

Preliminary SP The Radicle

Standard SP Notes

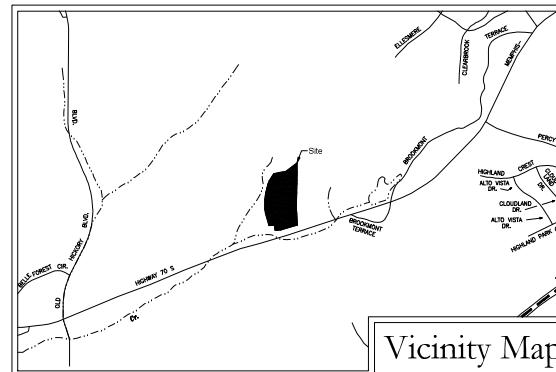
- The concept of master plan is to receive approval to reserve this property to SP. The development as shown will allow for a unique artist campus that provides space and venue for various artistic disciplines. Included on the campus will be a larger central event building, a parking lot, a house for overnight artists, an outdoor amphitheater, platform stages, artist 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 MUL zoning code and the zoning code at the time of the final request or application.
- Any elevation cut or excavation of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 79-842 & 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 4707CC0333H/4707CC0334H 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 made by the Planner/Commissioner or the Planner/Commissioner and the lead architect/engineer to 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 a formal application approved by Metro Council. Any changes to the permitted density or footprint, add uses or other shall be submitted, eliminate specific conditions or requirements contained in the plan as adopted through this enabling ordinance, or add vehicle 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 site plan shall be submitted, 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 relocated 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:

- EIFS, 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.

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



SHEET SCHEDULE

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

Development Summary	
Owner	Electric Service
Stacie Flood-Popp	Nashville Electric Service (NES) 1214 Columbia Street Nashville, Tennessee 37246
301 Fountainbridge Dr.	615.747.8807
Brentwood, TN 37027	
Civil Engineer	Gas Service
Dale & Associates (Adam Seger, PE)	Nashville Gas (Piedmont)
516 Heather Place	615.734.0734
Nashville, Tennessee 37204	
615.297.5166	
Footnote	Water and Sewer Service
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 4707CC0333H/4707CC0334H Dated 4/5/2017.	Harper Valley Utilities District 5838 River Rd. Nashville, Tennessee 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: Dance Studio, Outdoor Theater, Camp, Accessory Dwellings, Single Family Residential, Commercial/Amusement Inside & Outside
Project Area	11.8 +/- acres
Property Zoning	R4D, RM4, PUD
Minimum lot size	5,000 sq ft
PAR	0.00
ISR	0.80 Max
Street Setbacks	20' off Highway 70
Side yard	20'
Depth yard	20'
Height standards	3 stories in 50' (measured to roofline)
Parking and Access	
Ramps, Loading, Number	
Distance to nearest existing ramp (Mins. 30')	430' to Southwest
Distance to intersection	0.80 miles Southwest to Hickory Blvd
Provided Parking	Final parking shall meet the Metro Zoning Ordinance at the time of Final SP design



PERMITS:
CASE # 2023SP-084-001

Dale & Associates
Civil Engineering & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166
C.O. Project #23SP-001



