



Know what's below.
Call before you dig.

PRELIMINARY SP NOTES:

1. THE PURPOSE OF THIS SP IS TO ALLOW THE RENOVATION OF AN EXISTING HOTEL INTO A MULTIFAMILY USE. NO SHORT TERM RENTAL OWNER AND NON-OWNER OCCUPIED IS PERMITTED.
2. 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 "RM40" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
6. 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.
7. 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 OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
12. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS L₁ - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), SLOPES FROM 0-3%.
13. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
14. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
15. THE FINAL SITE PLAN/ BUILDING PERMIT 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 REQUIRED 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.
16. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MUL-NS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
17. 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. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

LANDSCAPE NOTES:

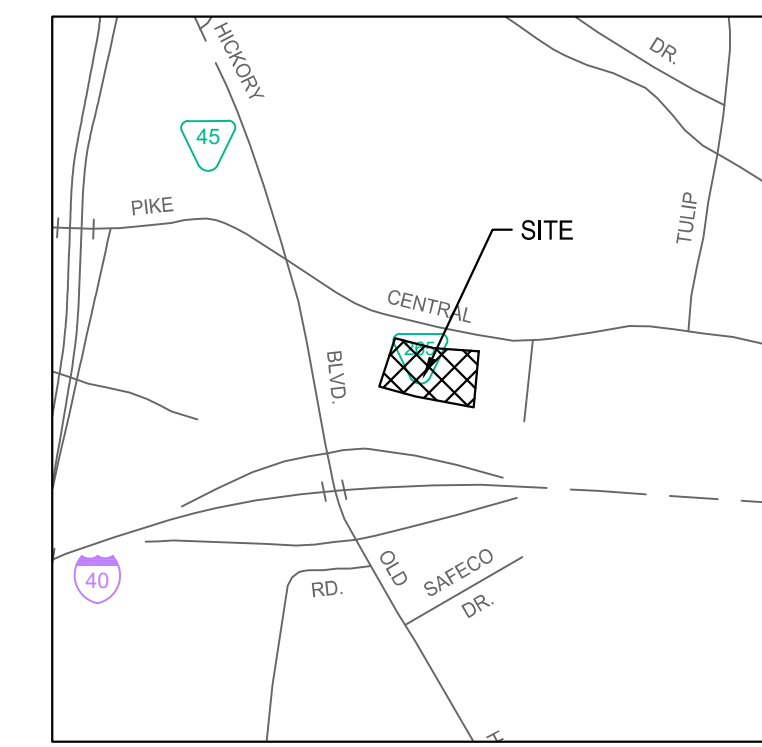
Landscaping and tree density requirements per Metro Zoning Ordinance.

STORMWATER QUALITY NOTE:

1. THE EXISTING 27,600 SF ROOF WILL REQUIRE APPROXIMATELY 1,500 SF LEVEL 2 BIORETENTION. (SEE SITE PLAN FOR SPECIFIC LOCATION)

LAND USE POLICY NOTE:

THIS PROPERTY IS WITHIN THE DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AREA ADOPTED JUNE 22, 2015 AND AMENDED AUGUST 24, 2017. THE COMMUNITY CHARACTER MANUAL FOR THIS PROPERTY IDENTIFIES THIS AREA AS T3 SUBURBAN COMMUNITY CENTER. THIS SPECIFIC PLAN WILL ENHANCE THE SURROUNDING NEIGHBORHOOD BY INCREASING HOUSING CHOICE WITHIN THE POLICY AREA. ADDITIONALLY, THIS SITE WILL SUPPORT SURROUNDING COMMERCIAL LAND USES BY INCREASING RESIDENTS WITHIN THE IMMEDIATE POLICY AREA.



VICINITY MAP
SCALE: 1"=1000'

DEVELOPMENT SUMMARY:

SP NAME: 3887 CENTRAL PIKE
CASE NUMBER: 2022SP-008-001
PLAN DATE: 12/28/2021
COUNCIL DISTRICT: 12 - ERIN EVANS
OWNER INFO: JAI GANESHA, LLC
ADDRESS: 821 MURFREESBORO PIKE C/O SANJAY PATEL NASHVILLE, TN 37217
FEMA FIRM MAP: ZONE X ON 47037C0286H (04/05/2017)
ENGINEER: JAY FULMER, PE
COMPANY: FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD SUITE B200 NASHVILLE, TENNESSEE 37215 (615) 345-3771 JAY@FULMERLUCAS.COM
PHONE: (615) 345-3771
EMAIL: JAY@FULMERLUCAS.COM

SITE DATA:

PARCEL ID: 08600021500
COMMUNITY PLAN: DONELSON - HERMITAGE - OLD HICKORY
EX LAND USE POLICY: T3 - CC (SUBURBAN COMMUNITY CENTER) (CO - CONSERVATION)
EXISTING ZONING: CS - COMMERCIAL SERVICE (OV-COM) WITH PUD
PROPOSED ZONING: SP - SPECIFIC PLAN
EXISTING USE: HOTEL
PROPOSED USE: MULTIFAMILY
ACREAGE: 3.11 ACRES (135,470 SF)
LOTS: 1 EXISTING / 1 PROPOSED
DENSITY
EXISTING: 108 UNITS (ROOMS)
PROPOSED: 112 STUDIO/EFFICIENCY UNITS
FAR: 0.33 (EXISTING TO REMAIN)
HEIGHT: EXISTING TO REMAIN
ISR: NO INCREASE IS PERMITTED (0.9 MAX.)
SETBACKS: AS SHOWN ON SITE PLAN
PARKING: REQ.: 112 SPACES (1 PER UNIT)
PROVIDED: 115 SPACES
DEVELOPMENT PHASES: ONE

