## REZONE REQUEST FOR

## GARRETT FARMS

TENNESSEE VALLEY HOMES, INC. / BLUEPRINT HOLDINGS, LLC.

## CONTACTS

## OWNER/DEVELOPER

JIMMY FRANKS
TENNESSEE VALLEY HOMES, INC. /
BLUEPRINT HOLDINGS, LLC.
245 NOAH DRIVE
FRANKLIN, TN 37064
(615) 794-7415 ext. 224
jimmy@tennesseevalleyhomes.com

### LAND PLANNING

TROY GARDNER, PLA.

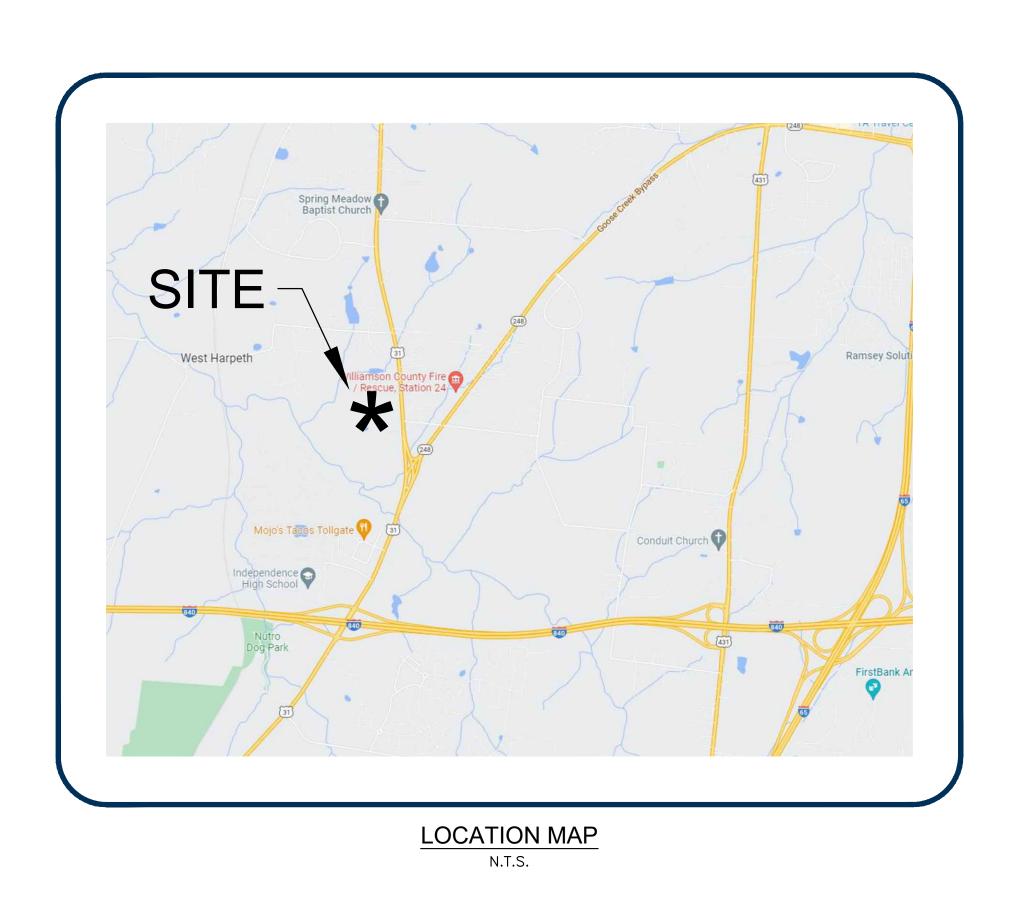
RAGAN SMITH ASSOCIATES

315 WOODLAND STREET

NASHVILLE, TN 37206

(615) 244-8591

tgardner@ragansmith.com



## INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
1.0	<b>EXISTING CONDITIONS</b>
2.0	REZONE REQUEST

GARRETT FARN
FOR NESSEE VALLEY HOM

RaganSmith

Scale: N.T.S.

