

Standard SP Notes

1. The purpose of these plans is to receive approval to rezone this property to SP. The development as shown will permit 8 multifamily residential units.
2. 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 RM15-A-NS zoning district as of the date of the applicable request or application.
3. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
4. This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO241H dated 4/5/2017.
5. All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
6. Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
7. The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
8. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro ROW 15" RCP).
9. Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
10. Individual water and/or sanitary sewer service lines are required for each lot.
11. The development of this project shall comply with the requirements of the Adopted Tree Ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
12. 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.
13. The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
14. The final SP shall depict any 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 located outside of 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.
15. Landscape and tree density requirements shall be met, per Metro Zoning Code.
16. 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.

Architectural Notes

1. Building façades 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. Porches, if proposed, shall provide a minimum of six feet of depth.
4. A raised foundation of 18"-36" is required for Units 3-6, and a minimum raised foundation of 6" is required for Units 1, 2, 7, and 8.
5. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

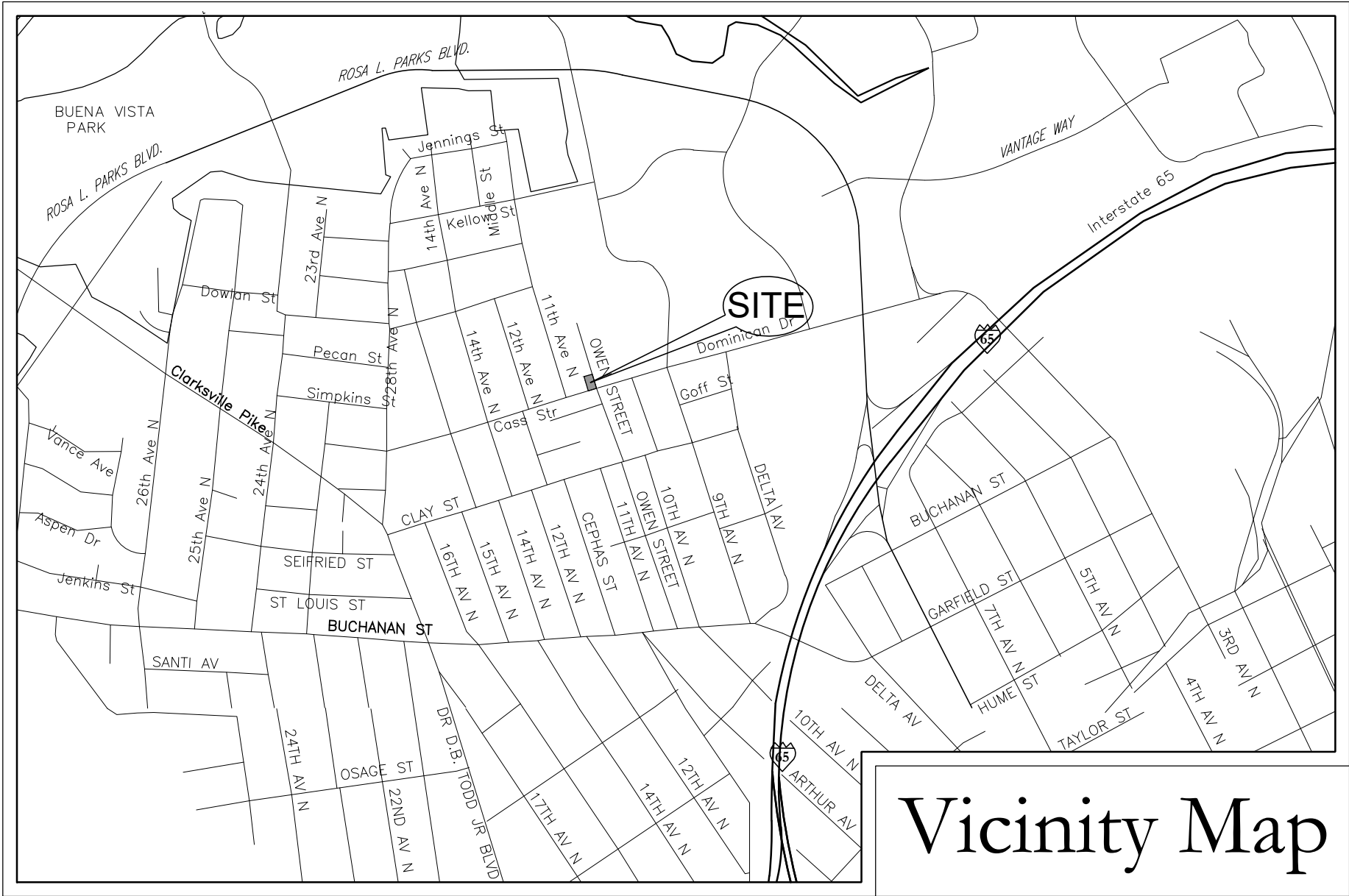
Preliminary SP

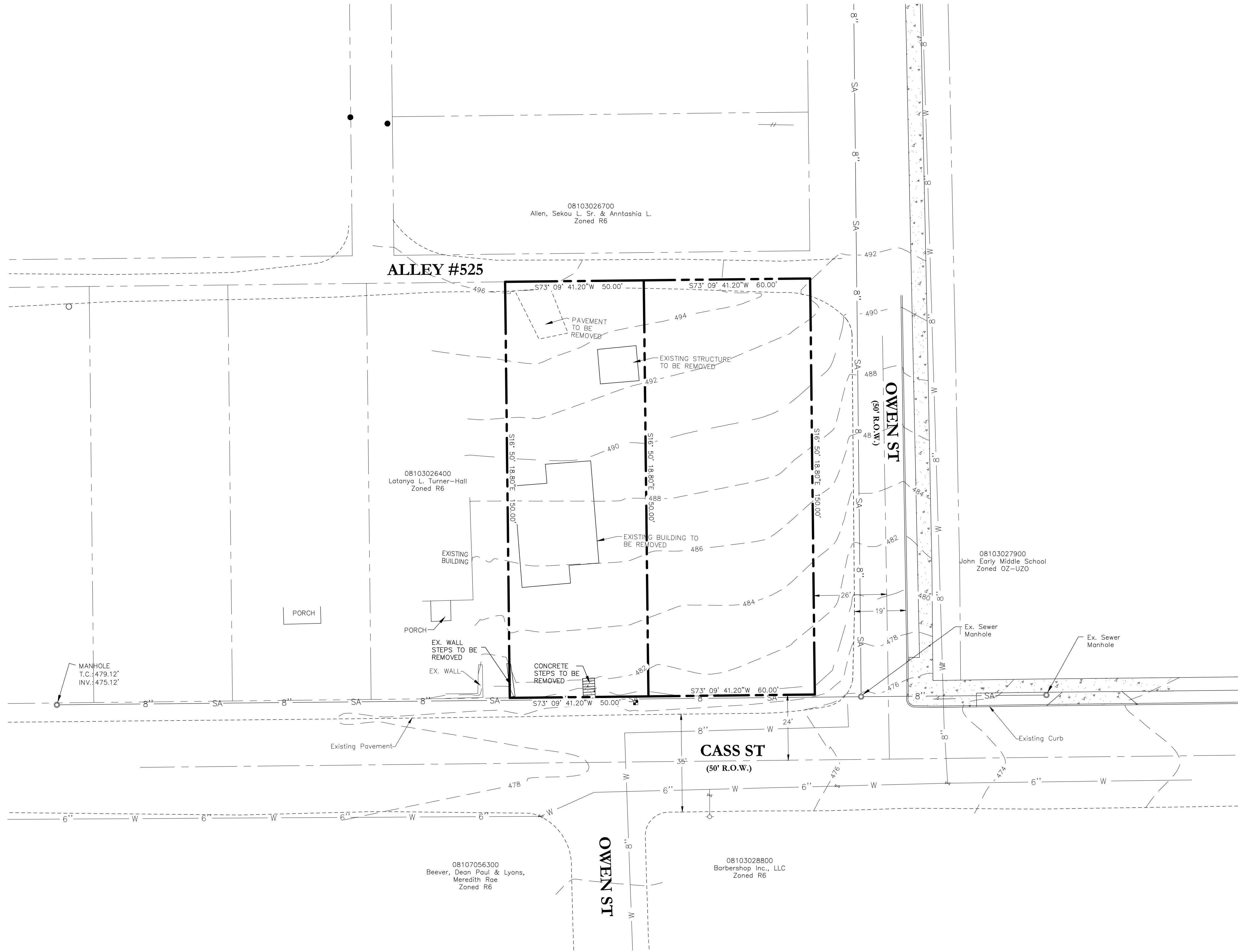
1004 & 1104 Cass

Map 81-03 Parcel 265 & 266

Nashville, Davidson Co., Tennessee

Case No. 2025SP-009-001





Development Summary
Map 81-03 Parcel 265-266
1104 Cass St.
Nashville, TN, 37208
1004 Cass St.
Nashville, TN, 37208

