

# SP(SPECIFIC PLAN) PRELIMINARY DEVELOPMENT PLANS TRISTAR CENTENNIAL MEDICAL CENTER - BELLEVUE FSED

## PURPOSE NOTE

The purpose of this SP is to receive preliminary approval to permit a 1-Story Emergency Department within the existing T2-RM Land Use Policy District to provide community services.

## 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/crt/issue/fairhousing/about\\_fairhousingact.html](http://www.justice.gov/crt/issue/fairhousing/about_fairhousingact.html)

## PROPERTY INFORMATION [EXISTING]

APPLICATION DATE: AUGUST 31, 2022  
 SP NUMBER: 2022SP-064-001  
 COUNCIL DISTRICT NUMBER: 22  
 DISTRICT COUNCIL MEMBER: GLORIA HAUSSER  
 PROPERTY OWNER: HCA HEALTH SERVICES OF TENNESSEE, INC.  
 (SP) PARCEL ACREAGE: 3.42± AC (148,744± SF)  
 EX. BUILDING SF: 6,859 SF (DEMOLISHED)  
 TAX MAP: 127  
 PARCELS: 311.00 & 312.00  
 METRO GIS ID: 12700031100 & 12700031200  
 STREET ADDRESS: 7734 & 7730 HIGHWAY 70 S  
 EXISTING ZONING: SP, OV-FLD  
 CCM:  
 EX. LAND USE: RESTAURANT / VACANT  
 EX. COMMUNITY PLAN: BELLEVUE  
 EXISTING POLICY AREA: T2-RM (T2-RURAL MAINTENANCE)  
 EX. SUBAREA #: 6  
 LAND USE OVERLAY: CO

## DEVELOPMENT SUMMARY [PROPOSED]

ZONING: SP [COMMERCIAL]  
 PROPOSED LAND USES: MEDICAL OFFICE  
 CCM POLICY AREA: T2-RM (T2-RURAL MAINTENANCE)  
 SITE ACREAGE: 3.42± AC (148,744± SF)  
 PHASING: ONE PHASE  
 LOTS: N/A, ONE LOT DEVELOPMENT  
 F.A.R.: .07 SHOWN (.08 MAX)  
 BUILDING FLOOR AREA: 10,860± SF  
 IMPERVIOUS AREA: 54,315± SF  
 BUILDING: 10,860± SF  
 ROADWAY/PAVEMENT: 38,465± SF  
 SIDEWALKS: 4,990± SF  
 ISR: .37± SHOWN (.50 MAX)  
 BUILDING SETBACKS:  
 FRONT (HWY 100): 20' (62' FROM CL OF HWY 100)  
 SIDE (HARPETH VALLEY RD): 20' (45' FROM HARPETH VALLEY RD)  
 SIDE (EXTERNAL): 20'  
 REAR (EXTERNAL): 20'  
 MAX BUILDING HT: 19'8" FROM FFE (19'8" MAX)

NOTE: Any bulk regulation not identified with this plan shall meet min. regs of the previously approved SP plan.

