



**CIVIL ENGINEER  
(APPLICANT)**  
 INGRAM CIVIL ENGINEERING  
 212 OVERLOOK CIRCLE, SUITE 105  
 BRENTWOOD, TN 37027  
 OFFICE: 615-370-7964  
 ENGINEER OF RECORD: SAMUEL  
 BOHANNON, P.E.  
 LICENSE #: 113398  
 CONTACT: CULLEN MORROW  
 EMAIL: CMORROW@INGRAMCIVIL.COM

# SP AMENDMENT FOR HERMITAGE GOLF COURSE

**3939 OLD HICKORY BLVD,  
OLD HICKORY, TN 37138**

**2014SP - 0730 - 003**  
 PARCEL No. 204 MAP No. 063  
 DATE: 03/29/2023  
 REV: 04/17/2023

**SHEET INDEX:**

<b>C000:</b>	<b>COVER SHEET</b>
<b>C200:</b>	<b>EXISTING CONDITIONS, SURVEY</b>
<b>C201:</b>	<b>OVERALL SITE PLAN</b>
<b>L1.0</b>	<b>SITE PLAN</b>
<b>A-1</b>	<b>LANDSCAPE PLAN</b>
<b>A-1.5</b>	<b>FLOOR PLANS</b>
<b>A-2</b>	<b>ENLARGEMENT PLANS</b>
<b>A-4</b>	<b>EXTERIOR ELEVATIONS SECTIONS AND DETAILS</b>

**LANDSCAPE ARCHITECT**  
 HEIBERT BALL, LAND DESIGN  
 1897 GENERAL GEORGE PATTON DR.  
 FRANKLIN, TN 377067  
 OFFICE: 615-376-2421  
 CONTACT: CONNOR BALL  
 EMAIL: CONNOR@HBLANDDESIGN.COM

**OWNER**  
 DANNER-ELLER GOLF PROPERTIES, INC.  
 3939 OLD HICKORY BLVD  
 OLD HICKORY, TN 37138  
 OFFICE: 615-847-4001  
 CONTACT: ASHLEY ELLER-COTTRELL  
 EMAIL: ACOTTRELL@HERMITAGEGOLF.COM

**PURPOSE NOTE:**

1. THE PURPOSE OF THIS SP AMENDMENT IS TO REPLACE EIGHT RENATAL VILLAS WITH TWO RENTAL VILLAS, INCREASE BUILDING HEIGHT, AND DESIGNATE A PORTION OF THE PROPERTY FOR USE AS A GOLF COURSE.

**DEVELOPMENT SUMMARY/SITE DATA TABLE:**

**EXISTING SP NAME: THE VILLAS AT HERMITAGE GOLF COURSE**  
**EXISTING SP NUMBER: 2014 SP-073-001**  
**COUNCIL MEMBER: LARRY H. HAGAR**  
**COUNCIL DISTRICT: 11**  
**ZONING: SP**  
**EXISTING USE: RENTAL VILLAS**  
**PROPOSED USE: RENTAL VILLAS & GOLF COURSE**  
**FEMA FIRM MAP NUMBER: 47037C0257H, EFF: 04/05/2017, FLOOD ZONE AE & X**  
**TOTAL GROSS ACREAGE: 9.8,**  
**3.6 (GOLF COURSE USE) 6.2 (RENTAL VILLAS USE)**  
**EXISTING DENSITY: 0.82 VILLAS/ACRE**  
**PROPOSED DENSITY: 1.02 VILLAS/ACRE**  
**DWELLING UNITS: 8 EXISTING VILLAS**  
**2 PROPOSED VILLAS**  
**FLOOR AREA RATIO: 0.02 (EXISTING)**  
**0.03 (PROPOSED)**

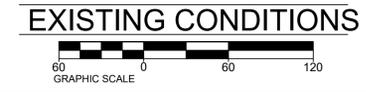
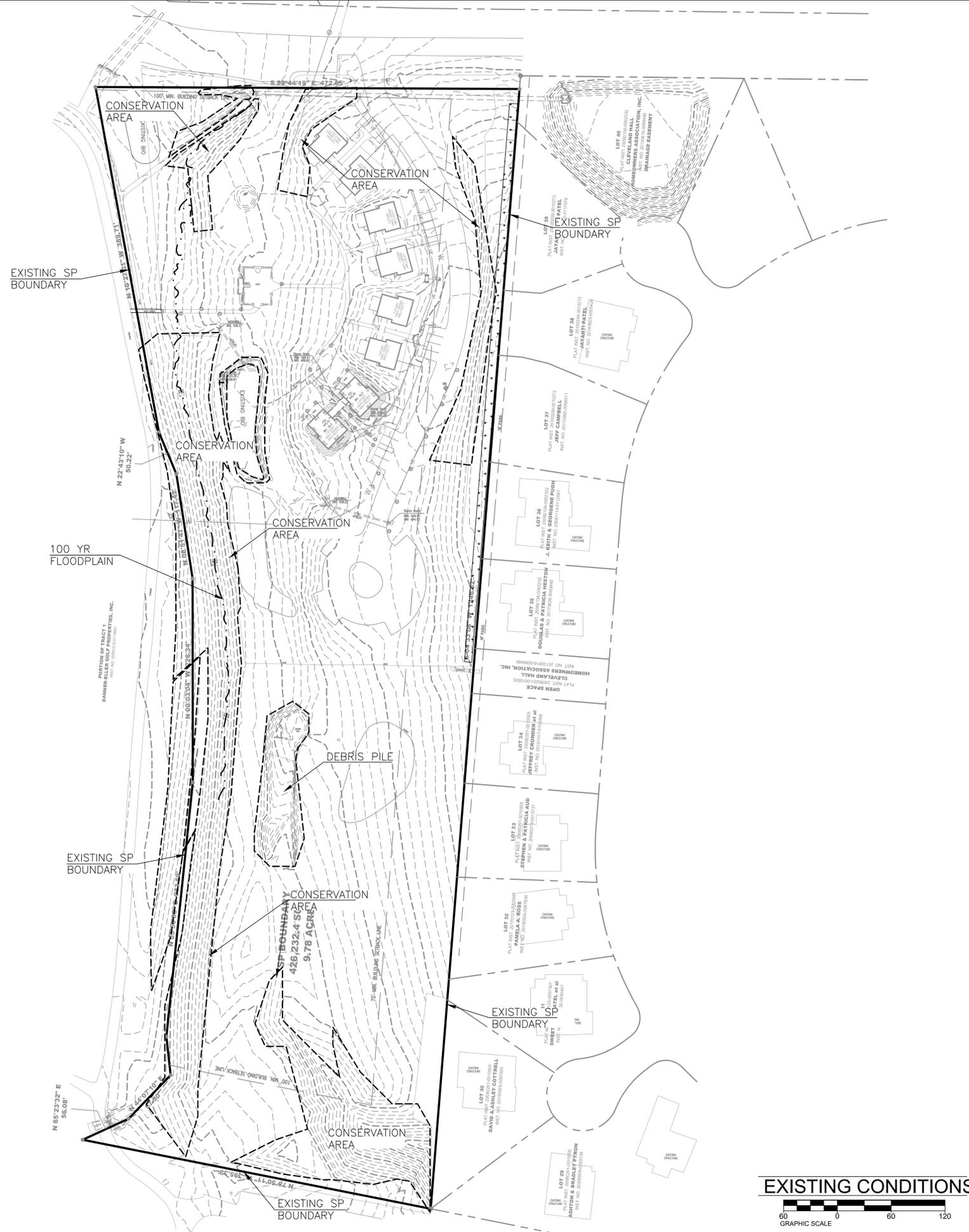
**LOTS: N/A**  
**IMPERVIOUS SURFACE AREA RATIO:**  
**0.09 (EXISTING), 0.12 (PROPOSED)**  
**PARKING:**  
**ONE (1) SPACE PER BEDROOM**  
**SIXTEEN (16) BEDROOM**  
**REQUIRED: 16 SPACES**  
**PROVIDED: 18 SPACES**  
**GROSS SQUARE FOOTAGE OF EACH PROPOSED RENTAL VILLA: 7,334 SQ. FT.**

