

ORDINANCE 18-14

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY ADOPTING A PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER DEVELOPMENT PLAN FOR 254 ACRES OF PROPERTY, BEING MAURY COUNTY TAX MAP 044, PARCELS 28.00, 28.05, 28.08, 28.09 AND 31.00.

ADM 461-2018 (MEADOWBROOK SOUTH PUD AMENDMENT)

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, are hereby amended by adopting a planned unit development preliminary master development plan for the property herein described as 254 acres, being Maury County Tax Map 044, Parcels 28.00, 28.05, 28.08, 28.09 and 31.00; and

WHEREAS, said property is zoned R-2, Planned Unit Development; and

WHEREAS, said property is located within the corporate limits of the City of Spring Hill;
and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on April 9, 2018 with a recommendation for approval with conditions; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

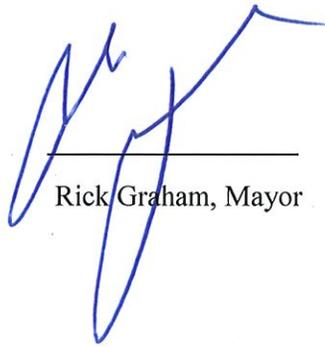
NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, to amend ordinance No. 86-47, the same being the zoning ordinance of the City of Spring Hill, by adopting a planned unit development preliminary master development plan for 254 acres of property, being Maury County tax map 044, parcels 28.00, 28.05, 28.08, 28.09 and 31.00, the public welfare requiring it.

BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, BOARD OF MAYOR AND ALDERMEN, that Ordinance 18-14 shall not take effect until the adoption of a Land Dedication Agreement between the Board of Mayor and Aldermen on Maury County Tax Map 044, Parcels 28.00, 28.05, 28.08, 28.09 and 31.00, and the land owners shall be completed.

SECTION 1 - The development of the site shall be substantially consistent with attached Exhibit A consisting of five pages.

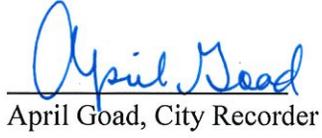
Exhibit A – consisting of four sheets titled “Major Revision to Master Development Plan, Meadowbrook South P.U.D.”, dated 1-25-18 with a revision date of 5/7/18 on Sheet 1 and 4-13-2018 on Sheets 2-4, and one sheet titled “Aerial Exhibit, Meadowbrook South”, dated 1-29-2018.

The rezoning of this site shall be subject to all City ordinances and regulations.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: May 21, 2018

Passed on Second Reading: June 18, 2018

MEMORANDUM



DATE: June 4, 2018

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, Planning Director
Jon Baughman, Associate Planner

SUBJECT: ORD 18-14 (Meadowbrook South PUD Modifications)

ADM 461-2018: Submitted by Anderson, Delk, Epps & Associates for Meadowbrook South. The property is zoned R-2, Medium Density Residential, PUD, and contains approximately 254 acres. The applicant requests a major modification to the previously approved PUD master development plan.

Property Description and History: This property is located east of Port Royal and south of Derryberry Lane. The Meadowbrook South subdivision is located to the north and Crooked Creek and Royalton Woods are to the south. The property is zoned R-2, PUD; a preliminary master development plan and rezoning was approved around 2005 (records are unclear). This request is to modify, significantly, the previously approved preliminary master development plan. The Planning Commission recommended that the Board of Mayor and Aldermen approve the request, with conditions, at the April 9, 2018 voting meeting (ADM 461-2018). The minutes from this meeting are below:

Staff Comments and Conditions:

Assistant City Manager:

- 1. Applicant shall submit a traffic impact study to address both internal and external traffic flow and the need for road and intersection improvements at select intersections along Port Royal Road.*
- 2. The applicant shall submit a phasing plan for the buildout of the development that includes milestones for when key public infrastructure (roads and utilities) shall be constructed to support development of the project through buildout. The results of the traffic impact study should be integrated into the phasing plan relative to road and intersection improvements.*
- 3. If the buildout takes more than five years, at a select milestone in the phasing plan the traffic impact study shall be updated by the applicant to more accurately reflect continued emerging traffic circulation patterns and trends within and surrounding the development. The developer/applicant will be required to address any remaining road and/or intersection improvements that may be warranted based upon the results of the updated traffic impact study.*
- 4. The applicant shall utilize "Rice Road Alternative "A"" as depicted on Sheet 3 of 4 of the Sketch Plan set as the preferred alignment for Rice Road for preliminary and final plan documentation.*

Condition added by Planning Commission:

- 1. The public access easement location, around the trail located along Rutherford Creek shall be determined by the Board of Mayor and Alderman.*

Alderman Fitterer made a motion to favorably recommend the major modification ADM 461-2018 to the Board of Mayor and Alderman, adding a condition that the public access easement location, around the trail located along Rutherford Creek, shall be determined by the Board of Mayor and Alderman and accepting the assistant City Manager's recommended conditions of approval. Motion seconded by Commissioner Graham. Motion passed 7/0.

