

MERIDIAN HEIGHTS PRELIMINARY SP PLAN

FOR

MANDY DEVELOPMENT

A Mixed-Residential Development

- STANDARD SP NOTES**
- The purpose of this specific plan is preliminary approval for a maximum of 36 multi-family residential units.
 - Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78-840 & approved by the metropolitan department of water services.
 - All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
 - Wheel chair accessible curb ramps, complying with applicable metro public works 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.
 - Size driveway culverts per the design criteria set forth by the metro stormwater manual (minimum driveway culvert in metro right of way is 15" RCP).
 - Metro water services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
 - Individual water and/or sanitary sewer service lines are required for each unit.
 - Solid waste pickup to be provided by a mixture of roll-away trash cans and trash enclosures.
 - 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.
 - 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 RM-20A as of the date of the applicable request or application.
 - The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.

MUNICIPALITY CONTACTS

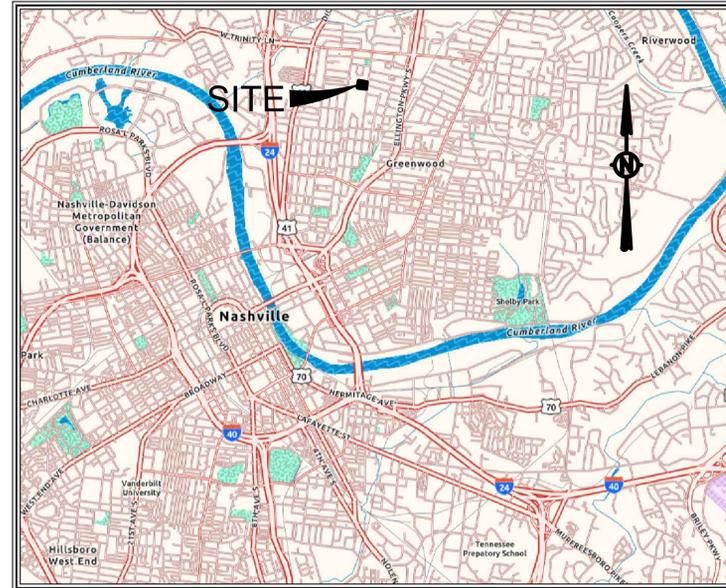
METRO WATER & SEWER
800 SECOND AVENUE S
NASHVILLE, TN 37219
CONTACT: CLAY CHRISTIAN
PH: 615-862-4066

NDOT
750 S 5th St
NASHVILLE, TN 37206
CONTACT: BEN YORK
PH: 615-862-8758

NASHVILLE ELECTRIC
1214 CHURCH STREET
NASHVILLE, TN 37246
CONTACT: PAUL JACKSON
PH: 615-747-3965

METRO STORMWATER
800 SECOND AVENUE S
NASHVILLE, TN 37219
CONTACT: ELI ANDERSON
PH: 615-862-4706

NEIGHBORHOOD PLANNING INFORMATION	
DISTRICT / REPRESENTATIVE	DISTRICT 5 / SEAN PARKER
COMMUNITY PLAN NAME	HIGHLAND HEIGHTS - SMALL STUDY AREA (R5)
COMMUNITY CHARACTER	T4-NE URBAN NEIGHBORHOOD EVOLVING
ADJACENT PROPERTY OWNERS & ROADS	
ADDRESS / PARCEL #	PROPERTY OWNER
1602 MERIDIAN ST / 07111003200	TURNER, MARVIN R. & EDWARD F.
1601 B LUTON ST / 071110E9000CO	O.I.C. 1603 LUTON HOMES
1553 LUTON ST / 07111050100	BAUGH, ROBBIE L.
1524 MERIDIAN ST / 07111003000	CARTER, JANICE R.



DAVIDSON COUNTY, TENNESSEE

DISTRICT 5 / Sean Parker

PRELIM SP # 2025SP-001-001

FEMA FLOOD INFORMATION
Subject site is designated as Zone X (0.2% Annual Flood Chance Hazard) determined by FEMA Firm Flood Insurance Rate Map: Map # 47037C0234H
Revised April 5, 2017

NES NOTES

- Where feasible, this development will be served with underground power and pad-mounted transformers.
- New facilities will not be allowed to site in or to pass through retention areas, including rain gardens, bioretention areas, bio swales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

NDOT NOTES

- All work within the public right of way requires an excavations permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letter on a nice inch green aluminum blade,, high intensity reflective.
- All pavement markings are to be thermoplastic.

