

SITE DATA

ACREAGE	25.44 AC
CURRENT ZONING	AR2A
PROPOSED ZONING	SP
PROPOSED DENSITY	4.00 DU/AC
TOWNHOMES (REAR LOADED, 22' X 55')	26 UNITS
SINGLE FAMILY LOTS (45' X 120')	52 UNITS
COTTAGE RESIDENCES (TWO STORY, 24' X 60' FOOTPRINT)	24 UNITS
	102 TOTAL UNITS
PARKING	
TOWNHOMES	52 GARAGE SPACES 20 GUEST SPACES 2.77 SP. / UNIT
SINGLE FAMILY	104 GARAGE SPACES (2 PER RESIDENCE)
COTTAGE RESIDENCES	48 PARKING PAD SPACES (2 PER RESIDENCE) 12 GUEST SPACES 2.50 SP. / RESIDENCE



0 Old Hickory Blvd | site plan
NASHVILLE, TN | MAY 2025



Specific Plan
(SP No. 2025SP-021-001)

0 OLD HICKORY BLVD

May 20, 2025

Land Owner:

Alvin Watson and Matlida Rouse, et al
4116 Cedar Grove Crescent
Chesapeake, VA 23321

Prepared By:



Developer:

Pierce Development Group
1900 Belmont Blvd
Nashville, TN 37212

Submitted: Mar. 12, 2025
Resubmitted: Apr. 01, 2025
Resubmitted: Apr. 30, 2025
Resubmitted: May 20, 2025

Catalyst Design Group
5100 Tennessee Avenue
Nashville, TN 37209
Contact: Jeff Heinze
Phone: 615.622.7200
jheinze@catalyst-dg.com



TABLE OF CONTENTS

SITE INFORMATION

- 3 Vicinity Map
- 4 Existing Conditions
- 5 Zoning Map

DESIGN

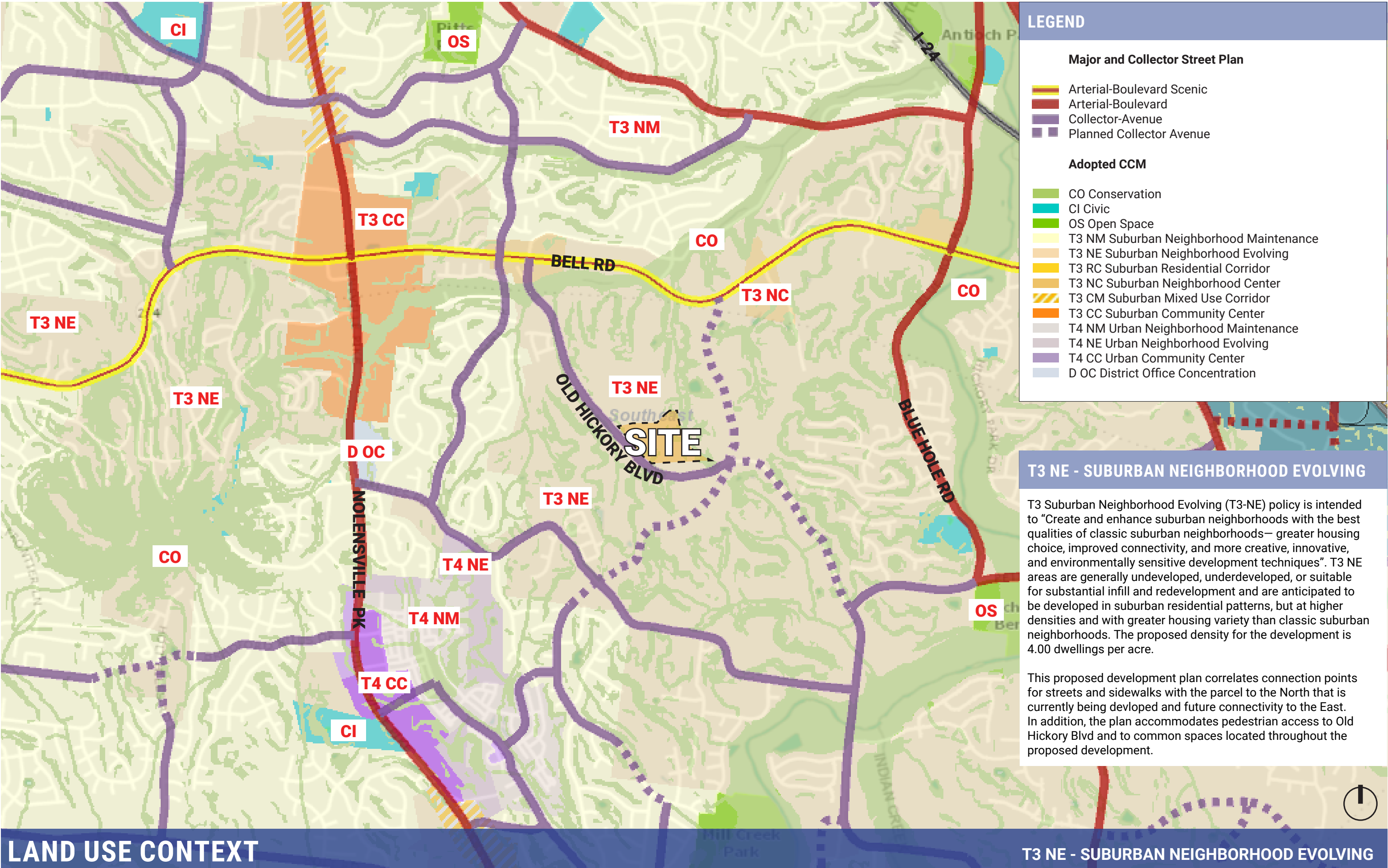
- 6 Site Plan
- 7 Bulk Regulations
- 8 Additional Regulations + Notes

