

# SP REGULATORY PLAN FOR SOUTH HARPETH FARMS (SP) SOUTH HARPETH FARMS LLC PROPERTIES & METROPOLITAN EQUITIES, L.P. CASE NO.: 2020SP-034-001

## CONTACTS

### OWNER/DEVELOPER

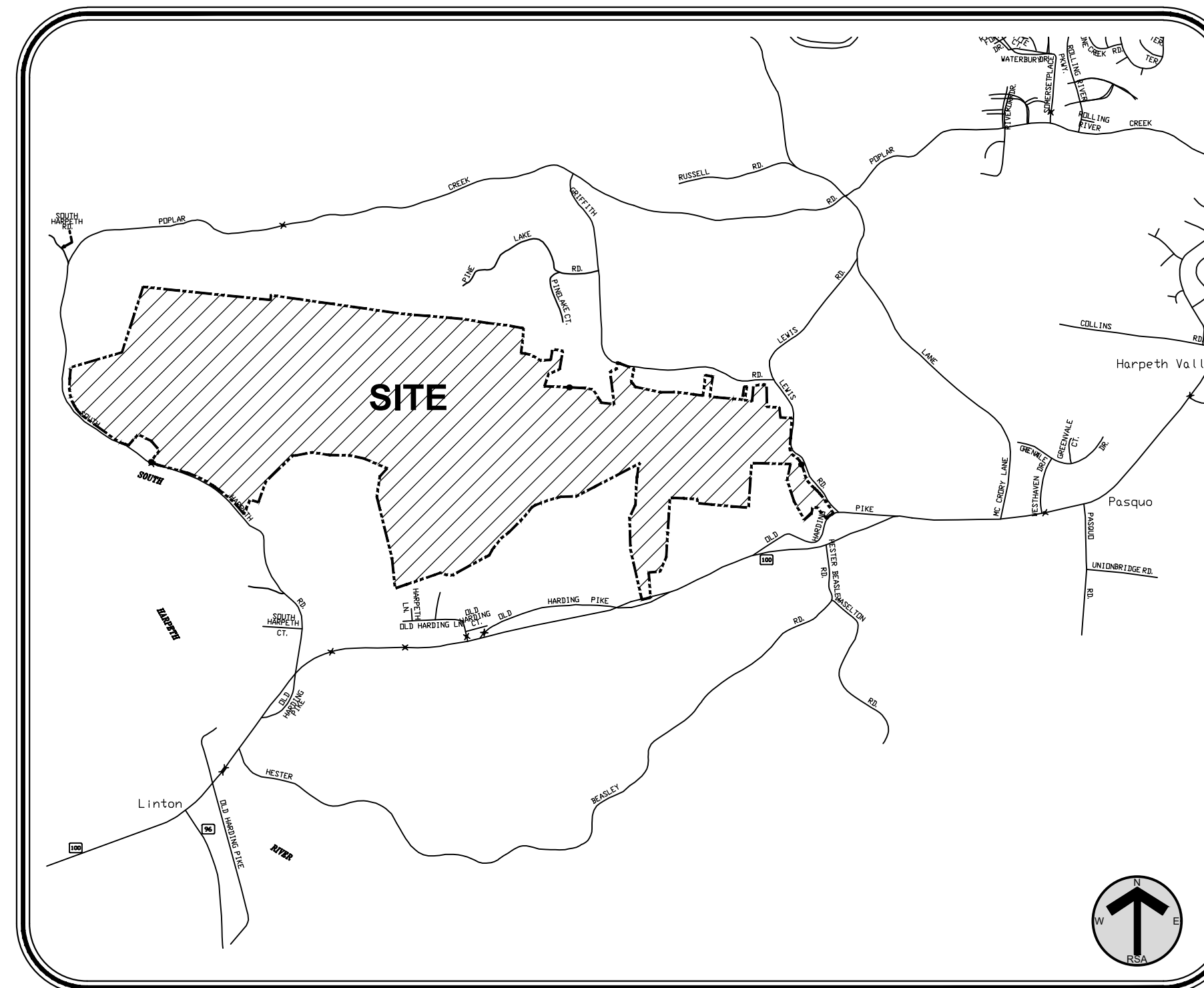
SOUTH HARPETH FARMS LLC PROPERTIES &  
METROPOLITAN EQUITIES, L.P.  
3810 BEDFORD AVE #300 NASHVILLE, TN 37215  
(615) 271-2700  
BOB.FREEMAN@FREEMANWEBB.COM

### CIVIL

RAGAN SMITH ASSOCIATES  
SAM CHRISTMAN  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
SCHRIEMAN@RAGANSMITH.COM

### PLANNING/LANDSCAPE ARCHITECTURE

RAGAN SMITH ASSOCIATES  
JAY EASTER  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
JEASTER@RAGANSMITH.COM



LOCATION MAP  
NOT TO SCALE

## INDEX OF SHEETS

### SHEET DESCRIPTION

CVR COVER SHEET

### CIVIL PLANS

- C1.0 SITE CONTEXT
- C1.1 EXISTING CONDITIONS
- C1.2 HYDROLOGIC ASSESSMENT
- C1.3 EXISTING CONDITIONS OVERLAY
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**SOUTH HARPETH FARMS (SP)**

FOR  
**SOUTH HARPETH FARMS LLC PROPERTIES**

35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV. #	DATE:	DESCRIPTION:
17164	1013	J. EASTER	A. TARSİ	NOT TO SCALE	06/10/2020	1	07/02/2020	PER CITY COMMENTS
						2	08/04/2020	PER CITY COMMENTS
						3	11/27/2020	FIRE MARSHALL

COVER

# CVR

**35TH COUNCILMANIC DISTRICT  
COUNCIL MEMBER - DAVE ROSENBERG  
BELLEVUE, DAVIDSON COUNTY, TENNESSEE**



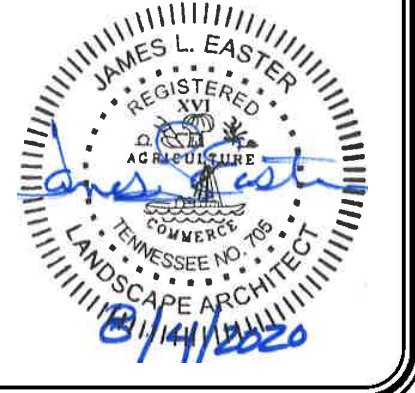
CITY OF NASHVILLE SP REGULATORY PLAN AND ASSOCIATED REGULATORY PLAN, REV. 11/27/2020, PER 35TH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE. PLOTTED BY JAY EASTER ON 11/27/2020 9:51 AM. LAST UPDATED BY JAY EASTER ON 11/27/2020 9:51 AM.



**ZONING DATA**

RS40:	±14 AC
RS80:	±818 AC
AR2A:	±287 AC

**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 Chattanooga TN 37403  
 Nashville TN 37203  
 Murfreesboro TN 37132  
 423-490-9000  
 615-546-6000  
 ragan@smith.com

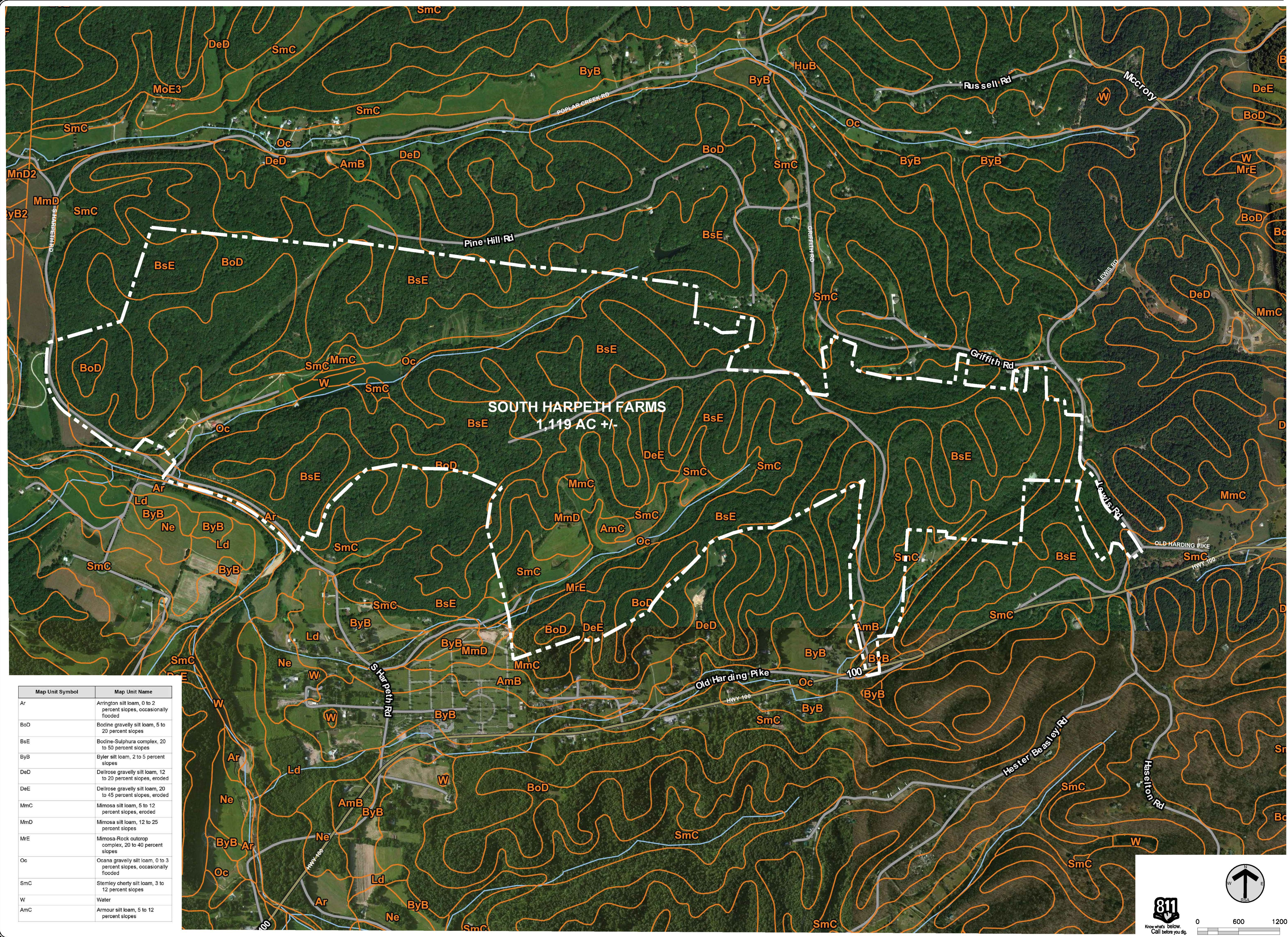


**SOUTH HARPETH FARMS (SP)**  
 FOR  
**SOUTH HARPETH FARMS LLC PROPERTIES**  
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