Date: JULY 15, 2022

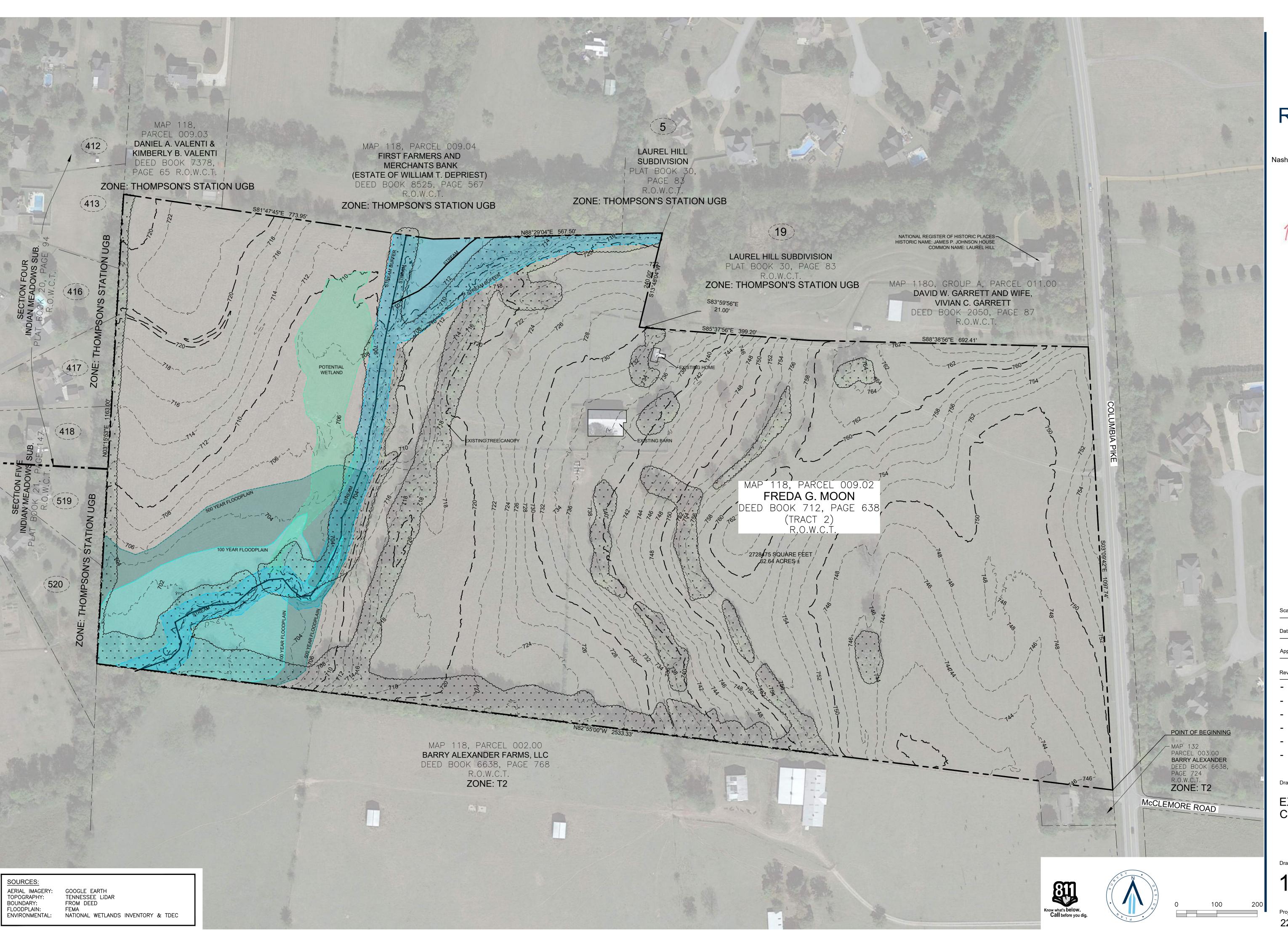
Approved By: ---
Revisions:
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COVER SHEET

Drawing No.

Project No. **22-0228** 

WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE





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JULY 15, 2022 Approved By:

Drawing Title:

**EXISTING** CONDITIONS

Drawing No.

22-0228

TAX MAP:

PARCEL:

LOT SIZE

4339 COLUMBIA PIKE

62.64± ACRES (2,728,475 S.F.)

TROY GARDNER, PLA.

(615) 244-8591

315 WOODLAND STREET

RAGAN SMITH ASSOCIATES, INC.

NASHVILLE, TENNESSEE 37206

GARDNER@RAGANSMITH.COM

LAND PLANNER:

<u> APPLICANT:</u> TENNESSEE VALLEY HOMES, INC. / BLUEPRINT HOLDINGS, LLC. JIMMY FRANKS 245 NOAH DRIVE

FRANKLIN, TN 37064 (615) 794-7415 ext. 224 JIMMY@TENNESSEEVALLEYHOMES.COM

FREDA MOON 4339 COLUMBIA PIKE

FRANKLIN, TN 37069

DESCRIPTION OF PROPERTY:

THE PROPERTY IS IDENTIFIED ON WILLIAMSON COUNTY, TN GIS AS MAP 118, PARCEL 9.02, AND IS LOCATED AT 4339 COLUMBIA PIKE. THE PROPERTY INCLUDES APPROXIMATELY 62.64± ACRES OF GENTLY ROLLING EXISTING USE OF LAND: AGRICULTURAL AND RESIDENTIAL

> **EXISTING TREE CANOPY:** EXISTING TREE CANOPY AREA: ±10.8 AC.

