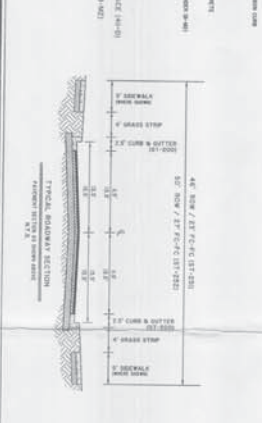
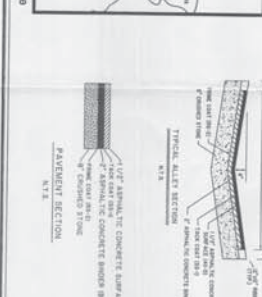


NOTES

1. THE DEVELOPER OF THIS PLAN IS TO OBTAIN A RESOLUTION, SUBORDINATE TO THE ZONING ORDINANCE, FROM THE CITY OF NASHVILLE, TENNESSEE, TO AUTHORIZE THE DEVELOPER TO SUBMIT THIS PLAN TO THE CITY OF NASHVILLE, TENNESSEE, FOR REVIEW AND APPROVAL.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NASHVILLE, TENNESSEE, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES OR AGENCIES OF THE STATE OF TENNESSEE.
3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NASHVILLE, TENNESSEE, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES OR AGENCIES OF THE STATE OF TENNESSEE.
4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NASHVILLE, TENNESSEE, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ANY OTHER AGENCIES OR AGENCIES OF THE STATE OF TENNESSEE.



Single-Family Bulk Provisions

MINIMUM LOT AREA: 5000 SQ FT
 MINIMUM LOT WIDTH: 60 FT
 MINIMUM FRONT YARD SETBACK: 10 FT
 MINIMUM SIDE YARD SETBACK: 5 FT
 MINIMUM REAR YARD SETBACK: 5 FT
 MINIMUM FRONT SETBACK: 10 FT
 MINIMUM SIDE SETBACK: 5 FT
 MINIMUM REAR SETBACK: 5 FT
 MINIMUM FRONT SETBACK: 10 FT
 MINIMUM SIDE SETBACK: 5 FT
 MINIMUM REAR SETBACK: 5 FT

Building Materials

MINIMUM WALLS SHALL BE FINISHED IN BRICK, STONE, AND/OR CONCRETE MASONRY FINISH.
 MINIMUM ROOF SHALL BE ASHLEIGH OR VULCANITE.



SP Development Summary

ADDITIONAL DEVELOPMENT	20%
ADDITIONAL PARKING	10%
ADDITIONAL OPEN SPACE	5%
ADDITIONAL PUBLIC DRIVE	2%
ADDITIONAL ALLEY	1%
ADDITIONAL SIDEWALK	1%
ADDITIONAL DRIVEWAY	1%
ADDITIONAL UTILITY	1%
ADDITIONAL FENCE	1%
ADDITIONAL SIGNAGE	1%
ADDITIONAL LIGHTING	1%
ADDITIONAL LANDSCAPING	1%
ADDITIONAL SECURITY	1%
ADDITIONAL OTHER	1%
TOTAL SP DEVELOPMENT	55%

PLAN DATA

LOT AREA: 34
 SITE AREA: 1620 AC OR 404277 SQ.F.
 DENSITY PROPOSED: 4.50 UNITS / ACRE
 MAXIMUM FLOOR AREA: 5170

OPEN SPACE DATA

USABLE AREA: 2.9 AC (1250)
 DISTURBED AREA: 1.2 AC (500)
 TOTAL OPEN SPACE: 4.1 AC (1750)

Case Number: 2007/SP-151-001
 Preliminary Site Plan
Bright Pointe
 Proposed SP Development
 33rd Countryside District
 Nashville, Davidson County, Tennessee
 developer
Bright Pointe, LLC
 Date: 07-03-07 Scale: 1" = 50'
 Author: Dalk, Egge & Associates Inc.
 618 Cassioware Park Drive, Suite 4
 Nashville, TN 37211
 Phone: (615) 581-5800



A QUALITY RESIDENTIAL DEVELOPMENT

SPECIFIC PLAN (SP) DISTRICT

MPC Case 2007SP-151U-13

BL2007-32

For

Developer/Owner:

Bright Pointe, L.L.C.

**5055 Maryland Way
Brentwood, TN 37027**

By

Anderson, Delk, Epps & Associates Inc.

ENGINEERING/PLANNING/SURVEYING

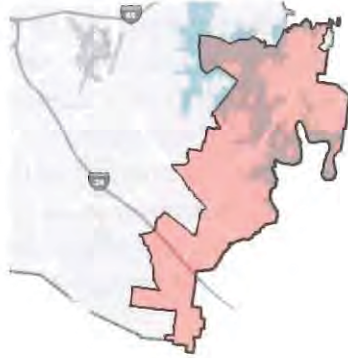
**618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211**

BRIGHT POINTE SPECIFIC PLAN ZONING DISTRICT

Application #:

(Previous SP zoning 2007SP-151U-13 and BL2007-32)

Council District: 33rd



Council Member :



Mr. Robert Duvall

Parcel ID #: Map 164, Parcels 106, 107, 108, 109, and 212

Submittal Date: August 28, 2014

Developer: Bright Pointe, L.L.C.
5055 Maryland Way
Brentwood, Tennessee 37027
Contact : Mr. Harold Crye

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

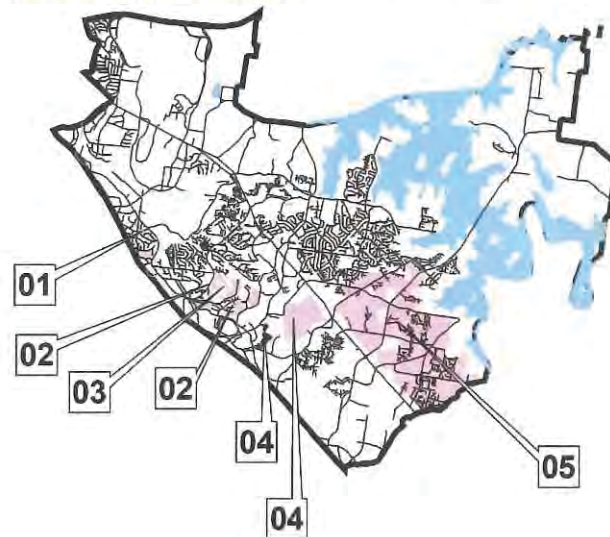
PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:

The purpose of the proposed Specific Plan (SP) District is to allow a development within a T3 Suburban Neighborhood Evolving Policy Area in the current Antioch-Priest Lake Community Plan. The Development will contain a mixture of housing types with alley homes and single-family lots. The medium density, alley loaded lots will be located along Pin Hook Road. This will eliminate the need for driveway cuts to this proposed collector road. The lower density, single-family lots will be located within the development and near the existing adjacent developments to the south and west. In a Pre-Application Conference with Metro Planning and a meeting with the Councilman, it was suggested the Developer revise/amend the SP District to develop the property. The Councilman and Developer believe the SP District will allow the property to be developed in a way that will meet the neighborhood concerns and market demand and be suitable to the site and its surroundings.