## PARKING SUMMARY

PARKING REQUIREMENTS:  
 (1 SPACE / 200 SF) 10,860 SF/200=55 SPACES

PROPOSED PARKING:  
 PARKING SPACES: 52 SPACES  
 ADA PARKING SPACES: 6 SPACES  
 TOTAL: 58 SPACES

## 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

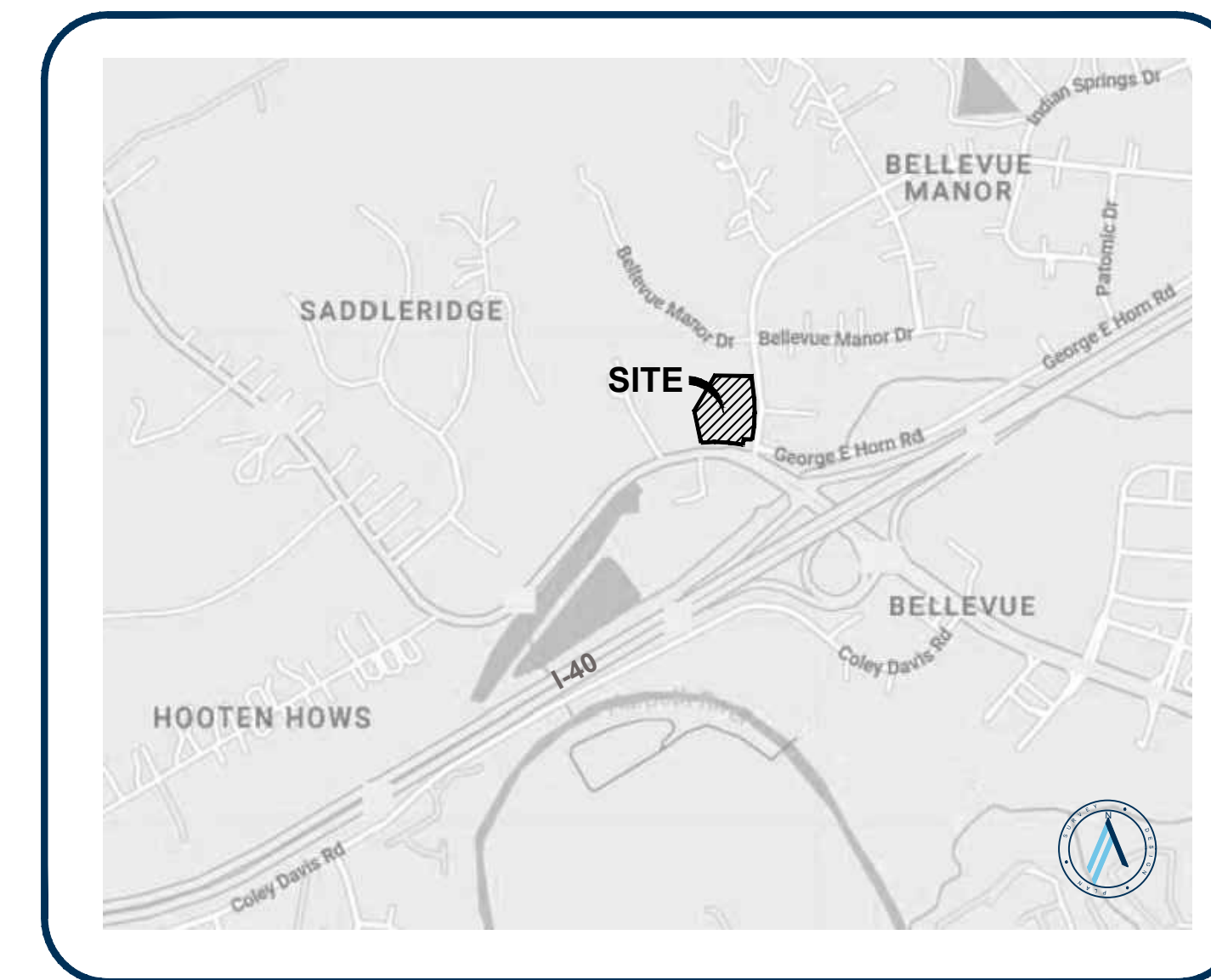
- 78-840 Note:** Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management Ordinance No. 78/840 and approved by the Metropolitan Dept. of Water Services.
- Access Note:** Harpeth Valley Utility District shall be provided sufficient & unencumbered 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 indicates the basic premise of the development, as it pertains to Stormwater approval / comments only. The final details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Development Schedule:** It is anticipated that project will be constructed in one phase, and will begin in Spring 2023 and completion by Fall 2023.
- Survey Note:** Boundary information taken from survey prepared by GSE dated 04/07/2022. Topographic information taken from lidar topo prepared by RS dated 04/24/2022. Bearing reference system is State Plane / NAD 83.
- 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 Stormwater Management Manual Volume 1 - Regulations.
- Culvert/Driveway Note:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum Driveway culvert in Metro ROW is 15' RCP).

## PUBLIC WORKS NOTE

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. 47037, 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 flood 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

- CO.1 EXISTING CONDITIONS PLAN
- C1.0 SITE LAYOUT PLAN
- C1.1 PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
- L1.0 PRELIMINARY LANDSCAPE PLAN
- A1.0 ARCHITECTURAL RENDERING
- A2.0 ARCHITECTURAL ELEVATIONS

## CONTACTS

### OWNER

HCA HEALTH SERVICES OF TENNESSEE, INC.  
 ONE PARK PLAZA  
 NASHVILLE, TN 37203  
 (615) 344-5962

### (APPLICANT)

### LANDSCAPE ARCHITECTURE

ANDREW TARSI, PLA  
 RAGAN SMITH & ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 atarsi@ragansmith.com

### ARCHITECT

TRIP HEREFORD, AIA, LEED AP, NCARB  
 205 1TH AVE NORTH, SUITE 203  
 NASHVILLE, TN 37203  
 (615) 244-7399

### ENGINEER

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

### SURVEYOR

DOUGLAS BALL-CHANDLER  
 176 THOMPSON LANE, SUITE 200  
 NASHVILLE, TN 37211  
 (615) 933-7888



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TRISTAR CENTENNIAL MEDICAL CENTER

FOR

HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: 08/31/2022

Approved By: A. TARSI

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

1 09/20/2022 PER METRO COMMENTS

Drawing Title:

COVER

Drawing No.

