

An Amendment to the Development Plan for

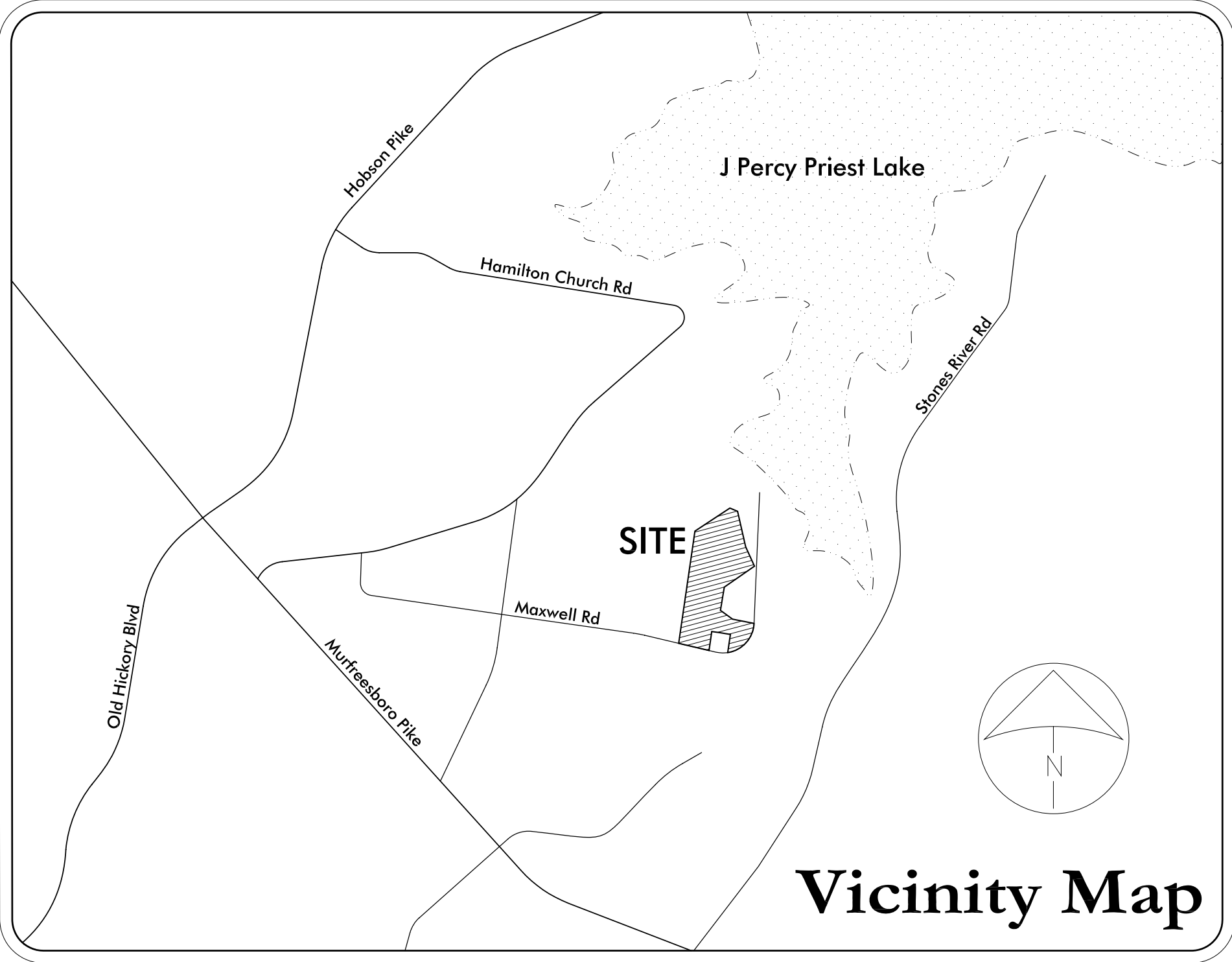
Davenport Downs

Exhibit A

(Formerly Known as the Maxwell Road SP)  
Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165  
Nashville, Davidson County, Tennessee  
MPC Case Numbers 2006SP-081-001 & 2006SP-081-002

Metro Council Ordinance BL2011-73

Original MPC Case Number 2006SP-081-001  
Original Council Ordinance BL2006-1303



Vicinity Map

Sheet Schedule

- C0.0 Cover Sheet
- C1.0 SP Comparison
- C2.0 SP Layout Plan
- C3.0 SP Utility Plan
- C4.0 SP Notes & Amenities

DEVELOPMENT SUMMARY

PROPOSED USE	SINGLE FAMILY (DETACHED) RESIDENTIAL
PROPERTY ZONING	SP
SURROUNDING ZONING	AR2A, RS10
MINIMUM LOT SIZE STREET LOADED	5,500 Sq Ft for Lots within Phase 1 Only / 6,000 Sq Ft for Future
MINIMUM LOT SIZE ALLEY LOADED	3,400 Sq Ft
DENSITY	3.2 Units per Acre (207 Lots on 64 Acres)
OPEN SPACE	21.5 Acres or 33% Proposed (21.4 Acres Currently Approved)
RIGHT OF WAY	12.9 Acres or 20% Proposed (15.3 Acres Currently Approved)
FRONT YARD SETBACK:	20 Ft for Street Loaded / 10 Ft for Alley Loaded
SIDE YARD	5 Ft for Interior Lots / Corner Lots vary 10'-15' (See Plans)
REAR YARD	20 Ft for Street Loaded / 5 Ft for Garage on Alley Loaded
HEIGHT STANDARDS	3 Stories Maximum
NOTE: THE DENSITY AND OPEN SPACE FIGURES /PERCENTAGES SHOWN IN THE ABOVE TABLE ARE BASED UPON ONLY THE 64.2 ACRE PROPOSED TO BE AMENDED BY THIS APPLICATION, AND DOES NOT INCLUDE THE ADDITIONAL 9.5 ACRES THAT COMPLETE THE 73.7 ACRE SP THAT IS PROPOSED TO BE REMOVED FOR THE SP AND REZONED TO AR2a.	

PURPOSE NOTE

THE PURPOSE OF THIS AMENDMENT TO THE DAVENPORT DOWNS SPECIFIC PLAN DISTRICT IS TO PERMIT 207 SINGLE-FAMILY LOTS WHERE 281 DWELLINGS WERE PREVIOUSLY APPROVED AND TO REZONE A PORTION OF THE DITRICT TO AR2a.

