

PRELIMINARY SP

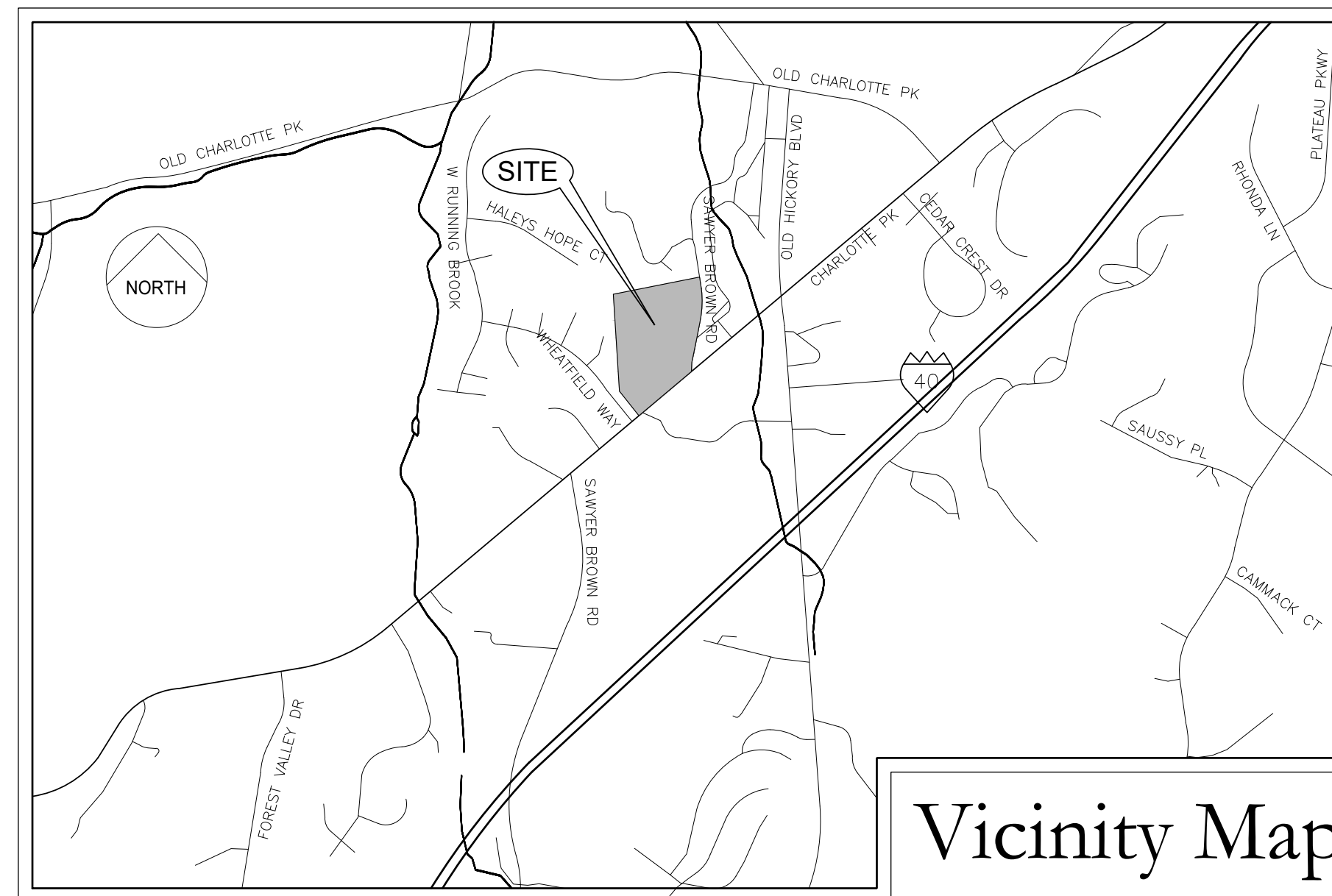
VT Charlotte Pike Development

Exhibit A

Standard SP Notes

- The purpose of these plans is to receive approval to rezone this property to SP, for a 61 unit residential development as shown.
- 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 RM6 zoning district as of the date of the applicable request or application.
- 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 Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0331H dated 4/5/2017.
- 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 lot.
- 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.
- The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- The final SP 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.
- Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
- 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.
- 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.
- Units 31-33 shall address Sawyer Brown Road with their architecture. A pedestrian entrance shall be provided on the Sawyer Brown Road façade with pedestrian connections to the internal network or to the public sidewalks. A minimum of 20% glazing shall be provided on the Sawyer Broad Road façade of these units.

