



Specific Plan

5646 AMALIE DRIVE PROPERTY

Case No. 2022SP-084-001

Developer:



Abiete Real Estate
104 Woodmont Blvd. Suite 218
Nashville, TN 37205
Contact: Rawleigh Pyne
Phone: 917.375.1313
rpyne@prgmt.com

Prepared By:



Catalyst Design Group
5100 Tennessee Avenue
Nashville, TN 37209
Contact: Andrew Wolthers
Phone: 615.622.7200
awolthers@catalyst-dg.com

Revised: December 20, 2022
Revised: November 30, 2022
Submitted: October 26, 2022

TABLE OF CONTENTS

SITE INFORMATION

- 3 Existing Conditions
- 4 Land Use Context
- 5 Existing Conditions- Site Plan

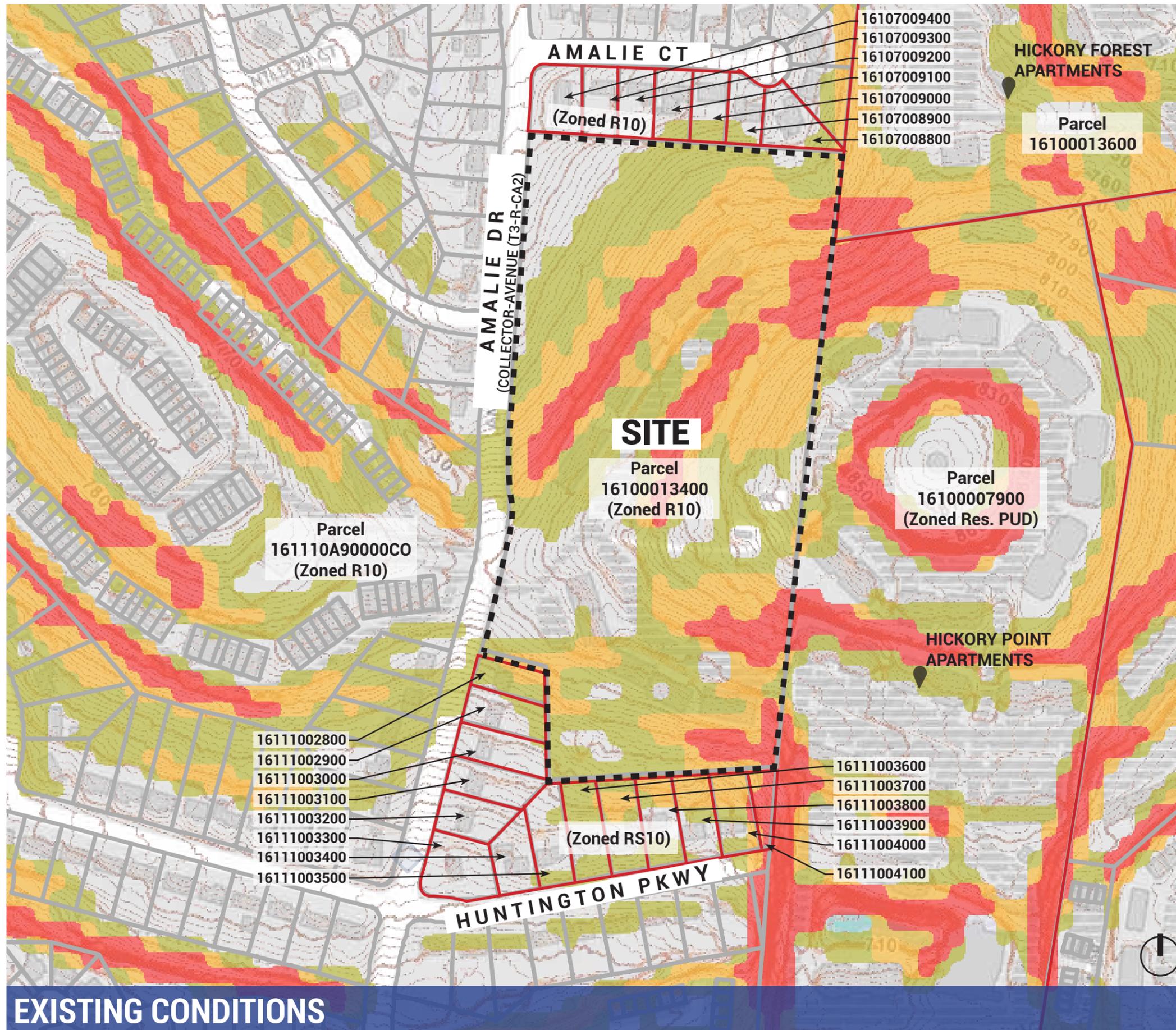
DEVELOPMENT GUIDELINES

- 6 Specific Plan
- 7 District 1: Bulk Regulations
- 8 District 2: Bulk Regulations
- 9 Additional Regulations + Notes

