

Preliminary Specific Plan

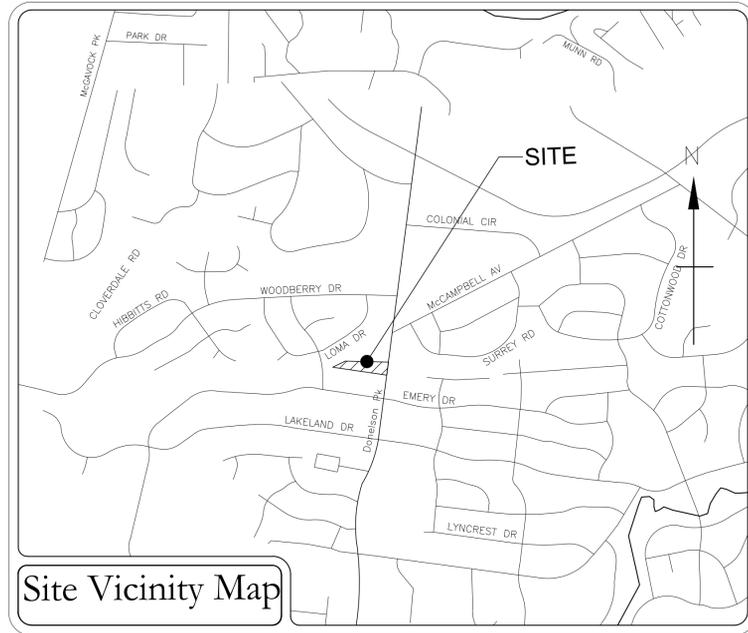
310-312 Donelson Pk.

Being Parcels 53, and 54 on Tax Map 96

Nashville, Davidson County, Tennessee

Case No. 2024SP-001-001

Development Summary	
Owners of Record Haurly & Smith Contractors, INC. 7065 Moores Ln. STE 300 Brentwood TN, 37027 615.351.5877 reese4@haurysmith.com	Floodnote This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0266H dated 4/5/2017.
Developer Haurly & Smith Contractors, INC. 7065 Moores Ln. STE 300 Brentwood TN, 37027 615.351.5877 reese4@haurysmith.com	Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
Civil Engineer Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	Gas Service Nashville Gas (Piedmont) 615.734.0734
Property Information Map 96 Parcels 53, 54 310-312 Donelson PK Nashville TN, 37214 Zoned: R10, CL Council District 15 - Jeff Gregg Site Area = 2.62 ac.	Water and Sewer Service Metro Water Service 1600 2nd Avenue North Nashville, TN 37208 615.862.4598
	Telephone Service Bellsouth 866.620.6000
	Utility Location Tennessee One-Call 800.351.1111



Architectural Notes

Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- A. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- B. Windows shall be vertically oriented at a ration of 1.5:1 or greater, except for dormers.
- C. 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.
- D. Porches shall provide a minimum of six feet of depth.
- E. A raised foundation of 18" - 36" is required for all residential structures.

Standard SP Notes

1. The purpose of these drawings to obtain approval of a Preliminary SP rezone to allow for the development of 41 Multifamily Residential Units.
2. 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.
3. This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0266H dated 4/5/2017.
4. All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
5. Wheel chair accessible curb ramps, complying with applicable NDOT standards, shall be constructed at street crossings.
6. The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
7. 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).
8. 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.
9. The landscaping and tree density requirements shall be per the Metro Zoning Ordinance.
10. 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.
11. 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 RM20-A zoning district as of the date of the applicable request or application.
12. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
13. The final site plan/building permit site plan shall depict any required public sidewalks, 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 any 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.

