

**ORDINANCE 17-06**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING MAURY COUNTY TAX MAP 024, PARCEL 010.00, FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO R-2, PLANNED UNIT DEVELOPMENT (PUD)**

**(PUD 294-2016 ARBOR VALLEY)**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as Maury County Tax Map 024, Parcel 010.00 from R-2, Medium Density Residential, to R-2, Planned Unit Development (PUD), and;

**WHEREAS**, said portion of property to be rezoned from R-2 to R-2, PUD, is located within the corporate limits of the City of Spring Hill and;

**WHEREAS**, the Spring Hill Municipal Planning Commission recommended approval of the rezone on February 13, 2017 and;

**WHEREAS**, the conditions of approval shall be;

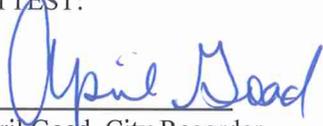
1. Each of the new project accesses shall be constructed to include one northbound entering lane and two southbound exiting lanes. At each intersection, the southbound left turn lanes shall include at least 150 feet of storage, and the southbound right turn lanes shall include at least 50 feet of storage.
2. An eastbound left turn lane shall be constructed on Beechcroft Road at each of the new project accesses. Each of these turn lanes shall include at least 75 feet of storage and shall be designed and constructed according to AASHTO standards.
3. A westbound right turn lane shall be constructed on Beechcroft Road at each of the new project accesses. Each of these turn lanes shall include at least 125 feet of storage and shall be designed and constructed according to AASHTO standards.
4. If at least 45% of the traffic exiting The Meadows is concentrated at one of the project accesses, a traffic signal may be warranted on Beechcroft Road at that access. Updated traffic counts shall be collected and traffic signal warrant analyses shall be conducted for the intersections of Beechcroft Road and the project accesses at 75% build-out and 100% build-out of the proposed project.
5. Prior to submitting construction plans, a full evaluation of water pressures and proposed improvements to water system will be required.

**WHEREAS**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, to amend ordinance No. 86-47, the same being the zoning ordinance of the City of Spring Hill, by rezoning property being Maury County Tax Map 024, Parcel 010.00, from R-2, Medium Density Residential, to R-2, Planned Unit Development (PUD), the public welfare requiring it.

  
Rick Graham, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney

Passed on First Reading: March 20, 2017

Passed on Second Reading: April 17, 2017

**SUBJECT:** ORD 17-06 (Arbor Valley PUD Request)

**DATE:** March 6, 2017

**ATTENTION:** Board of Mayor and Aldermen (BOMA)

**DEPARTMENT HEAD:** Jon Baughman



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## STAFF MEMORANDUM

**PUD 294-2016:** Submitted by Gamble Design Collaborative for property located on Beechcroft Road. The property is zoned R-2, Medium Density Residential, and contains approximately 258.97 acres. The applicant requests approval for a PUD, Planned Unit Development, with 584 residential lots.

**Property Description and History:** This undeveloped property is located on the north side of Beechcroft Road east of Cleburne Road. The northern boundary of the property is the extent of the city limits. Surrounding zoning includes M-1 to the west and AG to the east. The property also abuts the CSX railroad to the east. An unnamed stream flows on the eastern side of the property. This project was last before the Planning Commission at the December 27, 2016 work session. The applicant requested the item be removed from the Planning Commission voting meeting in order to address outstanding issues. Public notice letters have been sent.

**Request:** The applicant requests preliminary development plan and rezoning approval for a Planned Unit Development to include 228 "cottages", 136 "villas", 220 single family homes and associated open space and amenities. The proposed density is approximately 2.26 dwelling units per acre. The approved name is Arbor Valley. The proposal includes fewer lots and more open space than previous plans for the property.

**Streets and Sidewalk:** Beechcroft Road (an arterial street designation) is a two-lane unimproved street with approximately 20 feet of pavement and open ditch. Right-of-way dedication in accordance with the City's Major Thoroughfare Plan is required. There are several streets proposed within the project boundary and two new connections to Beechcroft Road. Two of the internal streets are proposed to connect with the existing Meadows of Spring Hill subdivision. Internal connections to adjacent properties are indicated. Internal streets are not indicated as public or private. The applicant has submitted a traffic study, the recommendations from which are below:

The analyses presented in this study indicate that the following infrastructure improvements should be provided in order to accommodate the total projected traffic volumes with the completion of the proposed residential project:

1. Each of the new project accesses should be constructed to include one northbound entering lane and two southbound exiting lanes. At each intersection, the southbound left turn lanes should include at least 150 feet of storage, and the southbound right turn lanes should include at least 50 feet of storage.
2. An eastbound left turn lane should be constructed on Beechcroft Road at each of the new project accesses. Each of these turn lanes should include at least 75 feet of storage and should be designed and constructed according to AASHTO standards. It is important to note that this eastbound left turn storage is included in TDOT's plans to improve Beechcroft Road to a three-lane cross-section along the frontage of the project site.
3. A westbound right turn lane should be constructed on Beechcroft Road at each of the new project accesses. Each of these turn lanes should include at least 125 feet of storage and should be designed and constructed according to AASHTO standards. These turn lanes are not included in TDOT's plans to improve Beechcroft Road

City of Spring Hill, Tenn.

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199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

along the frontage of the project site. Therefore, it would be appropriate to provide them in conjunction with TDOT's improvement or after TDOT's project is completed.

- Typically, accesses for residential communities do not warrant the installation of a traffic signal because these land uses do not generate significant entering and exiting traffic volumes during the off-peak hours. However, the projected traffic volumes on Beechcroft Road at the completion of TDOT's improvement project and the Harvest

Point PUD indicate that motorists exiting The Meadows will experience significant delays when both projects are completely built-out. Specifically, if at least 45% of the traffic exiting The Meadows is concentrated at one of the project accesses, a traffic signal will be warranted on Beechcroft Road at that access. Since Harvest Point and The

Meadows will build out over a number of years, the actual need for a traffic signal will depend on the pace of development in both projects. Therefore, updated traffic counts should be collected and traffic signal warrant analyses should be conducted for the intersections of Beechcroft Road and the project accesses at 75% build-out and 100% build-out of the proposed project.

- As planned, the site plan for the proposed project should facilitate connectivity to properties north and west of the project site.

Sidewalks on both sides of the internal streets are shown, however there is no indication of required sidewalk installation along Beechcroft Road.

**Bulk and Area Requirements:** Based on the information submitted, it appears the proposal is compliant with the minimum bulk and area requirements of the residential regulations for Planned Unit Developments. Section 3.9 requires that structures or portions of any lots located along the periphery of the site, the setback provisions for the district located adjacent to the development shall apply.

**Bicycle and Greenway Plan:** Beechcroft Road is designated as a multiuse trail path in the Bicycle and Greenway Plan. The applicant has provided for a multiuse trail along Beechcroft Road. The proposal includes internal trails to provide for internal multi-modal circulation and connection and external connections.

