

**Mulberry Downs Specific Plan
Case No. 2022SP-014-001**

**Preliminary Specific Plan Application
Revision No. 3 - March 15, 2022**

Alfred Benesch & Company



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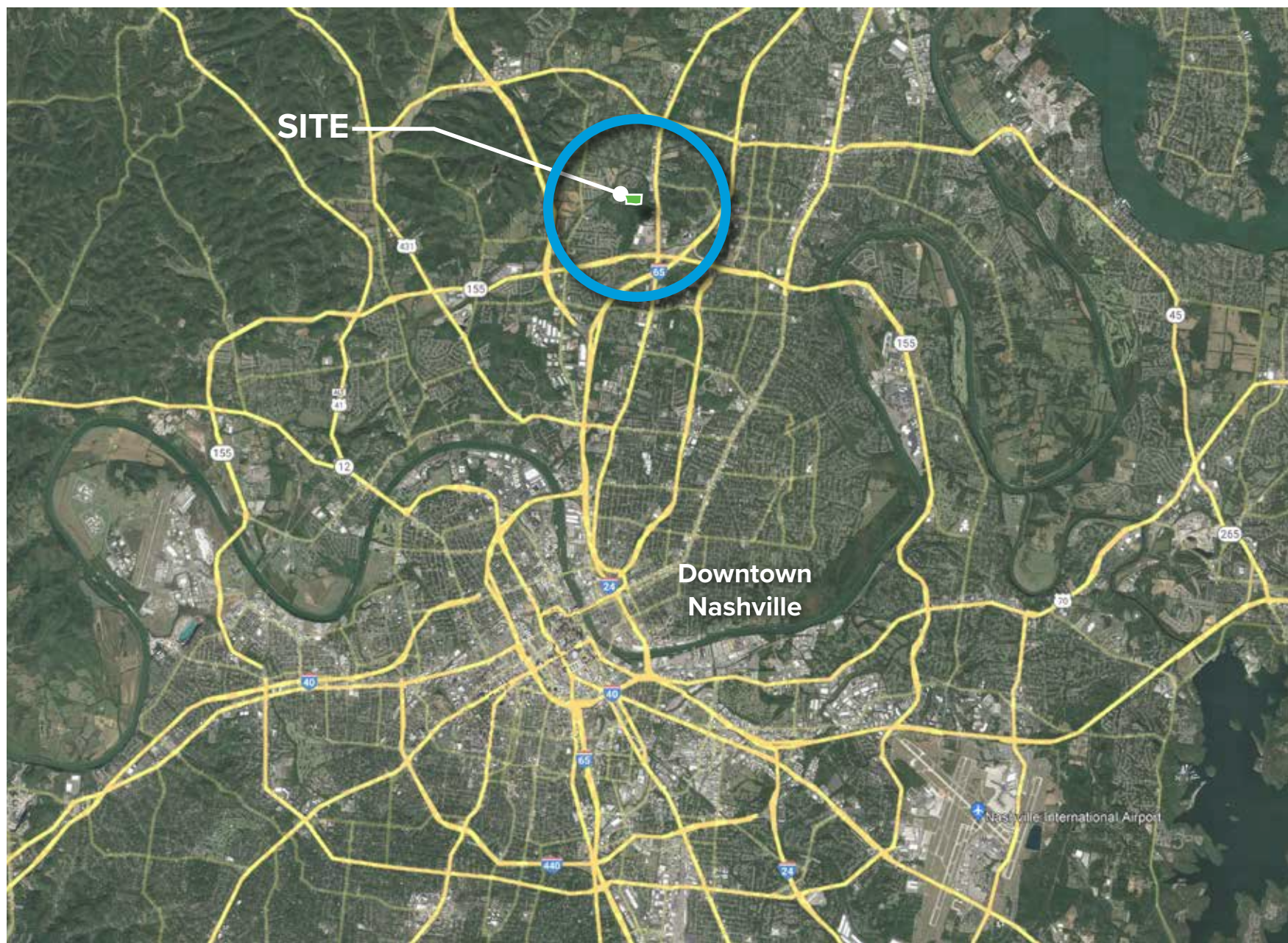
Project Information

SP Name:	Mulberry Downs
Case No:	2022SP-014-001
Council District:	03
Council Member:	Jennifer Gamble
Parcel Owner Address:	4509 Alcott Dr. C/O George T. Hicks Nashville, TN 37215
Owner of Record:	Sallier R. Hicks Family, LLC
Existing Zoning:	RS7.5
Proposed Fall Back Zoning:	RM9
Developer:	BBDB Investments, LLC 1000 Health Park Dr., Ste. 150 Brentwood, TN 37027 Darek Bell whiskeydarek@gmail.com
Civil Engineer:	Alfred Benesch & Company 401 Church St. Ste 1600 Nashville, TN 37219 April Andersen, PLA aandersen@benesch.com 615-370-6079

Note:
According to the FEMA FIRM MAP #47037C0119H, dated April 5, 2017, the project site is considered Zone X and is located outside the 500 year floodplain.