**CURRENT ZONING:** ZONING DISTRICT: T2 (RURAL)

G1 (CONTROLLED GROWTH)

ZONING DISTRICT: TC (TRANSECT COMMUNITY) COMMUNITY TYPE: COMMUNITY UNIT TYPES: SINGLE FAMILY HOMES & TOWNHOMES

WATER FACILITIES: WATER SERVICE AVAILABILITY HAS BEEN REQUESTED FROM HB&TS.

SECTOR:

SANITARY SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF THOMPSON'S STATION PER THE RESERVATION OF WATERWATER CAPACITY AGREEMENT DATED OCTOBER 19, 2021

REPURIFIED WATER FACILITES:

IF AVAILABLE, REPURIFIED WATER MAY BE USED ON SITE FOR LANDSCAPE IRRIGATION, AND AS PERMITTED IN THE L.D.O.

DRAINAGE FACILITES:

STORM WATER DRAINAGE WILL BE MANAGED THROUGH INLETS, PIPES, GRAVITY FLOW, AND DRAINAGE TO STORM BASINS AS REQUIRED BY

**COMMUNITY FACILITES:** 

FRANKLIN POLICE DEPARTMENT 5.9 MILES FROM SITE

WILLIAMSON COUNTY FIRE & RESCUE STATION 24 0.9 MILES FROM SITE

**RECREATIONAL:** NUTRO DOG PARK 2.2 MILES FROM SITE

**REFUSE STORAGE & COLLECTION:** THE METHOD OF REFUSE COLLECTION IS STILL BEING DETERMINED. IT IS CURRENTLY ASSUMED TRASH WILL BE WHEELED OUT TO THE STREET FOR PICKUP, AND THAT NO REFUSE WILL BE STORED ON SITE. ADDITIONAL DETAILS WILL BE PROVIDED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

COVENANTS, EASEMENTS, RESTRICTIONS, ETC

THE NEIGHBORHOOD COVENANTS ARE STILL BEING DETERMINED.

REZONING CONSISTENT TO GENERAL PLAN STATEMENT

- PRESERVE THE RURAL CHARACTERISTICS OF THE COMMUNITY WHILE ACCOMMODATING FOR FUTURE GROWTH
- IN AN ORDERLY AND SUSTAINABLE MANNER. ACHIEVE A BALANCED MIX OF LAND USES WITHIN THE TOWN. ENCOURAGE CLUSTER DEVELOPMENT FOR PRESERVATION
- OF NATURAL AND CULTURAL RESOURCES WHERE FEASIBLE AND CONSISTENT WITH SURROUNDING LAND USES. DEVELOP A PREDICTABLE STRATEGY FOR THE LOCATION AND INTENSITY OF FUTURE DEVELOPMENT.

REZONING TO TC WOULD ALLOW FOR A NEIGHBORHOOD WITH

CLUSTERED DEVELOPMENT, A MINIMUM OF 40% T1 (NATURAL) OR T2 (RURAL) AREA, AND A MINIMUM OF 10% CIVIC SPACE. THIS DEVELOPMENT APPROACH ALLOWS FOR THE PRESERVATION OF STREAMS, WETLANDS, FLOODPLAINS AND ENVIRONMENTAL SITE FEATURES. ADDITIONALLY, WITH TC ZONING A BALANCED MIX OF LAND USES WOULD BE PERMITTED. SINCE THE SECTOR MAP IDENTIFIES THIS SITE AS G1 - 'CONTROLLED GROWTH' THE OPPORTUNITY FOR

DEVELOPING AS A VILLAGE IS POSSIBLE AND WITHIN KEEPING

TRANSPORTATION / CIRCULATION GOALS:

FOR THIS SECTOR.

 PROVIDE A BALANCED TRANSPORTATION AND CIRCULATION SYSTEM THAT CAN MOVE PEOPLE AND GOODS SAFELY AND EFFICIENTLY WHILE MEETING THE NEEDS OF THE COMMUNITY.

THIS SITE IS LOCATED ALONG COLUMBIA PIKE, WHICH IS RECOMMENDED ON THE TOWN'S MAJOR THOROUGHFARE PLAN TO BE IMPROVED TO 4 LANES WITH A TURN LANE. DEVELOPMENT CAN BE SETBACK FROM COLUMBIA PIKE TO ACCOMMODATE FOR THIS IMPROVEMENT. ALSO THE NEIGHBORHOOD WILL UTILIZE THE TOWN'S CURRENT ROADWAY DESIGN STANDARDS.

