

COUNCIL DISTRICT: 12TH

MAP 86 PARCEL 157
MAP 86 PARCEL 160
MAP 86 PARCEL 161
MAP 86 PARCEL 162
MAP 98 PARCEL 073

SCALE: 1" = 100'



SP DEVELOPMENT AMENDMENT

CENTRAL PIKE SOUTH

NASHVILLE, TENNESSEE

PERMITTED USE TABLE:

PRIMARY USES:	COMMERCIAL USES
RESIDENTIAL SINGLE FAMILY P TWO FAMILY P MULTI FAMILY P	ATM PC BED AND BREAKFAST INN P BOAT SERVICE P BUSINESS SERVICE P CONVENIENCE RETAIL P FUNERAL HOME P FURNITURE STORE P HOME IMPROVEMENT SALES PC HOTEL P LIVE-WORK*** p MOBILE STORAGE UNIT PC RESTAURANT - FAST FOOD P RESTAURANT - FULL SERVICE P RESTAURANT - TAKE-OUT P RETAIL P
INSTITUTIONAL USES CULTURE CENTER P DAY CARE CENTER PC DAY CARE HOME PC DAY CARE - PARENTS DAY OUT A SCHOOL DAY CARE A MONASTERY OR CONVENT P ORPHANAGE P RELIGIOUS INSTITUTION P	RECREATION & ENTERTAINMENT USES CLUB P COMMERCIAL AMUSEMENT (INSIDE) P DRIVING RANGE PC GOLF COURSE P GREENWAY P PARK P RECREATION CENTER P RECREATION HALL P TEMPORARY FESTIVAL P THEATER P
EDUCATIONAL USES BUSINESS SCHOOL P COMMUNITY EDUCATION P DORMITORY P PERSONAL INSTRUCTION P VOCATIONAL SCHOOL PC	TRANSPORTATION USES BUS TRANSFER STATION P
OFFICES USES FINANCIAL INSTITUTION P GENERAL OFFICE P LEASING / SALES OFFICE P	OTHER USES POND / LAKE P
MEDICAL USES ASSISTED CARE LIVING P HOSPICE P MEDICAL APPLIANCE SALES P MEDICAL OFFICE P MEDICAL OR SCIENTIFIC LAB P NURSING HOME P OUTPATIENT CLINIC P REHABILITATION SERVICES P LIMITED TO PHYSICAL REHABILITATION SERVICES ONLY RESIDENCE FOR HANDICAPPED P VETERINARIAN PC	

GENERAL NOTES:

- PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
- LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
- SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
- STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 4703 AND APPROVED BY THE METROPOLITAN DEPT. OF WATER SERVICES.
- FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2008 EDITION - B105.1
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15' CMP).
- ANY FINAL SITE PLAN SHALL PROVIDE R.O.W. DEDICATIONS/RESERVATIONS CONSISTENT WITH THE MAJOR AND COLLECTOR STREET PLAN.
- MULTI-FAMILY RESIDENTIAL DENSITY SHALL BE LIMITED TO 40 UNITS PER ACRE.

FLOOD INFORMATION:

FEMA MAP #: 47037C0275F
EFFECTIVE DATE: APRIL 20, 2001
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0275. WITH A DRAFT DATE OF NOVEMBER 2013, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0275, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SINK HOLE NOTE:

EXISTING SINK HOLES ON SITE WILL BE FILLED AND CLOSED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS / SPECIFICATIONS. STORM DRAINAGE ASSOCIATED WITH ANY SINK HOLE THAT IS CLOSED WILL BE ADDRESSED AND ACCOUNTED FOR THE PROPOSED STORM DRAINAGE SYSTEM TO MEET METRO WATER SERVICES STANDARDS AND REQUIREMENTS.

STORM DRAINAGE NOTE:

THE CONVEYANCE TRAVERSING THE SITE WILL BE CONVEYED WITHIN A PUDE PRIOR TO THE APPROVAL OF THE FINAL SP. THE APPROPRIATE BMP'S WILL BE IMPLEMENTED TO MEET METRO STORM WATER REQUIREMENTS AND WILL BE REFLECTED ON FINAL SP. DETENTION WILL BE ASSESSED AND DESIGNED TO MEET ALL METRO STORM WATER REQUIREMENTS AND WILL BE REFLECTED ON FINAL SP.

SURVEY INFORMATION:

PARTIAL BOUNDARY INFORMATION FROM SURVEY BY CRAWFORD & CUMMINGS LAND SURVEYORS AND PARCEL / TOPOGRAPHIC INFORMATION PROVIDED BY METRO G.I.S.

PROPERTY INFORMATION:

2011-SP-005-002
12TH (ERIN EVANS)
CENTRAL PIKE
+/- 25.93 AC (1,129,946 SF)
86/157, 86/160, 86/161, 86/162, 98/73
4124, 4140, 4144, 4156
CENTRAL PIKE, HERMITAGE, TN 37076

OWNER / DEVELOPER:

DR. CHRIS PARDUE
4124 CENTRAL PIKE
NASHVILLE, TN 37076
CPAREINC@GMAIL.COM

PROJECT CONTACT:

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ZONING INFORMATION:

EXISTING ZONING: SPECIFIC PLAN (SP)
EXISTING LAND USE: SINGLE FAMILY, CHURCH
LAND USE POLICY: T3 CC SUBURBAN COMMUNITY CENTER
PROPOSED ZONING: REGULATING SP PLAN

PURPOSE NOTE:

THE PURPOSE OF THIS SP IS TO AMEND THE EXISTING PRELIMINARY SP (BL2015-21) TO REDISTRIBUTE LOCATIONS OF LAND USES WITHIN THE PROPERTY TO BE MORE CONSISTENT WITH THE ORIGINAL PRELIMINARY SP PER METRO ORDINANCE NO. BL2011-585. ALL DEVELOPMENT, BULK STANDARDS, BUFFERYARD REQUIREMENTS, AND CONDITIONS OF METRO ORDINANCE NO. BL2015-21 WILL REMAIN AS A PART OF THIS AMENDMENT.