STANDARD NOTES

- 1) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE R6 ZONING DISTRICT IN EFFECT ON THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 2) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE, CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- 3) 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.
- 4) A PROTION OF HIS PROPERTY IS SHOWN WITHIN A FLOOD HAZARD AREA AS DEPICTED ON FEMA MAP 47037C0387F, DATED APRIL 20, 2001. 100 YEAR ELEVATION = 506
- 5) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- 6) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.
- 7) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 8) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 9) PER FIRE MARSHAL NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA AN AN APPROVED HARD SURFACED ROAD. METRO ORDINANCE 095-1541 SECTION 1568.020 B. FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 600FT. IN LENGTH SHOULD BE 10" IN DIAMETER.
- 10) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS.
- 11) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 12) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM 15" CMP IN R.O.W.)
- 13) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 14) THE BUFFER ALONG WATERWAYS WILL BE 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.
- 15) NOTE TO PROSPECTIVE OWNERS: YOUR ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
- 16) INDIVIDUAL WATER AND OR SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- 17) SOLID WASTE PICKUP TO PROVIDED VIA INDIVIDUAL ROLL-AWAY CANS. PLAN & PICKUP TO COORDINATED WITH THE METRO PUBLIC WORKS SOLID WASTE DEPARTMENT.

Property Owner #1

Pinnacle Bank  
Contact: Allen Dixon  
150 3rd Avenue South  
Nashville, Tennessee 37201  
(615) 744-3700

Property Owner #2

Robert N & Doloris P Davenport  
4374 Maxwell Road  
Antioch, Tennessee 37013  
(615) 641-6472

Designer

Dale & Associates  
Contact: Michael Garrigan, PE  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

Floodnote

This property is located within a Flood Hazard Area as Depicted on FEMA Map 47037C0387F. Dated April 20, 2011. Elevation = 506

ORDINANCE NO. BL2011-73

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County by amending the Davenport Downs SP District for properties located at 4334 Maxwell Road and Maxwell Road (unnumbered), approximately 430 feet east of Flagstone Drive (65.74 acres), to permit 207 single-family residential units where 318 residential units were previously approved, all of which is described herein (Proposal No. 2006SP-081-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY: Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows: By amending the Davenport Downs SP District for properties located at 4334 Maxwell Road and Maxwell Road (unnumbered), approximately 430 feet east of Flagstone Drive (65.74 acres), to permit 207 single-family residential units where 318 residential units were previously approved, being Property Parcel Nos. 073, 104, 105, 106, 130 as designated on Map 165-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 165 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted that, a final corrected copy of the amended SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a final corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the final corrected copy of the SP plan shall be presented to the Metro Council as a new amendment to this SP prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 4. Be it further enacted, that minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee 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 increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.

Section 5. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Robert Duval

AMENDMENT NO. 1 TO ORDINANCE NO. BL2011-73

Madam President:

I move to amend Ordinance No. BL2011-73 by modifying it as follows:

By adding the following new Section 3 and renumbering the following sections of the Ordinance accordingly:

\*Section 3. Be it further enacted, that the following conditions be completed, bonded or satisfied as specifically required:

1. Any deviation from the layout shown on the Development Plan shall be approved by the Planning Commission, and any deviation that the Planning Commission finds that changes the basic development concept shall require Council approval.
2. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
3. The proposed development street names shall require further coordination with Public Works.
4. As planned, Chutney and Trail Water Drive shall be extended to provide a secondary access to the proposed project site.
5. Maxwell Road shall be improved along the property frontage to provide one-half of Metro's standard ST-252 cross section.
6. Prior to construction plan preparation, a geotechnical report on sinkholes near roadways shall be provided.
7. Prior to platting the 100th lot, a dedicated right turn lane shall be constructed for southbound traffic on Old Hickory Boulevard at Murfreesboro Road. This lane shall be designed with 100feet of storage and a taper per AASHTO standards.
8. Prior to platting the 100th lot, Maxwell Road shall receive a full width pavement overlay from Lavergne/Couchville Pike to the property limits of the revised SP. The paving shall be a minimum of 2 as-11 feet striped travel lanes with a minimum of 2 feet gravel shoulders. This work shall be coordinated with the Public Works Paving section inspector.
9. No final plats shall be recorded until all off-site improvements have been designed, constructed and/or bonded. Further, all off-site improvements shall be constructed prior to the recording of the final plat containing the 100th lot.

Sponsored by: Robert Duval

ORDINANCE NO. BL2011-74

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County by changing from SP District to AR2a zoning for property located at Maxwell Road (unnumbered), approximately 1,575 feet east of Flagstone Drive (9.52 acres) and within the Floodplain Overlay District, all of which is described herein (Proposal No. 2006SP-081-002).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY: Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows: By changing from SP District to AR2a zoning for property located at Maxwell Road (unnumbered), approximately 1,575 feet east of Flagstone Drive (9.52 acres) and within the Floodplain Overlay District, being Property Parcel No. 066 as designated on Map 176-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 176 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Robert Duval

PLAN CONSISTENCY

The property in question is contained within Antioch/Priest Lake Community Plan or Subarea 13, with a specified Land Use Policy of Neighborhood General (NG).

Neighborhood General is a structure plan classification for areas that are primarily residential, ideally with lot patterns that are carefully arranged. Appropriate land uses include single family residential and public benefit activities, with multi-family residential being appropriate in certain locations within a NG District. Small open spaces such as parks, greens, squares and plazas are also appropriate. Development patterns within the NG Policy shall be carefully arranged and not random.

Davenport Downs proposes a total of 207 residential units on approximately 64 acres of land for a density of 3.2 units per acre. The lot pattern and road layout has been prepared cautiously with much thought in order to create a unique residential development with an abundance of open spaces, both active and passive. Mixtures of street and alley loaded products are proposed with centralized, formal green areas to serve as community amenities.



