

PRELIMINARY SP (AMENDMENT) 253 NESBITT - SP AMENDMENT

MADISON, DAVIDSON COUNTY, TENNESSEE

MASTER PERMIT: T2024000000 SGWR PERMIT: T2024000000 SP CASE NO. 2023SP-013-003
CATALYST PROJECT NO. 20230144
MARCH 27, 2024



VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT: 3
COUNCIL MEMBER: JENNIFER GAMBLE
TAX MAP: 42-08
PARCEL ID.: 04208001700 & 04208009700
SITE ADDRESS: 251 & 253 NESBITT LANE
MADISON, TN, 37115
SITE ACREAGE: 11.17 AC. (486,474 FT²)
EXISTING ZONING: SPECIFIC PLAN (2023SP-013-001/2 & BL2023-1764)

PROPOSED USE: TOWNHOMES

PHASE 1 (ENTITLED)

PROPOSED UNITS:
ONE BEDROOM: 36
TWO BEDROOM: 28
THREE BEDROOM: 74
FOUR BEDROOM: 15
TOTAL UNITS: 153
PROPOSED MAX. BUILDING HEIGHT: 3 STORIES

PHASE 2

PROPOSED UNITS:
TWO BEDROOM: 12
THREE BEDROOM: 8
FOUR BEDROOM: 4
TOTAL UNITS: 24
PROPOSED MAX. BUILDING HEIGHT: 3 STORIES
PROPERTY SETBACK: 10'

IMPERVIOUS SURFACE RATIO:
BUILDINGS: 0.40 AC. (17,268 SF)
DRIVES/SIDEWALKS: 0.41 AC. (17,992 SF)
TOTAL PROPOSED IMPERVIOUS AREA: 0.81 AC. (35,100 SF)
IMPERVIOUS SURFACE RATIO: 0.64

FLOOR AREA RATIO
LIVABLE SF: 38,992 SF
TOTAL SITE SF: 56,192 SF
FLOOR AREA RATIO: 0.69

PARKING SUMMARY

VEHICULAR PARKING PROVIDED
PHASE 1
REQUIRED: 322 SPACES
SURFACE: 178 SPACES
GARAGE: 151 SPACES
TOTAL: 329 SPACES

PHASE 2
REQUIRED: 56 SPACES
SURFACE: 23 SPACES
GARAGE: 24 SPACES
TOTAL: 49 SPACES

PROPERTY OWNER: ROBERT J. WINGO, JR. & ROBERT J. WINGO
ADDRESS: 251 NESBITT LANE, MADISON, TN 37115

DEVELOPER: LEGACY SOUTH, LLC
ADDRESS: 2405 DICKERSON PIKE
NASHVILLE, TN, 37207
PHONE NO.: 615-861-1669
CONTACT NAME: ALEX LITTLE
CONTACT E-MAIL ADDRESS: alex.little@legacysouth.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
PHONE NO.: 615-622-7200
CONTACT NAME: JARED CUNNINGHAM
CONTACT E-MAIL ADDRESS: jcunningham@catalyst-dg.com

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0139H, 4/5/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE.

DEVELOPMENT NOTE:

THE PURPOSE OF THIS SPECIFIC PLAN AMENDMENT IS TO ADD 1.28 ACRES TO THE SP TO PERMIT AN ADDITIONAL 24 MULTIFAMILY RESIDENTIAL UNITS FOR A TOTAL OF 218 MULTIFAMILY RESIDENTIAL UNITS.

NOTES:

- 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 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.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THIS AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATION AT THE TIME OF THE SUBMITTAL.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THE SITE.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
- NO CHANGES HAVE BEEN MADE TO PHASE 1 OF THIS SP



Sheet List Table	
Sheet Number	Sheet Title
C1.0	SITE SURVEY
C0.0	COVER SHEET
C2.0	LAYOUT PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN
L1.0	LANDSCAPE PLAN

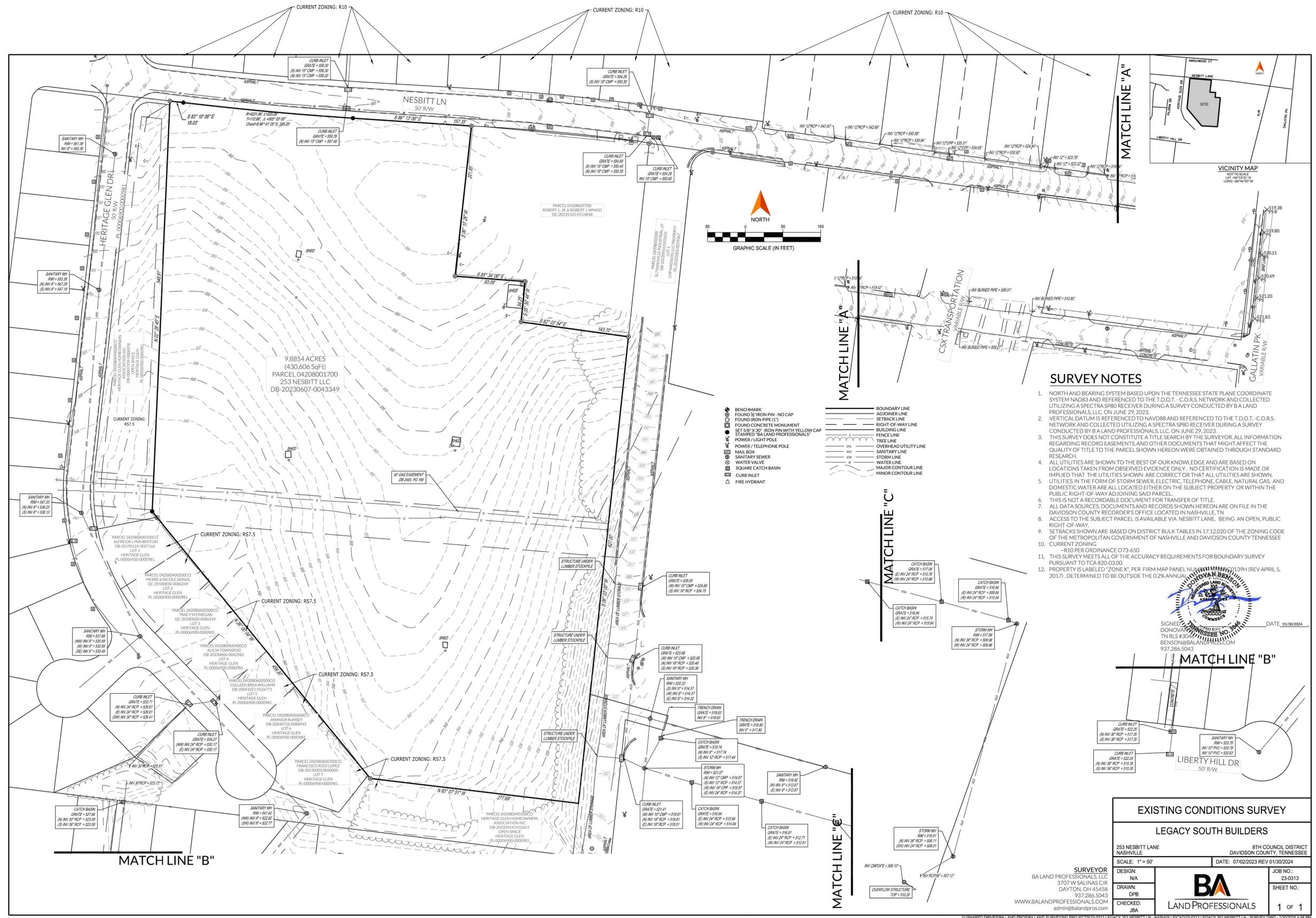
PREPARED FOR
LEGACY SOUTH, LLC
2405 DICKERSON PIKE
NASHVILLE, TN, 37207
615-861-1669



CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200



NO.	DATE	DESCRIPTION



- ### SURVEY NOTES
- NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE COORDINATE SYSTEM NAD83 AND REFERENCED TO THE T.D.O.T. - C.O.R.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A SURVEY CONDUCTED BY BALAND PROFESSIONALS, LLC ON JUNE 29, 2023.
 - VERTICAL DATUM IS REFERENCED TO NAVD83 AND REFERENCED TO THE T.D.O.T. - C.O.R.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A SURVEY CONDUCTED BY BALAND PROFESSIONALS, LLC ON JUNE 29, 2023.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH STANDARD RESEARCH.
 - ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN. UTILITIES IN THE FORM OF STORM SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS, AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
 - THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
 - ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE DAVIDSON COUNTY RECORDER'S OFFICE LOCATED IN NASHVILLE, TN.
 - ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA NESBITT LANE, BEING AN OPEN, PUBLIC RIGHT-OF-WAY.
 - SETBACKS SHOWN ARE BASED ON DISTRICT BULK TABLES IN 17.12.020 OF THE ZONING CODE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE CURRENT ZONING -R10 PER ORDINANCE 073-650.
 - THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PURSUANT TO TCA 820-03.00.
 - PROPERTY IS LABELED "ZONE X", PER FIRM MAP PANEL NUMBER 110139H (REV APRIL 5, 2017), DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOODPLAIN.

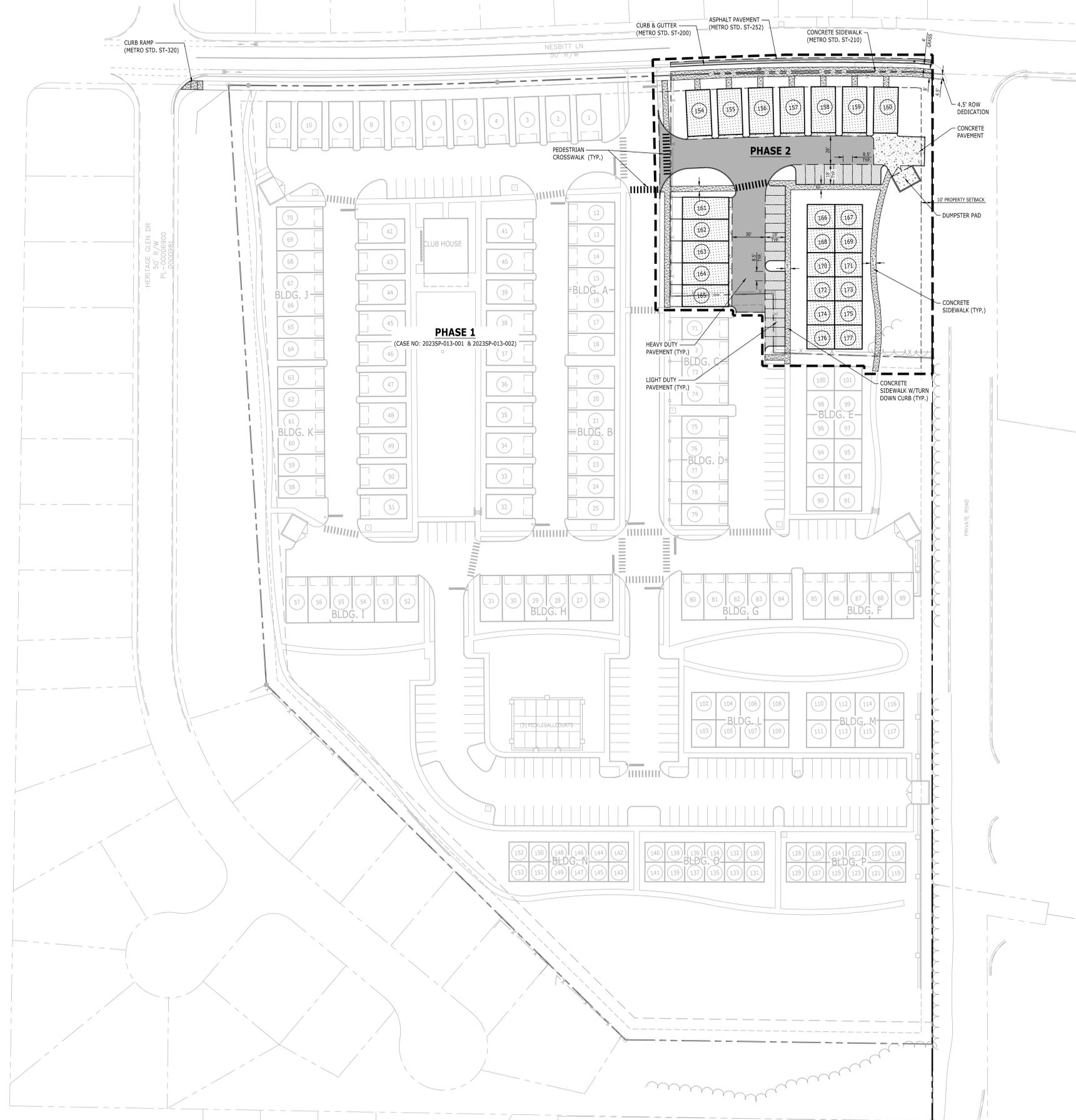


EXISTING CONDITIONS SURVEY	
LEGACY SOUTH BUILDERS	
253 NESBITT LANE NASHVILLE	8TH COUNCIL DISTRICT DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 50'	DATE: 07/02/2023 REV 01/30/2024
DESIGN: N/A	JOB NO.: 23-0313
DRAWN: DPB	SHEET NO.: 1 OF 1
CHECKED: JBA	
BA LAND PROFESSIONALS	
SURVEYOR BALAND PROFESSIONALS, LLC 3707 W SALINAS CIR DAYTON, OH 45458 922.2956.5045 WWW.BALANDPROFESSIONALS.COM admin@balandpros.com	