Sheet 1 of Exhibit A has been modified by adding notes for conditions 1-3 above. Condition #4 has been incorporated onto Sheet 3 of Exhibit A. The additional condition added by Alderman Fitterer was intended to be discussed among the BOMA to determine an appropriate resolution.

City of Spring Hill, Tenn.

Site Design: The 2005 plan included 684 lots over 4 phases (2.7 units/acre). The revision includes 721 lots over 17 phases (2.8 units/acre). The overall street layout has been modified and now includes a connection to Port Royal Road via the previously approved Derryberry townhomes, west of the site. A walking trail, along Rutherford Creek is provided, landscaping along I-65 will be preserved. Initial submittals indicated that the developer was willing to dedicate 46 acres of land along Rutherford Creek to the City; the land is no longer proposed to be dedicated to the City. Since the walking trail is on land no longer proposed for dedication, a public access easement is needed to ensure the trail is 'public'. Amenities include a tot lot and, two pavilions and playground areas and activity and play areas. Per requests from staff lot 91 has been omitted and a trail connection point added. Despite staff's request, the rear portion of some lots in phases 16 and 17 are within the TVA easement.

Major Thoroughfare Plan: In response to comments from several City departments, regarding the alignment of Rice Road, the plans provide "Rice Road Alternative A", which puts half of the street on the property to the west. Concerns were raised by the Planning Commission regarding the number of curb cuts on the collector roads proposed in the development. The applicant requests that the proposed number of curb cuts be permitted and cites Longhunter Chase Drive and Miles Johnson Parkway as examples of what to expect in Meadowbrook South. These are not textbook examples of collector street design.

Summary: Staff supports the recommendation and conditions of the Planning Commission and supports Board of Mayor and Aldermen approval of the modification to the Meadowbrook South planned unit development preliminary master development plan. Staff also recommends that Board of Mayor and Aldermen secure a public access easement for the proposed trails or provide for the dedication of lands containing the trails.

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: 01/29/18 Project Name: MEADOWBROOK SOUTH

Property Address/Location: MAP 44, PARCELS 28.0, 28.05, 28.08, 28.09, AND 31.0
R.O.M.C., TN

Current Zoning District(s): R-2 PUD Property Size: 254.0 ± Ac.

<u>Type of request being made —</u>	<u>Materials required to be submitted with application</u>
<input type="checkbox"/> Annexation	<div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> Letter of request</div> <div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> Proof of ownership</div> <div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> Three (3) folded hard copies of the proposal, Two(2) copies of Construction Drawings and Two (2) sets of 11 x 17 drawings including all required information as outlined in the applicable checklist, 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.</div> <div style="margin-bottom: 10px;"><input checked="" type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.</div> <p align="center" style="color: red; margin: 10px 0;">Note to the applicant:</p> <ul style="list-style-type: none"> * Applications and all required submittals must be filed with the Planning Department by the established deadline. * Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner <u>will not</u> be accepted. * All applications must be accompanied by completed checklist.
<input type="checkbox"/> Rezoning	
<input checked="" type="checkbox"/> Major Modification	
<input type="checkbox"/> Minor Modification	
<input type="checkbox"/> Easement/Right-of-way Vacation	
<input type="checkbox"/> Sketch Plan	
<input type="checkbox"/> Neighborhood Concept Plan	
<input type="checkbox"/> Lot Split	
<input type="checkbox"/> Property Line Adjustment	
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

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.

JOE EPPS FOR
Name (printed): ANDERSON, DELK, EPPS & ASSOCIATES, INC.
Address: 618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TN 37211
Phone number: (615) 331-0809
Email: ANDERSONDELK@BELLSOUTH.NET
Signature: 

Date: 01/29/18

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): _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

Date: _____

Name (printed): _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

Date: _____

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): Jason Beavers

Date: 1/29/18

Address: 262 Robert Ross Dr. Suite 300

Phone number: 615-692-2814

Email: jbeavers@ale.smith.com

Signature: 

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): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

Fee Schedule

Site Plan

◆ Sketch Plan	\$100
◆ Nonresidential	\$100 + \$.01 per sq/ft of gross floor area *
◆ Residential	\$100 + \$10 per dwelling unit*
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100
◆ Professional Consultant Review Fees	\$.02 per sq/ft of gross floor area—Nonresidential \$10 per dwelling unit—Residential

Subdivision Plat

◆ Neighborhood Concept Plan	\$200
◆ Property Line Adjustment	\$100
◆ Lot Split	\$200
◆ Preliminary Plat	\$100 + \$20 per acre + \$5 per lot
◆ Final Plat	\$25 + \$5 per lot
◆ Concurrent Plat	\$200 + \$5 per lot
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100

Zoning Amendment

◆ Annexation	\$100
◆ Rezoning	\$200

Residential Planned Unit Development

◆ Master Development Plan	\$300 + 25 per acre
◆ Multi-Family Final Site Plan	\$100 + \$20 dwelling unit
◆ Extension	\$100