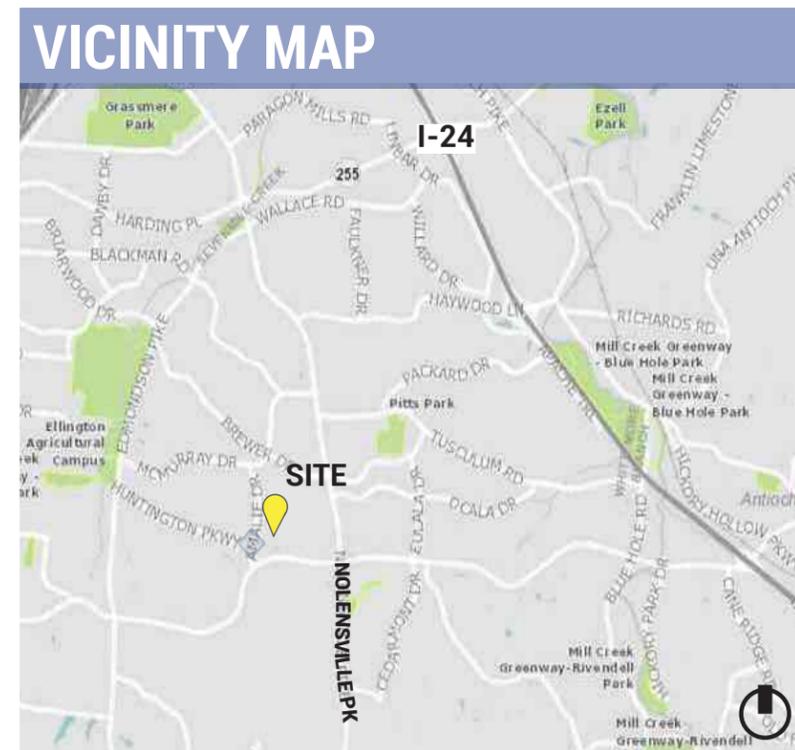
VISIONING

- 10 Visioning Imagery





EXISTING CONDITIONS

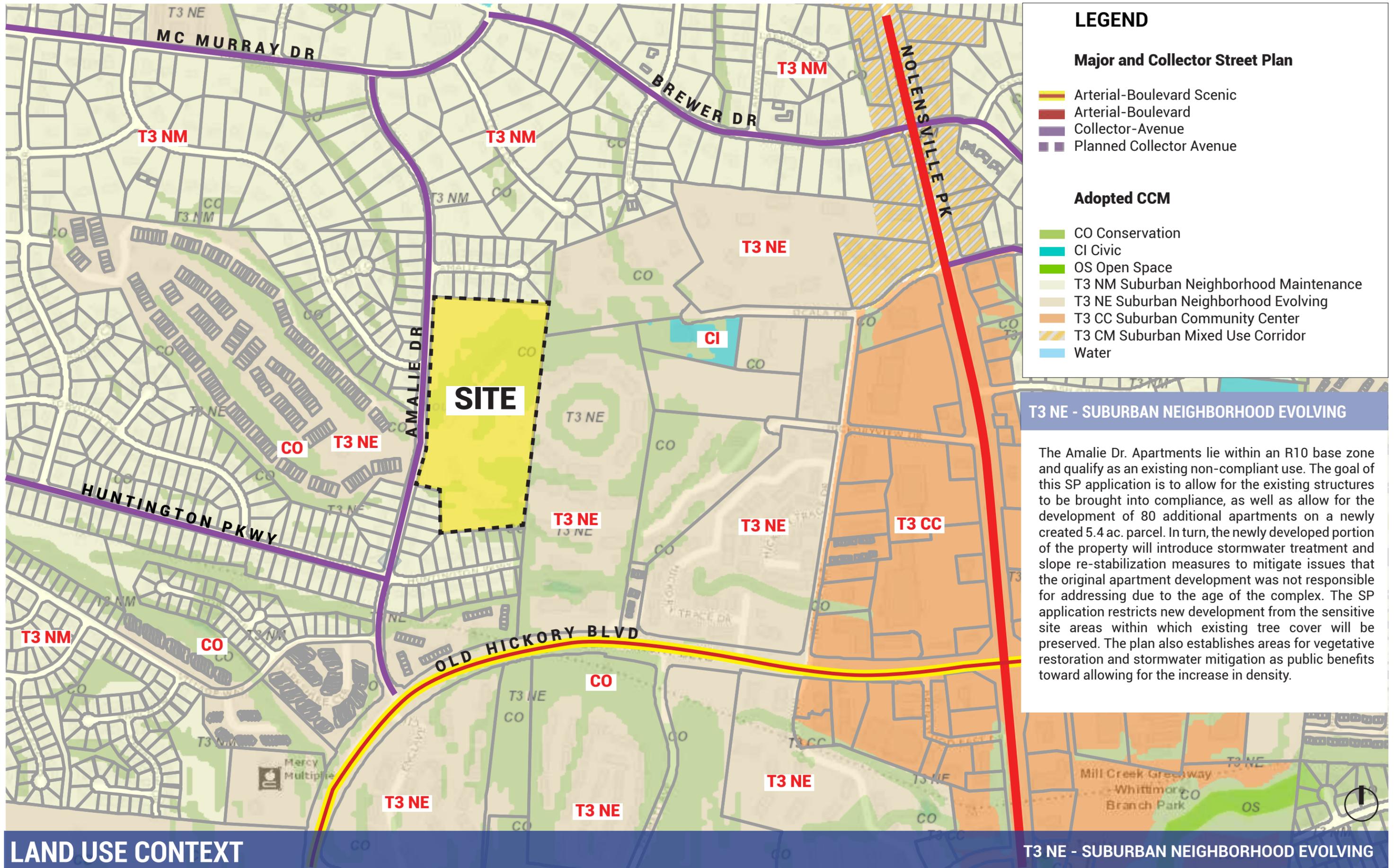


SITE DATA

Acreage -	17.66 Ac.
Current Zoning -	R10
Overlay -	Airport

SLOPE LEGEND

- 15-20% Slopes
- 20-25% Slopes
- 25+% Slopes



LEGEND

Major and Collector Street Plan

- Arterial-Boulevard Scenic
- Arterial-Boulevard
- Collector-Avenue
- Planned Collector Avenue

Adopted CCM

- CO Conservation
- CI Civic
- OS Open Space
- T3 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 CC Suburban Community Center
- T3 CM Suburban Mixed Use Corridor
- Water