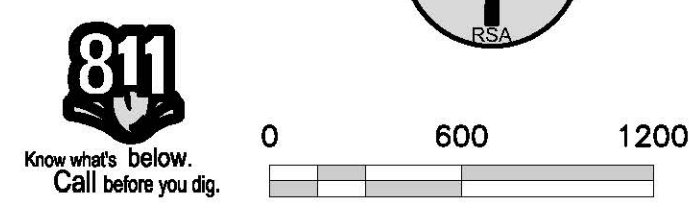
WK. ORDER	1013	DESCRIPTION	DATE	REV.	DATE	DESCRIPTION
17164	J. EASTER	DESIGNED		1		
	A. TARSİ	DRAWN		1		
		SCALE		1"	1"=600'	
		DATE	06/10/2020			

**SITE CONTEXT**  
**C1.0**

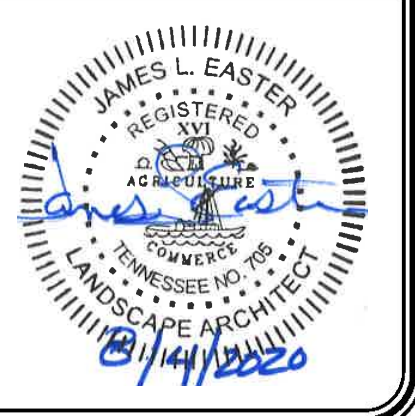
DATE PLOTTED: 06/10/2020 10:52 AM. PLOTTED BY: ANDREW WARR. OR: 10/20/20 10:52 AM. LAST UPDATED BY: ANDREW WARR. OR: 10/20/20 10:52 AM.



Map Unit Symbol	Map Unit Name
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded
BoD	Bodine gravelly silt loam, 5 to 20 percent slopes
BsE	Bodine-Sulphura complex, 20 to 50 percent slopes
ByB	Byler silt loam, 2 to 5 percent slopes
DeD	Delrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Delrose gravelly silt loam, 20 to 45 percent slopes, eroded
MmC	Mimosa silt loam, 5 to 12 percent slopes, eroded
MmD	Mimosa silt loam, 12 to 25 percent slopes
MrE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
Oc	Ocana gravelly silt loam, 0 to 3 percent slopes, occasionally flooded
SmC	Stemley cherty silt loam, 3 to 12 percent slopes
W	Water
AmC	Armour silt loam, 5 to 12 percent slopes



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 615-546-6060  
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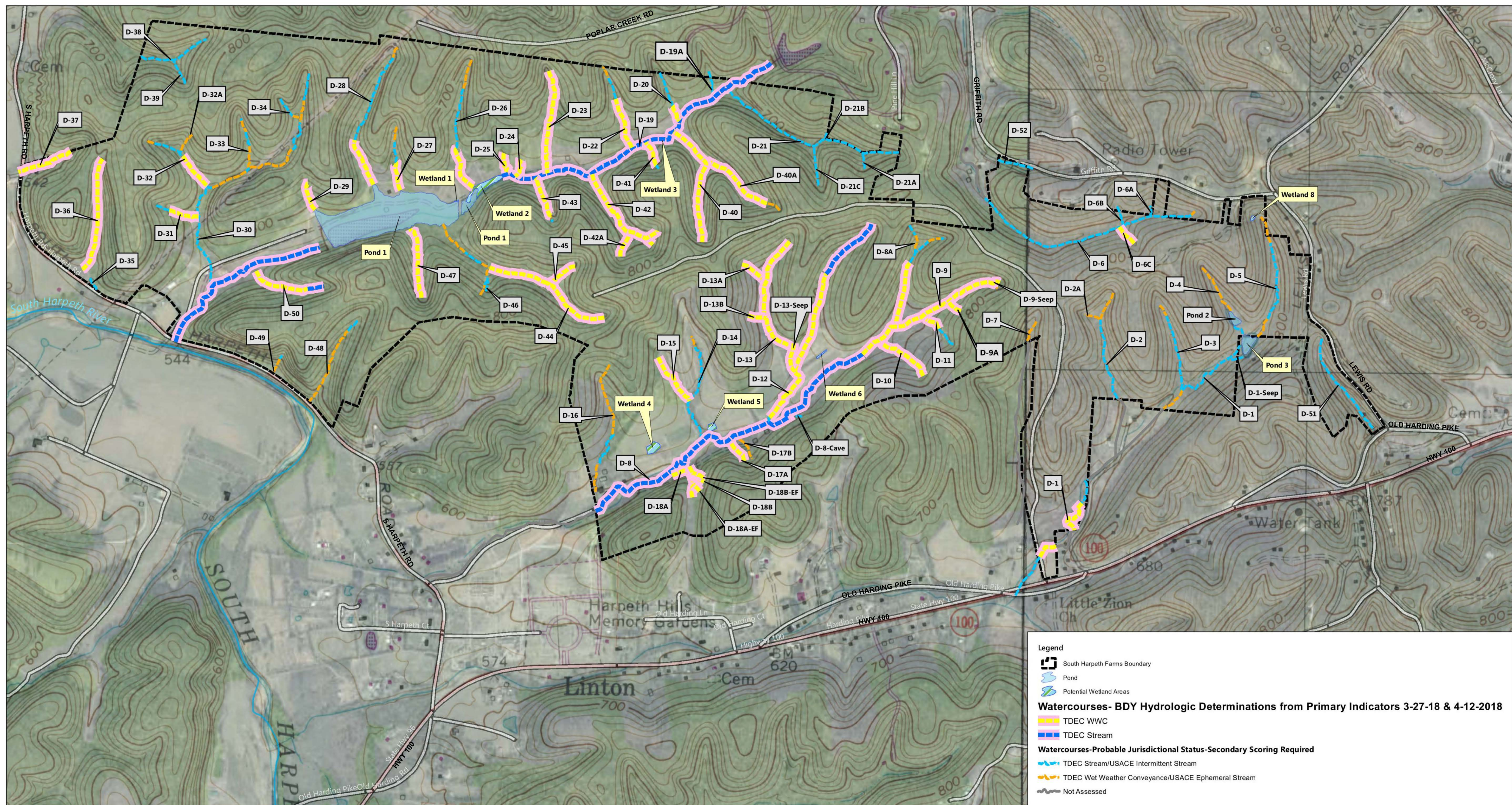


**SOUTH HARPETH FARMS (SP)**  
 FOR  
**SOUTH HARPETH FARMS LLC PROPERTIES**  
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

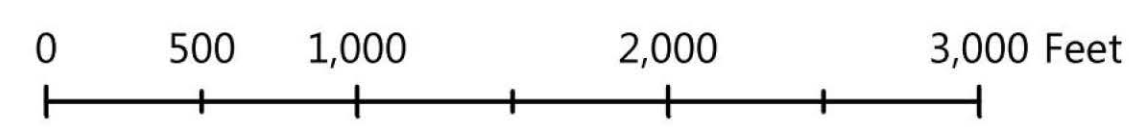
WK. ORDER	1013	DESCRIPTION
DESIGNED	J. EASTER	
DRAWN	A. TARSİ	
SCALE	1"=600'	
DATE	06/10/2020	

EXISTING CONDITIONS  
**C1.1**

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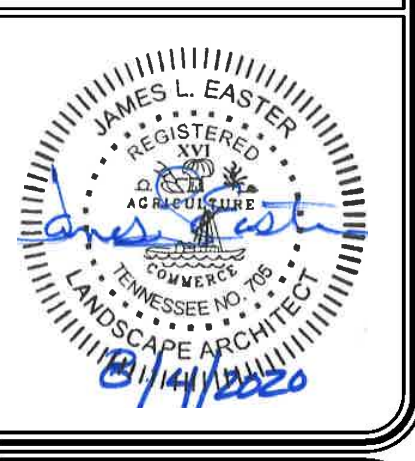
Map Showing BDY Hydrological Determinations  
 Based on Primary Field Indicators on 3/28/17 & 4/12/2018  
 South Harpeth Farms  
 South Harpeth Road and Highway 100  
 Nashville, Davidson County, Tennessee



**BDY** NATURAL SCIENCES CONSULTANTS  
 2607 Westwood Drive, Nashville, Tennessee | 615.460.9797 | www.bdy-inc.com



Date: 5/11/2018  
 NAD 1983 StatePlane Tennessee FIPS 4100 Feet  
 Map Center: 36.035240, -87.010535  
 Prepared For: Freeman Webb  
 Prepared By: SEM/SKP  
 Sources: State of TN Aerial Imagery, USGS 7.5-Minute  
 Kingston Springs and Bellevue Topographic Quadrangles,  
 and BDY Site Visits  
 (12/12/17; 12/21/17; 1/31/18, 2/15/18, 3/27/18, & 4/12/2018)

