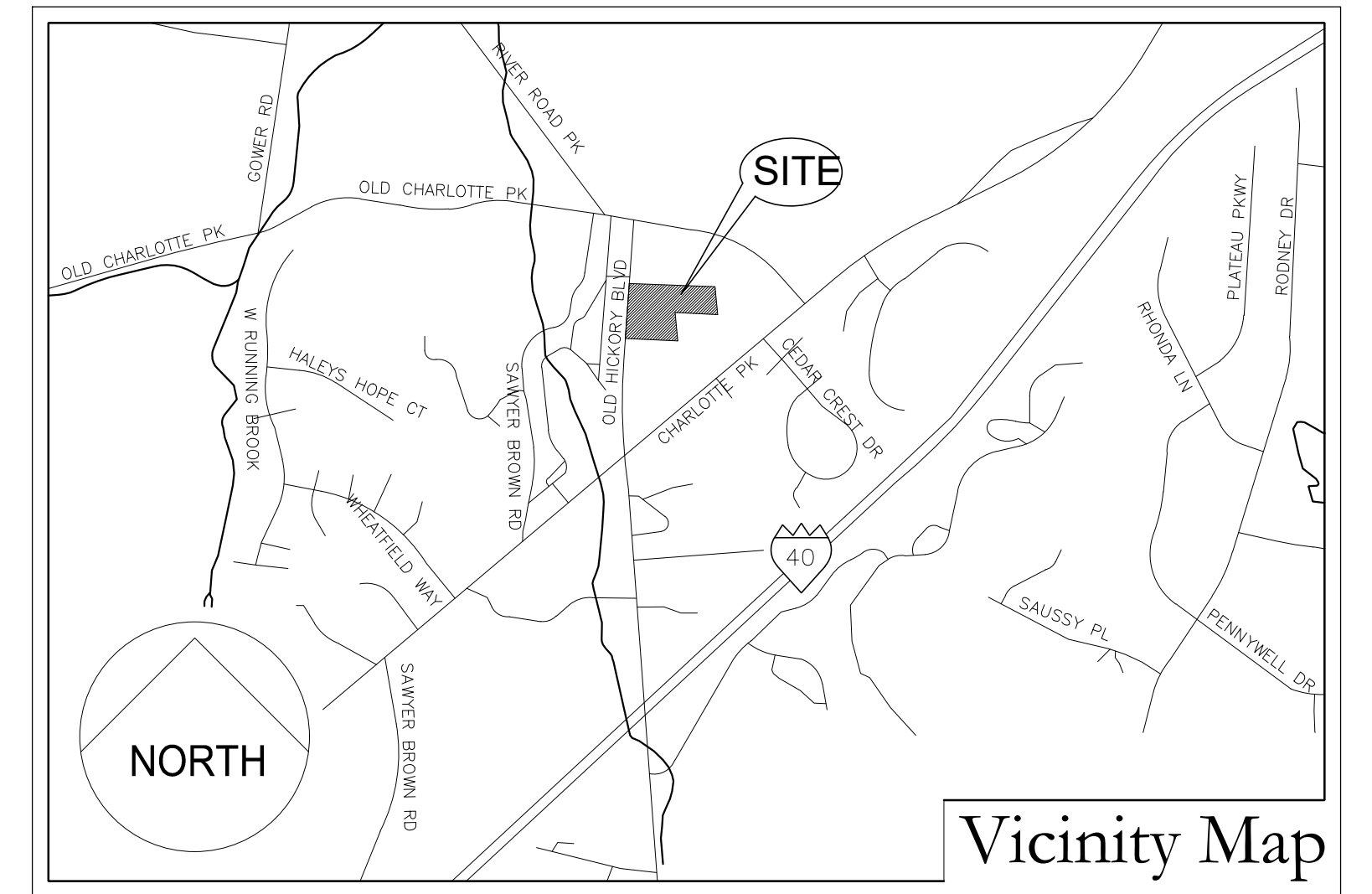


# Amended SP for 730 Old Hickory Blvd.

Map 114 Parcel 131  
Nashville, Davidson, Tennessee  
Case No. 2017SP-012-003



## Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit the development of a 48 unit attached single family residential development as shown.
- 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.
- This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0236F, Dated: April 20, 2001.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" CMP).
- 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.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by dumpster to be stored on the concrete pad as shown herein.
- The development of this project shall comply with the requirements of the Adopted Tree Ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
- 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.
- 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 RM15-A zoning district as of the date of the applicable request or application.
- Ownership for lots may be divided by a horizontal property regime or a subdivision with a minimum lot size of 1,000 square feet.
- The final site plan shall depict 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- All drives shall be maintained by HOA.

## Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs are to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.

## Water and Sewer Notes:

- All water and sewer construction shall be in accordance with specifications and standard details of the Harpeth Valley Utility District.
- The developer is responsible for reimbursing the Harpeth Valley Utility District the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Harpeth Valley Utility District.
- All water meters shall be a minimum of 18" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter.
- After completion of the sanitary sewer, Harpeth Valley Utility District will televise the lines prior to final acceptance. The videotaping must be coordinated with the Harpeth Valley Utility District inspection section. All costs will be borne by the developer.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Harpeth Valley Utility District with a complete set of as-built plans as per Harpeth Valley Utility District specifications.

## Architectural Notes

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

- Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Windows shall be vertically oriented at a ration of 1.5:1 or greater.
- EIFS, vinyl siding, and untreated wood shall be prohibited.
- A raised foundation of 18"-36" is required for all residential structures.
- Porches shall provide a minimum of six feet of depth.

## Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. The landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as to not disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan. No light poles to be located in tree islands. See lighting plan for proposed light locations.

## Development Summary

**Owner / Developer**  
VT Enterprises, LLC  
Victor Bishara  
2013 Galebraith Dr.  
Nashville, TN 37215  
Phone: 615.901.7038  
Email: vbishara@aol.com

**Civil Engineer and Surveyor**  
Dale & Associates (Adam Seger, PE)  
516 Heather Place  
Nashville, Tennessee 37204  
Phone: 615.297.5166

**Property Information**  
Map 114 Parcel 131  
730 Old Hickory Blvd.  
Nashville, TN 37209  
Zoned: SP  
Council District 22- Sheri Weiner

**Floodnote**  
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0331H Dated 4/5/2017.

**Benchmark**  
Mag Spike in PP  
Elevation = 453.55

**Electric Service**  
Nashville Electric Service (NES)  
1214 Church Street  
Nashville, Tennessee 37246  
Phone: 615.747.6807

**Gas Service**  
Nashville Gas (Piedmont)  
Phone: 615.734.0734

**Water and Sewer Service**  
Harpeth Valley Utility District  
PO Box 210319  
Nashville, TN 37221  
Phone: 615.352.7076

**Telephone Service**  
Bellsouth  
Phone: 866.620.6000

**Utility Location**  
Tennessee One-Call  
Phone: 800.351.1111

## SHEET SCHEDULE

C0.0 Project Notes and Standards  
C1.0 Layout Plan

## ORDINANCE NO. BL2017-764

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R15 to SP zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 49 residential units, all of which is described herein (Proposal No. 2017SP-012-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R15 to SP zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 49 residential units, being Property Parcel No. 131 as designated on Map 114-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be on Map 114 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 49 residential units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- Revise purpose note to reflect a maximum of 49 units.
- A type "B" landscape buffer yard shall be installed along the northern and southern property lines.
- Provide sidewalk connection to Old Hickory Boulevard south of unit number 45.
- Each unit shall have a sidewalk connection to the proposed sidewalk along Old Hickory Boulevard.
- The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.

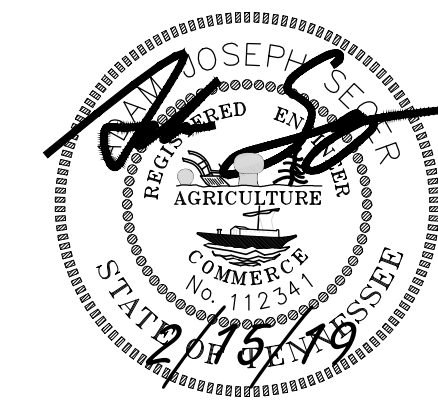
Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, 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.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

