

# PRELIMINARY SPECIFIC PLAN SUBMITTAL LAKESHORE DRIVE RESIDENTIAL

OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

2023SP-025-001  
CATALYST PROJECT NO. 20220266  
FEBRUARY 28, 2023



VICINITY MAP  
NOT TO SCALE

### SITE DATA

COUNCIL DISTRICT: 11  
COUNCIL MEMBER: LARRY HAGAR  
PARCEL ID.: 05308004700  
SITE ADDRESS: 2411 LAKESHORE DRIVE  
OLD HICKORY, TENNESSEE, 37138

SITE ACREAGE: 1.784 AC. (77,719 FT<sup>2</sup>)  
EXISTING ZONING: RS  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL UNITS

PROPOSED UNITS  
FOUR BEDROOM: 16 UNITS  
TOTAL UNITS: 16 UNITS

PROPOSED DENSITY: 8.97 UNITS/AC

TOTAL ESTIMATED FLOOR AREA: 54,000 SF  
AVERAGE ESTIMATED FLOOR AREA: 3,375 SF

PROPOSED IMPERVIOUS AREA: 45,198 SF / 1.04 AC  
PROPOSED ISR: 0.59

COMMON OPEN SPACE AREA: 9,550 SF / 0.22 AC

PROPOSED MAX. BUILDING HEIGHT  
UNITS 1-2: 3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE  
UNITS 3-6: 3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE  
UNITS 7-10: 3 STORIES; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE  
UNITS 11-16: 3 STORIES PLUS A COVERED ROOFTOP; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE

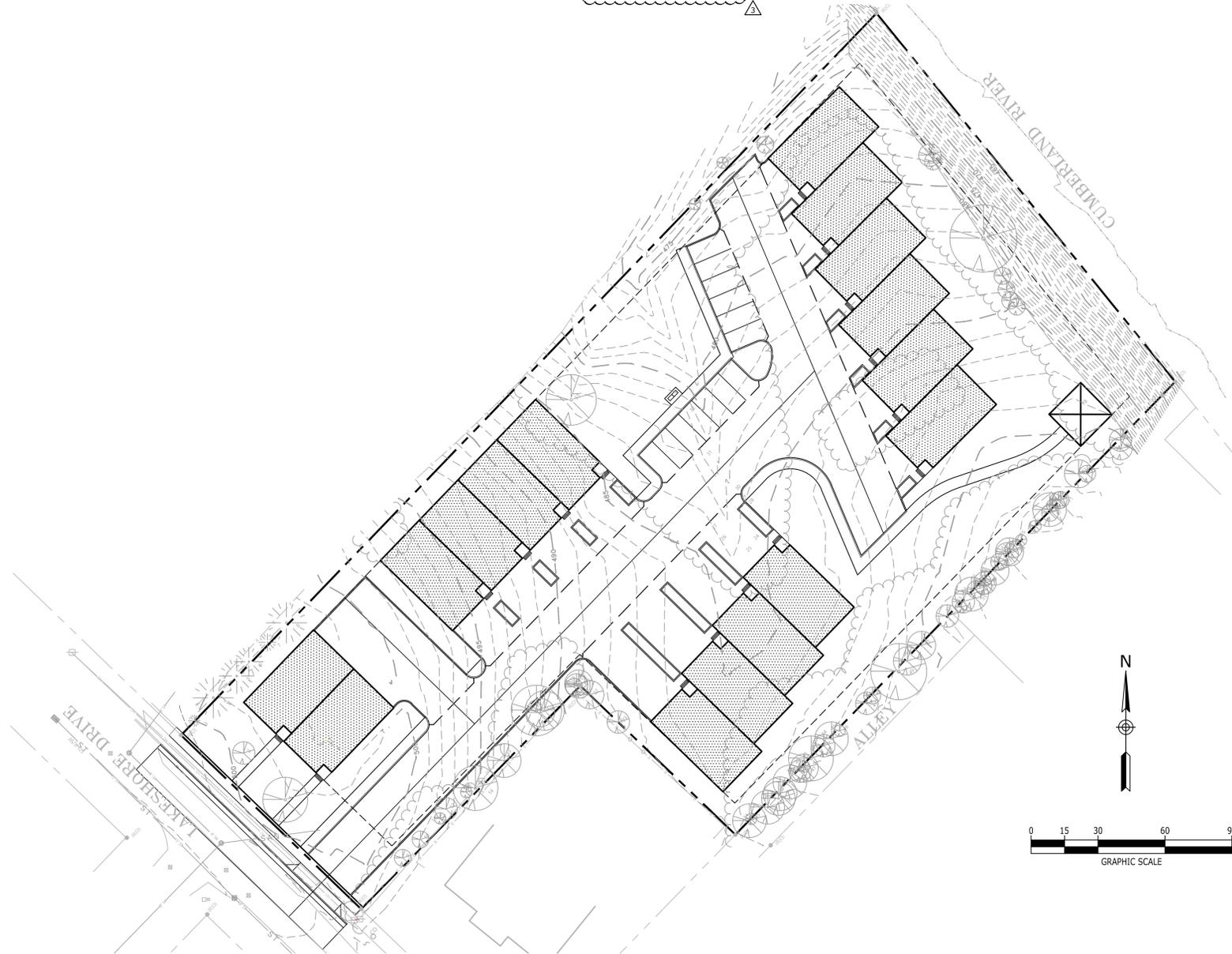
PARKING PROVIDED  
GARAGE: 32 SPACES  
DRIVEWAY: 16 SPACES  
SURFACE: 13 SPACES  
TOTAL: 61 SPACES PROVIDED