Site Data	
Use	2.62 AC
Property zoning: CL / R10	Multifamily Residential - Short term Rentals Prohibited
	Surrounding Zoning: CL, R10, RS10, OR20
Fall Back Zoning:	RM20-A
Total Property Size	2.62 Acres
Number of Residential Units/Density	41 Total Units (15.65 UN/AC)
FAR	1.00 max
ISR	0.90 max
Street Setbacks	15' measured from R.O.W.
Side yard	10'
Rear yard	10'
Max Height standards	Units 1-10 & 30-41 Three Stories in 40', Units 11-26 Two Stories in 35' with pitched roofs Units 27-29 Three Stories in 35' with pitched roofs
Access	
Ramp Location and Number	(1) - Donelson Pk.
Distance to intersection	(Emery Dr.) .330' To South

SHEET SCHEDULE

- C0.0** Project Notes and Standards
- C1.0** Existing Conditions
- C2.0** Proposed Conditions

General Plan Consistency Note

The specific plan proposed herein is located within the SP Donelson community. The specified land use policy for this site is a transect (T3) suburban mixed use corridor policy (or T3 CM). The primary goals of the T3 CM policy are to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, prioritizing higher intensity mixed use and commercial uses at intersections with preference given to residential uses between intersections; creating buildings that area compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and existing or planned mass transit.

As proposed, this specific plan district meets the allowable density and building form as directed by the current land use policy. The proposed development will supplement the current streetscape similar to homes across the street and will improve pedestrian connectivity with the installation of a 5' public sidewalk where none currently exists. Each unit will have ample parking, and additional guest parking will be provided on-site. Ample open space will be provided, and the installation of storm water utilities that comply with infill regulations will provide for on-site storm water management.

HEIGHT NOTE:

- Height shall be measured from the average elevation 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.



