

# SP(SPECIFIC PLAN) PRELIMINARY DEVELOPMENT PLANS ARIZA BELLEVUE

## PURPOSE NOTE

The purpose of this SP is to receive preliminary approval to permit a 417 Multi-Family unit development within the proposed T3-NE Land Use Policy District.

## FEDERAL COMPLIANCE NOTE

All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.  
ADA: <http://www.ada.gov>  
US Justice Dept: [http://www.justice.gov/ohse/housing/about\\_fairhousing.asp](http://www.justice.gov/ohse/housing/about_fairhousing.asp)

## PROPERTY INFORMATION [EXISTING]

APPLICATION DATE: JULY 28, 2021  
SP NUMBER: 2021SP-061-001  
COUNCIL DISTRICT NUMBER: 35  
DISTRICT COUNCIL MEMBER: DAVE ROSENBERG  
PROPERTY OWNER: DR. JAMES E. FUSSELL  
(SP) PARCEL ACREAGE: 44.16± AC [1,923,535± SF]  
EX. BUILDING SF: 5,013 ± SF  
TAX MAPS: 141  
PARCELS: 017.00  
METRO GIS ID: 14100001700  
STREET ADDRESS: 1084 MORTON MILL ROAD  
EXISTING ZONING: AR2A, OV-FLD  
CCM:  
EX. LAND USE: AGRICULTURAL / RURAL RESIDENTIAL  
EX. COMMUNITY PLAN: BELLEVUE  
EXISTING POLICY AREA: T2-RM (T2-RURAL MAINTENANCE)  
EX. SUBAREA #: 6  
LAND USE OVERLAY: CO

## DEVELOPMENT SUMMARY [PROPOSED]

ZONING: SP [RESIDENTIAL]  
PROPOSED LAND USES: MULTI-FAMILY, LEASING/SALES OFFICE, PARK, GREENWAY, & POND/LAKE  
CCM POLICY AREA: T3-NE (T3-NEIGHBORHOOD EVOLVING)  
SITE ACREAGE:  
TOTAL GROSS AREA: 44.16± AC [1,923,535± SF]  
FUTURE LAND DEDICATION: 20.00± AC. (PASSIVE, TO METRO GOVNT)  
R.O.W. DEDICATION: 0.88± AC.  
\*NOTE: CALCS BASED ON TOTAL GROSS AREA  
FEMA AREA (TOTAL SITE): 12.29± AC (535,581± SF)  
DENSITY: 9.44 UNITS / AC  
DWELLING UNITS: 417 MULTI-FAMILY UNITS  
1-BED: 261 UNITS (261 BEDROOMS)\*  
2-BED: 135 UNITS (270 BEDROOMS)\*  
3-BED: 21 UNITS (63 BEDROOMS)\*  
TOTAL BEDS: 594 BEDROOMS\*  
\*NOTE: BEDROOM RATIO SUBJECT TO CHANGE  
PHASING: ONE PHASE (FOR MULTI-FAMILY CONSTRUCTION)  
LOTS: N/A, ONE LOT DEVELOPMENT  
F.A.R.: N/A, RESIDENTIAL  
BUILDING FLOOR AREA: 269,966± SF (EXCLUDES GARAGES/CARPORTS)  
BUILDING 1: 83,956± SF  
BUILDING 2: 52,512± SF  
BUILDING 3: 62,550± SF  
BUILDING 4: 70,948± SF  
IMPERVIOUS AREA: 431,226± SF  
BUILDINGS/GARAGES: 151,499± SF  
ROADWAY/PAVEMENT: 254,838± SF  
SIDEWALKS: 24,889± SF  
ISR: .22± (431,226± / 1,923,535± SF) [MAX ISR: 0.6]  
BUILDING SETBACKS:  
FRONT (COLEY DAVIS): 50'  
SIDE (EXTERNAL): 20'  
REAR (EXTERNAL): 20'  
MAX BUILDING HT: 4 STORIES

NOTE: Any bulk regulation not identified with this plan shall meet min. regs of the RM9 zoning district.

## PARKING SUMMARY [Residential Phase]

PARKING REQUIREMENTS:  
(261) 1-BEDROOM UNITS: 261 (1 SP/1-BR UNIT)  
(135) 2-BEDROOM UNITS: 202 (1.5 SP/2-BR UNIT)  
(21) 3-BEDROOM UNITS: 32 (1.5 SP/3 BR UNIT)  
TOTAL: 495 SPACES  
PROPOSED PARKING:  
DRIVEWAY/SURFACE: 505± SPACES  
GARAGE: 69± SPACES  
TOTAL: 574± SPACES (1.37 SP/UNIT)

REQUIRED BICYCLE PARKING: BASED ON METRO REQUIREMENT [17.20.135]  
\*\*NOTE: BICYCLE & VEHICULAR PARKING REQUIREMENT SHALL BE BASED ON UNIT/BEDROOM RATIO AT FINAL SP

## PLANNING NOTE

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 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.

