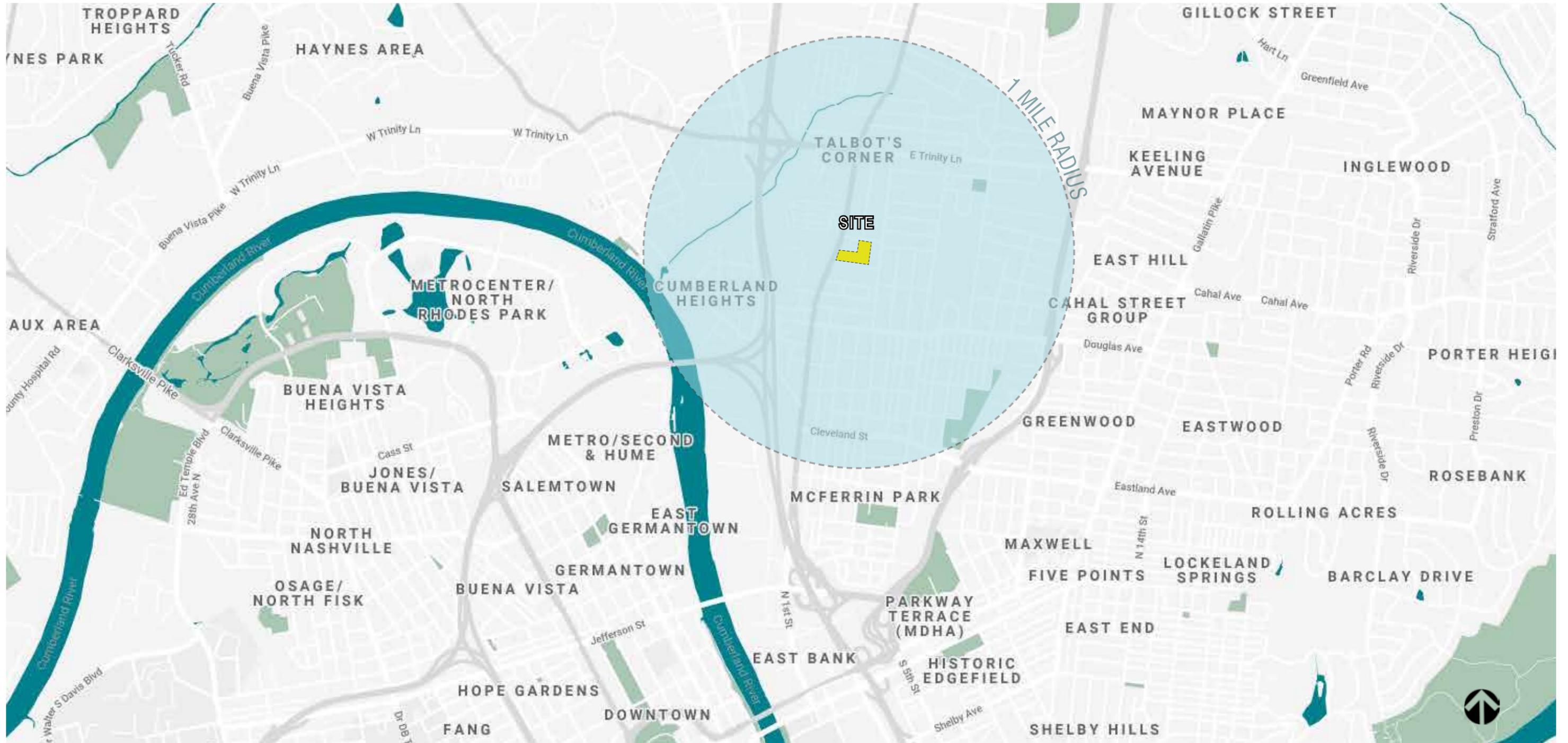


Specific Plan

1411 DICKERSON PIKE

MULTI-FAMILY RESIDENTIAL





Developers: *Wedgewood Avenue*
 Address: *1033 Demonbreun St. Suite 300
 Nashville, TN 37203*



02

CONTEXT MAP

Parcel ID: *07111003800*
 Address: *1411 Dickerson Pike
 Nashville, TN 37207*

Parcel ID: *07111003700*
 Address: *1413 Dickerson Pike
 Nashville, TN 37207*

Owners: *Wall, Donald E. & Michael E.*
 Address: *P O Box 281707
 Nashville, Tn 37228*

Parcel ID: *07111007100*
 Address: *198 Gatewood Ave
 Nashville, TN 37207*

Parcel ID: *07111007000*
 Address: *200 Gatewood Ave
 Nashville, TN 37207*

Parcel ID: *07111006800*
 Address: *204 Gatewood Ave
 Nashville, TN 37207*

Owners: *Clouse, Tony Ray*
 Address: *1511 Dickerson Pk
 Nashville, Tn 37207*

Applicant / Land Planner:
*Smith Gee Studio
 602 Taylor St., Suite 201
 Nashville, TN 37208
 ATTN: Scott Morton
 smorton@smithgeestudio.com*



