

GRACE PARK

PRELIMINARY SPECIFIC PLAN/ PRELIMINARY DEVELOPMENT PLAN

3039 AND 3041 HILLSIDE ROAD

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37027

PARCEL ID: 06008004900 & 06008004800

SPECIFIC PLAN NUMBER: 2021SP-084-001



UTILITY PROVIDERS

SANITARY SEWER
METRO WATER SERVICES
800 2ND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
615.862.4600 (OFFICE)

WATER
METRO WATER SERVICES
800 2ND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
615.862.4600 (OFFICE)

NATURAL GAS
PIEDMONT NATURAL GAS
511 SOUTH 8TH STREET
NASHVILLE, TENNESSEE 37206
615.872.8034

ELECTRICITY
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TENNESSEE 37246
615.736.6900 (OFFICE)

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TENNESSEE 37201
615.214.6525 (OFFICE)

CABLE
COMCAST CABLE COMMUNICATIONS
2400 FRANKLIN PIKE
NASHVILLE, TENNESSEE 37204
800.266.2278 (OFFICE)

DEVELOPMENT SUMMARY

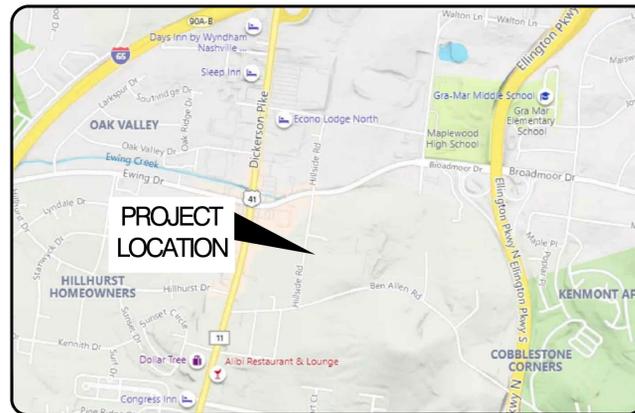
COUNCIL DISTRICT: 08
COUNCIL MEMBER: NANCY VANREECE

OWNER/APPLICANT
COTHRAN, JUDY & TIMOTHY BLAKE
2032 DELAWARE DRIVE
NOLENSVILLE, TN 37135
615.268.5820

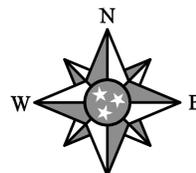
ENGINEER
OHM ADVISORS
209 10TH AVENUE SOUTH, SUITE 154
NASHVILLE, TN 37203
CONTACT: HARRISON HILT, P.E.
615.649.5233
harrison.hilt@ohm-advisors.com
CONTACT: PAULA HEPP
615.445.9421
paula.hepp@ohm-advisors.com

SURVEYOR
OHM ADVISORS
209 10TH AVENUE SOUTH, SUITE 154
NASHVILLE, TENNESSEE 37203
CONTACT: JASON MOSELEY, RLS
615.649.5264
jason.moseley@ohm-advisors.com

DEVELOPER
LEGACY REAL ESTATE GROUP
5552 FRANKLIN PIKE
SUITE 202
NASHVILLE, TN 37220
CONTACT: BLAKE COTHRAN
615.268.5820
blakecothran@hotmail.com



VICINITY MAP
NOT TO SCALE



NAD83, TENNESSEE STATE PLANE ZONE, US FOOT

GENERAL PURPOSE NOTE

THE PURPOSE OF THIS PLAN IS TO REZONE PARCELS 48 & 49 OF TAX MAP 60-08 IN DAVIDSON COUNTY, TENNESSEE FROM RS-10 TO SP. THE PROPOSED DEVELOPMENT CONSISTS OF 21 DETACHED, SINGLE-FAMILY DWELLINGS, AND 9 TOWNHOMES, FOR A TOTAL OF 30 UNITS. SITE TO BE CONSTRUCTED IN SINGLE PHASE.

