

**Bulk Standards Table**  
 (Open Space Areas and Lot Areas are subject to change with final boundary survey and final design)

SITE AREA:	4.55 Acres
MINIMUM LOT AREA:	4,000 SQ. FT.
MAXIMUM LOT COVERAGE:	0.65
BUILDING SETBACKS:	FRONT: 30 FT. SIDE: 5 FT. (LOT) - 10 FT. (ROW) REAR: 15 FT.
NUMBER OF LOTS PROPOSED:	14 SINGLE FAMILY LOTS
MAXIMUM BUILDING HEIGHT:	3 STORES
PROPOSED DENSITY:	3.37 UNITS / ACRE
OPEN SPACE:	USABLE: 0.60 AC. STREAM BUFFERS: 0.92 AC. DETENTION AREAS: 0.19 AC.
TOTAL OPEN SPACE:	1.71 AC. OR 39.8%

**Building Materials**

OUTSIDE WALLS: BRICK, STONE, MASONRY STONE PRODUCTS, OR FIBER CEMENT STONE/SIMILES.  
 ROOFS: ASPHALT SHINGLES, GLAZED OR PAINTED STEEL, OR COPPER  
 TRIM: ALUMINUM OR VINYL

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO CREATE A 14 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
- SITE CONTAINS 4.55 ACRES.
- SITE IS LOCATED ON PROPERTY MAP 187, PARCEL 185.
- EXISTING ZONING: A20A PROPOSED ZONING: SP
- PROPERTY OWNER: T & L, S.P.  
INST. NO. 20040009-0049948
- DEVELOPER: SAF PROPERTIES  
377 NOLANVILLE ROAD B-3  
NOLANVILLE, TN 37135  
(615) 776-7375
- NO GRADING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
- EXISTING CONTOURS TAKEN FROM AERIAL TOPO SURVEY BY OTHERS.
- BOUNDARY INFORMATION TAKEN FROM EXISTING FINAL PLATS, PROPERTY MAPS AND RECORDS, AND IS SUBJECT TO FINAL SURVEY.
- PROPERTY IS LOCATED IN ZONE "A" ON C.E.M.A. MAP NO. 14032000SP. (IF PANEL NOT PRINTED).
- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 18-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENUMBERED INGRESSES AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL, MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 18".
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RES-20 ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
- THE BUFFER ALONG WATERWAYS WILL BE IN AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
- SUBDIVISION PLAT FOR THESE PROPOSED LOTS CANNOT BE RECORDED UNTIL EITHER THE BURKITT VILLAGE DEVELOPMENT TO THE SOUTH OR THE BURKITT SPRINGS PHASE TO THE WEST IS PLATTED.

**SP Development Summary**

COUNCIL DISTRICT:	3rd
COUNCIL MEMBER:	Mr. Fabio Salas
DEVELOPER:	SAF Properties 7717 Nolansville Road B-3 Nolanville, TN 37135 (615) 776-7375 Contact: Fred Feltner
OWNER:	Map 187, Parcel 185 T & L, S.P. 7717 Nolansville Road B-3 Nolanville, TN 37135
OVERLAY DISTRICT:	N/A
SP NAME:	Gene Smith Property
SP NUMBER:	2014SP-070-000
PLAT PREPARATION DATE:	08-26-14
REVISIONS:	1-0-14
SCALE:	1" = 50'
SHEET NUMBER:	SHEET 1 OF 1
SURVEYOR:	Anderson, Delk, Epps & Associates, Inc. 48 Grassmere Park Drive, Suite 4 Nashville, TN 37203 Phone: (615) 331-0809 Fax: (615) 331-0800 e-mail: info@adea.com www.adea.com
PENA MAP NO.:	43330405F_ZONE "A"

Case Number : 2014SP-070-001

**Development Plan  
Gene Smith Property**

Proposed SP Development  
31st Councilmanic District  
Nashville, Davidson County, Tennessee

developer

**SAF Properties**

7717 Nolansville Road B-3  
Nolanville, TN 37135  
(615) 776-7375

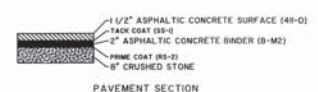
Date: 08-26-14 Scale: 1" = 50'

**Anderson, Delk, Epps & Associates, Inc.**

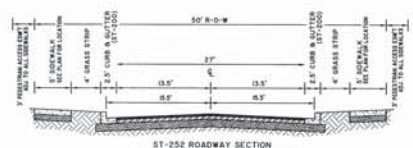
618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211  
(615) 331-0809



TYPICAL BUILDING SETBACK DETAILS  
N.T.S.

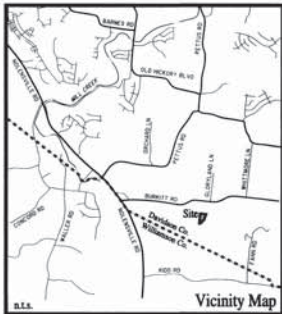


PAVEMENT SECTION  
N.T.S.



ST-252 ROADWAY SECTION  
PAVEMENT SECTION AS SHOWN ADJACENT  
N.T.S.





**LIST OF POTENTIAL TREE SPECIES**

**CANOPY TREES:**

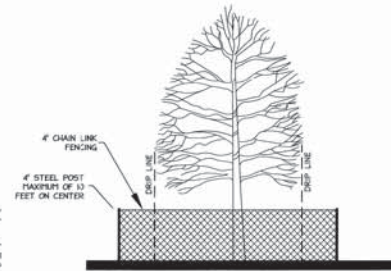
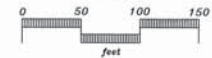
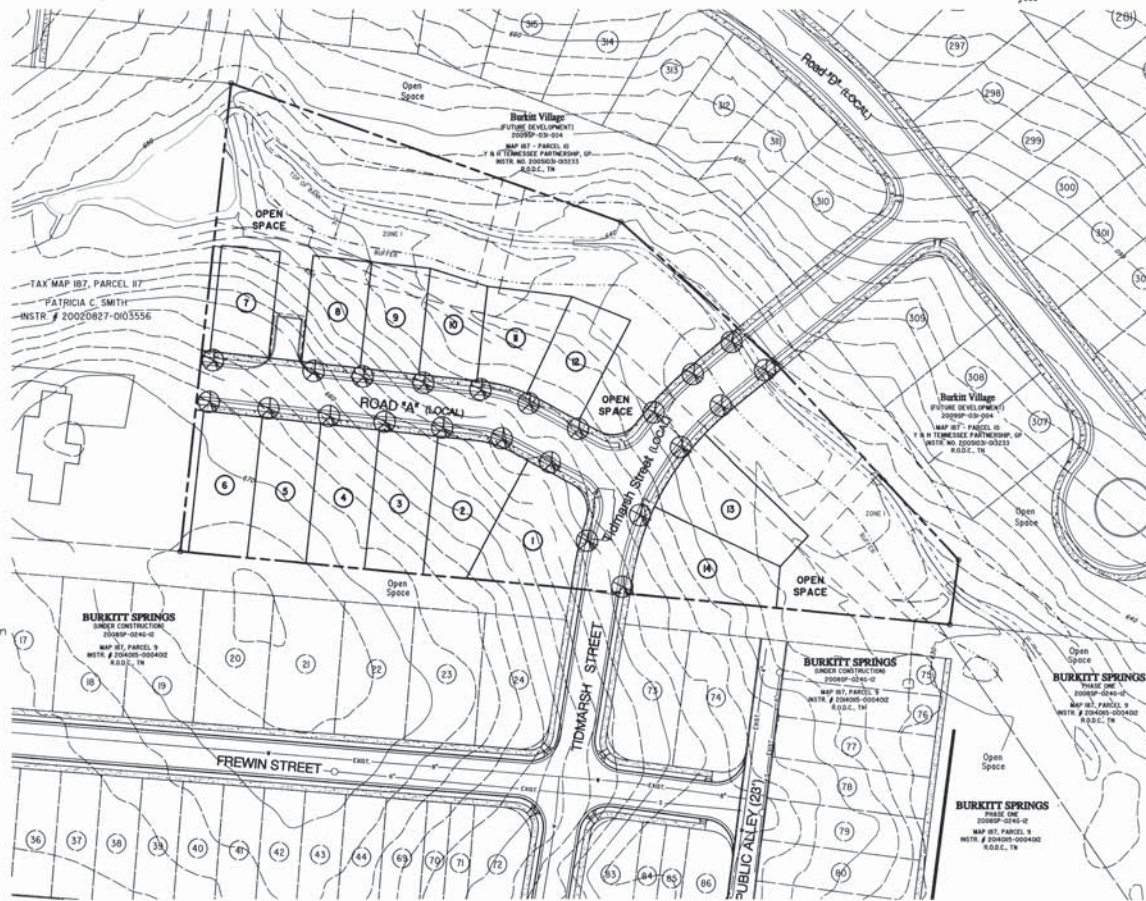
- Acer rubrum 'Red Sunset' -- Red Sunset Red Maple
- Acer saccharum -- Sugar Maple
- Liriodendron tulipifera -- Tuliptree
- Magnolia grandiflora -- Southern Magnolia
- Magnolia grandiflora 'Alta' -- Alta Magnolia
- Pinus strobus -- White Pine
- Pinus taeda -- Loblolly Pine
- Platanus acerifolia -- London Planetree
- Quercus nuttallii -- Nuttall Oak
- Quercus phellos -- Willow Oak
- Quercus palustris -- Pin Oak
- Quercus rubra -- Red Oak
- Salix babylonica -- Weeping Willow
- Taxodium distichum -- Common Bald Cypress
- Ulmus parvifolia 'Alee' -- Alee Chinese Elm