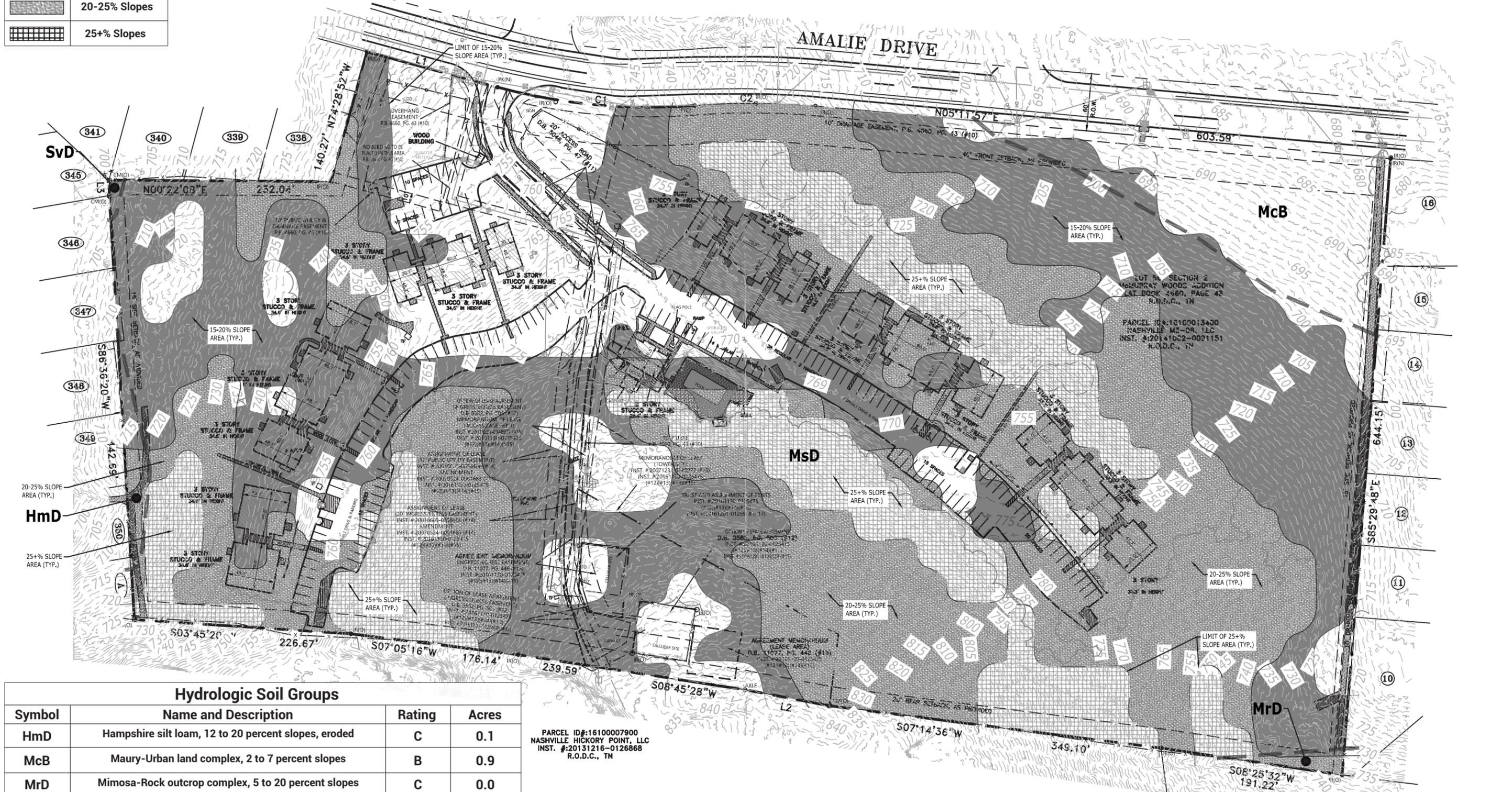
T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

The Amalie Dr. Apartments lie within an R10 base zone and qualify as an existing non-compliant use. The goal of this SP application is to allow for the existing structures to be brought into compliance, as well as allow for the development of 80 additional apartments on a newly created 5.4 ac. parcel. In turn, the newly developed portion of the property will introduce stormwater treatment and slope re-stabilization measures to mitigate issues that the original apartment development was not responsible for addressing due to the age of the complex. The SP application restricts new development from the sensitive site areas within which existing tree cover will be preserved. The plan also establishes areas for vegetative restoration and stormwater mitigation as public benefits toward allowing for the increase in density.