## GENERAL NOTES

- 78-840 Note:** Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management Ordinance No. 78/840 and approved by the Metropolitan Dept. of Water Services.
- Access Note:** Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
- Fire Dept. Note:** Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
- Preliminary SP Plan Note:** Minor modifications to this 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.
- Stormwater Preliminary Plan Note:** Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final unit/lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Development Schedule:** It is anticipated that the residential phase of the project will be constructed in one phase, and will begin in Spring 2023 and completion by Summer 2024.
- Survey Note:** Boundary information taken from survey prepared by RSA dated 10/06/2020. Topographic information taken from survey prepared by SEAS dated 07/08/2021.
- Stream Buffer Note:** Stream buffers shall be provided per state/local requirements.
- Culvert/Driveway Note:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (Minimum Driveway culvert in Metro ROW is 15" RCP).
- Off-Site Improvement Note:** For all development resulting in filling of floodplain storage (including but not limited to the multi-family development, greenway extensions, and modifications to Coley Davis Road), compensating storage capacity shall be provided in accordance with Section 5.5.7, Volume 1 of the Metro Stormwater Management Manual. Compensation shall be provided on Parcel 17.
- Stormwater Note:** All work in buffer areas, floodways, areas that do not compensate floodplain volumes, and proposed bridge alignment will require a variance through the Stormwater Management Committee.
- Stormwater Note:** All work in floodway, not compensating floodplain volumes, and proposed bridge will require a No-Rise study and/or CLOMR.
- Greenway Note:** The developer will be responsible for repairing any of the existing greenway that is damaged during construction of the bridge and/or the proposed residential development. The developer will be responsible for reconnecting the existing trail that may be cut off to accommodate the proposed bridge access. This proposed reconnection will be coordinated with Metro Parks.

## PUBLIC STREET CONNECTIONS

Public street connection consistent with the attached concept plan shall be provided for the final site plan. The road and associated public sidewalks shall be bonded or constructed prior to the recordation of the final plat.

## STREAM BUFFER NOTE

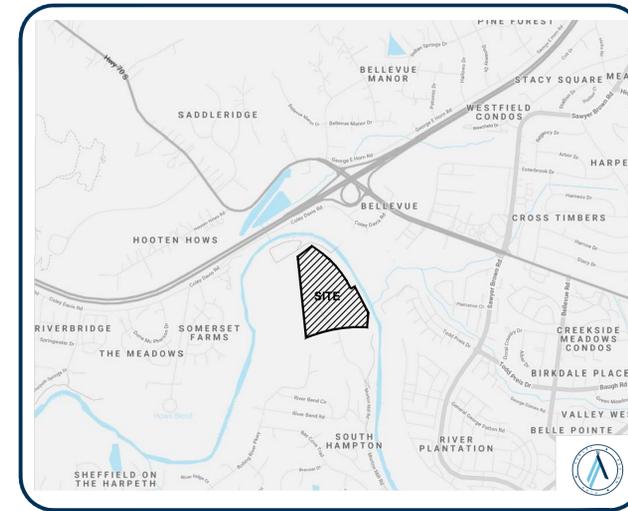
The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Storm Water Manual Volume 1 Regulations. Results of a Hydrological Determination confirming this feature is a wet weather conveyance would eliminate buffer requirements.

## PUBLIC WORKS NOTES

- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

## U.S. FEMA FIRM NOTE

By scaled map location and graphic plotting only, this property lies within flood zones "ae", "x" (other flood areas), and "x" as designated on current Federal Emergency Management Agency map no. 47037c0329h, with an effective date of april 5, 2017, which makes up a part of the national flood insurance administration report; community no. 470040, panel no. 0329, suffix h, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines zone "ae" under "special flood hazard areas subject to inundation by the 1% annual chance flood" as base flood elevations determined, said map defines zone "x" (other flood areas) under "other flood areas" as areas of 0.2% annual chance flood. Said map defines zone "x" under "other areas" as areas determined to be outside the 0.2% annual chance floodplain.



LOCATION MAP  
NOT TO SCALE

## INDEX OF SHEETS

### SHEET DESCRIPTION

CVR COVER SHEET

### CIVIL PLANS

- C0.1 EXISTING CONDITIONS PLAN
- C1.0 SITE LAYOUT PLAN
- C1.1 ENLARGED LAYOUT PLAN
- C1.2 PUBLIC IMPROVEMENTS PLAN
- C1.3 BRIDGE & GREENWAY IMPROVEMENT DETAILS
- C1.4 COLEY DAVIS IMPROVEMENT DETAILS
- C2.0 OVERALL PRELIMINARY GRADING PLAN
- C2.1 ENLARGED PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
- L1.0 PRELIMINARY LANDSCAPE PLAN

