

Preliminary SP The Radicle

Map 143 Parcel 5
Nashville, Davidson, Tennessee
Case No. 2023SP-084-001

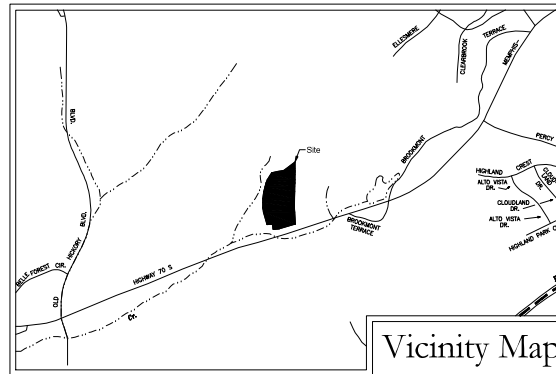
Standard SP Notes

- The purpose of these plans is to receive approval to rezone this property to SP. The development as shown will allow for a unique artist campus that provides space and venue for various artistic disciplines. Included on the campus will be a larger central event building, a parking lot, a house for overnight artists, an outdoor amphitheater, glass house, meditation platforms, and various stations interwoven through the natural aesthetics of the property.
- 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 M.U.L. 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 47037C0333H47037C0334H Dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with NDOT 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 marshals 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 ROW 15' RCP).
- 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 increases 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 wheelchair access points not currently present or approved.
- The final unit 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 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. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- Landscape and tree density requirements shall be met, per Metro Zoning Code.

Architectural Notes

Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- E.F.S. vinyl siding, and untreated wood shall be prohibited.
- A raised foundation of 18"-36" is required for all residential structures.
- Any porches utilized shall provide a minimum of six feet of depth.



Vicinity Map

SHEET SCHEDULE

- | | |
|------|-----------------------------|
| C0.0 | Project Notes and Standards |
| C1.0 | Existing Conditions Plan |
| C2.0 | Layout and Utility Plan |

Development Summary

Owner

Stacie Flood-Popp
301 Fountainbrooke Dr.
Brentwood, TN 37027

Civil Engineer

Dale & Associates (Adam Seger, PE)
518 Heather Place
Nashville, Tennessee 37204
615.297.5166

Property Information

Map 143 Parcel 5
6842 Highway 70 S
Nashville, TN 37221

Total Site Area - 11.9 +/- Ac.
Council District #23 - Thorn Duffel

Floodnote

This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0333H47037C0334H Dated 4/5/2017.

Electric Service

Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.8807

Gas Service

Nashville Gas (Piedmont)
615.734.0734

Water and Sewer Service

Harphrath Valley Utilities District
5838 River Rd.
Nashville, TN 37209
615.352.7076

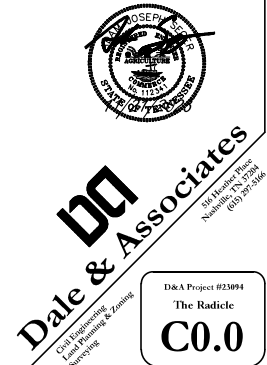
Utility Location
Tennessee One-Call
800.351.1111

Specific Plan Development Summary

Use	This SP allows for the following: Artist Compound that includes: Event Center, Outdoor Amphitheater, Camp, Accessory Dwellings, Single Family Residential, Commercial Amusement Inside & Outside
Project Area	11.9 +/- Acres
Property zoning	R40, RM4, PLU1
Minimum lot size	5,000 sq ft
FAR	0.40 Max
ISR	0.80 Max
Street Setbacks	25' off Highway 70
Side yard	20'
Rear yard	20'
HOIST standards	3' setbacks in 50' (measured to roofline)
Parking and Access	
Ramp Location and Number	
Distance to nearest existing ramp (Min. 30')	430' to Southwest
Distance to intersection	0.80 Miles Southwest to CH Hickory Blvd
Provided Parking	Final parking shall meet the Metro Zoning Ordinance at the time of Final SP design



