

**Bluff Heights Specific Plan
Case No. 2022SP-007-001**

**Preliminary Site Plan Application
December 1, 2021**

Alfred Benesch & Company



Table of Contents

2 Project Information
3 Existing Conditions
4 Site Plan
5 Stopping Sight Distance Exhibit
6 Overall Grading & Drainage Plan
7 Grading & Drainage Enlargement
8 Grading & Drainage Enlargement
9 Grading & Drainage Enlargement
10 Grading & Drainage Enlargement
11 Utility Plan

Resubmitted: 1/18/2022
Resubmitted: 2/01/2022
Resubmitted: 2/14/2022

Project Information

SP Name: Bluff Heights

Case No: 2022SP-007-001

Council District: 4

Council Member: Robert Swope

Parcel Owner Address: 1000 Health Park Dr., Ste. 150
Brentwood, TN 37027

Owner of Record: BBDB Investments, LLC

Existing Zoning: RM4, RS10, AR2A

Proposed Fall Back Zoning: RM4

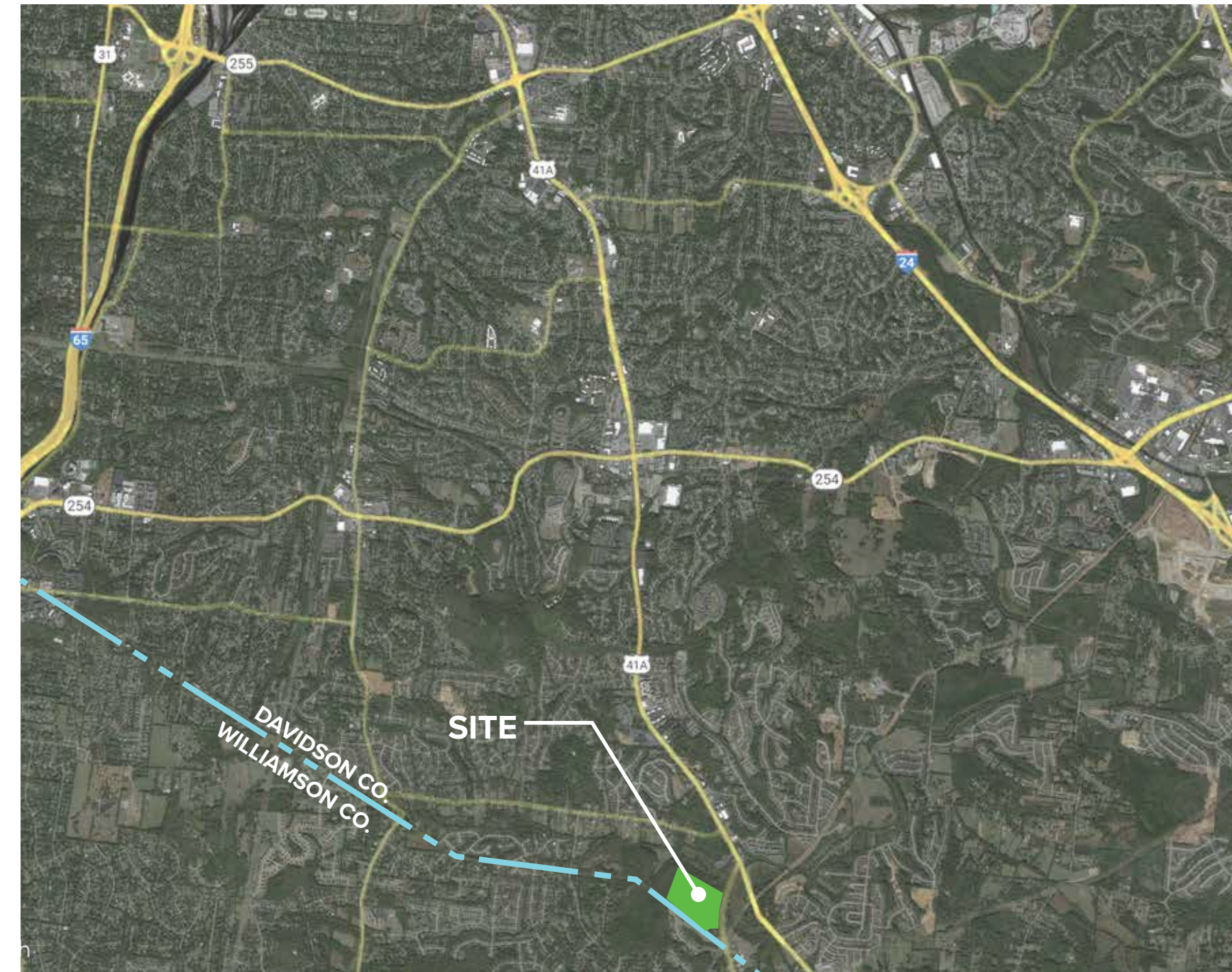
Developer: BBDB Investments, LLC
1000 Health Park Dr., Ste. 150
Brentwood, TN 37027
Darek Bell
whiskeydarek@gmail.com

Civil Engineer: Alfred Benesch & Company
401 Church St. Ste 1600
Nashville, TN 37219
April Andersen, PLA
aandersen@benesch.com
615-370-6079

Note:
According to the FEMA FIRM MAP #47037C0389H, dated April 5, 2017, the project site is considered Zone AE and is located inside the 500 year floodplain.

