

ORDINANCE NO. BL2020-488

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 R10 to SP zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units, , all of which is described herein (Proposal No. 2020SP-035-001).

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 R10 to SP zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units, being Property Parcel Nos. 003, 149 as designated on Map 076-00 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 made on Map 076 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 58 multi-family residential units. Short term rental property – owner occupied and short term rental property – not owner occupied shall be prohibited.

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

1. Units that are adjacent to Leesa Ann Drive shall be orientated to Leesa Ann Drive

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 RM6 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.

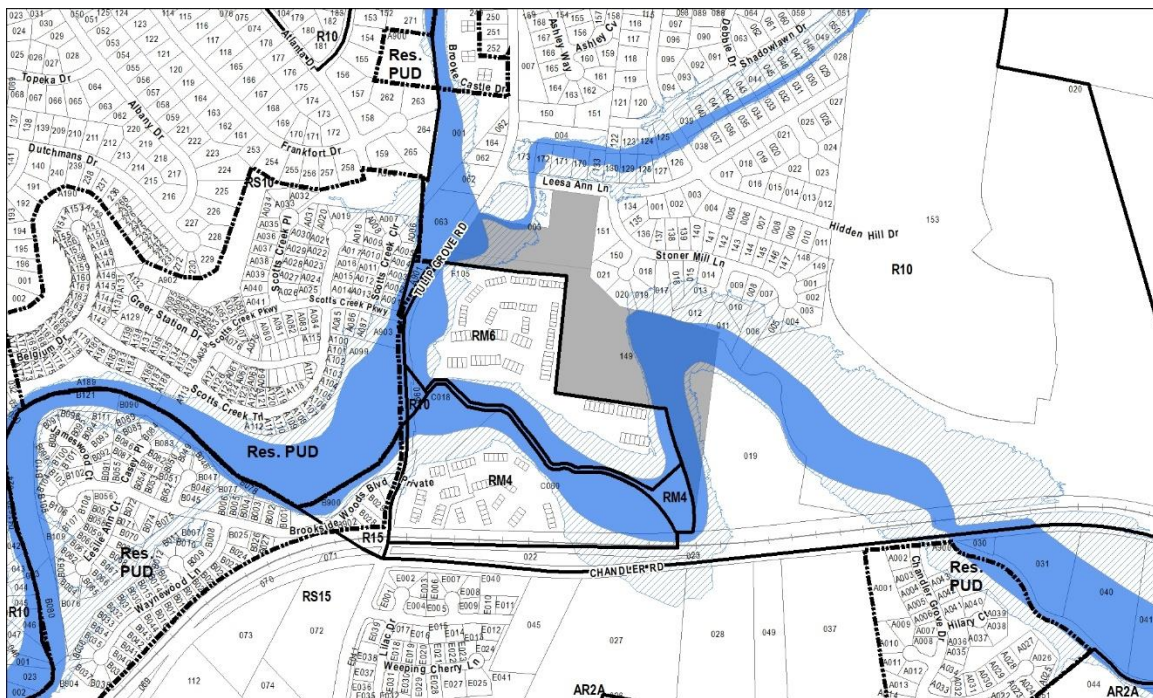
INTRODUCED BY:



Councilmember Larry Hagar

2020SP-035-001
TULIP GROVE TOWNHOMES
Map 076, Parcel(s) 003, 149
Subarea 14, Donelson - Hermitage - Old Hickory
District 11 (Hagar)
Application fee paid by: Vastland Northcrest Dev., LLC

A request to rezone from R10 to SP zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units, requested by Endfield Construction and Engineering, applicant; Cynthia Ludlow, Trustee and Odell Bradley Jr., owner.



PRELIMINARY SP SUBMITTAL FOR TULIP SPRINGS TOWNHOMES

SITE DATA:

SP NAME: TULIP SPRINGS TOWNHOMES
 SP NUMBER: 2020SP-035-001
 COUNCIL DISTRICT: 11
 COUNCIL MEMBER: LARRY H. HAGAR
 TAX MAP: 76
 PARCEL ID: 07600000300 AND 07600014900
 SITE ADDRESS: 703 TULIP GROVE ROAD
 HERMITAGE, TN 37076
 SITE ACREAGE: 13.2 AC (574,992 SQFT)
 OPEN SPACE: 9.35 AC (407,218 SQFT)
 EXISTING ZONING: RM-6 OV-FLD
 PROPOSED USE: TOWNHOMES
 PROPOSED UNITS: 58 UNITS
 22'X40' - 9 UNITS - LINCOLN PARK
 24'X50' - 49 UNITS- WALNUT GROVE
 PROPOSED MAX. BUILDING HEIGHT: 2 STORY
 BUILDING SQUARE FOOTAGE: 112,990 SQUARE FEET

RESIDENTIAL PARKING REQUIREMENTS:

METRO CODE REQUIRED:
 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; .5 SPACES PER
 BEDROOM FOR EACH ADDITIONAL BEDROOM

2 BEDROOM - 2 SPACES 2 X 9 = 18 SPACES
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 141 REQUIRED SPACES

PARKING PROVIDED: 58 GARAGE SPACES
 58 DRIVEWAY SPACES
 35 SURFACE SPACES
 151 SPACES

PROSED DENSITY: 4.39 UNITS / ACRE
 FLOOR AREA RATIO (FAR): 19.6%
 IMPERVIOUS SURFACE RATIO (ISR):
 BUILDINGS 11.01% (63,276 SQFT)
 ROADS, SIDEWALKS, DRIVES 15.51% (81,581 SQFT)

OWNER: ODELL BRADLEY JR (PARCEL 07600000300)
 703 TULIP GROVE RD
 HERMITAGE, TN 37076
 CYNTHIA LUDLOW (PARCEL 07600014900)
 725 TULIP GROVE RD
 HERMITAGE, TN 37076

PROJECT REPRESENTATIVE: ENFIELD CONSTRUCTION AND ENGINEERING
 503 EAST IRIS DRIVE
 NASHVILLE, TN 37204
 615-915-1941
 CONTACT:
 GREGG HARRIS
 GHARRIS@ENFIELD-GROUP.COM

DEVELOPER: VASTLAND COMMUNITIES
 1720 WEST END AVENUE, SUITE 600
 NASHVILLE, TN 37203
 MACK McCLUNG - 615-359-1720 EXT. 251

FEMA FIRM PANEL:

A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS
 DETERMINED TO BE IN ZONE AE AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY
 FIRM PANEL NO. 47037C0279H EFF. 4/5/2017.

703 TULIP GROVE ROAD
 HERMITAGE, TN 37076

CASE NO. 2020SP-035-001



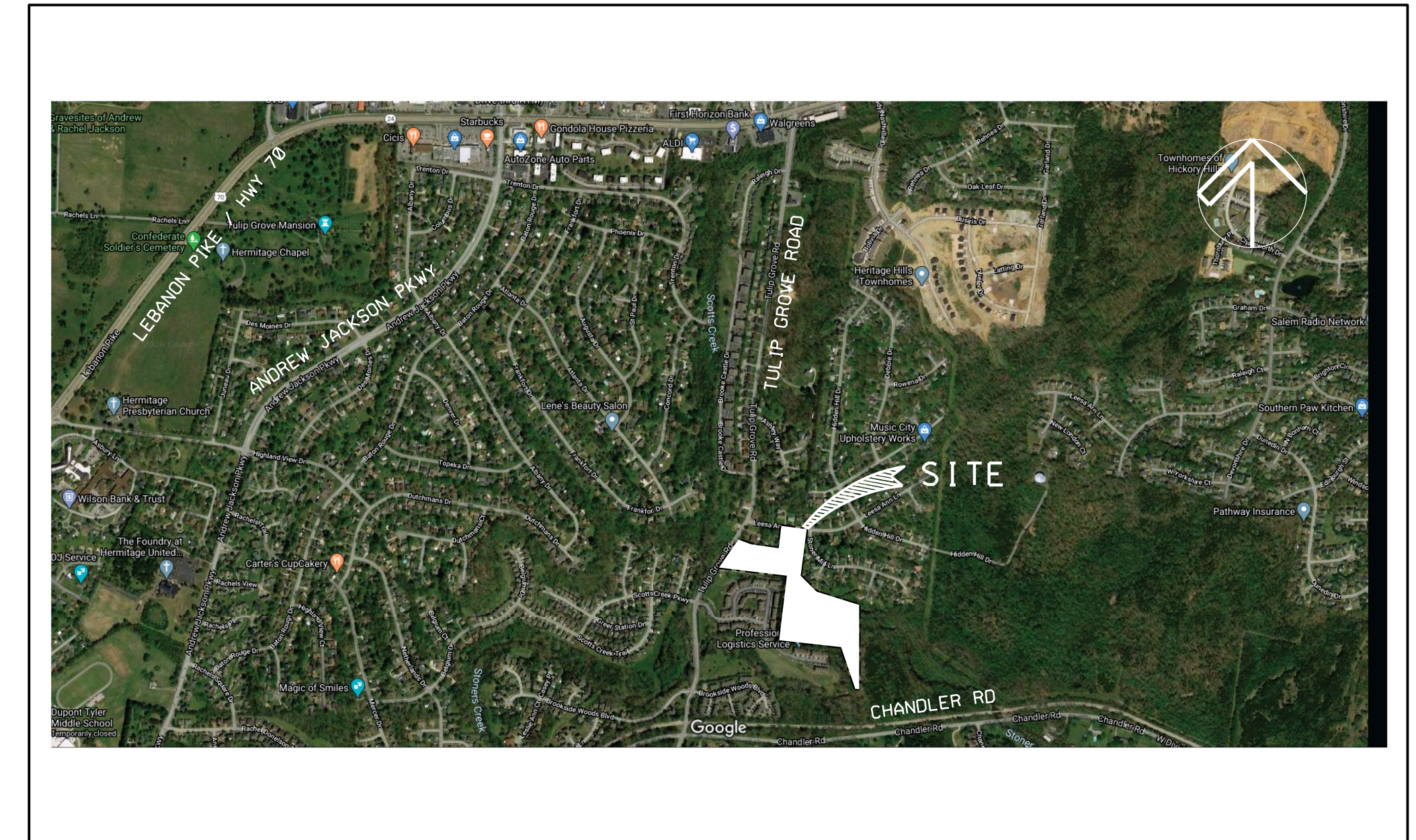
503 EAST IRIS DRIVE
 NASHVILLE, TENNESSEE
 37204

(O) (615) 915-1941
 (F) (615) 915-1949

REAL ESTATE
 CONSTRUCTION
 ENGINEERING

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C-5	GRADING AND DRAINAGE PLAN
C-6	UTILITY PLAN
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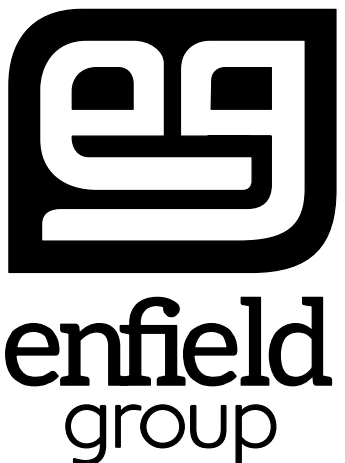
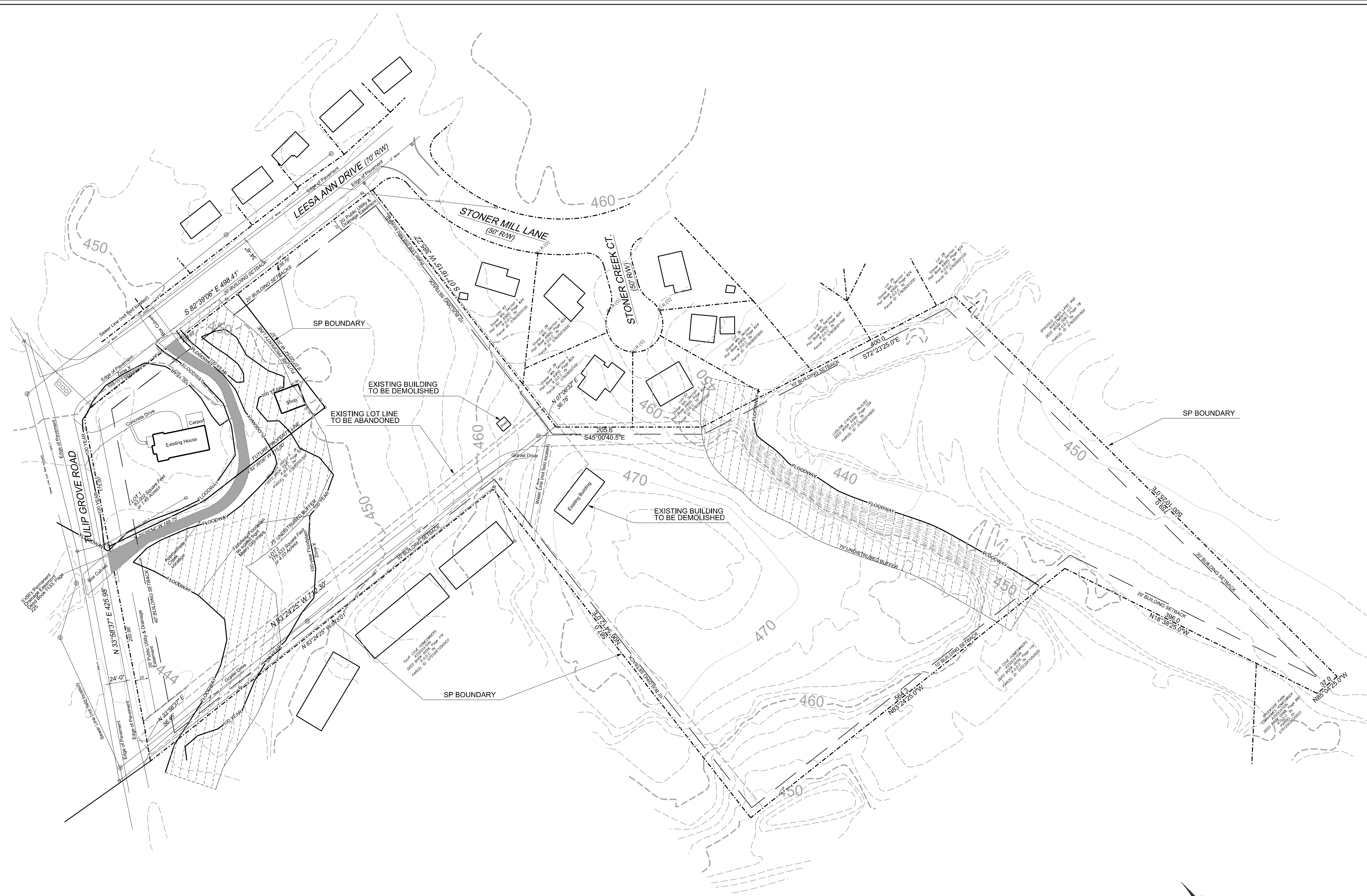


LOCATION MAP

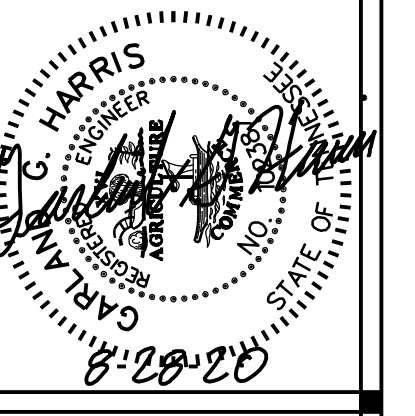
LIST OF CODE EDITIONS ADOPTED BY
 METRO GOVERNMENT:

- CODES:
- 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS•
 - 2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS••
 - 2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS••





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TULIP SPRINGS TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

