

Ben Allen Ridge Specific Plan Case No. 2021SP-020-001 (Revision No. 2)

Preliminary Site Plan Application April 20, 2021

Alfred Benesch & Company



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Project Information

SP Name: Ben Allen Ridge

Council District: 8

Council Member: Nancy VanReece

Address: 301 Ben Allen Rd.
Nashville, TN 37207

Owner of Record: 301 Ben Allen, LLC

Existing Zoning: RS10

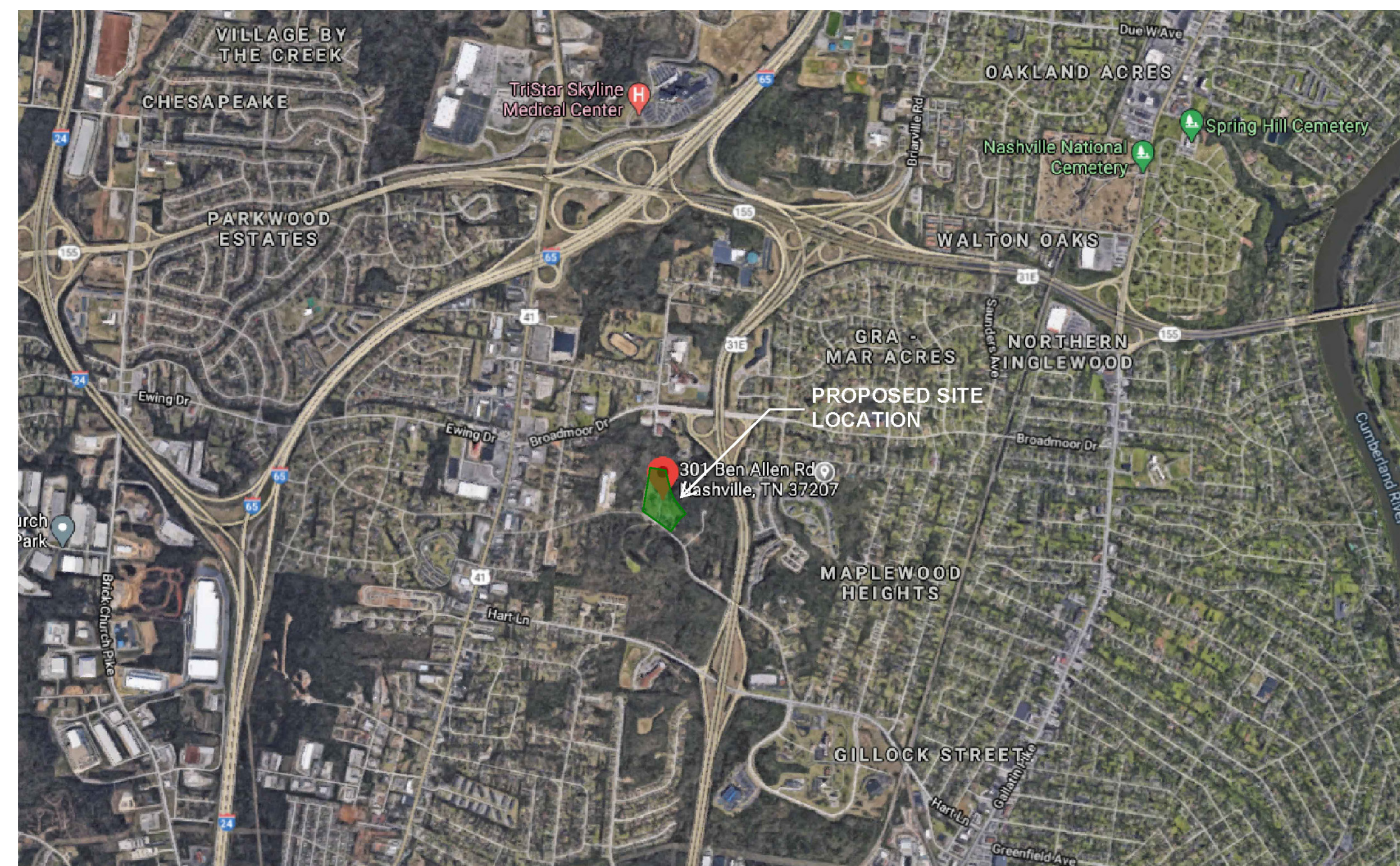
Proposed Fall Back Zoning: RM20

Developer: The Clear Blue Company
6100 Tower Circle, Ste 200
Franklin, TN 37067
Matt Nicholson
nicholson@theclearbluecompany.com