LAND USE CONTEXT

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

Slope Legend	
	15-20% Slopes
	20-25% Slopes
	25+% Slopes



Hydrologic Soil Groups			
Symbol	Name and Description	Rating	Acres
HmD	Hampshire silt loam, 12 to 20 percent slopes, eroded	C	0.1
McB	Maury-Urban land complex, 2 to 7 percent slopes	B	0.9
MrD	Mimosa-Rock outcrop complex, 5 to 20 percent slopes	C	0.0
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	C	16.5
SvD	Stiversville-Urban land complex, 3 to 25 percent slopes	A	0.0

PARCEL ID#:16100007900
 NASHVILLE HICKORY POINT, LLC
 INST. #:20131216-0126868
 R.O.D.C., TN

EXISTING CONDITIONS

AMALIE DR
(T3-R-CA2)

Proposed Slope Revegetation Zone
(0.78 Ac.); 2" Cal. Tree Plantings To Be
Provided At An Avg. of 27 Feet O.C. (Or
60 Trees Per Acre of Revegetation)

Access Drive To Align
With Hilson Road
Retaining Wall (Typ.)
Existing Trees To Be
Preserved (Typ.)

DISTRICT 2

PROPOSED NEW DEVELOPMENT

5.4

6' Sidewalk

EXISTING
VEGETATION TO
REMAIN (TYP.)

Area of 25% and
Greater Slopes (Typ.)

EXISTING
VEGETATION TO
REMAIN (TYP.)

EXISTING
VEGETATION TO
REMAIN (TYP.)

6' Planting Zone
6' Sidewalk
4' Right-of-Way
Dedication

Commons/ Amenity
Area With Outdoor
Grilling Station and
Fire Pit

Site Retaining Walls
To Accommodate
Slope Transition To
Lower Terrace Floor
Level (Typ.)

30' TYPE C BUFFER YARD

Concrete Drainage
Channel to Remain

Stormwater
(Typ.)

New Access Drive To Connect To Existing
Dead-End Parking Bay And Create a Looped
Circulation For Emergency Vehicles

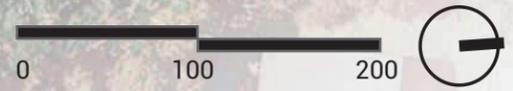
Proposed Re-subdivision of Parcel
Existing Tree Cover To Be Cleared For
Driveway Corridor

DISTRICT 1

EXISTING APARTMENTS

12.26 AC.

Development Summary	
Site Acreage:	
District 1	12.21 Ac. (531,724 S.F.)
District 2	5.39 Ac. (234,889 S.F.)
R.O.W Dedication	0.05 Ac. (2,189 S.F.)
Total Area	17.6 Ac. (766,656 S.F.)
Residential Apartments	
District 1	109 Units
District 2	80 Units
Total	189 Units



DISTRICT 1



REFER TO PAGE 6

FALLBACK ZONING: RM9

BULK REGULATIONS

"District 1" Uses	Multi-family Residential in compliance with RM9 zoning with the exception of those listed in the prohibited use section	
FAR/Density¹	109 Residential Apartment Units	
ISR	0.70	
General Maximum Building Height	3 Stories in 45' Height (Measured to the Ridgeline of the roof)	
Front Setback	40' Along Amalie Drive	
Side/Rear Setback	Min. of 20 feet rear setback and feet 10 required minimum side setback	
Parking Requirements	Per Metro Code	
Glazing²	<i>Residential</i>	25% Min. on the first floor level and 25% min. glazing on all upper stories of facades facing a public street
Raised Foundations³	<i>Residential</i>	18 in. Min to 36 in. Max

¹ No Maximum FAR applies to residential uses.

² Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.

³ With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations.

⁴ Screening is required when raised foundations exceed 36" along public streets. Maintaining ADA access to units in order to meet fair housing requirements shall preempt this regulation.

ARCHITECTURAL STANDARDS

- Multi-family structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space.
- Buildings shall provide a functional entry onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- Vinyl siding, EIFS and untreated wood shall not be permitted with the exception of accent banding above 20' height from grade (or 2 residential floors).
- 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.
- 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.
- Balconies where provided, shall have a minimum depth of 5 feet.