PARKING RATIO: 3.81 SP/DU

OWNER: GRAND GORS, LLC  
ADDRESS: 708 TURNER COURT  
OLD HICORY, TN 37138  
CONTACT NAME: MICHEL VAN WILGEN  
CONTACT E-MAIL ADDRESS: grandgors@gmail.com

PROJECT REPRESENTATIVE: JARED CUNNINGHAM  
ADDRESS: 5100 TENNESSEE AVENUE  
NASHVILLE, TN 37209  
PHONE NO.: 615.622.7200  
CONTACT NAME: JARED CUNNINGHAM  
CONTACT E-MAIL ADDRESS: jcunningham@catalyst-dg.com

FEMA PANEL:  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0144H, 47037C0257H, 4/5/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT & LANDSCAPE PLAN
C3.0	GRADING DRAINAGE & UTILITY PLAN

PREPARED FOR  
**GRAND GORS, LLC**  
708 TURNER COURT  
OLD HICORY, TN 37138



CIVIL ENGINEER/LANDSCAPE ARCHITECT  
**Catalyst**  
DESIGN GROUP  
5100 TENNESSEE AVENUE  
NASHVILLE, TN 37209  
(615) 622-7200



COVER SHEET

C0.0



**SITE DATA**

SITE ACREAGE	1.784 AC. (77,719 FT <sup>2</sup> )
EXISTING ZONING	RM20
PROPOSED USE	MULTI-FAMILY RESIDENTIAL UNITS
PROPOSED UNITS	16 UNITS
PROPOSED DENSITY	8.97 UNITS/AC
TOTAL ESTIMATED FLOOR AREA	54,000 SF
AVERAGE ESTIMATED FLOOR AREA	3,375 SF
PROPOSED IMPERVIOUS AREA	45,198 SF / 1.04 AC
PROPOSED ISR	0.59
COMMON OPEN SPACE AREA	9,550 SF / 0.22 AC
PROPOSED MAX. BUILDING HEIGHT	3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 1-2	3 STORIES; 35'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
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UNITS 7-10	3 STORIES PLUS A COVERED ROOFTOP; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
UNITS 11-16	3 STORIES PLUS A COVERED ROOFTOP; 45'-0" MAX. AS MEASURED BY THE METRO ZONING CODE
PARKING PROVIDED	32 SPACES
GARAGE	16 SPACES
DRIVEWAY	16 SPACES
SURFACE	13 SPACES
TOTAL	61 SPACES PROVIDED
PARKING RATIO	3.81 SP/DU

**GENERAL NOTES:**

1. THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO DEVELOP 16 MULTI-FAMILY RESIDENTIAL UNITS.
2. ANY STANDARDS NOT OTHERWISE SPECIFIED ON THE SPECIFIC PLAN WILL RESORT TO THE BASE ZONING DISTRICT OF RM20 (RESIDENTIAL MULTIFAMILY - 20 UNITS/AC).
3. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
4. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
5. PRIOR TO FINAL SPECIFIC PLAN SUBMITTAL, A COMPREHENSIVE TREE INVENTORY SHALL BE PROVIDED. THE INVENTORY SHALL PROVIDE TREE SPECIES AND SIZES OF TREE MASSES AND ANY TREE WITH A 24" OR GREATER DIAMETER BREST HEIGHT. ADDITIONALLY ANY TREE THAT QUALIFIES AS A HERITAGE TREE AS IDENTIFIED BY METRO CODE SHALL BE LOCATED.

**STORMWATER NOTES:**

1. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO.8-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATION 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 STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15-INCH RCP).
6. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.