**FEDERAL COMPLIANCE:**

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.



**VICINITY MAP  
(NTS)**



**INGRAM CIVIL ENGINEERING GROUP**  
 212 OVERLOOK CIRCLE, SUITE 105  
 BRENTWOOD, TENNESSEE 37027  
 615.370.7864 OFFICE  
 615.370.1273 FAX  
 ICE PROJECT: 112322  
 INITIAL DATE: 12/26/2022  
 PROJECT MANAGER: SHB  
 ENGINEER OF RECORD: SHB  
 DRAFTED BY: GEM  
 STATE OF TENNESSEE PROFESSIONAL ENGINEER LICENSE # 113398  
 SAMUEL H. BOHANNON

Site Plan for:  
**Cottages at Hermitage Golf Course**  
 3939 Old Hickory Blvd, Old Hickory, TN 37138

2014SP - 0730 - 003  
 PROJECT NUMBER  
 112322  
 DATE  
 March 29, 2023  
**C000**  
 EXISTING  
 CONDITIONS



**INGRAM  
CIVIL  
ENGINEERING  
GROUP**

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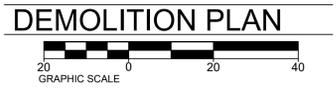
2014SP - 0730 - 003  
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**C100**  
DEMOLITION  
PLAN