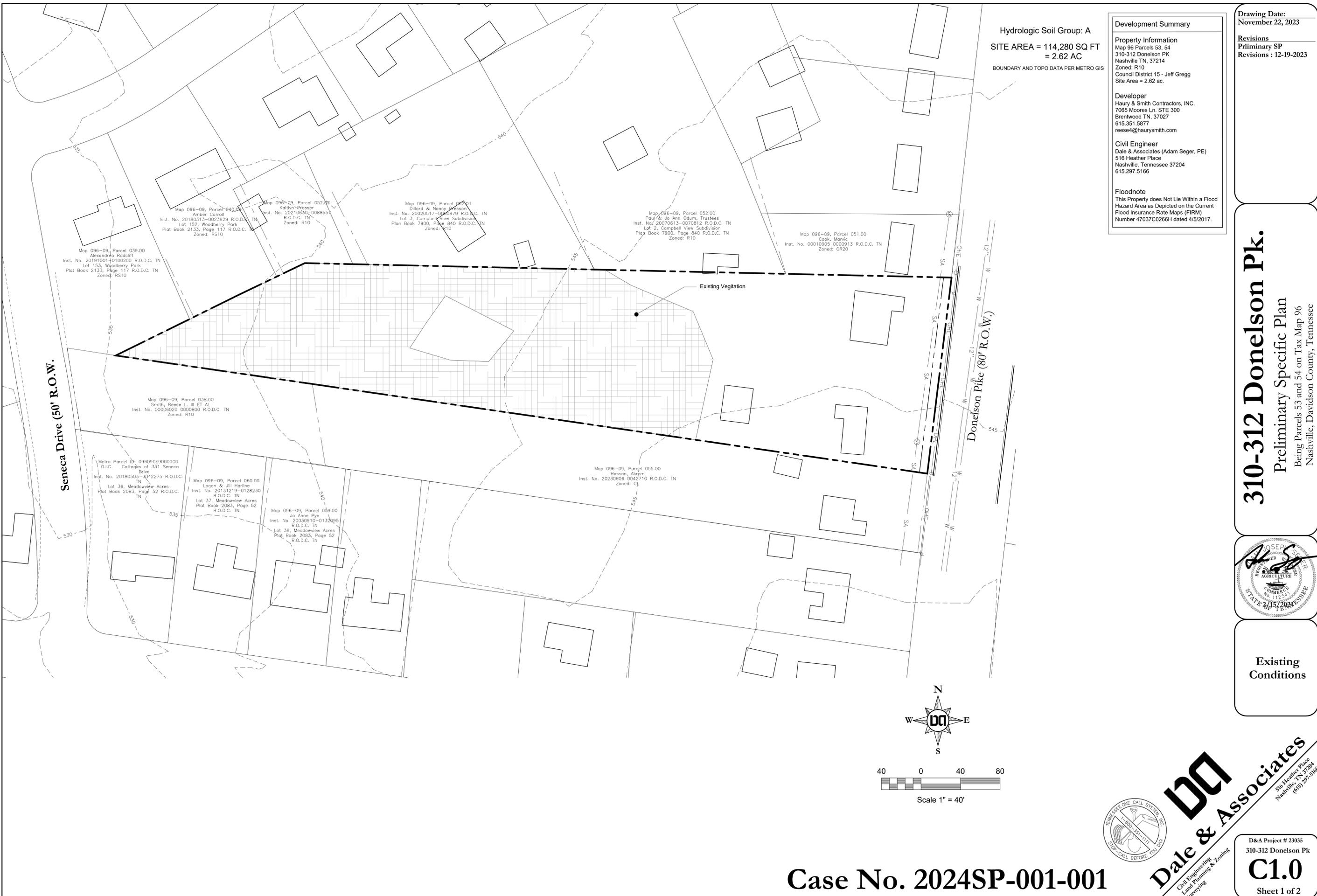
PERMITS:
Case No.: 2024SP-001-001



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project # 23035
310-312 Donelson Pk
C0.0



Hydrologic Soil Group: A
 SITE AREA = 114,280 SQ FT
 = 2.62 AC
 BOUNDARY AND TOPO DATA PER METRO GIS

Development Summary

Property Information
 Map 96 Parcels 53, 54
 310-312 Donelson PK
 Nashville TN, 37214
 Zoned: R10
 Council District 15 - Jeff Gregg
 Site Area = 2.62 ac.

Developer
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 reese4@haurlysmith.com

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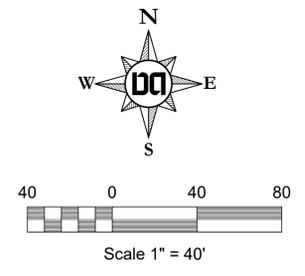
Drawing Date:
 November 22, 2023

Revisions
 Preliminary SP
 Revisions : 12-19-2023

310-312 Donelson Pk.
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 Being Parcels 53 and 54 on Tax Map 96
 Nashville, Davidson County, Tennessee



Existing Conditions



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D&A Project # 23035
 310-312 Donelson Pk
C1.0
 Sheet 1 of 2

Development Summary

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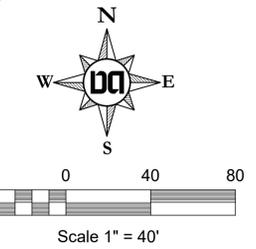
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Hydrologic Soil Group: A
SITE AREA = 114,280 SQ FT
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BOUNDARY AND TOPO DATA PER METRO GIS



PARKING NOTE:

- All parking calculations shall be determined at Final SP and shall abide by Metro Zoning Ordinance at time of design. To note, the layout shown has 41 residential units. If all are assumed to be 3 - bed units then 102.5 spaces would be required, and 102 spaces (76 surface & 26 garage) are shown.

LANDSCAPING NOTE:

- During Final SP Design, Buffer Fence May be Omitted in Areas of Any Preservation of Existing Vegetation if it is Determined Installation of Fence Would Impact Existing Trees.

HEIGHT NOTE:

- Height shall be measured from the average elevation 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.

STORMWATER NOTE:

- During Final SP Process Stormwater Infrastructure to be Designed per Metro Storm Water Manual. If Necessary any Required offsite Easements Will be Recorded.

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Nashville, Davidson County, Tennessee

