

Preliminary SP

# The Radicle

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

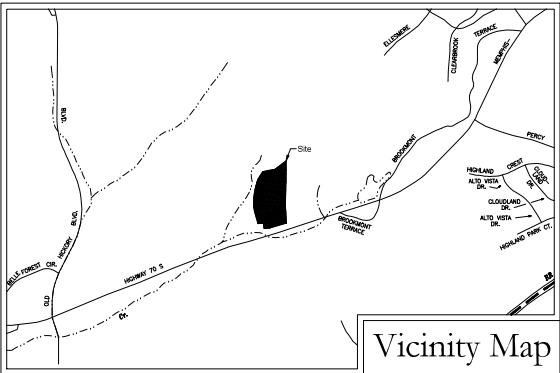
Standard SP Notes

1. 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.
2. 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. zoning district as of the date of the applicable request or application.
3. 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.
4. This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C03334/47037C03344 Dated 4/5/2017.
5. All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
6. Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
7. The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
8. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro ROW 15' RCP).
9. 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.
10. Individual water and/or sanitary sewer service lines are required for each lot.
11. 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 K. Tree Protection and Replacement Procedures).
12. 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.
13. The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
14. 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.
15. 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:

- A. EIFS, vinyl siding, and untreated wood shall be prohibited.
- B. A raised foundation of 18"-36" is required for all residential structures.
- C. 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		
<b>Owner</b> Stacie Flood-Popp 301 Fountainbrooke Dr. Brentwood, TN 37027	<b>Property Information</b> Map 143 Parcel 5 6842 Highway 70 S Nashville, TN 37221  Total Site Area - 11.8 +/- Ac. Council District #23 - Thom Druffel	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.8807
<b>Civil Engineer</b> Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	<b>Floodnote</b> This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C03334/47037C03344 Dated 4/5/2017.	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
	<b>Water and Sewer Service</b> Harpeth Valley Utilities District 5838 River Rd. Nashville, TN 37209 615.352.7076	<b>Utility Location</b> Tennessee One-Call 800.351.1111