VISIONING

- 9 Visioning Imagery

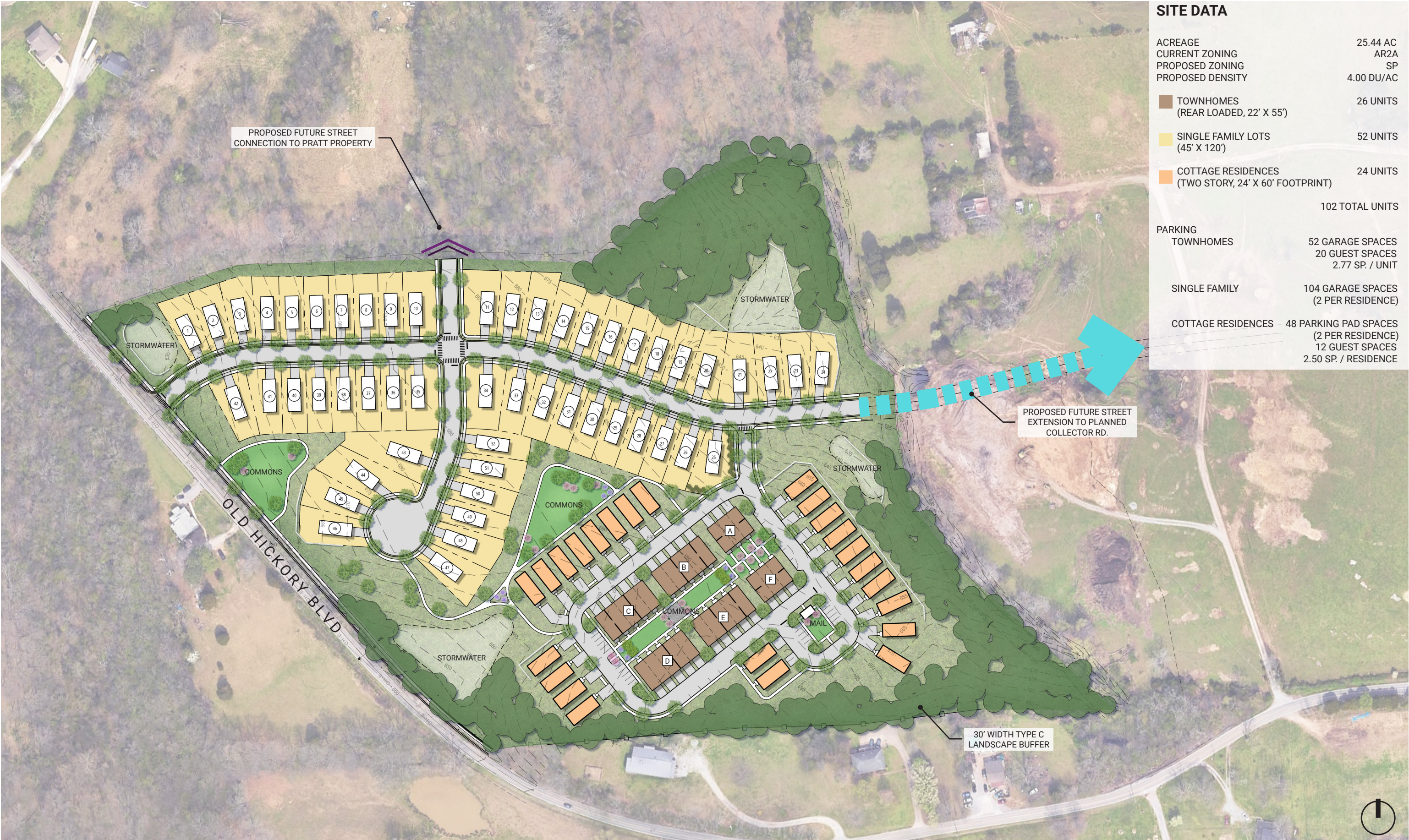


VICINITY MAP



LAND USE CONTEXT

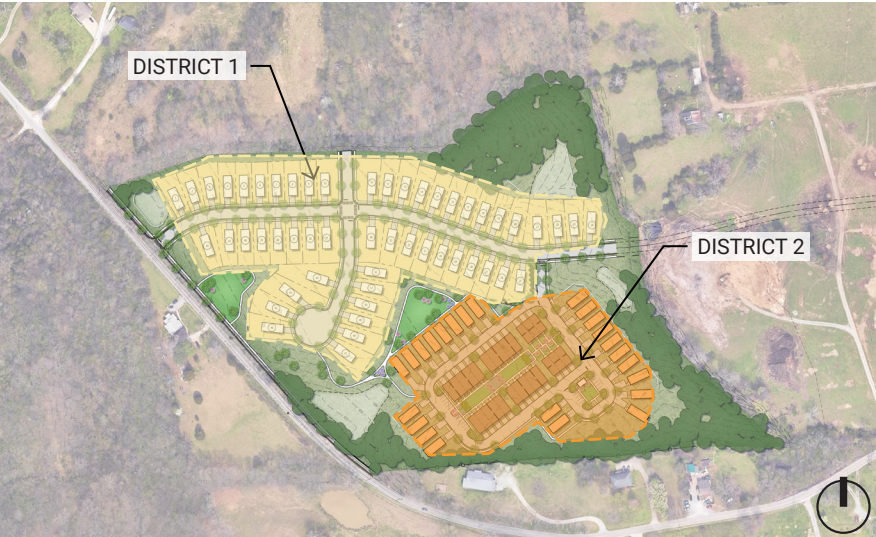
T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING



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SITE PLAN

SITE PLAN



REFER TO PAGE 6

FALLBACK ZONING:
DISTRICT 1: RS5
DISTRICT 2: RM6

BULK REGULATIONS		DISTRICT 1	DISTRICT 2	
Uses	52 Single Family Residential Lots		24 Cottage Residences and 26 Townhomes	
FAR/Density	52 Single Family Residential Lots		24 Cottage Residences and 26 Townhomes	
Maximum Building Coverage	0.55		0.55	
Minimum Lot Size	5,000 SF		N/A	
General Maximum Building Height	2 Stories in 42' Height; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.		3 Stories in 48' Height; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.	
Front Setback	20'		Minimum 15' from private drive	
Side/Rear Setback	Min. Of 20 feet rear setback and 5 feet required minimum side setback; 10 feet rear setback applicable where lot abuts open space		Min. of 20 feet rear setback and 5 feet required minimum side setback; Buildings shall be separated by a minimum of 10 feet; A 30' side setback is required along the southern property line	
Parking Requirements	Per Metro Code		Per Metro Code	
Glazing ¹	Residential	15% min. glazing on all facades facing a public street	Residential	15% min. glazing on all facades facing a public street
Raised Foundations ²	Residential	18 in. Min. to 36 in. Max.	Residential	18 in. Min. to 36 in. Max.
1 Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor. 2 Screening is required when raised foundations exceed 36" along public streets.				

