

# SP (SPECIFIC PLAN) REGULATING PLAN FOR NHC CENTRAL PIKE NHC/OP, L.P.

## CONTACTS

### OWNER

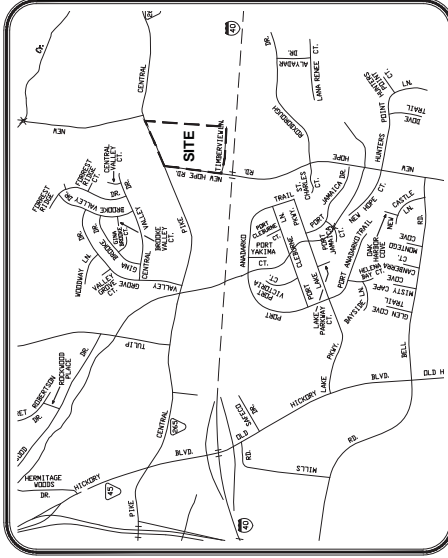
THOMAS GOLDEN  
4214 CENTRAL PIKE  
HERMITAGE, TN 37076

### DEVELOPER

THOMAS B. CAMPBELL, CCIM  
NHC/OP, L.P.  
100 VINE STREET, CITY CENTER  
MURFREESBORO, TN 37130  
(615) 890-2020  
TCAMPBELL@NHCCARE.COM

### LANDSCAPE ARCHITECTURE

SCOTTY BERNICK  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-6561  
SBERNICK@RAGANSMITH.COM



LOCATION MAP  
N.T.S.

**PURPOSE NOTE:**  
THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF 9815.5 FOR THE DEVELOPMENT OF A DEVELOPMENT CONSISTENT WITH THE ALLOWED USES SHOWN NOTED ON C-11.

12TH COUNCILMANIC DISTRICT  
HERMITAGE  
DAVIDSON COUNTY, TENNESSEE



COVER SHEET

CVR

JOB NO	WK 0268
14038	9909
DESIGNED	S BERNICK
DRAWN	S BERNICK
SCALE	---
DATE	MAY 15, 2014

REVISIONS	
DATE	MAY 15, 2014
SCALE	---
DRAWN	S BERNICK
DESIGNED	S BERNICK
DATE	MAY 15, 2014

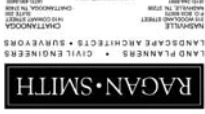
NHC CENTRAL PIKE  
FOR  
NHC/OP, L.P.

12TH COUNCILMANIC DISTRICT HERMITAGE, DAVIDSON COUNTY, TENNESSEE

METRO CASE # 2014SP-050-001

## INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.1	SP REGULATION PLAN



# BULK STANDARDS

PROPOSED USES	MAX UNITS / BEDS	MAX F.A.R.	MAX I.S.R.	MIN LOT AREA	MAX BLDG COVERAGE	MIN FRONT SETBACK	MIN REAR SETBACK	MIN SIDE SETBACK	MAX HEIGHT
<b>PRIMARY USES</b>									
SKILLED NURSING	120 BEDS			15,000 SF	N/A	10' [NOTE 1]	20'-0"	10'-0"	4 STOREYS*
ASSISTED-CARE LIVING	80 UNITS	0.60	0.80	7,500 SF	N/A	5'-0"	5'-0"	5'-0" CORNER WALL	4 STOREYS*
MULTI-FAMILY LIVING	200 UNITS								
<b>ACCESSORY USES</b>	N/A	0.60	0.80			10'-0"	20'-0"	10'-0"	4 STOREYS*
<b>RESIDENTIAL USES</b>									
SINGLE FAMILY (R10)	N/A	N/A	N/A	10,000 SF	0.40	10' [NOTE 2]	20'-0"	5'-0"	3 STOREYS
TWO-FAMILY (R10)	N/A	N/A	N/A	10,000 SF	0.40			5'-0"	3 STOREYS