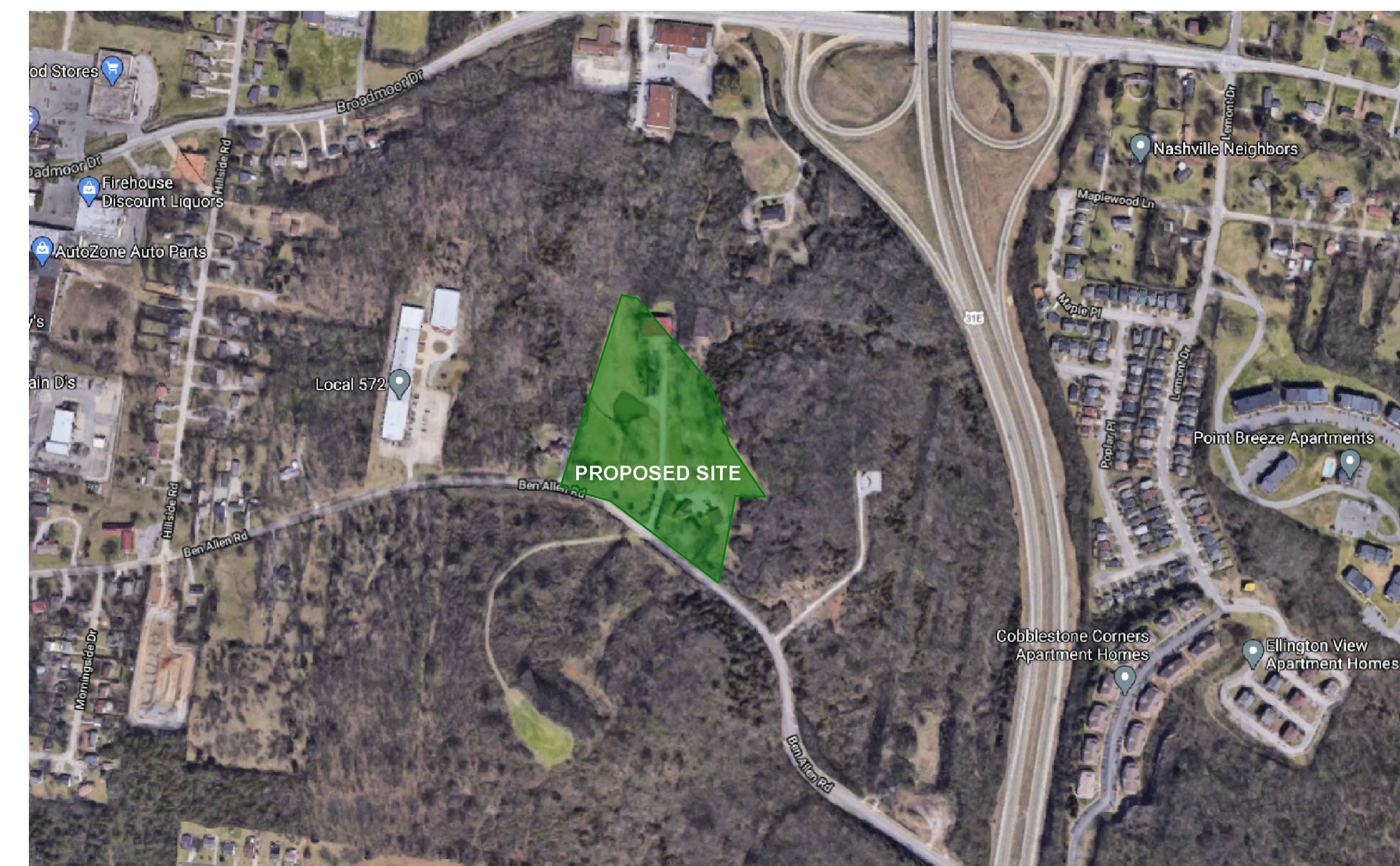
Civil Engineer: Alfred Benesch & Company
401 Church St. Ste 1600
Nashville, TN 37219
Chip Howorth
chiphoworth@benesch.com
615-370-6079

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval for the development of a multi-family residential project containing 245 total units that consists of seven (7) apartment style buildings as presented within the following plan documents.