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval for the development of a multi-family residential project containing 173 single-family units as presented within the following plan documents.



Overall Vicinity



Site Location

General Plan Consistency

- Located in south Nashville within the T3-NE (T3 Suburban Neighborhood Evolving) Policy Area.
- T3-NE areas are intended to mimic surrounding suburban residential patterns while providing moderate-density residential neighborhoods that provide connectivity and sensitivity to the environment with creative building and site development techniques.
- Contains approximately 60.13 acres of land area.
- Through the use of private streets and a series of cul-de-sacs stemming from the central road to the development, areas of steep slopes and environmentally sensitive areas such as the two caves and streams can be avoided.
- Sidewalks are provided on one side of the private streets in order to minimize grading in environmentally sensitive areas.
- Due to the severity of the topography adjacent to Bluff Road and the Holt Creek floodway and floodplain, one primary entrance to the development is proposed at the most feasible location avoiding as many steep slopes and hydrologic features as possible.

Site Plan

SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION

PARCEL NUMBER ID: 18100029600
18100009600
18100017200

COUNCIL DISTRICT: 4

COUNCIL MEMBER: ROBERT SWOPE

PARCEL OWNER: BBDB INVESTMENTS, LLC
ADDRESS: 1000 HEALTH PARK DR., STE 150
CITY, STATE: BRENTWOOD, TN 37027

SP NAME: BLUFF HEIGHTS

SP CASE NUMBER: 2022SP-007-001

REVISION DATE: 01-18-2022
01-31-2022

EXISTING ZONING: RM4, RS10, AR2A

FALL BACK ZONING: RM4

APPLICANT: ALFRED BENESCH & COMPANY
ADDRESS: 401 CHURCH STREET, SUITE 1600
CITY, STATE: NASHVILLE, TN 37219
PHONE NO.: (615) 370-6079
CONTACT NAME: APRIL ANDERSEN, PLA
EMAIL ADDRESS: aanderesen@benesch.com

FEMA MAP: FLOOD ZONE (ZONE AE)
47037C0389H (APRIL 5, 2017)

SITE DATA

LAND USE: MULTI-FAMILY RESIDENTIAL

EXISTING ACREAGE: 60.13
PROPOSED ACREAGE: 60.13
DENSITY: 2.88 UNITS/ACRE
NUMBER OF UNITS: 173

MAX BUILDING HEIGHT: 3 STORIES
BUILDING FOOTPRINT AREA: 228,600 SQFT
FLOOR AREA RATIO (FAR): .16
MAX BUILDING COVERAGE: .40
PROPOSED BUILDING COVERAGE: .09
IMPERVIOUS SURFACE RATIO: 0.22

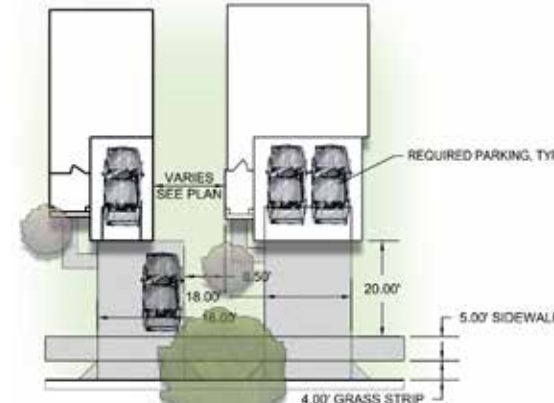
SETBACKS:

STREET FRONT (BLUFF RD.): 20 FT
STREET FRONT: 20 FT
REAR: 20 FT
SIDE: 10 FT

PARKING:

REQUIRED: 346 TOTAL SPACES (2 /UNIT)
266 GARAGE PARKED SPACES
80 PRIVATE SURFACED PARKED SPACES
86 GUEST PARKING SPACES
432 TOTAL SPACES (2.50/UNIT)

Typical Unit Layout



Scale: 1"=20'

