

PRELIMINARY SP

LIBERTY LANE MULTIFAMILY

MADISON, DAVIDSON COUNTY, TENNESSEE

2025SP-004-001
CATALYST PROJECT NO. 20240265
APRIL 23, 2025

SITE DATA

COUNCIL DISTRICT: 10
COUNCIL MEMBER: JENNIFER FRENSLEY-WEBB
TAX MAP: 26
PARCEL ID.: 02600007500, 02600002100, 02600007400 & 02600012300
SITE ADDRESS: 127, 131 & 135 LIBERTY LANE
MADISON, TN 37115
SITE ACREAGE: 4.93 AC. (214,116 FT²)
EXISTING ZONING: R10 & UN-ZONED
PROPOSED USE: SP
PROPOSED UNITS:
ONE BEDROOM: 120
TWO BEDROOM: 100
THREE BEDROOM: 20
TOTAL UNITS: 240
ALLOWED MAX. BUILDING HEIGHT: 5 STORIES IN 75' MAX
BUILDING STEP-BACK: NONE REQUIRED
MAX ALLOWABLE F.A.R.: 3.0
MAX ALLOWABLE I.S.R.: 0.9
SETBACKS:
SIDE: 0'
REAR: 20'
FRONT BUILD-TO-LINE: 0'-15'

REQUIRED PARKING RATIO: 1.2 SP / UNIT
PROVIDED PARKING: 379 SPACES / 240 UNITS (1.58 SP / UNIT)

REAR: FRANCES R GEORGE
135 LIBERTY LANE
MADISON, TN 37115

DORCAS BAIZE REVOCABLE TRUST
131 LIBERTY LANE
MADISON, TN 37115

GEORGE HOLLIS E. ETUX
127 LIBERTY LANE
MADISON, TN 37115

2106 GALLATIN, LLC
2106 GALLATIN PIKE
MADISON, TN 37115
(REMNANT TDOT PROPERTY)

DEVELOPER: HIGHLAND CAPITAL
ADDRESS: 73 WHITE BRIDGE RD. SUITE 103
NASHVILLE, TN 37205
CONTACT NAME: WYATT WOELJE
PHONE NO.: 731-313-9048
CONTACT E-MAIL ADDRESS: WYATT@HIGHLANDCPT.COM

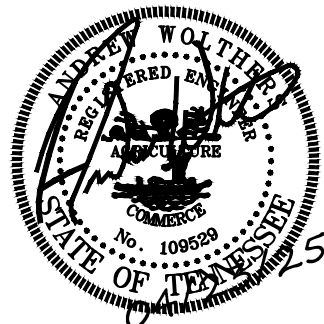
PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5100 TENNESSEE AVENUE
NASHVILLE, TN 37207
615-622-7200
PHONE NO.: ANDREW WOLTERS
CONTACT NAME: AWOLTERS@CATALYST-DG.COM
CONTACT E-MAIL ADDRESS:

RECORDED DOCUMENTS: PARCELS 026-00-0-074.00, 026-00-0-021.00, & 026-00-0-075.00, PLAT BOOK 3842 PAGE 191

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0137K, 6/20/2024, COMMUNITY NAME: METROPOLITAN GOVERNMENT OF NASHVILLE DAIVSON COUNTY.

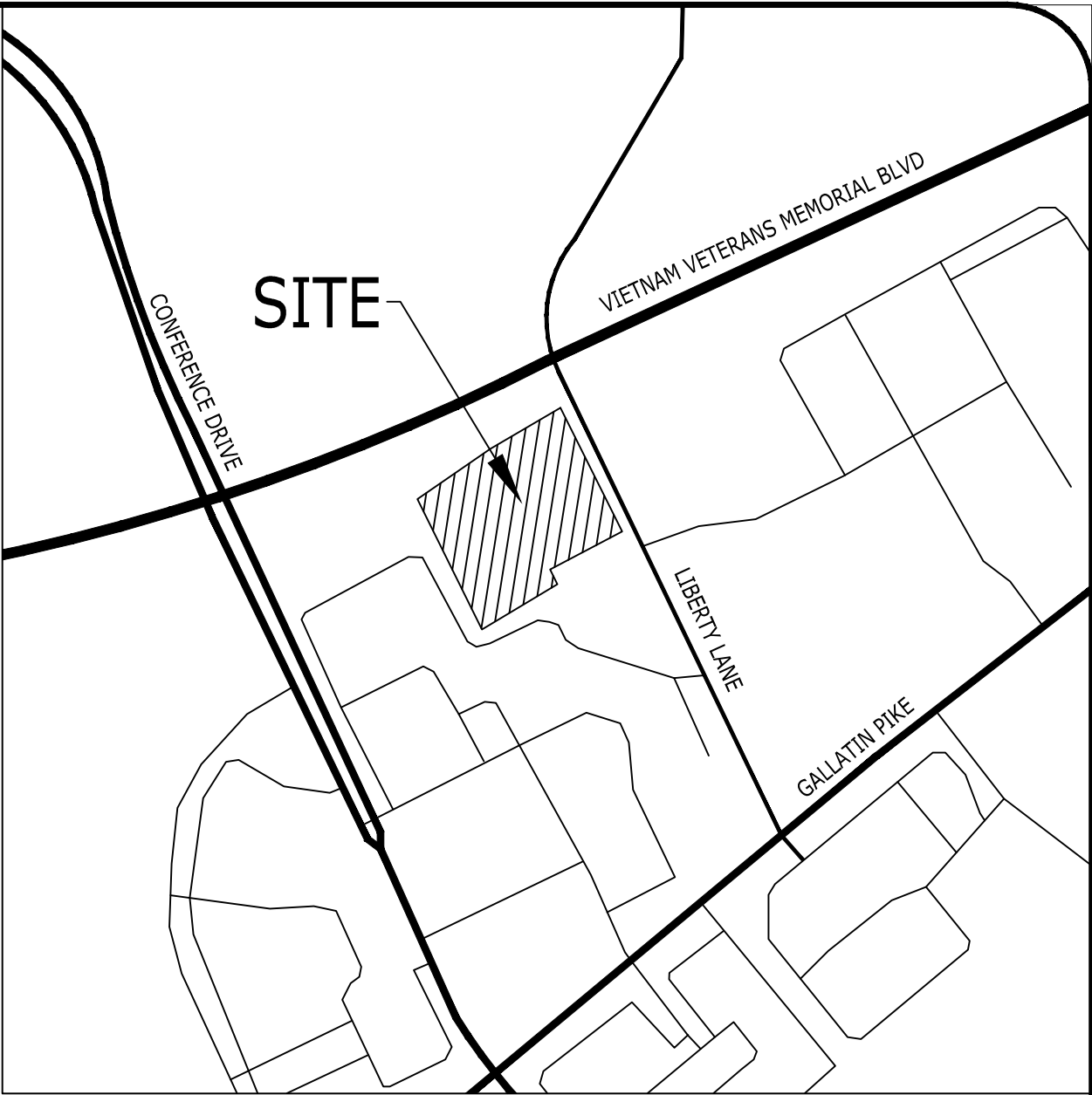
ARCHITECT
CONSORTIUM
PAUL BASS
PRINCIPAL ARCHITECT
615-570-2780
615-364-7621
PAULB@CONSORTIU4.COM
WWW.CONSORTI4.COM

PREPARED FOR
HIGHLAND CAPITAL
73 WHITE BRIDGE RD. SUITE 103
NASHVILLE, TN 37205



CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN
A000	CONCEPTUAL SITE PLAN
A001	FLOOR PLAN AXONOMETRIC VIEWS BY LEVEL
A002	SITE PERSPECTIVES & CONCEPT IMAGES
A003	TYPICAL BUILDING 'A' FLOOR PLANS & AXONOMETRICS

GENERAL PLAN CONSISTENCY
LIBERTY LANE RESIDENTIAL IS PROPOSED TO BE CONSISTENT WITH THE TS REGIONAL CENTER (TS RC) POLICY. THE DEVELOPMENT PROPOSES A RESIDENTIAL DEVELOPMENT WHICH IS CONSISTENT WITH MUG-A-NS ZONING AND THE DEVELOPMENT GOALS OF THE POLICY PLAN.