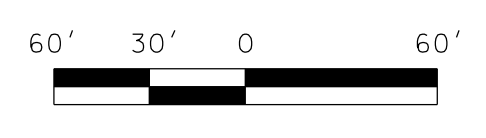
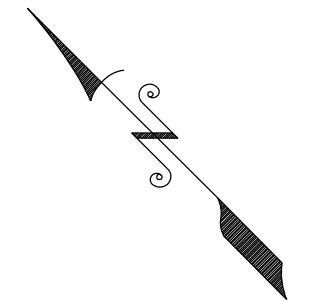
**EXISTING
 CONDITIONS**

PROJ NO: 19153

DATE: 01/28/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

1 EXISTING CONDITIONS
 SCALE: 1"=60'-0"



SCALE: 1" = 60'-0"

CASE NO. 2020SP-035-001

C-1

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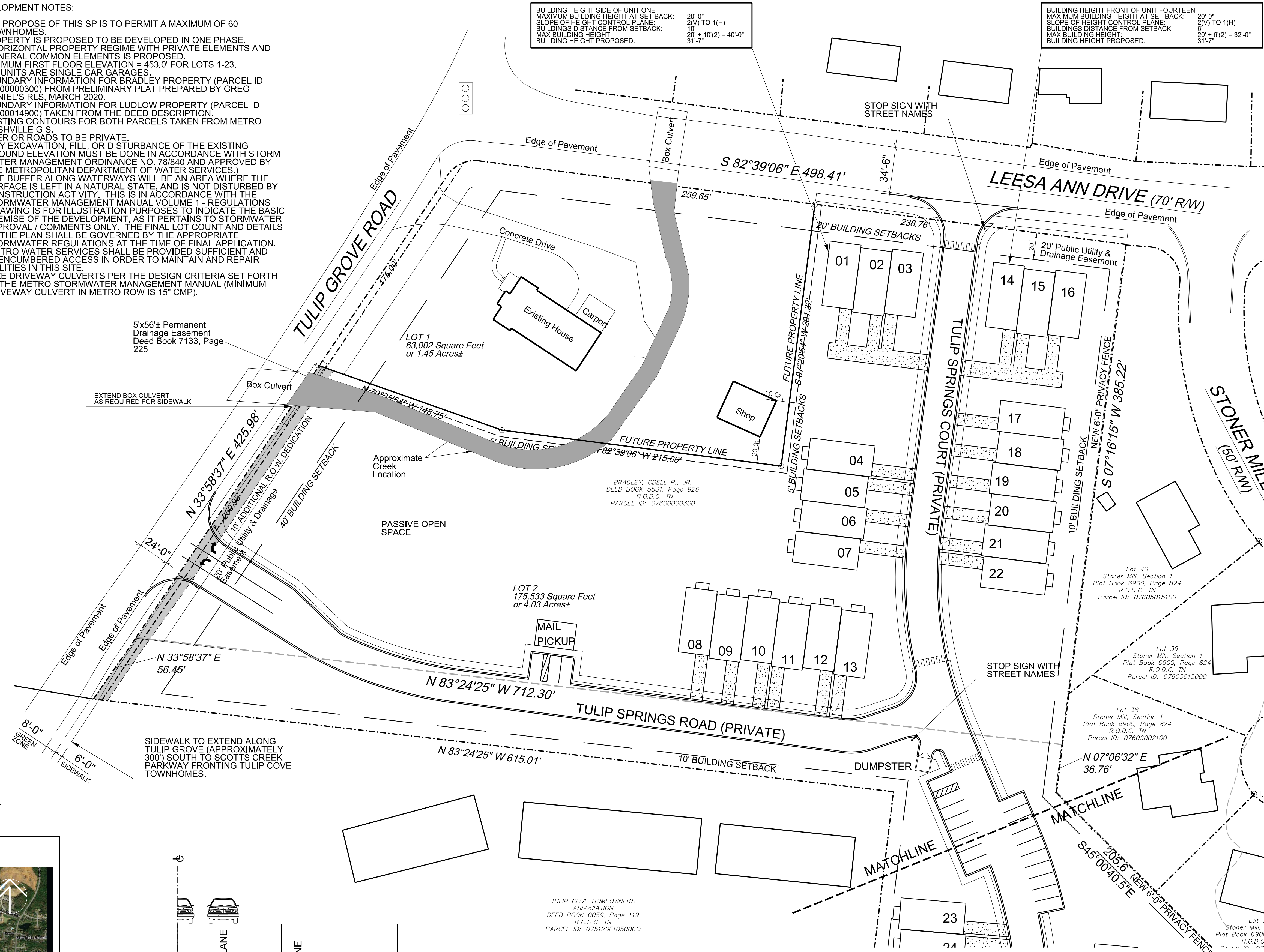
PROJECT REPRESENTATIVE: ENFIELD CONSTRUCTION AND ENGINEERING
 503 EAST IRIS DRIVE
 NASHVILLE, TN 37204
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 CONTACT: GREGG HARRIS
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DEVELOPER: VASTLAND COMMUNITIES
 1720 WEST END AVENUE, SUITE 600
 NASHVILLE, TN 37203
 MACK McCLUNG - 615-359-1720 EXT. 251

FEMA FIRM PANEL:
 A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE AE AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0279H EFF. 4/5/2017.

DEVELOPMENT NOTES:

1. THE PROPOSE OF THIS SP IS TO PERMIT A MAXIMUM OF 60 TOWNHOMES.
2. PROPERTY IS PROPOSED TO BE DEVELOPED IN ONE PHASE.
3. A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND GENERAL COMMON ELEMENTS IS PROPOSED.
4. MINIMUM FIRST FLOOR ELEVATION = 453.0' FOR LOTS 1-23.
5. ALL UNITS ARE SINGLE CAR GARAGES.
6. BOUNDARY INFORMATION FOR BRADLEY PROPERTY (PARCEL ID 07600000300) FROM PRELIMINARY PLAT PREPARED BY GREG DANIEL'S RLS, MARCH 2020.
7. BOUNDARY INFORMATION FOR LUDLOW PROPERTY (PARCEL ID 07600014900) TAKEN FROM THE DEED DESCRIPTION.
8. EXISTING CONTOURS FOR BOTH PARCELS TAKEN FROM METRO NASHVILLE GIS.
9. INTERIOR ROADS TO BE PRIVATE.
10. 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.
11. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
12. DRAWINGS 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.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES AT THIS SITE.
14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

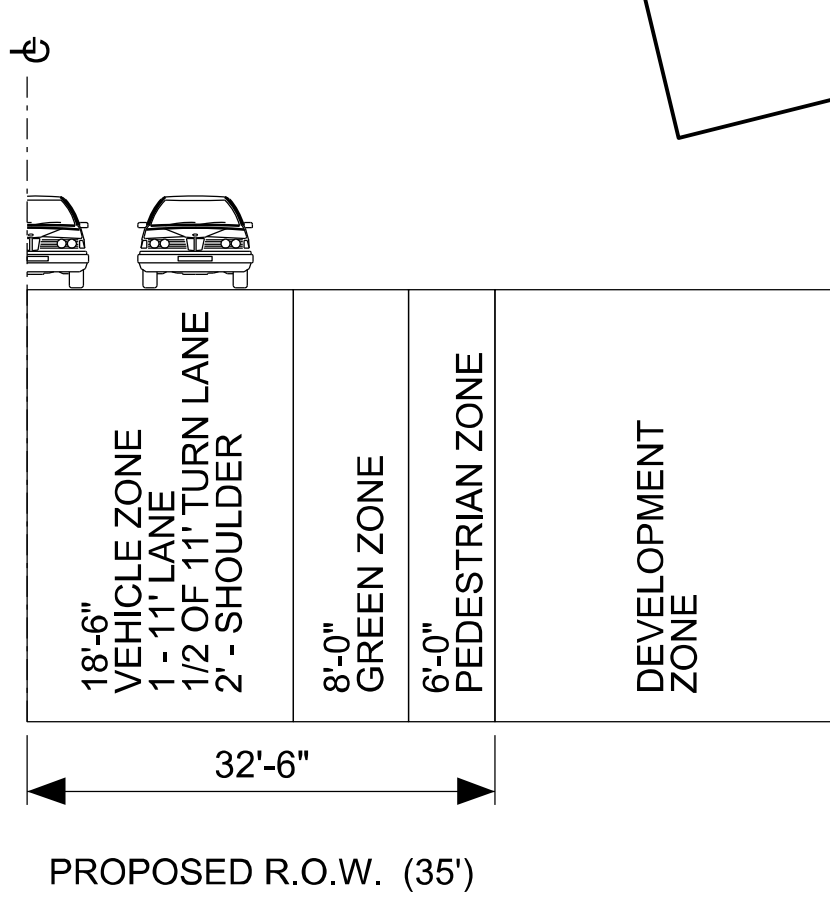


BUILDING HEIGHT SIDE OF UNIT ONE
 MAXIMUM BUILDING HEIGHT AT SET BACK: 20'-0"
 SLOPE OF HEIGHT CONTROL PLANE: 2(V) TO 1(H)
 BUILDINGS DISTANCE FROM SETBACK: 10'
 MAX BUILDING HEIGHT: 20' + 6'(2) = 40'-0"
 BUILDING HEIGHT PROPOSED: 31'-7"

BUILDING HEIGHT FRONT OF UNIT FOURTEEN
 MAXIMUM BUILDING HEIGHT AT SET BACK: 20'-0"
 SLOPE OF HEIGHT CONTROL PLANE: 2(V) TO 1(H)
 BUILDINGS DISTANCE FROM SETBACK: 6'
 MAX BUILDING HEIGHT: 20' + 6'(2) = 32'-0"
 BUILDING HEIGHT PROPOSED: 31'-7"

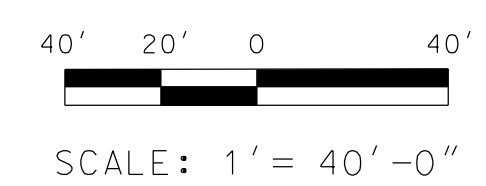


LOCATION MAP



PROPOSED R.O.W. T3-R-AB3 SCALE: N.T.S.

1 SITE PLAN SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



503 EAST IRIS DRIVE
 NASHVILLE, TENNESSEE
 37204
 (D) (615) 915-1941
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 REAL ESTATE
 CONSTRUCTION
 ENGINEERING



TULIP SPRINGS
 TOWNHOMES
 TULIP GROVE ROAD
 NASHVILLE, TN

SITE PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-2

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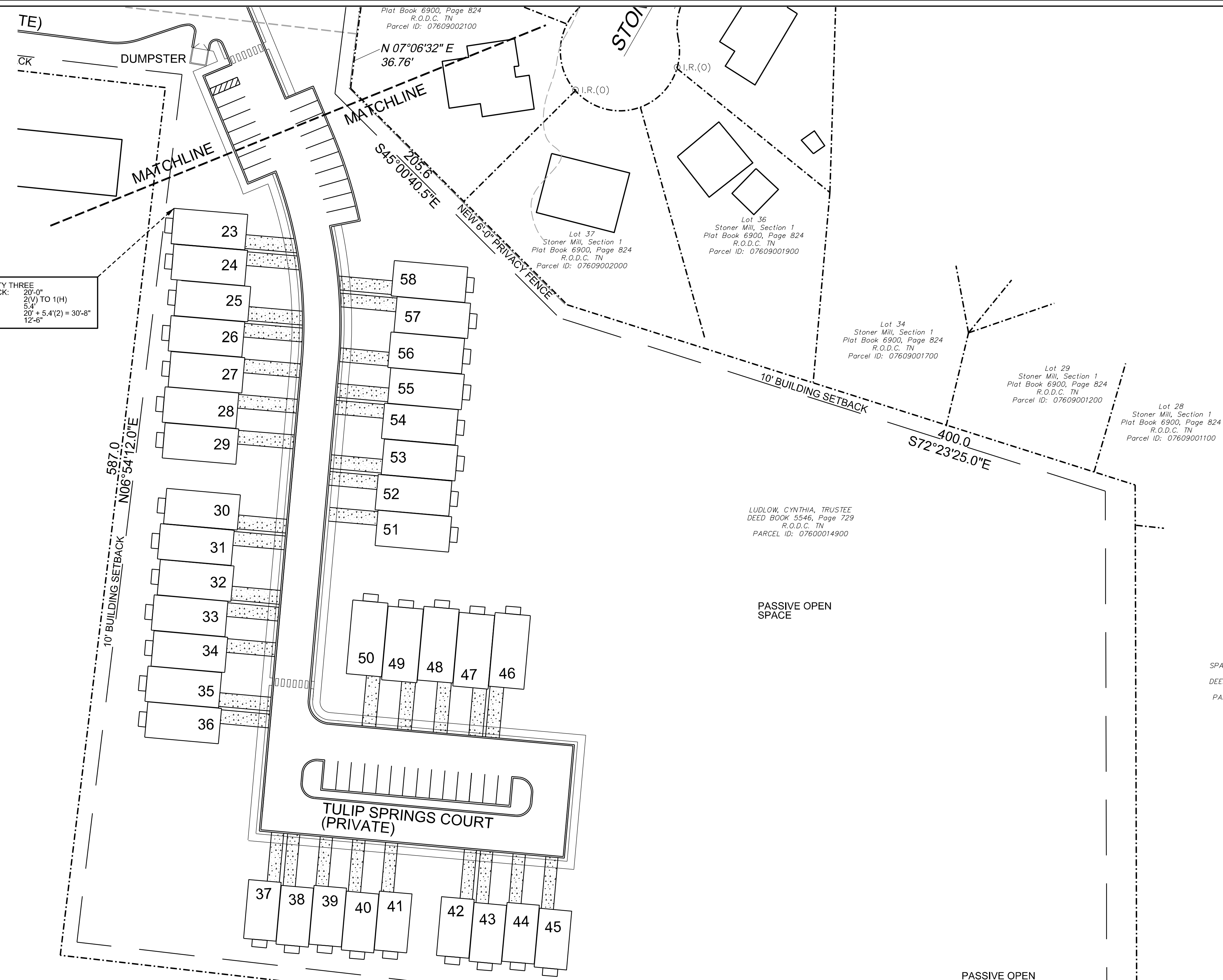
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BUILDING HEIGHT REAR OF UNIT TWENTY THREE
 MAXIMUM BUILDING HEIGHT AT SET BACK: 20'-0"
 SLOPE OF HEIGHT CONTROL PLANE: 20' TO 1(H)
 BUILDINGS DISTANCE FROM SETBACK: 5'-1"
 MAX BUILDING HEIGHT: 20' + 5.4'(2) = 30'-8"
 BUILDING HEIGHT PROPOSED: 12'-6"



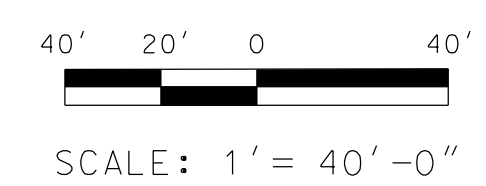
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13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

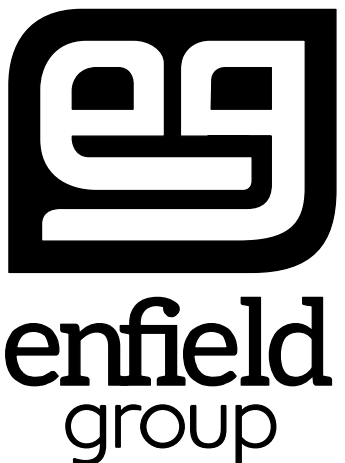


LOCATION MAP

1 SITE PLAN
 SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



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REAL ESTATE
 CONSTRUCTION
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TULIP SPRINGS
 TOWNHOMES
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 NASHVILLE, TN