Council District: (05) Sean Parker

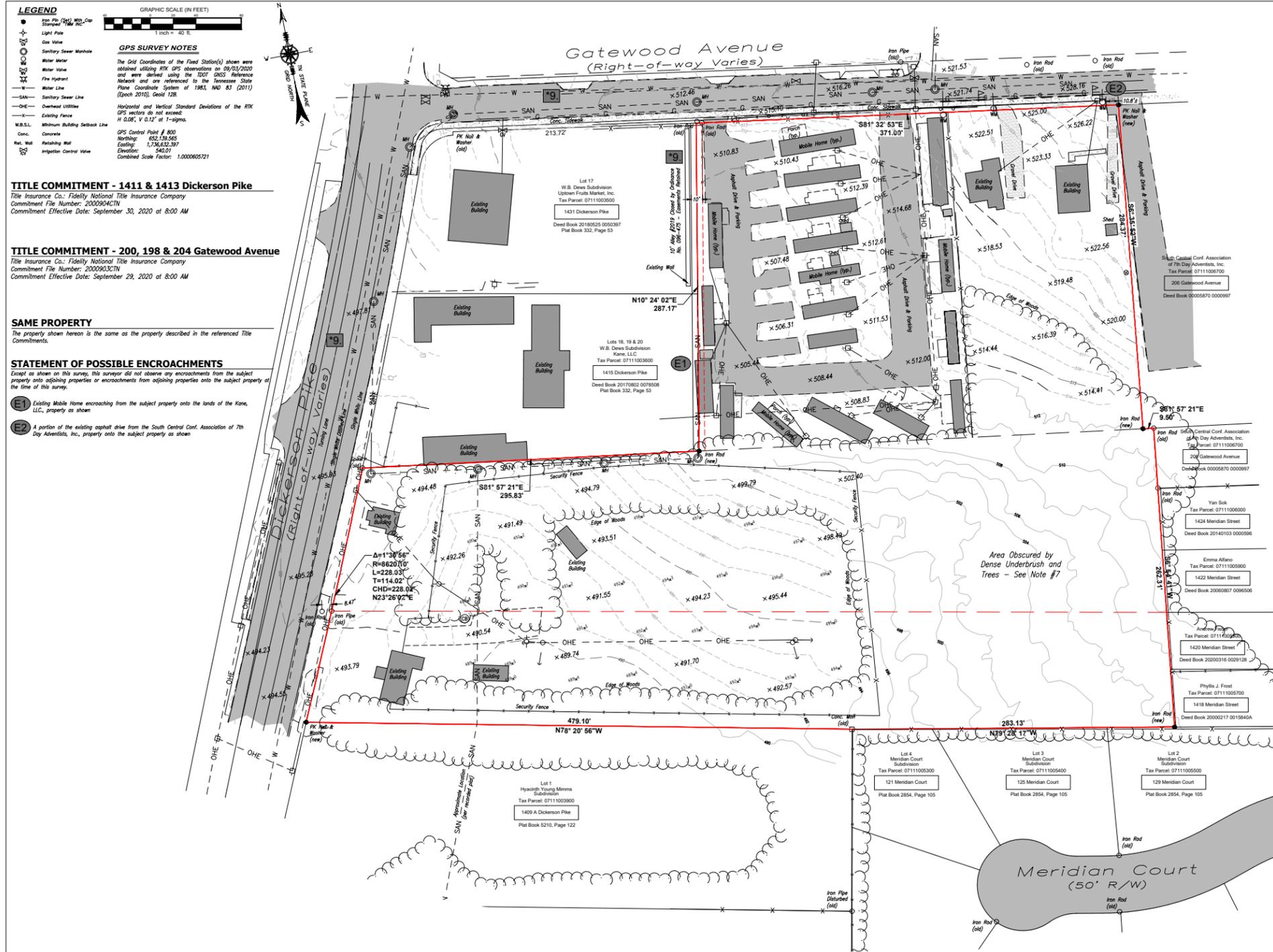
03

EXISTING CONDITIONS

 Public School/Park



04 SITE SURVEY



LEGEND

- Iron Pipe (old)
- Light Pole
- Gas Valve
- Sanitary Sewer Manhole
- Water Meter
- Water Valve
- Fire Hydrant
- Water Line
- Sanitary Sewer Line
- OHE - Overhead Utilities
- Existing Fence
- M.S.S.L. Minimum Building Setback Line
- Conc. Concrete
- Ret. Wall
- Irrigation Control Valve

GRAPHIC SCALE (IN FEET)
1 inch = 40 ft.

GPS SURVEY NOTES
The Old Coordinates of the Fixed Station(s) shown were obtained utilizing RTK GPS observations on 09/13/2020 and were derived using the TDDY GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD 83 (2011) (Epoch 2010), Geoid 128.
Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.
GPS Control Point # 800
Northing: 652,139.565
Easting: 1,736,632.397
Elevation: 540.01
Combined Scale Factor: 1.000005721

TITLE COMMITMENT - 1411 & 1413 Dickerson Pike
Title Insurance Co.: Fidelity National Title Insurance Company
Commitment File Number: 2000904C7N
Commitment Effective Date: September 30, 2020 at 8:00 AM

TITLE COMMITMENT - 200, 198 & 204 Gatewood Avenue
Title Insurance Co.: Fidelity National Title Insurance Company
Commitment File Number: 2000904C7N
Commitment Effective Date: September 29, 2020 at 8:00 AM

SAME PROPERTY
The property shown hereon is the same as the property described in the referenced Title Commitments.

STATEMENT OF POSSIBLE ENCROACHMENTS
Except as shown on this survey, the surveyor did not observe any encroachments from the subject property onto adjoining properties or encroachments from adjoining properties onto the subject property at the time of this survey.

- E1 Existing Mobile Home encroaching from the subject property onto the lands of the Kame, LLC, property as shown.
- E2 A portion of the existing asphalt drive from the South Central Conf. Association of 7th Day Adventists, Inc., property onto the subject property as shown.