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

When the Developer met with the Planning Staff at the Pre-Application Conference, they indicated the proposed SP District would conform to the General Plan and Community Character Policy and would not require a policy change. The current policy is T3 Suburban Neighborhood Evolving. This policy is envisioned to support new suburban-style, residential development that emulates the classic suburban model but with more housing options, intensity, and connectivity. T3 Suburban Neighborhood Evolving Policy is intended to accommodate developments with densities from 4 dwelling units per acre to 20 dwelling units per acre with a range of housing types.

T3 SUBURBAN NEIGHBORHOOD EVOLVING POLICY



A LIST OF ALLOWABLE USES:

The uses in the proposed SP District would be Single-Family Residential.

PROPOSED SP WOULD HAVE THE FOLLOWING CHARACTERISTICS:

- The development will have centralized Open Space areas.
- All homes will be a combination of brick, Hardie siding, or pre-cast stone.
- Landscaping will be shown as per plan.
- All utilities will be installed underground.
- All open space common areas will be maintained by the homeowners association.
- Developer shall provide detention and water quality improvements to comply with the Metro Stormwater Regulations.

EXISTING CONDITIONS ON THE SITE:

The site consists of five vacant parcels. It is bounded on the North by Pin Hook Road and acreage tracts, South and East by Meadow Woods Subdivision, and the West by an acreage tract and Antioch High School. The site vegetation consists of grass, weeds, brush, small to large trees, and shrubs.

The site is presently zoned SP (2007SP-151U-13 and BL2007-32).

The existing Community Character Policy for the area is T3 Suburban Neighborhood Evolving Policy (13-T3-NE-05)

The proposed SP District revision/amendment (Bright Pointe) would permit only Single-Family Residential Units.

PLAN DATA:

Site Area : 19.29 Ac. ± or 840,272 Sq. Ft.

Number of Lots Proposed:	34 Alley Lots
	<u>47 Street Lots</u>
	81 Total Lots

Proposed Density: 4.20 Units/Acre

Maximum FAR: 0.60

Maximum ISR: 0.70

Minimum Lot Width at Front Building Setback: 45 Ft. Alley Access Lots
50 Ft. Street Access Lots

SINGLE FAMILY BULK PROVISIONS:

Minimum Lot Area:

Alley Access: 4,500 square feet

Street Access: 5,000 square feet

Setbacks :

Alley Access Lots: Front: 5 Ft. Minimum - 15 Ft. Maximum
Side: 3 Ft.
Side: 5 Ft. Adjacent to Alleys, 10 Ft. Adjacent to Streets
Rear: 20 Ft.

Street Access Lots: Front: 20 Ft.
Side: 5 Ft.
Side: 5 Ft. Adjacent to Alleys, 10 Ft. Adjacent to Streets
Rear: 15 Ft.

Maximum Building Height: 3 Stories at front setback

Parking, Loading, and Access:

Parking Required: 2 Spaces per Lot to be located on Lot

Parking Access:

Alley Access Lots: Access to Parking from Alley - Parking in Rear of Units

Street Access Lots: Access to Parking from Street - Parking In Front of Unit or Garage

BUILDING MATERIALS:

Exterior Walls: Brick, stone, and Hardie Siding

Roofs: Fiberglass or asphalt shingles

Trim: Aluminum clad or vinyl

Windows: Aluminum clad or vinyl

METRO GIS PROPERTY INFORMATION - PARCEL 106 :



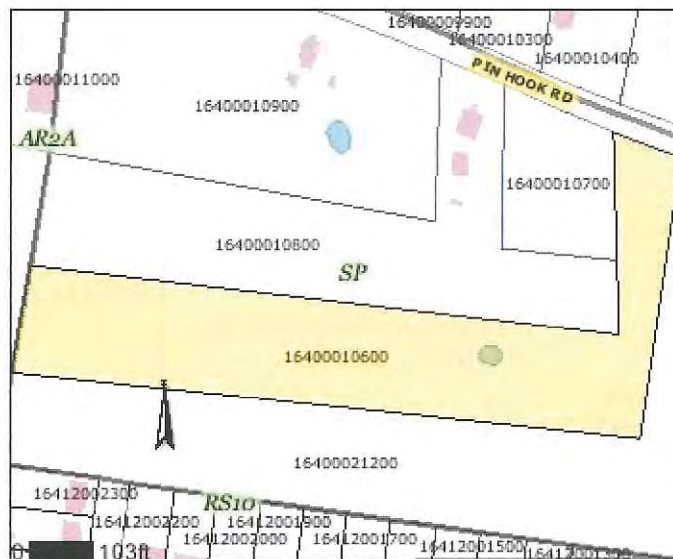
800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 16400010600

Property Address: 3799 PIN HOOK RD
ANTIOCH, TN 37013

Owner Information: BRIGHT POINTE, LLC
5055 MARYLAND WY
BRENTWOOD, TN 37027
Date Acquired:
10/20/2005
Document: QC-20051024
0128058

General Information: Census Tract: 37015631
Council District: 33
Land Use: 080, VACANT
RURAL LAND *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 PINHOOK RD E OF MURFREESBORO PK
Acreage: 4.3
Dimensions: 0X0
Document: SV-00000000 0000000

Zoning: Zoning: SP, SPECIFIC PLAN
Date Effective: 11/29/2007
Case Number: 2007SP-151U-13
Bill Number: BL2007-32

Overlays:

Assessment Information: Sale Price: \$0.00
Date Assessed: 1/1/2013
Classes: R
Land Appraised Value: \$82,000.00
Improvement Appraised Value: \$0.00
Total Appraised Value: \$82,000.00
USD/GSD: URBAN SERVICES DISTRICT
Service Area/Field Book: 02D 32610

METRO GIS PROPERTY INFORMATION - PARCEL 107 :



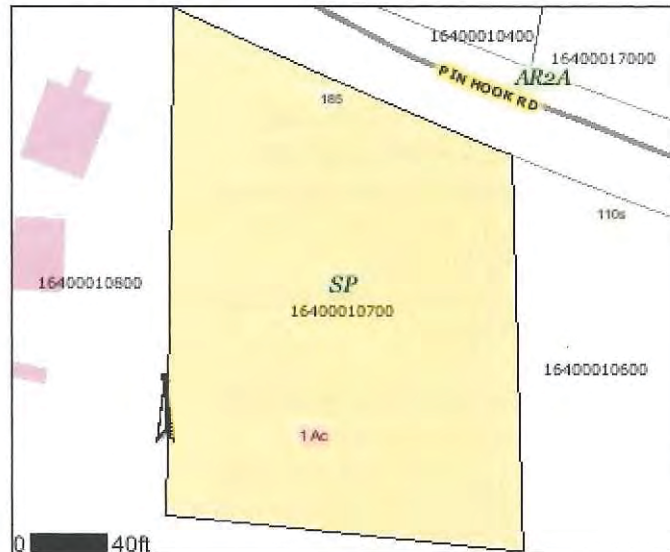
800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 16400010700

Property Address: 0 PIN HOOK RD
ANTIOCH, TN 37013

Owner Information: BRIGHT POINTE, LLC
5055 MARYLAND WY
BRENTWOOD, TN 37027
Date Acquired:
11/20/2006
Document: DB-20061127
0146099

General Information: Census Tract: 37015631
Council District: 33
Land Use: 080, VACANT
RURAL LAND *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 PINHOOK RD E OF MURFREESBORO PK
Acreage: 1
Dimensions: 0X0
Document: DB-00002694 0000577

Zoning: Zoning: SP, SPECIFIC PLAN
Date Effective: 11/29/2007
Case Number: 2007SP-151U-13
Bill Number: BL2007-32