DEMOLITION NOTES	
A	TO BE REMOVED
B	TO BE RELOCATED. SEE C600 FOR MORE INFORMATION

LEGEND: DEMOLITION	
	EXISTING PAVEMENT TO BE SAWCUT & REMOVED



ACE  
HALL  
01-0010505  
CIATION, INC.  
3-0086466

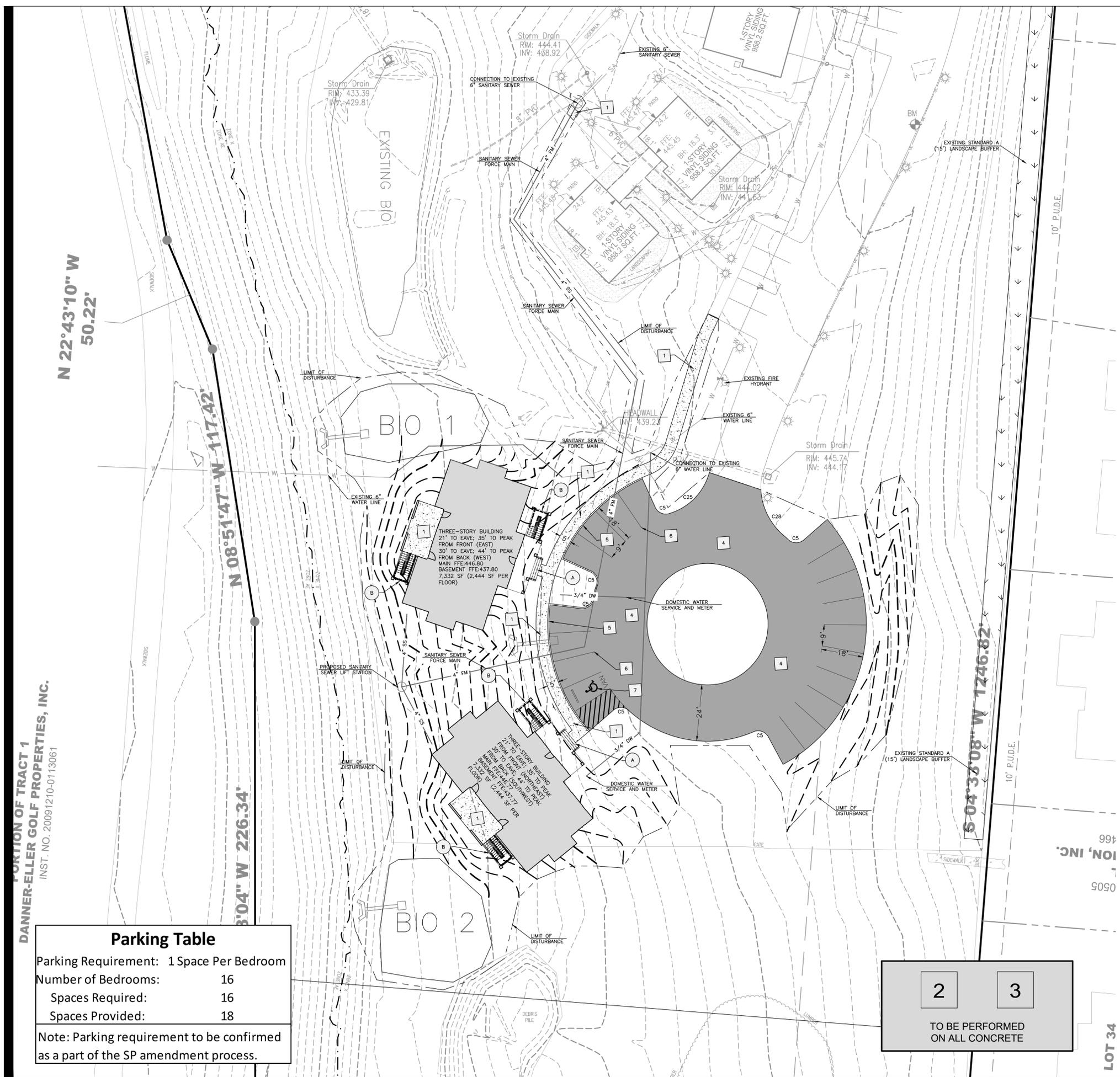




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**STORMWATER NOTES:**

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.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

DRAWINGS ARE FOR ILLUSTRATION PURPOSES 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 THE FINAL APPLICATION.

**SITE NOTES**

- A 4 STEP, 6" RISE 12" RUN. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- B SEE STRUCTURAL FOR ADDITIONAL STAIR INFORMATION.

**SITE DETAILS**

- 1 CONCRETE SIDEWALK
- 2 CONCRETE JOINTS
- 3 CONCRETE JOINT SEALANTS
- 4 HEAVY DUTY ASPHALT
- 5 CONCRETE POST CURB
- 6 STRIPING
- 7 ACCESSIBLE LAYOUT

**LEGEND: SITE**

- PROPOSED HC ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)
- LINEAR DIMENSION
- PROPOSED CURVE RADIUS DIMENSION
- PROPOSED SIGN
- PROPOSED PRECAST WHEEL STOP
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE

**CURVE TABLE**

C5	R: 5'
C25	R: 25'
C28	R: 28'

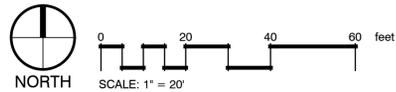
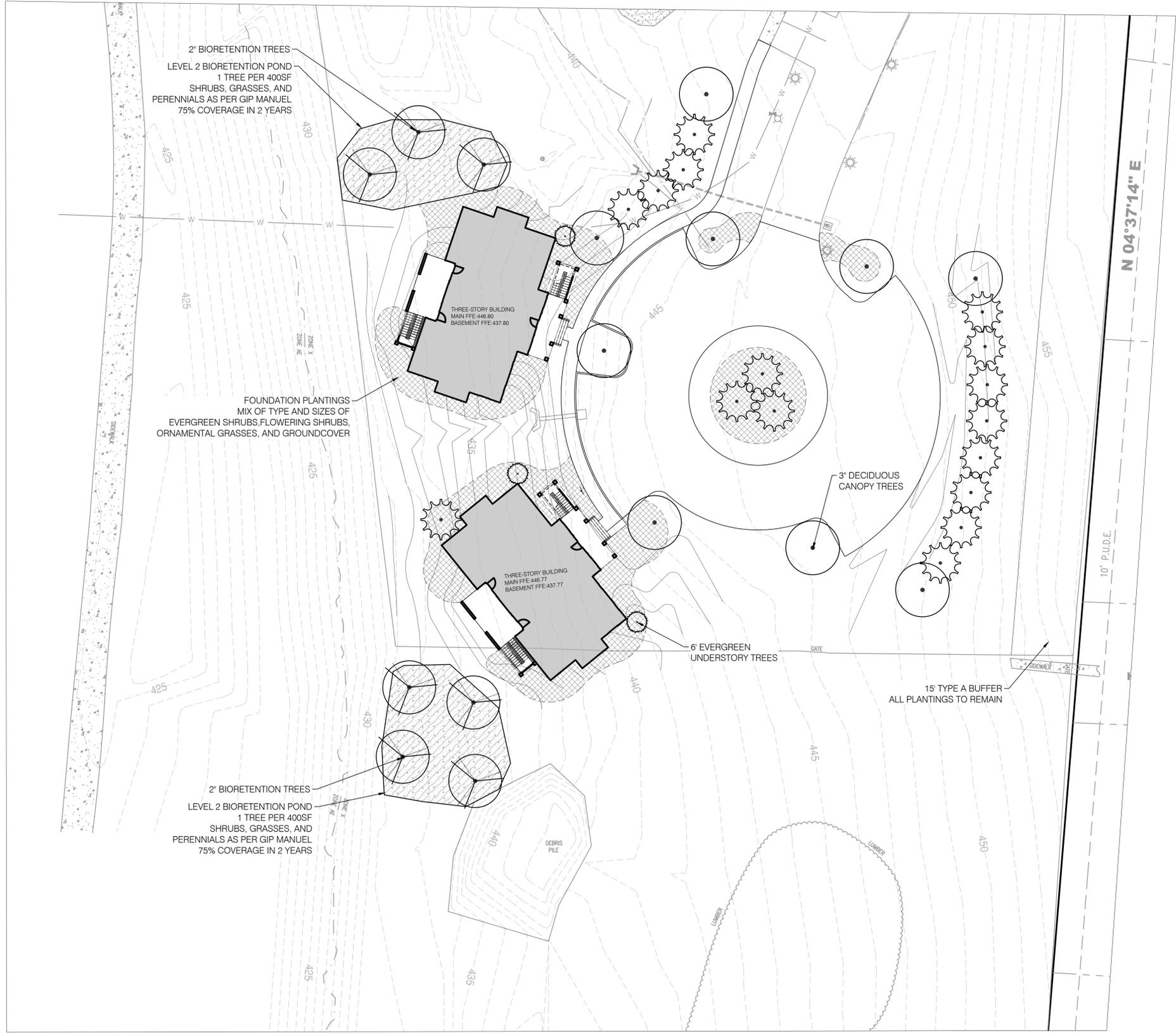
**SITE PLAN**



PORTION OF TRACT 1  
DANNER-ELLER GOLF PROPERTIES, INC.  
INST. NO. 20091210-0113061

Parking Table	
Parking Requirement:	1 Space Per Bedroom
Number of Bedrooms:	16
Spaces Required:	16
Spaces Provided:	18
Note: Parking requirement to be confirmed as a part of the SP amendment process.	

