



Preliminary Specific Plan

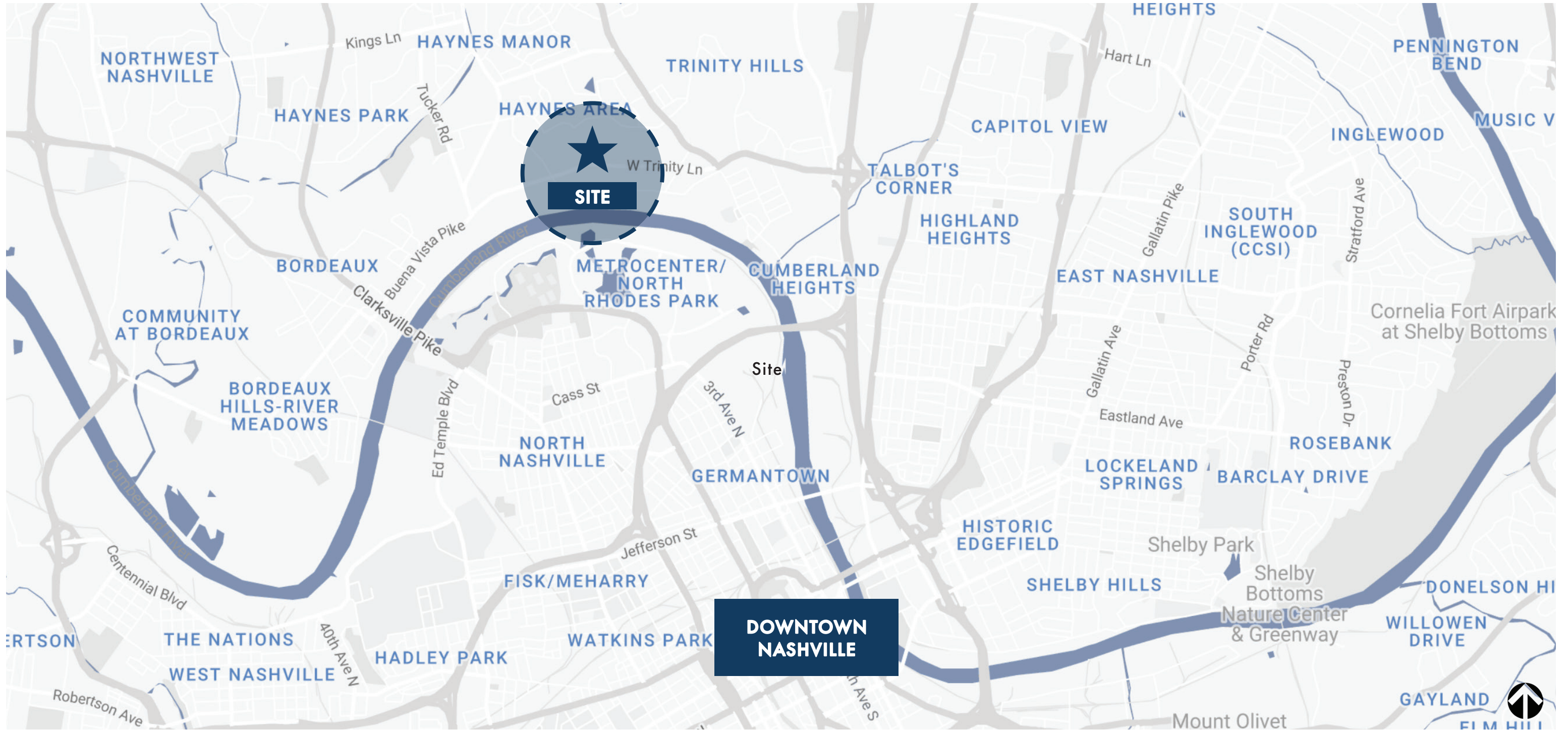
# 865 WEST TRINITY

A New Residential Community in the Haynes-Trinity Neighborhood



**SMITH GEE STUDIO**  
ARCHITECTURE URBAN DESIGN INTERIORS

MPC# 2024SP-031-001 | August 1, 2024 3:55 PM



# 02

## CONTEXT MAP

**Parcel ID:** 07007006400  
07008000100

**Address:** 865 W Trinity Lane  
867 W Trinity Lane

**Owners:** Abernathy Family Trust & Et Al  
**Address:** 8098 Poplar Creek Road  
Nashville, TN 37221

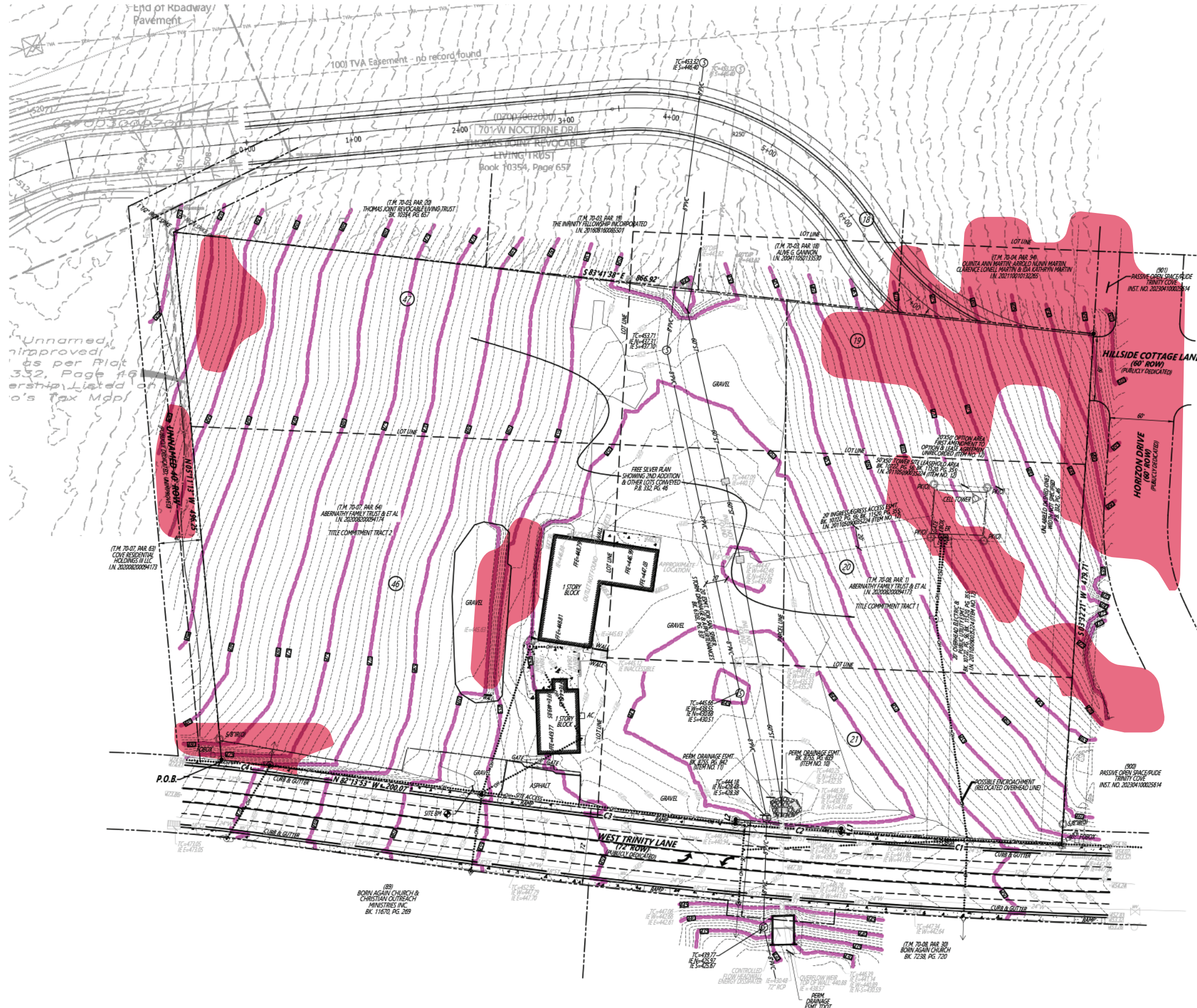
**Council District:** (2) Kyonzté Toombs

**Applicant/ Developers:** Dominion, Inc.  
4835 Lyndon B Johnson Fwy Suite 1000  
Dallas, TX 75244  
ATTN: Austin Holmes  
Austin.Holmes@dominiuminc.com

ATTN: Rory Hogan  
Rory.Hogan@dominiuminc.com

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

**Civil Engineer:** Catalyst Design Group  
5100 Tennessee Avenue  
Nashville, TN 37209  
ATTN: Andrew Wiseman  
awiseman@catalyst-dg.com