Map 114 Parcels 48, 221 and 243 Nashville, Davidson Co. Tennessee Case No. 2021SP-075-001



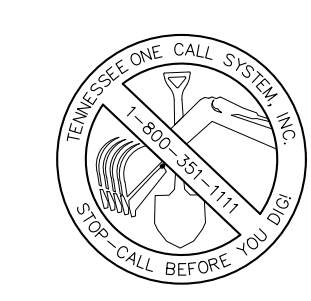
Vicinity Map

SHEET SCHEDULE

- C0.0 Project Notes and Standards
- C1.0 Existing Conditions Plan
- C2.0 Layout and Utility Plan
- C3.0 Grading and Drainage Plan
- C4.0 Slope Study

| Development Summary | |
|--|---|
| Owners Map 114 Parcel 221 1.21 Acres DB-20070813-0096475 Lavers, Lynette M. 7456 Charlotte Pike Nashville, TN 37209 Phone Email | Developer VT Enterprises, LLC Victor Bashara 2013 Galbraith Dr. Nashville TN 37215 Phone: 615-901-7038 Email: Victor@libraholdings.net |
| Map 114 Parcel 243 5.12 Acres DB-20121205-0111838 Ho, Jui-Lien Chou 7481 Sawyer Brown Road Nashville, TN 37209 Phone Email | Civil Engineer and Surveyor Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166 |
| Map 114 Parcel 48 5.66 Acres AF-20080723-0075552 Heer, Margaret L. & Bertha E. 7480 Charlotte Pike Nashville, TN 37209 Phone Email | Floodnote This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0331H dated 4/5/2017. |

| Specific Plan Development Summary | |
|--|--|
| Use | This SP allows for the following : |
| Project Area | 61 Residential Units |
| Property zoning: R15 | 11.99 Acres |
| Minimum lot size | Surrounding Zoning: RS20, R15, R40, SP |
| Number of Residential Units/Density | N/A |
| FAR | 61 units / 5.08 units per acre |
| ISR | N/A |
| Street Setbacks | 40' Along Charlotte Pike |
| Side yard | 20' Along Sawyer Brown Road |
| Rear yard | 10' |
| Height standards | 20' |
| Parking and Access | 2 stories in 38' (measured to roof peak) |
| Ramp Location and Number | 1 - 820' East of Wheatfield Way |
| Distance to nearest existing ramp (Min. 30') | 820' West to Wheatfield Way |
| Distance to intersection | 820' West to Wheatfield Way |
| Required Parking | 122 stalls |
| Provided Parking | 122 covered stalls |



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #21028
7456 Charlotte Pike
C0.0



Development Summary

Map 114 Parcel 48
7460 Charlotte Pike
Heer, Margaret L. & Bertha E.

Map 114 Parcel 221
7456 Charlotte Pike
Nashville, TN 37209

Map 114 Parcel 243
7481 Sawyer Brown Rd
Nashville, TN 37209
Ho, Jui-Lien Chou

Total Site Area - 11.99 Ac.
Council District #22 - Gloria Hausser

Developer
VT Enterprises, LLC
Victor Bashara
2013 Galbraith Dr.
Nashville TN 37215
Phone: 615-901-7038
Email: Victor@libraholdings.net

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

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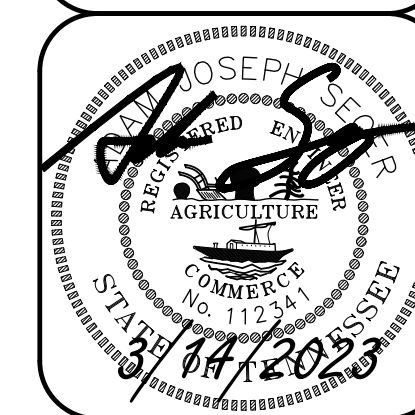
Drawing Date:
March 14, 2023