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval for the development of a multi-family residential project containing 149 townhomes as presented within the following plan documents.



Overall Vicinity



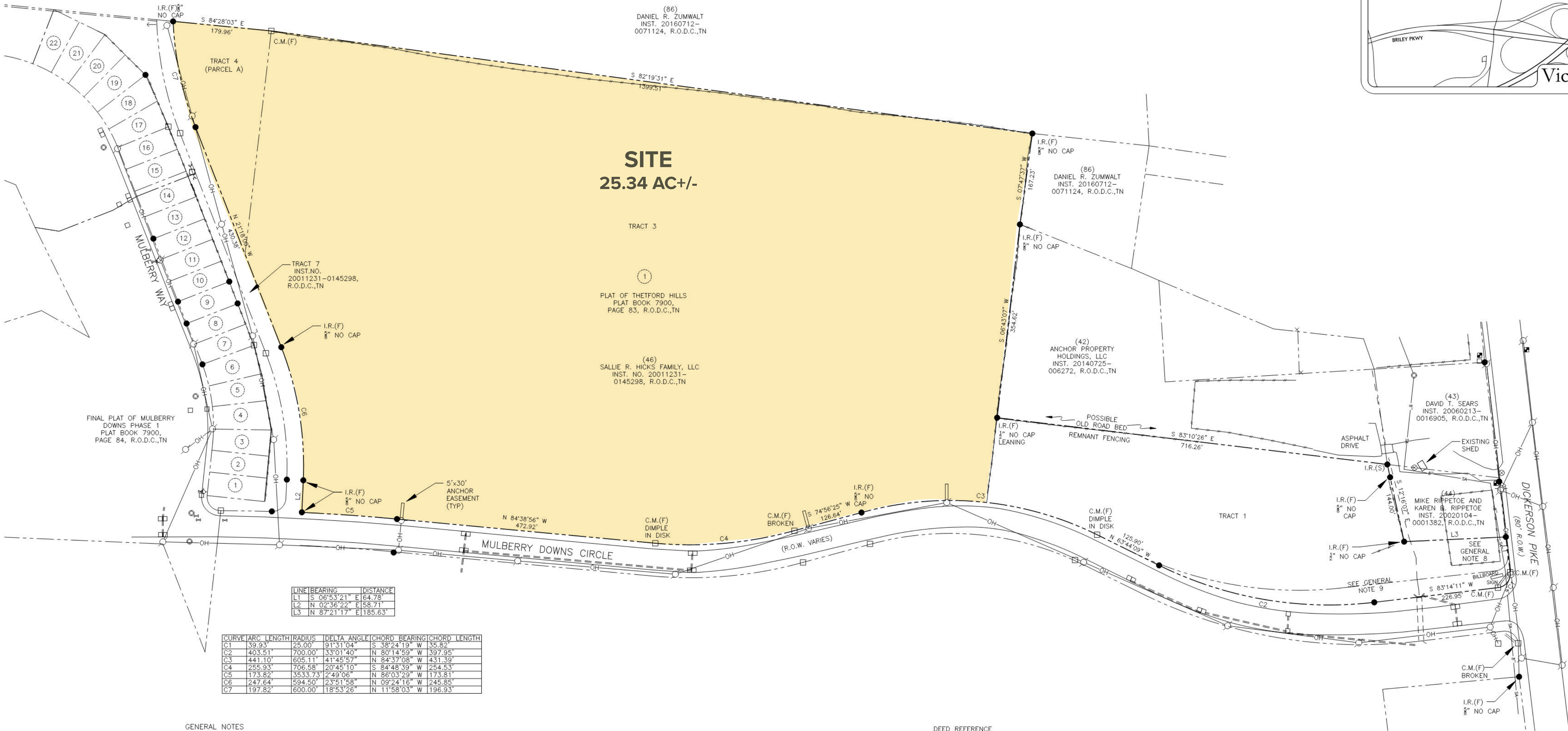
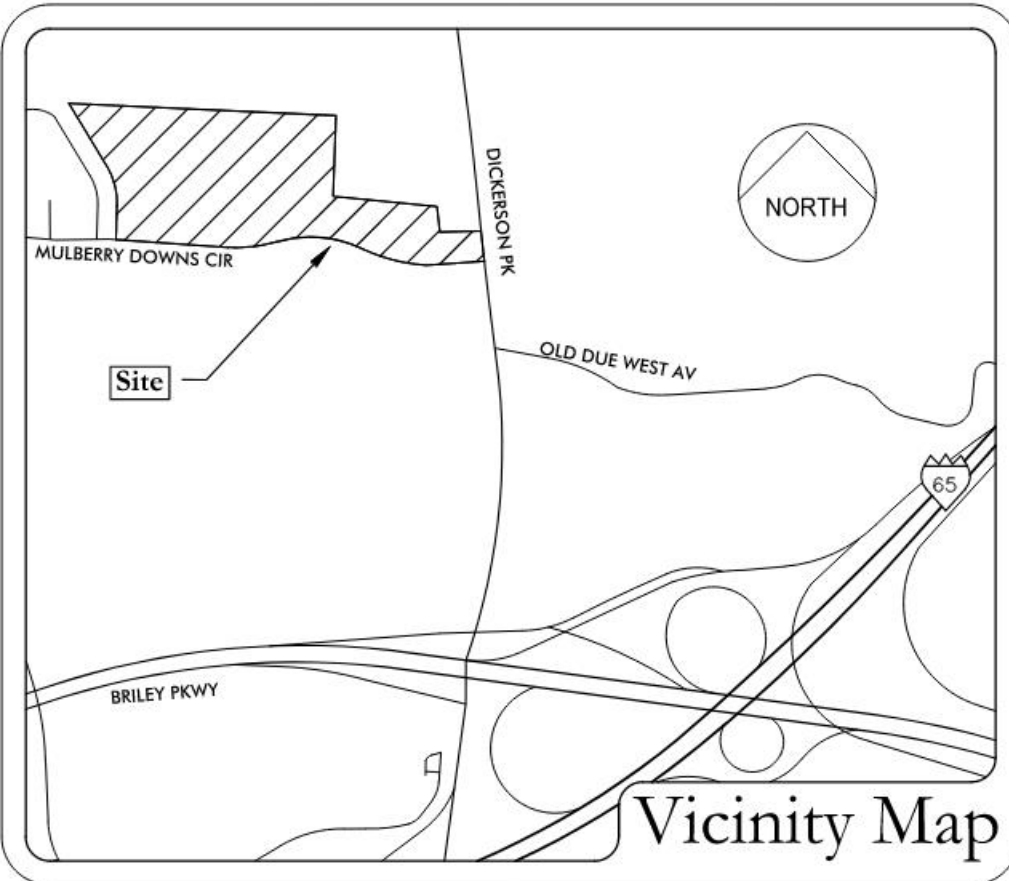
Site Location

