

SUBSTITUTE ORDINANCE NO. BL2025-1089

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending an SP for property located at 3839 Murfreesboro Pike, approximately 277 feet north of Old Hickory Boulevard (65.32 acres), and located within the Murfreesboro Pike Urban Design Overlay (UDO) district to permit a mixed-use development, all of which is described herein (Proposal No. 2008SP-002-005).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By amending an SP for property located at 3839 Murfreesboro Pike, approximately 277 feet north of Old Hickory Boulevard (65.32 acres), and located within the Murfreesboro Pike Urban Design Overlay (UDO) district to permit a mixed-use development, being Property Parcel No. 041 as designated on Map 164 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached plan, which was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and the Metropolitan Clerk's Department, and which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 164 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~235 multi-family residential units~~ 174 multi-family residential units and 61 single-family residential units in Zone 1; a maximum of 25,000 square feet of ~~commercial space~~ permitted uses as outlined in the plan for Zone 2; and a maximum of 500,000 square feet of permitted uses as outlined in the plan for Zone 3 ~~industrial space~~. Short term rental property – owner occupied and short-term rental property-not-owner occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- ~~1. Comply with all conditions and requirements of Metro reviewing agencies.~~
1. With the final site plan, pedestrian connections from residential units to Hobson Pike shall be provided.
2. With the final site plan, additional landscaping along Hobson Pike shall be provided to meet the intent of a scenic arterial boulevard.
3. Comply with all conditions and requirements of Metro Reviewing Agencies.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

5. 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.
6. A final plat may be required prior to permitting.
7. No master permit or HPR shall be recorded on the property prior to final site plan approval.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, 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.

Section 7. Be it further enacted, 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 for Zone 1, the MUG zoning district for Zone 2, and the IWD zoning district for Zone 3 as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

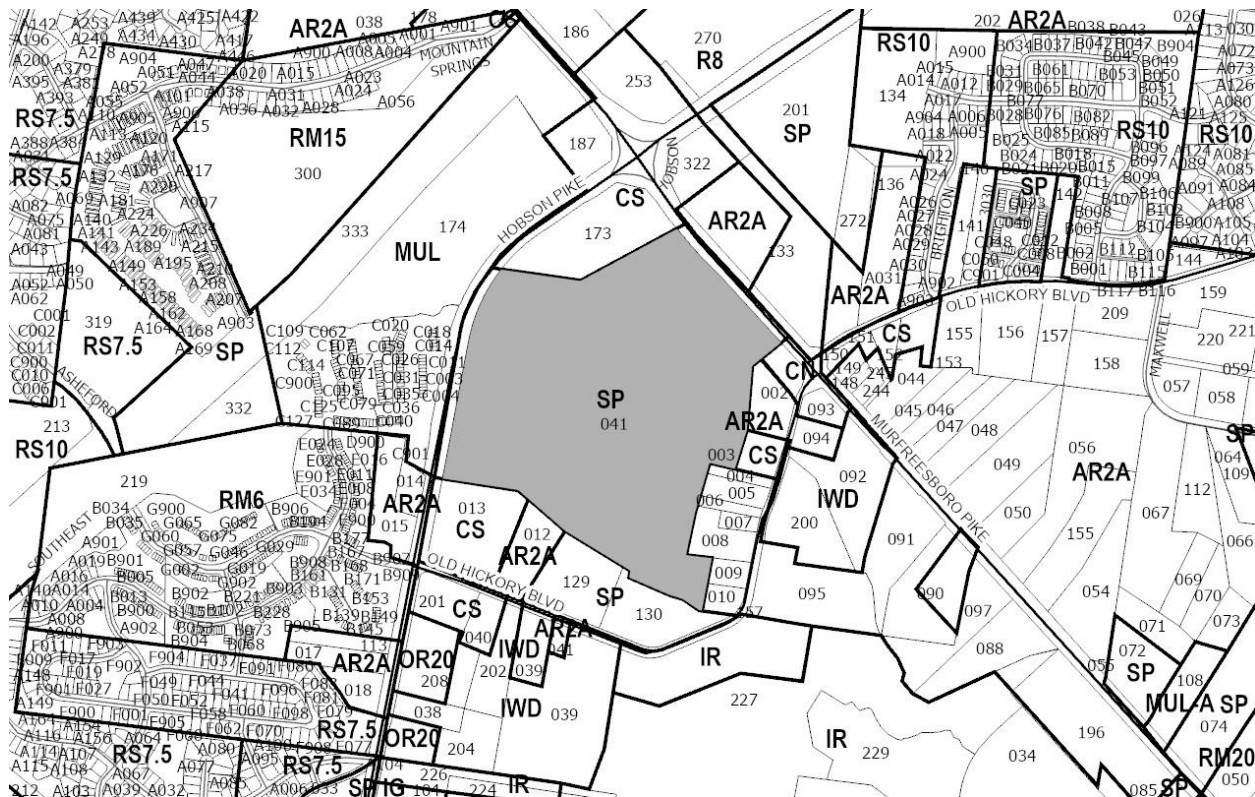
Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Joy Styles
Member of Council

2008SP-002-005
3839 MURFREESBORO PIKE MIXED USE DEVELOPMENT
Map 164, Parcel(s) 041
Subarea 13, Antioch - Priest Lake
District 32 (Joy Styles)
Application fee paid by: William Irby

A request to amend an SP for property located at 3839 Murfreesboro Pike, approximately 277 feet north of Old Hickory Boulevard (65.32 acres), and located within the Murfreesboro Pike Urban Design Overlay (UDO) district to permit a mixed-use development, requested by Kimley-Horn, applicant; Hobson Pike Land, LLC, owners.



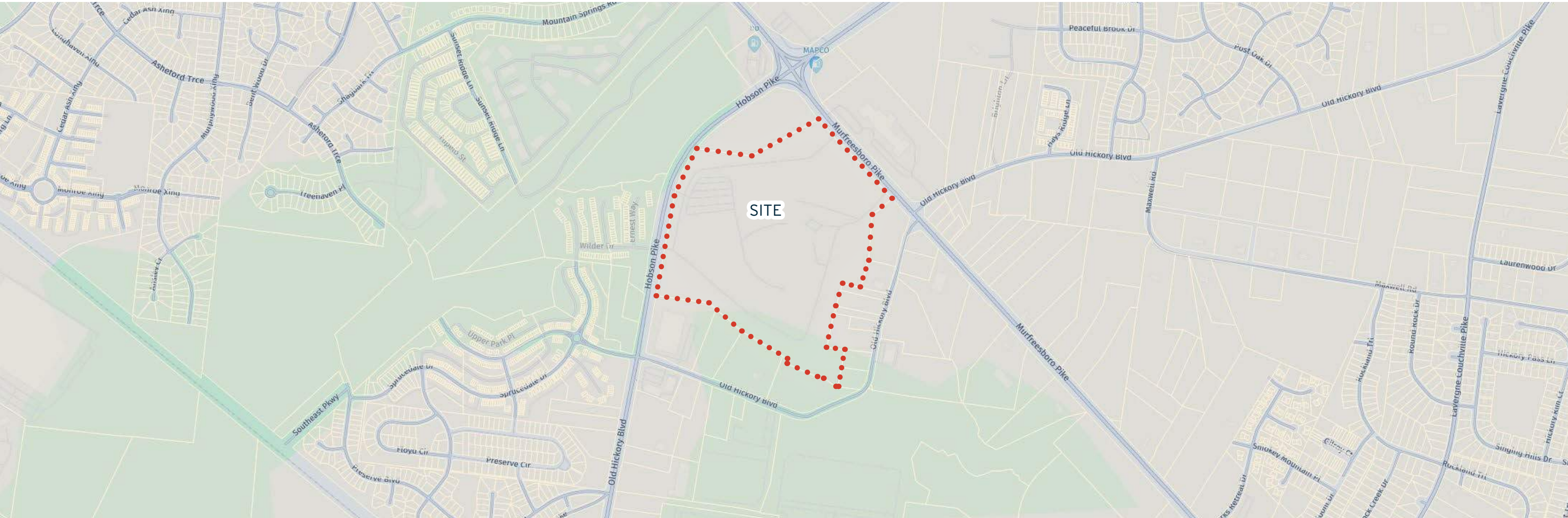


3839 MURFREESBORO PIKE
MIXED USE DEVELOPMENT

Preliminary Specific Plan Document

MPC #: 2008SP-002-005

Date: 9/3/2025



Site Info

Site is on +/- 65.324 acres of land located at 3839 Murfreesboro Road, Antioch, Tennessee 37013

Owner

Hobson Pike Land LLC
9550 W. Higgins Rd, Ste 550
Rosemont, IL 60018 USA
Attn: Britton T Winterer
BWinterer@linklogistics.com

Developer

Link Logistics
13727 Noel Rd. - Suite 750
Dallas, Texas 75240 USA
Attn: Andy Beck
ABeck@linklogistics.com



Applicant / Land Planner

Kimley-Horn
10 Lea Avenue - Suite 400
Nashville, TN 37210 USA
Attn: Josh Rowland
Josh.Rowland@Kimley-Horn.com



Engineer / Traffic

Kimley-Horn
10 Lea Avenue - Suite 400
Nashville, TN 37210 USA
Attn: Kennedy Adams
Kennedy.Adams@Kimley-Horn.com



Engineer / Civil

Kimley-Horn
10 Lea Avenue - Suite 400
Nashville, TN 37210 USA
Attn: Deaton Hildabrand
Deaton.Hildabrand@Kimley-Horn.com



Residential Architect

Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588 USA
Attn: Sill Thomas
Sill.Thomas@dahlingroup.com



