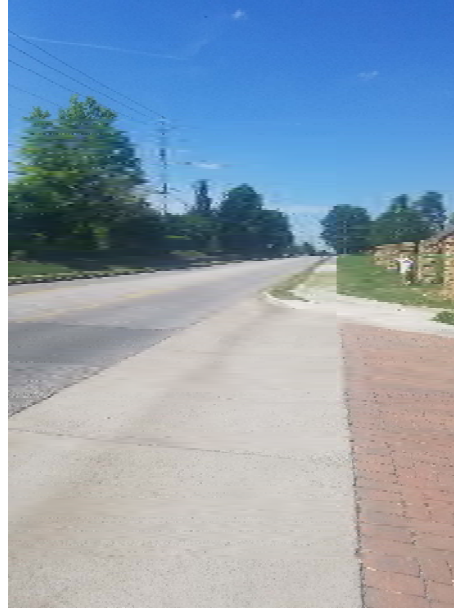
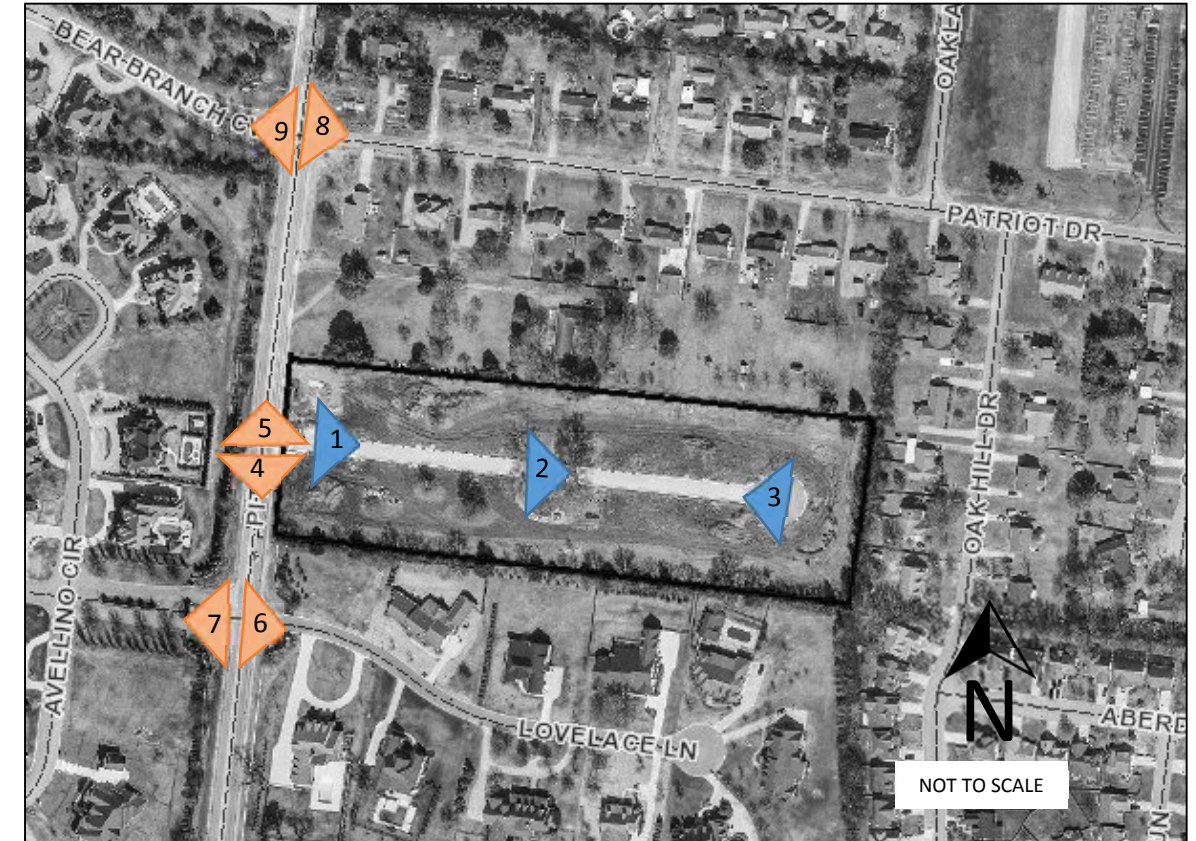