SPECIFIC PLAN (SP) STANDARDS

- THE PURPOSE OF THIS SP IS TO PERMIT UP TO 240 MULTIFAMILY RESIDENTIAL UNITS WITH SUPPORTING AMENITY SPACE AND PARKING.
- BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF. 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 MUG-A-NS ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- PRIMARY ACCESS TO BE FROM LIBERTY LANE. EMERGENCY ACCESS WITH GATED ENTRY/EXIT TO BE PROVIDED THROUGH THE ADJACENT COMMERCIAL PARCELS AT 2106 GALLATIN PIKE VIA RECORDED ACCESS EASEMENTS PRIOR TO APPROVAL OF BUILDING PERMITS.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS SP SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA HTTP://WWW.ADA.GOV. U.S. JUSTICE DEPT.
- 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 THE DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE AND MINIMUM 40% GLAZING FOR GROUND-FLOOR UNITS, 25% FOR RESIDENTIAL USES. WINDOWS SHALL BE VERTICALLY ORIENTED AT 1:5:1 OR GREATER. ALL OTHER APPLICABLE DESIGN STANDARDS FROM TABLE 17.12.020D, NOTE 3 OF THE ZONING CODE SHALL APPLY.
- THE FALLBACK ZONING WILL BE MUG-A-NS.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS CONSTRUCTED IN CONFORMANCE WITH METRO TDOT DESIGN STANDARDS. ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE PER THE MCSP 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.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
- ALL PARKING WILL BE PROVIDED PER THE REQUIRED RATIO SHOWN IN THE SITE DATA TABLE, WITH DIMENSIONAL REQUIREMENTS PER THE METRO ZONING CODE.
- THE PRIMARY SITE ACCESS SHALL BE FROM LIBERTY LANE AND SHOULD ALIGN WITH THE EXISTING HOTEL DRIVEWAY; TO BE CONFIRMED BY MMTA AT TIME OF FINAL SP.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- 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.

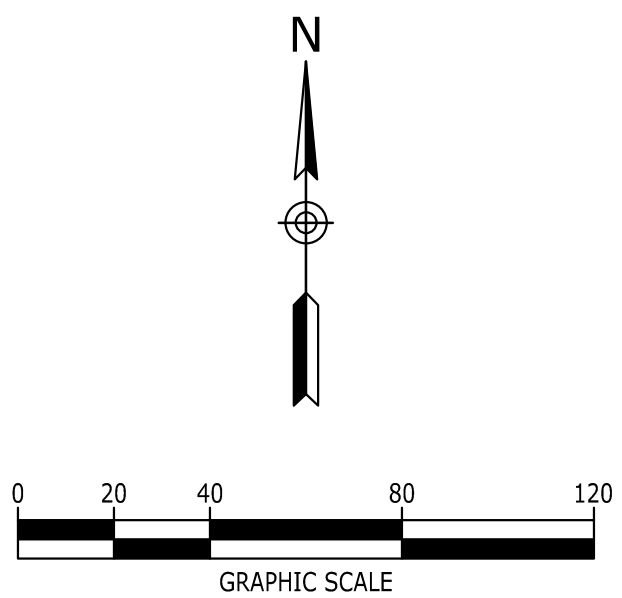
COVER SHEET

C0.0



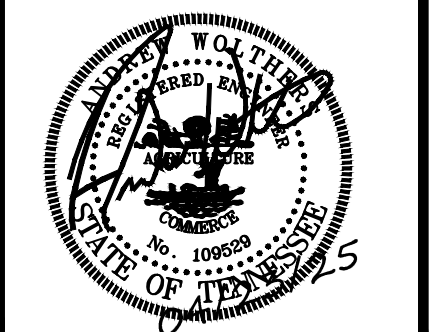
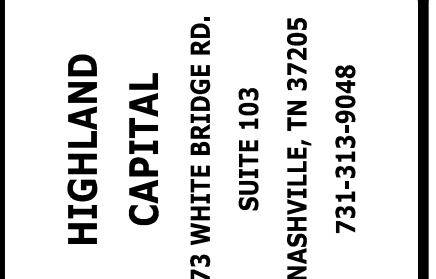
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LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	



[illegible]

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0137X OF THE FEMA FLOOD INSURANCE MAPS FOR DAVIDSON COUNTY, TENNESSEE DATED 6/20/2024.
2. 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 SERVICE.
3. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PRINCIPLE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER AQUIFAC/COMMENTS ONLY. THE FINAL LOT CONT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
6. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.



PRELIMINARY SP

LIBERTY LANE MULTIFAMILY

127, 131 & 135 LIBERTY LANE
MADISON, TENNESSEE, 37115
DAVIDSON

[illegible]

DRAWING TITLE

GRADING, DRAINAGE
& UTILITY PLAN

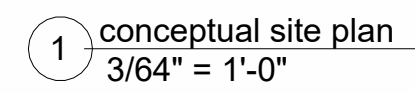
PROJECT NUMBER	20240265
DRAWING NUMBER	

C3.0



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INNOVAT
INSPIRE

ient:

liberty lane llc

shale / tennessee

project:

12/ liberty

252-unit multi-family development
127 liberty lane || madison, tennessee 37115

04.05.2025

date: 04.05.2025
project no.: c25001.00

conceptual
site plan

a000

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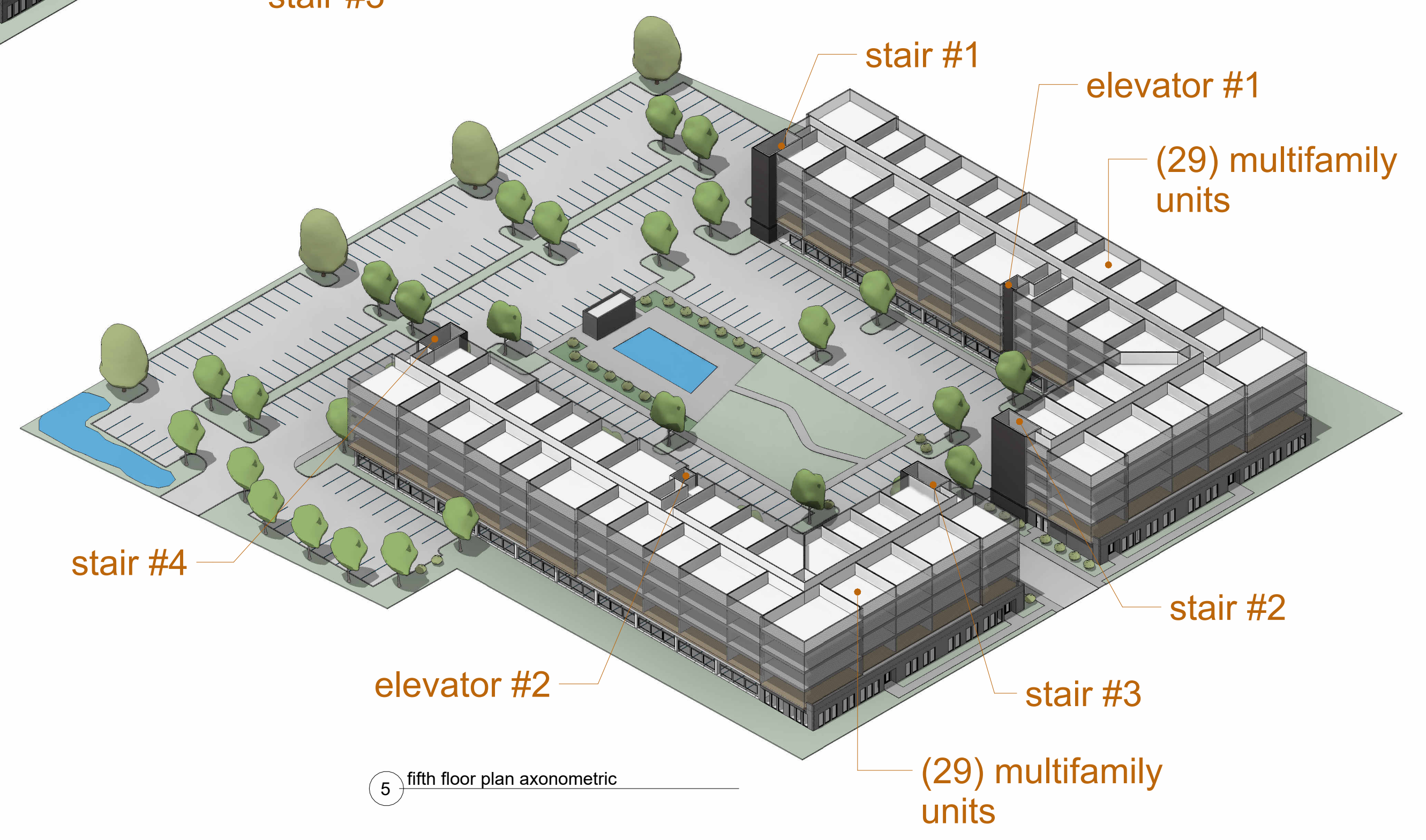
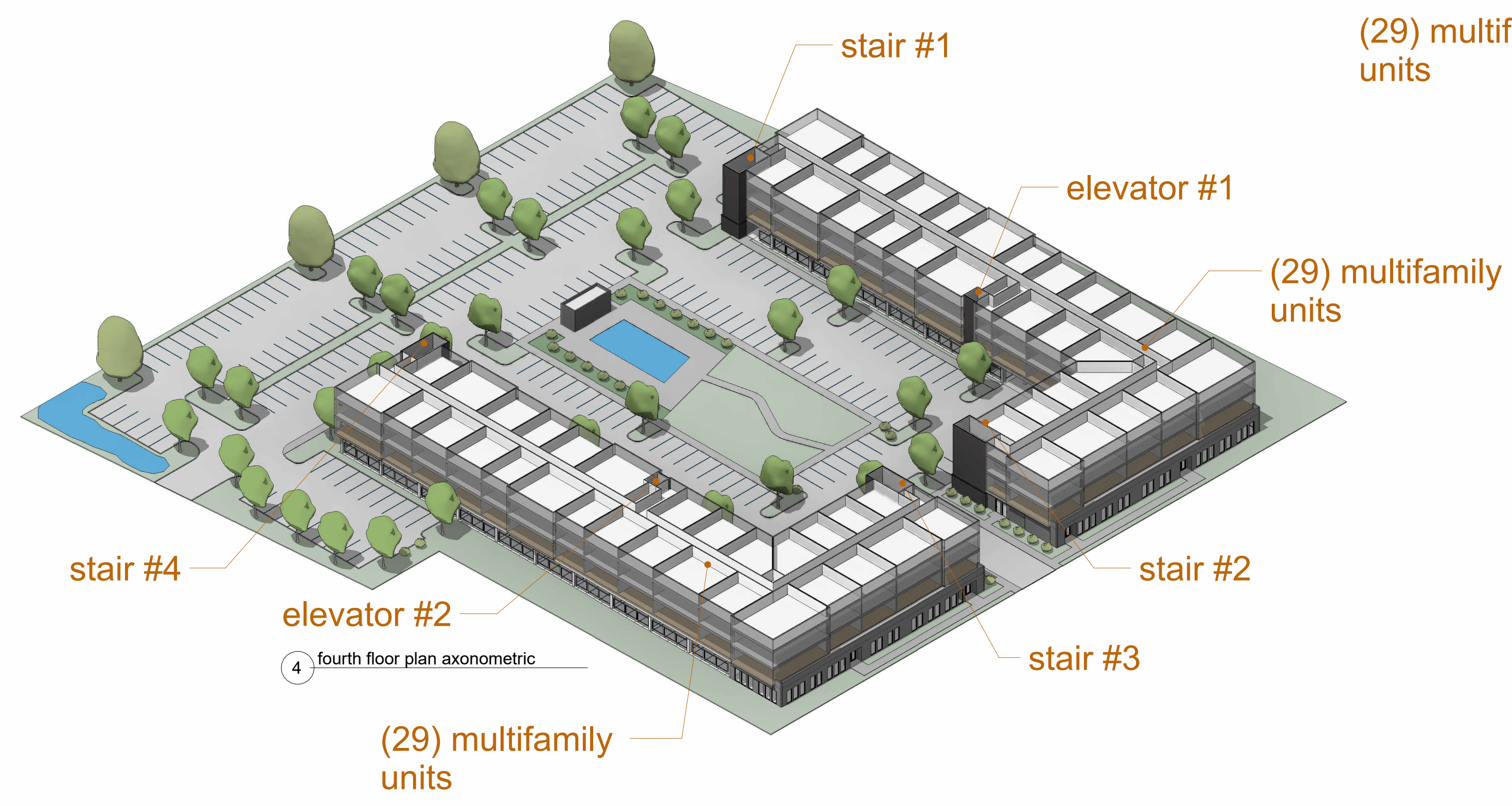