CVR

Project No.  
22-0250





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TRISTAR CENTENNIAL MEDICAL CENTER

FOR  
HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

Approved By: A. TARS

Revisions:

Drawing Title:

EXISTING  
CONDITIONS

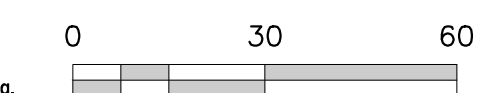
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C0.1

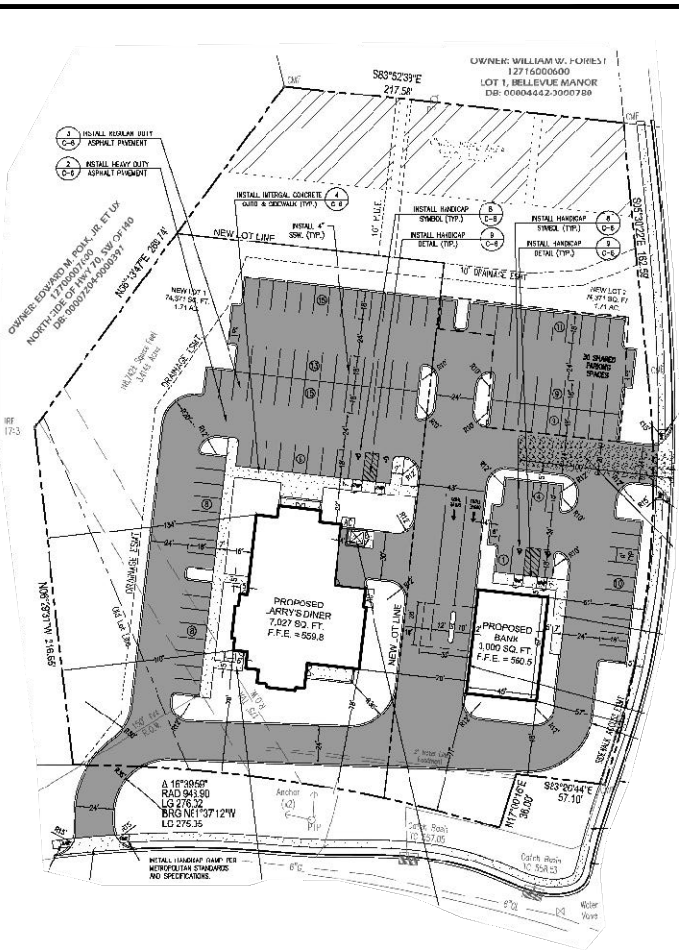
Project No.  
22-0250



- NOTES:
1. NO SLOPES GREATER THAN 15% PRESENT ON SITE.
  2. TREE MASSES INCLUDE HACKBERRY, OAK, AND RED CEDAR.

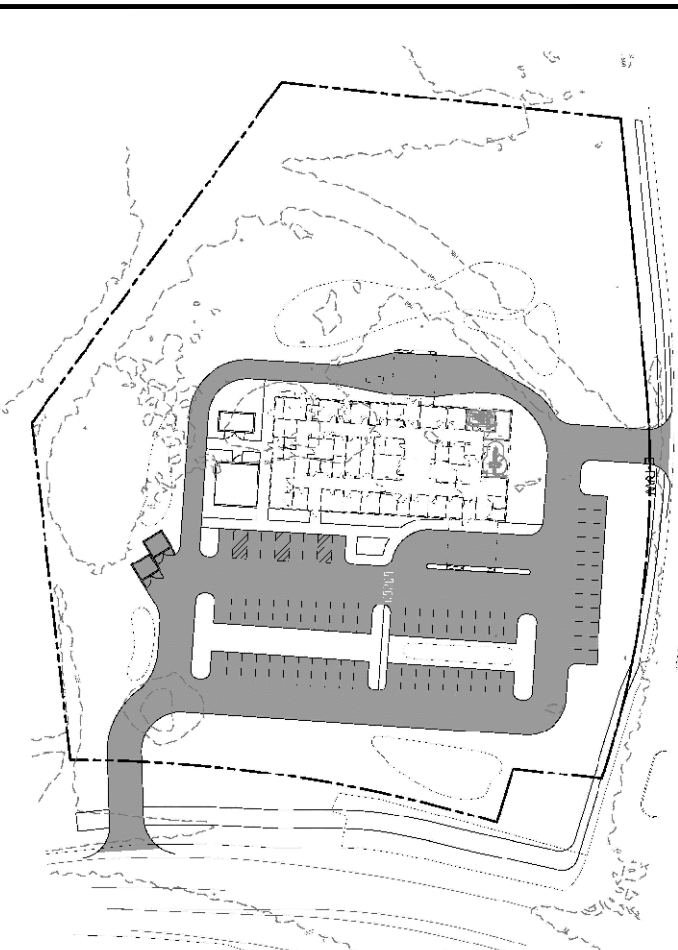


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PLOT BY ANDREW TARS ON 8/31/2022 10:45 AM. LAST UPDATED BY ANDREW TARS ON 8/31/2022 10:45 AM