KEY

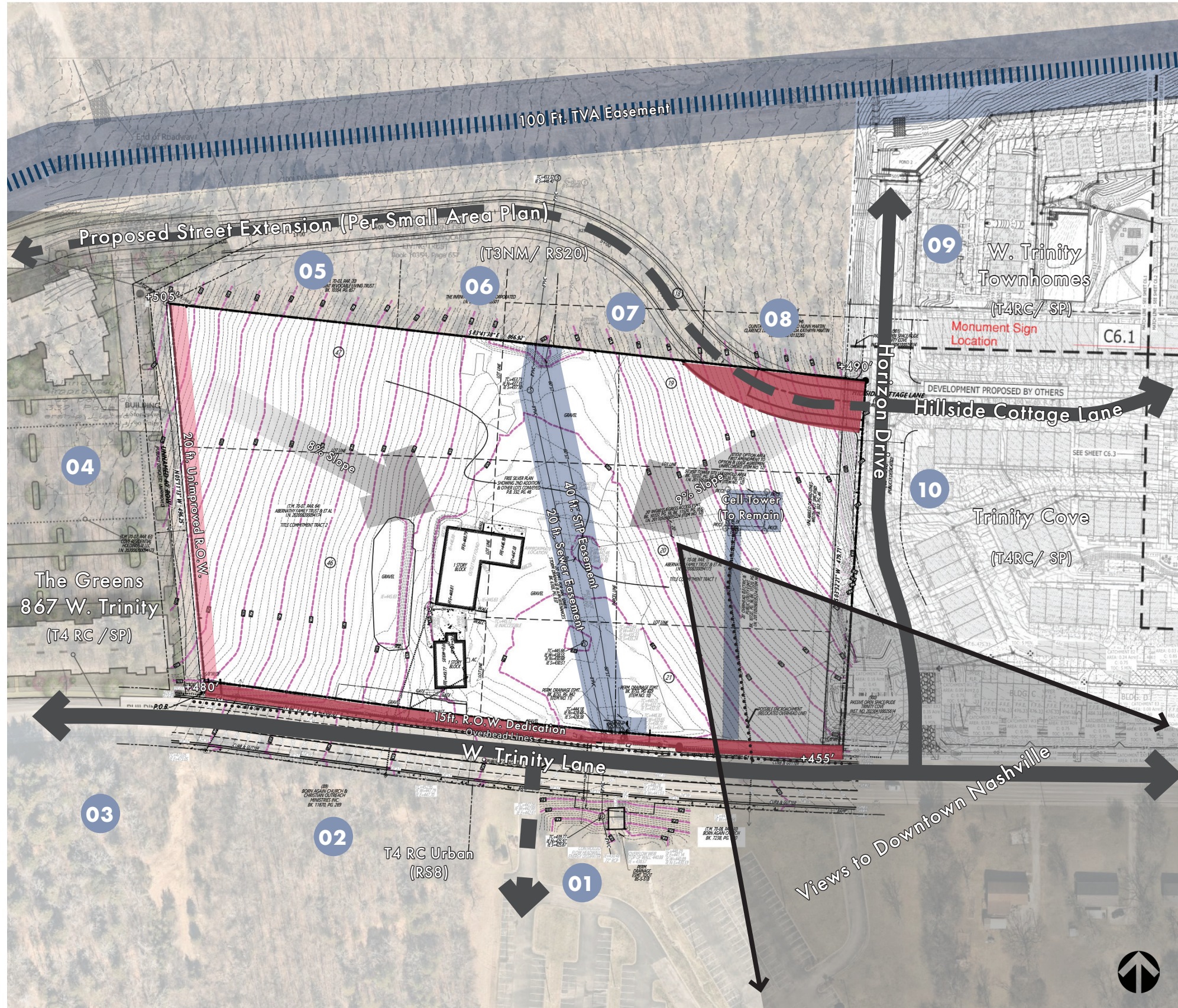
15-25% slopes

# 03

## SITE SURVEY



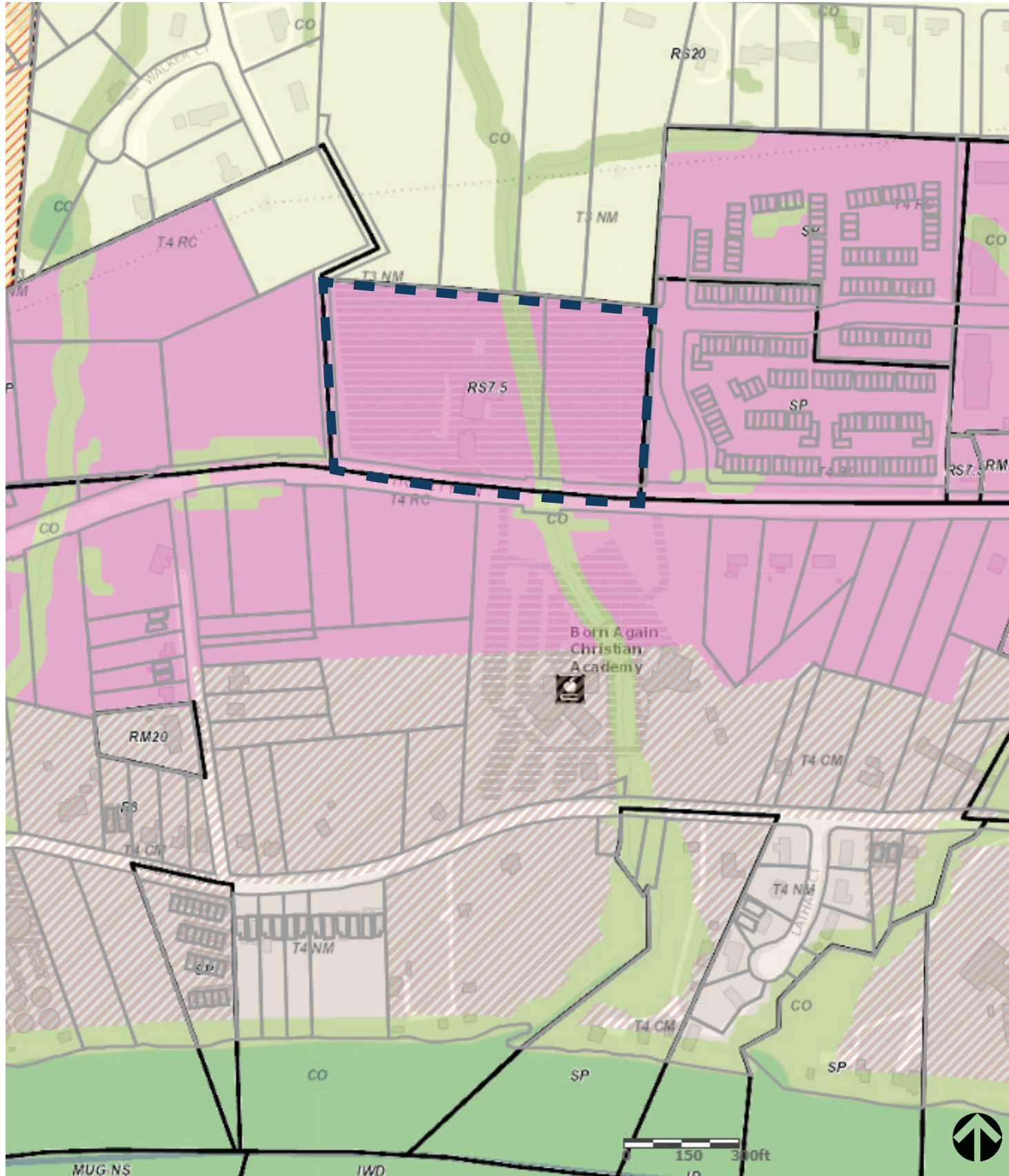
# 04 EXISTING CONDITIONS



#	Parcel ID	Address	Owner
01	07008003000	858 W Trinity Lane	Born Again Church
02	07007008900	864 W Trinity Lane	Born Again Church
03	07007008800	876 W Trinity Lane	Born Again Church
04	07007006300	869 W Trinity Lane	Cove Residential Holdings III LLC
05	07003002000	701 W Nocturne Drive	Thomas Joint Revocable Living Trust
06	07003001900	641 W Nocturne Drive	Infinity Fellowship Incorporated
07	07003001800	647 W Nocturne Drive	Cannon, Alice G.
08	07004009400	643 W Nocturne Drive	Martin, Ida(LE) & Quinta & Arrol & Clarence
09	070040B90100CO	839 B W Trinity Lane	West Nashville Residences, LLC
10	070080J09500CO	843 W Trinity Lane	O.I.C. Skyvue

# 05

## CCM POLICY



**Current Zoning: RS7.5**

**Current Land Use Policy: T4RC Urban Residential Corridor**

The property is located within the Bordeaux - Whites Creek - Haynes Trinity Community Plan Area and is not within the UZO. The current land use policy for the property is T4 RC Urban Residential Corridor Community Character Policy.