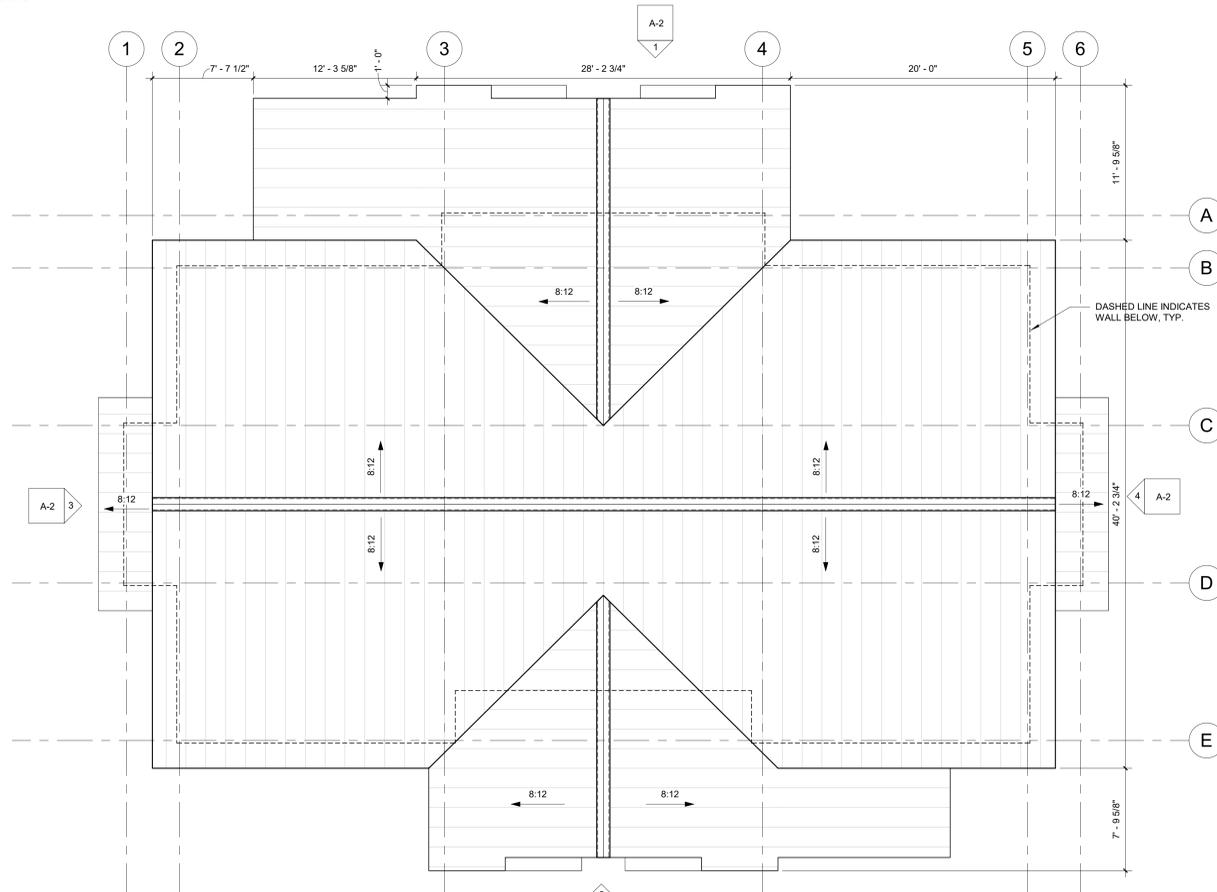
2     3  
 TO BE PERFORMED ON ALL CONCRETE



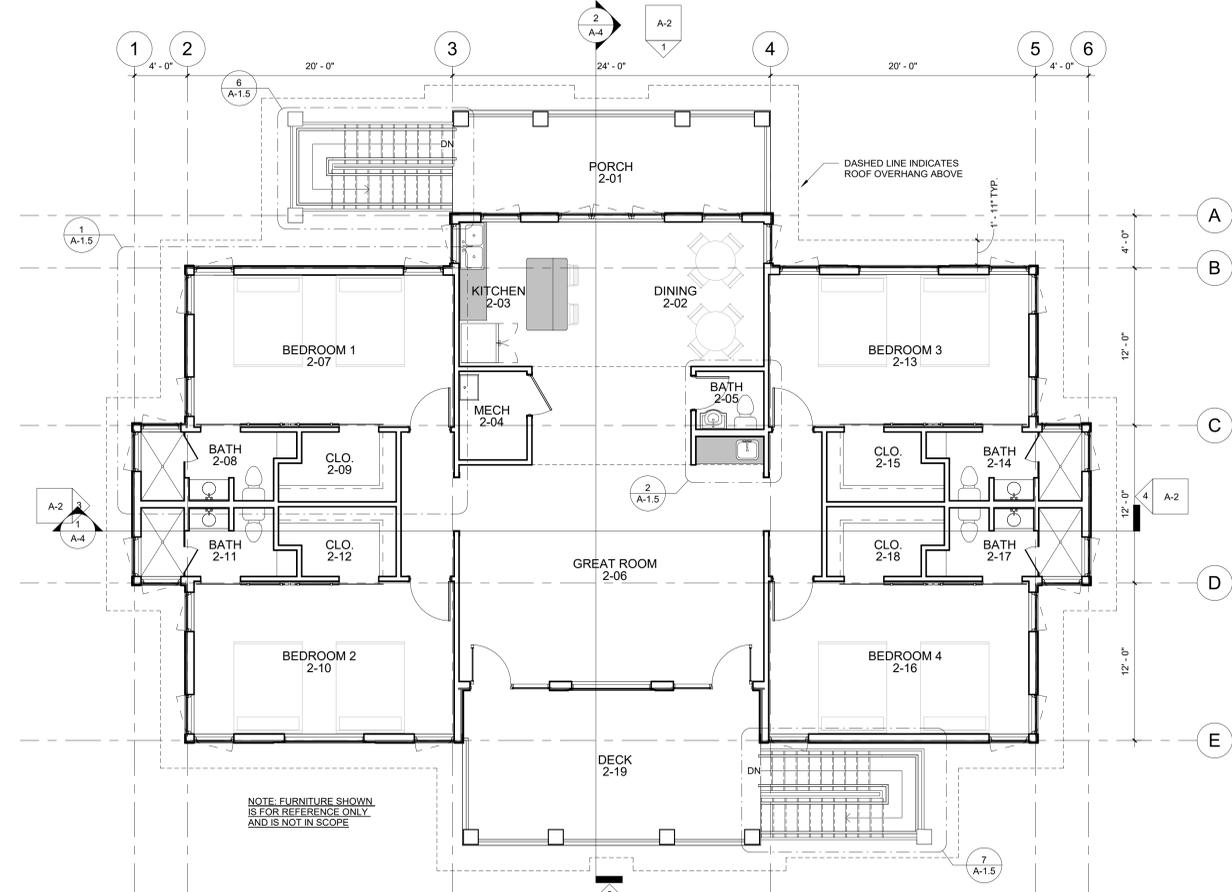
PROPOSED SITE FOR:  
**HERMITAGE GOLF COTTAGES**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