IMAGE 5
NORTH VIEW FROM ENTRANCE



OFF-SITE PHOTOS 4, 5, 6, 7, 8, 9



IMAGE 6
ENTRANCE VIEW INTO LOVELACE SUBDIVISION
(SOUTH OF TULIP POPLAR)



IMAGE 7
ENTRANCE VIEW INTO MIRABELLA SUBDIVISION
(SOUTH WEST OF TULIP POPLAR)

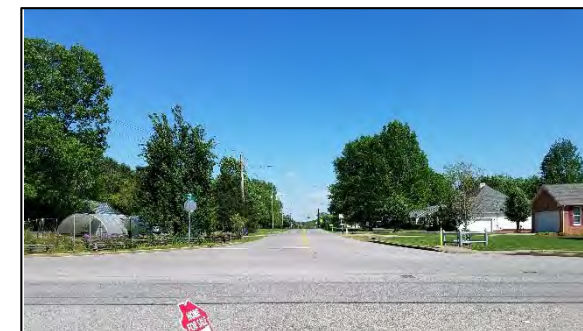


IMAGE 8
ENTRANCE VIEW ONTO PATRIOT DRIVE
(NORTH OF TULIP POPLAR)



IMAGE 9
ENTRANCE VIEW INTO BEAR BRANCH
SUBDIVISION
(NORTH WEST OF TULIP POPLAR)

ADJACENT SITE PHOTOS

DEVELOPMENT STANDARDS

- SETBACKS:
 - SINGLE-FAMILY RESIDENTIAL: THIS DEVELOPMENT WILL USE A HORIZONTAL PROPERTY REGIME, SO INTERIOR SETBACKS ARE NOT APPLICABLE. THE SETBACK INFORMATION FOR THE SINGLE LOT OF RECORD IS PROVIDED BELOW.
 - FRONT: 25 FEET (FROM PITTS LANE R.O.W.)
 - SIDE: 20 FEET AND 10 FEET (FROM PROPERTY LINES. WITH 10' SETBACKS AT THE CUL-DE-SAC)
 - REAR: 10 FEET (FROM EAST OF PROPERTY LINE)

- PARKING: EACH HOUSE INCLUDES A 2-CAR GARAGE AND DRIVEWAY PARKING.

- SIDEWALK: 4 FEET WIDE SIDEWALK ALONG BOTH SIDES OF WHITE POPLAR COURT

THE PROJECT WILL COMPLY WITH OTHER CITY OF MURFREESBORO ZONING & DEVELOPMENT STANDARDS. PLANS FOR OTHER ASPECTS OF DEVELOPMENT WILL BE SUBMITTED DURING THE SITE PLAN AND BUILDING PERMIT APPROVAL PROCESS, SUCH AS