SITE PLAN

PROJ NO: 19153

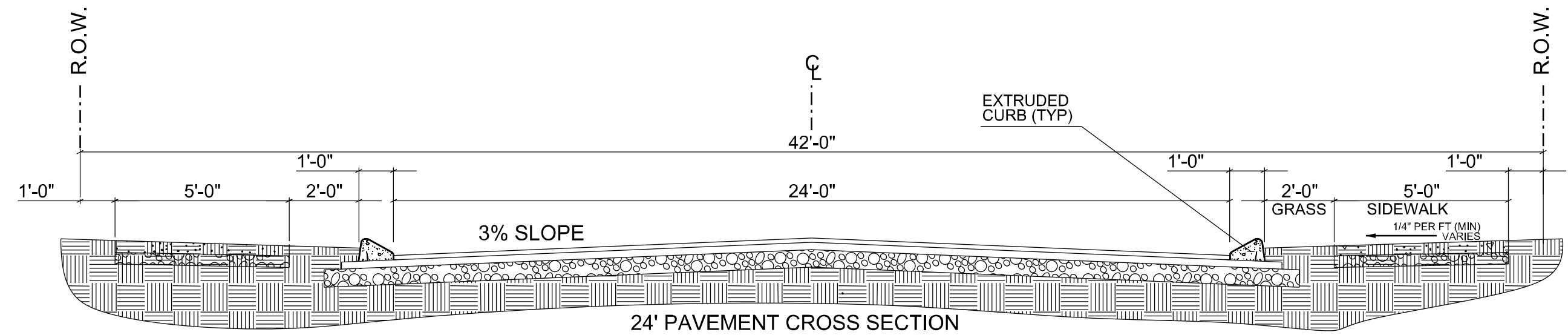
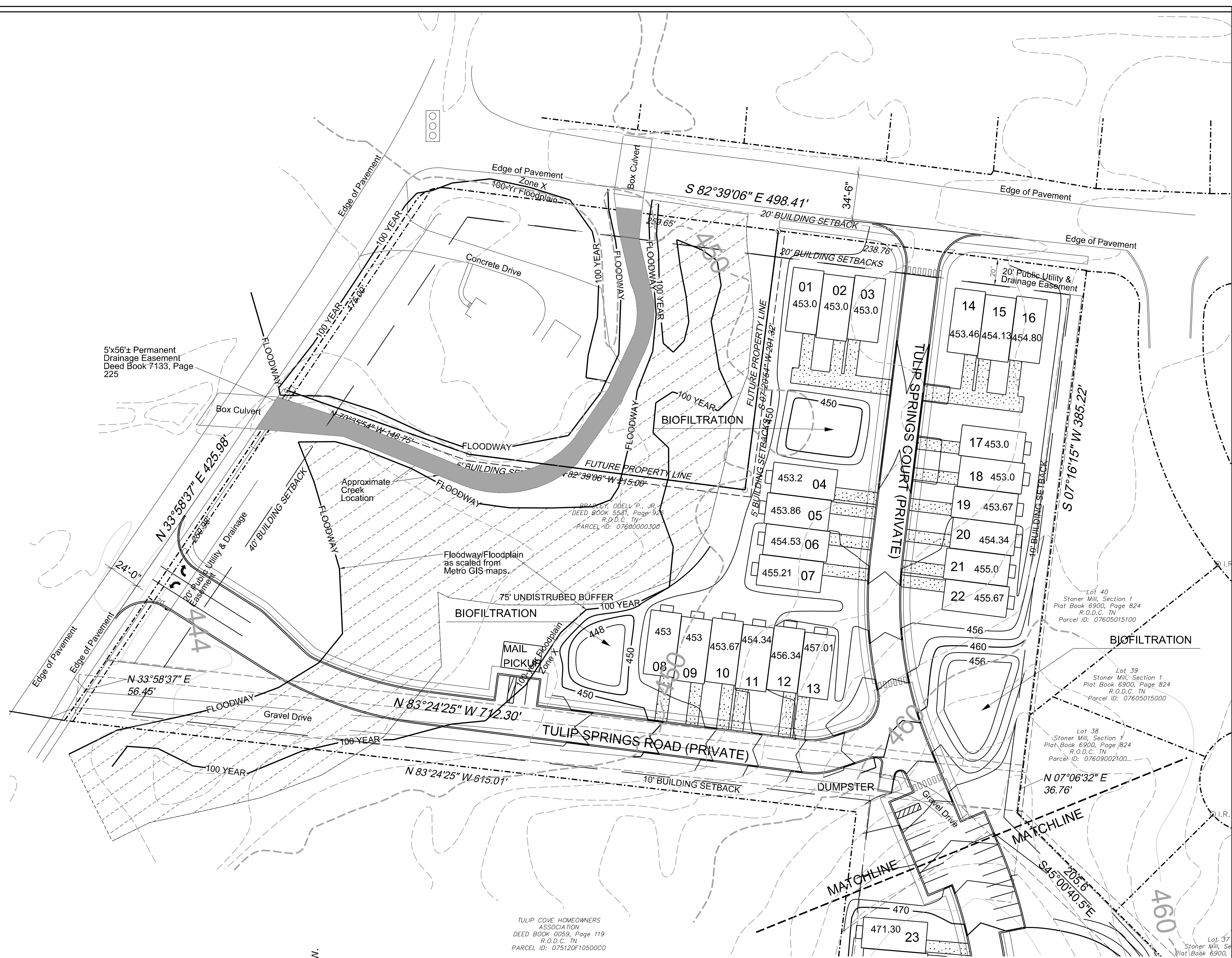
DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-3

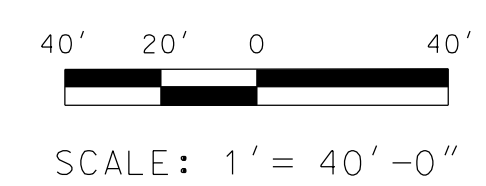
LOT INFORMATION			
LOT NUMBER	PLAN NAME	PLAN SIZE	F.F.E.
1	WALNUT GROVE	24'X50'	+ 453.00'
2	WALNUT GROVE	24'X50'	+ 453.00'
3	WALNUT GROVE	24'X50'	+ 453.00'
4	WALNUT GROVE	24'X50'	+ 453.20'
5	WALNUT GROVE	24'X50'	+ 453.86'
6	WALNUT GROVE	24'X50'	+ 454.53'
7	WALNUT GROVE	24'X50'	+ 455.21'
8	WALNUT GROVE	24'X50'	+ 453.00'
9	WALNUT GROVE	24'X50'	+ 453.00'
10	WALNUT GROVE	24'X50'	+ 453.67'
11	WALNUT GROVE	24'X50'	+ 453.34'
12	WALNUT GROVE	24'X50'	+ 454.34'
13	WALNUT GROVE	24'X50'	+ 457.01'
14	WALNUT GROVE	24'X50'	+ 453.46'
15	WALNUT GROVE	24'X50'	+ 454.13'
16	WALNUT GROVE	24'X50'	+ 454.80'
17	WALNUT GROVE	24'X50'	+ 453.00'
18	WALNUT GROVE	24'X50'	+ 453.00'
19	WALNUT GROVE	24'X50'	+ 453.67'
20	WALNUT GROVE	24'X50'	+ 454.34'
21	WALNUT GROVE	24'X50'	+ 455.00'
22	WALNUT GROVE	24'X50'	+ 456.67'
23	WALNUT GROVE	24'X50'	+ 471.30'
24	WALNUT GROVE	24'X50'	471.97'
25	WALNUT GROVE	24'X50'	473.30'
26	WALNUT GROVE	24'X50'	473.97'
27	WALNUT GROVE	24'X50'	473.97'
28	WALNUT GROVE	24'X50'	473.97'
29	WALNUT GROVE	24'X50'	473.97'
30	WALNUT GROVE	24'X50'	472.38'
31	WALNUT GROVE	24'X50'	471.71'
32	WALNUT GROVE	24'X50'	471.04'
33	WALNUT GROVE	24'X50'	470.37'
34	WALNUT GROVE	24'X50'	469.70'
35	WALNUT GROVE	24'X50'	468.37'
36	WALNUT GROVE	24'X50'	467.70'
37	LINCOLN PARK	22'X40'	466.30'
38	LINCOLN PARK	22'X40'	466.30'
39	LINCOLN PARK	22'X40'	466.30'
40	LINCOLN PARK	22'X40'	466.97'
41	LINCOLN PARK	22'X40'	466.97'
42	LINCOLN PARK	22'X40'	466.97'
43	LINCOLN PARK	22'X40'	466.30'
44	LINCOLN PARK	22'X40'	466.30'
45	LINCOLN PARK	22'X40'	466.30'
46	WALNUT GROVE	24'X50'	467.50'
47	WALNUT GROVE	24'X50'	468.17'
48	WALNUT GROVE	24'X50'	468.17'
49	WALNUT GROVE	24'X50'	468.17'
50	WALNUT GROVE	24'X50'	468.84'
51	WALNUT GROVE	24'X50'	472.60'
52	WALNUT GROVE	24'X50'	473.27'
53	WALNUT GROVE	24'X50'	473.94'
54	WALNUT GROVE	24'X50'	473.94'
55	WALNUT GROVE	24'X50'	473.94'
56	WALNUT GROVE	24'X50'	473.94'
57	WALNUT GROVE	24'X50'	473.27'
58	WALNUT GROVE	24'X50'	473.60'

* MIN. FFE = 453.00'



- PAVEMENT SCHEDULE**
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
 - ② TACK COAT (SS-1)
 - ③ 2 1/2" BITUMINOUS BINDER (B-M2)
 - ④ PRIME COAT (RS-2)
 - ⑤ 6" STONE (GRADING D PUG MIL MIX)

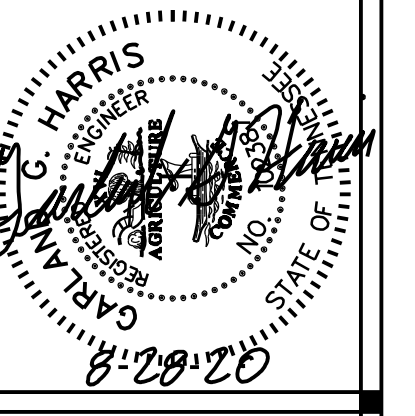
1 GRADING AND DRAINAGE PLAN
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(D) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING



**TULIP SPRINGS
TOWNHOMES**
TULIP GROVE ROAD
NASHVILLE, TN

**GRADING AND
DRAINAGE PLAN**

PROJ NO: 19153

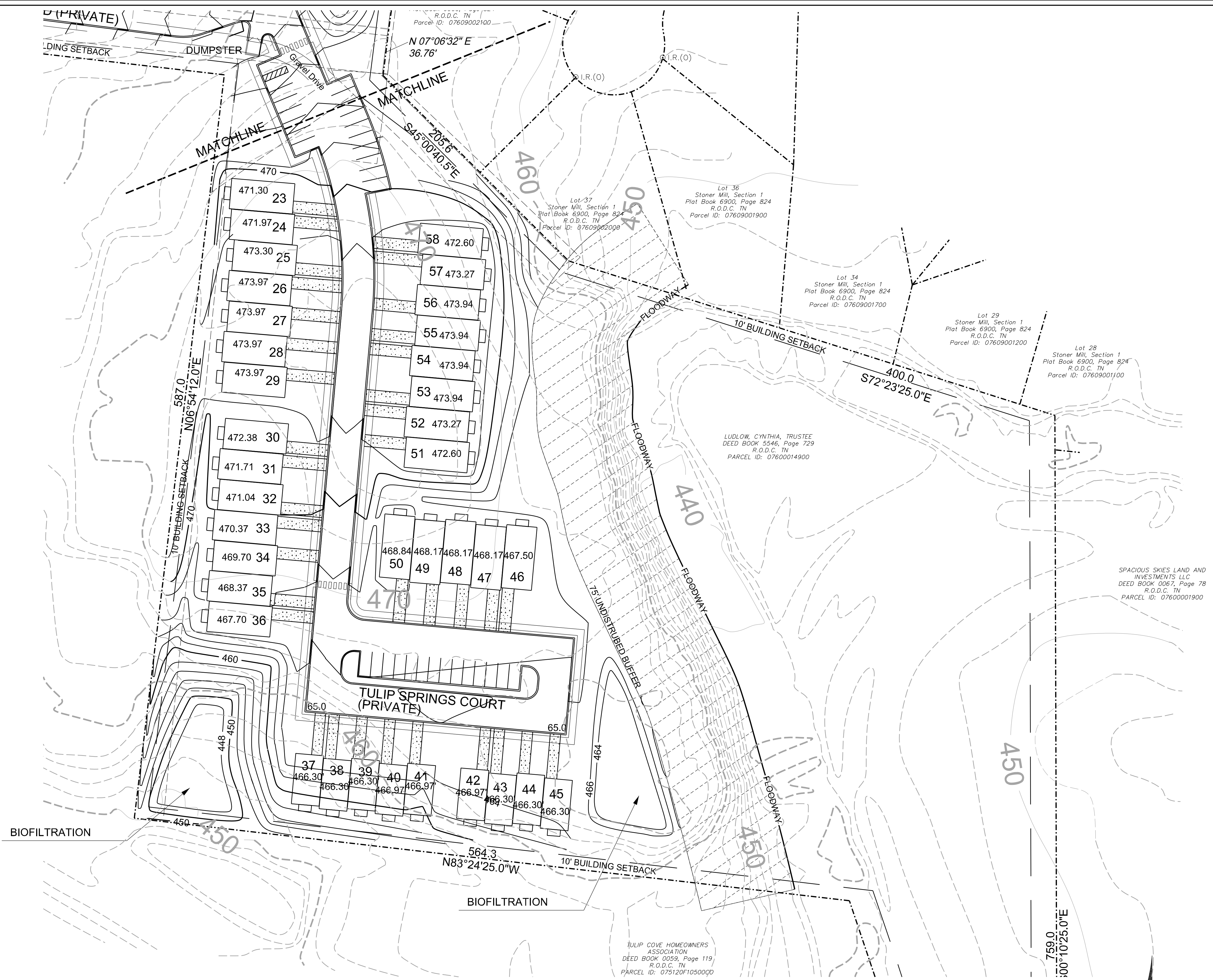
DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-4

LOT INFORMATION			
LOT NUMBER	PLAN NAME	PLAN SIZE	F.F.E.
1	WALNUT GROVE	24'X50'	+ 453.00'
2	WALNUT GROVE	24'X50'	+ 453.00'
3	WALNUT GROVE	24'X50'	+ 453.00'
4	WALNUT GROVE	24'X50'	+ 453.20'
5	WALNUT GROVE	24'X50'	+ 453.86'
6	WALNUT GROVE	24'X50'	+ 454.53'
7	WALNUT GROVE	24'X50'	+ 455.21'
8	WALNUT GROVE	24'X50'	+ 453.00'
9	WALNUT GROVE	24'X50'	+ 453.00'
10	WALNUT GROVE	24'X50'	+ 453.67'
11	WALNUT GROVE	24'X50'	+ 453.34'
12	WALNUT GROVE	24'X50'	+ 454.34'
13	WALNUT GROVE	24'X50'	+ 457.01'
14	WALNUT GROVE	24'X50'	+ 453.46'
15	WALNUT GROVE	24'X50'	+ 454.13'
16	WALNUT GROVE	24'X50'	+ 454.80'
17	WALNUT GROVE	24'X50'	+ 453.00'
18	WALNUT GROVE	24'X50'	+ 453.00'
19	WALNUT GROVE	24'X50'	+ 453.67'
20	WALNUT GROVE	24'X50'	+ 454.34'
21	WALNUT GROVE	24'X50'	+ 455.00'
22	WALNUT GROVE	24'X50'	+ 456.67'
23	WALNUT GROVE	24'X50'	+ 471.30'
24	WALNUT GROVE	24'X50'	471.97'
25	WALNUT GROVE	24'X50'	473.30'
26	WALNUT GROVE	24'X50'	473.97'
27	WALNUT GROVE	24'X50'	473.97'
28	WALNUT GROVE	24'X50'	473.97'
29	WALNUT GROVE	24'X50'	473.97'
30	WALNUT GROVE	24'X50'	472.38'
31	WALNUT GROVE	24'X50'	471.71'
32	WALNUT GROVE	24'X50'	471.04'
33	WALNUT GROVE	24'X50'	470.37'
34	WALNUT GROVE	24'X50'	469.70'
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39	LINCOLN PARK	22'X40'	466.30'
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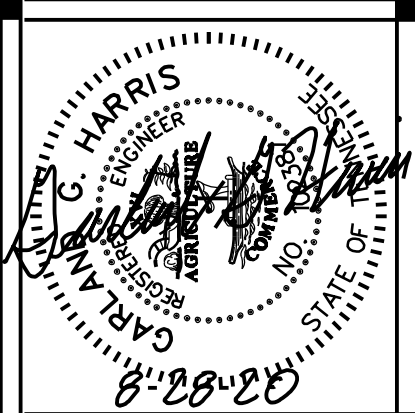
* MIN. FFE = 453.00'