- A1.0 ARCHITECTURAL ELEVATIONS
- A2.0 MASSING MODEL GRAPHICS

5

## CONTACTS

### OWNER

DR. JAMES E. FUSSELL  
5380 GULF OF MEXICO DRIVE  
LONGBOAT KEY, FL 34228  
(832) 403-2873

### DEVELOPER

MICHAEL E. NOVELLI  
1776 WOODSTEAD COURT, SUITE 218  
THE WOODLANDS, TX 77380  
(281) 364-1777 X 225  
MNOVELLI@CYPRESSBROOK.COM

### (APPLICANT)

### LANDSCAPE ARCHITECTURE

SCOTTY BERNICK, RLA  
RAGAN SMITH & ASSOCIATES, INC.  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
sbernick@ragansmith.com

### CIVIL ENGINEERING

LEE HORN, PE  
RAGAN SMITH & ASSOCIATES, INC.  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
lhorn@ragansmith.com

### SURVEYOR

JEREMY LOUDENBECK  
5567 COMMANDER DRIVE  
ARLINGTON, TN 38002  
(901) 881-9757  
jeremy.loudenbeck@seasllc.net



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ARIZA BELLEVUE  
FOR  
CYPRESSBROOK COMPANY  
BELLEVUE, NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: 07/28/2021

Approved By: S. BERNICK

Revisions:

5 05/17/2023 PER CITY COMMENTS

4 02/15/2023 PER CITY COMMENTS

3 01/17/2023 PER CITY COMMENTS

2 07/05/2022 PER CITY COMMENTS

1 03/01/2022 PER CITY COMMENTS

Drawing Title:

COVER

Drawing No.

CVR

Project No.

20109-1931



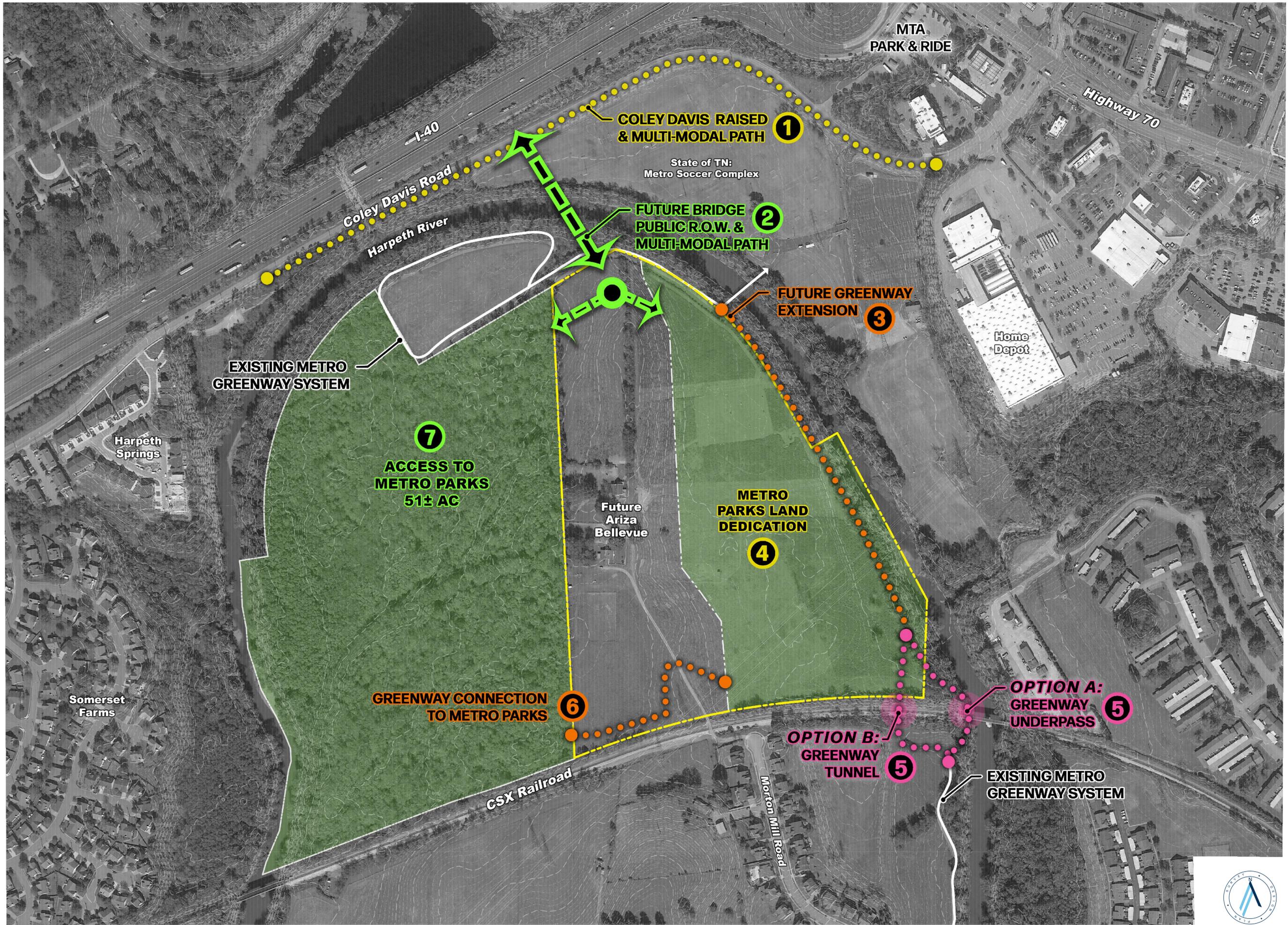
Know what's below.  
Call before you dig.