ACCESS & PARKING

- Surface parking shall be located towards the interior of the site or be screened by landscaping.
- 2 Bicycle parking shall be provided since this construction is existing.
- All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED:

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied)

DISTRICT 2



REFER TO PAGE 6

FALLBACK ZONING: RM15

BULK REGULATIONS

"District 2" Uses	Multi-family Residential in compliance with RM15 zoning with the exception of those listed in the prohibited use section	
FAR/Density	80 Residential Apartment Units	
ISR	0.70	
General Maximum Building Height	3 Stories In 45' Height (Measured to the Ridgeline of the roof)	
Front Setback	40' Along Amalie Drive	
Side/Rear Setback	Min. of 20 feet rear setback and feet 10 required minimum side setback	
Parking Requirements	Per Metro Code	
Glazing¹	<i>Residential</i>	25% Min. on the first floor level and 25% min. glazing on all upper stories of facades facing a public street
Raised Foundations²	<i>Residential</i>	18 in. Min to 36 in. Max
<p>¹ Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</p> <p>² With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations.</p> <p>³ Screening is required when raised foundations exceed 36" along public streets. Maintaining ADA access to units in order to meet fair housing requirements shall preempt this regulation.</p>		

ARCHITECTURAL STANDARDS

1. Multi-family structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space.
2. Buildings shall provide a functional entry onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
3. 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.
4. 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.
5. 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.
6. Balconies where provided, shall have a minimum depth of 5 feet.

ACCESS & PARKING

7. Surface parking shall be located towards the interior of the site or be screened by landscaping.
8. 20 Bicycle parking spaces shall be provided per the Metro Zoning Code.
9. All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

10. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED:

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied)

ADDITIONAL REGULATIONS + NOTES

Regulatory SP Notes:

1. The purpose of this preliminary SP is to permit a total of 189 multi-family units, including 109 existing multi-family units in District 1 and 80 proposed multi-family units in District 2.
2. 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 base zoning designations referenced for each development district as of the date of the application request or application. STRP uses shall be prohibited.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff 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. Major 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. If required, notice information is prepared and sent to applicants based on the plan and information submitted with the initial submittal. Should your plans change significantly with the resubmittal, it may be necessary for revised notice information to be prepared and sent. This could cause a delay and may result in deferral.

FEMA Note:

5. A portion of this property does not lie in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0386H, effective April 5, 2017.

NDOT Notes:

6. 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.
7. 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.
8. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.
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 Standard and Specifications.
11. 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.
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. Development is to have a dumpster and recycling container(s), serviced by a private hauler.

Fire Marshal Notes:

15. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
16. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed

vertical clearance of 13.5 feet.

17. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
18. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
19. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

20. Where feasible, this development will be served with underground power and pad-mounted transformers.
21. 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:

22. 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.
23. 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.
24. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
25. 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.
26. 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.

Federal Compliance:

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

Development Notes:

28. Overall building height shall be measured per Metro Code. An additional "basement" level may be provided internally to the development where topography allows for additional sub-level development. A basement level shall be defined in accordance with the applicable building code. A minimum of 50% of a basement level shall be located below grade in order to not be counted as an additional story.
29. 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.

VISIONING IMAGERY - EXISTING MULTIFAMILY BUILDINGS



AMALIE DR
(T3-R-CA2)

Proposed Slope Revegetation Zone
(0.78 Ac.); 2" Cal. Tree Plantings To Be
Provided At An Avg. of 27 Feet O.C. (Or
60 Trees Per Acre of Revegetation)

Access Drive To Align
With Hilson Road
Retaining Wall (Typ.)
Existing Trees To Be
Preserved (Typ.)

DISTRICT 2

PROPOSED NEW DEVELOPMENT

5.4 Ac.

6' Planting Zone
6' Sidewalk
4' Right-of-Way
Dedication

EXISTING
VEGETATION TO
REMAIN (TYP.)

Stormwater
(Typ.)

Commons/ Amenity Area
With Outdoor Grilling
Station and Fire Pit
Site Retaining Walls To
Accommodate Slope Transition To
Lower Terrace Floor Level (Typ.)

EXISTING
VEGETATION TO
REMAIN (TYP.)

EXISTING
VEGETATION TO
REMAIN (TYP.)

30' TYPE C BUFFER YARD

AMALIE CT

Area of 25% and
Greater Slopes (Typ.)