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY BALAND PROFESSIONALS, LLC, DATED 01-30-2024 & 04-12-2024. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

P:\2023\20230144_253 Nesbitt Lane\dwg\SP Amendment\20230144_C1.0_Existing-C1.0_SITE SURVEY.dwg, Apr. 15, 2024, gribble

P:\2023\20230144_253 Nesbitt Lane\SP Amendment\20230144_C2.0_LAY.dwg-AYOVT PLAN Apr 15, 2024 cgmblie



LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]

NO CHANGES HAVE BEEN MADE TO PHASE 1 OF THIS SP

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 COUNCIL MEMBER: JENNIFER GAMBLE
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TOTAL:	151 SPACES
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REQUIRED SURFACE:	56 SPACES
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TOTAL:	24 SPACES
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DEVELOPER: LEGACY SOUTH, LLC
 ADDRESS: 2405 DICKERSON PIKE, NASHVILLE, TN, 37207
 PHONE NO.: 615-861-1669
 CONTACT NAME: ALEX LITTLE
 CONTACT E-MAIL ADDRESS: alex.little@legacysouth.com

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
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LEGACY SOUTH, LLC
 2405 DICKERSON PIKE
 NASHVILLE, TN 37207
 615-861-1669



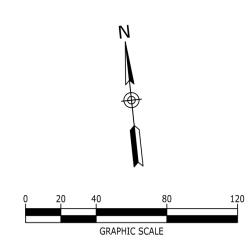
PRELIMINARY SP (AMENDMENT)
253 NESBITT - SP AMENDMENT
 CASE NO.: 2023SP-013-003
 251 & 253 NESBITT LANE
 MADISON, TENNESSEE, 37115; DAVIDSON COUNTY
 GRADING PERMIT NO.: T202400000 MASTER PERMIT NO.: 202400000

NO.	DATE	DESCRIPTION

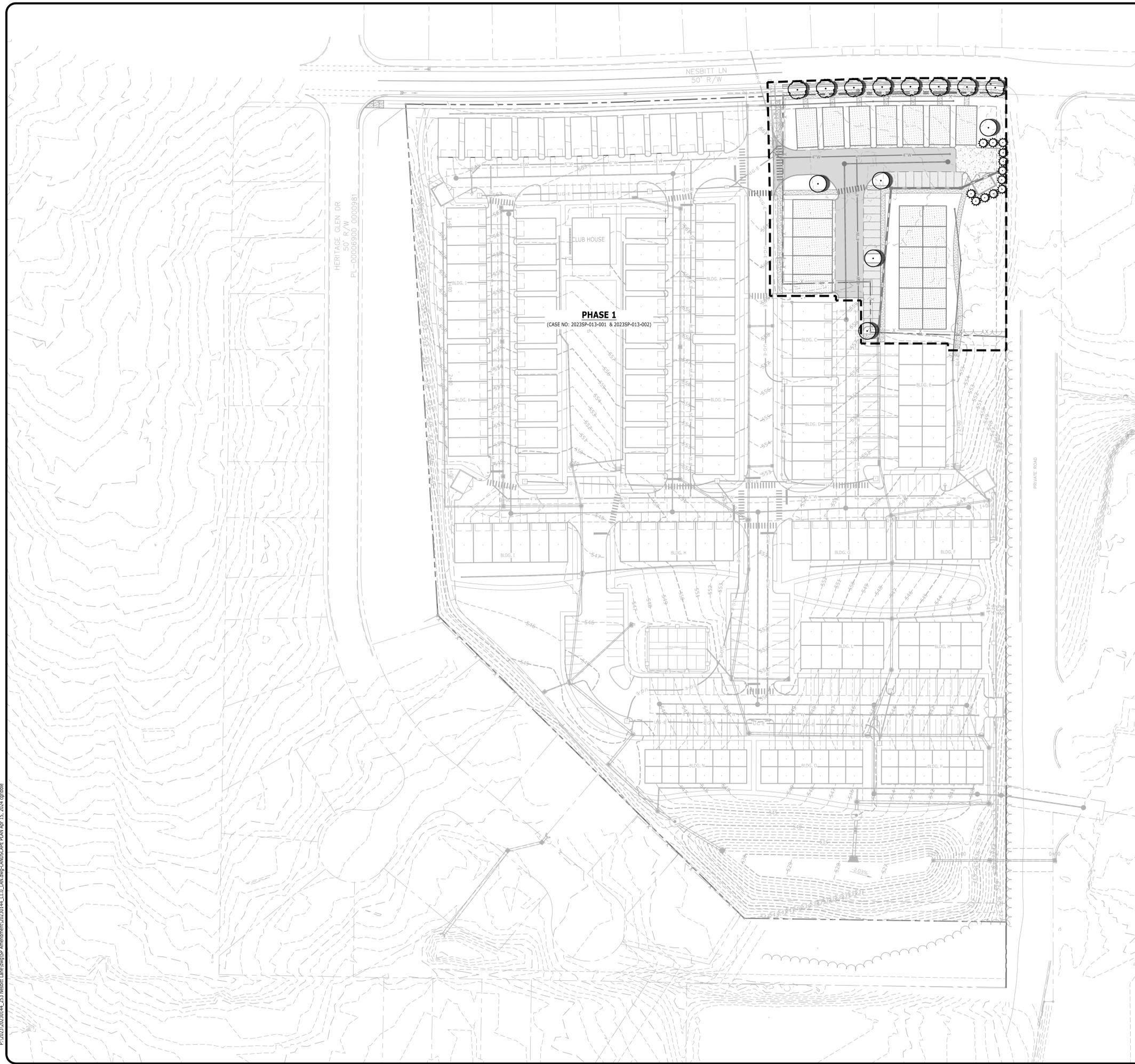
DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
 20230144