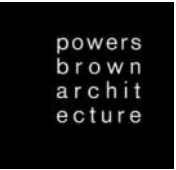
Commercial Architect

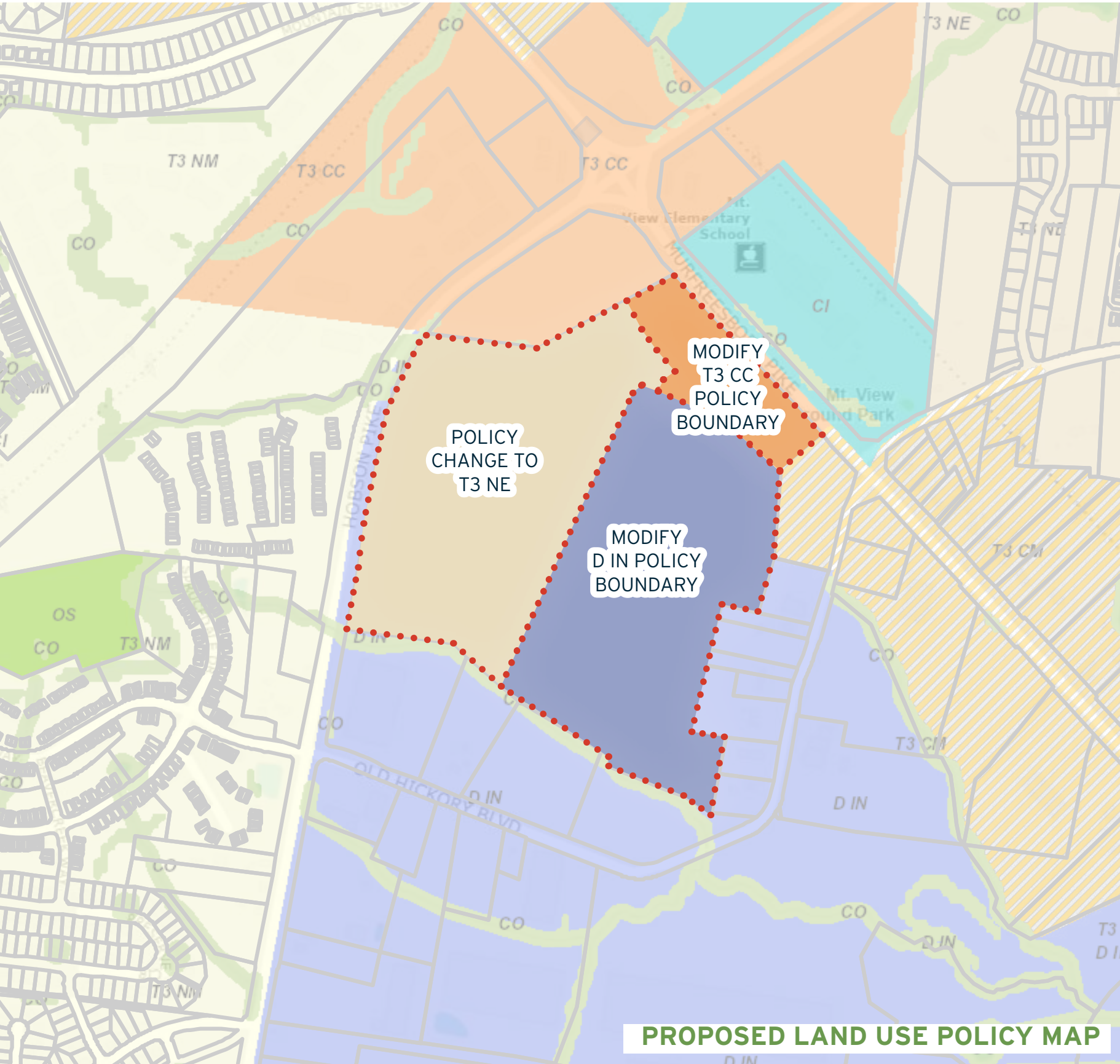
Field Paoli Architects
711 Market Street - Second Floor
San Francisco, CA 94103 USA
Attn: Ben Griffin
BRG@FieldPaoli.com



Industrial Architect

Powers Brown Architecture
1720 Peachtree St. NW - Suite 305
Atlanta, GA 30309 USA
Attn: Scott Thompson
Thompson@PowersBrown.com





EXISTING LAND USE POLICY & ZONING:

Parcel #: 16400004100 - 65.32 Ac.
Address: 3839 Murfreesboro Pk.
Land Use Policy: T3CC and D-IN
Zoning: SP, Case No. 2008SP-002-003



PROPOSED LAND USE POLICY & ZONING

Land Use Policy:

The proposed Community Plan amendment modifies a recent amendment, approved in 2020, that was intended to support an SP application that did not obtain Metro Council approval at that time. This proposed amendment reduces the District Industrial Policy (D IN) to incorporate a residential policy (T3 NE) area, which is more compatible with other residential policy areas located along Hobson Pike to the north. The existing T3 CC policy fronting Murfreesboro Pike is maintained with minor modifications to reflect the new SP zoning master plan.

Zoning:

The property currently has an SP zoning dating back to 2008 for a mixed-use development consisting of commercial, office, multi-family residential, and single-family residential uses.

This application proposes a new SP zoning to allow for a vibrant mixed-use development that celebrates the storied history of the Starwood Amphitheater, providing residential, commercial, and business park uses. The residential neighborhood is located along, and accessed from, Hobson Pike, offering single-family homes and multifamily townhomes, both providing alley loaded and front loaded garage products. The residential development area also provides open space uses including: a neighborhood park with a clubhouse and swimming pool, a pedestrian trail with interpretive exhibits highlighting the history of Starwood Amphitheater, and a venue park offering a pavilion for outdoor gatherings and performances with an open lawn area for audiences and passive recreation. The commercial development area is located along, and accessible from, Murfreesboro Pike, offering a variety of potential retail, restaurant, and performance space uses. A light-industrial business park use is located in the rear of the development, accessible from Old Hickory Blvd., providing new facilities for local businesses and the opportunity for job creation in the region.

PROJECT OVERVIEW | EXISTING CONDITIONS

LAND DESCRIPTION (PER TITLE COMMITMENT)

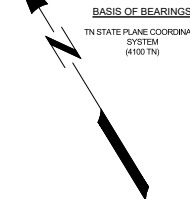
The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:
Being a parcel of land in the Second Civil District 5 of Nashville, Davidson County, Tennessee, lying in the southwest quadrant of the intersection of Murfreesboro Road, and Hobson Pike being more particularly described as follows: Beginning at an iron pin in the south margin of Murfreesboro Road at the southeast corner of herein described tract; Thence, leaving said margin with the west line of Deputies of record in Instrument No. 200505130054550, R.O.D.C. the following calls: S 45° 09' 01" W, 265.38 feet to an iron pin, S 42° 13' 20" E, 88.00 feet to an iron pin, S 18° 04' 13" W, 283.59 feet to an iron pin; Thence, with Bogot Subdivision of record in Plat Book 8250, page 763, R.O.D.C. S 15° 36' 28" W, 249.39 feet to an iron pin in the north line of Layton Adams of record in Book 10450, page 32, R.O.D.C.; Thence, with said Adams, N 73° 26' 36" W, 159.67 feet to an iron pin; Thence, with said Adams and David Mason of record in Book 4509, page 278, R.O.D.C. S 18° 50' 51" W, 414.59 feet to an iron pin in the west line of Luther Marie Vaughn of record in Book 11180, page 657, R.O.D.C.; Thence, continuing with said Vaughn, S 12° 03' 33" W, 106.54 feet to an iron pin; Thence, with Vaughn, S 58° 23' 47" E, 186.50 feet to an iron pin; Thence, with the west line of Kathryn Buffington of record in Instrument No. 200602220020910, R.O.D.C., and Remedios Trail of record in Instrument No. 20060410046044, R.O.D.C., S 12° 29' 48" W, 340.07 feet to an iron pin; Thence, with the north line of Randall Yeargin of record in Book 9248, page 668, R.O.D.C., being Lot No. 2 of Clifton Acres of record in Plat Book 5050, page 94, R.O.D.C., the following calls: N 77° 10' 14" W, 71.59 feet to an iron pin, N 25° 51' 40" W, 54.43 feet to a point, N 71° 24' 20" W, 96.62 feet to a point, N 67° 11' 05" W, 276.89 feet to a point, N 17° 43' 29" E, 40.00 feet to a point, N 58° 36' 38" W, 72.53 feet to a point at the northeast corner of Billy Spaulding of record in Book 5281, page 746, being Lot No. 1 of said Clifton Acres; Thence, with said Spaulding, N 58° 36' 38" W, 402.58 feet to an iron pin; Thence, with the north line of William Yeargin of record in Book 5014, page 290, R.O.D.C., N 53° 47' 20" W, 151.53 feet to a point; Thence, N 47° 35' 55" W, 139.10 feet to an iron pin; Thence, with the north line of William Hawkins, Trustee of record in Instrument No. 20020820102015, R.O.D.C., N 46° 29' 00" W, 90.96 feet to an iron pin; Thence, N 82° 24' 22" W, 469.63 feet to an iron pin in the east margin of Hobson Pike; Thence, with said Hobson Pike the following calls: N 11° 05' 41" E, 280.50 feet to an iron pin, N 16° 46' 55" E, 100.50 feet to an iron pin, N 11° 02' 23" E, 441.02 feet to a right-of-way monument. With a curve concave to the east having a central angle of 07° 59' 51", a radius of 1085.92 feet and a chord of N 14° 51' 37" E, 151.46 feet for an arc length of 151.59 feet to a right-of-way monument, N 27° 17' 47" E, 93.99 feet to a right-of-way monument, N 28° 25' 54" E, 140.84 feet to an iron pin, N 21° 09' 45" E, 96.82 feet to a right-of-way monument, N 38° 02' 55" E, 40.27 feet to a right-of-way monument; Thence, leaving said margin, with the south line of Starwood Amphitheater Operating Company of record in Instrument No. 200302070017626, R.O.D.C., S 80° 51' 32" E, 454.55 feet to an iron pin; Thence, N 61° 31' 47" E, 685.56 feet to an iron pin in the south margin of Murfreesboro Road; Thence, with said margin the following calls: S 39° 36' 40" E, 231.31 feet to an iron pin, S 50° 46' 06" E, 101.83 feet to an iron pin, S 42° 15' 11" E, 601.89 feet to the point of beginning. Containing 2,845,324 square feet or 65.32 acres, more or less.
Being the same property conveyed to PBR&T Partnership, a Tennessee general partnership from Orange Murfreesboro Holdings, LLC, a Tennessee liability company by deeds of record in Instrument No. 201703100024067 and Instrument No. 201703100024068, in the Register's Office for Davidson County, Tennessee.