SITE DATA TABLE

TOTAL GROSS ACREAGE: 3.16 AC; 137,523 SQFT

PARCEL 48: PART OF LOT 13, LINDSEY SUBDIVISION
GROSS ACREAGE: 1.58 AC, 68,992 SQFT

PARCEL 49: PART OF LOT 13, LINDSEY SUBDIVISION
GROSS ACREAGE: 1.57 AC, 68,531 SQFT

CURRENT ZONING: SINGLE FAMILY RESIDENTIAL (RS-10)

FEMA PANEL #47037C0232H, APRIL 05, 2017, FLOOD ZONE X

PROPOSED LAND USE: SP
SINGLE-FAMILY & MULTI-FAMILY

PROPOSED PASSIVE OPEN SPACE: 1.01 AC. (44,177 SQFT)

PROPOSED DENSITY: 9.50 DU/AC
DWELLING UNITS: 30

PRE-DEVELOPED IMPERVIOUS SURFACE RATIO: 0.08
PROPOSED IMPERVIOUS SURFACE RATIO: 0.48
PROPOSED UNITS: 29,240 SF
PROPOSED SIDEWALKS: 6,275 SF
PROPOSED ROADS: 30,009 SF

PROPOSED FLOOR AREA RATIO: 0.64

PROPOSED BUILDING COVERAGE: 0.21

PROPOSED MAX BUILDING HEIGHT: 3 STORIES, 35 FT

LANDSCAPE BUFFER: 5' SIDE YARD TYPE A-3 (W/O OPAQUE FENCING)

UNIT INFORMATION:

UNITS 1-11: 940 SF (3 STORIES)

UNITS 12-20: 900 SF (3 STORIES)

UNITS 21-30: 1,080 SF (3 STORIES)

SETBACKS:

HILLSIDE DR. FRONT SETBACK = 20 FT

NORTH BOUNDARY LINE, PROPOSED ROAD A FRONT SETBACK: 5 FT

SIDE SETBACK = 5 FT

REAR SETBACK = 20 FT

PARKING:

REQUIRED PARKING SPACES: 60

PROVIDED PARKING SPACES: 96

REQUIRED PARKING SPACES PER DWELLING:

2 SPACES PER UNIT

PROPOSED PARKING SPACES PER DWELLING:

UNITS 1-11, 24-30: 4

UNITS 12-23: 2

PROPOSED DEVELOPMENT SCHEDULE:

ONE PHASE

CONSTRUCTION BEGIN SUMMER 2022

SITE DATA TABLE

SHEET NUMBER	SHEET TITLE
C-100	COVER
C-110	EXISTING CONDITIONS AND DEMOLITION
C-130	PRELIMINARY SITE PLAN
C-150	PRELIMINARY GRADING PLAN

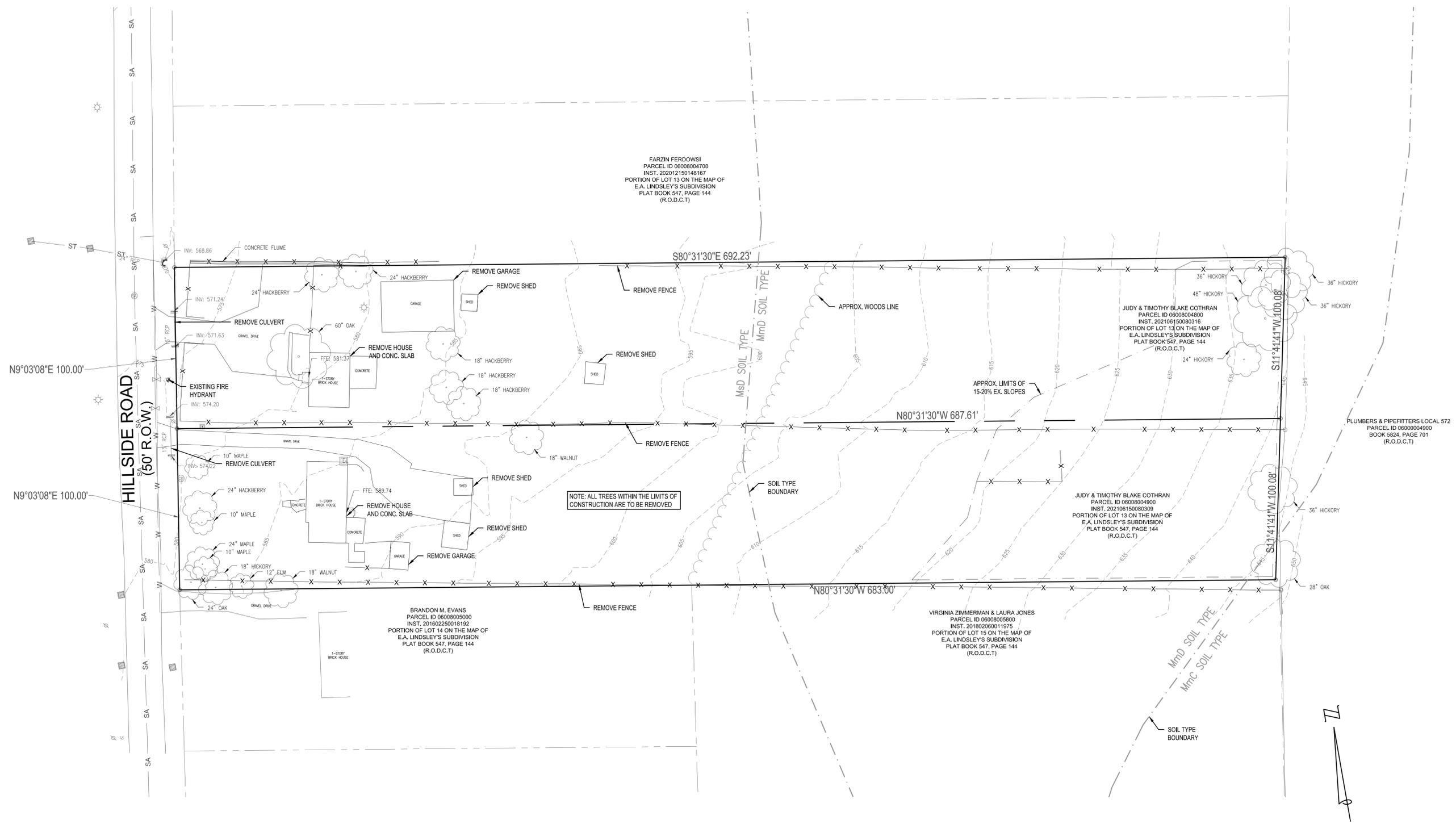
ISSUE: PRELIMINARY SP
REVISIONS:
11/06/2021 FIRST SUBMITTAL
01/11/2022 REVISED PER METRO REVIEW COMMENTS
02/11/2022 REVISED PER METRO REVIEW COMMENTS
02/22/2022 REVISED PER METRO REVIEW COMMENTS

