

PRELIMINARY SPECIFIC PLAN (SP)

6309 NOLENSVILLE PIKE

NASHVILLE, DAVIDSON COUNTY, TN 37211

CASE NO. 2025SP-010-001

DEVELOPMENT SUMMARY

- SP NAME: 6309 NOLENSVILLE PIKE
- SP NUMBER: 2025SP-010-001
- COUNCIL DISTRICT: 04
- COUNCIL MEMBER: MIKE CORTESE

FEMA NOTE:
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AREAS DESIGNATED AS 100 YEAR FLOOD ZONE PER F.E.M.A MAP 47037C0389J, EFFECTIVE 2/25/2022.

SOILS:
PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS
BbD - BARFIELD-ROCK OUTCROP COMPLEX, 5 TO 20% SLOPES - TYPE D - (2.6%)
HmC - HAMPSHIRE SILT LOAM, 5 TO 12% SLOPES, ERODED - TYPE C - (27.8%)
HmD - HAMPSHIRE SILT LOAM, 5 TO 12% SLOPES, ERODED - TYPE C - (37.6%)
TtC - TALBOTT-ROCK OUTCROP COMPLEX, 5 TO 15% SLOPES - TYPE C - (31.9%)

SITE DATA TABLE

PARCEL ID:	17300015000
EXISTING ZONING:	AR2A
PROPOSED ZONING:	SP
FALL BACK ZONING:	RM15
EXISTING LAND USE:	SINGLE FAMILY RESIDENCE
PROPOSED LAND USE:	MULTI-FAMILY
RESIDENTIAL SUMMARY:	
MULTI-FAMILY	
TOWNHOUSE UNITS:	119 UNITS
PROPOSED DENSITY:	12.0 UNITS/AC.
MINIMUM BUILDING SETBACKS	
NOLENSVILLE PIKE:	40' MIN
SIDE:	10' MIN
REAR:	20' MIN
SITE AREA:	431,363 SF (9.90 AC)
IMPERVIOUS AREA:	181,215 SF (4.16 AC)
PERVIOUS AREA:	250,148 SF (5.74 AC)
REQUIRED ISR:	0.55 MAX (SEE EX-01 FOR ADJUSTMENT CALCS)
PROVIDED ISR:	0.42 (SEE EX-01 FOR ADJUSTMENT CALCS)
MAXIMUM BUILDING COVERAGE:	0.70
MAX HEIGHT AT SETBACK:	3 STORIES WITHIN 45'
PARKING REQUIRED:	PER METRO CODE REQUIREMENTS
PARKING PROVIDED:	
2 SPACES PER UNIT	238 SPACES
(GARAGE & DRIVEWAY)	
AMENITY / SURFACE	30 SPACES
TOTAL:	268 SPACES

*DEVELOPMENT TO BE CONSTRUCTED IN ONE PHASE



VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
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C0.21	EXISTING CONDITIONS
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C2.01	GRADING & DRAINAGE PLAN
C3.01	UTILITY PLAN
EX-01	SLOPE ANALYSIS
L1.00	SITE PLAN RENDERING
L1.01	LANDSCAPE PLAN
SP.01	SP STANDARDS AND NOTES
SP.02	SP STANDARDS AND NOTES
A1.01	ARCHITECTURAL ELEVATION
A1.02	ARCHITECTURAL ELEVATION
A1.03	ARCHITECTURAL ELEVATION

CONTACTS

DEVELOPER	MADISON CAPITAL GROUP 6805 MORRISON BLVD, SUITE 250 CHARLOTTE, NC 28211 ROSS RABUN 478-737-5173
DESIGN PROFESSIONAL	BARGE DESIGN SOLUTIONS 615 3RD AVENUE SOUTH SUITE 700 NASHVILLE, TN 37210 CONTACT: RON YEARWOOD 615.252.4486
OWNER OF RECORD	MIKE AND PATSY A. PENCE & PATSY A. REVOCABLE TRUST 1050 BEWLY HOLLOW ROAD ELIZABETHTOWN, KY 42701