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT PLANS FOR:

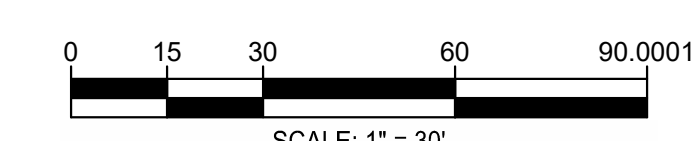
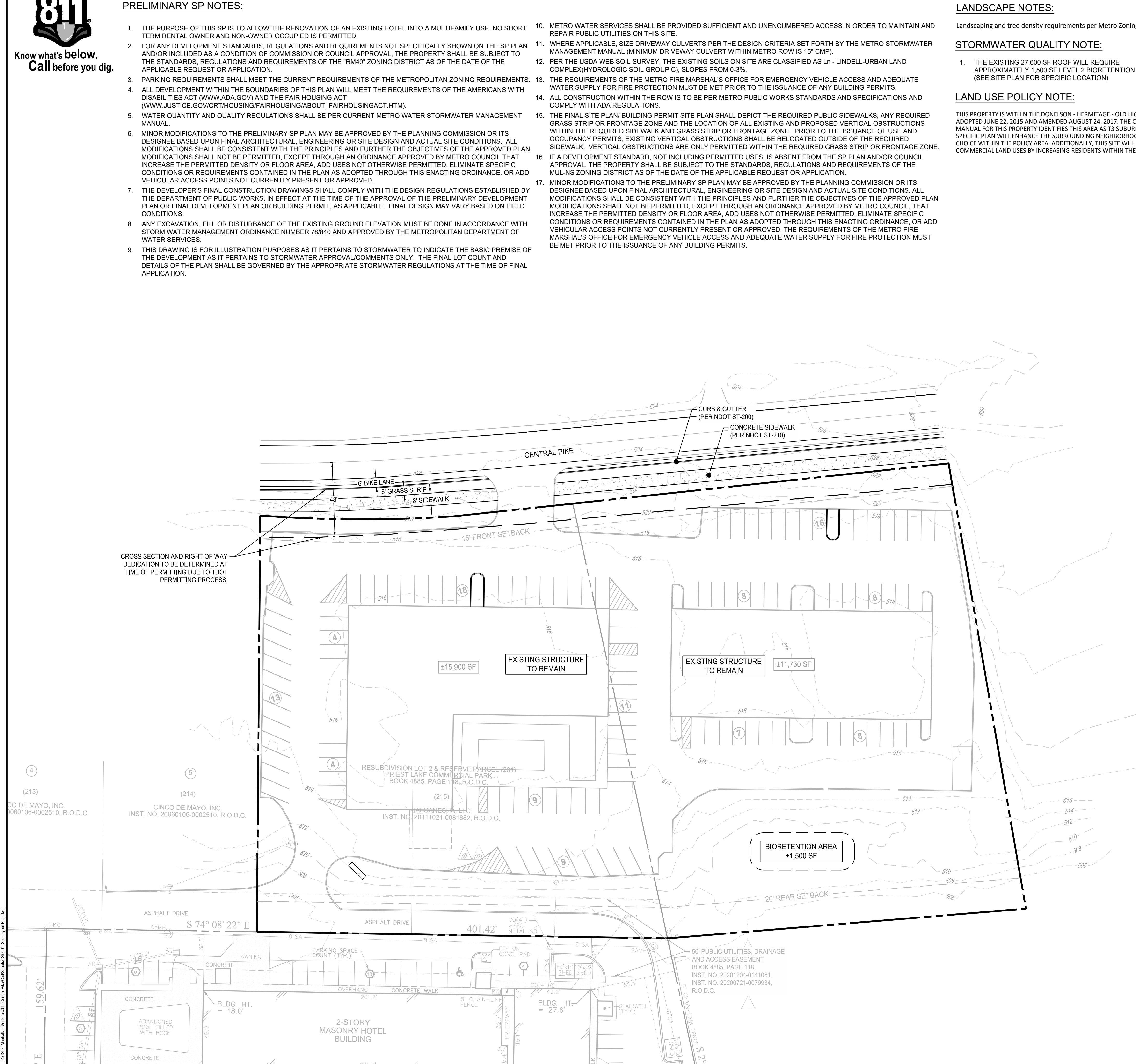
3887 CENTRAL PIKE

HERMITAGE, DAVIDSON COUNTY, TENNESSEE 37076

DR.	DATE	DESCRIPTION
SP SUBMITTAL	12/28/2021	
SP SUBMITTAL	1/28/2021	

SITE LAYOUT PLAN

SP



SURVEY INFO PROVIDED BY: ---
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Friday, January 28, 2022 12:22 PM
C:\Users\jfulmer\OneDrive\Documents\3887 Central Pike\3887 Central Pike.dwg

1297-01_CENTRAL PIKE