Dale & Associates

Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

Amendment to the  
Development Plan  
Davenport Downs SP  
D&A Project #10650

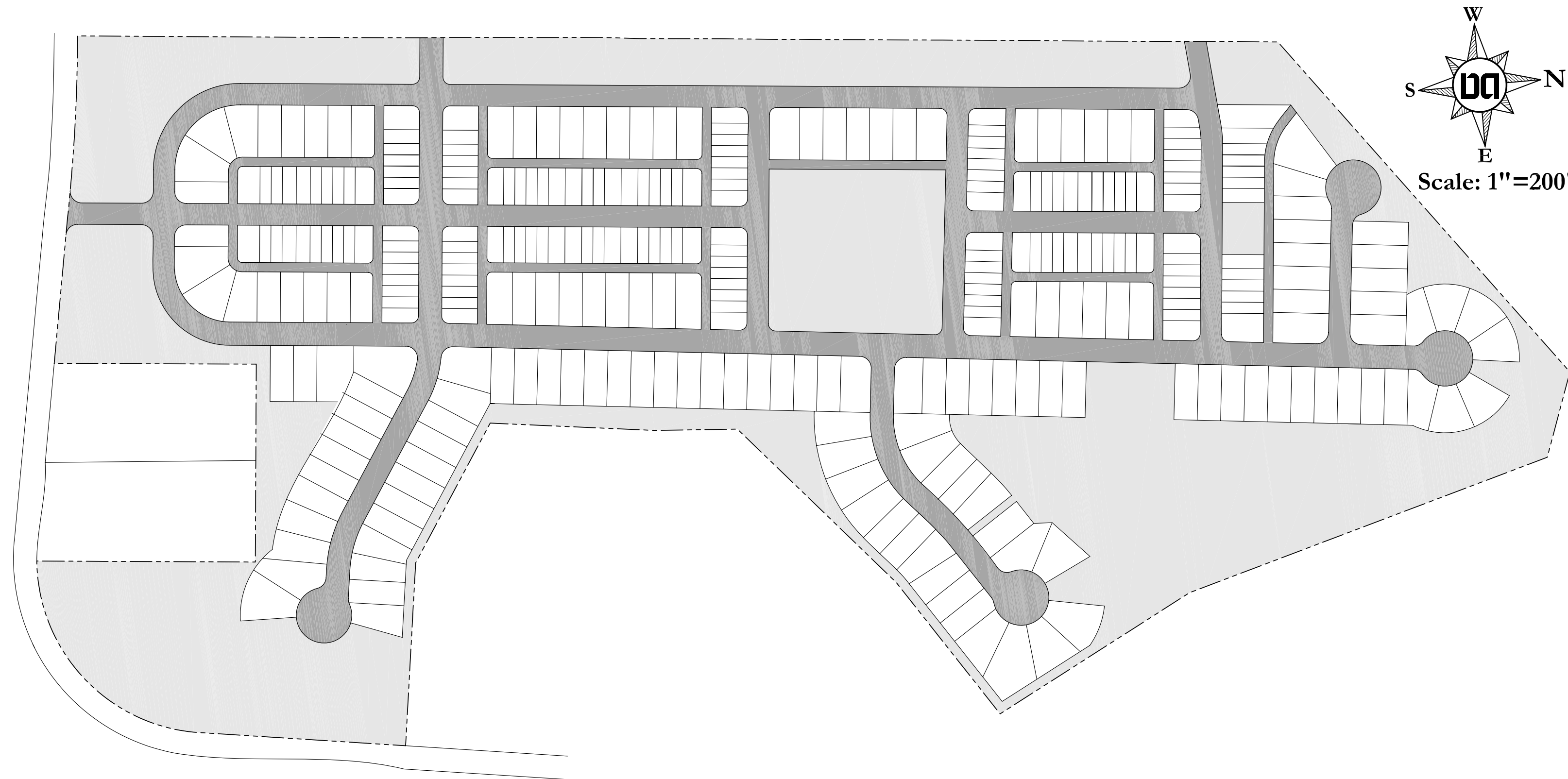
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516 Heather Place  
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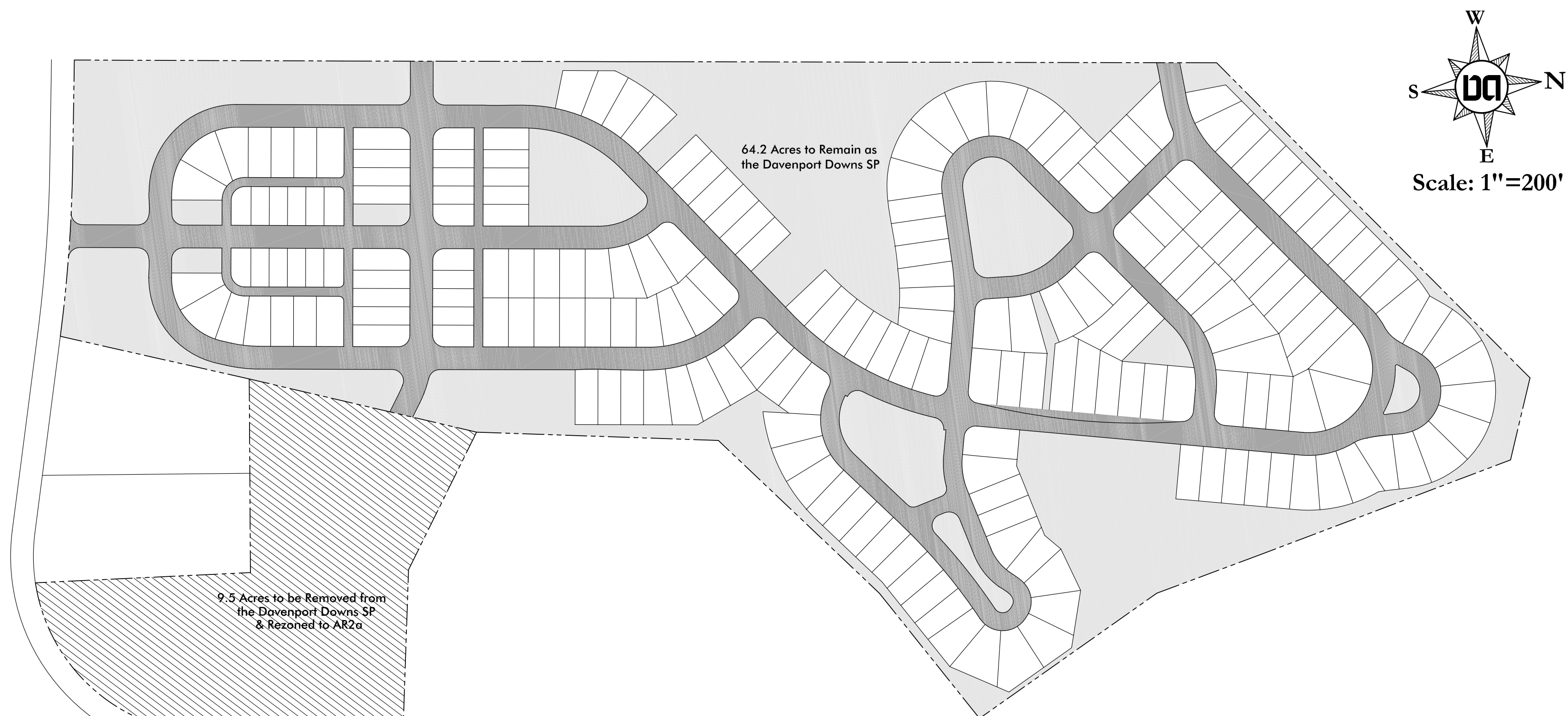
# SP Comparison

## Davenport Downs An Amendment to the Development Plan Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165 Nashville, Davidson County, Tennessee MPC Case Numbers 2006SP-081-001 & 2006SP-081-002 Metro Council Ordinance BL2011-73



ORIGINAL SP SUMMARY	
OVERALL AREA	74.26 ACRES
APPROVED UNITS	318 (Single Family Detached & Townhomes)
APPROVED DENSITY	4.3 Un/Ac
UNIT TYPE SUMMARY	(162) 24 Ft Alley Loaded Townhome Lots (156) 50 Ft Single Family Lots
MIN. LOT (Street Loaded)	6,000 Sq Ft Lot / 1,800 Sq Ft Living Space
MIN. LOT (Alley Loaded)	2,040 Sq Ft Lot / 1,200 Sq Ft Living Space
AREA IN RIGHT OF WAY	15.1 Acres (20%)
OPEN SPACE	28.4 Acres (38%)
FRONT SETBACK (Street Loaded)	20' (Garage to be recessed by 20 feet)
REAR SETBACK (Street Loaded)	20'
SIDE SETBACK (Street Loaded)	5' (15' for Corner Lots)
FRONT SETBACK (Townhomes)	10'
REAR SETBACK (Townhomes)	20'
SIDE SETBACK (Townhomes)	0' (5' for End Units)
PARKING REQUIREMENT	2 Spaces/Dwelling