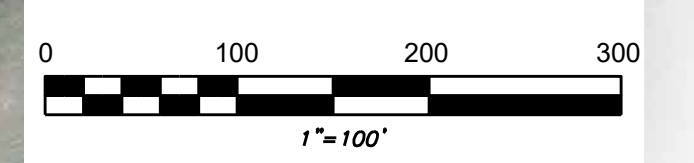
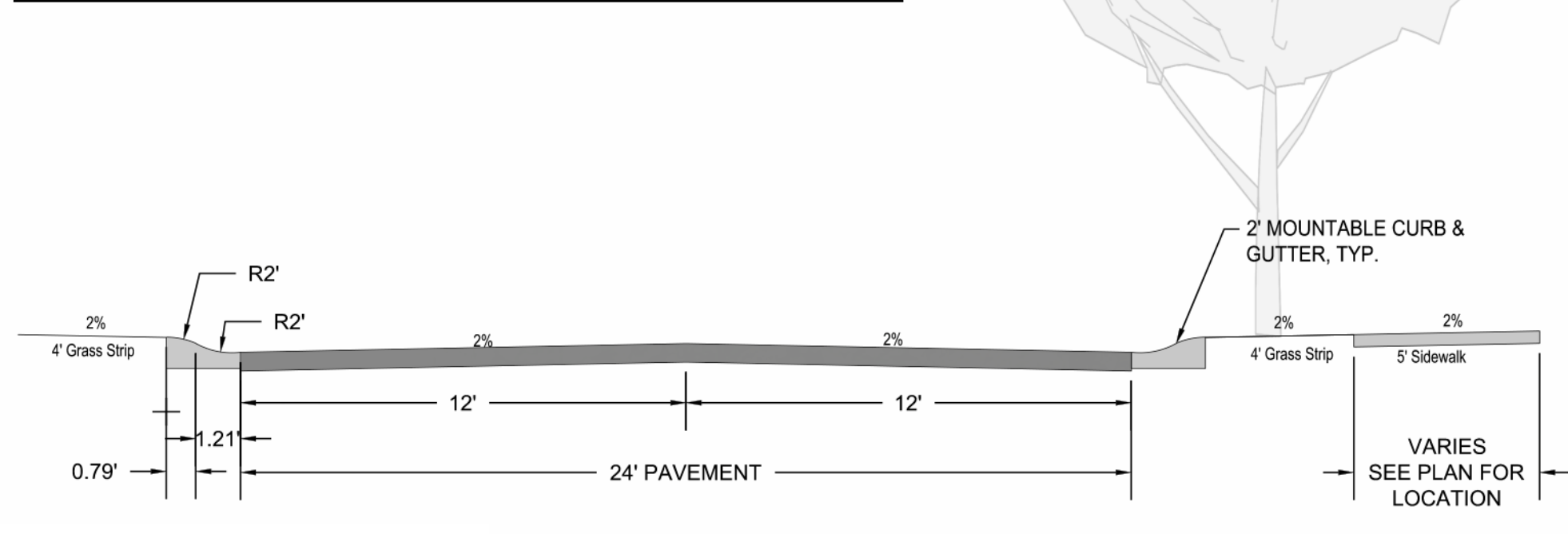
PLAN KEY

- 1 MAIL KIOSK
 - 2 CAVE
 - 3 HOLT CREEK
 - 4 FLOODWAY
 - 5 75 FT WATER QUALITY BUFFER
 - 6 GUEST PARKING
 - 7 CONSERVATION GREENWAY EASEMENT
- 80 22'-6" x 50' UNITS
- 93 30' x 50' UNITS
- 173 TOTAL UNITS**

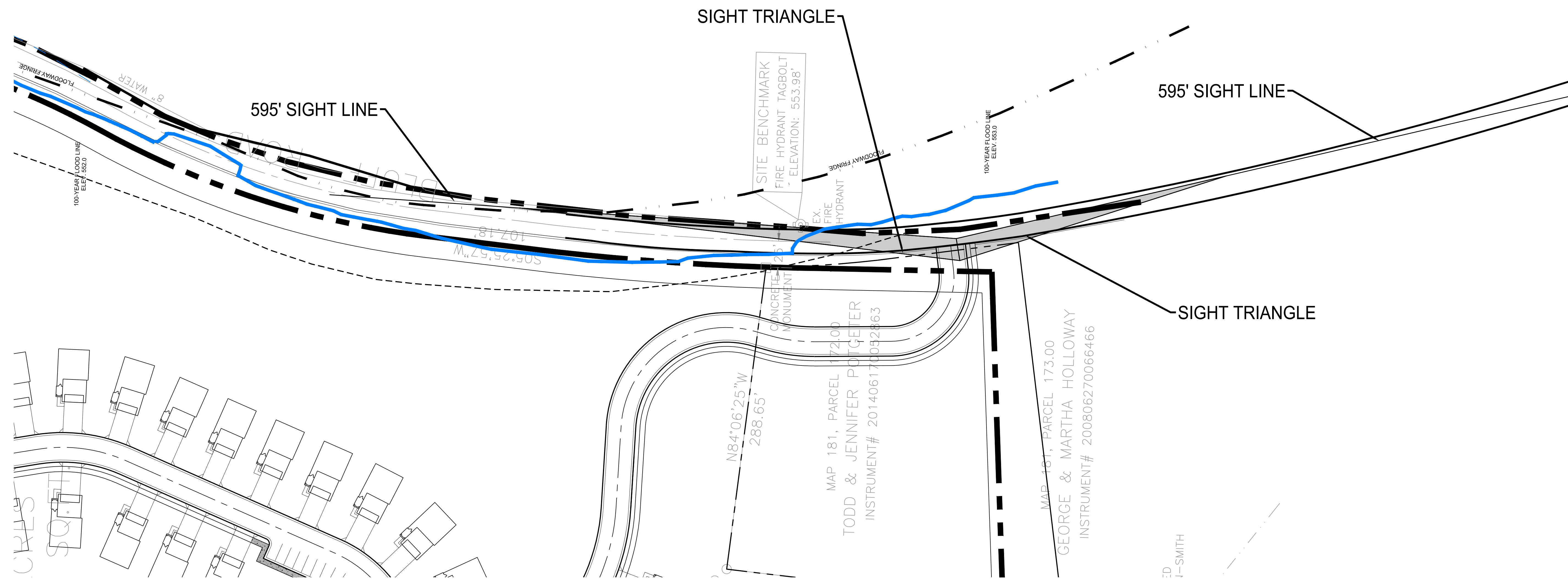
SP DESIGN STANDARD NOTES:

- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 182 SINGLE FAMILY UNITS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
- 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 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ACCORDING TO THE FEMA FIRM MAP #47037C0389H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE AE AND IS LOCATED INSIDE THE 500 YEAR FLOODPLAIN.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.
- IT IS ANTICIPATED THAT INDIVIDUAL 96 GALLON CONTAINERS FOR TRASH AND RECYCLING REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- 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 RM4 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUESTED OR APPLICATION.
- 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.
- RESTRIPING TO NOLENSVILLE ROAD AND BLUFF ROAD PER THE TIS TO BE COORDINATED WITH NDOT / TDOT.

TYPICAL PRIVATE STREET SECTION



STOPPING SIGHT DISTANCE EXHIBIT





Overall Grading & Drainage Plan

GRADING AND DRAINAGE NOTES:

1. ALL BUILDING FOUNDATIONS THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION PONDS SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
2. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
3. 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.
4. 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.
5. AREA HELD FOR POTENTIAL UNDERGROUND DETENTION STRUCTURE OR PERMEABLE PAVEMENT FOR ADDITIONAL STORAGE. FINAL DESIGN TO BE COORDINATE WITH MWS DURING FINAL SP.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

LEGEND

-  PROPOSED DETENTION
-  ST PROPOSED STORM LINE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	20.00%	25.00%	
2	25.00%	33.76221.46%	

SHEET C3.3

SHEET C3.2

SHEET C3.4



SHEET C3.1

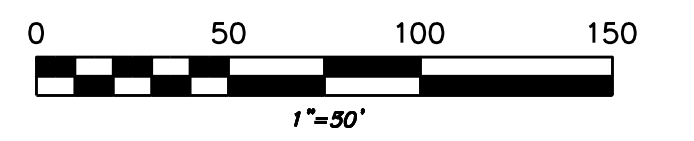
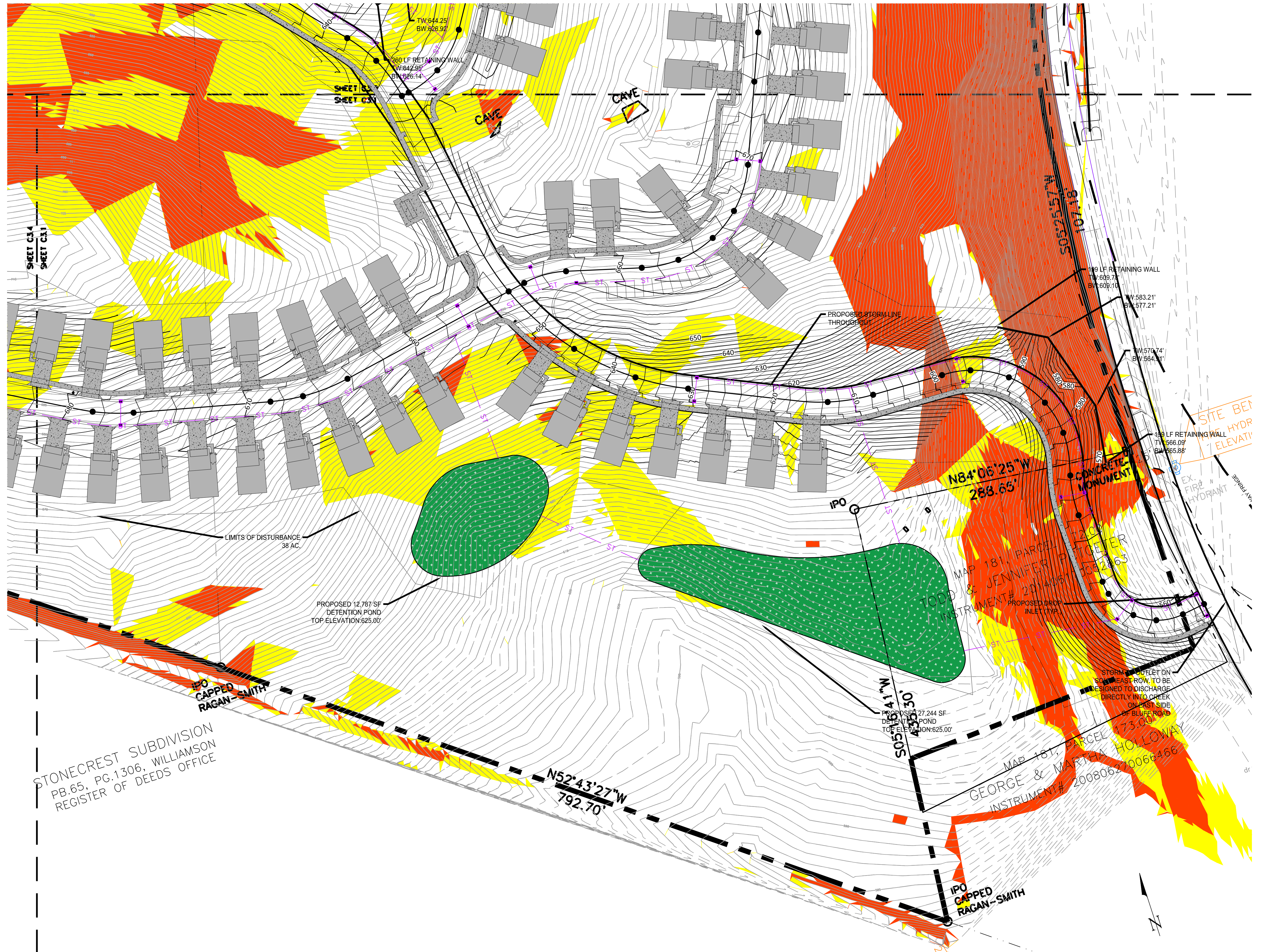
Grading & Drainage Enlargement