- SIGNS: THE DEVELOPMENT WILL INCLUDE AN ENTRANCE SIGN AT PITTS LANE. ALL SIGNS WILL BE SUBJECT TO THE SIGN REGULATIONS FOR PRD ZONING.
- STORMWATER: THE PROJECT WILL COMPLY WITH STORMWATER REQUIREMENTS THROUGH THE USE OF PERMEABLE PAVERS. WHITE POPLAR COURT CONSISTS OF PERMEABLE PAVERS, AND DRIVEWAYS FOR EACH HOME WILL ALSO BE PERMEABLE PAVERS.
- LANDSCAPING: LANDSCAPING WILL BE PROVIDED AS PART OF EACH HOME PURCHASE PACKAGE. THE LANDSCAPING WILL INCLUDE EXTENSIVE PLANTINGS ALONG THE PROPERTY LINES. THE EXISTING MATURE TREES ALONG THE PROPERTY LINES ARE TO REMAIN.
- LIGHTING: THE PROJECT WILL COMPLY WITH LIGHTING REQUIREMENTS. EXISTING STREET LIGHTING WAS INSTALLED FOR THE TULIP POPLAR SUBDIVISION, USING THE TYPICAL MED DECORATIVE POLES. THE EXISTING STREET LIGHTS WILL REMAIN, WITH ELECTRICITY COST AND MAINTENANCE BY THE POPLAR GROVE HOA. LANDSCAPE LIGHTING WILL BE INCLUDED WITH THE HOME PURCHASE PACKAGE.
- MAIL SERVICE: EACH HOME WILL HAVE ITS OWN ADDRESS FOR MAIL SERVICE. IF A GATE IS INSTALLED FOR WHITE POPLAR COURT, ACCESS WILL BE PROVIDED FOR MAIL CARRIERS AS WELL AS EMERGENCY VEHICLES.
- TRASH PICKUP: TRASH PICKUP WILL BE BY PRIVATE HAULER. THE CITY DOES NOT PROVIDE SERVICE ON PRIVATE ROADS.