TOPOGRAPHY NOTES:

BASIS OF ELEVATIONS:
ELEVATIONS SHOWN HEREON WERE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, TAKEN ON 10/02/2020. CONTOURS SHOWN HEREON (1 FT INTERVAL) ARE NOT BASED UPON GROUND SHOTS AND CROSS SECTIONS. CONTOURS SHOWN HEREON ARE PER AERIAL SURVEY PROVIDED BY ACCU-AR SURVEYS, INC. (11337 AVE WEST, SEYMOUR, IN) AND PROVIDED TO THE SURVEYOR.

TABLE A NOTES:

- ITEM 2: THE PHYSICAL ADDRESS OF THE SITE WAS OBTAINED FROM METRO NASHVILLE GIS VIEWER.
- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 4703700411H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017. IN METRO NASHVILLE, STATE OF TENNESSEE WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ITEM 6A: NO ZONING REPORT PROVIDED TO SURVEYOR.
- ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 18: THERE WAS NO WETLAND DELINEATION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



SITE ADDRESS:

3839 MURFREESBORO PIKE
ANTIOCH, TN

PARKING:

NO PARKING STRIPES
WERE DELINEATED AT
THE TIME OF THIS
SURVEY

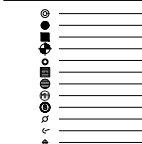
SANITARY SEWER INVERT TABLE

ID	TYPE	TOP	INVERT
SS 1	MH	662.62	656.32
SS 2	MH	663.29	655.59
SS 3	MH	653.85	646.60
SS 4	MH	639.97	635.62
SS 5	MH	637.72	626.32
SS 6	MH	627.24	618.14
SS 7	MH	634.19	613.29
SS 8	MH	618.91	612.56
SS 9	MH	617.18	611.98
SS 10	MH	616.53	609.78 (8')
SS 11	MH	611.34	601.64
SS 12	MH	609.95	599.60 (8')
SS 13	MH	600.43	596.05 (BOT)

STORM SEWER INVERT TABLE

ID	TYPE	TOP	INVERT
SD 1	OUTFALL	644.11	636.21
SD 2	INLET	638.61	632.76
SD 3	MANHOLE	635.63	626.08 (18')
SD 4	INLET	631.50	626.93 (BOT)
SD 5	INLET	627.32	622.47 (30')
SD 6	INLET	620.39	614.54
SD 7	INLET	616.78	612.38 (21')
SD 8	INLET	612.99	605.84
SD 9	INLET	612.15	605.50
SD 10	INLET	612.36	605.05
SD 11	INLET	611.54	604.14
SD 12	INLET	613.60	609.85
SD 13	INLET	612.50	608.20
SD 14	INLET	619.61	613.61 (12')
SD 15	INLET	618.79	614.84
SD 16	INLET	619.53	618.28 (8')
SD 17	INLET	620.06	619.26
SD 18	INLET	616.42	610.12
SD 19	INLET	622.95	618.05 (8')
SD 20	INLET	626.14	623.74
SD 21	INLET	627.13	624.85 (10')
SD 22	INLET	627.25	624.45 (BOT)
SD 23	INLET	627.37	625.07
SD 24	INLET	627.30	624.45 (10')
SD 25	INLET	627.50	624.65 (10')
SD 26	INLET	627.22	624.00 (BOT)
SD 27	INLET	618.87	614.17
SD 28	INLET	637.67	633.62
SD 29	INLET	646.96	645.11 (15')
SD 30	INLET	646.56	644.81 (BOT)

LEGEND



NOTE:

FULL SCALE SURVEY
INCLUDED WITH
ATTACHMENTS TO
THIS SP BOOKLET

SUBJECT
PROPERTY

HOBSON PIKE

MURFREESBORO PIKE

OLD HICKORY BLVD



MAP LEGEND

ZONE 1: 29.81 AC

- Park Townhomes (Rear Load)
- Hobson Townhomes (Rear Load)
- Trail Townhomes (Front Load)
- Active Adult Townhomes (Rear Load)
- Cottage Single Family Houses (Rear Load)
- Standard Single Family Houses (Front Load)
- Large Single Family Houses (Front Load)
- Open Space (Active)
- Open Space (Passive)

ZONE 2: 5.84 AC

- Commercial

ZONE 3: 29.67 AC

- Business Park

NOTES:

The final site plan/building permit site plan shall depict the required 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 grass strip or frontage zone.

With any final site plan, compliance with the Murfreesboro Pike UDO will be required.

All landscape standards of Chapter 17.24 of the Zoning Code will be met at Final SP unless indicated otherwise.

Preliminary Storm Water Note: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to storm water approval/comments only. The final lot count and details of the plan shall be governed by the appropriate storm water regulations at the time of the final application.

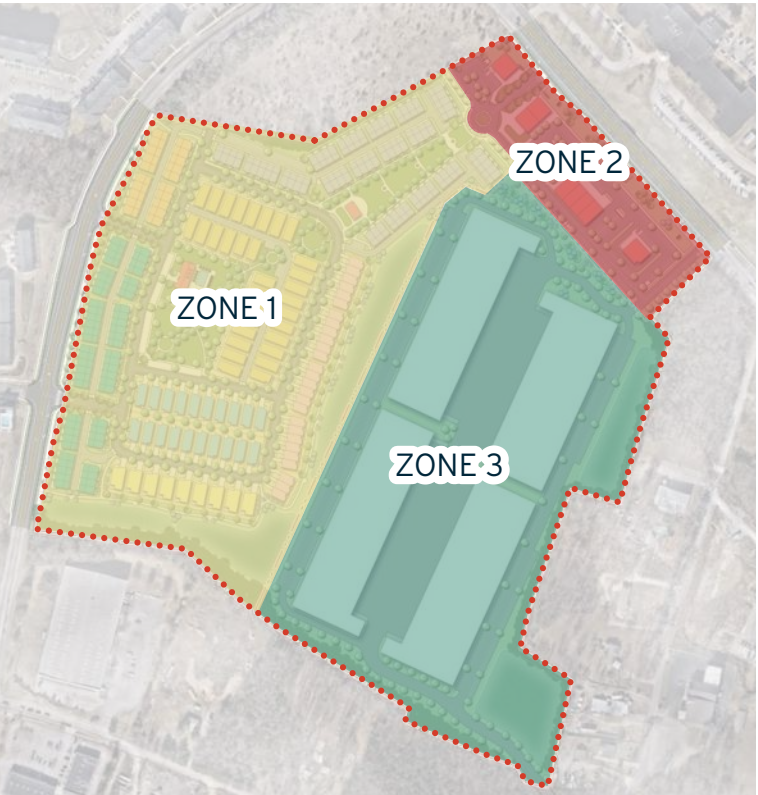
MASTER PLAN | SITE WIDE BULK STANDARDS & REGULATIONS

The purpose of this SP is to receive preliminary approval to permit the development of a 65.32 acre mixed-use development as shown. For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the following zone districts and CCM Policy.

- Zone 1 - RM9 / T3NE
- Zone 2 - MUG / T3CC
- Zone 3 - IWD / D-IN

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 Planning Department may allow the nature of the existing and future land uses and site conditions in the general vicinity.

The proposed development includes the following uses: Residential Uses for 174 residential town home units, 61 residential single family units; Commercial Uses (retail / restaurant / entertainment) for up to 25,000 s.f.; Business Park / Light Industrial Uses for up to 500,000 s.f.



ZONE 1 | SITE BULK STANDARDS & REGULATIONS

The design intent of **Zone 1** is to provide a mix of town home and single-family residential product types that will provide housing choices for residents of the greater community. Buildings will front public streets, private drives, and green space areas and will be organized internally to frame and engage common open space areas such as the proposed Neighborhood Park and Venue Park.

Bulk Standard	ZONE 1
Primary District Height	3 Stories in 35 ft. (See Note B for Height Measurement Standards)
Residential Uses	235 Dwelling Units Max.
Residential Density	235 DU / 29.81 AC = 7.88 DU / AC
Maximum FAR	N/A
Impervious Surface Ratio (ISR)	0.7
Build-to-Zone	10'-20'
Rear/Side Setback	5'
Min. Building Separation	5'

- Minimum Lot Sizes:
- Cottage Single Family Lots: 3,750 SF min.
 - Standard Single Family Lots: 4,620 SF min.
 - Large Single Family Lots: 5,460 SF min.

- *All product types not listed are to be HPR.*

A. Modification for additional height may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, and rooftop amenities.

B. Building height shall be measured from the average elevation (average of four most exterior corners) at finished grade (final ground elevation) to the plate height of upper level of building.