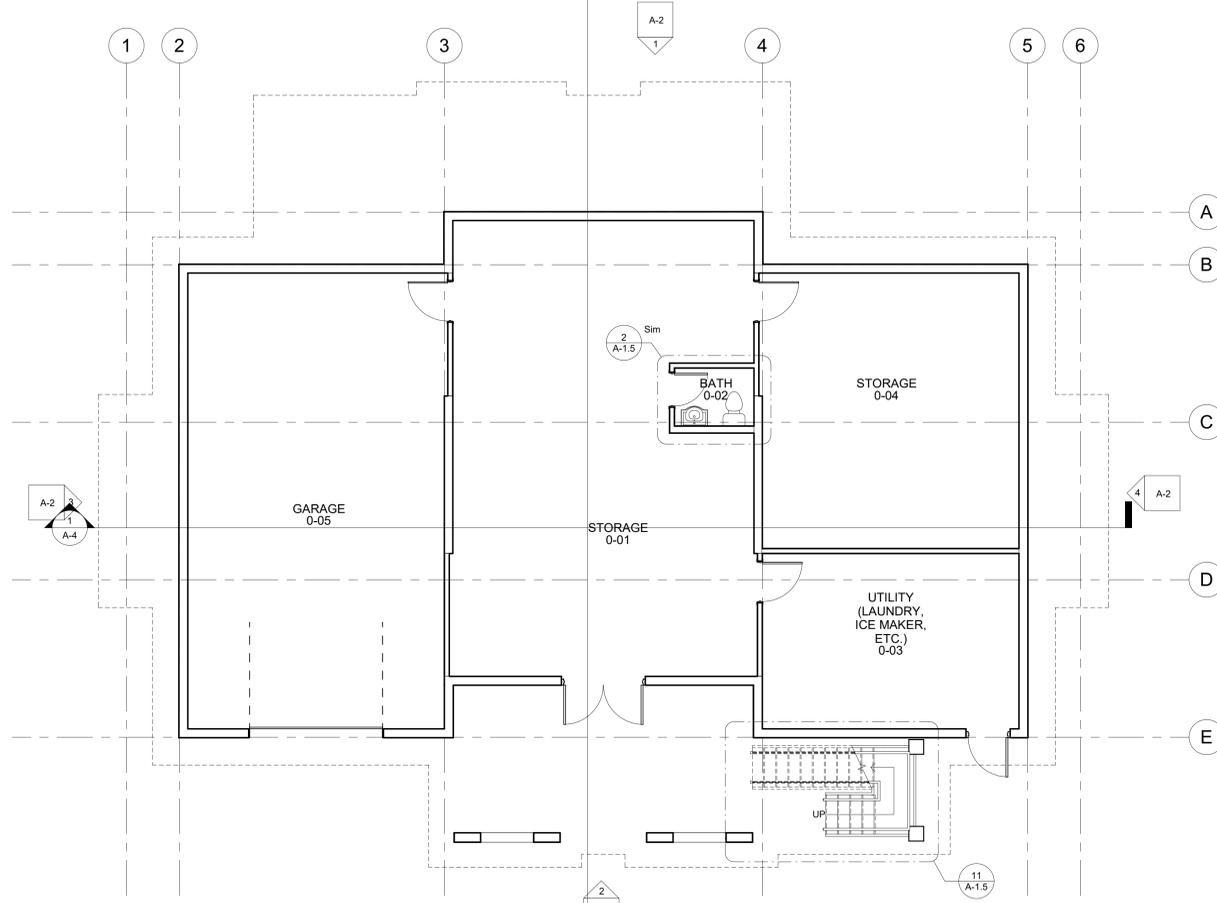
Job # - 23156  
BY: cb  
CASE NO. 2014SP-073-003