Overall Vicinity



Site Location

General Plan Consistency

- Located within the East Nashville Community Plan, T3 Suburban Neighborhood Evolving (T3-NE) policy area and a supplemental policy area for trail-oriented development. A portion of the site contains conservation areas due to steep slopes.
- T3-NE areas are intended to create and enhance suburban residential neighborhoods by creating a neighborhood center that serves the community within a five-minute drive area by providing more housing choices; improving pedestrian, bicycle and vehicular connectivity; and establishing moderate density development patterns.
- T3-NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density while preserving and/or reclaiming sensitive features such as floodplains, floodways and steep slopes.
- Contains approximately 10.7 acres of land area.
- Provides a higher density residential development while maintaining common planned open amenity spaces.
- Proposed development addresses the supplemental policy area for trail-oriented development by promoting connectivity via a system of interconnected greenways to encourage active transportation in an area that has been underserved with trail, bike path and sidewalk connection and circulation options and create a walkable, affordable and trail-oriented neighborhood.
- Proposed apartment buildings will terrace with the natural grade in order to minimize disturbances and enhance the natural features of the site.

Site & Landscape Plan



GENERAL NOTES:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.

THIS PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS (REFER TO CIVIL PLAN).

TRASH AND RECYCLING SERVICES TO BE CONTRACTED BETWEEN THE DEVELOPER/OWNER AND A PRIVATE HAULER FOR ALL UNITS.

USPS MAIL DELIVERY WILL BE PROVIDED BY CENTRALIZED KIOSKS/MAIL ROOMS WITHIN MULTI-FAMILY BUILDINGS.

REFER TO COVER PAGE FOR ALL DEVELOPMENT AND SITE DATA NOT LISTED BELOW.

SIDEWALKS AND TRAILS:
THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5'-0" CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS, INCLUDING POWER POLES AND SIGNAGE, WITH THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5'-0" OF CLEAR ACCESS.

SIDEWALKS ALONG BEN ALLEN ROAD SHALL BE PER MCSP.

PRIMARY TRAIL SYSTEM SHALL BE CONSTRUCTED TO MEET THE OUTDOOR AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND WILL BE PROVIDED AT A MINIMUM WIDTH OF 12' AND SHALL BE CONSTRUCTED TO MEET METRO PARKS AND GREENWAYS STANDARDS AS EACH PHASE OF DEVELOPMENT IS COMPLETED. TRAIL LOCATION MAY BE ADJUSTED TO ACCOMMODATE GRADING AND ACCESSIBILITY REQUIREMENTS. FINAL TRAIL LOCATION WILL BE SUBMITTED WITH THE FINAL SP.

TRAIL AMENITIES ALONG THE PRIMARY TRAIL WILL INCLUDE AT A MINIMUM:
A TRAILHEAD NEAR EACH END OF THE PRIMARY TRAIL
PET WASTE DISPENSERS A MINIMUM OF ONE PER 1/4 MILE OF PRIMARY TRAIL
A WATER FOUNTAIN SERVING PEOPLE AND PETS ONE BIKE REPAIR STATION

PRIMARY TRAILS ARE SHOWN PER METRO GREENWAY STANDARDS FOR WIDTH AND SURFACE MATERIAL. TRAILS HAVE BEEN LOCATED WITHIN AND ADJACENT TO BUFFERS PER METRO GREENWAY AND METRO STORMWATER STANDARD PRACTICES FOR GREENWAYS ALONG WATERWAY CORRIDORS. THE OWNER WILL WORK WITH THE METRO STORMWATER COMMITTEE AND METRO GREENWAYS TO SEEK ANY REQUIRED APPROVALS OR VARIANCES FOR TRAILS LOCATED WITHIN BUFFERS.

LIGHTING FOR STREETS AND THROUGHOUT THE DEVELOPMENT WILL UTILIZE LIGHTING MEETING THE CRITERIA FOR DARK SKY COMPLIANCE OR OTHER LOW INTENSITY TECHNIQUES APPROVED BY PLANNING STAFF. ACTUAL FIXTURES/METHODS WILL BE SUBMITTED IN THE FINAL SP.