BULK STANDARD SURVEILES NOTE 1-3:  
 1. 3-STORY (ZONE 1) AND 4-STORY (ZONE 3) MAXIMUM BUILDING HEIGHT ZONES ARE DESIGNATED ON PLAN BY SHADING. ESTIMATE THE MAX. S. MIN. REAR SETBACK FOR SINGLE-FAMILY STRUCTURES SHALL MEET MINIMUM STANDARDS OF THE METRO ZONING CODE.  
 2. STREET SETBACKS FOR TWO-FAMILY STRUCTURES SHALL MEET MINIMUM STANDARDS OF THE METRO ZONING DISTRICT PER TABLE 17.12.020A IN THE METRO ZONING CODE.  
 3. FAMILY SHALL MEET SETBACK STANDARDS AS ESTABLISHED BY TABLE 17.12.020A OF THE METRO ZONING CODE.

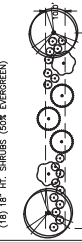
# PROPOSED USE TABLE:

**PRIMARY USES:**  
 NURSING CARE LIVING  
 INDEPENDENT LIVING MULTI-FAMILY  
**ACCESSORY USES:**  
 HOME OCCUPATIONS BAY OUT\*  
 COMMUNITY EDUCATION  
 PERSONAL INSTRUCTION  
 GENERAL OFFICE  
 LOGS/PAPERS OFFICE  
 MEDICAL APPLIANCES SALES  
 REHABILITATION SERVICES  
 BUSINESS SERVICE  
 DAY CARE CENTER (UP TO 70)\*\*  
 RECREATION CENTER  
 PARK  
 SINGLE-FAMILY  
 TWO-FAMILY

\*\*USE SHALL BE SUBJECT TO SECTION 17.14.020 OF THE METRO ZONING CODE.  
 \*\*\*USE SHALL BE SUBJECT TO SECTION 17.14.030 OF THE METRO ZONING CODE.

**ACCESSORY USE NOTE:**  
 ALL NON-RESIDENTIAL USES THAT ARE NOT LISTED AS ACCESSORY USES SHALL NOT BE PERMITTED AS A STAND ALONE USE AND SHALL BE PERMITTED AS A PRIMARY USE. ACCESSORY USES SHALL NOT EXCEED THE FLOOR AREA FOR THE PRIMARY USE(S). THE ACCESSORY USES SHALL BE LIMITED TO ONE PER LOT. ACCESSORY USES SHALL MEET ALL THE BULK REGULATIONS/REQUIREMENTS OF THE METRO ZONING CODE. ACCESSORY USES SHALL BE LIMITED TO ONE PER LOT. ACCESSORY USES SHALL MEET ALL THE BULK REGULATIONS/REQUIREMENTS OF THE METRO ZONING CODE. ACCESSORY USES SHALL MEET ALL THE BULK REGULATIONS/REQUIREMENTS OF THE METRO ZONING CODE.

**INDEPENDENT LIVING MULTIFAMILY DEFINITION:**  
 AGE TARGETED MULTI-FAMILY RESIDENTIAL PROPERTIES WITH 2-4 UNITS PER FLOOR. ACCESS TO MEALS AND SERVICES, TRANSPORTATION, AND SOCIAL RECREATION ACTIVITIES SHALL BE PROVIDED BY THE DEVELOPER. ACCESS TO DAILY LIVING (BATH) SUCH AS SUPERVISION OF CHILDREN SHALL BE PROVIDED BY THE DEVELOPER. THERE ARE NO DESIGNATED SKILLED NURSING BEDS IN THE PROPERTIES.



NOTE: ANY 'B' BUFFER YARD MAY BE PLANTED IN LEU OF THE 'C' BUFFER YARD SHOWN ABOVE.  
 NOTE: ANY 'C' BUFFER YARD MAY BE PLANTED IN LEU OF THE 'D' BUFFER YARD SHOWN ABOVE.