**GRAND GORS, LLC**  
708 TURNER COURT  
OLD HICKORY, TN 37138



2023SP-025-001  
PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**LAKESHORE DRIVE RESIDENTIAL**  
2411 LAKESHORE DRIVE  
OLD HICKORY, TENNESSEE, 37138, DAVIDSON COUNTY

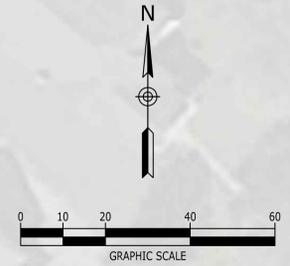
NO.	DATE	DESCRIPTION
1	02/28/2023	PRELIMINARY SPECIFIC PLAN RESUBMITTAL
2	02/16/2023	PRELIMINARY SPECIFIC PLAN RESUBMITTAL
3	01/25/2023	PRELIMINARY SPECIFIC PLAN (SP) SUBMITTAL

DRAWING TITLE  
**LAYOUT & LANDSCAPE PLAN**

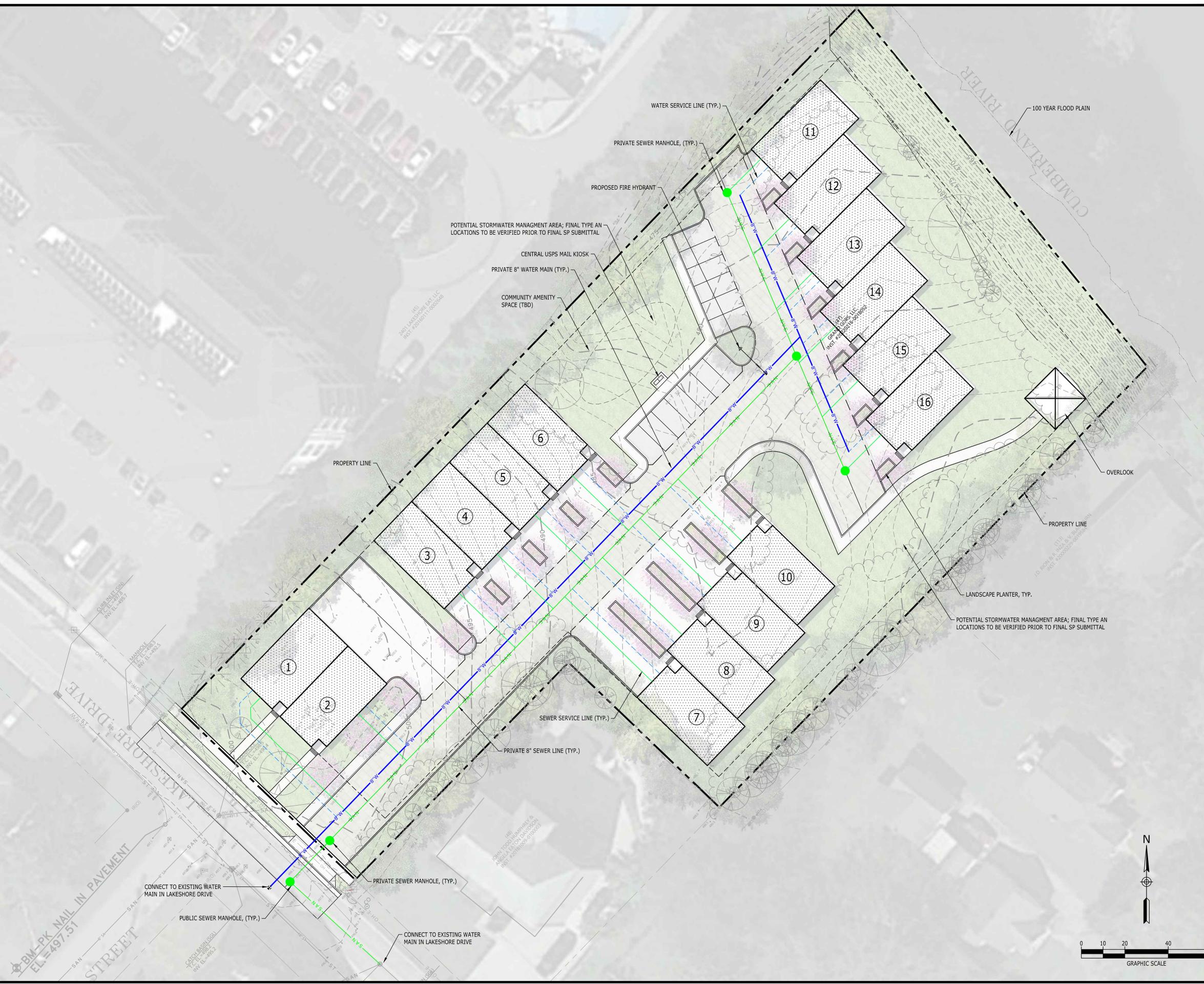
PROJECT NUMBER  
20220266

DRAWING NUMBER  
**C2.0**

P:\2022\20220266 - 2411 Lakeshore Drive.dwg Construction 20220266\_LAY.dwg\LA\OUT & LANDSCAPE PLAN 01\_2023 jcummingham



P:\2022\20220266 - 2411 Lakeshore Drive.dwg Construction 20220266\_GRA.dwg-C5:0 LAYOUT PLAN Feb 16, 2023 jcummingham