FIRE MARSHAL NOTES

- New commercial developments shall be protected by fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prev/tableH51.htm>)
- No part of any building shall be more than 500 ft. from a fire hydrant via a ahrd surface road per Metro Ordinance 095-1541 Sec. 1568.020 B.
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
- All dead-end roads over 150 feet in length require a 100 feet diameter turnaround, this includes temporary turnarounds.
- Temporary T-type turnaround that last no more than one year shall be approved by the Fire Marshal's office.
- If more than three stories above grade, Class 1 standpipe system shall be installed.
- If more than one story below grade, Class 1 standpipe system shall be installed.
- When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
- A fire hydrant shall be provided within 100 feet of the fire department connection.

Sheet List Table

Sheet Number	Sheet Title
SP0.0	COVER
SP1.0	EXISTING, SITE, & LANDSCAPE PLAN
SP2.0	GRADING, DRAINAGE, & UTILITY PLAN

DEVELOPMENT / SITE DATA TABLE	
METRO ZONING REGULATORY INFORMATION	
CURRENT ZONING	RS5
PROPOSED ZONING	SP
SUPPLEMENTAL POLICY	HIGHLAND HEIGHTS (R5)
TOTAL AREA	1.47 AC
SIDE SETBACK	10 FT
STREET SETBACK	20 FT
REAR SETBACK	N/A
LANDSCAPE BUFFER	Per Metro Zoning Code
HEIGHT STANDARDS	3 STORIES
ISR MAX / PROVIDED	0.70 / 0.65
DENSITY	24.4 / AC
METRO PARKING REQUIREMENTS	
NO. UNITS (1 Br - 1 Ba)	23 UNITS
NO. UNITS (3 Br - 2.5 Ba)	13 UNITS
PARKING REQUIRED (1 Br)	23 SPACES (1.0 SPACE/UNIT) PER SP
PARKING REQUIRED (3 Br)	26 SPACES (2.0 SPACE/UNIT) PER SP
TOTAL PARKING REQUIRED	49 SPACES TOTAL
GARAGE PARKING PROVIDED	14 SPACES
PARKING STALL PROVIDED	36 SPACES
TOTAL PARKING PROVIDED	50 SPACES

Development Summary	
Property Information	OWNER
1600 Meridian St Nashville, TN 37207 Parcel ID # 07111003100 Total Area = 1.47 ac Total Disturbed = 1.52 ac	Faith Temple Baptist Church, Inc 1600 Meridian St Nashville, TN 37207 Phone: Email:
CONTRACTOR	Civil Engineer
Mural Verbay Mandy Development 9005 Overlook Blvd Brentwood, TN 37027 Phone: (571) 489-3317 Email: mverbay@gmail.com	Michael Williams, P.E. Williams & Associates Engineering 818 18th Ave S, Floor 10 Nashville, TN 37203 Phone: (865) 679-5992 Email: mwilliams@civ-design.com

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com



MERIDIAN HEIGHTS
FOR
MANDY DEVELOPMENT
1600 MERIDIAN ST NASHVILLE, TN 37207

REVISIONS	DATE
PER PLANNING	2/28/25
PER PLANNING	3/5/25
-	-
-	-
-	-
-	-

DESIGNED BY: MLW
DATE: 10/18/2025
SCALE: N/A
JOB #: 20240509-1

COVER

SP0.0





MERIDIAN HEIGHTS
FOR
MANDY DEVELOPMENT
1600 MERIDIAN ST NASHVILLE, TN 37207

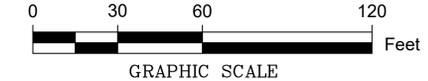
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-	-
-	-
DESIGNED BY: MLW	
DATE: 10/18/2025	
SCALE: 1"=30'	
JOB #: 20240509-1	

EXISTING, SITE, & LANDSCAPE PLAN

SP1.0



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988



LEGEND

---	PROPERTY LINE	---	EXISTING FENCE
-X-X-	EXISTING OVERHEAD POWER LINE	---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER	---	EXISTING STORM SEWER
---	EXISTING STORM SEWER	---	EXISTING WATER LINE
---	EXISTING WATER LINE		

[Pattern]	EXISTING PUBLIC ROAD	[Pattern]	GRASS STRIP/ GREEN SPACE
[Pattern]	ASPHALTIC CONCRETE	[Pattern]	CONCRETE SIDEWALK
[Pattern]	PRIVATE DRIVE	[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED DRIVEWAY RAMP	[Pattern]	PROPOSED CURB & GUTTER
[Pattern]	STORMWATER TREATMENT & CONVEYANCE	[Pattern]	PRETREATMENT CELLS
[Pattern]	PERMEABLE PAVEMENT	[Pattern]	BIORETENTION (LVL2)

