

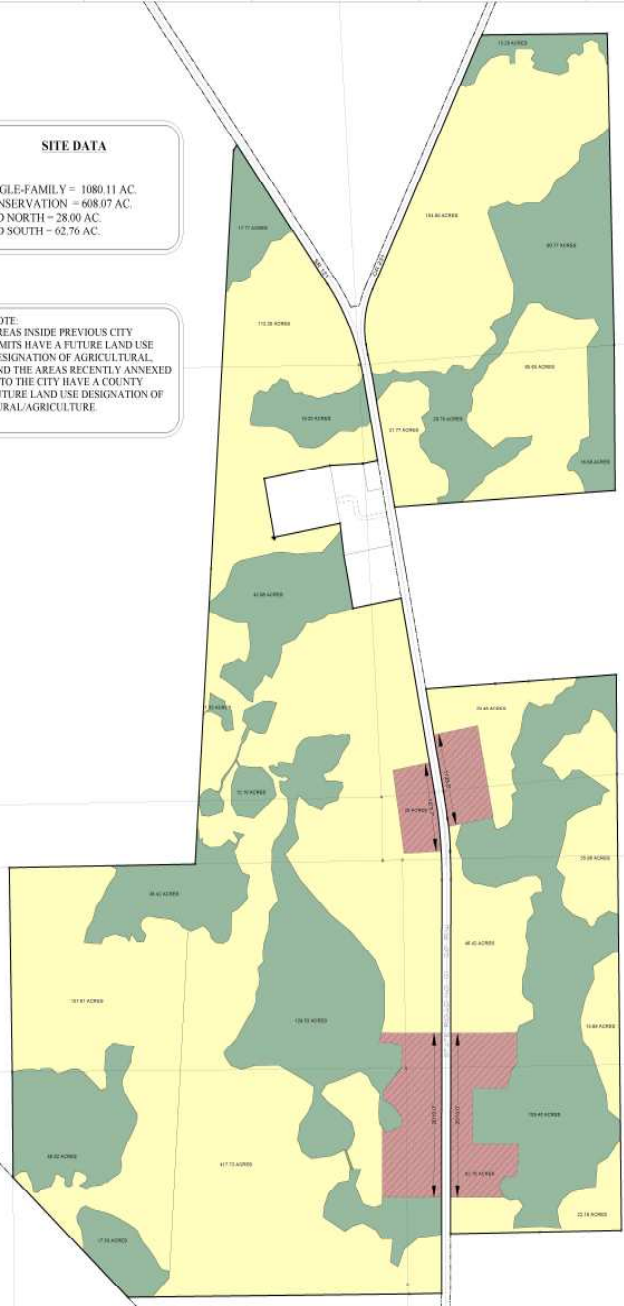
Plum Creek
Growing Value from Exceptional Resources



SITE DATA

SINGLE-FAMILY = 1080.11 AC.
 CONSERVATION = 608.07 AC.
 PUD NORTH = 28.00 AC.
 PUD SOUTH = 62.76 AC.

NOTE:
 AREAS INSIDE PREVIOUS CITY
 LIMITS HAVE A FUTURE LAND USE
 DESIGNATION OF AGRICULTURAL
 AND THE AREAS RECENTLY ANNEXED
 INTO THE CITY HAVE A COUNTY
 FUTURE LAND USE DESIGNATION OF
 RURAL/AGRICULTURE.



LAND USE
 ■ SINGLE FAMILY
 ■ PLANNED USE DISTRICT
 ■ CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**

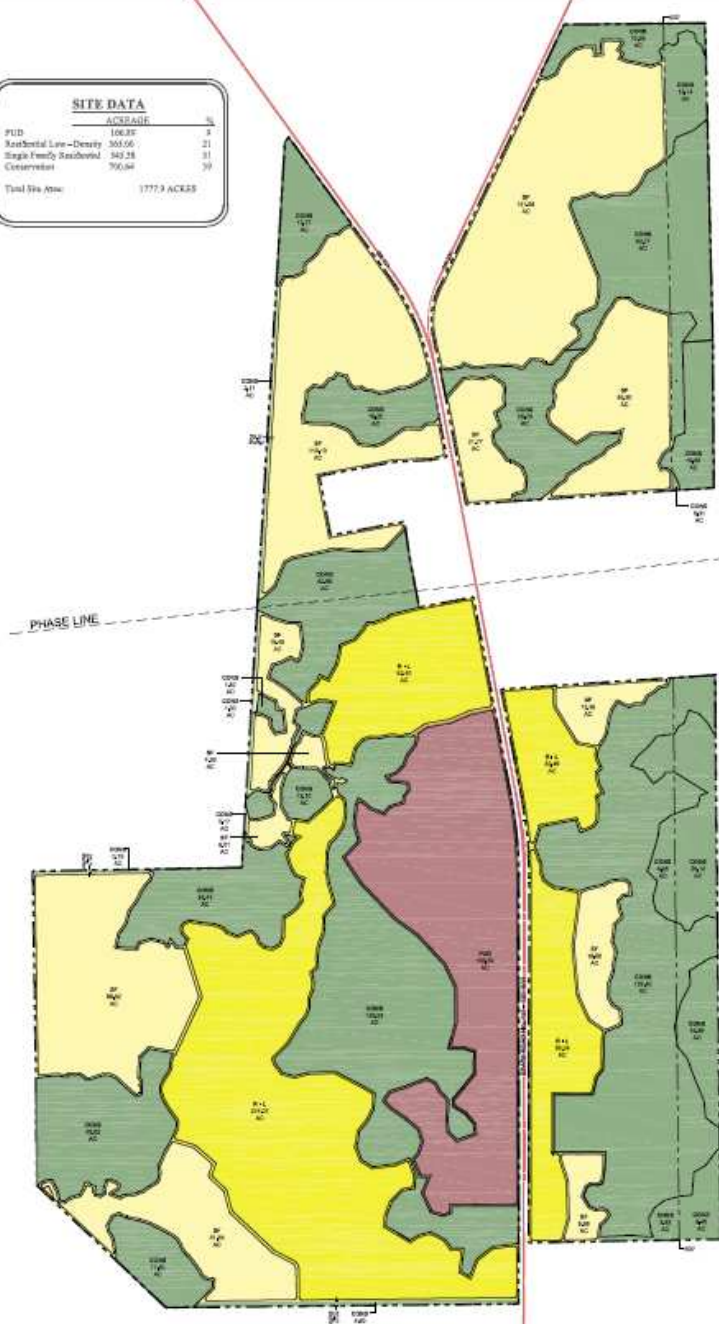


MARCH 21, 2007

Attachment A

SITE DATA

	ACRES
PUD	166.76
Residential Low-Density	305.66
Single Family Residential	342.28
Conservation	396.68
Total Site Area:	1777.3 ACRES



LAND USE
 ■ Planned Use District with underlying Rural Use of Agriculture
 ■ Single Family Residential
 ■ CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**

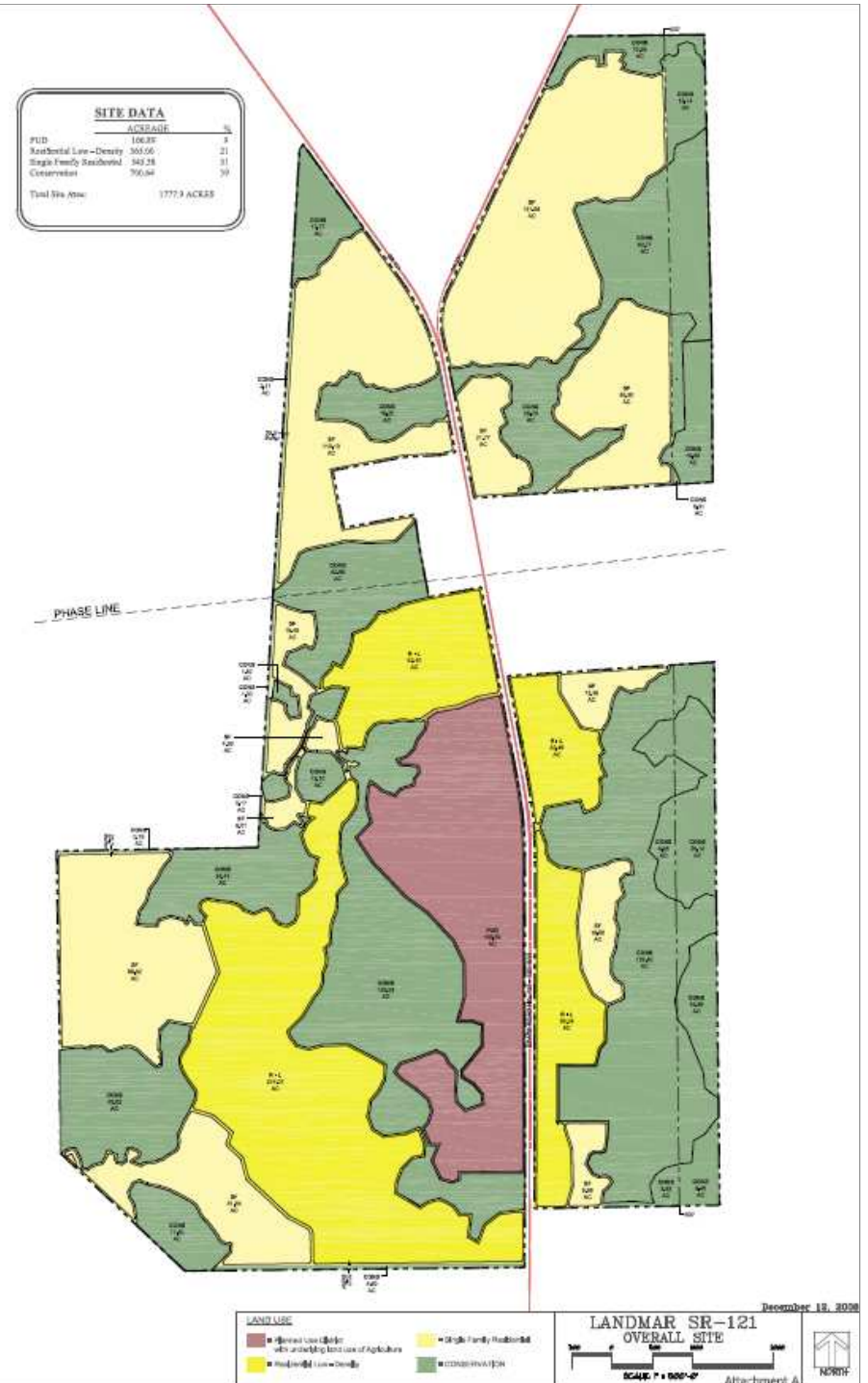


SCALE: 1" = 500'-0"