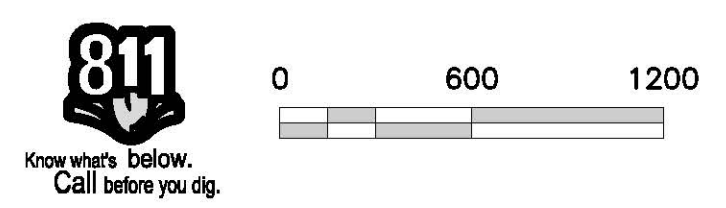


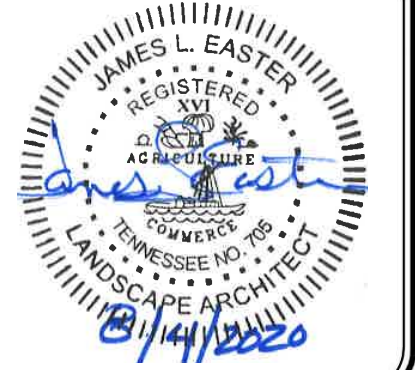
FOR  
**SOUTH HARPETH FARMS (SP)**  
**SOUTH HARPETH FARMS LLC PROPERTIES**  
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	W.K. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	DESCRIPTION
17164	1013	J. EASTER	A. TARSİ	1"=600'	06/10/2020			

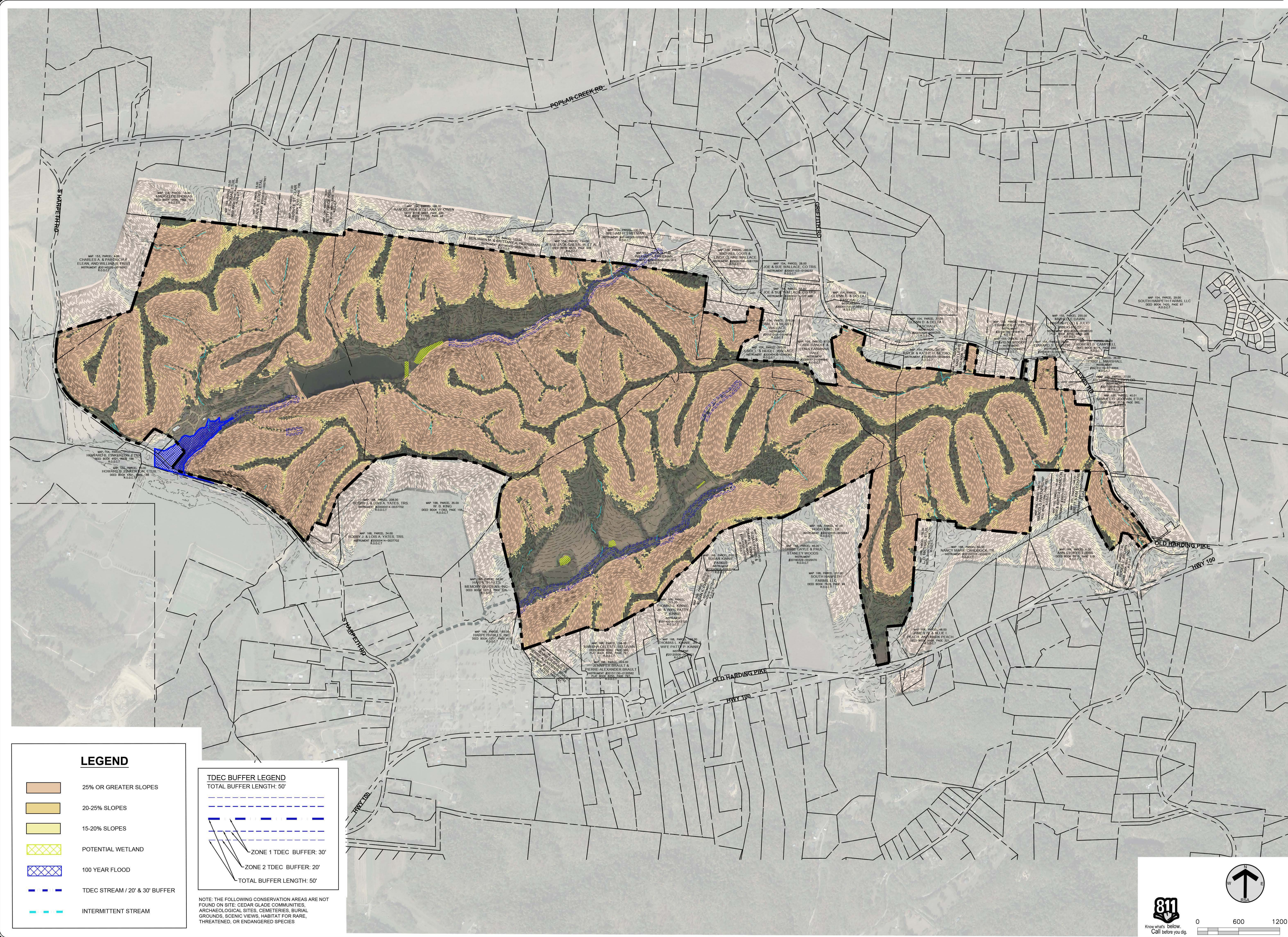
**HYDROLOGIC ASSESSMENT**

**C1.2**





**SOUTH HARPETH FARMS (SP)**  
 FOR  
**SOUTH HARPETH FARMS LLC PROPERTIES**  
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE



**LEGEND**

- 25% OR GREATER SLOPES
- 20-25% SLOPES
- 15-20% SLOPES
- POTENTIAL WETLAND
- 100 YEAR FLOOD
- TDEC STREAM / 20' & 30' BUFFER
- INTERMITTENT STREAM

**TDEC BUFFER LEGEND**  
 TOTAL BUFFER LENGTH: 50'

ZONE 1 TDEC BUFFER: 30'

ZONE 2 TDEC BUFFER: 20'

TOTAL BUFFER LENGTH: 50'

NOTE: THE FOLLOWING CONSERVATION AREAS ARE NOT FOUND ON SITE: CEDAR GLADE COMMUNITIES, ARCHAEOLOGICAL SITES, CEMETERIES, BURIAL GROUNDS, SCENIC VIEWS, HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES

**811**  
 Know what's below.  
 Call before you dig.

WK. ORDER	1013	DESIGNED	J. EASTER	DATE	DESCRIPTION
JOB NO.	17164	DRAWN	A. TARSİ <td>REV.</td> <td></td>	REV.	
SCALE	1"=600'	DATE	06/10/2020		

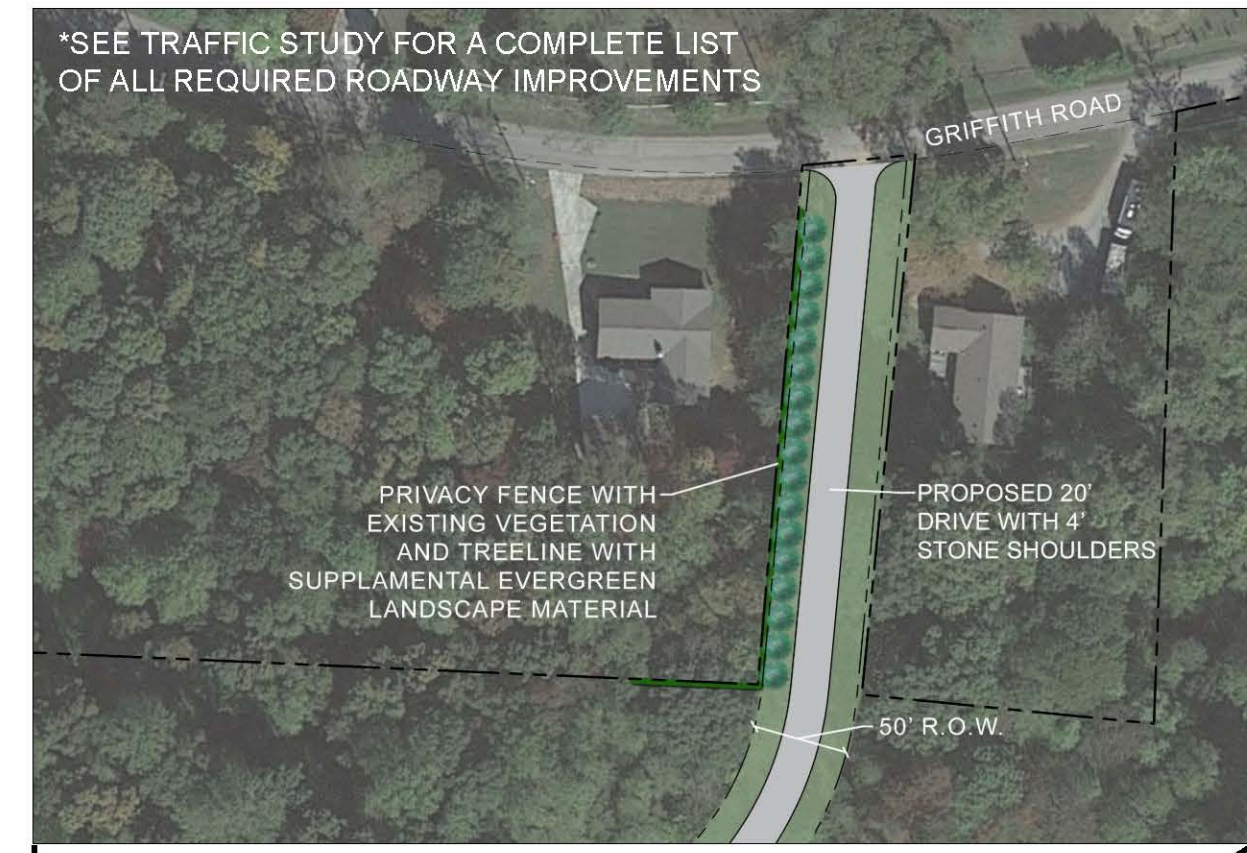
**EXISTING CONDITIONS OVERLAY**

**C1.3**

ORIGINAL SURVEY RECALCULATED BY JAMES L. EASTER ON 06/10/2020. PLOTTED BY ANDREW WISE ON 06/10/2020. LAST UPDATED BY ANDREW WISE ON 06/10/2020.