PURPOSE NOTE

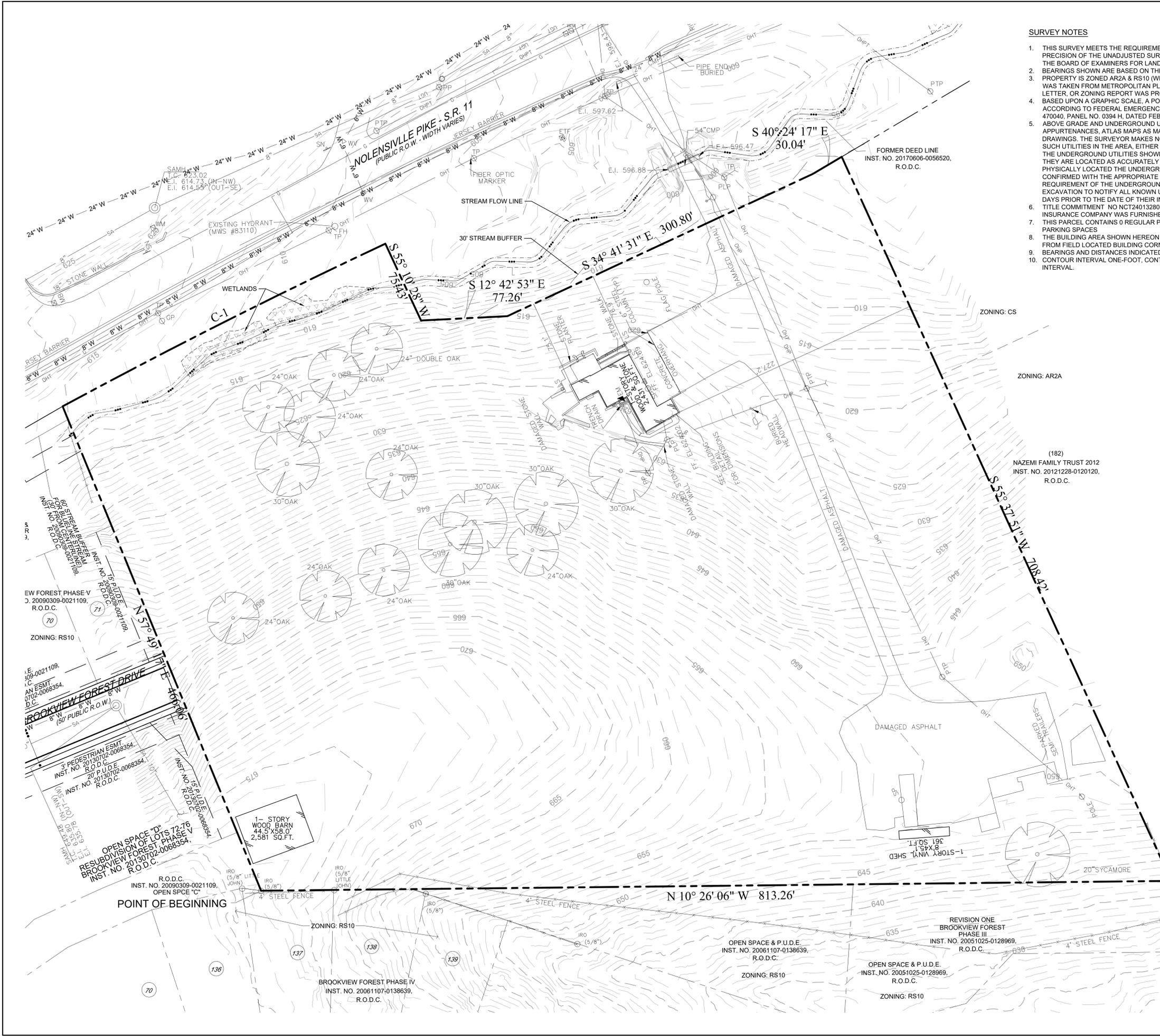
THE PURPOSE OF THIS SP IS TO OBTAIN APPROVAL OF A 119 UNIT MULTI-FAMILY, TOWNHOUSE STYLE, DEVELOPMENT.



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USER: JMB010
 FILE: 387090387090004_CAD/CIVIL/PLT/LOT3870900_C0.21.dwg
 SAVER: 4/15/2025
 PLOTTED: 03/20/2025

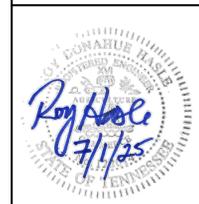
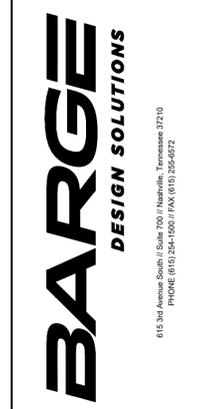


SURVEY NOTES

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).
- PROPERTY IS ZONED AR2A & RS10 (WITHIN OV-AIR OVERLAY DISTRICT). ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING; PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
- BASED UPON A GRAPHIC SCALE, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470040, PANEL NO. 0394 H, DATED FEBRUARY 25, 2022, ZONE "X".
- ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
- TITLE COMMITMENT NO. NCT24013280, DATED OCTOBER 7 2024, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS FURNISHED TO THIS SURVEYOR.
- THIS PARCEL CONTAINS 0 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES FOR A TOTAL OF 0 PARKING SPACES.
- THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE BUILDING FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS / NO ATTEMPT WAS MADE TO DETERMINE THE LEASABLE AREA.
- BEARINGS AND DISTANCES INDICATED THUS () ARE DEED CALLS, AND [] ARE PLAT CALLS.
- CONTOUR INTERVAL ONE-FOOT, CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL.

MAPPING SYMBOLS AND CODES		LEGEND	
	AIR CONDITIONER (AC)		POST INDICATOR VALVE (PIV)
	CLEANOUT		MANHOLE (MH)
	CATCH BASIN (CB)		CONCRETE MONUMENT OLD (MON(O))
	DOUBLE CATCH BASIN (DCB)		CONCRETE MONUMENT NEW (MON(N))
	TRIPLE CATCH BASIN (TCB)		P.K. NAIL OLD (PKO)
	AREA DRAIN (AD)		P.K. NAIL NEW (PKN)
	ELECTRIC JUNCTION BOX (EJB)		POWER LIGHT POLE (PLP)
	ELECTRIC METER (EM)		POWER MANHOLE (PMH)
	ELECTRIC TRANSFORMER (ETF)		POWER POLE (PP)
	FINISHED FLOOR ELEVATION (F.F.E.)		POWER TELEPHONE LIGHT POLE (PTLP)
	FIRE HYDRANT (FH)		POWER TELEPHONE POLE (PTP)
	FLAG POLE (FP)		RIGHT-OF-WAY MONUMENT (RWM)
	GAS METER (GM)		SPRINKLER HEAD/VALVE (SPH,SPV)
	GUY POLE (GP)		SANITARY SEWER MANHOLE (SSMH)
	GAS VALVE (GV)		SIGN (SN)
	GUY WIRE (GW)		STEAM MANHOLE (STMH)
	IRON ROD NEW (IRN)		STORMWATER MANHOLE (SMWH)
	IRON ROD OLD (IRO)		TELEPHONE JUNCTION BOX (TJB)
	IRON PIPE OLD (IPO)		TELEPHONE LIGHT POLE (TLP)
	IRON SPIKE OLD (ISO)		TELEPHONE POLE (TP)
	LIGHT STANDARD METAL/WOOD (LS/LP)		TREE EVERGREEN
	MAIL BOX (MB)		WATER METER (WM)
	POST		WATER VALVE (WV)