GRAND GORS, LLC  
708 TURNER COURT  
OLD HICKORY, TN 37138



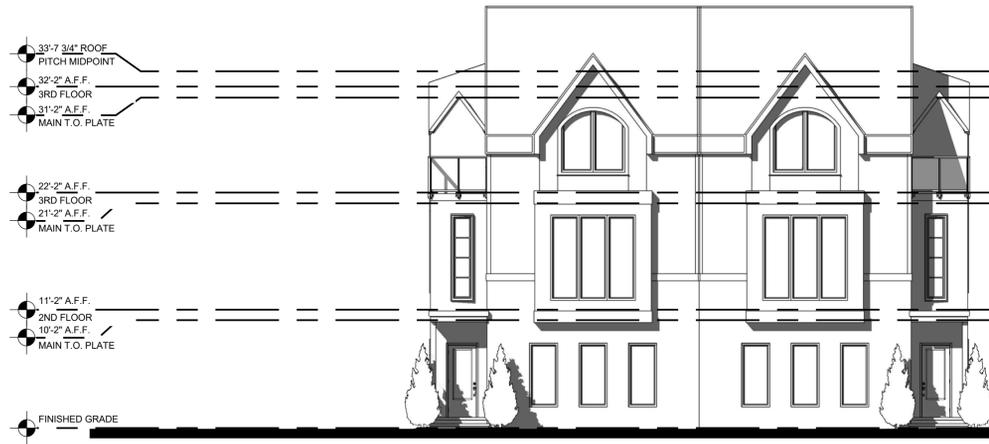
2023SP-025-001  
PRELIMINARY SPECIFIC PLAN SUBMITTAL  
**LAKESHORE DRIVE RESIDENTIAL**  
2411 LAKESHORE DRIVE  
OLD HICKORY, TENNESSEE, 37138, DAVIDSON COUNTY

NO.	DATE	DESCRIPTION
1	02/16/2023	PRELIMINARY SPECIFIC PLAN RESUBMITTAL
2	01/25/2023	PRELIMINARY SPECIFIC PLAN (SP) SUBMITTAL

DRAWING TITLE  
**GRADING DRAINAGE & UTILITY PLAN**

PROJECT NUMBER  
20220266

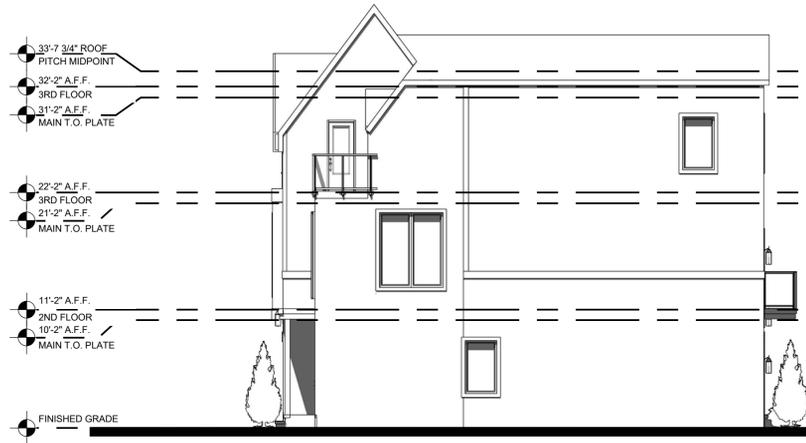
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**UNITS 1 - 2 FRONT ELEVATION**  
1/8" = 1'-0"



**UNITS 1 - 2 REAR ELEVATION**  
1/8" = 1'-0"



**UNITS 1 - 2 RIGHT ELEVATION**  
1/8" = 1'-0"



**UNITS 1 - 2 LEFT ELEVATION**  
1/8" = 1'-0"

- 33'-7 3/4" ROOF PITCH MIDPOINT
- 32'-2" A.F.F. 3RD FLOOR
- 31'-2" A.F.F. MAIN T.O. PLATE
- 22'-2" A.F.F. 3RD FLOOR
- 21'-2" A.F.F. MAIN T.O. PLATE
- 11'-2" A.F.F. 2ND FLOOR
- 10'-2" A.F.F. MAIN T.O. PLATE
- FINISHED GRADE

- 33'-7 3/4" ROOF PITCH MIDPOINT
- 32'-2" A.F.F. 3RD FLOOR
- 31'-2" A.F.F. MAIN T.O. PLATE
- 22'-2" A.F.F. 3RD FLOOR
- 21'-2" A.F.F. MAIN T.O. PLATE
- 11'-2" A.F.F. 2ND FLOOR
- 10'-2" A.F.F. MAIN T.O. PLATE
- FINISHED GRADE

NO.	DATE	REVISIONS
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**BK**  
DESIGN | DEVELOPMENT  
2411 LAKESHORE DRIVE - TOWNHOMES