Attachment

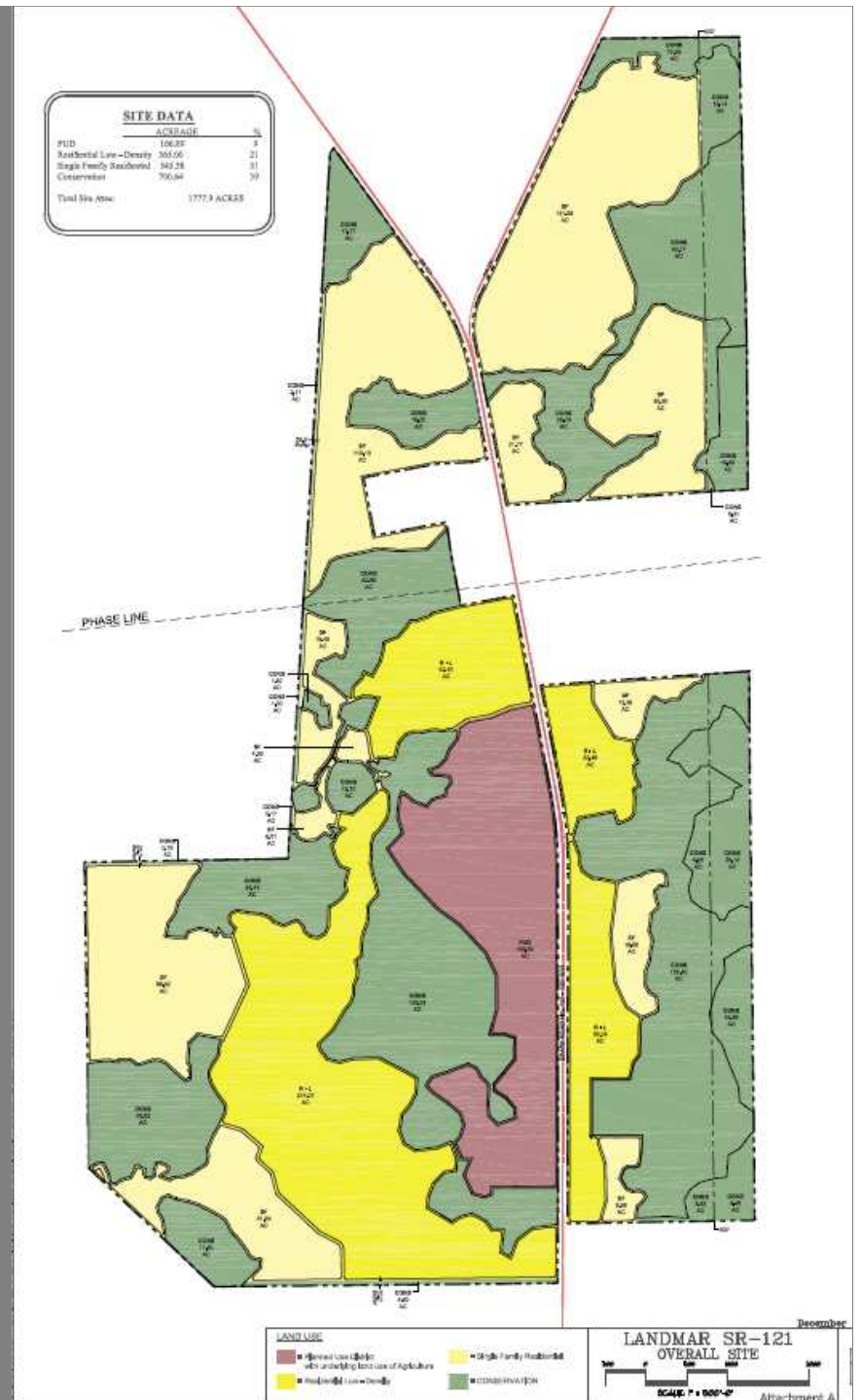
Policy 4.3.4 Requirements

- ▶ No wetland impacts other than crossings
- ▶ Minimum 50' and average 75' wetland buffers
- ▶ No storage of stormwater within buffers



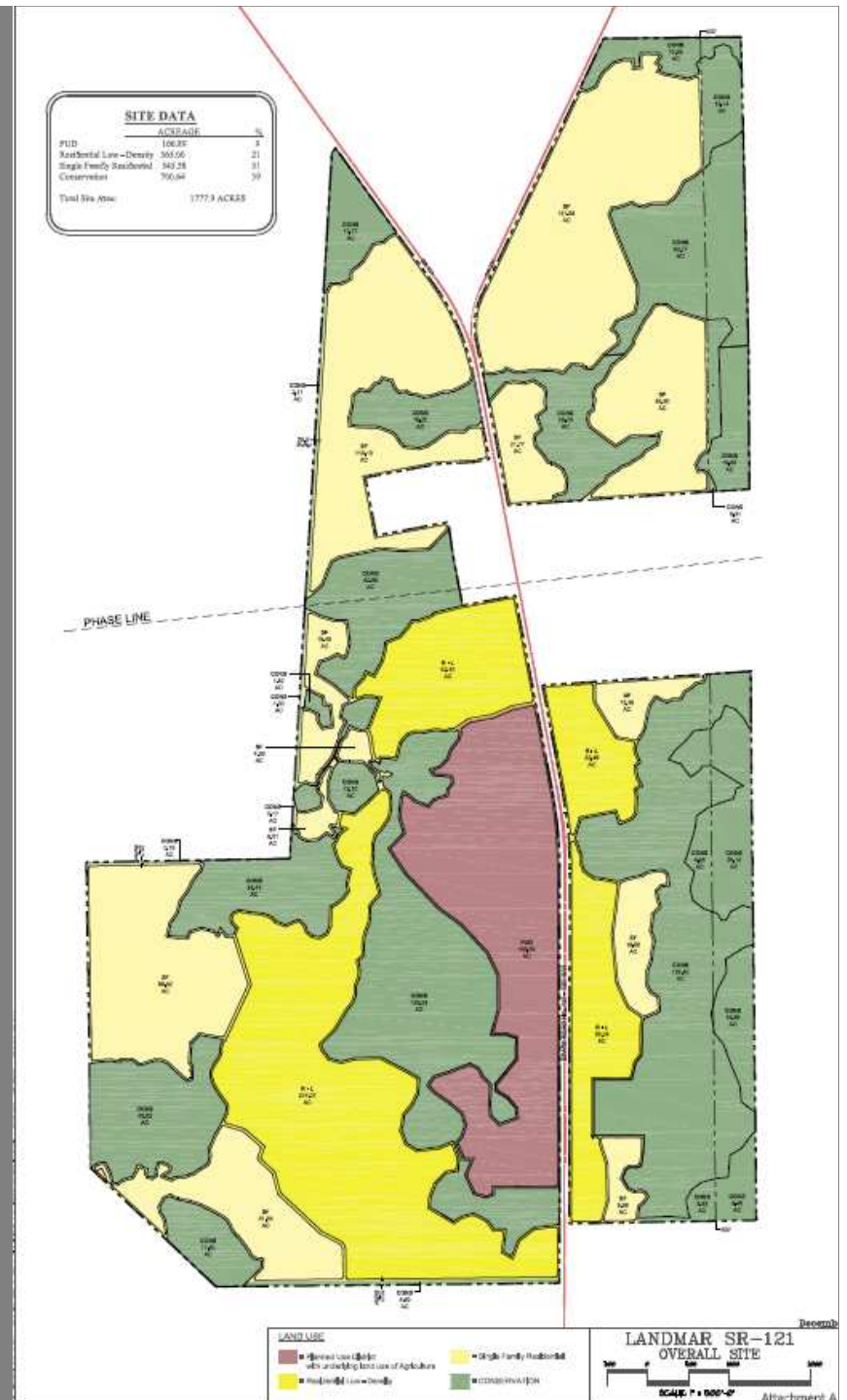
Policy 4.3.4 Requirements

- ▶ Low Impact Development (LID)
- ▶ Floodplain protection –
 - > 90% protected from development
 - > 20% may be used for recreation and stormwater storage