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D&A Project #23094

The Radicle

C0.0

Drawing Date:
November 21, 2023

Development Summary

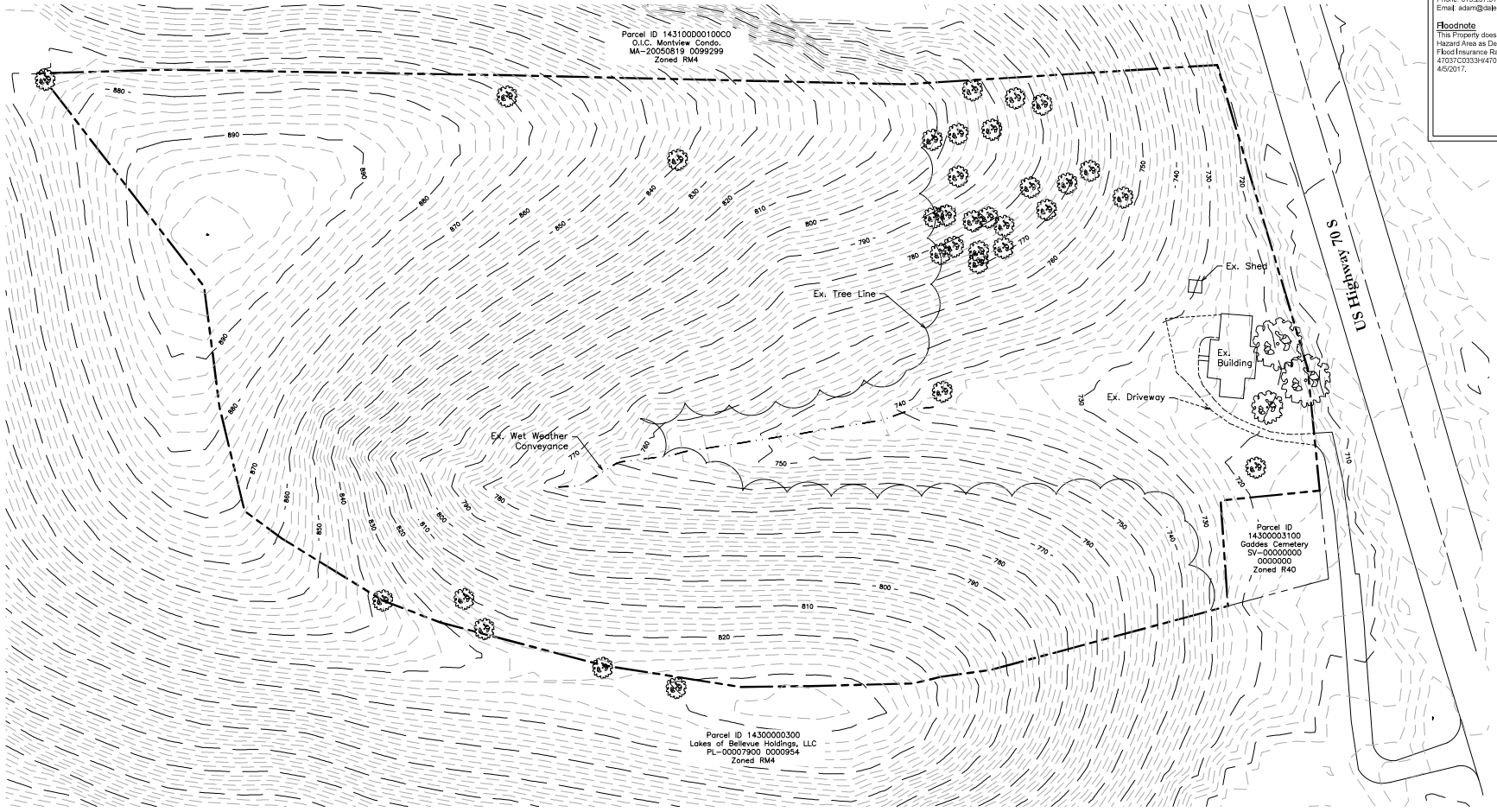
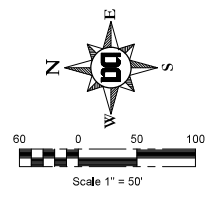
Map 143 Parcel 5
6842 Highway 73 South
Nashville, TN, 37221