C. Build-to-zone to be measured from back of proposed sidewalks on public streets, private drives, and public open space. Adjustments to the build-to-zone may be allowed when proposed bioponds, utilities, or utility easements are within the build-to-zone. Stoops/stairs may encroach setbacks and build-to-zones.

D. Garage doors facing a private drive shall be setback a minimum of 20 ft. from back of proposed sidewalks.

E. Units along northeastern property line to be limited to 2 stories within 20'

Zone 1 Allowed Uses: Single-family, two-family, multi-family, community gardening non commercial, small outdoor music event, open space. All uses not specifically listed are prohibited including STRPS (owner occupied and non-owner occupied).



ZONE 2 | SITE BULK STANDARDS & REGULATIONS

The design intent of **Zone 2** is to provide a mix of commercial uses along the Murfreesboro Pike frontage of the development. The commercial development area may provide restaurant, retail, and entertainment uses with indoor and outdoor spaces. Pedestrian circulation and connectivity is prioritized between commercial uses and to the adjacent residential development and venue park open space amenity area.

Bulk Standard	ZONE 2
Primary District Height	2 Stories in 30 ft. (See Note B for Height Measurement Standards)
Commercial Uses	25,000 sq.ft. gross leaseable area Retail, Restaurant, & Entertainment Uses
Maximum FAR	0.15
Impervious Surface Ratio ISR	0.85
Setback to Murfreesboro Pk.	30'
Rear/Side Setback	10'
Min. Building Separation	20'

A. Modification for additional height may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, and rooftop amenities.

B. Building height shall be measured from the average elevation (average of four most exterior corners) at finished grade (final ground elevation) to the plate height of upper level of building.

C. Back of house and loading shall not face residential units or facades enfronting public streets.

Zone 2 Allowed Uses: Day care center, financial institution, general office, leasing / sales office, ATM, business service, liquor sales, personal care services, restaurant - full service, restaurant - take-out, retail, multimedia production, telecommunication facility, commercial amusement (inside). All uses not specifically listed are prohibited including alternative financial services and beer and cigarette market.



ZONE 3 | SITE BULK STANDARDS & REGULATIONS

The design intent of **Zone 3** is to provide a light industrial business park located in the rear of the development. Business park buildings may provide office and warehouse areas inside of the building

Bulk Standard	ZONE 3
Primary District Height	1 Story in 50 ft. (See Note B for Height Measurement Standards)
Commercial Uses	500,000 sq.ft. gross leaseable area Light Industrial & Office Uses
Maximum FAR	0.50
Impervious Surface Ratio ISR	0.90
Front Setback at Vehicular Parking Bay	40'
Rear/Side Setback	20'
Min. Building Separation	30'

- A. Modification for additional height may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, and rooftop amenities.
- B. Building height shall be measured from the average elevation (average of four most exterior corners) at finished grade (final ground elevation) to the plate height of upper level of building.
- Zone 3 Allowed Uses: All office and industrial uses allowed in IWD zoning. All uses not specifically listed are prohibited including compressor station, concrete plant, and tank farm.





OVERALL PARK & OPEN SPACE



1- STARWOOD TRIBUTE TRAIL



2- COMMONS PARK



3- THE LAWN

ENLARGEMENTS | PARK AND OPEN SPACE CONCEPT

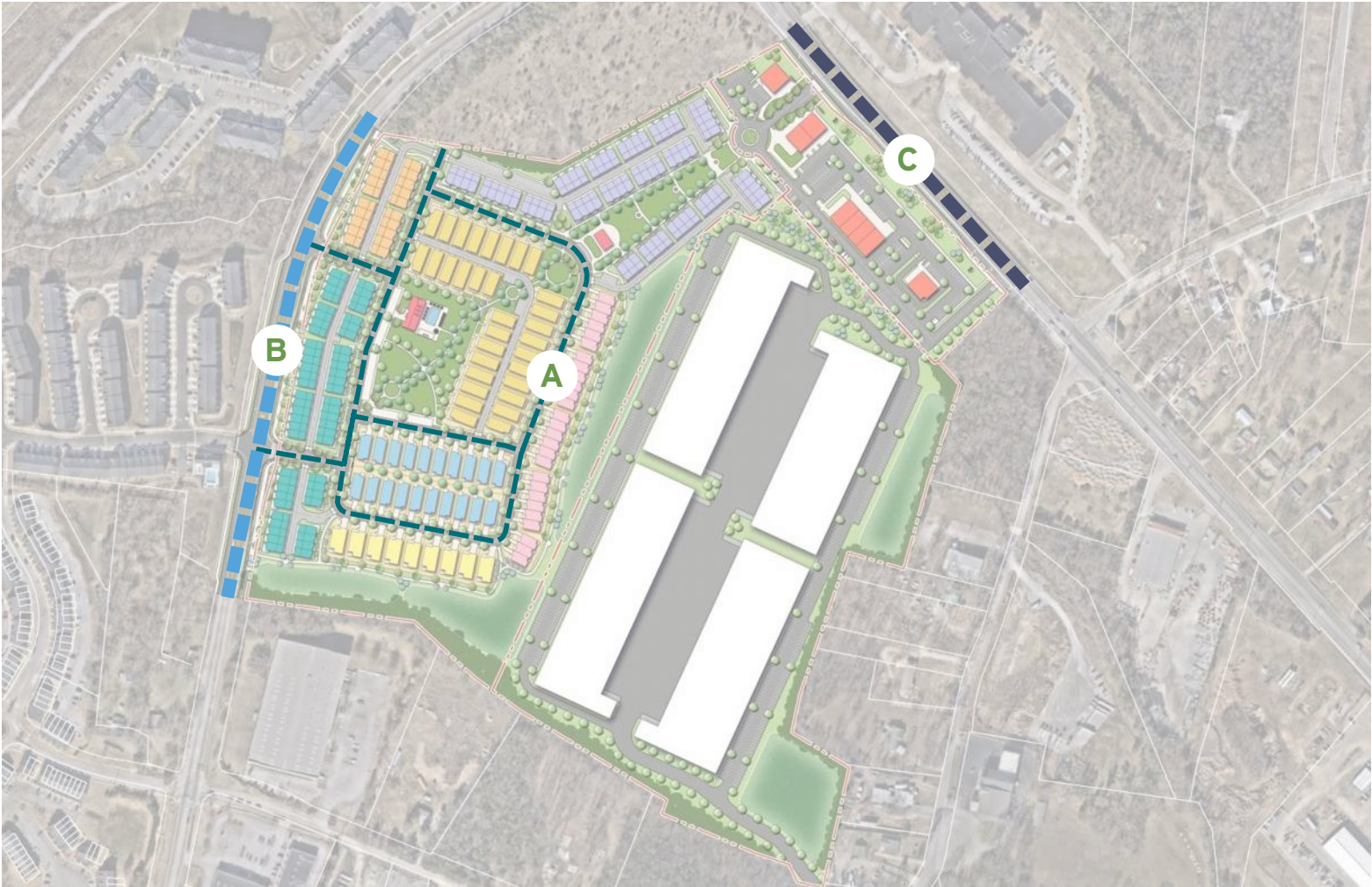


GENERAL NOTES

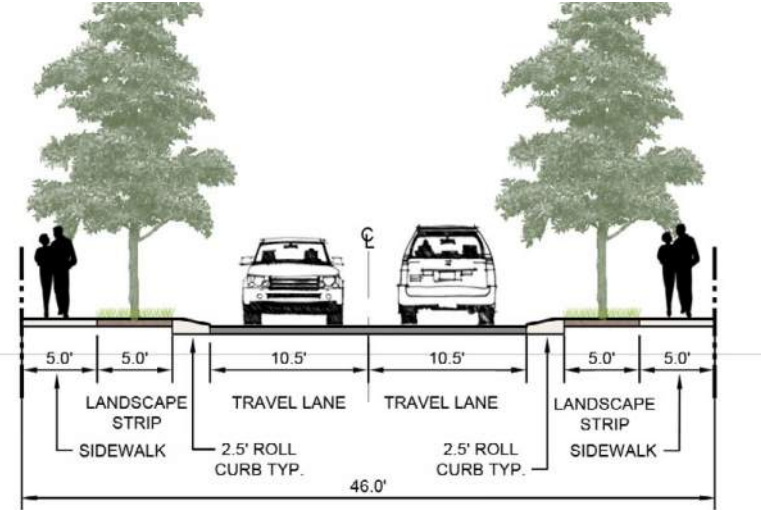
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
- Loading areas, back of house functions, and ride share locations shall be limited to spaces interior to the site or behind the structures off of public right-of-way.
- Developer will ensure bike lanes are continuous through intersections and that crosswalks are installed at public ROW intersections.
- All construction within public ROW shall comply w/ MPW standards and specs.
- All ROW dedication will occur prior to the issuance of building permits.
- Signs denoting "Now Entering Private Property" shall be installed at each connection between public roadways and private drives.