<u>HOUSING GOALS:</u>PROVIDE OPPORTUNITIES FOR A RANGE OF HOUSING UNITS THAT MEET A WIDE VARIETY OF INCOME LEVELS

TC ZONING WOULD ALL FOR A RANGE OF RESIDENTIAL HOME

#### **OPEN SPACE / CONSERVATION GOALS:**

- CONSERVE AND PROTECT OPEN LAND, INCLUDING THOSE AREAS CONTAINING UNIQUE, AND SENSITIVE NATURAL FEATURES SUCH AS WOODLANDS, STEEP SLOPES, FLOODPLAINS AND WETLANDS.
- PURSUE ACQUISITION OF LAND FOR OPEN SPACE, PARKS AND RECREATIONAL FACILITIES.

REZONING TO TC WOULD ALLOW FOR A NEIGHBORHOOD WITH CLUSTERED DEVELOPMENT, A MINIMUM OF 40% T1 (NATURAL) OR T2 (RURAL) AREA. AND A MINIMUM OF 10% CIVIC SPACE. THIS DEVELOPMENT APPROACH ALLOWS FOR THE PRESERVATION OF STREAMS, WETLANDS, FLOODPLAINS, AND ENVIRONMENTAL SITE FEATURES.

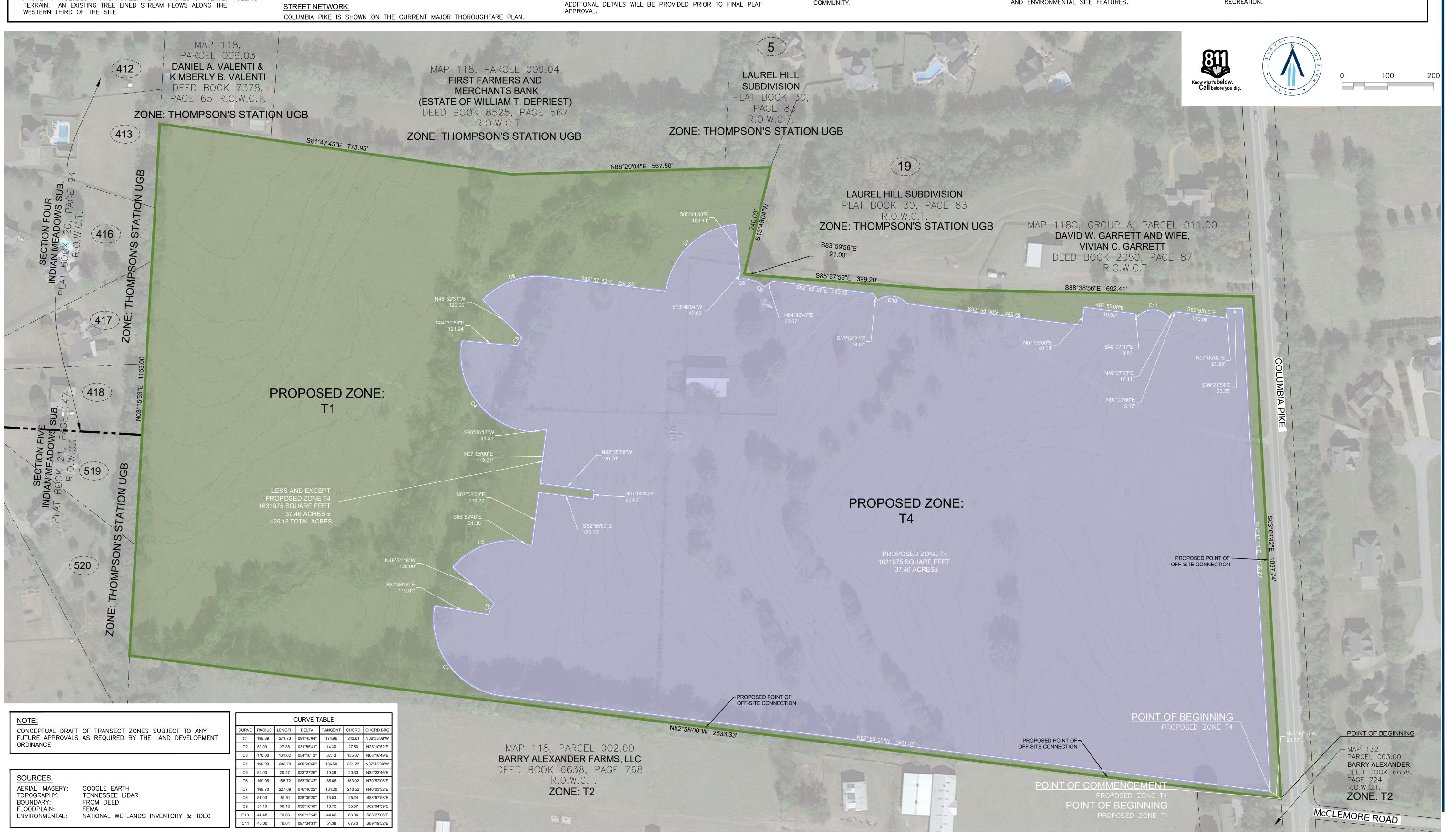
 COORDINATE APPROPRIATE INFRASTRUCTURE FOR **UTILITIES AS GROWTH OCCURS TO ENSURE SUSTAINABILITY** 