Drawing Date:
November 21, 2023

The Radicle
Map 143, Parcel 5
Nashville, Davidson, Tennessee

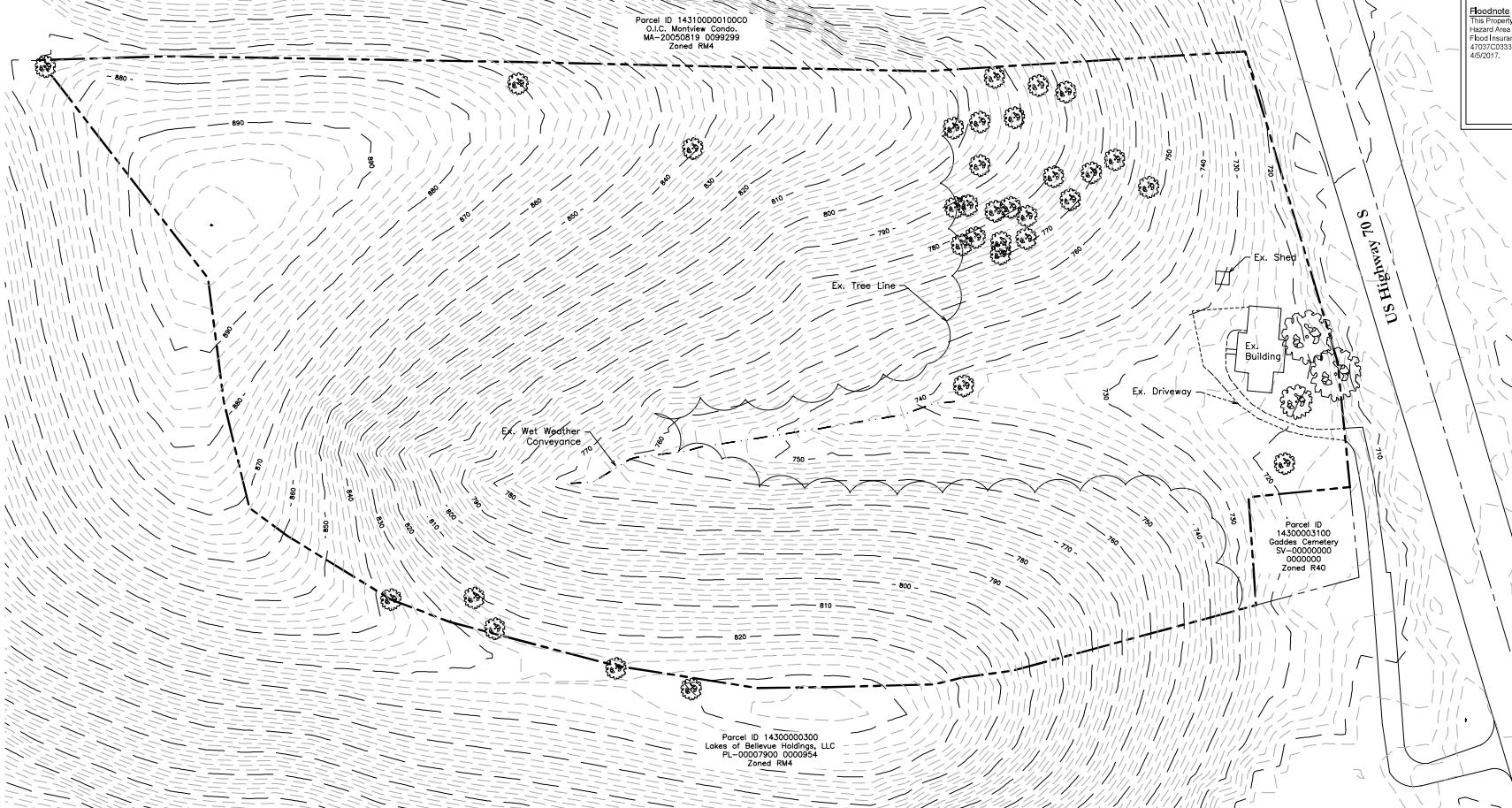


Existing
Conditions

Dale & Associates
Civil Engineering & Zoning
Surveying
Nashville, TN 37207
(615) 343-0744



60 0 50 100
Scale 1" = 50'

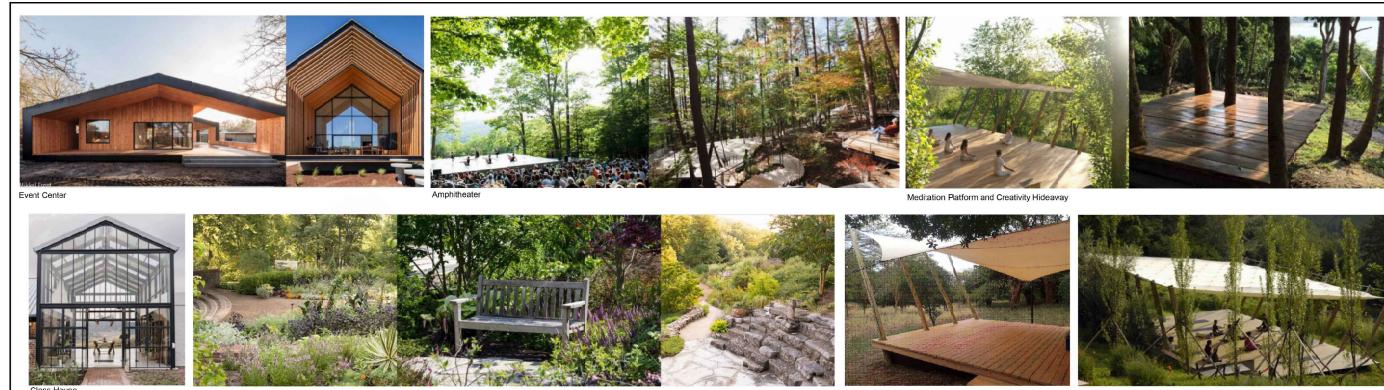


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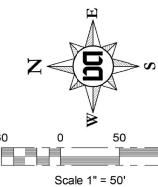


D&A Project #23694
The Radicle

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
Stacia Flood-Popp
301 Fountainbrooke Dr.
Brentwood, TN 37027
Engineer
Dale and Associates
Cynthia D. Ang
518 Heather Place
Nashville, TN 37204
Phone 615.297.5168
Email: sdang@daleandassociates.net

Floodplain
The Property does Not Lie Within a Flood
Hazard Area as Depicted on the Current
Flood Insurance Rate Maps (FIRM) Number
470370333H/47031CO334H Dated
4/5/2017.

Drawing Date:
November 21, 2023

The Radicle
Preliminary SP
Map 1-3 Parcel 5
Nashville, Davidson, Tennessee



Site Layout
Plan