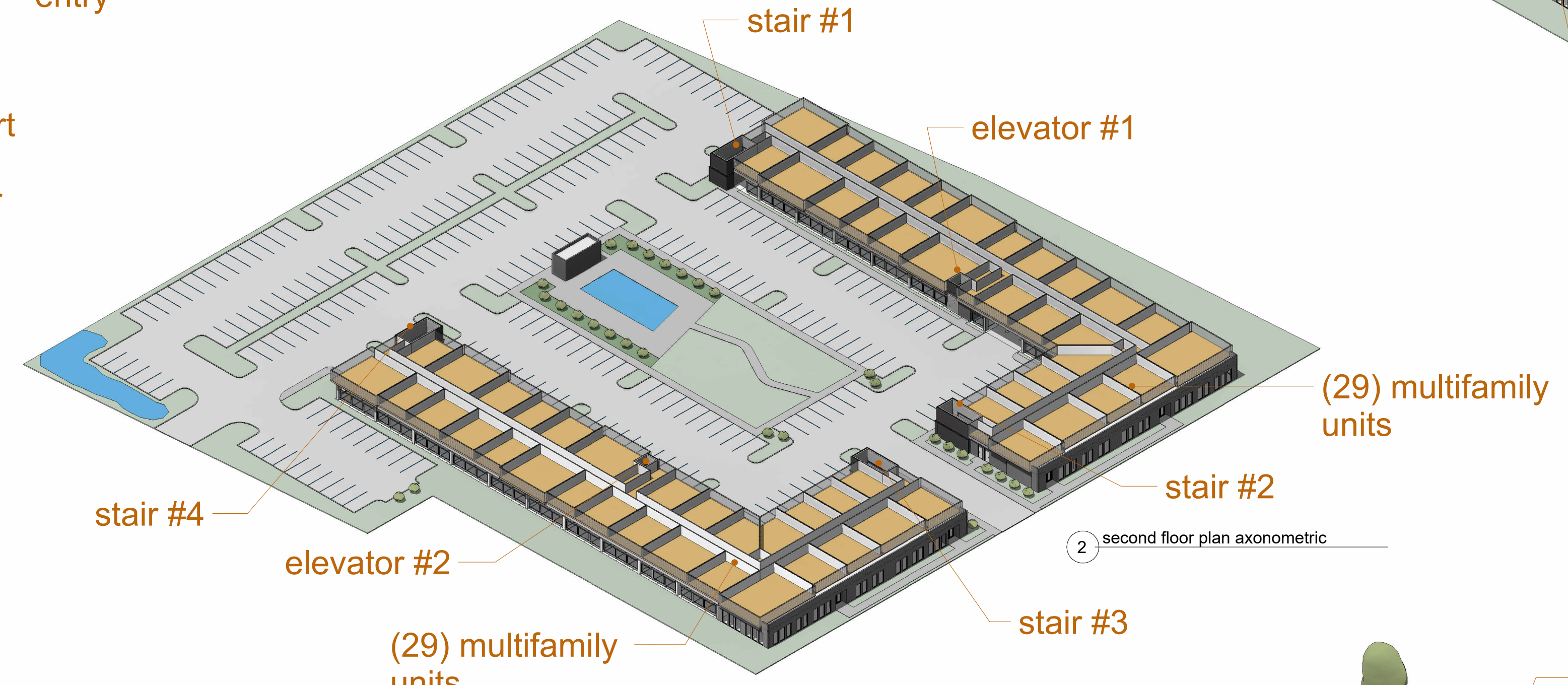
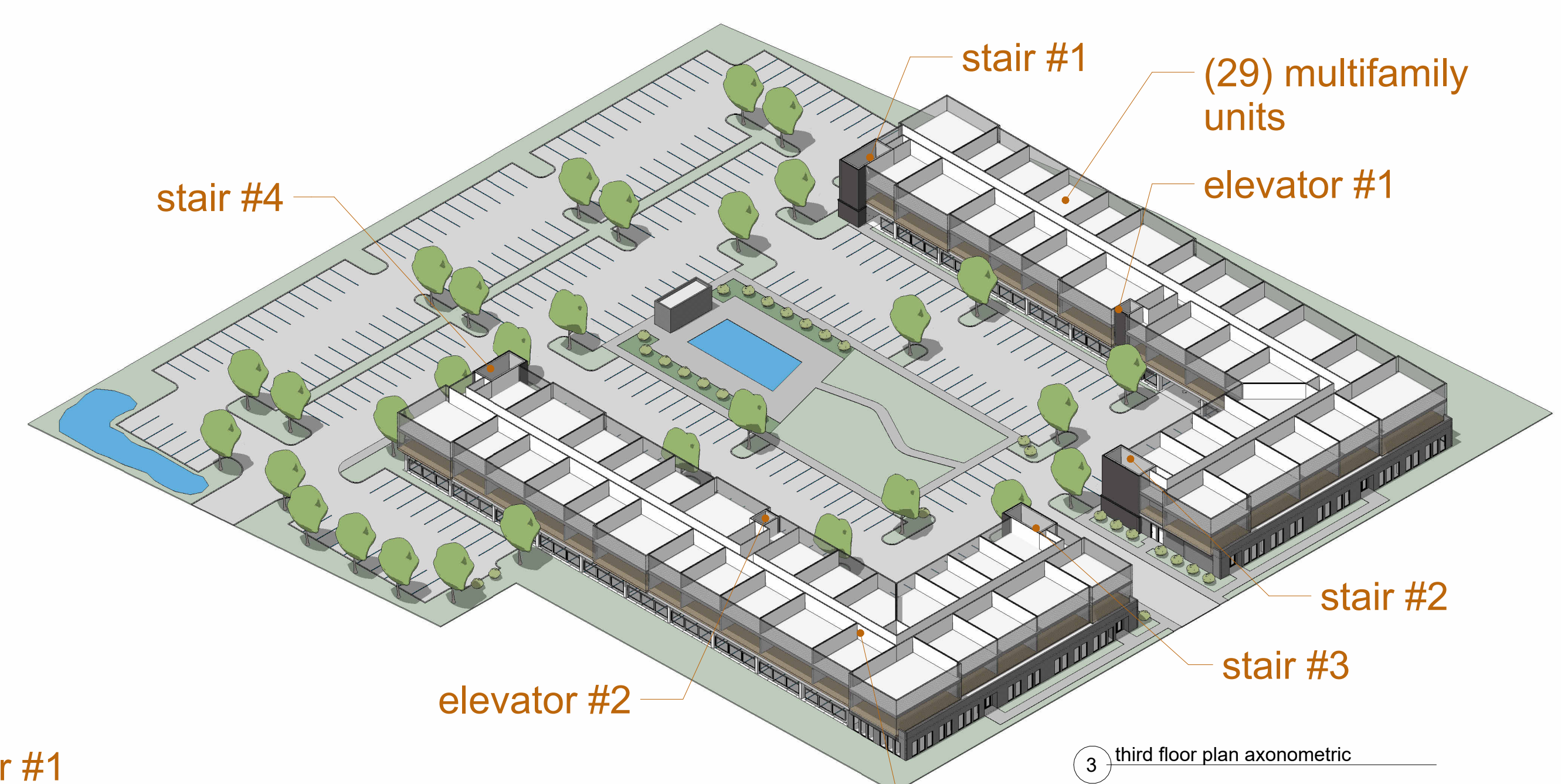
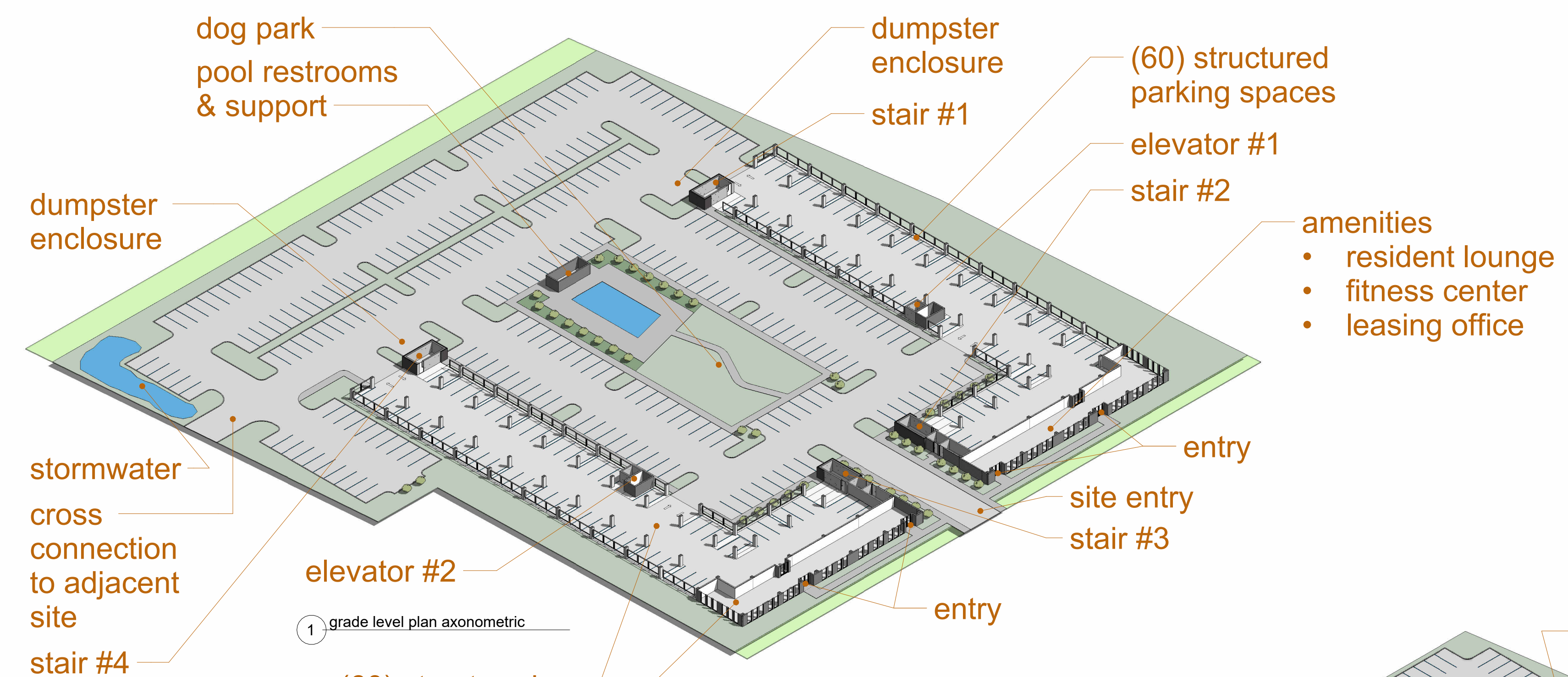
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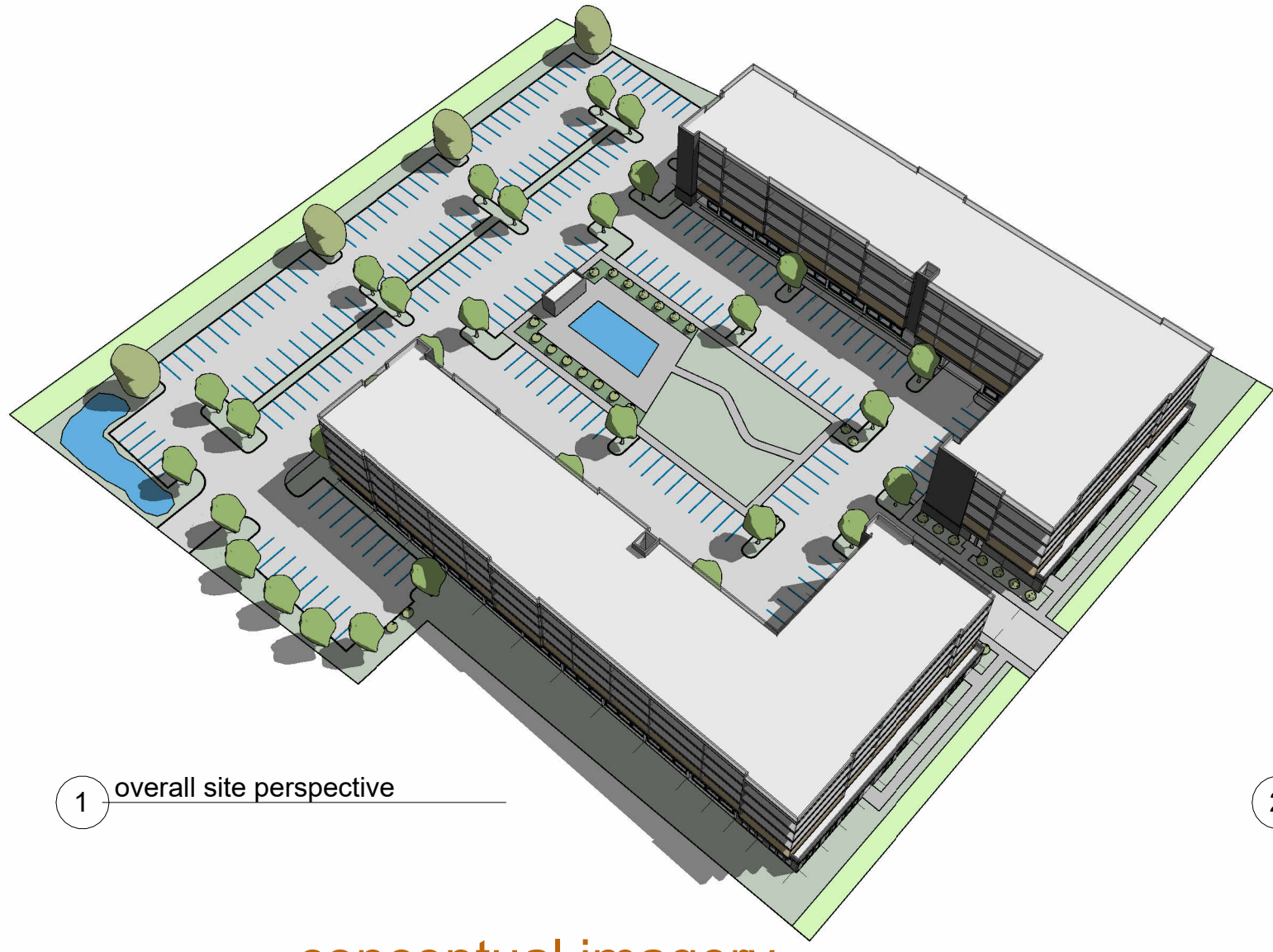
revisions	
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date: 04.05.2025
project no.: c25001.00