SHEET	DATE	PROJ NUMBER	ENGR	PH	PROJ MGR	CADD	COUNTY	MUNICIPALITY
	02/22/2022	0467-24-0000	HH	PH		DAVIDSON	NASHVILLE	
LEGACY REAL ESTATE GROUP								
GRACE PARK								
COVER								
CASE NO. 2021SP-084-001								

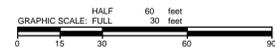
C-100



DRAWING PATH: P:\0201_06000487\200202_Hillside_Dr_Res_Development\Drawings\Civil\Plans_Const\020202SUR_SF.dwg Feb 22, 2022 - 5:08pm



LEGEND	
	SQUARE CATCH BASIN
	CULVERT/WEND SECTION
	SANITARY MANHOLE
	CLEAN OUT
	FIRE HYDRANT
	GATE VALVE & WELL
	WATER METER
	UTILITY POLE
	LIGHT/DECOR LAMP POLE
	ELECTRIC METER
	CONIFEROUS TREE
	DECIDUOUS TREE
	SURVEY BENCHMARK
	SOIL TYPE BOUNDARY
	WATER MAIN/SERVICE
	SANITARY SEWER
	STORM SEWER
	PROPERTY
	ADJACENT BOUNDARIES
	HEDGE/TREE LINE
	FENCE



ISSUE: PRELIMINARY SP
REVISIONS:
10/06/2021 FIRST SUBMITTAL
01/11/2022 REVISED PER METRO REVIEW COMMENTS
02/17/2022 REVISED PER METRO REVIEW COMMENTS
02/22/2022 REVISED PER METRO REVIEW COMMENTS