LINE STYLES	
	CENTERLINE
	CONCRETE AREA
	ASPHALT AREA
	GRAVEL AREA
	EDGE OF WOODS LINE
	EASEMENT LINE
	FENCE LINE
	GAS LINE
	OVERHEAD POWER LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD POWER AND TELEPHONE LINE
	PROPERTY LINE
	SANITARY SEWER LINE
	STORM LINE (RCP, CMP, PVC, CPP, HDPE)
	UNDERGROUND POWER LINE
	UNDERGROUND TELEPHONE LINE
	WATER LINE
	GUARDRAIL
	EDGE OF WATER



EXISTING CONDITIONS
 PRELIMINARY SPECIFIC PLAN (SP)
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 NASHVILLE, DAVIDSON COUNTY, TN 37211

CASE NO. 2025-010-001

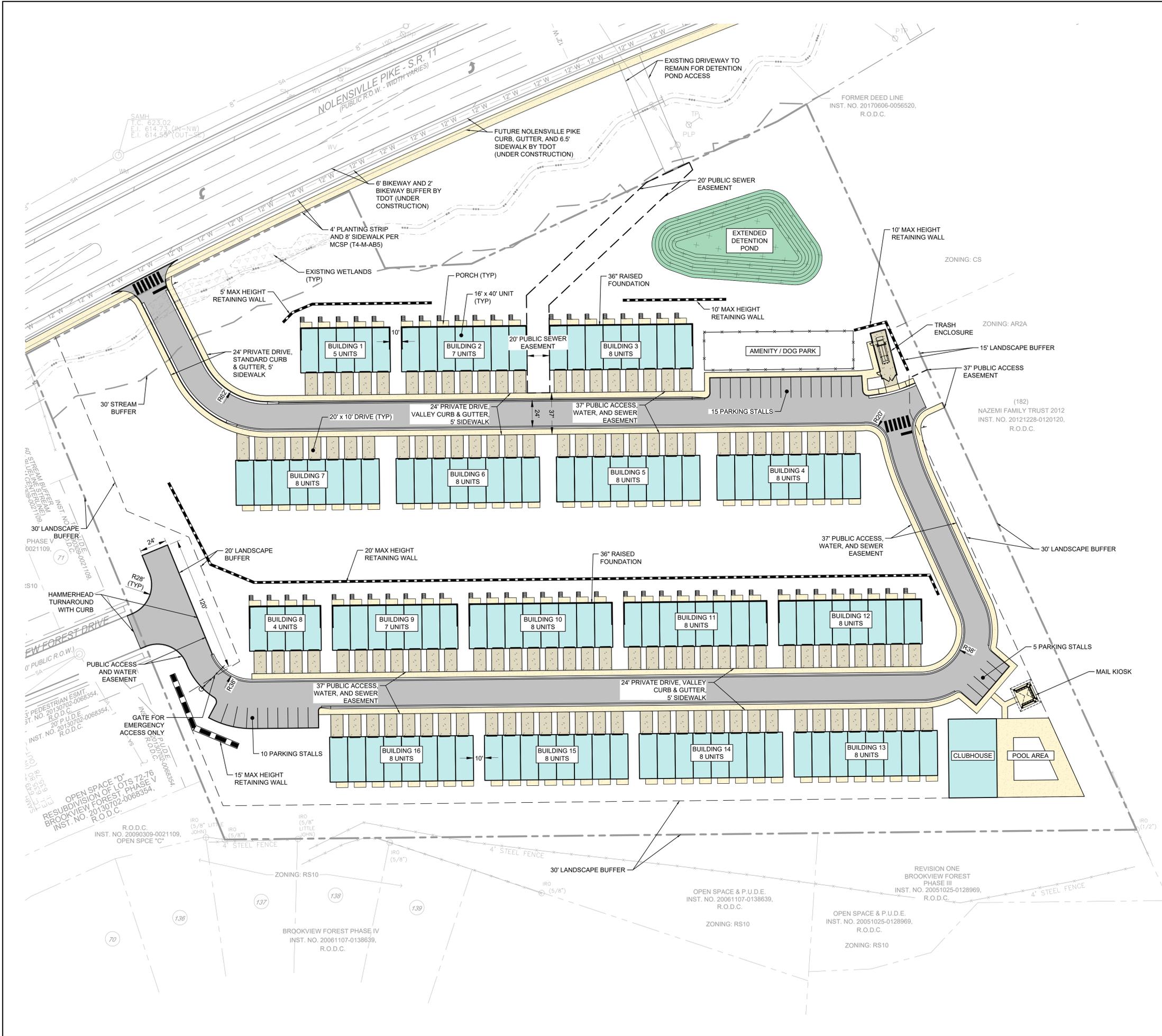


PERMIT NUMBERS: SP# 2025SP-010-001	
PARCEL ID: 17300015000	FEMA PANEL: 0389 J, ZONE "X", PANEL NO. 47037C0389J
BENCHMARK: P.K. NAIL IN ASPHALT ELEV. 649.58 (NAVD88) (GEOID03)	
SCALE: 1 INCH = 40 FEET	

REV.	CHK.	DATE	DESCRIPTION
1	RCH	12/20/2024	PRELIMINARY SP
2	RCH	07/10/2025	PRELIMINARY SP RESUBMITTAL
3	RCH	07/10/2025	PRELIMINARY SP RESUBMITTAL

C0.21
 FILE NO. 38709-00

USER: JMB010
 FILE: 387090387090004_CAD/CIVIL/PLT/LOT3870900_C1.01.dwg
 SAVED: 03/20/25
 PLOTTED: 03/20/25



LEGEND

- 4" CONCRETE SIDEWALK
- 6" CONCRETE PAVEMENT
- PROPOSED BUILDING
- STORMWATER DETENTION POND
- ASPHALT PAVEMENT

SITE DEVELOPMENT DATA

SITE AREA	431,363 SF (9.90 AC)
IMPERVIOUS AREA	185,215 SF (4.16 AC)
PERVIOUS AREA	250,148 SF (5.74 AC)
REQUIRED ISR:	0.55 MAX
PROVIDED ISR:	0.42
UNIT COUNT:	119 UNITS

LID WAIVER APPROVAL
 LID WAIVER APPROVAL WAS RECEIVED ON
 DECEMBER 18, 2024 FROM METRO WATER
 SERVICES - DEVELOPMENT SERVICES
 DIVISION.

