

**STANDARD SP NOTES**

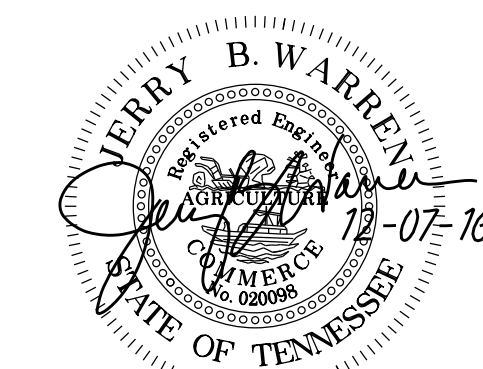
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- BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF PROPOSED DWELLING UNITS AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN.
- THE FINAL SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE PROPOSED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP/PANEL NUMBER 47037C0207 F, EFFECTIVE DATE: APRIL 20, 2001.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE PROPOSED DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 78-840 NOTE: 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 DEPARTMENT OF WATER SERVICES.
- DRIVEWAY CULVERTS SHALL BE SIZED IN ACCORDANCE WITH THE CRITERIA SET FORTH BY THE METROPOLITAN STORM WATER MANAGEMENT MANUAL. (MIN. DRIVEWAY CULVERT IN METRO ROW IS 15-INCH CMP).
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES AT THIS SITE.
- ALL SIDEWALKS LOCATED WITHIN PUBLIC R.O.W. SHALL COMPLY WITH METRO PUBLIC WORKS & ADA STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORK 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.
- INDIVIDUAL WATER/SEWER SERVICE LINES ARE REQUIRED FOR EACH SEPARATE UNIT.
- MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- REFER TO CIVIL DRAWINGS FOR UTILITY, GRADING, STORM WATER, ROADWAY PLANS (TO BE PROVIDED).
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF METRO ZONING CODE 17.24 TREE PROTECTION AND REPLACEMENT WITH CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES. LANDSCAPE PLAN TO BE PROVIDED WITH FINAL SP SUBMITTAL.
- OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME
- 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 RM6-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