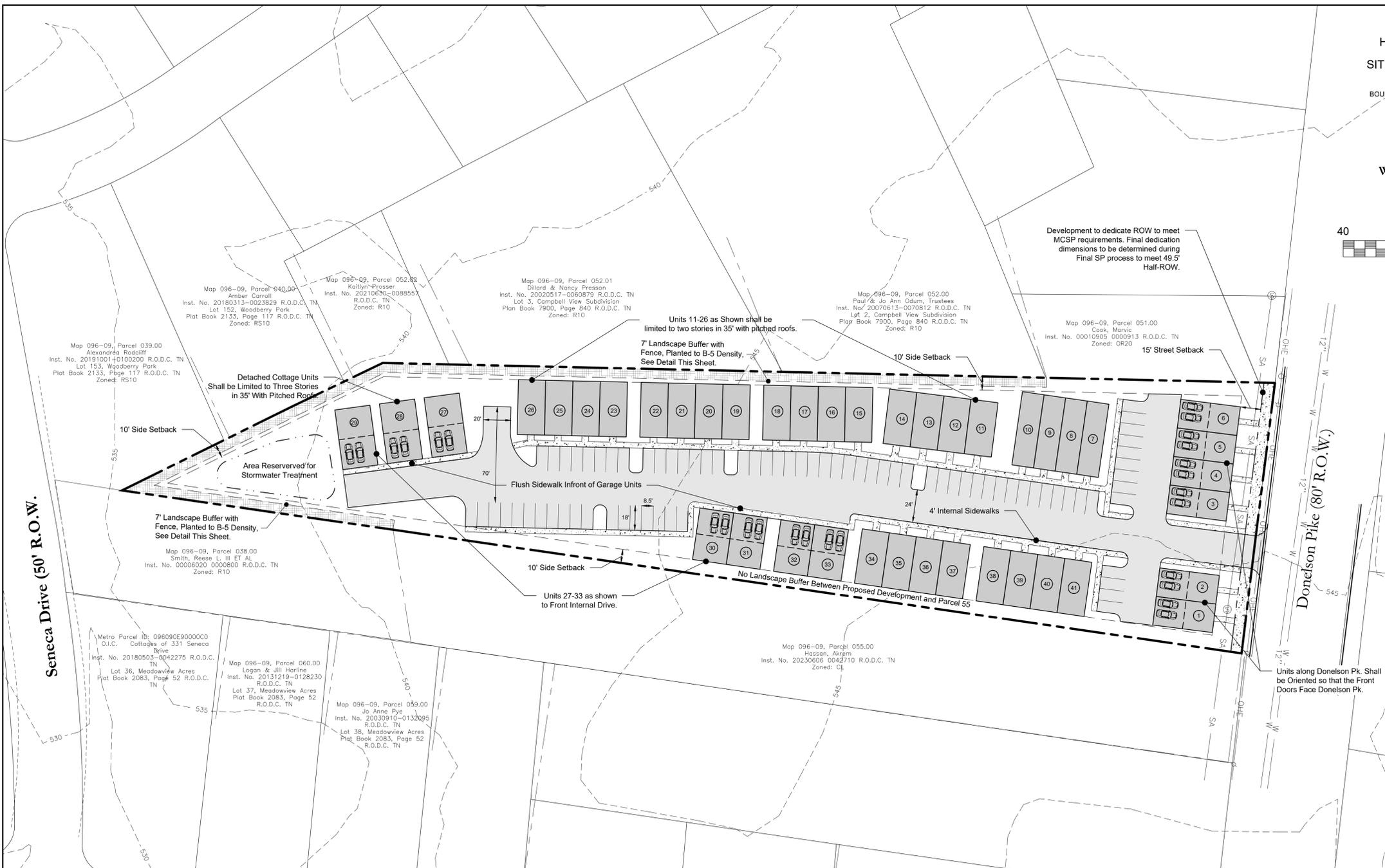


Proposed Plan

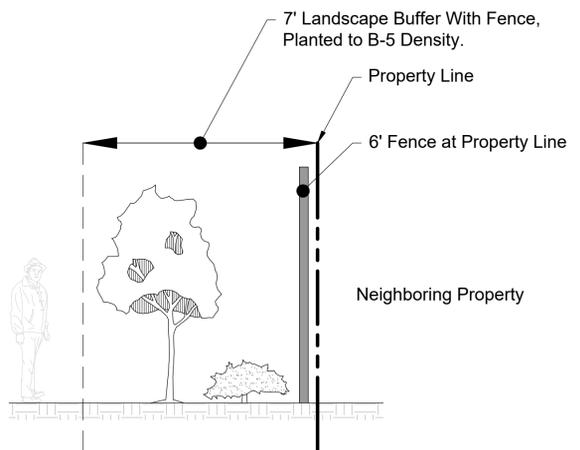


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D&A Project # 23035
310-312 Donelson Pk
C2.0
Sheet 2 of 2



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7' LANDSCAPE BUFFER DETAIL
N.T.S.

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