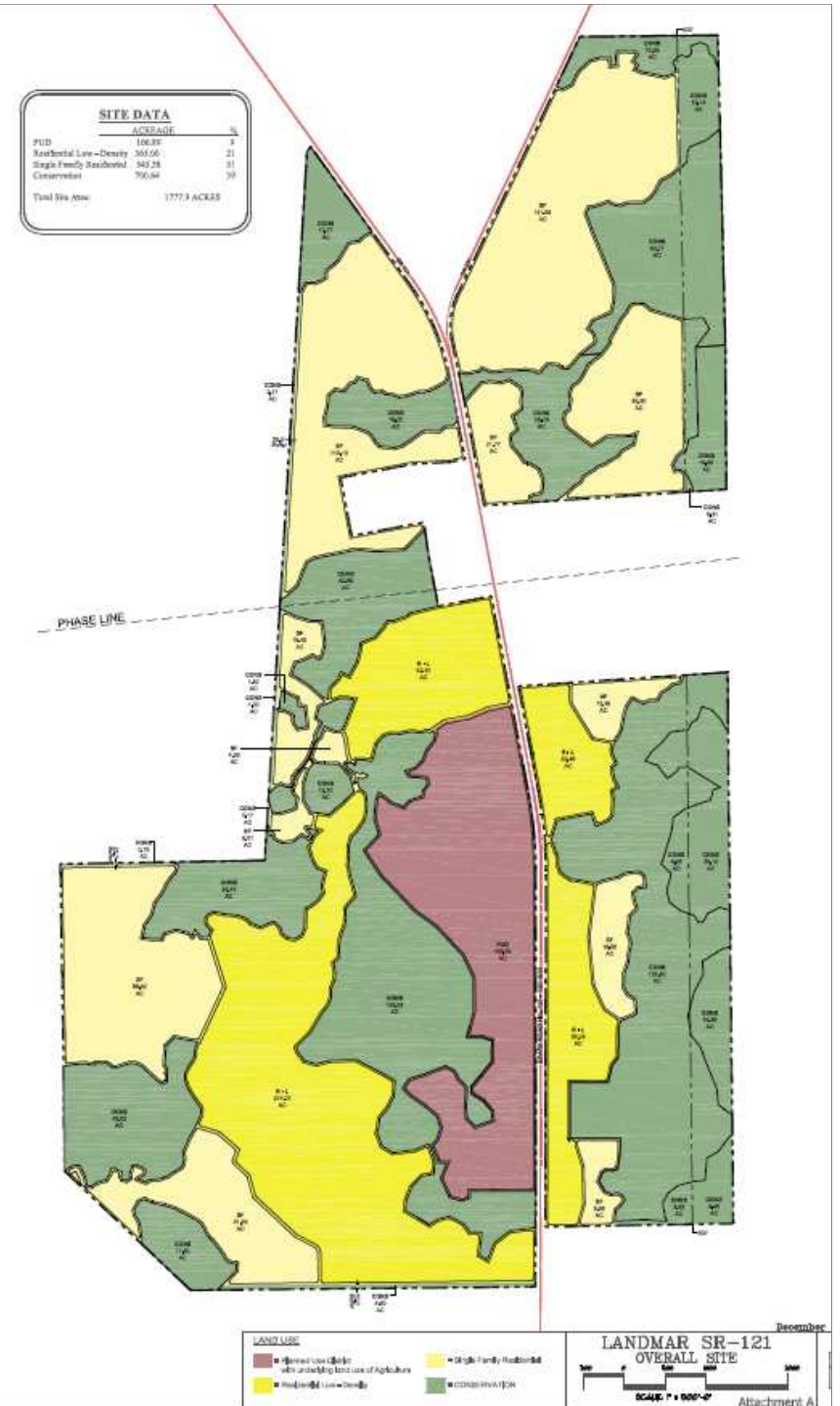
Policy 4.3.4 Requirements

- ▶ Functioning ecosystems are protected by creating & retaining habitat connectivity
- ▶ Listed species habitat needs are identified and preserved with Conservation Management Area, conservation easements & management plans



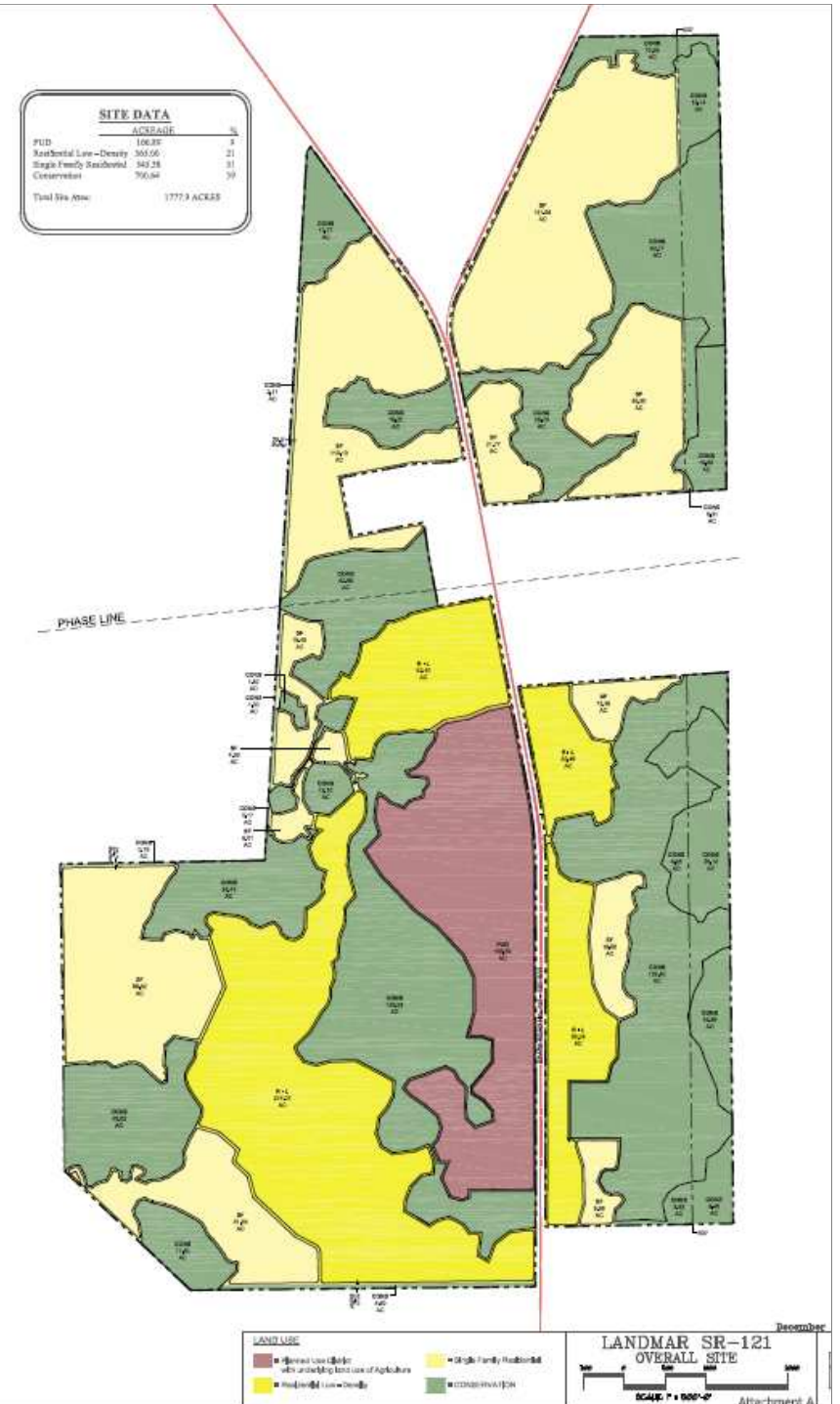
Policy 4.3.4 Requirements

- ▶ Minimum 40% and up to 50% Upland Set Aside for entire site
- ▶ Conservation Management Areas, Conservation Easements, Conservation Management Plan for:
 - > Wetlands
 - > Wetland Buffers
 - > Floodplain
 - > Upland habitat areas



Policy 4.3.4 Requirements

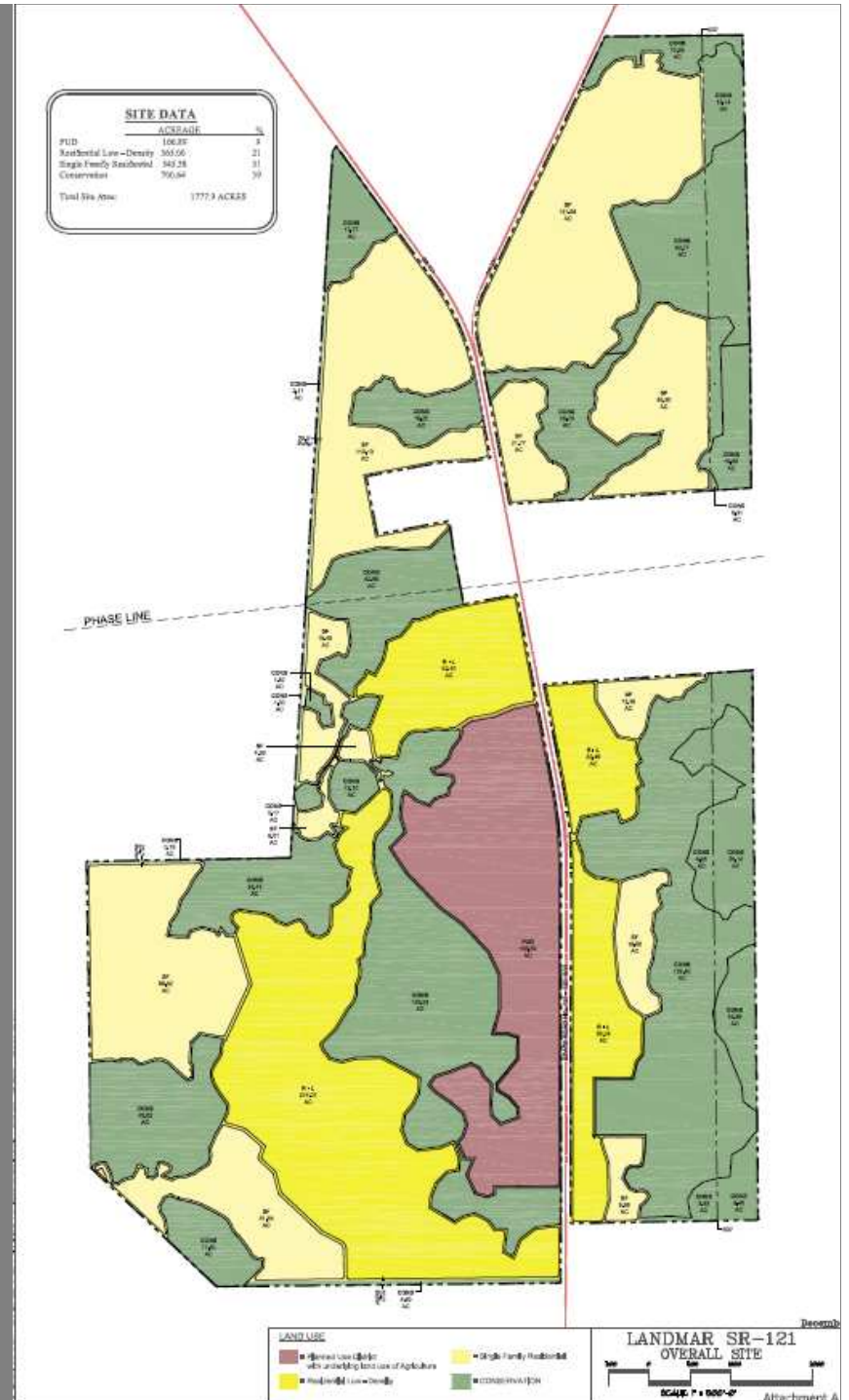
- ▶ Protection of rural character of SR 121 and CR 231 during PD zoning by:
 - > Retention of existing vegetation within 50' vegetative buffer/setback area
 - > Supplemental plantings & fencing within 50' vegetative buffer/setback area