PARKING STANDARDS

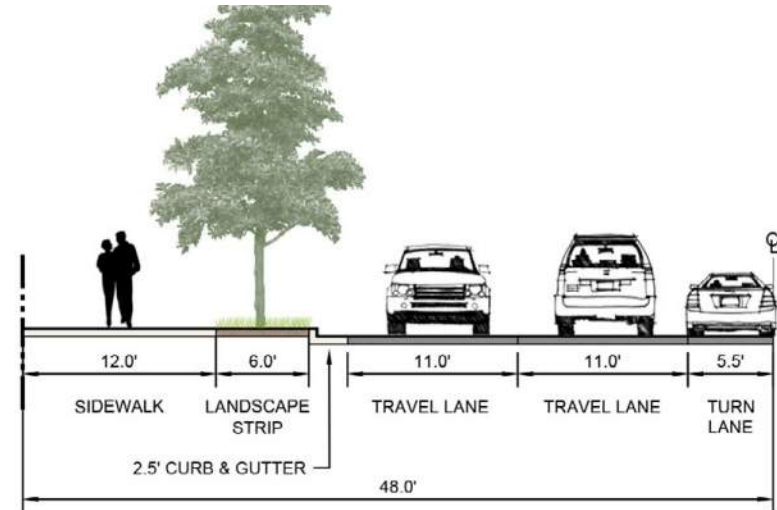
- Parking shall meet parking requirements of Title 17 at Final SP application.
- Bicycle parking shall be provided per Metro Standards.
- Landscape islands will be provided between every 15 continuous parking stalls minimum.



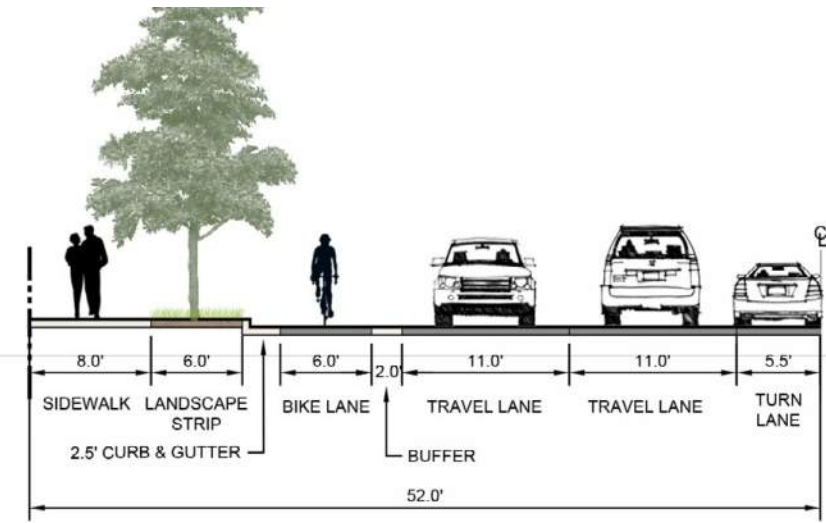
A. PRIVATE STREET - 46' R.O.W.



B. HOBSON PIKE - 48' HALF R.O.W.



C. MURFREESBORO PIKE - 52' HALF R.O.W.



Overall Standards

All landscaping shall be properly irrigated and maintained; if drought resistant plant material is used, irrigation shall not be required.

Where irrigation systems are not utilized or specified, all planting masses or individual trees shall be within 100’ from a functioning hose bid per Metro Urban Forestry requirements.

All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.

Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines.

Trees located within four feet of shrub beds shall share same mulch bed.

Finished planting beds shall be graded so as to not impede drainage away from buildings.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. If significant relocations are required, contractor shall contact landscape architect for approval. Failure to make such relocations known to the owner or landscape architect will result in contractor’s liability of plant materials.

Trees must remain vertical and upright for the duration of the guarantee period with guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

The development of this project shall comply with the street tree, tree density, and tree replacement requirements of Metro Nashville. Landscape plan to be submitted in Final SP Submittal.

Street trees shall be provided along all street frontages at an average of thirty (30) linear feet on center and be 2” caliper minimum.

All landscaping shall be properly irrigated and maintained.

Where trees are planted in rows, they shall be uniform in size and shape.

Reference Metro L.I.D. Manual for design and planting materials for LID measures.

Ornamental trees may be used as street trees where existing conflicts with overhead utilities occur.

Metro tree density and tree replacement worksheets shall be utilized to calculate required planting.

Tree Density Note

Final Site Plan shall meet street tree, landscaping, and tree density requirements per Metro Zoning Code. Areas set aside for public right-of-way dedication, park and open space areas, and storm water detention and treatment areas may be omitted from the tree density calculation. When the entirety of required tree density cannot be met on site, contributions to the Metro Tree Bank is permitted.

Foundation Planting

Throughout the development where multifamily or commercial building foundations front to public or private roads, landscape foundation screening shall be provided.

Trash Screening

All trash dumpsters and/or containers shall be screened for approval per Metro Planning Staff review and approval at the Final SP Stage.

Planting Strips

Sidewalks along Public right-of-ways shall be separated from edge of street with a 6’ planting strip.

Sidewalks along Private right-of-ways shall be separated from the edge of street by a 4’ planting strip.

Anticipated Street Trees

The following trees shall be permitted as street trees within the R.O.W. Within this development. Variations to this list shall be approved by the metro Nashville Forrester prior to approval.



Green Vase Zelkova



Frontier Elm



Greenspire Little Leaf Linden



London Planetree



Sunburst Thornless Honeylocust



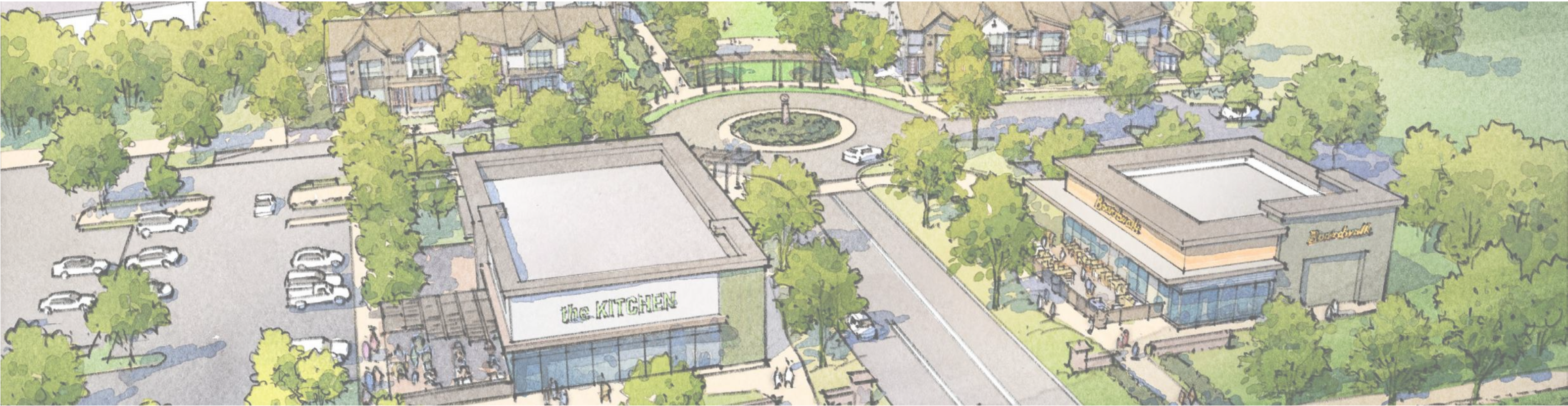
Flame Amur Maple
NES Approved



Lacebark Elm



Ginkgo



Site Design Guidelines

Establish seamless and intuitive movement for pedestrians and vehicles, both within the shopping center and with the surrounding community.

The shopping center should create an enjoyable experience for visitors and residents to walk from one building to the next. This can be achieved through enhanced paving materials, integrated benches, site lighting, trash enclosure screening, and strategic landscaping to create a pleasant and walkable experience.

Shell Building Design Guidelines

Building Expression/Style

The shopping center’s architectural style should be cohesive with contemporary while remaining contextual to the master development.

Building Height

Building heights are limited to a maximum of 30 feet. This helps maintain a human scale and prevents the complex from overwhelming the surrounding area. Variation in roof heights and the use of parapet walls can help create a more dynamic and less monolithic silhouette.

Enhanced Frontages

Prioritize higher end materials and glazing along Murfreesboro Pike to enhance curb appeal and activate the designated public facing walkways.

Materiality

Establish a cohesive and appealing aesthetic using durable and sustainable materials.

- Use a consistent and limited palette of durable, low-maintenance materials to create a unified look.
- Select materials that reflect the local architectural style or natural environment. Acceptable materials include:
 - A mix of vertical and horizontal wood or wood-like materials (e.g., board and batten, shiplap siding, and louvers/fins).
 - Aluminum composite panels and brake metal trims.
 - Tile, brick, or stone in a stacked orientation to maintain a modern aesthetic.
 - Plaster and EFIS with a light dash texture are acceptable in secondary locations. The façade should include control joints or reglets that relate to the primary materials and overall elevation design.
- Combine different textures and finishes within the approved residential color palette to add visual interest while maintaining a cohesive look throughout the master development.

Glazing

Maximize natural light, create a sense of openness, and provide visual connections between the interior and exterior.

- Utilize a substantial amount of glazing on public-facing facades to showcase the interior, creating a welcoming and active shopping experience. Storefronts should have a minimum height of 10 feet AFF (Above Finished Floor).
- Use high-performance glazing with low-emissivity (Low-E) coatings to reduce heat gain and improve the building’s energy efficiency.
- Use operable window systems for a more flexible indoor/outdoor experience for patron. The use of overhead doors or folding/sliding glass wall systems are encouraged.

Covered Seating Areas

Provide comfortable, protected spaces for visitors to rest and socialize, enhancing the user experience and encouraging longer stays.

- Seating areas must be strategically placed in the designated zones without obstructing pedestrian flow.
- Covered structures such as canopies and trellises should be incorporated at end cap tenants. Umbrellas are acceptable for smaller tenants.
- Offer a variety of seating types, including benches, individual chairs, and group tables, to accommodate different needs.

