

**Walton Station Specific Plan
Case No. 2022SP-046-001**

**Preliminary Specific Plan Application
Rev. 3 September 13, 2022**

Alfred Benesch & Company



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Project Information

SP Name: Walton Station Development

Case No: 2022SP-046-001

Council District: (08) Nancy VanReece

Existing Zoning: RS10

Proposed Fall Back Zoning: RM20

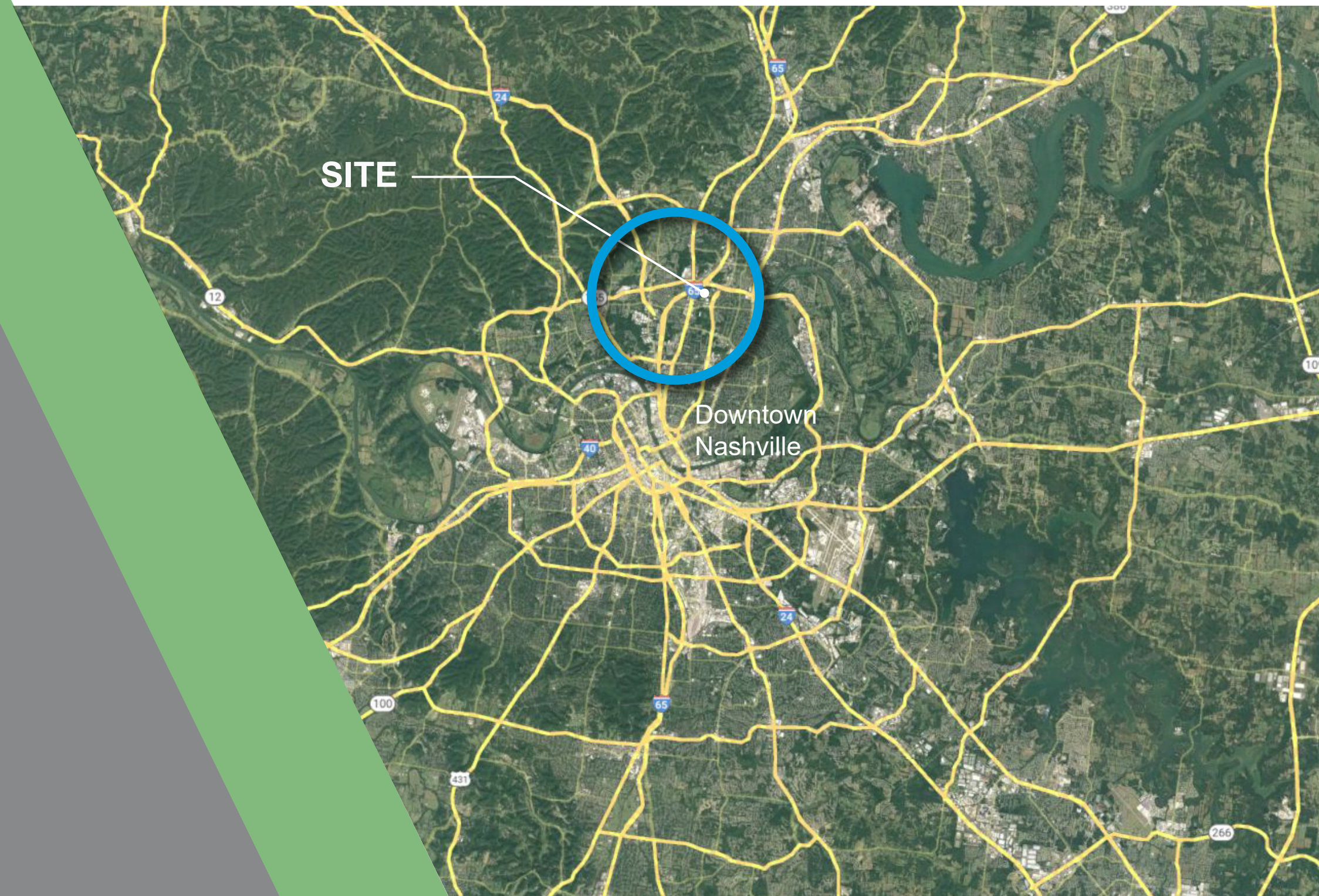
Developer: Adapt Development, LLC
7337 Cockrill Bend
Nashville, TN 37209
Chip Howorth
chip@adapt.land

Civil Engineer: Alfred Benesch & Company
401 Church St. Ste 1600
Nashville, TN 37219
Tripp Smith, PE
tpsmith@benesch.com
615-370-6079

Note:
According to the FEMA FIRM MAP #47037C0251H, dated April 5, 2017, the project site is considered Zone X and is located outside 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 up to 217 residential units as presented within the following plan documents.