TYPICAL STREET LIGHTING

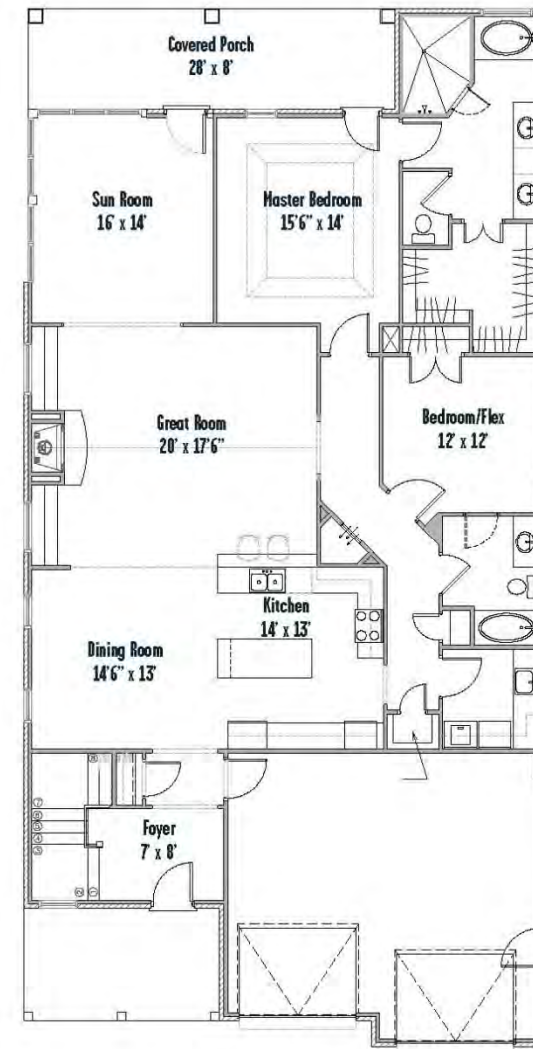


EXAMPLES OF HOMES AND PAVILION FROM THE RETREAT AT MARYMONT

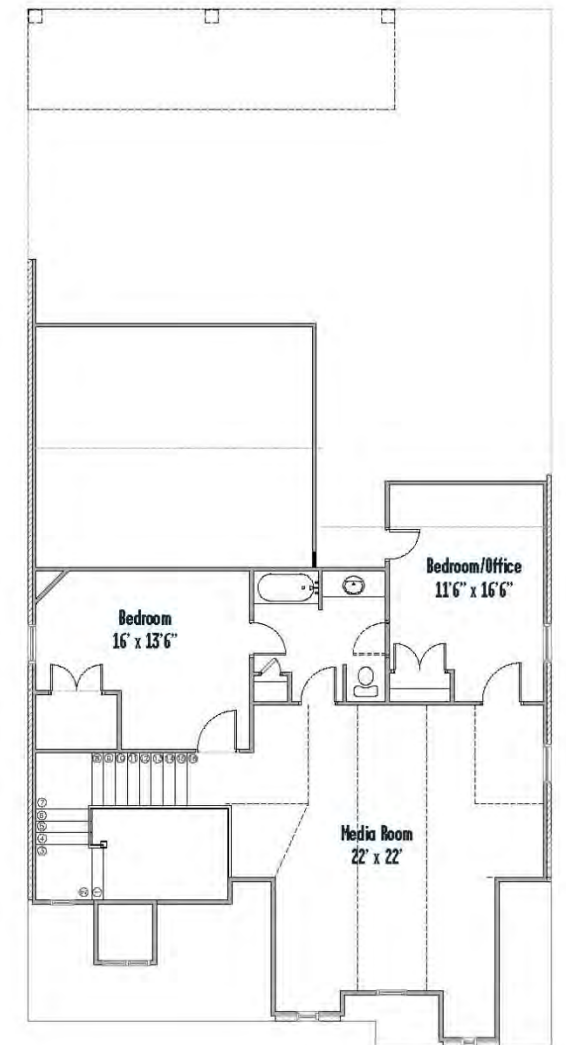
ARCHITECTURAL ELEVATIONS



THE BAYMONT EXAMPLE ELEVATION



EXAMPLE FLOORPLAN



SAMPLE HOME ELEVATIONS



THE COVINGTON



THE STRATTON



THE HAMPTON

Rezoning Information per City Zoning Ordinance

Subsection D Requirements

[1] a map showing available utilities, easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property;

See attached concept plan (page 4) and utility concept (page 7).

[2] a graphic rendering of the existing conditions and/or aerial photograph(s) showing the existing conditions and depicting all significant natural topographical and physical features of the subject property; location and extent of water courses, wetlands, floodways, and floodplains on or within one hundred feet of the subject property; existing drainage patterns; location and extent of tree cover; and, community greenways and bicycle paths and routes in proximity to the subject property;

See attached exhibits showing the site layout overlaid on the aerial photo, and other existing conditions (pages 4 and 5). There are no streams or wetlands on the site, and the site is not in the floodplain as shown on FEMA Map 47149C0163H (DATED JANUARY 2007).

[3] a plot plan, aerial photograph, or combination thereof depicting the subject and adjoining properties including the location of structures on-site or within two hundred feet of the subject property and the identification of the use thereof;

See the included exhibits showing surrounding properties and zoning (page 5). Surrounding properties have residential uses.

[4] a drawing defining the general location and maximum number of lots, parcels or sites proposed to be developed or occupied by buildings in the planned development; the general location and maximum amount of area to be developed for parking; the general location and maximum amount of area to be devoted to open space and to be conveyed, dedicated, or reserved for parks, playgrounds, recreation uses, school sites, public buildings and other common use areas; the approximate location of points of ingress and egress and access streets; the approximate location of pedestrian, bicycle and vehicular ways or the restrictions pertaining thereto and the extent of proposed landscaping, planting, screening, or fencing;

See the Poplar Grove Concept Plan for the site layout (page 4).

[5] a tabulation of the maximum number of dwelling units proposed including the number of units with two or less bedrooms and the number of units with more than two bedrooms;

The project will include 32 single-family homes, all of which will have more than 2 bedrooms.

[6] a tabulation of the maximum floor area proposed to be constructed, the F.A.R. (floor area ratio), the L.S.R. (livability space ratio), and the O.S.R. (open space ratio):

Per Chart 2 in the 2017 Zoning Ordinance, there is no required minimum or maximum F.A.R., L.S.R., or O.S.R. Maximum lot coverage ranges from 25% for RS-15 to 40% for RS-4. Maximum lot coverage for Poplar Grove, assuming 40 feet by 80 feet homes, would be 33%.