Commercial/Industrial Planned Unit Development

◆ Master Development Plan	\$500 + \$100 per acre
◆ Final Master Plan	\$25 + \$0.01 sq/ft. of gross building floor area
◆ Extension	\$100

* Professional Consultant Review fees are charged in addition to the Site Plan and Preliminary Plat.

le..... Nonresidential—-\$100+.03 per sq/ft of gross floor area

Residential —\$100 + \$20 per dwelling unit

Development and Subdivision Application Checklist:

The following information is required for Sketch Plan (SKP), Site Plan (STP), Preliminary Plat (PPL), Concurrent Plat (CCP), Final Plat (FPL), Lot Split (LSP), Planned Unit Development (PUD), and Neighborhood Concept Plan (NCP) applications, as indicated in the chart:

Initial 

General Information	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project	X	X	X	X	X	X	X	X
Name, address, phone numbers of owner(s), developer(s), and representatives	X	X	X	X	X	X	X	X
North arrow, scale, date of preparation, zoning classification, map/parcel numbers, total acreage, and proposed use	X	X	X	X	X	X	X	X
Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions	X	X	X	X	X	X	X	X
Legend containing all symbols and lines shown in the drawing	X	X	X	X	X	X	X	X
A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100 year floodplain boundary	X	X	X	X	X	X	X	X
The location of all existing structures on the property	X	X	X	X	X	X	X	X
Site coverage note indicating the percentage of the site that is currently covered by impervious surface.	X	X	X	X	X	X	X	X
Title, name, address, stamp, and signature of the design professional(s) who prepared plans/plats		X	X	X	X	X	X	X

Subdivision of land	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
The lot layout, approximate dimensions, and number of lots								X
The lot layout, the dimensions of each lot, number of lots, and total area in square footage or acreage to the nearest one-hundredth acre of each lot	X		X	X	X	X	X	
Show the approximate finish grade where pads are proposed for building sites			X	X	X	X	X	
Number lots consecutively			X	X	X	X	X	
For phased developments, identify all phase lines and the phase sequence			X	X	X		X	

Floodplain/floodways/wetlands	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Show 100-year floodplain and/or floodway and base flood elevations. Reference the FIRM panel number and effective date.	X	X	X	X	X	X	X	X
Note and delineate wetlands on the property		X	X	X	X	X	X	X
Existing and proposed topographic information with source of information noted		X	X		X	X	X	X
Show stream buffers	X	X	X	X	X	X	X	
Plans showing the nature, location, dimensions, and elevation of any part of the property within a flood prone area; existing or proposed structures or building sites, fill storage of materials and flood proofing measures; the relationship of the above to the location of the stream channel, floodway, floodway fringe, regulatory flood elevations, and the regulatory flood protection elevation; and specifications for building construction and materials, flood proofing, filling, dredging, grading, storage of materials, water supply, and sanitary facilities;		X	X		X			
A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by a development in a flood prone area, and high-water information, if required by the Planning Commission		X	X		X			

Tree protection and landscaping	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Delineate trees to be retained on-site and the measures to be implemented for their protection	X	X	X		X		X	X
Depict the limits of soil disturbance to include all areas to be graded both on- and off-site		X	X		X		X	
Landscaping proposals for parking lots, streets, greenspace, and required screening or buffer yards, including proposed plant size and species. Show existing and proposed utility lines, and state the method for irrigation.		X	X	X	X		X	

Utilities, existing	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Show, note, and dimension all known existing on- and off-site utilities and easements	X	X	X	X	X	X	X	X
Show invert and rim elevations of all existing sanitary sewer, stormwater drains, and fire hydrants		X	X	X	X	X	X	
Existing easements shall show the name of the easement holder and the purpose of the easement. If an easement is blanket or indeterminate in nature, a note to this effect shall be added to the plat/plan	X	X	X	X	X	X	X	X

Utilities, proposed	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Show all storm sewer structures, sanitary sewer structures, and drainage structures. Provide structure locations and types. Provide pipe types and sizes.		X	X	X	X	X	X	
Stormwater drainage plans and calculations		X	X		X			
Sanitary sewer systems: show manhole locations and provide pipe locations, sizes, and types		X	X	X	X	X	X	
Show invert elevations and connections of all proposed sanitary sewer, stormwater drains, and fire hydrants		X	X	X	X	X	X	
Note the occurrence of previous water, sewer, or storm sewer overflow problems on-site or in the proximity of the site		X	X	X	X	X	X	
If a septic system is to be utilized, provide a table of the acreage and percolation rates		X	X	X	X	X	X	
Water systems, on or near the site: provide pipe locations, types, and sizes; note the static pressure and flow of the nearest hydrant; show location of proposed fire hydrants and meters		X	X	X	X	X	X	
Underground or surface utility transmission lines: locations of all related structures; locations of all lines; a note shall be placed where streets will be placed under existing overhead facilities and the approximate change in grade for the proposed street		X	X	X	X	X	X	
State the width, location, and purpose of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project		X	X	X	X	X	X	