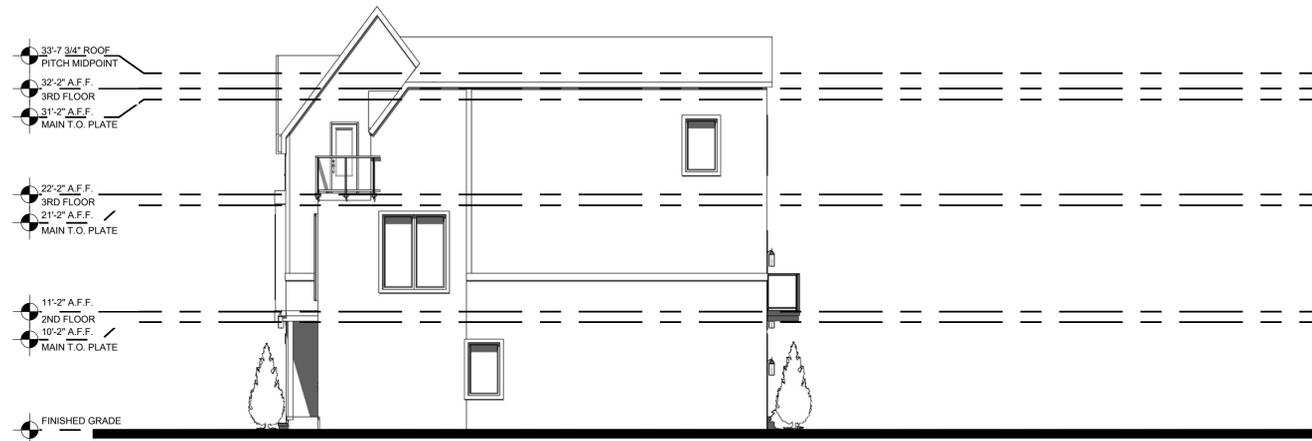
**UNIT BLOCK A (1 & 2) CONCEPTUAL ELEVATIONS**  
THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



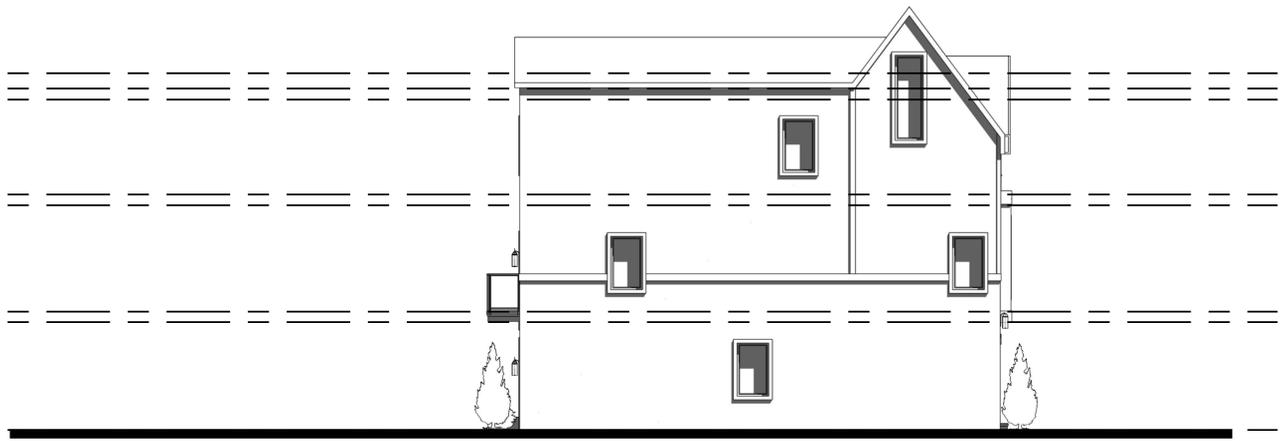
**UNITS 3 - 6 FRONT ELEVATION**  
1/8" = 1'-0"