STREAM CROSSING
 PER DISCUSSIONS WITH METRO WATER, THE
 SITE ACCESS OFF OF NOLENSVILLE PIKE
 CROSSING THE STREAM IS A PERMISSIBLE
 IMPACT AND A STORMWATER VARIANCE
 WILL NOT BE REQUIRED.

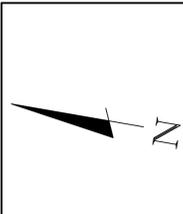


CONCEPT SITE PLAN
 PRELIMINARY SPECIFIC PLAN (SP)
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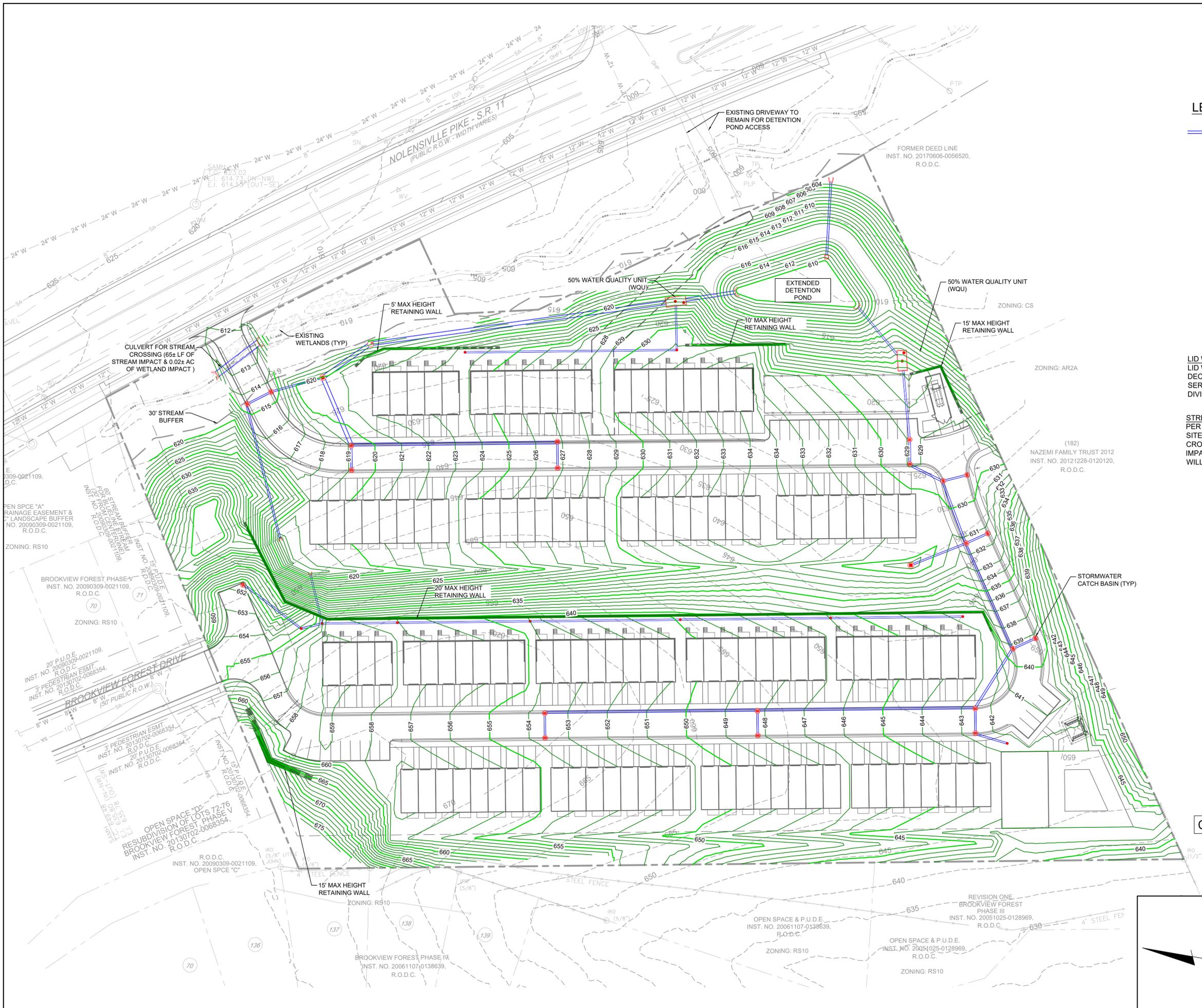
REV.	CHK.	DATE	DESCRIPTION
1	RCH	12/30/2024	PRELIMINARY SP RESUBMITTAL
2	RCH	07/01/2025	PRELIMINARY SP RESUBMITTAL
3	RCH	07/01/2025	PRELIMINARY SP RESUBMITTAL