ARCHITECTURAL STANDARDS

- Buildings shall provide a functional entry onto the street/ sidewalk network or other common area to promote activity at the street level and common amenity areas. Residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- The following design standards shall apply:
 - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the street facing elevation. Sides of residential units at the ends of blocks and visible from the public right-of-way shall also have a minimum of 15% glazing.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
 - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP. Foundations for residences shall have a masonry foundation covering consisting of brick, synthetic stone and/or stone.
 - Porches shall provide a minimum of 5 feet of depth.
 - A raised foundation of 18"-36" is required for all residential structures fronting a public or private street.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards. Refuse collection will be contracted through a private hauler.
- Single family residences shall accommodate a minimum of a two-car internal garage.
- Homes will be limited to pitched roofs.
- Garages shall not extend in front of the vertical plane established by either the front wall of the residence or the front edge of a porch structure.

ACCESS & PARKING

- All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied).

ADDITIONAL REGULATIONS + NOTES

Site Plan Notes:

- 1. The purpose of this preliminary SP is to permit the development of a total of 52 single family residential lots, 24 cottage residences and 26 multifamily townhomes.
- 2. 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 fallback zoning districts as of the date of the applicable request or application. District 1 shall be subject to RS5 fallback zoning. District 2 shall be subject to RM6 fallback zoning.
- 3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff 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. Major modifications shall not be permitted, except through an ordinance approved by the 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.

FEMA Note:

- 4. No portion of this property lies in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0387H, effective April 05, 2017.

NDOT Notes:

- 5. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
- 6. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.

- 7. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- 8. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
- 9. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
- 10. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
- 11. Submit copy of ROW dedications prior to bldg. permit sign off.
- 12. Development is to require a private hauler for waste/ recycle disposal.
- 13. All driveways within the site shall be at least 25 feet apart. Shared driveways may be required to meet the 25-foot separation.

Fire Marshal Notes:

- 14. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
- 15. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
- 16. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
- 17. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
- 18. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

- 19. Where feasible, this development will be served with underground power and pad-mounted transformers.
- 20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

- 21. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- 22. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- 23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
- 24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
- 25. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/ comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

Traffic Recommendations:

- 26. All internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monuments signs/walls, fences, etc.
- 27. Final design of internal roadways and parking should meet all NDOT standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and street associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way controlled unless all-way stop control warrants are met.

Federal Compliance:

- 28. All public improvements within the boundaries of this plan will comply with the requirements of the Americans with Disabilities Act.

VISIONING IMAGERY



SINGLE FAMILY RESIDENCE



TOWNHOME RESIDENCE - CONCEPTUAL ELEVATION



SINGLE FAMILY RESIDENCE



IMAGERY ILLUSTRATING MATERIALS AND ARCHITECTURAL ELEMENTS

- Intermittent Gable Accents to Roofline
- Cementitious Siding On Exterior in Varying Colors Or Textures
- Stoop or Porch Accent Feature Introduced Intermittently in the Facade
- Brick Masonry Accent Elements

PRELIMINARY SP

0 OLD HICKORY BLVD.

RESIDENTIAL DEVELOPMENT

ANTIOCH, DAVIDSON COUNTY COUNTY, TENNESSEE

SITE DATA

SP NAME: 0 OLD HICKORY BLVD. RESIDENTIAL DEVELOPMENT
COUNCIL DISTRICT: 31
COUNCIL MEMBER: JOHN RUTHERFORD

OWNER (PARCEL 17300003400): ALVIN WATSON AND MATILDA ROUSE, ET AL
ADDRESS: 4116 CEDAR GROVE CRESCENT
CHESAPEAKE, VA 23321

CLIENT: PIERCE DEVELOPMENT GROUP
ADDRESS: 1900 BELMONT BLVD
NASHVILLE, TN 37212
PHONE: 615.691.3916
CONTACT: JIMMY PIERCE
CONTACT EMAIL: PIERCEDEVELOPMENTGROUP@GMAIL.COM

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
PHONE: 615.622.7200
CONTACT: JEFFREY D. HEINZE
CONTACT EMAIL: jheinze@catalyst-dg.com

DEVELOPMENT SITE DATA

PARCEL ID.: 17300003400
SITE ADDRESS: 0 OLD HICKORY BLVD
ANTIOCH, TN 37013

SITE ACREAGE: 25.44 AC.
ROW DEDICATION: 398 SQ FT (0.01 AC.)
TOTAL DEVELOPABLE AREA: 25.43 AC.

SETBACKS:
SIDE: 20' (A 30' SIDE SETBACK IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE)
REAR: 20' (EXCEPT WHEN ABUTTING OPEN SPACE WHEREIN A 10' REAR SETBACK WILL BE ALLOWED)

SINGLE FAMILY UNITS: 52 UNITS
COTTAGE RESIDENCE UNITS: 24 UNITS
TOWNHOME UNITS: 26 UNITS
TOTAL UNITS: 102 UNITS

EXISTING ZONING: AR2A (AGRICULTURAL / RESIDENTIAL)
OVERLAY ZONING: OV-AIR
CCM POLICY: T3 NE (NEIGHBORHOOD EVOLVING)
PROPOSED ZONING: SP
EXISTING LAND USE: VACANT RURAL LAND
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED DENSITY: 4.00 DU/AC

PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.
PARKING REQUIRED:
3 BEDROOM TOWNHOME: 26 UNITS X 2.5 SPACES
(2.5 SPACES PER UNIT) 65 SPACES REQUIRED
COTTAGE RESIDENCES: 24 RESIDENCES X 2 SPACES
(2 SPACES PER RESIDENCE) 48 SPACES REQUIRED
SINGLE FAMILY: 52 LOTS X 2 SPACES
(2 SPACES PER LOT) 104 SPACES REQUIRED
TOTAL SPACES REQUIRED: 217 SPACES REQUIRED

PARKING PROVIDED:
SINGLE FAMILY GARAGE SPACES: 104 SPACES
TOWNHOME GARAGE/SURFACE SPACES: 52 SPACES
COTTAGE PARKING PAD SPACES: 48 SPACES
GUEST SPACES: 32 SPACES
TOTAL PARKING: 236 SPACES

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0387H, 4/5/2017, COMMUNITY NAME: METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.