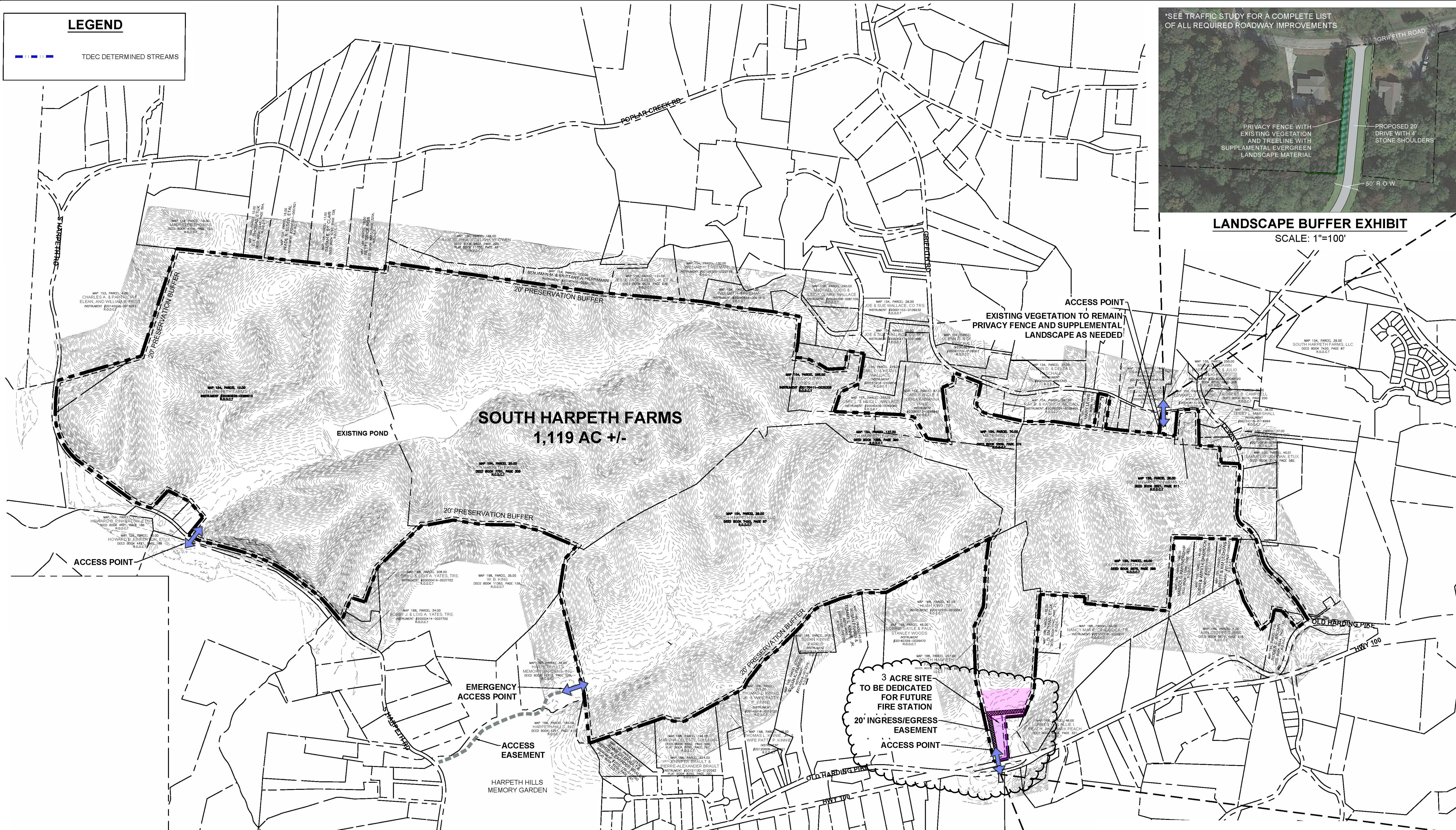
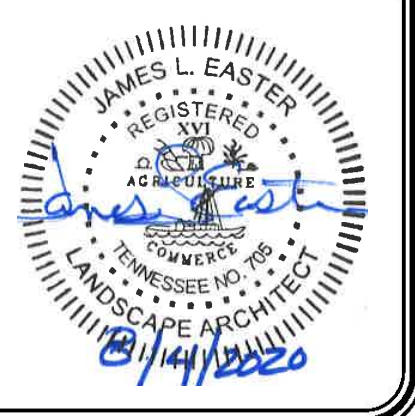
**LEGEND**

--- TDEC DETERMINED STREAMS



**LANDSCAPE BUFFER EXHIBIT**  
SCALE: 1"=100'

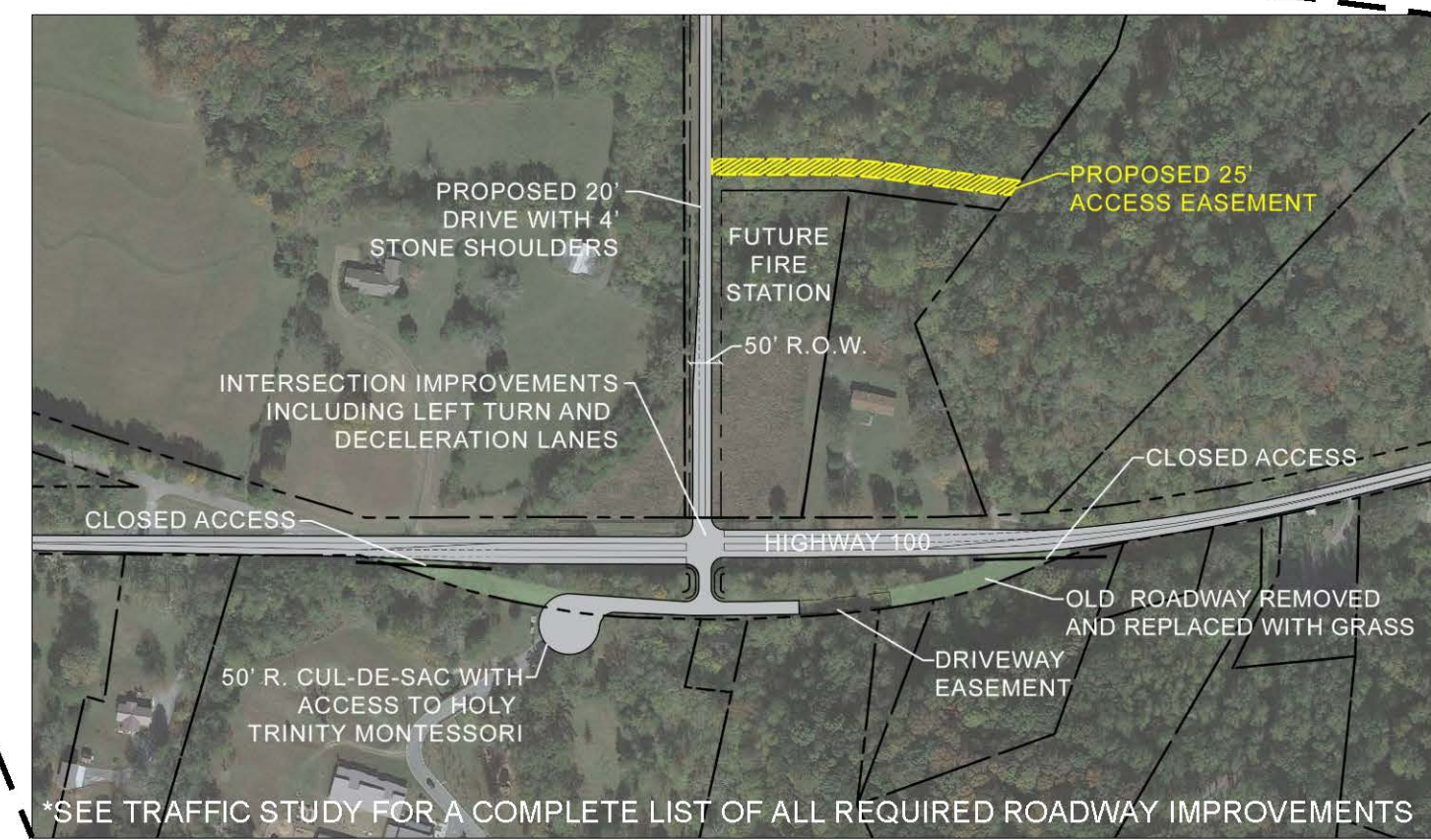
**RAGAN SMITH**  
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Murfreesboro, TN  
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615-546-6000  
ragsmith.com



**SOUTH HARPETH FARMS (SP)**  
FOR  
**SOUTH HARPETH FARMS LLC PROPERTIES**  
35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

**SITE DATA**

S.P. APPLICATION NUMBER:	2020SP-034-001
COUNCIL DISTRICT NUMBER:	35TH
COUNCIL MEMBER:	DAVE ROSENBERG
SP NAME:	SOUTH HARPETH FARMS
PROPERTY OWNER:	SOUTH HARPETH FARMS LLC PROPERTIES & METROPOLITAN EQUITIES L.P.
SITE ACREAGE:	1,119± AC
<b>ZONING INFORMATION</b>	
EXISTING ZONING:	AR2A, RS80, AND RS40
EXISTING CCM:	T2 RM & C0
PROPOSED ZONING:	REGULATING PLAN S.P.
PROPOSED DENSITY:	.40 DU/AC
MAXIMUM NUMBER OF LOTS :	449
MINIMUM OPEN SPACE REQUIRED :	72%



**HIGHWAY 100 ENTRANCE & ROADWAY IMPROVEMENTS**  
SCALE: 1"=300'

WK. ORDER	NO.	DESIGNED BY	DRAWN BY	SCALE	DATE	DESCRIPTION
17164	1013	J. EASTER	A. TARSİ	1"=600'	06/10/2020	11/27/2020 FIRE MARSHALL
						3

**SP REGULATORY PLAN**  
**C1.4**

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PROPERTY INFORMATION:

S. P. APPLICATION NUMBER: 2020SP-034-001
COUNCIL DISTRICT NUMBER: 35TH
COUNCIL MEMBER: DAVE ROSENBERG
SP NAME: SOUTH HARPEH FARM
PROPERTY OWNER: SOUTH HARPEH FARMS LLC PROPERTIES & METROPOLITAN EQUITIES L.P.