SP: 2021SP-061-001









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FOR  
CYPRESSBROOK COMPANY

BELLEVUE, NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: 07/28/2021

Approved By: S. BERNICK

Revisions:

Drawing Title:

PUBLIC IMPROVEMENTS PLAN

Drawing No.

C1.2

Project No.  
20109-1931



SP: 2021SP-061-001

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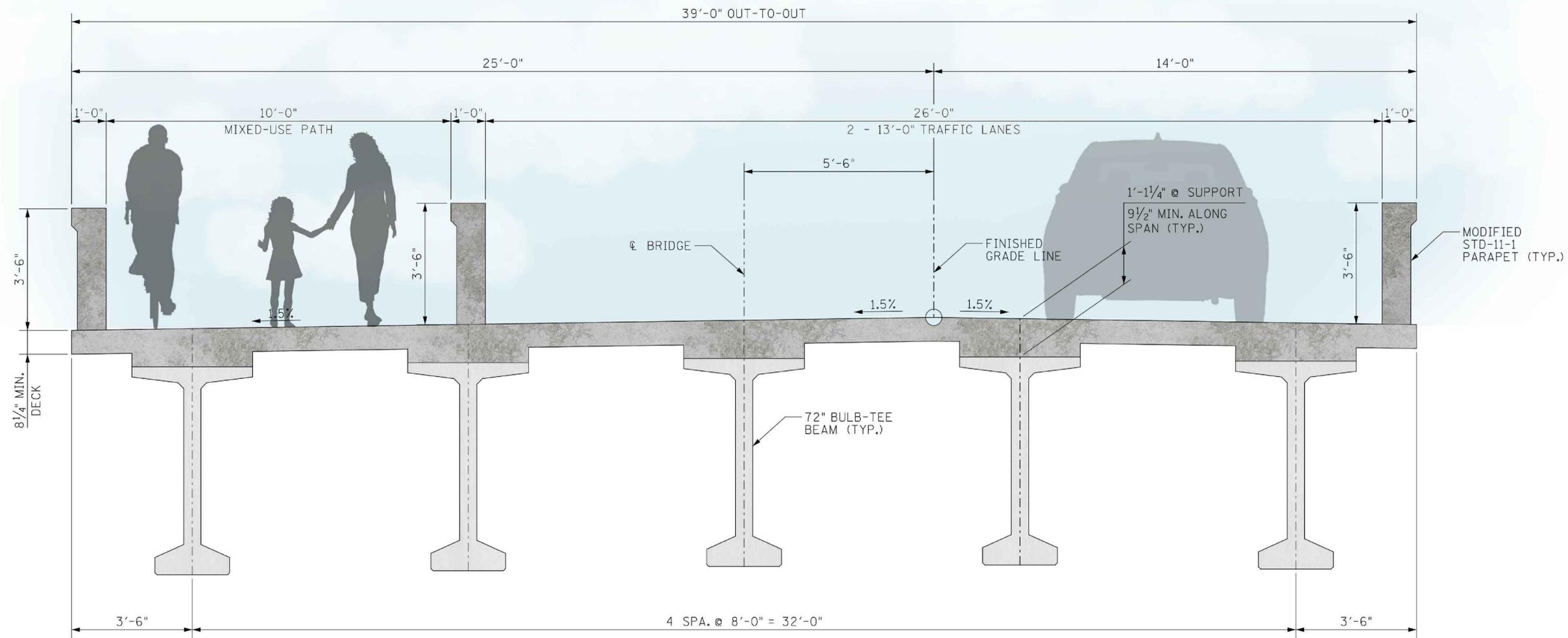