Streets/rights-of-way/easements	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Delineate, label, and dimension from centerline existing street right-of-way (ROW) lines and Major Thoroughfare Plan ROW lines	X	X	X	X	X	X	X	X
Delineate, label, and dimension from centerline any required ROW dedication	X	X	X	X	X	X	X	X
Show the location, widths, grades, and names of existing streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project	X	X	X	X	X	X	X	X
Where a proposed road intersects an existing public way or ways, the elevation along the centerline of the existing public way within one hundred (100) feet of the intersection.	X	X	X		X		X	X
Show the general location and width of existing and proposed streets, alleys, paths, and other ROW, whether public or private within and adjacent to the project	X							X
Show the location, widths, grades, and names of proposed streets, alleys, paths, and other ROW, whether public or private, within and adjacent to the project		X	X	X	X	X	X	
Show approximate radii of all curves, lengths of tangents, and central angles on all public ways		X	X	X	X	X	X	
Provide a layout of adjoining property in sufficient detail to show the effect of proposed and existing streets (including those in the Major Thoroughfare Plan), adjoining lots, and off-site easements	X	X	X	X	X	X	X	X
Plans and profiles indicating the locations and typical cross-section of public way pavements, including curbs and gutters, sidewalks, drainage, rights-of-way, man-holes, and catch basins		X	X		X			
Location of public way signs, including street extension and speed limit signs		X	X	X	X			
The location of all existing and proposed street lights		X	X	X	X	X	X	

Site information	SKP	STP	PPL	FPL	PUD	LSP	CCP	NCP
Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project		X	X	X	X	X	X	
Show the location of known existing or proposed ground leases or access agreements (shared parking lots, drives, etcetera)		X	X	X	X	X	X	
The location of any potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas, and any means of mitigating hazards		X	X		X	X	X	
For residential development, indicate the use and list in a table the number of units and bedrooms		X			X			
For non-residential development, indicate the gross floor area, all proposed uses, and the floor area devoted to each type of use		X			X			
Show location and size of existing or proposed signs,		X	X	X	X	X	X	
Show general location and size of parking, loading areas, and traffic flow	X							
Show location, size, and construction details of parking and loading areas.			X		X			
Show the location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow. Include a table showing the required, provided, and handicapped accessible parking spaces		X			X			
Show location and width of curb cuts and driveways. Dimension driveways and curb cuts from side property lines and surrounding intersections	X	X	X	X	X	X	X	
Show location and dimensions of buffer strips, fences, or walls, if required	X	X	X	X	X	X	X	X
Indicate location of and access to solid waste service		X			X			
Provide a description of commonly held areas, if applicable	X	X	X	X	X	X	X	X
Show required building setbacks. Provide a note of the current setback requirements for the property/project	X	X	X	X	X	X	X	
Show location of adjacent parks, cemeteries, structures, development, and historically significant properties	X	X	X	X	X	X	X	X
Show location and dimensions of all property proposed to be set aside for park, playground, or other public/private use, with designation of the purpose and conditions of use	X	X	X	X	X	X	X	X
Show contours at vertical intervals of not more than two (2) feet		X	X		X		X	
Preliminary grading and drainage plans and reports as required by the City Engineer		X	X	X		X	X	
Any other data or reports as deemed necessary for project review by the City Planner, City Administration, or Planning Commission	X	X	X	X	X	X	X	X
All required signature blocks			X	X		X	X	

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner:

CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Current Owner:

CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Property Location

Address: DERRYBERRY LN

Map: 044 Grp: Ctrl Map: 044 Parcel: 028.00 PI: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$486,700
 Improvement Value: \$0
 Total Market Appraisal: \$486,700
 Assessment %: 25
 Assessment: \$121,675

General Information

Class: 10 - FARM
 City #: 701 City: SPRING HILL
 SSD1: 000 SSD2: 000
 District: 03 Mkt Area: S99
 # Bldgs: 0 # Mobile Homes: 0
 Utilities - Water / Sewer: 11 - INDIVIDUAL / INDIVIDUAL Utilities - Electricity: 01 - PUBLIC
 Utilities - Gas / Gas Type: 00 - NONE Zoning:

Subdivision Data

Subdivision:
 Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
07/28/2008	\$921,146	R2047	737	VACANT	WD	A
11/08/2006	\$0	R1955	1138			
12/20/1999	\$0	R1470	517			
10/29/1982	\$0	691	544			
01/01/1000	\$0	423	266			