Overall Vicinity



Site Location

General Plan Consistency

- Located just north of downtown Nashville within the T4-NE (Urban Neighborhood Evolving) and T4-CC (T4 Urban Community Center) Policy Areas.
- T4-NE areas are intended to integrate a mixture of housing types while providing high levels of connectivity and sensitivity to the environment. T4-CC areas are pedestrian-friendly, generally located at intersections of predominant urban streets with parking behind or to the side of the building with the buildings built to the back edge of the sidewalk.
- Contains approximately 18.36 acres of land area.
- This Specific Plan provides a variety of housing types (detached single-family units, townhomes and stacked flats) while still maintaining the predominant character of the area which is detached housing. Building setbacks along Walton Lane are greater than elsewhere on site to be more consistent with the existing setback pattern along this portion of Walton Lane thus maintaining the existing character of the immediate area, as called for by the T4-NE policy. Consistent with the T4-CC policy, the stacked flats are located at the intersection of Walton Lane and "Road A" and the setbacks are much closer to "Road A" than elsewhere on site.
- Through the use of private drives, all units will be alley-loaded or have parking to the rear or side of the building to enhance the streetscape and to create a pedestrian friendly streetscape within the project's interior.
- Areas of conservation have been considered and where possible, development avoids these areas.

Existing Conditions

PROPERTY INFORMATION

MAP 051; PARCEL 94.00:

PARCEL ID: 05100009400
 ADDRESS: 0 WALTON LN
 NASHVILLE, TN 37216
 OWNER: ALCORN, CARRIE A. S. (LE) & SUGGS, EVELYN
 CURRENT ZONING: RS10
 ACREAGE: 1.5 AC+/-

MAP 051; PARCEL 100.00:

PARCEL ID: 05100010000
 ADDRESS: 3302 WALTON LN
 NASHVILLE, TN 37216
 OWNER: DOTSON, BEULAH M.
 CURRENT ZONING: RS10
 ACREAGE: 2.0 AC+/-

MAP 051; PARCEL 112.00:

PARCEL ID: 05100011200
 ADDRESS: 3312 WALTON LN
 NASHVILLE, TN 37216
 OWNER: JENKINS, MICHAEL ALLEN & BENSON, ARNITHEA DORCEL
 CURRENT ZONING: RS10
 ACREAGE: 2.6 AC+/-

MAP 051; PARCEL 113.00:

PARCEL ID: 05100011300
 ADDRESS: 3306 WALTON LN
 NASHVILLE, TN 37216
 OWNER: THREACKILL, MECCIE L. & BROOKS, JAMES R. ET AL
 CURRENT ZONING: RS10
 ACREAGE: 0.2 AC+/-

MAP 051; PARCEL 114.00:

PARCEL ID: 05100011400
 ADDRESS: 3308 WALTON LN
 NASHVILLE, TN 37216
 OWNER: DODSON, PERCY M.
 CURRENT ZONING: RS10
 ACREAGE: 0.3 AC+/-

MAP 051; PARCEL 115.00:

PARCEL ID: 05100011500
 ADDRESS: 3304 WALTON LN
 NASHVILLE, TN 37216
 OWNER: DODSON, PERCY M. & HARBUT, MARY D.
 CURRENT ZONING: RS10
 ACREAGE: 0.3 AC+/-

MAP 051; PARCEL 116.00:

PARCEL ID: 05100011600
 ADDRESS: 0 WALTON LN
 NASHVILLE, TN 37216
 OWNER: RIDLEY, MAY ALICE.
 CURRENT ZONING: RS10
 ACREAGE: 1.0 AC+/-