Policy 4.3.4

Requires PD zoning plans for PUD areas to :

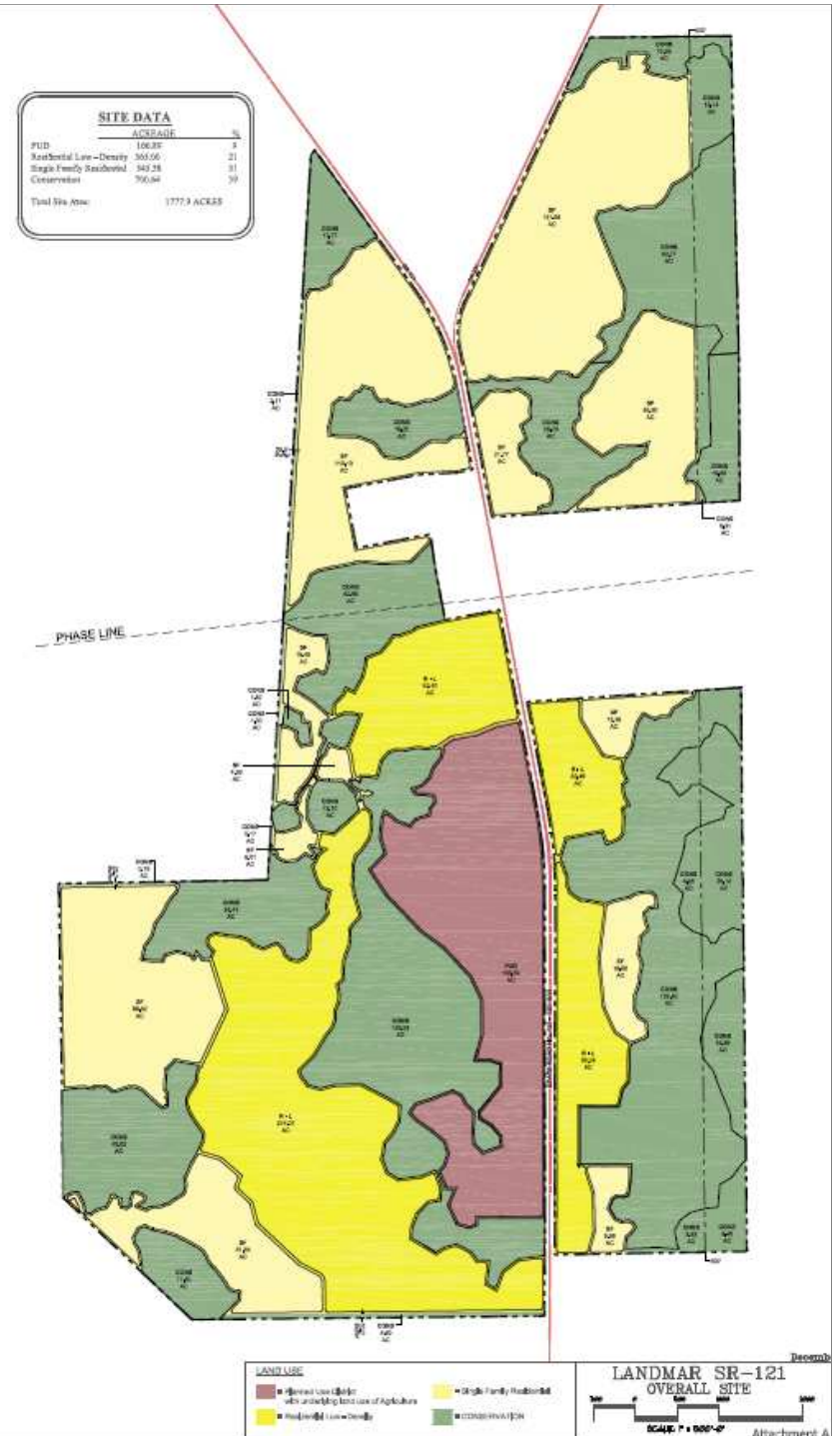
- ▶ Generally adhere to City's Traditional Neighborhood Development District Stds
- ▶ Provide mixed-use pedestrian friendly space
- ▶ Provide transit access at comfortable stations if RTS is available
- ▶ Provide detailed urban design standards

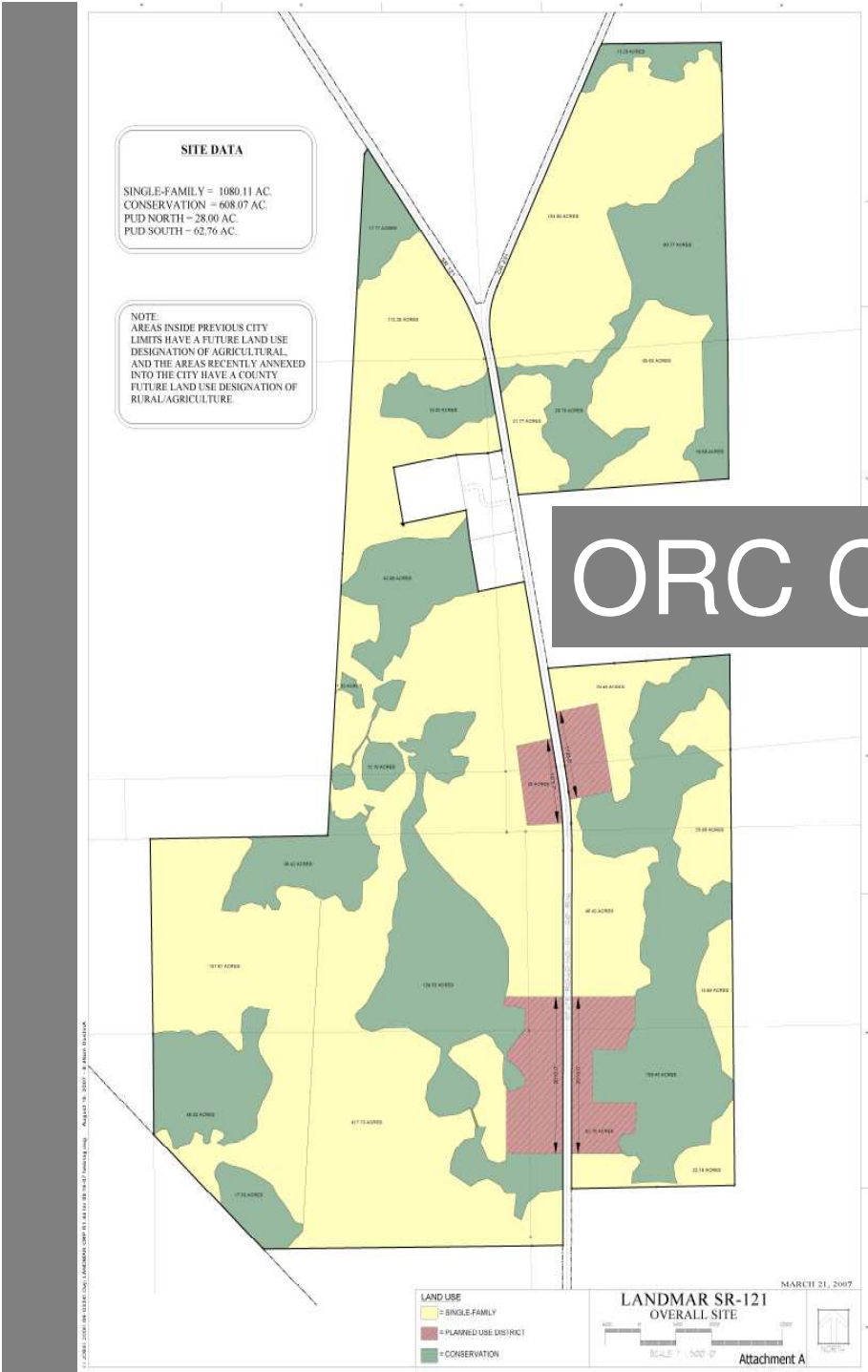


Policy 4.3.4

Assures Comprehensive Plan Financial Feasibility by:

- ▶ Limiting development to Phase 1 until CIE is amended to address need for increased capacity on SR 121
- ▶ Limiting development to 581 residential units equivalent with up to 30,000 non-residential