ALL CONSTRUCTION WITHIN THE ROW IS TO COMPLY WITH ADA AND MPW STANDARDS AND SPECIFICATIONS

OPEN SPACE AND ACTIVATION NOTES:
ACTIVE OPEN SPACE WILL INCLUDE A COMBINATION OF:
DOG PARK
PLAYGROUND & NATURE PLAY
PAVILION
MULTI-PURPOSE LAWN
GREENWAY TRAIL

PASSIVE OPEN SPACE WILL INCLUDE A COMBINATION OF:
STORMWATER AREAS
TREE SAVE AREAS
INTEGRATED ART LOCATIONS ALONG THE GREENWAY TRAIL

LANDSCAPE
THE DEVELOPMENT OF THIS PROJECT SHALL MEET THE REQUIREMENTS OF METRO ZONING CODE CHAPTER 17.24 ARTICLE II: TREE PROTECTION AND REPLACEMENT, AND SHALL MEET REQUIREMENTS OF CHAPTER 17.40 ARTICLE X: TREE PROTECTION AND REPLACEMENT PROCEDURES. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL. STREET TREES PROVIDED ALONG BEN ALLEN ROAD MAY COUNT TOWARDS TDU REQUIREMENTS.

NO LANDSCAPE BUFFERS ARE PROVIDED.

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.

CARE HAS BEEN TAKEN TO REDUCE THE DISTURBANCE OR REMOVAL OF EXISTING CANOPY TREES THROUGH THE PRESERVATION OF EXISTING FORESTED AREAS AS NOTED. DEVELOPMENT WITHIN THIS SPA WILL VOLUNTARILY EXCEED THE METRO ZONING CODE 17.24.100 TREE DENSITY REQUIREMENTS BY AT LEAST 20 PERCENT.

STORMWATER/ UTILITIES/ INFRASTRUCTURE:
STORMWATER PLANS FOR THIS DEVELOPMENT TO BE PROVIDED IN A MANNER CONSISTENT WITH THE STORMWATER VOLUME 5 LID MANUAL. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THIS DEVELOPMENT AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE SUBMITTAL.

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL.

ALL ABOVE GROUND UTILITY BOXES/ DEVICES WILL BE SCREENED APPROPRIATELY.