MAP 051; PORTION OF PARCEL 117.00 (LOT 2):

PARCEL ID: 05100011700
 ADDRESS: 3300 WALTON LN
 NASHVILLE, TN 37216
 OWNER: DONELSON, ALBENDER
 CURRENT ZONING: RS10
 ACREAGE: 2.16 AC+/-

MAP 051; PARCEL 016.00:

PARCEL ID: 05113001600
 ADDRESS: 0 WALTON LN
 NASHVILLE, TN 37216
 OWNER: JENKINS, VIVIAN & MICHAEL A.
 CURRENT ZONING: RS10
 ACREAGE: 0.2 AC+/-

MAP 051; PORTION OF PARCEL 108.00:

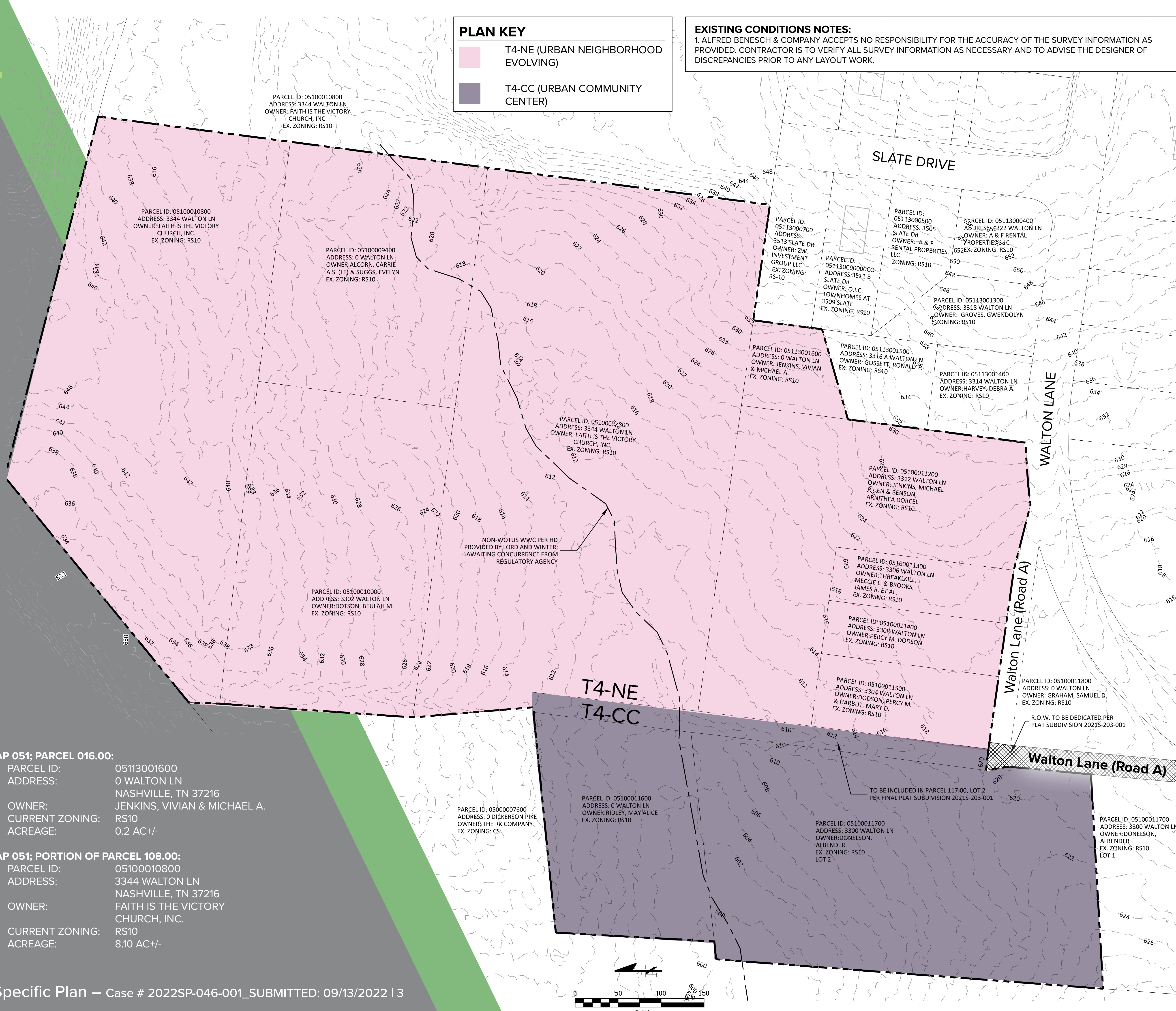
PARCEL ID: 05100010800
 ADDRESS: 3344 WALTON LN
 NASHVILLE, TN 37216
 OWNER: FAITH IS THE VICTORY CHURCH, INC.
 CURRENT ZONING: RS10
 ACREAGE: 8.10 AC+/-