OWNER: SOUTH HARPEH FARMS LLC PROPERTIES
METROPOLITAN EQUITIES L.P.
3810 BEDFORD AVE, #300
NASHVILLE TN 37215
615-271-2700

EXISTING ZONING: AR2A, RS80, AND RS40
EXISTING CCM: T2 RM & C0
PROPOSED ZONING: REGULATING PLAN S.P.
PROPOSED DENSITY: 40 DU/AC
MAXIMUM NUMBER OF LOTS: 449
MINIMUM OPEN SPACE REQUIRED: 72%

PURPOSE NOTE:

THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF RS80 AND AR2A DISTRICTS TO SP REGULATING PLAN. THIS REQUEST IS NECESSARY FOR THE IMPLEMENTATION OF A DEVELOPMENT CONSISTENT WITH THE ALLOWED USES AND DEVELOPMENT STANDARDS OUTLINED WITHIN THIS DOCUMENT.

THIS REQUEST IS NECESSARY FOR THE IMPLEMENTATION OF A RESIDENTIAL NEIGHBORHOOD CONSISTENT WITH THE DENSITY AND OPEN SPACE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICTS TO PROVIDE SMALLER LOTS AND STANDARDS THAT BETTER WORK WITH THE EXISTING CONDITIONS. THIS REQUEST WILL MINIMIZE DISTURBANCE WHILE PRESERVING SIGNIFICANT OPEN SPACE.

GENERAL PLAN CONSISTENCY NOTE:

THE PROPOSED PLAN HELPS MAINTAIN THE CHARACTERISTICS OF THE T2 RURAL TRANSECT CATEGORY FOUND IN THE NASHVILLE NEXT GENERAL PLAN.

- 1. PREDOMINANTLY AGRICULTURAL AND LOW DENSITY RESIDENTIAL - SOUTH HARPEH FARMS WILL BE A LOW-DENSITY RESIDENTIAL NEIGHBORHOOD. THE REGULATORY PLAN ESTABLISHES A MAXIMUM DENSITY OF .44 UNITS PER ACRE.
2. SPARSELY DEVELOPED - THE HOMES WILL BE PLACED ALONG THE RIDGE TOPS AND WITHIN THE VALLEY OF THE FARM TOTALING ABOUT 30% OF THE SITE. THIS WILL PRESERVE THE REMAINING 70% OF THE FARM.
3. LOW DENSITY RURAL DEVELOPMENT PATTERN - THE MAXIMUM DENSITY SHALL BE .5 UNITS PER ACER AND THE DEVELOPMENT PATTERN WILL INCORPORATE ELEMENTS OF A 'RURAL DEVELOPMENT PATTERN' VIA THE USE OF FLAG LOTS AND NON-TRADITIONAL OR IRREGULARLY SHAPED LOTS.

REGULATING PLAN TEXT

Table with 2 columns: USES PERMITTED and ACCESSORY USE. Includes items like SINGLE-FAMILY, GREENWAY, PARK, AGRICULTURAL ACTIVITY, CEMETERY, SAFETY SERVICES, POND/LAKE, ACCESSORY APARTMENT, GARAGE SALE, LEASING/SALES OFFICE, STABLE, COMMUNITY GARDENING (NONCOMMERCIAL).

BUILD REQUIREMENTS

DEVELOPMENT OF THE COMMUNITY WILL BE GUIDED BY THE REGULATORY PLAN TEXT, AND THE USE DESCRIPTIONS PROVIDED. DEVELOPMENT OF PARCELS WILL FOLLOW THE PROVISIONS OF DIMENSIONAL REGULATIONS AND ACCESS & CIRCULATION CONDITIONS PROVIDED BELOW.

THE PROPOSED SP ZONING DISTRICT INCLUDES ALTERNATIVE DEVELOPMENT STANDARDS FOR A RESIDENTIAL SUBDIVISION. SUBDIVISIONS IN SP ZONING DISTRICTS ARE NOT EXEMPT FROM METRO'S SUBDIVISION REGULATION. THE APPLICANT AGREES TO COMPLY WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THE FINAL SP IS SUBMITTED AND DEVELOPMENT OCCURS.

Table with 2 columns: ITEM and REQUIREMENT. Includes items like MAXIMUM DENSITIES, MINIMUM BUILDING SETBACKS, MINIMUM LOT SIZE, LOT LAYOUT, MINIMUM LOT FRONTAGE, MINIMUM OPEN SPACE, MAXIMUM BUILDING HEIGHTS, MINIMUM LOT SIZE, FRONT LOADED HOMES, RIDGE TOP HOMES, LOT LAYOUT, MINIMUM LOT FRONTAGE, MINIMUM OPEN SPACE, OPEN SPACE RATIO.

ROAD, ACCESS, AND CIRCULATION

- 1. HIGHWAY 100 AT HIGHWAY 96
2. HIGHWAY 100 AT SOUTH HARPEH ROAD / OLD HARDING PIKE
3. HIGHWAY 100 AT OLD HARDING PIKE
4. HIGHWAY 100 AT MCCRORY LANE
5. OLD HARDING PIKE AT LEWIS ROAD
6. LEWIS ROAD AT GRIFFITH ROAD

TRAFFIC OPERATIONS AT THE INTERSECTION OF HIGHWAY 100 AND SOUTH HARPEH ROAD/OLD HARDING PIKE ARE EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOUR. ON ARTERIAL ROADS WITH HIGH PEAK HOUR TRAFFIC VOLUMES, IT IS AN EXPECTED OPERATIONAL CHARACTERIZATION THAT MANY MINOR STREET APPROACHES TO STOP-CONTROLLED INTERSECTIONS WILL INCUR DELAYS DURING PEAK HOURS RESULTING IN LEVELS OF SERVICE E OR F.

7. MCCRORY LANE AT LEWIS ROAD

- BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, A SOUTHBOUND RIGHT TURN LANE SHOULD BE INSTALLED. THE TURN LANE SHOULD PROVIDE STORAGE AND TAPER LENGTHS BASED ON WHAT IS FEASIBLE ON SITE AND BASED ON GUIDANCE BY MUTCD, AASHTO AND TDOT.
TRAFFIC OPERATIONS AT THE INTERSECTION OF MCCRORY LANE AND LEWIS ROAD IS EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOUR. ON ARTERIAL ROADS WITH HIGH PEAK HOUR TRAFFIC VOLUMES, IT IS AN EXPECTED OPERATIONAL CHARACTERIZATION THAT MANY MINOR STREET APPROACHES TO STOP-CONTROLLED INTERSECTIONS WILL INCUR DELAYS DURING PEAK HOURS RESULTING IN LEVEL OF SERVICE E OR F.

9. SOUTH HARPEH ROAD AT PROJECT ACCESS

- BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, TURN LANES ON SOUTH HARPEH ROAD ARE NOT WARRANTED FOR THIS LOCATION.
THE INTERSECTION OF THE PROJECT ACCESS TO SOUTH HARPEH ROAD IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE.

10. GRIFFITH ROAD AT PROJECT ACCESS

- BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, TURN LANES ON GRIFFITH ROAD ARE NOT WARRANTED FOR THIS LOCATION.
THE INTERSECTION OF THE PROJECT ACCESS TO GRIFFITH ROAD IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE.

11. DRIVEWAY ACCESS EASEMENT

A 20' INGRESS/EGRESS EASEMENT SHALL BE PROVIDED TO MAP 168 PARCEL 50, TO ALLOW FOR DRIVEWAY CONNECTION TO THE FUTURE DEVELOPMENT, AS ILLUSTRATED ON THE REGULATORY SP DOCUMENT. THE EXACT LOCATION OF THE EASEMENT SHALL BE FINALIZED AND RECORDED WITH THE APPROVAL OF THE FINAL SP.

GENERAL NOTES

- REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. HTTP://WWW.ADA.ORG
US JUSTICE DEPT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTML
78-840 NOTE: 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 DEPT. OF WATER SERVICES.

- SURVEY NOTE: BOUNDARY INFORMATION TAKEN FROM BOUNDARY INFORMATION PROVIDED BY H & H LAND SURVEYING, INC. MICHAEL V. HOLMS, JR. 612 A FITZHUGH BOULEVARD SMYRNA, TENNESSEE 37167 PHONE (615) 831-0758/ E-MAIL HANDHLAND@BELLSOUTH.NET TOPOGRAPHIC INFORMATION TAKEN FROM METRO NASHVILLE GIS.
CLEARANCE FOR FIRE TRUCK ACCESS: 20 FEET OF UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG PUBLIC OR PRIVATE STREETS, INCLUDING ANY ALLEY FOR FIRE TRUCK ACCESS, UNLESS STREET IS A DIVIDED ROAD.
CUL-DE-SACS: ANY CUL-DE-SAC LONGER THAN 150' MUST HAVE A TURNAROUND APPROVED BY THE FIRE MARSHAL FOR FIRE TRUCK TURNAROUND, WITH A LANDSCAPED OPEN SPACE IN THE CENTER (SPECIFIC DIMENSIONS TO BE DETERMINED). MAXIMUM CUL-DE-SAC LENGTH IS 750', MEASURED FROM FIRST EXISTING STREET TO END OF CUL-DE-SAC. CUL-DE-SACS LONGER THAN 750' MAY BE REQUIRED TO INCLUDE MID-BLOCK TRAFFIC CALMING DEVICES APPROVED BY METRO PUBLIC WORKS.