General Plan Consistency

- Located just north of downtown Nashville within the T3-NE (T3 Suburban Neighborhood Evolving) Policy Area.
- T3-NE areas are intended to mimic surrounding suburban residential patterns while providing moderate-density residential neighborhoods that provide connectivity and sensitivity to the environment with creative building and site development techniques.
- Contains approximately 25.43 acres of land area.
- By continuing the public street connections from the neighboring development (Pineview Cottages), this site plan provides strong connectivity to the existing neighborhoods and the future commercial along Dickerson Pike.
- Sidewalks are provided along Mulberry Downs Circle at the property boundary. They will continue to Dickerson Pike once the remaining acreage of this parcel is developed.
- Areas of conservation have been considered and where possible, development averts these areas.

Existing Conditions - Boundary Survey

TOTAL AREA = 30.18 ACRES
= 1,314,723.0 S.F.



LINE	BEARING	DISTANCE
L1	S 06°53'21" E	64.78'
L2	N 02°36'22" E	58.71'
L3	N 87°21'17" E	185.63'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.93'	25.00'	91°31'04"	S 38°24'19" W	35.82'
C2	403.51'	700.00'	33°01'40"	N 80°14'59" W	397.95'
C3	441.10'	605.11'	41°45'57"	N 84°37'08" W	431.39'
C4	255.93'	706.58'	20°45'10"	S 84°48'39" W	254.53'
C5	173.82'	353.73'	2°49'06"	N 86°03'29" W	173.81'
C6	247.64'	594.50'	2°35'15"	N 09°24'16" W	245.85'
C7	197.82'	600.00'	18°53'26"	N 11°58'03" W	196.93'

GENERAL NOTES

- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
- DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0119 H. EFFECTIVE DATE: APRIL 5, 2017.
- UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
- BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CORS96 EPOCH2002].
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
- RIGHT OF WAY INFORMATION SHOWN ON DICKERSON PIKE (STATE ROUTE 11) WAS TAKEN FROM FEDERAL AID PROJECT NO. F-011-3(C) [FISCAL YEAR 1949] AS OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION. NO TAKING DOCUMENTS WERE FOUND BY SURVEYOR.
- FENCING IMPROVEMENTS ENCRDACH UPON SUBJECT PROPERTY. UNWRITTEN RIGHTS MAY EXIST.
- PLATTED GEOMETRY [AS RECORDED IN THE BOUNDARY PLAT AND R.O.W. DEDICATION OF THETFORD HILLS, OF RECORD IN PLAT BOOK 7900, PAGE 83, R.O.D.C.,TN] DIFFERS SIGNIFICANTLY FROM THE BUILT LOCATION AND RECOVERED MONUMENTS ALONG MULBERRY DOWNS CIRCLE.
- A BILLBOARD EXISTS ON THE SUBJECT PROPERTY-SHOWN LOCATION IS APPROXIMATE. NO EASEMENT DOCUMENT FOUND.
- A BRICK SIGN AND LANDSCAPE EASEMENT EXISTS NEAR THE INTERSECTION OF MULBERRY DOWNS CIRCLE AND DICKERSON PIKE. SHOWN LOCATION IS APPROXIMATE.
- A SANITARY SEWER LINE MAY CROSS THE FRONT OF THE SUBJECT PROPERTY ALONG DICKERSON PIKE. NO MANHOLES WERE RECOVERED AT THE TIME OF SURVEY AND NO EASEMENT DOCUMENTS WERE FOUND BY SURVEYOR.

LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
CMP	CORRUGATED METAL PIPE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
ANCHOR	
ELECTRIC METER	
POWER POLE	
SANITARY MANHOLE	
INLET	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
LOT NUMBER	
PARCEL NUMBER	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
DRAINAGE DITCH	
WATER LINE	
SANITARY LINE	

DEED REFERENCE
TO: SALLIE R. HICKS FAMILY, LLC C/O GEORGE THOMAS HICKS, CHIEF MANAGER
RECORD: INSTRUMENT NO. 20011231-0145298, R.O.D.C., TENNESSEE

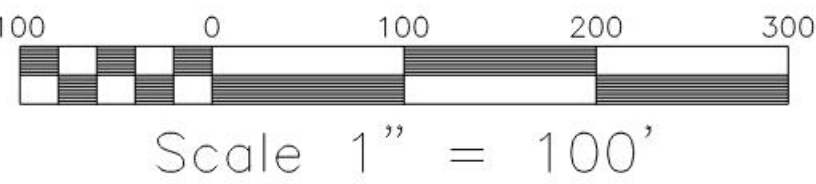
PLAT REFERENCE
FINAL PLAT OF THETFORD HILLS
RECORD: RECORD BOOK 7900, PAGE 83, R.O.D.C., TENNESSEE

TAX MAP REFERENCE
BEING: PARCEL 46 ON TAX MAP 0-50

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



CHRISTOPHER LYLE GOETZ TN RLS #2660
NOVEMBER 12, 2019
DATE



Boundary Survey

Being Parcel 46 on Tax Map 50
Nashville, Davidson County, Tennessee

Owner /Developer:

Sallie R. Hicks Family, LLC c/o
George Thomas Hicks, Chief Manager
4509 Alcott Drive
Nashville, TN 37215

Rev:
1: November 12, 2019

Date: November 12, 2019

Dale & Associates

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 14268.1

Sheet 1 of 1



Existing Conditions

- EXISTING CONDITIONS NOTES:
1. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
 2. BASE SURVEY INFORMATION PROVIDED BY METRO NASHVILLE DAVIDSON COUNTY GIS.
 3. BASE SURVEY INFORMATION COMPILED FROM AVAILABLE CITY AND COUNTY MAPPING PROVIDED BY OTHERS AND MAY NOT BE ACCURATE, COMPLETE OR CURRENT.