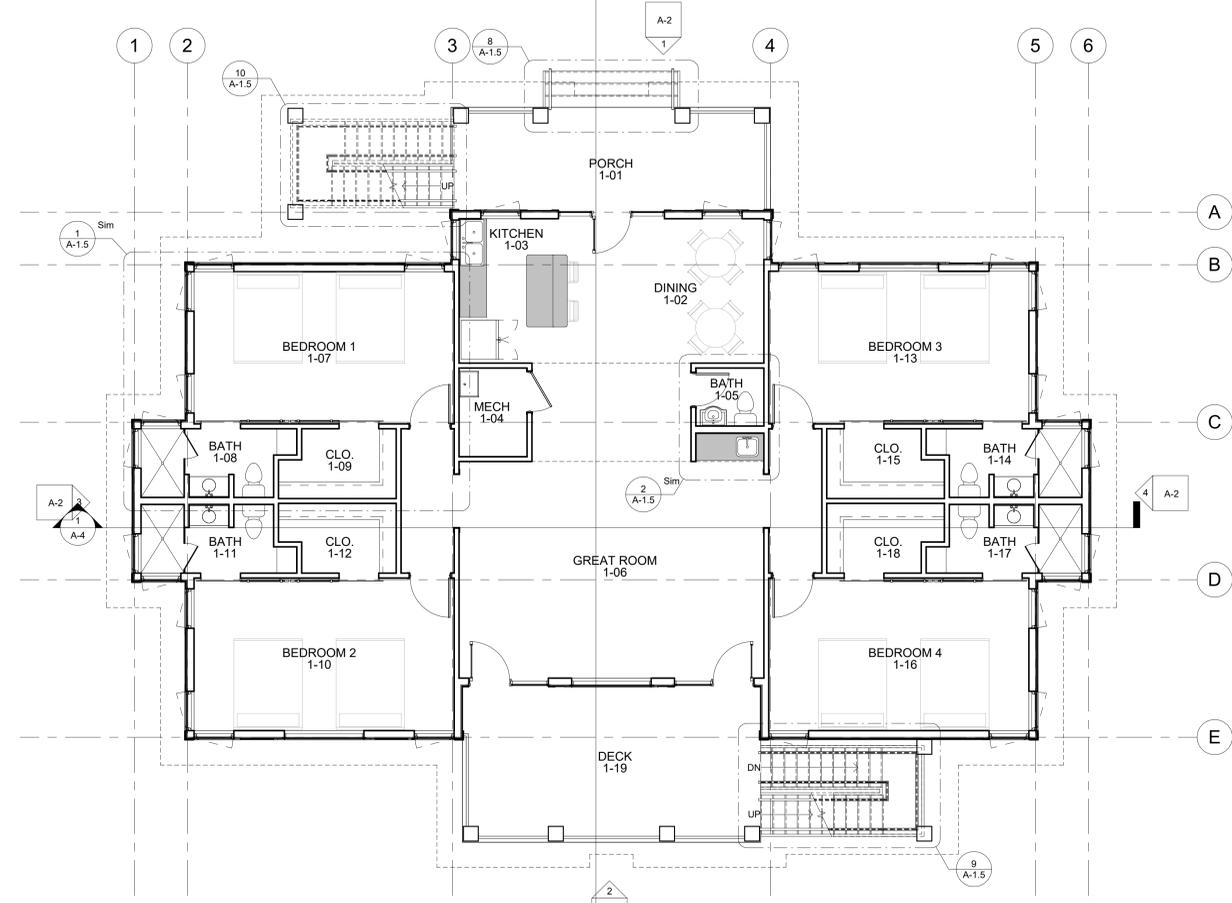
1 ROOF PLAN  
3/16" = 1'-0"