DRAWING NUMBER
C2.0



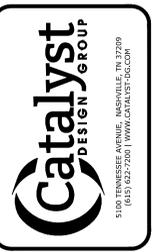
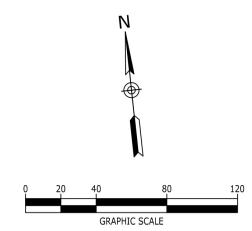
P:\2023\20230104_253 Nesbitt Lane\SP Amendment\20230104_LL.L1.LAN.dwg-LANDSCAPE PLAN Apr 15, 2024 cymbble



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
CANOPY TREES						
UPB	5	Ulmus parvifolia 'Bosque' / Bosque Elm	B&B	3"	12-15'	3-5'
ZS2	8	Zelkova serrata / Japanese Zelkova	B&B	3"	14-16'	4-5'
UNDERSTORY/COLUMNAR TREES						
INS	12	Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly	B&B	2"	6-7'	3-4'

NOTE:
LANDSCAPING AND TDU PER METRO ZONING CODE. FINAL TDU CHART WILL BE PROVIDED WITH FINAL SP.



LEGACY SOUTH, LLC
2405 DICKERSON PIKE
NASHVILLE, TN 37207
615-861-1669



PRELIMINARY SP (AMENDMENT)
253 NESBITT - SP AMENDMENT
CASE NO.: 2023SP-013-003
251 & 253 NESBITT LANE
MADISON, TENNESSEE, 37115, DAVIDSON COUNTY
GRADING PERMIT NO.: T2024000000 MASTER PERMIT NO.: 2024000000

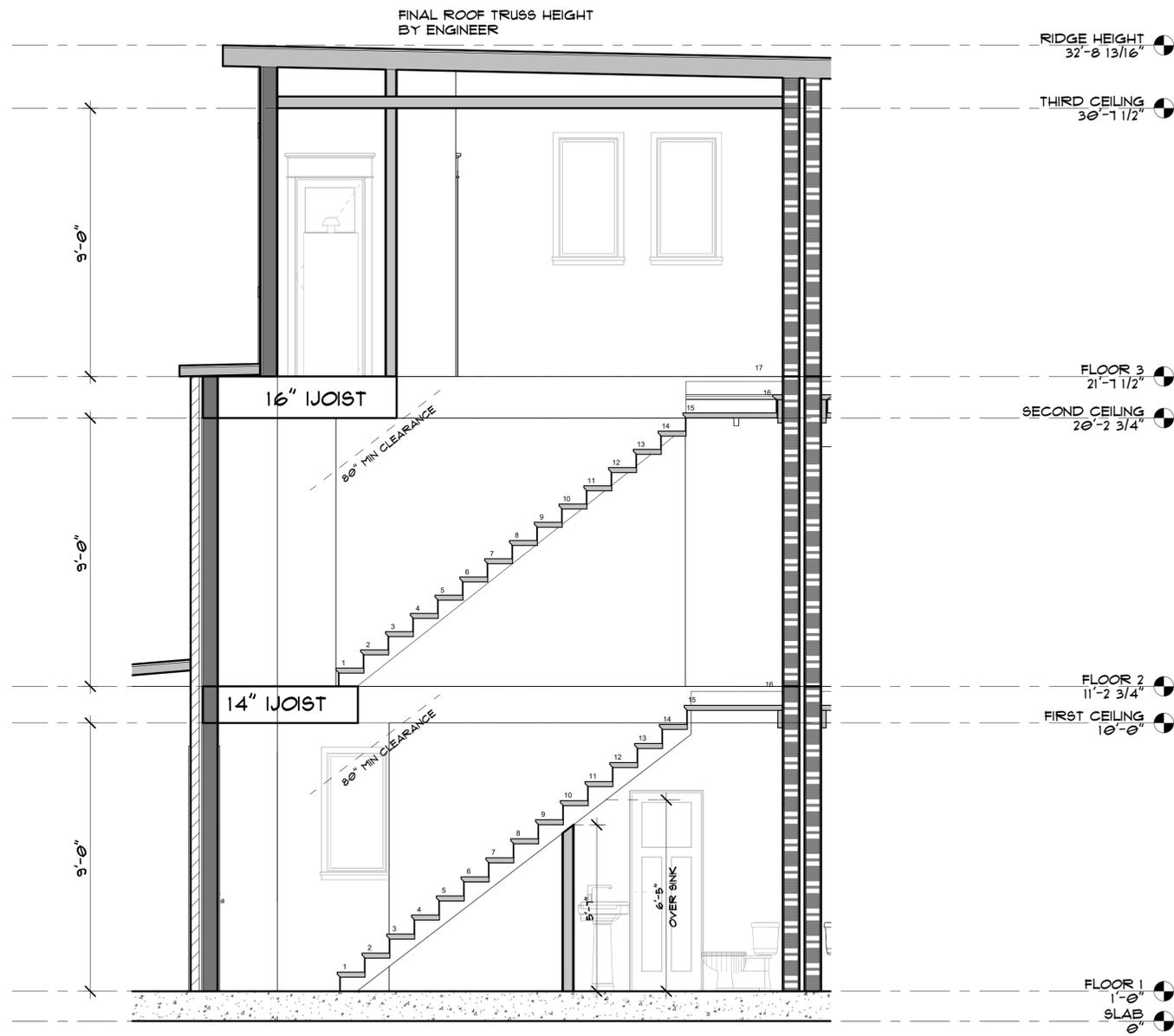
NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20230144

DRAWING NUMBER
L1.0

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It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction. Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