Revisions

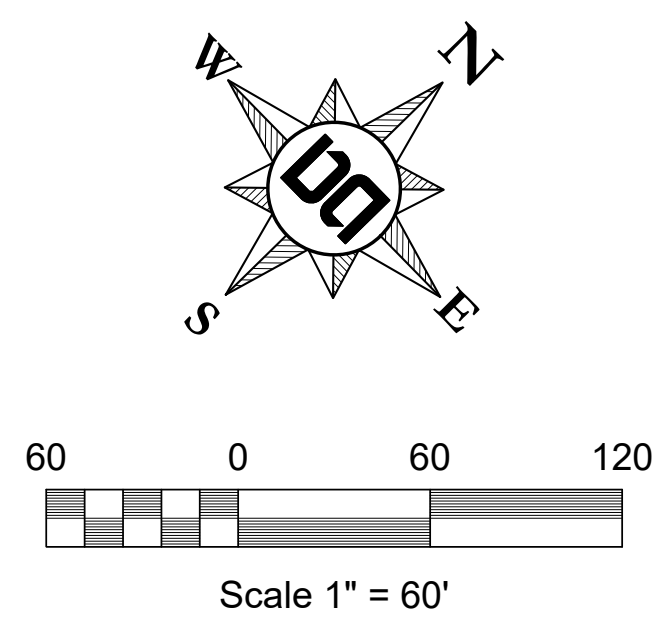
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VT Charlotte Pike Development

Map 114 Parcels 48, 221 and 243
Nashville, Davidson County Tennessee



Existing Conditions Plan



2021SP-075-001

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| Slopes Table | | |
|---------------|---------------|-------|
| Minimum Slope | Maximum Slope | Color |
| 0.00% | 15.00% | |
| 15.10% | 20.00% | |
| 20.10% | 25.00% | |
| 25.10% | 100.00% | |

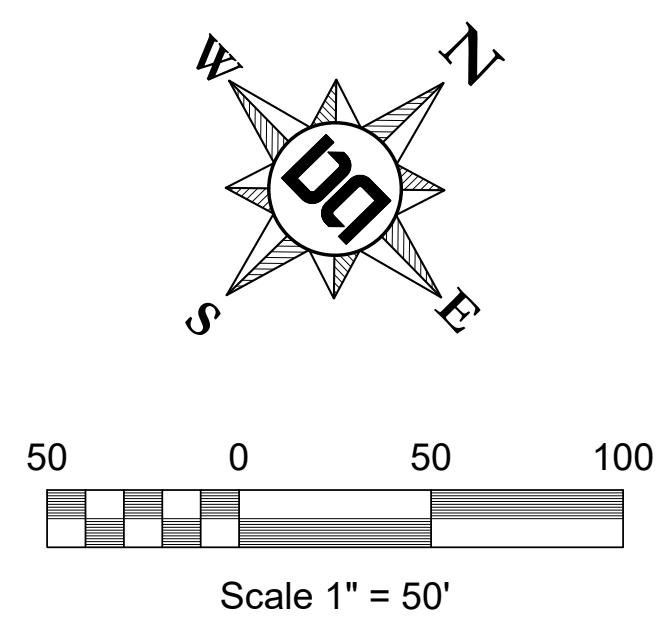
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Slope Study

