

PERMITTED USES WITHIN THE VILLAGE COMMERCIAL DISTRICT		
Residential	Multi-Family Home Occupation	NP
Institutional	Cultural Center	NP
	Religious Institution	NP
	Day-Care	NP
	School Day Care	NP
Educational	Business School	NP
	Personal Instruction	NP
	Community Education	NP
Office	Financial Institution/Institution	NP
	General Office	NP
	Legal Office	NP
Medical	Medical Office	NP
	Outpatient Clinic	NP
	Healthcare Services	NP
	Veterinary	NP
Commercial	ATM	NP
	Bed and Breakfast	NP
	Hotel Motel	NP
	Personal Care Services	NP
	Business Service	NP
	Restaurant - Full Service	NP
	Restaurant - Take Out	NP
	Restaurant - Fast Food	NP
	Bar or Nightclub	NP
	Liquor Store	NP
	Hotel	NP
Communication	Home Improvement Store	NP
	Adult/Video Tape Transfer	NP
	Multi-Media Production	NP
	Printing & Publishing	NP
Recreation/Entertainment	Club	NP
	Commercial Amusement (Indoor)	NP
	Golfing	NP
	Family Playground	NP
	Recreation Center	NP
	Recreation Trail	NP
	Theater	NP
Utility	Water/Sewer Pump Station	NP
Other Uses	Flood/Lake	A
Permitted	Permitted With Conditions	PC
Not Permitted	Not Permitted Within Commercial District	NP
Not Permitted	Not Permitted	NP

FLOOD INFORMATION:
 FEMA MAP #: 4703700312
 EFFECTIVE DATE: APRIL 20, 2001
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703700312, WITH AN EFFECTIVE DATE OF APRIL 20, 2001, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470040, PANEL NO. 0312, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

GEOTECHNICAL INFORMATION:
 NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE DATA:
PROPERTY INFORMATION:
 SITE APPLICATION NUMBER: 2012SP-013-001
 DISTRICT COUNCIL MEMBER: MR. BO MITCHELL
 NASHVILLE, TN 37221
 STEPHENS VILLAGE WEST
 W.E. STEPHENS JR.
 PARCEL/S ACRES: 35.31 AC +/- (1,538,103 S.F.)
 EX. BUILDING S.F. / USE: 6,545 S.F. / SINGLE FAMILY-FARM BLDGS.
 TAX MAP: 169.00
 PARCELS: 58,00,60,00
 STREET ADDRESS: 5948 PASQUO RD & 8426 HWY 100
OWNER: W.E. STEPHENS JR.-TRUSTEE
PROJECT ENGINEER: MR. JASON KILGORE, P.E.
 RAGAN-SMITH-ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 604-2200
 (615) 376-5177 x239
 (615) 646-7082 FAX
 (615) 244-6739 FAX

ZONING INFORMATION:
 ZONING CLASSIFICATION: RS30 (PUD), RS40 SINGLE FAMILY, AR2g, & CL (PUD OVERLAY)
 LAND USE POLICY: BELLEVUE: CONSERVATION & T3 SUBURBAN NEIGHBORHOOD EVOLVING
 PROPOSED ZONING: SP (PUD TO BE CANCELED)
PROPOSED SITE:
 VILLAGE COMMERCIAL: 72 UNITS: 1,000-1,175 S.F. (1,075 S.F. AVG.)
 STACKED FLATS: (54) 2-BEDROOM UNITS; (18) 3-BEDROOM UNITS
 44 UNITS: 1,300-2,600 S.F. (1,850 S.F. AVG.)
 TOWNHOMES: Units: 1-12, 33-44 = 2 BEDROOM
 Units: 13-32 = 3 BEDROOM