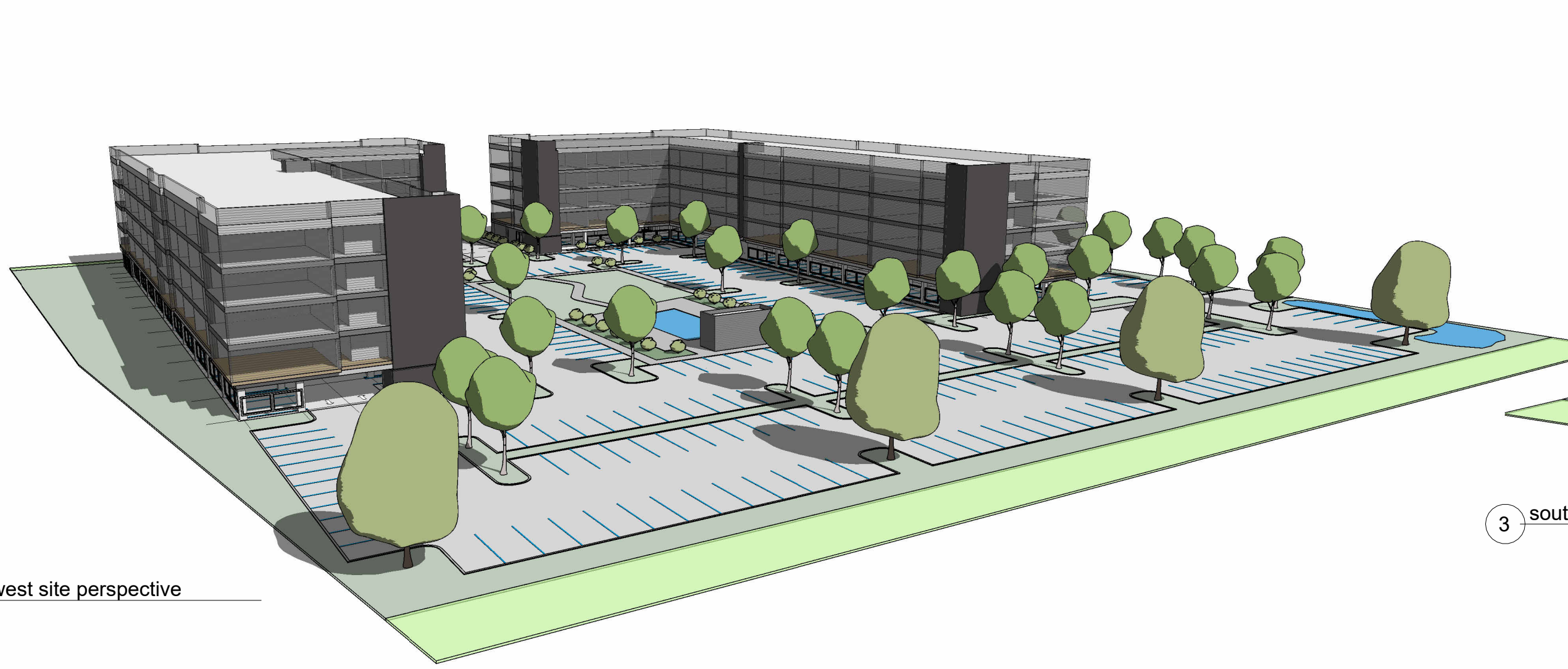
floor plan
axonometric
views by level

a001





1 overall site perspective



2 northwest site perspective



3 southwest plan perspective

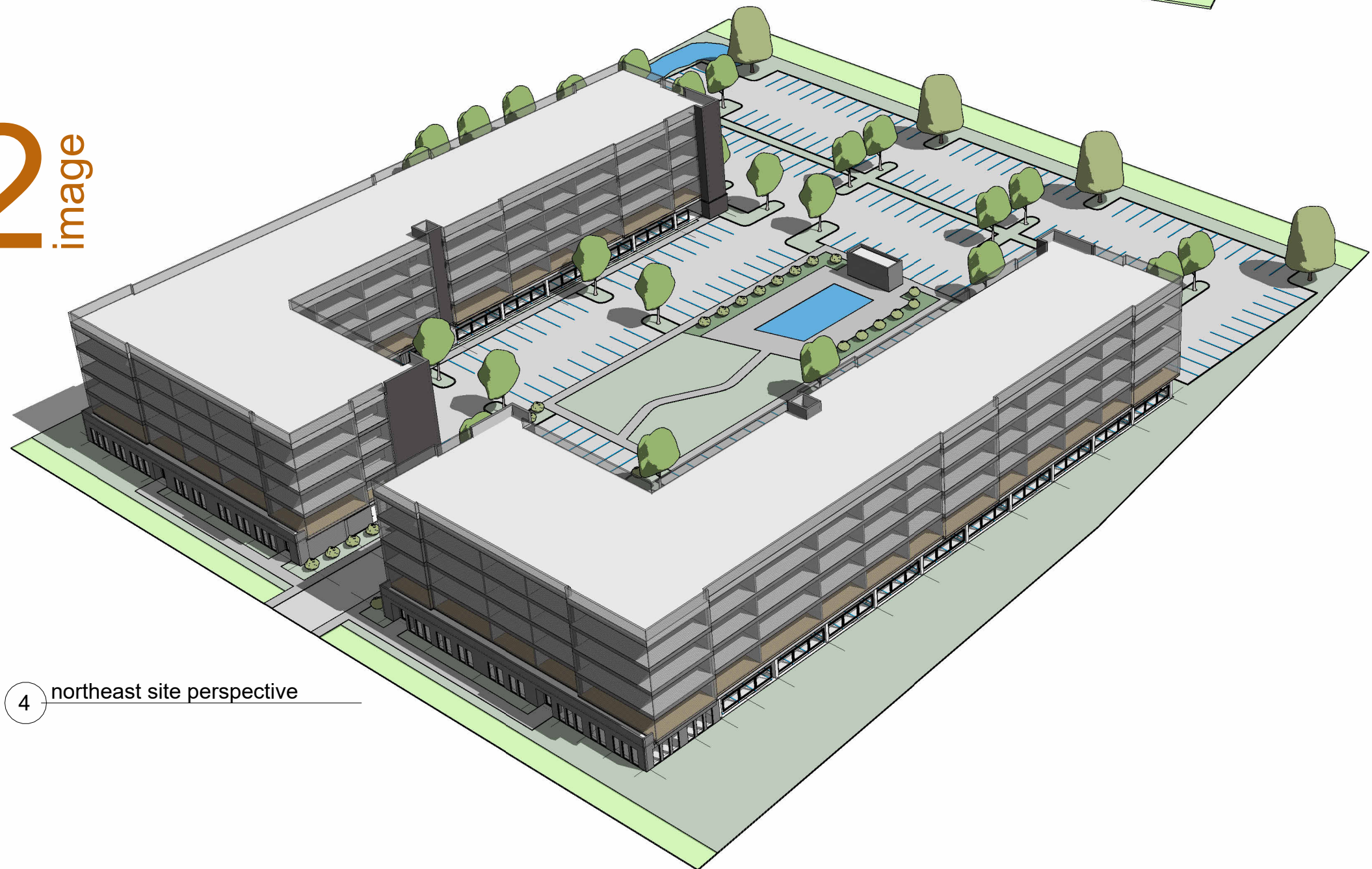
conceptual imagery



1 image



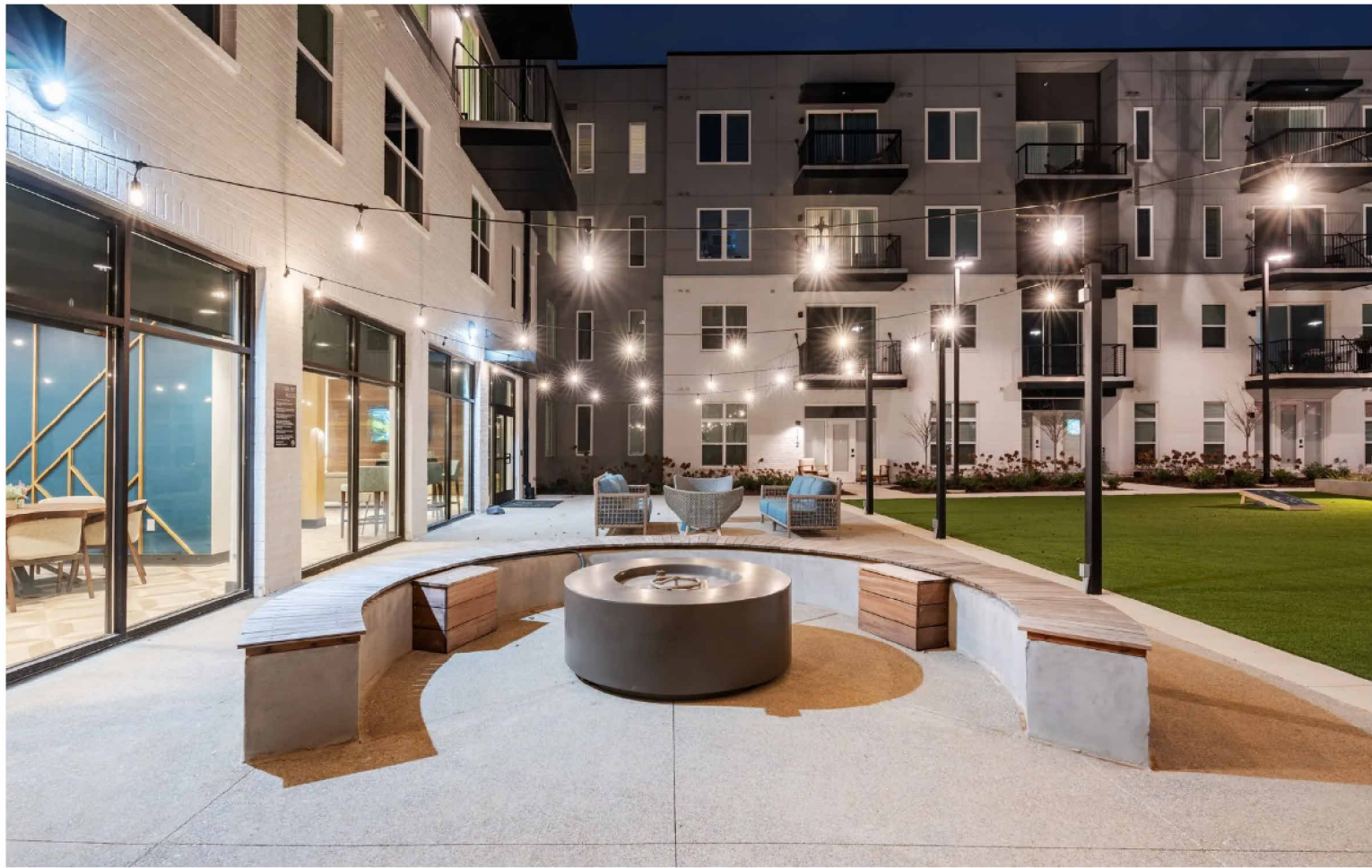
2 image



4 northeast site perspective



3 image



4 image