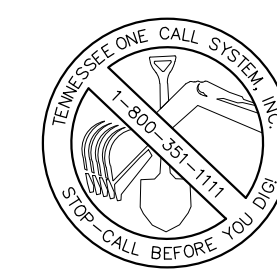
<b>Application #</b>	<b>Project name:</b> 730 Old Hickory Blvd.
<b>Map/Parcel:</b> Map 114, Parcel 131	<b>Examiner:</b>
<b>Use - Chapter 17.08 &amp; 17.16</b>	
Determine the use	Attached Single Family
Property zoning	SP
Overlay(s)	None
Use charts: (P, PC, SE, A)	P (Attached Single Family)
<b>Site Criteria (bulk standards based upon MUN zoning)</b>	
Minimum lot size	None
FAR	0.38 proposed (0.70 max)
ISR	0.49 proposed (0.70 max)
Street Setbacks	40' from Right-of-way
Side yard	10' from North and South Property Lines
Rear yard	20 feet
Height standards	3 stories in 35 feet (measured to roofline)
<b>Parking and Access - Chapter 17.20</b>	
Ramp Location and Number	1, Old Hickory Blvd.
Distance to nearest existing ramp (Min. 30')	680' South Old Hickory Blvd
Distance to intersection	750' south of intersection of Old Hickory Blvd and Old Charlotte Pike
	50' Minor 185' Arterial Street
	100' Collector 250' Controlled access ramp
Required Parking Based on Use	64 stalls required (2 stall per 2 bed unit)
	40 stalls required (2.5 stall per 3 bed unit)
Total Stalls Required	104 Stalls
Provided Parking Based on Use	72 driveway stalls, 60 off-street stalls
Total Stalls Provided	132 Stalls (38 - 2 bed, 10 - 3 bed)
Required Loading based on Uses	N/A
Surface over 5 spaces 1,750 sf	Provided
Space sizes, Aisle widths, Angle Data	8.5' x 18' std stall 90° Parking w/ 24' drive aisle
Queueing Lanes	N/A
Over 10 spaces 20' queueing at exit	Provided
Number of compact spaces / %	None
Number of accessible spaces	N/A
Sidewalks required	Provided
<b>Landscape, Buffering, and Tree Replacement - Chapter 17.24</b>	
Required Bufferyards	Class 'B' Buffer along north and south property lines
Bufferyard adjustment	N/A
Perimeter Landscaping	Provided
Side lines adjacent to parking areas 5' min. w/ trees	Provided
	- 2.5' with tree islands
Interior Landscape min. 8% Area	Provided
Opaque fence adjacent to residential parking area	Provided
Screening around dumpsters (No chain link fence permitted)	Provided
Tree Density	See Landscape Plan (L1.0) for further detail



Storm Water  
Approval

Water / Sewer  
Approval

**PERMITS:**  
Case No. 2017SP-012-003  
SWGR # T2018005115



**Dale & Associates**  
Civil Engineering & Surveying  
Land Planning & Zoning  
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #16189

730 OHB

**C0.0**





**Development Summary**

**Property Information**  
 Map 114 Parcel 131  
 730 Old Hickory Blvd.  
 Nashville, TN 37209  
 Zoned: SP  
 Council District 22- Sheri Weiner

**Floodnote**  
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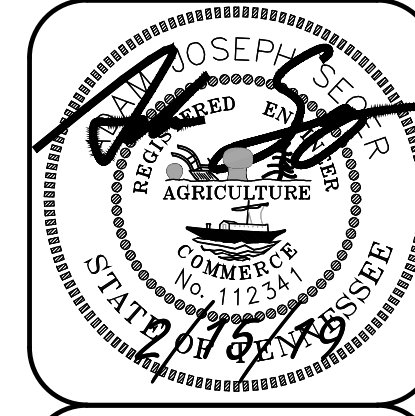
**Developer**  
 VT Enterprises, LLC  
 Victor Bishara  
 2013 Galebraith Dr.  
 Nashville, TN 37215  
 Phone: 615.901.7038  
 Email: vbishara@aol.com

**Civil Engineer and Surveyor**  
 Dale & Associates (Adam Seger, PE)  
 516 Heather Place  
 Nashville, Tennessee 37204  
 615.297.5166

Drawing Date:  
 January 22, 2019

Revisions  
 2-15-19  
 Planning Comments

SP Amendment  
**730 Old Hickory Blvd.**  
 Map 114 Parcel 131  
 Nashville, Davidson County, Tennessee



Layout Plan

**PERMITS:**  
 Case No. 2017SP-012-003  
 SWGR # T2018005115

**Dale & Associates**  
 Civil Engineering, Land Planning & Zoning, Surveying

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

D&A Project #16189  
 730 OHB  
**C1.0**