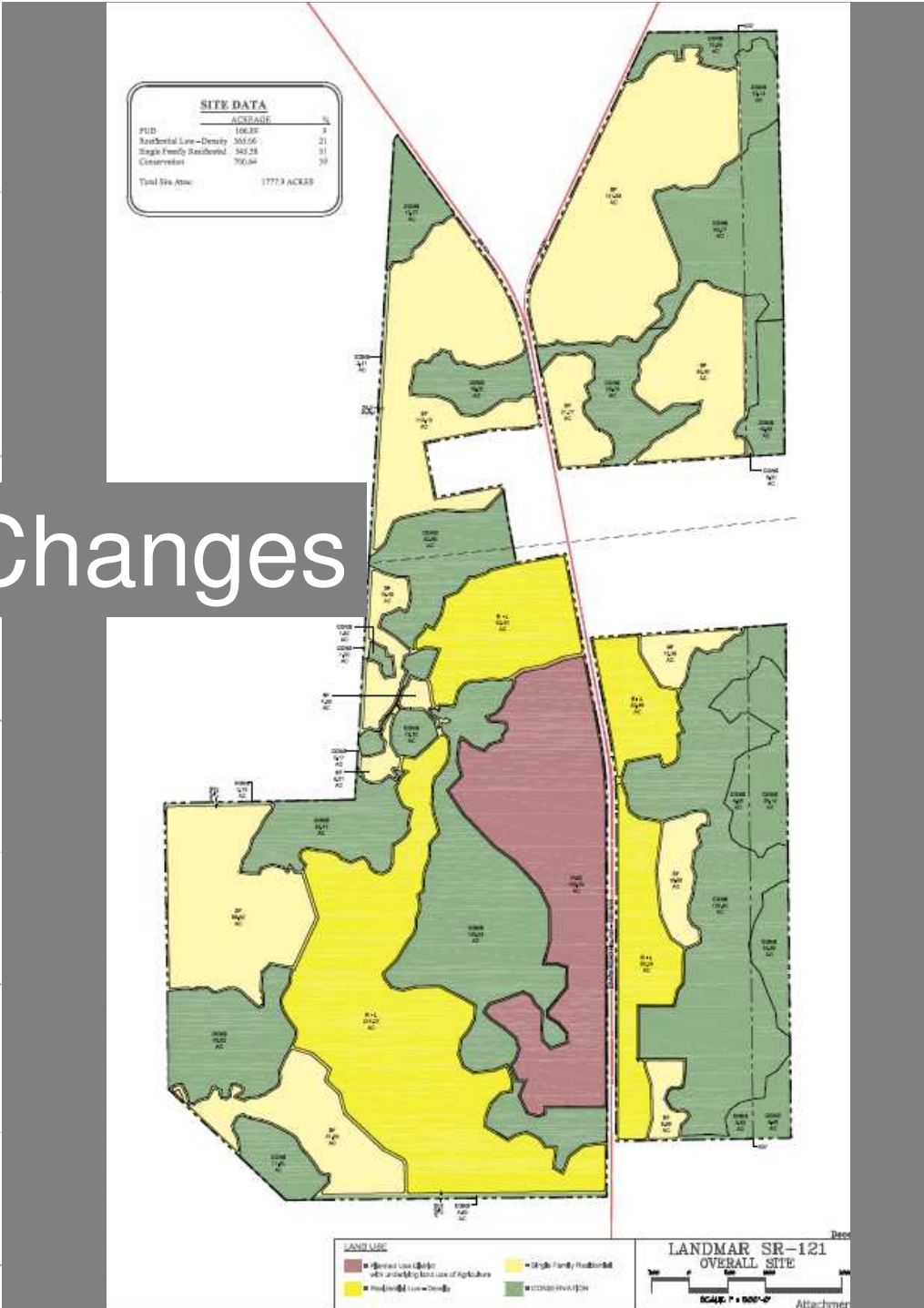




SITE DATA

SINGLE-FAMILY = 1080.11 AC.
 CONSERVATION = 608.07 AC.
 PUD NORTH = 28.00 AC.
 PUD SOUTH = 62.76 AC.

NOTE:
 AREAS INSIDE PREVIOUS CITY LIMITS HAVE A FUTURE LAND USE DESIGNATION OF AGRICULTURAL AND THE AREAS RECENTLY ANNEXED INTO THE CITY HAVE A COUNTY FUTURE LAND USE DESIGNATION OF RURAL/AGRICULTURE.



SITE DATA

	ACRES	%
PUD	168.76	4
Residential Low-Density	505.56	21
Single Family Residential	542.28	31
Conservation	593.84	39
Total Site Area:	1777.3 ACRES	

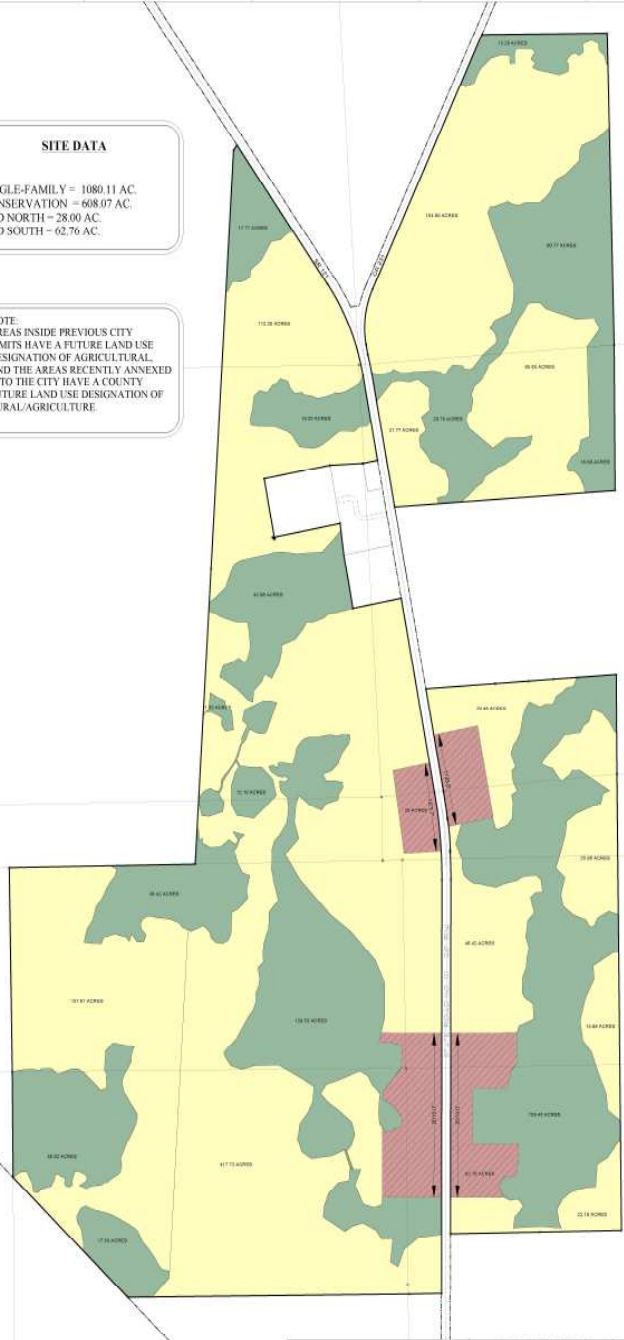
ORC Changes

7/1/2006 10:59:53 AM SITE PLAN, LANDMARK SR-121, 2121 LANDMARK DRIVE, BEVINGTON, TN 37025 © 2007, ALL RIGHTS RESERVED.

SITE DATA

SINGLE-FAMILY = 1080.11 AC.
 CONSERVATION = 608.07 AC.
 PUD NORTH = 28.00 AC.
 PUD SOUTH = 62.76 AC.

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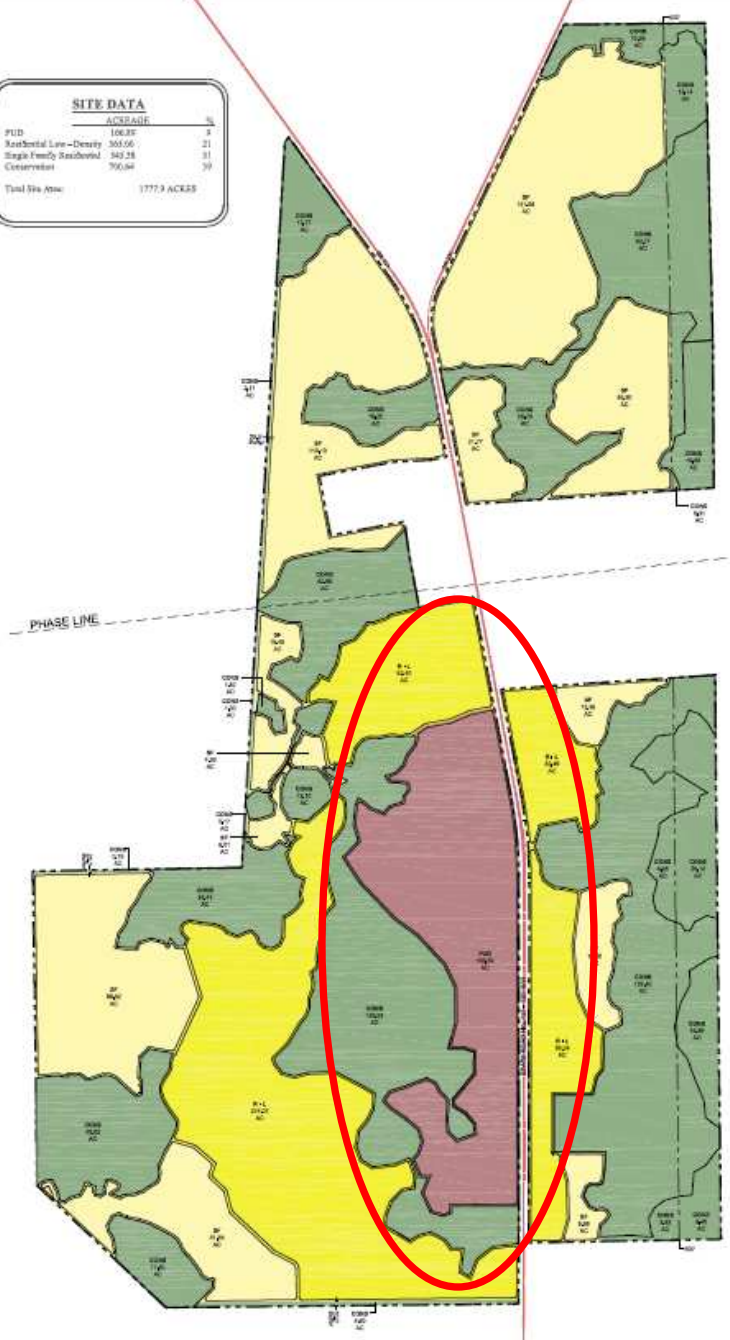
**LANDMAR SR-121
 OVERALL SITE**

