

# Preliminary SP

# 6010 Pasquo

## Map 169 Parcels 62

## Nashville, Davidson Co., Tennessee

### Case No. 2022SP-087-001

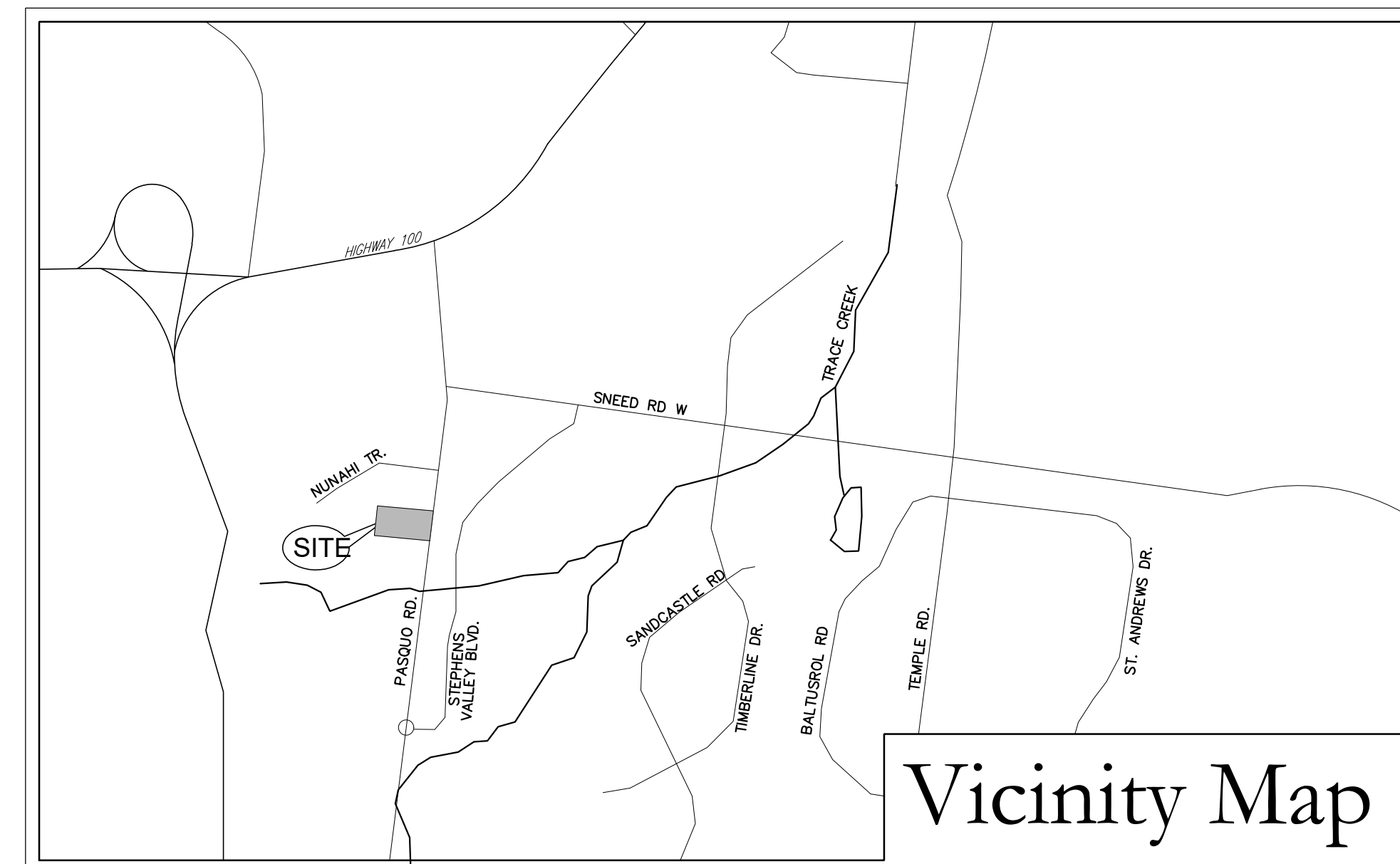
#### Standard SP Notes

- The purpose of these plans is to receive approval to rezone this property to SP. The development as shown will allow for a maximum 20 detached Multi-family residential units.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the 35th zoning district as of the date of the applicable request or application.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO388H dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with NDOT sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro ROW 15' RCP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each lot.
- The development of this project shall comply with the requirements of the Adopted Tree Ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
- 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 final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- The final SP shall depict 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 located outside of 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.
- Landscape and tree density requirements shall be met, per Metro Zoning Code.

#### Architectural Notes

Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
- EIFS, vinyl siding, and untreated wood shall be prohibited.
- A raised foundation of 18"-36" is required for all residential structures.
- Any porches utilized shall provide a minimum of six feet of depth.



### SHEET SCHEDULE

- C0.0 Project Notes and Standards
- C1.0 Layout, Utility and Grading Plan

Development Summary	
<b>Property Information</b> Map 169 Parcel 62 Tritschler, Nancy A. 6010 Pasquo Rd. Nashville TN, 37211 Zoned AR2A	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
Total Site Area - 5.3 Ac. +/- Council District #35 - Dave Rosenberg	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
<b>Developer</b> R F Real Estate Investments, LLC Dan Ruda, Manager 245 S. Wildwood Dr. Branson, MO 65616 druda@tablerockgroup.com 417.348.1055	<b>Water and Sewer Service</b> Harpeth Valley Utilities District 5838 River Rd. Nashville, TN 37209 615.352.7076
<b>Civil Engineer</b> Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	<b>Utility Location</b> Tennessee One-Call 800.351.1111
<b>Floodnote</b> This property does not lie within a flood Hazard Area as depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO388H (not printed) dated 4/5/2017 and 47187CO064G dated 12/12/2016.	