Currently Approved Master Plan



PROPOSED SP SUMMARY	
OVERALL AREA	64.21 ACRES
PROPOSED UNITS	207 (All Single Family Detached)
PROPOSED DENSITY	3.2 Un/Ac
UNIT TYPE SUMMARY	(36) 40 Ft Alley Loaded Single Family Lots (171) 50 Ft Street Loaded Single Family Lots
MIN. LOT (Street Loaded)	*5,500 Sq Ft Lot / 1,500 Sq Ft Living Space
MIN. LOT (Alley Loaded)	3,400 Sq Ft Lot / 1,500 Sq Ft Living Space
AREA IN RIGHT OF WAY	12.9 Acres (20%)
OPEN SPACE	21.5 Acres (33%)
FRONT SETBACK (Street Loaded)	20' (Garage to be recessed by 3 feet)
REAR SETBACK (Street Loaded)	20'
SIDE SETBACK (Street Loaded)	5' Interior / 15' Corner Lots
FRONT SETBACK (Alley Loaded)	10'
REAR SETBACK (Alley Loaded)	5' from Alley to Garage
SIDE SETBACK (Alley Loaded)	5' Interior / 10' for Corner Lots
PARKING REQUIREMENT	2 Spaces/Dwelling for Street Loaded 3 Spaces/Dwelling for Alley Loaded

\*Note: 5,500 Sq Ft is the minimum Lot Size 4-6 & 203-206 which are within Phase 1 and constrained by existing conditions. All future street loaded lots outside of the above shall be a minimum of 6,000 sq ft as shown in the Lot Size Table on Sheet C2.0

Proposed Revised Master Plan

REVISIONS:  
9/30/2011 - Staff Comments  
11/21/2011 - Staff Comments

MPC Case Numbers  
2006SP-081-001 & 002  
DATE: July 2011

NOTES:

Information in the "Original SP Summary" refers to the Council Adopted Plan that included the 9.5 Acre "Davenport Tract" that is proposed to be removed from the overall development.

Although the overall "Original SP" showed 28.4 acres of Open Space, Approximately 7.0 Acres of the Open Space was within the boundaries of the "Davenport Tract". A comparison of Open Space within the 64.2 Acre "Development Tract" yields comparable results (21.4 Acres on Original Council Plan versus 21.5 Acres as Proposed)

Composite Comparison of Minimum & Average Dwelling Sizes:

Minimum Living Space of Original SP (64.2 Ac "Development Tract")  
130 Single Family Homes at 1,800 Sq Ft  
162 Attached Townhomes at 1,200 Sq Ft  
Aggregate (Average) Living Space of Original SP = 1,467 Sq Ft

Minimum Living Space of Proposed Amendment  
207 Single Family Homes at 1,500 Sq Ft (Exceeds Above Aggregate)

Average Building Size of Original SP (64.2 Ac "Development Tract")  
130 Single Family Homes at 2,200 Sq Ft  
162 Attached Townhomes at 1,400 Sq Ft  
Aggregate (Average) Living Space of Original SP = 1,756 Sq Ft

Minimum Living Space of Proposed Amendment  
207 Single Family Homes at 1,750 Sq Ft (Comparable to Above Aggregate)

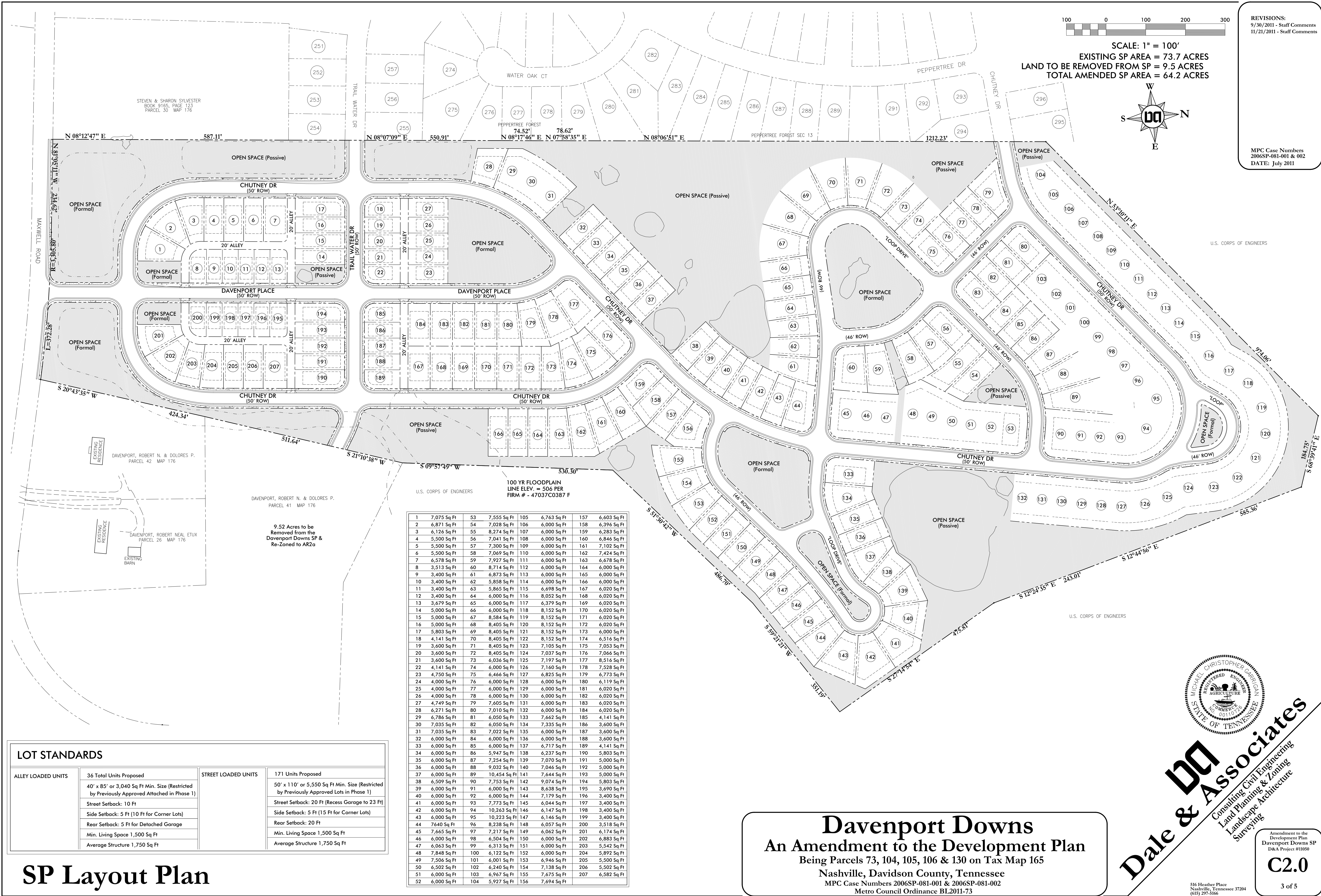


**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

516 Heather Place  
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Amendment to the  
Development Plan  
Davenport Downs SP  
D&A Project #11050  
**C1.0**  
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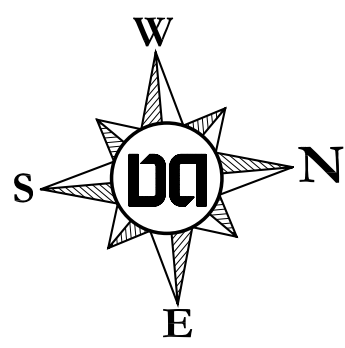
100 0 100 200 300