**Landscaping and Buffering:** The applicant proposes minimum 25' buffer areas where the development abuts land outside of the project area. A landscape plan will be required at subsequent submittals.

**Design Review Guidelines:** The applicant has submitted renderings of the proposed dwellings but exact details have not been provided at this point. Details will be required at subsequent submittals.

**Spring Hill Rising 2040:** The future land use designation of the property is "Residential Neighborhood Area", which constitutes a transitional area between natural and rural settings to more intense environments such as mixed use, city neighborhoods, and community commerce areas. The intent of this designation is to preserve natural features in the built environment, enhance access to housing options and urban amenities such as jobs, retail services and public services and to create new opportunities to enhance the quality of life.

**Other:** The use of a PUD at this location benefits the Planning Commission and Board of Mayor and Aldermen in that greater flexibility to negotiate features that will increase compatibility with the surrounding area and amenities above those required by the base zoning, such as trails, preservation of natural and sensitive features of the lane, and other community amenities.

The applicant intends to submit separate plans for the amenities and playground area in the future.

A meeting to discuss sewer design was held at Public Works on 2/8/2017.

**Fire Marshal:** Fire hydrant location 3'-7' off curb.

**Public Works/Engineering Comments:**

- Prior to submitting construction plans, a full evaluation of water pressures and proposed improvements to water system will be required.

**Discussion:** The request was forwarded to the Board of Mayor and Aldermen with a recommendation for approval on February 13, 2017 with conditions:

**PUD 294-2016:** Submitted by Gamble Design Collaborative for property located on Beechcroft Rd. The property is zoned R-2, Medium Density Residential, and contains approximately 258.97 acres. The applicant requests a preliminary master development plan approval for a PUD, Planned Unit Development, with 584 single family residential lots.

**Engineering Conditions:**

1. Prior to submitting construction plans, a full evaluation of water pressures and proposed improvements to water system will be required.

**Staff Conditions:**

1. Approval of this preliminary development plan shall remain valid for a period of three (3) years, during which time a final development plan shall be submitted for Planning Commission review and approval.
2. Modification to the approved preliminary development plan may require Planning Commission and/or Board of Mayor and Aldermen approval prior to the submittal of a final development plan.

Alderman Fitterer made a motion to approve **PUD 294-2016** with staff conditions—adding conditions:

3. All Engineering and Public Works comments be addressed.
4. All traffic study recommendations be addressed.

Motion seconded by Alderman Duda. Motion passed 7/0.

**City of Spring Hill, Tennessee**  
**Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174  
(931) 486-2252 Fax: (931) 486-3596

| FOR STAFF USE ONLY                |                            |
|-----------------------------------|----------------------------|
| Date Application submitted: _____ | Fee: _____                 |
| Date Accepted as complete: _____  | Case number: _____         |
| Map/Parcel: _____                 | Public hearing date: _____ |

Date: 1/11/2017 Project Name: Arbor Valley PLD Master Development Plan

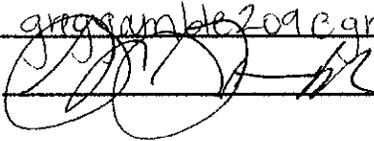
Property Address/Location: 578 Beechcroft Rd., Spring Hill, TN 37174  
Map 24 Parcel 10.00

Current Zoning District(s): R-2 Residential (Med. Density) Property Size: 258.97 AC

| <u>Type of request being made —</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Materials required to be submitted with application</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Major Modification</p> <p><input type="checkbox"/> Minor Modification</p> <p><input type="checkbox"/> Easement/Right-of-way Vacation</p> <p><input type="checkbox"/> Sketch Plan</p> <p><input type="checkbox"/> Neighborhood Concept Plan</p> <p><input type="checkbox"/> Lot Split</p> <p><input type="checkbox"/> Property Line Adjustment</p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Concurrent Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Site Plan</p> <p><input checked="" type="checkbox"/> Master Development Plan (PUD) Preliminary/Final</p> <p><input type="checkbox"/> Traditional Neighborhood Development</p> <p><input type="checkbox"/> Other _____</p> | <p><input type="checkbox"/> Letter of request</p> <p><input type="checkbox"/> Proof of ownership</p> <p><input type="checkbox"/> Two (2) folded hard copies of the proposal, including all required information as outlined in the applicable checklist. <u>Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.</u></p> <p><input type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.</p> <p style="text-align: center; color: red; font-weight: bold; margin-top: 10px;"><b>Note to the applicant:</b></p> <ul style="list-style-type: none"><li>* Applications and all required submittals must be filed with the Planning Department by the established deadline.</li><li>* Both the applicant/representative and property owner must sign the application. <b>Applications not signed by the property owner will not be accepted.</b></li><li>* All applications must be accompanied by completed checklist.</li></ul> |

**APPLICANT OR REPRESENTATIVE:**

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

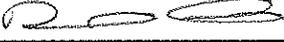
Name (printed): Greg Gamble  
Address: 144 Southleaf Pkwy. Suite 200  
Franklin, TN 37064  
Phone number: 615-975-5765  
Email: greggamble209@gmail.com  
Signature: 

Date: 1/10/2017

**PROPERTY OWNER(S) OR AUTHORIZED AGENT:**

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): C.M.H. Parks, Inc. d.b.a. Goodall Homes Date: 1-10-2017  
Address: 393 Maple Street Suite 100  
Gallatin, TN 37066  
Phone number: 615-451-5029  
Email: mgreen@goodallhomes.com - Maverick Green - Point of Contact

Signature:   
Bob Goodall, President

Name (printed): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**PUD 294-2016**  
Rezone from R-2 to PUD  
Planning Commission  
1-23-17 and 2-13-17 BOMA  
3-06-17, 3-20-17 and 4-17-17

# ARBOR VALLEY PUD

## MASTER DEVELOPMENT PLAN

### MAP 24 PARCEL 10.00

**OWNER**  
 CMH PARKS INC. D.B.A. GOODALL HOMES  
 393 MAPLE STREET, SUITE 100  
 GALLATIN, TN 37066

**DEVELOPER**  
 GOODALL INC, BUILDERS  
 393 MAPLE STREET, SUITE 100  
 GALLATIN, TN 37066  
 CONTACT: JACK LUDINGTON  
 jludington@goodallhomes.com  
 615.451.5029

**LANDSCAPE ARCHITECT / PLANNER**  
 GAMBLE DESIGN COLLABORATIVE, LLC  
 144 SOUTHEAST PARKWAY, SUITE 200  
 FRANKLIN TN 37064  
 CONTACT: GREG GAMBLE, RLA  
 greggamble209@gmail.com  
 615.975.5765

**CIVIL ENGINEER**  
 RAGAN-SMITH ASSOCIATES  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 CONTACT: WES HARRIS  
 wharris@ragansmith.com  
 615.244.8591