LEGEND

-  PROPOSED DETENTION
-  ST PROPOSED STORM LINE

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
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2	25.00%	3376221.46%	

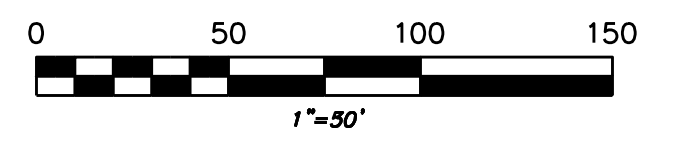
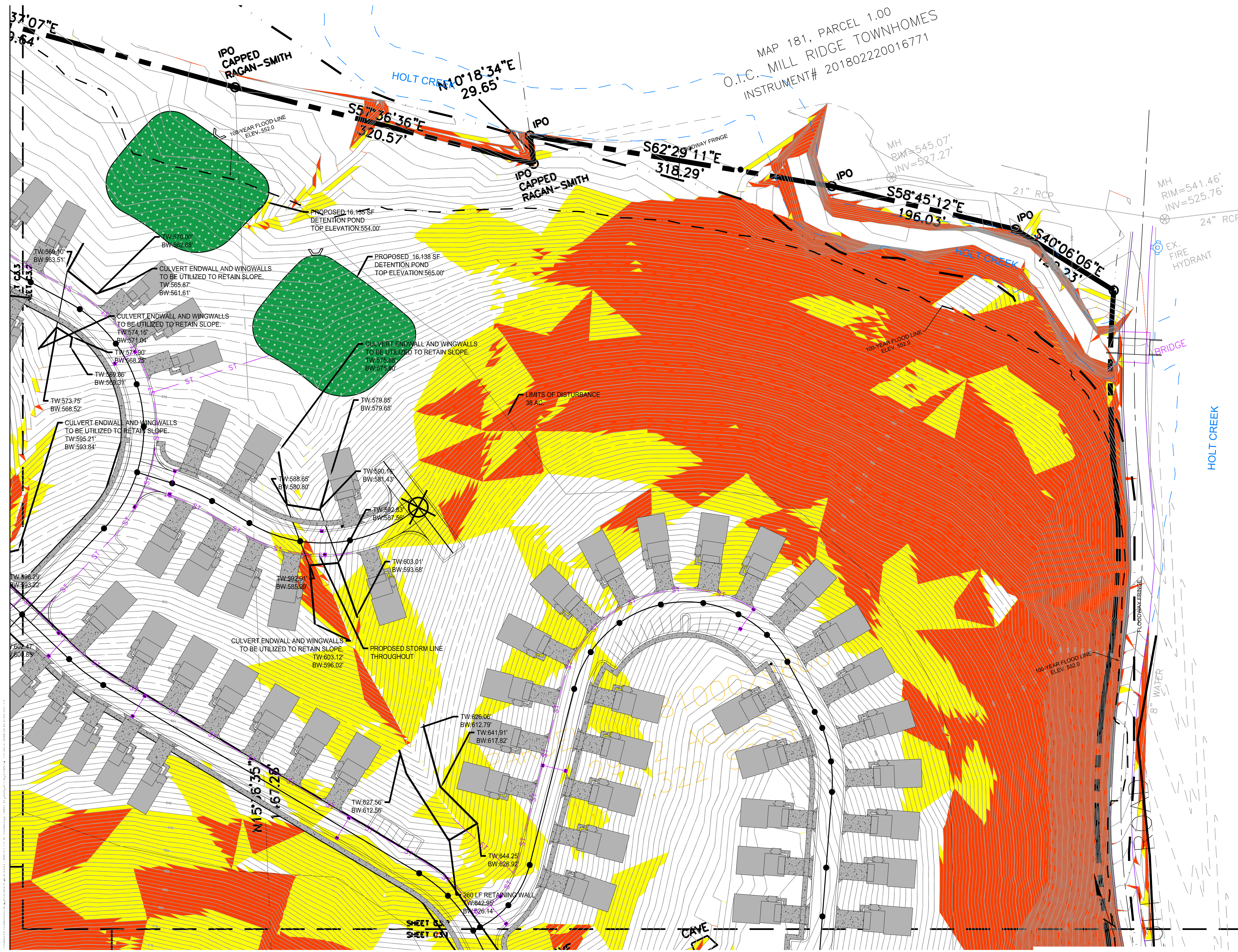