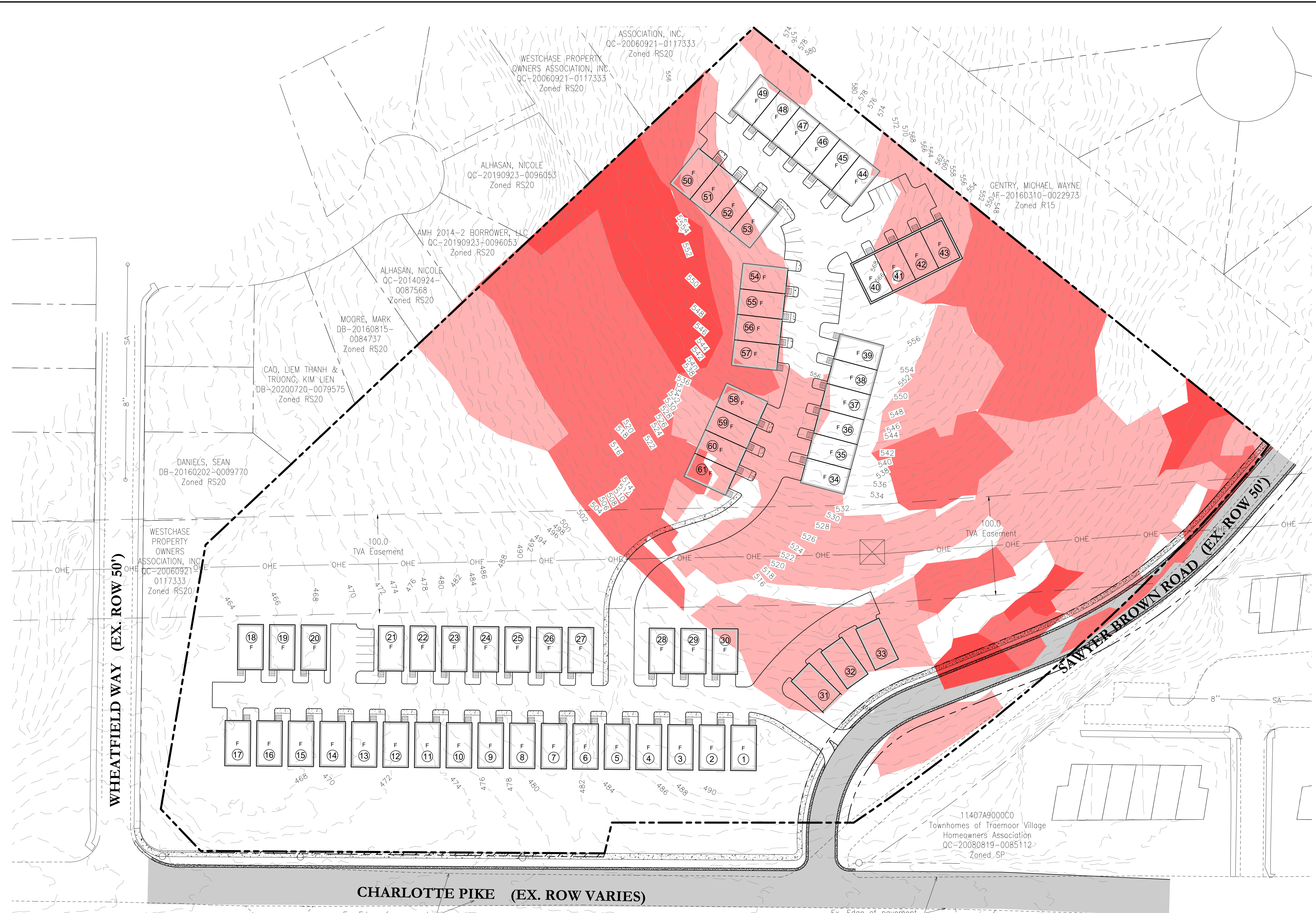


PERMITS:
2021SP-075-001
SWGR # TYYYY#####
YY-SL-####
YY-WL-####

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11400023300
Hillview Church of Christ, Trustees
DB-00004027-0000719
Zoned R15

11400010900
Oakley, Alan D.
QC-20170112-0003681
Zoned R15

11400011000
Vetvong, Bansa & Tran, Uyen
DB-20161227-0135820
Zoned R15

11400011100
Ramirez, Edward
DB-20150803-0076756
Zoned R15

11400011300
Cemetery & Funeral Solutions, LLC
DB-20120330-0027124
Zoned CS

11407A9000C0
Townhomes of Treemoor Village
Homeowners Association
QC-20080819-0085112
Zoned SP