# PRELIMINARY SPECIFIC PLAN

## METRO CASE: 2016SP-078-001

### 3043/3045 HILLSIDE ROAD

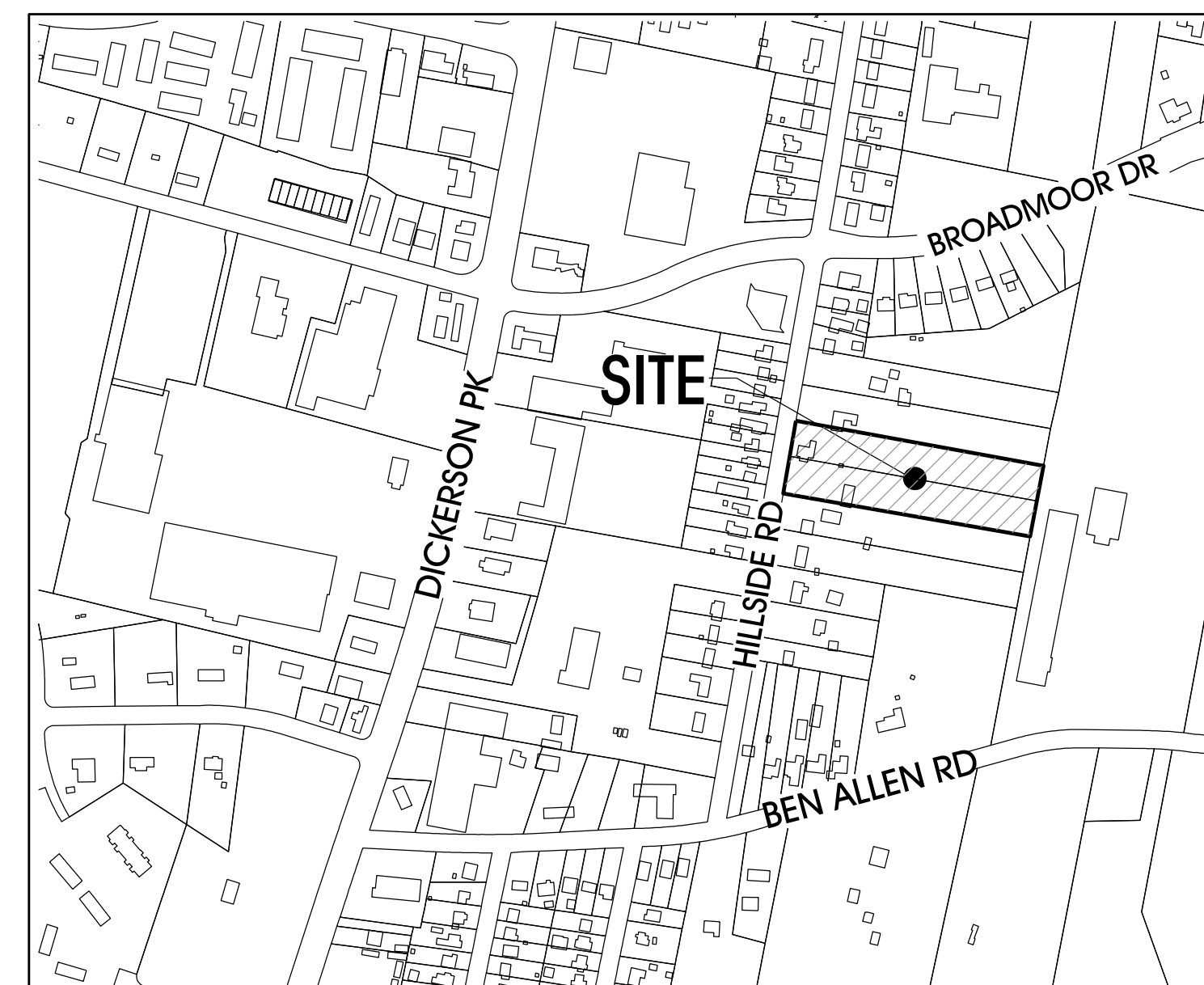
### NASHVILLE, TENNESSEE



PRELIMINARY SP  
3043/3045 HILLSIDE RD  
DEVELOPMENT  
2016SP-078-001

**WARREN & ASSOCIATES** ENGINEERING  
CONSULTING SERVICES  
109 PENNSYLVANIA AVENUE • Lebanon, Tennessee 37087  
Phone: 615-444-2996 / Fax: 615-444-2961

**TAX MAP 60-08 / PARCELS 46,47**



**LOCATION MAP**  
SCALE: NOT TO SCALE

**INDEX OF DRAWINGS**

- COVER SHEET
- SP-1 PRELIMINARY DEVELOPMENT PLAN
- SP-2 PRELIMINARY GRADING & DRAINAGE

**PROPERTY INFORMATION**

COUNCIL DISTRICT: (8) NANCY VANREECE

**PARCEL 46:**  
PARCEL ID: MAP 60-08, PARCEL 46  
ADDRESS: 3045 HILLSIDE ROAD  
NASHVILLE, TN

OWNER: DEAN BANKS  
CURRENT ZONING: RS-10  
ACREAGE: 1.6 ACRES

**PARCEL 47:**  
PARCEL ID: MAP 60-08, PARCEL 47  
ADDRESS: 3043 HILLSIDE ROAD  
NASHVILLE, TN

OWNER: DEAN BANKS  
CURRENT ZONING: RS-10  
ACREAGE: 1.61 ACRES

**PRELIMINARY SP DATA TABLE**

PURPOSE	REZONE FROM RS10 TO SP-R TO PERMIT UP TO 29 RESIDENTIAL UNITS
PROPOSED USE	SP-R
SITE AREA	3.21 ACRES (139,828 SF)
DEDICATED GREEN SPACE	0.62 ACRE (29,621 SF)
PROPOSED UNITS	29
PROPOSED DENSITY	9.03 UNITS/ACRE
UNIT INFORMATION:	
UNITS 1-4	1,800 SF (2 STORY)
UNITS 5-12	1,700 SF (3 STORY)
UNITS 13-15	1,900 SF (3 STORY)
UNITS 16-17	1,600 SF (3 STORY)
UNITS 18-23	2,520 SF (3 STORY)
UNITS 24-29	2,100 SF (3 STORY)
UNIT HEIGHT:	UNITS TO BE 2 OR 3 STORY (SHALL NOT EXCEED 30' MEASURED TO TOP OF ROOF)
PROPOSED FAR:	0.41 (57,420 SF BLDG/139,828 SF SITE)
ISR (IMPERVIOUS):	
PRE	0.03 (4,000 SF/139,828 SF)
PROPOSED	0.52 (72,465 SF/139,828 SF)
HOUSES	30,910 SF
ROAD	31,162 SF
SIDEWALK	10,393 SF
SETBACKS:	
FRONT	20'
SIDE	5'
REAR	20'
PARKING:	
REQUIRED	58 SPACES
PROVIDED	61 SPACES
LANDSCAPE BUFFER:	5' ALONG SIDE YARDS (TYPE A-3 WITHOUT OPAQUE FENCING)