### INDEX OF SHEETS

| SHEET | DESCRIPTION                         |
|-------|-------------------------------------|
| S 0.0 | COVER AND VICINITY MAP              |
| S 1.0 | BOUNDARY OVERVIEW                   |
| S 2.0 | ILLUSTRATIVE MASTER PLAN            |
| S 3.0 | DEVELOPMENT PLAN                    |
| S 4.0 | TYPICAL BUFFER AND STREET SECTIONS  |
| S 4.1 | TYPICAL LOT DIAGRAMS                |
| C 1.0 | DETENTION AND SANITARY SEWER LAYOUT |
| A 1.0 | TYPICAL ARCHITECTURE                |
| A 2.0 | AMENITY CENTER AND PLAYGROUND PLAN  |

VICINITY MAP  
 NOT TO SCALE



January 11, 2017  
 REVISION DATE:  
 January 17, 2017  
 February 2, 2017



rev. date

1 1.17.2017

2 2.6.2017

3

4

January 11, 2017

**BOUNDARY  
 OVERVIEW AND  
 EXISTING  
 CONDITIONS**

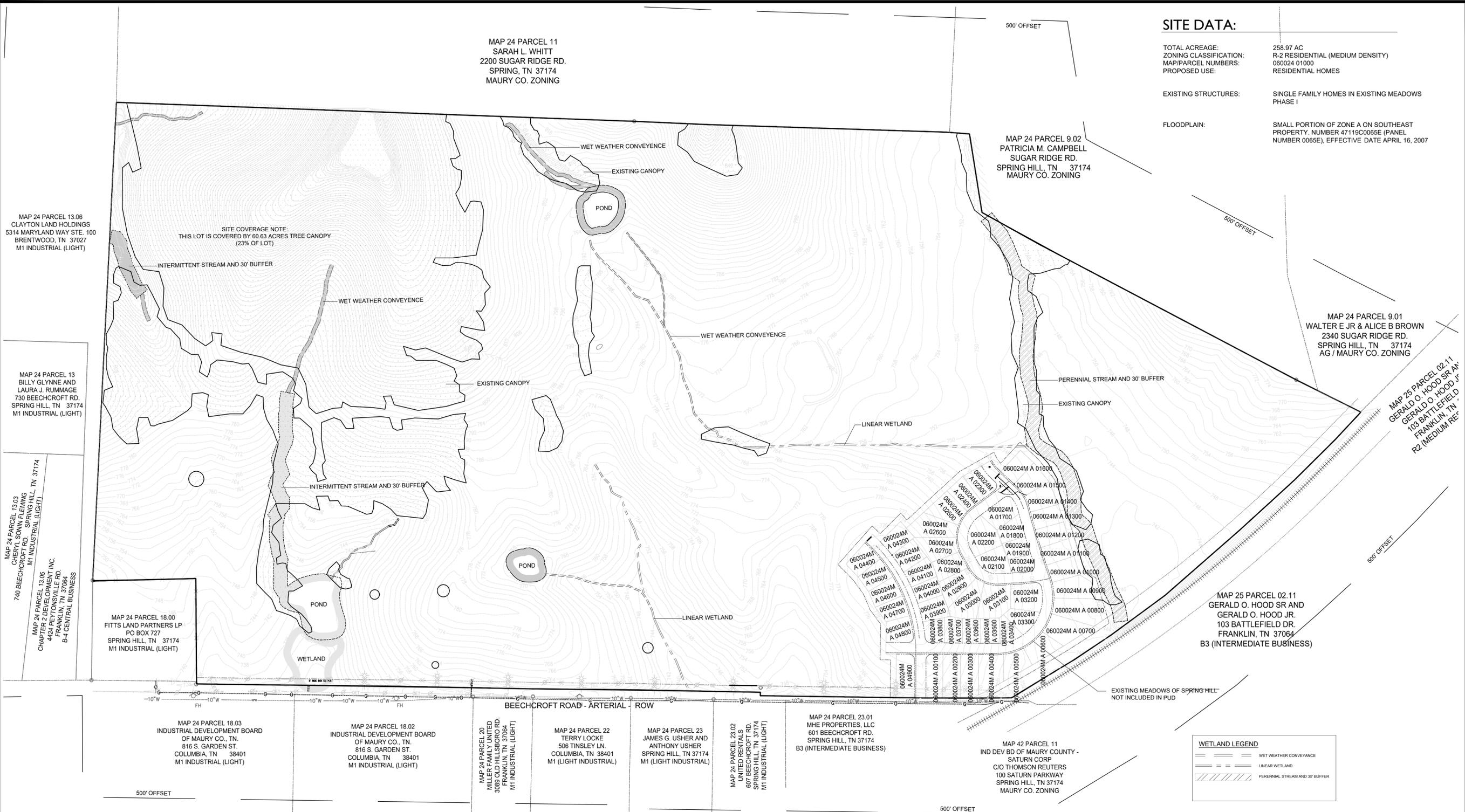
**SHEET  
 S1.0**

**SITE DATA:**

TOTAL ACREAGE: 258.97 AC  
 ZONING CLASSIFICATION: R-2 RESIDENTIAL (MEDIUM DENSITY)  
 MAP/PARCEL NUMBERS: 060024 01000  
 PROPOSED USE: RESIDENTIAL HOMES

EXISTING STRUCTURES: SINGLE FAMILY HOMES IN EXISTING MEADOWS  
 PHASE I

FLOODPLAIN: SMALL PORTION OF ZONE A ON SOUTHEAST  
 PROPERTY. NUMBER 47119C0065E (PANEL  
 NUMBER 0065E), EFFECTIVE DATE APRIL 16, 2007



MAP 24 PARCEL 11  
 SARAH L. WHITT  
 2200 SUGAR RIDGE RD.  
 SPRING, TN 37174  
 MAURY CO. ZONING

MAP 24 PARCEL 9.02  
 PATRICIA M. CAMPBELL  
 SUGAR RIDGE RD.  
 SPRING HILL, TN 37174  
 MAURY CO. ZONING

MAP 24 PARCEL 9.01  
 WALTER E JR & ALICE B BROWN  
 2340 SUGAR RIDGE RD.  
 SPRING HILL, TN 37174  
 AG / MAURY CO. ZONING

MAP 25 PARCEL 02.11  
 GERALD O. HOOD SR AND  
 GERALD O. HOOD JR.  
 103 BATTLEFIELD DR.  
 FRANKLIN, TN 37064  
 B3 (INTERMEDIATE BUSINESS)

SITE COVERAGE NOTE:  
 THIS LOT IS COVERED BY 60.63 ACRES TREE CANOPY  
 (23% OF LOT)

MAP 24 PARCEL 13.06  
 CLAYTON LAND HOLDINGS  
 5314 MARYLAND WAY STE. 100  
 BRENTWOOD, TN 37027  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 13  
 BILLY GYNNIE AND  
 LAURA J. RUMMAGE  
 730 BEECHCROFT RD.  
 SPRING HILL, TN 37174  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 13.03  
 CHERYL SONNENFELM  
 740 BEECHCROFT RD.  
 SPRING HILL, TN 37174  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 13.05  
 CHAPTER 2 DEVELOPMENT INC.  
 4424 PEYTONVILLE RD.  
 FRANKLIN, TN 37064  
 B-4 CENTRAL BUSINESS