**UNDERSTORY TREES:**

- Acer campestre -- Hedge Maple
- Cercis canadensis -- Eastern Redbud
- Cornus florida -- Flowering Dogwood
- Cornus kousa chinensis -- Chinese Kousa Dogwood
- Ilex attenuata 'Fosteri' -- Foster Holly
- Lagerstroemia indica -- Crape Myrtle
- Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia
- Magnolia virginiana -- Sweetbay Magnolia
- Prunus cerasifera 'Thunderclod' -- Thunderclod Purpleleaf Plum

**PLAN REGULATIONS:**

1. Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the Final Landscape Planting Plans with locations, size (dbh), and species.
2. A minimum of 1 tree per lot shall be installed on each lot. 1 tree per lot shall count towards the total TDU requirement.
3. Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
4. Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail on sheet L-1.
5. Proposed tree species are shown on sheet L-1. Additional species may be added to the list during the preparation of the Final Landscape Planting Plans.
6. The Final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
7. At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.
8. A Tree Removal Permit shall be obtained prior to removal of any existing trees.
9. An underground irrigation system or an outside house attachment within 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.



PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER.

**TREE PROTECTION DETAIL**

**SP Development Summary**

● COUNCIL DISTRICT:	Dist
● COUNCIL MEMBER:	Mr. Fabio Sabin
● DEVELOPER:	SAF Properties 777 Nolensville Road #3 Nolensville, TN 37135 3603 776-3735 contact: Fred Tisdan
● OWNER:	Map #27, Parcel #5 777 Nolensville Road #3 Nolensville, TN 37135
● OVERLAY DISTRICT:	N/A
● SP NAME:	Gene Smith Property
● SP NUMBER:	2014SP-070-001
● PLAN PREPARATION DATE:	08-26-14
● REVISIONS:	1 = 10-14 2 = 10-14
● SCALE:	1" = 30'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	Anderson, Delk, Epps & Associates, Inc. 618 Grassmere Park Drive, Suite 4 Nashville, TN 37208 phone: (615) 331-0809 fax: (615) 331-0809 e-mail: anderson@delkandepps.com
● FEMA MAP NO.:	470504040F, ZONE "V"

Sheet L-1 (1 of 1)  
Case Number : 2014SP-070-001

**Preliminary Landscape Plan  
Gene Smith Property**

Proposed SP Development  
31st Councilmanic District  
Nashville, Davidson County, Tennessee  
developer

**SAF Properties**  
7717 Nolensville Road B-3  
Nolensville, TN 37135  
(615) 776-7375

Date: 08-26-14 Scale : 1" = 50'

**Anderson, Delk, Epps & Associates Inc.**  
618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211  
(615) 331-0809







# Gene Smith Property

## A QUALITY RESIDENTIAL DEVELOPMENT SPECIFIC PLAN (SP) DISTRICT

August 26, 2014

For

600-060-15108

Owner / Developer:

**SAF Properties, L.L.C.**

Metropolitan Planning Department

4102 S & 9th

Alvin G. Davidson & Associates

By

**Anderson, Delk, Epps & Associates Inc.**

ENGINEERING/PLANNING/SURVEYING

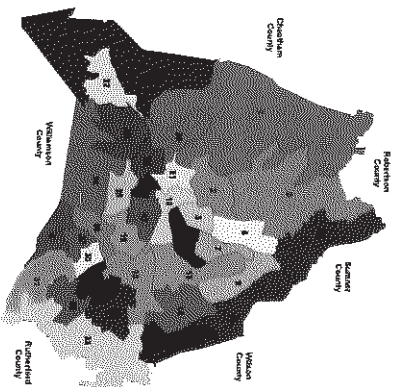
618 GRASSMERE PARK DRIVE / SUITE 4  
NASHVILLE, TENNESSEE 37211



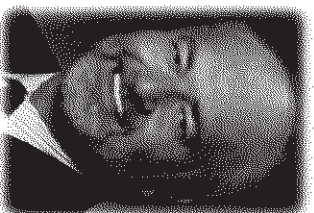
**GENE SMITH PROPERTY SPECIFIC PLAN ZONING DISTRICT**

**Application #:**

**Council District: 31**



**Council Member :**



Mr. Fabian Bedne

**Parcel ID #:** Map 187, Parcel 185

**Submittal Date:** August 26, 2014

**Developer:** SAF Properties LLC  
7717 Nolensville Road - B3  
Nolensville, Tennessee 37135  
Contact : Fred Yazdian

**Submitted by:** Anderson, Delk, Epps & Associates, Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211



**PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:**

The purpose of the proposed Specific Plan (SP) District is to allow for the development of 14 Single Family Lots. At the Pre-Application Conference with Metro Planning, the staff suggested that the Developer use the SP District due to the site constraints. The constraints consist of the size, shape and location of the property, minimum building setbacks, roadway right-of-ways, drain buffers, etc. Due to all the existing restrictions on the property, the SP District gives the required flexibility to develop the tract of land. The Councilman and Developer believe the SP District will allow the property to be developed in a way that will meet the neighborhood's concerns and market demands and be suitable to the site and surroundings.

**PROPOSED PLANS CONSISTENCY WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:**

The Land Use Policy is "T3 Suburban Neighborhood Evolving"  
(Resolution No. RS2010-23)

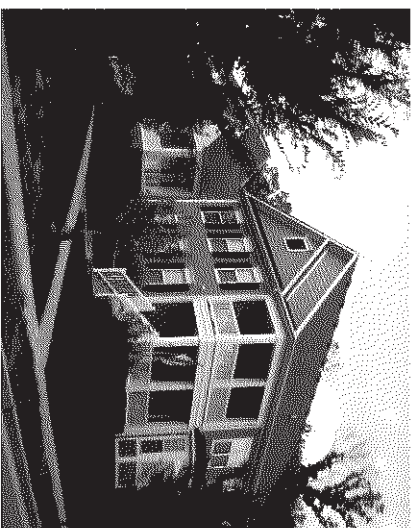
The plan meets the goals of the T3 Suburban Neighborhood Evolving Transect Category as set forth in *The Community Character Manual 2008*. The manual places a T3 Suburban Transect Category on the property, of which the Neighborhood Evolving category supports densities from 4 dwelling units per acre to 20 dwelling units per acre.