**UNITS 3 - 6 REAR ELEVATION**  
1/8" = 1'-0"



**UNITS 3 - 6 RIGHT ELEVATION**  
1/8" = 1'-0"

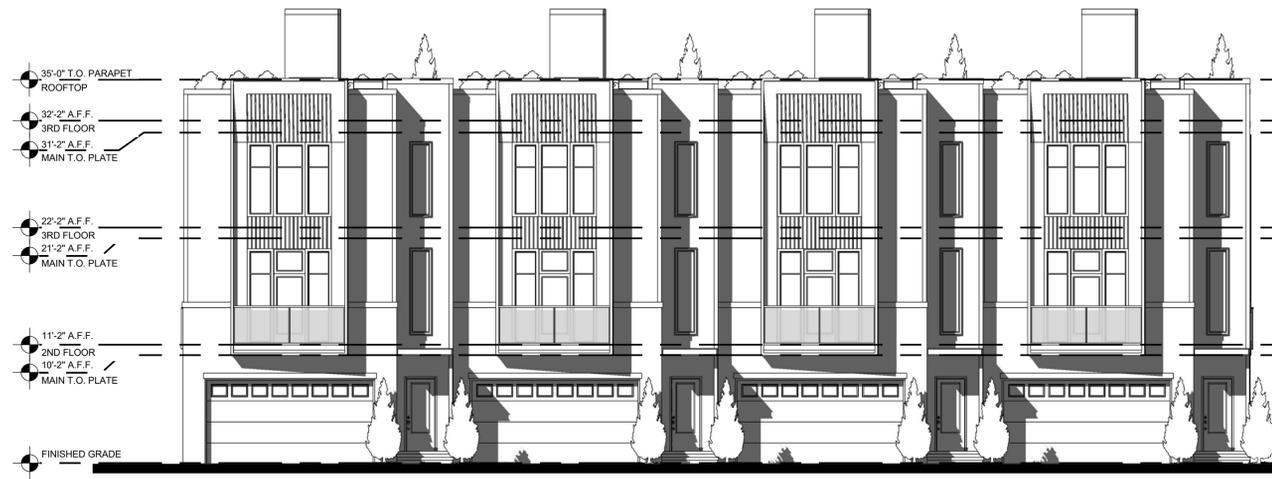


**UNITS 3 - 6 LEFT ELEVATION**  
1/8" = 1'-0"

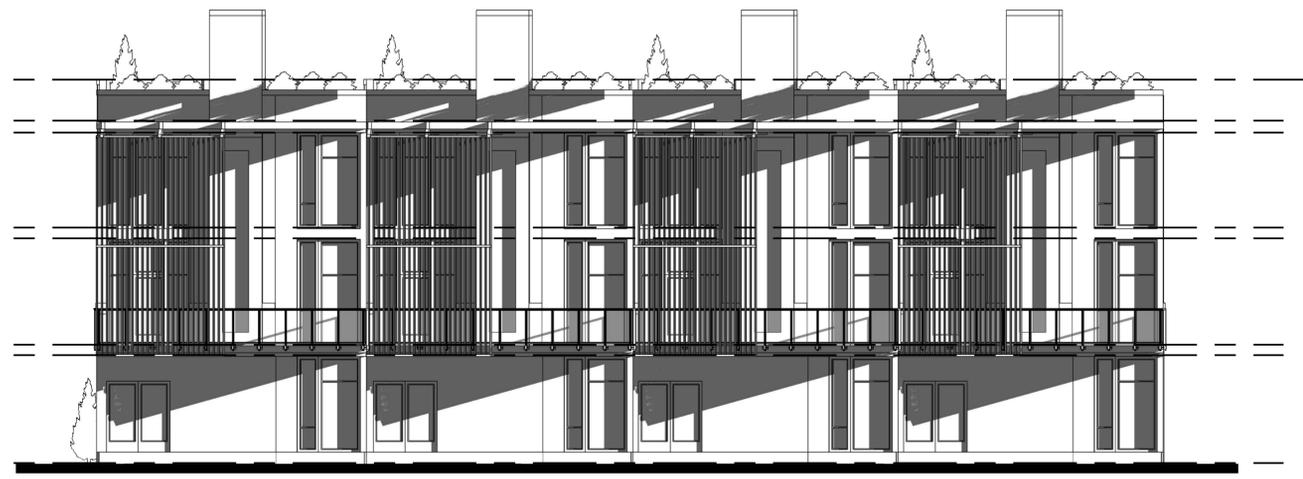
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**BK**  
DESIGN | DEVELOPMENT  
2411 LAKESHORE DRIVE - TOWNHOMES

**UNIT BLOCK A (3-6) CONCEPTUAL ELEVATIONS**  
THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR OBTAINING ALL NECESSARY GOVERNMENTAL REGULATIONS HAVE BEEN MET. IN AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



**UNITS 7 - 10 FRONT ELEVATION**  
1/8" = 1'-0"



**UNITS 7 - 10 REAR ELEVATION**  
1/8" = 1'-0"



**UNITS 7 - 10 RIGHT ELEVATION**  
1/8" = 1'-0"



**UNITS 7 - 10 LEFT ELEVATION**  
1/8" = 1'-0"

REVISIONS

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**BK**  
DESIGN | DEVELOPMENT

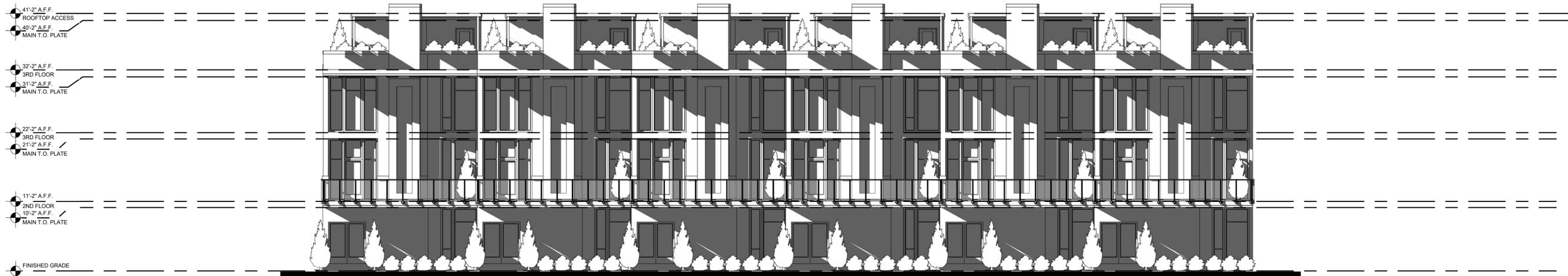
2411 LAKESHORE DRIVE - TOWNHOMES

**UNIT BLOCK B (7-10) CONCEPTUAL ELEVATIONS**

THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL CONSTRUCTION. ANY CONSTRUCTION DEFICIENCIES OR OMISSIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