Specific Plan Development Summary	
<b>Use</b>	This SP allows for the following : Max. of 20 Residential Units Detached Multi-Family
<b>Land Use Policy Area</b>	T3 NE
<b>Property zoning: AR2A, OV-AIR</b>	Surrounding Zoning: AR2A
<b>Minimum lot size</b>	N/A
<b>Number of Residential Units/Density</b>	20 units /3.77 units per acre
<b>FAR</b>	Req: 0.9 max
<b>ISR</b>	Req: 0.6 max
<b>Setbacks</b>	
Front (along Pasquo Rd.)	60'
Side	10'
Rear	20'
<b>Min. Distance between buildings (Multi-Family)</b>	10'
<b>Height standards</b>	3 stories in 35' max
<b>Parking and Access</b>	
Ramp Location and Number	(1 - Pasquo Rd.)
Distance to nearest existing ramp (Min. 30')	140' North to Stephens Fall Church
Distance to intersection	361' South to Jackson Falls Dr.
Required Parking	20 stalls
Provided Parking	20 stalls (covered) 5 stalls (surface)

Submission Date: January 17, 2023

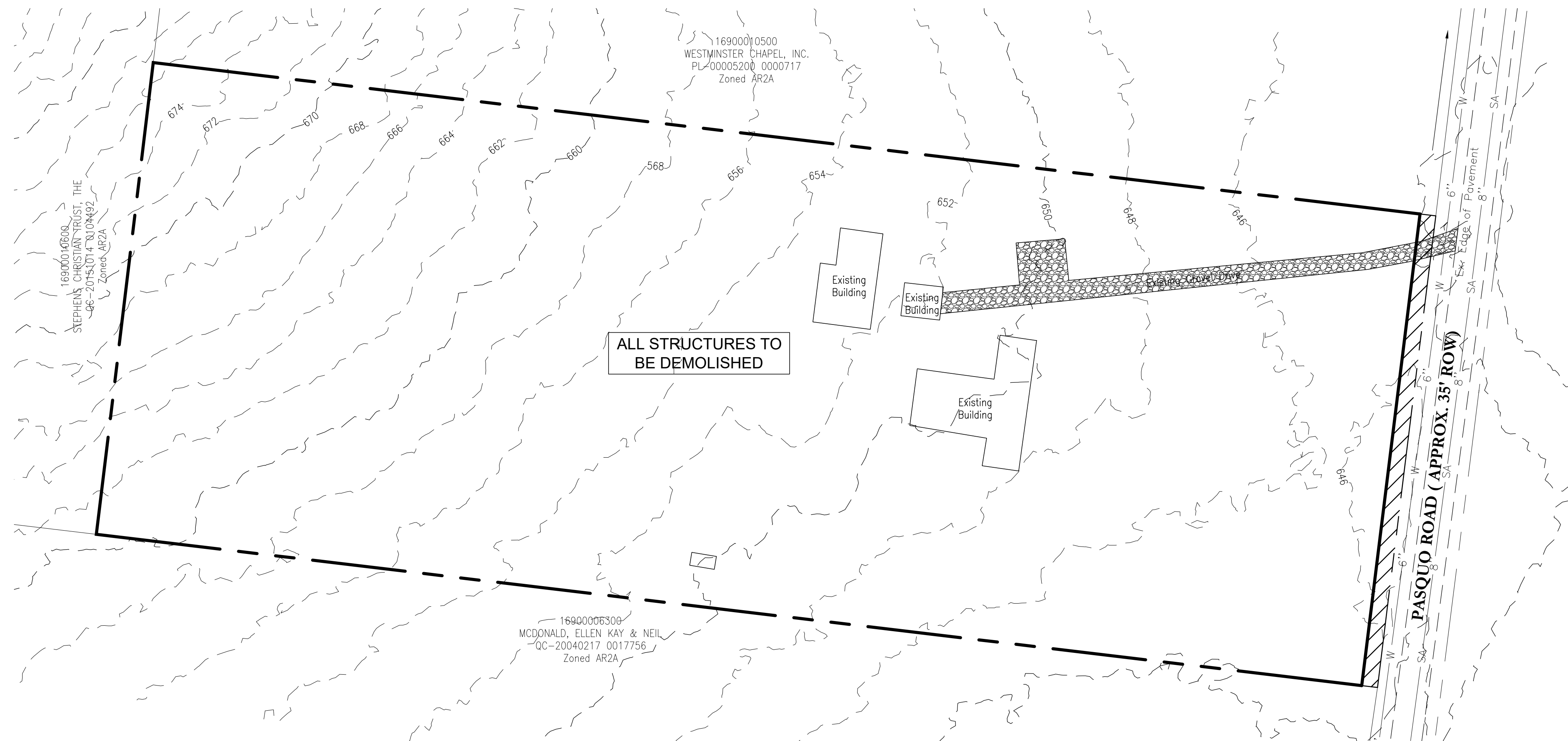


CASE # 2022SP-087-001

**Dale & Associates**  
Civil Engineering  
Land Planning & Zoning  
Surveying

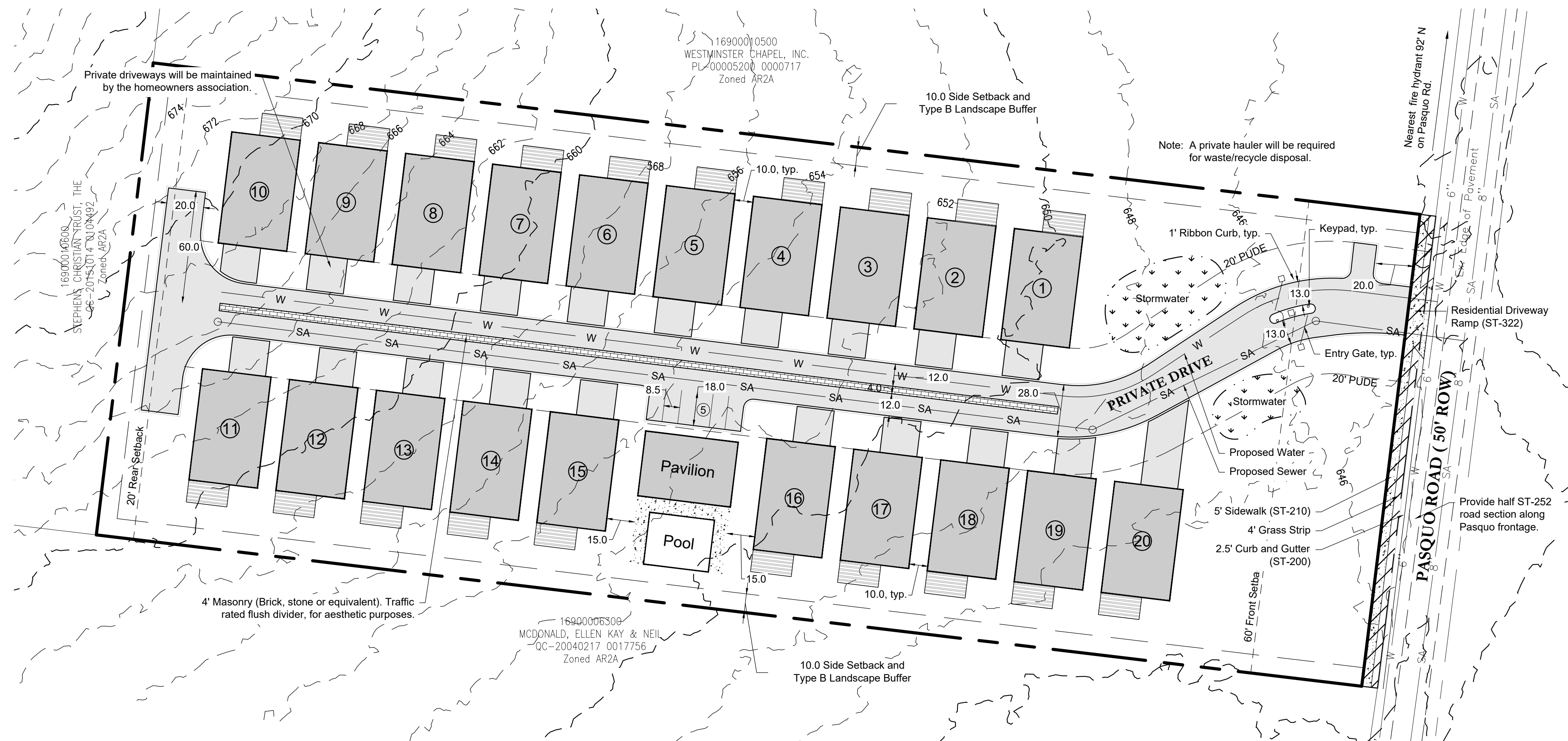
516 Heather Place  
Nashville, TN 37204  
(615) 297-5166

D&A Project #22124  
6010 Pasquo  
**C0.0**



ALL STRUCTURES TO BE DEMOLISHED

Existing Conditions



Layout, Utility and Grading Plan

**Development Summary**

**Property Information**  
 Map 169 Parcel 62  
 Tritschler, Nancy A.  
 6010 Pasquo Rd.  
 Nashville TN, 37211  
 Zoned AR2A

Total Site Area - 5.3 Ac. +/-  
 Council District #35 - Dave Rosenberg

**Developer**  
 R F Real Estate Investments, LLC  
 Dan Ruda, Manager  
 245 S. Wildwood Dr.  
 Branson, MO 65616  
 druda@tablerockgroup.com  
 417.348.1055

**Civil Engineer**  
 Dale & Associates (Adam Seger, PE)  
 516 Heather Place  
 Nashville, Tennessee 37204  
 615.297.5166