SCALE: 1" = 100'-0"
 Attachment A

MARCH 21, 2007

SITE DATA

	ACREAGE
PUD	166.76
Residential Low-Density	305.56
Single Family Residential	342.28
Conservation	356.88
Total Site Area:	1777.3 ACRES



LAND USE
 ■ Planned Use District with underlying land use of Agriculture
 ■ Residential Low-Density
 ■ Single Family Residential
 ■ CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**

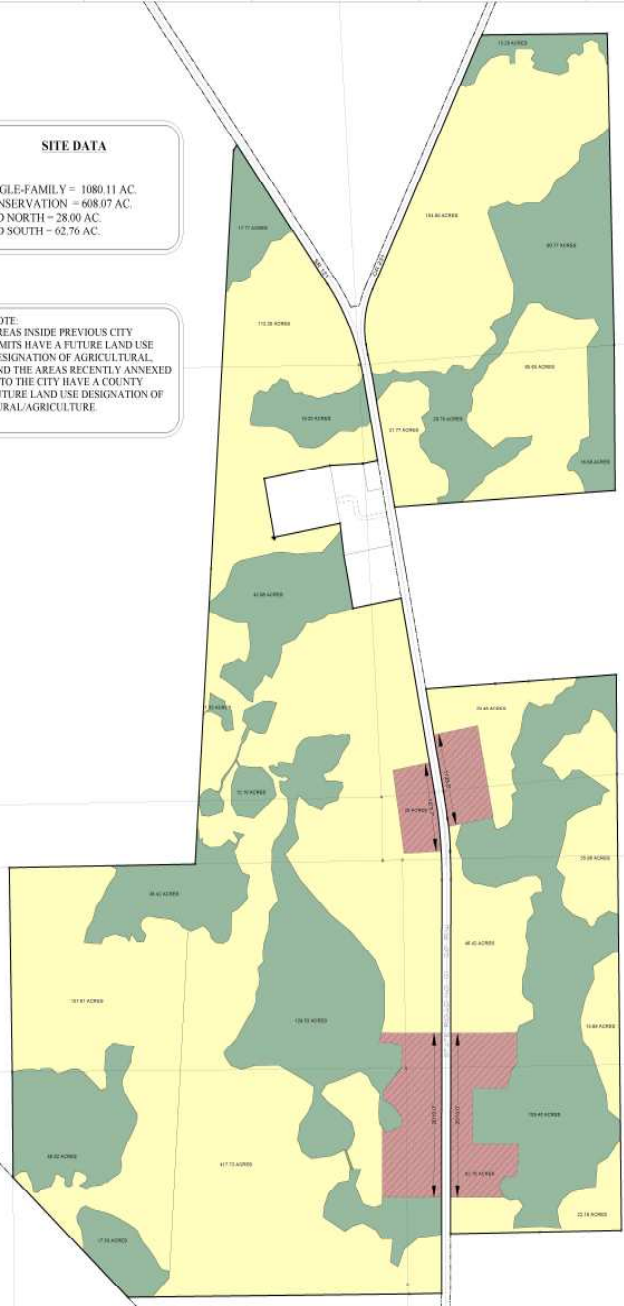
SCALE: 1" = 500'-0"
 Attachment

Deco

SITE DATA

SINGLE-FAMILY = 1080.11 AC.
 CONSERVATION = 608.07 AC.
 PUD NORTH = 28.00 AC.
 PUD SOUTH = 62.76 AC.

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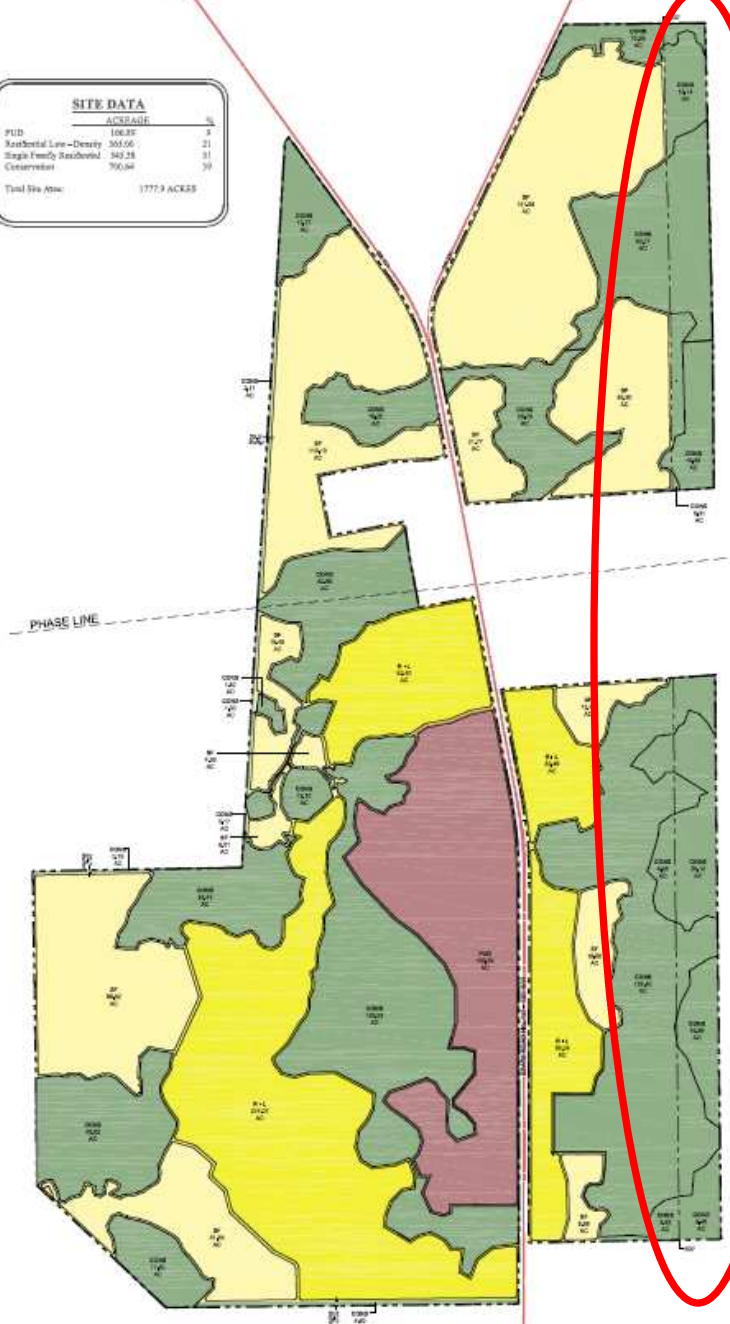
**LANDMAR SR-121
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SCALE: 1" = 100'-0"
 Attachment A

MARCH 21, 2007

SITE DATA

	ACRES
PUD	168.76
Residential Low-Density	21
Single Family Residential	342.28
Conservation	39
Total Site Area:	1777.3 ACRES



LAND USE
 ■ General Use District with underlying Rural Use of Agriculture
 ■ Residential Low-Density
 ■ Single Family Residential
 ■ CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**

SCALE: 1" = 500'-0"
 Attachment

Revised

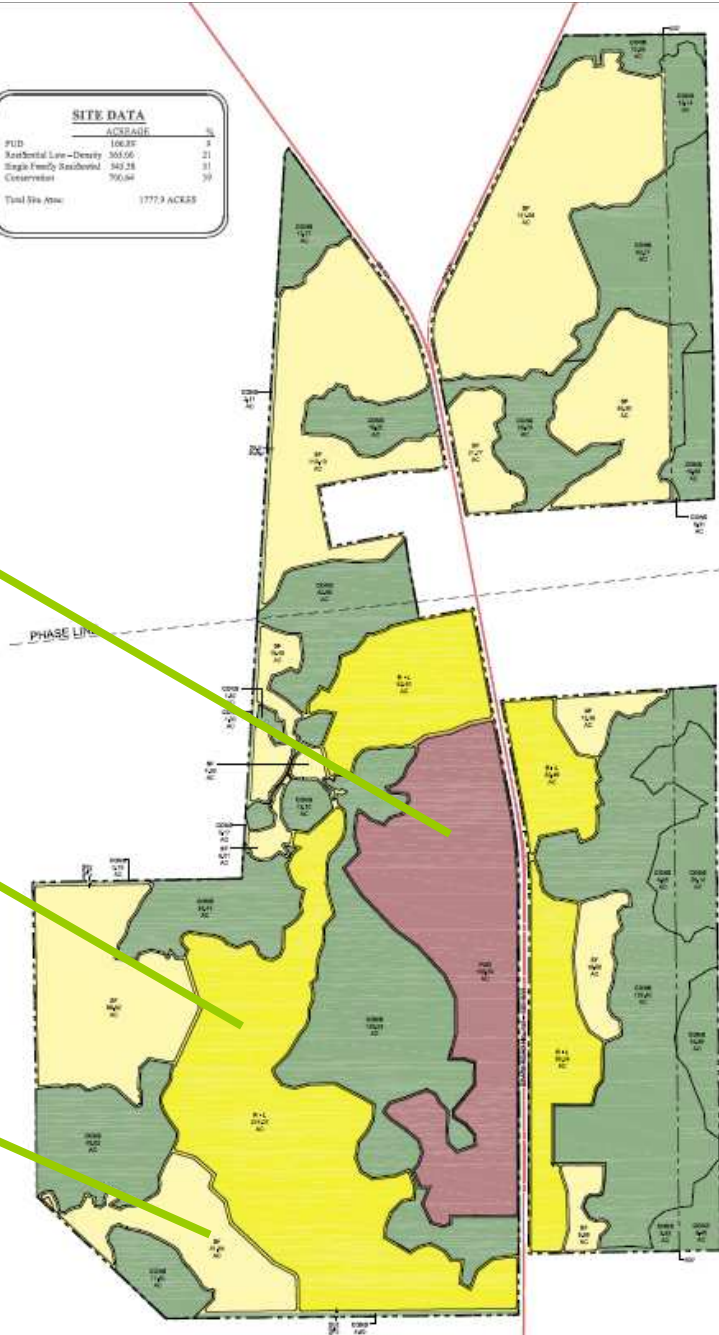
Transect

Minimum Density of 4 units per acre

Maximum Density of 2.75 units per acre

Maximum Density of 1 unit per 2.5 acres

SITE DATA	
	ACRES
PUD	168.89
Residential Low-Density	305.00
Single Family Residential	342.25
Conservation	350.64
Total Site Area	1777.3 ACRES