**Bordeaux - Whites Creek - Haynes Trinity Community Plan Consistency:**

- ✓ 1. The Concept Map and the Bordeaux–Whites Creek–Haynes Trinity Community Plan recommend strategic locations for additional residential density
- ✓ 2. Transition and Infill areas may have moderately dense residential and small-scale offices that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods
- ✓ 3. Community members value existing parks and desire the dedication of additional parks, greenway connections, and enhanced community facilities in the future.

**T4 RC Urban Residential Corridor Consistency:**

- ✓ 1. T4RC areas have a variety of residential and institutional buildings framing the corridor
- ✓ 2. Regularly spaced buildings with shallow setbacks and minimal spacing between buildings are encouraged.
- ✓ 3. High access management, served by highly connected street networks, sidewalks, and existing or planned mass transit is appropriate for these areas.
- ✓ 4. Massing of buildings result in a footprint with moderate to high lot coverage.
- ✓ 5. Buildings frame the corridor providing shallow to moderate setbacks to create some distinction between the public realm of the street and sidewalk and the private realm of the residence. Spacing between buildings is generally moderate to minimal.
- ✓ 6. Density and intensity are secondary to the form of development; however, T4-RC areas are intended to be high density with smaller lots and a more diverse mix of housing types.



# 06

## PROJECT VISION

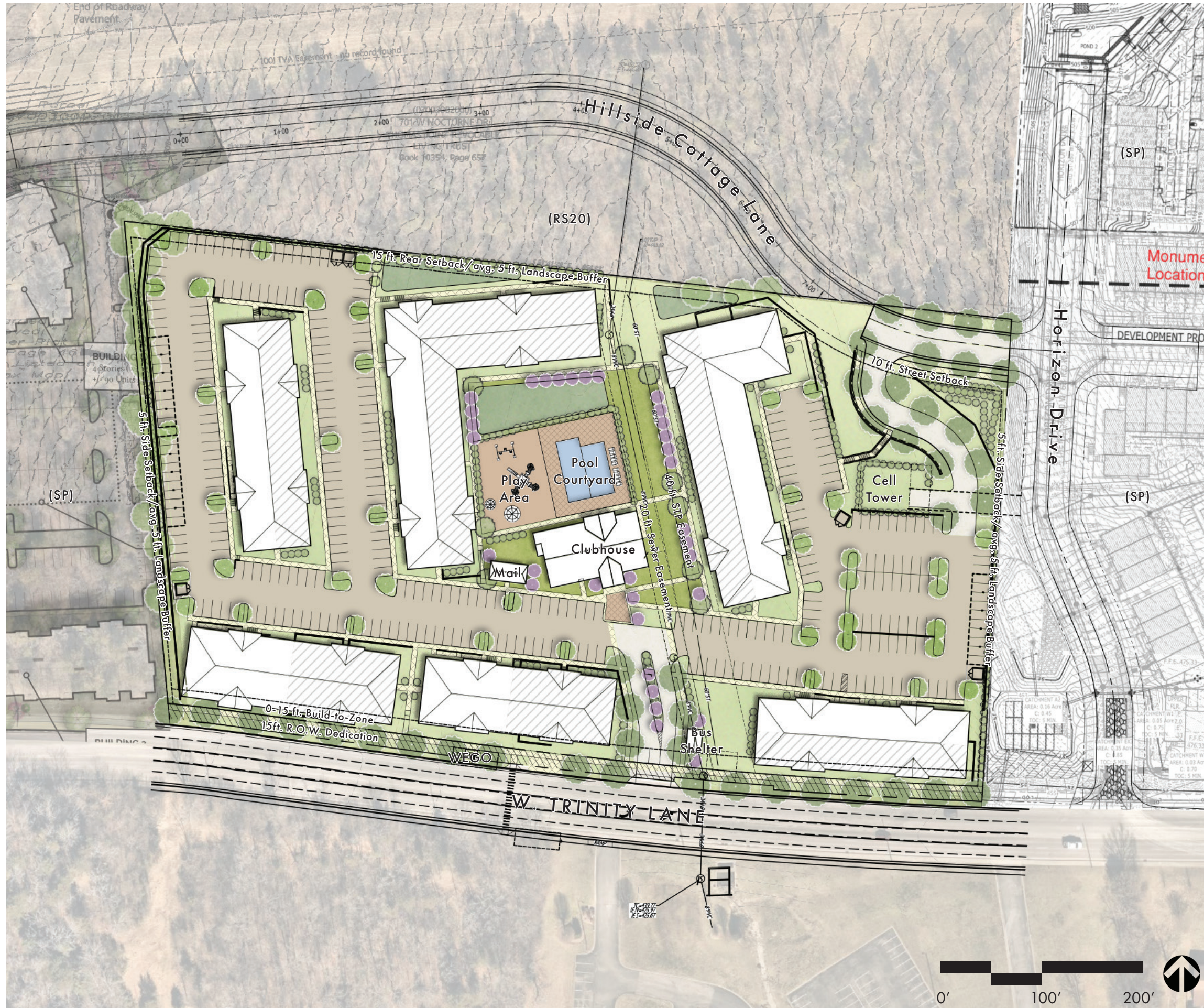
The property lies within the Bordeaux-Whites Creek-Haynes Trinity Community Plan. The proposed development plan supports the goals of the Community Area Plan by framing the corridor with the building massing, connectivity to the existing street network, and enhancing the natural features of the site.

The proposed vision for the site is to create a residential development affordable housing options and amenities for the residents. This development framework presents an opportunity to beautify the Trinity Lane corridor and provide much needed affordable housing on parcels previously used as a salvage yard, while complementing and respecting the existing neighborhood development pattern in both scale and layout.

The proposed design scenario intends to provide a holistic development approach, tying into the existing street network, provides residential amenities, and respects the natural grades and of the site through building design and placement of open spaces. The current plan also provides a well connected pedestrian network for ease of access between parking, buildings, and amenities. The plan provides a vast common open space centrally located with a play area, clubhouse, and pool for residents to enjoy. This common open space provides greening and place making opportunities for residents to gather. The intentional use of residential buildings fronting the West Trinity Lane corridor provides a welcoming front door to the community and creates a cohesive design with the current development pattern of the neighborhood.