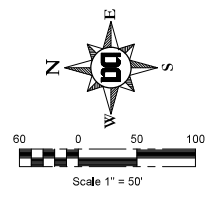
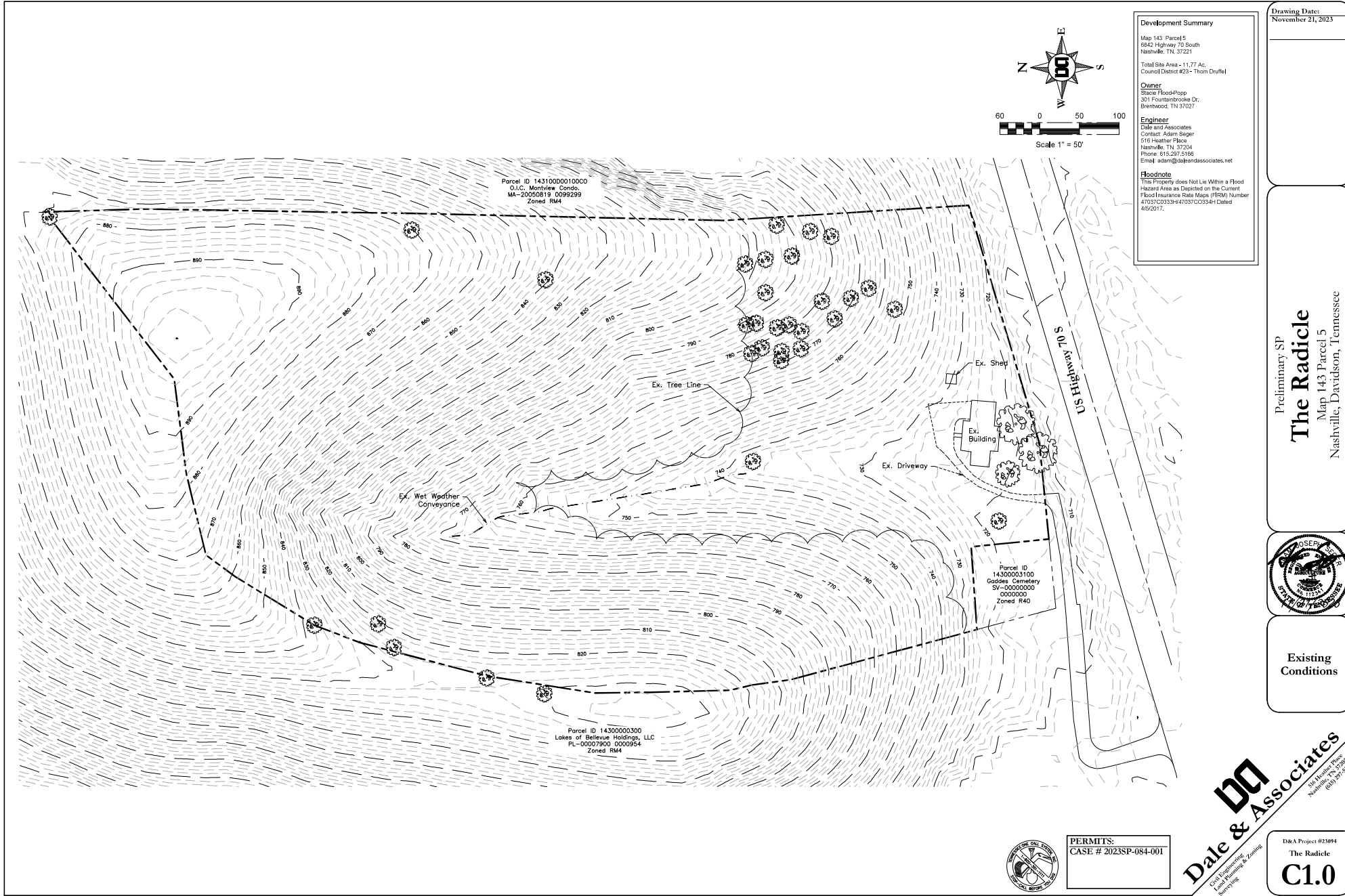
Specific Plan Development Summary	
Use	This SP allows for the following: Artist Compound that includes: Event Center, Outdoor Amphitheater, Camp, Accessory Dwellings, Single Family Residential
Project Area	11.8 +/- Acres
Property zoning	R40, RM4, PLU
Minimum lot size	5,000 sq. ft.
FAR	0.40 Max
ISR	0.40 Max
Street Setbacks	25' off Highway 70
Side yard	20'
Rear yard	20'
Height standards	3 stories 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 Old 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 & Surveying  
D&A Project #23M94  
The Radicle  
**C0.0**



**Development Summary**  
Map 143 Parcel 5  
6842 Highway 70 South  
Nashville, TN, 37221  
Total Site Area - 11.77 Ac.  
Council District #23 - Thom Druffel  
**Owner**  
Stace FloodPopp  
301 Foundantroske Dr.  
Brentwood, TN 37027  
**Engineer**  
Dale and Associates  
Contact: Adam Sieger  
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 Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0333H/47037C0334H Dated 4/6/2017.

Drawing Date:  
November 21, 2023

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Nashville, Davidson, Tennessee



Existing  
Conditions

**Dale & Associates**  
Civil Engineering & Surveying  
516 Heather Place  
Nashville, TN 37204  
(615) 975-1166  
D&A Project #23M94  
The Radicle  
**C1.0**