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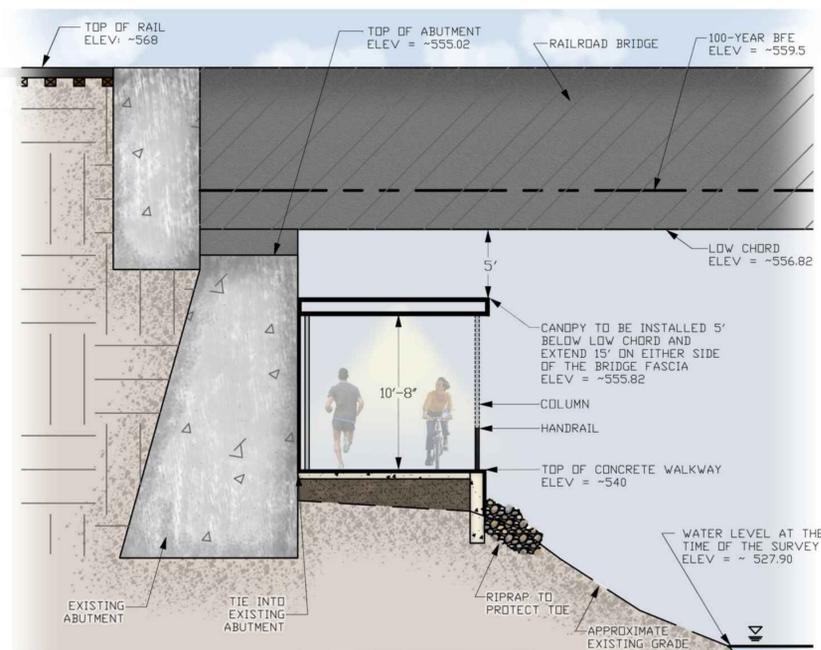


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BELLEVUE, NASHVILLE, TENNESSEE

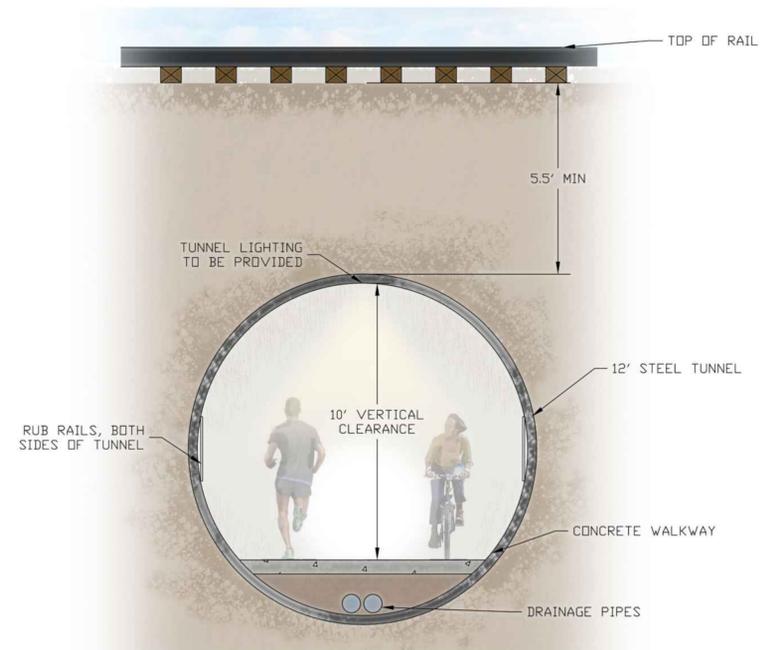


HARPETH RIVER MULTI MODAL BRIDGE - TYPICAL CROSS SECTION  
NOT TO SCALE

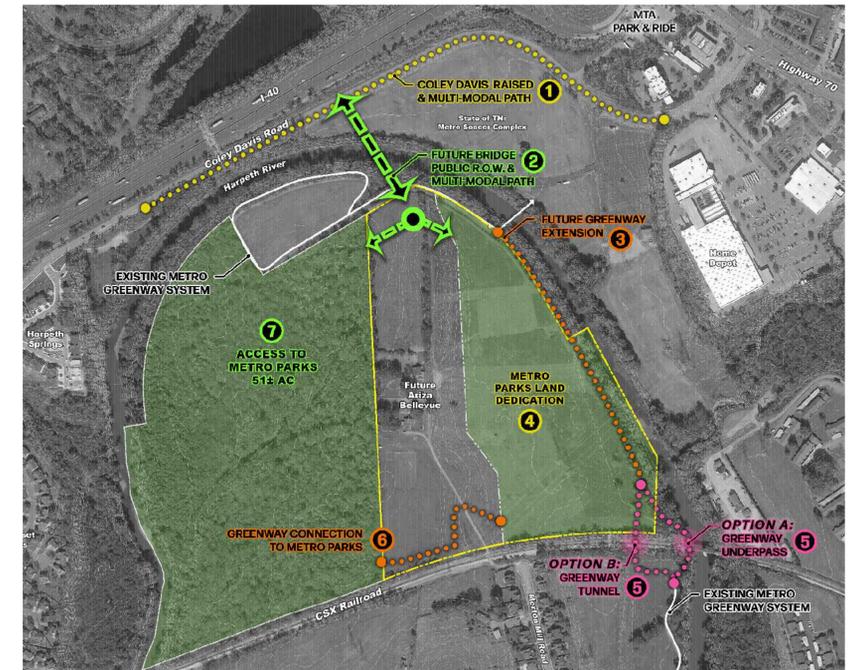
SP: 2021SP-061-001



OPTION A - HARPETH RIVER GREENWAY UNDERPASS  
CROSS SECTION - NOT TO SCALE



OPTION B - HARPETH RIVER GREENWAY TUNNEL  
CROSS SECTION - NOT TO SCALE



PUBLIC IMPROVEMENTS KEY MAP  
NOT TO SCALE

Scale: NOT TO SCALE

Date: 07/28/2021

Approved By: S. BERNICK

Revisions:

3 01/17/2023 PER CITY COMMENTS

Drawing Title:

BRIDGE & GREENWAY  
IMPROVEMENT  
DETAILS

Drawing No.