Area/ Building	Land Area	% of total	Floor Area	F.A.R.	L.S.R.	O.S.R.
Residential	2.35	33	(3300sf x 32)	0.34	0.45	0.66
Total	7.17					

**Assume all homes are ~3300 sqft.*

Note: The overall property was previously ~7.17 acres as listed on tax map and recording documents. Ratios are based on 32 houses at 40' x 80' footprint. Some houses may have smaller footprints based on the specific house plan.

[7] a written statement generally describing the relationship of the proposed planned development to the current policies and plans of the City and how the proposed planned development is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of this article;

The development of the site is similar to existing uses allowed under RS zoning in the City of Murfreesboro. The project is modeled after the Retreat at Marymont. Poplar Grove will use similar homes, and will have a similar style as the Retreat at Marymont. The homes at the Retreat are developed on individual lot, but the homes at Poplar Grove will be owned through a horizontal property regime. The ownership of the homes will be similar to the Tuscany project. The homeowners association will maintain all of the common space and amenities.

This project is surrounded by existing residential lots, so the neighboring properties are not expected to see additional development. Extensive landscaping is planned along the property lines, and the existing tree lines along the property lines are to remain.

[8] if the planned development is proposed to be constructed in stages or units during a period extending beyond a single construction season, a development schedule indicating;

(aa) the approximate date when construction of the project can be expected to begin;

Following rezoning, utility construction will be performed to provide utility services to the new home sites. Then an amended plat will be needed for the new development. The homebuilder's plan is to construct a model home as soon as possible, and then the remaining homes will be pre-sales. The home construction is not planned in phases, and the timeline will be dependent on market demand. Assuming continued good economic conditions, build-out could be within 3 years.

(bb) the order in which the phases of the project will be built;

The roadway and utilities were constructed for the Tulip Poplar Subdivision. The project will require some utility service rework to be provided by the developer, Reeves Properties. The homebuilder's plan is to construct a model home, and then the remaining homes will be pre-sales. There's no plan to provide to split the project into phases.

(cc) the minimum area and the approximate location of common space and public improvements that will be required at each stage; and,

See the included rezoning drawings which shows the common space.

- *3 Common areas will accommodate the residents living in the subdivision.*
 - *South Common Area (near Lovelace Subdivision): Water Garden ~6200 SF*
 - *North Common Area (near Blair Station Subdivision): Pickleball Court ~6500 SF*
 - *Cul-de-sac Common Area: Pavilion ~9400 SF*

(dd) a breakdown by phase for subsection [5] and [6] above;

There's no plan to provide to split the project into phases.

[9] proposed means of assuring the continued maintenance of common space or other common elements and governing the use and continued protection of the planned development. For this purpose, the substance of any proposed restrictions or covenants shall be submitted;

The homeowners association will maintain all of the common space and amenities.

[10] a statement setting forth in detail either (1) exceptions which are required from the zoning and Subdivision Regulations otherwise applicable to the property to permit the development of the proposed planned development or (2) the bulk, use, and/or other regulations under which the planned development is proposed;