Overall, the proposed plan is a tailored approach to a unique site, intended to remain consistent with the community plan and the T4 RC Urban Residential Corridor policy.



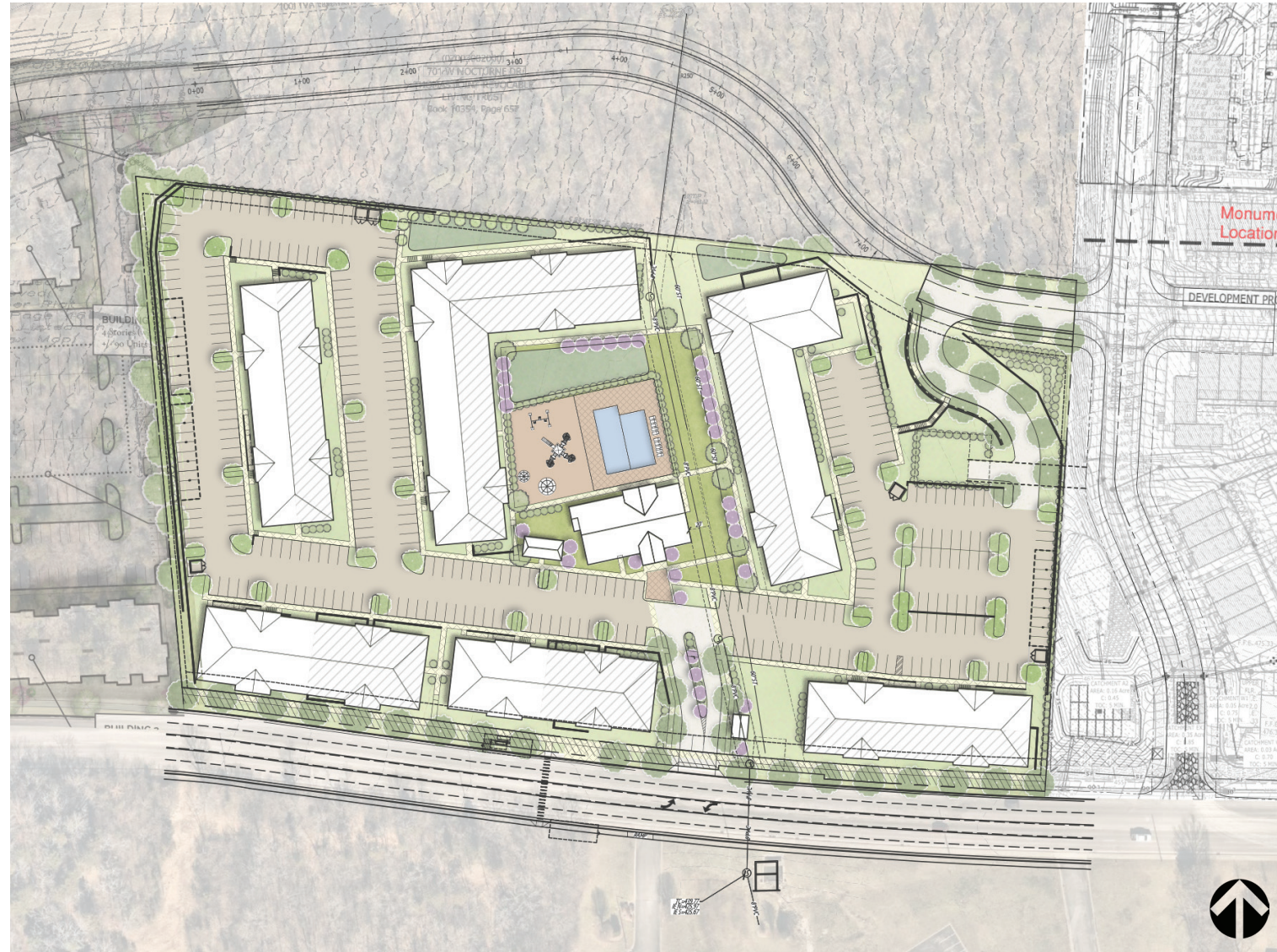


# 07 CONCEPT PLAN

The purpose of this SP application is to permit a 9.31 acre residential development consisting of a community clubhouse, a children's play area, a central amenity green, and up to 250 dwelling units. The project is planned to be built in one (1) phase.

The development will provide consistency with the Hayne-Trinity Small Area Plan Street Network by providing street connectivity through the continuation of Hillside Cottage Lane for a portion of the property. This new street connection will also serve as a secondary access point to the development.

# 08 REGULATIONS



### ARCHITECTURAL STANDARDS

- 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.
- 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.
- Building facades shall be constructed of brick, brick veneer, stone, stucco, cast stone, cementitious siding, glass, metal panels, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
- 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 STANDARDS

- Primary site access shall be from West Trinity Lane. Hillside Cottage Lane shall serve as a secondary access point.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.

### LANDSCAPE STANDARDS

- Street trees shall be provided, irrigated and maintained along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24. No landscape buffer requirements of Title 17.24 shall apply.

### BULK STANDARDS TABLE

<b>Permitted Uses</b>	All uses permitted by RM 20-A-NS Base Zoning at the time of Metro Council approval of this SP.
<b>Residential uses</b>	Up to 250 dwelling units max.
<b>Maximum FAR</b>	3.0
<b>ISR</b>	0.8
<b>Minimum Lot Size</b>	N/A
<b>Maximum Building Height<sup>1</sup></b>	4 Stories within 60 feet
<b>West Trinity Build-to-zone<sup>2</sup></b>	0 - 15 feet
<b>Hillside Cottage Lane Street Setback</b>	10 feet
<b>Side Setback</b>	5 feet
<b>Rear Setback</b>	5 feet
<b>Parking Required</b>	1.50 Spaces per unit
<b>Glazing<sup>3</sup></b>	15% min.
<b>Notes</b>	<ol style="list-style-type: none"> <li>Maximum height shall be measured from either the finished grade or, if present, from the ceiling of an exposed basement not more than seven feet above the finished grade. Finished grade shall be measured from the average elevation (4 most exterior corners of the structure) to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.</li> <li>Build-to-zone shall not apply to Hillside Cottage Lane frontage due to grade challenges.</li> <li>Minimum glazing requirements shall be required on building facades facing public streets. The first floor transparent glazing area calculation shall be measured from finished floor elevation of the ground floor to finished floor elevation of the second floor.</li> </ol>

- Landscape buffer Type B5 shall be provided along the side and rear property edge within an averaged 5 ft. buffer. Where retaining walls are required to mitigate grade, exceptions will be made to allow the retaining wall to serve in place of the landscape buffer.
- Stormwater bio-retention shall be allowed in the landscape buffer yard. Planting requirements shall comply with Type B5 landscape buffer.