2 LEVEL 2 - FLOOR PLAN  
3/16" = 1'-0"

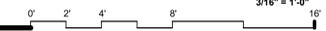


3 BASEMENT - FLOOR PLAN  
3/16" = 1'-0"

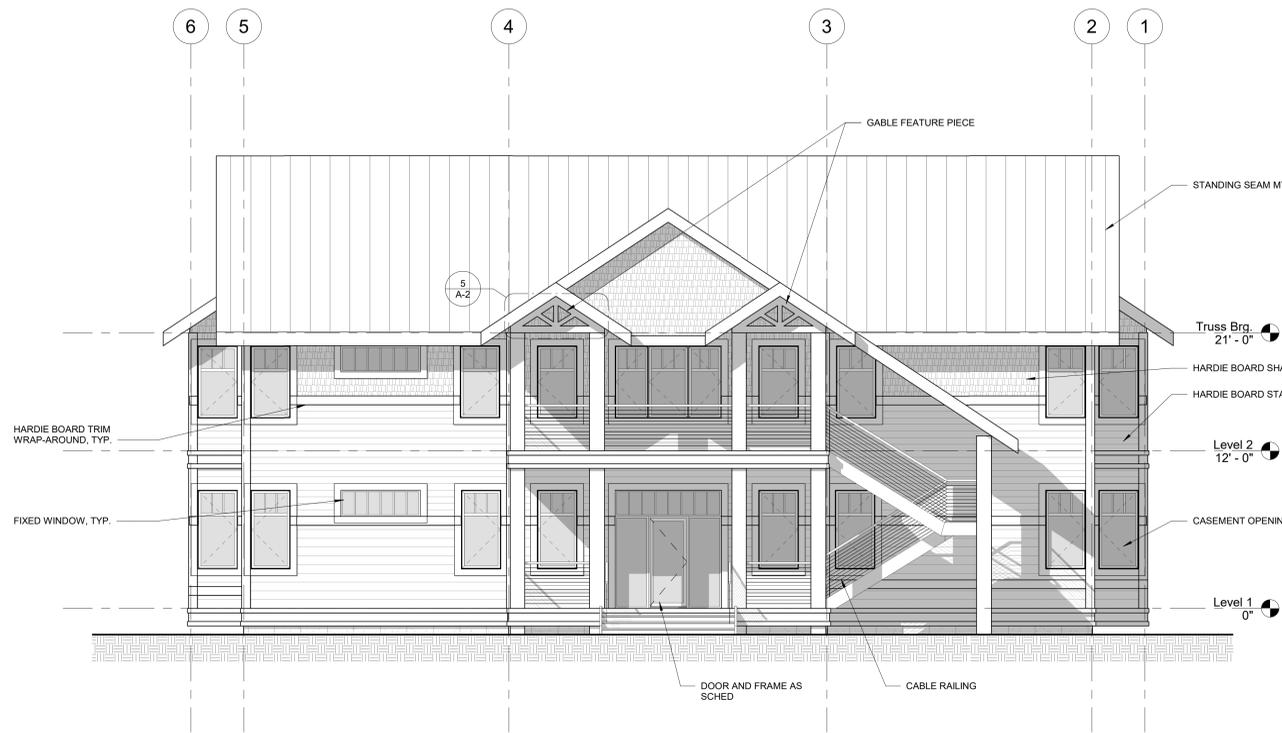


4 LEVEL 1 - FLOOR PLAN  
3/16" = 1'-0"

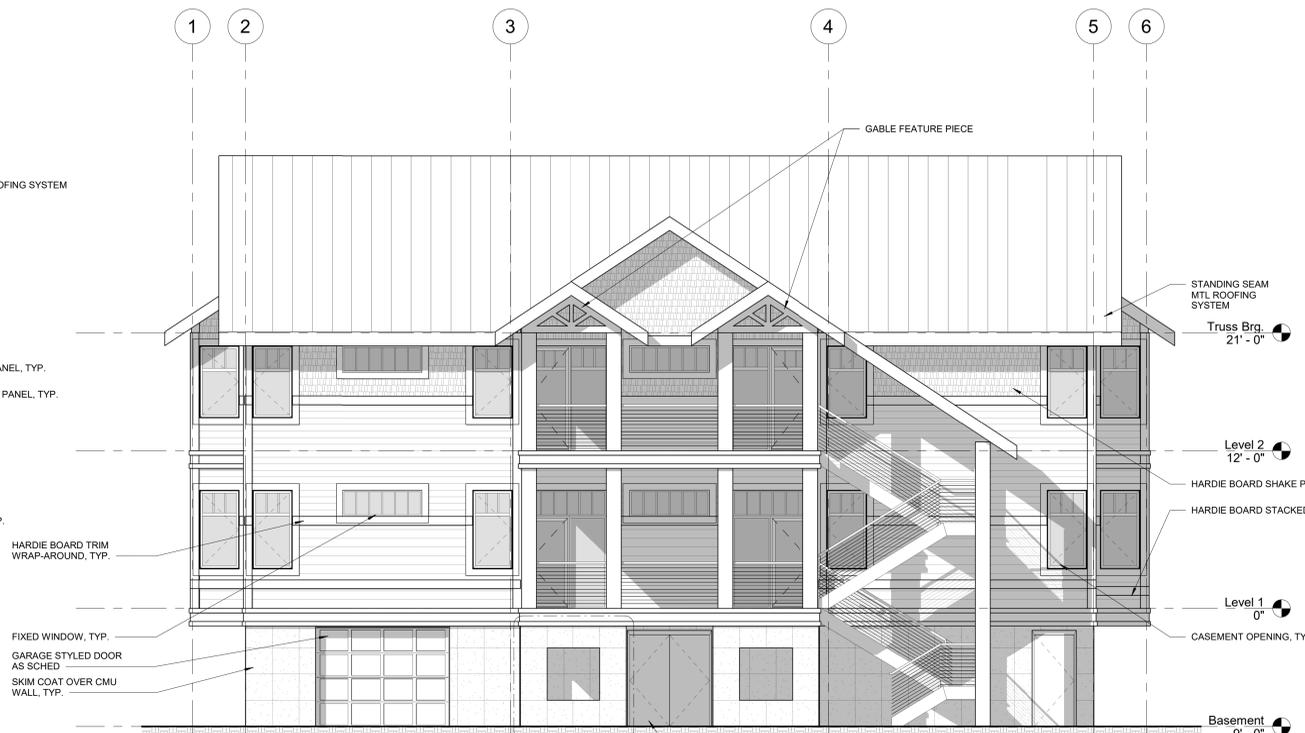
FLOOR PLANS  
3/16" = 1'-0"