PLAN KEY

- T4-NE (URBAN NEIGHBORHOOD EVOLVING)
- T4-CC (URBAN COMMUNITY CENTER)

EXISTING CONDITIONS NOTES:

1. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF DISCREPANCIES PRIOR TO ANY LAYOUT WORK.



Site Plan

PLAN KEY

- 1 OPEN SPACE
- 2 WATER QUALITY / DETENTION POND
- 3 PEDESTRIAN BRIDGE CROSSING
- 4 POOL & CABANA
- 5 ROOFTOP DECK
- 6 PAVILIONS
- 7 10FT LANDSCAPE BUFFER
- 8 CABANA CLUBHOUSE PARKING
- 9 FIRETRUCK TURN-AROUND
- 10 REFUSE LOCATION
- 11 MAIL KIOSK
- 12 BICYCLE PARKING

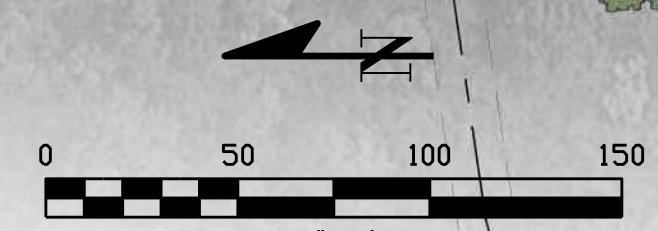
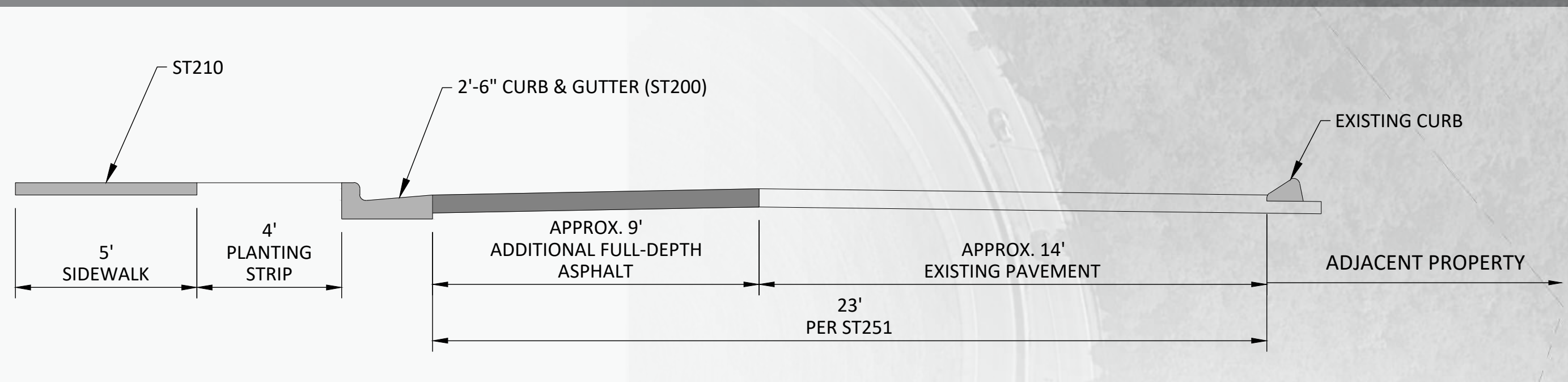
- X CARRIAGE HOMES
- X TOWNHOMES
- STACKED FLATS

Notes:
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 Volume 1 Regulations.