**UNITS 11 - 16 FRONT ELEVATION**  
1/8" = 1'-0"



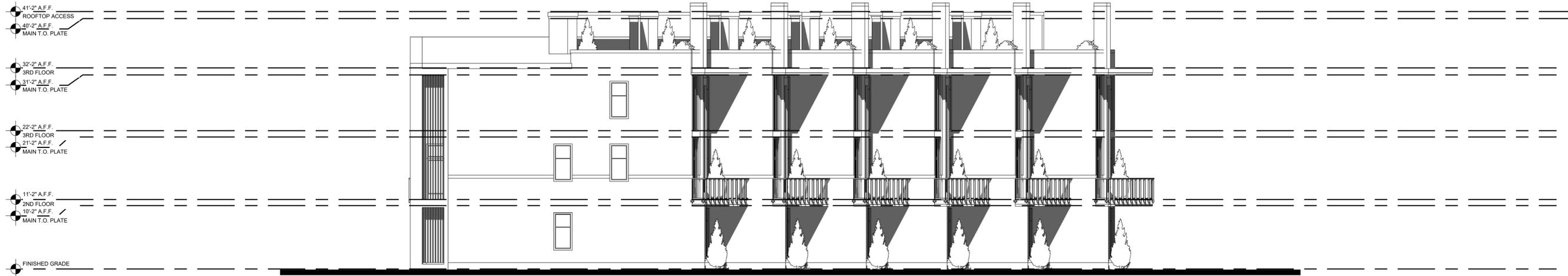
**UNITS 11 - 16 REAR ELEVATION**  
1/8" = 1'-0"

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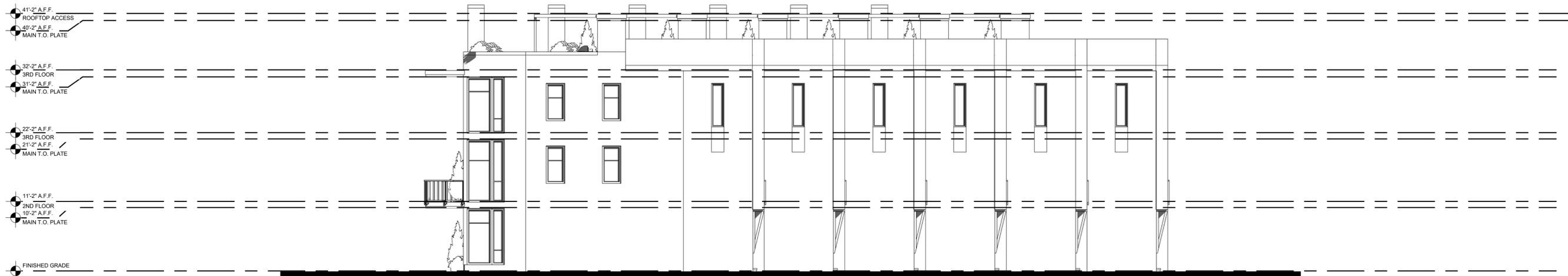
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DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

**UNIT BLOCK C (11-16) CONCEPTUAL ELEVATIONS**  
THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL ERRORS OR OMISSIONS. THE CLIENT AND/OR ARCHITECTURAL CONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GOVERNMENTAL REGULATIONS AND PERMITS. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