Tenant Design Criteria

Canopies and Awnings

All canopies and awnings must be designed to complement the building’s architecture and material palette. They should provide shade and weather protection without obstructing views or dominating the facade.

- Durable, weather-resistant materials are required. Acceptable materials include metal, high-quality fabric, and wood. The color of the material must be approved by the landlord.
- The size and projection of the canopy should be proportional to the storefront. A minimum clearance of 8 feet from the sidewalk to the bottom of the canopy is mandatory to ensure pedestrian safety.
- Tenant names or logos on canopies must be subtle and integrated into the design. Excessively large or brightly colored branding is not permitted.
- Integrated lighting, such as recessed downlights or subtle strip lighting, is encouraged. All wiring must be concealed within the canopy structure.

Lighting

Exterior lighting should be functional and create a pleasant ambiance without causing light pollution or glare. Lighting levels should be appropriate for the use of the space. Avoid bright, high-wattage lights.

Outdoor Patios and Furnishings

Patios should be designed as an extension of the interior space, providing a comfortable and well-maintained outdoor seating area. The layout must allow for clear pathways and accessibility.

- Patio enclosures, such as railings, low walls, or planters are acceptable.
- Patio furniture should be durable, comfortable, and contribute to the overall design of the space. All furniture must be commercial-grade and suitable for outdoor use.
- The furniture layout must be approved prior to installation. It should not impede pedestrian traffic or block access to the storefront.

Rooftop Screening

All rooftop equipment, including HVAC units, vents, and satellite dishes, must be completely screened from public view at street level and from adjacent properties.

- Screening should be constructed from materials that are compatible with the building’s exterior, such as architectural metal panels or decorative louvers. The material should be durable and low-maintenance.
- All screening should extend a minimum of 18 inches above the highest point of the equipment it is concealing.

PRODUCT INFORMATION:

- 1. PARK TOWNS
- 2. HOBSON TOWN
- 3. ACTIVE ADULT TOWNS
- 4. TRAIL TOWNS



STREETSCAPE VARIETY THROUGH RESIDENTIAL DESIGN:

Variations in floor plan type, elevation design, architectural design style are encouraged in order to achieve streetscape variety within the community and each product type. The intent is to create structural and spatial variety along residential streetscapes.

- 1. A minimum of 2 floor plan types is required per building.
 - a. All floor plans should provide covered exterior space (porch, deck or patio) located at the front of the plan.
- 2. 3 Plex: A minimum of two unit elevations are required per building.
- 3. 4 Plex: A minimum of two unit elevations are required per building.
- 4. 5 Plex and up: A minimum of three unit elevations are required per building.

COLORS AND MATERIALS:

Colors and materials create variety and diversity of the streetscape. When combined with the variation in floor plans and elevation styles, a variety of materials and colors support the creation of an aesthetically pleasing and diverse streetscape.

- 1. All units to include the following color and material elements selected from Color and Material palette on sheet 25. Material Selections should reflect architectural design style per notes on this sheet.
 - a. 1 base paint color
 - b. 1 accent color or material
 - i. Where accent materials are used, they are to be applied as noted in items 2 and 3.
 - ii. Where an accent paint color is selected, color to compliment base paint color.
 - c. 1 trim paint color or use of wood trim
- 2. At end units, all architectural treatments on the front elevation (e.g., fascia treatments such as stone veneer) shall be extended or wrapped a minimum distance four (4) feet along the side yard elevations,

MASSING AND ARTICULATION:

Massing and articulation are important design features to add interest across a building facade and create a sense of individuality for each town home unit. Massing and articulation should be provided through the following methods in order to avoid boxy and repetitive buildings.

- 1. One (1) change in plane (stepping back or popout) to be provided at the front elevation of each unit to provide a dynamic articulation across the building facade.
- 2. Roof lines along front elevation to vary at each townhome floor plan to achieve the appearance of individuality at each unit and provide variety in the street scape. Roof line variety can include a variation in roof plate height and the use of gables or dormers. Roof lines along front elevation will not match units immediately adjacent on either side.
- 3. Incorporation of single story roofs or single story elements such as covered porches or awnings along the street frontage to lower the building mass. Provide a minimum of one (1) single story roof or single story element per unit elevation.

- to the side yard fence, or to the point of the wall where there is change in plane. Such treatment shall accommodate and incorporate the location of any service panels flush against the building façade.
- 3. At center units, all architectural treatments on the front elevation (e.g., fascia treatments such as stone veneer) shall be terminated on an interior corner of the building massing articulation.
- 4. Select one primary roof material from colors and material on sheet 25 to be used at all Park Townhomes. Select 1 accent roof material to be used at roofs over decks, porches or enhanced corners.
- 5. Drain spouts shall be painted to match the trim color selected.

- 4. End units are to receive enhanced articulation in plan by creating extended or wrap around porches as well as additional articulation where site plan allows, such as those located on corner lots and those adjacent to streets.
- 5. All building elevations should meet or exceed the minimum percentage of openings as follows:
 - a. Front elevation to have thirty (30) percent of openings.
 - b. Back and side elevations to have fifteen (15) percent of openings.
- 6. Hobson Townhomes to allow for three story townhome plan option for units that sit directly along Hobson Pike. Three story plans to be implemented only at buildings with four units or more.
- 7. For units adjacent to side and rear property lines, A 1:1 side setback shall be maintained between the property line and the unit."

ARCHITECTURAL DESIGN STYLES:

Architectural design styles are used to define the aesthetic character of each product type and the overall community. The goal is to provide a variety of design styles that will appeal to a diverse group of buyers while establishing an overall character for the community.

The architectural design styles that are being implemented across the community include: Transitional, Traditional, and Modern Farmhouse.

Where product types define Primary, Secondary and Tertiary design styles, the Primary Architectural Design Style which should be applied to a minimum of 50% of units within each townhome building. Secondary and Tertiary Architectural Design styles should make up the remaining 50% of units at the discretion of the builder.

Trail Townhomes allow for a variety of architectural styles. In this product type, design styles are to be implemented at the building scale. Each Trail Townhome building to select one style from listed architectural design styles. Each unit within the building will comply with selected style.



- LEGEND**
- 1. End units include enhanced articulation through addition of wrap-around porch, additional changes in plane or enhanced architectural treatments.
 - 2. Material selection matches Color and Material Palette
 - 3. Changes of colors and materials to occur at inside corners
 - 4. Single story element at the front elevation of each unit
 - 5. A minimum of 1 change in plane (step forward or back) at each unit front elevation.
 - 6. Varying roof lines at each unit front elevation.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

PRODUCT INFORMATION

1400 – 1900 SF
3-4 BEDROOMS
2 CAS - ALLEY LOADED GARAGES



ARCHITECTURAL DESIGN STYLE:

PRIMARY DESIGN STYLE: TRANSITIONAL

Roof:

- Shed roof with shallow roof slope (3:12 – 4:12 slope) along front elevation.
- Select 1 consistent roof color for all Park Townhomes to differentiate from other townhome types on the site.
- Projecting eaves (12"-16" deep) at select locations.

Exterior Walls:

- Primary cladding of board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows: (Minimum 20% of front facade)

- Offset windows.
- Transom windows where plan allows.

Special Features:

- Standing Seam Metal roof on porches.
- Railings with thin structure elements (i.e. cable railings, etc.).

SECONDARY DESIGN STYLE: MODERN FARMHOUSE

Roof:

- Gable ends with steep roof pitch (6:12 – 12:12 slope) along front elevation.
- Select 1 consistent roof color for all Park Townhomes to differentiate from other townhome types on the site.
- Minimal eaves (0" – 12").

Exterior Walls:

- Primary cladding of fiber cement board and batten.
- Accent use of lap siding or panel siding, brick, or stone.

Windows:

- Single hung, casement, or offset windows.
- Windows to have window trim.

Special Features:

- Standing Seam Metal roof on porch.
- Wood columns at porches.



- LEGEND**
- 1. End units include enhanced articulation through addition of wrap-around porch, additional changes in plane or enhanced architectural treatments.
 - 2. Material selection matches Color and Material Palette
 - 3. Changes of colors and materials to occur at inside corners
 - 4. Single story element at the front elevation of each unit
 - 5. A minimum of 1 change in plane (step forward or back) at each unit front elevation.
 - 6. Varying roof lines at each unit front elevation.
 - 7. Three story plans to be implemented only at buildings with four units or more.

PRODUCT INFORMATION

1400 – 1900 SF
3-4 BEDROOMS
2 CAS - ALLEY LOADED GARAGES



ARCHITECTURAL DESIGN STYLE:

PRIMARY DESIGN STYLE: TRADITIONAL

- Roof:**
- Shallow roof pitch (2:12 – 4:12 slope) with dormers along front elevation.
 - Select 1 consistent roof color for all Hobson Townhomes to differentiate from other townhome types on the site.
 - Projecting eaves (12"-16" deep) at select locations.
 - Decorative braces at gable ends.
- Exterior Walls:**
- Primary cladding of fiber cement board and batten, lap siding, or panel siding.
 - Accent use of brick or stone.
- Windows:** (Minimum 15% of front facade)
- Multi-pane windows with symmetrical mullions and muntins.
 - Single hung or casement windows.
- Special Features:**
- Square or tapered columns.
 - Heavy proportion on trims and columns.

SECONDARY DESIGN STYLE: TRANSITIONAL

- Roof:**
- Shed roof with shallow roof slope (3:12 – 4:12 slope) along front elevation.
 - Select 1 consistent roof color for all Hobson Townhomes to differentiate from other townhome types on the site.
 - Projecting eaves (12"-16" deep) at select locations.
- Exterior Walls:**
- Primary cladding of board and batten, lap siding, or panel siding.
 - Accent use of brick or stone.
- Windows:**
- Offset windows.
 - Transom windows where plan allows.
- Special Features:**
- Standing Seam Metal roof on porches.
 - Railings with thin structure elements (i.e. cable railings, etc.).