Overlays:

Assessment Information: Sale Price: \$328,368.00
Date Assessed: 1/1/2013
Classes: R
Land Appraised Value: \$23,000.00
Improvement Appraised Value: \$0.00
Total Appraised Value: \$23,000.00
USD/GSD: URBAN SERVICES DISTRICT
Service Area/Field Book: 02D 32600

METRO GIS PROPERTY INFORMATION - PARCEL 108 :



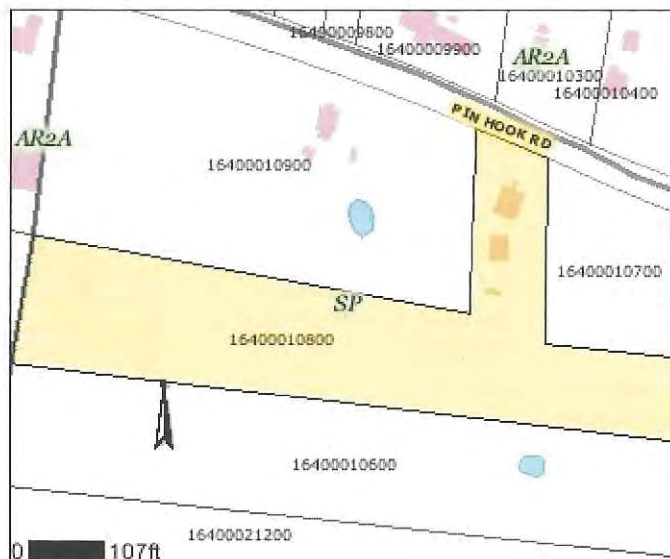
800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 16400010800

Property Address: 3791 PIN HOOK RD
ANTIOCH, TN 37013

Owner Information: BRIGHT POINTE, LLC
5055 MARYLAND WY
BRENTWOOD, TN 37027
Date Acquired:
11/20/2006
Document: DB-20061127
0146099

General Information: Census Tract: 37015631
Council District: 33
Land Use: 080, VACANT
RURAL LAND *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 PINHOOK RD E OF MURFREESBORO PK
Acreage: 3.76
Dimensions: 0X0
Document: SV-00000000 0000000

Zoning: Zoning: SP, SPECIFIC PLAN
Date Effective: 11/29/2007
Case Number: 2007SP-151U-13
Bill Number: BL2007-32

Overlays:

Assessment Information: Sale Price: \$328,368.00
Date Assessed: 1/1/2013
Classes: R
Land Appraised Value: \$63,000.00
Improvement Appraised Value: \$0.00
Total Appraised Value: \$63,000.00
USD/GSD: URBAN SERVICES DISTRICT
Service Area/Field Book: 02D 32590

METRO GIS PROPERTY INFORMATION - PARCEL 109 :



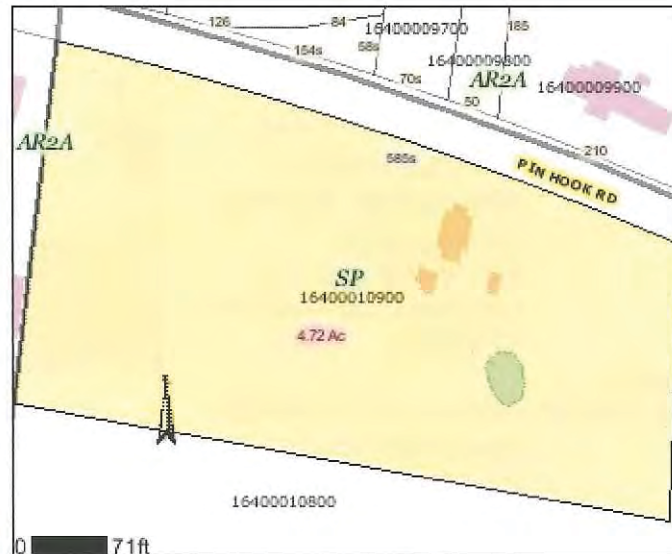
800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 16400010900

Property Address: 3781 PIN HOOK RD
ANTIOCH, TN 37013

Owner Information: BRIGHT POINTE, LLC
5055 MARYLAND WY
BRENTWOOD, TN 37027
Date Acquired:
11/20/2006
Document: DB-20061127
0146099

General Information: Census Tract: 37015631
Council District: 33
Land Use: 080, VACANT
RURAL LAND *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 PINHOOK RD E OF MURFREESBORO PK
Acreage: 4.72
Dimensions: 0X0
Document: DB-00002448 0000066

Zoning: Zoning: SP, SPECIFIC PLAN
Date Effective: 11/29/2007
Case Number: 2007SP-151U-13
Bill Number: BL2007-32

Overlays:

Assessment Information: Sale Price: \$325,368.00
Date Assessed: 1/1/2013
Classes: R
Land Appraised Value: \$87,300.00
Improvement Appraised Value: \$0.00
Total Appraised Value: \$87,300.00
USD/GSD: URBAN SERVICES DISTRICT
Service Area/Field Book: 02D 32580

METRO GIS PROPERTY INFORMATION - PARCEL 212 :



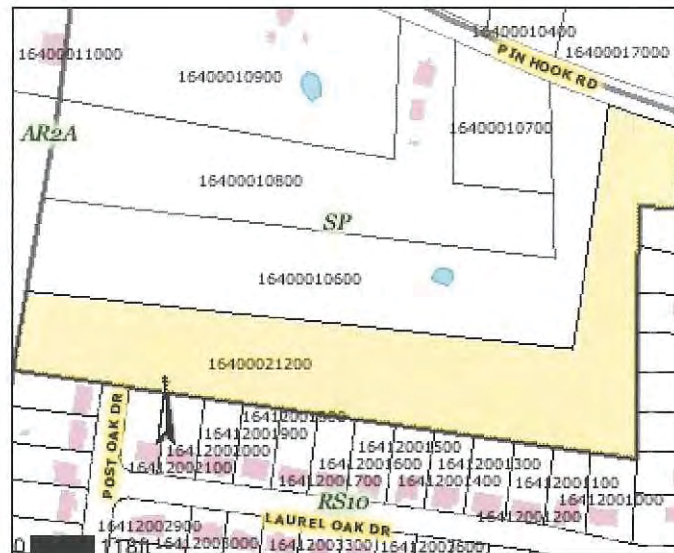
800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 16400021200

Property Address: 3803 PIN HOOK RD
ANTIOCH, TN 37013

Owner Information: BRIGHT POINTE, LLC
5055 MARYLAND WY
BRENTWOOD, TN 37027
Date Acquired:
10/20/2005
Document: QC-20051024
0128058

General Information: Census Tract: 37015631
Council District: 33
Land Use: 080, VACANT
RURAL LAND *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.*