C1.01
 FILE NO. 38709-00

GRADING & DRAINAGE PLAN

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LEGEND

- STORM PIPE
- STORM STRUCTURE

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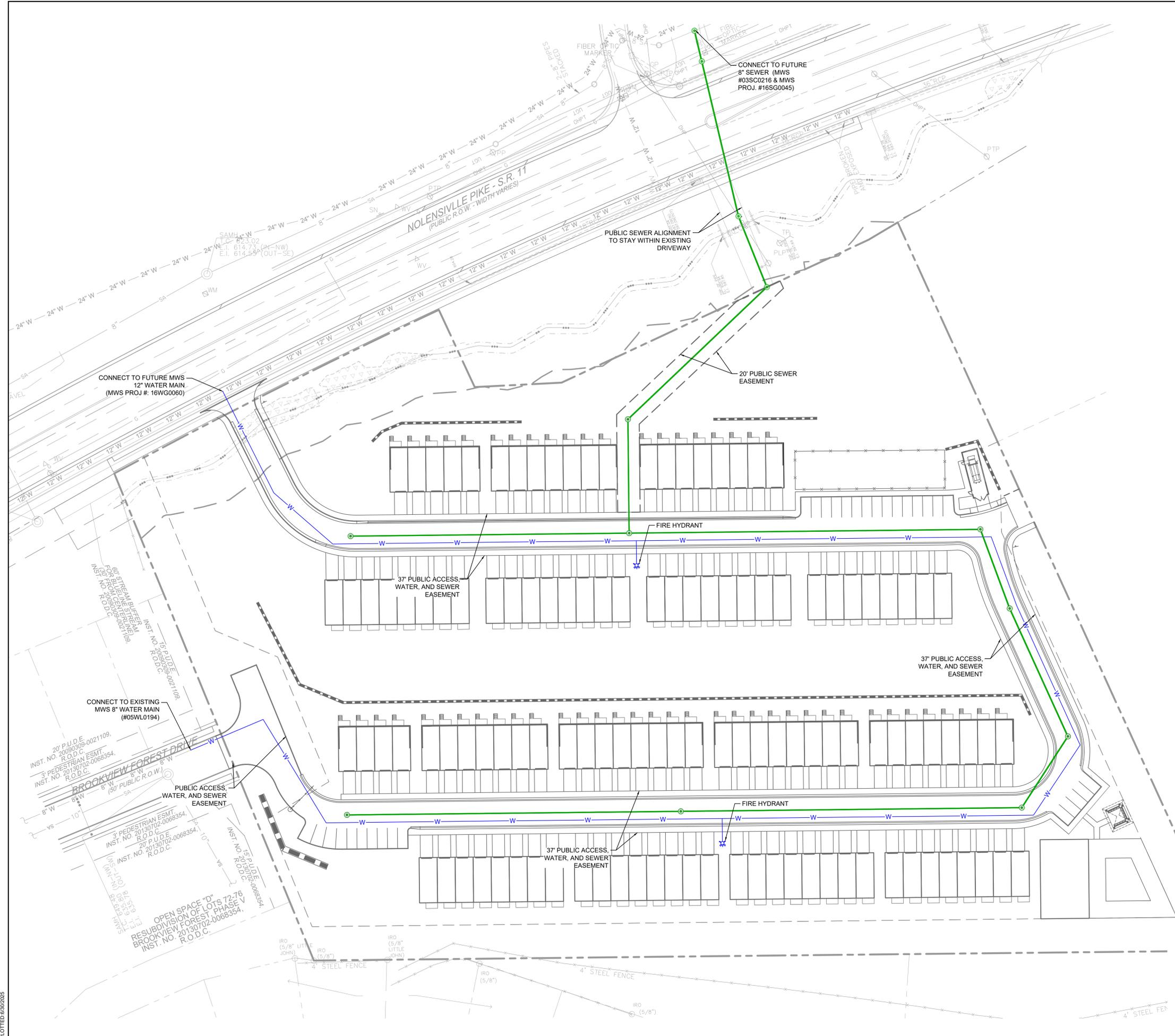
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BENCHMARK: P.K. NAIL IN ASPHALT ELEV. 649.58 (NAVD88) (GEOID03)	
SCALE: 1 INCH = 40 FEET	

REV	DATE	DESCRIPTION
1	04/15/2025	PRELIMINARY SP SUBMITTAL
2		

C2.01
 FILE NO. 38709-00



UTILITY PLAN
 PRELIMINARY SPECIFIC PLAN (SP)
 6309 NOLENSVILLE PIKE
 NASHVILLE, DAVIDSON COUNTY, TN 37211



LEGEND

- PUBLIC WATER MAIN
- PUBLIC SANITARY SEWER MAIN
- PUBLIC SANITARY SEWER MANHOLE

PRIVATE UTILITY SERVICES

WATER: EACH INDIVIDUAL UNIT WILL HAVE A WATER METER AND SERVICE.
 SEWER: EACH INDIVIDUAL UNIT WILL HAVE A SEWER LATERAL IN THE DRIVEWAY.

CASE NO. 2025-010-001



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BENCHMARK: P.K. NAIL IN ASPHALT ELEV. 649.58 (NAVD88) (GEOID03)	
SCALE: 1 INCH = 40 FEET	

REV	DATE	DESCRIPTION
1	04/15/2025	PRELIMINARY SP SUBMITTAL
2	04/15/2025	PRELIMINARY SP SUBMITTAL
3	07/01/2025	PRELIMINARY SP SUBMITTAL

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 PLOTTED: 6/30/2025

USER: JMB01D
 FILE: 38709038709004_CAD\CIVIL\Barge\Site Analysis\38709000_EX-01.dwg
 SAVER: 03/20/2025
 PLOTTED: 03/20/2025



ISR ADJUSTMENT CALCULATIONS

NATURAL SLOPE (%)	AREA	STANDARD ISR (RM-15)	ADJUSTMENT FACTOR	EFFECTIVE ISR	WEIGHTED ISR
SLOPES LESS THAN 15%	5.46 AC	0.7	1.0	0.7	3.82
■ SLOPES 15% TO 20%	2.96 AC	0.7	0.66	0.46	1.37
■ SLOPES 20% TO 25%	1.14 AC	0.7	0.33	0.23	0.26
■ SLOPES 25% OR GREATER	0.34 AC	0.7	0.0	0.0	0.0
TOTAL:	9.90 AC				5.45