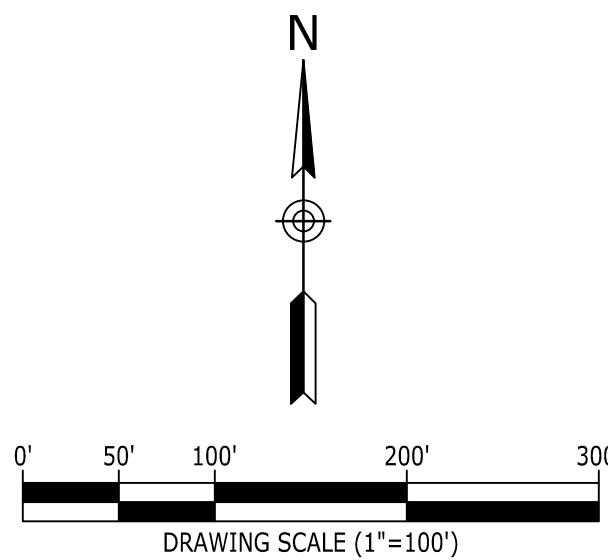
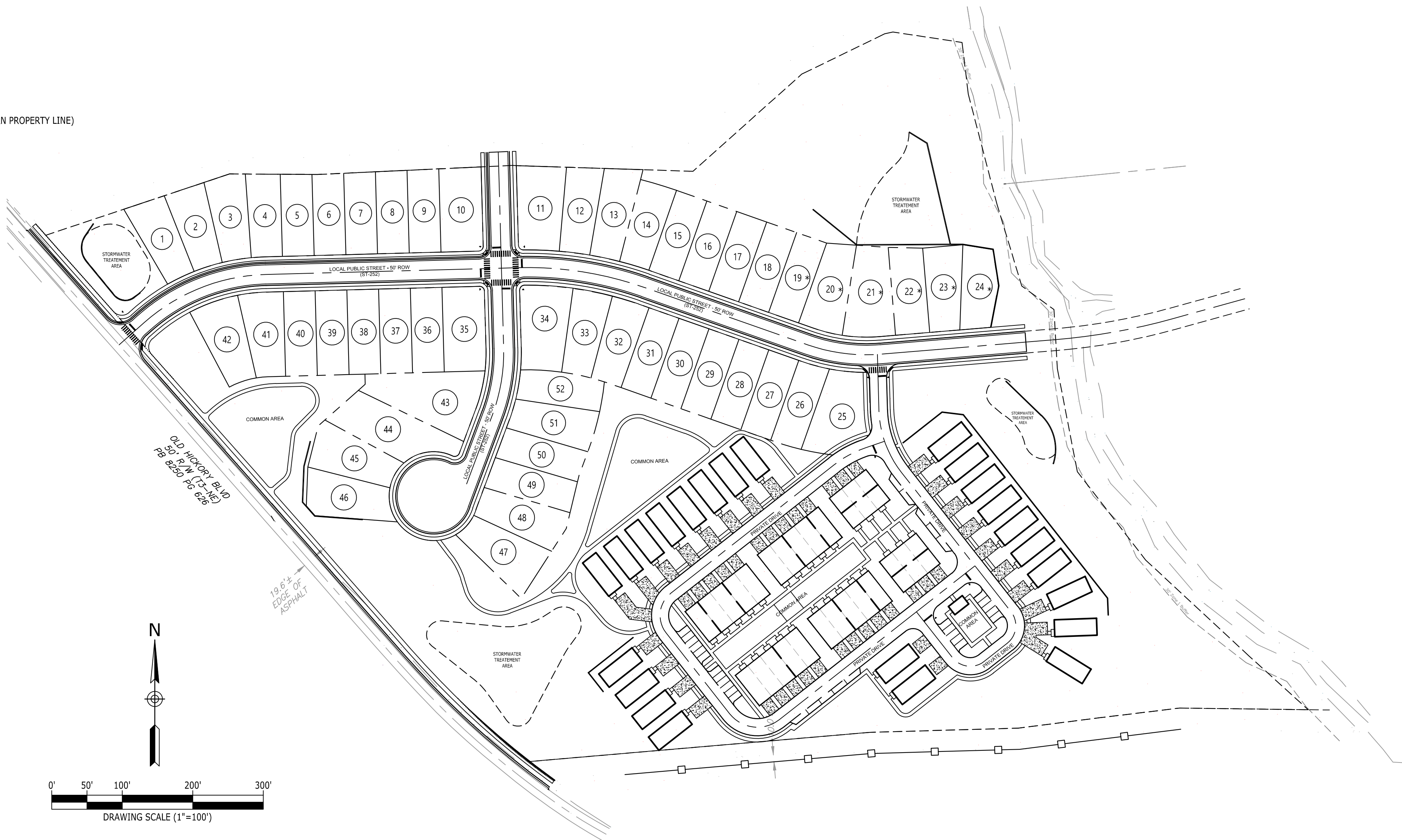
SITE PLAN NOTES:

- THE PURPOSE OF THIS PRELIMINARY SP IS TO PERMIT THE DEVELOPMENT OF A TOTAL OF 52 SINGLE FAMILY RESIDENTIAL LOTS, 26 MULTIFAMILY TOWNHOMES AND 24 COTTAGE RESIDENCES.
- 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 FALLBACK ZONING DISTRICTS AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. DISTRICT 1 SHALL BE SUBJECT TO RS5 FALLBACK ZONING. DISTRICT 2 SHALL BE SUBJECT TO RM6 FALLBACK ZONING.
- MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR PLANNING DEPARTMENT STAFF 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. MAJOR MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY THE 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.

BECAUSE THIS SITE PLAN CONTAINS LOTS THAT HAVE BEEN DESIGNATED AS "CRITICAL LOTS" PURSUANT TO SECTION 17.28.030 OF THE METRO CODE AND THE METRO SUBDIVISION REGULATIONS (THE "CRITICAL LOT REQUIREMENTS"), NO GRADING PERMITS MAY BE ISSUED FOR ANY PHASE OF THIS CONCEPT PLAN CONTAINING CRITICAL LOTS UNTIL A FINAL PLAT FOR THAT PHASE HAS BEEN APPROVED BY THE PLANNING COMMISSION. THE FINAL PLAT WILL NOT BE APPROVED UNLESS FINAL SITE PLANS ARE SUBMITTED TO DEMONSTRATE THAT ALL LOTS DESIGNATED AS CRITICAL LOTS CAN BE DEVELOPED IN COMPLIANCE WITH THE CRITICAL LOT REQUIREMENTS. IT IS POSSIBLE THAT THE FINAL PLAT WILL BE REQUIRED TO CONTAIN SIGNIFICANTLY FEWER LOTS THAN SHOWN ON THIS CONCEPT PLAN IF THE LOTS DESIGNATED AS CRITICAL LOTS CANNOT BE DEVELOPED IN COMPLIANCE WITH THE CRITICAL LOT REQUIREMENTS.