- GENERAL NOTES:**
- Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.
 - By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 470370234H with an effective date of April 5th, 2017, which makes up a part of the National Flood Insurance Administration Report; Community No. 47037C, Panel No. 0234 Suffix H, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-year Flood Plain.
 - This map or plot and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
 - All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.
 - This property contains 285,966 +/- Sq.Ft. or 6.565 Acres.
 - Surveyor observed NO evidence of recent earth moving, construction or additions at the time of this survey.
 - A Portion of the contours shown in the area listed as obscured by dense underbrush and trees on this survey were derived from information purchased from the Metropolitan Government of Nashville & Davidson County. These contours have not been field verified due to the inaccessibility of this portion of the subject property to the surveyor.

DEED REFERENCE
Being the same property conveyed to Donald & Michael Wall as recorded in Sale Instrument DB-20040325 0033914 and Tony Roy Clouse as recorded in Sale Instrument QC-00011494 0000796 in the Register's Office for Davidson County, Tennessee.

PLAT REFERENCE
Lots 10, 11, 12, 13, 14, 15 & 16 of the W.B. Deas Subdivision as recorded in Book 332, Page 53 in the Register's Office for Davidson County, Tennessee.

- SCHEDULE B - EXCEPTIONS - 1411 & 1413 Dickerson Pike**
- Deed of Conveyance and Easements to Metropolitan Government of Nashville & Davidson County, by Warranty Deed of record in Instrument Numbers 2005413-0041066 & 20050413-04167, in the Register's Office for Davidson County, Tennessee. (Does Affect Subject Property)
 - Right of Way for Dickerson Pike (Does Affect Subject Property - Unable to Plat)
 - Rights of tenants, as tenants only, under recorded or unrecorded leases (Does Affect Subject Property - Unable to Plat)
 - Acres content of the subject property is not hereby insured. Reference to acres is left in the description merely for convenience in identifying the tract. (Does Affect Subject Property - Unable to Plat)
 - No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. (Does Affect Subject Property - Unable to Plat)

- SCHEDULE B - EXCEPTIONS - 1411 & 1413 Dickerson Pike**
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 53, Register's Office for Davidson County, Tennessee. (Does Affect Subject Property - As Shown)
 - The Company assumes no liability hereunder for any adverse consequences resulting from the inadequate registration of the title to any mobile/manufactured home located on said land with the appropriate governmental entity, or any perfected liens or security interests on said mobile/manufactured home except for those duly recorded in the Register's Office for Davidson County, Tennessee. (Does Affect Subject Property - Unable to Plat)
 - Rights of tenants, as tenants only, under recorded or unrecorded leases. (Does Affect Subject Property - Unable to Plat)

CALL BEFORE YOU DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

SURVEYOR'S ALTA/NSPS CERTIFICATE
To: Wedgewood Avenue; Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 8, 11, 13, 16 and 20 of Table A thereof. The field work was completed on 10/27/2020.

G. Scott Carter, TN RLS # 2391

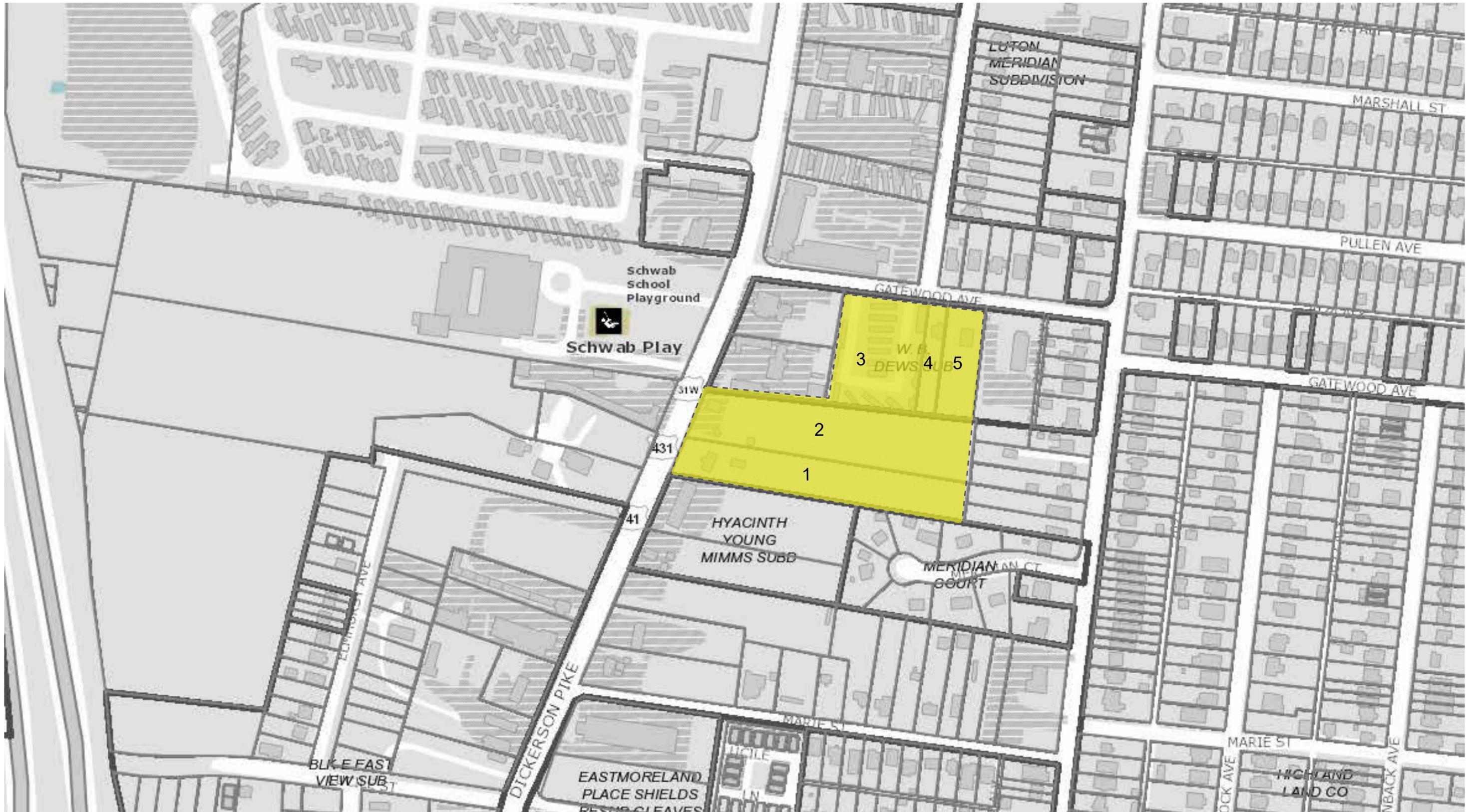
TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

PRELIMINARY

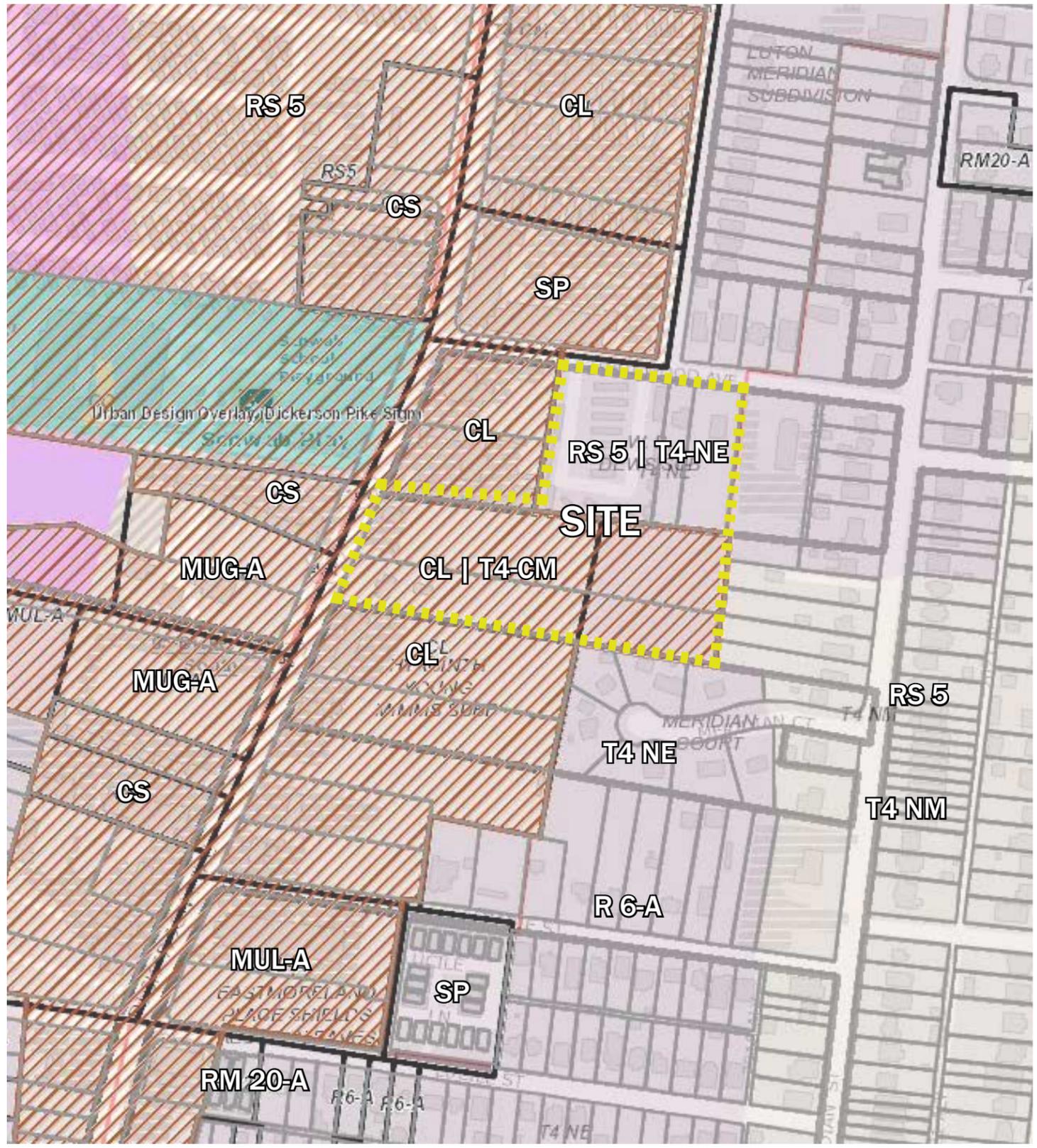
ALTA/NSPS Land Title Survey
Of The Property Located AT
1411 & 1413 Dickerson Pike &
198, 200 & 204 Gatewood Avenue
Nashville, Davidson County, Tennessee

DATE OF DRAWING: 10-28-2020
MANAGER: GSC CADD: GSC
PROJECT NUMBER: 201069
FIELD BOOK NUMBER:
LAST FIELD WORK: 10-27-2020
CREW CHIEF(S): IH
REV. DRAWING:
SCALE: 1" = 40' SHEET 1 OF 1



05 PARCELS

- | | | | | | |
|---------------|-------------|---------------|-------------|---------------|-------------|
| 1. Parcel ID: | 07111003800 | 3. Parcel ID: | 07111007100 | 5. Parcel ID: | 07111006800 |
| 2. Parcel ID: | 07111003700 | 4. Parcel ID: | 07111007000 | | |



Current Zoning: CL, RS 5

Current Land Use Policy: The property is located within the Highland Heights Community Plan and Dickerson South Corridor Study. The current land use policy for the property is Urban Mixed Use Corridor (T4-CM) and Urban Neighborhood Evolving (T4-NE).

T4 Urban Neighborhood Evolving: generally located in areas where the primary land use is residential. These areas will have higher densities and a more integrated mixture of housing types and high levels of connectivity with complete streets networks, sidewalks, bikeways and existing or planned mass transit. Building massing results in a footprint with moderate to high lot coverage and buildings oriented to the street or an open space. Buildings are regularly spaced with shallow setbacks and minimal spacing between buildings. Within this setback, stoops and porches are common for some interaction between the public and private realm to create a pedestrian friendly environment. Buildings are generally one to three stories in height. Buildings up to four, possibly five, stories may be supported in appropriate locations such as abutting or adjacent to a major corridor and to support affordable and workforce housing. Parking is accessed by alley and is provided on street or on surface or structured parking. Parking is located behind or beside the building and is screened from view. Landscaping is generally formal with consistent use of lighting and open spaces, such as rain gardens that serve as storm water management as well as site amenities.

T4-CM Urban Mixed Use Corridor: prioritize higher-intensity mixed use and commercial uses at intersections with preference given to residential uses between intersections. T4-CM areas are pedestrian-friendly, prominent arterial-boulevard and collector-avenue corridors that accommodate residential, commercial, and mixed use development, and are served by multiple modes of transportation. T4-CM areas are intended to be “Complete Streets”—streets that are designed and operated to enable safe, attractive, and comfortable access and travel for all users. These corridors often provide the boundaries to urban neighborhoods or communities and demonstrate the following characteristics:

- High density residential, commercial, and mixed use buildings;
- Regularly spaced buildings built to the back edge of the sidewalk with minimal spacing between buildings;
- Parking behind or beside the buildings and generally accessed by side streets or alleys;
- Consistent use of lighting and formal landscaping;

Buildings of all types in T4-CM areas are generally three to five stories tall. Taller buildings may be found at major intersections along arterial-boulevard streets that are sufficiently wide to avoid the effect of a building overshadowing the street.



06

SITE OVERVIEW

Fig. 14: Mobility Plan

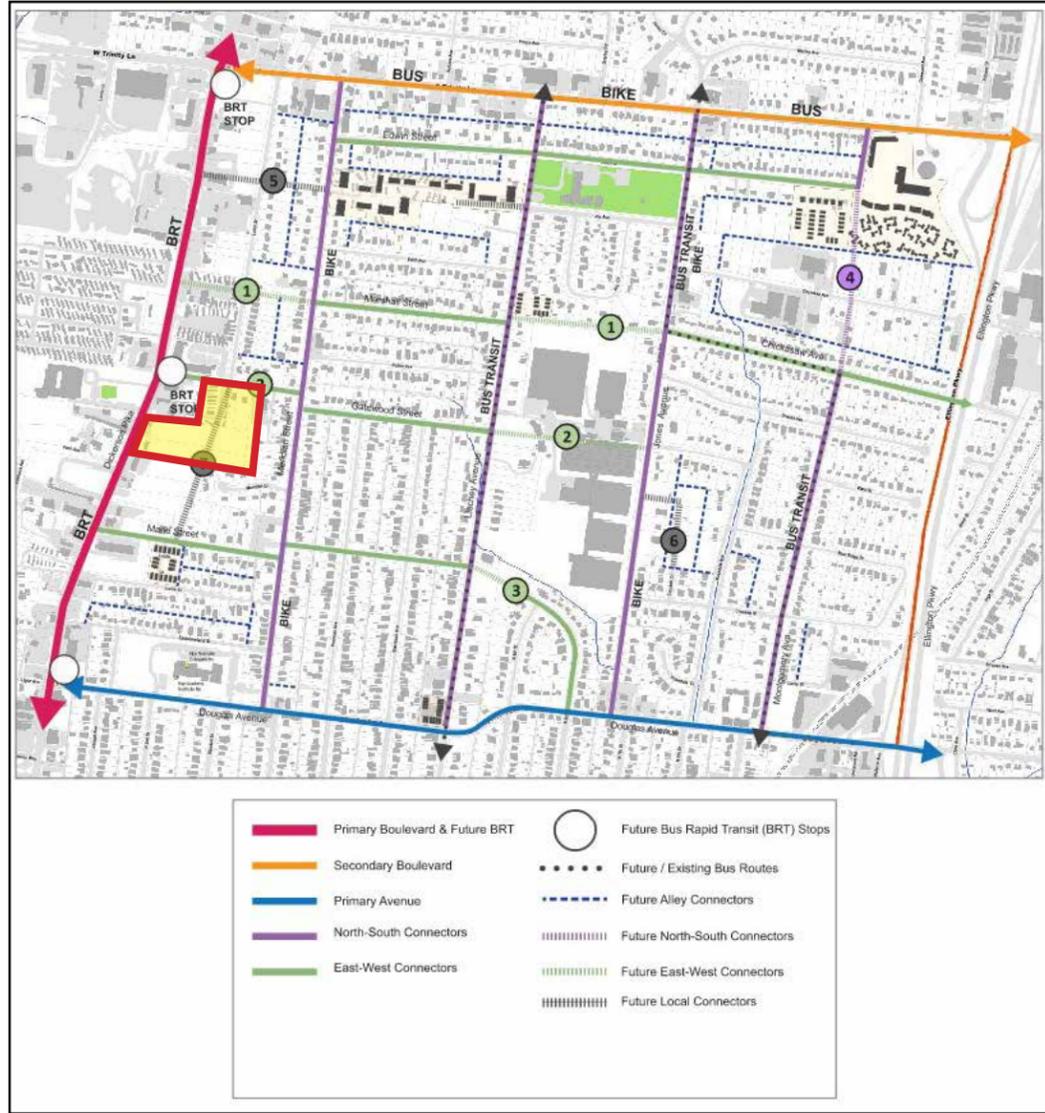


Fig. 4: Building Regulating Plan

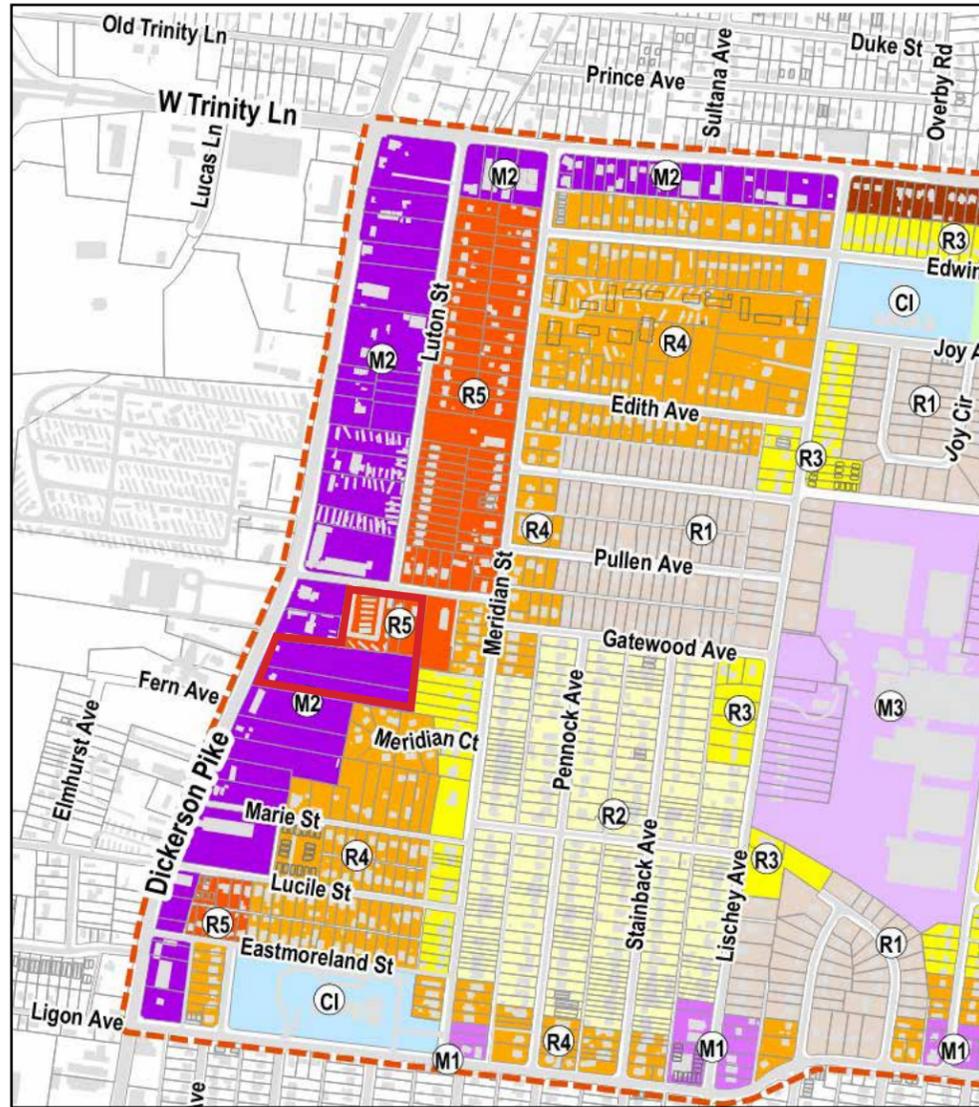


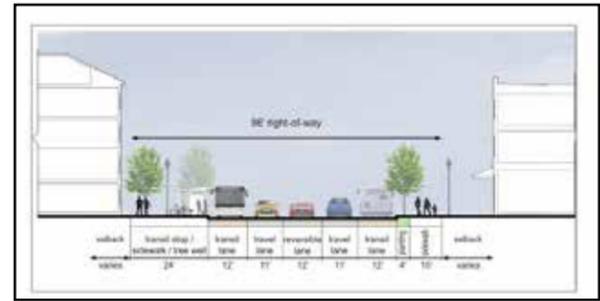
Fig. 13: Building Type: Low-Rise or Mid-Rise Mixed Use



Fig. 12: Building Type: Courtyard Flat, Low-rise flat and Mid-rise flat



Fig. 15: Primary Boulevard - Dickerson Pike Transit cross-section





08

SITE PLAN

The purpose of this SP application is to permit a mixed-use development, built in one (1) phase. The area will be regulated in two (2) subdistricts in order to best respond to the intensity planned for Dickerson Pike and Highland Heights community, while respecting the zoning adjacent to the property.

The property lies within the Highland Heights community plan. The regulations will remain consistent with the Urban Mixed Use corridor (T4-CM) and Urban Neighborhood Evolving (T4-NE) policy areas on the property as described in the Nashville Next Community Character Manual.



09 REGULATIONS



Permitted Uses¹	DISTRICT 1 All uses permitted by MUL-A Base Zoning at the time of Metro Council approval of this SP.	DISTRICT 2 All uses permitted by RM40-A Base Zoning at the time of Metro Council approval of this SP.
Prohibited Uses	Owner occupied and Non-owner occupied STRP	
Non-residential uses	10,000 GSF Max.	
Residential uses	270 dwelling units Max.	
Active Use Zones	2,000 GSF Min.	
Maximum FAR	N/A	
ISR	1.0	
Maximum Building Height²	Max. Building Height: 6 Stories within 85 feet	Gatewood Frontage: 3 stories within 45 feet Max. Internal frontage maximum 4 stories within 60 feet
Build-to-zone: General^{3,4}	0 to 15 feet	
Build-to-zone: Dickerson Pike^{3,4}	0 to 30 feet	
Side / Rear Set-back⁴	10 feet	
Parking Requirements	Per Metro Parking Requirements	
Glazing⁵	Residential	20% min.
	Commercial	50% Ground Floor
Raised Foundations⁶	Residential	18 in. Min. to 36 in. Max.
	Commercial	36 in. Max
<p>1 Permissible building types: Multi-family flats and Townhomes</p> <p>2 Overall building height in feet shall be measured from finished floor elevation to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories.</p> <p>3 Build-To-Zone to be measured from back of proposed sidewalks on public streets, private drives and open spaces.</p> <p>4 Stoops/stairs may encroach side setbacks and build-to-zones.</p> <p>5 Minimum glazing requirements shall be required on building facades facing public rights of way. The first floor transparent glazing area calculation shall be measure from finished grade at the set-back to finished floor elevation of the second floor.</p> <p>6 With the exception of commercial uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.</p>		

ARCHITECTURAL STANDARDS

- Non-residential uses shall be limited to the first floor and oriented to Dickerson Pike.
- Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to public sidewalk.
- Active use priority zones as identified on the concept plan are priority locations for non-residential uses such as retail, office, institutional, entertainment, co-working, recreational uses or other Metro Planning staff approved active uses; A minimum of 2,000 GSF of qualified "active uses" shall occupy the Active Use Zone. Non-residential uses shall only be permitted for buildings with Dickerson road frontage.
- For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Vinyl siding and untreated wood shall not be permitted;
- Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 4 feet.

ACCESS & PARKING

- Site Access shall be from Dickerson Pike and Gatewood Ave.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
- All parking to meet Metro parking requirements and standards.

LANDSCAPE STANDARDS

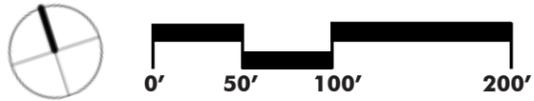
- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 40 linear feet. Street trees shall be a minimum of 3" caliper of healthy stock trees from the approved Metro vendor list. Additionally, the use of native plants should be encouraged where possible within the interior lot landscaping areas and planned buffer areas. All plant species selected on final site plan shall be approved by the Metro Urban Forester. Proposed landscape buffers abutting residentially zoned properties shall require a type B1 to B-5 landscape buffer at final site plan.

Scenario A (Commercial Heavy)	Program	Metro Parking Req.	Required Spaces
Restaurant	10,000 GSF	1 per 100 GSF	100
Residential			
1 Bedroom	180 Units	1 per bedroom	180
2 Bedroom	27 Units	1 per bedroom	54
TOTALS	207 Units		334
Provided Spaces +/-			334
Scenario B (Commercial Light)	Program	Metro Parking Req.	Required Spaces
General Retail	2,000 GSF	1 per 200 GSF	10
Residential			
1 Bedroom	216 Units	1 per bedroom	216
2 Bedroom	54 Units	1 per bedroom	108
TOTALS	270 Units		334
Provided Spaces +/-			334



10 DEVELOPMENT SCENARIOS

Notes: These scenarios are provided to demonstrate the wide range of development scenarios for the balance of non-residential vs residential program. These scenarios are intended to demonstrate two hypothetical scenarios that are representative of the most intense and least intense commercial options. The likely result will be somewhere in between the provided example scenarios. Overall parking count is subject to change based on further design development of the plan but all future proposed parking shall fully comply with Metro Zoning Parking Requirement minimums based on final program.





11 ADDITIONAL REGULATIONS + NOTES

The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.

Standard SP Notes:

1. The purpose of this Regulatory SP is to receive preliminary approval to permit the development of a 6.77 acre mixed-used development.
2. For any development standards, regulations and requirements not specifically shown on the Regulatory SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUL-A in District 1 and RM40-A in District 2, as of the date of the application request or application.
3. 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.
4. All development is currently planned to be

constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

FEMA Note:

5. This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0234H, dated April 5, 2017.

Metro Public Works Notes:

6. The final site plan/building permit site plan 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. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
8. Developer will ensure bike lanes are continuous through intersections.
9. 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.

10. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
11. Developer should coordinate with WeGo to upgrade the nearby bus stops and crosswalk on Dickerson Pike.
12. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
13. Submit copy of ROW dedications prior to bldg. permit sign off.
14. Primary access to the site shall be from Gatewood Ave and Dickerson Pike.
15. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

Fire Marshal Notes:

16. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
17. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
18. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
19. All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
20. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
21. If more than three stories above grade, Class I standpipe system shall be installed.
22. If more than one story below grade, Class I standpipe system shall be installed.
23. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
24. A fire hydrant shall be provided within 100 ft. of the fire department connection.

25. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

26. Where feasible, this development will be served with underground power and pad-mounted transformers.
27. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

28. 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
29. 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.
30. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP)
31. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

Soils:

32. Soils on the site are in the "Maury Urban Land Complex (McB)", which are a soil Group "B".

Federal Compliance:

33. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

12

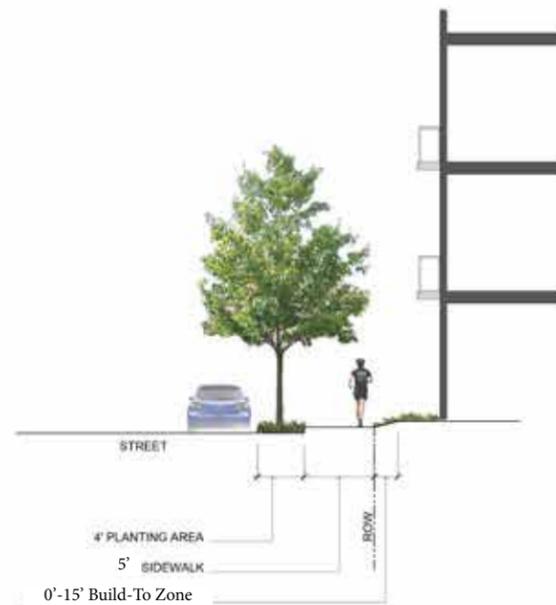
PEDESTRIAN EXPERIENCE

Notes

The following exhibits represent compliance to the relevant Major and Collector Street Plan requirements and other Metro Public Works standards. These exhibits illustrate the minimum compliance for build-to-zone requirements on each street cross section. Should variations be needed to this plan based on field conditions and/or plan adjustments, the owner will work with Planning staff and Metro Public Works as necessary to comply with Metro standards.

Gatewood Ave:

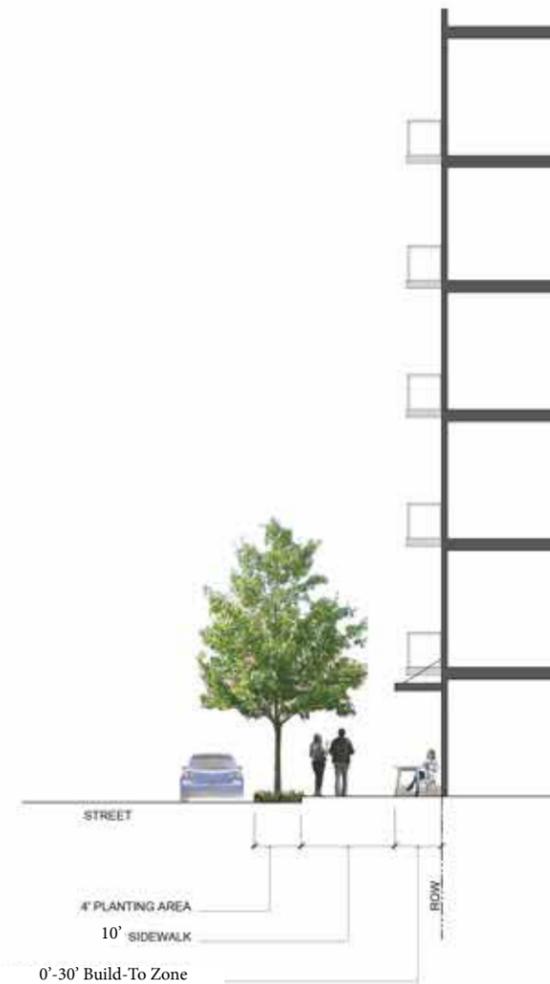
- Provide a 4 foot planting zone for landscaping and street trees.
- Provide a 5 foot sidewalk zone
- Provide a 0-15 foot min. Build to zone.



Gatewood Ave.

Dickerson Pike:

- Provide a 4 foot planting zone for landscaping and street trees.
- Provide a 10 foot sidewalk zone (multi-family) / 6 foot sidewalk zone (townhomes).
- Provide a 0-30 foot min. Build to zone.



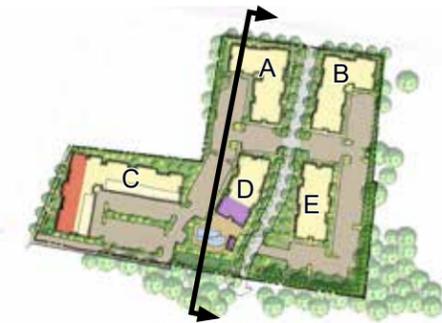
Dickerson Pike

New Street:

- Provide a 4 foot planting zone for landscaping and street trees or tree wells.
- Provide a 5 foot clear sidewalk zone.
- Provide a 0-15 foot min. Build to zone.



New Street



13

SITE SECTION