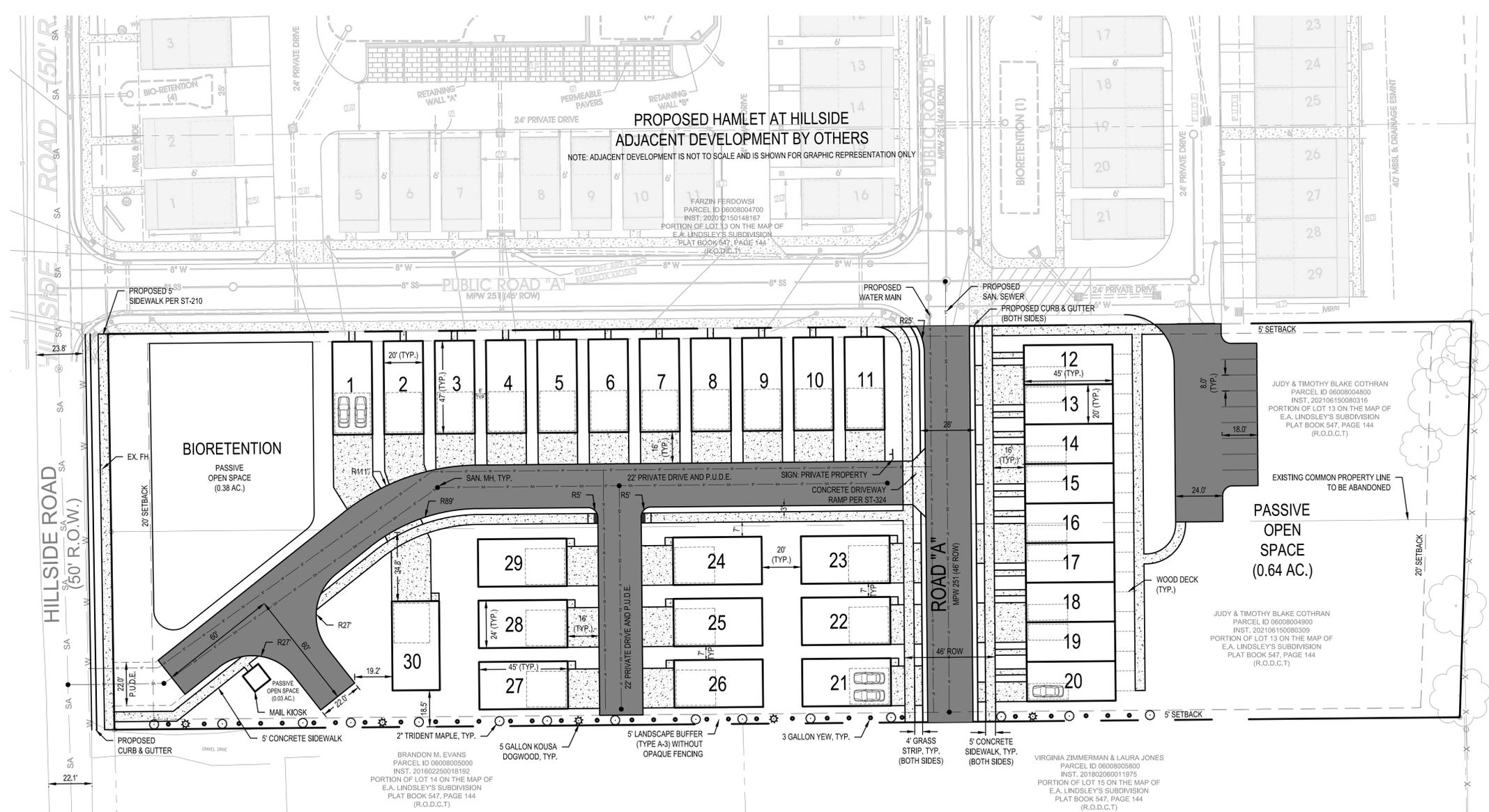
PROJECT: LEGACY REAL ESTATE GROUP
 GRACE PARK
 EXISTING CONDITIONS AND DEMOLITION
 CASE NO. 2021SP-084-001



PLUMBERS & PIPEFITTERS LOCAL 572
PARCEL ID 06000004900
BOOK 5824, PAGE 701
(R.O.D.C.T.)

ISSUE: PRELIMINARY SP
REVISIONS:
10/06/2021 FIRST SUBMITTAL
01/11/2022 REVISED PER METRO REVIEW COMMENTS
02/17/2022 REVISED PER METRO REVIEW COMMENTS
02/22/2022 REVISED PER METRO REVIEW COMMENTS