C1.3

Project No.  
20109-1931

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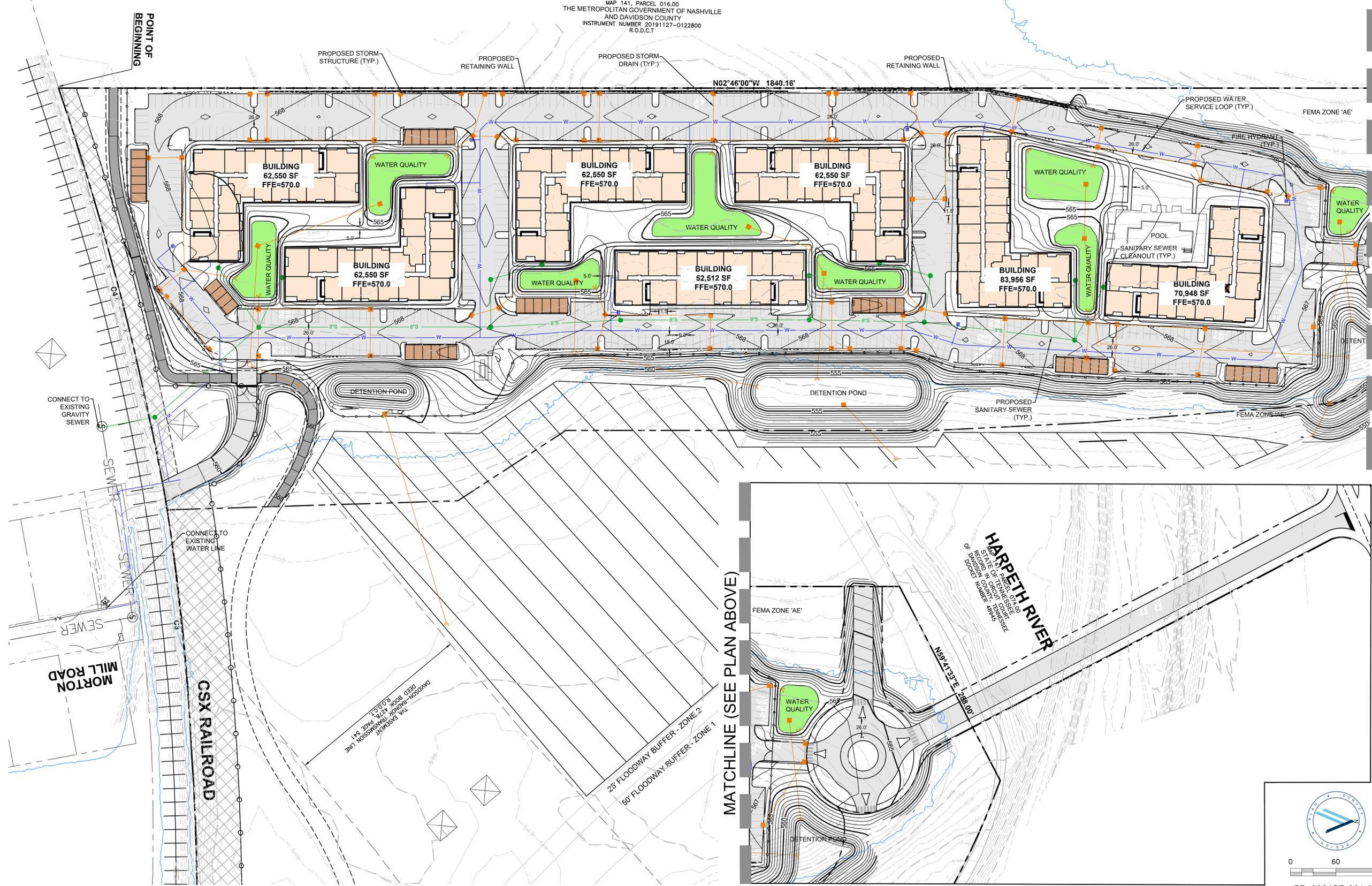
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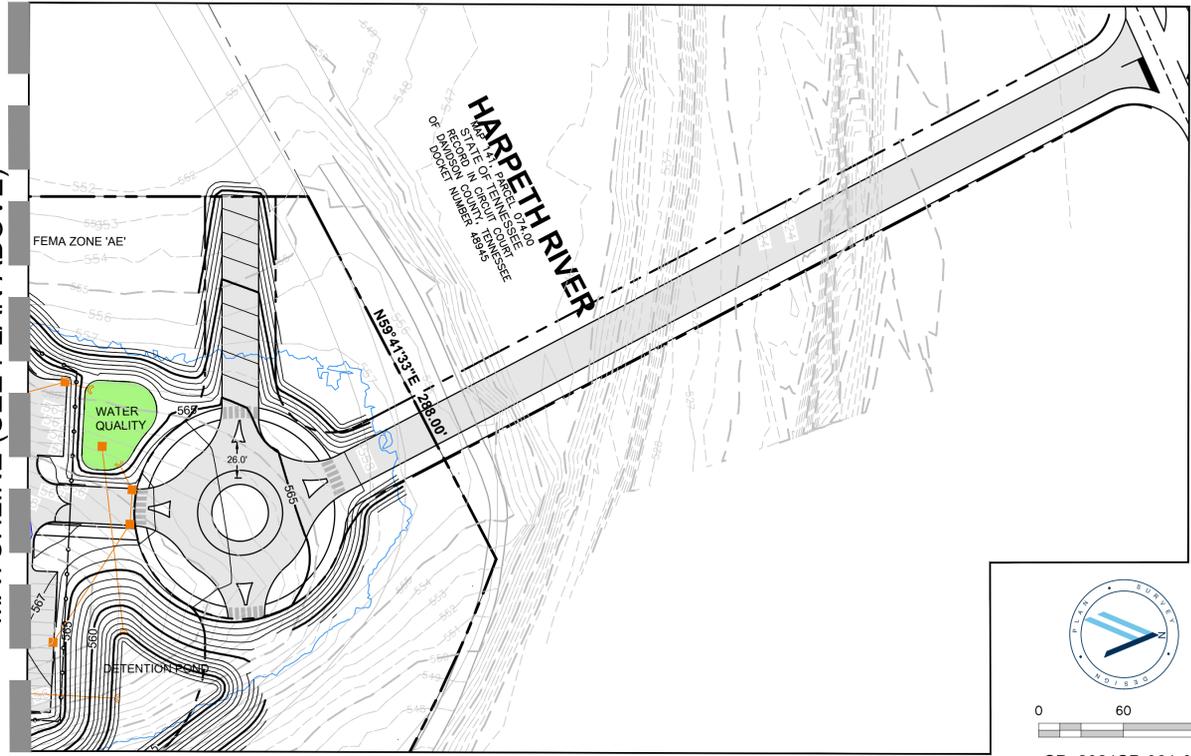
FOR  
**ARIZA BELLEVUE**  
CYPRESSBROOK COMPANY