GENERAL NOTES

1. THE PURPOSE OF THIS MASTER DEVELOPMENT PLAN IS TO SHOW THE LAYOUT OF THE DEVELOPMENT AND TO SHOW THE ACCESS TO THE DEVELOPMENT FROM THE CITY OF SPRING HILL AND TO SHOW THE ACCESS TO THE CITY OF SPRING HILL FROM THE DEVELOPMENT.
2. THE DEVELOPMENT IS LOCATED ON PARCELS MAP 44, PARCELS 26.00, 26.01, 26.02, 26.03, 26.04, AND 26.05. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.
3. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.
4. DEVELOPER: CHERRYBROOK LAND COMPANY OF THE SOUTH PROPERTIES, INC. 10000 WOODBRIDGE PARK DRIVE, SUITE 100, SPRING HILL, TN 37074 (615) 881-0000
5. PLANNING/ENGINEER: ANDERSON, DELL, EPPE & ASSOCIATES, INC. 608 HUNTSVILLE PARK DRIVE, SUITE 100, HUNTSVILLE, TN 37403 (615) 881-0000
6. TOTAL AREA OF SITE: 100.00 ACRES
7. TOTAL NUMBER OF LOTS PROPOSED: 75 LOTS FOR SINGLE FAMILY DWELLINGS
8. TOTAL LOT AREA: 35.14 ACRES
9. SETBACK REQUIREMENTS: 10 FEET FRONT, 10 FEET REAR, 10 FEET SIDE, 10 FEET CORNER
10. THE PROPERTY IS LOCATED WITHIN ZONING DISTRICT "R-1" AS SHOWN ON C.Z.A. MAP 44, PARCEL 26.00, 26.01, 26.02, 26.03, 26.04, AND 26.05.
11. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.
12. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.
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18. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.
19. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.
20. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.

CONVEYANCE	NUMBER OF LOTS	AREA (AC)
PARCEL 26.00	1	1.00
PARCEL 26.01	1	1.00
PARCEL 26.02	1	1.00
PARCEL 26.03	1	1.00
PARCEL 26.04	1	1.00
PARCEL 26.05	1	1.00
TOTAL	6	6.00

CONSTRUCTION SCHEDULE

PHASE 1: 10 LOTS (20% OF TOTAL)

PHASE 2: 10 LOTS (20% OF TOTAL)

PHASE 3: 10 LOTS (20% OF TOTAL)

PHASE 4: 10 LOTS (20% OF TOTAL)

PHASE 5: 10 LOTS (20% OF TOTAL)

PHASE 6: 10 LOTS (20% OF TOTAL)

CONSTRUCTION SCHEDULE

PHASE 1: 10 LOTS (20% OF TOTAL)

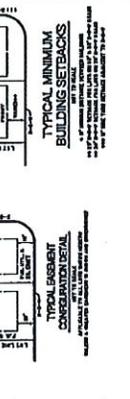
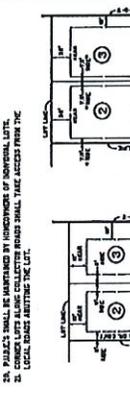
PHASE 2: 10 LOTS (20% OF TOTAL)

PHASE 3: 10 LOTS (20% OF TOTAL)

PHASE 4: 10 LOTS (20% OF TOTAL)

PHASE 5: 10 LOTS (20% OF TOTAL)

PHASE 6: 10 LOTS (20% OF TOTAL)



MAJOR REVISION

1. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE ROAD AND TO THE SOUTH OF THE ROAD.

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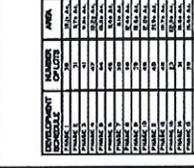
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Major Revision to Master Development Plan Meadowbrook South P.U.D.

SHEET 1 OF 4
P2 Residential P.U.D.
3rd Civil District - Maury Co.
Spring Hill, Tennessee
Developer
Ole South
DATE: 01-25-18

Anderson, Dell, Eppe & Associates Inc.
608 HUNTSVILLE PARK DRIVE, SUITE 100
HUNTSVILLE, TN 37403
(615) 881-0000



APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO ADDRESS BOTH INTERNAL AND EXTERNAL TRAFFIC IMPACTS. THE STUDY SHALL BE CONDUCTED BY A QUALIFIED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE CITY OF SPRING HILL FOR REVIEW AND APPROVAL. THE STUDY SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SPRING HILL TRAFFIC IMPACT STUDY MANUAL.

NO.	DESCRIPTION	DATE
1	MAJOR REVISION	01/25/18
2	MAJOR REVISION	01/25/18
3	MAJOR REVISION	01/25/18
4	MAJOR REVISION	01/25/18
5	MAJOR REVISION	01/25/18
6	MAJOR REVISION	01/25/18
7	MAJOR REVISION	01/25/18
8	MAJOR REVISION	01/25/18
9	MAJOR REVISION	01/25/18
10	MAJOR REVISION	01/25/18

NO.	DESCRIPTION	DATE
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6	MAJOR REVISION	01/25/18
7	MAJOR REVISION	01/25/18
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MAJOR REVISION