5 image



6 image



7 image



8 image
garage screening | image

client:

liberty lane llc

nashville | tennessee

project:

127 liberty

232-unit multifamily development
127 liberty lane || madison, tennessee 37115

revisions



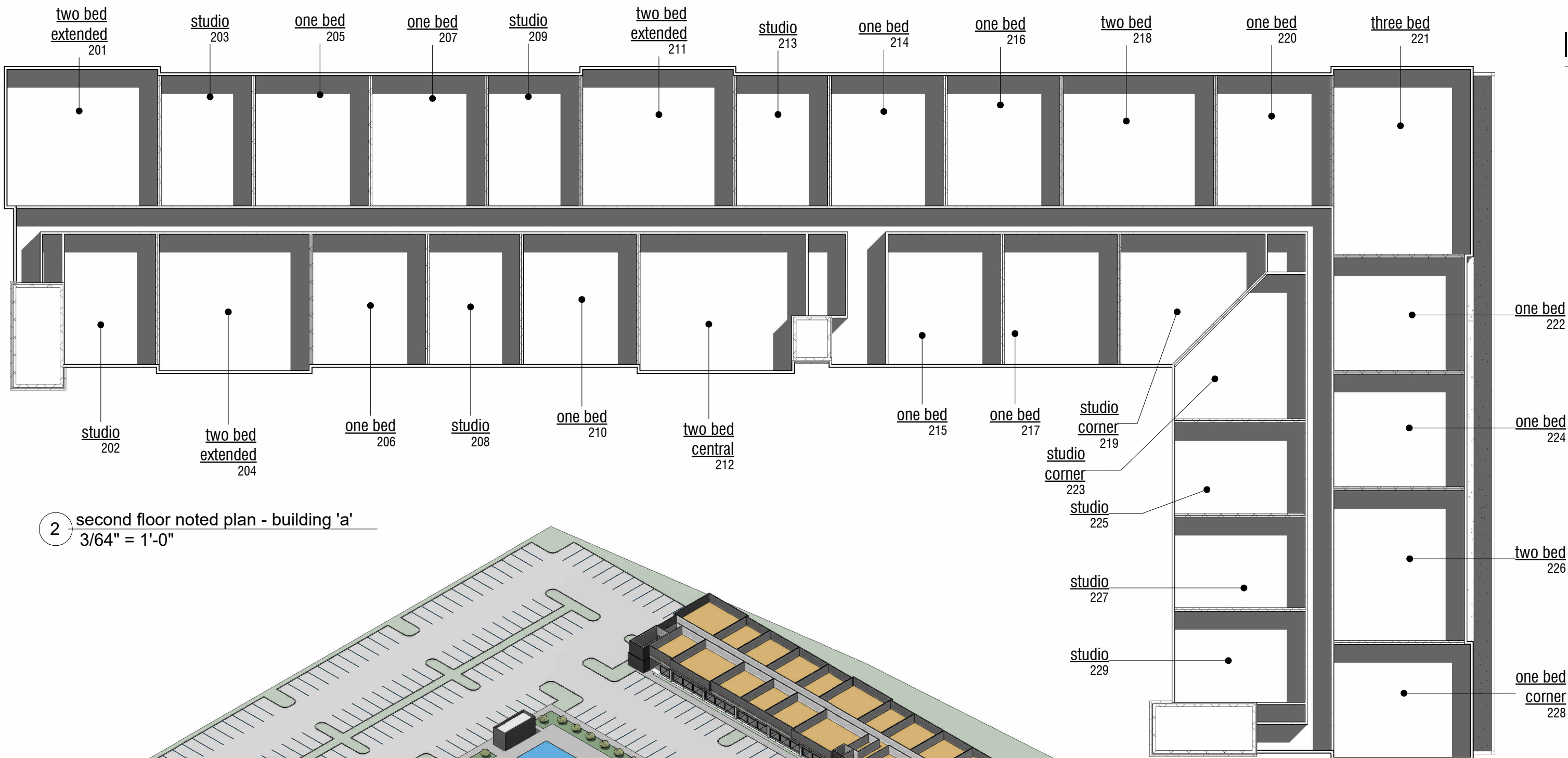
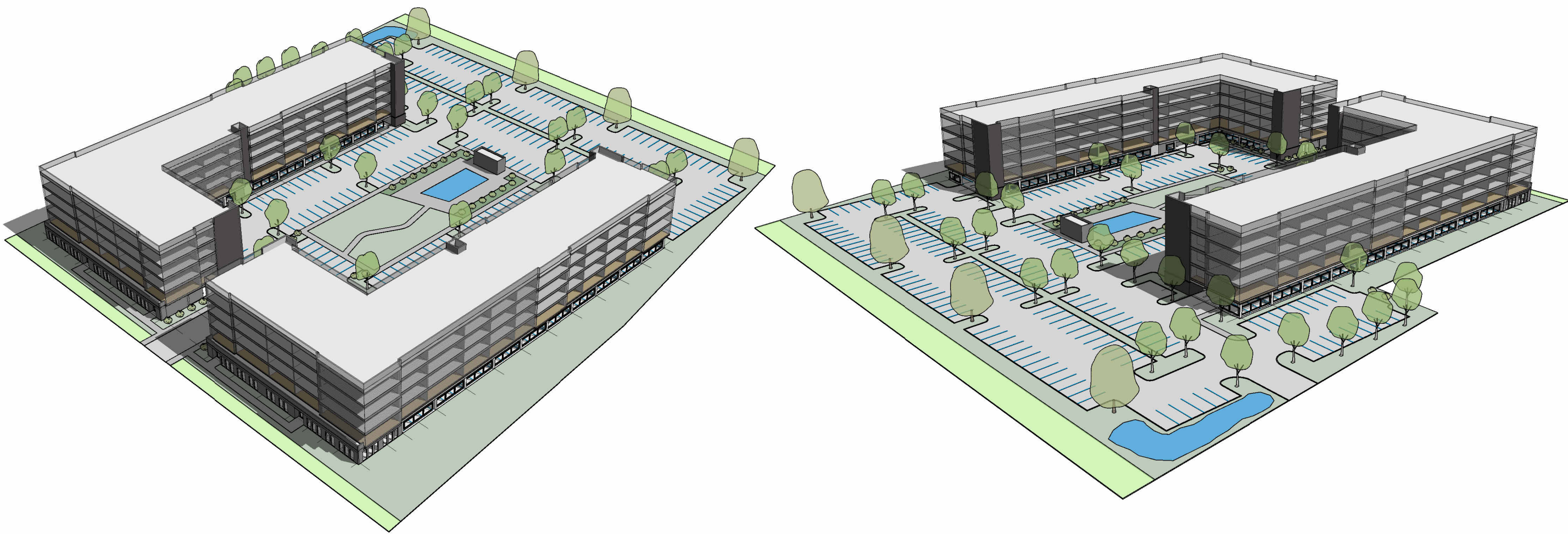
date: 04.05.2025
project no.: c25001.00