MAP 24 PARCEL 18.00  
 FITTS LAND PARTNERS LP  
 PO BOX 727  
 SPRING HILL, TN 37174  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 18.03  
 INDUSTRIAL DEVELOPMENT BOARD  
 OF MAURY CO., TN.  
 816 S. GARDEN ST.  
 COLUMBIA, TN 38401  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 18.02  
 INDUSTRIAL DEVELOPMENT BOARD  
 OF MAURY CO., TN.  
 816 S. GARDEN ST.  
 COLUMBIA, TN 38401  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 20  
 MILLER FAMILY UNITED  
 386 OLD HILLSBORO RD.  
 SPRING HILL, TN 37174  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 22  
 TERRY LOCKE  
 506 TINSLEY LN.  
 COLUMBIA, TN 38401  
 M1 (LIGHT INDUSTRIAL)

MAP 24 PARCEL 23  
 JAMES G. USHER AND  
 ANTHONY USHER  
 SPRING HILL, TN 37174  
 M1 (LIGHT INDUSTRIAL)

MAP 24 PARCEL 23.02  
 UNITED RENTALS  
 695 BEECHCROFT RD.  
 SPRING HILL, TN 37174  
 M1 INDUSTRIAL (LIGHT)

MAP 24 PARCEL 23.01  
 MHE PROPERTIES, LLC  
 601 BEECHCROFT RD.  
 SPRING HILL, TN 37174  
 B3 (INTERMEDIATE BUSINESS)

MAP 42 PARCEL 11  
 IND DEV BD OF MAURY COUNTY -  
 SATURN CORP  
 C/O THOMSON REUTERS  
 100 SATURN PARKWAY  
 SPRING HILL, TN 37174  
 MAURY CO. ZONING

**WETLAND LEGEND**

|  |                                 |
|--|---------------------------------|
|  | WET WEATHER CONVEYANCE          |
|  | LINEAR WETLAND                  |
|  | PERENNIAL STREAM AND 30' BUFFER |

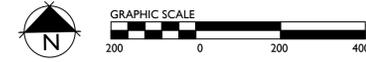
ADJACENT PROPERTY OWNERS WITHIN 500'

| Parcel Number   | PROPERTY ADDRESS      | OWNER1                            | OWNER CITY  | STATE | ZIP   | ZONE |
|-----------------|-----------------------|-----------------------------------|-------------|-------|-------|------|
| 060024M A 00100 | 1134 Wrights Mill Rd. | Renee Lynn King                   | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00200 | 1136 Wrights Mill Rd. | Alejandro Chavez Davalos          | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00300 | 1138 Wrights Mill Rd. | Vincent Christopher Baleka        | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00400 | 1140 Wrights Mill Rd. | Beth A. Slusher                   | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00500 | 1142 Wrights Mill Rd. | Steven D. Gardner Jr.             | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00600 | 1144 Wrights Mill Rd. | Jack Allen Morgan                 | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00700 | 1146 Wrights Mill Rd. | CMH Parks Inc.                    | Maryville   | TN    | 37804 | R-2  |
| 060024M A 00800 | 1148 Wrights Mill Rd. | Preston and Lauren Deakins        | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 00900 | 1150 Wrights Mill Rd. | Jay C. Alford                     | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01000 | 1152 Wrights Mill Rd. | Edwin A. Reiners                  | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01100 | 1154 Wrights Mill Rd. | Michael S. Pollard                | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01200 | 1156 Wrights Mill Rd. | Robert and Donna Longaberger      | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01300 | 1158 Wrights Mill Rd. | Morgan N. Gray                    | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01400 | 1160 Wrights Mill Rd. | Jefferson P. and Jill S. Lomenick | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01500 | 1162 Wrights Mill Rd. | John C. and Megan M. Ashley       | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01600 | 1164 Wrights Mill Rd. | Jesse and Amy Gray                | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01700 | 1159 Wrights Mill Rd. | Kyle Kissac                       | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01800 | 1157 Wrights Mill Rd. | Ashley Lehenbauer                 | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 01900 | 1155 Wrights Mill Rd. | George Raymond Kerr               | Spring Hill | TN    | 37174 | R-2  |

| Parcel Number   | PROPERTY ADDRESS      | OWNER1                                   | OWNER CITY  | STATE | ZIP   | ZONE |
|-----------------|-----------------------|------------------------------------------|-------------|-------|-------|------|
| 060024M A 02000 | 1153 Wrights Mill Rd. | Angela M. Sensing                        | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02100 | 2006 Vancroft Cir.    | James M. and Lisa D. Fuller              | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02200 | 2012 Vancroft Cir.    | Kevin M. and Sharon A. Meredith          | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02300 | 2019 Vancroft Cir.    | Cynthia J. and Robert W. Oshop           | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02400 | 2017 Vancroft Cir.    | Charl L. Martin                          | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02500 | 2015 Vancroft Cir.    | Janet Rondeau                            | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02600 | 2013 Vancroft Cir.    | James P. and Marie A. Birmingham         | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02700 | 2011 Vancroft Cir.    | Kristen and Krystal Griffith Buckley     | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02800 | 2009 Vancroft Cir.    | Melissa Serfass                          | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 02900 | 2007 Vancroft Cir.    | Israel Jr. and Valeria Tovar Mendoza     | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03000 | 2005 Vancroft Cir.    | Steven M. and Bryan M. Roberts           | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03100 | 2003 Vancroft Cir.    | Julia R. and Jonathan K. Monroe          | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03200 | 1149 Wrights Mill Rd. | Emily C. Dickson                         | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03300 | 1147 Wrights Mill Rd. | Arthur C. Davis                          | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03400 | 1143 Wrights Mill Rd. | Brandon and Krystal Barrow               | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03500 | 1139 Wrights Mill Rd. | Sara Manuel                              | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03600 | 1137 Wrights Mill Rd. | Harold Porter Irwin and Tracie J. Durard | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03700 | 1135 Wrights Mill Rd. | Deborah L. Holly                         | Spring Hill | TN    | 37174 | R-2  |
| 060024M A 03800 | 1133 Wrights Mill Rd. | Adam Matthew and Rochelle D. Diestelkamp | Spring Hill | TN    | 37174 | R-2  |

| Parcel Number   | PROPERTY ADDRESS      | OWNER1                            | OWNER CITY   | STATE | ZIP   | ZONE |
|-----------------|-----------------------|-----------------------------------|--------------|-------|-------|------|
| 060024M A 03900 | 1004 McCormick Xing   | John and Azadouhie Vartanian      | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04000 | 1006 McCormick Xing   | Michael and Rosalind Valerio      | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04100 | 1008 McCormick Xing   | Reinita House                     | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04200 | 1010 McCormick Xing   | William and Carol Stephenson      | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04300 | 1004 McCormick Xing   | Steven R. Ferguson Jr.            | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04400 | 1011 McCormick Xing   | Francisco Jose Martinez           | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04500 | 1009 McCormick Xing   | Amanda Brown and Carrie Brown     | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04600 | 1007 McCormick Xing   | Harold Anthony Bishop             | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04700 | 1005 McCormick Xing   | AH4R-TN 3 LLC                     | Agoura Hills | CA    | 91301 | R-2  |
| 060024M A 04800 | 1003 McCormick Xing   | Steve W. Whitaker                 | Spring Hill  | TN    | 37174 | R-2  |
| 060024M A 04900 | 1132 Wrights Mill Rd. | Steven L. and Marian N. Dessinger | Spring Hill  | TN    | 37174 | R-2  |