DESIGN STANDARDS

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES..



PREPARED FOR

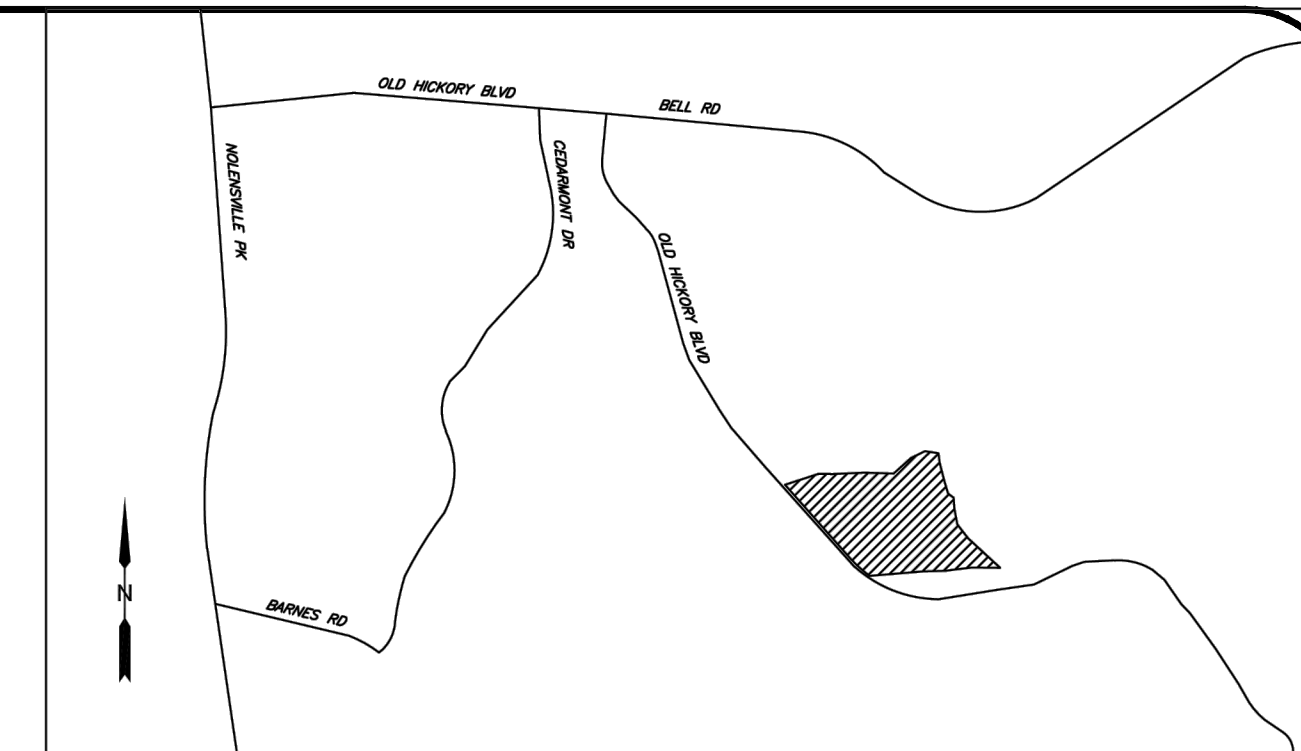
PIERCE DEVELOPMENT GROUP

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CIVIL ENGINEER/LANDSCAPE ARCHITECT



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VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT PLAN
C3.0	GRADING & DRAINAGE PLAN
L1.0	OPEN SPACE PLAN

GENERAL PLAN CONSISTENCY

0 OLD HICKORY BLVD. RESIDENTIAL DEVELOPMENT IS PROPOSED TO BE CONSISTENT WITH THE T3 NE POLICY. THE DEVELOPMENT PROPOSES 52 SINGLE FAMILY LOTS, 24 COTTAGE RESIDENCES AND 26 MULTIFAMILY TOWNHOME UNITS.

SPECIFIC PLAN (SP) STANDARDS

- THE PURPOSE OF THIS SP IS TO PERMIT 52 SINGLE-FAMILY LOTS, 24 COTTAGE RESIDENCES AND 26 MULTIFAMILY TOWNHOMES WITH AMENITY SPACE AND PARKING. OWNER OCCUPIED AND NON-OWNER OCCUPIED SHORT-TERM RENTALS SHALL BE PROHIBITED.
- BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM6 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- ALL PUBLIC INFRASTRUCTURE DEVELOPMENT WITHIN THE BOUNDARIES OF THIS SP SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ADA HTTP://WWW.ADA.GOV U.S. JUSTICE DEPT.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON THE DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- THE FALLBACK ZONING WILL BE RM6.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS CONSTRUCTED IN CONFORMANCE WITH METRO NDOT DESIGN STANDARDS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE PER THE MCSP 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.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
- ALL PARKING WILL BE PROVIDED PER THE METRO ZONING CODE.
- 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 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.
- BECAUSE THIS SITE PLAN CONTAINS LOTS THAT HAVE BEEN DESIGNATED AS "CRITICAL LOTS" PURSUANT TO SECTION 17.28.030 OF THE METRO CODE AND THE METRO SUBDIVISION REGULATIONS (THE "CRITICAL LOT REQUIREMENTS"), NO GRADING PERMITS MAY BE ISSUED FOR ANY PHASE OF THIS CONCEPT PLAN CONTAINING CRITICAL LOTS UNTIL A FINAL PLAT FOR THAT PHASE HAS BEEN APPROVED BY THE PLANNING COMMISSION. THE FINAL PLAT WILL NOT BE APPROVED UNLESS FINAL SITE PLANS ARE SUBMITTED TO DEMONSTRATE THAT ALL LOTS DESIGNATED AS CRITICAL LOTS CAN BE DEVELOPED IN COMPLIANCE WITH THE CRITICAL LOT REQUIREMENTS. IT IS POSSIBLE THAT THE FINAL PLAT WILL BE REQUIRED TO CONTAIN SIGNIFICANTLY FEWER LOTS THAN SHOWN ON THIS CONCEPT PLAN IF THE LOTS DESIGNATED AS CRITICAL LOTS CANNOT BE DEVELOPED IN COMPLIANCE WITH THE CRITICAL LOT REQUIREMENTS.*