SHEET: LEGACY REAL ESTATE GROUP
GRACE PARK
PRELIMINARY SITE PLAN
CASE NO. 2021SP-084-001
C-130



STANDARD SP NOTES

- THE PURPOSE OF THIS PLAN IS TO REZONE PARCELS 48 & 49 OF TAX MAP 60-08 IN DAVIDSON COUNTY, TENNESSEE FROM RS-10 TO SP. THE PROPOSED DEVELOPMENT CONSISTS OF 21 DETACHED, SINGLE-FAMILY DWELLINGS, AND 9 TOWNHOMES, FOR A TOTAL OF 30 UNITS.
- BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF PROPOSED DWELLING UNITS AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN.
- THE FINAL 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 PROPOSED 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.
- THIS PROPERTY IS NOT AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY FLOOD MAP NUMBER 470370223H, EFFECTIVE DATE APRIL 5, 2017.
- 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.
- 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 DEPARTMENT OF WATER SERVICES. DRIVEWAY CULVERTS SHALL BE SIZED IN ACCORDANCE WITH THE CRITERIA SET FORTH BY THE METROPOLITAN STORM WATER MANAGEMENT MANUAL, (MIN. DRIVEWAY CULVERT IN METRO ROW IS 15-INCH CMP).
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES AT THIS SITE.
- ALL SIDEWALKS LOCATED WITHIN PUBLIC R.O.W. SHALL COMPLY WITH NASHVILLE DEPARTMENT OF TRANSPORTATION & ADA STANDARDS.
- WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE NASHVILLE DEPARTMENT OF TRANSPORTATION STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- INDIVIDUAL WATER/SEWER SERVICE LINES ARE REQUIRED FOR EACH SEPARATE UNIT.
- MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY METRO WATER SERVICES AND THE NASHVILLE DEPARTMENT OF TRANSPORTATION, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN. AS APPLICABLE, FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF METRO ZONING CODE 17.24 PROTECTION AND REPLACEMENT WITH CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES. LANDSCAPE PLAN TO BE PROVIDED WITH FINAL SP SUBMITTAL.
- OWNERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME.
- FOR ANY DEVELOPMENTAL 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 STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM9-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

STANDARD SP NOTES CONT.

- 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.
- 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 AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

GENERAL PLAN CONSISTENCY NOTE

THE SP PROPOSED HEREIN IS LOCATED WITHIN THE EAST NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE IS T4 URBAN NEIGHBORHOOD EVOLVING (T4-NE). THE PRIMARY GOAL OF T4-NE IS TO CREATE AND ENHANCE URBAN NEIGHBORHOODS WITH HIGHER DENSITY WHILE PROVIDING DEVELOPMENT THAT IS GENERALLY CONSISTENT WITH THE SURROUNDING COMMUNITY AND NEIGHBORHOOD.

THE DENSITY PROPOSED WITHIN THE DEVELOPMENT IS CONSISTENT WITH THE HIGHER DENSITY NOTED IN THE T4-NE COMMUNITY PLAN, AND INCLUDES DETACHED SINGLE-FAMILY DWELLINGS AND TOWNHOMES WITH SHALLOW SETBACKS AND MINIMAL SPACING BETWEEN UNITS.

PUBLIC WORKS (NDOT) CONSTRUCTION NOTES

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION.
- PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE DEPARTMENT OF TRANSPORTATION INSPECTOR. REQUEST TO BE MADE 24 HOURS IN ADVANCE.
- STOP SIGNS SHALL BE 30 INCH BY 30 INCH.
- STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.
- STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.
- ALL SIGNS TO HAVE 3M REFLECTIVE COATING.
- 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.

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.

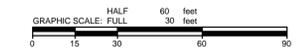
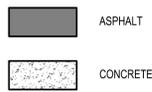
LANDSCAPING NOTE

- LANDSCAPE AREAS ARE SCHEMATICALLY SHOWN ON THIS PLAN. DETAILED LANDSCAPING PLAN AND SCHEDULES TO BE PROVIDED DURING FINAL SP APPROVAL PROCESS.