**PROJECT CONTACTS**

**DEVELOPER:**  
PRESTIGE PROPERTIES  
ATTN: DEAN BANKS  
(615) 394-3395  
1624 LATIMER LANE  
HENDERSONVILLE, TN 37075

**CIVIL ENGINEER:**  
WARREN AND ASSOCIATES ENGINEERING, PLLC  
ATTN: JERRY WARREN, P.E., CHMM  
109 PENNSYLVANIA AVENUE  
LEBANON, TN 37087  
(615) 444-2996

**PRIMARY CONTACT:**  
DEAN BANKS (OWNER)  
1624 LATIMER LANE  
HENDERSONVILLE, TN 37075  
(615) 394-3395



109 PENNSYLVANIA AVENUE • Lebanon, Tennessee 37087  
Phone: 615-444-2996 / Fax: 615-444-2961

**GENERAL PLAN CONSISTENCY NOTE**

THE SP PROPOSED HEREIN IS LOCATED WITHIN THE EAST NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE IS T4 URBAN NEIGHBORHOOD EVOLVING (T4-NE). THE PRIMARY GOAL OF T4-NE IS TO CREATE AND ENHANCE URBAN NEIGHBORHOODS WITH HIGHER DENSITY WHILE PROVIDING DEVELOPMENT THAT IS GENERALLY CONSISTENT WITH THE SURROUNDING COMMUNITY AND NEIGHBORHOOD.

AS PROPOSED, THIS SP WILL PRESERVE AND ENHANCE THE STREETScape ALONG HILLSIDE ROAD BY MATCHING EXISTING SETBACKS AND PROPOSING FOUR (4) SINGLE FAMILY DETACHED UNITS WITH PUBLIC SIDEWALKS AND LANDSCAPING.

THE DENSITY PROPOSED WITHIN THE DEVELOPMENT IS CONSISTENT WITH THE HIGHER DENSITY NOTED IN THE T4-NE COMMUNITY PLAN, AND INCLUDES DETACHED SINGLE FAMILY DWELLINGS WITH SHALLOW SETBACKS AND MINIMAL SPACING BETWEEN UNITS.

**BEARING/TOPOGRAPHIC NOTE**

- BEARING INFORMATION TAKEN FROM THE "FINAL PLAT RE-SUBDIVISION OF PART OF LOT 13 ON THE MAP OF E.A. LINDLEY'S SUBDIVISION", PREPARED BY C&K SURVEYORS, LLC, DATED APRIL 21, 2016.
- TOPOGRAPHIC INFORMATION OBTAINED FROM METRO-NASHVILLE GIS DATA.

**RESIDENTIAL DESIGN STANDARDS**

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- EFS, VINYL SIDING AND UNTREATED WOOD MATERIALS SHALL BE PROHIBITED.
- PORCHES SHALL BE A MINIMUM OF 6-FT DEEP.
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

PRELIMINARY SP REQUEST  
METRO CASE NO. 2016SP-078-001  
3043/3045 HILLSIDE ROAD DEVELOPMENT  
NASHVILLE, TENNESSEE

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NO.	REVISION DESCRIPTION	DATE
1	INITIAL METRO SUBMITTAL	9/01/16
2	METRO COMMENTS	10/20/16
3	PLANNING/MPV COMMENTS	11/14/16
4	TRAFFIC & PARKING COMMENTS	12/07/16
DRAWN BY: RKT		
CHECKED BY: JBW		
DATE: OCT. 2016		
FILE NO. 4700-16		



### LANDSCAPING NOTE

- LANDSCAPE AREAS ARE SCHEMATICALLY SHOWN ON THIS PLAN. DETAILED LANDSCAPING PLAN AND SCHEDULES TO BE PROVIDED DURING FINAL SP APPROVAL PROCESS.