BELLEVUE, NASHVILLE, TENNESSEE



MATCHLINE (SEE INSET BELOW)

MATCHLINE (SEE PLAN ABOVE)



Scale: 1"=60'

Date: 07/28/2021

Approved By: XXX

Revisions:

- 3 01/17/2023 PER CITY COMMENTS
- 2 07/05/2022 PER CITY COMMENTS
- 1 03/01/2022 PER CITY COMMENTS

Drawing Title:  
**ENLARGED  
PRELIMINARY  
GRADING, DRAINAGE,  
& UTILITIES PLAN**

Drawing No.  
**C2.1**

Project No.  
20109-1931



0 60 120

SP: 2021SP-061-001

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FOR  
CYPRESSBROOK COMPANY

BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=60'

Date: 07/28/2021

Approved By: XXX

Revisions:

3 01/17/2023 PER CITY COMMENTS

1 03/01/2022 PER CITY COMMENTS

Drawing Title:

PRELIMINARY  
LANDSCAPE PLAN

Drawing No.

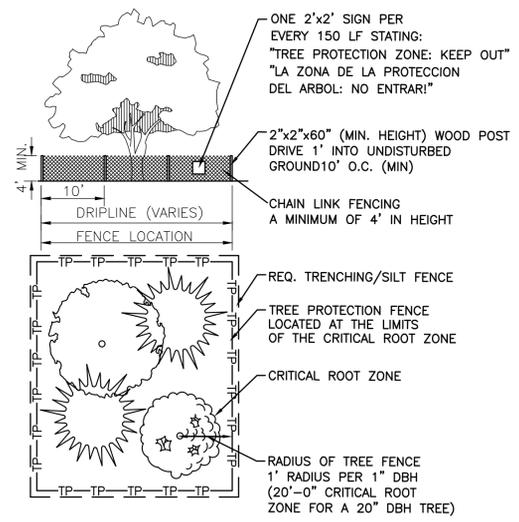
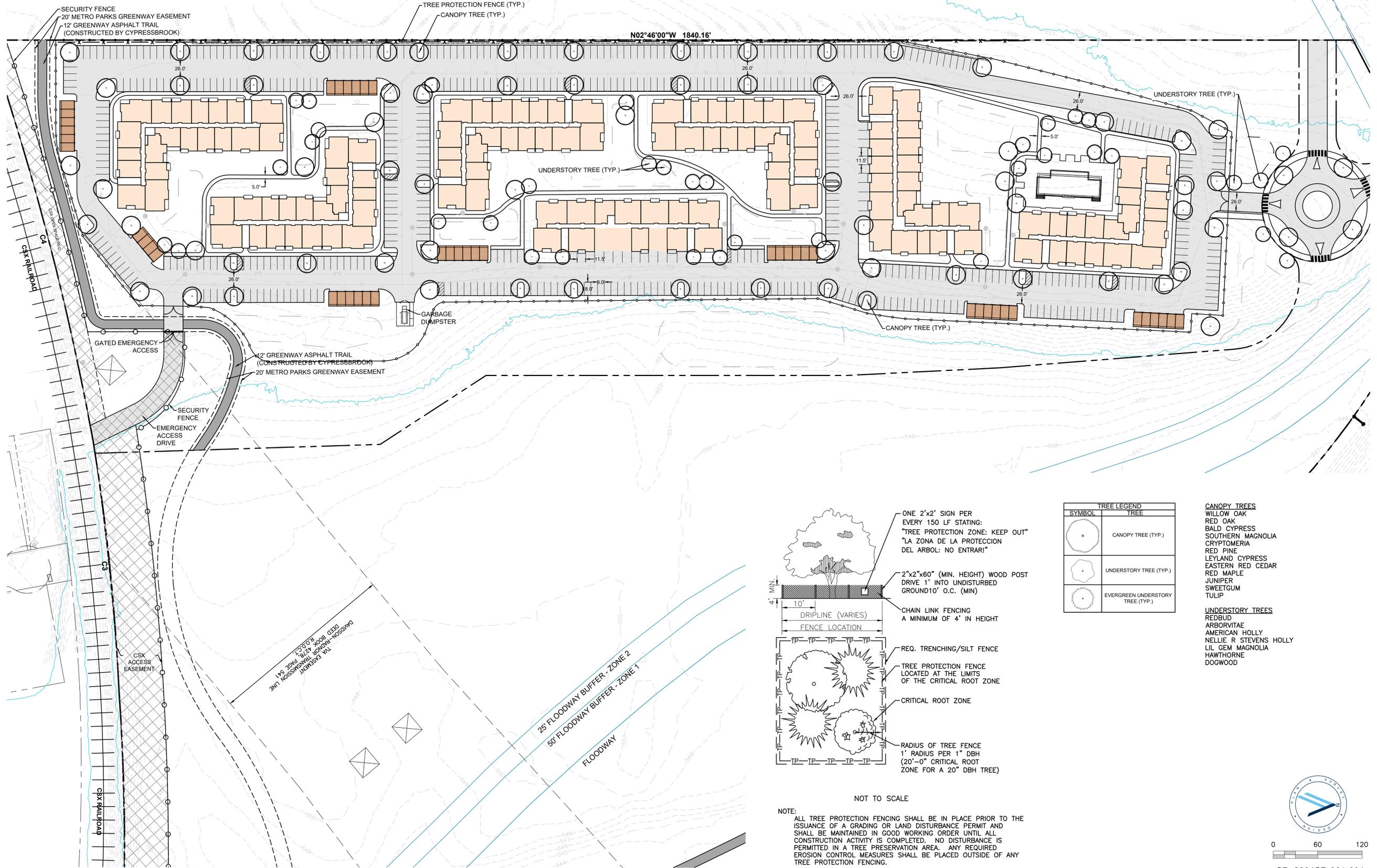
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Project No.

20109-1931

MAP 141, PARCEL 016.00  
THE METROPOLITAN GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY  
INSTRUMENT NUMBER 20191127-0122800  
R.O.D.C.T

N02°46'00"W 1840.16'