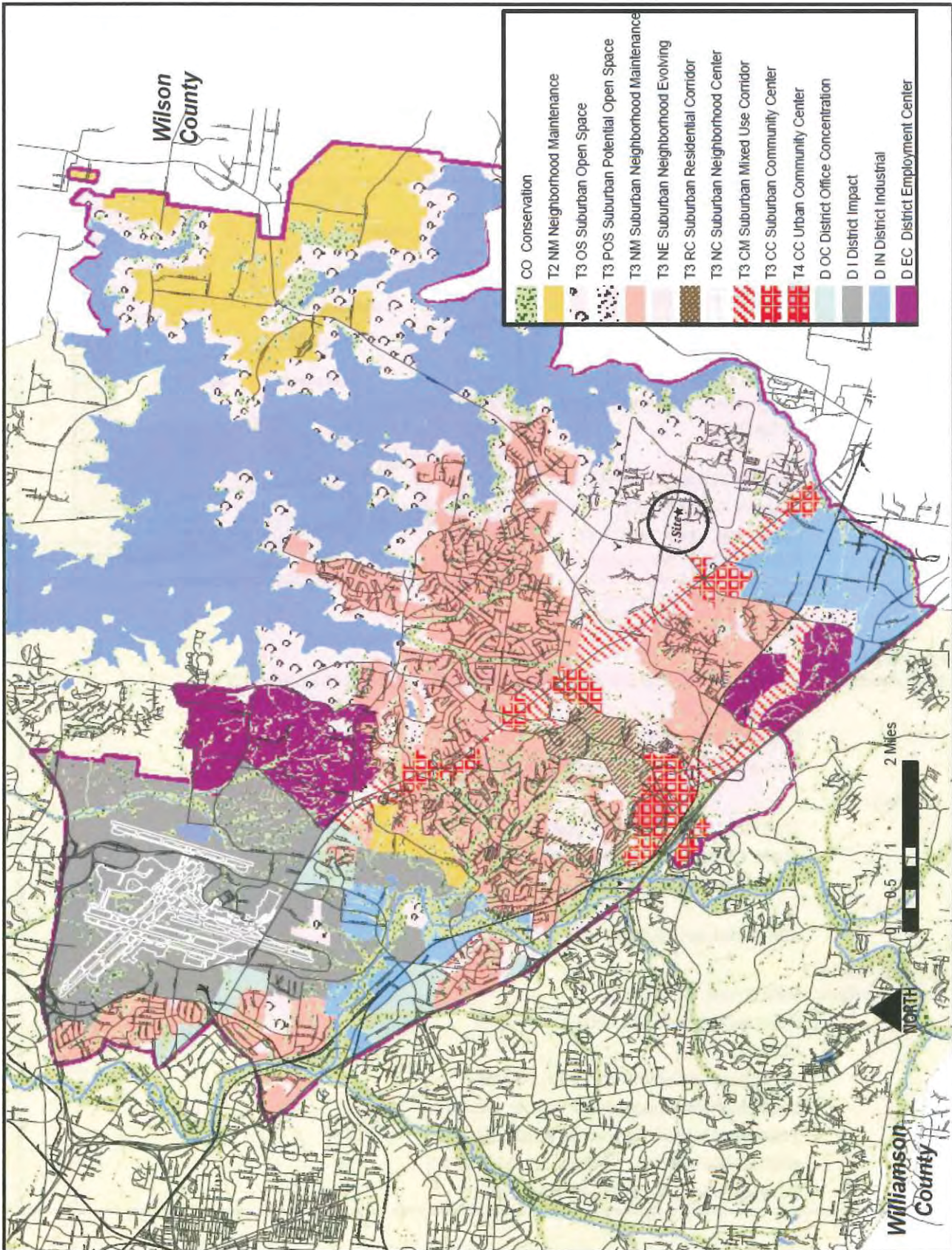
Property Information: Description: S. SIDE PINHOOK ROAD E. OF MURFREESBORO PK.
Acreage: 5.51
Dimensions: 0X0
Document: DB-00004672 0000961

Zoning:
Zoning: SP, SPECIFIC PLAN
Date Effective: 11/29/2007
Case Number: 2007SP-151U-13
Bill Number: BL2007-32

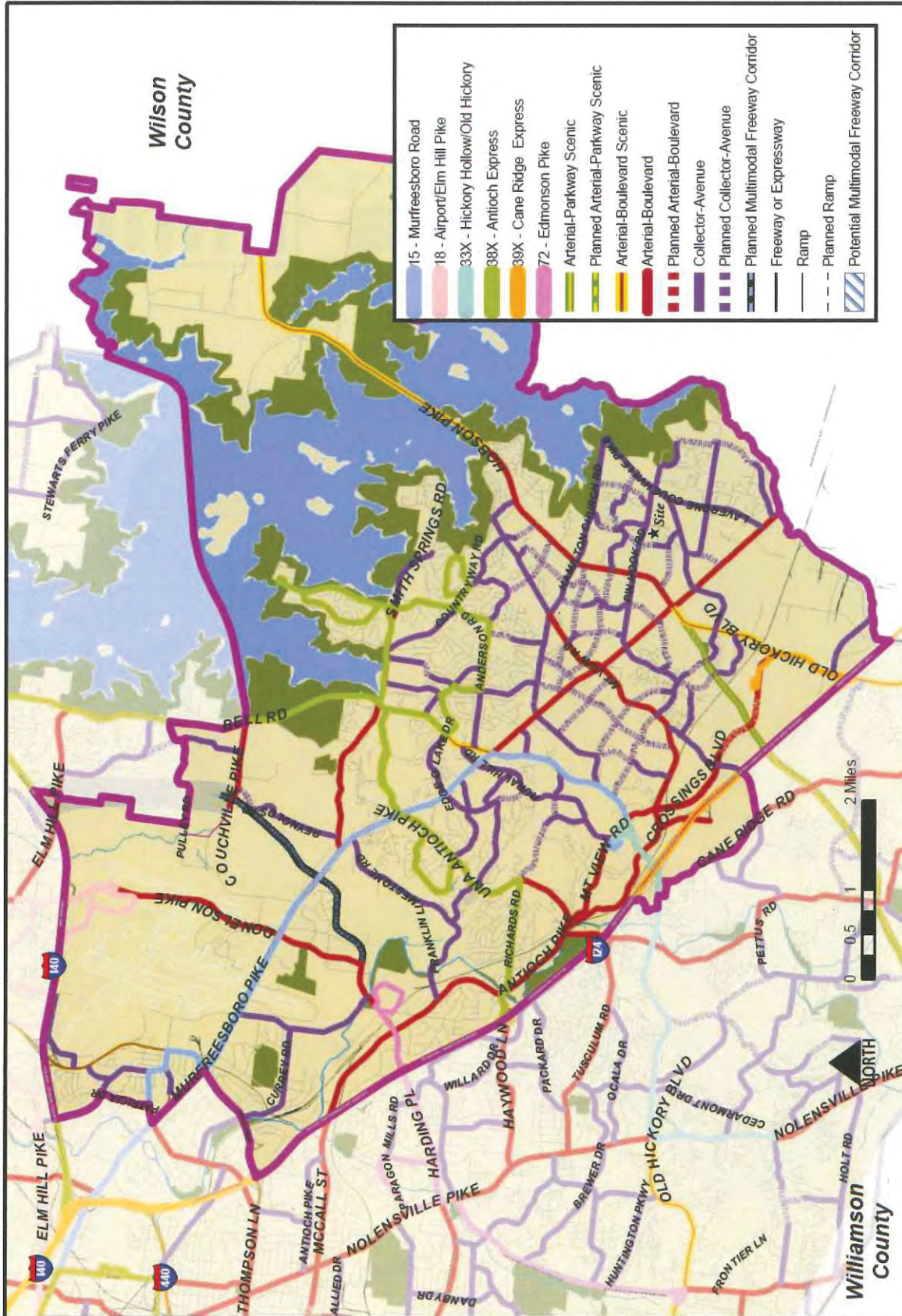
Overlays:

Assessment Information: Sale Price: \$0.00
Date Assessed: 1/1/2013
Classes: R
Land Appraised Value: \$97,300.00
Improvement Appraised Value: \$0.00
Total Appraised Value: \$97,300.00
USD/GSD: URBAN SERVICES DISTRICT
Service Area/Field Book: 02D 32615

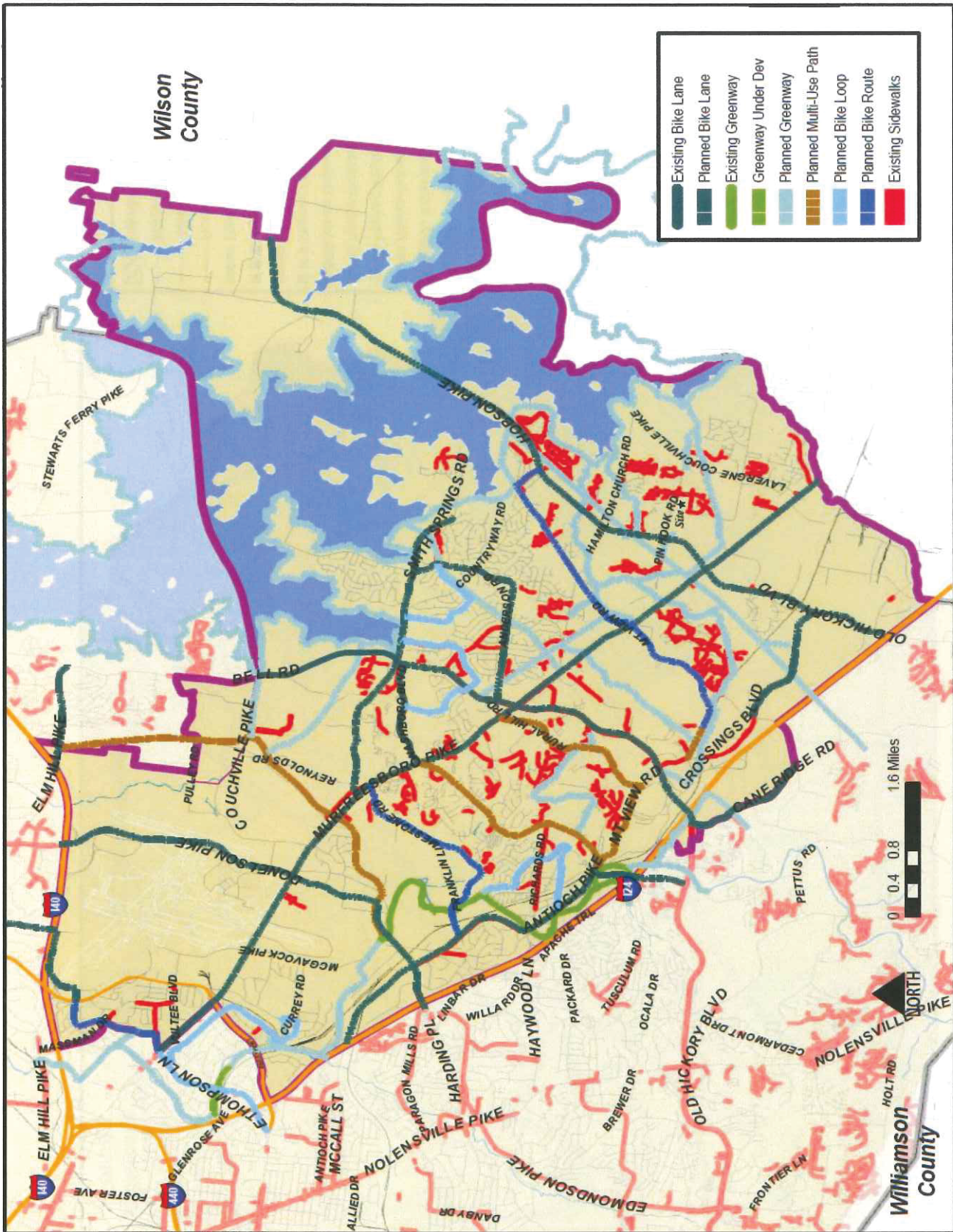
COMMUNITY CHARACTER POLICY MAP – ANTIOCH-PRIEST LAKE (2012) :



VEHICULAR TRANSPORTATION PLAN – ANTIOCH-PIEST LAKE (2012) :

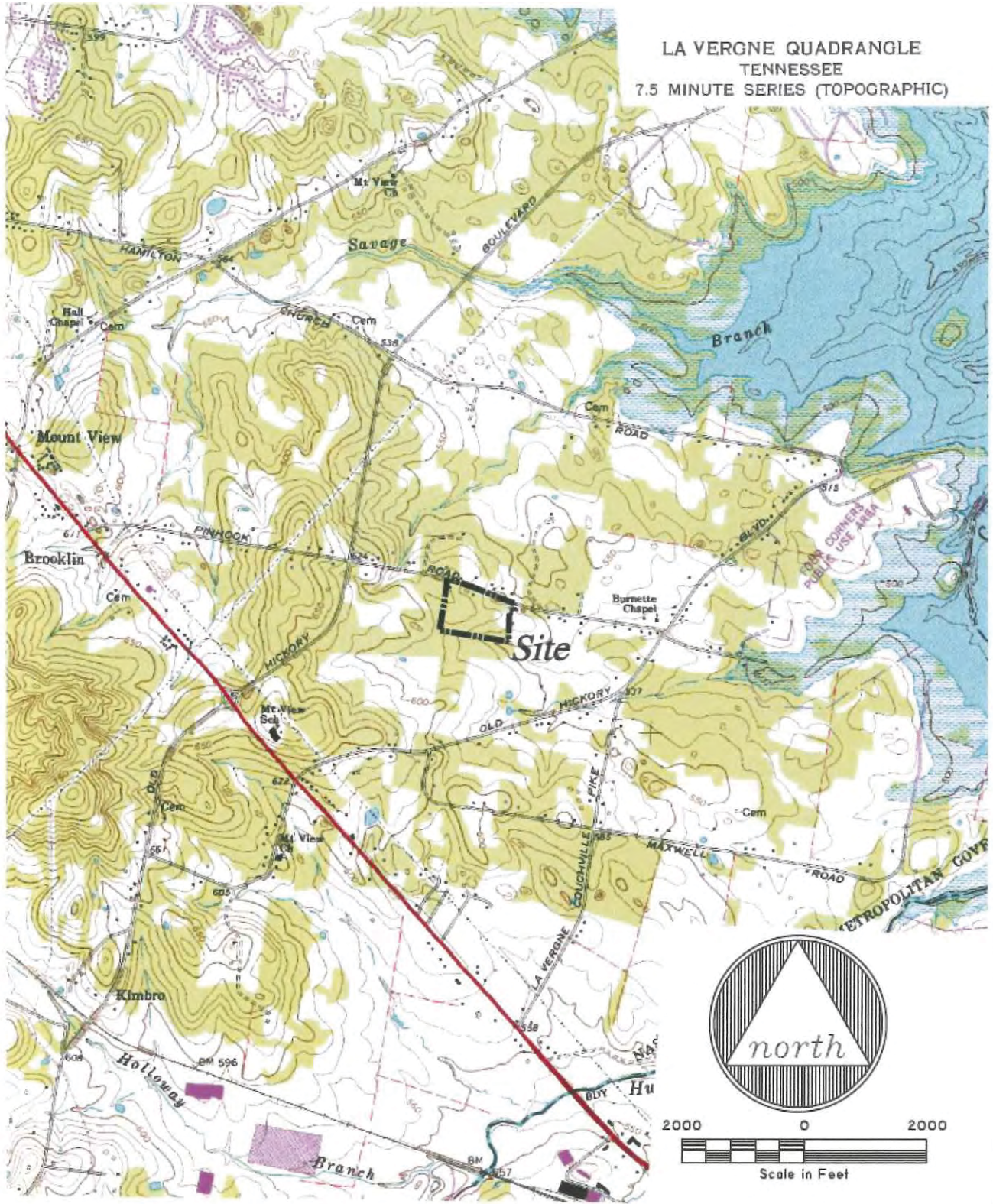


BICYCLE AND PEDESTRIAN PLAN – ANTIOCH-PRIEST LAKE (2012) :



