

3620 Anderson Road

Preliminary Planned Unit Development Plan Amendment

Tax Map 136-11, Parcel 21

Nashville, Davidson County, Tennessee

Case No. 109-71P-001

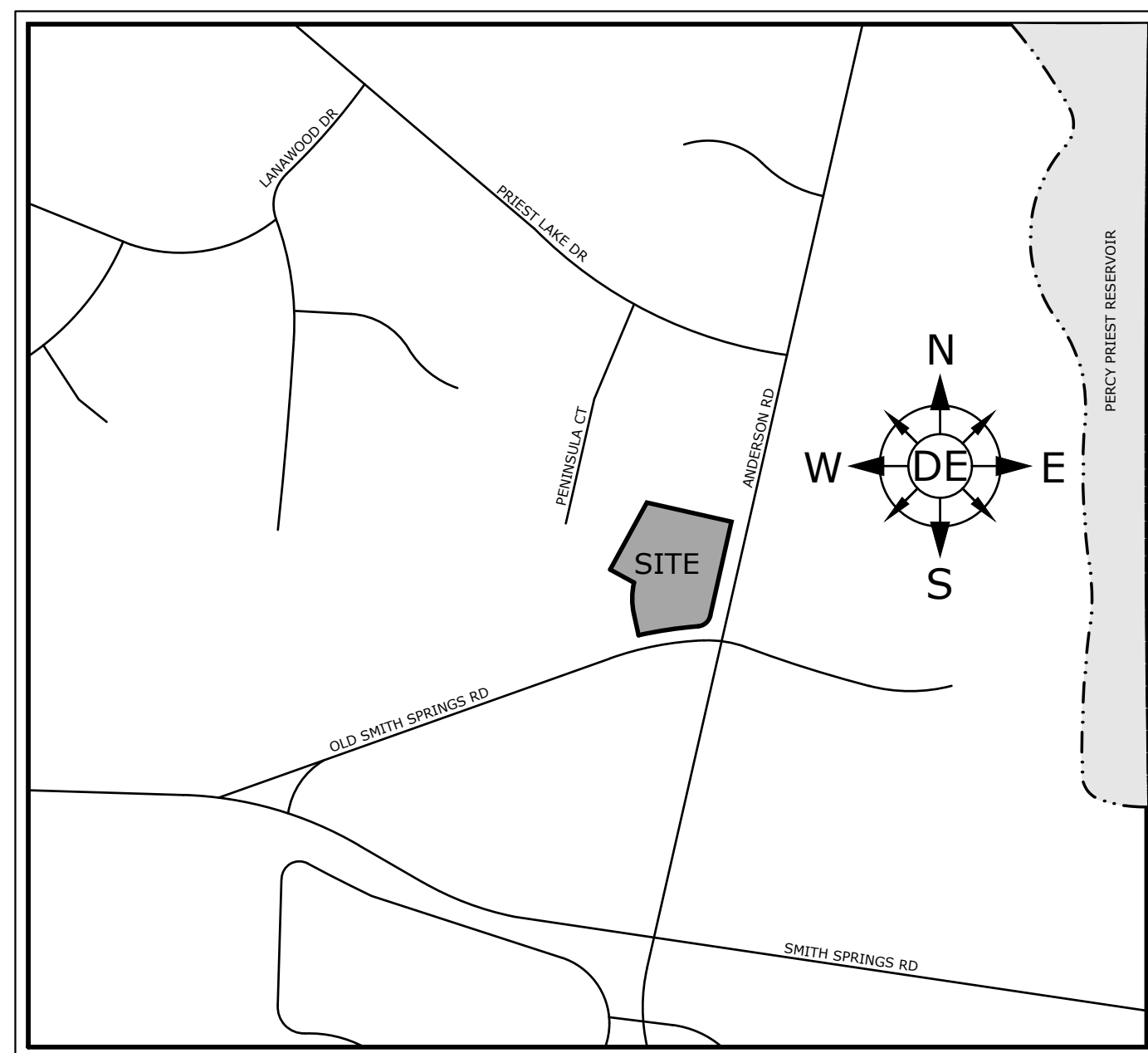
Revisions:

Drawing Notes:

Date: November 5, 2024

APPLICATION #:	PROJECT NAME: 3620 ANDERSON ROAD
MAP/PARCEL #: MAP 136-11, PARCEL 21	EXAMINER:

USE	
PERMITTED USES	SEE TABLE SHEET C0.0
EXISTING ZONING (OVERLAYS) - REQUESTED ZONING (OVERLAYS)	R10 (PUD) - R10 (PUD)
EXISTING USE CHARTS - PROPOSED USE CHARTS:	NOT PERMITTED - PERMITTED WITH PUD AMENDMENT
SITE CRITERIA	
MAP & PARCEL NO.	MAP 136-11, PARCEL 21
COUNCIL DISTRICT	29 - TASHA ELLIS
MINIMUM LOT SIZE-FOOTPRINT:	NONE
FAR	0.40 (0.18)
ISR	0.60 (0.55)
STREET SETBACK	15'
SIDE YARD	15'
REAR YARD	20' (60' ON PLAT)
HEIGHT STANDARDS-NUMBER OF FLOORS	MAX HEIGHT AT SETBACK LINE: 30' SLOPE OF HEIGHT CONTROL PLANE: 2 TO 1
PARKING AND ACCESS	
RAMP LOCATION & NUMBER	1 ON ANDERSON ROAD, 1 ON SMITH SPRINGS ROAD
DISTANCE TO NEAREST EXISTING RAMP	90' ALONG ANDERSON ROAD
DISTANCE TO INTERSECTIONS:	AT INTERSECTION OF ANDERSON ROAD AND SMITH SPRINGS ROAD
50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	38 STALLS (IF RETAIL ONLY)
PARKING REDUCTION	0 STALLS
PARKING PROVIDED	45 STALLS
REQUIRED LOADING BASED ON USES	NONE
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	18' X 8.5' SPACES, 15 X 7.5' COMPACT
QUEUING LANES	NONE REQUIRED
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES (%)	10 STALLS (21%)
NUMBER OF ACCESSIBLE SPACES	2 STALLS
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	INTERNAL PROVIDED
LANDSCAPING STANDARDS	
SEE LANDSCAPE PLAN FOR DETAILS ON REQUIRED & PROPOSED LANDSCAPING MEASURES	



VICINITY MAP
NTS

Notes:

- The purpose of this amendment is to amend the permitted uses of the PUD and to revise the preliminary PUD plan.
- Except as authorized by approved construction plans, no grading, cutting of trees, or disturbance of natural features shall be performed within this easement.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- 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.
- 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.
- 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 final application.
- 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.
- Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
- Individual water and/or sanitary sewer service lines are required for each parcel.
- Landscaping and tree density requirements per Metro Zoning Ordinance.
- Setbacks shall be determined by the Metro Zoning Ordinance.
- 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.

Use Chart

Existing Uses (To Remain)

Dry Cleaner
Car Wash
Convenience Market
Office

Proposed Additional Uses

Retail
Personal Care Services
Restaurant

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

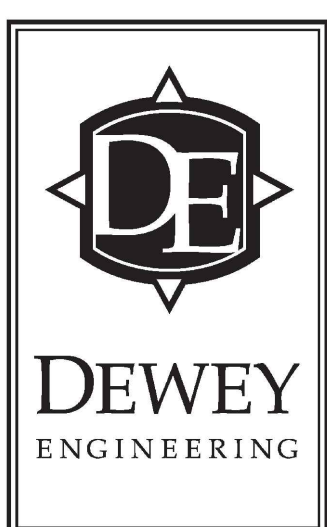
Flood Note

This Property is Not in an Area
Designated as a Special Flood
Area, As Shown on Map Panel
Number 47037C0403J
Dated: February 25, 2022.

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Existing Conditions Plan
3	C2.0	Layout Plan
4	L1.0	Landscape Plan

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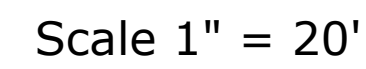