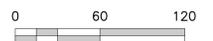
NOT TO SCALE

NOTE:  
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE  
ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND  
SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL  
CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS  
PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED  
EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY  
TREE PROTECTION FENCING.

TREE LEGEND	
SYMBOL	TREE
	CANOPY TREE (TYP.)
	UNDERSTORY TREE (TYP.)
	EVERGREEN UNDERSTORY TREE (TYP.)

- CANOPY TREES**  
 WILLOW OAK  
 RED OAK  
 BALD CYPRESS  
 SOUTHERN MAGNOLIA  
 CRYPTOMERIA  
 RED PINE  
 LEYLAND CYPRESS  
 EASTERN RED CEDAR  
 RED MAPLE  
 JUNIPER  
 SWEETGUM  
 TULIP

- UNDERSTORY TREES**  
 REDBUD  
 ARBORVITAE  
 AMERICAN HOLLY  
 NELLIE R STEVENS HOLLY  
 LIL GEM MAGNOLIA  
 HAWTHORNE  
 DOGWOOD



SP: 2021SP-061-001

CSX RAILROAD  
2023.07.11.001  
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PLOT BY: ANDREW TAYLOR, 07/28/2023 10:00 AM, LAST UPDATED BY: ANDREW TAYLOR, 07/28/2023 11:00 AM