COVER SHEET

C0.0

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT #	ACRES	SQ. FT.	LOT #	ACRES	SQ. FT.	LOT #	ACRES	SQ. FT.	LOT #	ACRES	SQ. FT.
1	0.14	6011.1	14	0.13	5798.0	27	0.12	5400.0	40	0.12	5400.0
2	0.13	5828.6	15	0.12	5433.1	28	0.12	5400.0	41	0.15	6415.6
3	0.14	6079.2	16	0.12	5400.0	29	0.12	5400.0	42	0.16	6765.6
4	0.13	5491.7	17	0.12	5400.0	30	0.12	5400.0	43	0.24	10665.4
5	0.12	5211.8	18	0.12	5400.0	31	0.12	5400.0	44	0.22	9376.4
6	0.12	5180.2	19	0.12	5400.0	32	0.14	5952.4	45	0.16	6932.7
7	0.12	5217.5	20	0.15	6659.9	33	0.14	5961.6	46	0.16	6830.1
8	0.12	5256.5	21	0.18	7752.3	34	0.18	7955.9	47	0.16	7172.0
9	0.12	5295.5	22	0.14	5953.4	35	0.16	7166.2	48	0.15	6492.2
10	0.16	7110.8	23	0.14	5999.9	36	0.12	5400.0	49	0.13	5590.3
11	0.18	7664.7	24	0.13	5505.4	37	0.12	5400.0	50	0.12	5423.9
12	0.14	5892.8	25	0.19	8481.6	38	0.12	5400.0	51	0.14	6129.1
13	0.14	6288.5	26	0.12	5412.2	39	0.12	5400.0	52	0.13	5502.0

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	
ACCESSIBLE RAMP	
TACTILE WARNING	

TRAFFIC IMPROVEMENT:

- PROVIDE SIDEWALK PER MSCP.
- RESTRIPE CROSSWALKS ON NORTHBOUND, EASTBOUND AND WESTBOUND APPROACHES AT BELL ROAD AND OLD HICKORY BOULEVARD/BENZING ROAD. PROVIDE A DETECTABLE WARNING MAT FOR THE SOUTHEAST CURB CORNER.
- AS PART OF THE CONSTRUCTION OF THE PROJECT, ALL INTERNAL AND EXTERNAL DRIVEWAY CONNECTIONS SHOULD BE DESIGNED SUCH THAT THE DEPARTURE SIGHT TRIANGLES, AS SPECIFIED BY AASHTO WILL BE CLEAR OF ALL SIGHT OBSTRUCTIONS, INCLUDING LANDSCAPING, EXISTING VEGETATION, MONUMENT SIGNS/WALL, FENCE, ETC.
- PARKING DEVELOPED PER CODE.
- FINAL DESIGN OF INTERNAL ROADWAYS AND PARKING SHOULD MEET ALL NDOT STANDARDS AND THE LATEST VERSION OF "A POLICY OF GEOMETRIC DESIGN O HIGHWAYS AND STREETS" PUBLISHED BY AASHTO. ANY PARKING LOTS AND STREETS ASSOCIATED WITH THE DEVELOPMENT SHOULD ENSURE THAT PASSENGER CARS AND EMERGENCY VEHICLES ARE CAPABLE OF MAKING ALL TURNING MOVEMENTS. INTERNAL INTERSECTIONS SHOULD BE TWO-WAY STOP-CONTROLLED UNLESS ALL-WAY STOP CONTROL WARRANTS ARE MET.

NDOT NOTES:

- FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT.
- ROADWAY CONSTRUCTION DRAWINGS SHALL COMPLY WITH NDOT SUBDIVISION STREET DESIGN STANDARDS.
- PER NDOT SUBDIVISION STANDARDS AND SPECIFICATIONS, THERE SHALL BE NO PUBLIC ROAD CROSS SECTIONS CONSTRUCTED OVER SINKHOLE (KARST FEATURES).
- ALL DRIVEWAYS ON THE PUBLIC ROADS MUST BE AT LEAST 25 FEET SPACED.

SITE DATA

SP NAME:
COUNCIL DISTRICT:
COUNCIL MEMBER:
OWNER (PARCEL 1730003400):
ADDRESS:
CLIENT:
ADDRESS:
PHONE:
CONTACT:
CONTACT EMAIL:
PROJECT REPRESENTATIVE:
ADDRESS:
PHONE:
CONTACT:
CONTACT EMAIL:

0 OLD HICKORY BLVD. RESIDENTIAL DEVELOPMENT
31
JOHN RUTHERFORD
ALVIN WATSON AND MATILDA ROUSE, ET AL
4116 CEDAR GROVE CRESCENT
CHESAPEAKE, VA 23321
PIERCE DEVELOPMENT GROUP
1900 BELMONT BLVD
NASHVILLE, TN 37212
615.691.3916
JIMMY PIERCE
PIERCEDEVELOPMENTGROUP@GMAIL.COM
CATALYST DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
615.622.7200
JEFFREY D. HEINZE
jheinze@catalyst-dg.com

DEVELOPMENT SITE DATA

PARCEL 1730003400
SITE ADDRESS:
SITE ACREAGE:
ROW DEDICATION:
TOTAL DEVELOPABLE AREA:

1730003400
0 OLD HICKORY BLVD
ANTIOCH, TN 37013
25.44 AC.
399 SQ. FT. (0.01 AC.)
25.43 AC.

SETBACKS:
SIDE:
REAR:

20' (A 30' SIDE SETBACK IS REQUIRED ALONG THE SOUTHERN PROPERTY LINE)
20' (EXCEPT WHEN ABUTTING OPEN SPACE WHEREIN A 10' REAR SETBACK WILL BE ALLOWED)

SINGLE FAMILY UNITS:
COTTAGE RESIDENCE UNITS:
TOWNHOME UNITS:
TOTAL UNITS:

52 UNITS
24 UNITS
26 UNITS
102 UNITS

EXISTING ZONING:
OVERLAY ZONING:
CCM POLICY:
PROPOSED ZONING:
EXISTING LAND USE:
PROPOSED LAND USE:

AR2A (AGRICULTURAL / RESIDENTIAL)
OV-AR
T3 NE (NEIGHBORHOOD EVOLVING)
SP
VACANT RURAL LAND
SINGLE FAMILY RESIDENTIAL

PROPOSED DENSITY:

4.00 DU/AC

PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.