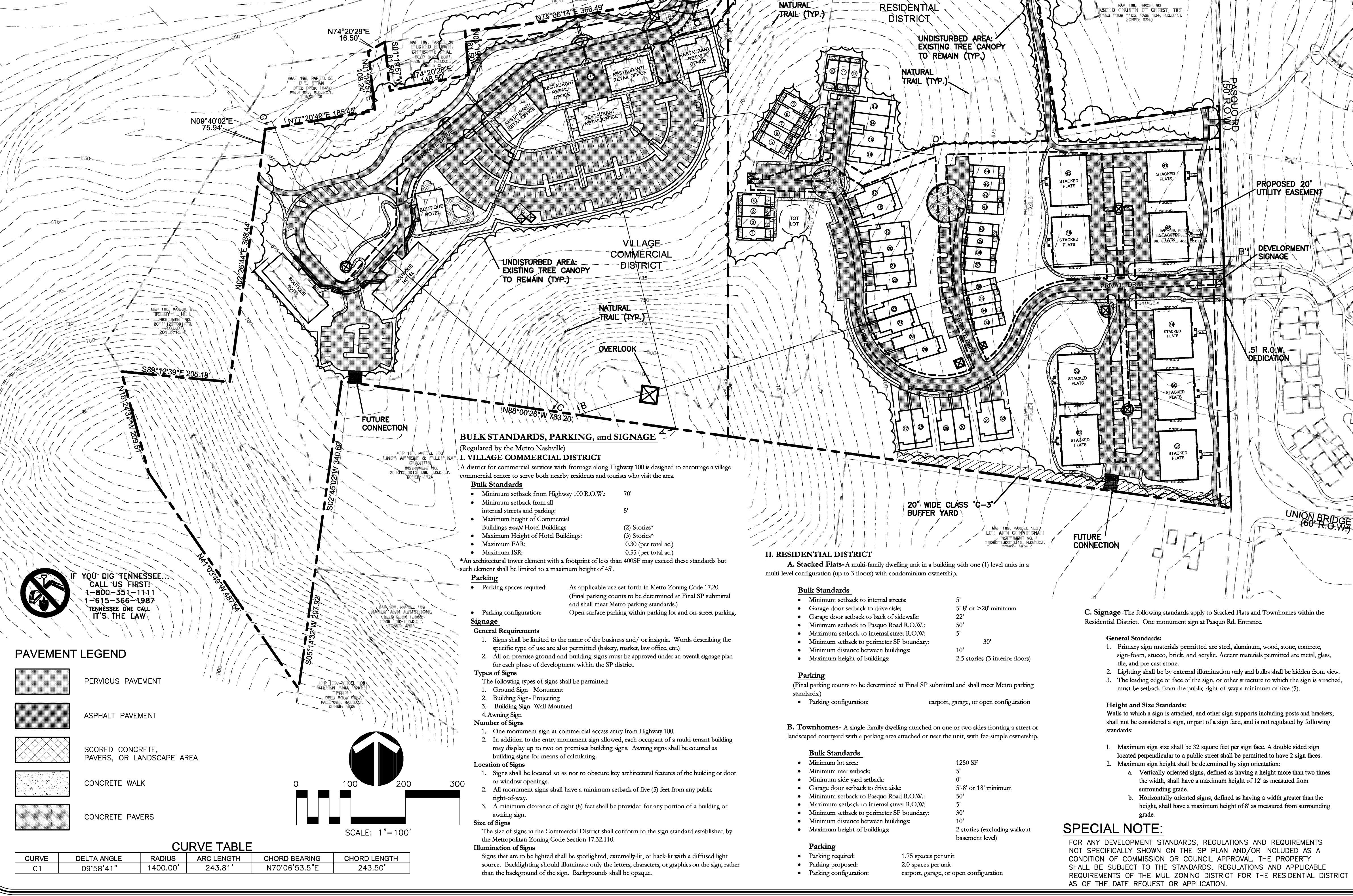
VILLAGE COMMERCIAL:
 RESTAURANT: 5,400 S.F. (2-STORY)
 RETAIL: 15,000 S.F. (2-STORY)
 OFFICE: 6,000 S.F. (2-STORY)
 BOUTIQUE HOTEL: 100 RMS. (MAX.): 375 S.F. AVG./RM. (3-STORY)
 ISR: 0.35 (PERVIOUS PAVEMENT NOT INCLUDED)
 OPEN/PERVIOUS SPACE: 922,860 S.F. ± (PASSIVE)
 PARKING SHOWN: 524 SPACES (40% SURFACE; 124 GARAGE)
 SURFACE: (155 RES. + 245 VILLAGE COMM.)

FINAL PARKING COUNTS TO BE DETERMINED AT FINAL SP SUBMITAL AND SHALL MEET METRO PARKING STANDARDS.

SURVEY INFORMATION:
 BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM METRO AERIAL TOPOGRAPHIC MAP 169.

PURPOSE NOTE:
 THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF RS-30 AND RS-40 TO SP. THIS REQUEST IS NECESSARY FOR THE IMPLEMENTATION AND COMMERCIAL VILLAGE IN ORDER TO CREATE A DEVELOPMENT OF APPROPRIATE USE AND DENSITY. STANDARDS SET FORTH IN THIS REQUEST WILL ALLOW THE DEVELOPMENT TO MAXIMIZE OPEN SPACE AND TREE PRESERVATION.