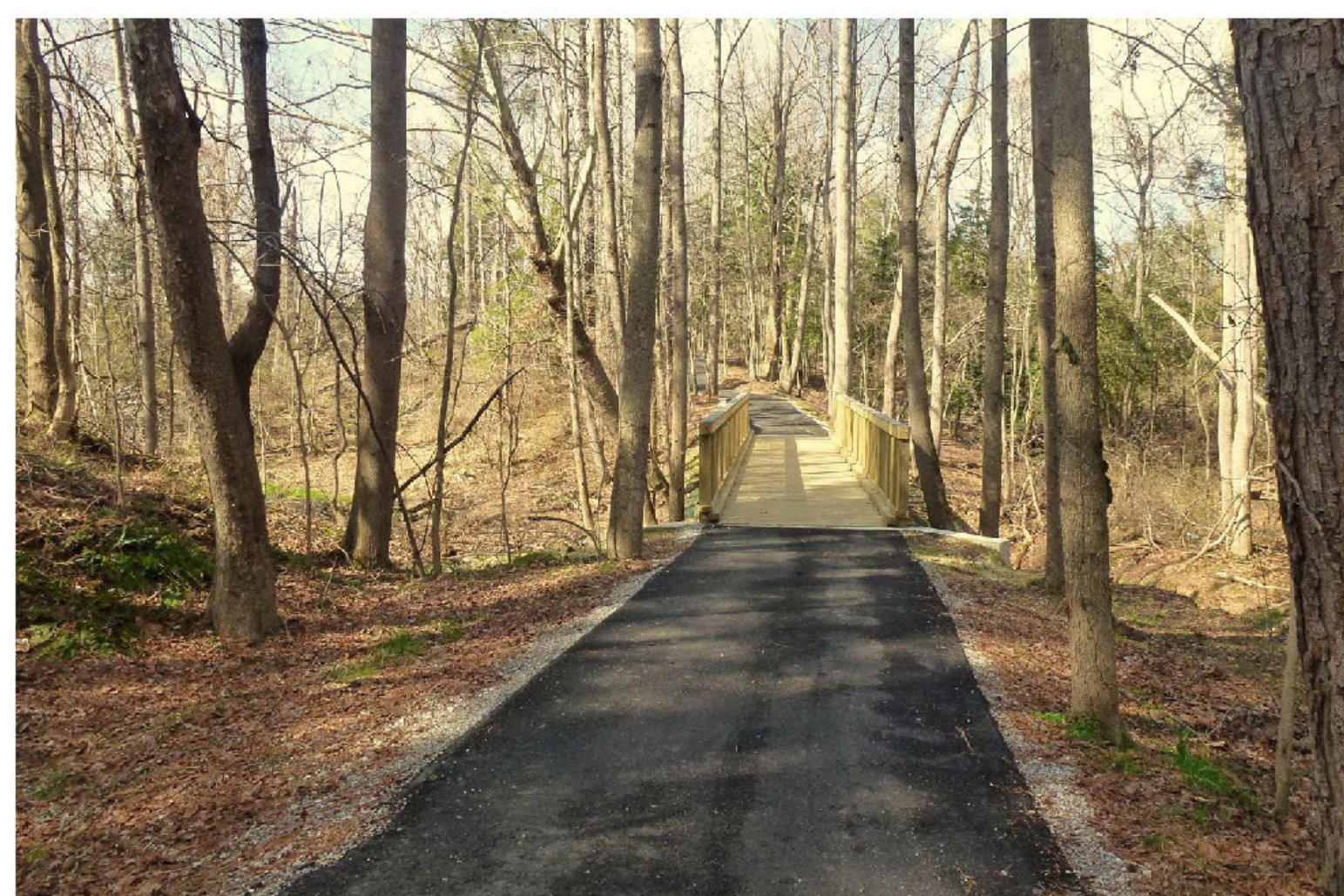
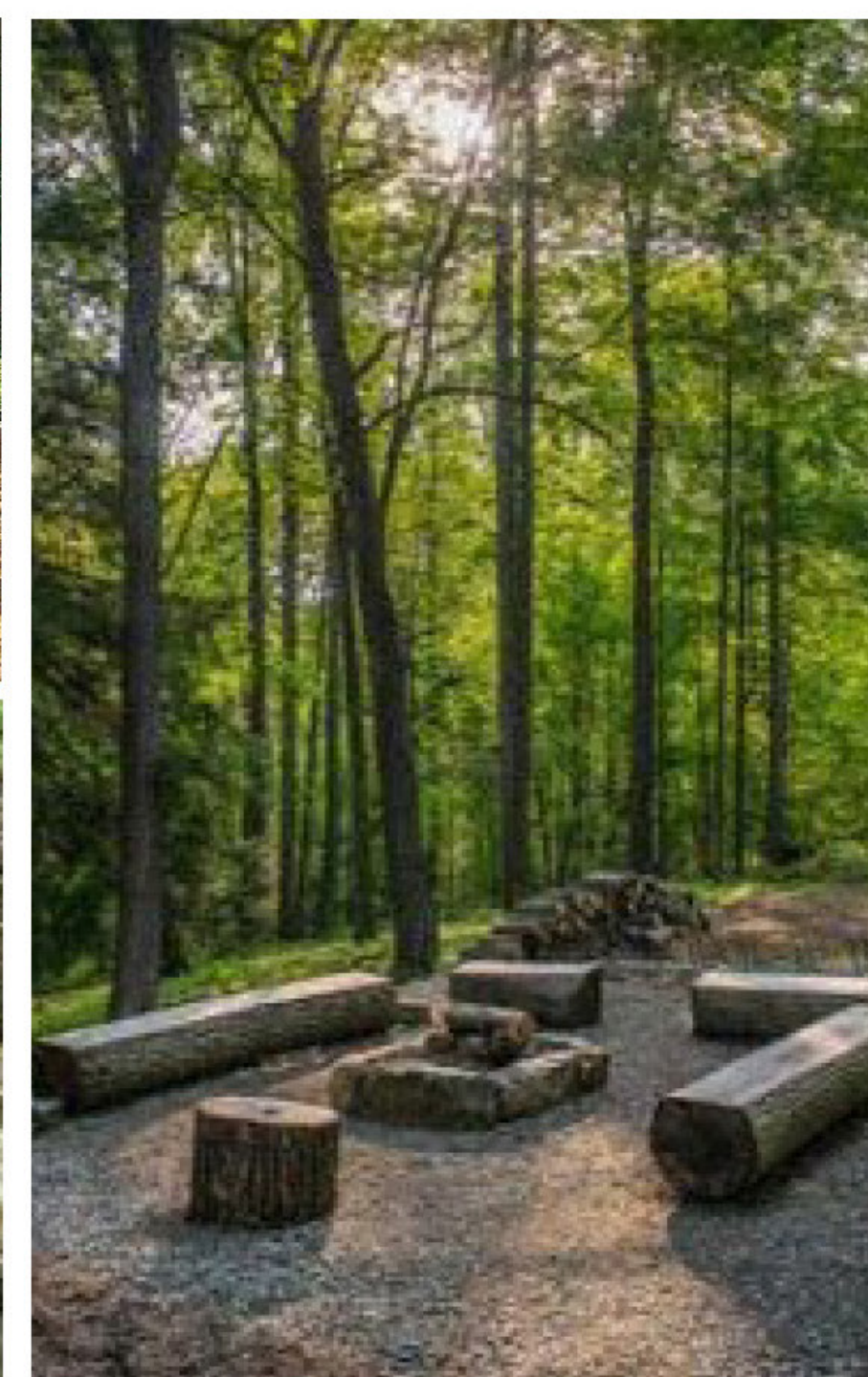
ALL ACCESS DRIVES AND DRIVEWAYS WITHIN THIS DEVELOPMENT SHALL BE PRIVATE