Cover
Sheet

Job No. 22019

C0.0

1 of 4



Flood Note
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Number 47037C0403J
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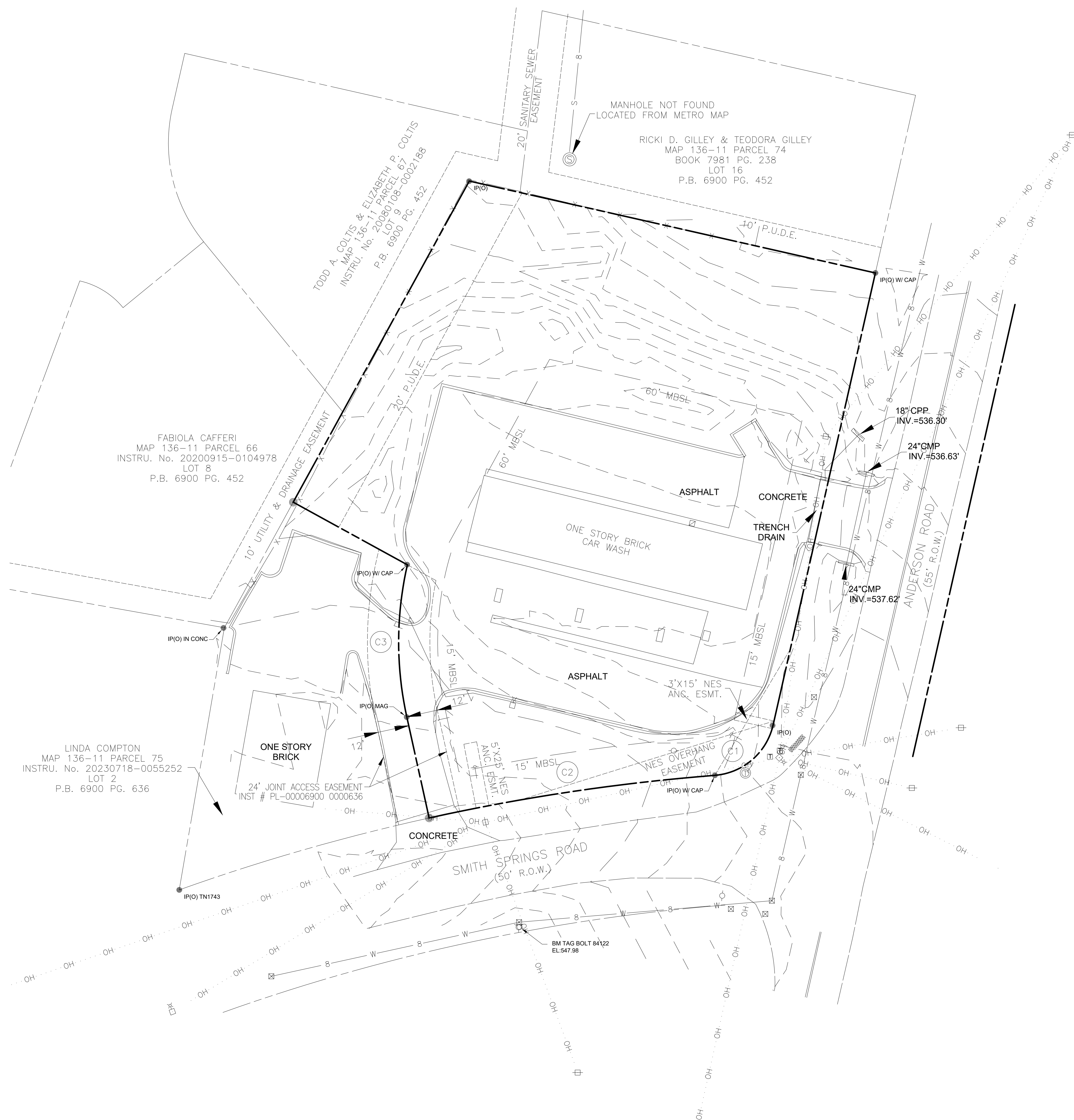
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Job No. 22019

C1.0

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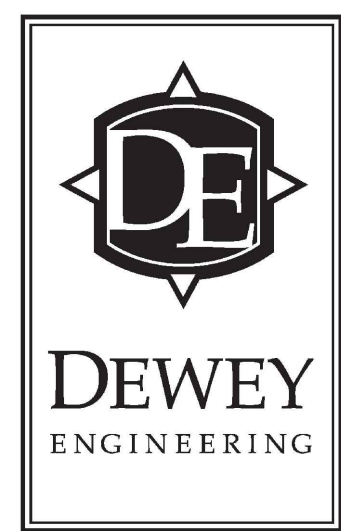