NESBITT - 12 UNIT EASON
NASHVILLE, TN
 construction documents

No.	Revision Description	Date
1	Initial Concept	1/22/21

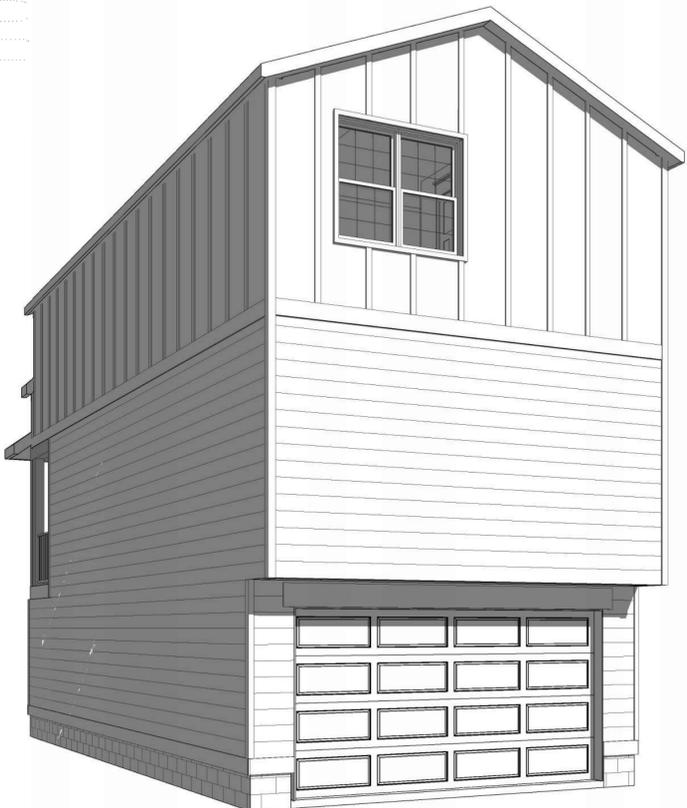
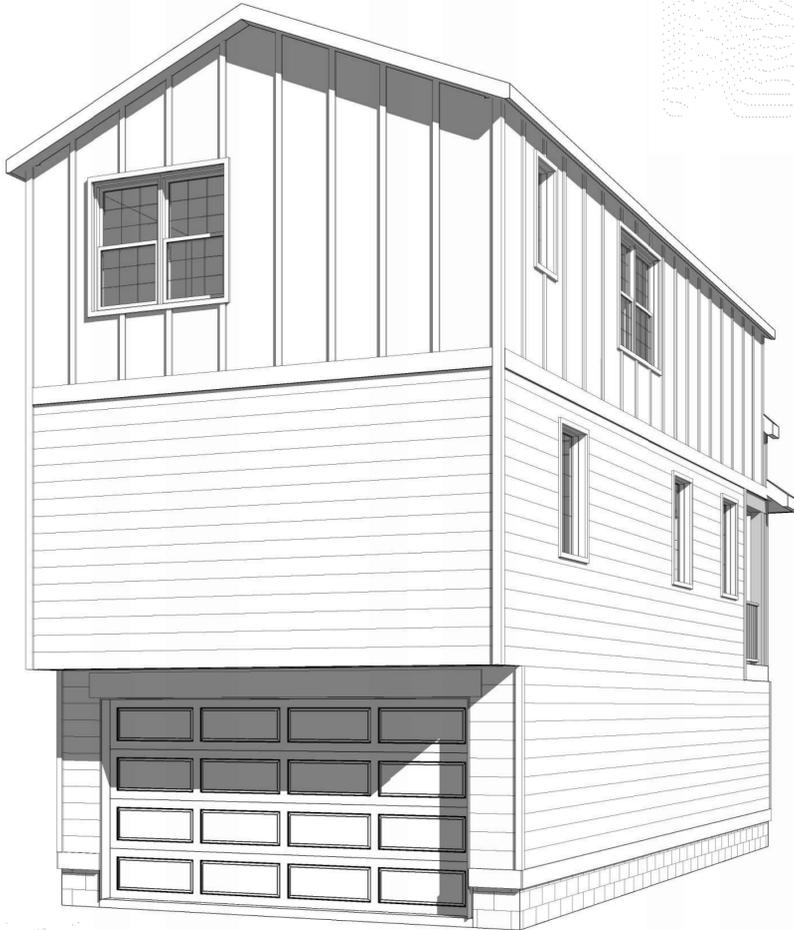
SECTIONS

DRAWING STATUS	CONST. DOCS.
DATE	3/1/21
DRAWN BY	J. KURKIMILIS

A3.0

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ROSEMARY NASHVILLE, TN CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

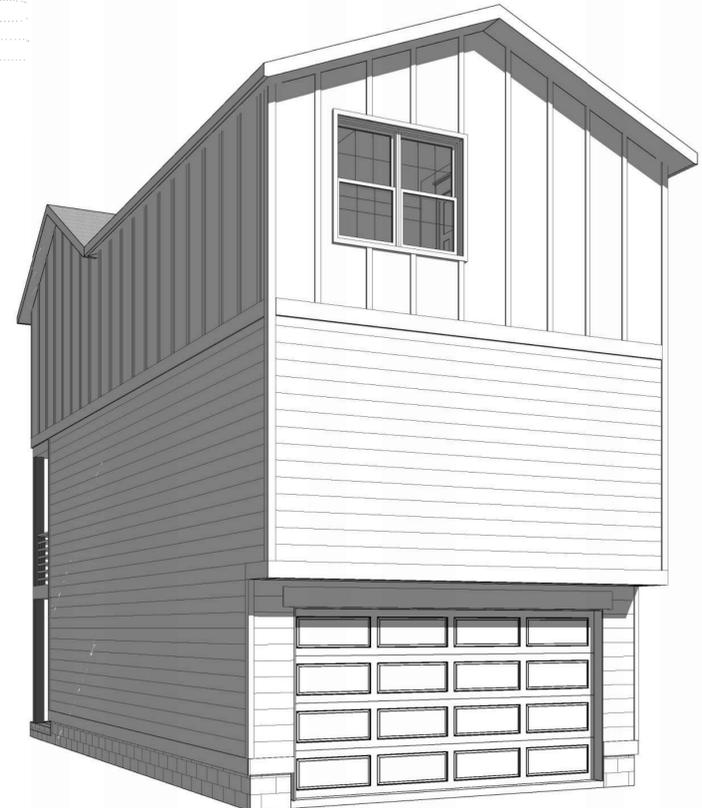
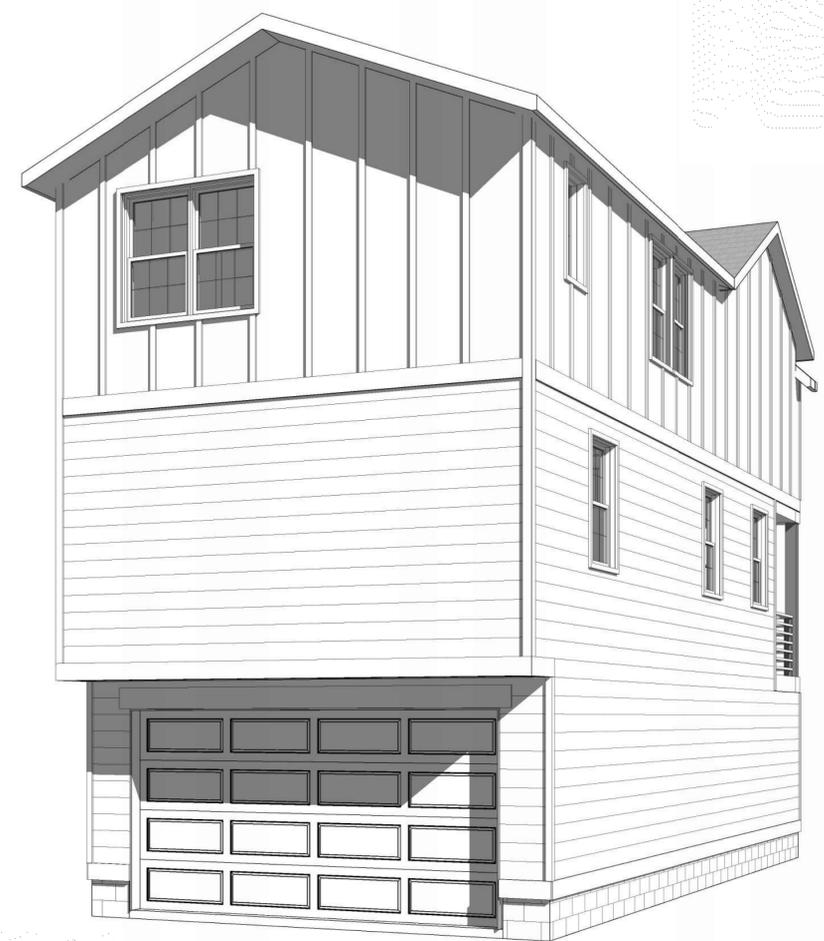
PERSPECTIVES