USGS QUAD MAP - LA VERGNE :

LA VERGNE QUADRANGLE
TENNESSEE
7.5 MINUTE SERIES (TOPOGRAPHIC)



SITE – AERIAL PHOTO :

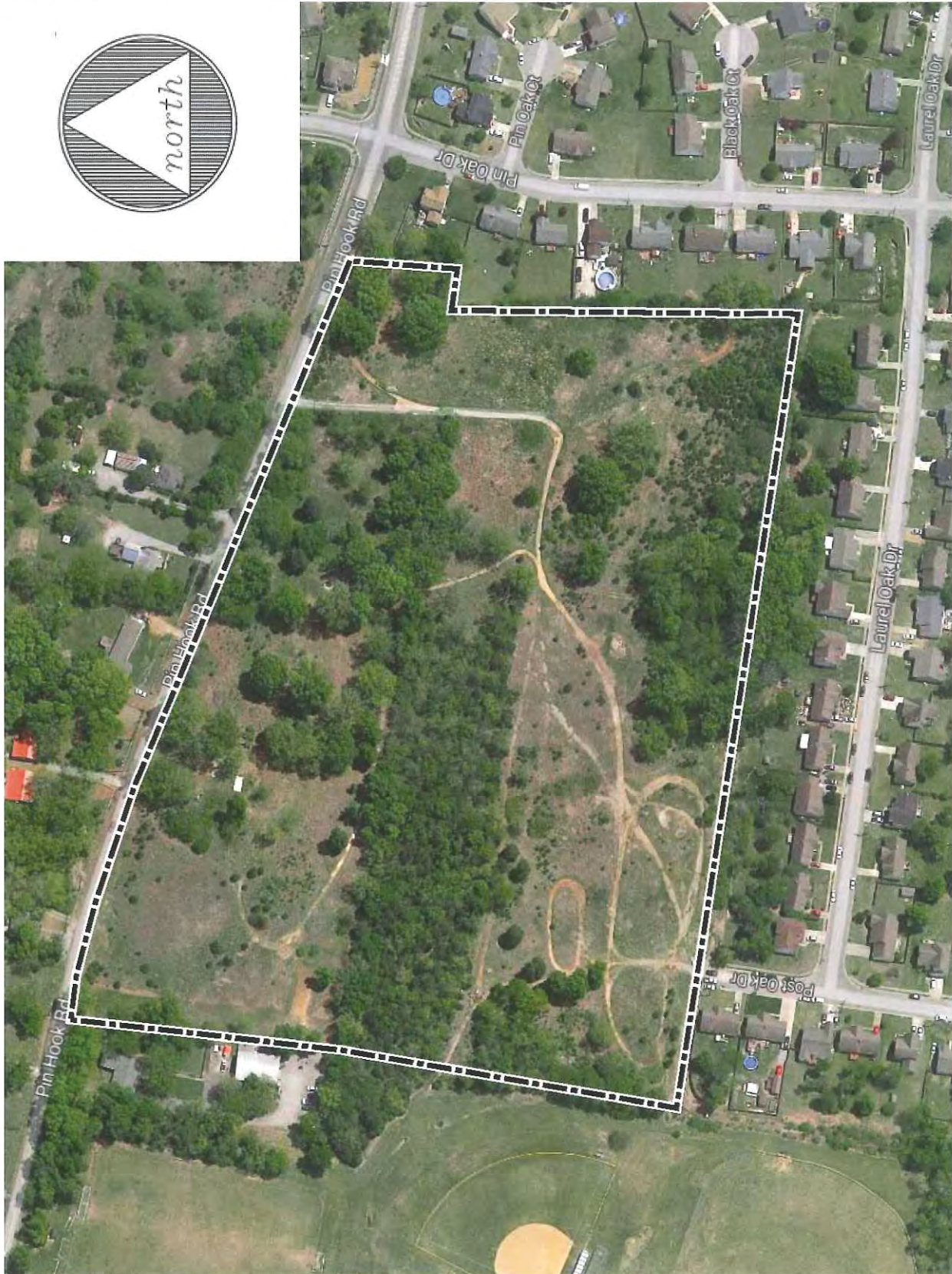
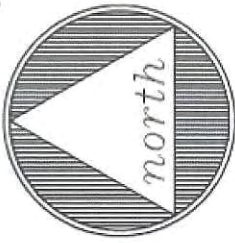


IMAGE TAKEN FROM GOOGLE MAPS

WATER & SEWER AVAILABILITY LETTER :

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

August 7, 2014

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

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

Re: Sewer/Water Capacity Requirements, Bright Pointe, Proposed 82 Single Family lots, Pinhook Road,
Map 164, Parcels 106, 107, 108, 109, and 212, (19.29 Acres)

Dear Mr. Epps:

Water and sanitary sewer service will be available as requested on August 6, 2014, upon payment of capacity charges based on the projected 28,700 gallons per day average daily flow. Public water and public sewer main extensions will be required to serve each lot. 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:

<u>Commitment</u>	<u>Water Capacity Charge</u>	<u>Sewer Capacity Charge</u>	<u>Total Capacity Charge</u>
1 Year	\$6,250.00 (30%)	\$18,750.00 (30%)	\$25,000.00 (30%)
2 Years	\$11,500.00 (55%)	\$34,500.00 (55%)	\$46,000.00 (55%)
Perpetuity	\$20,500.00 (100%)	\$61,500.00 (100%)	\$82,000.00 (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.