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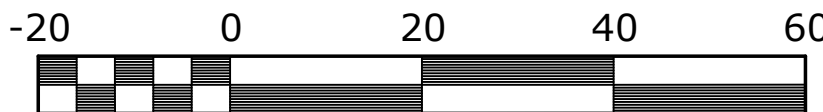
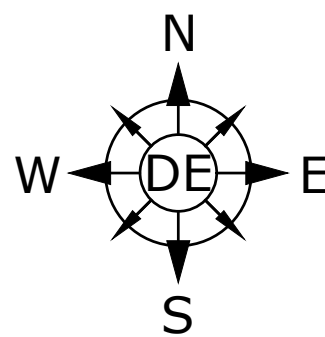


Layout
Plan

Job No. 22019

C2.0

3 of 4



Scale 1" = 20'

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

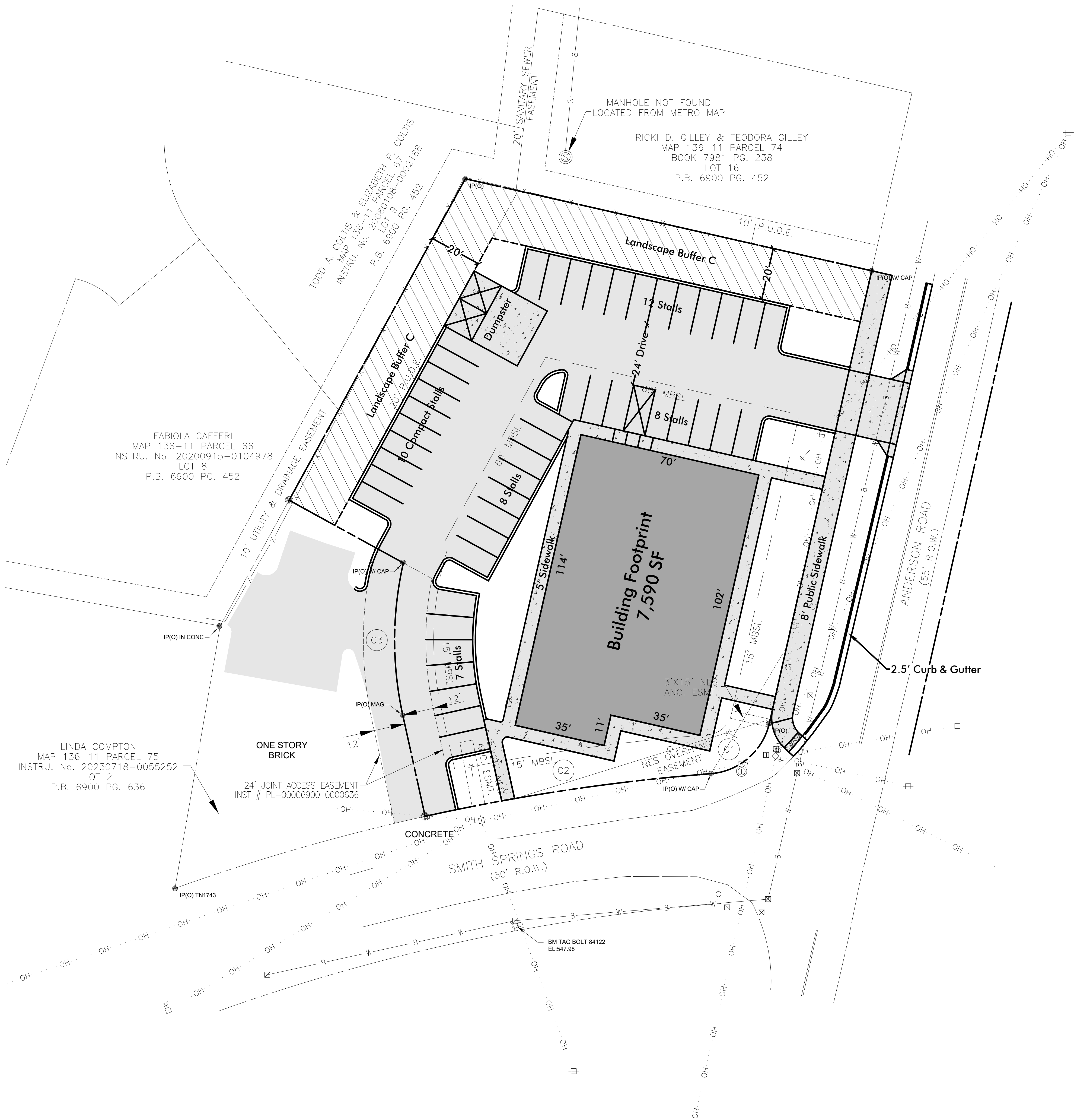
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Parking Requirements

