

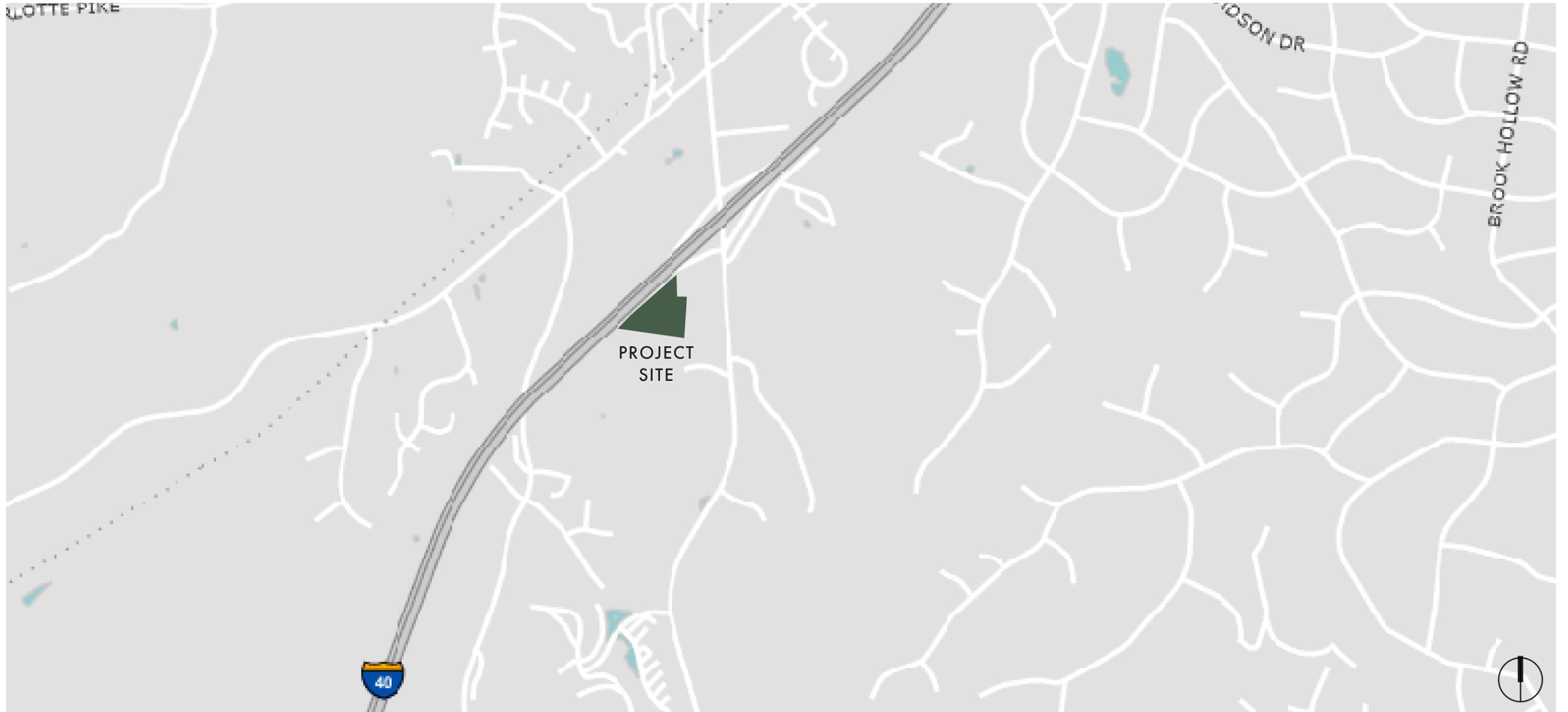
Preliminary Specific Plan

# 621 OLD HICKORY BLVD

Self-Service Storage Development



MPC# 2025SP-039-001 | August 1, 2025 10:34 AM



# 02

## CONTEXT MAP

Applicant / Developers: Wedgewood Avenue

Address: 2505 21st Avenue South, Suite 101  
Nashville, TN 37212  
ATTN: Beau Fowler  
beau@wedgewoodavenue.com

Parcel ID: 11400030900

Address: 621 Old Hickory Boulevard,  
Nashville, TN 37209

Owners: Elmore, Afsoon & Vafaie, Marjan & Davar  
Address: 2706 Sunset Place  
Nashville, TN 37212

Council District: (22) - Sheri Weiner

Civil Engineer: Kimley-Horn  
Address: 10 Lea Avenue, Suite 400  
Nashville, TN 37210  
ATTN: Megan Barrett  
Megan.Barrett@kimley-horn.com

Land Planner: Smith Gee Studio  
Address: 602 Taylor St., Suite 201  
Nashville, TN 37208  
ATTN: Ken Babinchak  
kbabinchak@smithgeestudio.com

# 03

## EXISTING CONDITIONS

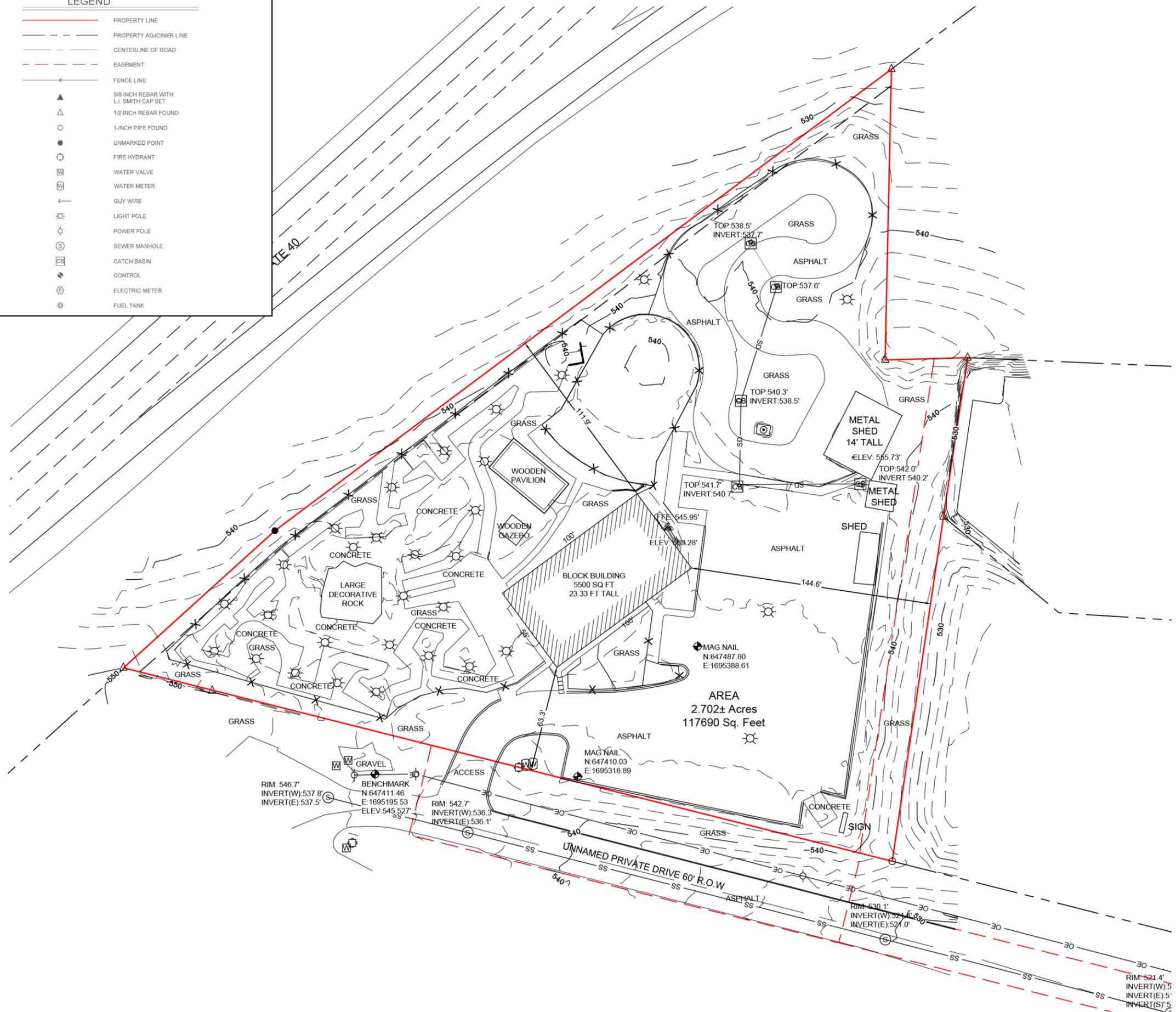


| #  | Parcel ID      | Address                | Owner                                     |
|----|----------------|------------------------|---|
| 01 | 11400017000    | 629 OLD HICKORY BLVD   | MACSNEWCO, LLC                            |
| 02 | 11400017200    | 627 OLD HICKORY BLVD   | ORO HOTELS, LLC                           |
| 03 | 11400030800    | 619 OLD HICKORY BLVD   | TARA HARPETH, LLC                         |
| 04 | 11400032300    | 617 OLD HICKORY BLVD   | YAFAI, NABIL RASHAD                       |
| 05 | 11400017500    | 611 OLD HICKORY BLVD   | HARMONY HOSPITALITY                       |
| 06 | 11400036100    | 615 OLD HICKORY BLVD   | TARA HARPETH LLC                          |
| 07 | 114151B90000CO | 615 C OLD HICKORY BLVD | HARPETH HEIGHTS TOWNHOME OWNERS ASSOC INC |

| LEGEND |  |
|--------|--|
|        | PROPERTY LINE                          |
|        | PROPERTY ADJOINER LINE                 |
|        | CENTERLINE OF ROAD                     |
|        | EASEMENT                               |
|        | FENCE LINE                             |
|        | 5/8-INCH REBAR WITH L.I. SMITH CAP SET |
|        | 1/2-INCH REBAR FOUND                   |
|        | 1-INCH PIPE FOUND                      |
|        | UNMARKED POINT                         |
|        | FIRE HYDRANT                           |
|        | WATER VALVE                            |
|        | WATER METER                            |
|        | GUY WIRE                               |
|        | LIGHT POLE                             |
|        | POWER POLE                             |
|        | SEWER MANHOLE                          |
|        | CATCH BASIN                            |
|        | CONTROL                                |
|        | ELECTRIC METER                         |
|        | FUEL TANK                              |

# 04

## SITE SURVEY



### Surveyor's Certification

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: 06/25/2025

THOMAS A. YOUNG, R.L.S.  
TENNESSEE REGISTRATION NO. 2285

Location of fixed perimeter monuments of this boundary survey were performed using GPS and conventional survey equipment.

GPS Equipment used: Trimble R10 GNSS receivers using Real Time Kinematic (RTK) methods relative to an IGS08 base reference receiver.

Locations generated using Real Time Kinematic (RTK) vectors had an Root Mean Square (RMS) of no more than 0.04' horizontal.

Distances shown herein are ground distances.

### Surveyor's Notes

SOURCE OF TITLE  
INSTRUMENT # 20220202-0012031

OWNER: ELMORE, AFSOON & VAFAIE, MARJAN & DAVAR

PARCEL ID: 11400039000  
CITY OF NASHVILLE  
DAVIDSON COUNTY, TENNESSEE

AREA = +/- 2.702 ACRES

FIELD SURVEY DATE: JUNE 17, 2025

NO CERTIFICATION IS MADE HEREIN AS TO THE PRESENCE OF UNDERGROUND STORAGE TANKS.

HORIZONTAL POSITIONS BASED ON STATIC GPS OBSERVATION.

HORIZONTAL POSITIONS ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 VERTICAL NAVD 88.

WETLANDS WERE NOT DELINEATED AS PART OF THIS SURVEY.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

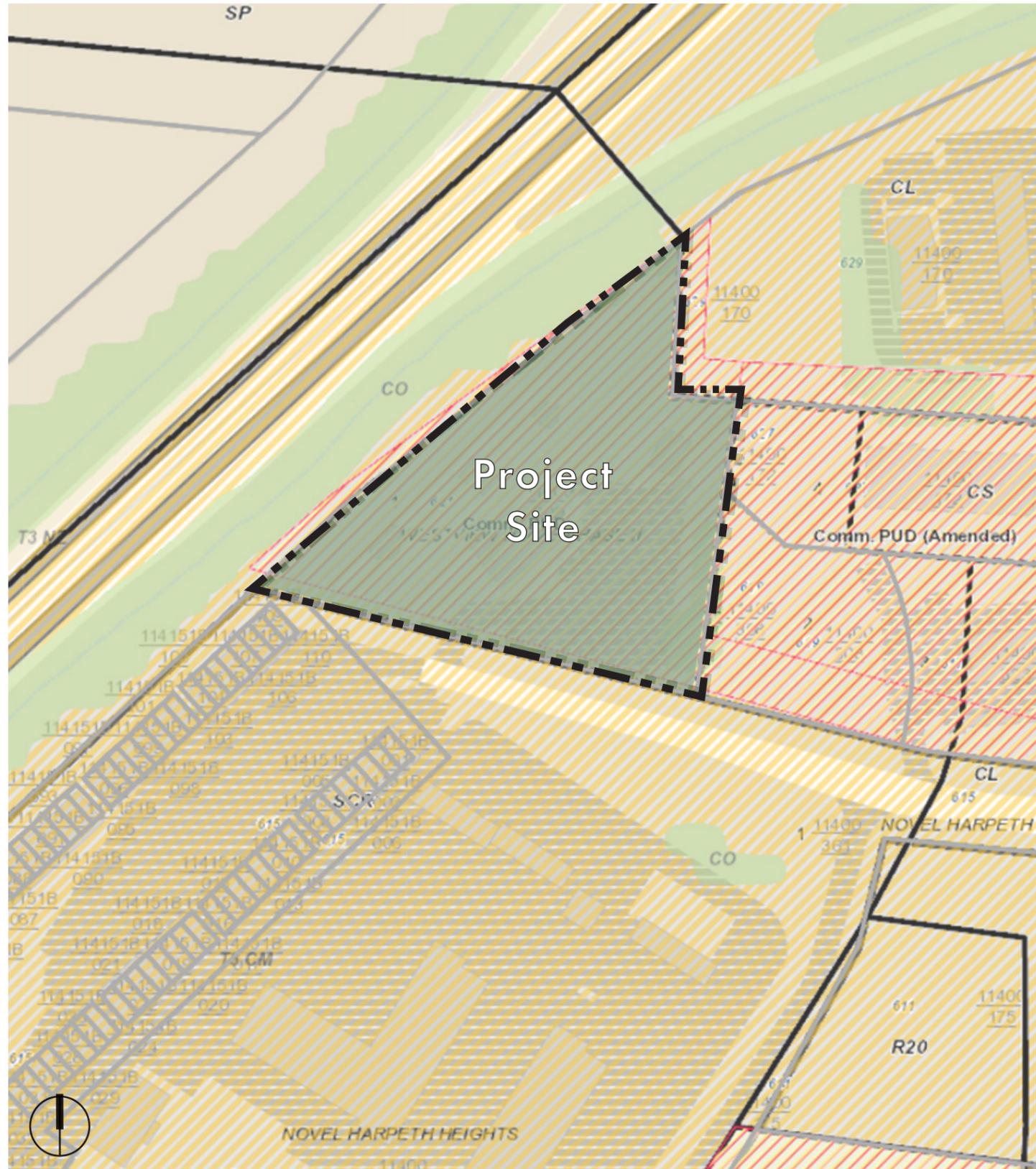
AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.

AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.



# 05

## CCM POLICY



**Current Zoning:** SCR

**Current Land Use Policy:** T3 CM Suburban Mixed Use Corridor

The property is located within the Bellevue Community Plan Area, OV-Com PUD, and is not within the UZO. The current land use policy for the property is T3 CM Suburban Mixed Use Corridor Community Character Policy.

**Bellevue Community Plan Consistency:**

- ✓ 1. Commercial areas are located along Charlotte Pike, US 70, SR 100, and Old Hickory Boulevard and include One Bellevue Place (the former Bellevue Mall site), the Old Hickory Boulevard/Highway 70 center, and the Old Harding Pike/Highway 100 Center.
- ✓ 2. Bellevue community members value existing parks and desire the dedication of additional parks, trails, and greenway connections, and enhanced community facilities in the future.
- ✓ 3. Transition and Infill areas may have moderately dense residential and small-scale offices that are appropriate along and around prominent corridors and centers.
- ✓ 4. In the Bellevue community, Transition and Infill areas include areas around existing centers and along corridors, such as Old Hickory Boulevard, Highway 70 between centers, and Charlotte Pike.

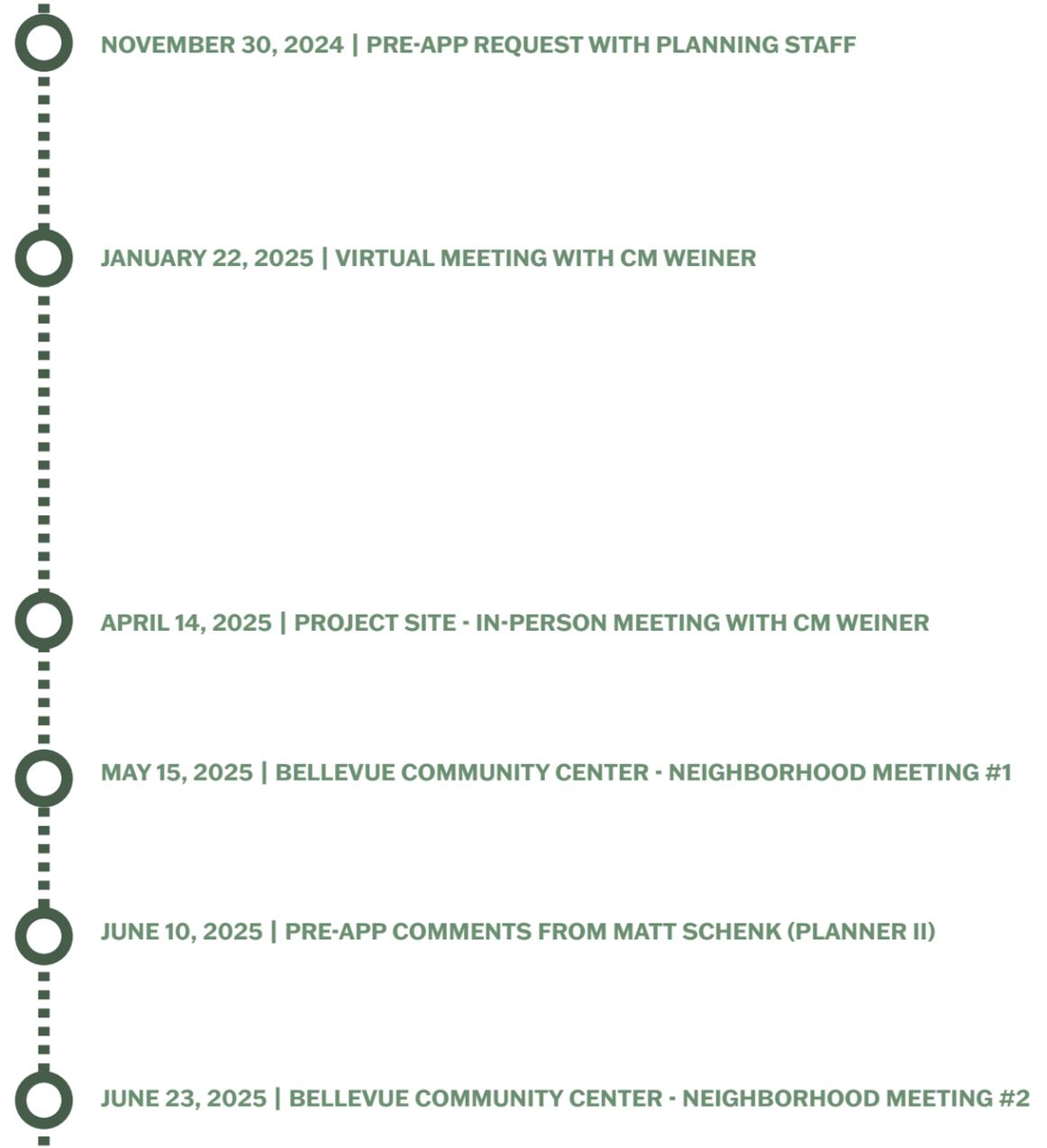
**T3 CM Suburban Mixed Use Corridor Consistency:**

- ✓ 1. Buildings are generally one to three stories tall, but the appropriate height can be based on numerous factors such as the use of increased building setbacks.
- ✓ 2. To accommodate greater mass, buildings are encouraged to add stories. Additional individual first floor tenant space square footage may be considered if one or more areas of publicly accessible, usable, and inviting open space within the development is provided.
- ✓ 3. Mixed use and non-residential buildings, including entrances, are oriented to the corridor.
- ✓ 4. Non-residential developments provide formal landscaping along the corridor.
- ✓ 5. Fencing and walls along or visible from the street use materials that manage property access and security while complementing the surrounding environment.
- ✓ 6. Automobile-related uses such as vehicle sales lots may have more parking or outside storage in front of structures provided design techniques are used that effectively separate the public and private realms.
- ✓ 7. More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property. CS or CL may also be appropriate in certain circumstances depending on factors such as the surrounding zoning pattern.

## COMMUNITY ENGAGEMENT PROCESS

The Development Team met with local Councilmember Weiner and engaged the local neighborhood, stakeholders, and Metro agencies to get critical feedback on the proposed project. The design of the project evolved overtime to address comments with the understanding that the project will set new precedent for future redevelopment in the area and how to appropriately transition to the existing residential developments. Below is a meeting tracker that documents the community engagement process with the following groups:

- CM Sheri Weiner
- Neighborhood Community Meeting
- Planning Staff





# 07 PROJECT VISION

The property lies within the Bellevue Community Plan. The proposed development plan supports the goals of the Community Area Plan by providing a commercial resource for people who are moving or experiencing various lifestyle transitions.

The site's location, area size and geometry, and adjacency to existing commercial and residential uses presents an opportunity to provide much needed public storage on an existing underutilized parcel, while complimenting and respecting the existing residential neighborhood by requiring specific architectural, landscaping, and site design conditions.

The unconditioned storage buildings along the private drive will be clad with a high quality exterior material, like masonry, to provide an appropriate transition to the adjacent residential developments. Supplementary landscaping will help buffer the unconditioned self-storage buildings from the existing residential uses. The conditioned storage building will be limited to 3 stories in height and will require a residential architectural character with pitched roofs, similar in style to the Harpeth Heights apartments next door. Working with the local HOA, additional conditions have been noted in the SP Regulations that are recommendations by and benefits for the local neighborhood residents.

Overall, the proposed plan is a tailored approach to a unique site, is context responsive with local community input, and intended to remain consistent with the community plan and the T3 CM Suburban Mixed-Use Corridor policy.



# 08

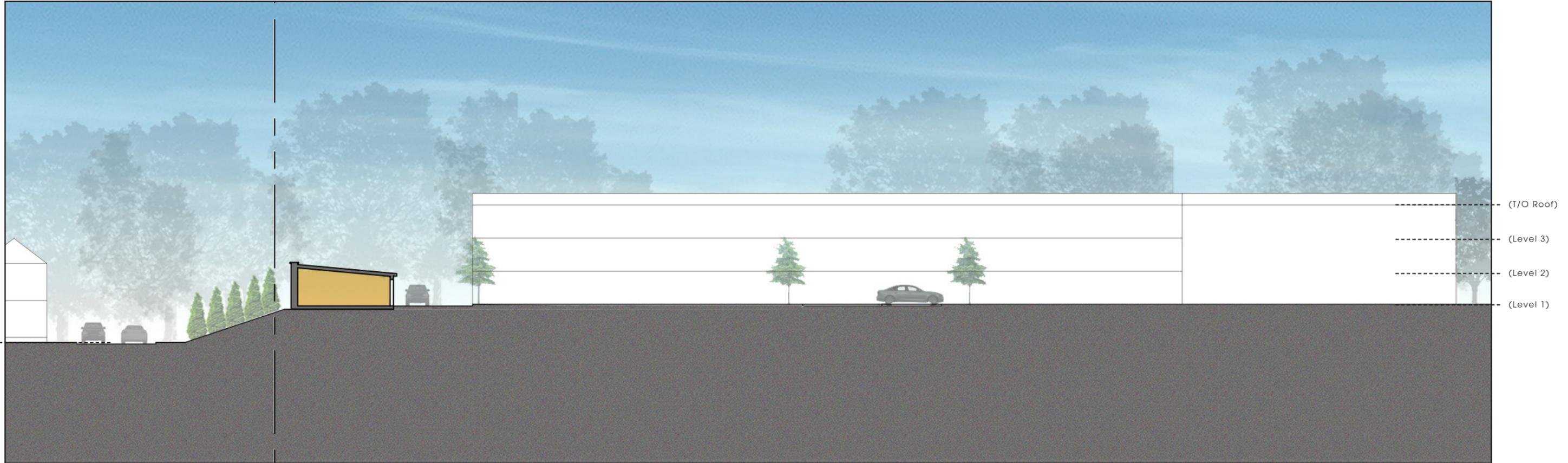
## CONCEPT PLAN

The purpose of this SP application is to permit a 2.7 acre commercial development consisting of up to 150k SF of unconditioned and conditioned self-service storage buildings. The project is planned to be built in one (1) phase.



# 09

## SITE SECTION



Private Drive

Buffer Zone

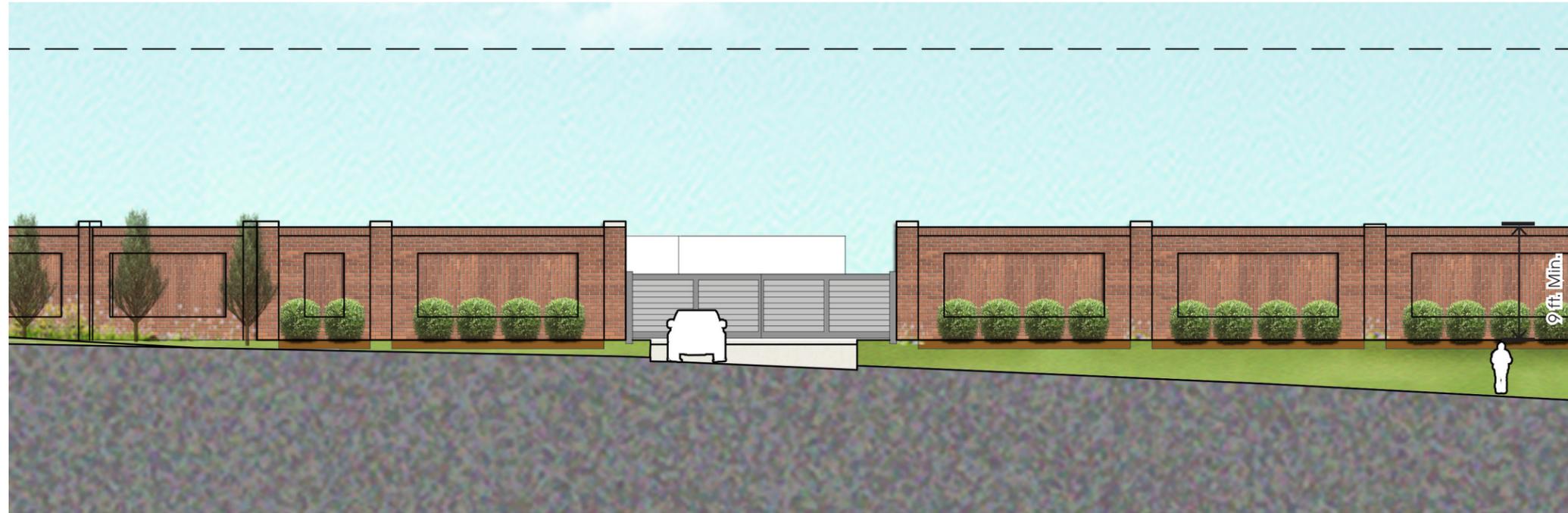
x1 - Story Unconditioned Storage Bldg

x3 - Story Conditioned Storage Bldg

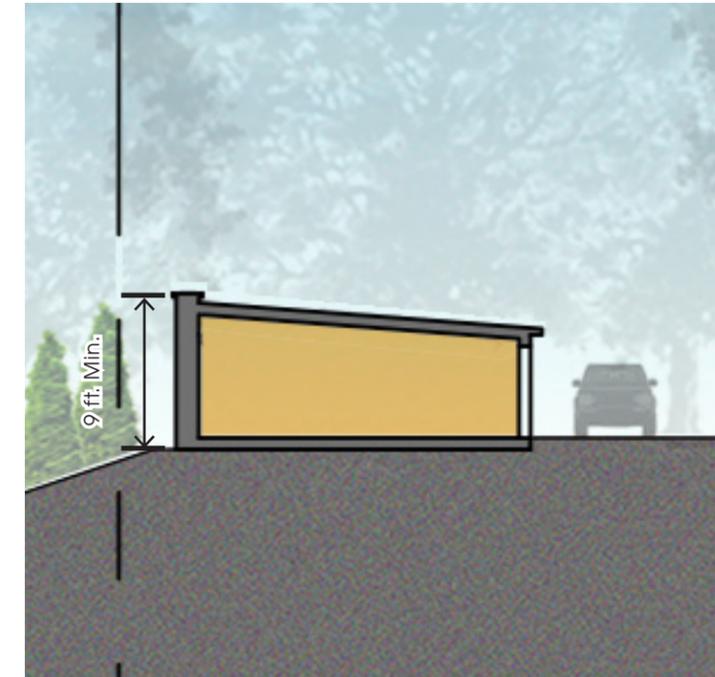


# 10

## UNCONDITIONED STORAGE BUILDING DESIGN



ENLARGED BUILDING ELEVATION - PRIVATE DRIVE



BUILDING SECTION



OVERALL BUILDING ELEVATION - PRIVATE DRIVE



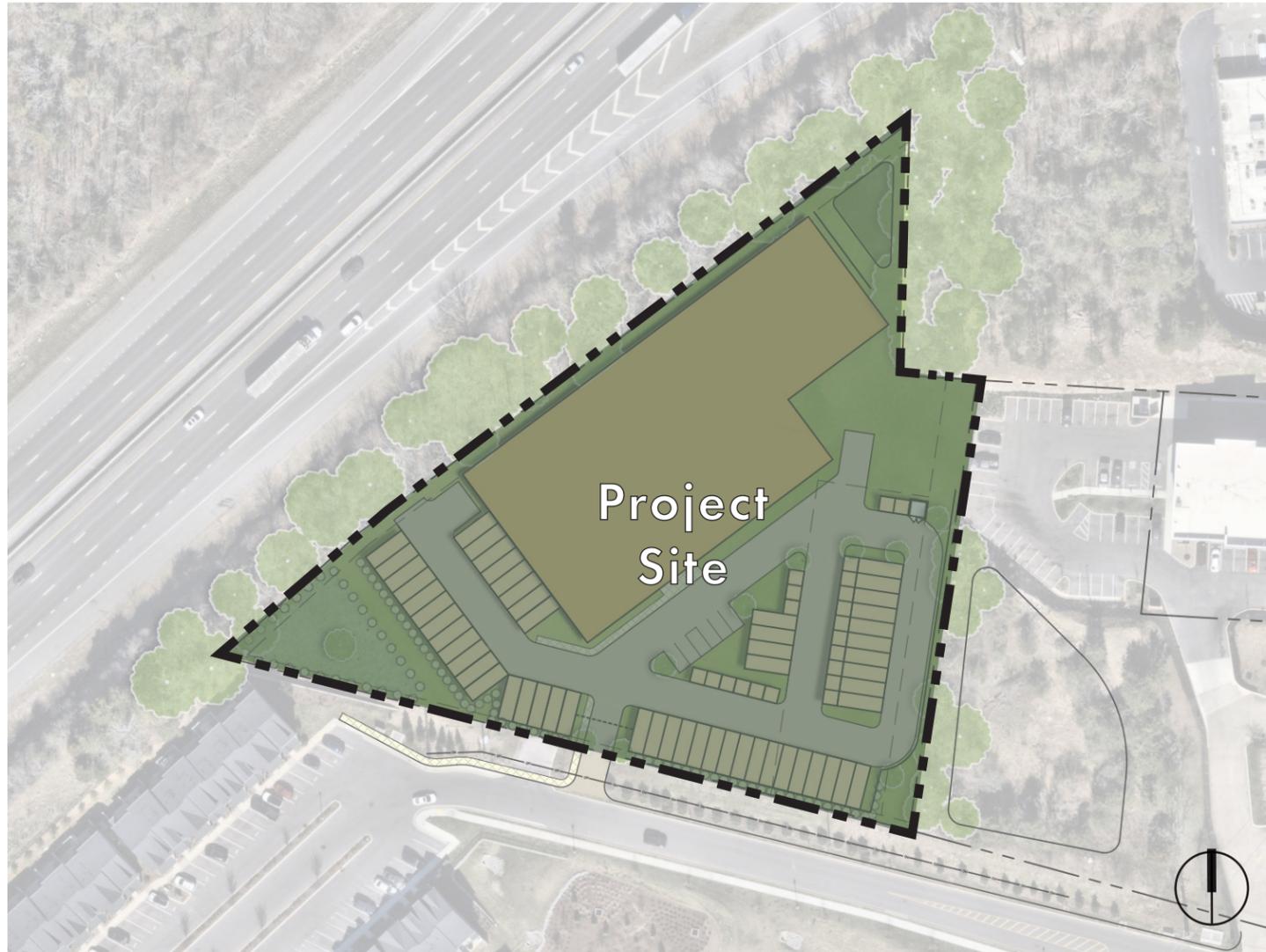
# 11

## CONDITIONED STORAGE BUILDING DESIGN



CONCEPT PERSPECTIVE - PRIVATE DRIVE VIEW

# 12 REGULATIONS



### ARCHITECTURAL STANDARDS

1. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
2. Building facades of the conditioned storage building(s) shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function.
3. Refuse collection and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
4. Windows shall be vertically oriented at a ratio 1.5:1 or

- greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
5. Unconditioned Storage buildings that directly front and are oriented to the private drive shall be clad with masonry on the front facade, or a similar high quality exterior material. Material color should match or be similar to the neighboring Harpeth Heights Apartments masonry base.
  6. Unconditioned storage buildings fronting the private drive shall use down-lit, motion sensor activated lighting. Lighting specs to be determined at Final SP and shall meet zoning code.

### BULK STANDARDS TABLE

|                                    |   |
|------------------------------------|---|
| <b>Permitted Uses</b>              | To permit 150k SF of self-service storage in conditioned and unconditioned buildings  |
| <b>Fall Back Zoning</b>            | MUL-NS  |
| <b>FAR</b>                         | N/A   |
| <b>ISR</b>                         | 0.9 Max.  |
| <b>Minimum Lot Size</b>            | N/A   |
| <b>Building Height<sup>1</sup></b> | 3 Stories within 45 feet Max.   |
| <b>Front Setback<sup>2</sup></b>   | 5 ft. Min.  |
| <b>Side Setback</b>                | None  |
| <b>Rear Setback</b>                | None  |
| <b>Glazing<sup>3</sup></b>         | 15% Min. for the conditioned self-service storage building(s).  |
| <b>Notes</b>                       | <ol style="list-style-type: none"> <li>1. Height to be measured per Metro Zoning Code.</li> <li>2. Front Setback to be measured from back of proposed easements on private drives and open spaces. Supplementary landscaping shall be planted in the setback zone located along the private drive and open space.</li> <li>3. No min. glazing requirements for the unconditioned self-service storage buildings.</li> </ol> |

7. The conditioned storage building(s) shall have a mix of pitched and flats roofs to evoke a more residential architectural character. Mechanical roof wells should align with pitched roof elevations, when feasible.

### ACCESS & PARKING STANDARDS

8. Site access shall be from Old Hickory Boulevard along the internal private drive.
9. Plans submitted at Final SP will prioritize primary access into the site to be closer to Old Hickory Blvd., where feasible.
10. Bicycle parking is not required.
11. All parking to meet Metro parking requirements and standards

### LANDSCAPE STANDARDS

12. Street trees shall be provided, irrigated and maintained along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24. No landscape buffer requirements of Title 17.24 shall apply.
13. Evergreen Shrubs shall be provided every 5ft on center in the 5 ft front setback located between the unconditioned storage buildings and the private drive.

### SIGNAGE STANDARDS

14. Building sign(s) shall be oriented to face away from the existing Harpeth Heights Townhomes located southwest of the proposed development. Signage can be located on the North, East, and Western oriented facades.

## 13



## ADDITIONAL REGULATIONS

The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.

### Standard SP Notes

1. The purpose of this SP is to permit up to 150k SF of self - service storage space. Short Term Rental Property (Owner Occupied and Not Owner Occupied) uses are prohibited.
2. For any development standards, regulations and requirements not specifically shown on the Regulatory SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUL-NS, as of the date of the application request or application.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its design 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 the 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.
4. All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.
5. Use of HH Townhouse dumpsters by self-service storage tenants shall not be permitted.

### FEMA Note

6. This property does not lie in a designation area according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0331J, dated June 20, 2024.

### NDOT Notes

7. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
8. An appropriately sized dumpster shall be provided on site by a private hauler.
9. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards.

### Fire Marshal Notes

10. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
11. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
12. All dead-end roads over 150 ft. in length require an approved fire-turnaround
13. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
14. If more than three stories above grade, Class I standpipe system shall be installed.
15. If more than one story below grade, Class I standpipe

system shall be installed.

16. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
17. A fire hydrant shall be provided within 100 ft. of the fire department connection.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

### NES Notes

19. Where feasible, this development will be served with underground power and pad-mounted transformers.
20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bio-retention areas, bios-wales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

### Stormwater Notes

21. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services
22. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention

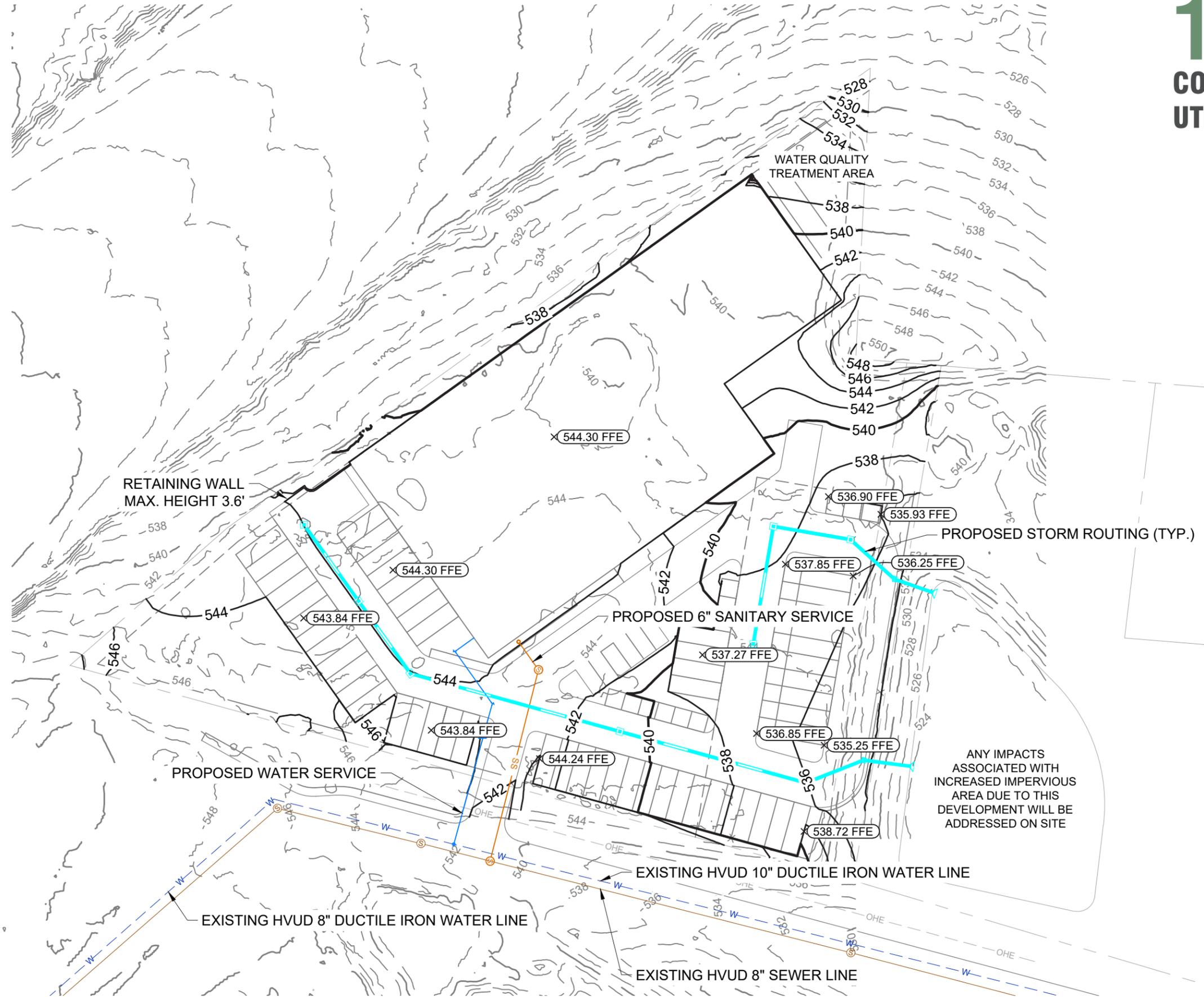
will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

### Federal Compliance

25. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

# 14

## CONCEPT GRADING & UTILITIES PLAN



ANY IMPACTS ASSOCIATED WITH INCREASED IMPERVIOUS AREA DUE TO THIS DEVELOPMENT WILL BE ADDRESSED ON SITE