1 GRADING AND DRAINAGE PLAN
SCALE: 1"=40'-0"



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**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

**GRADING AND
DRAINAGE PLAN**

PROJ NO: 19153

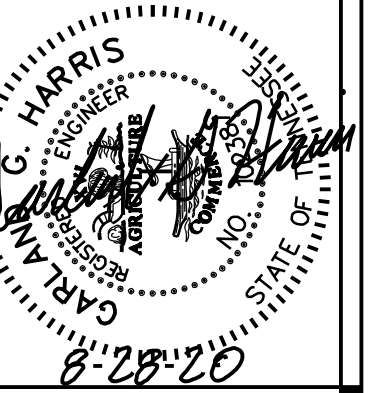
DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-5

40' 20' 0 40'
SCALE: 1" = 40'-0"

CASE NO. 2020SP-035-001



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

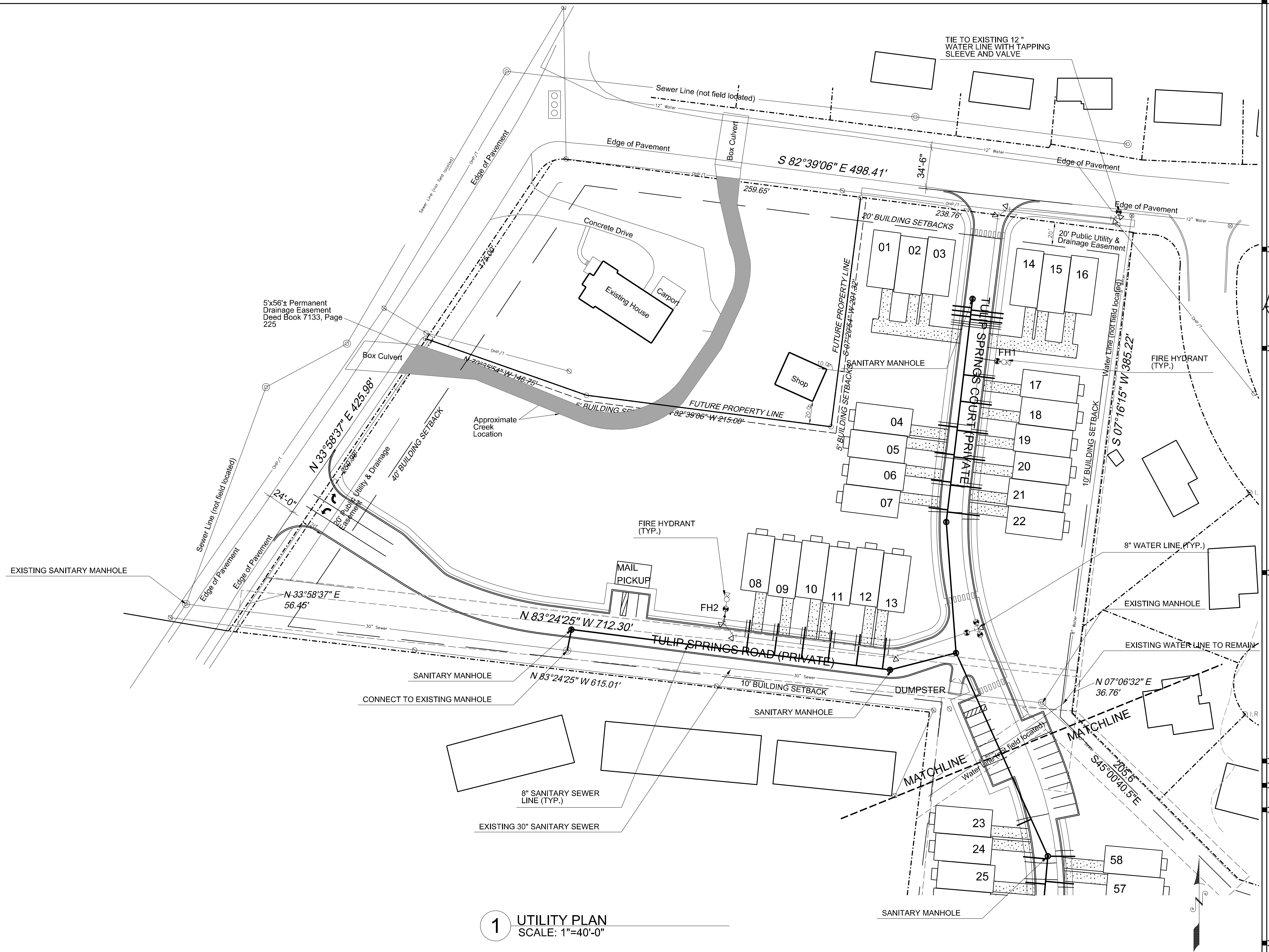
UTILITY PLAN

PROJ NO: 19153

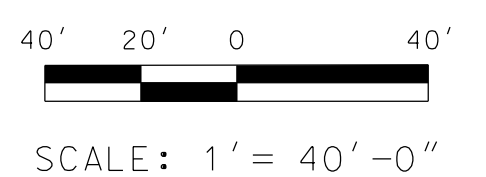
DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

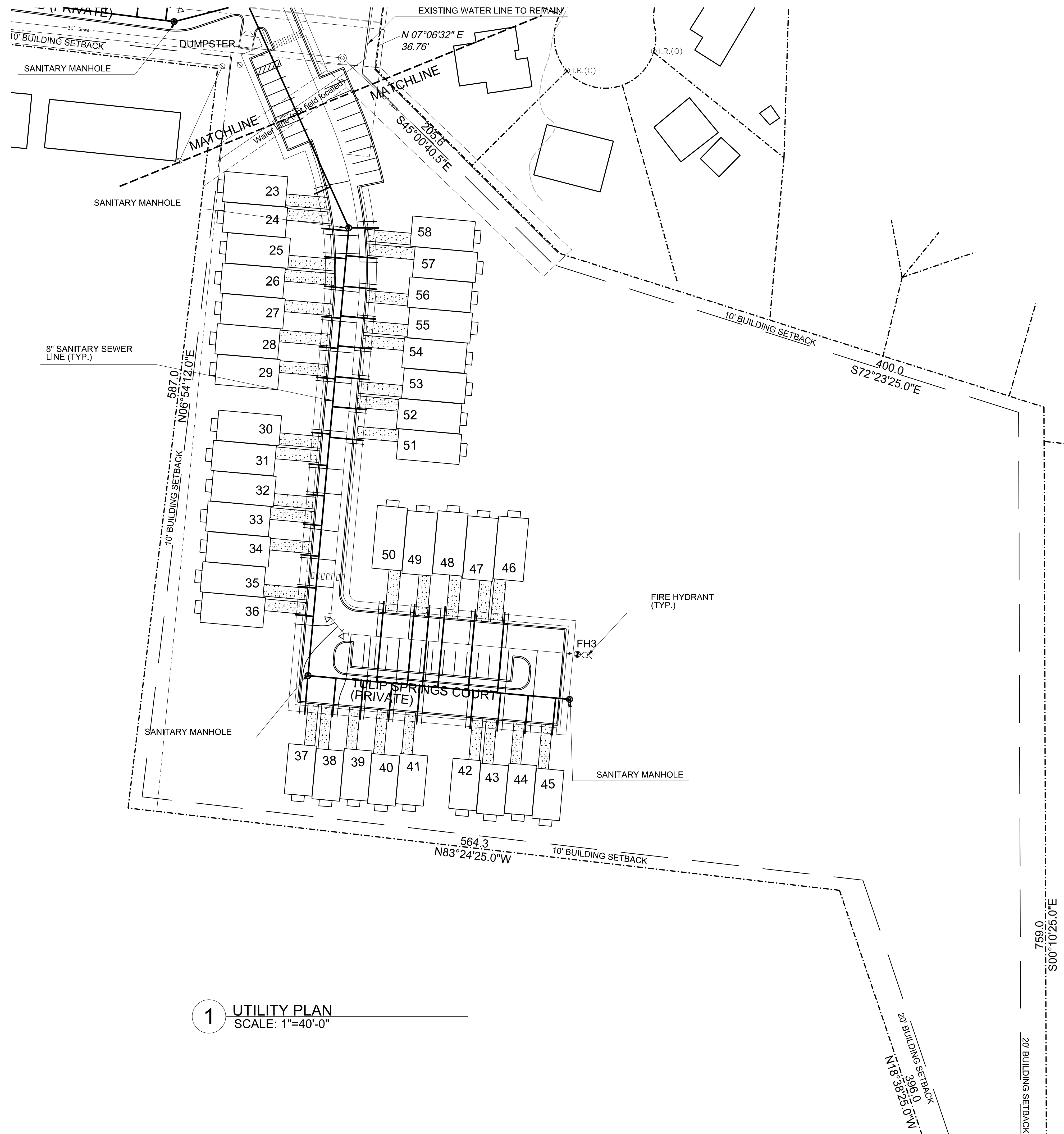
C-6



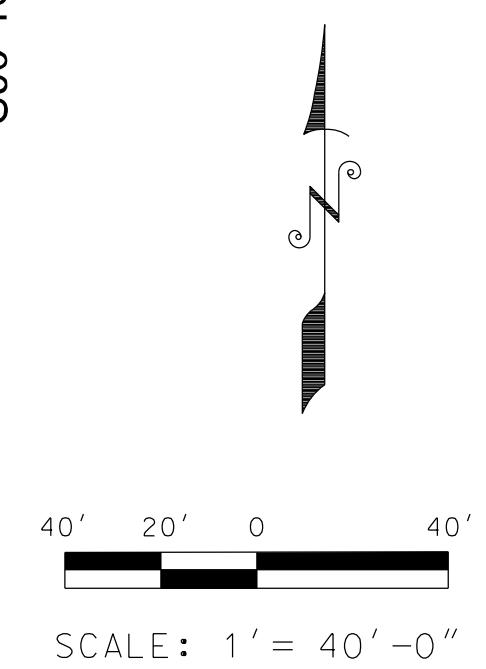
1 UTILITY PLAN
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



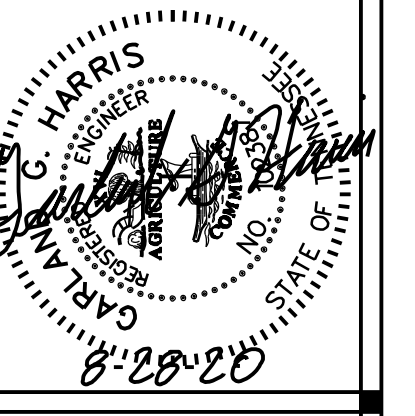
1 UTILITY PLAN
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



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**TULIP SPRINGS
TOWNHOMES**
TULIP GROVE ROAD
NASHVILLE, TN

UTILITY PLAN

PROJ NO: 19153

DATE: 06/24/20

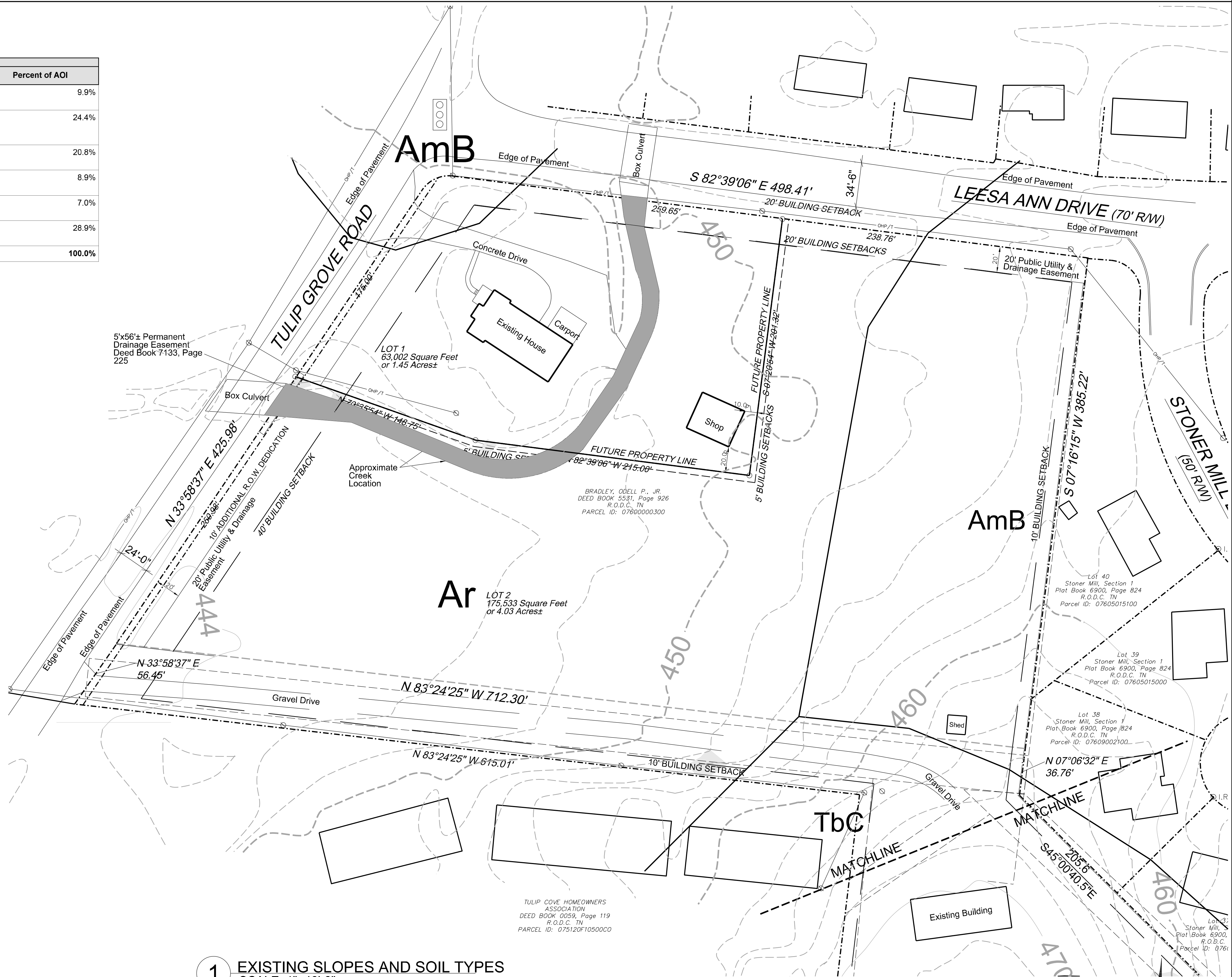
REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-7