Parking Provided = 45 Stalls
Parking Required = 38 Stalls
Calculations for Parking Required:

General Retail:
-1 Stalls per 200 sf
7,590 sf = 38 Stalls



- PLANTING NOTES:
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
 2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
 3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
 4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
 5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
 6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
 7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
 8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
 9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
 10. Maintain all plant material and lawns until project is accepted in full by the City.
 11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
 12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
 13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to oversee areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All areas of disturbance outside of landscape beds shall be repaired with turf.
15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

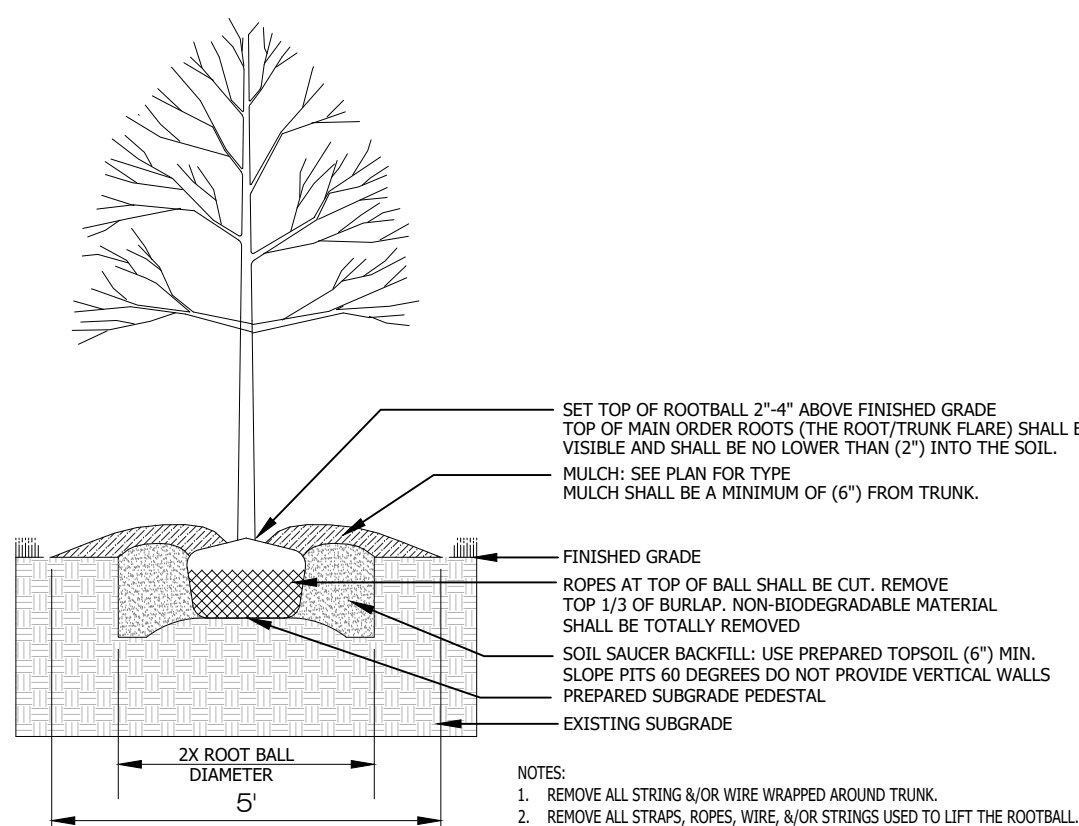
1. Tip dieback on 5% of branches
2. Crown thin/sparsely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert + Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