LANDSCAPE/BUFFER REQUIREMENTS

- A PRIVACY FENCE AND SUPPLEMENTAL EVERGREEN PLANT MATERIAL SHALL BE INSTALLED ALONG THE EAST BOUNDARY LINE ADJACENT TO MAP 155 PARCEL 255 AS NOTED ON THE REGULATORY SP PLAN SHEET SHEET 2.0
A 20' LANDSCAPE PRESERVATIONS BUFFER SHALL BE MAINTAINED AROUND THE PROPERTY BOUNDARY. THIS BUFFER MAY ONLY BE DISTURBED TO ALLOW FOR ROW AND UTILITY CROSSING.

ARCHITECTURAL DESIGN STANDARD

- BUILDING WALLS SHALL BE FINISHED IN FIBER CEMENT SHAKES/SIDING, VERTICAL AND/OR LAP SIDING, OR MASONRY PRODUCT.
ROOFS SHALL BE CLAD IN ASPHALT DIMENSIONAL SHINGLES, METAL, OR TPO.
STRUCTURES SHALL HAVE A COMPLEMENTARY DESIGN WITH REGARDS TO COLOR AND ARCHITECTURAL DESIGN.
ELEMENTS, BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE.
(DOORWAY) AND A MINIMUM OF 25% GLAZING.
WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
EIFS, VINYL SIDING, ALUMINUM SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.
PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
ALL LIGHT FIXTURES ARE REQUIRED TO BE 'DARK SKY FRIENDLY' FIXTURES AND HAVE FULLY SHIELDED LIGHT SOURCES (FULL CUT-OFF) SO THAT LIGHT EMITTED FROM THE FIXTURE, DIRECTLY OR INDIRECTLY, IS PROJECTED BELOW A HORIZONTAL PLANE THROUGH THE LOWEST POINT OF THE FIXTURE WHERE LIGHT IS EMITTED.

FIRE MARSHALL

- DETAILS ON ACCESS ROAD, ROAD GRADES, FIRE HYDRANT FLOWS & LOCATIONS, SIZE AND TYPE OF PROPOSED UNITS SHALL MEET ALL FIRE MARSHALL REQUIREMENTS AND BE SUBMITTED TO FIRE MARSHALL AT FINAL SP FOR REVIEW AND APPROVAL.
EMERGENCY ACCESS EASEMENT SHALL MEET FIRE MARSHALL'S REQUIREMENTS: 20' MINIMUM PAVEMENT WIDTH CAPABLE OF SUPPORTING 75,000 LB. MAXIMUM ALLOWABLE GRADE FOR EMERGENCY ACCESS FOR FIRE ROUT 10% DETAIL PLANS AND ENGINEERING ANALYSIS FOR EMERGENCY ACCESS SHALL BE SUBMITTED TO FIRE MARSHALL FOR REVIEW AND APPROVAL WITH FINAL SP.

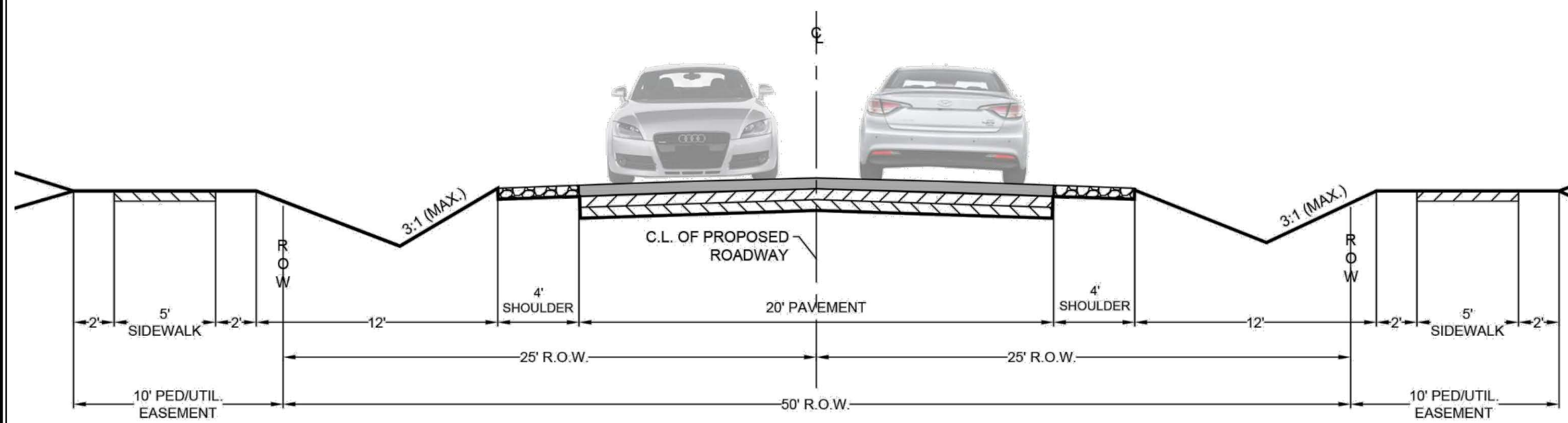
RAGAN SMITH LAND PLANNERS CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
Nashville, TN 37203
Phone: 615-294-4591
Fax: 615-294-6950
Email: info@ragansmith.com

SOUTH HARPEH FARMS (SP) FOR SOUTH HARPEH FARMS LLC PROPERTIES
35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

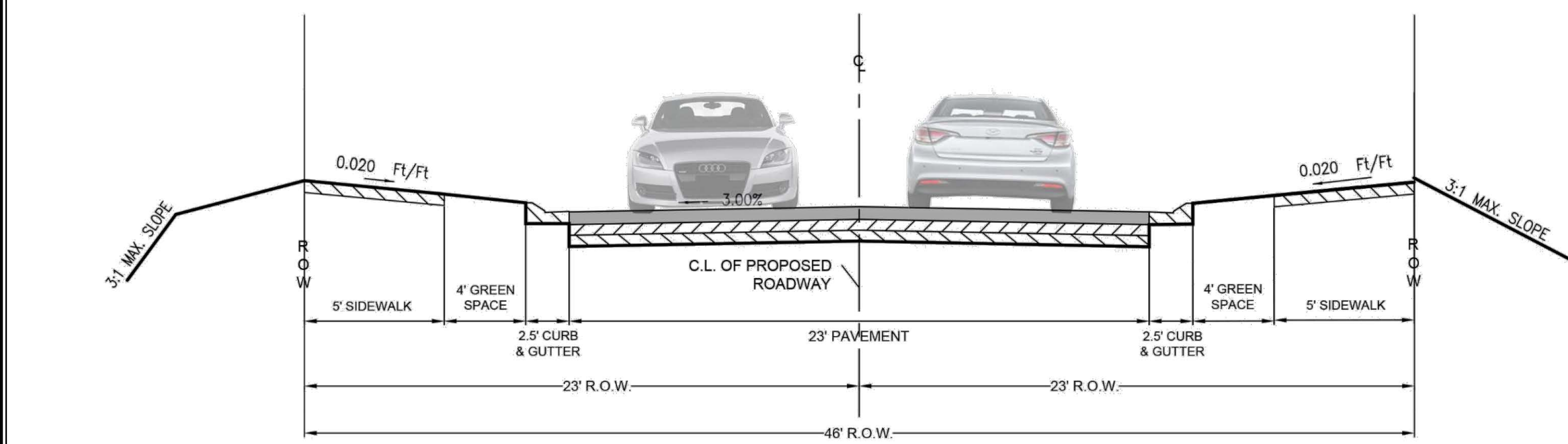
Table with columns: WK. ORDER, JOB NO., DESIGNED, DRAWN, SCALE, DATE, REV., DESCRIPTION. Includes entries for 1013, 17164, J. EASTER, A. TARSİ, 3/11/27/2020, 2, FIRE MARSHALL, SCALE VARIES, 06/10/2020.