PROJECT NUMBER 20-1775
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 11/30/22
DRAWN BY J.Kurkimilis

A6.0

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DAFFODIL NASHVILLE, TN CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

PERSPECTIVES

PROJECT NUMBER 20-1795
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 11/30/22
DRAWN BY J.Kurkimilis

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IVY NASHVILLE, TN CONSTRUCTION DOCUMENTS

No.	Revision Description	Date
1	INITIAL CONCEPT	11/30/22
2	REVIEW NOTES	12/20/22
3	ELEVATION REVISION W/ FL1 AND FL3 ALT	7/7/23
4	CLADD - REVISIONS	3/1/24

PERSPECTIVES

PROJECT NUMBER 20-1783
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 11/30/22
DRAWN BY J.Kurkimilis

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LILAC I NASHVILLE, TN CONSTRUCTION DOCUMENTS

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1	INITIAL CONCEPT	11/30/22
2	REVIEW NOTES	12/20/22
3	ELEVATION REVISIONS	7/7/23
4	CLADD - REVISIONS	3/1/24

PERSPECTIVES

PROJECT NUMBER 20-1780
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 11/30/22
DRAWN BY J.Kurkimilis

A6.0



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NESBITT - 5 UNIT SOREN
NASHVILLE, TN
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER 00-0000
 DRAWING SET CONSTRUCTION DOCUMENTS
 DATE 2/13/23
 DRAWN BY J.Kurkimiis