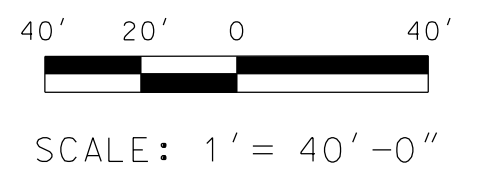
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
AmB	Armour silt loam, 2 to 5 percent slopes	1.4	9.9%	
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded	3.4	24.4%	
Ld	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	2.9	20.8%	
RtC	Rock outcrop-Talbot complex, 5 to 15 percent slopes	1.2	8.9%	
TbC	Talbot silt loam, 2 to 10 percent slopes	1.0	7.0%	
TrC	Talbot-Rock outcrop complex, 5 to 15 percent slopes	4.0	28.9%	
Totals for Area of Interest		13.9	100.0%	

SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	15.00%	20.00%	16,785 SQFT	
2	25.00%	100.00%	30,284 SQFT	



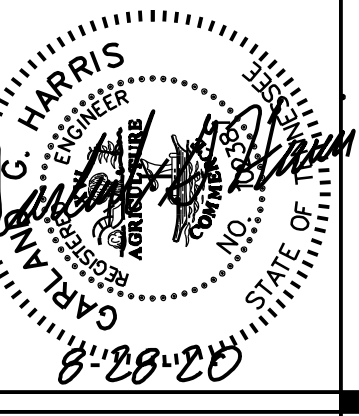
1 EXISTING SLOPES AND SOIL TYPES
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



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ENGINEERING



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

**EXISTING SLOPES
AND
SOIL TYPES**

PROJ NO: 19153

DATE: 06/24/20

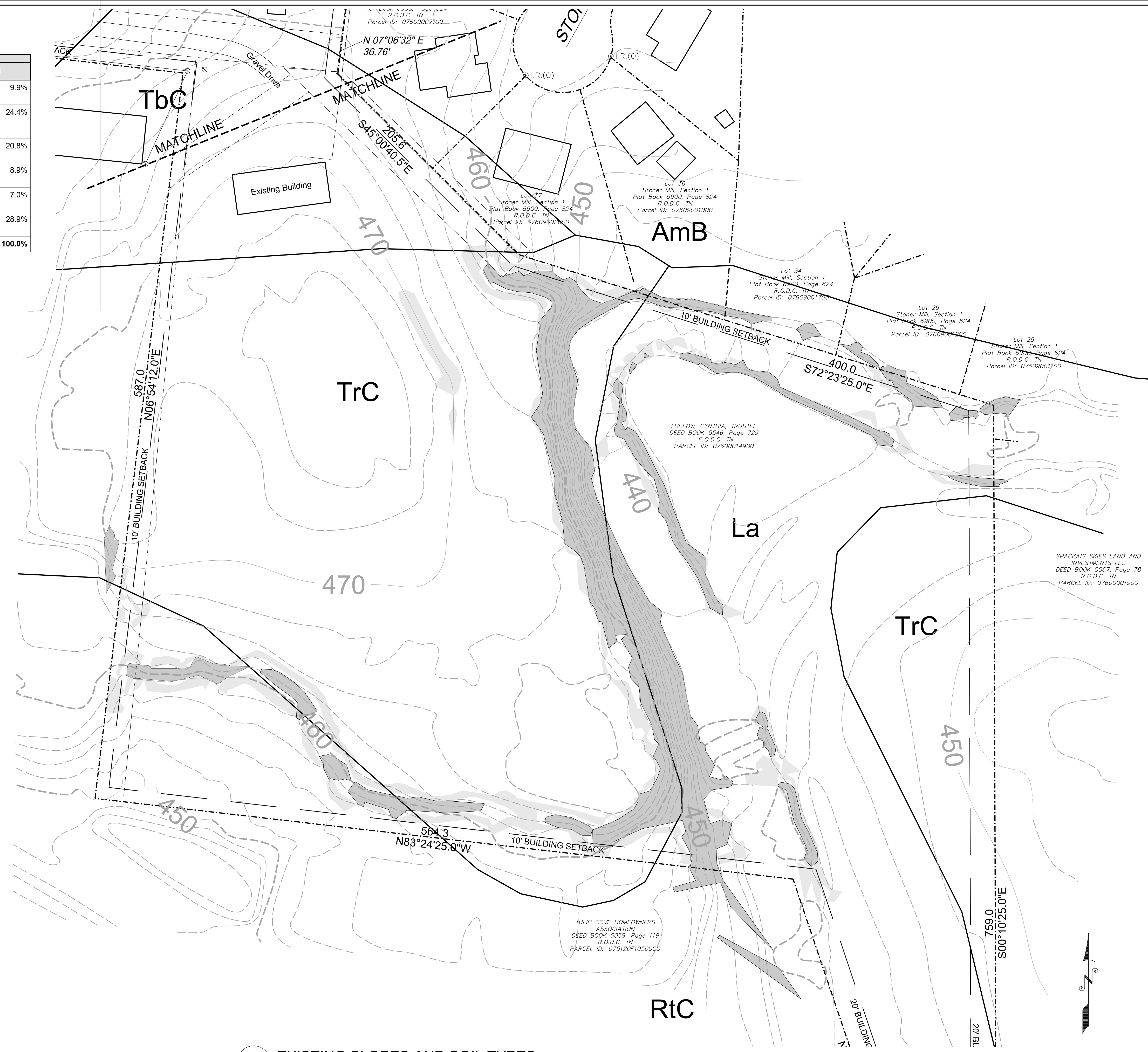
REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-8

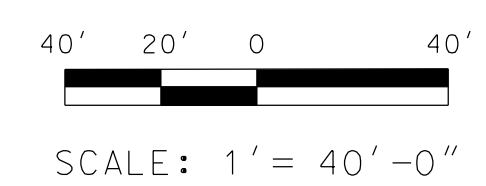
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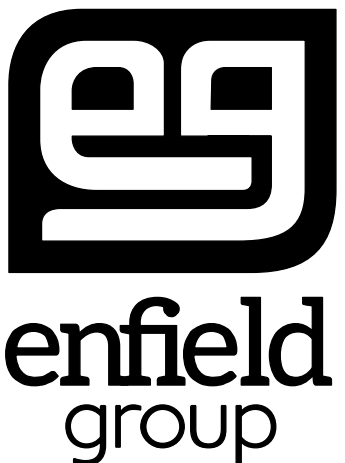
SLOPE TABLE				
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2	25.00%	100.00%	30,284 SQFT	



1 EXISTING SLOPES AND SOIL TYPES
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



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**TULIP SPRINGS
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TULIP GROVE ROAD
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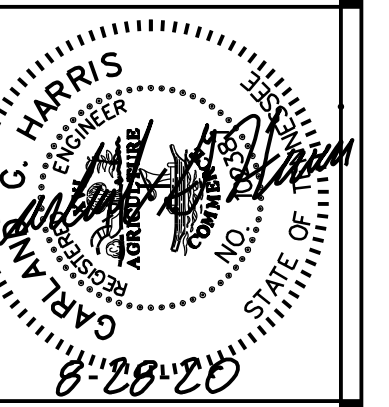
**EXISTING SLOPES
AND
SOIL TYPES**

PROJ NO: 19153

DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-9



COMPANY NAME
COMPANY ADDRESS
NASHVILLE, TN

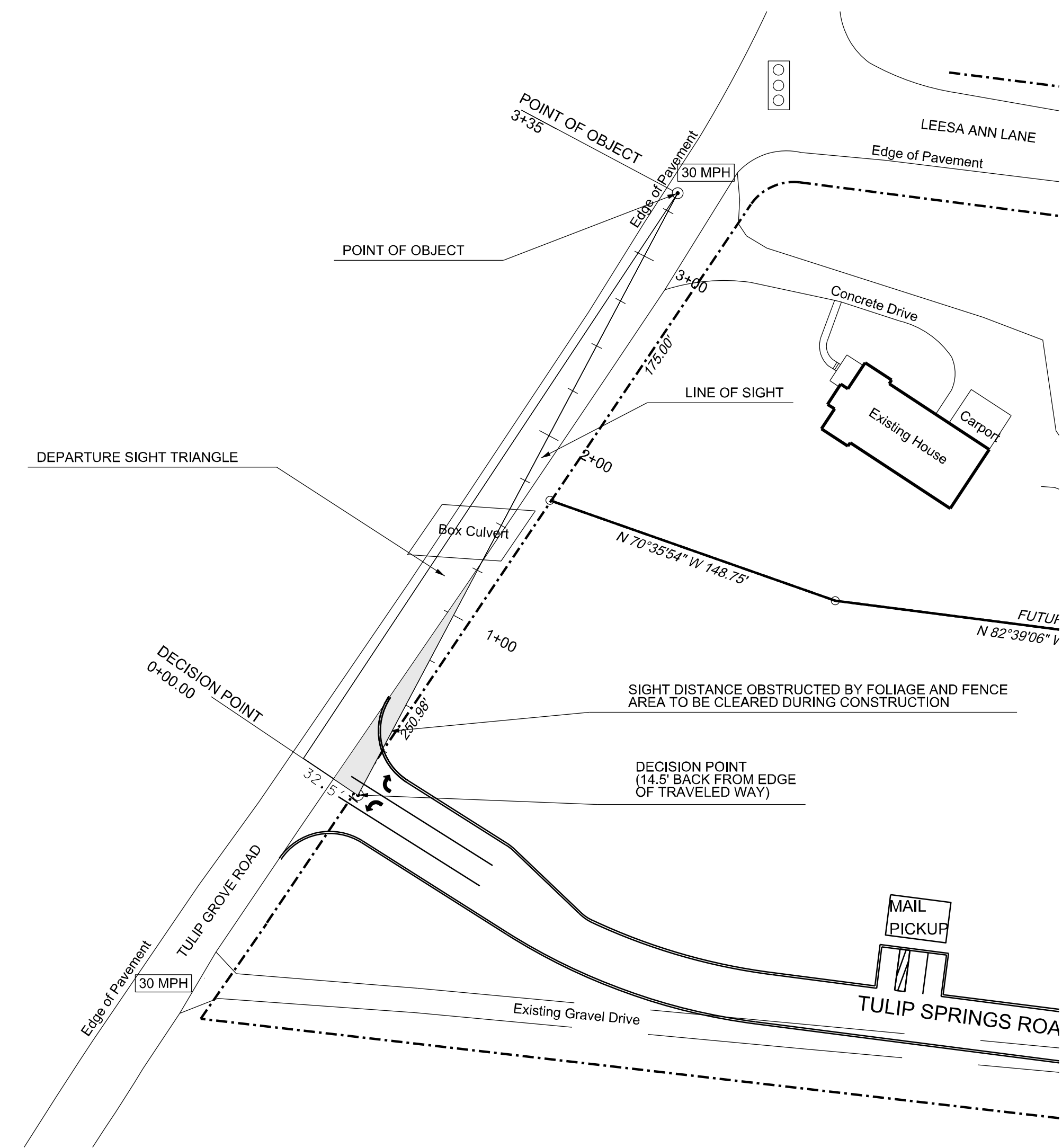
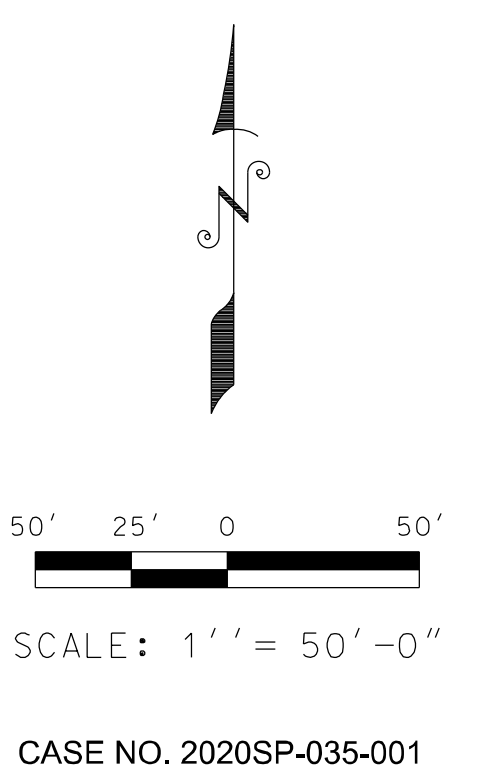
**LEFT TURN
SIGHT TRIANGLE**

PROJ NO: 0928

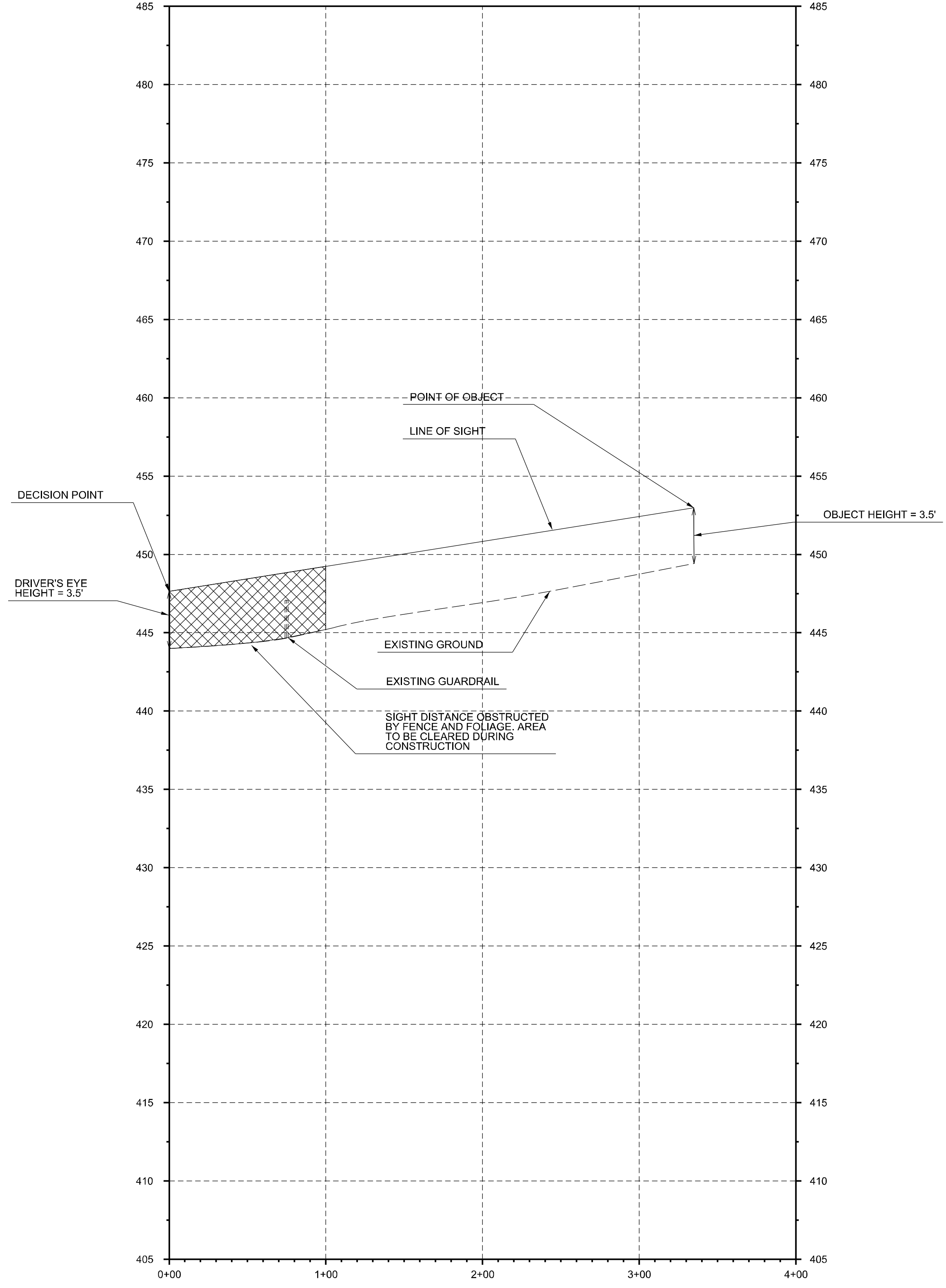
DATE: 05/26/09

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-10



1 LEFT TURN SIGHT TRIANGLE
SCALE: 1"=50'-0"



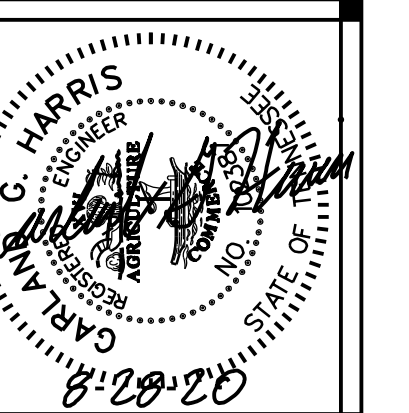
2 LEFT TURN PROFILE
SCALE: H: 1"=40', V: 1"=4'