Total Site Area - 0.38 Ac.
Council District #2 - Kyonzté Toombs

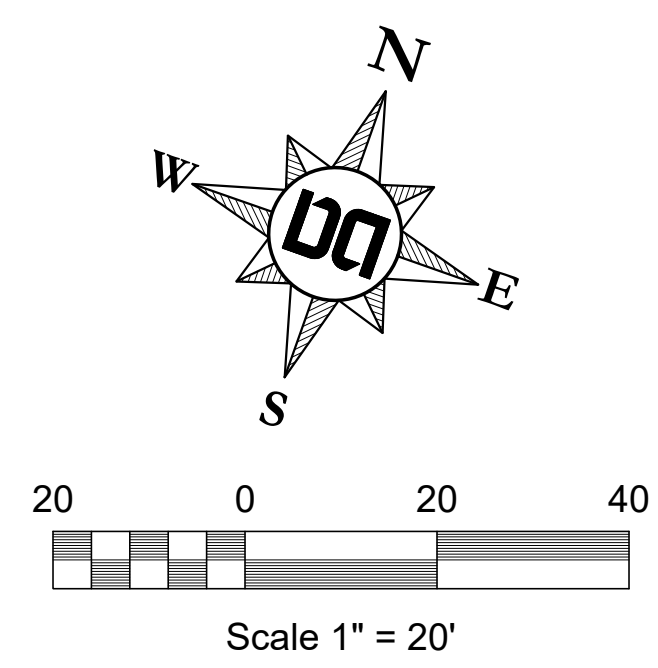
Owner
Map 81-03 Parcel 265
0.17 Acres
DB-00001637 0000529
Ludie Lou Holdings, LLC
P.O. Box 282217
Nashville, TN, 37228

Map 81-03 Parcel 266
0.21 Acres
QC-20051128 0142482
Carney, Charles
3032 High Rigger Dr.
Nashville, TN 37217

Developer
Hart-Love Enterprises, LLC
Tarrick Love
P.O. Box 282036
Phone: 615-305-4262
Email: tarrick@hartlovebuilders.com

Engineer
Dale and Associates
Contact: Adam Seger
516 Heather Place
Nashville, TN, 37204
Phone: 615.297.5166
Email: adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0241H Dated 4/5/2017.