WASTE MANAGEMENT NOTE

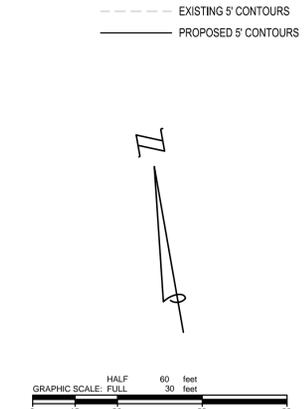
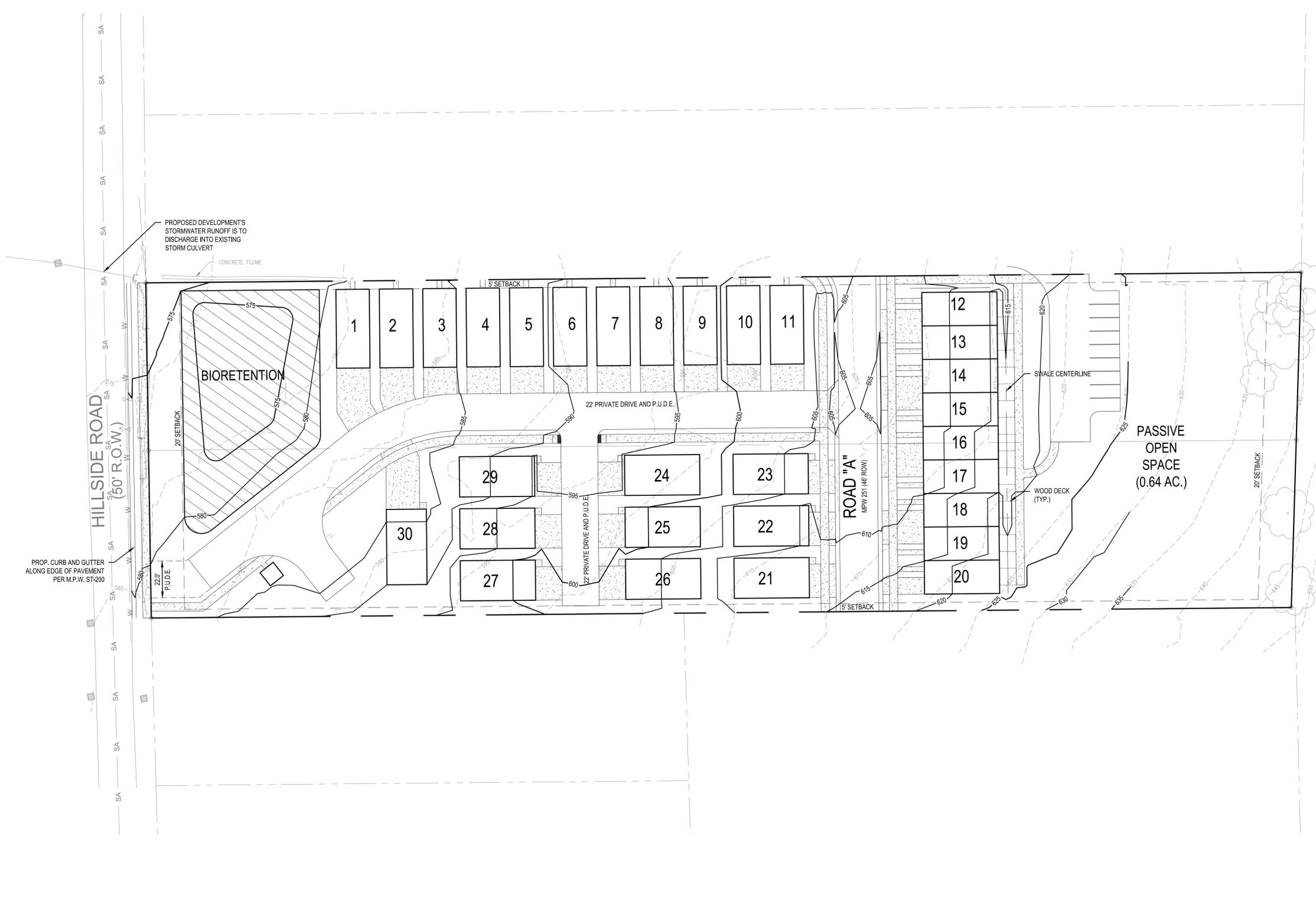
- SOLID WASTE AND RECYCLING WILL BE MANAGED BY THE HOMEOWNERS ASSOCIATION. CURBSIDE SOLID WASTE AND RECYCLING PICKUP WILL BE CONTRACTED THROUGH A PRIVATE COMPANY.

LEGEND



DRAWING PATH: P:\0201_06000487\200202_Hillside_Dr_Res_Development\Drawings\Civil\Plans_Const\020202SP.E.dwg Feb 22, 2022 - 5:08pm

DRAWING PATH: P:\0201_06000487\20020_Hillside_Dr_Res_Development\Drawings\Civil\Plans_Const\02020GRD.dwg Feb 22, 2022 - 5:08pm



ISSUE	PRELIMINARY SP
REVISIONS	10/05/2021 FIRST SUBMITTAL 01/11/2022 REVISED PER METRO REVIEW COMMENTS 02/11/2022 REVISED PER METRO REVIEW COMMENTS 02/22/2022 REVISED PER METRO REVIEW COMMENTS

PROJECT: LEGACY REAL ESTATE GROUP
GRACE PARK
PRELIMINARY GRADING PLAN
CASE NO. 2021SP-084-001