SPECIAL NOTE:

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 APPLICABLE REQUIREMENTS OF THE MUL ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

GENERAL PLAN CONSISTENCY:

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PRINCIPLES AND OBJECTIVES OF THE GENERAL PLAN. THE PROPERTY IS LOCATED ON A PROMINENT ARTERIAL CORRIDOR, WILL ACCOMMODATE EVOLVING DEVELOPMENT PATTERNS, AND WILL INTEGRATE A MIXTURE OF USES CONSISTENT TO THE CHARACTER OF THE AREA AND REGION.

PARKING NOTE:

PARKING WILL BE PROVIDED PER METRO CODE REQUIREMENTS.

LANDSCAPE NOTE:

LANDSCAPE WILL BE PROVIDED PER METRO CODE.

SIGNAGE NOTE:

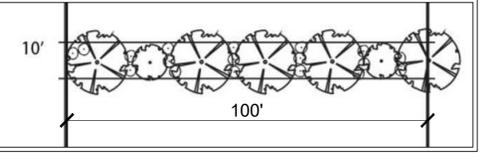
SIGNAGE STANDARDS SHALL MEET THE REQUIREMENTS OF THE MUL USE DISTRICT PER METRO CODE AS SHOWN IN TABLE 17.32.110 UNLESS NOTED DIFFERENTLY PER THIS SP. SIGNAGE INTERIOR TO THE SITE SHALL MEET REQUIREMENTS OF THE METRO ZONING CODE PER THE MUL ZONING REQUIREMENTS.

BULK STANDARDS

PROPOSED USES	MAX F.A.R.	MAX I.S.R.	MIN. LOT AREA	MAX BLDG COVERAGE	MIN. FRONT SETBACK	MIN. REAR SETBACK	MIN. SIDE SETBACK	MAX HEIGHT
PRIMARY USES								
COMMERCIAL / RETAIL, MULTI-FAMILY	1.0000	0.8000	N/A	N/A	10'-0"	10'-0"	10'-0"	4 STORIES
RESIDENTIAL USES								
SINGLE FAMILY (R10)	N/A	N/A	10,000 sf	0.4000	10'	20'-0"	5'-0"	3 STORIES
TWO-FAMILY (R10)			10,000 sf	0.4000				3 STORIES

TYPE 'B-3' BUFFERYARD

B-3
4.5 CANOPY
1.8 UNDERSTORY
18 SHRUBS



LANDSCAPE BUFFER YARD:

NOTE: ANY 'B' BUFFERYARD MAY BE PLANTED IN LIEU OF THE B-3 BUFFER YARD SHOWN ABOVE.

CASE #: 2011 SP-005-003

LEGEND:
P = PERMITTED
A = ACCESSORY USE
PC = PERMITTED WITH CONDITIONS

NOTES:
* USE SHALL BE SUBJECT TO SECTION 17.16.250 OF THE METRO ZONING CODE.
** USE SHALL BE SUBJECT TO SECTION 17.16.035 OF THE METRO ZONING CODE.
MULTI-FAMILY DENSITY SHALL NOT EXCEED 700 UNITS.

*****LIVE-WORK:**
1. LIVE-WORK UNITS SHALL BE SUBJECT TO SECTION 17.16.250 OF THE METRO ZONING CODE.
2. A LIVE-WORK UNIT SHALL BE A SINGLE UNIT (STUDIO, LOFT, OR ONE BEDROOM) CONSISTING OF BOTH A COMMERCIAL OFFICE AND A RESIDENTIAL COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT. THE LIVE-WORK UNIT SHALL BE THE PRIMARY DWELLING OF THE OCCUPANT.
3. THE COMMERCIAL COMPONENT OF LIVE-WORK UNITS ARE INTENDED FOR USE BY THE FOLLOWING OCCUPATIONS: ACCOUNTANTS; ARCHITECTS; ARTISTS AND ARTISANS; ATTORNEYS; COMPUTER SOFTWARE AND MULTIMEDIA RELATED PROFESSIONALS; CONSULTANTS; ENGINEERS; FASHION, GRAPHIC, INTERIOR AND OTHER DESIGNERS; HAIR STYLISTS; HOME-BASED OFFICE WORKERS; INSURANCE, REAL ESTATE AND TRAVEL AGENTS; ONE-ON-ONE INSTRUCTORS; PHOTOGRAPHERS, AND SIMILAR OCCUPATIONS. IN ADDITION TO THESE PERMITTED USES, THE PLANNING DEPARTMENT MAY AUTHORIZE OTHER USES USING REASONABLE DISCRETION, AS LONG AS SUCH OTHER USES ARE NOT OTHERWISE PRECLUDED BY LAW.

LEGEND
AMENDED ITEMS INCLUDED IN THIS SP



ISSUE SET:
SP AMENDMENT

ISSUE DATE: 9/21/2020

REVISION SCHEDULE:

No.	Description	Date
INITIAL SUBMITTAL		8-26-2020
RESUBMITTAL		9-21-2020

SP LAYOUT PLAN

C1.00
PROJECT NO.: 20-023-01

Sep 30, 2020 - 11:28am T:\CAD\2020\20-023-01\CAD\2020\20-023-01 - C1.00 - SP Layout Plan.dwg