### UTILITY NOTE

- WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES
- WATER AND SEWER EXTENSION(S) AND SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

### SIGN NOTE

- ALL SIGNAGE SHALL BE REGULATED BY RM6-A METRO ZONING REQUIREMENTS

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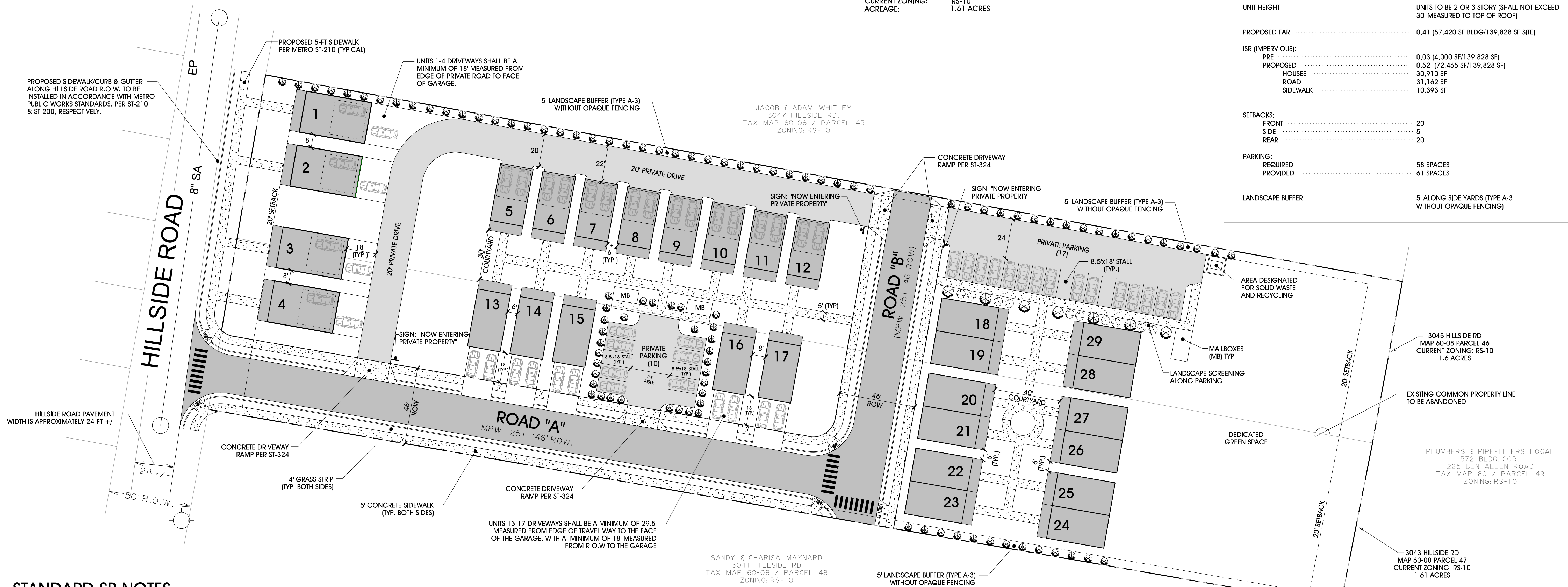
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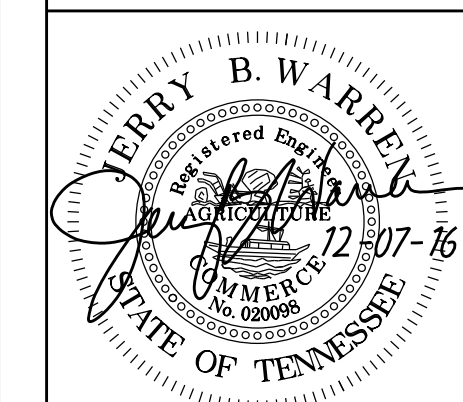


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### PRELIMINARY DEVELOPMENT PLAN