## 09 REGULATIONS

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 SP is to receive preliminary approval to permit a residential development consisting of up to 250 dwelling units. Short Term Rental Property (Owner Occupied and Not Owner Occupied) uses are prohibited.
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 RM20-A-NS, as of the date of the application approval.
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 zone "X" area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0233H, dated April 5, 2017.

### NDOT Notes

6. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any 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. 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.
9. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
10. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
11. Submit copy of ROW dedications prior to bldg. permit sign off.

12. An appropriately sized dumpster(s) and recycling container(s), shall be provided on site by a private hauler.

### Fire Marshal Notes

13. 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
14. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
15. All dead-end roads over 150 ft. in length require an approved fire-turnaround
16. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
17. If more than three stories above grade, Class I standpipe system shall be installed.
18. If more than one story below grade, Class I standpipe system shall be installed.
19. 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.
20. A fire hydrant shall be provided within 100 ft. of the fire department connection.
21. Fire hydrants shall be in-service before any combustible material is brought on site.

### NES Notes

22. Where feasible, this development will be served with underground power and pad-mounted transformers.
23. New facilities will not be allowed to sit in or to pass

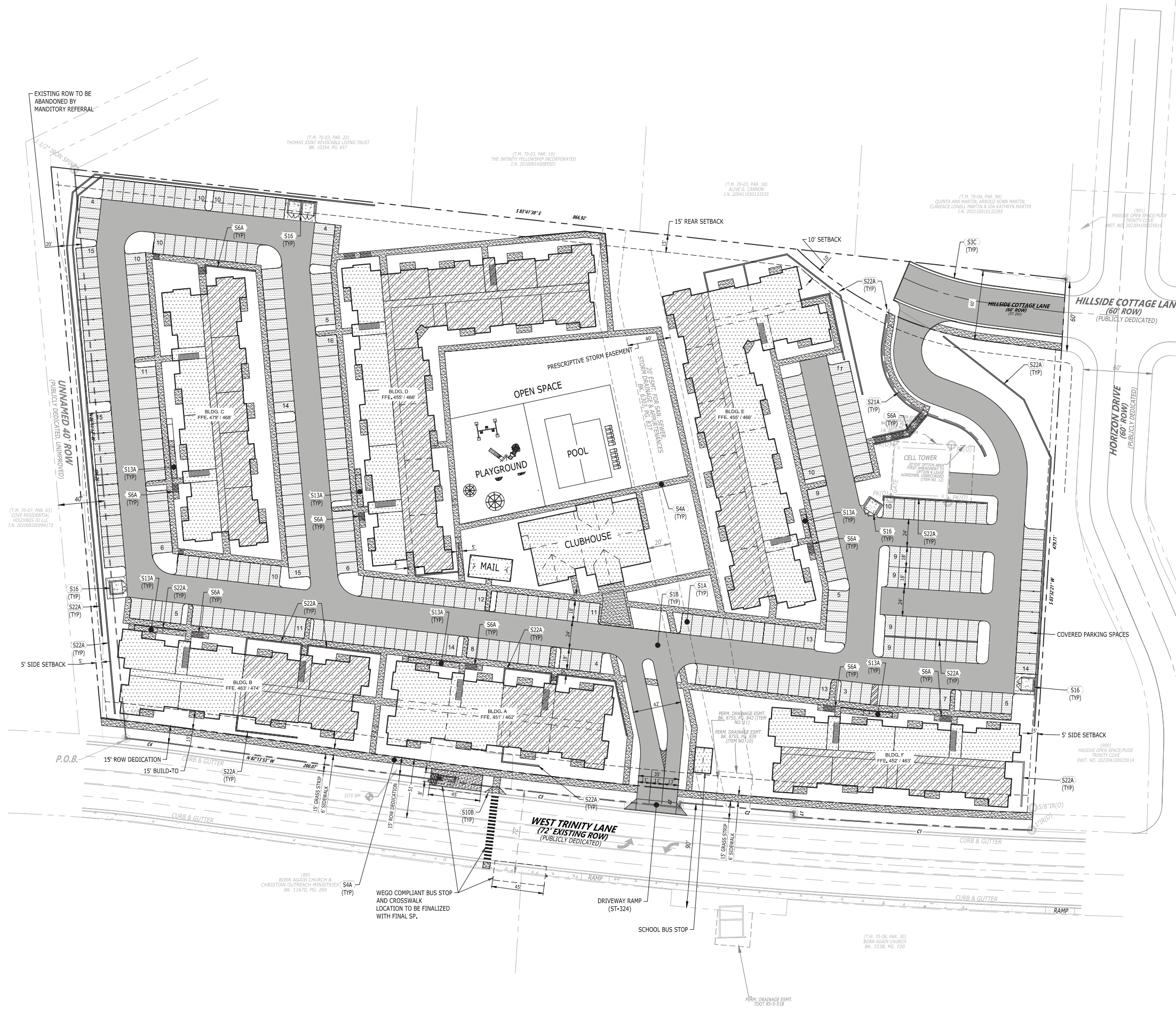
through retention areas, including rain gardens, bio-retention areas, bios-wales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

### Stormwater Notes

24. 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
25. 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.
26. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
27. 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.