ALL PRIVATE DRIVES MAY BE PAVED WITH PERVIOUS PAVEMENT WITH MATERIAL AND CROSS-SECTION TO BE APPROVED BY METRO PUBLIC WORKS AND ADA STANDARDS.

REFER TO CIVIL DRAWINGS FOR ALL OTHER UTILITIES / EASEMENTS AND ADDITIONAL DETAILS



Conceptual Greenway and Amenity Space Images



Civil Site Plan & Utility Plan



SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION

PARCEL NUMBER ID'S:	06100001700 06100008400
COUNCIL DISTRICT:	8
COUNCIL MEMBER:	NANCY VANREECE
PARCEL OWNER:	301 BEN ALLEN, LLC 6100 TOWER CIRCLE, SUITE 200 FRANKLIN, TN 37067
SP NAME:	BEN ALLEN RIDGE
SP CASE NUMBER:	2021SP-020-001
REVISION DATE:	4/20/2021
EXISTING ZONING:	RS10
FALL BACK ZONING:	RM20
APPLICANT:	ALFRED BENESECH & COMPANY 401 CHURCH STREET, SUITE 1600 NASHVILLE, TN 37219 (615) 370-6079 CONTACT NAME: CHIP HOWORTH EMAIL ADDRESS: chiphoworth@benesch.com
FEMA MAP:	NOT IN FLOOD ZONE (ZONE X) 47037C0232H (APRIL 5, 2017)

SITE DATA

LAND USE:	MULTI-FAMILY RESIDENTIAL
EXISTING ACREAGE:	10.7
PROPOSED ACREAGE:	10.7
DENSITY:	21.0 UNITS/ACRE
NUMBER OF UNITS:	245
MAX BUILDING HEIGHT:	4 STORIES IN 68 FT
BUILDING FOOTPRINT AREA:	90,882 SQFT
FLOOR AREA RATIO:	1.0
IMPERVIOUS SURFACE RATIO:	0.55
PARKING:	363 OPEN SPOTS (1.48/UNIT)

SP NOTES:

1. THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 245 TOTAL UNITS THAT CONSISTS OF SEVEN (7) APARTMENT STYLE BUILDINGS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
2. 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.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. ACCORDING TO THE FEMA FIRM MAP #47037C0232H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
5. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
6. VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.
7. IT IS ANTICIPATED THAT FOUR (4) 8 CUBIC YARD DUMPSTERS AND TWO (2) 8 CUBIC YARD RECYCLING CONTAINERS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. A PRIVATE HAULER WILL BE REQUIRED FOR SITE DISPOSAL.
8. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.