REQUIRED ISR = (5.45 / 9.90) = **0.55**

SITE DEVELOPMENT DATA

SITE AREA	431,363 SF (9.90 AC)
IMPERVIOUS AREA:	185,215 SF (4.16 AC)
PERVIOUS AREA:	250,148 SF (5.74 AC)
REQUIRED ISR:	0.55 MAX
PROVIDED ISR:	0.42

BARGE
 DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
 PHONE (615) 254-1500 / FAX (615) 256-6572



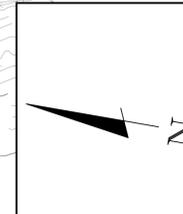
SLOPE ANALYSIS

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BENCHMARK: P.K. NAIL IN ASPHALT ELEV. 649.58 (NAVD88) (GEOID03)	



REV.	DATE	DESCRIPTION
1	12/30/2024	PRELIMINARY SP
2	07/01/2025	PRELIMINARY SP RESUBMITTAL
3	07/01/2025	PRELIMINARY SP RESUBMITTAL

EX-01
 FILE NO. 38709-00



SITE DEVELOPMENT DATA

SITE AREA:	9.90 AC (431,363 SF)
IMPERVIOUS AREA:	4.16 AC (181,215 SF)
PERVIOUS AREA:	5.74 AC (250,148 SF)
REQUIRED ISR:	0.55 MAX
PROVIDED ISR:	0.42
UNIT COUNT:	119 UNITS

BARGE
DESIGN SOLUTIONS

615 3rd Avenue South | Suite 100 | Nashville, Tennessee 37210
PHONE: (615) 254-1500 | FAX: (615) 254-6572

SITE PLAN RENDERING
PRELIMINARY SPECIFIC PLAN (SP)
6309 NOLENSVILLE PIKE
NASHVILLE, DAVIDSON COUNTY, TN 37211

CASE NO: 2025SP-010-001

PERMIT NUMBERS:
SWGR#

PARCEL ID: 17300015000	FEMA PANEL: ZONE "X", PANEL NO.
DATUM: TNSPC (NAD83) NAVD 1988	BENCHMARK:

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REV.	DR.	CHK.	DATE	DESCRIPTION
1	AD	RY	4/9/2025	PRELIMINARY SP
	RY	RY	6/30/2025	

L1.00
FILE NO. 38709-00

USER: ADANAL
FILE: 038709000004_CADLAND38709000_L1_01.dwg
SAVED: 6/30/2025
PLOTTED: 6/30/2025

LANDSCAPE PLAN
PRELIMINARY SPECIFIC PLAN (SP)
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NASHVILLE, DAVIDSON COUNTY, TN 37211

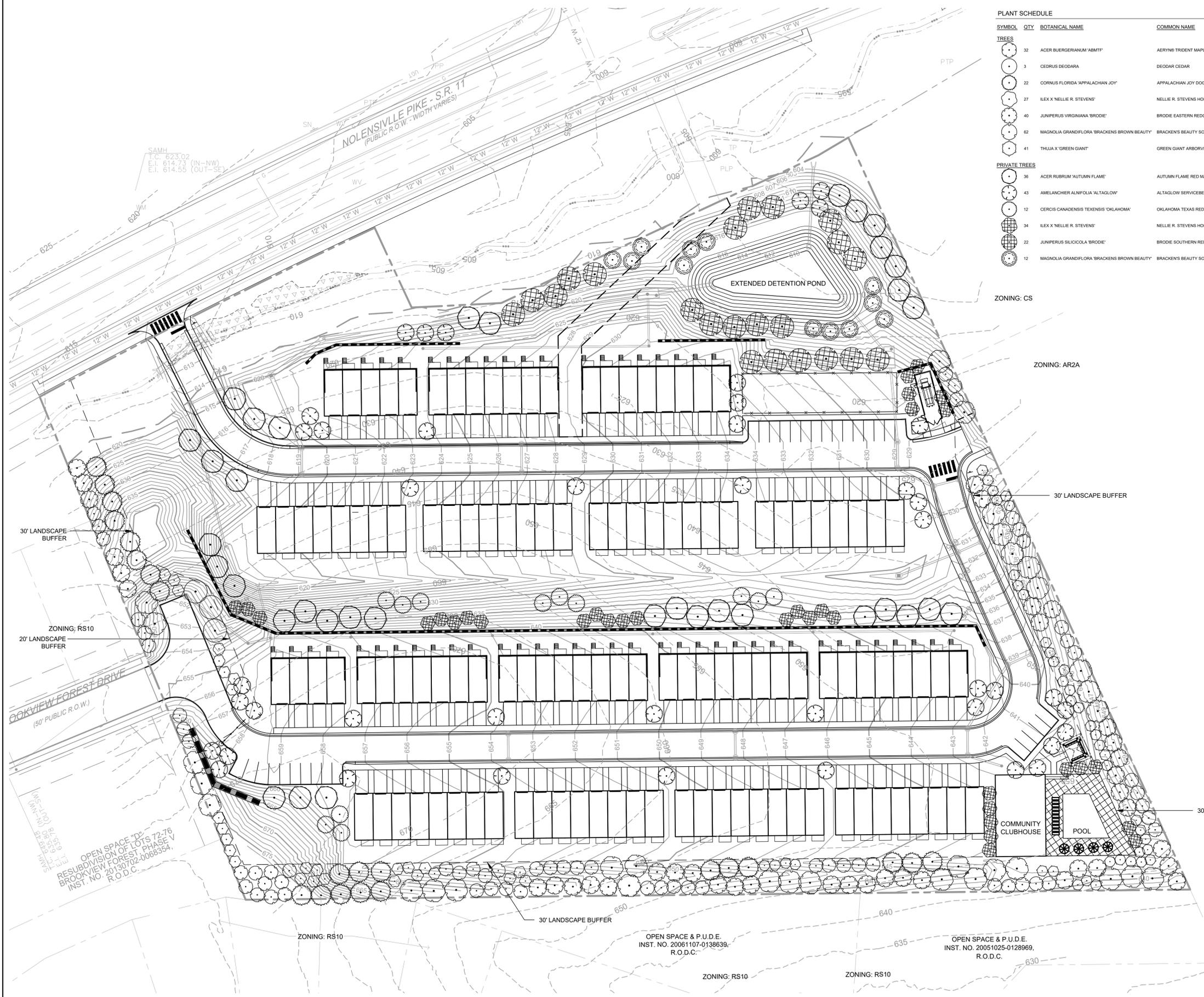
REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
1	AD	RY	4/29/2025	PRELIMINARY SP
1	AD	RY	6/30/2025	