2015 APPROVED SP - RESTAURANT AND BANK

BUILDING SF: 10,027 SF  
 IMPERVIOUS SURFACE RATIO: 0.51  
 PARKING SPACES: 115 SPACES  
 GREEN SPACE: 49%  
 FAR: 0.06



2022 PROPOSED SP - EMERGENCY DEPARTMENT

BUILDING SF: 10,860 SF  
 IMPERVIOUS SURFACE RATIO: 0.37  
 PARKING SPACES: 58 SPACES  
 GREEN SPACE: 63%  
 FAR: 0.07



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TRISTAR CENTENNIAL MEDICAL CENTER  
 FOR  
 HCA HEALTH SERVICES OF TENNESSEE, INC.  
 22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

Approved By: A. Tarsi

Revisions:

1 09/20/2022 PER METRO COMMENTS

Drawing Title:

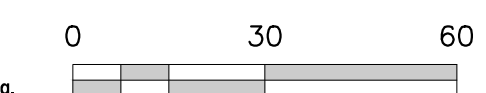
SITE LAYOUT PLAN

Drawing No.

C1.0

Project No.

22-0250



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TRISTAR CENTENNIAL MEDICAL CENTER  
FOR  
HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

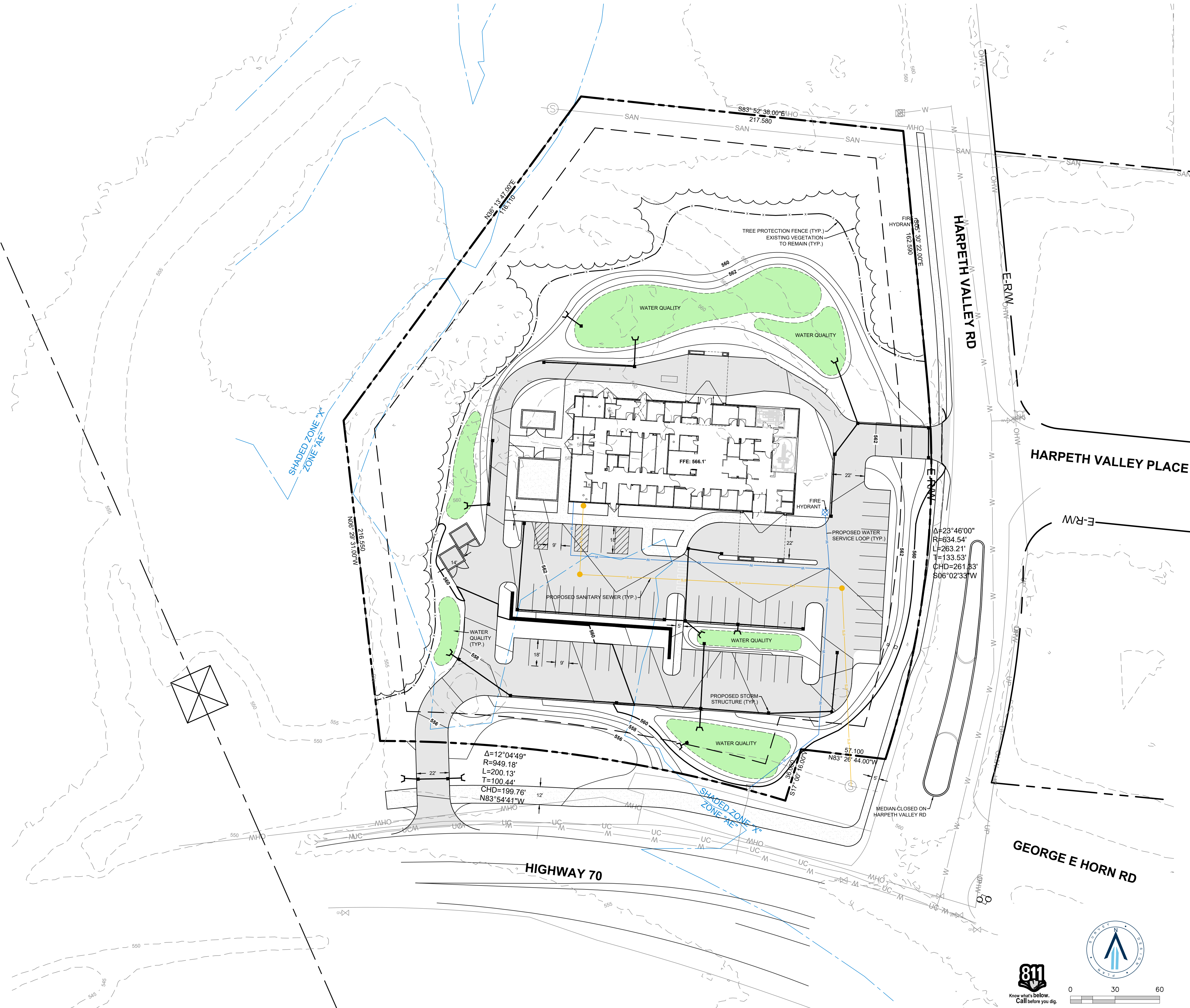
Approved By: A. TARS

Revisions:

Drawing Title:  
PRELIMINARY  
GRADING, DRAINAGE,  
AND UTILITY PLAN

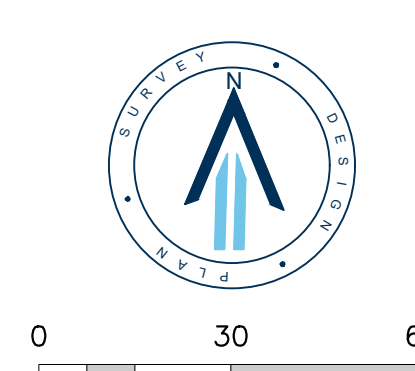
Drawing No.  
**C1.1**

Project No.  
22-0250



$\Delta=12^{\circ}04'49''$   
 $R=949.18'$   
 $L=200.13'$   
 $T=100.44'$   
 $CHD=199.76'$   
 $N83^{\circ}54'41''W$

$\Delta=23^{\circ}46'00''$   
 $R=634.54'$   
 $L=263.21'$   
 $T=133.53'$   
 $CHD=261.83'$   
 $S06^{\circ}02'33''W$



08/31/2022 CIVIL ENGINEERING PLAN SHEET PRELIMINARY GRADING, DRAINAGE & UTILITIES  
PLOTTED BY ANDREW TARS ON 10/25/22 10:55 AM. LAST UPDATED BY ANDREW TARS ON 10/25/22 10:55 AM



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FOR  
**TRISTAR CENTENNIAL MEDICAL CENTER**

**HCA HEALTH SERVICES OF TENNESSEE, INC.**

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

Approved By: A. TARS

Revisions:

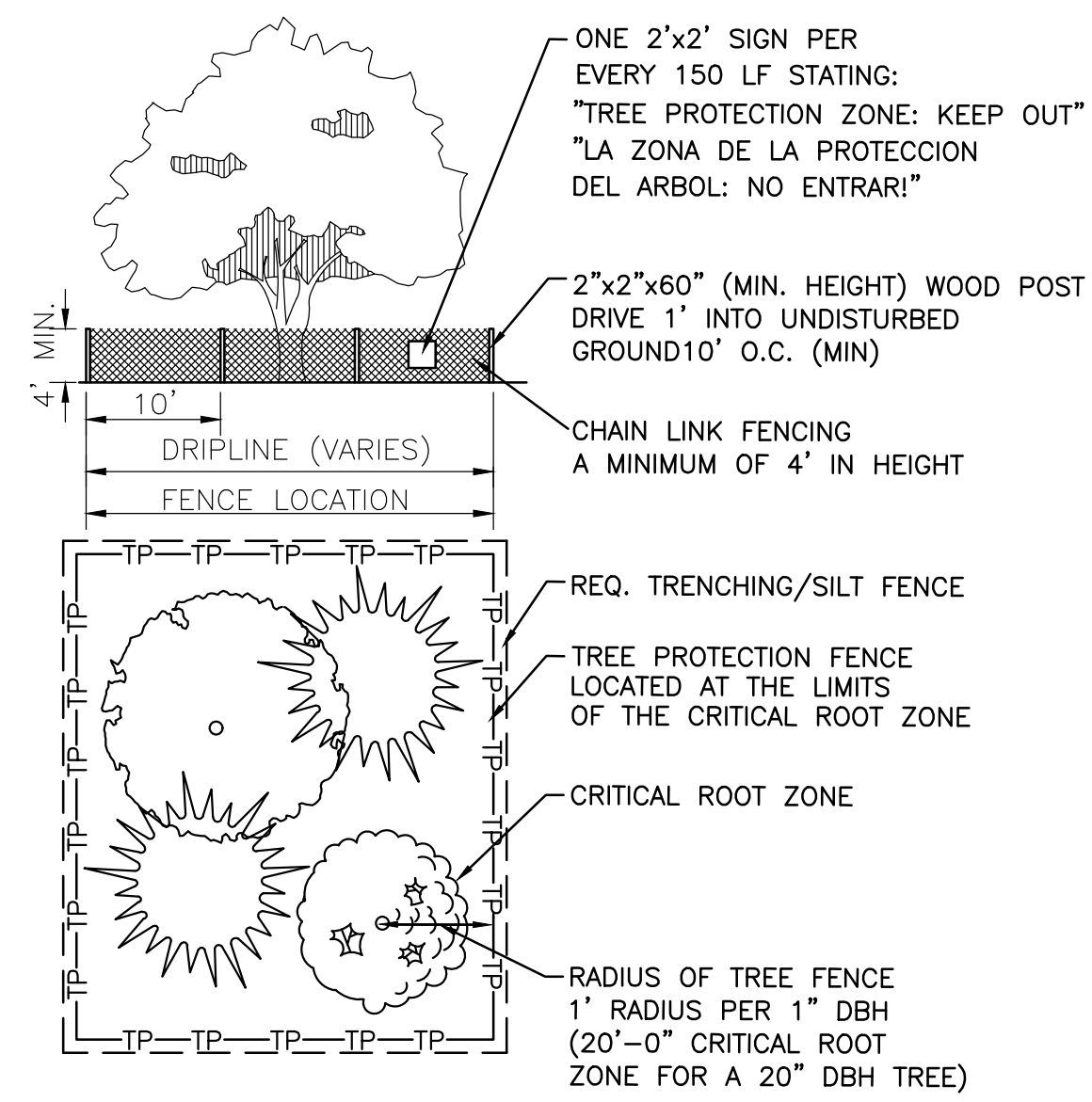
1 09/20/2022 PER METRO COMMENTS

Drawing Title:  
**PRELIMINARY  
LANDSCAPE PLAN**

Drawing No.