**PROPOSED SP DEVELOPMENT FOR T3 SUBURBAN TRANSECT CATEGORY WOULD HAVE THE FOLLOWING CHARACTERISTICS:**

- The development would interface well with existing and proposed developments in the surrounding area and provide a smooth transition from one area to another.
- A buffer/conservation area shall be placed along the streams that flow along the property. These areas will remain undisturbed, and the natural condition of the drains will be preserved.
- The use of large open space areas will allow for a greater number of existing trees to remain undisturbed.

**LIST OF PROPOSED ALLOWABLE USES:**

The only use in the proposed SP District would be Single Family Homes.



**EXISTING CONDITIONS ON THE SITE:**

The site is vacant at the present time. It is bounded on the north by a residential parcel zoned AR2A, the south and east by the SP plan Burkitt Village (formerly Silver Springs Valley, 2009SP-031-004), and to the west by the SP plan Burkitt Springs (formerly Jennings Springs 2008SP-024G-12). The site vegetation consists of grass, weeds, brush, shrubs, and small to large trees. An existing blue line drain follows the eastern boundary line of the site.

The site is currently zoned AR2A.

The existing Land Use Policy for the area is T3 NE – T3 Suburban Neighborhood Evolving. The T3 Suburban Transect Category is the bridge between rural and urban transect areas with the purpose of thoughtfully transitioning from the least dense natural and rural environment to the denser urban environment. The proposed development would be classified in the T3 Suburban Neighborhood Evolving Transect Category which accommodates developments with densities from 4 dwelling units per acre to 20 dwelling units per acre with a range of housing types.

The Proposed SP District (Gene Smith Property) would permit only Single Family Lots.



**BULK PROVISIONS:**

Site Area : 4.15± Acres

Number of Lots Proposed: 14 Lots

Maximum Building Height: 3 Stories

Proposed Density: 3.37 Units/Acre

Open Space (Approximate):

Usable : 0.60± Ac.

Stream Buffers : 0.92± Ac.

Detention and

Water Quality Areas : 0.13± Ac.

Total : 1.65± Ac.





## **BUILDING AND LOT STANDARDS :**

House types proposed will be a single-family residential building that occupies the center of its lot with setbacks on all sides. Vehicular access is via a front driveway with a primary pedestrian entrance located along the street frontage.

### **Bulk Standards:**

**Minimum Lot Area:** 4,000 square feet

**Maximum Lot Coverage :** 0.65

**Minimum Lot Width :** 40 ft. / 45 ft. for corner lots

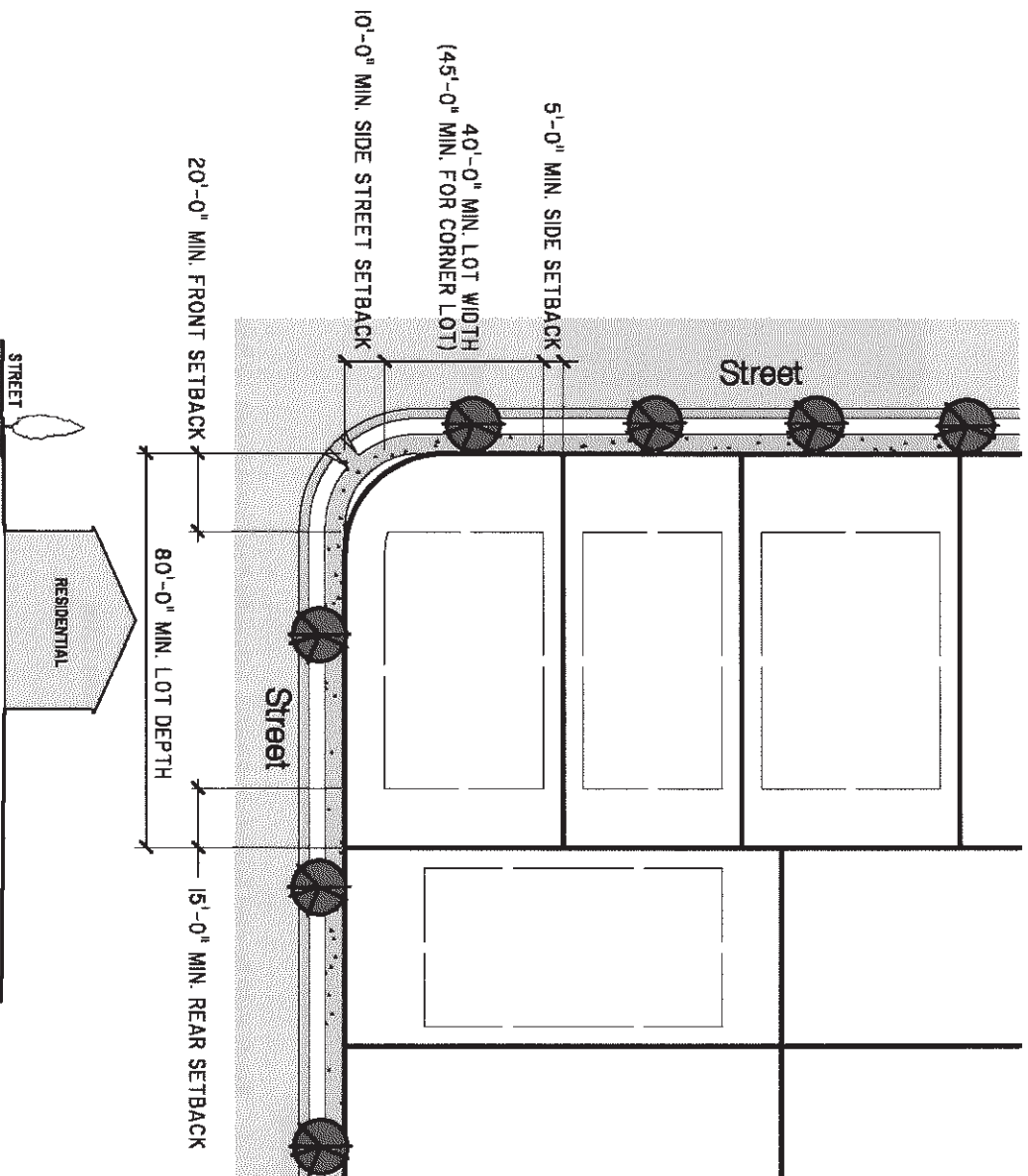
**Minimum Lot Depth:** 80 ft.

### **Building Setbacks :**

Minimum Front Setback : 20 ft.

Minimum Side Setback : 5 ft. Lot  
10 ft. Street

Minimum Rear Setback : 15 ft.



## ARCHITECTURAL STANDARDS:

### General:

1. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
2. Long, uninterrupted wall planes on public streets or paths shall be avoided.
3. Buildings shall have relatively flat fronts.
4. Outdoor equipment such as HVAC equipment, meters, and panels shall be placed to the side or rear of the building or otherwise screened from streets.
5. Buildings on corner lots shall address both streets with architectural features and massing elements, including porches, windows, bays, or other façade enhancements.
6. Wall openings in adjacent buildings shall not face each other to give privacy to occupants. On adjacent lots, the building built first shall set precedence with respect to location and positioning of wall openings.

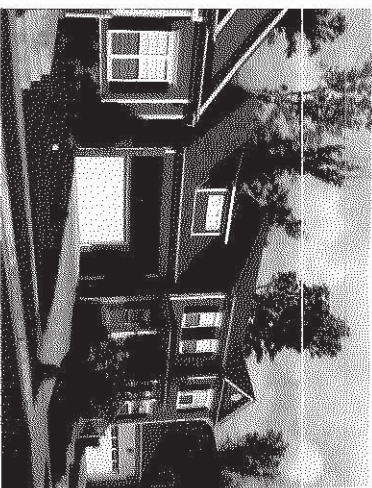


### Walls:

1. Building walls shall be finished in brick, stone, masonry siding products, or fiber cement siding/shingles.
2. Building foundations shall be parged or textured block, brick or stone masonry, or masonry veneer.
3. Retaining walls shall be concrete, brick, stone, masonry or masonry veneer.