SP DESIGN STANDARD NOTES:

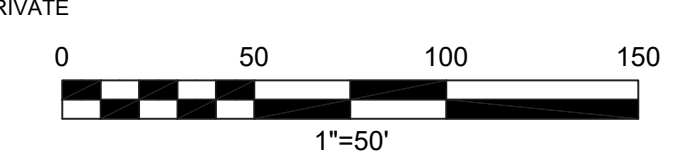
1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES WHERE IT CAN BE ACHIEVED DUE TO TOPOGRAPHY.

MWS STANDARD PRIVATE UTILITY PLAN NOTES:

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

LEGEND:

- STREAM BUFFER (AS DETERMINED BY BOY ENVIRONMENTAL, LLC, DATED 10/8/2018)
- PROPOSED APARTMENT BUILDING
- CONCRETE PAD/INTERNAL CONCRETE SIDEWALK
- PRIMARY TRAIL AND GREENWAY EASEMENT
- BIORETENTION POND/WATER QUALITY TREATMENT AREA
- EXISTING WOODED AREA TO REMAIN
- REFUSE AREA
- GRADING SPOT SHOT



Grading & Drainage Plan



- DRAINAGE NOTES:**
1. ALL BUILDING FOUNDATIONS THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION PONDS SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
 2. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
 3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE STORMWATER MANAGEMENT MANUAL.
 4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 5. 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.
 6. AREA HELD FOR POTENTIAL UNDERGROUND DETENTION STRUCTURE OR PERMEABLE PAVEMENT FOR ADDITIONAL STORAGE. FINAL DESIGN TO BE COORDINATE WITH MWS DURING FINAL SP.

PRE/POST STORMWATER CALCULATIONS

PRE-DEVELOPMENT	
TOTAL SITE AREA:	10.7 ACRES
IMPERVIOUS AREA:	1.4 ACRES
PERVIOUS AREA:	9.3 ACRES
COMPOSITE CN:	81.5
POST-DEVELOPMENT	
TOTAL SITE AREA:	10.7 ACRES
IMPERVIOUS AREA:	5.87 ACRES
PERVIOUS AREA:	4.83 ACRES
COMPOSITE CN:	89.4

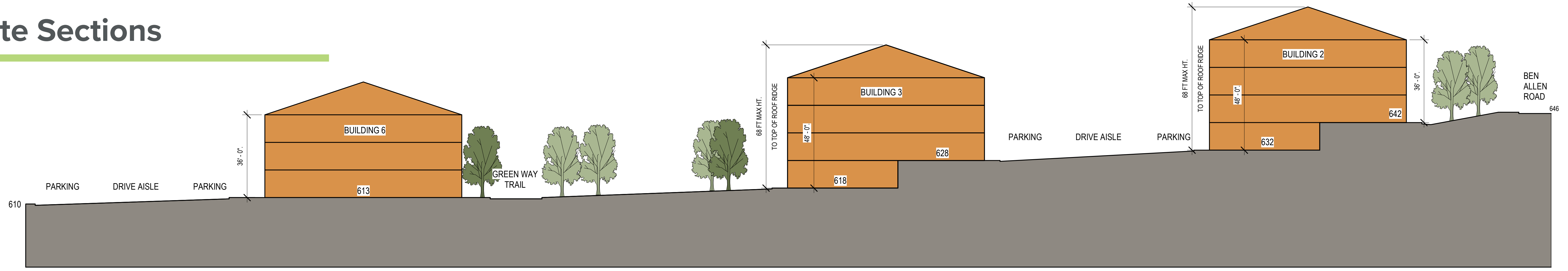
THE PRELIMINARY CALCULATIONS ABOVE SHOW THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ON-SITE MITIGATION SHALL BE PROVIDED THROUGHOUT THE PROPOSED BIORETENTION/WATER QUALITY AREAS TO ENSURE NO ADVERSE IMPACTS PER VOLUME 5 OF THE STORMWATER MANAGEMENT MANUAL.

