

ORDINANCE 2023-002

AN ORDINANCE CREATING SPECIFIC CRITERIA FOR STEPHENSON FARMS or Any Future PRD Development at 742 WEBB ROAD, AKA PARCEL 141 00100, Zoning R-2 PRD

Whereas, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

Whereas, the Eagleville Planning Commission has reviewed criteria for this property and recommends the following as requirements for any development on this property; and

Whereas, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting additional criteria for Stephenson Farms or any future PRD Development located at 742 Webb Road Also Known As Parcel 141 00100;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville Tennessee City Council that the following criteria shall be applied when reviewing any subdivision submitted for Stephen Farms or any other future development located on any part of 742 Webb Road, AKA Parcel 141 00100:

General Requirements:

1. The property is located 742 Webb Road. The site is identified as Parcel 1.00 of Tax Map 141, and is approximately 187.51 acres. Of this 187.51 acres, approximately 0.93 acres are being held for future dedication to Rutherford County for future roadway expansion. This leaves the development with 186.58 acres of residential land area.
2. Minimum lot size will be 15,000 sf, with a typical lot size of 15,300 sf.
3. The proposed homes will be a minimum of 2,500 sf. All homes will be Single Family, one dwelling per lot.
4. All homes will have a minimum of 3 bedrooms and up to 5 or more bedrooms (Based on STEP capacity).
5. The home elevations shall be constructed of brick or stone or cement fiber board materials (in to add quality and character to the community. Vinyl shall only be permitted in trim and soffit areas with a maximum of 15% per house.
6. Entrances off of Webb Road will have new entrance signage constructed on masonry materials and anchored by landscaping.
7. Solid waste will be handled via a private hauler.
8. Mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the H.O.A.
9. The development shall provide an access lot to maintain access to the existing cemetery on site.
10. Parking areas on common open space lots shall be private and maintained by the H.O.A.

11. The developments CCR's can only be changed with City approval.
12. Each home will be on its own lot of record, and sold fee simple.
13. The project is anticipated to be built in 4 phases.
14. Phase 1 will include all roadway improvements proposed for this site as well as access to the STEP System via a City approved access.
15. The remaining phase will be market driven and dependent upon the absorption of the units in the previous phases.
16. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.
17. The centralized mail kiosk for the development must be constructed and operational prior to any homes receiving their certificate of occupancy.

Development Standards:

1. Parking for the residential units will comply with the City of Eagleville requirements, with a minimum of each lot having at least 4 paved parking spaces per lot (outside of the garage).
2. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have one-one bay (1) accessory (detached or attached) garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.
3. Each lot shall have concrete driveways wide enough for 2 vehicles, and have a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted on lots, with fencing to meet Development Standards. Pools must meet required City setbacks for pools.
5. All mechanical equipment (i.e. HVAC and transformers) to be screened. HVAC units will be located at the rear or side of each residence.
6. Private lots with fences shall only use Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in side and rear areas. Corner lots may have a fence on the street side which the house does not face, and shall not exceed into the required front setback.
7. Paddock Style Fencing, (white PVC or Wood) shall be permitted in Open Space areas as installed by the Developer.

Streets and Infrastructure

1. Decorative street lights (design to be approved by City) shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be considered. Electric bills for lighting shall be paid by the HOA.
2. Street Signs (Name, Speed Limit/) Traffic signs will be “decorative” and approved by the City.
3. The H.O.A. will maintain all common areas.
4. Water service will be provided by the Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire water service. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department.
5. Sanitary sewer services will be provided by the Consolidated Utility District via an on-site STEP system. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City Eagleville to own and maintain.
6. Electric service will be provided by Middle Tennessee Electric.
7. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.
8. All streets will be public rights-of-way, and built with roll over integral curb and gutter and built to City required standards.
9. Five foot wide public sidewalks will be provided on both sides of all streets throughout the development.
10. The northern half of this site lies within the 100-Year Floodplain per FEMA Flood Panel 47149C0220H eff. 01/04/2007. Existing floodway delineations are undefined at this time due to the FEMA limits of study in the aforementioned Flood panel. BFEs shall be established by developer’s engineers and approved by City.
11. Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
12. Webb Road is a County Road and accesses and other traffic matters must be coordinated with the County.
13. No permit shall be issued to the Cross Water lots to the north until the City has approved street access.

Architecture

1. Building heights shall not exceed 35 feet in height.
2. All homes will be 2 and 3-story.
3. All homes will have at least 3 bedrooms.

4. All the homes will have eaves.
5. All homes will have a patio area at the rear of the unit.
6. All homes will be located on individual lots of record.
7. All homes will have a primary 2-car side entry garage. Garages will have decorative doors.
8. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have one-one bay (1) accessory (detached or attached) garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.
9. Accessory Buildings will complement the house with same or similar materials. No metal buildings unless they have been supplemented with approved house materials.
10. Buildings will be comprised of alternating home style and home colors, and approved according to the CCRs. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed), Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed), Stone Veneer (different colors, cuts, patterns will be allowed) .
11. Building Materials: All Elevations: All Masonry (Brick, Stone, Cement Board Siding) Cement Board Siding in the Dormers/Gables All Elevations: Vinyl Only Permitted in Trim & Soffit Areas (15% MAX).
12. Architectural styles shall be or similar to (if approved by HOA and City) the following: English Country; Farmhouse; Craftsman; Colonial, and Tudor.

Bulk Requirements

1. Minimum lot size 15,000 square feet
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum Front Setback – 35 feet
5. Minimum Front Setback for corner lots – Both 35 feet
6. Minimum Side Setback – 10 feet
7. Minimum Rear Setback – 20 feet
8. House locations should complement each other and be arranged such that there is continuity in placement of houses.

Landscaping Characteristics:

1. A minimum 10 feet of landscape area between parking and all property lines within common open space lots and the adjacent property line.
2. Parking for open space shall be screened from rights-of-way by use of landscaping and/or berming.
3. Existing tree canopies along the perimeter and along the Harpeth River shall be preserved where applicable, especially along the Harpeth River. City should be consulted if any major tree groupings near Harpeth River need to be disturbed due to grading or construction or utility installation.
4. The frontage along Webb Road will be lined with a 3-rail fence and stone columns, which will tie into the development entrance signs. A landscape berm at least 3-ft in height shall be provided along the frontage with landscaping behind the fencing. Landscaping along Webb Road shall be designed so as to not impede the visibility of vehicles entering or exiting the site onto Webb Road.
5. All above ground utilities/mechanical equipment shall be screened with landscaping and/or fencing.
6. The fronts and sides at the base of buildings will have at a 3 foot wide landscape strip along all elevations which abut a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. Builders shall install sod and landscaping along foundations on all lots that face a street including corner lots.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with City.

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Catherine Sanderson, Acting City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney