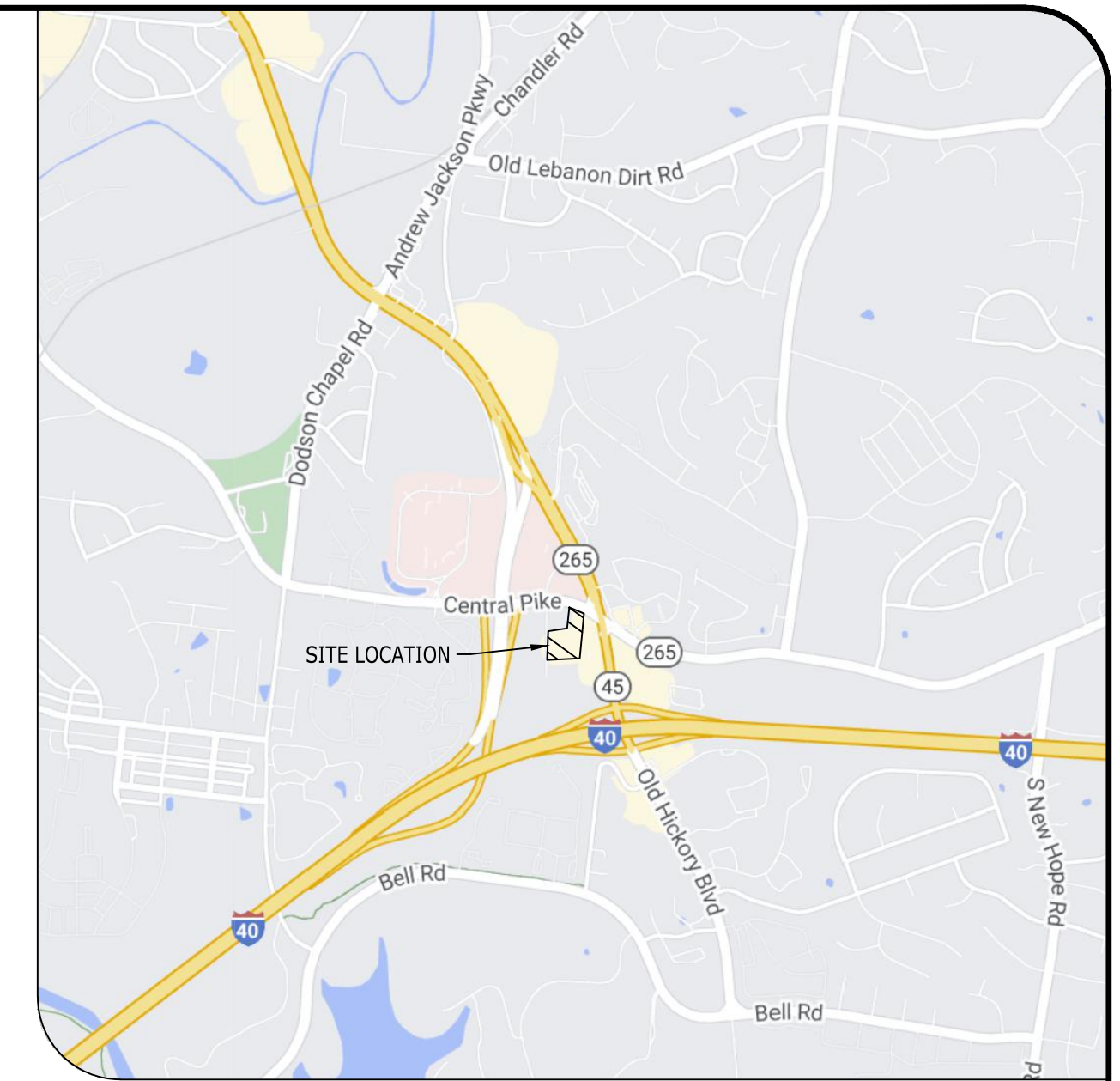


# PRELIMINARY SP

# 3910 CENTRAL PIKE

## HERMITAGE, DAVIDSON COUNTY, TN

2023SP-079-001  
 CATALYST PROJECT NO. 20230038  
 10/17/2023



VICINITY MAP  
 NOT TO SCALE

### SITE DATA

COUNCIL DISTRICT: 14  
 COUNCIL MEMBER: JORDON HUFFMAN  
 TAX MAP: TAX MAP  
 PARCEL ID.: 08600033100  
 SITE ADDRESS: 3910 CENTRAL PIKE  
 HERMITAGE, TN 37076  
 SITE ACREAGE: 2.06 AC. (89,257 FT<sup>2</sup>)  
 EXISTING ZONING: CS (COMM. PUD PER BL2020-171)  
 EXISTING LAND USE POLICY: T3-CC (SUBURBAN COMMUNITY CENTER)  
 EXISTING USE: HOTEL (127 KEYS) (±59,440 FT<sup>2</sup>)  
 EXISTING HEIGHT: 3 STORIES w/ PARTIAL BASEMENT  
 A:

PROPOSED ZONING: SP-SPECIFIC PLAN  
 PROPOSED USE: MULTIFAMILY (127 1-BEDROOM APARTMENTS)  
 LOTS: 1 EXISTING/ 1 PROPOSED  
 PROPOSED UNITS: 127 UNITS  
 PROPOSED HEIGHT: 3 STORIES w/ PARTIAL BASEMENT  
 FAR: ±0.66 (MAX FAR: 0.70)  
 ISR: ±0.76 (MAX ISR: 0.90)

### PARKING SUMMARY

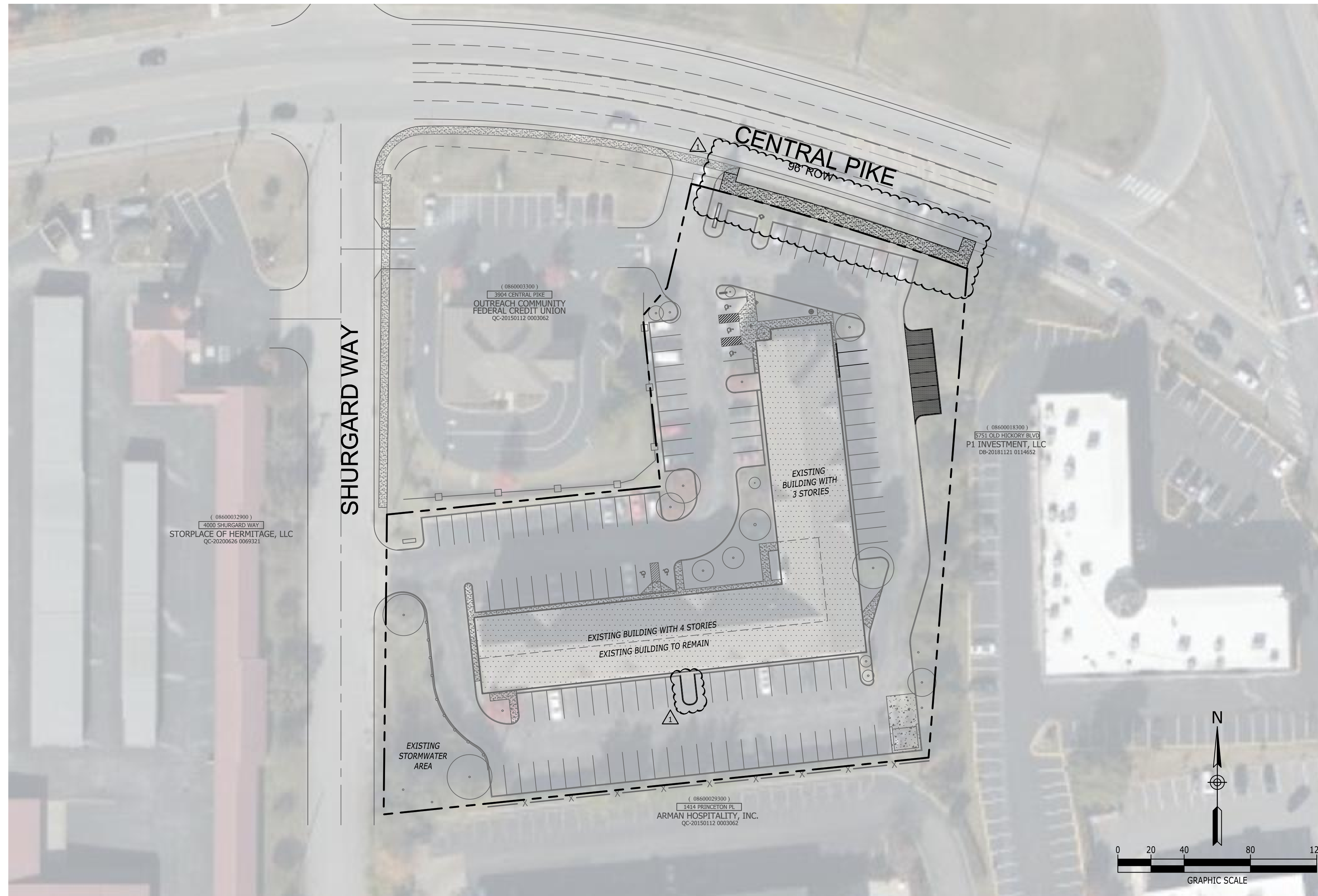
PARKING REQUIRED: 1 SPACE PER BEDROOM - 127 1-BEDROOM UNITS  
 127 SPACES REQUIRED  
 PARKING PROVIDED: 121 SPACES  
 SURFACE EXISTING: -1 SPACE (TREE ISLAND)  
 PARKING REMOVED: 6 NEW SURFACE + 1 ADA CONVERSION SPACE  
 PROPOSED: 127 SPACES PROVIDED (1 SPACE / BED)  
 TOTAL:

OWNER: HERMITAGE PARTNERSHIP, GP  
 ADDRESS: 4811 LEBANON PIKE SUITE 200  
 HERMITAGE, TENNESSEE 37076  
 615.707.0586  
 CONTACT NAME: KAL PATEL  
 CONTACT E-MAIL ADDRESS: kal.patel@imaginehospital.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP  
 ADDRESS: 5100 TENNESSEE AVENUE  
 NASHVILLE, TN 37209  
 615.622.7200  
 PHONE NO.: ENGINEER  
 CONTACT NAME: engineer of record e-mail  
 CONTACT E-MAIL ADDRESS:

RECORDED DOCUMENTS: DEED BOOK 8250 PAGE 962

FEMA PANEL:  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. APRIL 05, 2017, 47037C0286H, COMMUNITY NAME: METRO GOV. OF NASHVILLE-DAVIDSON COUNTY.



### DEVELOPMENT NOTES

THE PURPOSE OF THIS REGULATORY SP IS TO ALLOW THE CONVERSION OF AN EXISTING 127 ROOM HOTEL INTO 127 APARTMENT UNITS. SHORT TERM RENTAL PROPERTY - OWNER OCCUPIED AND SHORT TERM RENTAL PROPERTY - NOT OWNER OCCUPIED ARE PROHIBITED USES.  
 1. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.  
 ADA: [HTTP://WWW.ADA.GOV/](http://www.ada.gov/)  
 U.S. JUSTICE DEPT.: [HTTP://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\\_FAIRHOUSINGACT.HTM](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)

### POLICY COMPLIANCE NOTE:

THE PROPOSED MULTIFAMILY DEVELOPMENT PROVIDES FOR AN INCREASE IN THE DENSITY AND HOUSING OPTIONS ALONG THE ARTERIAL CORRIDOR WHICH IS CONSISTENT WITH THE T3 CC SUBURBAN COMMUNITY CENTER POLICY.

### PUBLIC WORKS CONSTRUCTION NOTES:

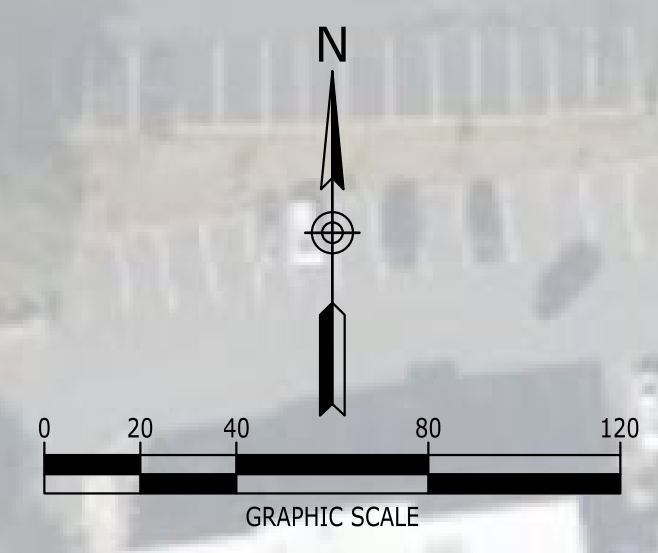
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR, REQUEST TO BE MADE 24 HOURS IN ADVANCE.
3. STOP SIGNS TO BE 30 INCH BY 30 INCH.
4. STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.
5. STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.
6. ALL SIGNS TO HAVE 3M REFLECTIVE COATING.

### STORMWATER NOTES:

1. 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.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
4. DRAWING IS FOR TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

### SIGNAGE STANDARDS:

1. ALL EXISTING AND PROPOSED SIGNAGE WILL BE REQUIRED TO MEET REQUIREMENTS WITHIN THE METRO NASHVILLE ZONING ORDINANCE CHAPTER 17.32.



PREPARED FOR  
**HERMITAGE PARTNERSHIP, GP**  
 4811 LEBANON PIKE SUITE 200  
 HERMITAGE, TENNESSEE 37076  
 615.707.0586



CIVIL ENGINEER/LANDSCAPE ARCHITECT  
**Catalyst**  
 DESIGN GROUP  
 5100 TENNESSEE AVENUE  
 NASHVILLE, TN 37209  
 (615) 622-7200

|     |            |                  |
|-----|------------|------------------|
| NO. | DATE       | GENERAL REVISION |
| △   | 10/17/2023 | GENERAL REVISION |

COVER SHEET

C0.0



P:\2023\20230038\_3901\_Central Pike-PID\_Cancellation.dwg | Construction | 20230038\_L1.0\_LAN.dwg | L2.0 LANDSCAPE PLAN | Oct 17, 2023 | Itherton

SHURGARD WAY

CENTRAL PIKE  
96' ROW

( 0860003300 )  
3904 CENTRAL PIKE  
OUTREACH COMMUNITY  
FEDERAL CREDIT UNION  
QC-20150112 0003062

2.5' WIDE SIDE PERIMETER PLANTING TO BE PROVIDED UPON FINAL SITE PLAN SUBMITTAL

VARIANCE TO BE APPLIED DUE TO UTILITY CONSTRAINT ALONG CENTRAL PIKE, 5' WIDE BUFFER TO BE PROVIDED.