A2.1

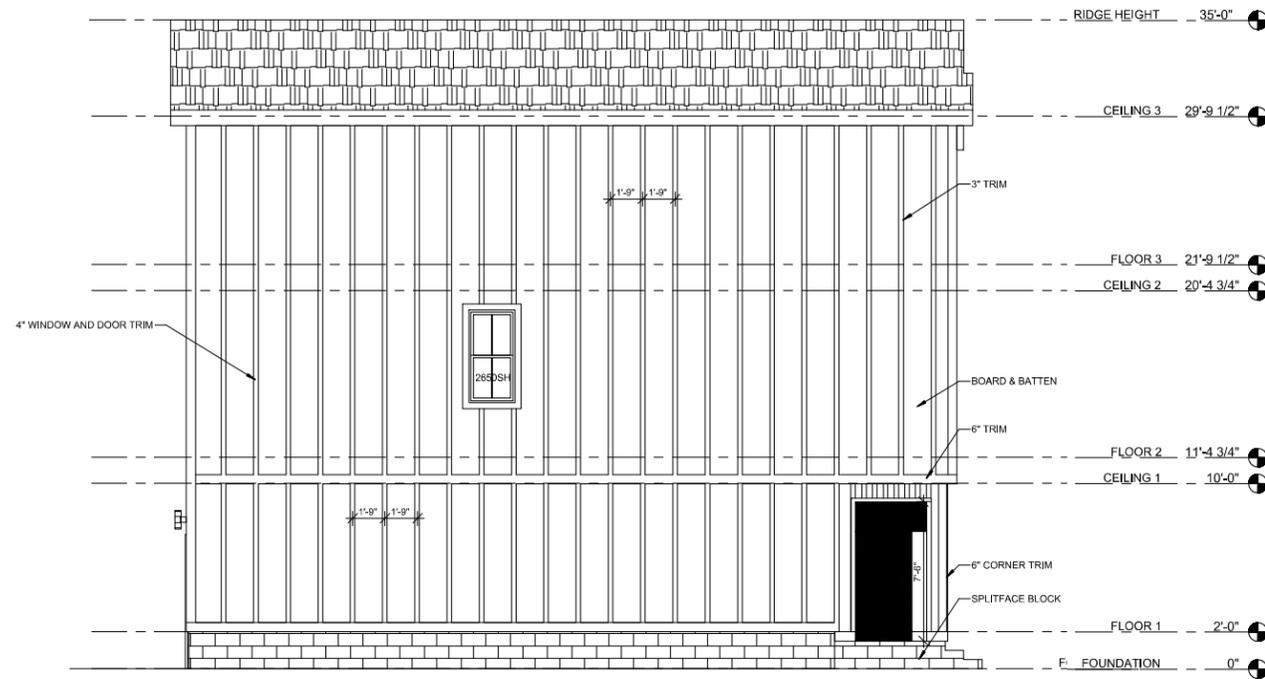


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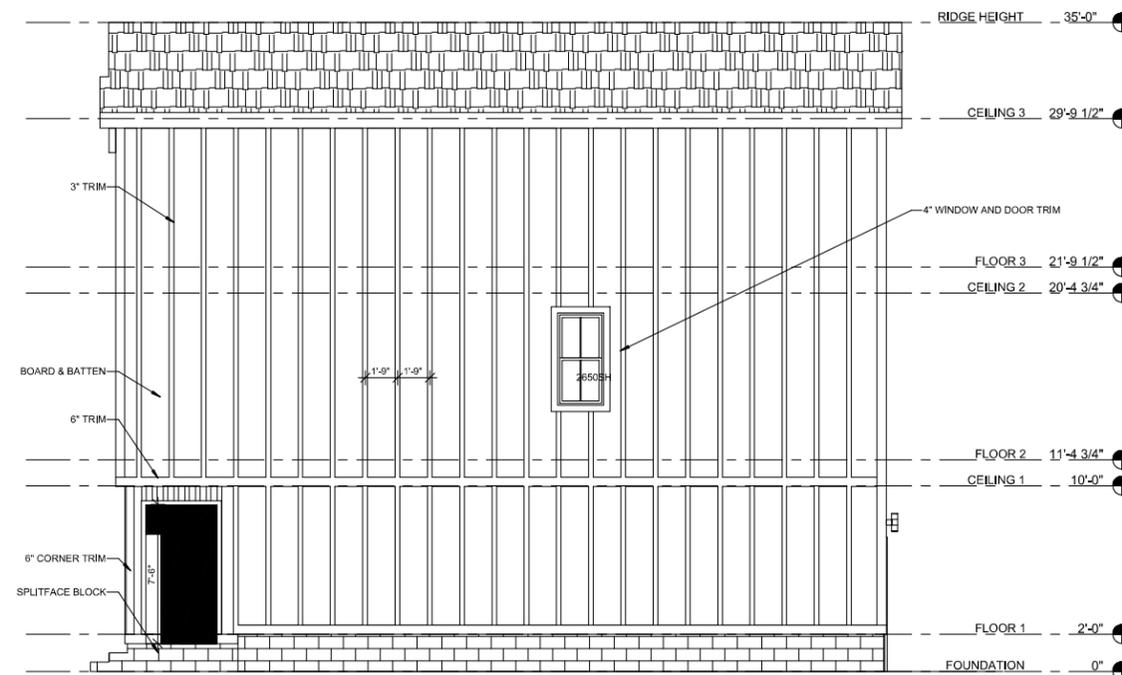
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① LEFT
1/4" = 1'-0"



② RIGHT
1/4" = 1'-0"

NESBITT - 5 UNIT SOREN NASHVILLE, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

00-0000	CONSTRUCTION DOCUMENTS	2/13/23	J.Kurkimalis
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A2.2

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① FRONT MASS
3/16" = 1'-0"

FRONT MASSING: 3136 SQFT
FRONT GLAZING: 667 SQFT 21.2 %



② FRONT GLAZING
3/16" = 1'-0"



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Cc

NESBITT - 5 UNIT SOREN
NASHVILLE, TN
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

GLAZING

PROJECT NUMBER 00-0000
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 2/13/23
DRAWN BY J.Kurkimilis

A2.3



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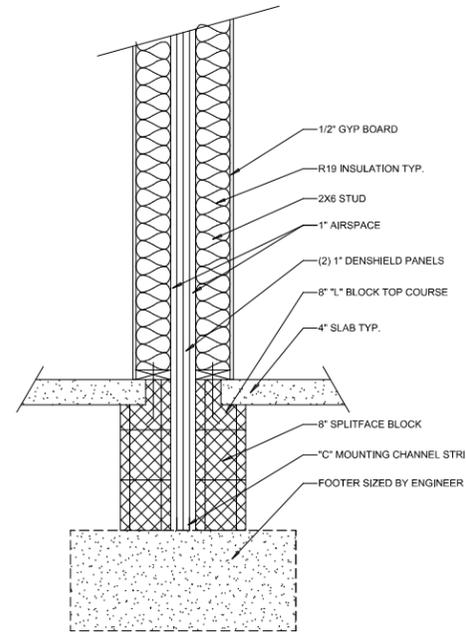
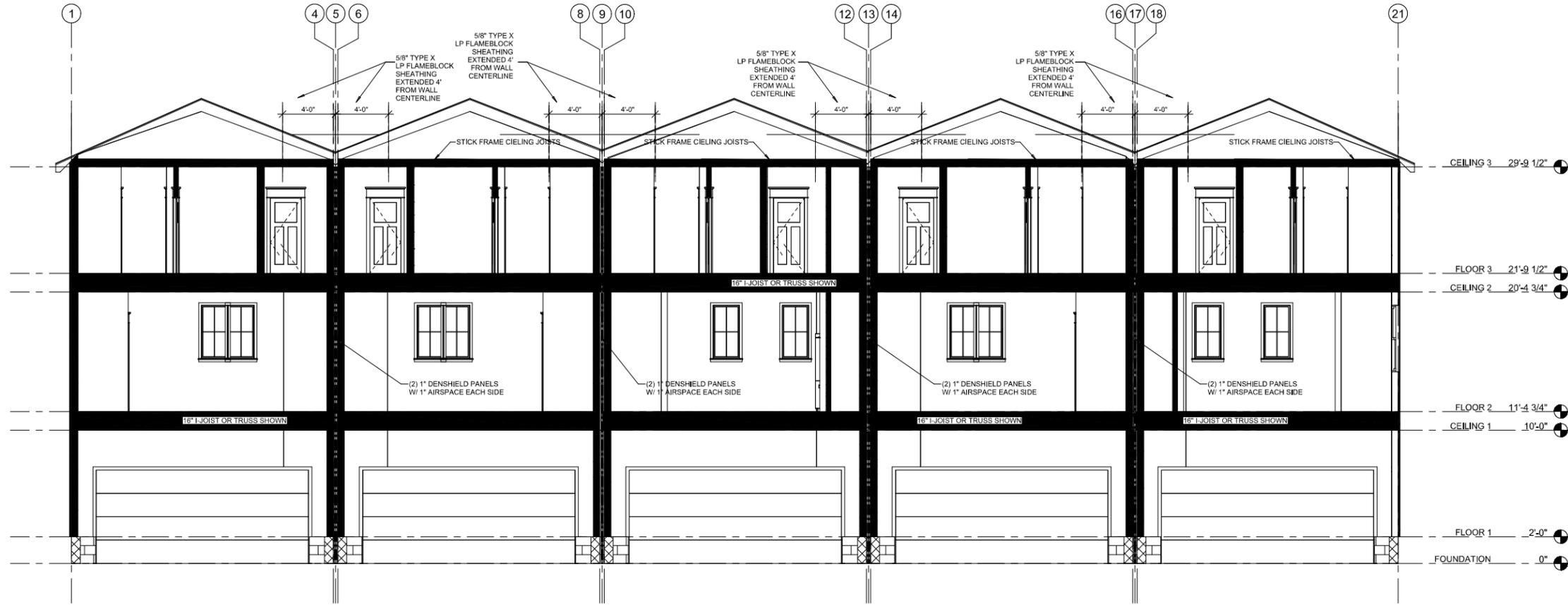
FIREWALL