**L1.0**

Project No.  
22-0250

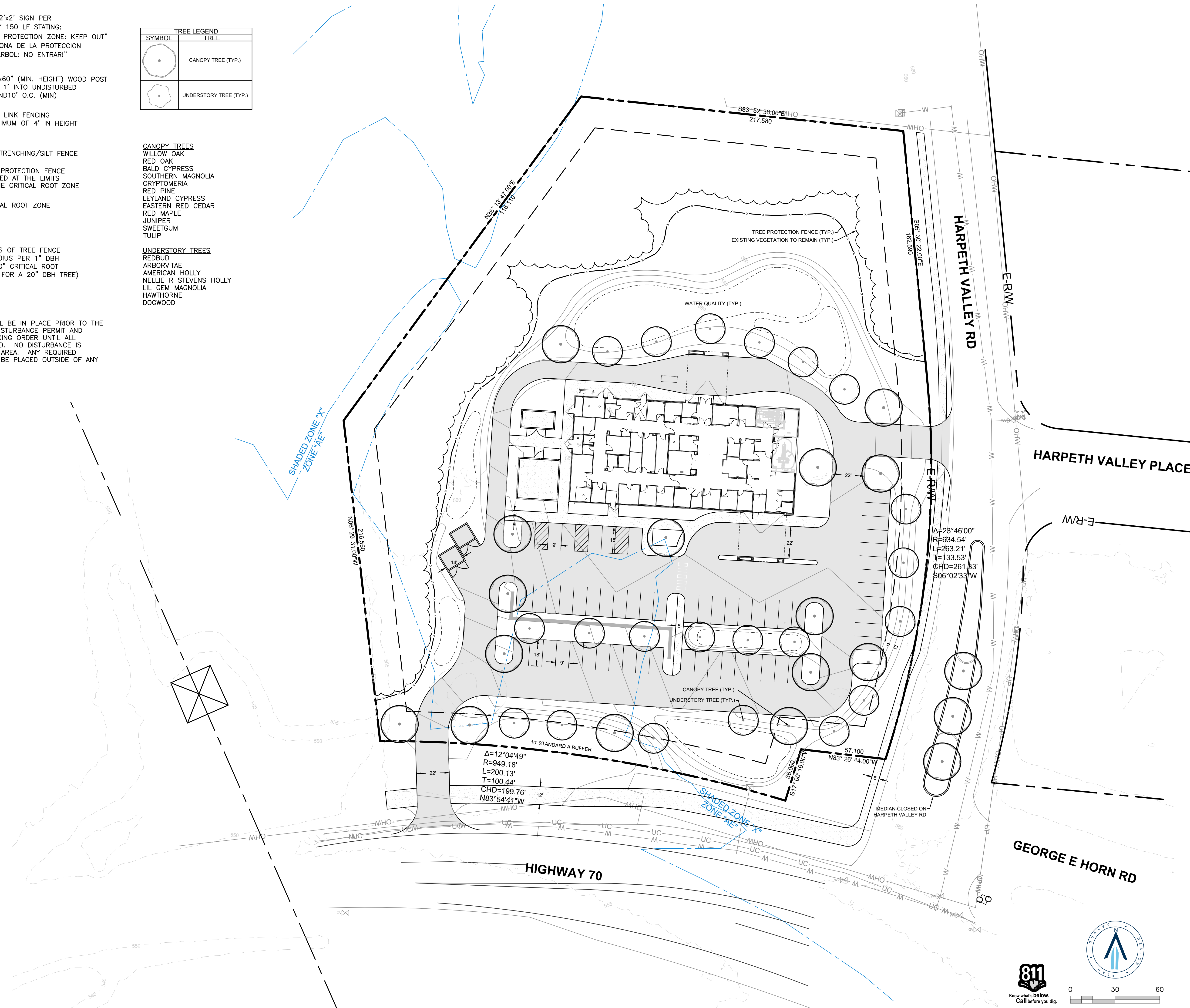


TREE LEGEND	
SYMBOL	TREE
	CANOPY TREE (TYP.)
	UNDERSTORY TREE (TYP.)

- 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

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.

NOT TO SCALE



08/31/2022 CIVIL ENGINEERING PLAN SHEET PRELIMINARY LANDSCAPE PLAN  
PLOTTED BY ANDREW TARS ON 10/05/22 10:58 AM. LAST UPDATED BY ANDREW TARS ON 10/05/22 10:58 AM





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**TRISTAR CENTENNIAL MEDICAL CENTER**

FOR  
**HCA HEALTH SERVICES OF TENNESSEE, INC.**

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: 08/31/2022

Approved By: A. TARSI

Revisions:


1 09/20/2022 PER METRO COMMENTS

Drawing Title:

**ARCHITECTURAL  
RENDERING**

Drawing No.