L1.01
FILE NO. 38709-00

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	HEIGHT	COMMENTS
TREES							
	32	ACER BUERGERIANUM 'ABMTP'	AERYN® TRIDENT MAPLE	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED HEIGHTS, CENTRAL LEADER
	3	CEDRUS DEODARA	DEODAR CEDAR	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED, STRAIGHT TRUNK
	22	CORNUS FLORIDA 'APPALACHIAN JOY'	APPALACHIAN JOY DOGWOOD	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED HEIGHTS, CENTRAL LEADER
	27	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL TO GROUND, MATCHED, STRAIGHT TRUNK
	40	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED, STRAIGHT TRUNK
	62	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL TO GROUND, MATCHED, STRAIGHT TRUNK
	41	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	2" CAL.	AS SHOWN	FULL TO GROUND, MATCHED, STRAIGHT TRUNK
PRIVATE TREES							
	36	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED HEIGHTS, CENTRAL LEADER
	43	AMELANCHIER ALNIFOLIA 'ALTAGLOW'	ALTAGLOW SERVICEBERRY	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED HEIGHTS, CENTRAL LEADER
	12	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA TEXAS REDBUD	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL CANOPY, MATCHED HEIGHTS, CENTRAL LEADER
	34	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B & B	1 1/2" - 2" CAL.	AS SHOWN	FULL TO GROUND, MATCHED
	22	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL TO GROUND, MATCHED
	12	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	B & B	2'-2 1/2" CAL.	AS SHOWN	FULL TO GROUND, MATCHED



ZONING: CS

ZONING: AR2A

30' LANDSCAPE BUFFER

30' LANDSCAPE BUFFER

COMMUNITY CLUBHOUSE
POOL

ZONING: RS10

ZONING: RS10

ZONING: RS10

ZONING: RS10

OPEN SPACE & P.U.D.E.
INST. NO. 20061107-0138639,
R.O.D.C.

OPEN SPACE & P.U.D.E.
INST. NO. 20051025-0128969,
R.O.D.C.

CASE NO: 2025SP-010-001

PERMIT NUMBERS:
SWGR#

PARCEL ID: 17300015000
FEMA PANEL: ZONE "X", PANEL NO.

DATUM: TNSPC (NAD83)
NAVD 1988

BENCHMARK:

SCALE: 1 INCH = 40 FEET

NUMBER OF TREES TO BE REMOVED (>20.1" DBH): 15
TREES REQUIRED DUE TO DEMOLITION: 60
PRIVATE TREES PLACEMENT TO BE DETERMINED IN FINAL SP

Southeast Community Plan

T3 CM, Suburban Mixed Use Corridor- 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 are 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.

T3-NE, Suburban Neighborhood Evolving

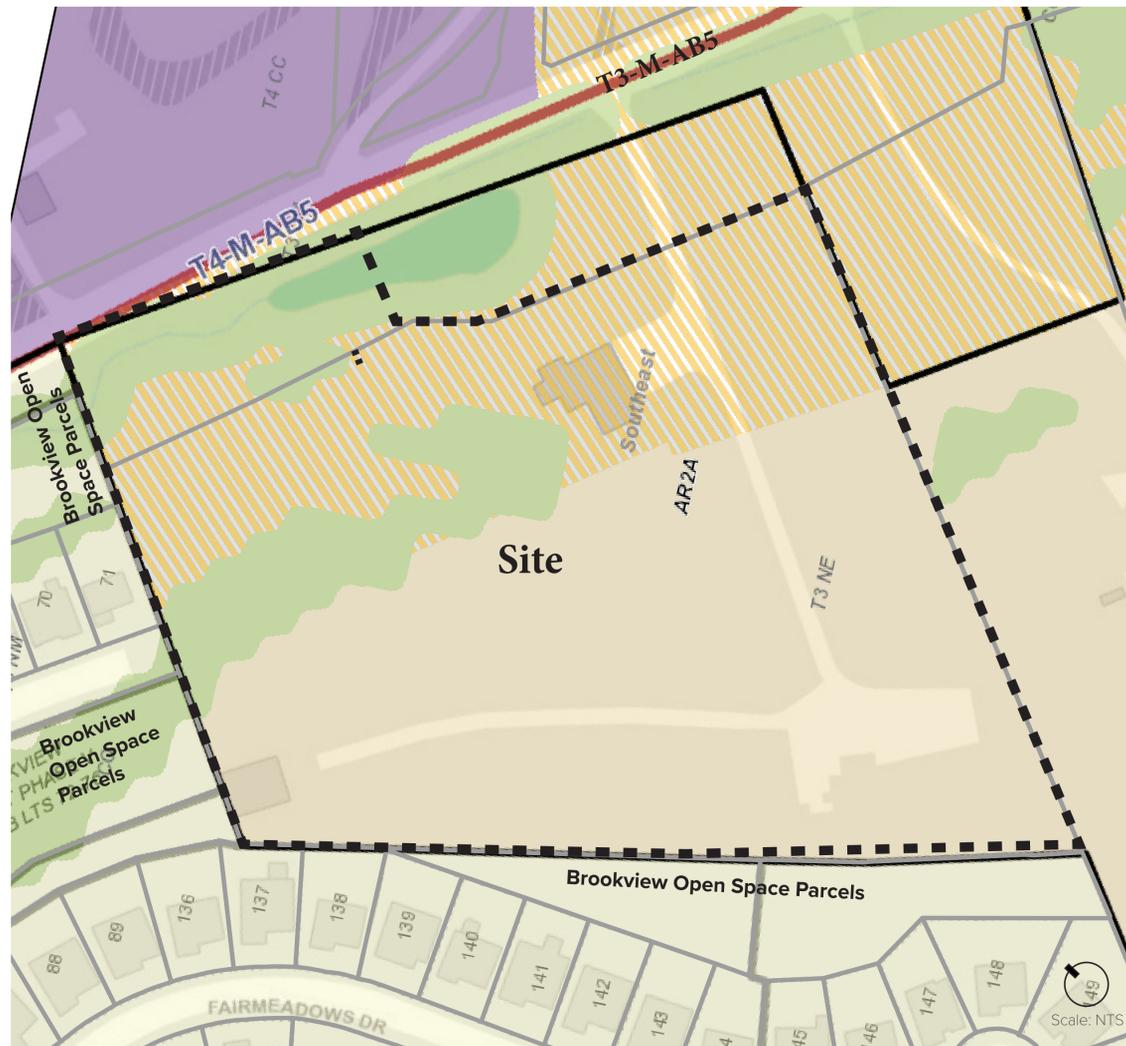
Development patterns in T3-NE areas will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing—challenges that were not faced when the original classic, suburban neighborhoods were built. The mixture and placement of building types consider the street type and effects on nearby sensitive environmental features guided by Conservation policy and the overall health of the watershed. While protection of an individual environmentally sensitive feature—a sink hole, a steep slope, etc.—may lead to a site plan that avoids this feature, the protection of the overall health of the watershed, may lead to building and site design that reduced stormwater runoff through compact site design and other innovative building and site design features.