Total Site Area - 11.77 Ac.
Council District #23 - Thom Druffel

Owner
Stace FloodPop
301 Fountainbrook Dr.
Brentwood, TN 37027

Engineer
Dale and Associates
Contact: Adam Spiger
516 Heather Place
Nashville, TN 37204
Phone: 615.207.5166
Email: adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Displayed on the Current Flood Insurance Rate Maps (FIRM) Number 4707/C0333H/4707/C0334H Dated 4/02/17.



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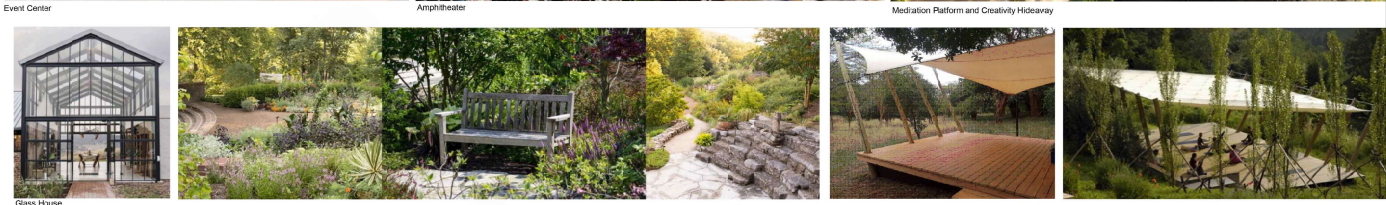
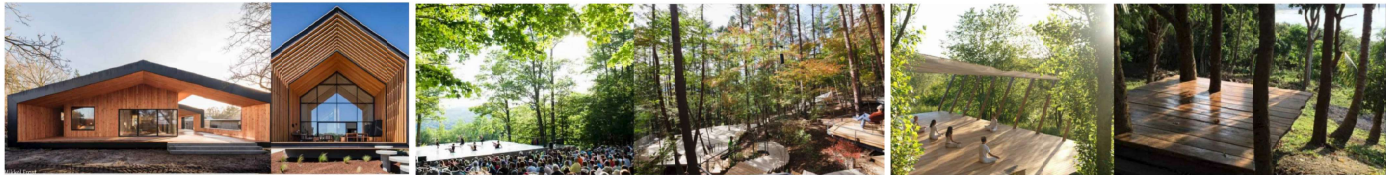
Existing
Conditions



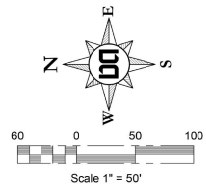
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Dale & Associates
Civil, Surveying, Planning & Zoning
1416 Harrison Pike
Nashville, TN 37203