Drawing Date:
December 3, 2025

Revisions

1004 & 1104 Cass St.
Map 81-03 Parcels 265 & 266
Nashville, Davidson, Tennessee

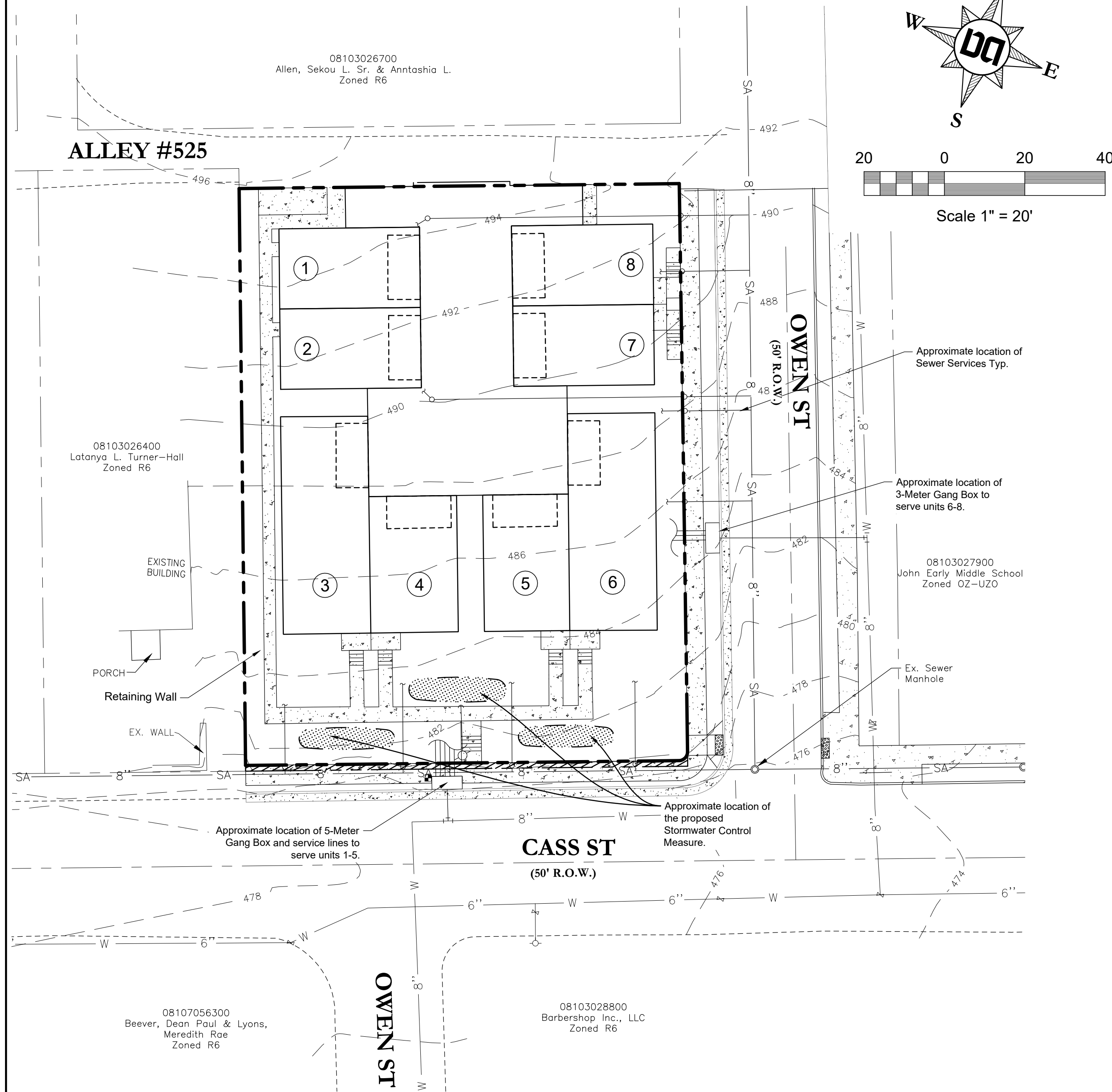


Existing Conditions

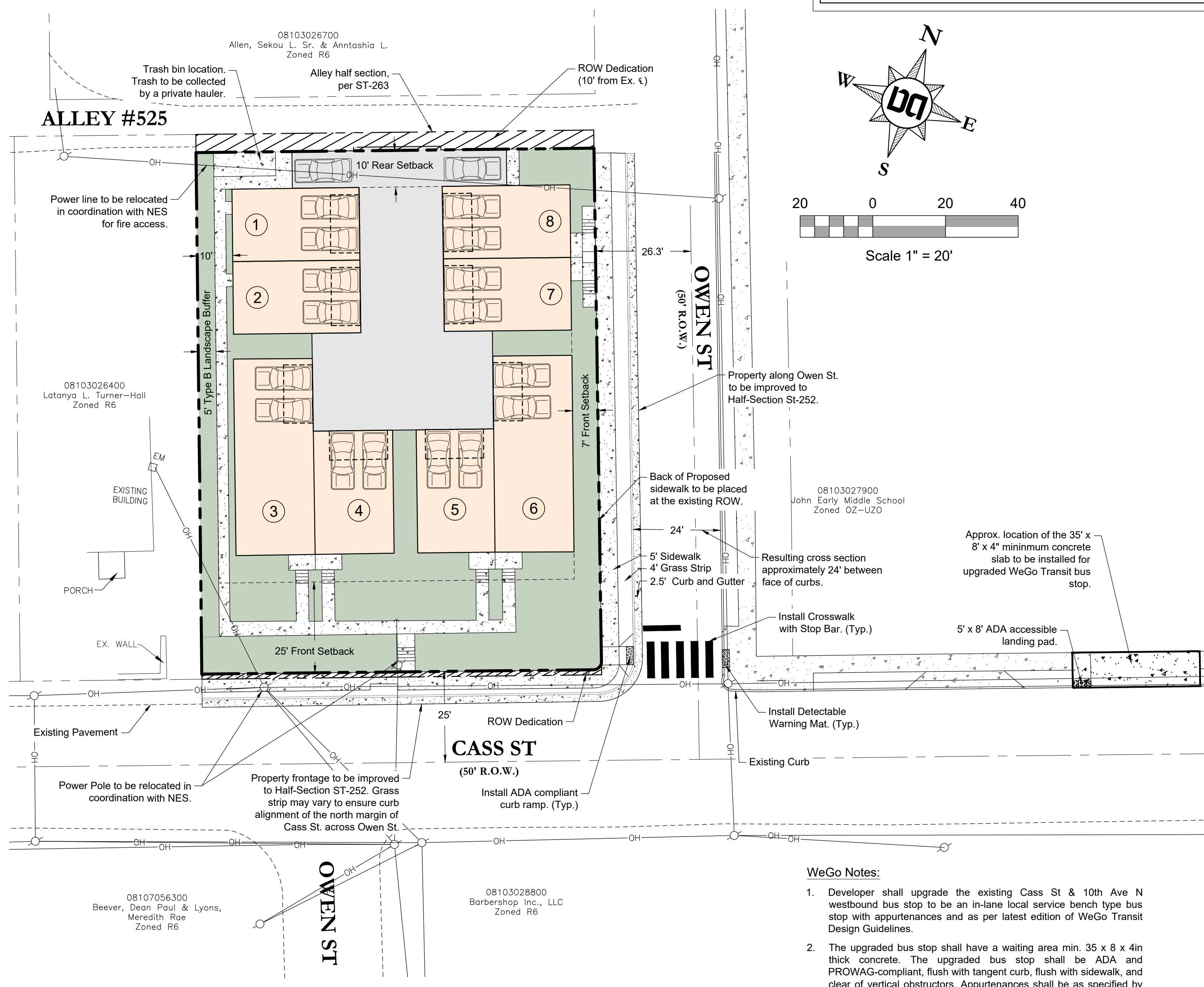


Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #24067
1004 & 1104 Cass
C1.0



Utility/Grading Plan



Layout Plan

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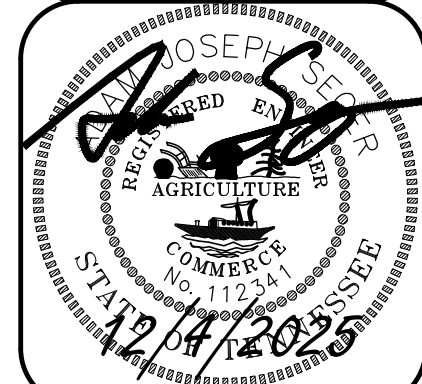
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Map 81-03 Parcels 265 & 266
Nashville, Davidson, Tennessee



**Layout,
Grading &
Utility Plan**

WeGo Notes:

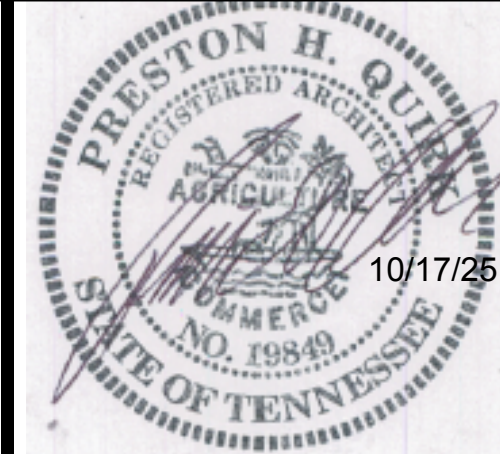
- Developer shall upgrade the existing Cass St & 10th Ave N westbound bus stop to be an in-lane local service bench type bus stop with appurtenances and as per latest edition of WeGo Transit Design Guidelines.
- The upgraded bus stop shall have a waiting area min. 35 x 8 x 4 in thick concrete. The upgraded bus stop shall be ADA and PROWAG-compliant, flush with tangent curb, flush with sidewalk, and clear of vertical obstructions. Appurtenances shall be as specified by WeGo.
- WeGo conditions shall be shown on this SP.
- Developer shall coordinate and reach agreement with WeGo Robert.Johnson@Nashville.gov on all WeGo conditions prior to this SP, again prior to Final SP, and again prior to Building Permit.



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

D&A Project #24067
1004 & 1104 Cass

C2.0



2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5246 Fax: (615) 627-1298
Email: quirkdesigns@comcast.net

QUIRK DESIGNS

New Townhomes
Hart Love Enterprises, LLC
1002/1004 Cass Street
Nashville, TN 37209

DATE: 10/17/25
REVISION

PROJECT NO: 19-090
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QUIRK DESIGNS