ENVIRONMENTAL ASSESSMENT  
 PROVIDED BY:  
 BDY NATURAL SCIENCES CONSULTANTS  
 2607 WESTWOOD DRIVE  
 NASHVILLE, TN 37204  
 615.460.9797





| LEGEND                                                                                                                     |                     | PEDESTRIAN CIRCULATION                                                                   |                          |
|----------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------|--------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>      | COTTAGES : 225      | <span style="display:inline-block; width:20px; border-bottom:2px dashed orange;"></span> | 8' ASPHALT TRAIL         |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> | VILLAS : 136        | <span style="display:inline-block; width:20px; border-bottom:2px solid blue;"></span>    | 6' CONCRETE TRAIL        |
| <span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span>         | SINGLE FAMILY : 220 | <span style="display:inline-block; width:20px; border-bottom:2px dashed black;"></span>  | NATURE AND WALKING TRAIL |
| <b>TOTAL HOMES : 581</b>                                                                                                   |                     |                                                                                          |                          |

NOT TO SCALE

\*NOTE: STREET TREES ARE GRAPHICALLY SHOWN, FINAL LOCATION TO BE DETERMINED.

**ARBOR VALLEY PUD**  
**MASTER DEVELOPMENT PLAN**  
 SPRING HILL, TENNESSEE



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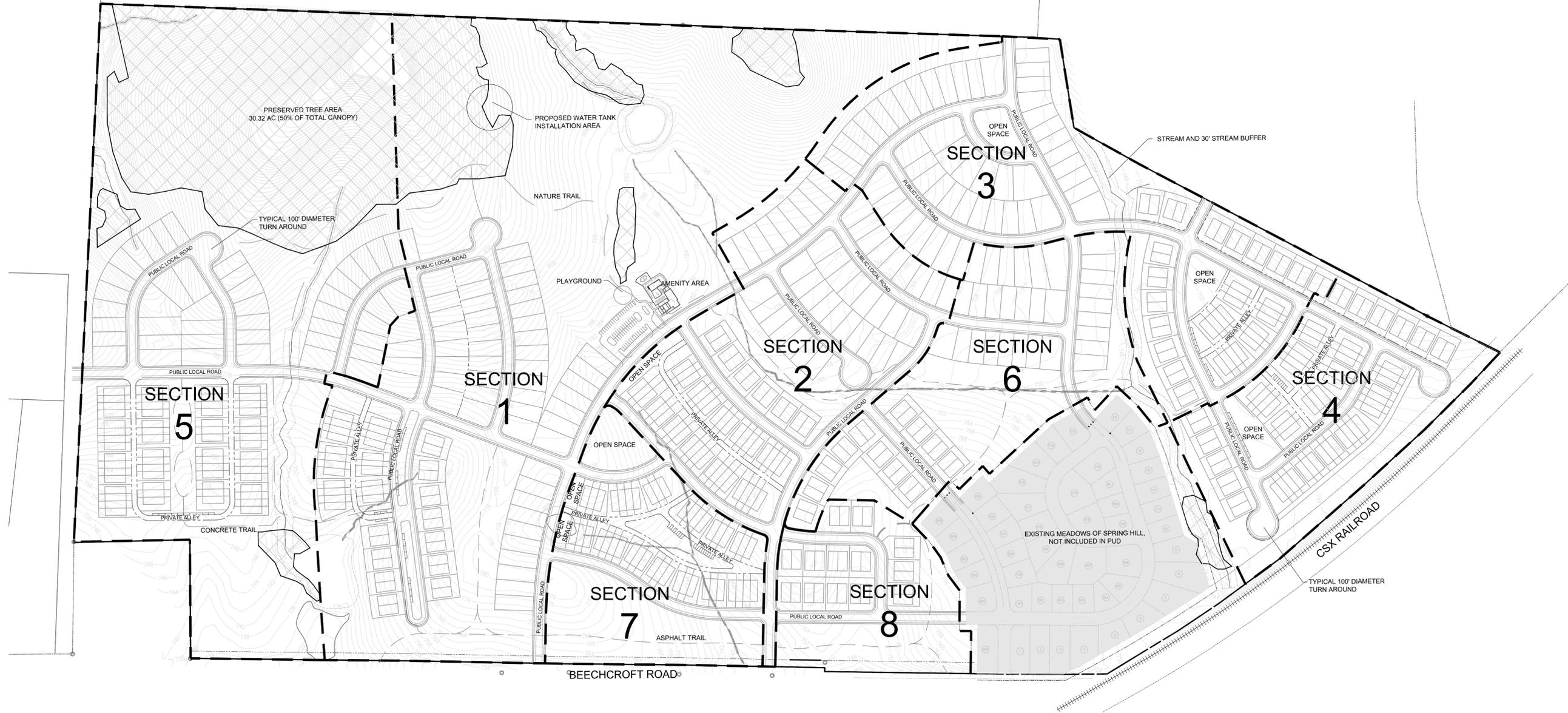
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ILLUSTRATIVE  
 MASTER PLAN

SHEET  
**S2.0**

**SITE DATA:**

TOTAL ACREAGE: 258.97 AC  
 ZONING CLASSIFICATION: R-2 RESIDENTIAL (MEDIUM DENSITY)  
 MAP/PARCEL NUMBERS: 060024 01000  
 PROPOSED USE: RESIDENTIAL HOMES  
 TOTAL OPEN SPACE: 122.00 AC (47% OF SITE)



**PARKING CHART**

| SPACES PER UNIT | TYPE OF UNIT           | TOTAL SPACES |
|-----------------|------------------------|--------------|
| 4               | ATTACHED FAMILY        | 1,444        |
| 2               | DETACHED SINGLE FAMILY | 440          |
| 1               | ON-SITE / GUEST        | 71           |
| <b>TOTAL</b>    |                        | <b>1,955</b> |