ARCHITECTURAL STANDARDS | TRAIL TOWNHOMES



- LEGEND**
- 1. End units include enhanced articulation through addition of wrap-around porch, additional changes in plane or enhanced architectural treatments.
 - 2. Material selection matches Color and Material Palette
 - 3. Changes of colors and materials to occur at inside corners
 - 4. Single story element at the front elevation of each unit
 - 5. A minimum of 1 change in plane (step forward or back) at each unit front elevation.
 - 6. Varying roof lines at each unit front elevation.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

PRODUCT INFORMATION

1700 – 2250 SF
3-4 BEDROOMS
2 CAR - FRONT LOADED GARAGES



ARCHITECTURAL DESIGN STYLE: STYLE CAN VARY BETWEEN BUILDINGS. APPLY STYLE AT ALL UNITS WITHIN EACH BUILDING.

DESIGN STYLE: TRANSITIONAL

Roof:

- Shed roof with shallow roof slope (3:12 – 4:12 slope) along front elevation.
- Select 1 consistent roof color for all Trail Townhomes to differentiate from other townhome types on the site.
- Projecting eaves (12"-16" deep) at select locations.

Exterior Walls:

- Primary cladding of board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows: (Minimum 15% of front facade)

- Offset windows.
- Transom windows where plan allows.

Special Features:

- Standing Seam Metal roof on porches.
- Railings with thin structure elements (i.e. cable railings, etc.).

DESIGN STYLE: MODERN FARMHOUSE

Roof:

- Gable ends with steep roof pitch (6:12 – 12:12 slope) along front elevation.
- Select 1 consistent roof color for all Trail Townhomes to differentiate from other townhome types on the site.
- Minimal eaves (0" – 12").

Exterior Walls:

- Primary cladding of fiber cement board and batten.
- Accent use of lap siding or panel siding, brick, or stone.

Windows:

- Single hung, casement, or offset windows.
- Windows to have window trim.

Special Features:

- Standing Seam Metal roof on porch.
- Wood columns at porches.

DESIGN STYLE: TRADITIONAL

• Roof:

- Shallow roof pitch (2:12 – 4:12 slope) with dormers along front elevation.
- Select 1 consistent roof color for all Trail Townhomes to differentiate from other townhome types on the site.
- Projecting eaves (12"-16" deep) at select locations.
- Decorative braces at gable ends.

Exterior Walls:

- Primary cladding of fiber cement board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows: (Minimum 15% of front facade)

- Multi-pane windows with symmetrical mullions and muntins.
- Single hung or casement windows.

Special Features:

- Square or tapered columns.
- Heavy proportion on trims and columns.



- LEGEND**
- 1. End units include enhanced articulation through addition of wrap-around porch, additional changes in plane or enhanced architectural treatments.
 - 2. Material selection matches Color and Material Palette
 - 3. Changes of colors and materials to occur at inside corners
 - 4. Single story element at the front elevation of each unit
 - 5. A minimum of 1 change in plane (step forward or back) at each unit front elevation.
 - 6. Varying roof lines at each unit front elevation.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

PRODUCT INFORMATION

1500-1800 SF
3-4 BEDROOMS
2 CAR - ALLEY LOADED GARAGES



ARCHITECTURAL DESIGN STYLE:

- PRIMARY DESIGN STYLE: TRADITIONAL**
- Roof:**
- Shallow roof pitch (2:12 – 4:12 slope) with dormers along front elevation.
 - Select 1 consistent roof color for all Active Adult Townhomes to differentiate from other townhome types on the site.
 - Projecting eaves (12"-16" deep) at select locations.
 - Decorative braces at gable ends.
- Exterior Walls:**
- Primary cladding of fiber cement board and batten, lap siding, or panel siding.
 - Accent use of brick or stone.
- Windows:** (Minimum 20% of front facade)
- Multi-pane windows with symmetrical mullions and muntins.
 - Single hung or casement windows.
- Special Features:**
- Square or tapered columns.
 - Heavy proportion on trims and columns.

- SECONDARY DESIGN STYLE: MODERN FARMHOUSE**
- Roof:**
- Gable ends with steep roof pitch (6:12 – 12:12 slope) along front elevation.
 - Select 1 consistent roof color for all Active Adult Townhomes to differentiate from other townhome types on the site.
 - Minimal eaves (0" – 12").
- Exterior Walls:**
- Primary cladding of fiber cement board and batten.
 - Accent use of lap siding or panel siding, brick, or stone.
- Windows:**
- Single hung, casement, or offset windows.
 - Windows to have window trim.
- Special Features:**
- Standing Seam Metal roof on porch.
 - Wood columns at porches.

PRODUCT INFORMATION

- 1. COTTAGES
- 2. STANDARD SINGLE FAMILY
- 3. LARGE SINGLE FAMILY



STREETSCAPE VARIETY THROUGH RESIDENTIAL DESIGN:

Variations in floor plan type, elevation design, architectural design style are required in order to achieve streetscape variety within the community and each product type. The intent is to create structural and spatial variety along residential streetscapes.

- 1. A minimum of 2 floor plan types is required amongst Cottage Single Family Homes.
 - a. All floor plans to provide covered exterior living space (deck or patio) located at the front of the plan.
- 2. A minimum of two elevations are required per home.

To provide variety in available product types for Active Adults, Cottages and Standard Single Family product types to have options with ground floor primary suites where footprints allow.

COLORS AND MATERIALS:

Colors and materials create variety and diversity of the streetscape. A variety of materials and colors of the buildings when combined with the variation in floor plans and elevations styles will help in the creation of aesthetically pleasing diverse streetscape.

- 1. All units to include the following color and material elements selected from Color and Material palette on sheet 25. Material Selections should reflect architectural design style per notes on this sheet.
 - a. 1 base paint color
 - b. 1 accent color or material
 - i. Where accent materials are used, they are to be applied as noted in items 2 and 3.
 - ii. Where an accent paint color is selected, color to compliment base paint color.
 - c. 1 trim paint color or use of wood trim
- 2. At end units, all architectural treatments on the front elevation (e.g., fascia treatments such as stone veneer) shall be extended or wrapped a minimum distance four (4) feet along the side yard elevations,

MASSING AND ARTICULATION:

Massing and articulation are important design features to add interest across a building facade and create a sense of individuality in each home. Massing and articulation shall be provided through the following methods in order to avoid boxy and repetitive buildings within the community.

- 1. One (1) change in plane (stepping back or popout) to be provided at the front elevation of each home to provide a dynamic articulation across the building facade.
- 2. Roof lines along front elevation to vary to achieve the appearance of individuality at each home and provide variety in the streetscape. Roof design to coordinate with the architectural design style. Roof line variety can include a variation in roof plate height and the use of gables or dormers. Roof lines along front elevation will not match homes immediately adjacent on either side.
- 3. Incorporation of single story roofs or single story elements such as porches or awnings along the street frontage to lower the building mass. Provide a minimum of one (1) single story roof or single story element per elevation.

to the side yard fence, or to the point of the wall where there is change in plane. Such treatment shall accommodate and incorporate the location of any service panels flush against the building façade.

- 3. At center units, all architectural treatments on the front elevation (e.g., fascia treatments such as stone veneer) shall be terminated on an interior corner of the building massing articulation.
- 4. Select one primary roof material from colors and material on sheet 25 to be used at all Park Townhomes. Select 1 accent roof material to be used at roofs over decks, porches or enhanced corners.
- 5. Drain spouts shall be painted to match the trim color selected.

- 4. Homes located adjacent to parks, streets, or empty space on either side are to receive enhanced articulation in plan by creating extended or wrap around porches, additional openings, as well as additional articulation where site plan allows.
- 5. Windows and/or openings on side elevations must not be directly aligned to adjacent homes. Offsets of window and/or opening locations should be used when necessary to avoid direct views into neighboring spaces.
- 6. Windows and/or openings on each elevation must meet the required percentage of open to opaque surfaces as follows:
 - a. Front elevation to have twenty-five (25) percent of openings.
 - b. Back and side elevations to have fifteen (15) percent of openings.
- 7. For units adjacent to side and rear property lines, A 1:1 side setback shall be maintained between the property line and the unit."

ARCHITECTURAL DESIGN STYLES:

Architectural design styles are used to define the aesthetic character of each product type and the overall community. The goal is to provide a variety of design styles that will appeal to a diverse group of buyers while establishing an overall character for the community.

The architectural design styles that are being implemented across the community include: Transitional, Traditional, and Modern Farmhouse.

Each product type has a defined Primary Architectural Design Style which should be applied to a minimum of 50% of the homes within each single family product type. Secondary and Tertiary Architectural Design styles should make up the remaining 50% of homes at the discretion of the builder.

ARCHITECTURAL STANDARDS | COTTAGE SINGLE FAMILY HOUSES



- LEGEND**
1. Architectural treatments on front elevations to wrap around to side of home.
 2. Material selection matches Color and Material Palette
 3. Changes of colors and materials to occur at inside corners
 4. Single story element at the front elevation of each home.
 5. A minimum of 1 change in plane (step forward or back) at the front elevation of each home.
 6. Varying roof lines at the front elevation of each home. Roof lines will not match adjacent homes.
 7. Homes positioned at the end of streets or adjacent to open space include enhanced articulation through the addition of wrap around porch or popouts.