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C1.0



Character Images



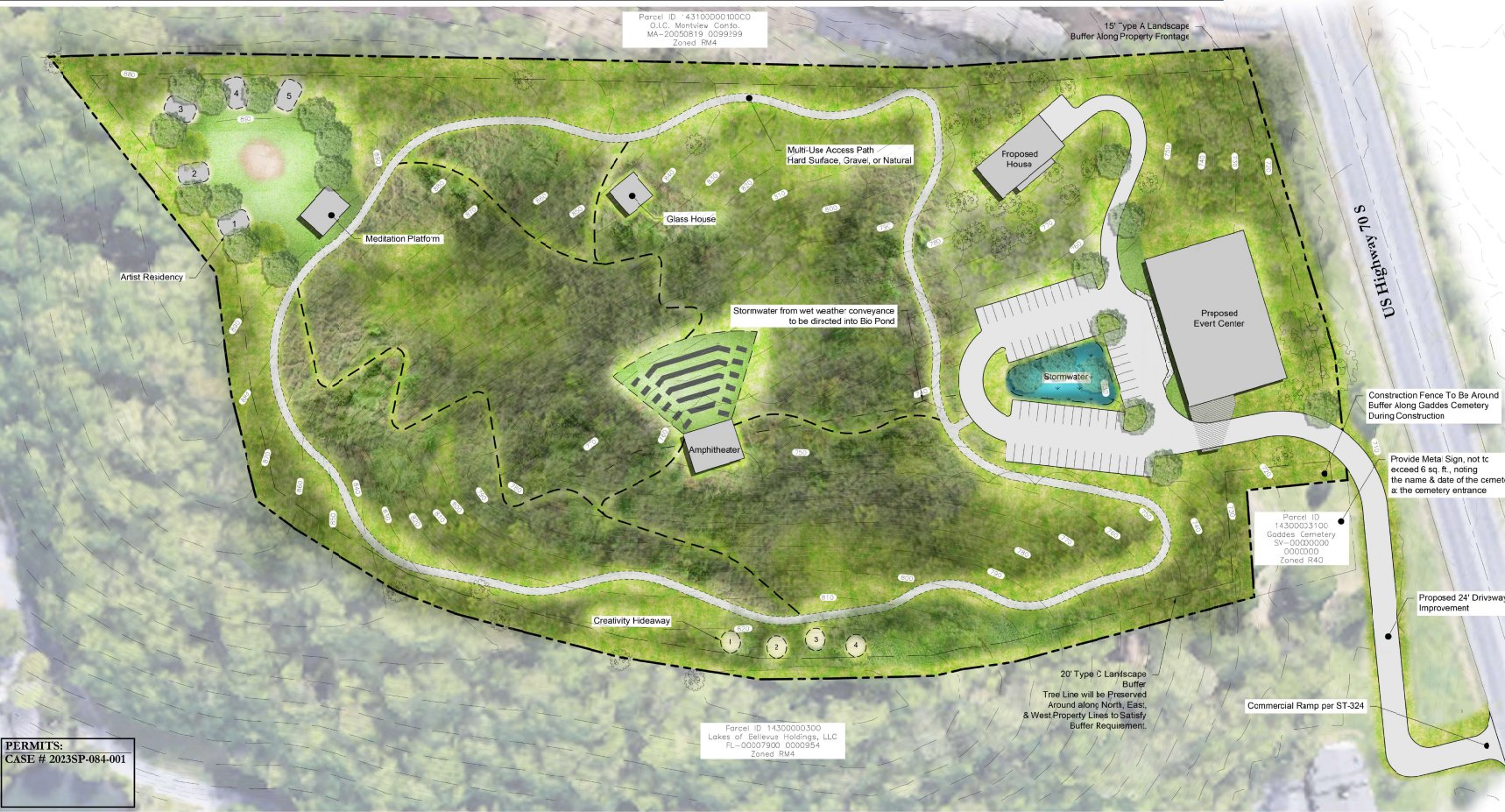
Development Summary
 Map 1-3 Parcel 5
 6842 Highway 70 South
 Nashville, TN, 37221
 Total Site Area - 11.77 Ac
 Council District #23 - Thom Druffel

Owner
 Stacie Flood-Popp
 301 Kountanoke Dr.
 Brentwood, TN 37027

Engineer
 Dale and Associates
 Contact: Adam Seger
 518 Heather Place
 Nashville, TN, 37204
 Phone: 615.287.5166
 Email: adam@daleandassociates.net