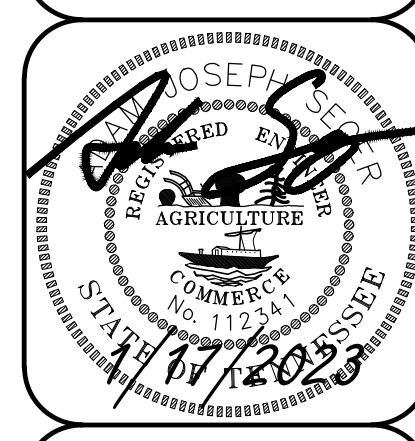
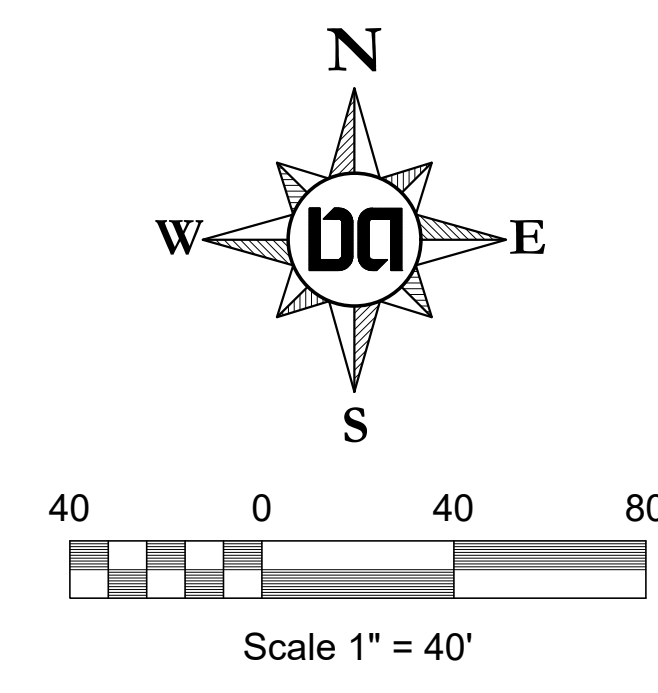
**Floodnote**  
 This property does not lie within a flood Hazard Area as depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037C0338H (not printed) dated 4/5/2017 and 47187C0064G dated 12/10/2016.

**Datum**  
 This plan is reflecting GIS data from Metro public domain. This is NOT a field run survey. All lot lines, contours and items shown should be considered approximate.

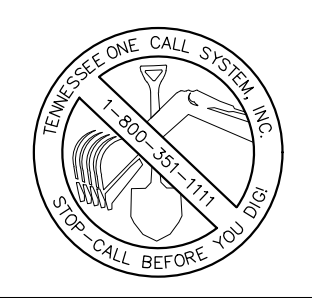
**Drawing Date:**  
 January 17, 2023

**Revisions**

PRELIMINARY SP  
**6010 Pasquo**  
 Map 169 Parcel 62  
 Nashville, Davidson County, Tennessee



**Layout, Utility and Grading Plan**



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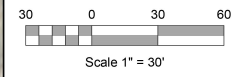
**Dale & Associates**  
 Civil Engineering  
 Land Planning & Zoning  
 Surveying  
 516 Heather Place  
 Nashville, TN 37204  
 (615) 297-5166

D&A Project #22124  
 6010 Pasquo  
**C1.0**

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TRISCHLER, NANCY A  
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16900010600  
STEPHENS, CHRISTIAN TRUST, THE  
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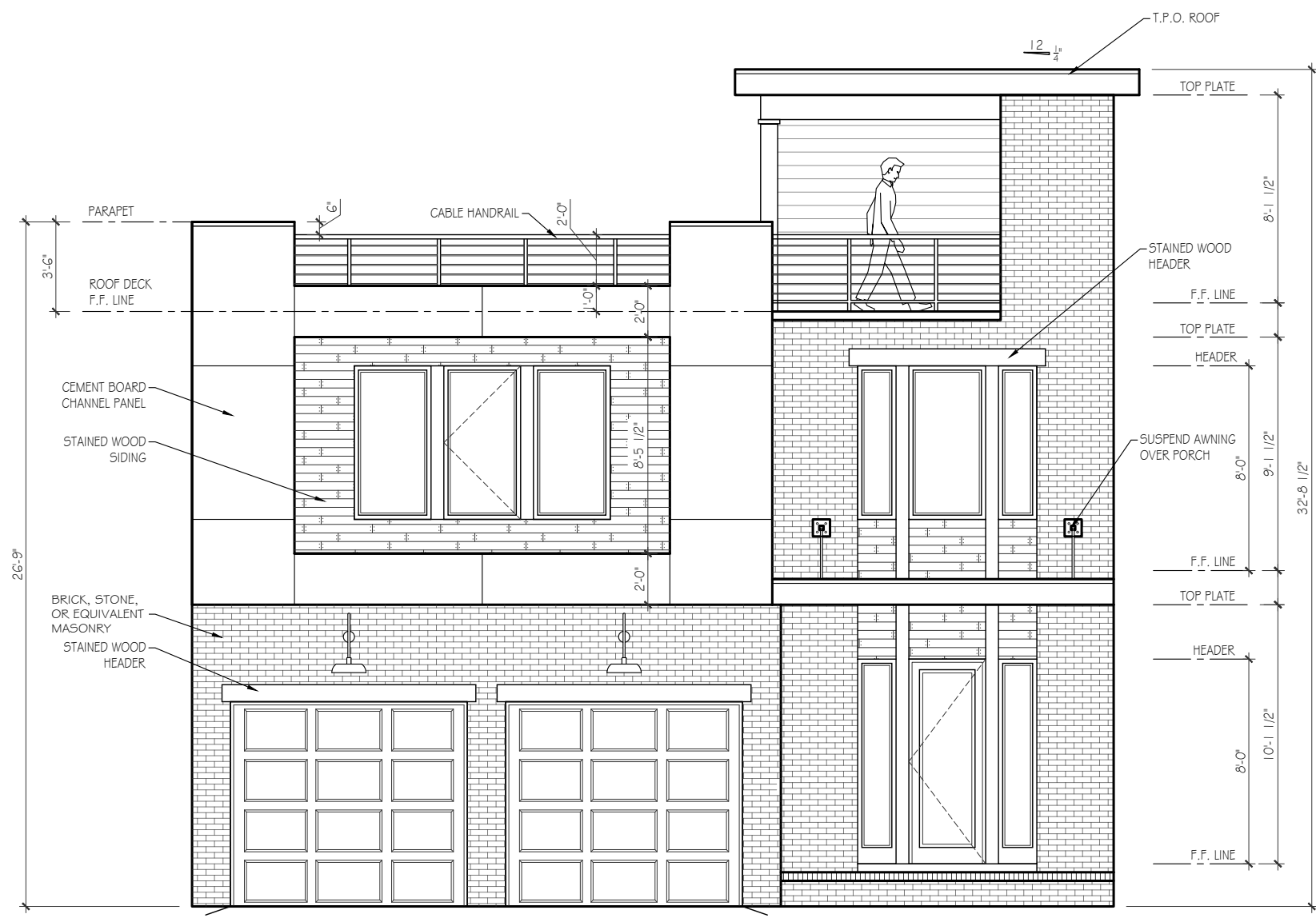
16900006300  
MCDONALD, ELLEN KAY & NEIL  
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# 6010 Pasquo Road Preliminary Layout