**A1.0**

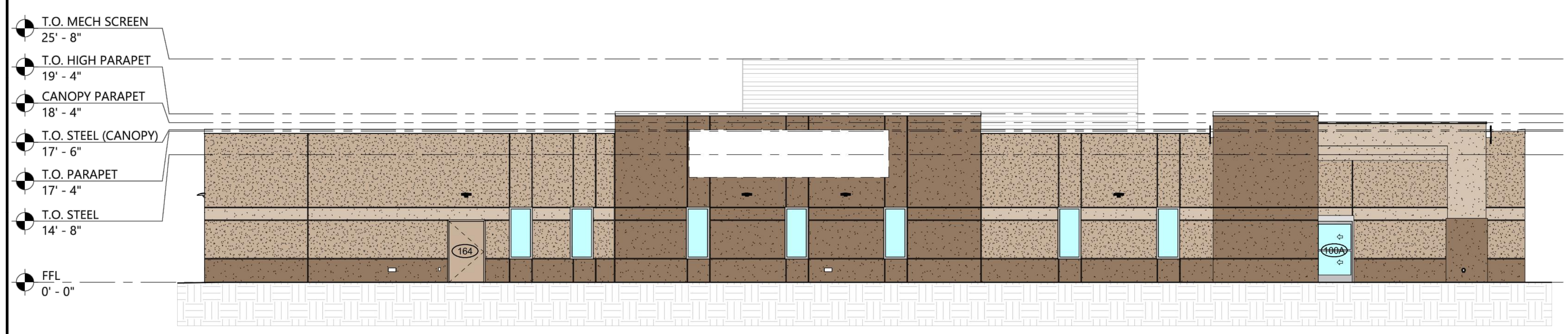
Project No.  
22-0250



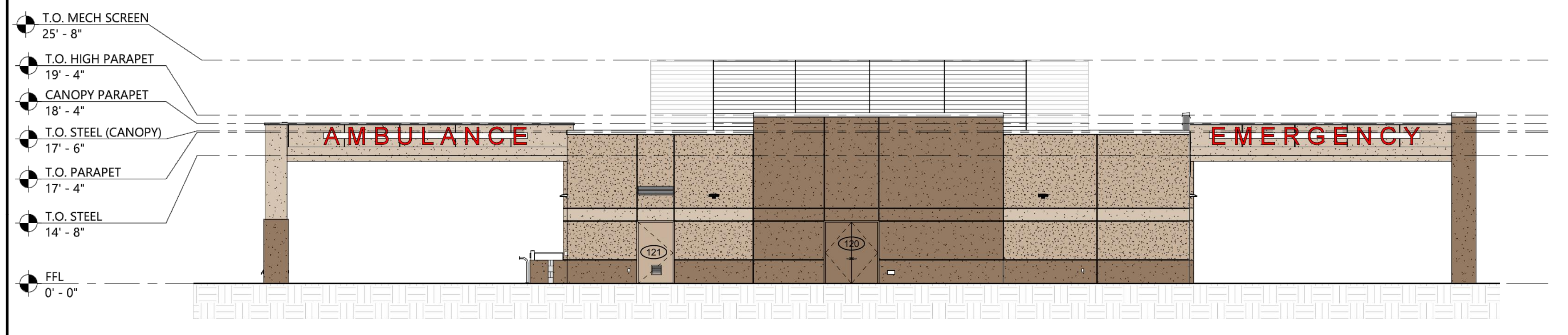
221018\_Chancellorville FSER\_R20\_Central\_detached.rvt  
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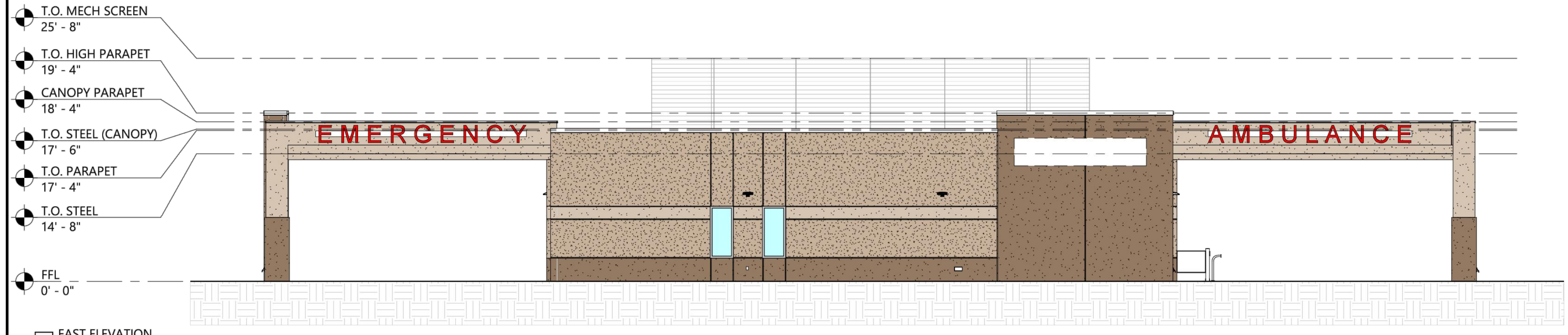
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



5 AMBULANCE CANOPY ENTRANCE  
SCALE: 1/8" = 1'-0"



6 EMERGENCY CANOPY ENTRANCE  
SCALE: 1/8" = 1'-0"

**EXTERIOR MATERIALS SCHEDULE**

PATTERN & MARKER	PRODUCT	COLOR / FINISH
E-1	EIFS OVER CMU OR METAL STUDS	LIMESTONE FINISH COLOR TO MATCH SW6100 - PRACTICAL BEIGE
E-2	EIFS OVER CMU	LIMESTONE FINISH COLOR TO MATCH SW0699 - SAND DOLLAR
E-3	EIFS OVER CMU	LIMESTONE FINISH COLOR TO MATCH SW6102 - PORTABELLO
