



Vicinity Map

SHEET SCHEDULE

- AI Layout, Development Summary
- C1 Existing Conditions
- C2 Grading & Utilities
- A2 Landscape Plan, Building Elevation Studies

GENERAL INFORMATION

COUNCIL DISTRICT INFORMATION:
 Council District 15
 Councilmember Phil Claborn

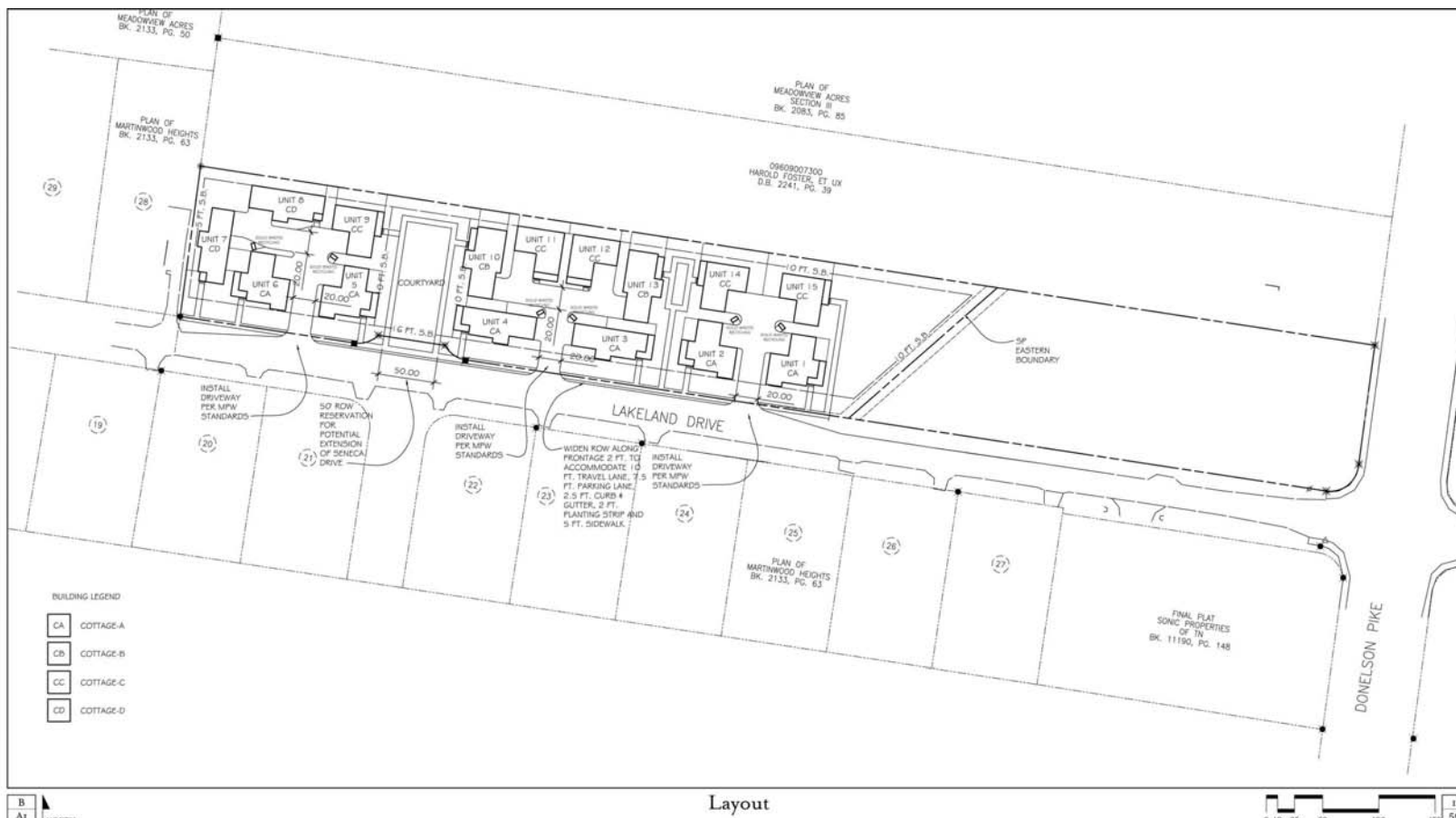
PROPERTY INFORMATION:
 410 Donelson Pike (a portion of Map 96-09, Parcel 74)
 Nashville, Tennessee 37214
 2.04 Total Acres
 Council District 15 (Councilmember Phil Claborn)

OWNERS OF RECORD:
 Ron Granzel and Frank Batson
 80 Donelson Pike
 Nashville, Tennessee 37214

DEVELOPER:
 Ron Granzel and Frank Batson
 80 Donelson Pike
 Nashville, Tennessee 37214

ARCHITECT:
 Third Coast Design Studio
 1801 Villa Place, Suite 104B
 Nashville, Tennessee 37212
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 Email: kthd@thirdcoastdesignstudio.com

CIVIL ENGINEER:
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Layout

GENERAL PLAN CONSISTENCY NOTE

This project is located within the Donelson - Hermitage - Old Hickory Community Plan T3 Suburban Neighborhood Maintenance and the District Office Concentration policy areas.