Conservation

Its intent is to keep undisturbed environmentally sensitive land features in a natural state and remediate environmentally sensitive features that have been disturbed when new development or redevelopment takes place. Any new development is minimal to protect water quality, minimize infrastructure and public service costs, and preserve the unique environmental diversity of Davidson County, which is important to a healthy economy and overall sustainability. CO policy is mapped to identify land with sensitive environmental features. These features include, but are not limited to, steep slopes, stream corridors, floodway/ floodplains, wetlands, and unstable or problem soils.

Summary

The proposed SP plan implements the policies of the T3CM, T3 NE and CO policies by providing a transitional form of multifamily adjacent to single family and setting back from, or reducing disturbance of CO features, consistent with hillside development standards of the zoning code and policies of the community plan.



Legend

- T3 NE Suburban Neighborhood Evolving
- T3 NM Suburban Neighborhood Maintenance
- Open Space
- T4 NC Urban Neighborhood Center
- T4 NE Urban Neighborhood Evolving
- T3 CM Suburban Mixed Use Corridor
- Water
- Arterial- Boulevard

Standards

- The following design standards shall apply:
 - Building facades fronting a public street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on all stories of facades facing a public street.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
 - 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.
 - A raised foundation of 18"-36" is required for all residential structures fronting toward a public street.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
- Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.
- For units with two street facing facades the non-primary facade shall have architectural detailing such as glazing, additional entrances, wrap around porches, etc. to provide architectural details along both street facing facades.

Access and Parking

- All parking regulations to meet Metro Standards.

Landscape Standards

- The developer of this project shall comply with the landscape buffer yard requirements of this SP. See site plan for Buffer type and minimum dimensions. If all perimeter lots meet the minimum size of the base zoning, no landscape buffer yard is required.

Specific Plan Notes

- The purpose of this SP is to permit up to 119 multi-story dwelling units and a clubhouse.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of the RM15 base zoning designations as of the date of the application request or application.
- STRP uses, both owner occupied and non-owner occupied, shall be prohibited.
- 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 the 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.

Development Notes

- Signage shall comply with Title 17 Zoning Code.
- Lighting type, height, and illumination levels shall be per Zoning Code.
- Landscaping and tree density requirements shall be per Metro Zoning Code.



NDOT Notes

- The final site plan/building permit shall depict the required public sidewalks, any required grass strip or frontage zone, and the location of all existing and proposed vertical obstructions within the 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 the required sidewalk. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
- Roadway Improvements that are a direct result of this specific project or as determined by an approved Traffic Impact Study and the Department of Public Works shall be constructed.
- Any required right-of-way as part of the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP).
- The developer's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation (NDOT), 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.
- All construction within the right of way shall comply with ADA, PROWAG, and NDOT Standards and Specifications.
- There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
- If sidewalks are required, then they should be shown on the plans per MCSP and NDOT standards and specs.
- Submit copy of ROW dedications prior to building permit sign off.

Fire Marshal Notes

- No part of any building shall be more than 500 feet from a fire hydrant via a hard surface road. 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.
- Dead-end lengths greater than 150 feet require Metro Fire's approval.
- A fire hydrant shall be provided within 100 feet of any fire department connection, if applicable.
- Fire hydrants shall be in-service before any combustible material is brought on site.
- 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.

Stormwater Notes

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- 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.
- Drawing is 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 final application.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)



**Nolensville Pike Townhomes
4-Plex Elevation Front**

04.10.25

A1.01

GMD-GA 24050



**Nolensville Pike Townhomes
4-Plex Elevation Rear**

04.10.25

A1.02

GMD-GA 24050



**Nolensville Pike Townhomes
4-Plex Elevation Enhanced Rear**

04.16.25

GMD-GA 24050