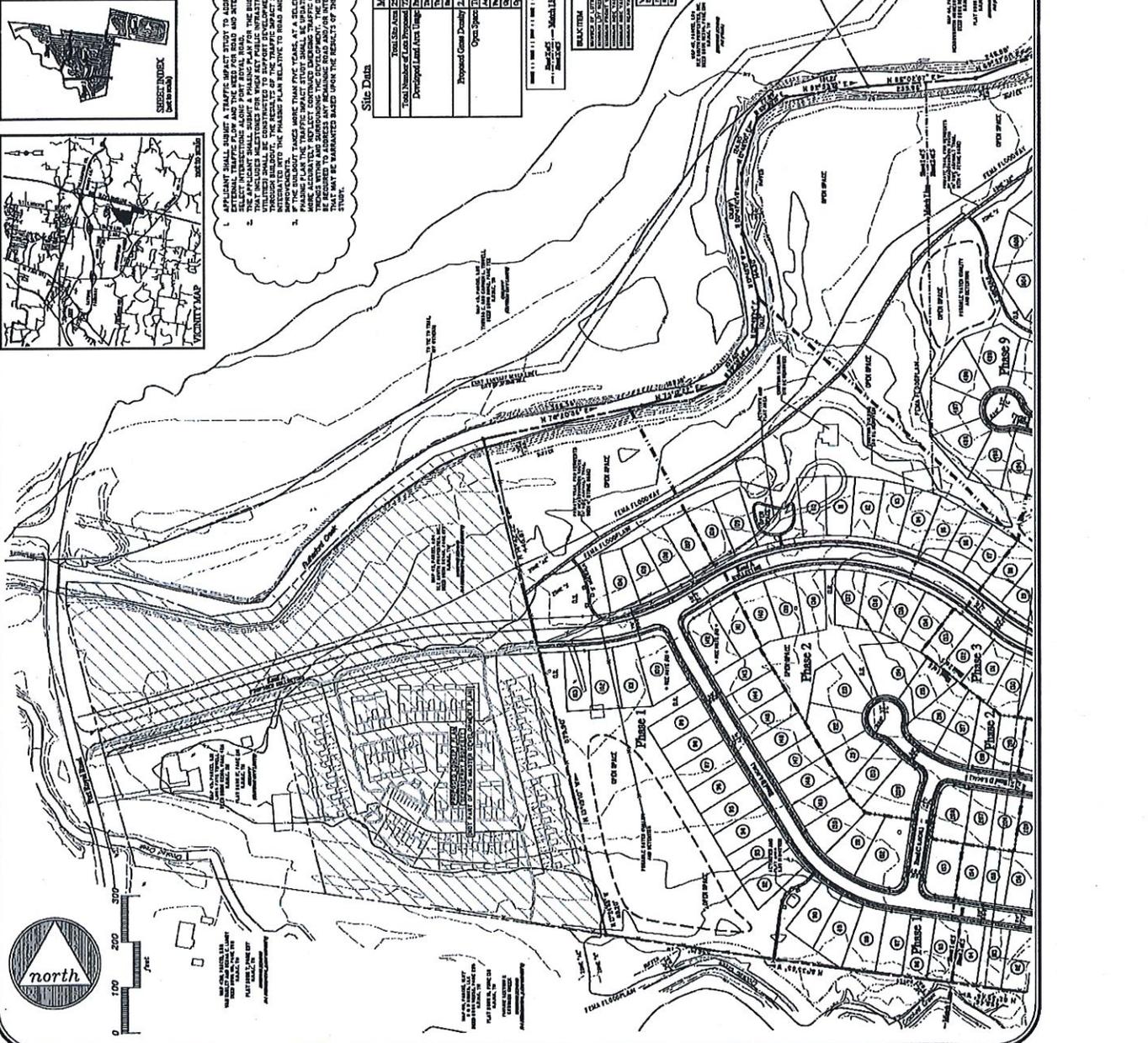
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AERIAL EXHIBIT
Meadowbrook South

01-29-18 1"=1500'

PREPARED BY:
Anderson, Deik, Eppel & Associates, Inc.
 618 Greenway Park Drive, Suite 4
 Raleigh, NC 27612
 (919) 331-0809

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner:

CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Current Owner:

CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Property Location

Address: DERRYBERRY LN

Map: 044 Grp: Ctrl Map: 044 Parcel: 028.05 Pl: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$72,300
 Improvement Value: \$0
 Total Market Appraisal: \$72,300
 Assessment %: 25
 Assessment: \$18,075

General Information

Class:	00 - RESIDENTIAL		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	S99
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
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State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner:
 CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Current Owner:
 CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Property Location

Address: DERRYBERRY LN

Map: 044 Grp: Ctrl Map: 044 Parcel: 028.08 Pl: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$296,000
 Improvement Value: \$0
 Total Market Appraisal: \$296,000
 Assessment %: 25
 Assessment: \$74,000

General Information

Class:	10 - FARM		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	S89
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:
 Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
07/14/2006	\$677,827	R1929	1308	VACANT	WD	N

Land Information

Deed Acres: 68.00 Calc Acres: 0.00 Total Land Units: 68.00

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 080

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner:

CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Current Owner:

CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Property Location

Address: DERRYBERRY LN S OF

Map: 044 Grp: Ctrl Map: 044 Parcel: 028.09 Pl: Sl: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$253,700
 Improvement Value: \$0
 Total Market Appraisal: \$253,700
 Assessment %: 25
 Assessment: \$63,425

General Information

Class:	10 - FARM		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	S99
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:
 Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Extra Features

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
07/10/2007	\$727,532	R1995	254	VACANT	WD	M

Land Information

Deed Acres: 68.10 Calc Acres: 0.00 Total Land Units: 68.10

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner:
 CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Current Owner:
 CORNERSTONE LAND COMPANY
 C/O OLE SOUTH PROPERTIES
 262 ROBERT ROSE DR., STE 300
 MURFREESBORO, TN 37129

Property Location

Address: DERRYBERRY LN S OF

Map: 044 Grp: Ctrl Map: 044 Parcel: 031.00 PI: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$86,600
 Improvement Value: \$0
 Total Market Appraisal: \$86,600
 Assessment %: 25
 Assessment: \$21,650

General Information

Class:	10 - FARM		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	S99
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:
 Plat Bk: Plat Pg: Block: Lot:

Additional Description

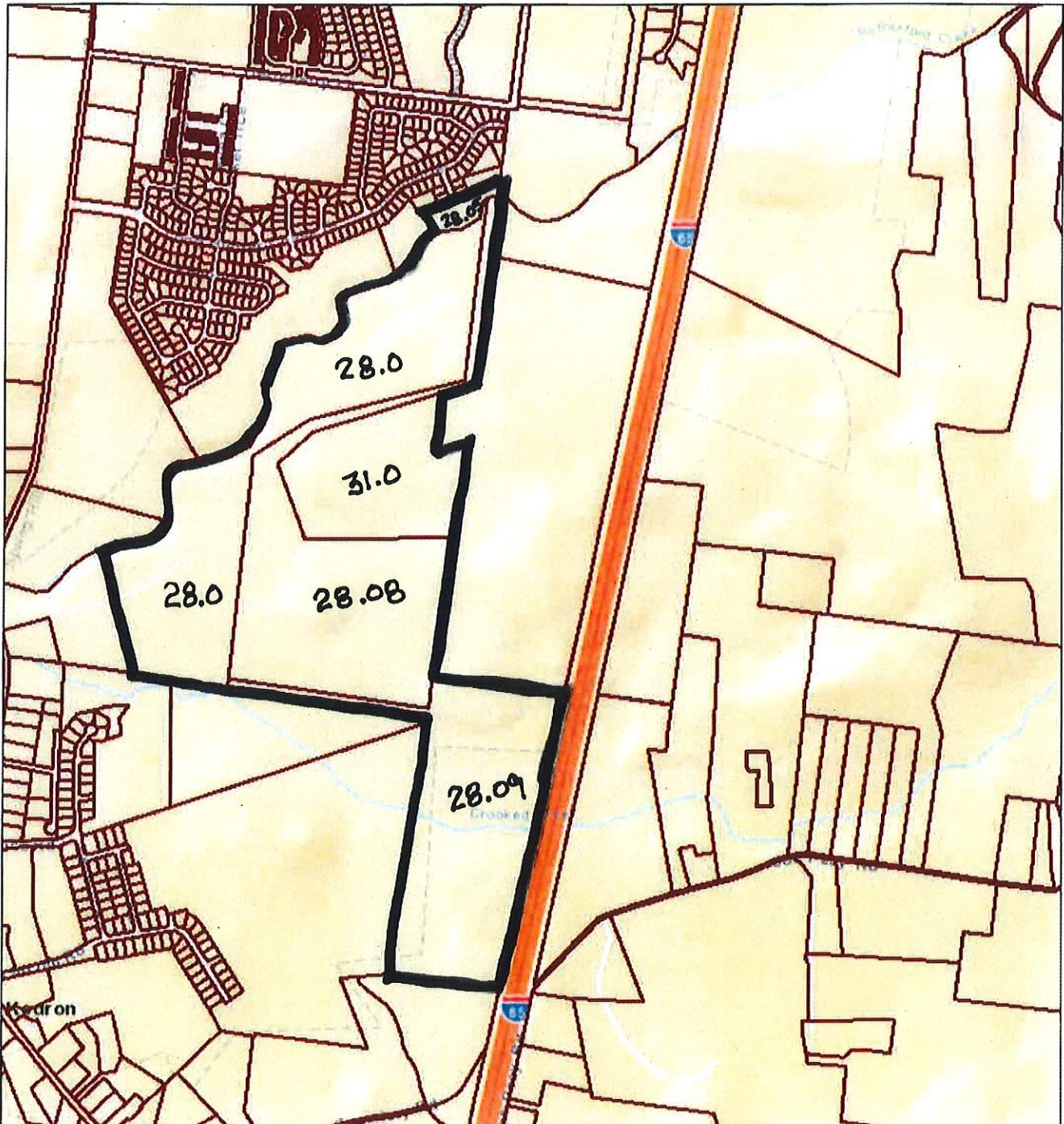
Building Information

Extra Features

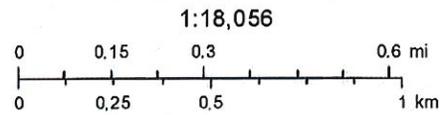
Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
11/08/2006	\$328,746	R1955	1143	VACANT	WD	N
08/28/2006	\$0	L23	1448			
07/17/2006	\$0	L23	1442			
11/01/1905	\$0	109	449			