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Site Layout Plan

Dale & Associates
 Civil Engineers & Planners
 Landscape Architecture & Planning

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C2.0

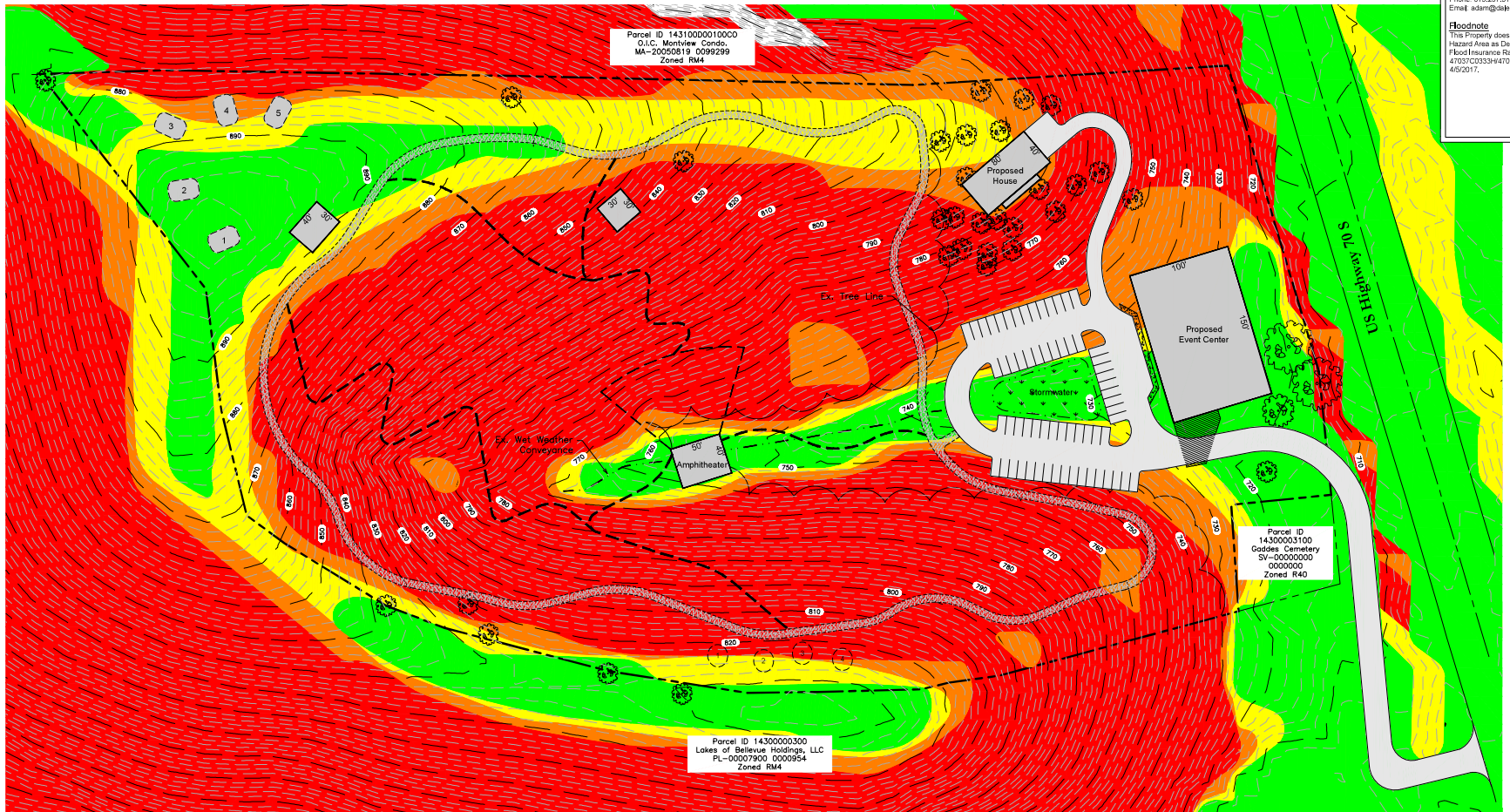
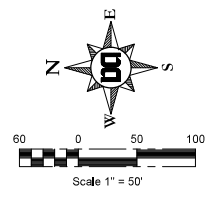
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Parcel ID 1431000010000
 O.L.C. Montview Condo.
 MA-20050819 0099299
 Zoned RM4

Parcel ID 14300003100
 Gaddes Cemetery
 SV-00000000
 0000000
 Zoned R40

Parcel ID 14300003100
 Lakes of Bellevue Holdings, LLC
 PL-00007900 0000954
 Zoned RM4

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Green
2	15.00%	20.00%	Yellow
3	20.00%	25.00%	Orange
4	25.00%	100.00%	Red

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Slope Exhibit

Dale & Associates
 Civil Engineers, Surveyors & Planners
 516 Heather Place
 Nashville, TN 37204
 (615) 271-5166

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