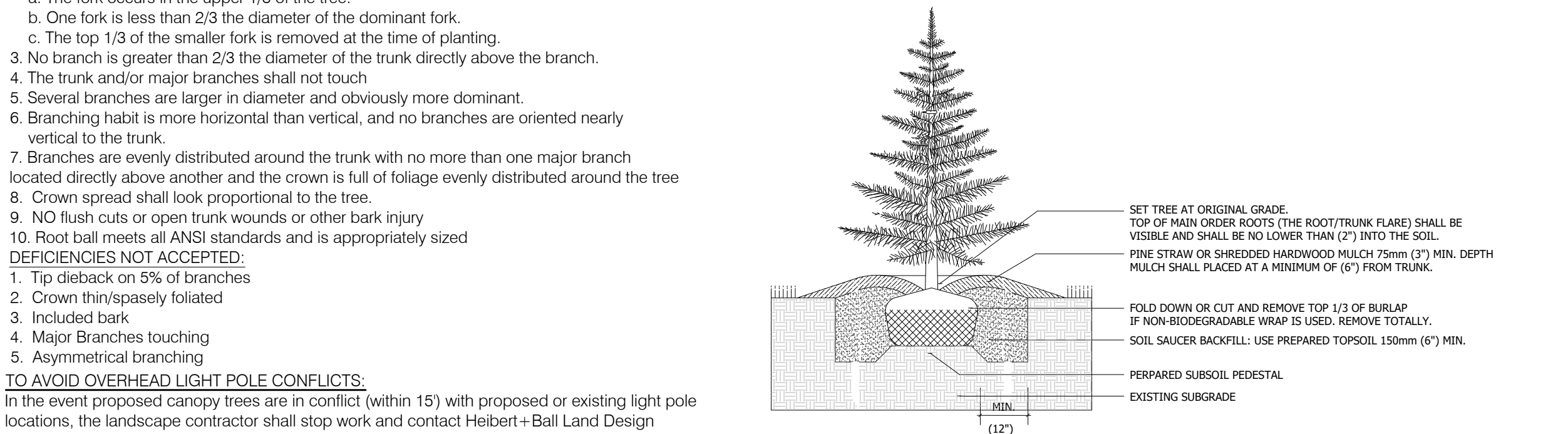


DECIDUOUS TREE PLANTING

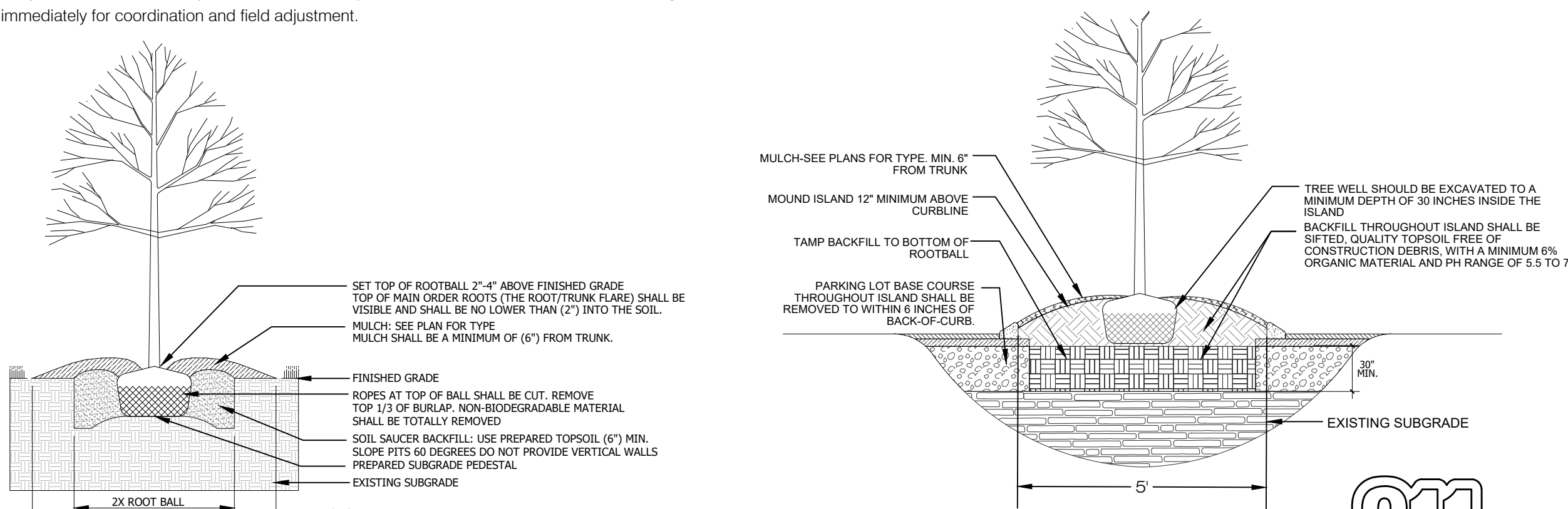
P-NO-12



SHRUB BED PLANTING