DISTRICT 1

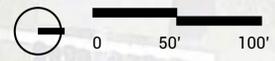
EXISTING APARTMENTS

12.26 Ac.

New Access Drive To Connect To Existing
Dead-End Parking Bay And Create a Looped
Circulation For Emergency Vehicles
Proposed Re-subdivision of Parcel
Existing Tree Cover To Be Cleared For
Driveway Corridor

Concrete Drainage
Channel to Remain

Development Summary	
Site Acreage:	
District 1	12.21 Ac. (531,724 S.F.)
District 2	5.39 Ac. (234,889 S.F.)
R.O.W Dedication	0.05 Ac. (2,189 S.F.)
Total Area	17.6 Ac. (766,656 S.F.)
Residential Apartments	
District 1	109 Units
District 2	80 Units
Total	189 Units

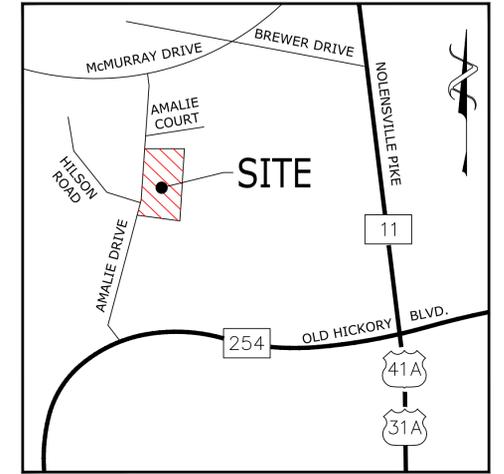


PRELIMINARY SP DEVELOPMENT PLAN

5646 AMALIE DRIVE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

2022SP-084-001
 CATALYST PROJECT NO. 20210292
 10.26.2022; 12.20.2022



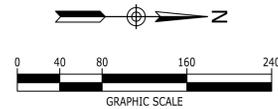
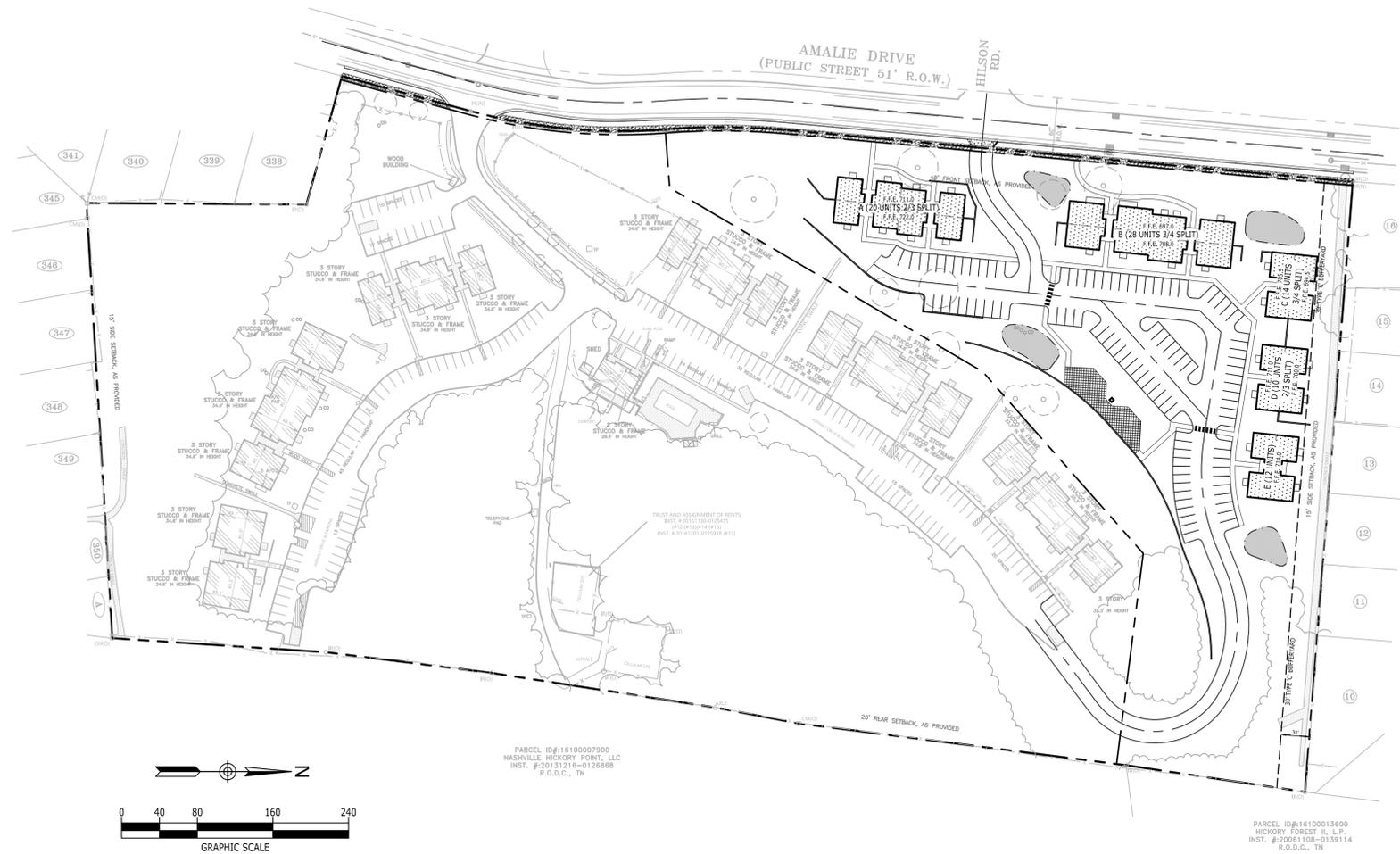
VICINITY MAP
 NOT TO SCALE