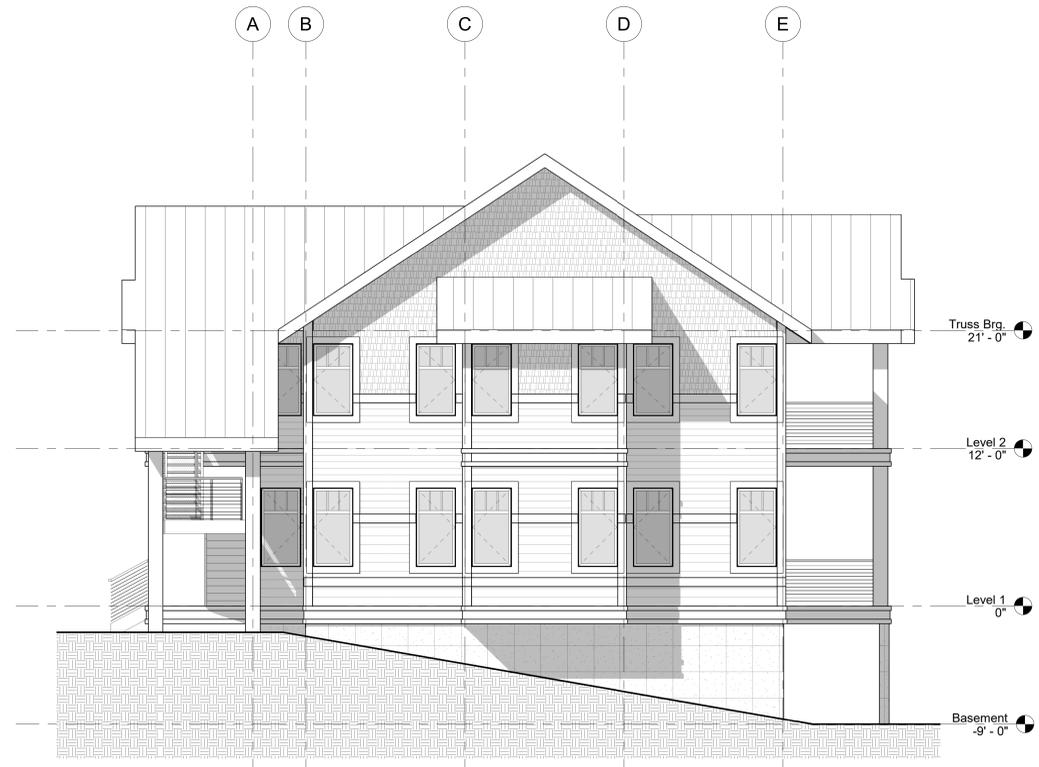




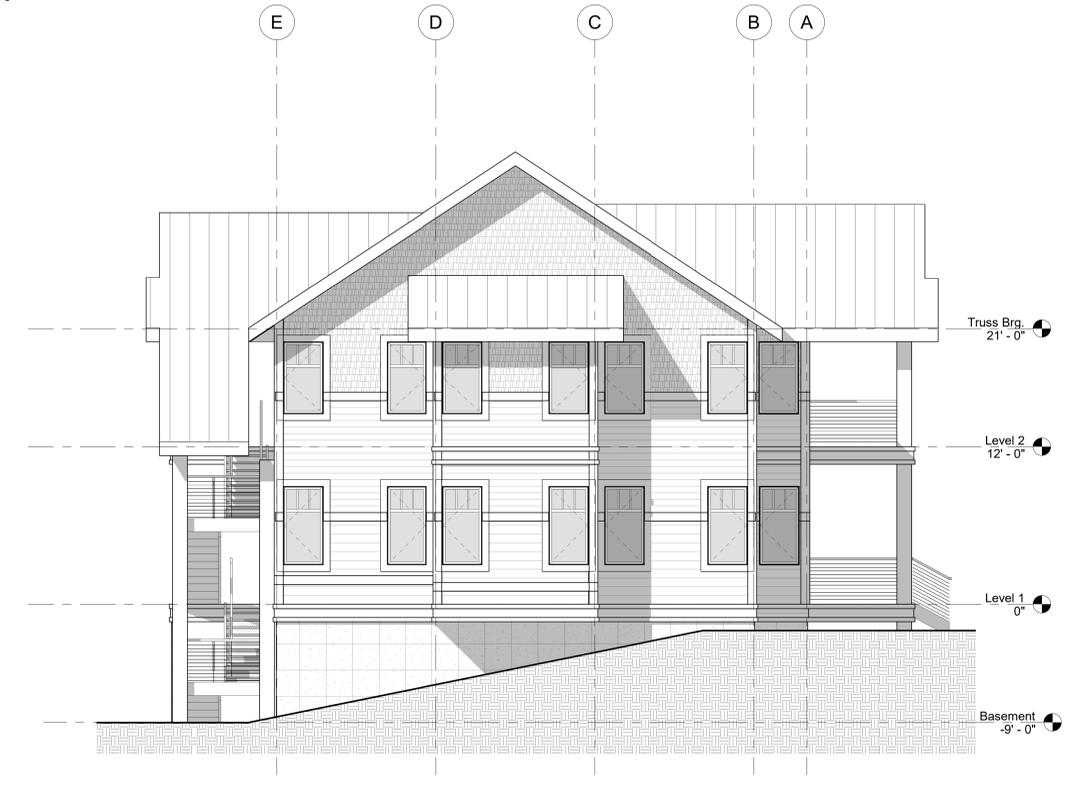
1 North  
3/16" = 1'-0"



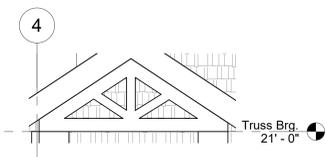
2 South  
3/16" = 1'-0"



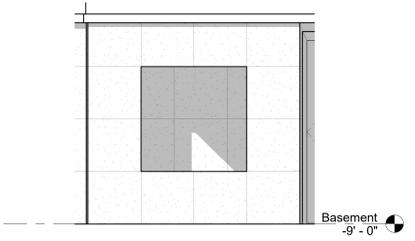
3 West  
3/16" = 1'-0"



4 East  
3/16" = 1'-0"



5 TYP. GABLE CAP DETAIL  
3/8" = 1'-0"



6 TYP. BASEMENT OPENING  
3/8" = 1'-0"

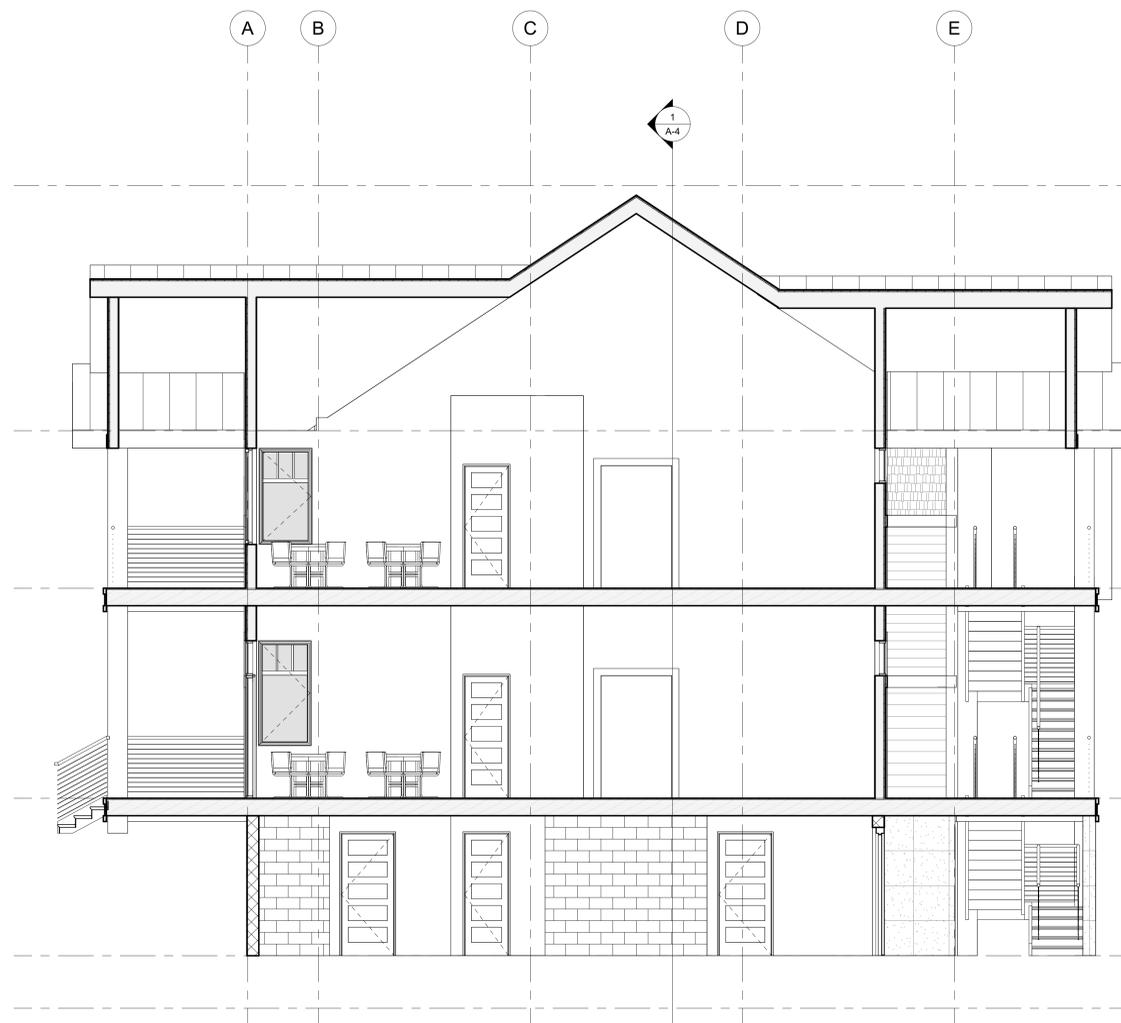
EXTERIOR ELEVATIONS

As Indicated





Section 1  
1/4" = 1'-0"



Section 2  
1/4" = 1'-0"

SECTIONS & DETAILS  
1/4" = 1'-0"