typical
building 'a'
floor plans &
axonometrics

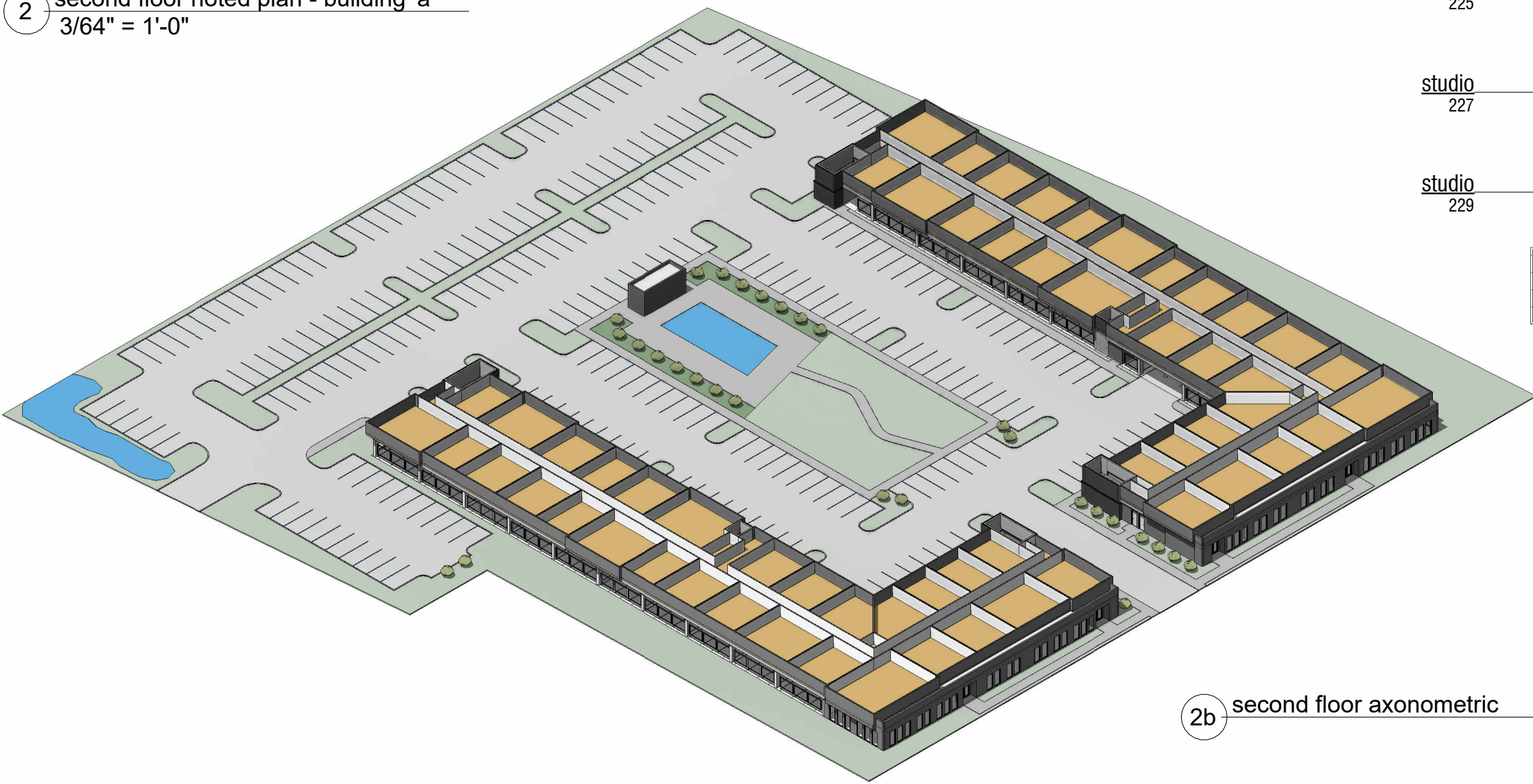
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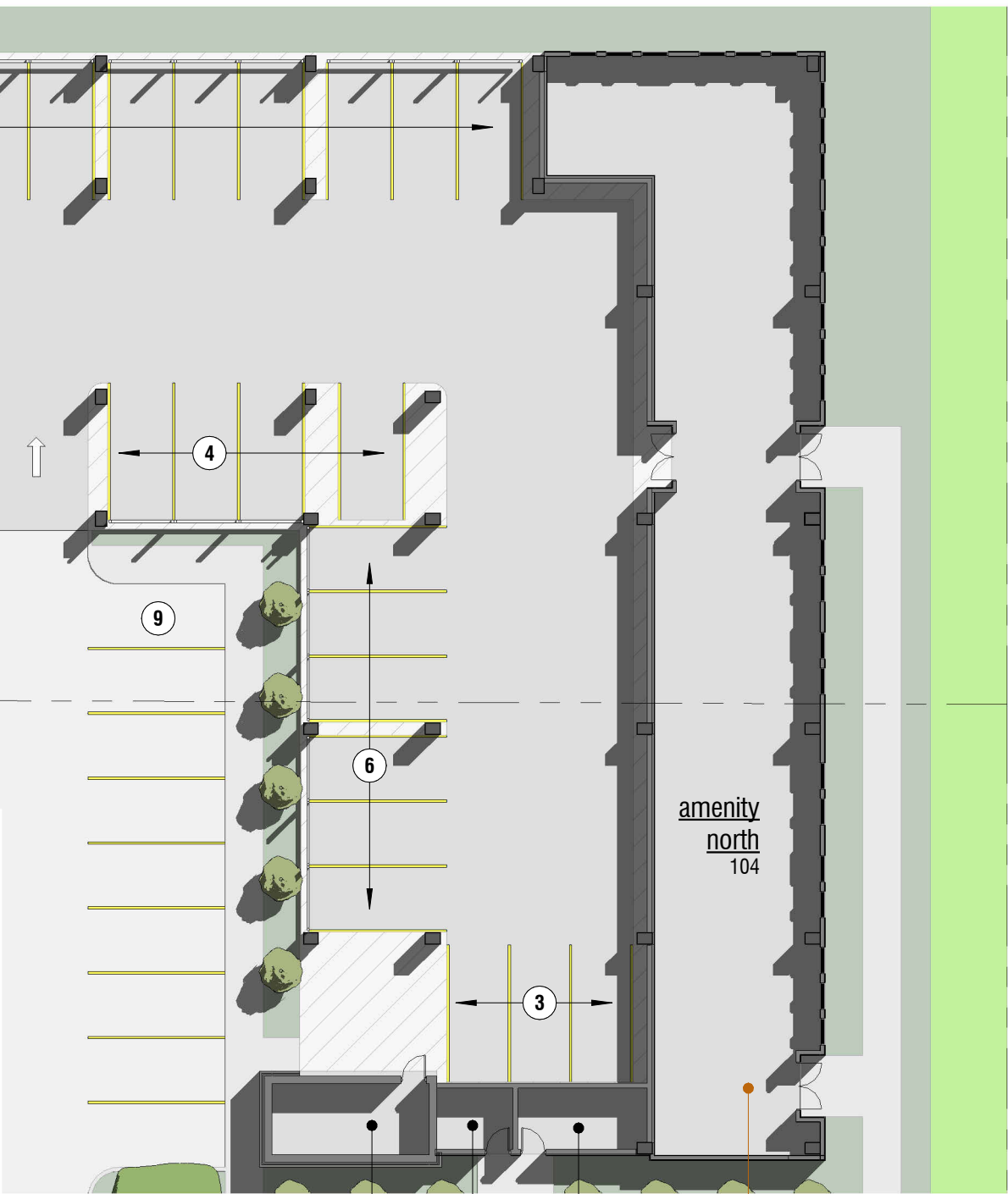
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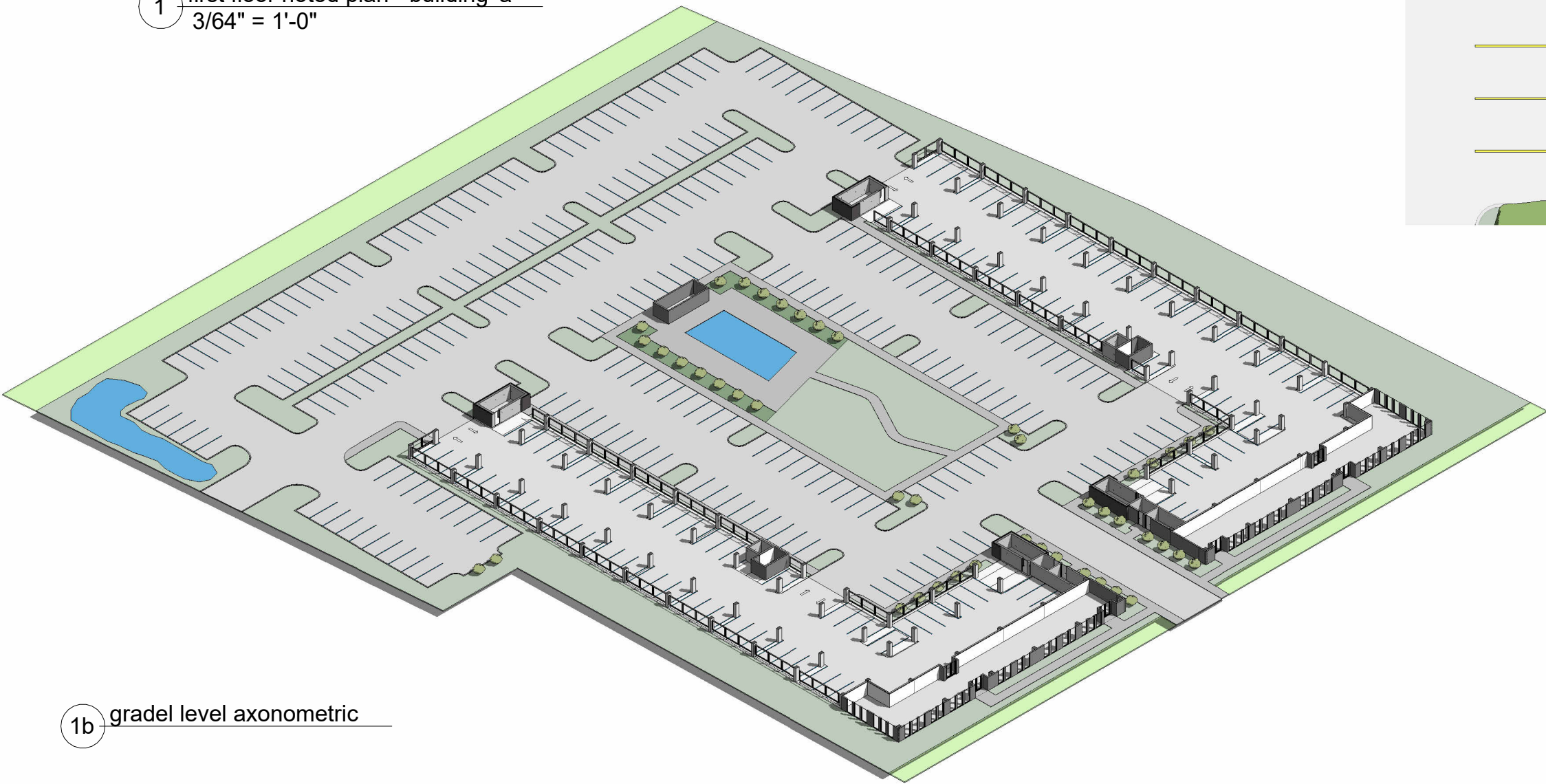
2 second floor noted plan - building 'a'
3/64" = 1'-0"