### Attachments:

1. Piers and arches shall be finished in masonry or stucco.
2. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front façade.
3. Decks shall not be permitted in front or side yards.



### Roofs:

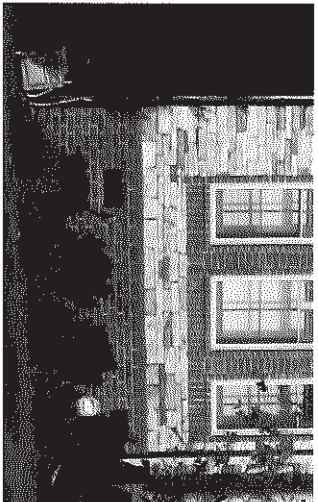
1. Roofs shall be clad in asphalt shingles, galvanized or painted steel, or copper.

### Trim:

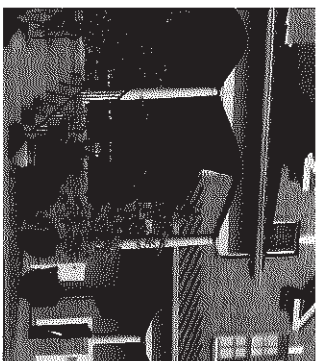
1. Trim shall consist of Vinyl or Aluminum Trim



**EXAMPLES OF BUILDING MATERIALS:**



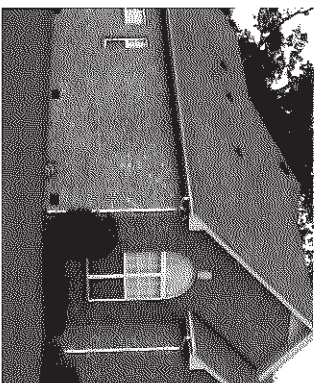
**Brick Wall with Stone Accent**



**Brick Wall with Metal Roof**



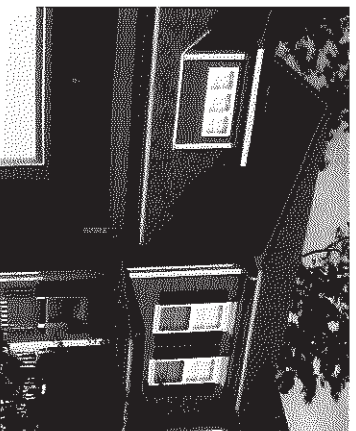
**Brick Wall with Siding Accent**



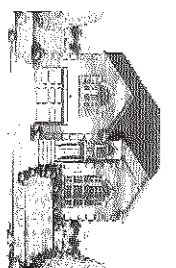
**Brick Wall with Asphalt Shingle Roof**



**Solid Stone and Brick Walls**



**Siding Wall with Asphalt Shingle Roof and Metal Patio Roof**



**METRO GIS PROPERTY INFORMATION - MAP 187, PARCEL 185:**



800 2nd Ave S  
Nashville, TN 37210  
[www.nashville.gov/mpc](http://www.nashville.gov/mpc)

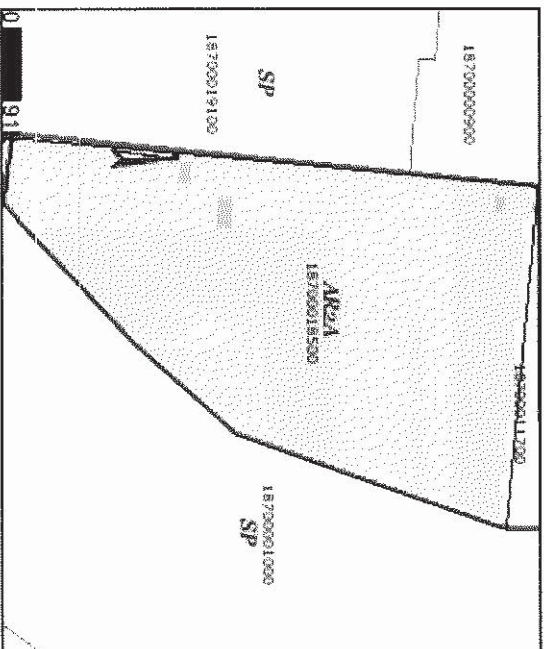
**Parcel ID:** 18700018500

**Property Address:** BURKITT RD  
ANTIOCH, TN 37013

**Owner Information:** Y & H, G.P.  
7717 NOLENSVILLE RD  
#B3  
NOLENSVILLE, TN 37135  
Date Acquired: 6/9/2014  
Document: DB-20140609  
0049948

**General Information:** Census Tract: 19114  
Council District: 31

**Land Use:** 081, SFD(S) -  
RURAL The classification for  
assessment purposes is not a  
zoning designation and does not  
speak to the legality of the current  
use of the subject property.



**Property Information:** Description: S SIDE BURKITT RD E OF NOLENSVILLE PK  
Acreage: 4.15  
Dimensions: X  
Document: QC-20051031 0131231

**Zoning:**

Zoning: AR2A,  
AGRICULTURAL

Date Effective: 12/24/1974

Case Number:

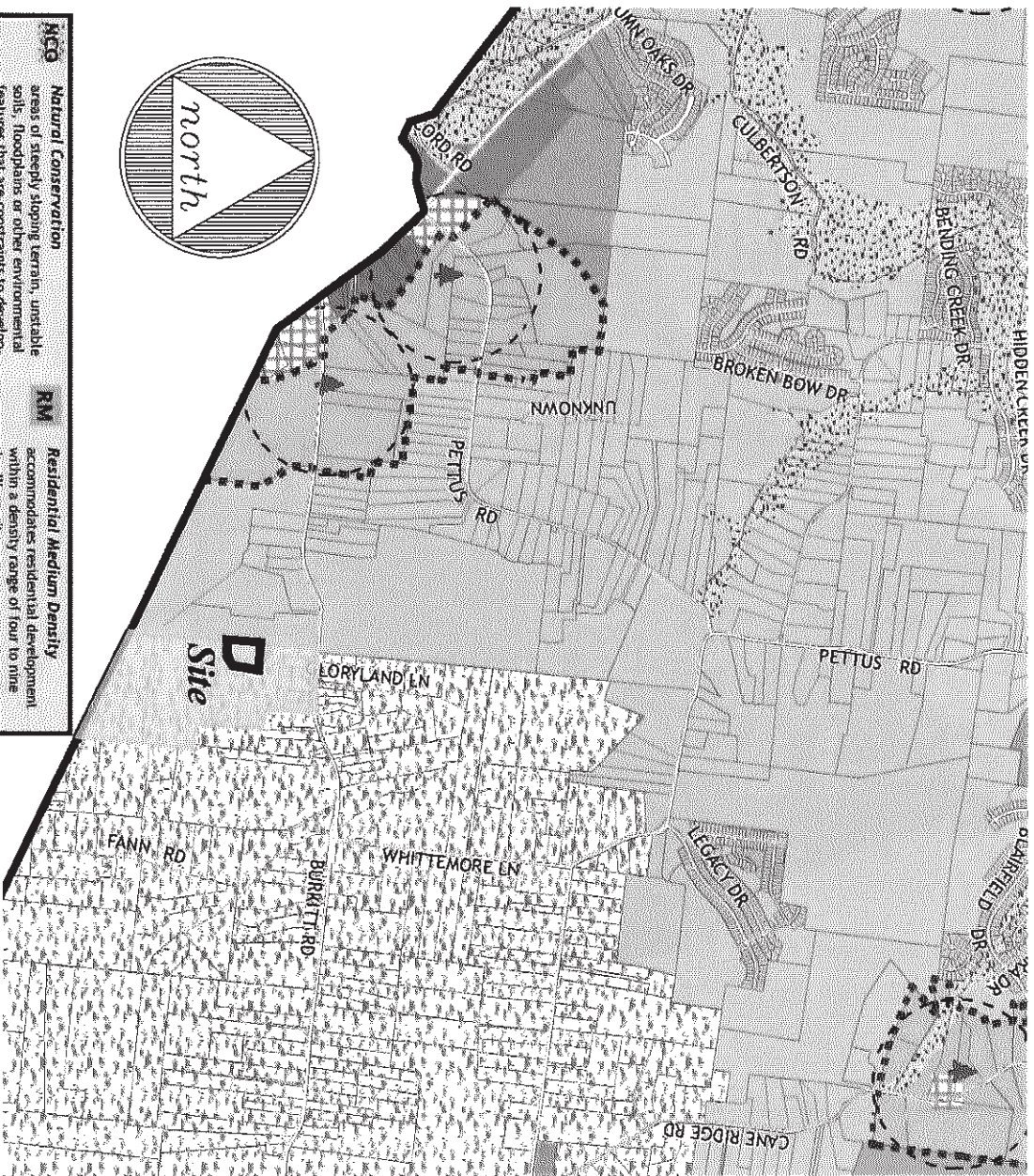
Bill Number: O73-650

**Overlays:**


**Assessment Information:** Sale Price: \$120,000.00  
Date Assessed: 1/1/2013

Classes: R  
Land Appraised Value: \$66,700.00  
Improvement Appraised Value: \$21,900.00  
Total Appraised Value: \$88,600.00  
USD/GSD: GENERAL SERVICES DISTRICT  
Service Area/Field Book: OSD 20201





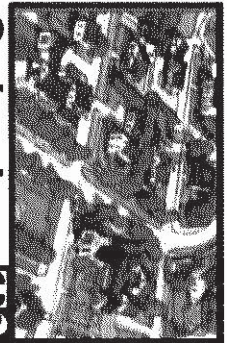
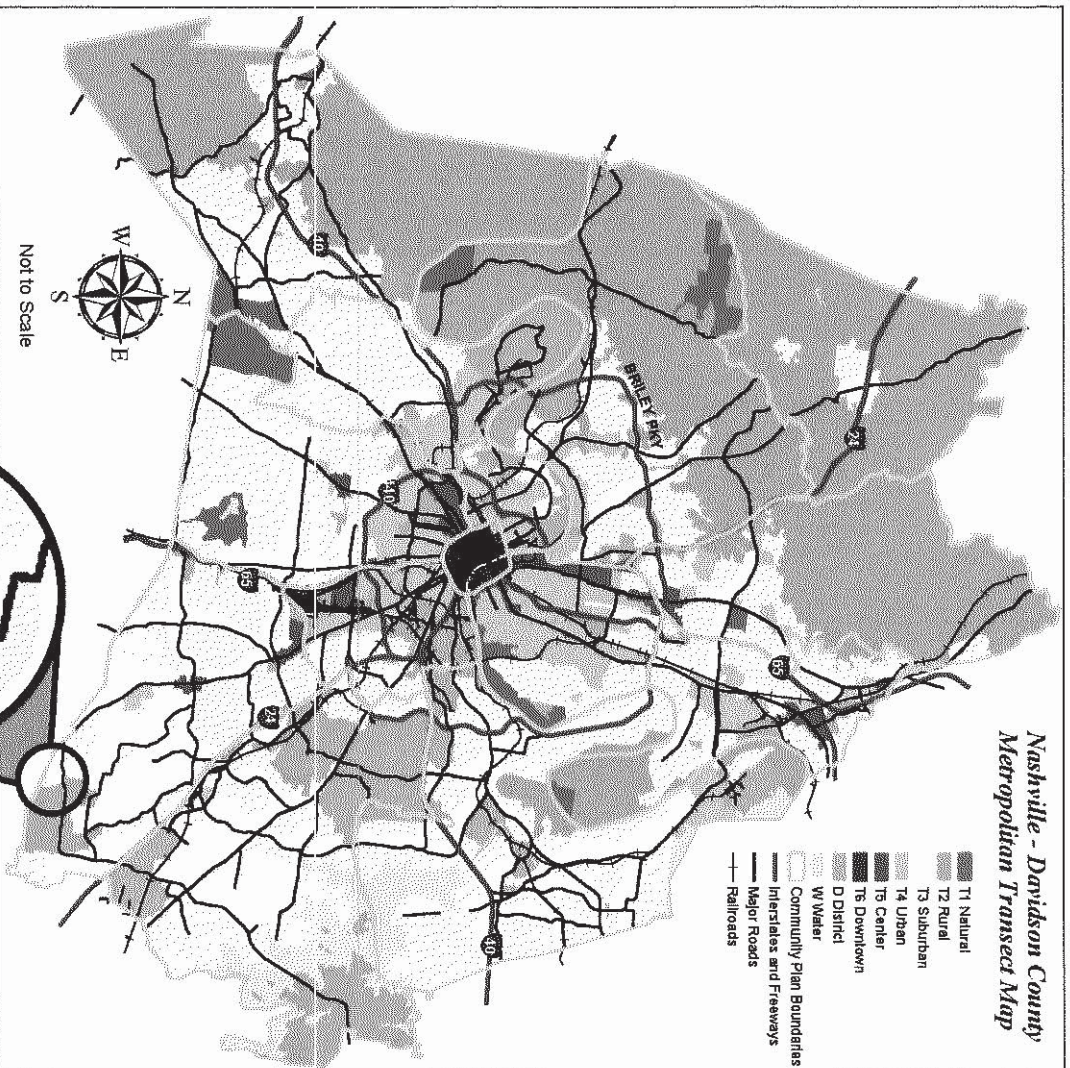
<b>ACB</b>	<b>Natural Conservation</b> areas of steeply sloping terrain, unstable soils, floodplains or other environmental features that are constraints to development. Intended to be rural in character, with very low intensity development.	<b>RM</b>	<b>Residential Medium Density</b> accommodates residential development within a density range of four to nine dwelling units per acre.
<b>R</b>	<b>Rural</b> intended for agricultural, open space, and large lot (2-acre minimum) residential.	<b>CG</b>	<b>Corridor General</b> appropriate for civic, institutional, educational, and higher-intensity residential development along a major corridor.
<b>OS</b>	<b>Open Space</b> encompasses a variety of public, private not-for-profit, and membership-based open space and recreational activities.	<b>NC</b>	<b>Neighborhood Center</b> small, intense areas that act as local centers of activity. A "walk-10" area for the surrounding neighborhood it serves. It provides daily convenience needs.
<b>NG</b>	<b>Neighborhood General</b> allows for residential development in a more traditional neighborhood pattern, with a mixture of housing types at moderate densities.	<b>CC</b>	<b>Community Center</b> mix of retail and service that serves several neighborhoods. Also contains higher-intensity residential.
<b>RTM</b>	<b>Residential Low-Medium Density</b> accommodates residential development within a density range of two to four dwelling units per acre.	<b>▲</b>	<b>Potential Park</b>


 Highlighted area was changed to T3 Suburban Neighborhood Evolving on February 25, 2010 (Resolution No. RS2010-23)

**Southeast Community Structure Plan**  
 2004 Update



*Nashville - Davidson County  
Metropolitan Transect Map*



**Suburban T3**

**Transect Category**

*The Community Character Manual 2012*

The T3 Suburban Transect Category is the bridge between rural and urban transect areas: development within the T3 Suburban Transect Category is designed to thoughtfully transition from the least dense natural and rural environment to the denser urban environment. The T3 Suburban Transect Category, although moderately developed, is the Transect Category where nature is strategically incorporated into the site design. Existing vegetation is preserved to define curvilinear streets, and parks, and the green space associate with civic and public benefit uses, are part of the neighborhood's design. In the T3 Suburban Transect Category, the balance of nature and buildings tips toward nature with more open space and vegetation framing the street than buildings.