LAND USE

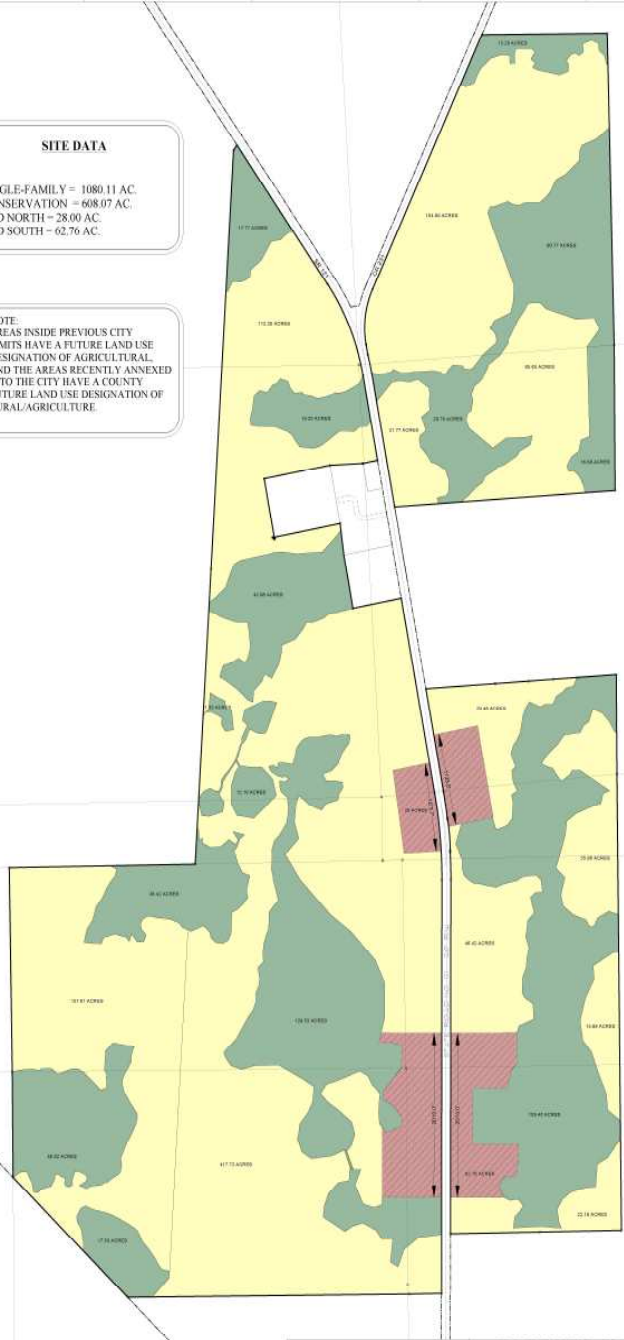
- Red: General Use (Office) with underlying land use of Agriculture
- Yellow: Residential Low-Density
- Green: CONSERVATION
- Light Green: Single Family Residential

LANDMAR SR-121
OVERALL SITE
SCALE: 1" = 500'-0"
Attacher

SITE DATA

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 CONSERVATION = 608.07 AC.
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 PUD SOUTH = 62.76 AC.

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**LANDMAR SR-121
 OVERALL SITE**

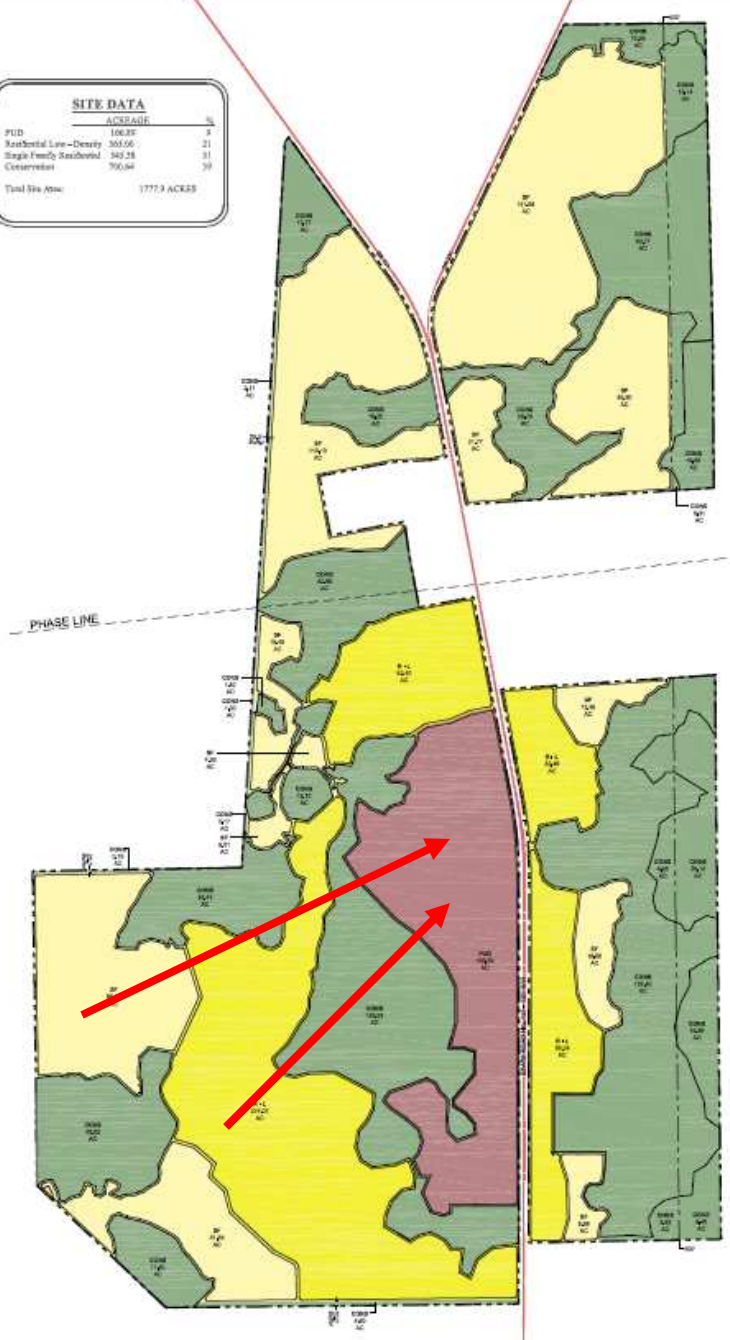


MARCH 21, 2007

Attachment A

SITE DATA

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Residential Low-Density	305.66
Single Family Residential	342.28
Conservation	396.68
Total Site Area	1777.3 ACRES



LAND USE
 ■ General Use District with underlying land use of Agriculture
 ■ Residential Low-Density
 ■ Single Family Residential
 ■ CONSERVATION

**LANDMAR SR-121
 OVERALL SITE**



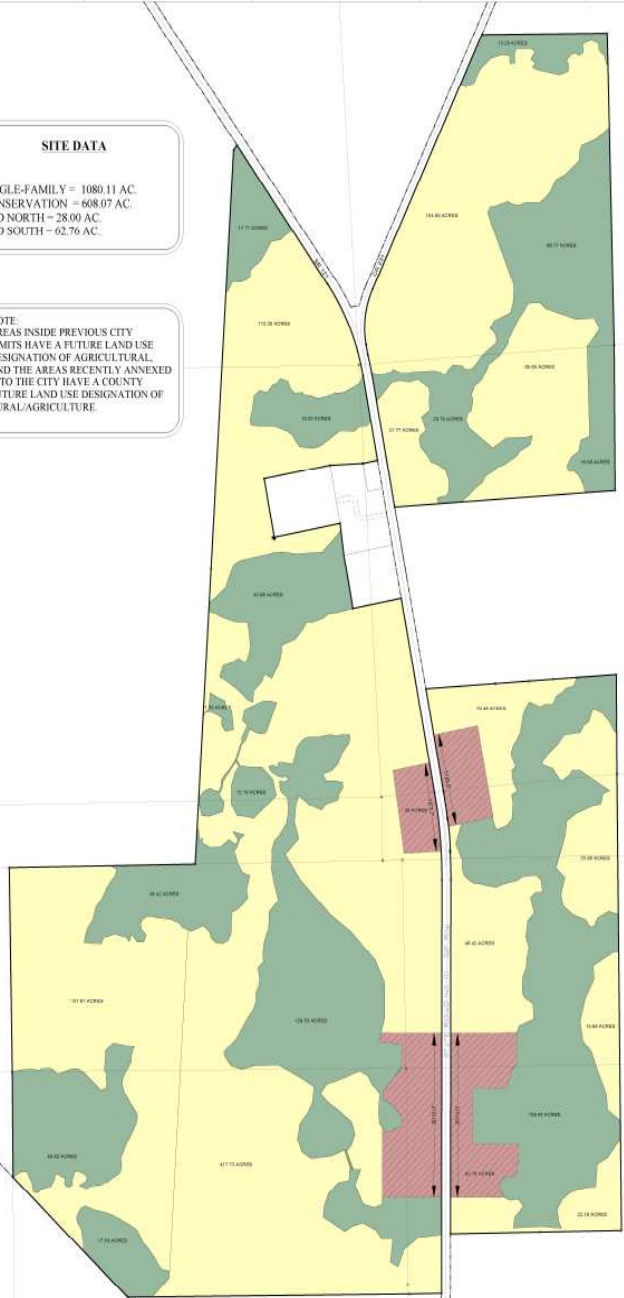
SCALE: 1" = 500'-0"

