

... **Services**

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R E S H A M
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1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100

WWW.GSPNET.COM

WHITTMORE

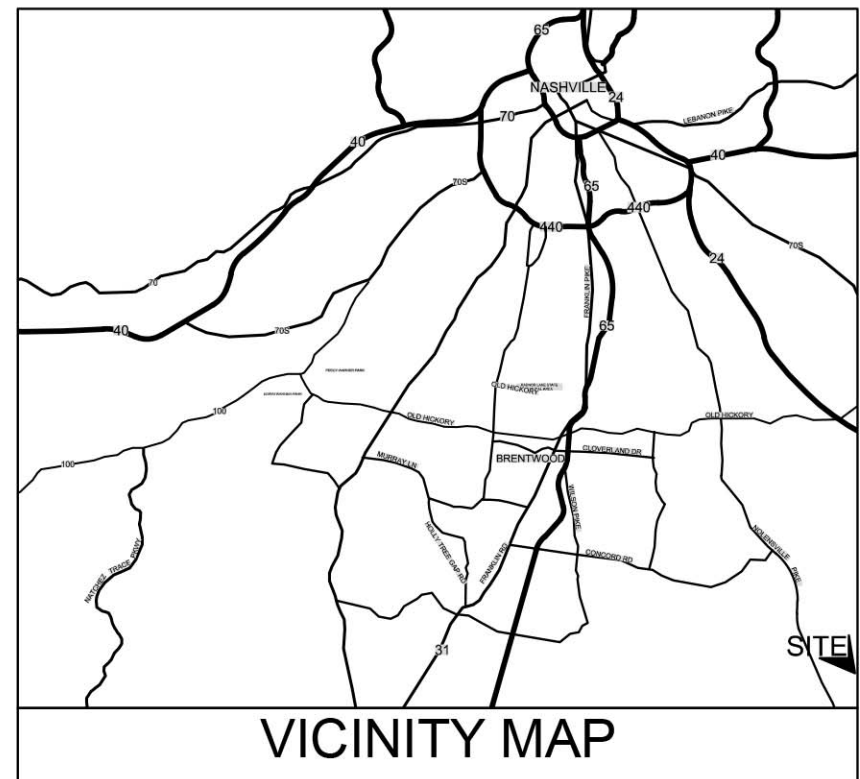
BEAZER HOMES
TENNESSEE BRANCH
NASHVILLE, TN 37210
(615) 244-9600

373 ROCKY FORK ROAD
NOLENSVILLE, TN

[illegible]

PUD CONCEPT PLAN

PROJECT: 29488.02
DATE: MAY 02, 2014



NEWLON PROPERTY
2373 ROCKY FORK ROAD
NOLENSVILLE, TENNESSEE

DEVELOPER - BEAZER HOMES
ENGINEER - GRESHAM, SMITH AND PARTNERS
OWNER - LARRY R NEWLON, SR

SITE DATA

SITE AREA
PARCEL ID
AREA IN FLOODPLAIN
AREA IN SLOPE GREATER THAN 15%

21.93 acres
7 04600 00017057
6.17 acres
NONE

ZONING

EXISTING	PROPOSED	PROPOSED USE
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ESTATE RESIDENTIAL (ER)
SUBURBAN RESIDENTIAL (SR) WITH P.U.D. OVERLAY
P.U.D. - SINGLE FAMILY RESIDENTIAL

DEVELOPMENT STATISTICS

PROPOSED LOTS	34
MINIMUM LOT SIZE	11,000 s.f.
DENSITY	
MAXIMUM	1.80 du / acre
PROPOSED	1.55 du / acre

OPEN SPACE (total)

MINIMUM (30%)	6.58 acres
PROPOSED	9.61 acres

OPEN SPACE (not in floodplain)

MINIMUM (15%)	3.29 acres
PROPOSED	3.44 acres

SIDE-LOAD OR REAR-LOAD GARAGES

MINIMUM (70%)	24
PROPOSED (100%)	34

FRONT YARD SETBACK - MIN. (LOCAL)

PER BASE ZONING	40 feet
REQUESTED WITH P.U.D.	30 feet

REAR YARD SETBACK - MIN.