M-1	PREFINISHED METAL COPING	KYNAR 500 - STANDARD SANDSTONE COLOR
M-2	CORRUGATED ROOF SCREEN WALL PANELS, COPING, EDGE AND CORNER TRIM	KYNAR 500 - STANDARD SANDSTONE COLOR
◆	ALUMINUM WINDOW FRAMES	CLEAR ANODIZED
◆	GLAZING	GUARDIAN SUNGUARD SNX 51/23
⊕	EXTERIOR HM DOORS, FRAMES AND LOUVERS	ALL COMPONENTS U.O COLOR TO MATCH SW6100 - PRACTICAL BEIGE DOOR 120 COMPONENTS COLOR TO MATCH SW6102 - PORTABELLO

\* REFER TO SPECS FOR MANUFACTURERS

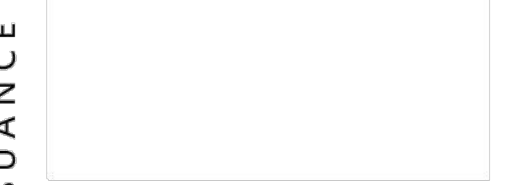


**HEREFORD · DOOLEY**  
ARCHITECTS  
205 17TH AVE N · SUITE 203  
NASHVILLE · TENNESSEE · 37203  
P · 615 · 244 · 7399  
F · 615 · 244 · 6697  
WWW.HDARCHITECTS.COM

PROJECT  
**PROTOTYPE FSER**

STATUS  
FOR PRESENTATION

William E. Hereford, III



TITLE  
EXTERIOR ELEVATIONS

SHEET  
**A200**

DATES OF ISSUANCE