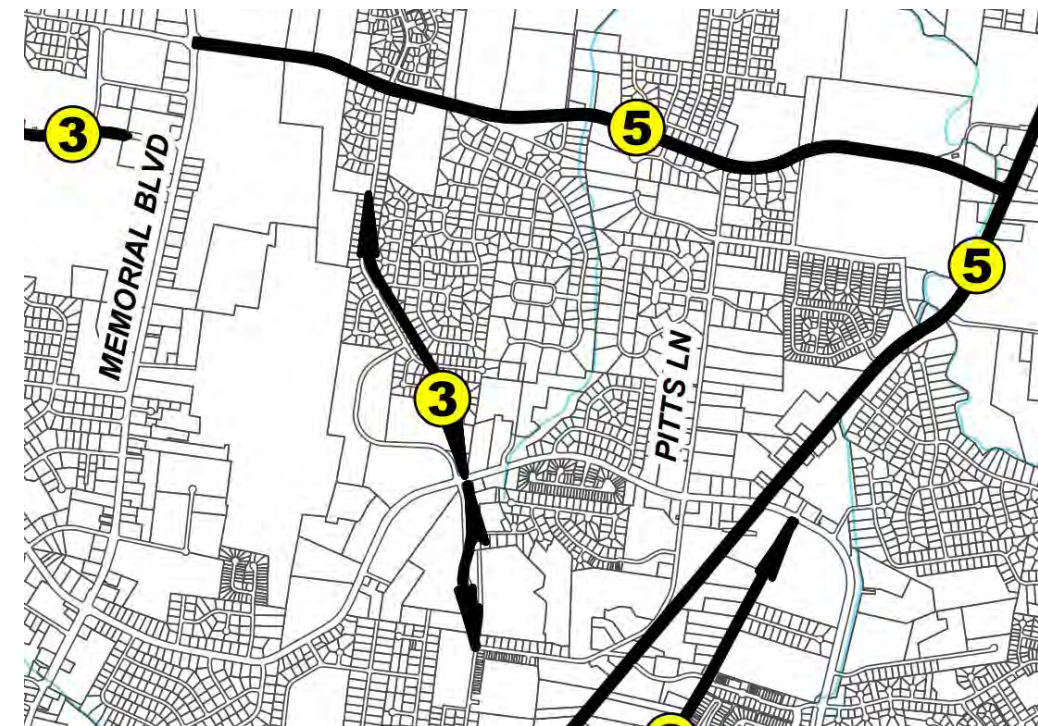
The existing zoning is RS-15. The proposed setbacks are less than required for RS-15, but are allowable under other RS zoning. The proposed 25 feet front, and 20 feet and 10 feet rear setbacks are allowable under the RS zoning yard requirements. The project requests an exception for the rear setback for the lots at the cul-de-sac to allow a 10 foot rear yard.

[11] the nature and extent of any overlay zone as described in Section 24 of this article and any special flood hazard area as described in Section 34 of this article;

No overlay zone, no floodplain per map 47149C0163H (page 5).

[12] the location and proposed improvements of any street depicted on the Murfreesboro Major Thoroughfare Plan as adopted and as it may be amended from time to time;

Pitts Lane has already been widened to 3 lanes, and is not shown for additional improvements on the Major Thoroughfare Plan map.



From the Major Thoroughfare Plan

[13] the name, address, telephone number, and facsimile number of the applicant and any professional engineer, architect, or land planner retained by the applicant to assist in the preparation of the planned development plans. A primary representative shall be designated;

*Primary Contact: John Gordon
Wiser Consultants, LLC
1427 Kensington Square Court
Murfreesboro, TN, 37130
615-278-1500
jrgordon@wiserconsultants.com*

*Applicant: Reeves Properties
1703 Waters Edge Ct.
Murfreesboro, TN 37130
615-351-4357
developer contact: Richard Reeves*

[14] architectural renderings, architectural plans or photographs of proposed structures with sufficient clarity to convey the appearance of proposed structures. The plan shall include a written description of proposed exterior building materials including the siding and roof materials, porches, and decks. The location and orientation of exterior light fixtures and of garages shall be shown if such are to be included in the structures; and,

See the architectural elevation exhibits (pg. 12-13). The home footprint is generally for 40 feet by 80 feet, and the home plans may be selected from 14 specific styles.

[15] if a development entrance sign is proposed the application shall include a description of the proposed entrance sign improvements including a description of lighting, landscaping, and construction materials.

The project will have an entrance sign, a fence and landscaping along the Pitts Lane frontage.