Dale and Associates  
Job #22124  
Total Area - 5.3 Acres  
Zoning - SP  
Number of Units - 20 Units

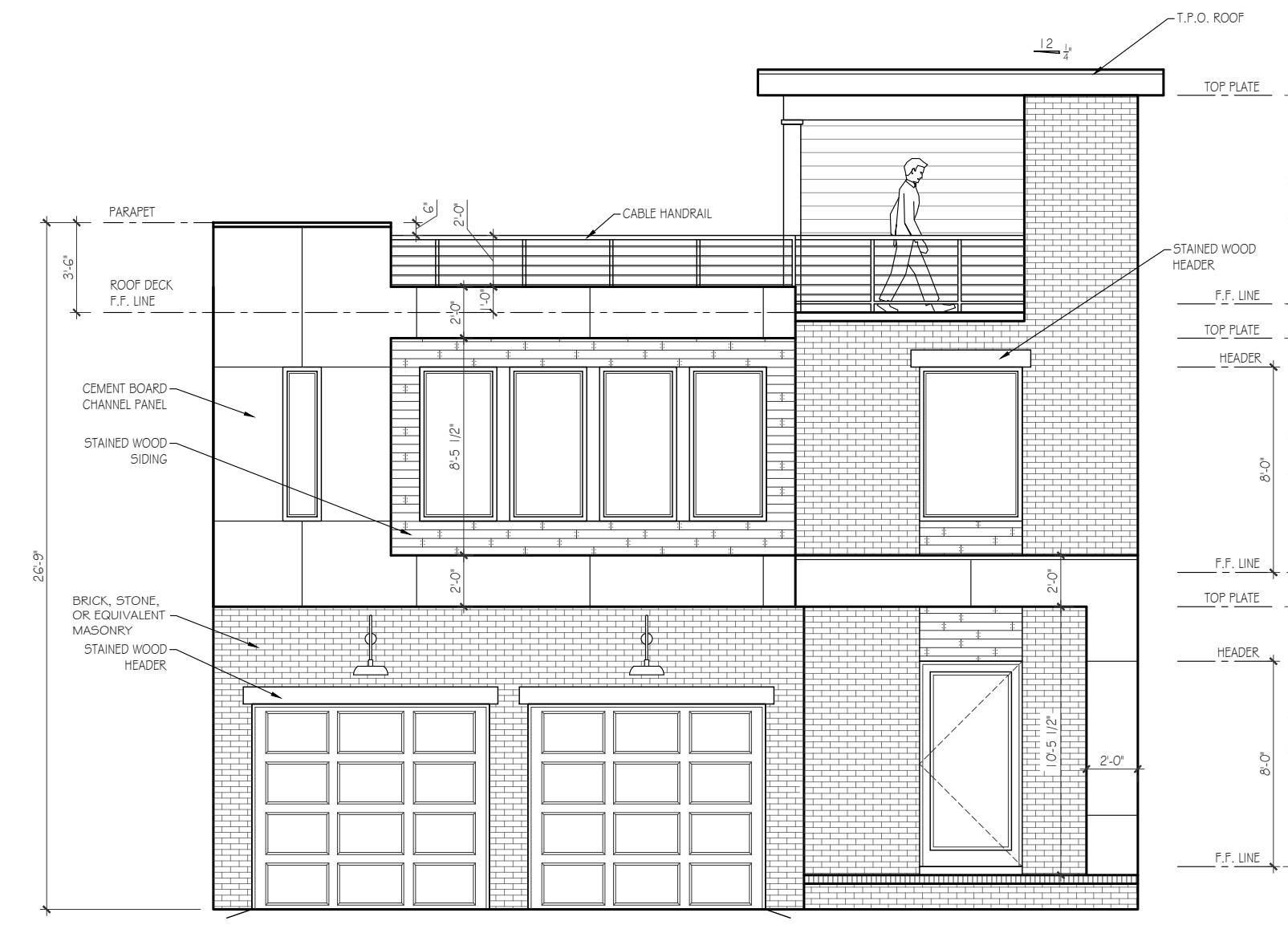