**PRELIMINARY SP**  
**METRO CASE: 2016SP-078-001**  
**3043/3045 HILLSIDE ROAD**  
 NASHVILLE, TENNESSEE

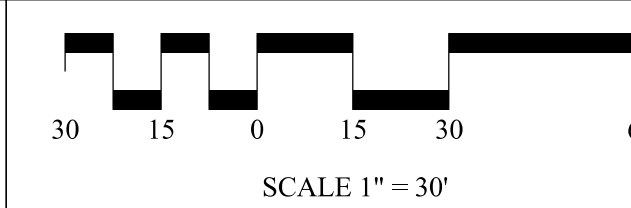
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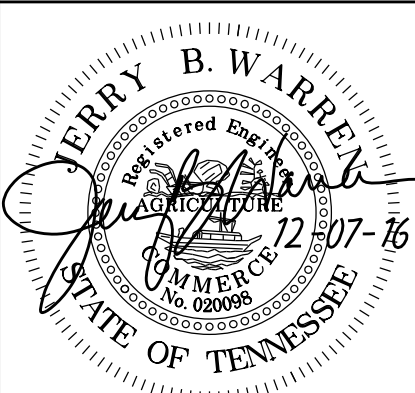
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DRAWN BY: RKT  
 CHECKED BY: JBW  
 DATE: OCT. 2016

**SP-1**  
 FILE NO. 4700-16

PRELIMINARY DEVELOPMENT PLAN  
**METRO CASE: 2016SP-078-001**  
**TAX MAP 60-08 ; PARCELS 46 & 47**  
**HILLSIDE ROAD**





**PRELIMINARY GRADING & DRAINAGE**

**PRELIMINARY SP**  
**METRO CASE: 2016SP-078-001**  
**3043/3045 HILLSIDE ROAD**  
NASHVILLE, TENNESSEE

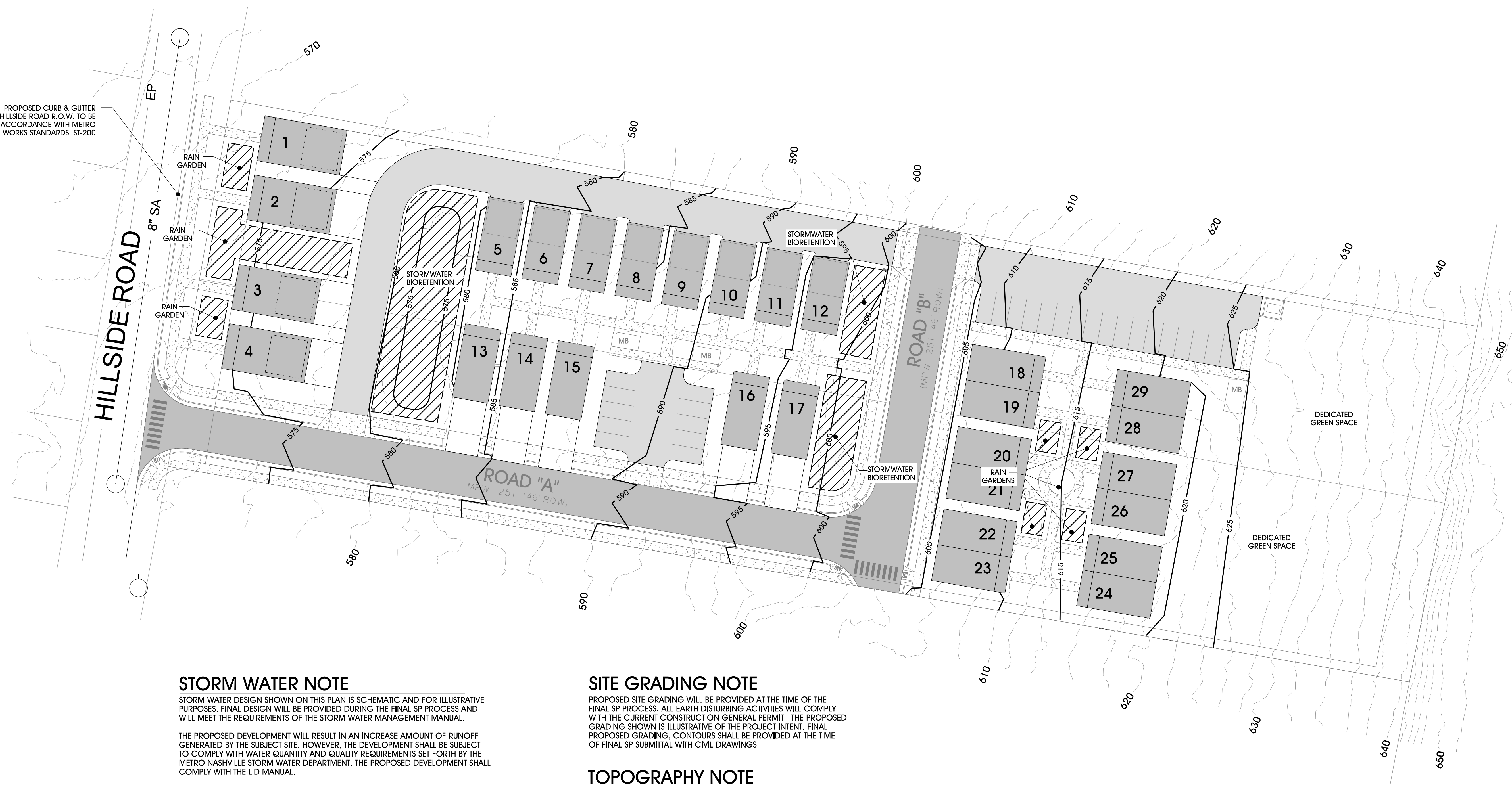
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DRAWN BY: **RKT**  
CHECKED BY: **JBW**  
DATE: **OCT. 2016**