Attachment

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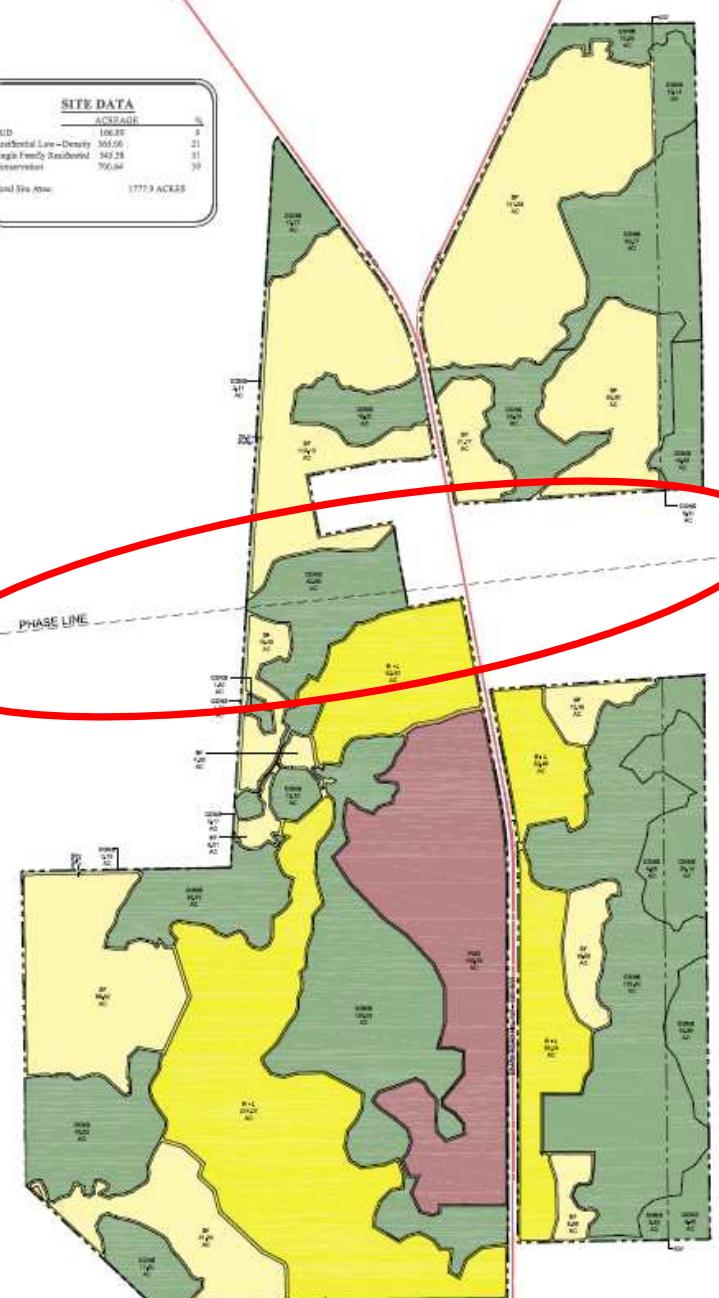
LANDMAR SR-121
 OVERALL SITE

SCALE: 1" = 100'-0"
 Attachment A

MARCH 21, 2007

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 ■ Single Family Residential
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LANDMAR SR-121
 OVERALL SITE

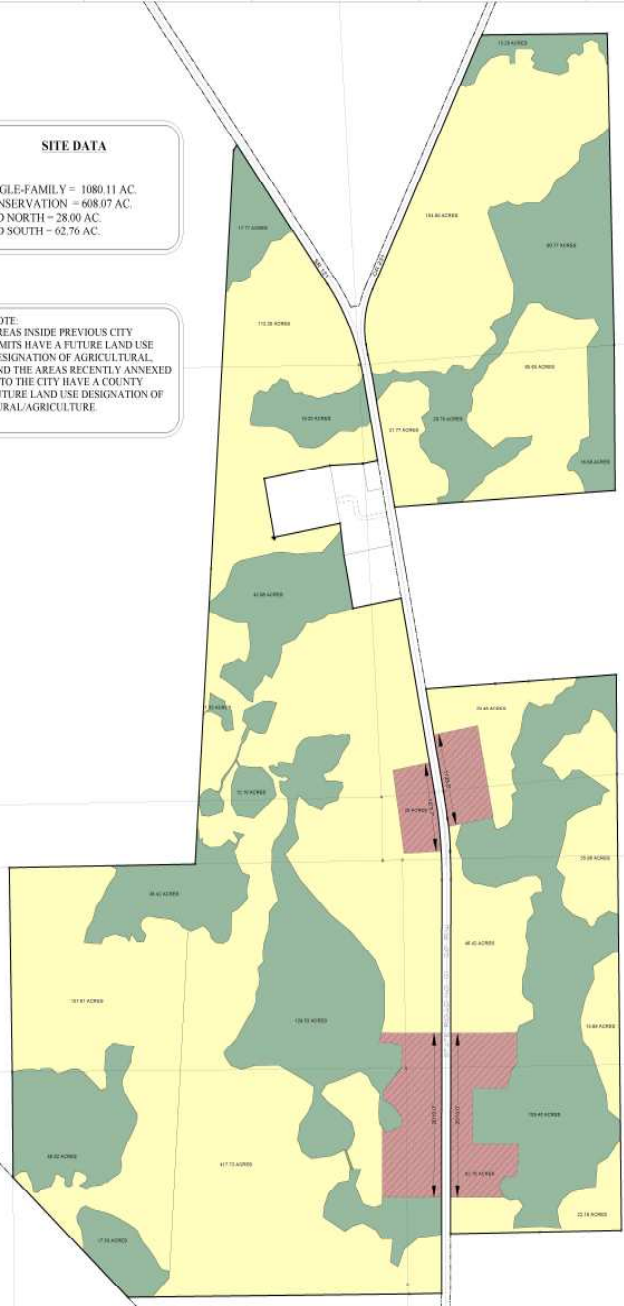
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 Attachment

Deco

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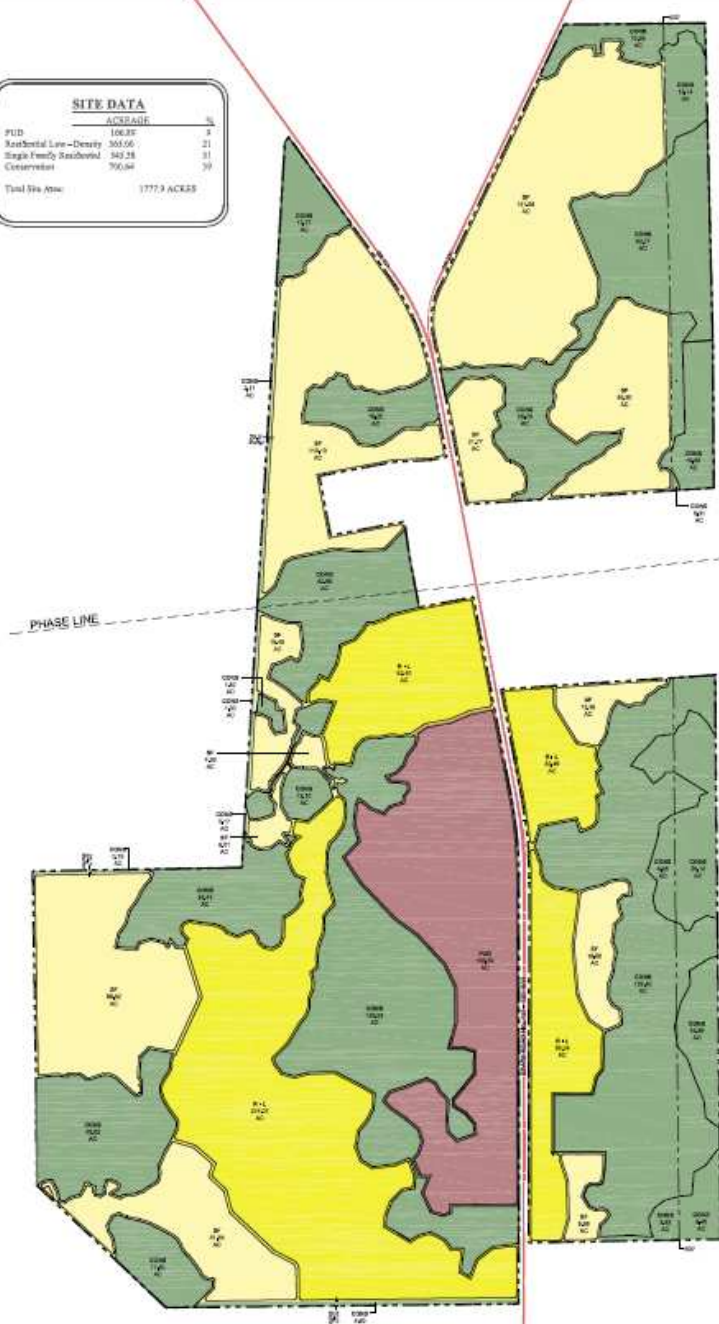
LANDMAR SR-121
 OVERALL SITE



Attachment A

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Single Family Residential	342.28
Conservation	396.68
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LAND USE
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 ■ Residential Low-Density
 ■ CONSERVATION
 ■ Single Family Residential

LANDMAR SR-121
 OVERALL SITE



Attachment B