3D VIEWS

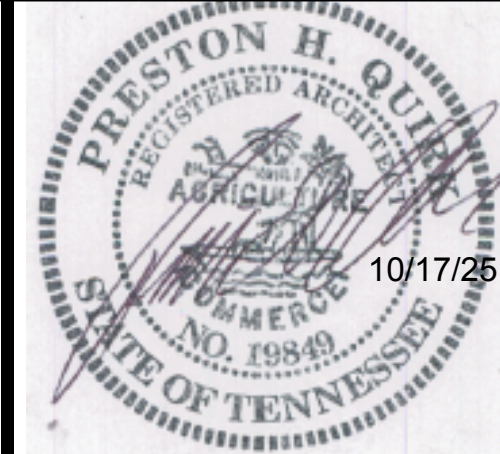
A1



3 EAST ELEVATION 1 (2)
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION 2 (1)
SCALE: 3/16" = 1'-0"



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ELEVATIONS

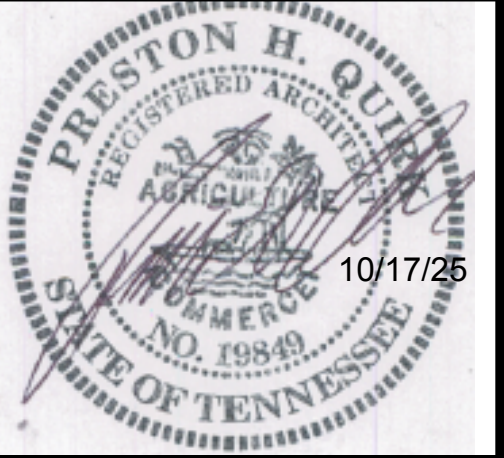
A6



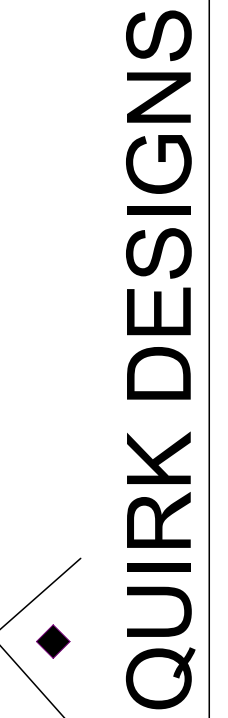
1 NORTH ELEV 2 (1)
SCALE: 3/16\"/>



2 WEST ELEVATION/LEFT SIDE (1)
SCALE: 3/16\"/>



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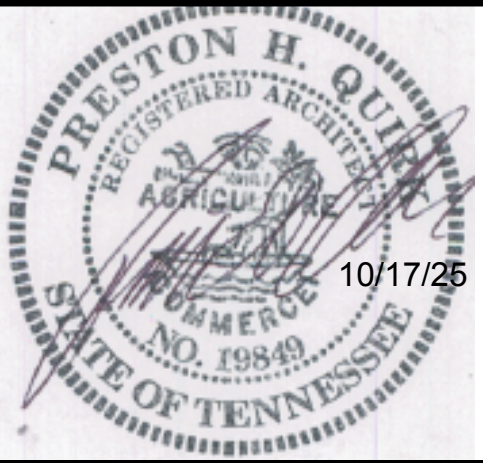
ELEV 2



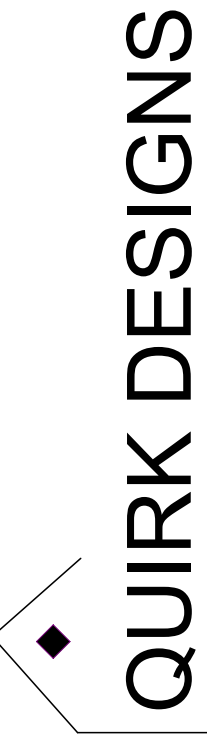
1 COURT NORTH ELEV
SCALE: 3/16" = 1'-0"



2 COURT ELEV RIGHT/EAST
SCALE: 3/16" = 1'-0"



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COURT ELEV 1

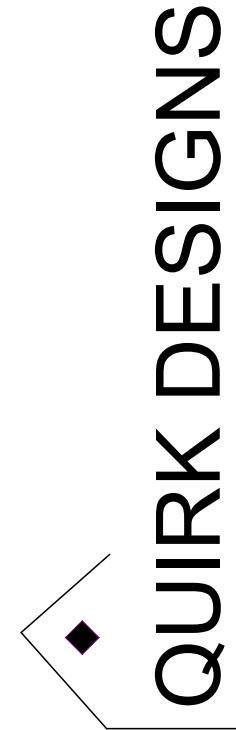
A8



1 COURT ELEV LEFT/WEST
SCALE: 3/16" = 1'-0"



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COURT ELEVATIONS 2