SCALE: 1" = 100'

EXISTING SP AREA = 73.7 ACRES

LAND TO BE REMOVED FROM SP = 9.5 ACRES

TOTAL AMENDED SP AREA = 64.2 ACRES



REVISIONS:

9/30/2011 - Staff Comments

11/21/2011 - Staff Comments

MPC Case Numbers

2006SP-081-001 & 002

DATE: July 2011

LEGEND:

8" SA	SANITARY SEWER
8" W	DOMESTIC WATER
6" FM	SANITARY FORCEMAIN
(Hatched Area)	STORMWATER FEATURE
(Circle with X)	EXISTING SINKHOLE

Metro Public Works Notes

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based upon field conditions.
2. The proposed development street names will require further coordination with Public Works.
3. As planned, extend Chutney and Trail Water Drive to provide a secondary access to the proposed project site.
4. Maxwell Road shall be improved along the property frontage to provide one-half of Metro's standard ST-252 cross section.
5. Prior to construction plan preparation, provide geotechnical report on sinkholes near roadways.
6. Prior to platting the 100th lot, a dedicated right turn lane shall be constructed for southbound traffic on Old Hickory Boulevard at Murfreesboro Road. This lane shall be designed with 100ft of storage and a taper per AASHTO standards.
7. Prior to platting the 100th lot, Maxwell Road is to receive a full width pavement overlay from Lavergne/Couchville Pike to the property limits of the revised SP. The paving is to be a minimum of 2 ea. 11 feet striped travel lanes with a minimum of 2 feet gravel shoulders. This work is to be coordinated with the Public Works Paving section inspector.
8. No final plats are to be recorded until all off-site improvements have been designed, constructed and/or bonded. Further, all off-site improvements shall be constructed prior to the recording of the final plat containing the 100th lot.

SP Layout Plan

Davenport Downs

An Amendment to the Development Plan

Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165

Nashville, Davidson County, Tennessee

MPC Case Numbers 2006SP-081-001 & 2006SP-081-002

Metro Council Ordinance BL2011-73

Michael Christopher Garrison

REGISTERED ENGINEER

AGRICULTURE

NO. 00110126

STATE OF TENNESSEE

**Dale & Associates**

Consulting Civil Engineering

Land Planning & Zoning

Landscape Architecture

Amendment to the Development Plan

Davenport Downs SP

D&A Project #11050

**C3.0**

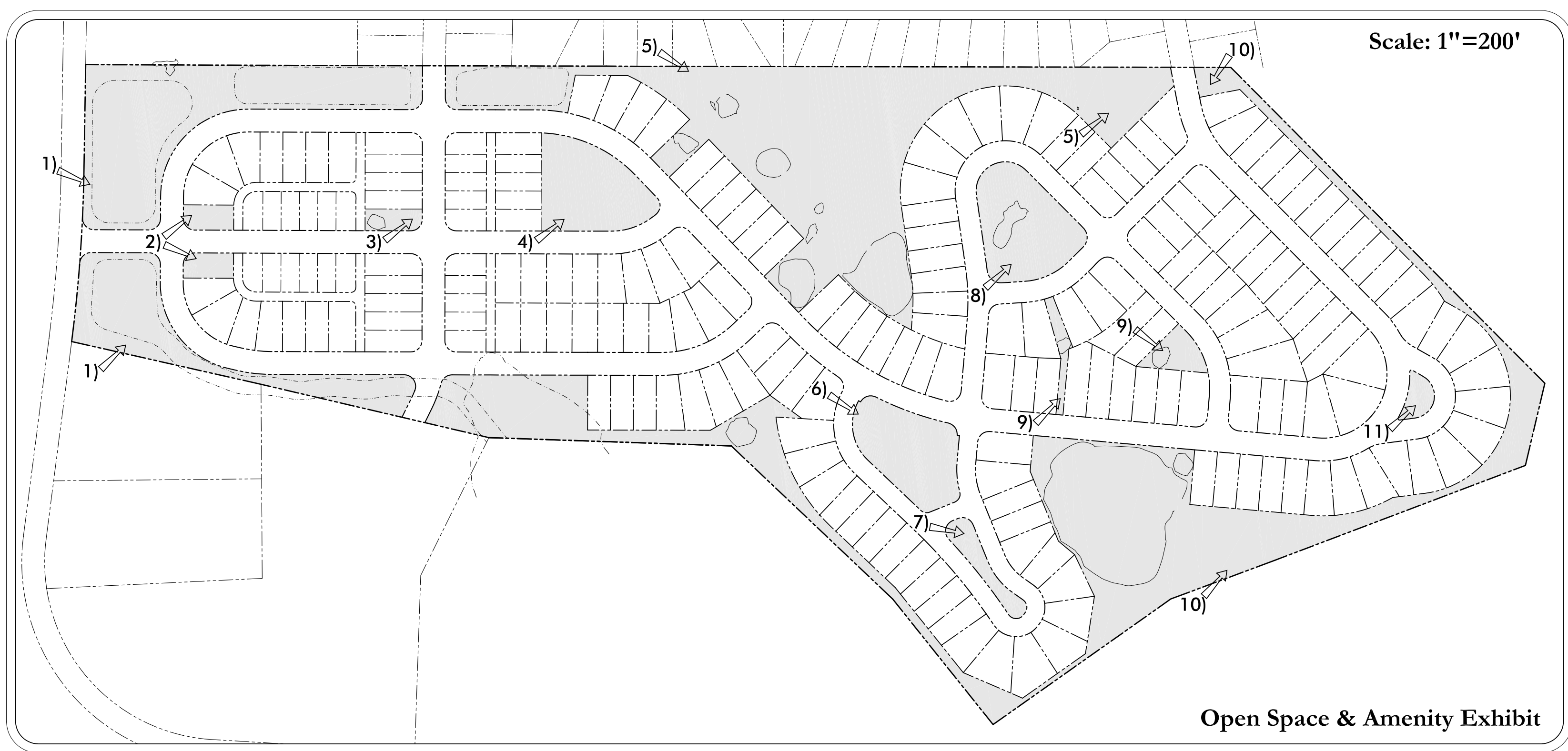
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516 Heather Place

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Open Space & Amenity Exhibit