PROJECT NUMBER 00-0000
DRAWING SET CONSTRUCTION DOCUMENTS
DATE 2/13/23
DRAWN BY J.Kurkimiris

A3.2

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○ FIREWALL
1" = 1'-0"

○ FIREWALL
1/4" = 1'-0"



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NESBITT - 8 UNIT DUKE

NASHVILLE, TN

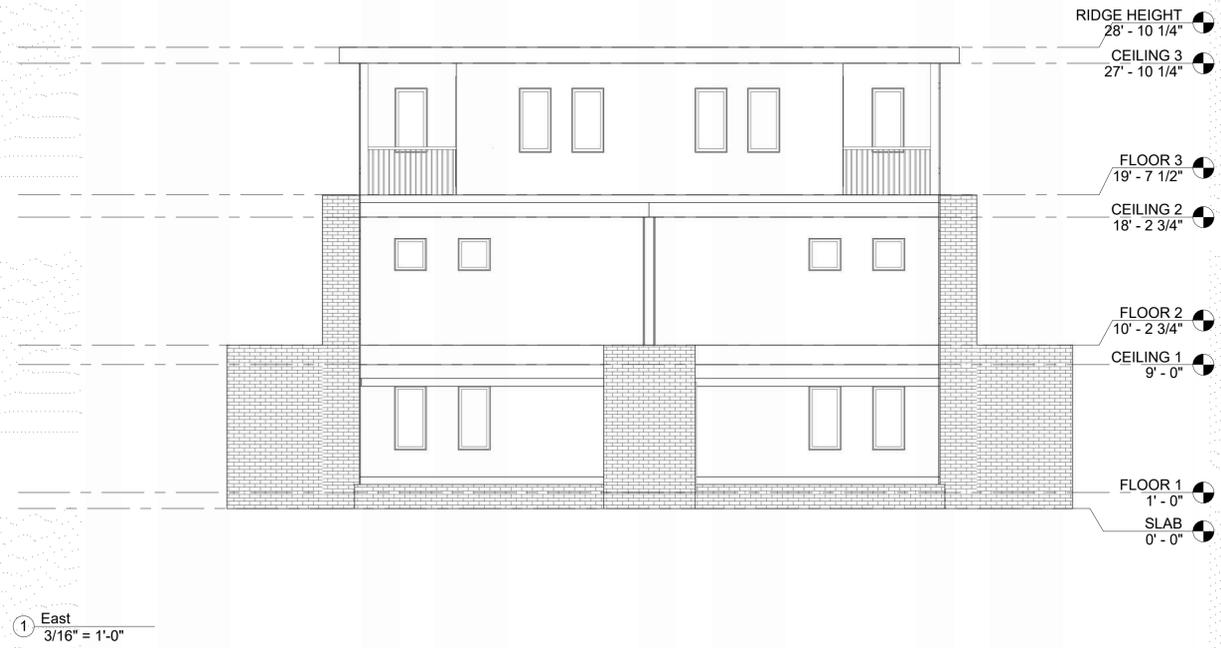
CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

ELEVATIONS

PROJECT NUMBER	Project Number
DRAWING SET CONSTRUCTION DOCUMENTS	
DATE	03/26/24
DRAWN BY	Author

A2.0



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It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.

Owner and/or contractor to verify all dimensions prior to beginning Construction.

All structural components to be verified by supplier and/or engineer prior to beginning construction.

Contractor shall verify site and report any conditions that may conflict with design to designer.

Contractor shall assume responsibility for any discrepancies not reported.

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① North
3/16" = 1'-0"

RIDGE HEIGHT
28' - 10 1/4"
CEILING 3
27' - 10 1/4"
FLOOR 3
19' - 7 1/2"
CEILING 2
18' - 2 3/4"
FLOOR 2
10' - 2 3/4"
CEILING 1
9' - 0"
FLOOR 1
1' - 0"
SLAB
0' - 0"



② South
3/16" = 1'-0"

RIDGE HEIGHT
27' - 10 1/4"
CEILING 3
27' - 10 1/4"
FLOOR 3
19' - 7 1/2"
CEILING 2
18' - 2 3/4"
FLOOR 2
10' - 2 3/4"
CEILING 1
9' - 0"
FLOOR 1
1' - 0"
SLAB
0' - 0"

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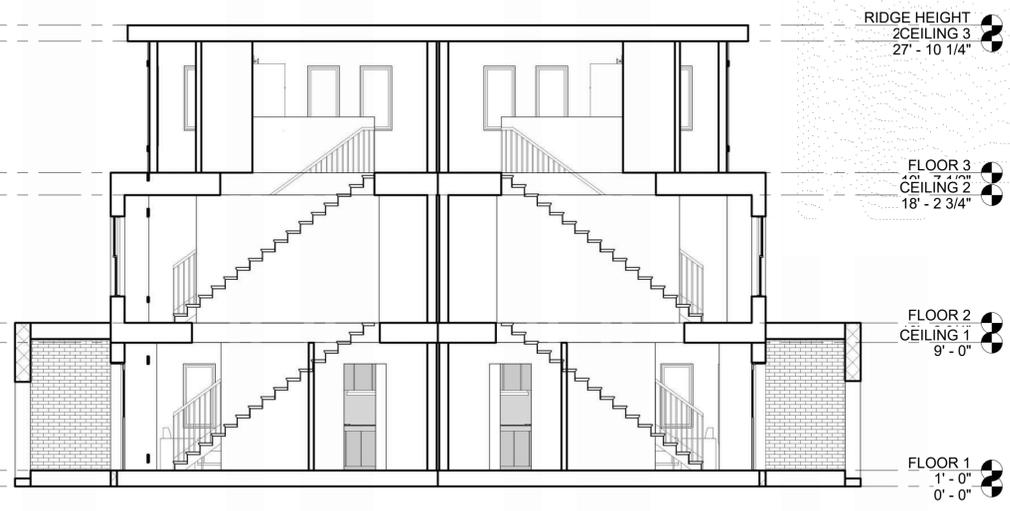
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① Section 1
3/16" = 1'-0"



② Section 2
3/16" = 1'-0"

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NASHVILLE, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

SECTIONS

PROJECT NUMBER	Project Number
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NASHVILLE, TN

CONSTRUCTION DOCUMENTS

No.	Revision Description	Date

PERSPECTIVES

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