*The Community Character Manual, Page 91*

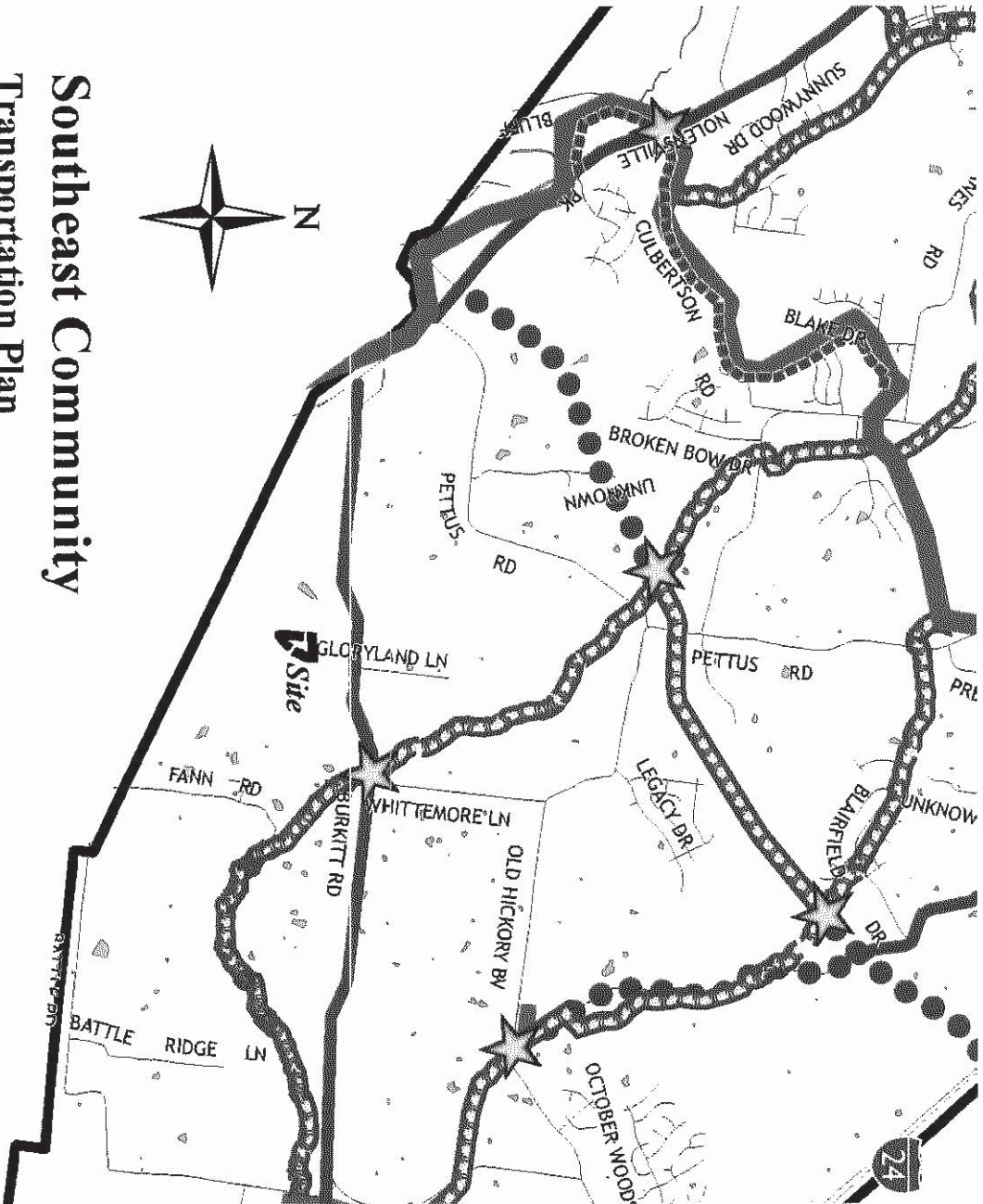




### Southeast Community

Transportation Plan  
2004 Update









Major Streets		Collector Streets	
	Existing Major		Existing Collector
	Proposed Major		Proposed Collector
		Required Street Connections	



## Southeast Community

Transportation Plan  
2004 Update

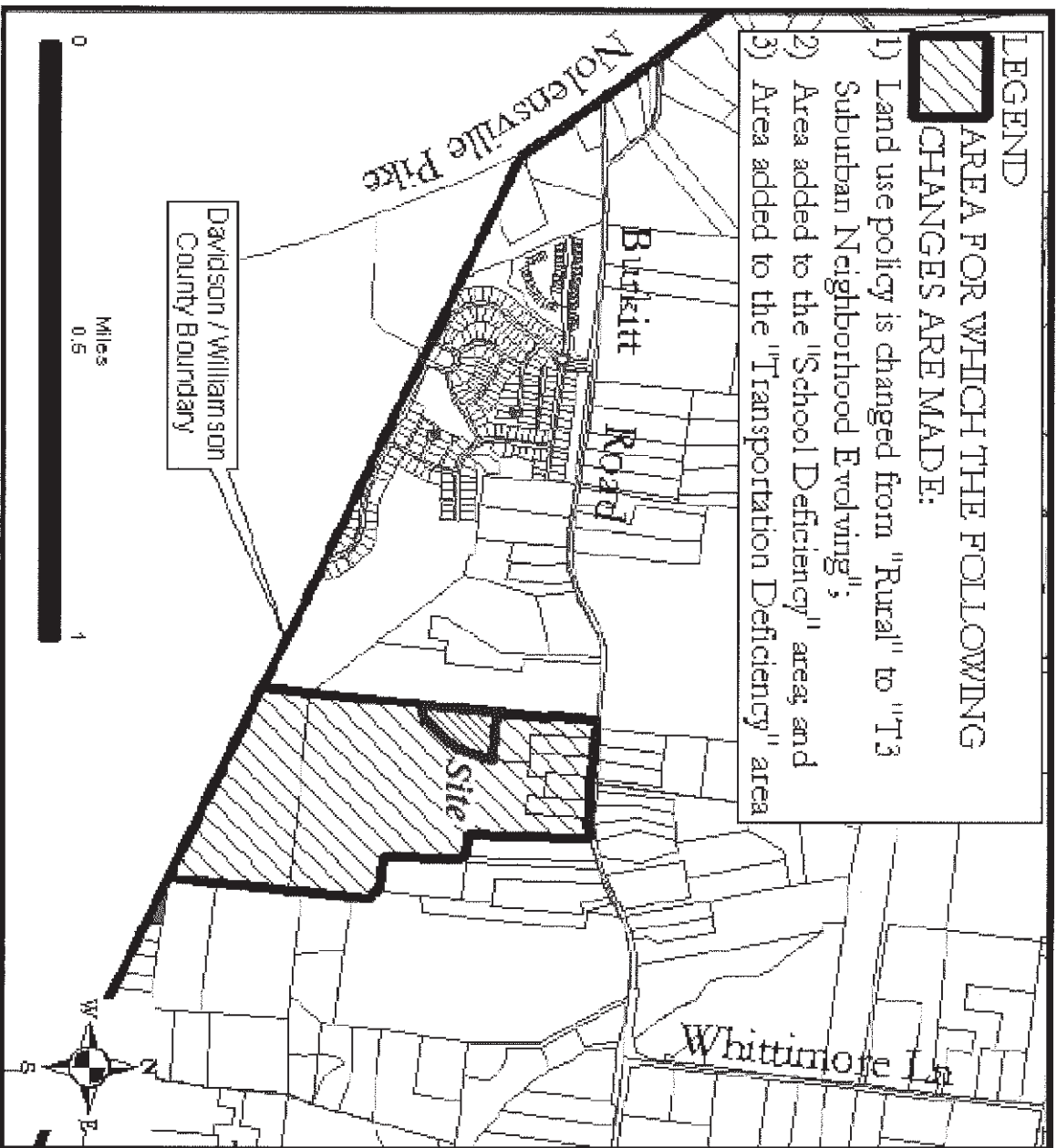
### Pedestrian Network

	Proposed Trail Head		Proposed Bike Lane
	Identified Greenway		Proposed Bicycle Route
	Proposed Greenway		Bike Lane
	Trail Under Development		Bike Route



**INFRASTRUCTURE DEFICIENCY AREA (IDA):**

**RESOLUTION NUMBER RS2010-23  
AMENDMENT NO. 6 TO THE  
SOUTHEAST COMMUNITY PLAN - 2004 UPDATE**

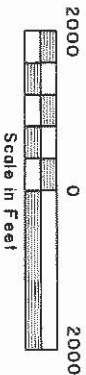
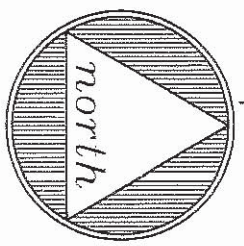


The proposed development is located in the Infrastructure Deficiency Area as extended on February 25, 2010 with Resolution Number RS2010-23.