PARKING REQUIRED:

3 BEDROOM TOWNHOME:
(2.5 SPACES PER UNIT)
COTTAGE RESIDENCES:
(2 SPACES PER RESIDENCE)
SINGLE FAMILY:
(2 SPACES PER LOT)
TOTAL SPACES REQUIRED:

26 UNITS X 2.5 SPACES
65 SPACES REQUIRED
24 RESIDENCES X 2 SPACES
48 SPACES REQUIRED
52 LOTS X 2 SPACES
104 SPACES REQUIRED
217 SPACES REQUIRED

PARKING PROVIDED:

SINGLE FAMILY GARAGE SPACES:
TOWNHOME GARAGE/SURFACE SPACES:
COTTAGE PARKING PAD SPACES:
GUEST SPACES:
TOTAL PARKING:

104 SPACES
52 SPACES
48 SPACES
32 SPACES
236 SPACES

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0387H, 4/5/2017, COMMUNITY NAME: METROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.

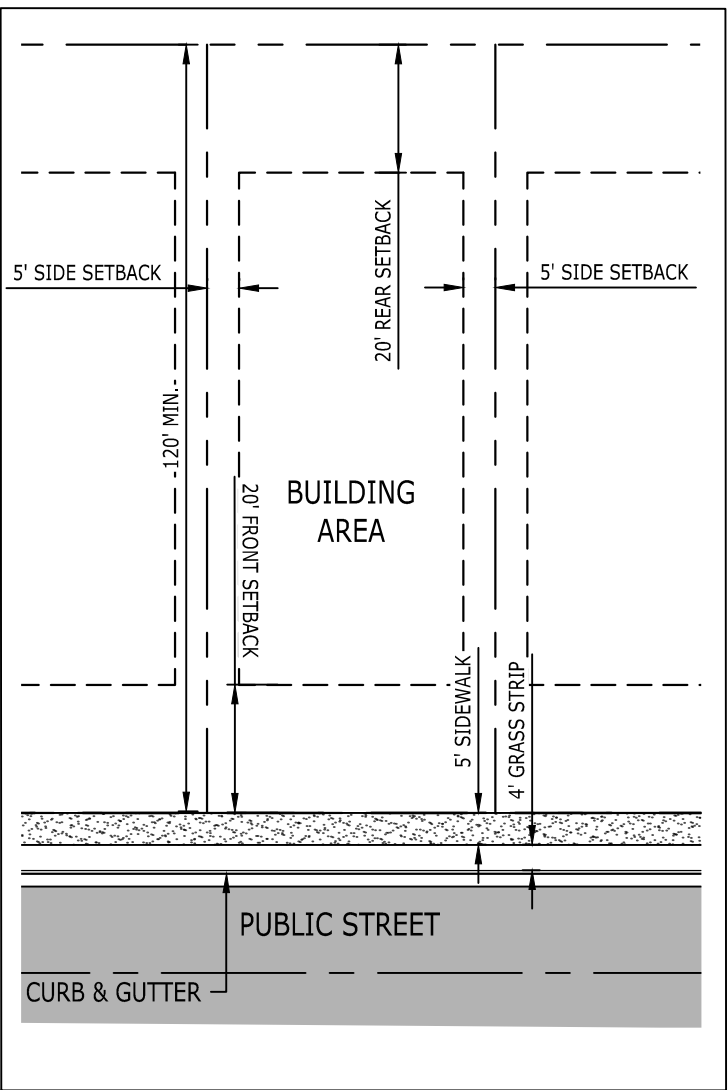
SITE PLAN NOTES:

- THE PURPOSE OF THIS PRELIMINARY SP IS TO PERMIT THE DEVELOPMENT OF A TOTAL OF 52 SINGLE FAMILY RESIDENTIAL LOTS, 26 MULTIFAMILY TOWNHOMES AND 24 COTTAGE RESIDENCES.
- 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 FALLBACK ZONING DISTRICTS AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. DISTRICT 1 SHALL BE SUBJECT TO R55 FALLBACK ZONING. DISTRICT 2 SHALL BE SUBJECT TO R66 FALLBACK ZONING.
- MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR PLANNING DEPARTMENT STAFF 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. MAJOR MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY THE METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, AND USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE.

BECAUSE THIS SITE PLAN CONTAINS LOTS THAT HAVE BEEN DESIGNATED AS "CRITICAL LOTS" PURSUANT TO SECTION 17.28.030 OF THE METRO CODE AND THE METRO SUBDIVISION REGULATIONS ("THE "CRITICAL LOT REQUIREMENTS"), NO GRADING PERMITS MAY BE ISSUED FOR ANY PHASE OF THIS CONCEPT PLAN CONTAINING CRITICAL LOTS UNTIL A FINAL PLAN FOR THAT PHASE HAS BEEN APPROVED BY THE PLANNING COMMISSION. THE FINAL PLAN WILL NOT BE APPROVED UNLESS FINAL SITE PLANS ARE SUBMITTED TO DEMONSTRATE THAT ALL LOTS DESIGNATED AS CRITICAL LOTS CAN BE DEVELOPED IN COMPLIANCE WITH THE CRITICAL LOT REQUIREMENTS. IT IS POSSIBLE THAT THE FINAL PLAN WILL BE REQUIRED TO CONTAIN SIGNIFICANTLY FEWER LOTS THAN SHOWN ON THIS CONCEPT PLAN IF THE LOTS DESIGNATED AS CRITICAL LOTS CANNOT BE DEVELOPED IN COMPLIANCE WITH THE CRITICAL LOT REQUIREMENTS.