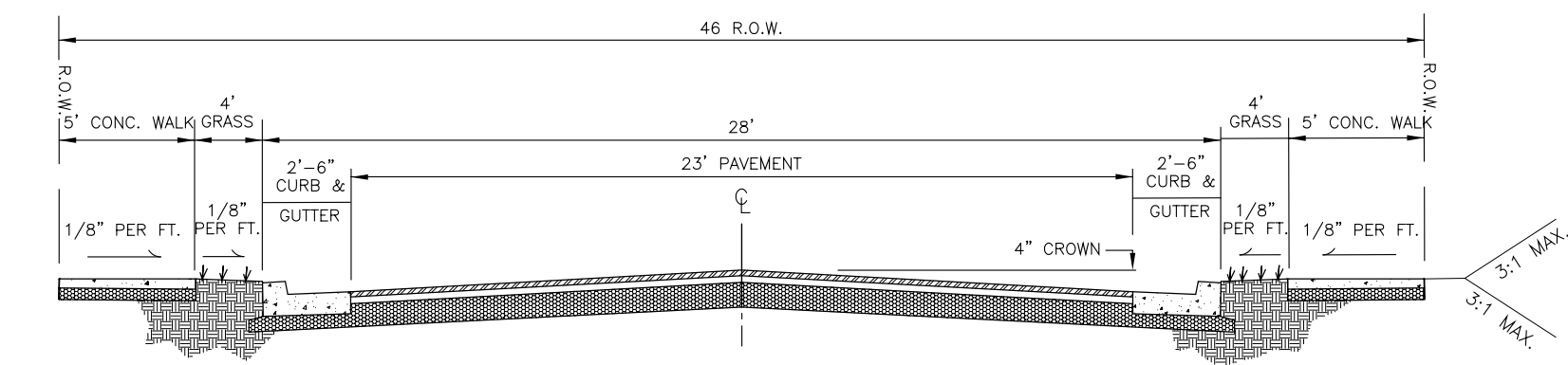
Open Space & Amenity Summary

- 1) Open Area adjacent to Maxwell Road to consist of two large wet lakes accessible by public sidewalk and landscaped with native species and grasses, including water plants such as Cattails, Water Iris, and Harly Lily. Lakes shall serve as an example of storm water management features designed and operating as amenities.
- 2) Formal Open Space including entry signage or stone columns with landscape planter beds. A small, formal sitting area accessible by public sidewalk consisting of a park bench and trellis is also appropriate.
- 3) Informal Open Space, preserving an existing sink hole and the trees adjacent to it. Disturbance of the sink hole for any construction activities, including grading, shall be prohibited.
- 4) Formal Open Area shall be designated as Community Green. Primarily open landscaped space available for free /open play and performance/gathering area. Trailways along with a small Arbor or Gazebo are also appropriate.
- 5) Large contiguous area considered informal open space with conserved sink holes. The design of this open space shall preserve the existing tree canopy with the exception of area shown as proposed for storm water management feature and other minor grading activities. Mulched trailways are also appropriate.
- 6) Formal Open Space shall be developed as a plaza or park consisting of a landscaped rain garden and a community playground. The rain garden shall have an access trail leading around its perimeter from the public sidewalk and shall also incorporate sitting areas, decorative lighting (along trail), and a trash receptacle. The playground shall incorporate preschool age equipment and shall be equipped with park benches, lighting, bike loops and a trash receptacle.
- 7) The open area shall be considered Community Green, primarily consisting of open landscaped space. A small trellis with sitting space and small garden would also be considered appropriate.
- 8) Formal park area to include a low impact storm water feature, such as a rain garden, and a playground with grade school age equipment, such as a climbing rock. Amenity features described for the rain garden and play areas in Item 6) are also appropriate and shall be incorporated into this area as well.
- 9) Passive or informal open space to consist of preserved trees and sink hole.
- 10) Perimeter open space shall be considered passive and will contain preserved sink holes, an existing sanitary sewer pump station, existing tree canopy along the boundary lines, and storm water features as conceptually shown.
- 11) Formal Pocket Park designed and developed to include park benches, lighting, a trellis (or a small gazebo or arbor) with paver walkways providing pedestrian access. Green space shall be landscaped with flowering trees and planter beds.

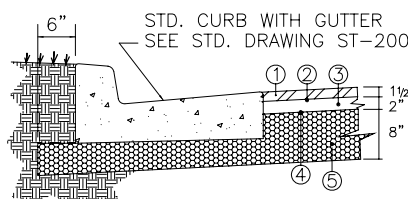
REVISIONS:  
9/30/2011 - Staff Comments  
11/21/2011 - Staff Comments

MPC Case Numbers  
2006SP-081-001 & 002  
DATE: July 2011

ST-251 RESIDENTIAL-LOW DENSITY  
46' Right of Way



ROADWAY SECTION  
NOT TO SCALE

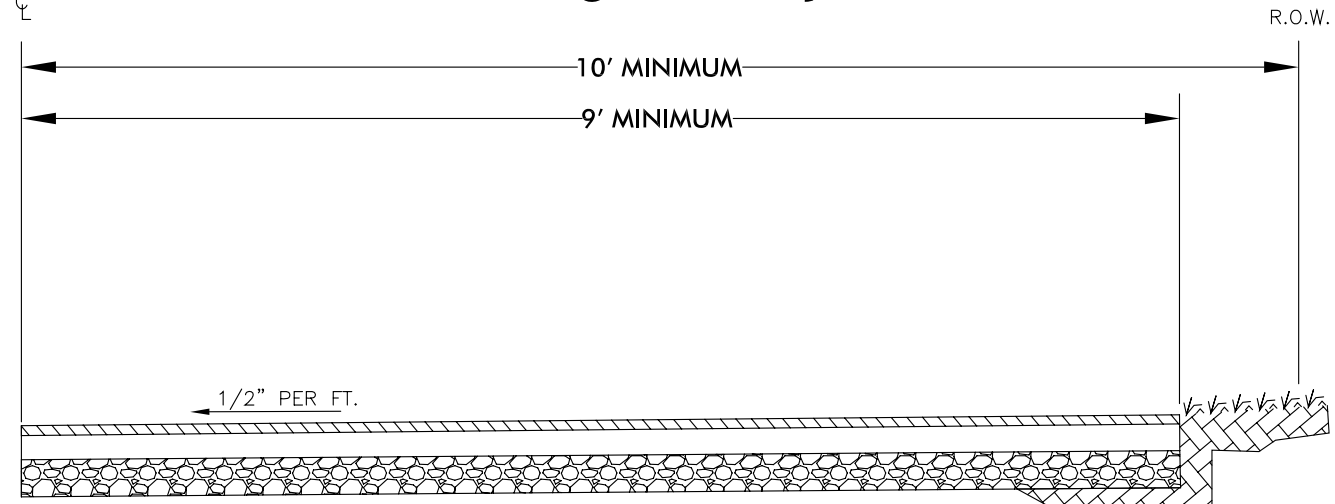


PAVEMENT COURSES

- 1 11/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PTCE COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

- General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
  2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