WEGO BUS NOTES

- Development must upgrade the existing Lischey Ave & Edith Ave southbound bus stop to an in-lane local service bench-type bus stop with appurtenances as per the latest Wego Transit Design Guidelines.
- Upgraded bus stop must have an ADA-compliant passenger waiting area min. 35ft x 8ft, flush with tangent curb and flush with ADA-compliant sidewalk. Bus stop upgrade may be constrained by existing curb and ROW.
- Development must coordinate and reach agreement with Wego Robert.Johnson@Nashville.gov prior to this SP approval, again prior to Final SP approval, and again prior to Building Permit issue.

ARCHITECTURAL STANDARDS

- For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
- Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for formers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls, and other special conditions.
- If provided, porches shall have a minimum depth of 6 feet.

ACCESS & PARKING

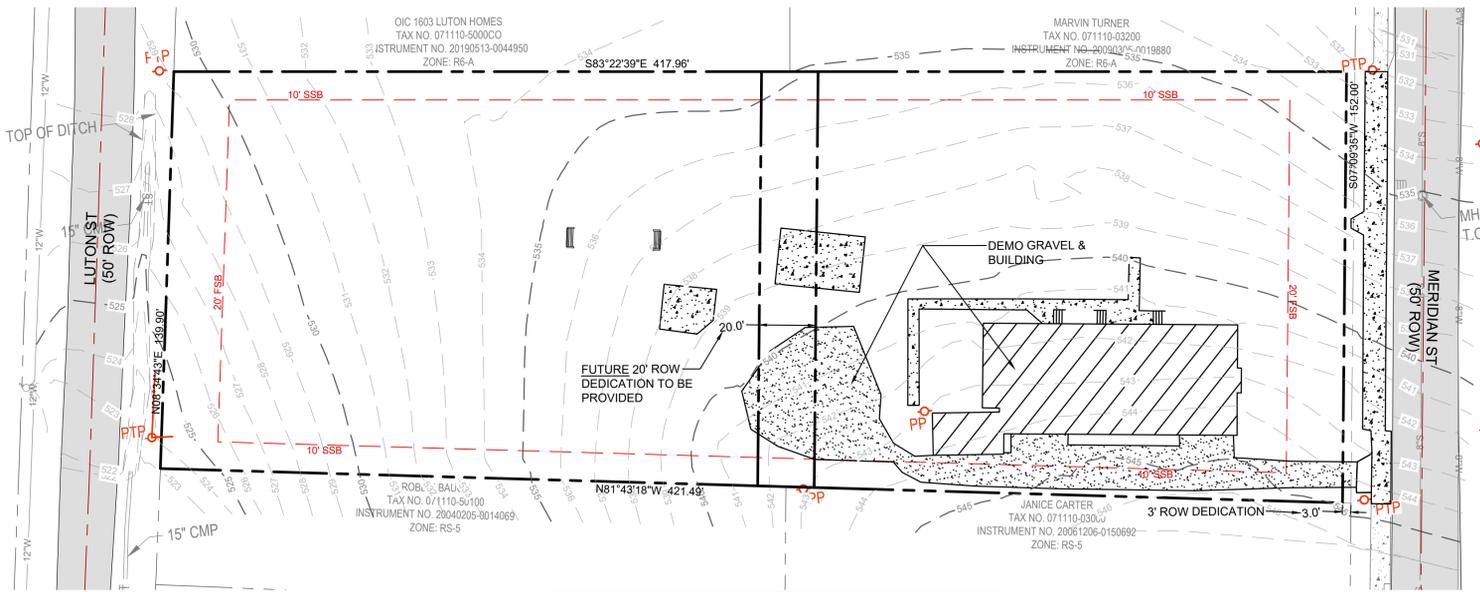
- Surface Parking shall be located towards the interior of the site.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
- Parking regulations shown in site data table.

ADDITIONAL STANDARDS

- Height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint) or to the top of the parapet for a flat roof. Permitted height obstructions are per Metro Zoning Code Section 17.12.060.D. A story shall be as defined by Metro Zoning Code
- With the exception of accessible units, visible units, and topographically challenged units; challenging site topography may result in raised/ lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets and open spaces.