NOTE:
REAR YARD MAY BE REDUCED TO 10 FEET WHERE LOT ABUTS OPEN SPACE



TYPICAL SINGLE FAMILY LOT SETBACK DETAIL

SCALE: 1" = 30'

DRAWING SCALE (1"=60')

PRELIMINARY SP - CASE NO. 2025SP-021-001

0 OLD HICKORY BLVD.
RESIDENTIAL DEVELOPMENT
0 OLD HICKORY BLVD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
2025.05.20		PRELIMINARY SP RESUBMITTAL
2025.05.09		PRELIMINARY SP RESUBMITTAL
2025.04.30		PRELIMINARY SP RESUBMITTAL
2025.04.01		PRELIMINARY SP RESUBMITTAL
2025.03.12		PRELIMINARY SP SUBMITTAL

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20240232
DRAWING NUMBER

C2.0



PIERCE
DEVELOPMENT
GROUP
1900 BELMONT BLVD
NASHVILLE, TN 37212
615.691.3916

5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

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LEGEND	
DOMESTIC WATER SERVICE	W
THRUST BLOCK	▲
SANITARY SEWER	SAN
PROPOSED FIRE HYDRANT	▲
STORM SEWER	SS

STORMWATER WATER QUALITY TREATMENT AND DETENTION NOTE:

DUE TO THE SITE'S STEEP TOPOGRAPHY AND SHALLOW BEDROCK, THE EXISTING CONDITIONS PREVENT THE DEVELOPMENT FROM IMPLEMENTING VOLUME 5 LID PRACTICES. AS A RESULT, AN LID WAIVER WILL BE REQUESTED. INSTEAD, VOLUME 4 PRACTICES WILL BE UTILIZED, INCLUDING DRY DETENTION PONDS AND 50% WATER QUALITY UNITS.



PIERCE
DEVELOPMENT
GROUP
1900 BELMONT BLVD
NASHVILLE, TN 37212
615.691.3916

PRELIMINARY SP - CASE NO. 2025SP-021-001
0 OLD HICKORY BLVD.
RESIDENTIAL DEVELOPMENT
0 OLD HICKORY BLVD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

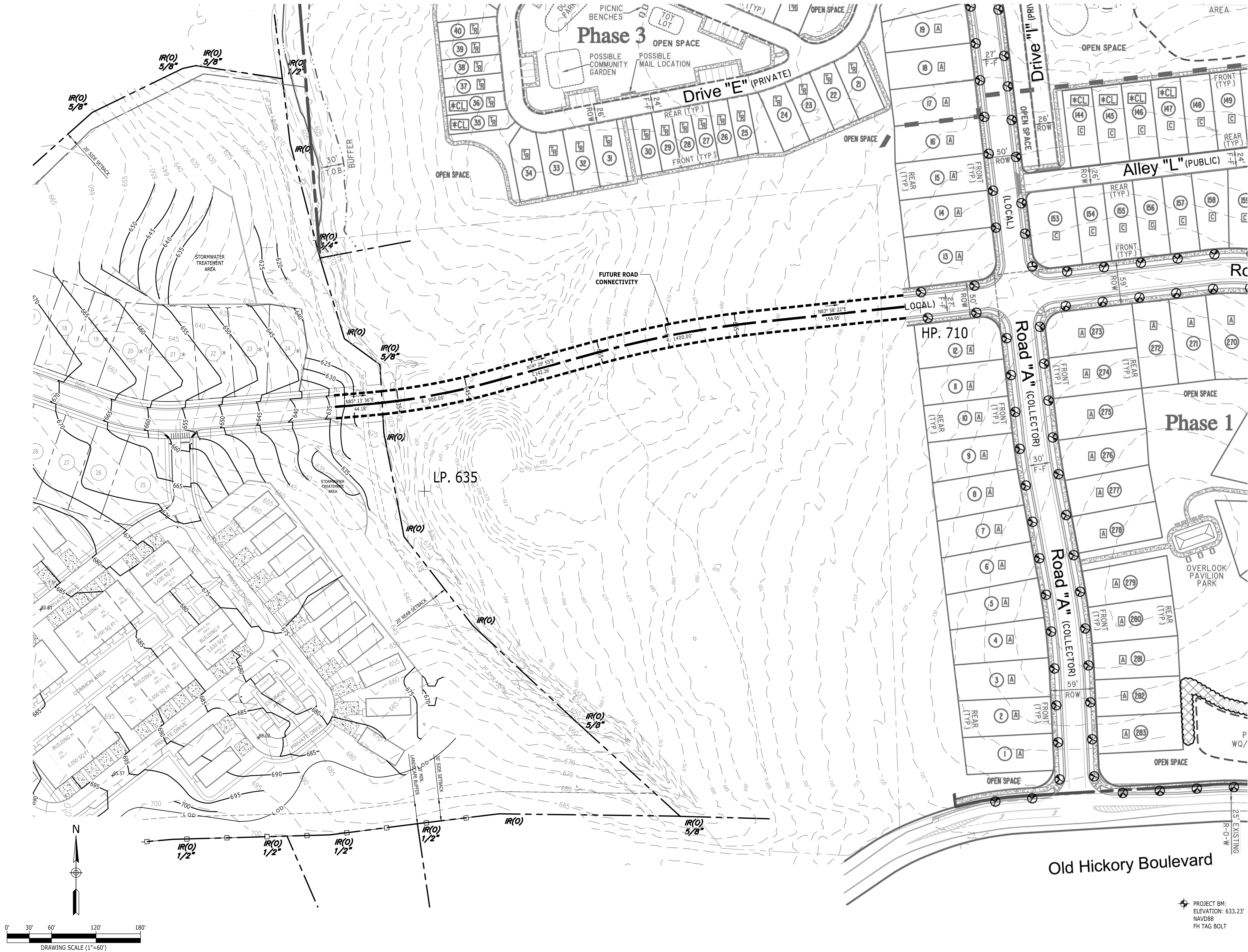
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2025.04.30		PRELIMINARY SP RESUBMITTAL
2025.04.01		PRELIMINARY SP RESUBMITTAL
2025.03.12		PRELIMINARY SP SUBMITTAL

DRAWING TITLE
GRADING &
DRAINAGE PLAN

PROJECT NUMBER
20240232
DRAWING NUMBER

C3.0

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PROJECT BM:
ELEVATION: 633.23'
NAVD88
FH TAG BOLT



PIERCE
DEVELOPMENT
GROUP
1900 BELMONT BLVD
NASHVILLE, TN 37212
615.691.3916

PRELIMINARY SP - CASE NO. 2025SP-021-001
0 OLD HICKORY BLVD.
RESIDENTIAL DEVELOPMENT
0 OLD HICKORY BLVD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
2025.05.20		PRELIMINARY SP RESUBMITTAL
2025.05.09		PRELIMINARY SP RESUBMITTAL
2025.04.30		PRELIMINARY SP RESUBMITTAL
2025.04.01		PRELIMINARY SP RESUBMITTAL
2025.03.12		PRELIMINARY SP SUBMITTAL

DRAWING TITLE	
FUTURE ROAD EXTENSION CONNECTIVITY EXHIBIT	
PROJECT NUMBER	20240232
DRAWING NUMBER	EX1