( 08600018300 )  
5751 OLD HICKORY BLVD  
P1 INVESTMENT, LLC  
DB-20181121 0114652

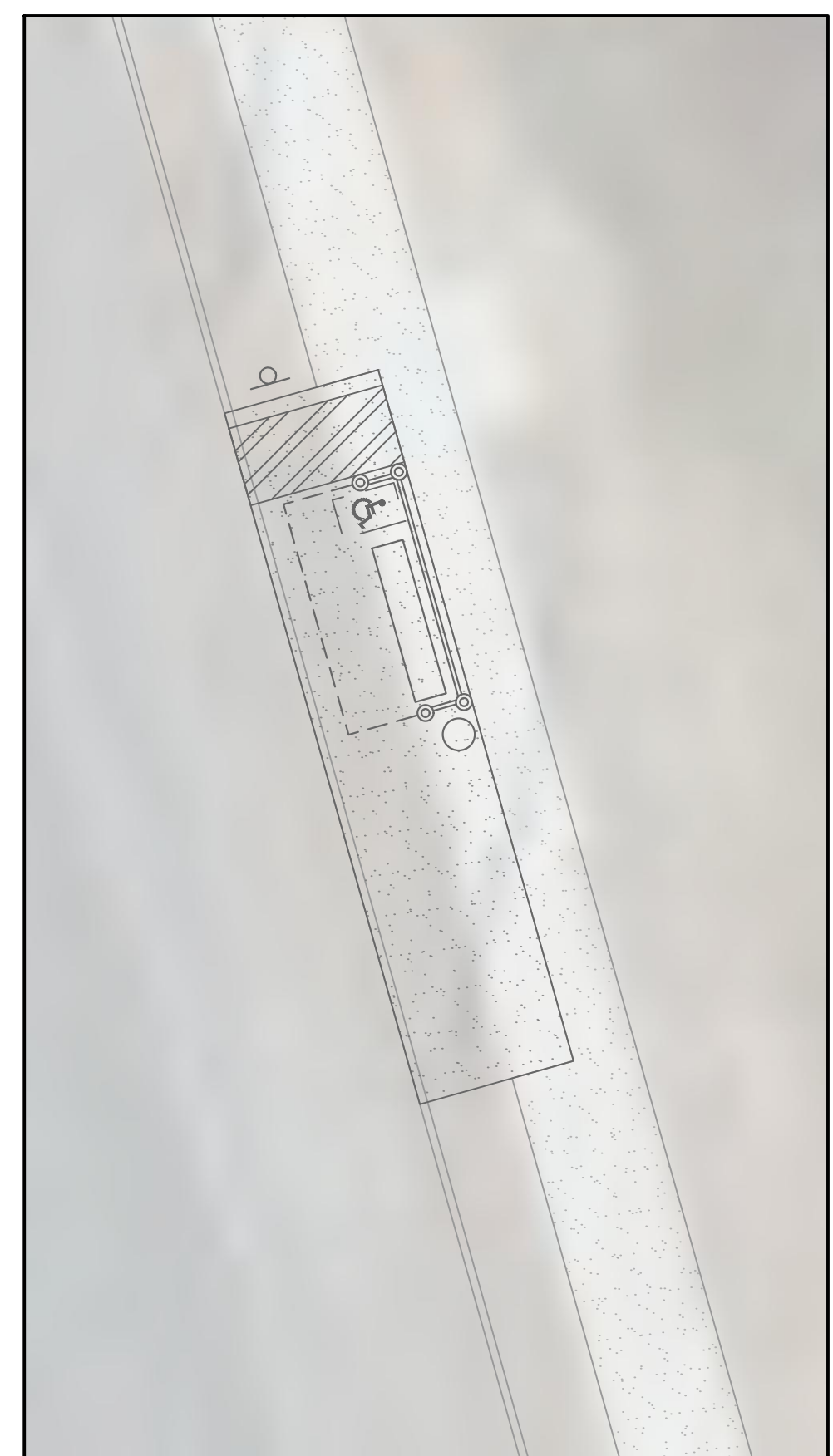
EXISTING BUILDING WITH 3 STORIES

EXISTING BUILDING WITH 4 STORIES  
EXISTING BUILDING TO REMAIN

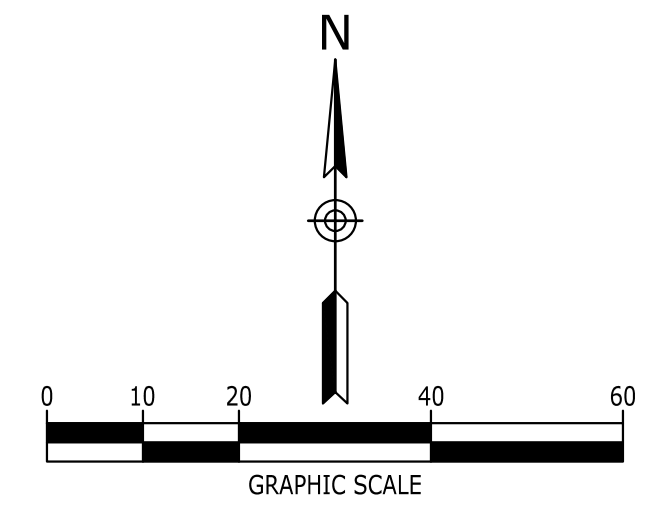
EXISTING STORMWATER AREA

( 08600029300 )  
1414 PRINCETON PL  
ARMAN HOSPITALITY, INC.  
QC-20150112 0003062

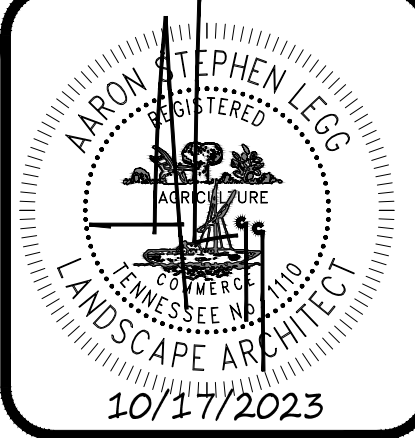
BUFFER REQUIREMENT SATISFIED WITH EXISTING 8' FENCE AND HEDGE SHARED WITH ADJACENT PROPERTY.



LANDSCAPE NOTE:  
1. TREE SURVEY TO BE PROVIDED UPON FINAL PLAN SUBMITTAL.  
2. TDU CHART TO BE PROVIDED UPON VERIFYING EXISTING TREES ON SITE.



HERMITAGE PARTNERSHIP, GP  
4811 LEBANON PIKE SUITE 200  
HERMITAGE, TENNESSEE 37076  
615-707-0886



PRELIMINARY SP  
3910 CENTRAL PIKE  
3910 CENTRAL PIKE  
HERMITAGE, TN, 37076  
DAVIDSON

| NO. | DATE       | GENERAL REVISION | DESCRIPTION |
|-----|------------|------------------|-------------|
| 1   | 10/17/2023 |                  |             |

DRAWING TITLE  
LANDSCAPE PLAN  
CASE NUMBER  
2023SP-079-001  
PROJECT NUMBER  
20230038  
DRAWING NUMBER  
L2.0