ALHASAN, NICOLE
QC-20190923-0096053
Zoned RS20

AMH 2014-2 BORROWER, LLC
QC-20190923-0096053
Zoned RS20

ALHASAN, NICOLE
QC-20140924-0087568
Zoned RS20

MOORE, MARK
DB-20160815-0084737
Zoned RS20

CAO, LIEM THANH & TRUONG, KIM LIEN
DB-20200720-0079575
Zoned RS20

DANIELS, SEAN
DB-20160202-0009770
Zoned RS20

WESTCHASE PROPERTY OWNERS ASSOCIATION, INC.
QC-20060921-0117333
Zoned RS20

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QC-20060921-0117333
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GENTRY, MICHAEL WAYNE
AF-20160310-0022973
Zoned R15

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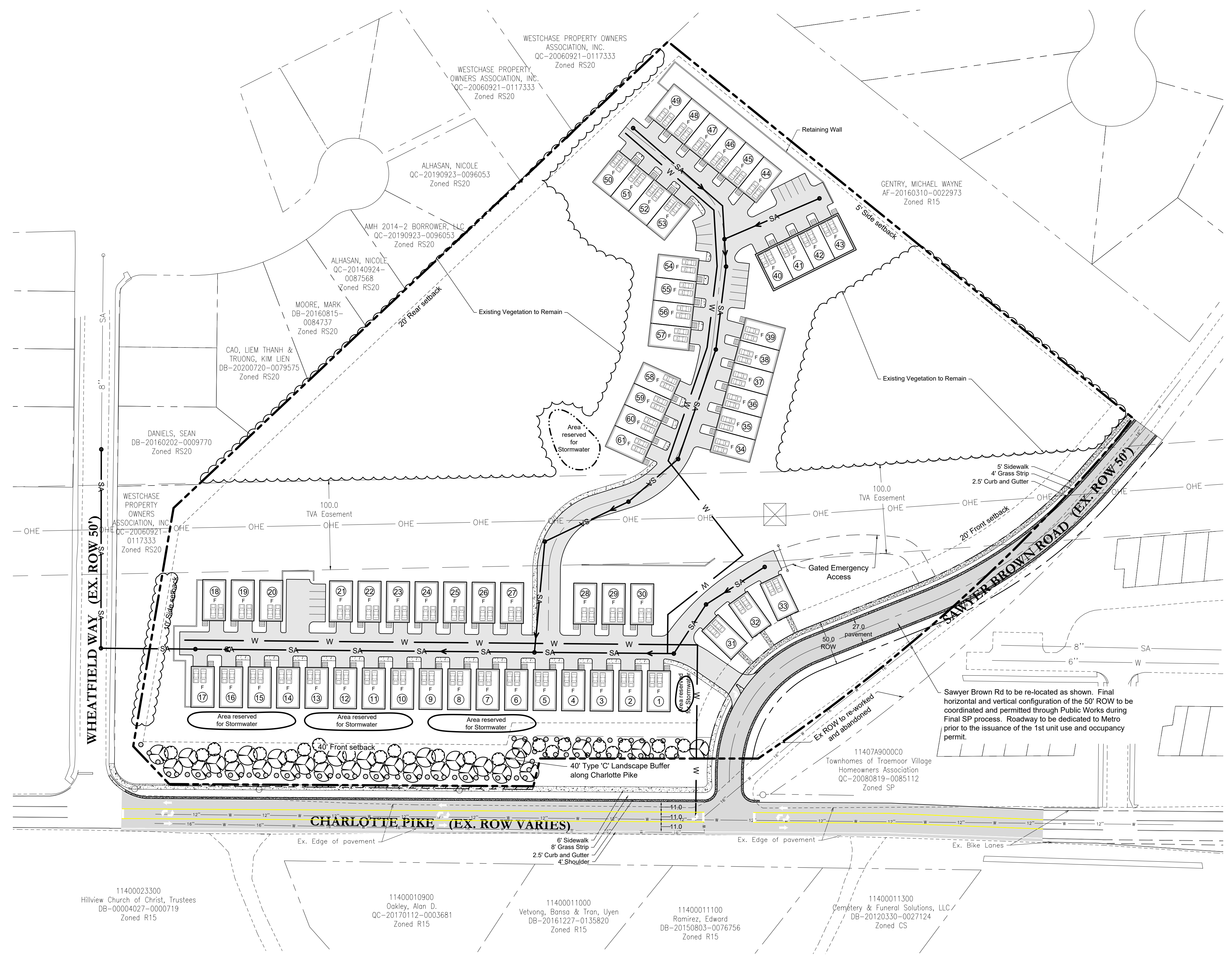
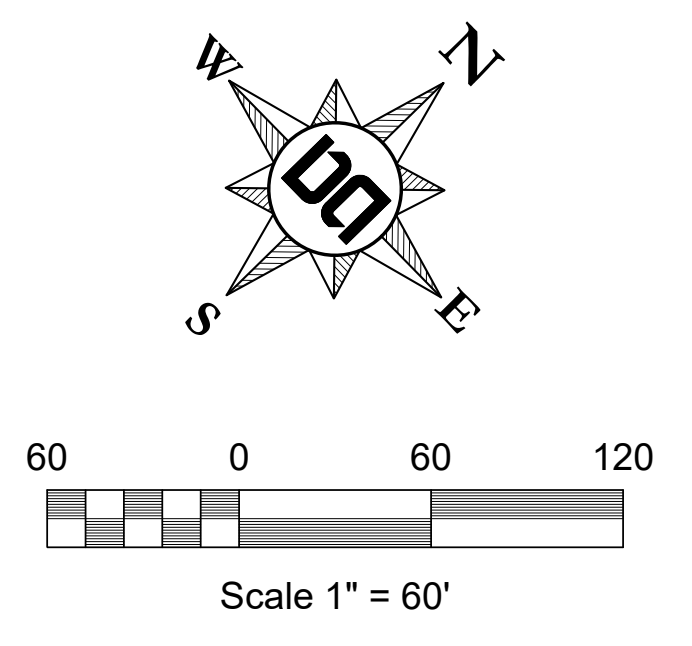
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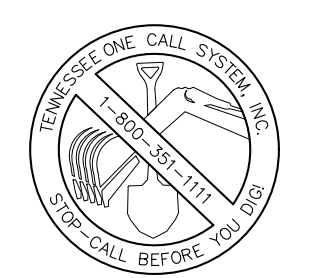