WATER, STORMWATER DRAINAGE, SEWAGE COLLECTION & TREATMENT, AND SOLID WASTE COLLECTION WILL BE COORDINATED WITH EACH PROVIDER AND/OR DESIGNED PER STANDARDS IN THE L.D.O.

#### COMMUNITY SERVICES GOALS

- COORDINATE WITH THE SCHOOL DISTRICT TO ENSURE APPROPRIATE MEANS TO FACILITATE THE DEVELOPMENT OF SCHOOLS AS NECESSARY TO MEET FUTURE NEEDS.
- COORDINATE WITH WILLIAMS COUNTY FOR LOCATIONS OF NEW LIBRARY FACILITIES TO MEET THE NEEDS OF THE COMMUNITY
- COORDINATE WITH WILLIAMS COUNTY FOR LAW ENFORCEMENT AND FIRE PROTECTION FACILITIES TO MEET THE NEEDS OF THE COMMUNITY.
- PROVIDE A VARIETY OF QUALITY RECREATIONAL FACILITIES THAT ARE DISPERSED THROUGHOUT THE TOWN WITH EASY ACCESS TO RESIDENTS

THIS DEVELOPMENT WILL BE COORDINATED, AS REQUIRED, WITH WILLIAMSON COUNTY SCHOOLS, LIBRARY, LAW ENFORCEMENT & FIRE PROTECTION TO IDENTIFY COMMUNITY NEEDS. THIS DEVELOPMENT WILL PROVIDE A MINIMUM OF 40% T1 (NATURAL) AREA WHICH MAY BE USED FOR PASSIVE RECREATION.





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# M S B Z

1" = 100' JULY 15, 2022 Approved By: Revisions:

Drawing Title:

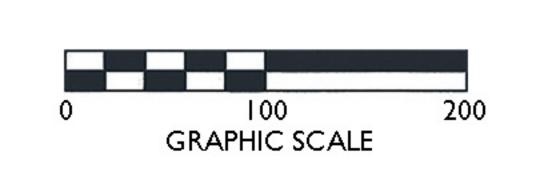
REZONE REQUEST

Drawing No.

Project No. 22-0228











## Self-Imposed Developer Commitments

Based on the feedback heard related to the previous version of the plan, the developer makes the following commitments:

- 1. Maintain the Rural Character of Columbia Pike by incorporating open space at the front of the development and not the back.
  - Master Plan will provide 20 acres of open space along Columbia Pike with a depth of 500 feet.
  - Master plan will use the natural grade of the property to conceal the homes beyond the open space.
  - The existing barn will be preserved in open space for neighborhood gatherings
  - A Large Estate Lot has been created to be compatible with the existing Garrett House along Columbia Pike.
- 2. Address concerns about multi-family apartments and condos.
  - No multifamily apartments or condos will be proposed in the plan.
  - Townhomes will be limited to an area located at the center of the property around the neighborhood park and not abutting adjacent parcels.
- 3. Reduce density from 190 homes.
  - Master plan will meet the open space area requirements for Transect Communities and density will be limited to 133 total homes including a maximum of 54 townhomes.
- 4. Wetland and natural features along creek to be preserved and protected.
  - The master plan will identify the potential wetland area on the property and existing trees along the stream. These areas will be preserved and protected in open space
- 5. Provide better connectivity.
  - Master plan is to provide 4 stub streets to adjacent parcels for future connection.
- 6. Provide better transition to adjacent subdivision.
  - Master plan will locate large estate lots along the western boundary of the property
    adjacent to the existing neighborhood. Estate homes west of the creek will have limited
    access and will be gated. The gated portion of the road will be a private road.