**BUFFER YARD NOTES:**  
 BUFFER YARDS (IF APPLICABLE) SHALL BE ALONG THE SOURCE AND EXISTING PROPERTY LINE AS FOLLOWS:  
 1. TYPE 'B' BUFFER WILL BE PLANTED FOR SKIPPED 2. TYPE 'C' BUFFER WILL BE PLANTED FOR OPEN 3. TYPE 'D' BUFFER WILL BE PLANTED FOR ACCESSORY 4. BUFFER SHALL BE INSTALLED BASED ON THE DEVELOPED AREA OF THE SITE. AREAS LEFT BUFFERED AT THE TIME THEY ARE DEVELOPED. TO THE SITE BEING DEVELOPED BY ADJACENT PROPERTIES WOULD BE ESTABLISHED PER METRO ZONING CODE. EXISTING VEGETATION MAY REMAIN IN LEU OF BUFFER YARD. BUFFER YARDS SHALL BE MAINTAINED PER APPROVED FROM THE METRO JURISDICTION FORESTER.

**NOTE:**  
 ALL INFORMATION TO THESE DESIGN STAMBERS REFLECTED WITHIN THIS SP. MAY BE MADE WITH THE METRO JURISDICTION FORESTER. METRO JURISDICTION FORESTER DEPARTMENT STAFF.

# SITE DATA:

**PROPERTY INFORMATION:**  
 SITE APPLICATION NUMBER: 17-14-030  
 SP. NAME: NHC CENTRAL PIKE  
 PROPERTY OWNER: NHC CENTRAL PIKE, LLC  
 87 WVA PK (61-189 SF)  
 4214 CENTRAL PK, HERMITAGE, TN 37076  
**DEVELOPER:**  
 THOMAS B CAMPBELL  
 315 WOODLAND STREET  
 CITY CENTER  
 NASHVILLE, TN 37150  
 (615) 244-8091  
 tomcamp@tbcoco.com  
**ZONING INFORMATION:**  
 9345 (SHRUBS & PAVS)  
 SINGLE FAMILY DWELLING  
 N.C. RESUBDIVISION CENTER  
 50% & 15%  
 N.C. RESUBDIVISION CENTER  
 REGULATORY 18.4M SP.

**PURPOSE NOTE:**  
 THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF R15 TO R10. THE APPLICANT IS REQUESTING A DECLARATION CONSISTENT WITH THE ALLOWED USES CHART NOTED ABOVE.

**SPECIAL NOTE:**  
 THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF R15 TO R10. THE APPLICANT IS REQUESTING A DECLARATION CONSISTENT WITH THE ALLOWED USES CHART NOTED ABOVE.

**GENERAL PLAN CONSISTENCY:**  
 SPECIFICALLY SHOWN ON THE SP. PLAN AND/OR IN ACCORDANCE WITH A CONDITION OF THE GENERAL PLAN, THE PROPERTY IS LOCATED ON A PERMANENT RESIDENTIAL ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

**PARKING NOTE:**  
 MAXIMUM PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE METRO ZONING CODE. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE METRO ZONING CODE. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE METRO ZONING CODE.

**STORAGE NOTE:**  
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**GENERAL NOTES:**  
 1. PROPOSED ROADS AND SERVICE LINES WITHIN THIS PROJECT'S PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SHOWN AS SUCH ON THE SP. PLAN. ALL FREE STANDING SIGNS ARE TO BE MAINTAINED BY THE PROPERTY OWNER. ALL OTHER SIGNS ARE TO BE MAINTAINED BY THE METRO JURISDICTION FORESTER. ALL OTHER SIGNS ARE TO BE MAINTAINED BY THE METRO JURISDICTION FORESTER.

**FLOOD INFORMATION:**  
 FLOOD INFORMATION: 43370273 F  
 EFFECTIVE DATE: APRIL 20, 2011  
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**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 1000 W. WOODLAND STREET  
 NASHVILLE, TN 37150  
 (615) 244-8091

**NHC CENTRAL PIKE**  
 FOR  
**NHC/OP, L.P.**  
 12TH COUNCILMANIC DISTRICT HERMITAGE, DAVIDSON COUNTY, TENNESSEE

**SP REGULATING PLAN**  
 JOB NO: 14038  
 WK: 03/08  
 DESIGNED: S BERKICK  
 DRAWN: S BERKICK  
 DATE: MAY 15, 2014  
 SCALE: 1"=40' PER  
 SHEETS: 1-00  
 SHEET: 1-00  
 REGION: 17-14-030