GENERAL PLAN CONSISTENCY:
 The following description identifies specific principles and objectives of the General Plan and how the design and layout of the proposed SP will be consistent with such principles and objectives:



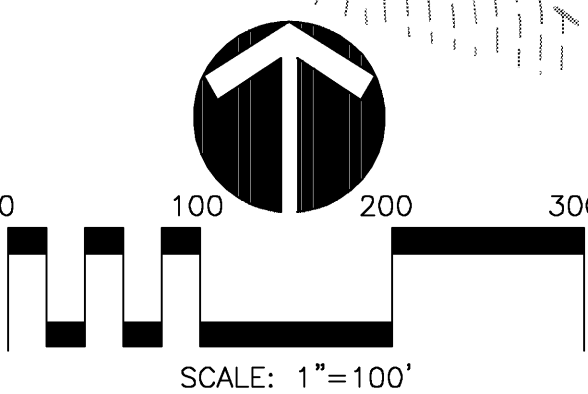
IF YOU DIG TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW

PAVEMENT LEGEND

[Pattern]	PERVIOUS PAVEMENT
[Pattern]	ASPHALT PAVEMENT
[Pattern]	SCORED CONCRETE, PAVERS, OR LANDSCAPE AREA
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE PAVERS

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°58'41"	1400.00'	243.81'	N70°06'53.5"E	243.50'



RAGAN-SMITH
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LAWRENCE J. KILGORE
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 10840
 STATE OF TENNESSEE

STEPHENS VILLAGE WEST
 PRELIMINARY SP - METRO CASE # 2012SP-013-001
 35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OVERALL LAYOUT PLAN
C2.1

DATE: March 29, 2012
 DESIGNED: S. Bernick
 DRAWN: D. Kirikham
 SCALE: 1"=100'
 JOB NO. 87-041
 WK. ORDER 9398
 PLANNING COMMENTS

TRANSPORTATION:
 General Plan Objective: "Widen Highway 100 from 2/3 lanes to 3 lanes from McCrory Lane to Temple Road..."
 SP Response: There is currently sufficient ROW to accommodate such widening of Highway 100. Widening of portions of Highway 100 will be done in conjunction with specific phases of the SP. The SP proposes approximately 2000 ft of 10' multi-purpose asphalt trail, approximately parallel to Hwy 100.

General Plan Objective: Highway 100 is identified as a Scenic Highway.

SP Response: The proposed site plan has been designed to maintain the rural character along Highway 100. Some elements of the plan that help to achieve this are:
 1. The proposed Townhomes are setback approximately 280' from the current edge of pavement. There is also approximately 90' vertical difference between the elevation of the Townhomes and the existing Highway 100 grade, with most of this area preserved as natural wooded area. Therefore the townhomes will not be visible from Highway 100.
 2. The proposed Village Commercial is setback approximately 190' from this existing edge of pavement. There is an existing jurisdictional stream and buffer that will be protected and incorporated into the design of the SP.
 3. The architecture of the Village Commercial will complement the existing rural/suburban character of the area. Pitched roofs, soft colors, domers, gridded windows, awnings, arcades, and human scale buildings are designed to create a boutique retail village.

Community Character Policy
 General Plan Objective: "A portion of the site is designated as CO 'for areas with environmentally sensitive features such as steeply sloping terrain, unstable soils, floodplains or other environmental features that need to be protected..."

SP Response: The proposed site plan has been designed to reduce environmental impact using the following methods:
 1. To allow buildings to follow the natural grade of the site residential building footprints have been limited in size and foundations of many homes on steeper grades will be walkout basements.
 2. Development areas have been limited primarily to areas of the site with few or no trees. Large wooded areas will be preserved.
 3. Sloppage soil located on the Village Commercial site will be removed. Terraced "green wall" retaining walls will be used to buttress the uphill slopes and to protect the hillside above.
 4. Natural footpaths will be constructed to promote pedestrian access between the residential and commercial areas of the site.
 5. Pervious pavement will be used extensively to reduce water runoff.
 6. Residential streets have been designed to slow traffic and to follow natural grade.

NOTES:

- PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
- LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
- SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
- STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- SCREENING FOR DUMPSTERS AND TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.080 OF THE METRO ZONING CODE.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPT. OF WATER SERVICES.
- THIS DRAWING IS CONCEPTUAL AND IS INTENDED TO SHOW THE BASIC PREMISE OF THE DEVELOPMENT. OWNER MODIFICATIONS TO THIS PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- ACCESS TO METRO WATER AND WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN. 18" DIA.).
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov>
U.S. JUSTICE DEPT.: <http://www.justice.gov/cr/civil/housing/housing.html>
- AREAS LABELED ON PLAN AS "UNDISTURBED AREA" SHALL ALLOW NATURAL MINOR DISTURBANCE FOR TRAILS.

METRO CASE # 2012SP-013-001