USGS QUAD MAP - NOLENSVILLE:

NOLENSVILLE QUADRANGLE  
TENNESSEE  
7.5 MINUTE SERIES (TOPOGRAPHIC)



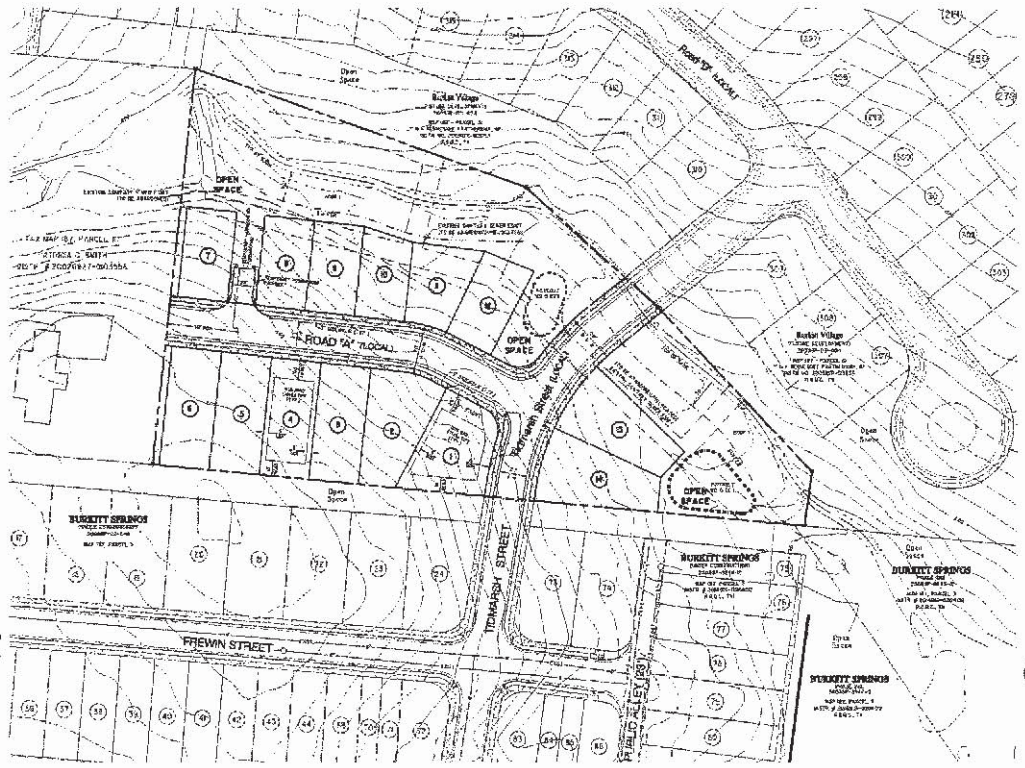
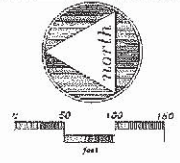
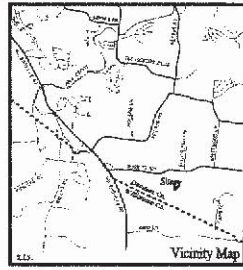


**SITE – AERIAL PHOTO :**



Aerial Photo Taken From Google Earth - Imagery Date April 25, 2014





**Building Materials**  
 ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBER REINFORCEMENT. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 DAYS OF POURING.

- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO CREATE A MULTIFAMILY RESIDENTIAL COMMUNITY.
  2. SITE COMPLIES WITH ALL ZONING REGULATIONS.
  3. SITE IS LOCATED ON PROPERTY MAP 102, PARCEL 102.
  4. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  5. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL UTILITIES.
  6. UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  7. NO UNNECESSARY STUMPING, TILLING OR GRUBBING OF THE NATURAL SURFACE SHALL TAKE PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  8. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  9. BOUNDARY INFORMATION IS BASED ON EXISTING FINAL PLAT, PROPERTY MAPS AND RECORDS. ALL SUBJECT TO FINAL SURVEY.
  10. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL UTILITIES.
  11. ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  12. THE WATER MAIN SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  13. ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  14. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL UTILITIES.
  15. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL UTILITIES.
  16. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL UTILITIES.

**Bulk Standards Table**

Class: Single-Family and Two-Family Units with up to 4 Units per Lot. Maximum Density: 10 Units per Acre.

MINIMUM LOT AREA	1.00 AC.
MINIMUM LOT WIDTH	30.00 FT.
MINIMUM FRONT SETBACK	5.00 FT.
MINIMUM SIDE SETBACK	5.00 FT.
MINIMUM REAR SETBACK	5.00 FT.
MINIMUM FRONT YARD OPEN SPACE	10.00 FT.
MINIMUM SIDE YARD OPEN SPACE	5.00 FT.
MINIMUM REAR YARD OPEN SPACE	5.00 FT.

**SP Development Summary**

SP DISTRICT	SP-1
SP ZONING	SP-1
SP SUBDIVISION	SP-1
SP DEVELOPER	SAF Properties
SP ADDRESS	31st Councilmanic District
SP CITY	Nashville, TN
SP COUNTY	Davidson County
SP STATE	Tennessee
SP DATE	08-26-14
SP SCALE	1" = 50'

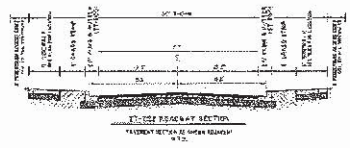
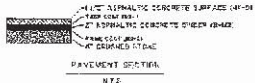
Case Number : \_\_\_\_\_  
**Development Plan**  
**Gene Smith Property**

Proposed SP Development  
 31st Councilmanic District  
 Nashville, Davidson County, Tennessee

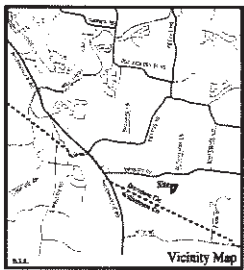
Developer  
**SAF Properties**  
 7717 Nolensville Road B-8  
 Nashville, TN 37155  
 (615) 776-7875

Date: 08-26-14 Scale: 1" = 50'

Anderson, Dalk, Eggs & Associates Inc.  
 618 Gasaway Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 851-0809