Grading & Drainage Enlargement

LEGEND

- PROPOSED DETENTION
- ST PROPOSED STORM LINE



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
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2	25.00%	33.76221.46%	

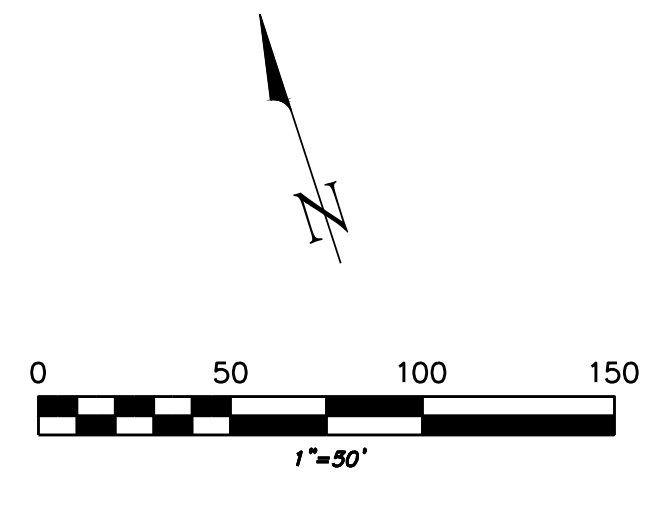
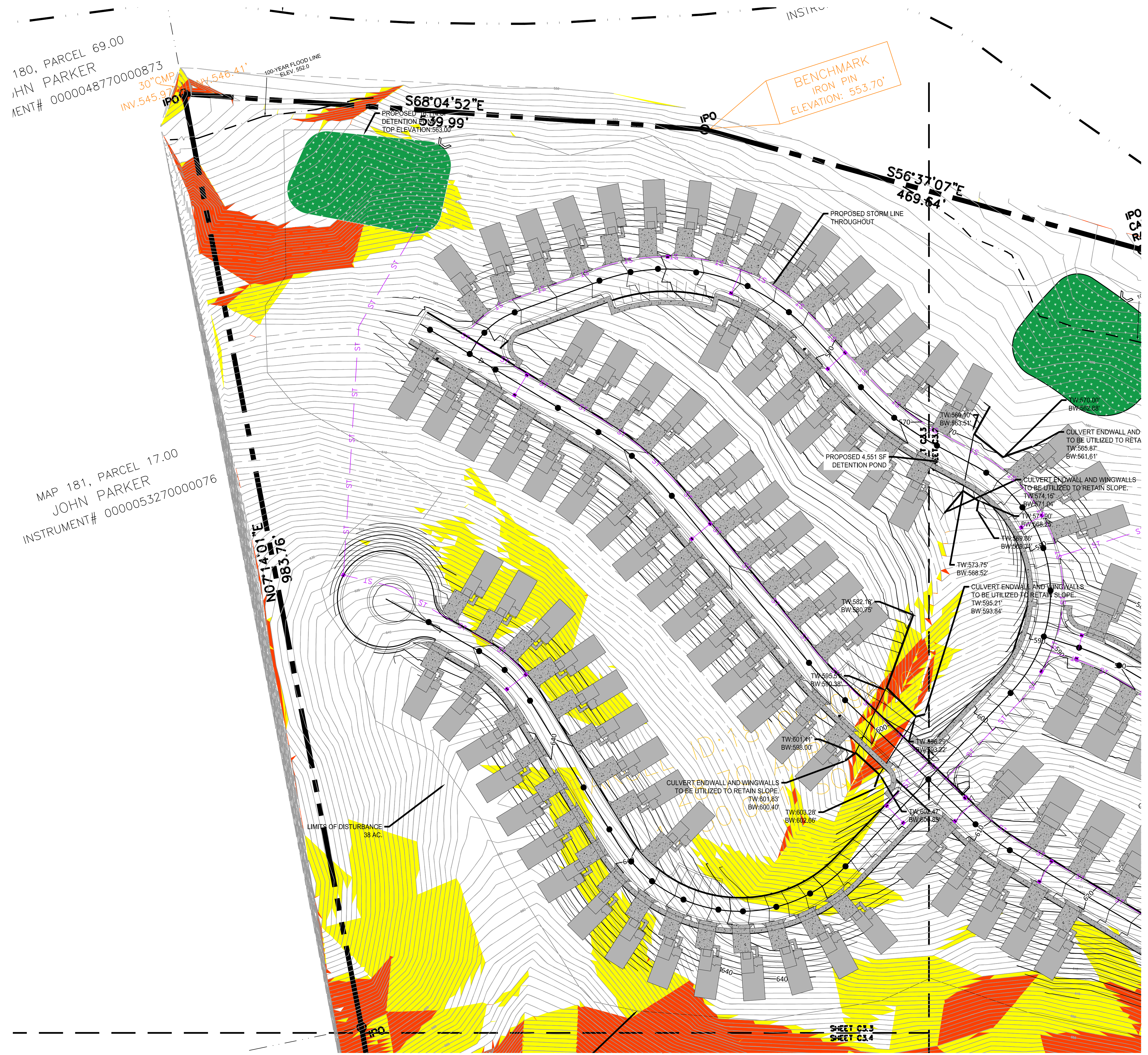