Sincerely,


Charissa Mishu

Charissa Mishu, P.E.
Engineer 2

cc: Mr. Michael D. Morris, P.E. Engineer 3
Mr. Robert Collier, Customer Service Assistant Manager - Permits
Mr. Robby Ervin, System Services Assistant Manager
Mr. Robert Duvall, Council District 33



If you need assistance or accommodations, please contact Metro Water Services,
William E. Coleman, Jr., at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208.

 printed on recycled paper

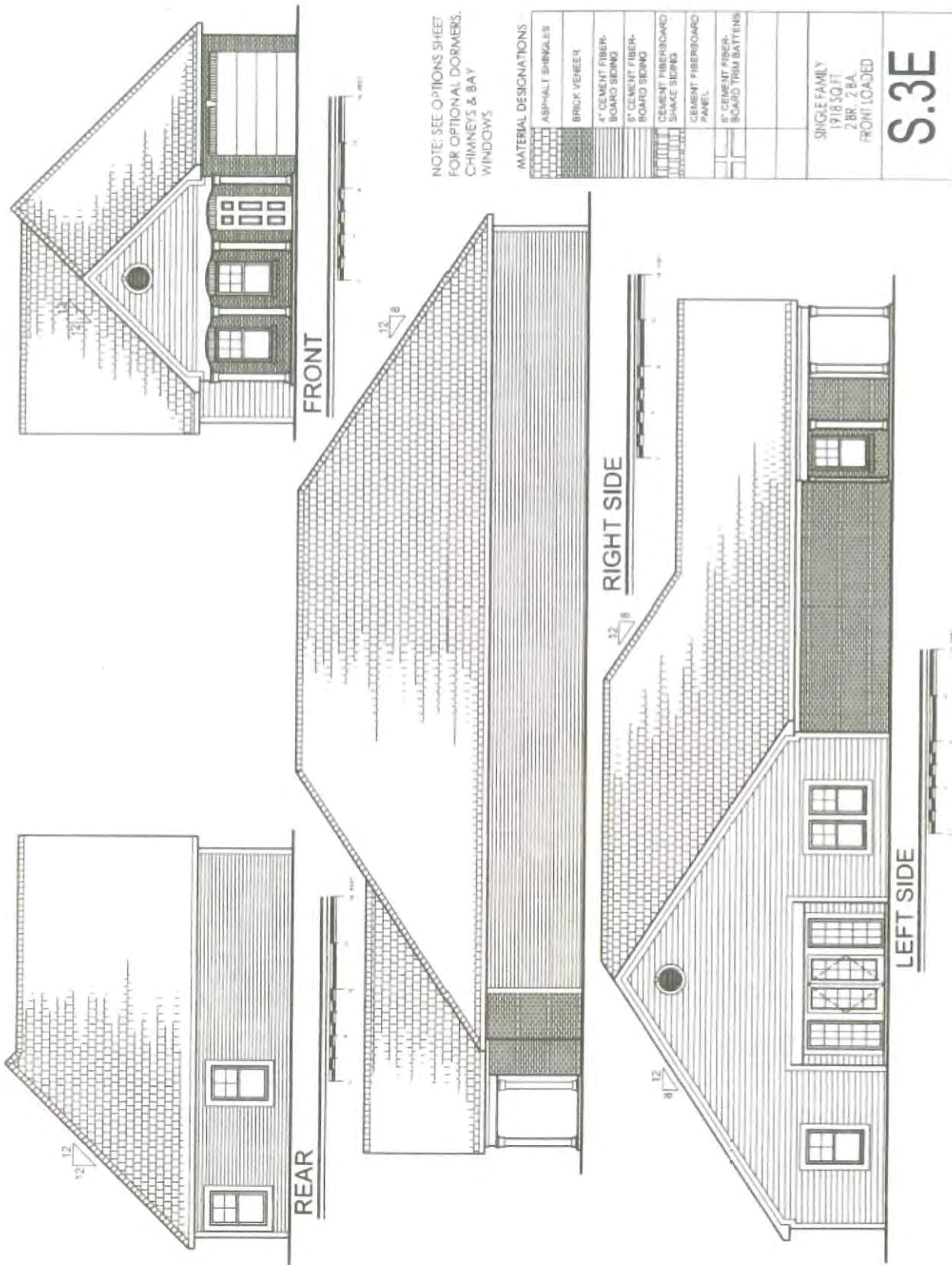
TYPICAL HOUSE (EXAMPLE ONLY) :



TYPICAL HOUSE (EXAMPLE ONLY) :



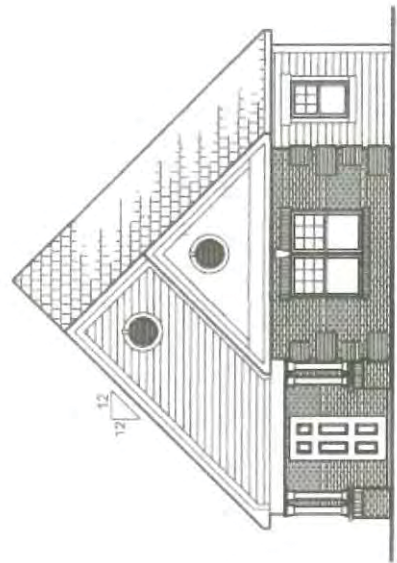
TYPICAL HOUSE (EXAMPLE ONLY) :



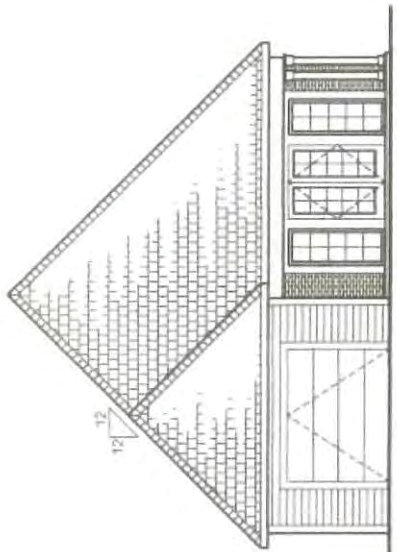
TYPICAL HOUSE (EXAMPLE ONLY) :



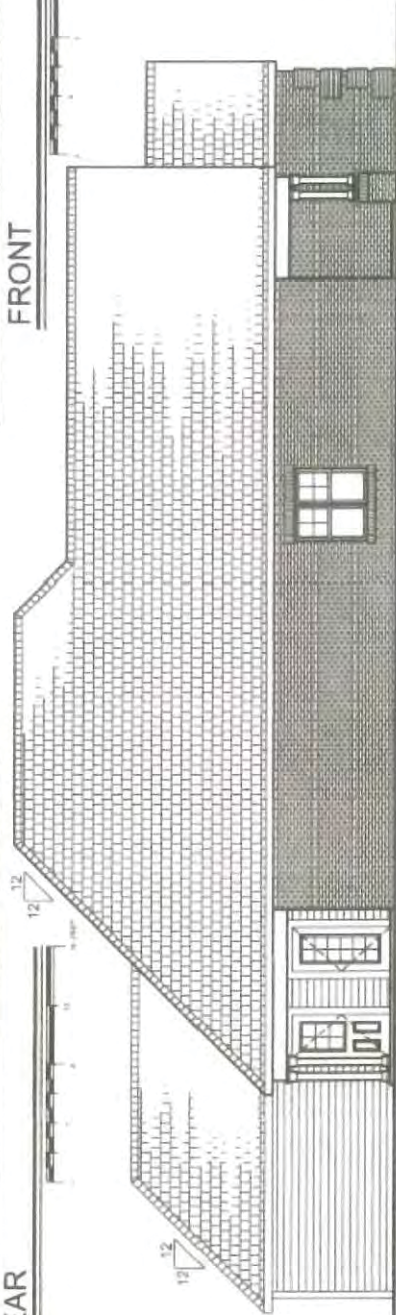
TYPICAL HOUSE (EXAMPLE ONLY) :