**SP-2**  
FILE NO. 4700-16

PROPOSED CURB & GUTTER ALONG HILLSIDE ROAD R.O.W. TO BE INSTALLED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS ST-200



**STORM WATER NOTE**

STORM WATER DESIGN SHOWN ON THIS PLAN IS SCHEMATIC AND FOR ILLUSTRATIVE PURPOSES. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORM WATER MANAGEMENT MANUAL.

THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE AMOUNT OF RUNOFF GENERATED BY THE SUBJECT SITE. HOWEVER, THE DEVELOPMENT SHALL BE SUBJECT TO COMPLY WITH WATER QUANTITY AND QUALITY REQUIREMENTS SET FORTH BY THE METRO NASHVILLE STORM WATER DEPARTMENT. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE LID MANUAL.

**SITE GRADING NOTE**

PROPOSED SITE GRADING WILL BE PROVIDED AT THE TIME OF THE FINAL SP PROCESS. ALL EARTH DISTURBING ACTIVITIES WILL COMPLY WITH THE CURRENT CONSTRUCTION GENERAL PERMIT. THE PROPOSED GRADING SHOWN IS ILLUSTRATIVE OF THE PROJECT INTENT. FINAL PROPOSED GRADING, CONTOURS SHALL BE PROVIDED AT THE TIME OF FINAL SP SUBMITTAL WITH CIVIL DRAWINGS.

**TOPOGRAPHY NOTE**

EXISTING TOPOGRAPHY SHOWN IN 2-FT CONTOUR INTERVALS. INFORMATION TAKEN FROM AVAILABLE METRO-NASHVILLE GIS DATA

**PRE/POST DEVELOPMENT AREA CALCULATIONS**

<b>PRE-DEVELOPMENT</b>	
TOTAL SITE AREA = 3.21 ACRES	
PRE-DEVELOPMENT IMPERVIOUS	= 0.03 AC @ 98
PRE-DEVELOPMENT VEGETATED	= 3.18 AC @ 74
PRE-COMPOSITE CN	= 74.2
<b>POST-DEVELOPMENT</b>	
TOTAL SITE AREA = 3.21 ACRES	
POST-DEVELOPMENT IMPERVIOUS	= 1.66 AC @ 98
POST-DEVELOPMENT VEGETATED	= 1.55 AC @ 74
POST-COMPOSITE CN	= 86.4



**PRELIMINARY GRADING AND DRAINAGE PLAN**  
**METRO CASE: 2016SP-078-001**  
**TAX MAP 60-08 ; PARCELS 46 & 47**  
**HILLSIDE ROAD**