Maury County - Parcel: 044 031.00

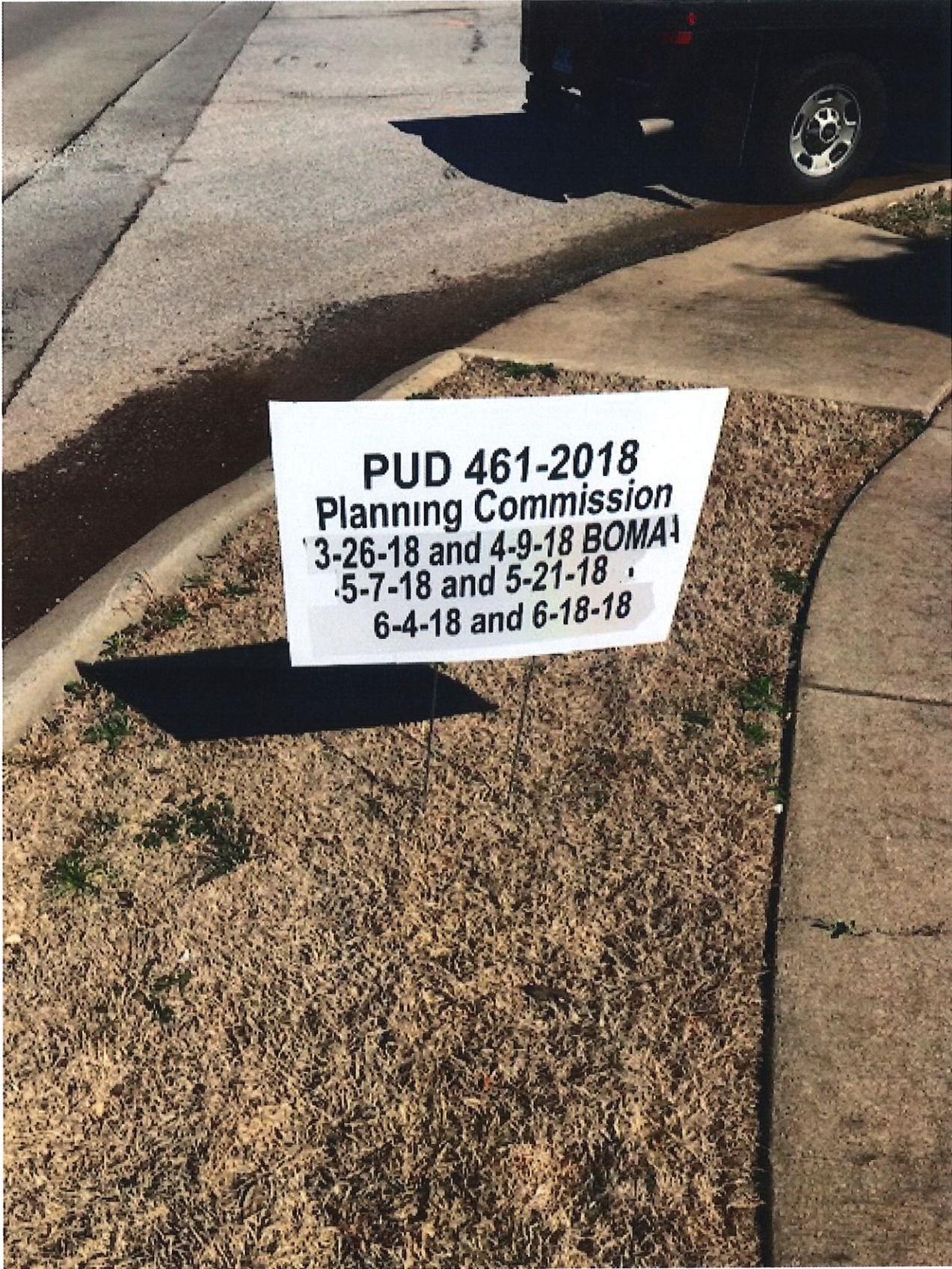


Date: January 29, 2018
County: Maury
Owner: CORNERSTONE LAND COMPANY
Address: DERRYBERRY LN S OF
Parcel Number: 044 031.00
Deeded Acreage: 32.98
Calculated Acreage: 0
Date of Imagery: 2013



TN Comptroller - OLG
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



PUD 461-2018
Planning Commission
3-26-18 and 4-9-18 BOMA
5-7-18 and 5-21-18
6-4-18 and 6-18-18