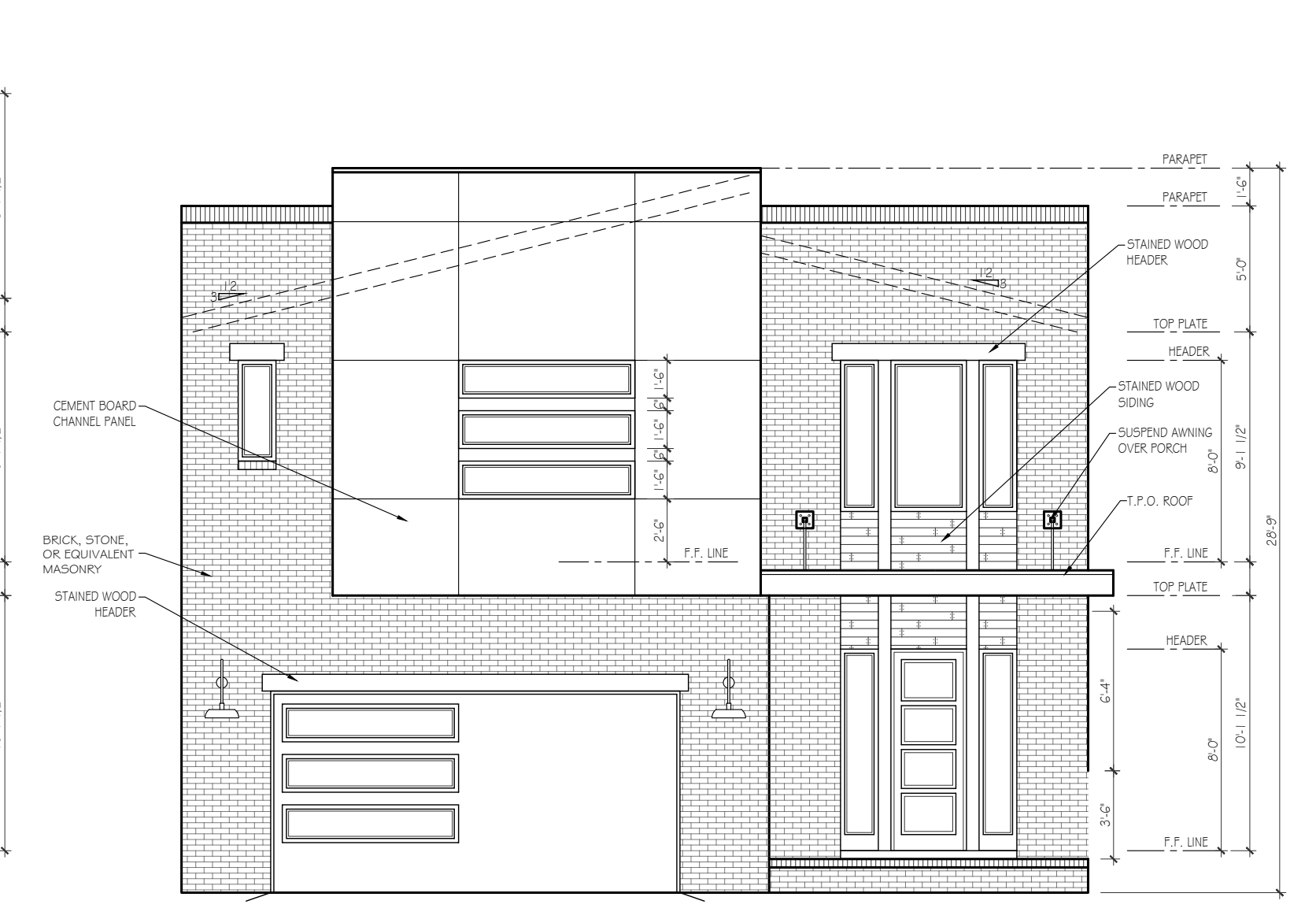
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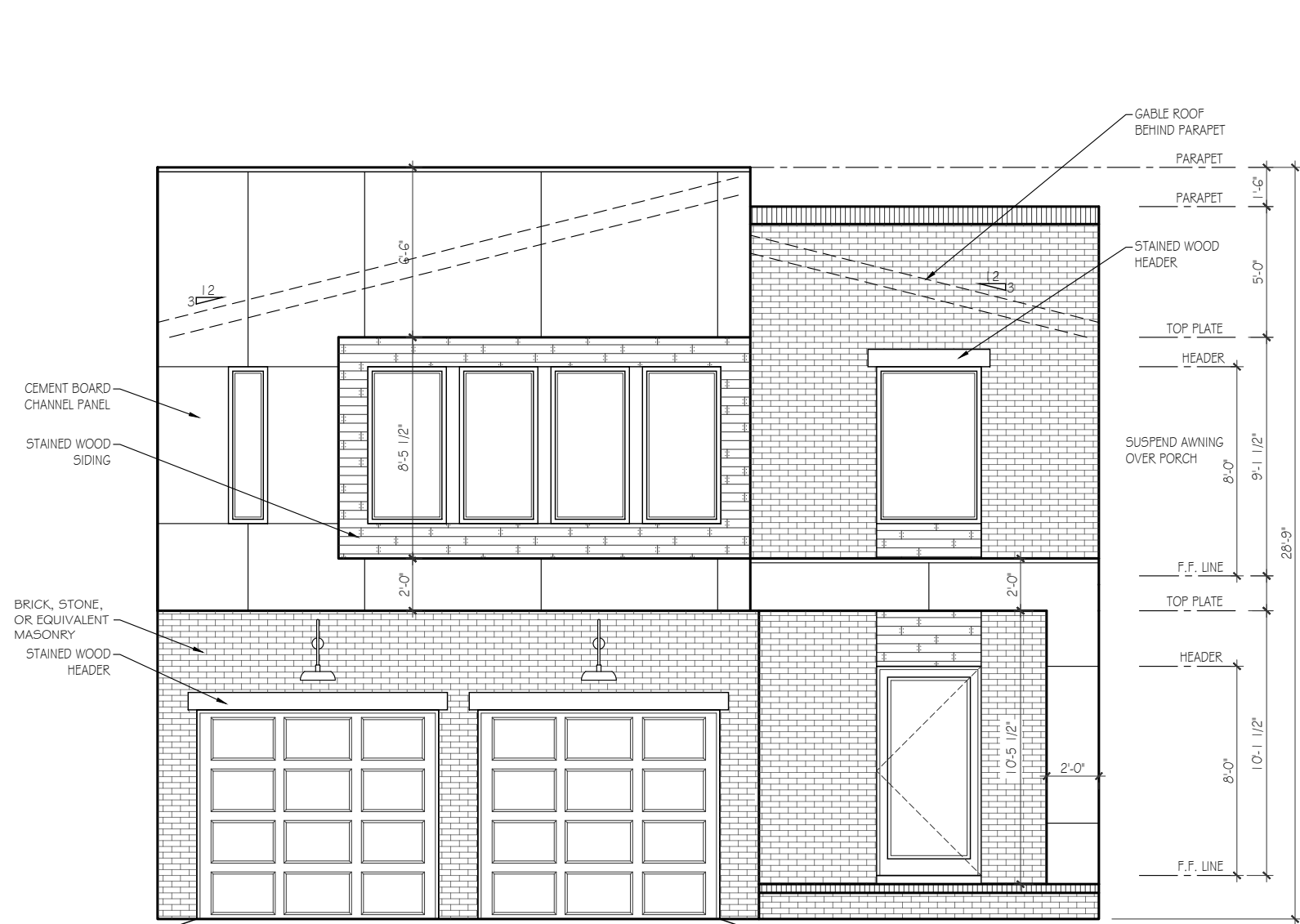
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