20 feet

SIDEYARD SETBACK - MIN. (INTERIOR)

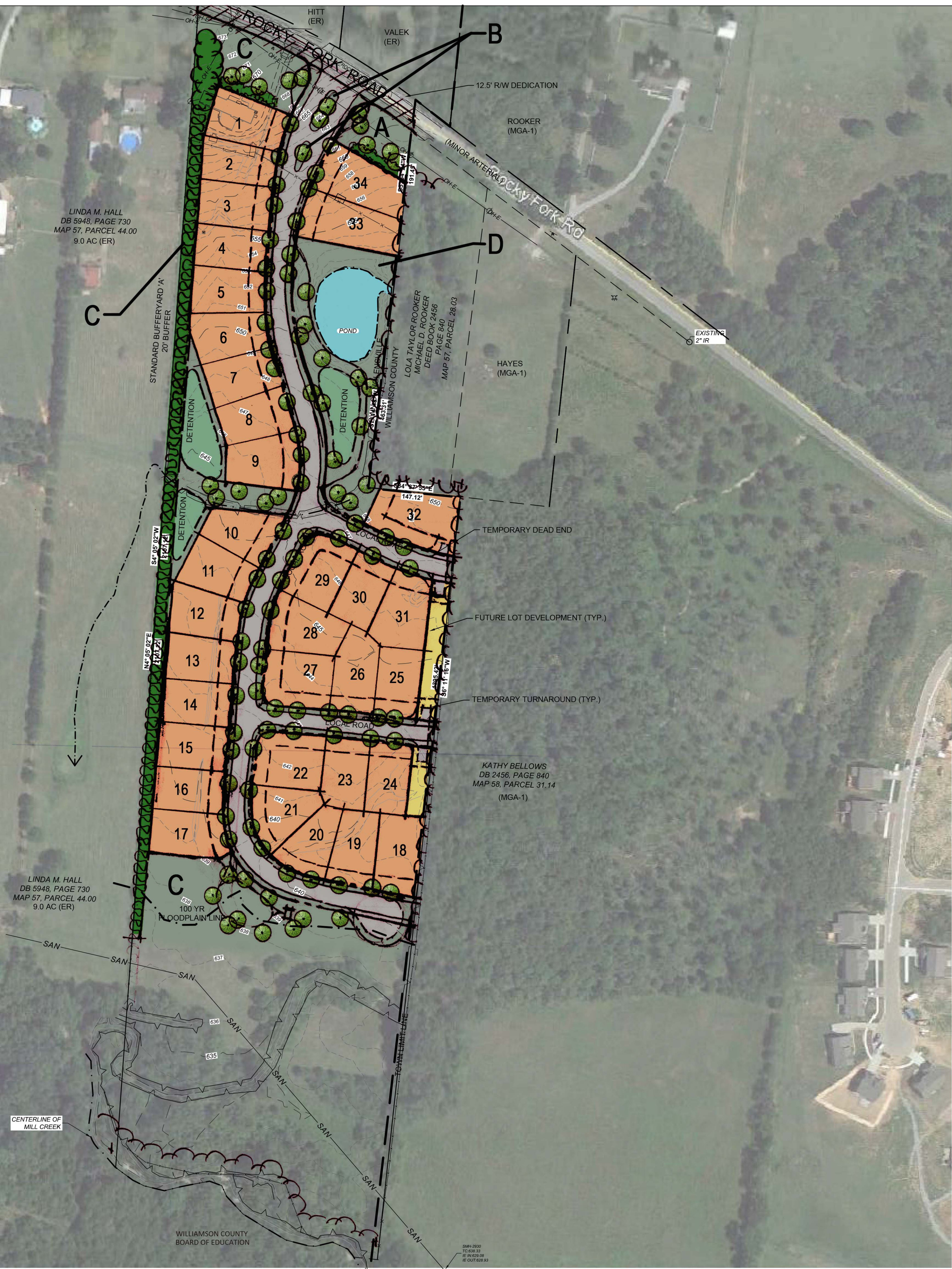
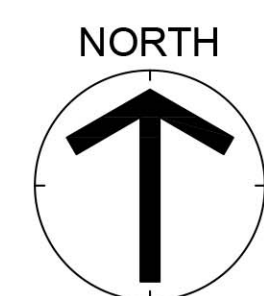
PER BASE ZONING	15 feet
REQUESTED WITH P.U.D.	5 feet

SIDEYARD SETBACK - MIN. (EXTERIOR)

PER BASE ZONING	20 feet
REQUESTED WITH P.U.D.	10 feet

PROJECTED POPULATION

96



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