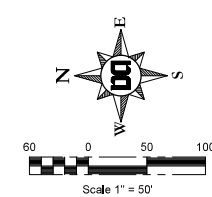


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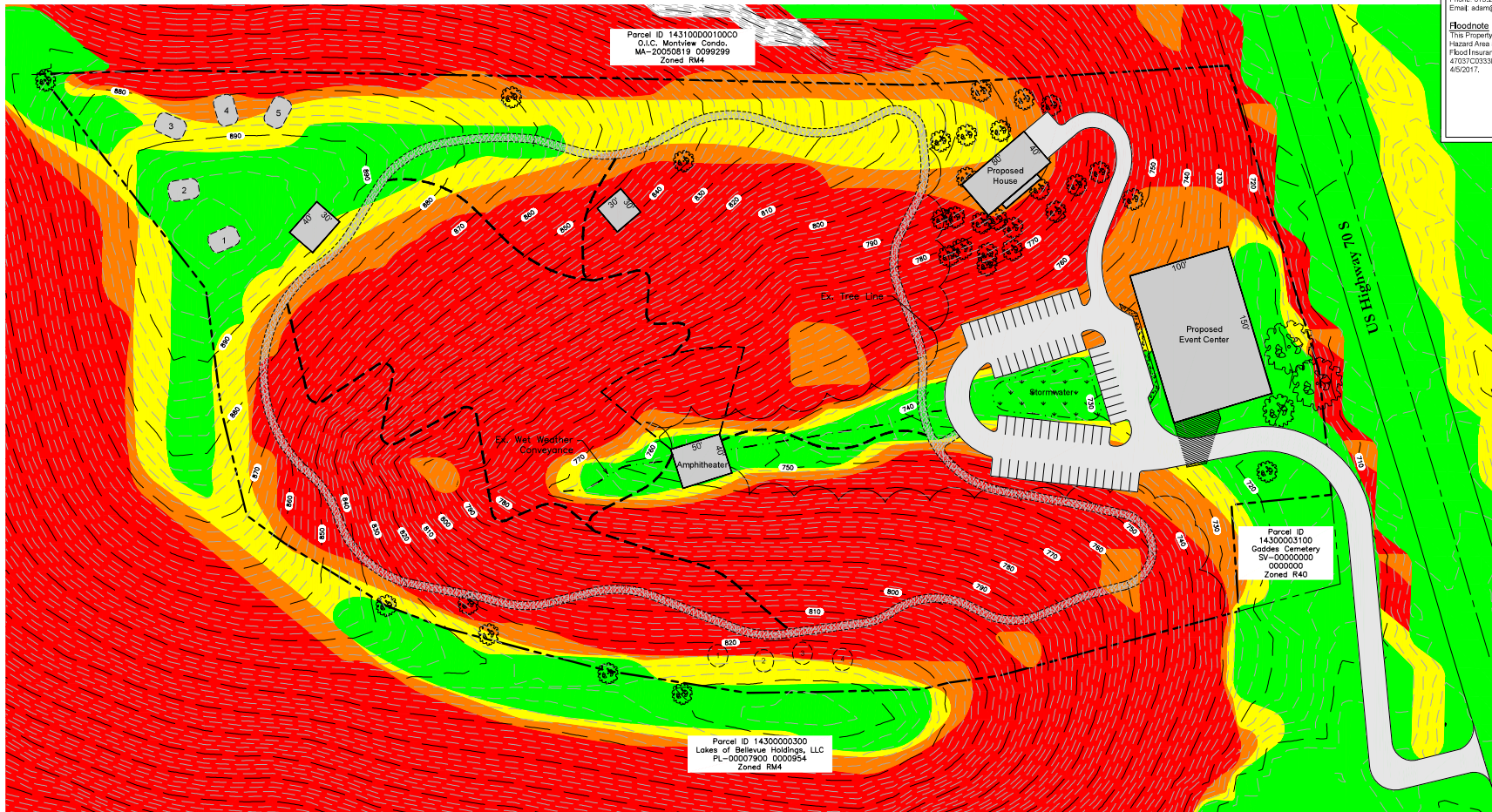
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Stace FloodPopp  
301 Foundersbrook Dr.  
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**Engineer**  
Dale and Associates  
Contact: Adam Sieger  
516 Heather Place  
Nashville, TN 37204  
Phone: 615.207.5166  
Email: adam@daleandassociates.net

**Floodnote**  
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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 Engineering & Zoning  
Surveying

516 Heather Place  
Nashville, TN 37204  
(615) 973-2166

D&A Project #23094  
**The Radicle**