### Federal Compliance

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



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S10B	ACCESSIBLE WINGED RAMP	
S13A	RAMP WITH HANDRAIL	
S16	CONCRETE DUMPSTER PAD	
S21A	GUARDRAIL	
S22A	RETAINING WALL (PRE-SPLIT, SEGMENTAL, OR CIP)	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

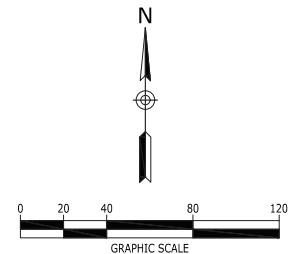
LEGEND	
BUILDING	[Pattern]
BASEMENT LEVEL BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]

**SITE DATA**

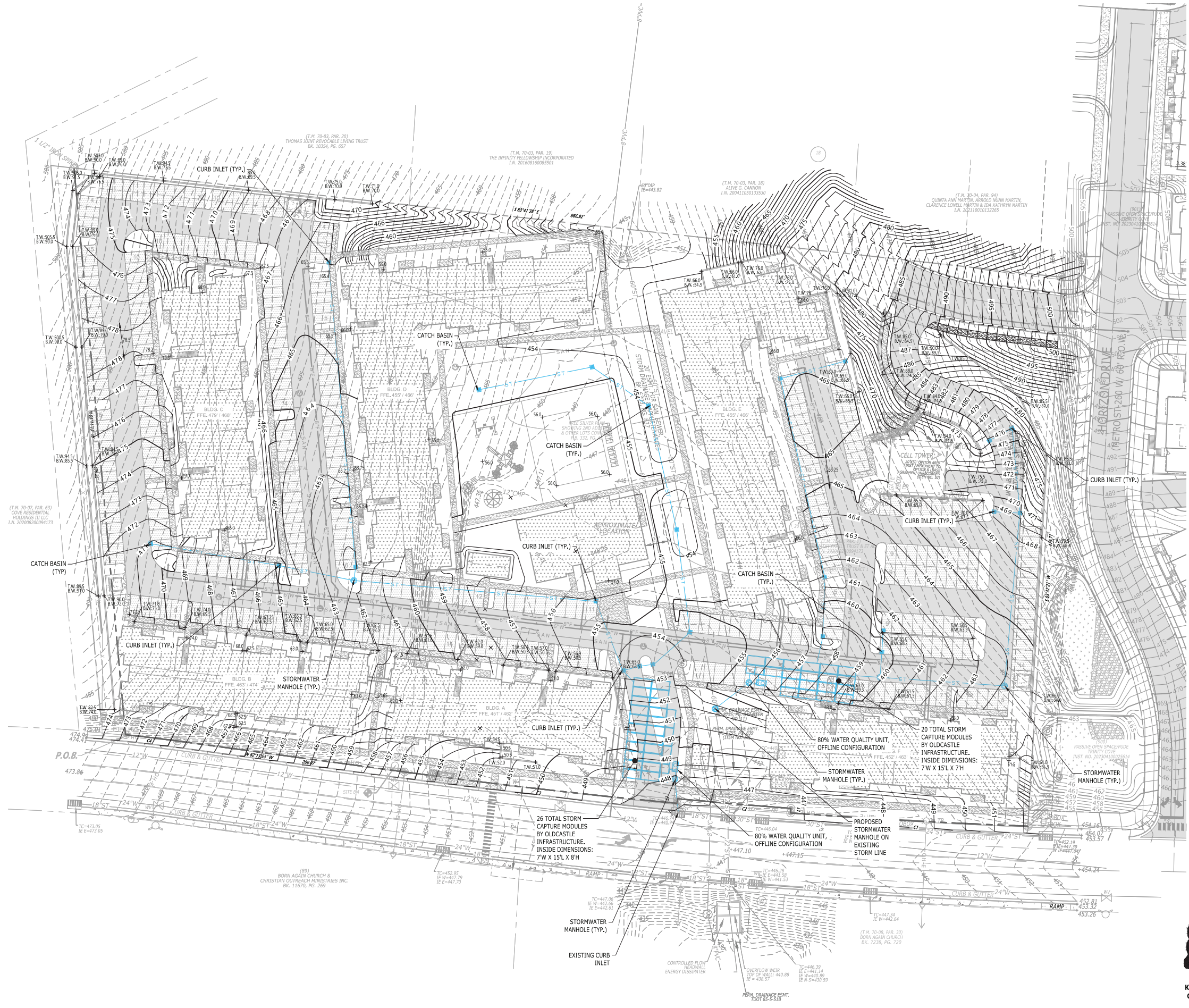
COUNCIL DISTRICT: 2  
 COUNCIL MEMBER: KYONZTE TOOMBS  
 TAX MAP: 7  
 PARCEL ID.: 07008000100  
 SITE ADDRESS: 865 W TRINITY LANE, NASHVILLE TN 37207  
 SITE ACREAGE: 9.86 AC. (429,501.6 FT<sup>2</sup>)  
 EXISTING ZONING: RS7.5  
 PROPOSED ZONING: SP (RM20A)  
 PROPOSED USE: MULTIFAMILY  
 DENSITY: (250/9.86 = 25.4 UNITS/AC. MAX)

PARKING SUMMARY  
 PARKING REQUIRED: (1.50 SP X UNIT)  
 PARKING PROVIDED: 360 SPACES PROVIDED (PER THIS PLAN)  
 TOTAL: 360 SPACES PROVIDED (PER THIS PLAN)

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP  
 ADDRESS: 5100 TENNESSEE AVE, NASHVILLE TN 37209  
 PHONE NO.: 615.622.7200  
 CONTACT NAME: ANDREW WISEMAN  
 CONTACT E-MAIL ADDRESS: awiseman@catalyst-dg.com



10 LAYOUT

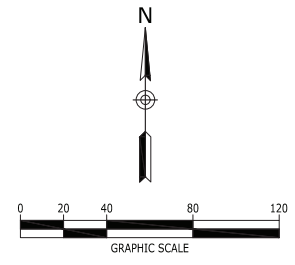


LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	
DRAINAGE STRUCTURE	
SILT FENCE	
TREE PROTECTION	
INLET PROTECTION	
STRAW BALE FILTER	

NOTE:  
 1. STORMWATER SHALL COMPLY WITH CURRENT ORDINANCE AT TIME OF FINAL SP SUBMITTAL. AS DEPICTED, SITE ANTICIPATES LID WAIVER DUE TO SHALLOW BEDROCK AND STEEP SLOPES.