DEVELOPMENT SUMMARY

SITE ACREAGE:	
DISTRICT 1	12.21 Ac. (531,724 S.F.)
DISTRICT 2	5.39 Ac. (234,889 S.F.)
R.O.W. DEDICATION	0.05 Ac. (2,189 S.F.)
TOTAL AREA	5.34 Ac. (232,700 S.F.)
RESIDENTIAL TOWNHOMES	
TOTAL	80 UNITS
DISTRICT 1 (EXISTING)	
DISTRICT 2 (NEW CONSTRUCTION)	80 UNITS
TOTAL	189 UNITS

SITE DATA

- SP NAME: 5646 AMALIE DRIVE
 - SP NUMBER: 2022SP-084-001
 - COUNCIL DISTRICT: 27
 - COUNCIL MEMBER: ROBERT NASH
- PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 TENNESSEE AVE. NASHVILLE, TN 37209
 615.632.7200
- CONTACT: JEFFREY D. HEINZE
 jheinze@catalyst-dg.com
- PARKING:
 PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.



PARCEL ID#: 16100007900
 NASHVILLE HICKORY POINT, LLC
 INST. #: 20131215-0126868
 R.O.D.C., TN

PARCEL ID#: 16100013600
 HICKORY FOREST II, L.P.
 INST. #: 20081108-0139114
 R.O.D.C., TN

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	SITE GRADING
C4.0	SITE DISTANCE EXHIBIT

DEVELOPMENT NOTES

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY SP APPROVAL TO PERMIT 109 MULTIFAMILY RESIDENTIAL UNITS WITHIN DISTRICT 1 AND THE DEVELOPMENT OF 80 NEW MULTIFAMILY UNITS WITHIN DISTRICT 2.



CIVIL ENGINEER/LANDSCAPE ARCHITECT



5100 TENNESSEE AVENUE
 NASHVILLE, TN 37209
 (615) 622-7200



COVER

C0.0

NO.	DATE	DESCRIPTION
2022-12-19		PRELIMINARY SP DEVELOPMENT PLAN
2022-10-26		SP SITE PLAN SUBMITTAL

DRAWING TITLE	
SITE DISTANCE EXHIBIT	
PROJECT NUMBER	20210292
DRAWING NUMBER	C4.0