EXISTING CONDITIONS KEY

AREA OF CONSERVATION



Site Plan

SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION	
PARCEL NUMBER ID:	A PORTION OF 0500004600
COUNCIL DISTRICT:	03
COUNCIL MEMBER:	JENNIFER GAMBLE
PARCEL OWNER:	SALLIER R. HICKS FAMILY, LLC
ADDRESS:	4509 ALCOTT DR. C/O
CITY, STATE:	NASHVILLE, TN 37215
SP NAME:	MULBERRY DOWNS
SP CASE NUMBER:	2022SP-014-001
REVISION DATE:	03-15-2022
EXISTING ZONING:	RS7.5
FALL BACK ZONING:	RM9
APPLICANT:	ALFRED BENESCH & COMPANY
ADDRESS:	401 CHURCH STREET, SUITE 1600
CITY, STATE:	NASHVILLE, TN 37219
PHONE NO.:	(615) 370-6079
CONTACT NAME:	APRIL ANDERSEN, PLA
EMAIL ADDRESS:	aandersen@benesch.com
FEMA MAP:	FLOOD ZONE (ZONE X) 47037C0119H (APRIL 5, 2017)
SITE DATA	
LAND USE:	MULTI-FAMILY RESIDENTIAL
PROHIBITED USES:	SHORT-TERM RENTAL PROPERTY, OWNER OCCUPIED SHORT-TERM RENTAL PROPERTY, NOT OWNER OCCUPIED
EXISTING ACREAGE:	30.76
PROPOSED ACREAGE:	25.43
DENSITY:	5.86 UNITS/ACRE
NUMBER OF UNITS:	149
MAX BUILDING HEIGHT:	3 STORIES
BUILDING FOOTPRINT AREA:	143,112 SQFT
MAX ALLOWED FLOOR AREA RATIO (FAR):	.60
MAX. ALLOWED IMPERVIOUS SURFACE RATIO:	.70

SETBACKS:	
PUBLIC STREET FRONT (MULBERRY DOWNS):	20 FT
PUBLIC STREET FRONT (INTERNAL STREETS):	15 FT
REAR:	20 FT
SIDE:	10 FT

PARKING:	
REQUIRED:	298 TOTAL SPACES (2 / UNIT)
PROPOSED:	149 GARAGE PARKED SPACES 149 PRIVATE SURFACED PARKED SPACES 64 GUEST PARKING SPACES 20 CLUBHOUSE SPACES 382 TOTAL SPACES (2.43/UNIT)

LANDSCAPING BUFFER:	
RM9 TO R10 - TYPE B BUFFER - 20 FT	

SP NOTES:

- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 149 TOWN HOME UNITS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ACCORDING TO THE FEMA FIRM MAP #47037C0119H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.
- IT IS ANTICIPATED THAT INDIVIDUAL 96 GALLON CONTAINERS FOR TRASH AND RECYCLING REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- 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 RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUESTED OR APPLICATION.
- 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. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- A FULL LANDSCAPE PLAN WILL BE REQUIRED AT FINAL SP.
- PROVIDED AT FINAL SP, RE-STRIPING OF THE EASTBOUND APPROACH OF MULBERRY DOWNS CIRCLE AT DICKERSON PIKE TO INCLUDE LEFT AND RIGHT TURN LANES AND ONE RECEIVING LANE.



SP DESIGN STANDARD NOTES:

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

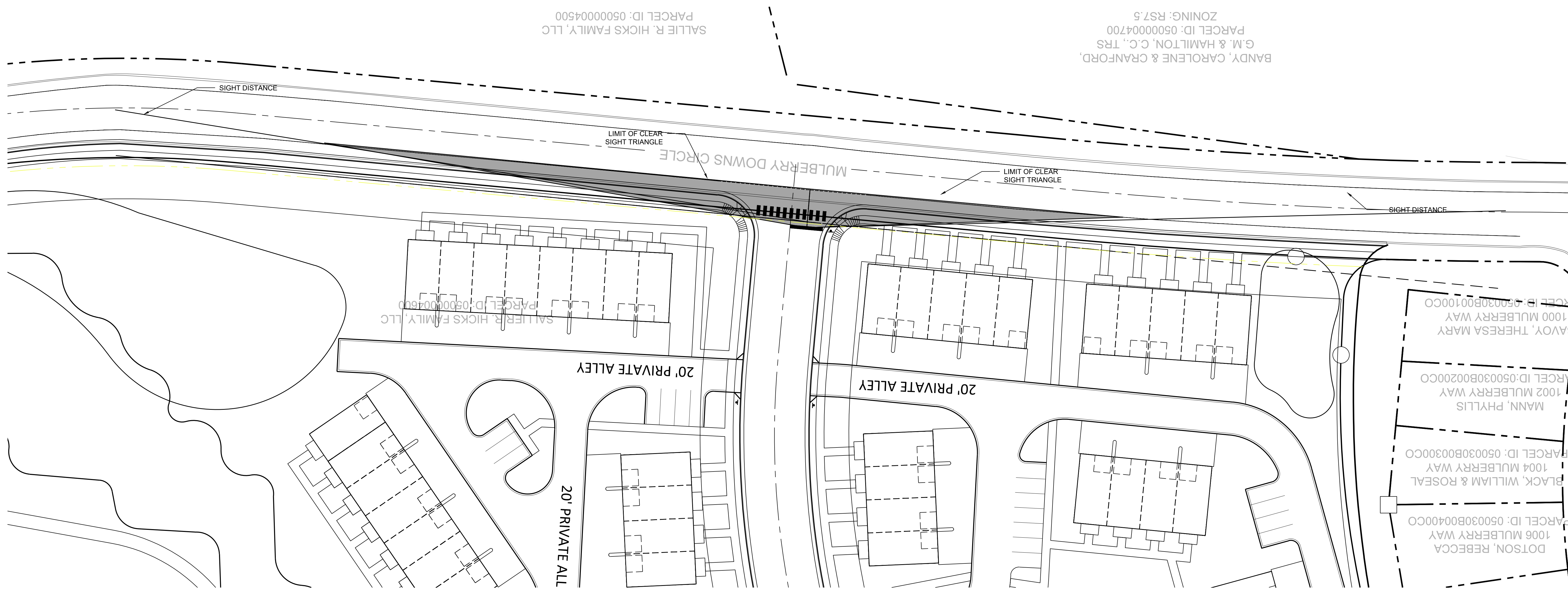
PLAN KEY

- 1 CONSERVATION / STEEP SLOPES
- 2 WATER QUALITY / DETENTION
- 3 FUTURE CONNECTIONS
- 4 65' x 80' CLUB HOUSE AMENITY POOL & AMENITIES DECK
- 5 MAIL KIOSK
- 6 TYPE 'B' LANDSCAPE BUFFER
- 7 GUEST PARKING
- 8 CLUBHOUSE PARKING
- 9 BICYCLE PARKING (8 SPACES)
- 10 8FT WALKING TRAIL
- 11 DEDICATED R.O.W. LINE

SEE SHEET 6 FOR SIGHT DISTANCE EXHIBIT

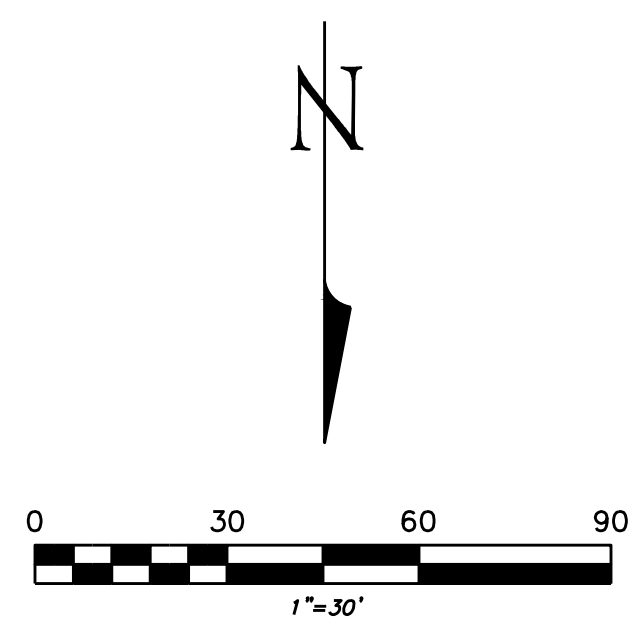


Sight Distance Exhibit



SIGHT DISTANCE NOTES:

1. SIGHT DISTANCE HAS BEEN ANALYZED PER TDOT RD11-SD-3. DISTANCES HAVE BEEN CALCULATED USING 2 LANE UNDIVIDED ROADWAY AT 30 MPH WITH SU VEHICLES:
d=420', dL=295', dR=190'



1. 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.