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NASHVILLE, TENNESSEE
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REAL ESTATE
CONSTRUCTION
ENGINEERING



COMPANY NAME
COMPANY ADDRESS
NASHVILLE, TN

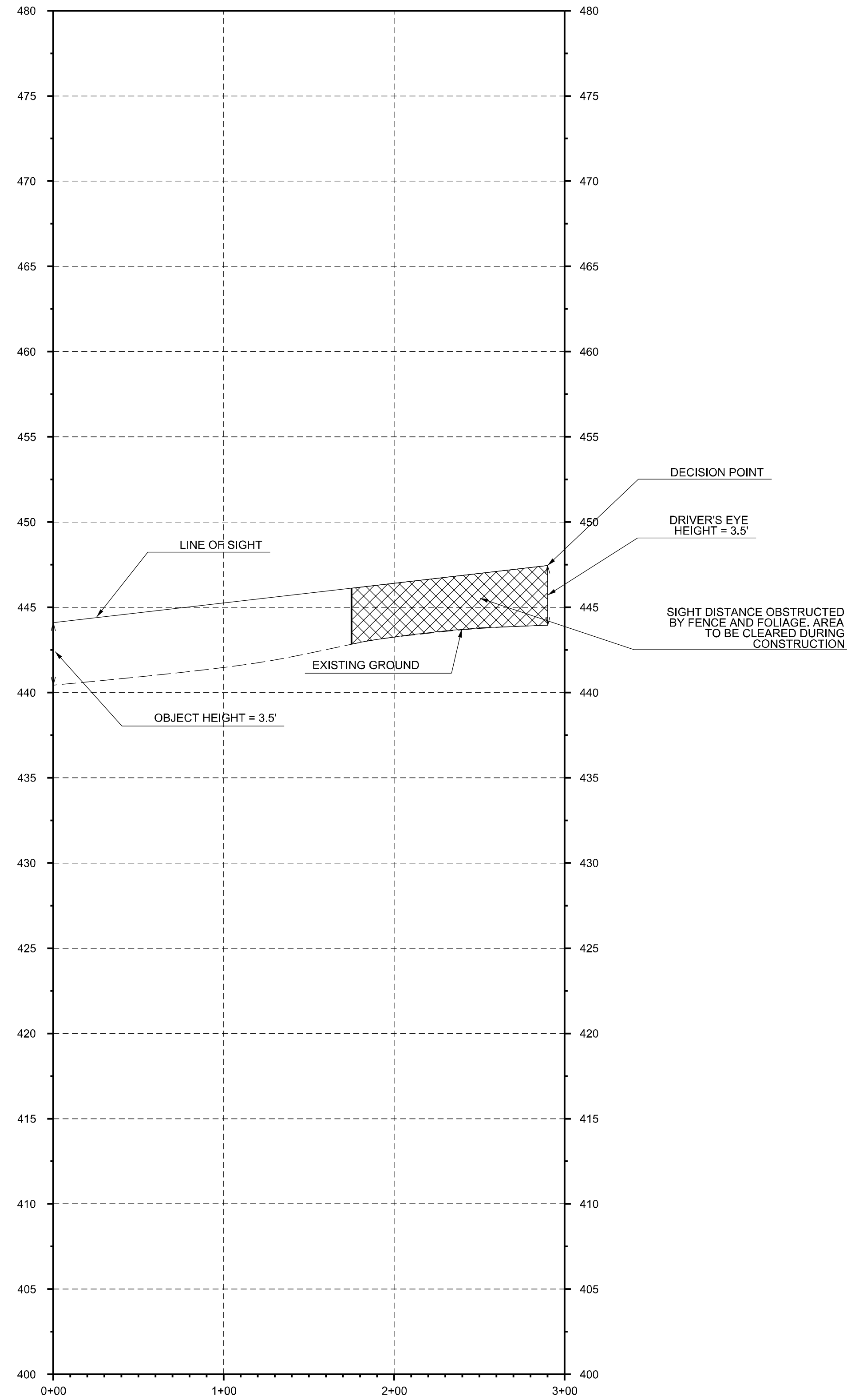
RIGHT TURN
SIGHT TRIANGLE

PROJ NO: 0928

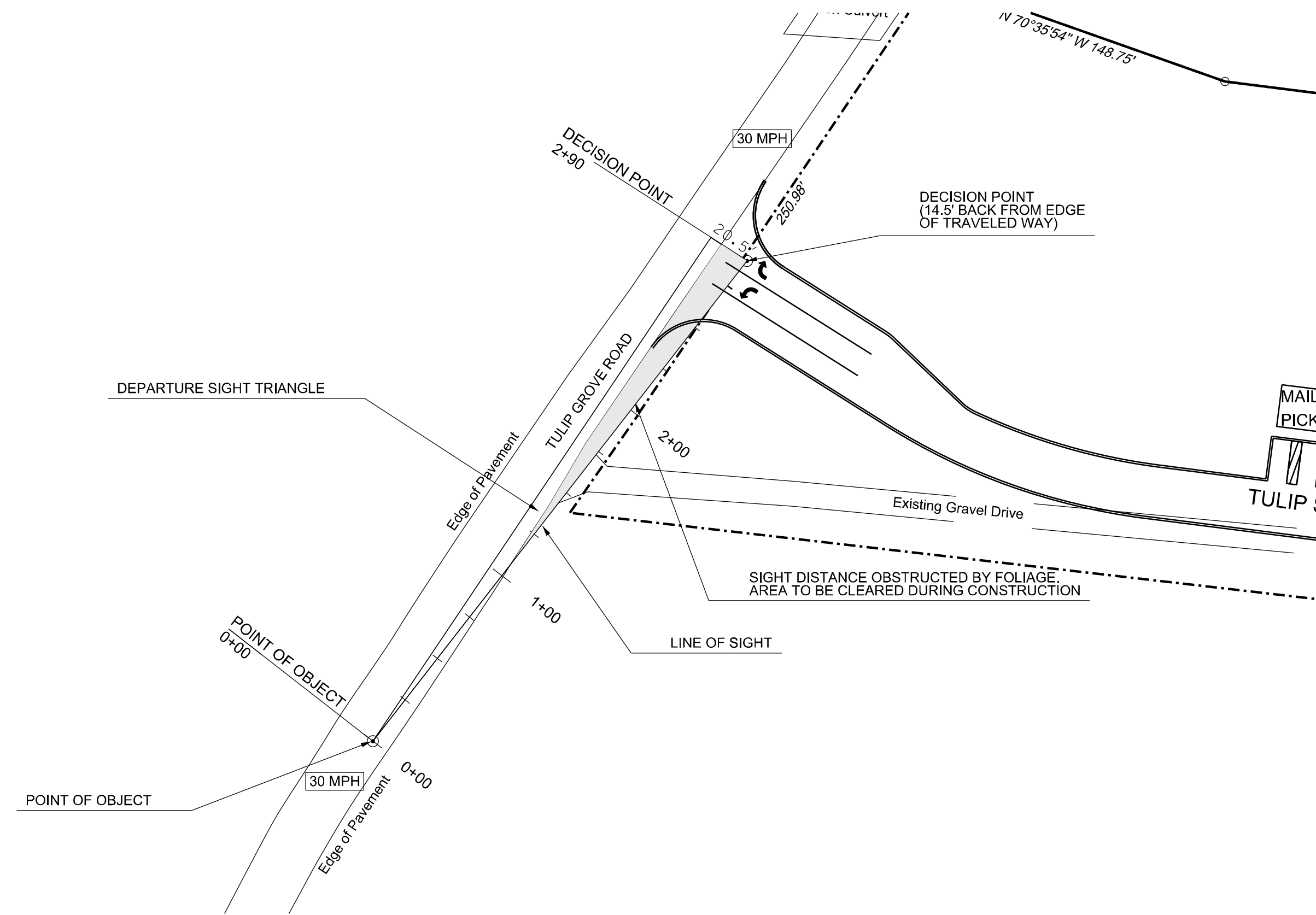
DATE: 05/26/09

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

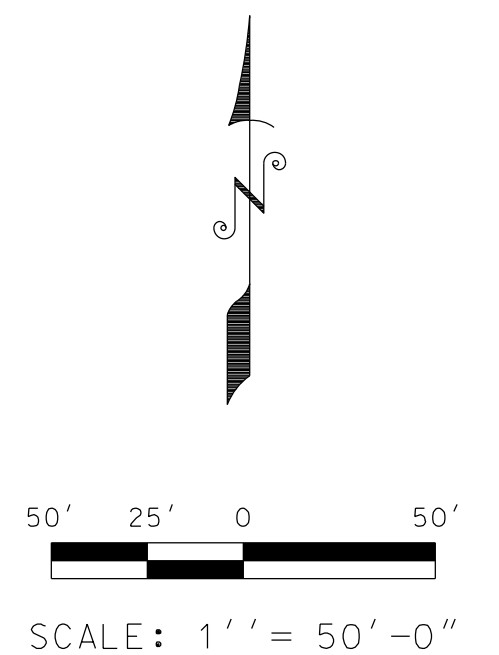
C-11



2 RIGHT TURN PROFILE
SCALE: H: 1"=40', V: 1"=4'



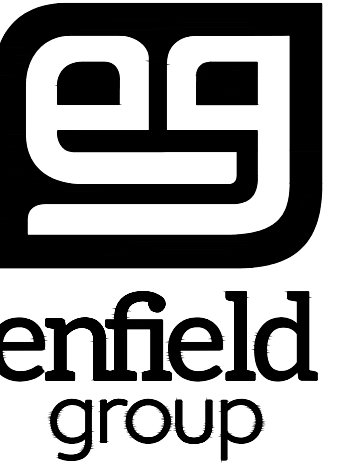
1 RIGHT TURN SIGHT TRIANGLE
SCALE: 1"=50'-0"



CASE NO. 2020SP-035-001

PARCEL ID: 0760000300
07600014900

TREE PROTECTION AREAS
VERY IMPORTANT
DO NOT
- WASH OUT CONCRETE TRUCKS
- DISPOSE OF ANY CHEMICALS
OR PAINT
- STOCKPILE SOIL
- STORE CONSTRUCTION
MATERIALS OF ANY KIND



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Real Estate
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TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

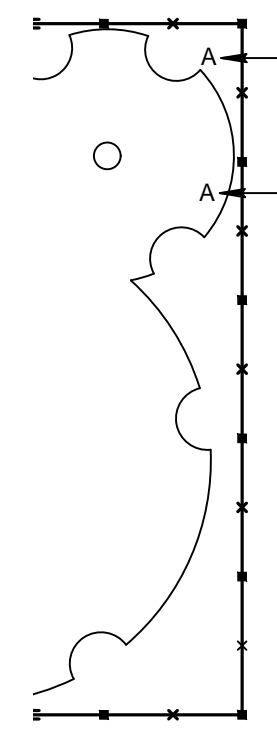
TREE REMOVAL
PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS

L-1



NG

18,243 SF	14	Single Family and 1 & 2 Family
3,400 SF		
4,843 SF		
single and 1 family		
(+)		

TREES	VAULE	TDU
22	x 1.8	39.6
14	x 2.4	33.6
6	x 3.0	18
9	x 3.6	32.4
5	x 4.2	21
5	x 4.8	24
2	x 5.4	10.8
7	x 6.0	42
1	x 6.6	6.6
total		228
add total to line 6		

TREES	VAULE	TDU
2	x 23.1	0
	x 26.1	0
	x 27.6	0
	x 28.8	57.6
	x 30.0	0
	x 31.2	0
	x 35.1	0
	x 36.4	0
	x 37.7	0
	x 42.0	42
total		99.6
add total to line 6		

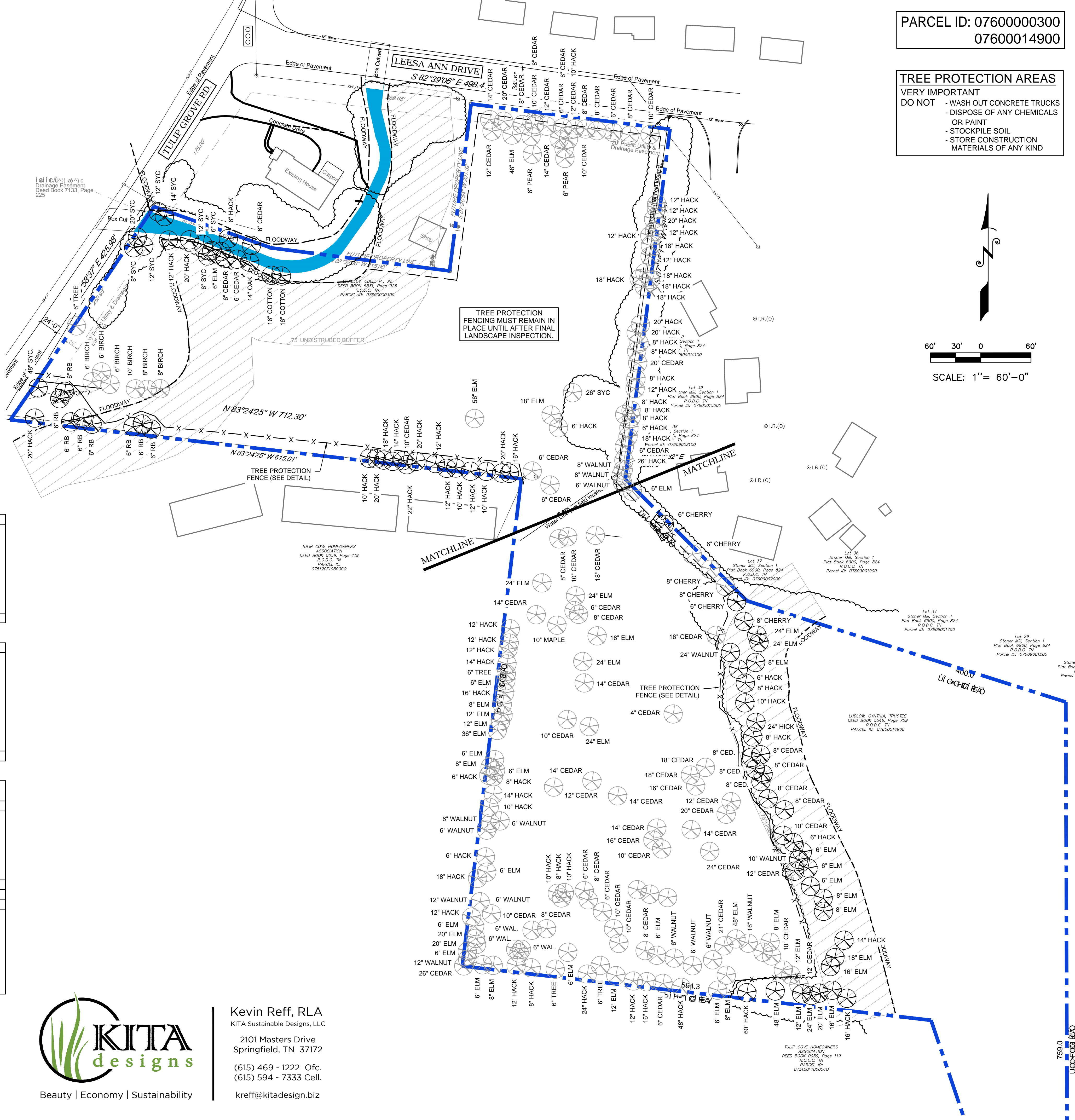
1/2" (S) - LARGE & MEDIUM COLUMNAR, SMALL STORY TREES and STREET TREES*

TREES	VAULE	TDU
	x 0.3	0
	x 0.3	0
	x 0.4	0
	x 0.5	0
	x 0.5	0
	x 0.6	0
	x 0.7	0
total		0
add total to line 7		

Noted to:
- Deciduous: Slender Silhouette Sweetgum, Princeton Sentry Ginkgo
- Deciduous- Redbud, Dogwood, Flowering Magnolia, Japanese Maple
- Dwarf Magnolia, Hybrid Holly, Cherry
1/2" or less.
Columnar varieties receive no TDU credit

1/2" = 5.00
1/4" = 5

Counted towards TDU.
dit.
Required TDU.