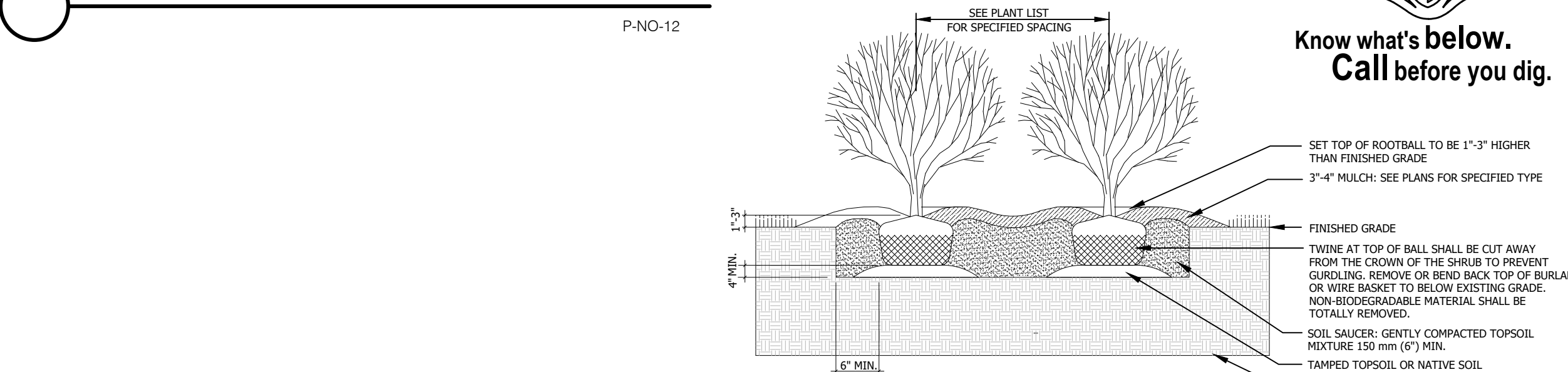


EVERGREEN TREE PLANTING

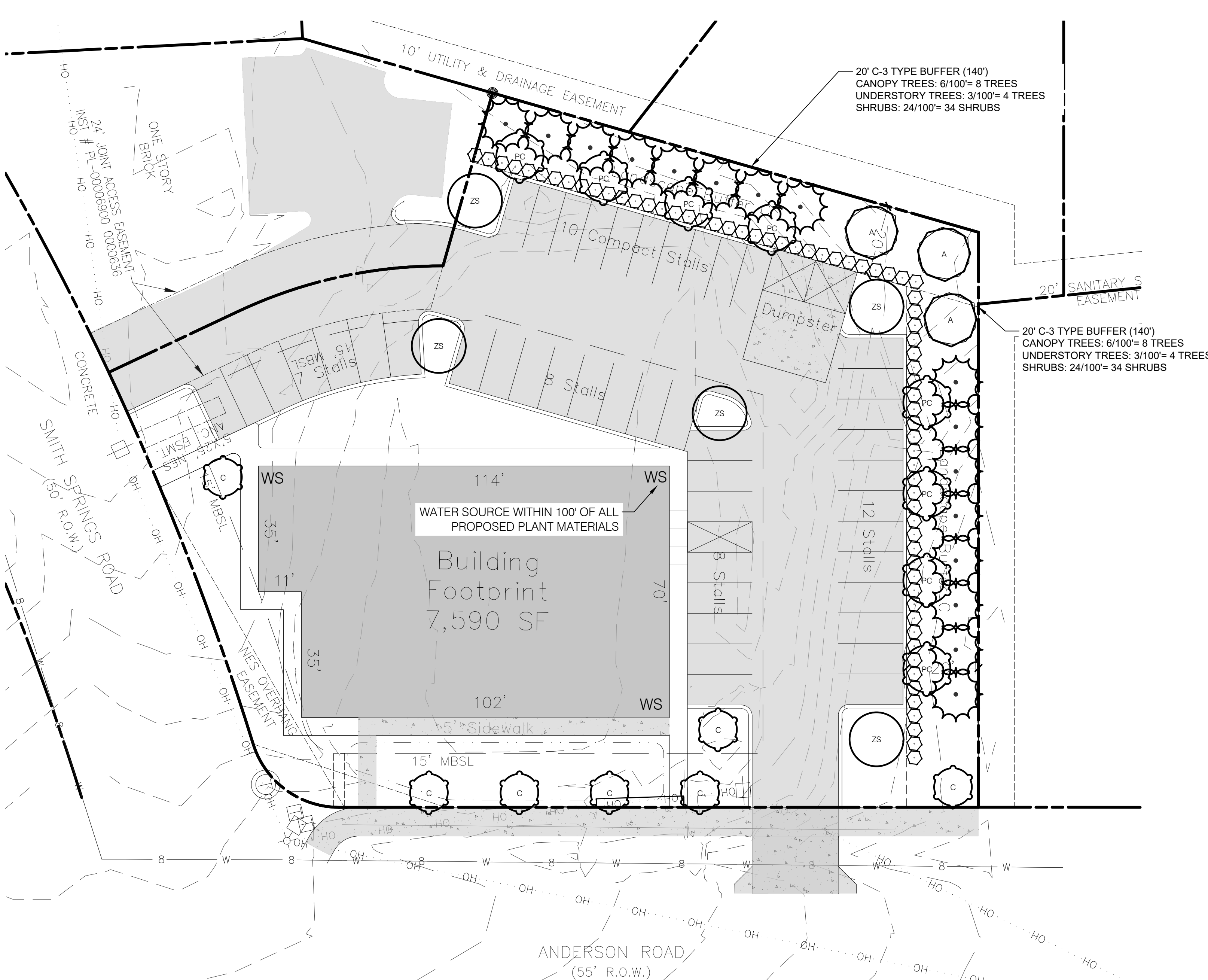
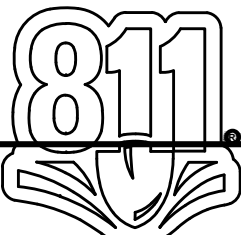


PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



Know what's below.
Call before you dig.

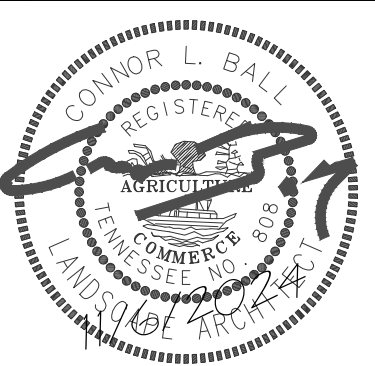
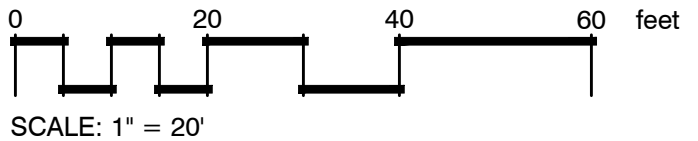


TREE DENSITY UNIT (TDU) WORKSHEET (Ordinance 94-1104) REV Sept-2019			
Date			
Parcel ID: 13611002100			
Zone: R10			
Project Name: 3620 ANDERSON RD			
Address: 3620 ANDERSON RD			
Acreage			0.84
Minus Building Coverage Area		(-)	0.17
Minus TVA ROW		(-)	0
Total Site Area			0.67
Multiply by Required Tree Density Unit per acre		(x)	22
Required TDU for Project		(=)	14.74
Required Interior Green Space: N/A			
REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES			
DBH	# of Trees	Value	TDU
2" Understory	15	x .25	3.75
2" Canopy	24	x .5	12
Total			15.75
EXISTING TREE TDU		(=)	0
PROPOSED TDU		(=)	15.75
Density Units Provided		(=)	15.75
IRRIGATION TO BE PROVIDED BY HOSE BIBB OR WATER SPIGOTS ON BUILDINGS			

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
A	3	Summer Red Maple / Acer rubrum 'HOSR' TM 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
•	16	Virginia Pine / Pinus virginiana Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B & B	2"Cal	Per ANSI
ZS	5	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
UNDERSTORY/COLUMNAR TREES					
PC	8	Thundercloud Plum / Prunus cerasifera 'Thundercloud' 4' Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
C	7	Akebono Cherry / Prunus x yedoensis 'Akebono' 4' Clear Single Trunk. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
•	68	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana' Full; Dense Form	18" HT		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD



Job # - 24269

BY: cb