Layout and
Utility Plan



Roadway Improvement Notes

1. Re-Build approximately 670 ft of Sawyer Brown Road to full roadway width. Re-Align Sawyer Brown with Charlotte Pike
2. Widen Charlotte Pike to include a full 3-lane cross section with new pavement and new striping. Approximately 1,180 linear feet.
3. Install full curb/gutter, grass strip, sidewalk, and landscape along frontage.
4. Install a Right Turn Only out of Proposed Subdivision onto Sawyer Brown Road



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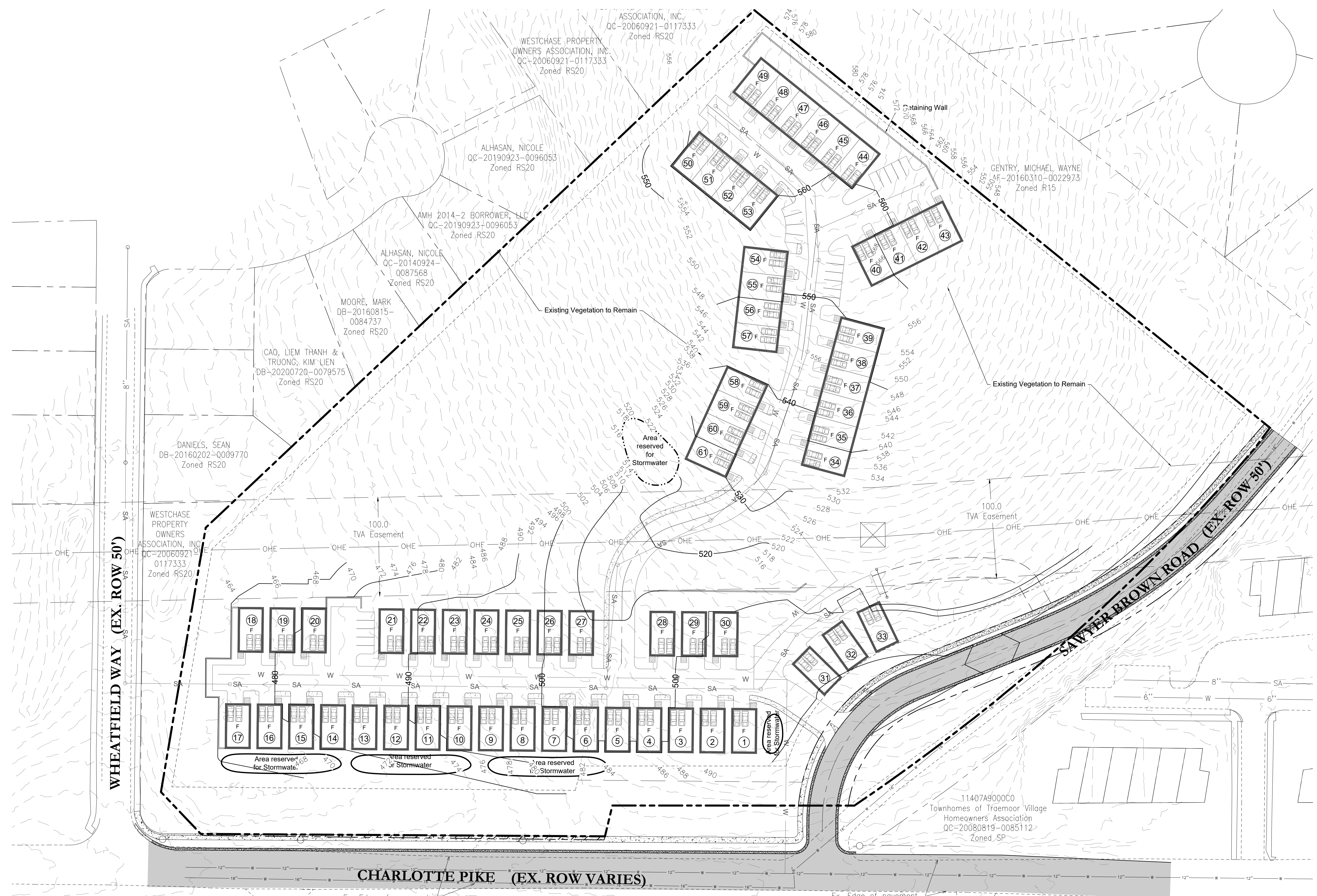
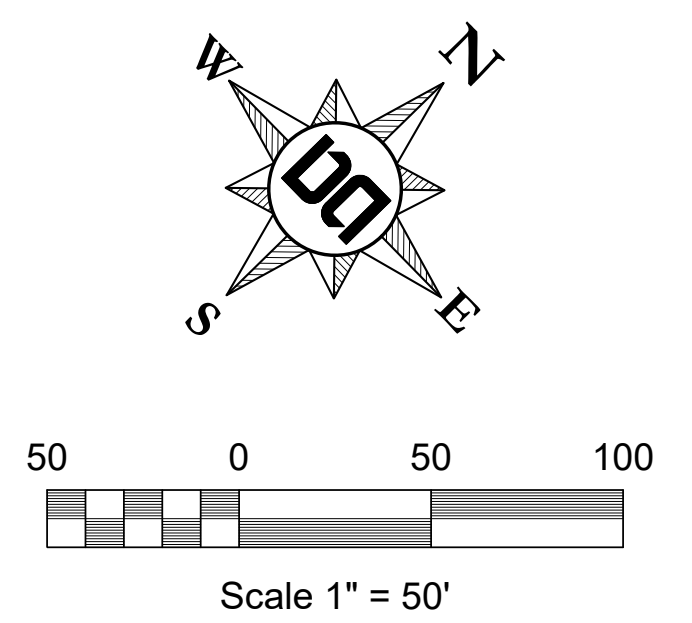
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