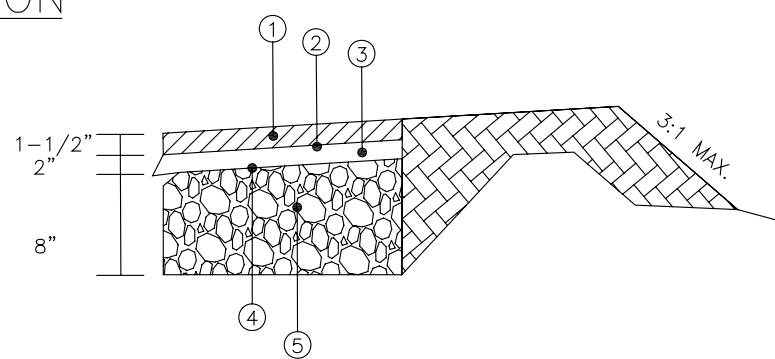
ST-263 PUBLIC ALLEY  
20' Right of Way



HALF-SECTION

General Note

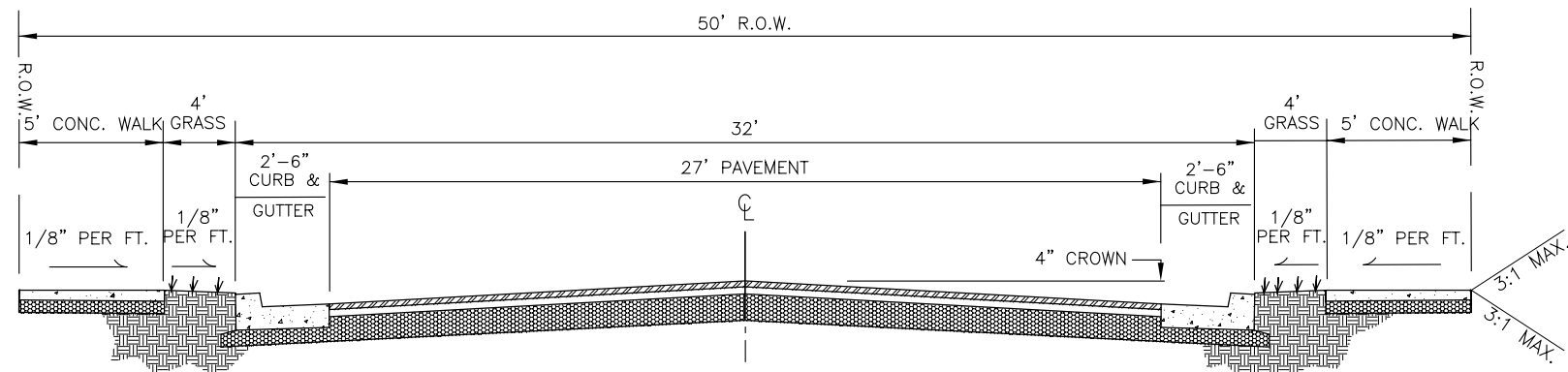
1. Alley width shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision
1. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.



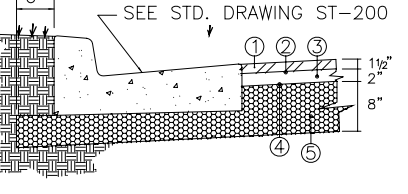
PAVEMENT COURSES

- 1 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" BITUMINOUS LEVELER (CW)
- 4 PRIME COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

ST-252 RESIDENTIAL-MED DENSITY  
50' Right of Way



ROADWAY SECTION  
NOT TO SCALE

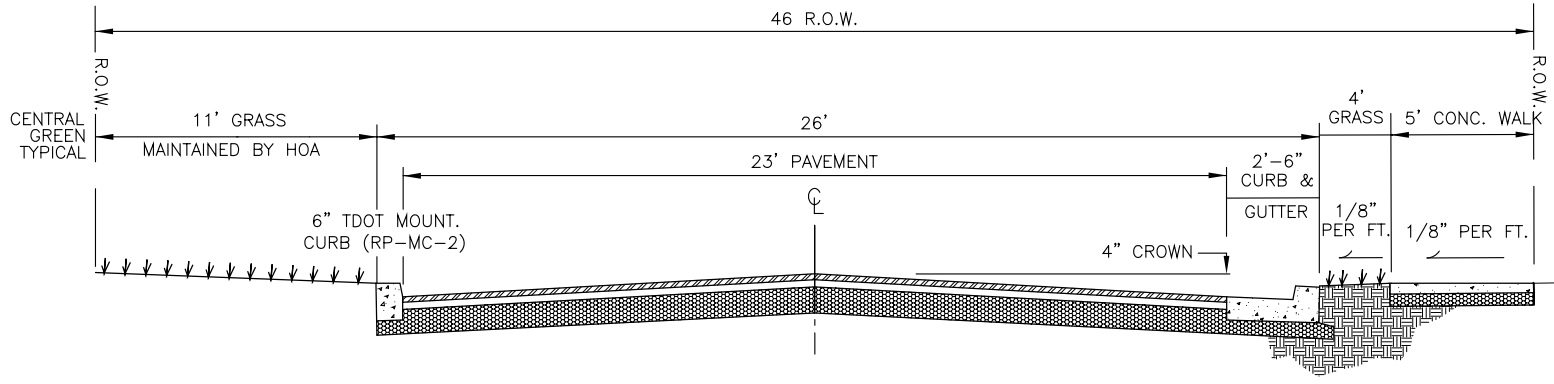


PAVEMENT COURSES

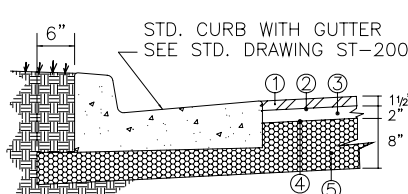
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- 2 TACK COAT (SS-1)
- 3 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PTCE COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

- General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
  2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