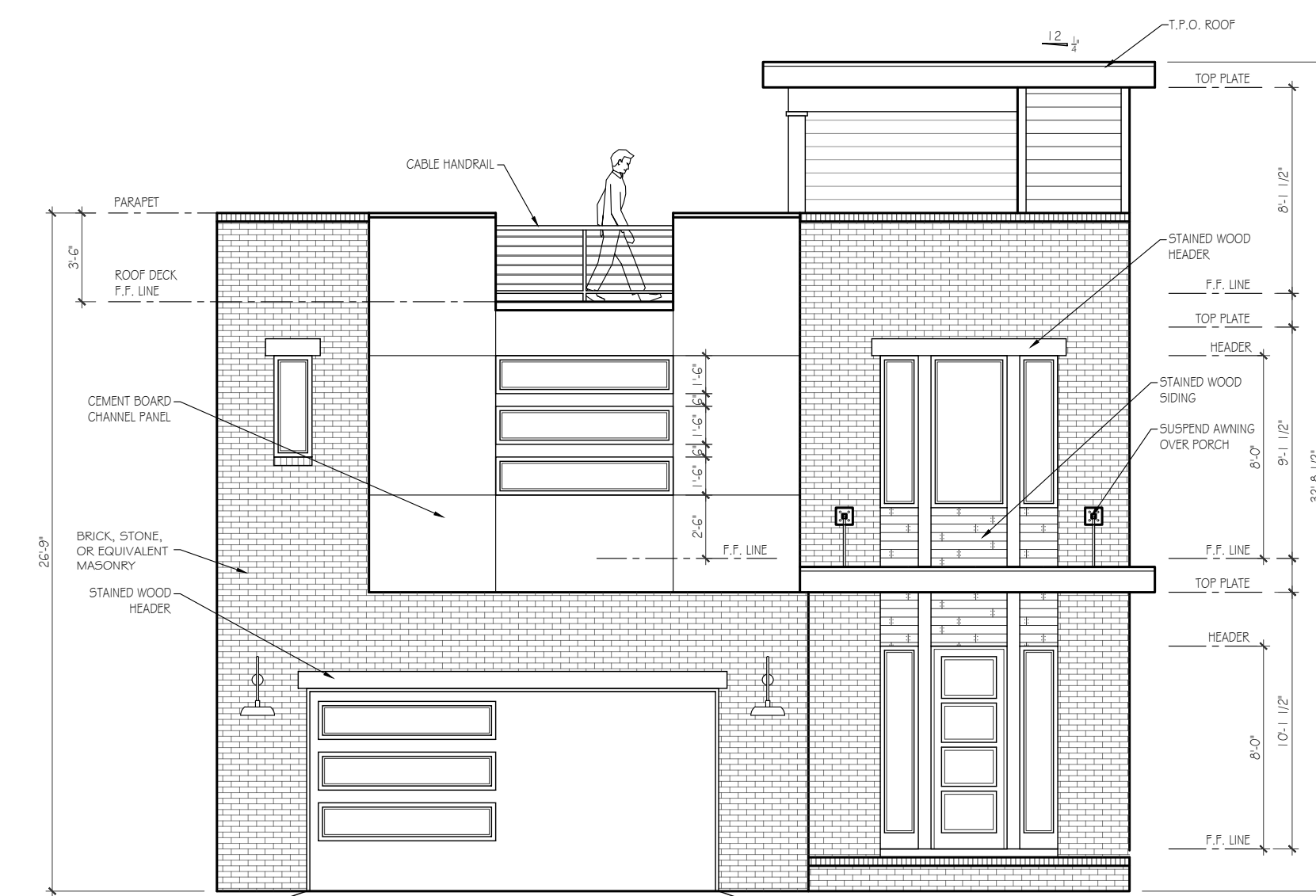
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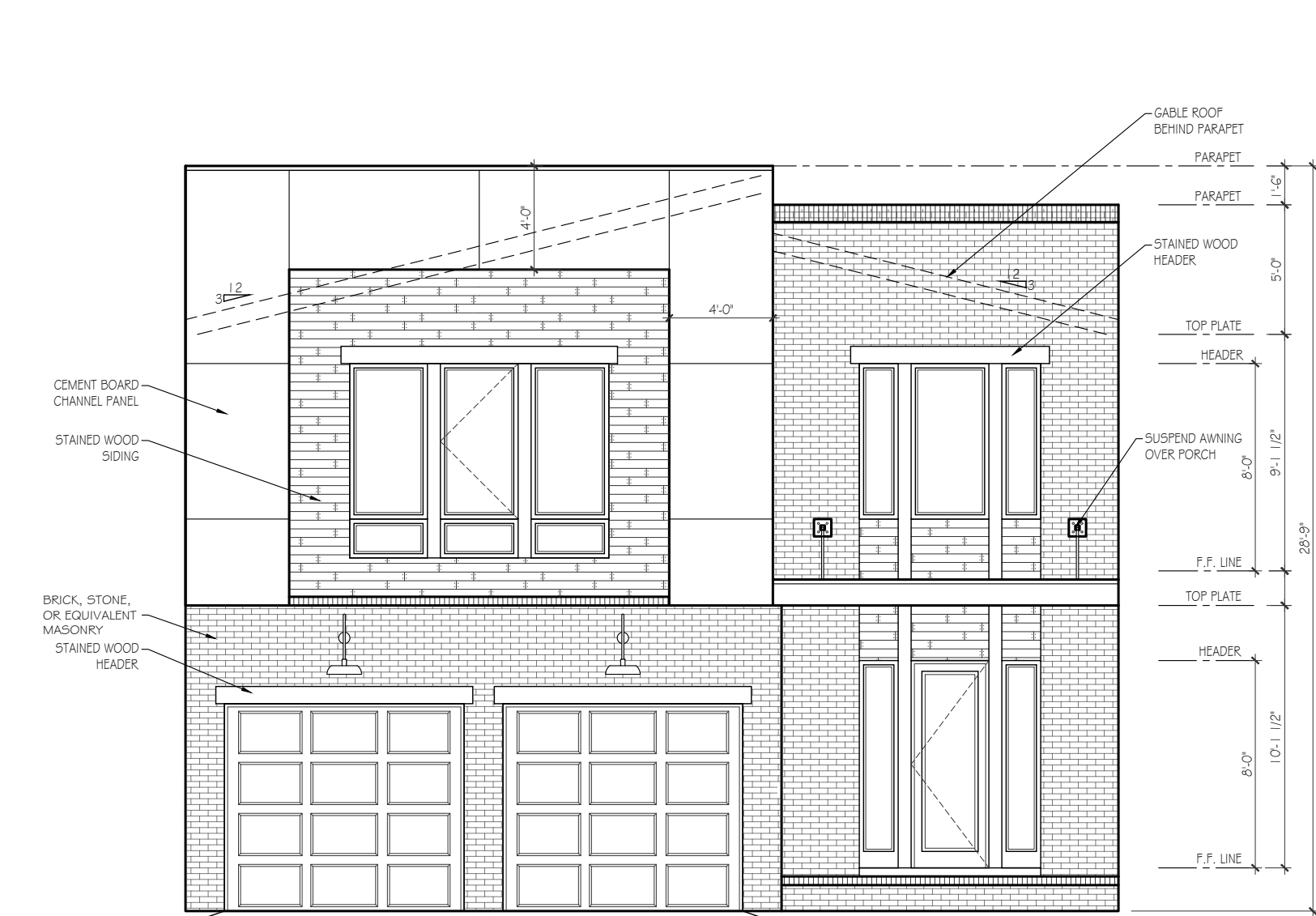
**MU B**



**MD B**



**MU RT A**



**MD A**



**MU RT B**

**6010 PASQUO RD.  
NASHVILLE, TN**

**Lynn  
& associates**

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