**PROPOSED LOTS:**  
 COTTAGES: 225 ATTACHED 3-4 UNIT BUILDINGS  
 VILLAS: 136 ATTACHED 2 UNIT TOWNHOMES  
 SINGLE FAMILY: 220 DETACHED HOMES  
 SEE SHEET S4.0 FOR TYPICAL LOT DIAGRAMS

**ARBOR VALLEY PUD**  
 MASTER DEVELOPMENT PLAN  
 SPRING HILL, TENNESSEE



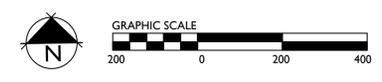
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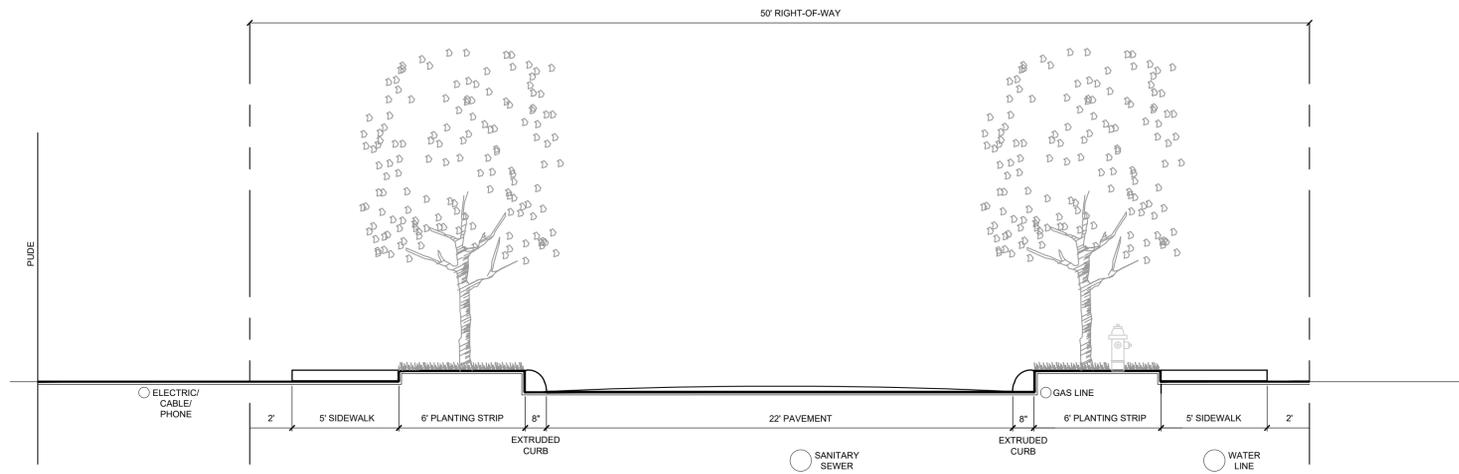
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**DEVELOPMENT PLAN**

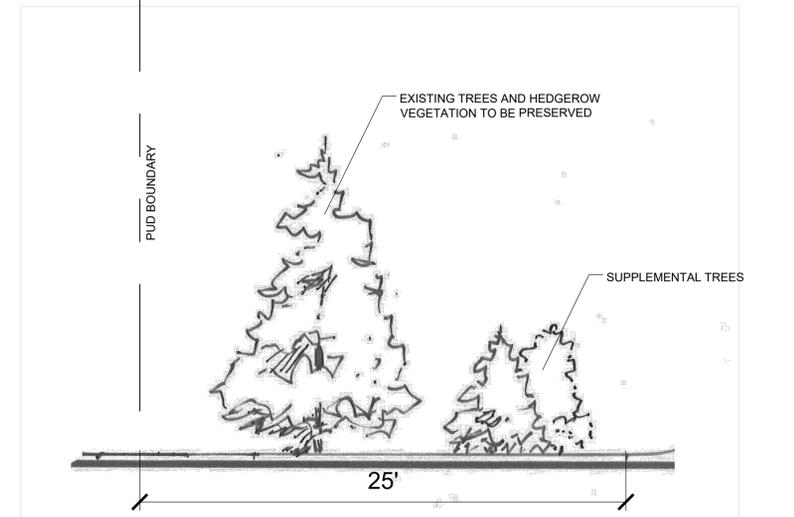
**SHEET**  
**S3.0**





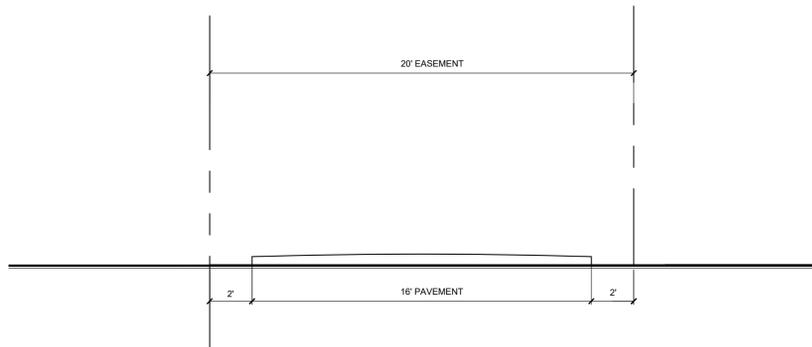
**1** TYPICAL LOCAL ROAD WITH UTILITIES  
 SECTION NOT TO SCALE

NOTES: 1. UTILITIES SHOWN ARE TYPICAL PLACEMENT FOR ALL LOCAL ROADS. FINAL PLACEMENT TO BE DETERMINED.  
 2. TREES WILL BE FIELD ADJUSTED TO AVOID UTILITIES AND FIRE HYDRANTS.

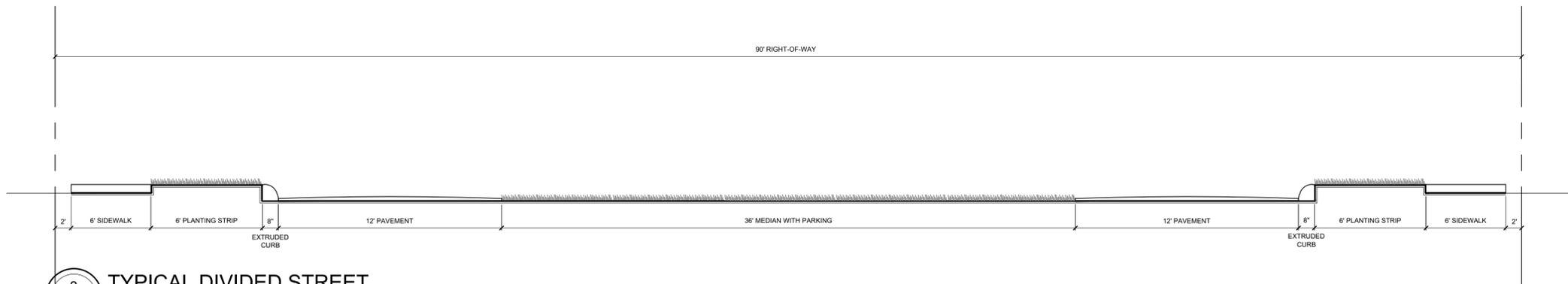


**4** TYPICAL 25' WIDE BUFFER  
 SECTION NOT TO SCALE

BUFFER NOTE: EXISTING TREES AND HEDGEROW VEGETATION SHALL BE PRESERVED WITHIN THE 25' PUD BOUNDARY BUFFER AS DELINEATED ON THE DEVELOPMENT PLAN. BUFFER TO BE SUPPLEMENTED WITH CANOPY TREES, UNDERSTORY TREES AND/OR SHRUBS WHERE EXISTING VEGETATION DOES NOT PROVIDE SCREENING. ALL SUPPLEMENTAL MATERIAL MUST GROW TO A MATURITY HEIGHT OF A MINIMUM OF EIGHT (8) FEET.