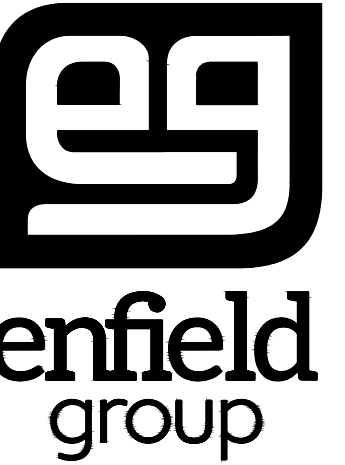


Beauty | Economy | Sustainability

Kevin Reff, RLA
KITA Sustainable Designs, LLC
2101 Masters Drive
Springfield, TN 37172
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

PARCEL ID: 0760000300
07600014900

TREE PROTECTION AREAS
VERY IMPORTANT
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- DISPOSE OF ANY CHEMICALS
OR PAINT
- STOCKPILE SOIL
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Construction
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TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

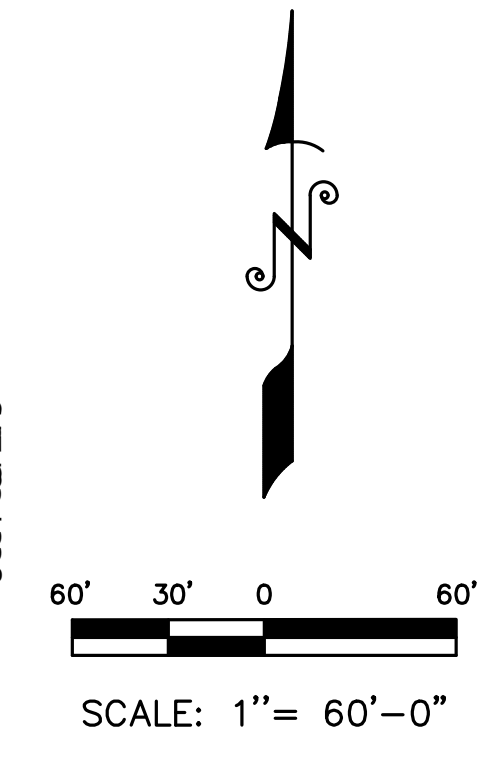
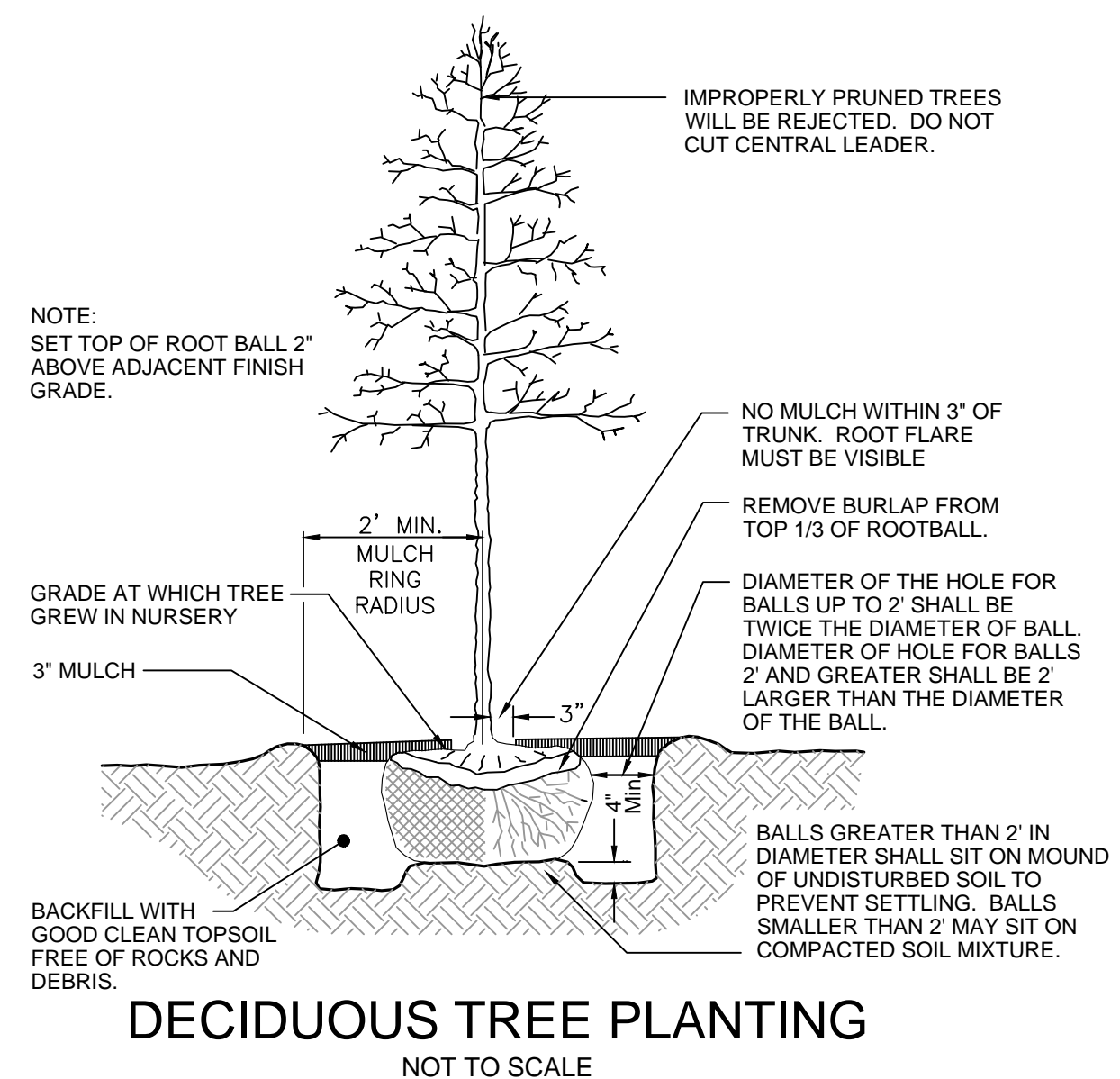
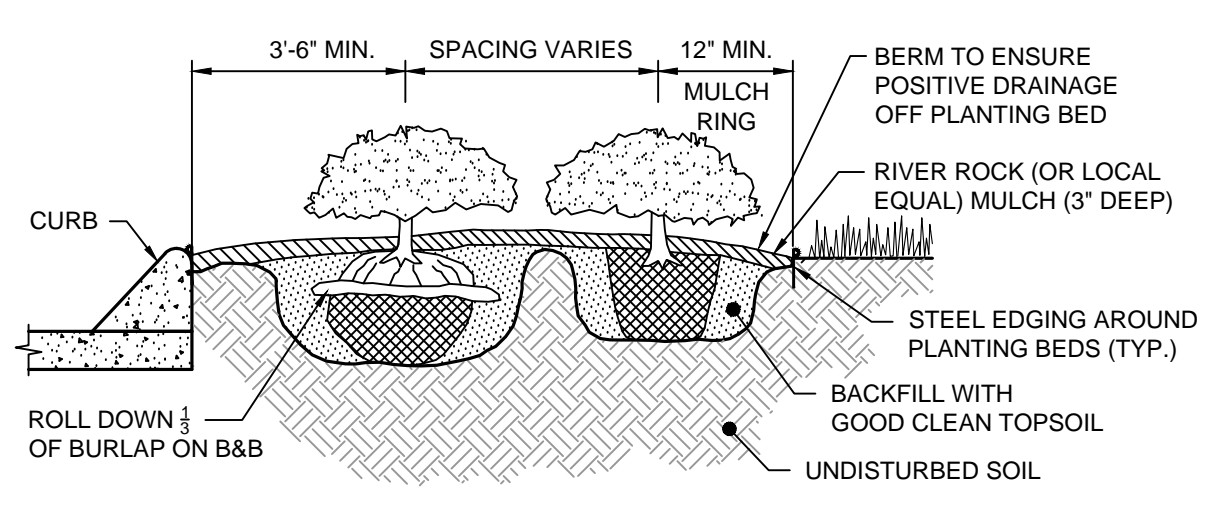
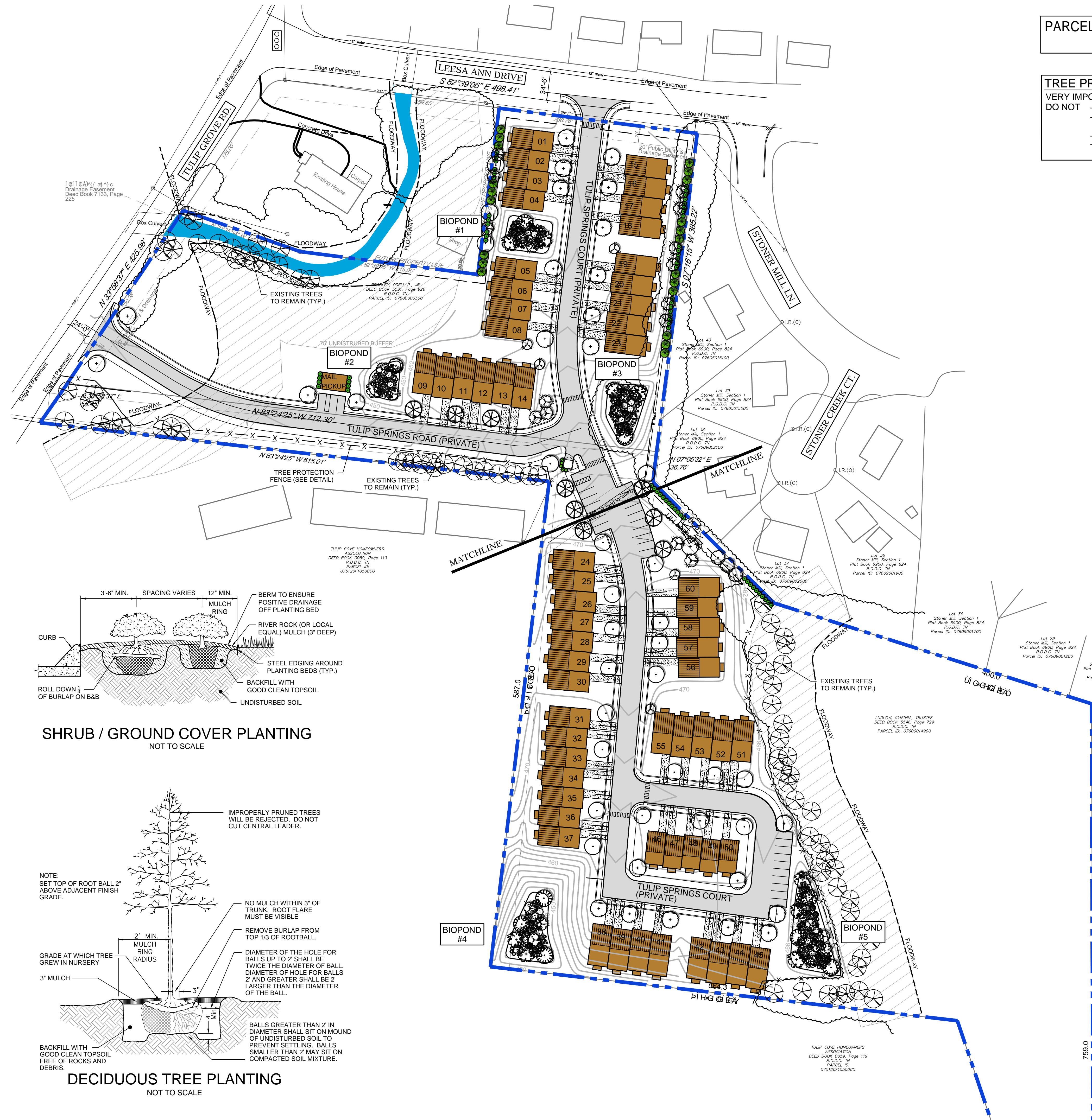
OVERALL
LANDSCAPE PLAN

PROJ NO: 19153

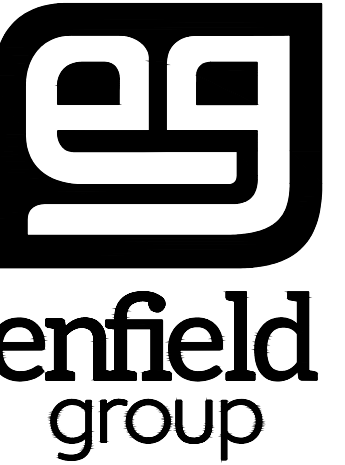
DATE: 06/24/20

REVISIONS

L-2



PARCEL ID: 0760000300
07600014900



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Construction
Engineering



TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

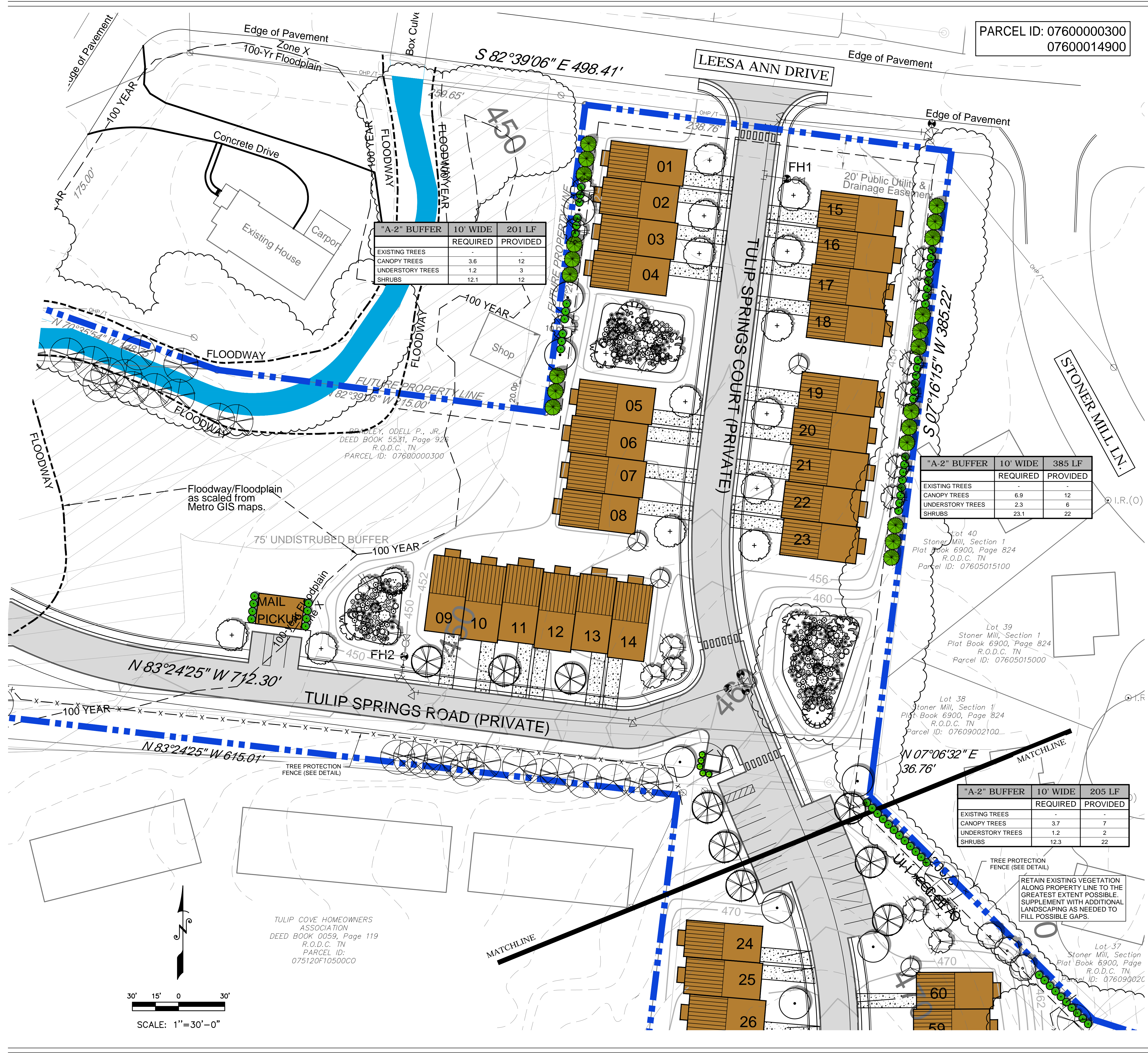
LANDSCAPE PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS

L-3



"A-2" BUFFER	10' WIDE	201 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	3.6	12
UNDERSTORY TREES	1.2	3
SHRUBS	12.1	12

"A-2" BUFFER	10' WIDE	385 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	6.9	12
UNDERSTORY TREES	2.3	6
SHRUBS	23.1	22

"A-2" BUFFER	10' WIDE	205 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	3.7	7
UNDERSTORY TREES	1.2	2
SHRUBS	12.3	22

TULIP COVE HOMEOWNERS
ASSOCIATION
DEED BOOK 0059, Page 119
R.O.D.C. TN
PARCEL ID:
075120F10500C0

Lot 40
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07605015100

Lot 39
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07605015000

Lot 38
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07609002100

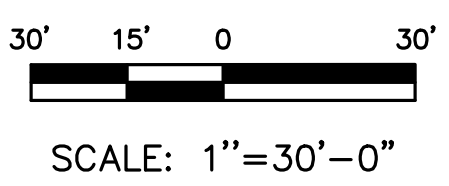
Lot 37
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07609002000

RETAIN EXISTING VEGETATION
ALONG PROPERTY LINE TO THE
GREATEST EXTENT POSSIBLE.
SUPPLEMENT WITH ADDITIONAL
LANDSCAPING AS NEEDED TO
FILL POSSIBLE GAPS.

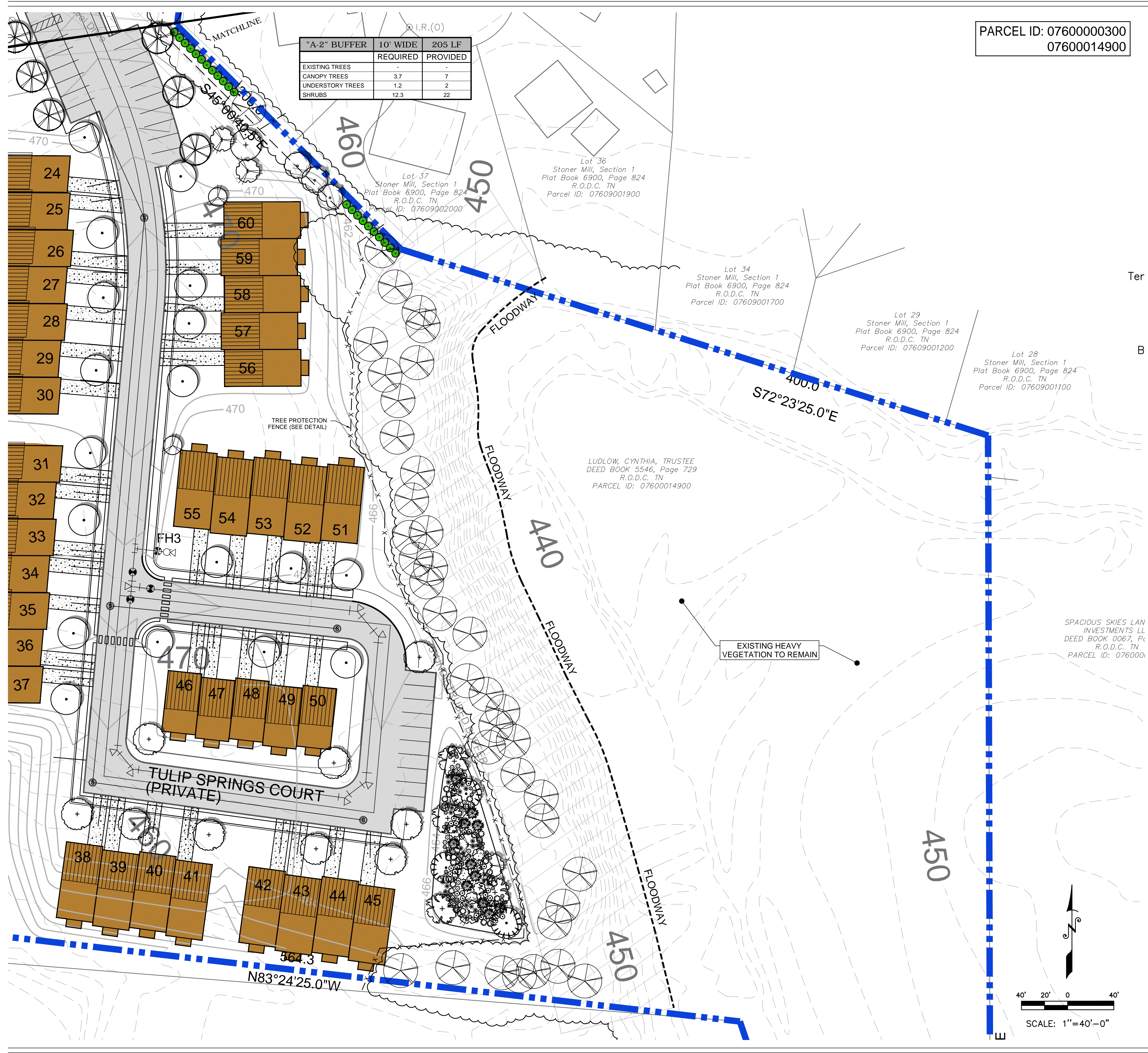
Floodway/Floodplain
as scaled from
Metro GIS maps.

TREE PROTECTION
FENCE (SEE DETAIL)

TREE PROTECTION
FENCE (SEE DETAIL)



SCALE: 1"=30'-0"

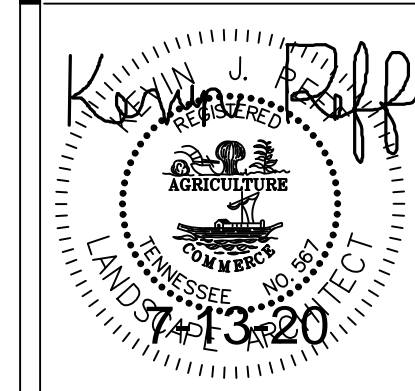


"A-2" BUFFER	10' WIDE	205 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	3.7	7
UNDERSTORY TREES	1.2	2
SHRUBS	12.3	22

PARCEL ID: 0760000300
07600014900



503 East Iris Drive
Nashville, Tennessee
37204
(O) (615) 915-1941
(F) (615) 915-1949
Real Estate
Construction
Engineering



TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

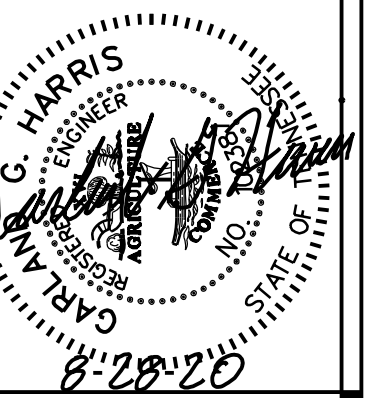
LANDSCAPE PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS

L-4



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

**LINCOLN PARK
ELEVATIONS**

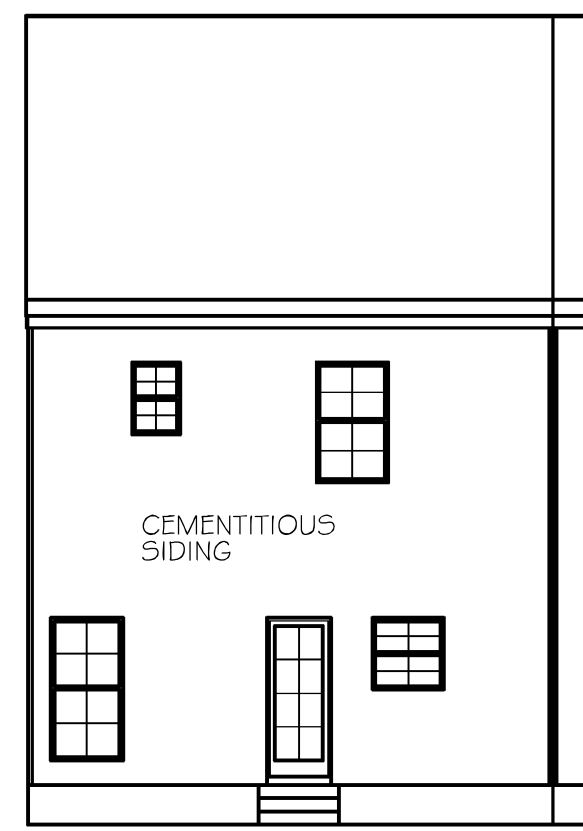
PROJ NO: 19153

DATE: 07-13-2020

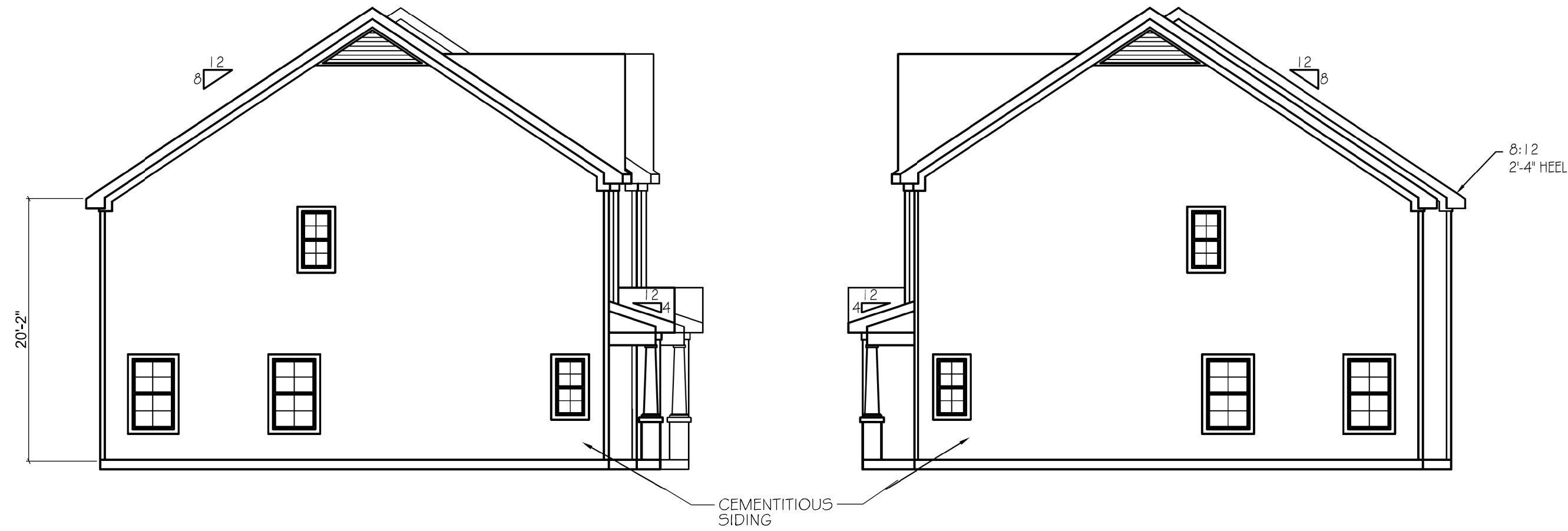
REVISIONS
CITY COMMENTS - 08-18-20

A-2

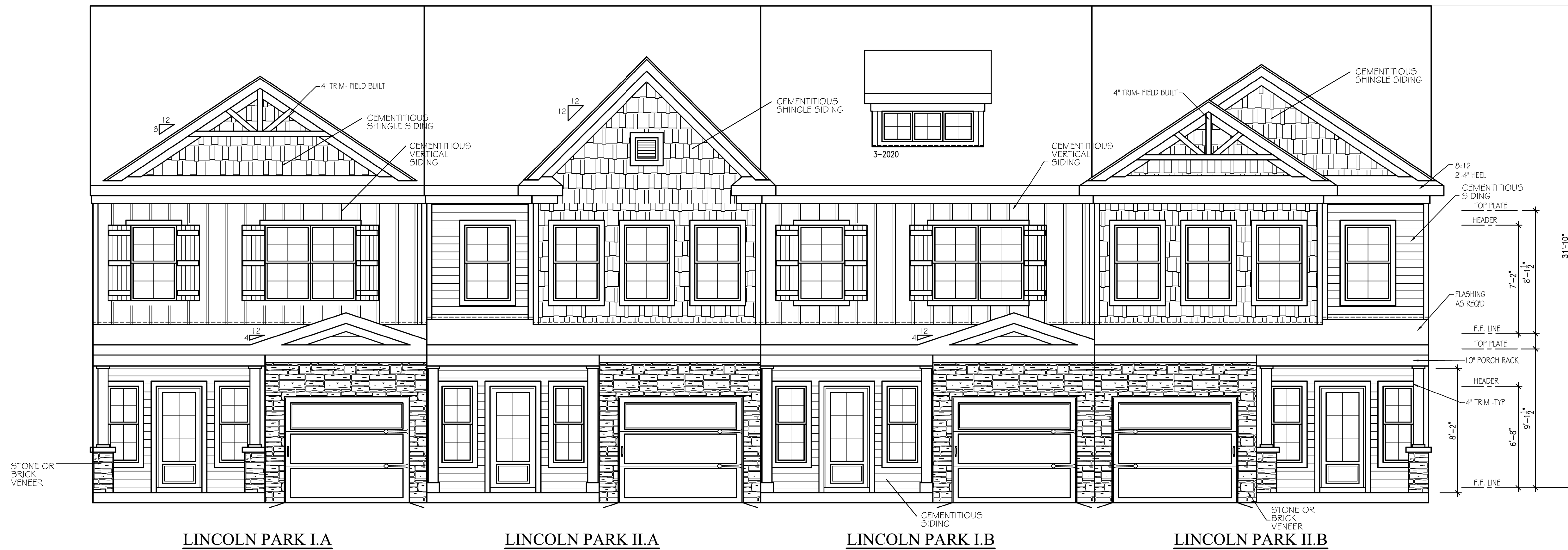
SHEET 1 OF 1



2 TYP/ REAR ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATIONS
SCALE: 1/8"=1'-0"



1 FRONT ELEVATIONS
SCALE: 1/4"=1'-0"