SP REGULATORY TEXT

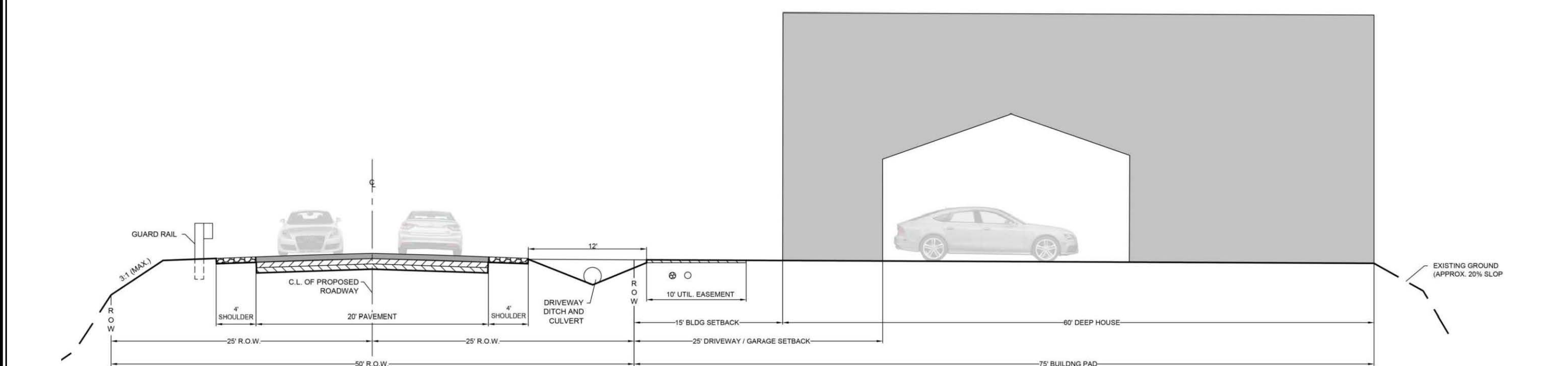
C1.5



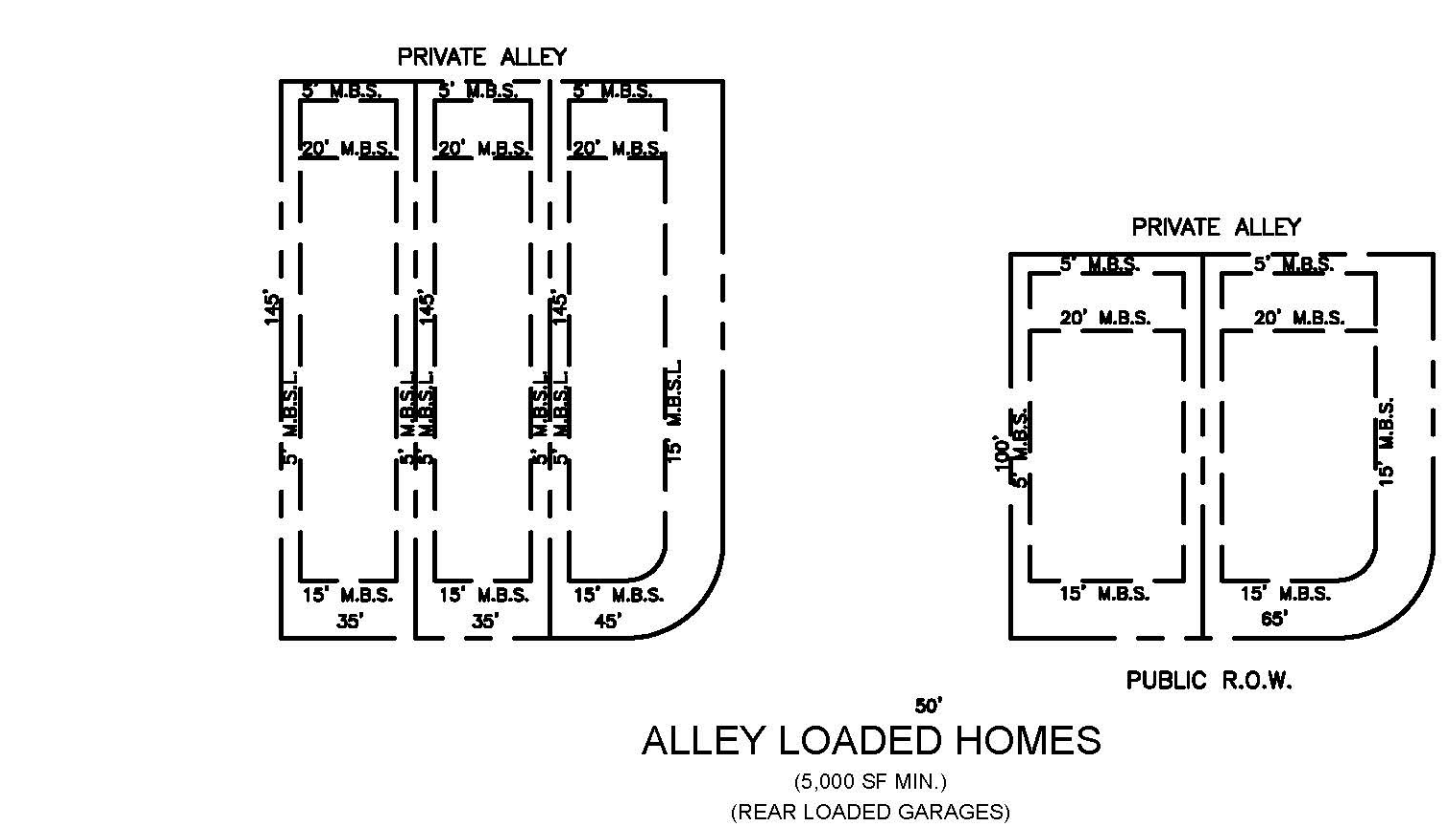
**A1**  
SCALE ST-255 MINOR LOCAL STREET (50' ROW)



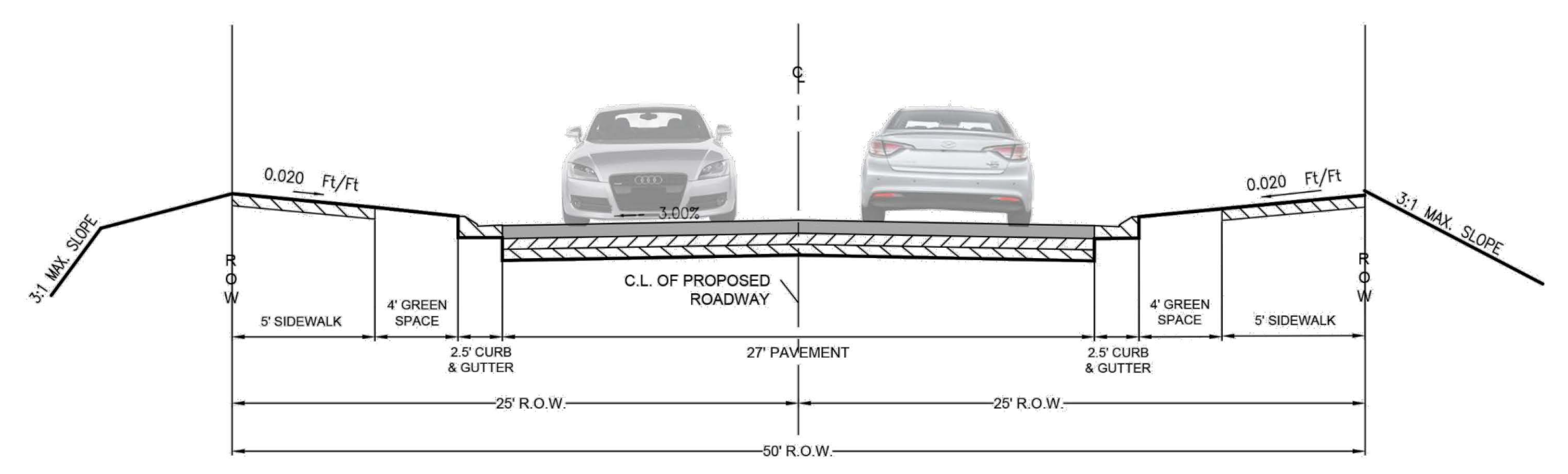
**B1**  
SCALE ST-251 MINOR LOCAL STREET (46' ROW)



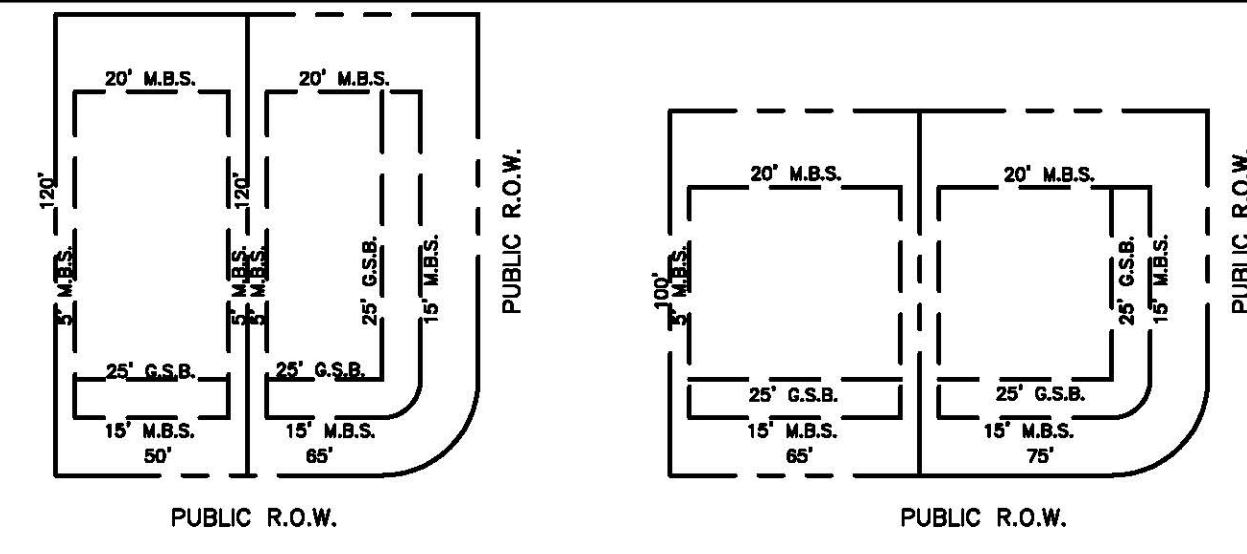
**C1**  
SCALE ST-255 MODIFIED RIDGE TOP ROAD (50' ROW)