PROHIBITED USES

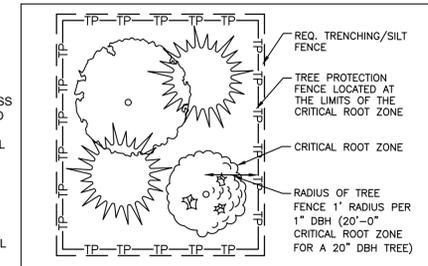
- Cash Advance, Checking Cashing, Title Loan, Auction House, Pawnshop, Radio/ TV/ Satellite Tower, Satellite Dish, Waste Water Treatment, Water Treatment Plant, Medical Waste, Recycling Collection Center, Country Club, Cemetery, Power/ Gas Substation, Reservoir/ Water Tank, Wind Energy Facility, Driving Range, and Golf Course.



EXISTING CONDITIONS & DEMO PLAN



SITE & LANDSCAPE PLAN



NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL SP DESIGN PHASE OF PROJECT. EXISTING TREES TO REMAIN SHALL COUNT TOWARDS TDU CALCULATIONS AS SEEN BELOW. LANDSCAPING REQUIRED (PER BL2018-1416). LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

DEVELOPMENT / SITE DATA TABLE	
METRO ZONING REGULATORY INFORMATION	
CURRENT ZONING	RSS
PROPOSED ZONING	SP
SUPPLEMENTAL POLICY	HIGHLAND HEIGHTS (R5)
TOTAL AREA	1.47 AC
SIDE SETBACK	10 FT
STREET SETBACK	20 FT
REAR SETBACK	N/A
LANDSCAPE BUFFER	Per Metro Zoning Code
HEIGHT STANDARDS	3 STORIES
ISR MAX / PROVIDED	0.70 / 0.65
DENSITY	18.3 / AC
METRO PARKING REQUIREMENTS	
NO. UNITS (1 Br - 1 Ba)	5 UNITS
NO. UNITS (3 Br - 2.5 Ba)	22 UNITS
PARKING REQUIRED (1 Br)	5 SPACES (1.0 SPACE/ UNIT) PER SP
PARKING REQUIRED (3 Br)	44 SPACES (2.0 SPACE/ UNIT) PER SP
TOTAL PARKING REQUIRED	49 SPACES TOTAL
GARAGE PARKING PROVIDED	12 SPACES
PARKING STALL PROVIDED	37 SPACES
TOTAL PARKING PROVIDED	49 SPACES



CLIENT: MANDY DEVELOPMENT, 1600 MERIDIAN ST NASHVILLE, TN 37207. PLOTTED BY MICHAEL WILLIAMS, P.E. ON 10/18/2025 9:54 AM. LAST UPDATED BY MICHAEL WILLIAMS ON 10/18/2025 9:54 AM.



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FOR
MANDY DEVELOPMENT
1600 MERIDIAN ST NASHVILLE, TN 37207

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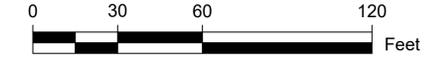
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GRADING, DRAINAGE, & UTILITY PLAN

SP2.0



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988



GRAPHIC SCALE

LEGEND

- WATER MAIN
- WATER VALVE
- SEWER MAIN
- SEWER MH

STORMWATER NOTES

- Any excavation, fill, or disturbance of existing ground elevation must be done in accordance with the Metro Stormwater Management Ordinance.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- Side driveway culverts per the design criteria set for by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15".
- Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post-developed runoff will be less than pre-developed due to LID implementation.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, tdec and local standards.
- Contractors shall verify location, depth, and size of existing utilities prior to beginning construction, and shall be responsible for making the necessary arrangements with the governing utility company for utilities requiring relocation.
- Bmp capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
- Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. Planning for planting of vegetation cover during winter or dry months should be avoided.
- If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The no general permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
- Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for epsc should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
- Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
- The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
- A copy of the swppp shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the swppp, the location of the swppp, along with a contact phone number, shall be posted on site. If the swppp is located off-site, reasonable local access to the plan, during normal working hours, must be provided.

- Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
- Inspections shall be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's nashville central office for projects of idot or rva. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
- Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in despair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
- Outfall points shall be inspected to determine whether epsc measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality is also required by the Grading Permittee
- Exposed areas to be stabilized with 14 days after construction activities in the areas that have temporarily or permanently ceased. Areas with a slope of 3:1 or steeper shall be stabilized within 7 days.
- All slopes 3:1 or steeper to be stabilized with erosion control blankets or matting.