**UNITS 11 - 16 RIGHT ELEVATION**  
1/8" = 1'-0"



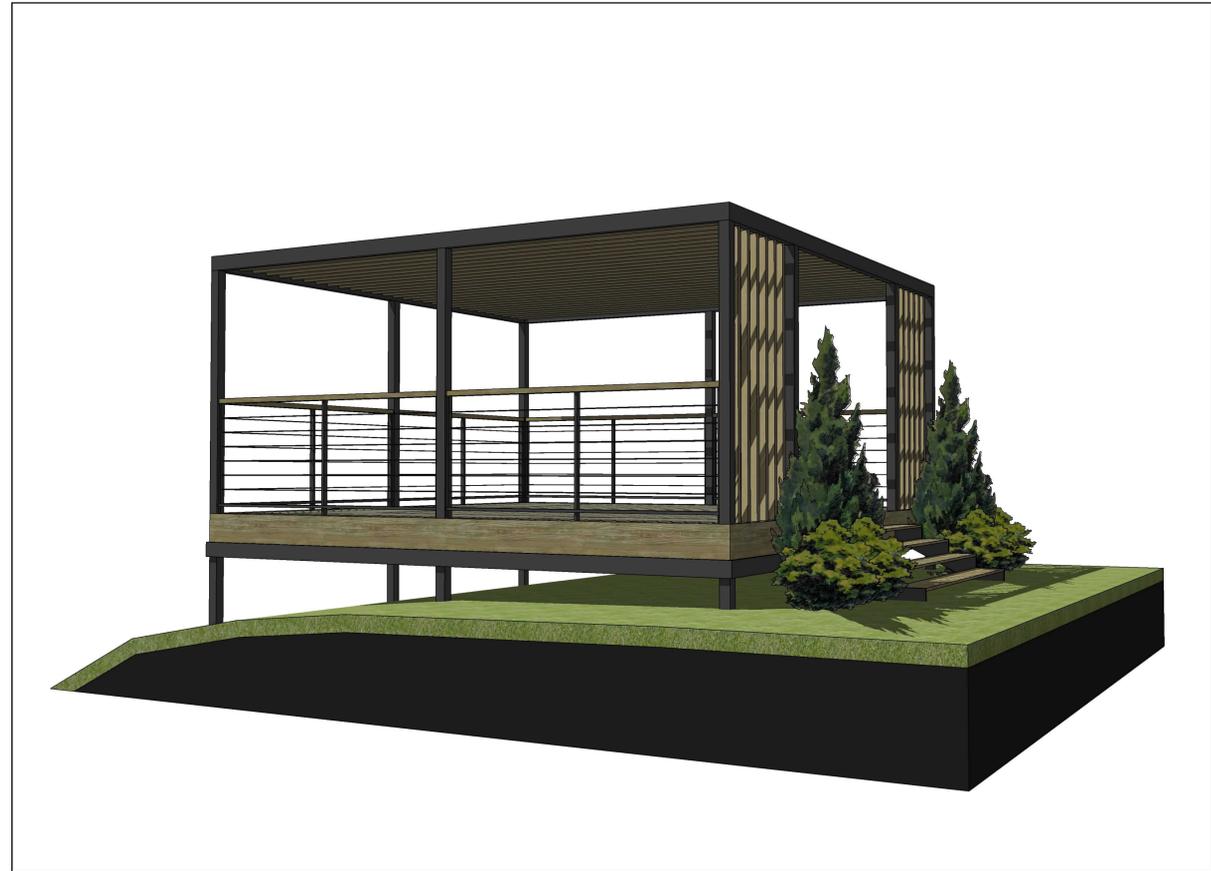
**UNITS 11 - 16 LEFT ELEVATION**  
1/8" = 1'-0"

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**BK**  
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

**UNIT BLOCK C (11-16) CONCEPTUAL ELEVATIONS**  
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**PERGOLA / OVERLOOK - CONCEPTUAL DESIGN**  
 THIS SERVICE NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN. ANY AND ALL REGULATORY AND GOVERNMENTAL REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, / OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.

**BK**  
 DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

REVISIONS

NO.	DATE	DESCRIPTION
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3	MM/DD/YY	REVISIONS
4	MM/DD/YY	REVISIONS
5	MM/DD/YY	REVISIONS



◇ **LAKESHORE TOWNHOMES** ◇  
*2411 Lakeshore Dr, Old Hickory TN*

REVISIONS

NO.	DATE	REVISIONS
1	MM/DD/YY	REVISIONS
2	MM/DD/YY	REVISIONS
3	MM/DD/YY	REVISIONS
4	MM/DD/YY	REVISIONS
5	MM/DD/YY	REVISIONS

**BK**  
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

**COVER PAGE**

THIS SERVICE, NOT BEING AN ARCHITECTURAL FIRM, STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DEFICIENCIES OR OMISSIONS. IF ANY DEFICIENCIES OR OMISSIONS ARE FOUND, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.



**CONCEPTUAL DESIGN**

*THIS SERVICE, NOT BEING AN ARCHITECTURAL FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN ERRORS OR OMISSIONS. IF ANY DESIGN ERRORS OR OMISSIONS DO OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.*

**BK**  
DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

MM/DD/YY	REVISIONS	REMARKS
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**CONCEPTUAL DESIGN**

THIS SERVICE, NOT BEING AN ARCHITECTURAL FIRM, STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DEFICIENCIES OR OMISSIONS. THE ARCHITECTURAL FIRM HAS CONDUCTED VISUAL VERIFICATION OF THE CONCEPTUAL DESIGN AND REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, OR OWNER TO CORRECT THE ERROR / OMISSION AT HIS OWN EXPENSE AND NOT OF THIS DESIGN SERVICE.

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DESIGN | DEVELOPMENT

2411 LAKESHORE DRIVE - TOWNHOMES

REVISIONS	MM/DD/YY	REMARKS
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