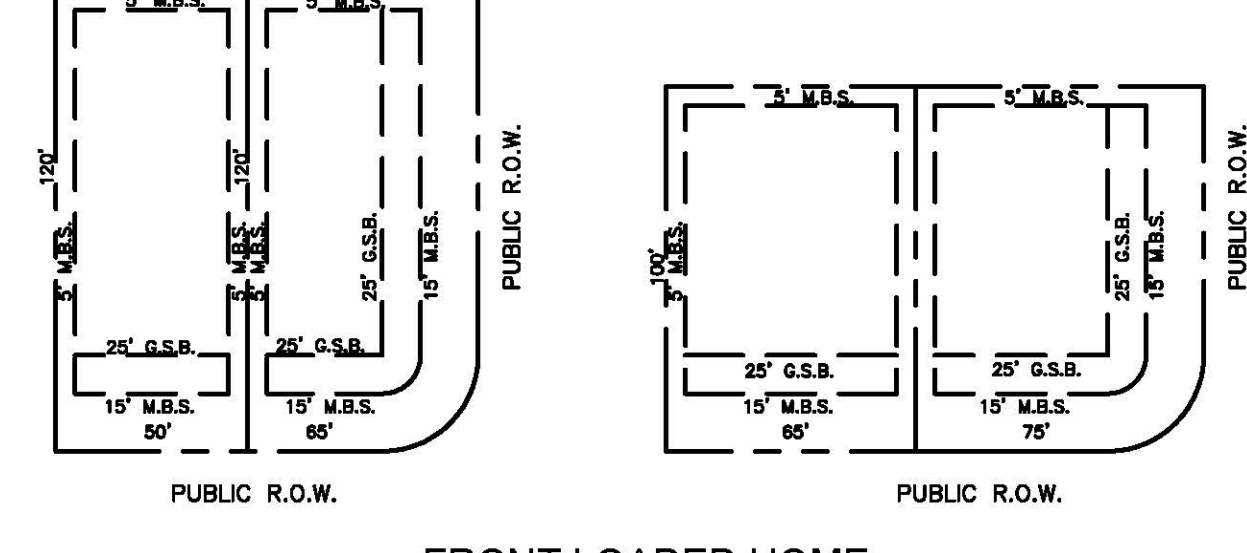
**B3**  
SCALE PUBLIC/PRIVATE ALLEY (ST-263)



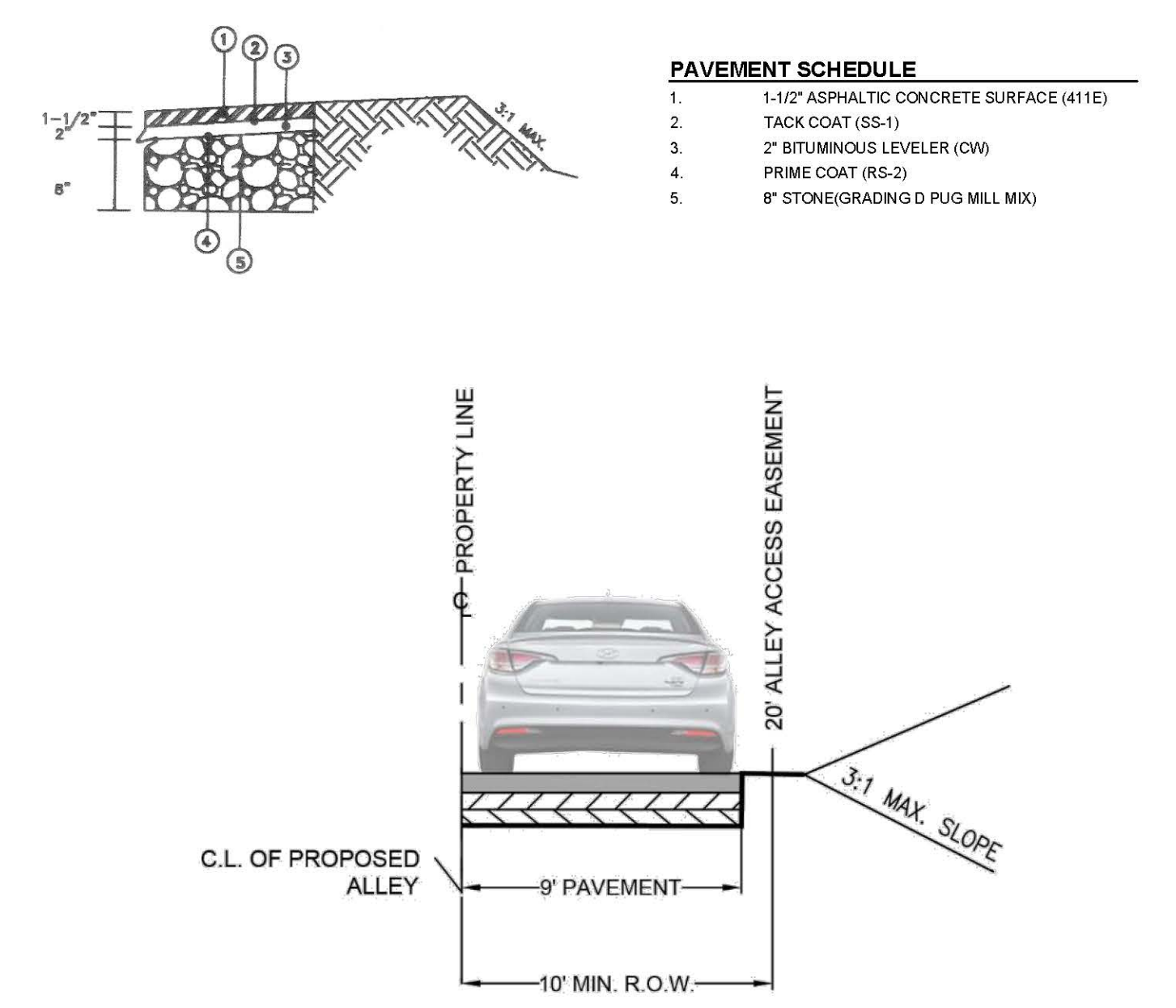
**C3**  
SCALE ST-252 MINOR LOCAL STREET (50' ROW)



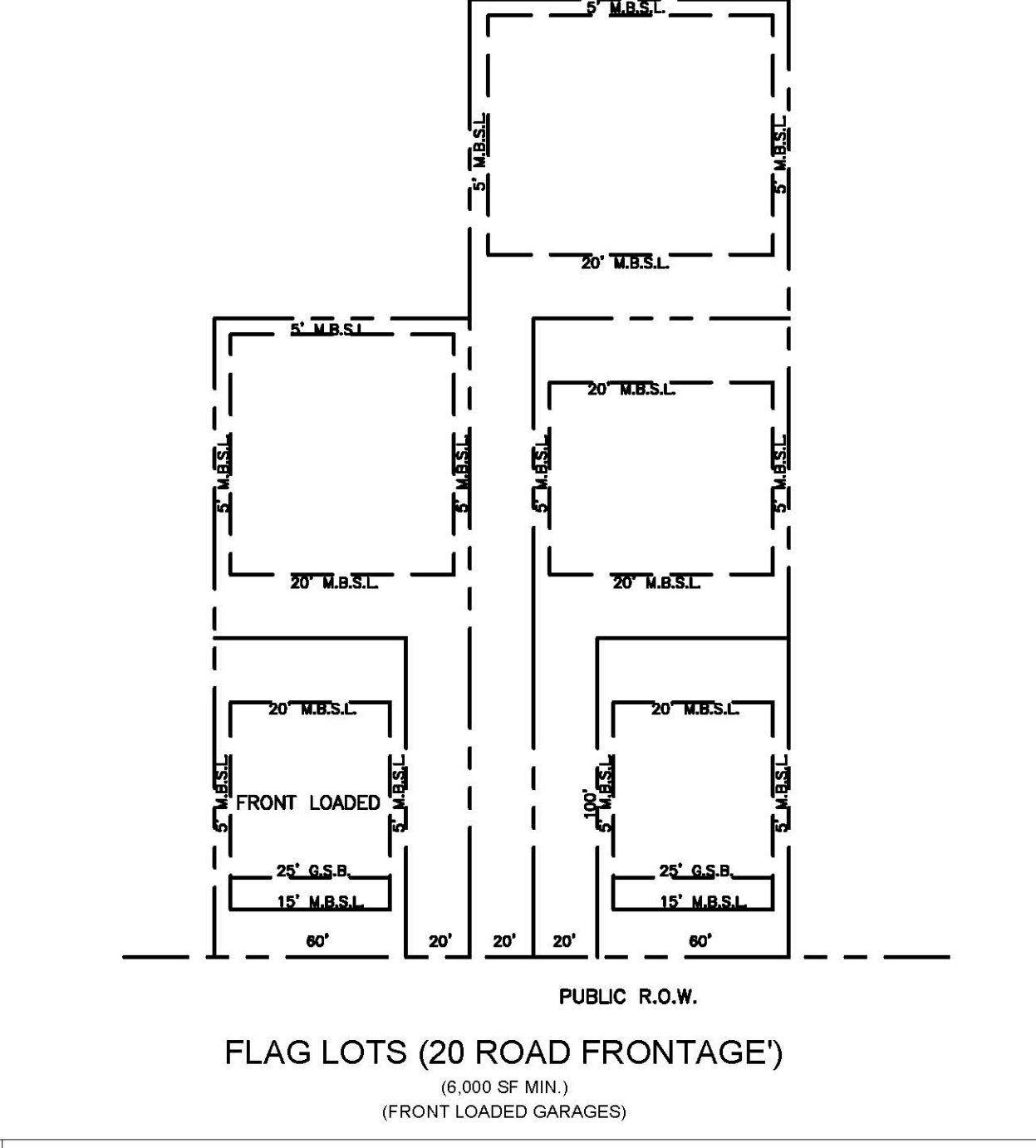
FRONT LOADED HOME  
(6,000 SF MIN.)  
(FRONT LOADED GARAGES)



FRONT LOADED HOME  
(6,000 SF MIN.)  
(FRONT LOADED GARAGES)



**B4**  
SCALE TYPICAL LOTS



FLAG LOTS (20 ROAD FRONTAGE)  
(6,000 SF MIN.)  
(FRONT LOADED GARAGES)

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**SOUTH HARPEETH FARMS (SP)**  
FOR  
**SOUTH HARPEETH FARMS LLC PROPERTIES**  
35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	1013	DATE	DESCRIPTION
DESIGNED	J. EASTER		
DRAWN	A. TARI		
SCALE	SCALE VARIES		
DATE	06/10/2020		
REV.	1	07/02/2020	PER CITY COMMENTS

TYPICAL SECTIONS

**C1.6**

03/17/2020 10:58 AM C:\WORK\PROJECTS\SP\SP\AS\SECTION\SECTION\AS\AS.DWG  
 PLOTTED BY ANDREW TARI ON 06/10/2020 11:57 AM. LAST REVISION BY ANDREW TARI ON 06/10/2020 11:57 AM