PRODUCT INFORMATION

1800 – 2500 SF
3 BEDROOMS
2 CAR - ALLEY LOADED GARAGES



ARCHITECTURAL DESIGN STYLE:

PRIMARY DESIGN STYLE: TRADITIONAL

Roof:

- Shallow roof pitch (2:12 – 4:12 slope) with dormers along front elevation.
- Projecting eaves (12"-16" deep) at select locations.
- Decorative braces at gable ends.

Exterior Walls:

- Primary cladding of fiber cement board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows: (Minimum 12% of front facade)

- Multi-pane windows with symmetrical mullions and muntins.
- Single hung or casement windows.

Special Features:

- Square or tapered columns.
- Heavy proportion on trims and columns.

SECONDARY DESIGN STYLE: TRANSITIONAL

Roof:

- Shed roof with shallow roof slope (3:12 – 4:12 slope) along front elevation.
- Projecting eaves (12"-16" deep) at select locations.

Exterior Walls:

- Primary cladding of board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows:

- Offset windows.
- Transom windows where plan allows.

Special Features:

- Standing Seam Metal roof on porches.
- Railings with thin structure elements (i.e. cable railings, etc.).

TERTIARY DESIGN STYLE: MODERN FARMHOUSE

Roof:

- Gable ends with steep roof pitch (6:12 – 12:12 slope) along front elevation.
- Minimal eaves (0" – 12").

Exterior Walls:

- Primary cladding of fiber cement board and batten.
- Accent use of lap siding or panel siding, brick, or stone.

Windows:

- Single hung, casement, or offset windows.
- Windows to have window trim.

Special Features:

- Standing Seam Metal roof on porch.
- Wood columns at porches.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

ARCHITECTURAL STANDARDS | STANDARD SINGLE FAMILY HOUSES



LEGEND

1. Architectural treatments on front elevations to wrap around to side of home.
2. Material selection matches Color and Material Palette
3. Changes of colors and materials to occur at inside corners
4. Single story element at the front elevation of each home.
5. A minimum of 1 change in plane (step forward or back) at the front elevation of each home.
6. Varying roof lines at the front elevation of each home. Roof lines will not match adjacent homes.
7. Homes positioned at the end of streets or adjacent to open space include enhanced articulation through the addition of wrap around porch or popouts.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

PRODUCT INFORMATION

2000 – 2500 SF
4 BEDROOMS
2 CAR - FRONT LOADED GARAGES



ARCHITECTURAL DESIGN STYLE:

PRIMARY DESIGN STYLE: MODERN FARMHOUSE

Roof:

- Gable ends with steep roof pitch (6:12 – 12:12 slope) along front elevation.
- Minimal eaves (0" – 12").

Exterior Walls:

- Primary cladding of fiber cement board and batten.
- Accent use of lap siding or panel siding, brick, or stone.

Windows:

- Single hung, casement, or offset windows.
- Windows to have window trim.

Special Features:

- Standing Seam Metal roof on porch.
- Wood columns at porches.

SECONDARY DESIGN STYLE: TRANSITIONAL

Roof:

- Shed roof with shallow roof slope (3:12 – 4:12 slope) along front elevation.
- Projecting eaves (12"-16" deep) at select locations.

Exterior Walls:

- Primary cladding of board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows:

- (Minimum 10% of front facade)
- Offset windows.
- Transom windows where plan allows.

Special Features:

- Standing Seam Metal roof on porches.
- Railings with thin structure elements (i.e. cable railings, etc.).

TERTIARY DESIGN STYLE: TRADITIONAL

Roof:

- Shallow roof pitch (2:12 – 4:12 slope) with dormers along front elevation.
- Projecting eaves (12"-16" deep) at select locations.
- Decorative braces at gable ends.

Exterior Walls:

- Primary cladding of fiber cement board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows:

- Multi-pane windows with symmetrical mullions and muntins.
- Single hung or casement windows.

Special Features:

- Square or tapered columns.
- Heavy proportion on trims and columns.

ARCHITECTURAL STANDARDS | LARGE SINGLE FAMILY HOUSES



- LEGEND**
- 1. Architectural treatments on front elevations to wrap around to side of home.
 - 2. Material selection matches Color and Material Palette
 - 3. Changes of colors and materials to occur at inside corners
 - 4. Single story element at the front elevation of each home.
 - 5. A minimum of 1 change in plane (step forward or back) at the front elevation of each home.
 - 6. Varying roof lines at the front elevation of each home. Roof lines will not match adjacent homes.
 - 7. Homes positioned at the end of streets or adjacent to open space include enhanced articulation through the addition of wrap around porch or popouts.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

PRODUCT INFORMATION

2500 – 3200 SF
4 - 5 BEDROOMS
2 CAR - FRONT LOADED GARAGES



ARCHITECTURAL DESIGN STYLE:

PRIMARY DESIGN STYLE: TRANSITIONAL

Roof:

- Shed roof with shallow roof slope (3:12 – 4:12 slope) along front elevation.
- Projecting eaves (12"-16" deep) at select locations.

Exterior Walls:

- Primary cladding of board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows: (Minimum 18% of front facade)

- Offset windows.
- Transom windows where plan allows.

Special Features:

- Standing Seam Metal roof on porches.
- Railings with thin structure elements (i.e. cable railings, etc.).

SECONDARY DESIGN STYLE: MODERN FARMHOUSE

Roof:

- Gable ends with steep roof pitch (6:12 – 12:12 slope) along front elevation.
- Minimal eaves (0" – 12").

Exterior Walls:

- Primary cladding of fiber cement board and batten.
- Accent use of lap siding or panel siding, brick, or stone.

Windows:

- Single hung, casement, or offset windows.
- Windows to have window trim.

Special Features:

- Standing Seam Metal roof on porch.
- Wood columns at porches.

TERTIARY DESIGN STYLE: TRADITIONAL

Roof:

- Shallow roof pitch (2:12 – 4:12 slope) with dormers along front elevation.
- Projecting eaves (12"-16" deep) at select locations.
- Decorative braces at gable ends.

Exterior Walls:

- Primary cladding of fiber cement board and batten, lap siding, or panel siding.
- Accent use of brick or stone.

Windows:

- Multi-pane windows with symmetrical mullions and muntins.
- Single hung or casement windows.

Special Features:

- Square or tapered columns.
- Heavy proportion on trims and columns.



- LEGEND**
- 1. Attention to all building elevations to allow building to be viewed from all sides.
 - 2. Dormers to provide variety on main roof line. Dormers to be appropriately sized in relation to main gable roof.
 - 3. Clerestory windows.
 - 4. Roof line consisting of main gable roof along the length of building.
 - 5. Architectural treatments to wrap around building corners. Any material transitions to occur on an interior corner of a change in plane.

Architectural renderings are a representation of buildings that follow the design guidelines contained in this document. Building elevations submitted for approval during the final SP application process may vary.

PRODUCT INFORMATION

2000 – 3000 SF

MASSING AND ARTICULATION:

Attention to elevation design on all faces will create a community landmark that can be experienced from all sides.

- 1. Roof line to consist of a main gable roof running the length of the building, which is sized appropriately for the overall building massing. Dormers, proportional to overall roof size, are to be included to provide variety along the main roof line.
- 2. Programmatic planning should include direct circulation to pool restrooms from the pool area, avoiding any other programs between the pool and said pool restrooms.
- 3. Clerestory windows are to be included on all elevations of the main clubhouse building.
- 4. Include openings from community amenity to pool deck to provide visual connection between programs.

ARCHITECTURAL DESIGN STYLE:

Farmhouse Architectural Design Style:

- Roof:**
- Steep roof pitch (minimum of 6:12 slope) with dormers.
 - Standing seam metal roof.
- Exterior Walls:**
- Wood or wood-look fiber cement Siding
 - Stone or brick siding accents.
- Windows:**
- Window trim to be of wood or wood-like finish.
 - Clerestory windows are to be included on all elevations of the main clubhouse building.

COLORS AND MATERIALS:

- 1. Neighborhood Community Amenity to include the following color and material elements selected from Color and Material palette on sheet 25. Material Selections should reflect architectural design style per notes above.
 - a. Base material: Stone or brick siding
 - b. Accent materials: Wood or wood-look fiber cement siding
 - c. Wood trim
- 2. All architectural treatments shall be wrapped around exterior corners. Material changes are permitted on interior corners or at the interior side of changes in plane. Such treatment shall accommodate and incorporate the location of any service panels flush against the building façade.
- 3. Window treatments, such as trims, recesses, and awnings shall be required on all elevations, consistent with the architectural style of the building.
- 4. Drain spouts shall be painted to match the corresponding wall colors.



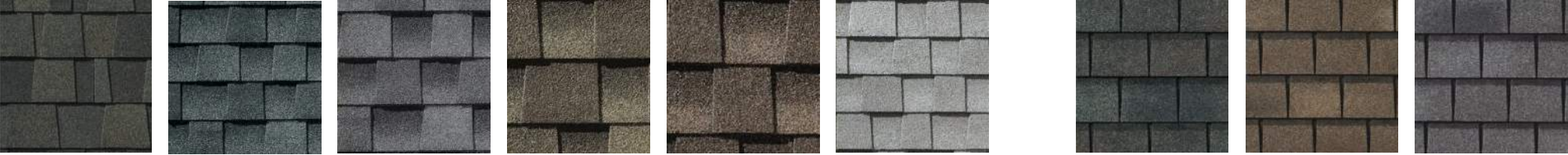
FIBER CEMENT SIDING - PANEL



MASONRY VENEER - STONE



ROOFING - ASPHALT SHINGLE



ROOFING - STANDING SEAM METAL



TRIM - WOOD OR WOOD-LOOK



FIBER CEMENT SIDING - PLANK



MASONRY VENEER - BRICK



COLOR PALETTE