T3 Suburban Neighborhood Maintenance
 The T3 Suburban Neighborhood Maintenance policy classification is intended to preserve the general character of suburban neighborhoods. This proposal is consistent with the overarching intent of the policy area, because efforts have been made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. The scale and rhythm of existing houses across Lakeland Drive steered the original design concept for the development, and the existing context, already dictated the pattern of the proposed development. All of the proposed land uses within the T3 Suburban Neighborhood Maintenance policy area are single family detached houses, matching the adjacent land uses within the same policy area. The project includes yards, functional, and accessible open spaces as an integral part of the development. The primary open space provided on the plan within this policy area is a large formal green that will serve multiple purposes, including a rear garden that will serve as a storm water management device, as well as a central gathering space for all of the residents. Sidewalks will be provided along Lakeland Drive, as well as throughout the common spaces of the development. Parking is screened from public view, and every effort has been made to make primary facades visible from the street and common spaces.

District Office Concentration
 The District Office Concentration policy classification is intended to preserve, enhance, and create Districts where office use is predominant and could be supplemented with complementary uses. This district is intended to encourage development in a manner that a complementary adjacent development patterns, building forms, and land uses. Medium to high density residential development is appropriate in this policy area, especially as a transition to lower density residential areas in adjacent policies. The proposed SP is consistent with the District Office Concentration policy, because it has been designed to complement with the varying adjacent context in terms of massing, scale, setbacks, and land uses. This SP will provide a complementary transition through changes in building form and massing from the higher intensities present and existing on Donelson Pike.

STANDARD SP NOTES

- The purpose of this SP is to receive preliminary approval to permit the development of a 15-unit residential development.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance no. 78-840 & approved by the Metropolitan Department of Water Services.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- See drainage criteria per the design criteria set forth by the Metro Stormwater Manual.
- Metro water services shall be provided sufficient and unconflicted ingress & egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- Minor modifications to the Preliminary SP Plan may be approved by the Planning Commission or its design 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, generate specific conditions or requirements contained in the plan as adopted through this existing ordinance, or add vehicular access points not currently present or approved.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RMD zoning district as of the date of the applicable request or application.
- ROW reservation intended to permit future extension of Seneca Drive.

SPECIFIC PLAN DEVELOPMENT SUMMARY

TOTAL SITE AREA:	2.04 ACRES
USE:	COTTAGES: SINGLE-FAMILY DETACHED RESIDENTIAL
PROPERTY ZONING:	SURROUNDING ZONING OL, CL, and R10
DUA STANDARDS:	
MINIMUM LOT SIZE:	NONE
NUMBER OF UNITS (DENSITY):	15 COTTAGES (7.4 DU/AC)
FAR:	0.40 MAXIMUM (0.31 PROPOSED)
ISR:	0.60 MAXIMUM (0.40 PROPOSED)
STREET SETBACKS:	16 FT. MINIMUM FROM LAKELAND 10 FT. MINIMUM FROM FUTURE SENECA DR. EXTENSION IF CONSTRUCTED
SIDE YARD SETBACK:	5 FT. MINIMUM FROM WESTERN BOUNDARY 10 FT. MINIMUM FROM EASTERN BOUNDARY
REAR YARD SETBACK:	10 FT. MINIMUM
MAXIMUM HEIGHT:	2 STORES TO A MAXIMUM OF 30 FT. TO THE MEAN HEIGHT OF THE ROOF / UNITS FRONTING LAKELAND SHALL HAVE A HEIGHT APPEARANCE OF 1.5 STORES
PERMITTED SETBACK ENCROACHMENTS:	ROOF OVERHANGS, STAIRS, COVERED STAIRS + PORCHES, CANOPIES, AND BAY WINDOWS - 3 FT.

PARKING AND ACCESS STANDARDS:	
RAMP LOCATION AND NUMBER:	3 DRIVEWAYS ON LAKELAND
DISTANCE TO NEAREST EXISTING RAMP FROM PROPERTY BOUNDARIES:	3.5 FT. FROM WESTERN PROPERTY BOUNDARY TO RESIDENTIAL DRIVEWAY 270.3 FT. FROM EASTERN PROPERTY BOUNDARY TO RESIDENTIAL DRIVEWAY
DISTANCE TO INTERSECTION FROM PROPERTY BOUNDARIES:	+/- 2,229 FT. WEST TO EMERY DRIVE +/- 461 FT. EAST TO DONELSON PIKE
REQUIRED PARKING BASED ON USES:	COTTAGES: 30 (2.0 SP/UNIT)
PROPOSED PARKING:	COTTAGES: 30 (2.0 SP/UNIT)



410 DONELSON PIKE
 Preliminary Specific Plan 2014SP-045-001
 Being Parcel 74 on Tax Map 96-09
 Nashville, Davidson County, Tennessee



DATE:	REVISIONS:
05.15.14	05.26.14
SET:	06.02.14
Preliminary SP	06.13.14

