

DESIGN TEAM

DEVELOPER: NORTH LIGHTS, LLC
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NASHVILLE, TN 37219
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LANDSCAPE ARCHITECT: LOSE DESIGN
CONTACT: JOHN GULICK
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CIVIL ENGINEER: KRISTEN TELESZ
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PROPERTY INFORMATION

COUNCIL DISTRICT: 02 (KNOXVILLE TOOMBS)
PARCEL 21: 07101002100
ADDRESS: 0 TONEY ROAD
NASHVILLE, TN 37207
OWNER: AERIAL INVESTMENT PROPERTIES, LLC
CURRENT ZONING: RST-5
ACREAGE: 9.4 ACRES
PARCEL 20: 07101002000
ADDRESS: 0 OLD MATTHEWS ROAD
NASHVILLE, TN 37207
OWNER: AERIAL INVESTMENT PROPERTIES, LLC
CURRENT ZONING: RST-5
ACREAGE: 2.93 ACRES
PARCEL 19: 07101001900
ADDRESS: 0 OLD MATTHEWS ROAD
NASHVILLE, TN 37207
OWNER: AERIAL INVESTMENT PROPERTIES, LLC
CURRENT ZONING: RST-5
ACREAGE: 3.26 ACRES
PARCEL 18: 07101001800
ADDRESS: 508 W. TRINITY LANE
NASHVILLE, TN 37207
OWNER: AERIAL INVESTMENT PROPERTIES, LLC
CURRENT ZONING: RST-5
ACREAGE: 2.75 ACRES
PARCEL 17: 07101001700
ADDRESS: 511 W. TRINITY LANE
NASHVILLE, TN 37207
OWNER: AERIAL INVESTMENT PROPERTIES, LLC
CURRENT ZONING: RST-5
ACREAGE: 1.36 ACRES
PARCEL 16A: 07101001600
ADDRESS: 513 W. TRINITY LANE
NASHVILLE, TN 37207
OWNER: WOOD, JAMES L & DARRYL T.
CURRENT ZONING: RST-5
ACREAGE: 1.32 ACRES
PARCEL 16B: 07101001600
ADDRESS: 515 W. TRINITY LANE
NASHVILLE, TN 37207
OWNER: WOODS, J. L. ETUX
CURRENT ZONING: RST-5
ACREAGE: 21.5 ACRES
TOTAL SITE AREA: 14.3 ACRES (TONEY ROAD EXTENSION)

PURPOSE: THE PURPOSE OF THIS PLAN IS TO AMEND BLOCK 2 TO PERMIT A MAXIMUM OF 65 ATTACHED UNITS, DETACHED UNITS AND 11 SINGLE-FAMILY LOTS.
**BLOCK 1 AND BLOCK 2 HAVE FINAL SITE PLAN APPROVAL. MAX UNIT COUNT FOR BLOCK 1 AND BLOCK 2 IS LIMITED TO THE NUMBER OF UNITS APPROVED ON EACH FINAL: BLOCK 1 (60) BLOCK 2 (210).

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Trinity Lane SP is consistent with the following policies within the Nashville Metropolitan Comprehensive Zoning Ordinance:
13.01.01 (Neighborhood Evolving)
13.01.02 (Urban/Urban Community Center)
The development indicates mixed use with commercial uses and higher density residential uses in the portion of the site adjacent to Suburban Community Center, providing a concentrated walkable development node to serve the community. This high portion of the site is adjacent to T-NE, as such, the development plan indicates a variety of housing types with sensitivity to the identified stream, drainage ways and grades.

LAND USE AND BLOCK DESIGNATIONS

OVERALL DEVELOPMENT: **
MIXED USE: 25,000 S.F. MAXIMUM
shall be a combination of two or more of M.U.A./Artisan Manufacturing allowed uses
RESIDENTIAL UNITS: 160 MAXIMUM
- Apartments, 210 maximum units
- Townhouses, 120 maximum units
- Detached Cottages, 16 maximum units
- Single Family residential lots, 11 maximum lots
IMPERVIOUS SURFACE RATIO: .66
TOTAL PARKING REQUIRED: 675 spaces
Mixed Use: 125 spaces (Based on general retail)
Residential:
- Apartments, 210 max units / 30% 200sqm, 70% 100sqm + 272 sqm / 272 sqm req**
- Townhouses, 115 maximum units / 2 spaces per unit / 230 spaces required
- Detached Cottages, 16 maximum units / 2 spaces per unit / 32 spaces required
- Single Family residential lots, 11 maximum lots / 2 spaces per unit / 22 spaces req**
determination of commercial mix shall be submitted with Final SP. Shared parking to be provided in Block 2 based on mix of uses.
** maximum unit mix. Determination of unit mix shall be submitted with Final SP.

IF A DEVELOPMENT STANDARD, NOT PERMITTED USE, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE M.U.A. ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION WITH THE EXCEPTION THAT ALL SINGLE-FAMILY LOTS SHALL BE SUBJECT TO THE RST-5 ZONING DISTRICT.

BLOCK 1: approximately 5.55 ACRES **

BUILDING FRONTAGE FOR W. TRINITY LANE AND OLD MATTHEWS: 50% MINIMUM
MIXED USE BUILDING: 25,000 maximum GSF / 80 MAXIMUM SF/F Use Allowed to Match M.U.A. and including Artisan Manufacturing as defined by Ordinance No. 85,2015-1121
Building Mass:
- Built To Zone / Trinity Lane: 5:00**
- Built To Zone / Old Matthews: 0:10**
Side Setback: 0'
Rear Setback: 10' one story
Height Maximum: 4 stories
Height Maximum: 10' one story
Parking: Provided per zoning code with shared parking available with Block 1 uses. / 125 spaces required (based on general retail) not including shared parking
** outdoor dining areas are allowed to be zero setback provided that public sidewalk meeting MCSP is provided in adjacent public ROW. Buffer trees are subject to proximity of overhead power lines.

MIXED USE BUILDING A

54 - 70 dwelling units.
This building may include square footage meeting the uses allowed under M.U.A. and including Artisan Manufacturing as defined by Ordinance No. 85,2015-1121, to the maximum of 25,000 GSF of that use allowed for Block 1 and for the overall development.
Building Mass:
- Built To Zone / Old Matthews: 0:10**
Side Setback: 0'
Rear Setback: 17'
Height Maximum: 4 stories
Height Maximum: 10' one story
Parking: Provided per zoning code with shared parking available with Block 1 uses. Based on 30% 200sqm, 70% 100sqm + 90 sqm / 90 maximum sq req**

RESIDENTIAL (attached townhomes):

40 dwelling units maximum
Uses allowed to Match M.U.A.
Building Mass:
- Private drive setback: 8-10' from curb
Side Setback: 0'
Rear Setback: 17'
Height Maximum: 2 stories, 35' on public street face. A third, exposed basement level shall be allowed, where needed, to accommodate site grade change.
Parking: Provided per zoning code within attached garages or immediately adjacent surface parking / 2 spaces per unit / 80 spaces required
Total Block 1 required parking: 295 spaces (not including shared parking reduction)
Total Block 1 Parking provided: approximately 237 surface parking, plus 72 attached garage spaces / 309 provided

BLOCK 2: approximately 5.66 ACRES **

MULTI-FAMILY BUILDINGS B and C: 125 - 140 dwelling units.
Uses allowed to Match RMD
Building Mass:
- Private drive setback: 12-15' from curb
Side Setback: 0'
Rear Setback: 0'
Height Maximum: 4 stories
Parking: Provided per zoning code based on 30% 200sqm, 70% 100sqm + 182 sqm / 182 maximum sq req**
RESIDENTIAL (attached townhomes): 20 dwelling units maximum
Uses allowed to Match RMD
Building Mass:
- Private drive setback: 8-10' from curb
Side Setback: 0'
Rear Setback: 0'
Height Maximum: 2 stories, 35' on public street face. A third, exposed basement level shall be allowed, where needed, to accommodate site grade change.
Parking: Provided per zoning code within attached garages / 2 spaces per unit / 40 spaces required

RESIDENTIAL (detached cottages):

8-10 dwelling units
Uses allowed to Match RMD
Building Mass:
- Street setback: 5-10'
Side Setback: 5' minimum between units
Rear Setback: not applicable
Height Maximum: 2 stories, 35' on public street face. A third, exposed basement level shall be allowed, where needed, to accommodate site grade change.
Parking: Provided per zoning code within attached garages / 2 spaces per unit / 20 spaces required

BLOCK 3: approximately 10.28 ACRES (MAX UNIT COUNT: 82)

All uses permitted by RMD and RST-5 are permitted unless otherwise specifically prohibited. Non-commercial gardening is also permitted.
RESIDENTIAL (attached townhomes): 65 dwelling units maximum
Building Mass:
- Public road setback: 8-10' from property line
Private drive setback: 8-10' from curb
Side Setback: 0'
Rear Setback: 0'
Height Maximum: 1 stories
Parking: Provided per zoning code within attached garages or immediately adjacent surface parking / 2 spaces per unit / 110 spaces required
RESIDENTIAL (detached cottages): 5-6 dwelling units
Building Mass:
- Street setback: 5-10'
Side Setback: 5' minimum between units
Rear Setback: not applicable
Height Maximum: 2 stories, 35' on public street face. A third, exposed basement level shall be allowed, where needed, to accommodate site grade change.
Parking: Provided per zoning code within attached garages / 2 spaces per unit / 12 spaces required
RESIDENTIAL (detached single family lots): 11 max lots
Building Mass:
- Street setback: per RST-5 standards
Side Setback: per RST-5 standards
Rear Setback: per RST-5 standards
Height Maximum: per RST-5 standards
Parking: No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to 16 feet. 2 spaces per unit / 22 spaces required
Total Block 3 required parking: 164 spaces
Total Block 3 Parking provided: approximately 59 surface parking, plus 116 attached garage spaces / 175 provided

ENCROACHMENTS

EXPOSED, COVERED, OR ENCLOSED PORCHES AND DECKS MAY EXTEND INTO FRONT, SIDE AND BACK SETBACKS OR COMMON SPACE NOT EXCEEDING 8 FT INTO COMMON SPACE OR 3 FT FROM PRIVATE LOT PROPERTY LINES. FRONT SETBACK ENCROACHMENTS ARE NOT PERMITTED ALONG OLD MATTHEWS ROAD. REFER TO MANUCODE 17.12.040. OTHER SETBACKS FOR ALL OTHER ALLOWABLE ENCROACHMENTS NOT IDENTIFIED ABOVE.

PARKING

FINAL PARKING COUNT SHALL BE SUBJECT TO METRO ZONING PARKING REQUIREMENTS.
(Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited)

LANDSCAPING AND TREE DENSITY PER METRO ZONING CODE

ARCHITECTURE

THE FINAL BUILDING ELEVATIONS SHALL BE SUBMITTED WITH THE FINAL SITE PLAN AND SHALL BE CONSISTENT WITH THE FOLLOWING ARCHITECTURAL STANDARDS:
A. STOREFRONTS, RESTAURANTS, AND OFFICES SHALL BE ACTIVATED FROM AND FRONT ON TO TRINITY LANE OR OLD MATTHEWS ROAD.
B. MIXED USE BUILDINGS SHALL PROVIDE ACCESS VIA GLAZED DOORS FROM BOTH THE PORTION OF THE DEVELOPMENT SITE IS ADJACENT TO T-NE, AS SUCH, THE DEVELOPMENT PLAN INDICATES A VARIETY OF HOUSING TYPES WITH SENSITIVITY TO THE IDENTIFIED STREAM, DRAINAGEWAYS AND GRADES.
C. FOR MIXED USE BUILDINGS ALONG TRINITY LANE, GROUND FLOORS SHALL INCLUDE A MINIMUM OF 80% GLAZING, ADDITIONAL STORES SHALL INCLUDE A MINIMUM OF 20% GLAZING.
D. THE MINIMUM GROUND FLOOR HEIGHT FOR EACH MIXED USED BUILDING SHALL BE 14'-0".
E. ANY CORNER UNIT BUILDING SHALL ADDRESS BOTH CORNERS, THIS SHALL BE ACCOMPLISHED VIA WRAP AROUND PORCHES, WINDOWS, BAY WINDOWS, OR OTHER FACADE PROJECTIONS.
F. FOR TOWNHOMES, COTTAGES AND SINGLE FAMILY HOMES
1. BUILDING FACADES FACING A STREET, PROVIDE ONE PRINCIPAL ENTRANCE AND A MINIMUM OF 20% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS OR GRESS WINDOWS.
3. PORCHES SHALL PROVIDE A MINIMUM DEPTH OF SIX FEET.
4. A RAISED FOUNDATION WILL BE PROVIDED FOR A 2'-0" MINIMUM AND 5'-2" MAXIMUM HEIGHT ABOVE THE GRADE FOR THE FRONT FACADE.
G. PROHIBITED MATERIALS: VINYL SIDING AND EIFS EXTERIOR INSULATED FINISH SYSTEM IS PROHIBITED ON ALL FACADES. UNGLAZED CHAINLINK FENCING IS PROHIBITED.
H. ALLOWED MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, FIBER CEMENTitious SIDING/PANELS, BRICK, STONE, CMU BLOCK AND CONCRETE FOR FOUNDATIONS, AND ARCHITECTURAL SHINGLES OR METAL FOR DECORATIVE SIDING OR SLOPED ROOFING.
I. AWNINGS: FIRST FLOOR CANOPIES/AWNING ARE APPROPRIATE AT BUILDING ENTRANCES AND ABOVE STOREFRONTS AND SHALL NOT BE OF PLASTIC MATERIAL, NOR SHOULD THEY BE TRANSPARENT OR INTERNALLY ILLUMINATED.

LANDSCAPE

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS FOR METRO ZONING CODE CHAPTER 17.24 ARTICLE 8 TREE PROTECTION AND REPLACEMENT, AND WITH CHAPTER 17.60 ARTICLE 3 TREE PROTECTION AND REPLACEMENT PROCEDURES. DETAILED LANDSCAPE ORDNANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
A D-3 LANDSCAPE BUFFER PLUS A SPRAY FENCE IS PROVIDED AT THE REAR OF SINGLE FAMILY LOTS ALONG OLD MATTHEWS ROAD BETWEEN THE T-VA LANE AND THE TONEY ROAD R.O.W. AS INDICATED. NO OTHER LANDSCAPE BUFFERS ARE PROVIDED.

SOIL CLASSIFICATIONS

BUFFERED ROCK OUTCROP COMPLEX (S20% SLOPE)
MEDIUM - DRINK LAND COMPLEX (S20% SLOPE)

ROADWAY CLASSIFICATIONS

TRINITY LANE: T-3480
OLD MATTHEWS ROAD: T-3422
TONEY ROAD: LOCAL STREET

REFER TO TRAFFIC IMPACT STUDY, PREPARED BY HIGHCHACH TRANSPORTATION GROUP

GENERAL NOTES

ALL EXISTING STRUCTURES ON THESE PARCELS TO BE DEMOLISHED.
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
THIS PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS; REFER TO CIVIL PLAN.
TRASH AND RECYCLING SERVICES TO BE CONTRACTED BETWEEN THE DEVELOPERS/OWNER AND A PRIVATE HAULER FOR ALL UNITS ON PRIVATE DRIVES. SINGLE FAMILY LOTS TO BE SERVICED BY METRO PUBLIC WORKS.
USPS MAIL DELIVERY WILL BE PROVIDED BY CENTRAL MAIL BOXES WITHIN COMMERCIAL AND MULTIFAMILY BUILDINGS AND BY INDIVIDUAL MAILBOXES SERVICED FROM CURBSIDE LOTS AND ROADS FOR OTHER RESIDENTIAL USES.
THE FINAL SITE PLAN ANALYZING PERMIT SITE PLAN SHALL DETECT A MINIMUM 1 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS INCLUDING PUBLIC, SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES, PER TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS. EXISTING OBSTRUCTIONS INCLUDING POWER POLES AND SIGNAGE WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM 1' OF CLEAR ACCESS.
SIDEWALKS ALONG TRINITY LANE AND OLD MATTHEWS ROAD SHALL BE PER MCSP. THE SIDEWALK ALONG TONEY ROAD SHALL BE 8' W WITHIN THE PUBLIC WORKS STANDARD SECTION, AND INCLUDE A PLANTING STRIP. THE CURB AND GUTTER ALONG TONEY ROAD TO MEET THE PUBLIC WORKS STANDARD SECTION.
BUFFER FOR ON SITE STREAMS INDICATED IN ACCORDANCE WITH AQUATIC RESOURCE ASSESSMENT PERFORMED BY RCF DATED MARCH 25, 2016. NO DERRIS TO BE APPLIED WAS INDICATED FOR THE STREAM SECTION.
REFER TO CIVIL DRAWINGS FOR ALL OTHER UTILITIES EASEMENTS.

STORMWATER/UTILITIES/INFRASTRUCTURE:

STORMWATER PLANS FOR THE DEVELOPMENT TO BE PROVIDED IN A MANNER CONSISTENT WITH THE STORMWATER VOLUME 3.0 MANUAL. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PRINCIPLE OF THE DEVELOPMENT AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE SUBMITTAL.
SIZE DRAINAGE COLLECTORS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL.
METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNCLAMBERED ACCESS 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.
ALL ABOVE GROUND UTILITY BOXES/ENCLOSURES WILL BE SCREENED APPROPRIATELY.
ALL PROPOSED NEW PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
ALL ACCESS DRIVES AND DRIVEWAYS WITHIN THIS DEVELOPMENT, WITH THE EXCEPTION OF TONEY ROAD SHALL BE PRIVATE.
ALL PRIVATE DRIVEWAYS SHALL BE PAVED WITH PERVIOUS PAVEMENT WITH MATERIAL AND SUBSTRUCTION TO BE APPROVED BY METRO PUBLIC WORKS. NO PROHIBITED GARAGES ARE PERMITTED ON A PUBLIC ROAD.
ALL DRIVEWAYS LOCATED WITHIN THE PUBLIC R.O.W. ARE TO MEET METRO PUBLIC WORKS AND ADA STANDARDS.
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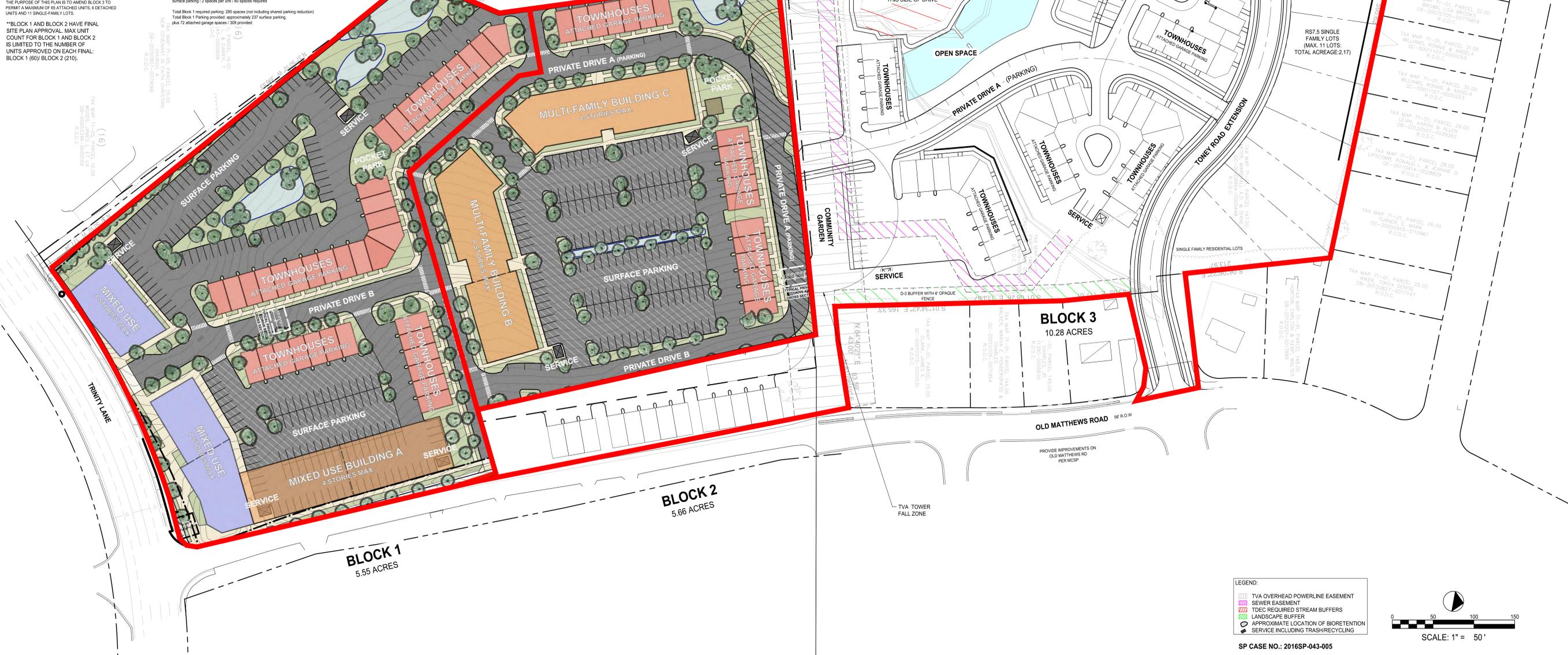
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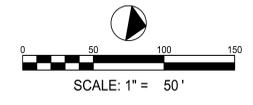


LOSE DESIGN
SPACES FOR LIFE.

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Lawrenceville, Georgia 30046
(770) 338-0017



LEGEND:
TVA OVERHEAD POWERLINE EASEMENT
SEWER EASEMENT
TDEC REQUIRED STREAM BUFFERS
LANDSCAPE BUFFER
APPROXIMATE LOCATION OF BIORETENTION SERVICE INCLUDING TRASH/RECYCLING



SP CASE NO.: 2016SP-043-005

TRINITY LANE MASTER PLAN
PRELIMINARY SP AMENDMENT
BLOCK 3
NORTH LIGHTS, LLC

SUBMITTALS / REVISIONS

Table with 2 columns: NO. DATE DESCRIPTION. Row 1: 1 05/16/2023 STAFF COMMENTS

SHEET TITLE

SITE PLAN

Table with 2 columns: PROJECT NO. DATE, DRAWN BY SCALE, CHECKED BY, SHEET NO. Values: 22129-1, 04/26/2023, NK, 1" = 50', JO

L1.00