2b second floor axonometric

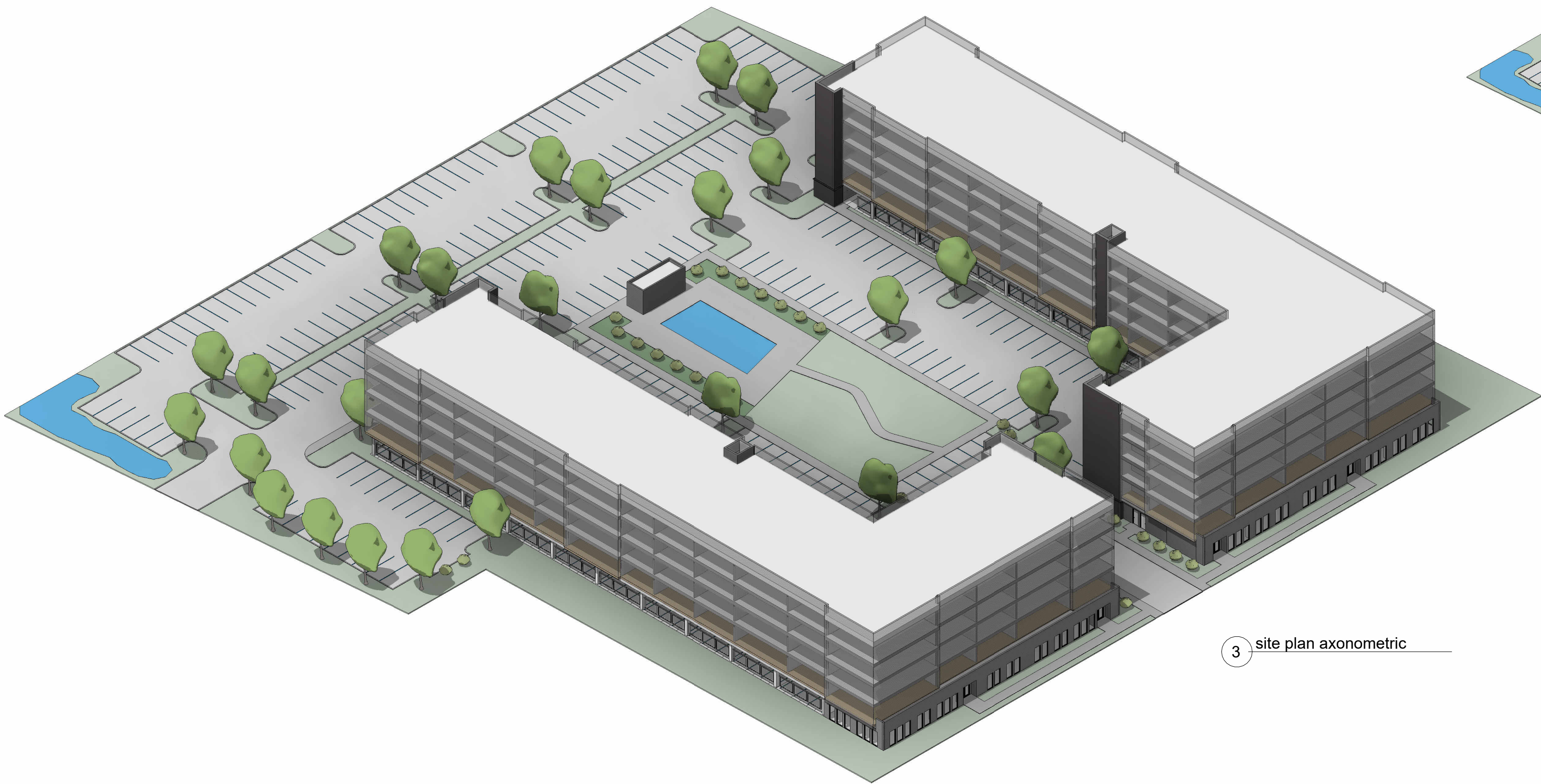


1 first floor noted plan - building 'a'
3/64" = 1'-0"



1b gradel level axonometric

- amenities
- resident lounge
 - fitness center
 - leasing office



3 site plan axonometric