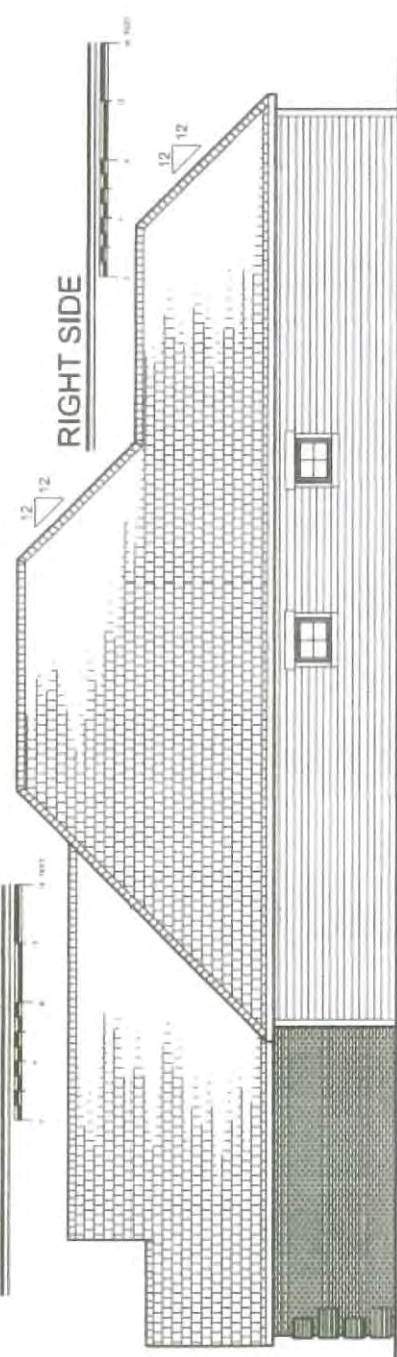
FRONT



REAR



LEFT SIDE



RIGHT SIDE

NOTE: SEE OPTIONS SHEET FOR OPTIONAL DORMERS, CHIMNEYS & BAY WINDOWS

MATERIAL DESIGNATIONS

	ASPHALT SHINGLES
	BRICK VENEER
	1" CEMENT FIBER BOARD SIDING
	6" CEMENT FIBER BOARD SIDING
	CEMENT FIBERBOARD SHAKE SIDING
	CEMENT FIBERBOARD PANEL
	6" CEMENT FIBER BOARD TRIM PATTERNS

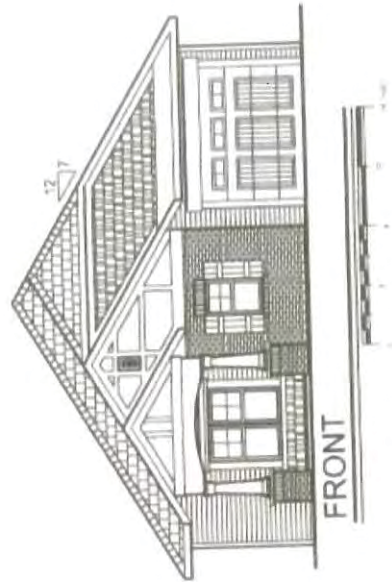
SINGLE FAMILY
1641 SQ. FT.
2 BR, 2 BA,
PEAR LOADED

S.2D

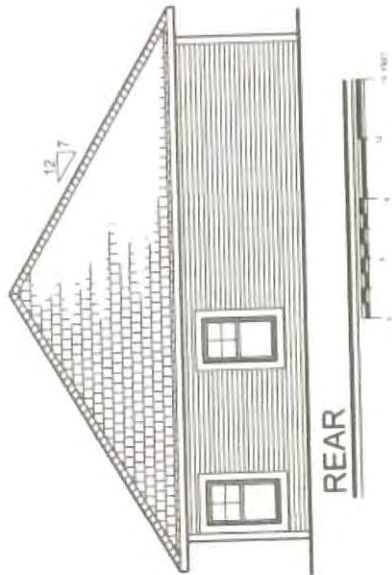
TYPICAL HOUSE (EXAMPLE ONLY) :



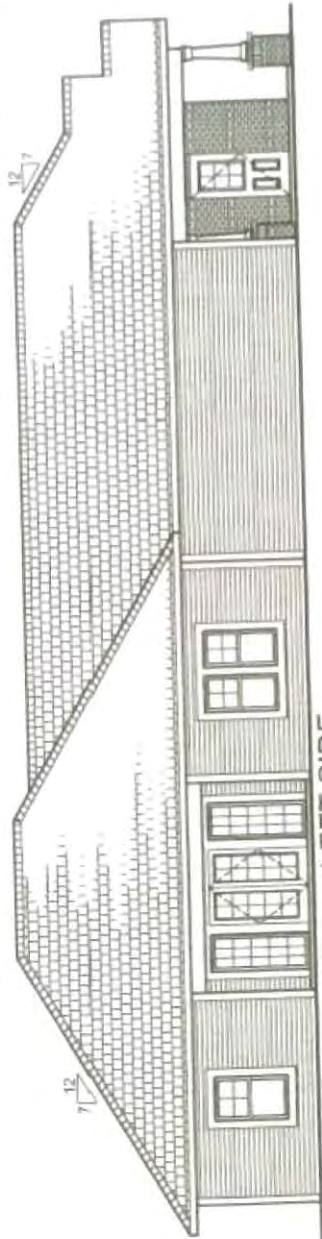
TYPICAL HOUSE (EXAMPLE ONLY) :



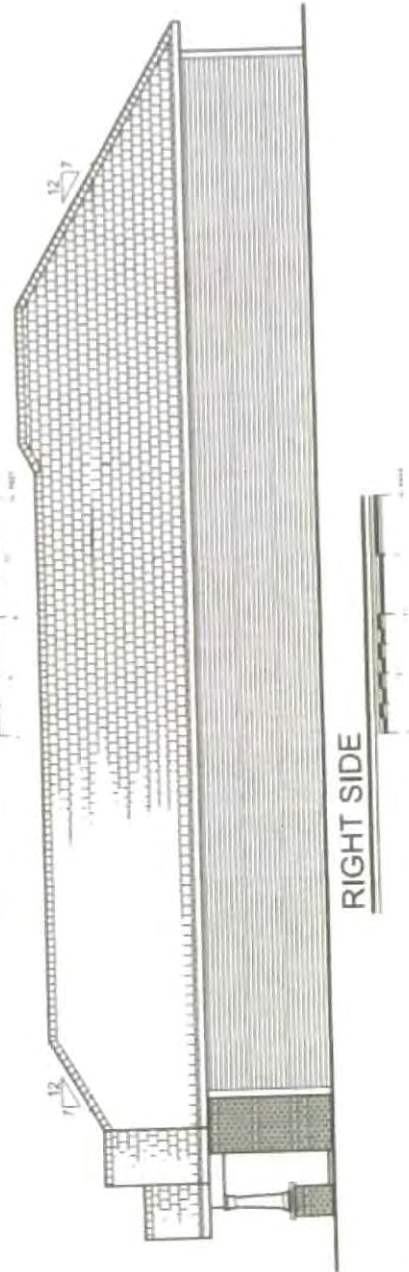
FRONT



REAR



LEFT SIDE



RIGHT SIDE

NOTE: SEE OPTIONS SHEET FOR OPTIONAL DORMERS CHIMNEYS & BAY WINDOWS

MATERIAL DESIGNATIONS	
	ASPHALT SHINGLES
	BRICK VENEER
	1" CEMENT FIBER BOARD SIDING
	6" CEMENT FIBER BOARD SIDING
	CEMENT FIBERBOARD SHAKE SIDING
	CEMENT FIBERBOARD PANEL
	1" CEMENT FIBER BOARD TRIM BATTENS
SINGLE FAMILY 1918 SQ. FT. 2 BR. 2 BA. FRONT LOADED	
S.3A	