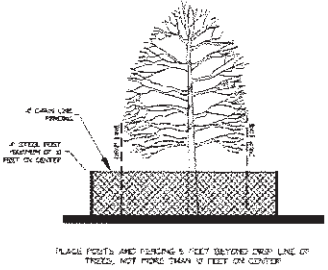
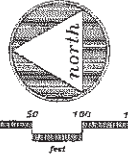
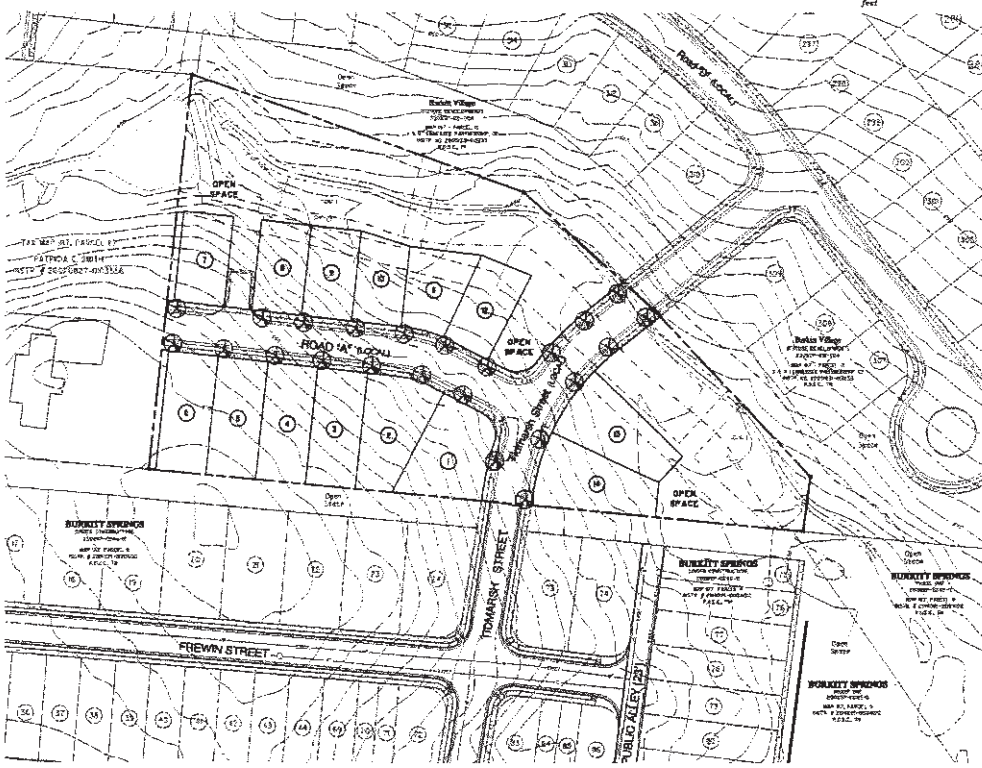


**LIST OF POTENTIAL TREE SPECIES**

**CANOPY TREES**  
 Acer rubrum Red Sunset -- Red Sunset Red Maple  
 Acer saccharum -- Sugar Maple  
 Liquidambar styraciflua -- Tuliptree  
 Magnolia grandiflora -- Southern Magnolia  
 Magnolia grandiflora Alba -- Alba Magnolia  
 Pinus strobus -- White Pine  
 Pinus taeda -- Loblolly Pine  
 Platane acerifolia -- London Plane  
 Quercus nuttallii -- Nuttall Oak  
 Quercus prinus -- White Oak  
 Quercus rubra -- Pin Oak  
 Quercus rubra -- Red Oak  
 Quercus bicolor -- Herring Willow  
 Taxodium distichum -- Common Bald Cypress  
 Ulmus parvifolia 'Ales' -- Ales Chinese Elm

**UNDERSTORY TREES**  
 Acer kamoharui -- Hedge Maple  
 Cornus canadensis -- Eastern Redbud  
 Cornus florida -- Flowering Dogwood  
 Cornus florida chinensis -- Chinese Kousa Dogwood  
 Ilex attenuata 'Fascini' -- Foster Holly  
 Lagerströmia indica -- Cross Myrtle  
 Magnolia grandiflora Little Gem -- Little Gem Magnolia  
 Magnolia virginiana -- Sweetbay Magnolia  
 Prunus serotina Thunderbolt -- Thunderbolt Purple Leaf Plum

- PLAN REGULATIONS**
- Total minimum tree density shall be 14 Tree Density Units (TDUs) per acre, less existing canopy. Tree Density Units shall be calculated using Matrix Converter system for existing trees for existing and proposed trees. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with location, size (dbh), and species.
  - A minimum of 1 tree per lot shall be installed on each lot. 1 tree per lot shall count towards the total TDU requirement.
  - Proposed trees used for calculating tree density shall have a minimum caliper of 7 inches and shall be a minimum of 6 feet tall.
  - Trees marked per TDUs must be protected by a chain link fence and shall be installed per the detail on sheet L-1.
  - Proposed tree species are shown on sheet L-1. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.



**TREE PROTECTION DETAIL**

**SP Development Summary**

SP DEVELOPER	SAF Properties
SP PROJECT	31st Councilmanic District
SP SITE	1100 1/2 1st St N, Nashville, TN 37203
SP PROJECT NO.	1100 1/2 1st St N
SP PROJECT DATE	08/26/14
SP PROJECT AREA	0.15 acres
SP PROJECT TYPE	SP Development
SP PROJECT NO.	1100 1/2 1st St N

Sheet L-1 (1 of 1)  
 Case Number: \_\_\_\_\_  
**Preliminary Landscape Plan**  
**Gene Smith Property**

Proposed SP Development  
 31st Councilmanic District  
 Nashville, Davidson County, Tennessee

SAF Properties  
 7717 Nolensville Road B3  
 Nolensville, TN 37185  
 (615) 776-7378

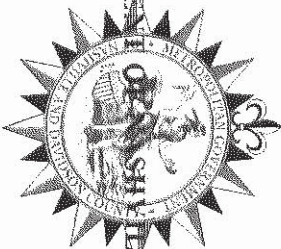
Date: 08-26-14 Scale: 1" = 50'

Anderson, Dell, Epps & Associates Inc.  
 618 Greenway Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0808

**WATER & SEWER AVAILABILITY LETTER :**

KARL F DEAN  
MAYOR

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**



DEPARTMENT OF WATER AND SEWERAGE SERVICES  
ENGINEERING DIVISION - DEVELOPMENT SERVICES  
800 SECOND AVENUE, SOUTH  
P.O. BOX 196300  
NASHVILLE, TENNESSEE 37219-6300

August 15, 2014

Mr. Joe Epps  
Anderson, Delk, Epps, and Associates, Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, TN 37211

Re: Sewer/Water Capacity Requirements, Gene Smith Property, Proposed 14 Single Family Lots,  
0 Burkitt Road, Map 187, Parcel 185, (4.15 Acres)

Dear Mr. Epps:

Water and sanitary sewer service will be available as requested on August 12, 2014, upon payment of capacity charges based on the projected 4,900 gallons per day average daily flow. Public water and public sewer main extensions will be required to serve each proposed lot. Construction plans must be prepared by a licensed Engineer. Easement acquisitions are the developer's responsibility and at developer expense. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

Service can be made available by payment of the charges as follows:

Commitment	Water Capacity Charge	Sewer Capacity Charge	Total Capacity Charge
1 Year	\$1,250.00 (30%)	\$3,750.00 (30%)	\$5,000.00 (30%)
2 Years	\$2,000.00 (55%)	\$6,000.00 (55%)	\$8,000.00 (55%)
Perpetuity	\$3,500.00 (100%)	\$10,500.00 (100%)	\$14,000.00 (100%)

These non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, P.O. Box 196300, Nashville, TN 37219-6300. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits.

If you have any questions, please contact Mr. David Brewington by phone at (615) 862-4268 or by email at [david.brewington2@nashville.gov](mailto:david.brewington2@nashville.gov).

Sincerely,

Charissa Mishu, P.E.  
Engineer 2

cc: Mr. Michael D. Morris, Engineer 3  
Mr. Robert Collier, Customer Service Assistant Manager - Permits  
Mr. Robby Ervin, System Services Assistant Manager  
Mr. Fabian Bedne, Council District 31



If you need assistance or accommodations, please contact Metro Water Services,  
William E. Coleman, Jr., at (615) 862-4862, 1680 Second Avenue North, Nashville, TN 37208.

printed on recycled paper