ST-251 MODIFIED ("LOOP DRIVES")  
46' Right of Way



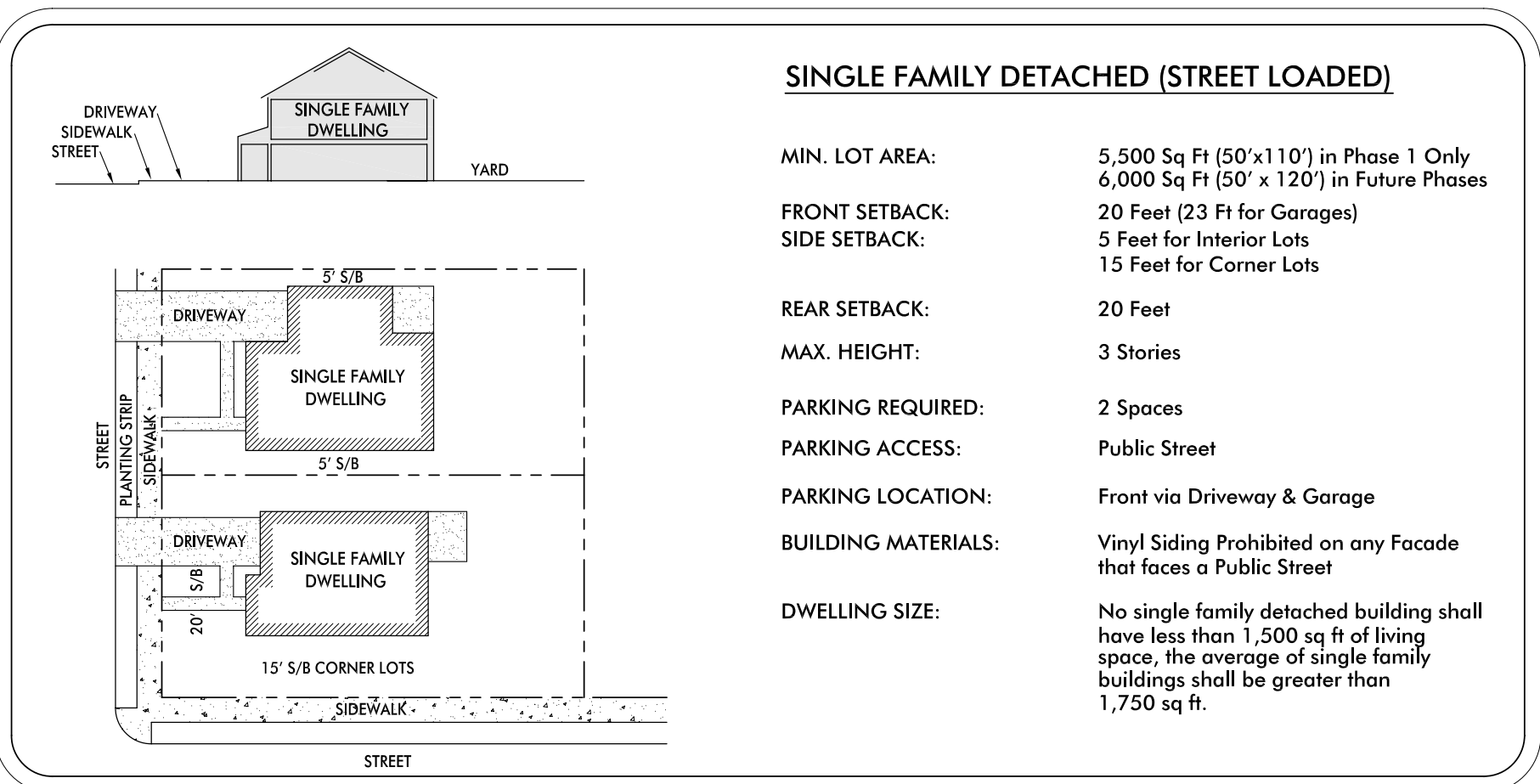
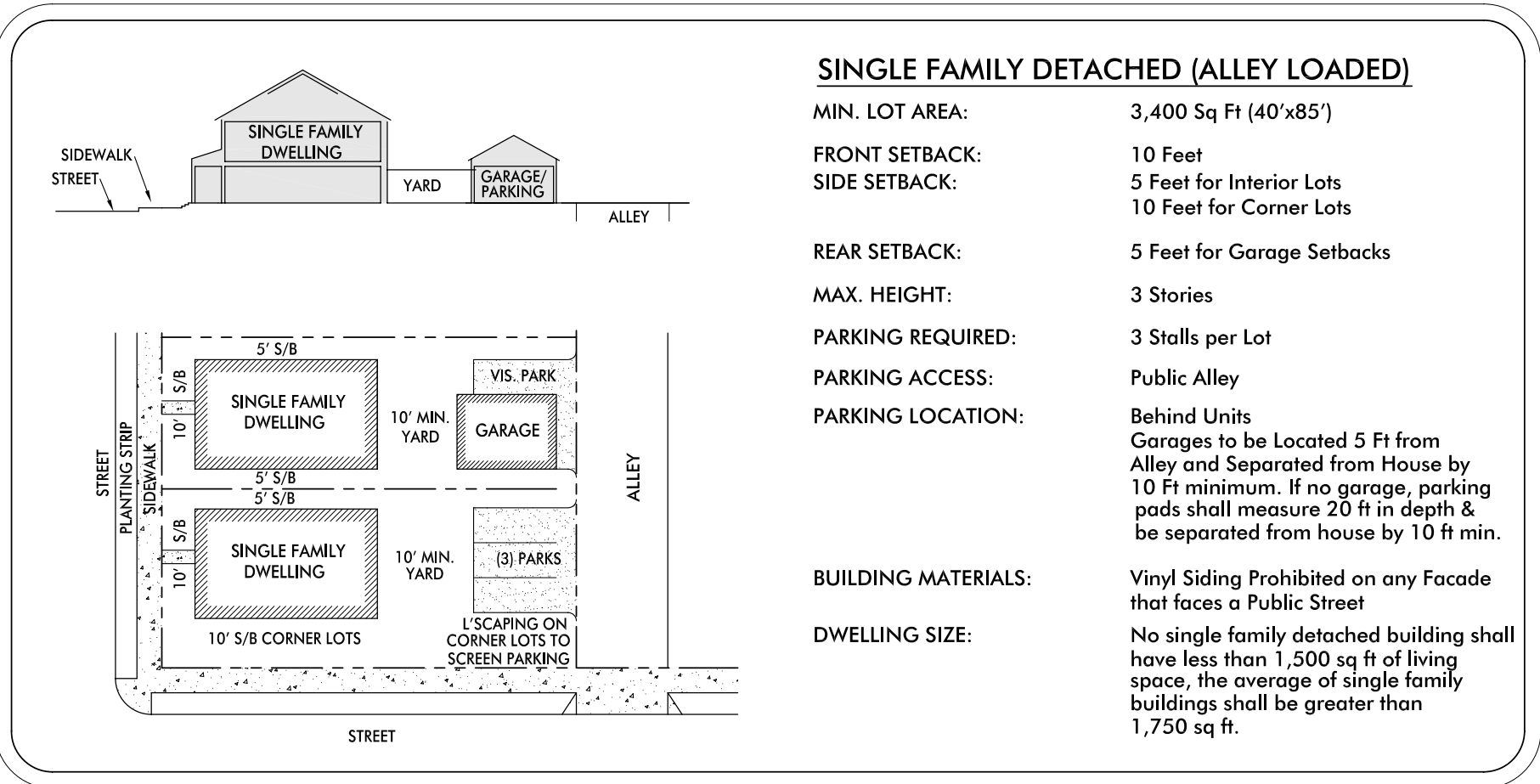
ROADWAY SECTION  
NOT TO SCALE



PAVEMENT COURSES

- 1 11/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PTCE COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

- General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
  2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.



**Dale & DD**  
Associates  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

SP Notes & Amenities

**Davenport Downs**  
An Amendment to the Development Plan  
Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165  
Nashville, Davidson County, Tennessee  
MPC Case Numbers 2006SP-081-001 & 2006SP-081-002  
Metro Council Ordinance BL2011-73

Amendment to the  
Development Plan  
Davenport Downs SP  
D&A Project #1050

**C4.0**