**2** TYPICAL PRIVATE ALLEY  
 SECTION NOT TO SCALE



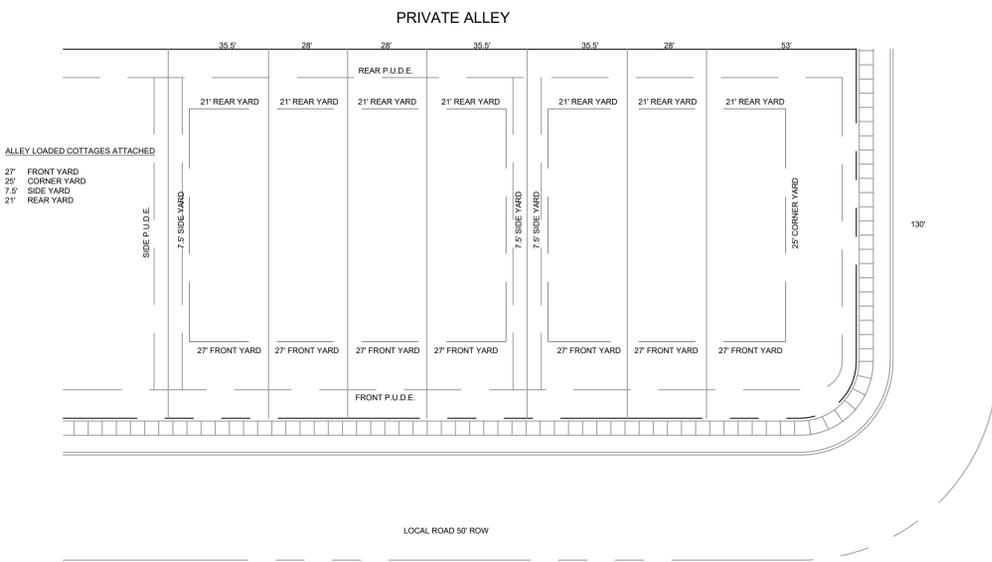
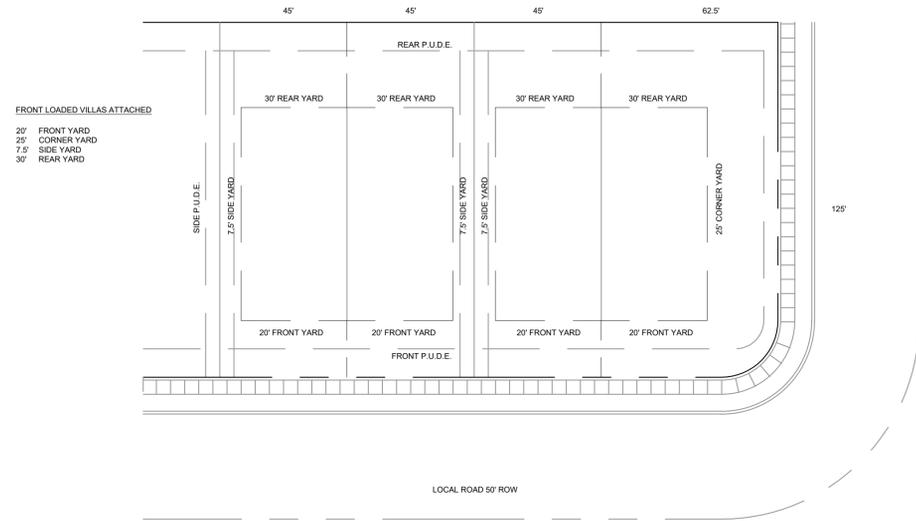
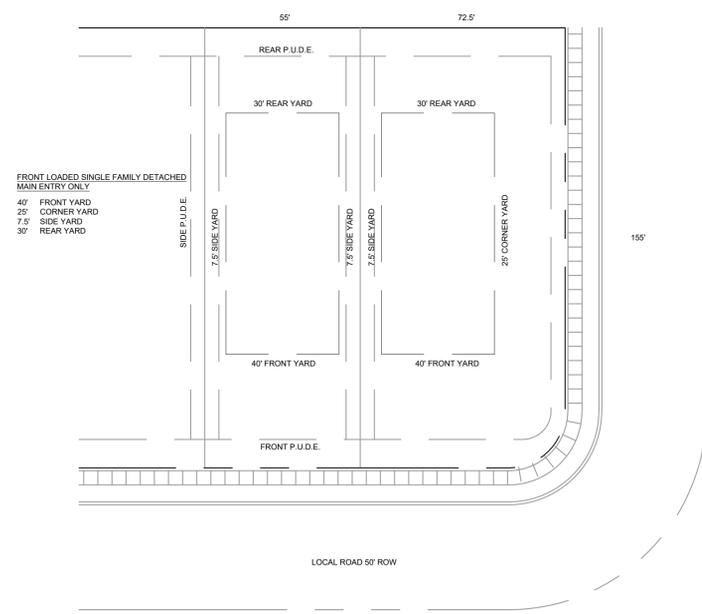
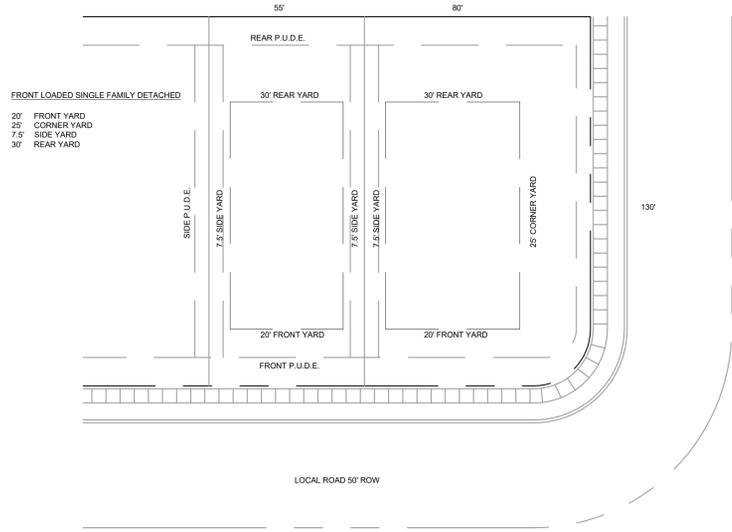
**3** TYPICAL DIVIDED STREET  
 SECTION NOT TO SCALE



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**ARBOR VALLEY PUD**  
**MASTER DEVELOPMENT PLAN**  
 SPRING HILL, TENNESSEE



NOTE: TYPICAL P.U.D.E. LINES ON LOTS ARE AS FOLLOWS:  
 10' REAR AND FRONT, 5' SIDE AND 10' SIDE FOR STORMWATER.