Grading & Drainage Enlargement

LEGEND


-  PROPOSED DETENTION
-  PROPOSED STORM LINE

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	20.00%	25.00%	
2	25.00%	33.76221.46%	



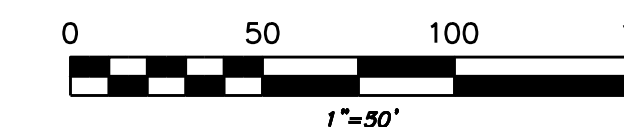
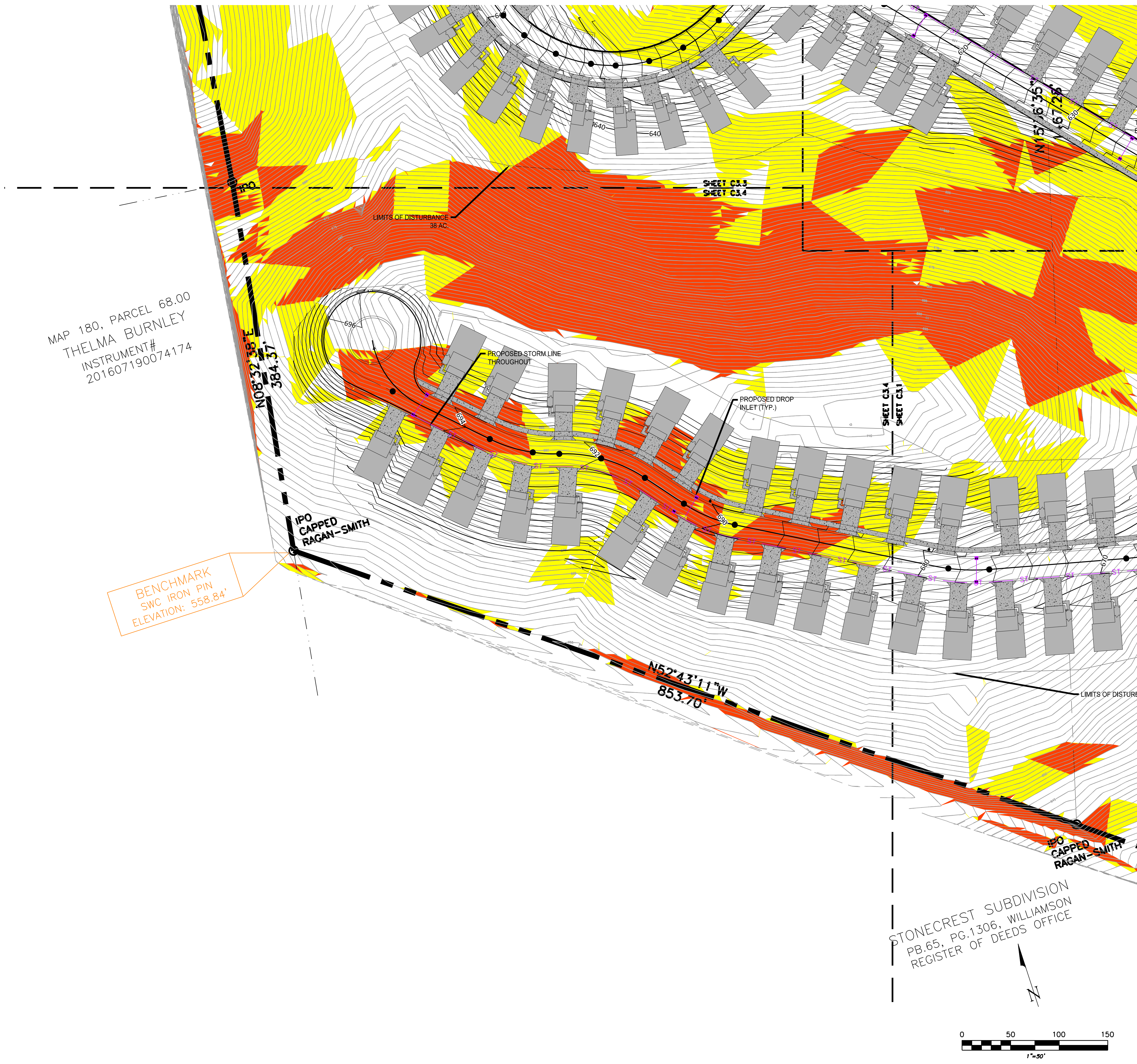
Grading & Drainage Enlargement