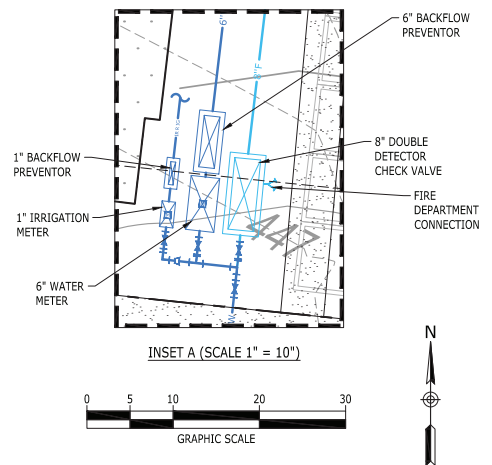
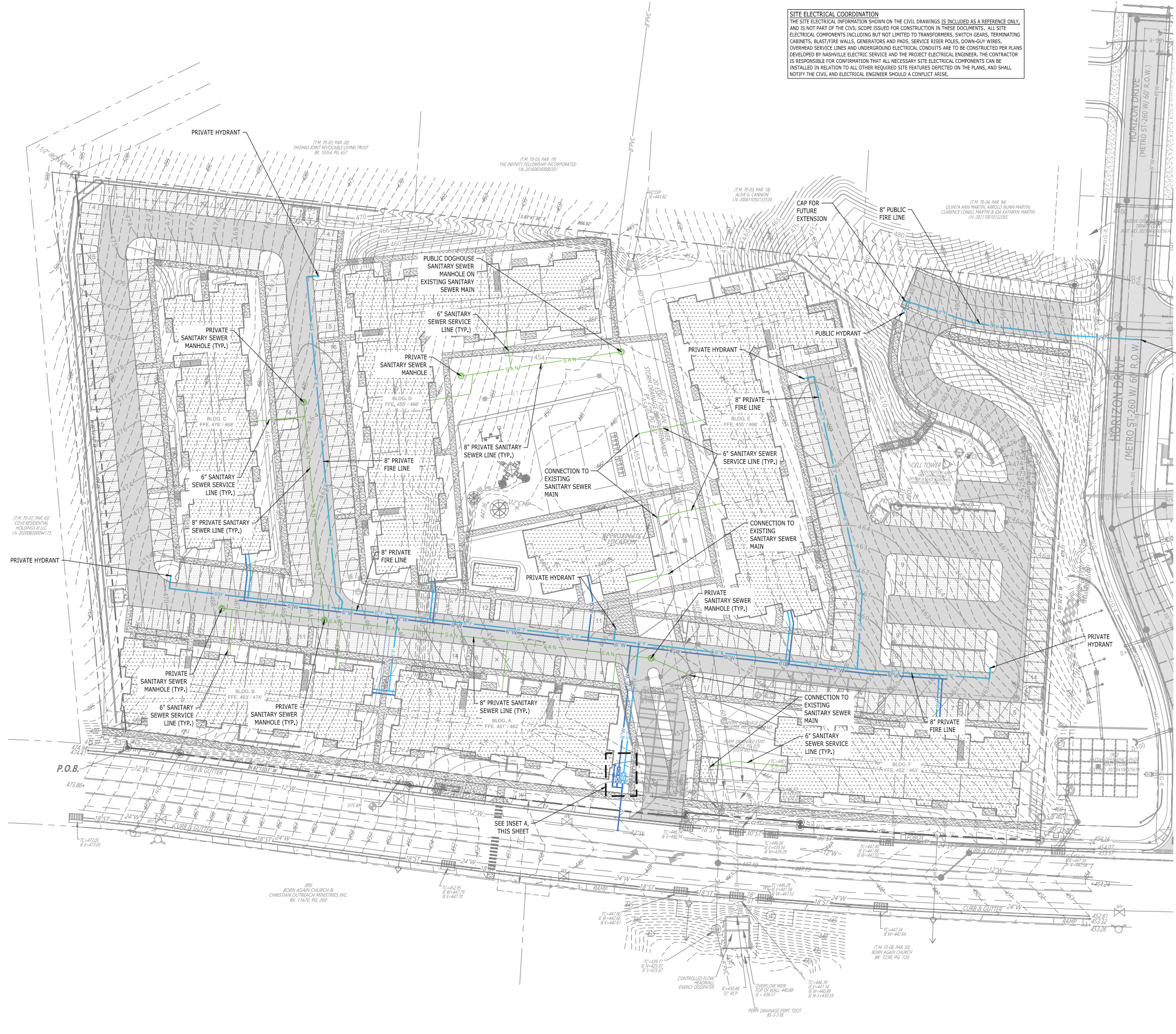


Know what's below.  
 Call before you dig.

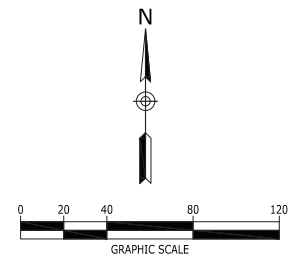


# 11 GRADING

**SITE ELECTRICAL COORDINATION**  
THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BUSY FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GO WIRING, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY NASHVILLE ELECTRIC SERVICE AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.



LEGEND	
DOMESTIC WATER SERVICE	W
FIRE SERVICE	F
GAS LINE	GAS
THRUST BLOCK	↑
CLEANOUT ON SANITARY SEWER LINE	○
PROPOSED FIRE HYDRANT	⊕
UNDERGROUND ELECTRIC	UGE UGE



12 UTILITIES

PRELIMINARY CD

CA PR DF