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MAP 24 PARCEL 18.03  
INDUSTRIAL DEVELOPMENT BOARD  
OF MAURY CO., TN, R.O.M.C.  
PROJECT BUCKLE

MAP 24 PARCEL 18.02  
INDUSTRIAL DEVELOPMENT BOARD  
OF MAURY CO., TN, R.O.M.C.  
BOOK R2299, PAGE 1423, R.O.M.C.  
PROJECT ANGUS

MAP 24 PARCEL 18  
MILLER FAMILY PARTNERSHIP  
BOOK R1872, PAGE 843, R.O.M.C.

MAP 24 PARCEL 22  
TERRY LOOKE  
BOOK R2170, PAGE 16, R.O.M.C.

"SPRING HILL COLLISION CENTER"  
JAMES C. USHER  
ANTHONY AND  
PLAT BOOK 13, PAGE 83, R.O.M.C.  
DEED BOOK R1509, PAGE 184, R.O.M.C.

MAP 24 PARCEL 23.02  
UNITED RENTALS  
BOOK R2031, PAGE 130, R.O.M.C.

MAP 24 PARCEL 23.01  
MHE PROPERTIES LLC  
PLAT BOOK 17, PAGE 263, R.O.M.C.  
DEED BOOK R2276, PAGE 1302, R.O.M.C.

**811**  
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**ARBOR VALLEY PUD  
MASTER DEVELOPMENT PLAN  
FOR  
GOODALL HOMES**  
SPRING HILL, TENNESSEE

|          |        |           |     |                |     |                |          |                |                           |
|----------|--------|-----------|-----|----------------|-----|----------------|----------|----------------|---------------------------|
| JOB NO.  | 16-129 | DESIGNED: | DWN | DRAWN:         | DWN | SCALE:         | AS SHOWN | DATE:          | DECEMBER 13, 2016         |
| WK ORDER | 0682   | DESIGNED: | DWN | DRAWN:         | DWN | SCALE:         | AS SHOWN | DATE:          | DECEMBER 13, 2016         |
|          |        | REVISIONS | 1   | 02-06-17 (DWN) | 2   | 01-17-17 (DWN) | 3        | 12-20-16 (DWN) | Updated per City Comments |

**DETECTION AND  
SANITARY SEWER  
LAYOUT**  
**C1.0**



TYPICAL SINGLE FAMILY DETACHED HOME, FRONT LOADED



TYPICAL SINGLE FAMILY DETACHED HOME, FRONT LOADED



TYPICAL VILLA ATTACHED HOME, FRONT LOADED



TYPICAL SINGLE FAMILY DETACHED HOME, FRONT LOADED



TYPICAL SINGLE FAMILY DETACHED HOME, FRONT LOADED



TYPICAL COTTAGE ATTACHED HOME, ALLEY LOADED

PROPOSED MATERIALS TO BE USED ON SINGLE FAMILY DETACHED HOMES:  
BRICK  
CONCRETE BOARD  
VINYL SIDING  
FAUX STONE



rev. date

1 1.17.2017

2 2.6.2017

3

4

January 11, 2017

TYPICAL  
ARCHITECTURE

SHEET

A1.0

NOTE: ELEVATIONS PROVIDED BY GOODALL HOMES.

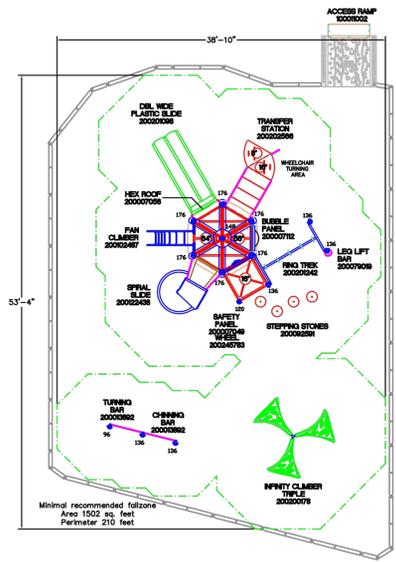


1 AMENITY CENTER AND PLAYGROUND CONCEPT  
 A2.0 PLAN NOT TO SCALE

**General Notes:**  
**Age Group** 2-5 years 5-12 years 12-17 years  
 1. The American with Disabilities Act (ADA) only requires that you make your own specific playground equipment accessible. It does not require that you make your entire playground accessible. It is the responsibility of the ADA to provide the necessary equipment to be accessible. However, it is recommended that you provide a particular piece of equipment that is accessible to all children. The amount of accessible equipment is dependent on the total number of ground level users. The actual equipment may be different than what is shown in this plan.  
 2. All equipment is measured from top of ground cover.  
 3. All equipment is measured from top of ground cover.  
 4. All equipment is measured from top of ground cover.  
 5. All equipment is measured from top of ground cover.  
 6. All equipment is measured from top of ground cover.  
 7. All equipment is measured from top of ground cover.  
 8. All equipment is measured from top of ground cover.



**Project:** Goodall Homes  
**Option #1**  
**LTCPS #1**  
**David Jones**  
**Missouri Recreation**  
**901-754-0905**  
**Kid Builders:**  
**Post Material:** Galvanized  
**Post Color:** Blue  
**Accent Color:** Tropical Yellow  
**Panel Color:** Forest Green  
**Slide Color:** Sport Red  
**Roof Color:** None  
**Hex Rib:** Blue  
**Hex Wedge:** Blue  
**Mounting:** Buried  
**Drawn by:** Gabe Lindsey  
**Date:** 12-16-2016  
**DWG Name:** QU059630  
**Scale:** 1/8"=1'  
**Approved by:**  
**LTCPS - Farmington**  
**One Iron Mountain Drive**  
**Farmington, Missouri 63640**  
**Voice:** 1-800-325-8828  
**Fax:** 573-756-0319



**Playground Layout Compliance:**

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety.
- This playground design meets the final Access Board Regulations.

The site components identified in this plan are optional. The use and layout of these components is subject to the requirements of ASTM F1487.

LEED points for this structure: 2



PERSPECTIVE OF PLAYGROUND LAYOUT OPTION, NTS



PERSPECTIVE OF PLAYGROUND LAYOUT OPTION, NTS

PLAN VIEW OF PLAYGROUND LAYOUT OPTION, NTS



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