LEGEND

-  PROPOSED DETENTION
-  ST PROPOSED STORM LINE

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	20.00%	25.00%	Yellow
2	25.00%	33.76221.46%	Orange



Utility Plan




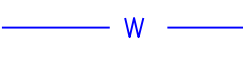
MWS STANDARD PRIVATE UTILITY PLAN NOTES:

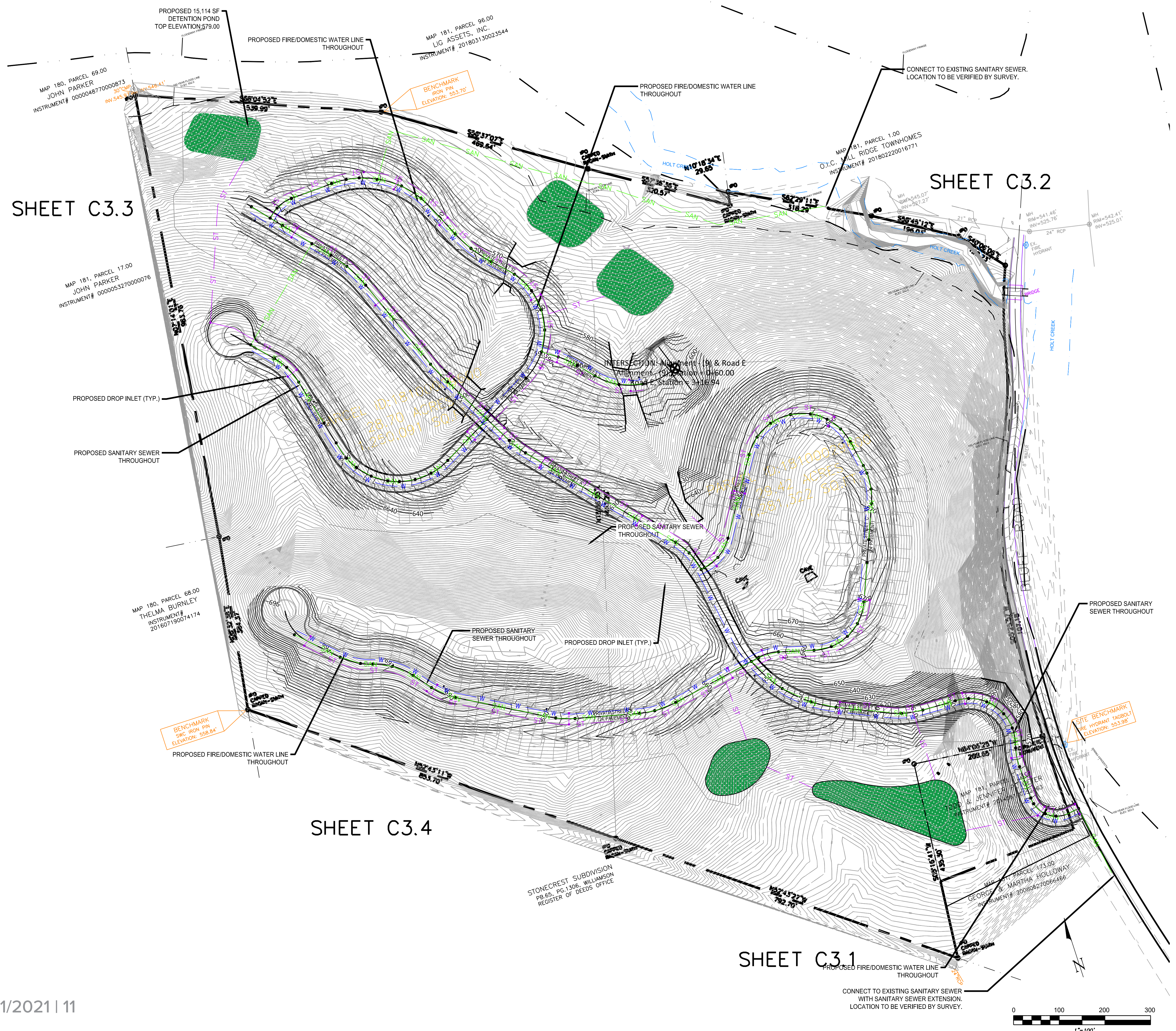
1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

MWS STANDARD PUBLIC UTILITY PLAN NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATERS SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE OWNER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.

LEGEND

-  PROPOSED DETENTION
-  PROPOSED SANITARY SEWER LINE
-  PROPOSED STORM LINE
-  PROPOSED WATER LINE



SHEET C3.3

SHEET C3.4

SHEET C3.1

SHEET C3.2