THE PURPOSE OF THIS PLAN (SP) IS TO GRADE TO MINIMIZE EXCESS CUT AND FILL AND PRESERVE EXISTING VEGETATION. APPROVAL FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 245 TOTAL UNITS THAT CONSISTS OF SEVEN (7) APARTMENT STYLE BUILD-

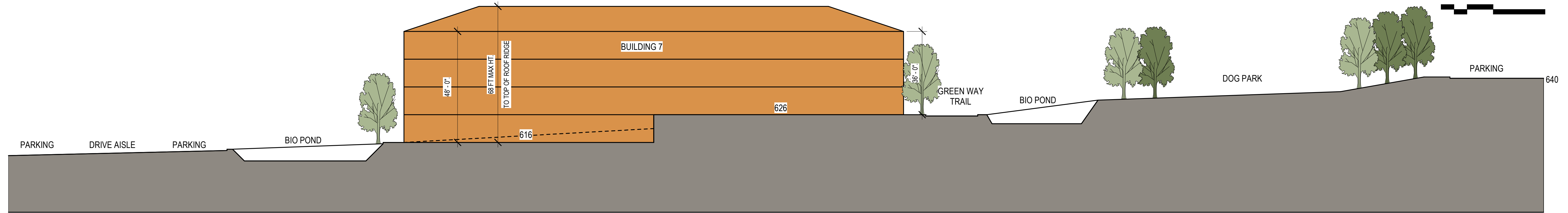
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- PRIMARY TRAIL AND GREENWAY EASEMENT
- BIORETENTION POND/WATER QUALITY TREATMENT AREA
- EXISTING WOODED AREA TO REMAIN
- REFUSE AREA
- GRADING SPOT SHOT

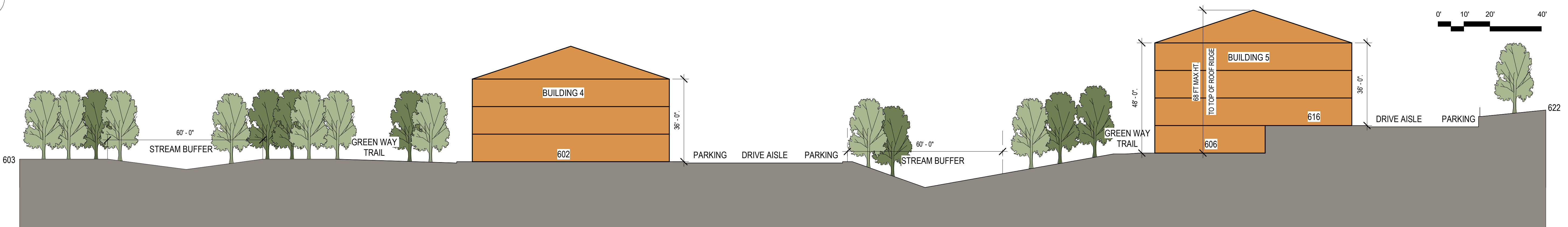
Site Sections



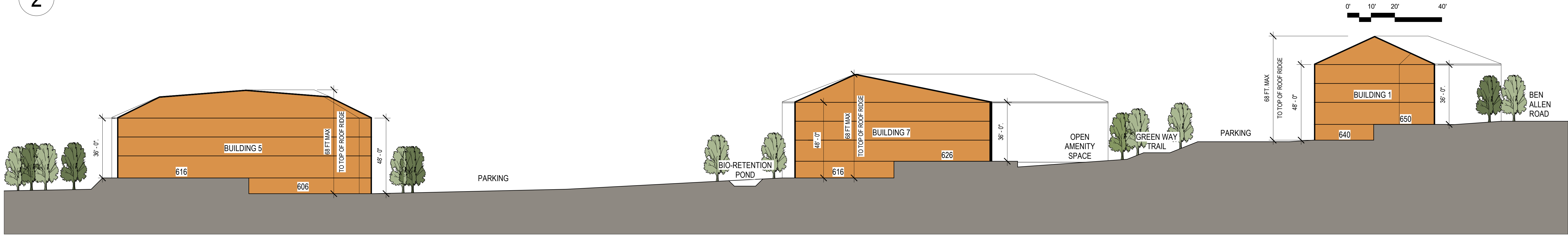
4 NORTH - SOUTH SECTION - A



3 NORTH - SOUTH SECTION - B



2 WEST - EAST SECTION



1 NORTH - SOUTH SECTION - C

Conceptual Building Images



Stopping Sight Distance



Design Speed (MPH)	d (FT)	d _L (FT)	d _r (FT)
15	170	120	75
20	225	160	100
25	280	195	125
30	335	240	150
35	390	275	175
40	445	315	200
45	500	350	225
50	555	390	250
55	610	430	275
60	665	470	300
65	720	510	325
70	775	550	350

PASSENGER VEHICLE