CONCEPTUAL WALTON LANE (ROAD A) IMPROVEMENTS (SECTION A-A)

Note: Final roadway width and design to be finalized during Final SP.



Development Summary

PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
MAX. DENSITY ALLOWED: 217 Units

PROVIDED FAR: 0.47
PROVIDED ISR: 0.52
PROHIBITED USES: SHORT-TERM RENTAL PROPERTY, OWNER OCCUPIED
 SHORT-TERM RENTAL PROPERTY, NOT-OWNER OCCUPIED

EXISTING ACREAGE: 18.80 AC+/-
PROPOSED ACREAGE: 18.36 AC+/-

PROPOSED RESIDENTIAL UNIT TYPES:

TOTAL NUMBER OF UNITS	217	1BR	2BR	3BR	4 BR
TOWNHOMES	22			(22)	
CARRIAGE HOMES	150			(137)	(13)
STACKED FLATS	45	(30)	(15)		

BUILDING HEIGHT
TOWNHOMES & CARRIAGE HOMES
 BUILDING HEIGHT AT SETBACK
 MAX. 3 STORIES
 45 FT

STACKED FLATS
 BUILDING HEIGHT AT SETBACK
 4 STORIES
 60 FT

PARKING REQUIRED
 MULTI-FAMILY RESIDENTIAL
497 SPACES
 1 SPACE PER BEDROOM (UP TO 2 BR)
 0.5 SPACES PER BEDROOM FOR EACH ADTL. BEDROOM

PARKING PROVIDED
TOTAL PARKING 549 SPACES
 COVERED PARKING 350 SPACES
 ON-STREET PARKING 12 SPACES
 SURFACE PARKING 187 SPACES

STREET CLASSIFICATIONS
 WALTON LANE (ROAD A) (PUBLIC) LOCAL STREET (46 FT R.O.W.)
 NDOT STANDARD ST251

PRIVATE DRIVES 24FT PAVEMENT WIDTH

BICYCLE PARKING REQUIRED
 TOWNHOMES & STACKED FLATS 20 SPACES
 CARRIAGE HOMES 1 SPACE PER 4 DWELLING UNITS
 1 SPACE PER 50 DWELLING UNITS

BICYCLE PARKING PROVIDED 20 SPACES (10 BOLLARDS)

ZONING REGULATIONS

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE **RM20 ZONING DISTRICT** AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

NOTE:

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.

BULK REGULATIONS

MAXIMUM DENSITY ALLOWED	MAX. FAR	MAX. ISR	MIN. REAR SETBACK	MIN. SIDE SETBACK	MIN. STREET SETBACK WALTON LANE (ROAD A)	MAX. HEIGHT AT SETBACK LINE
217 Units	0.80	0.70	15 FT	5 FT	20 FT AND 10 FT (SEE SITE PLAN FOR LOCATIONS)	SEE DEVELOPMENT SUMMARY THIS PAGE

PUBLIC R.O.W.

VEGETATIVE STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND NDOT IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.

MINIMUM TOTAL SIDEWALK WIDTHS:
 WALTON LANE: (ROAD A) 4FT VEG. STRIP; 5FT SIDEWALK

ALL DRIVES ARE PRIVATE AND SHALL NOT BE MAINTAINED BY METRO. ALL PUBLIC STREETS TO COMPLY WITH NDOT STANDARDS AND ANY REQUIRED DEDICATIONS WILL BE DEFINED IN THE FINAL SP SUBMITTAL.

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 THE ISSUANCE OF USE AND OCCUPANCY PERMITS. EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITH THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

GENERAL NOTES

- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.

LANDSCAPING

LANDSCAPE BUFFER YARD:

RM20 TO RS10	10' LANDSCAPE BUFFER
RM20 TO RS10 (CHURCH PROPERTY)	NONE REQUIRED (TOPOGRAPHIC CONSTRAINTS)
RM20 TO CS	NONE REQUIRED

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING ORDINANCE. LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

IT IS ANTICIPATED THAT EIGHT (8) 8-CUBIC YARD DUMPSTERS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.

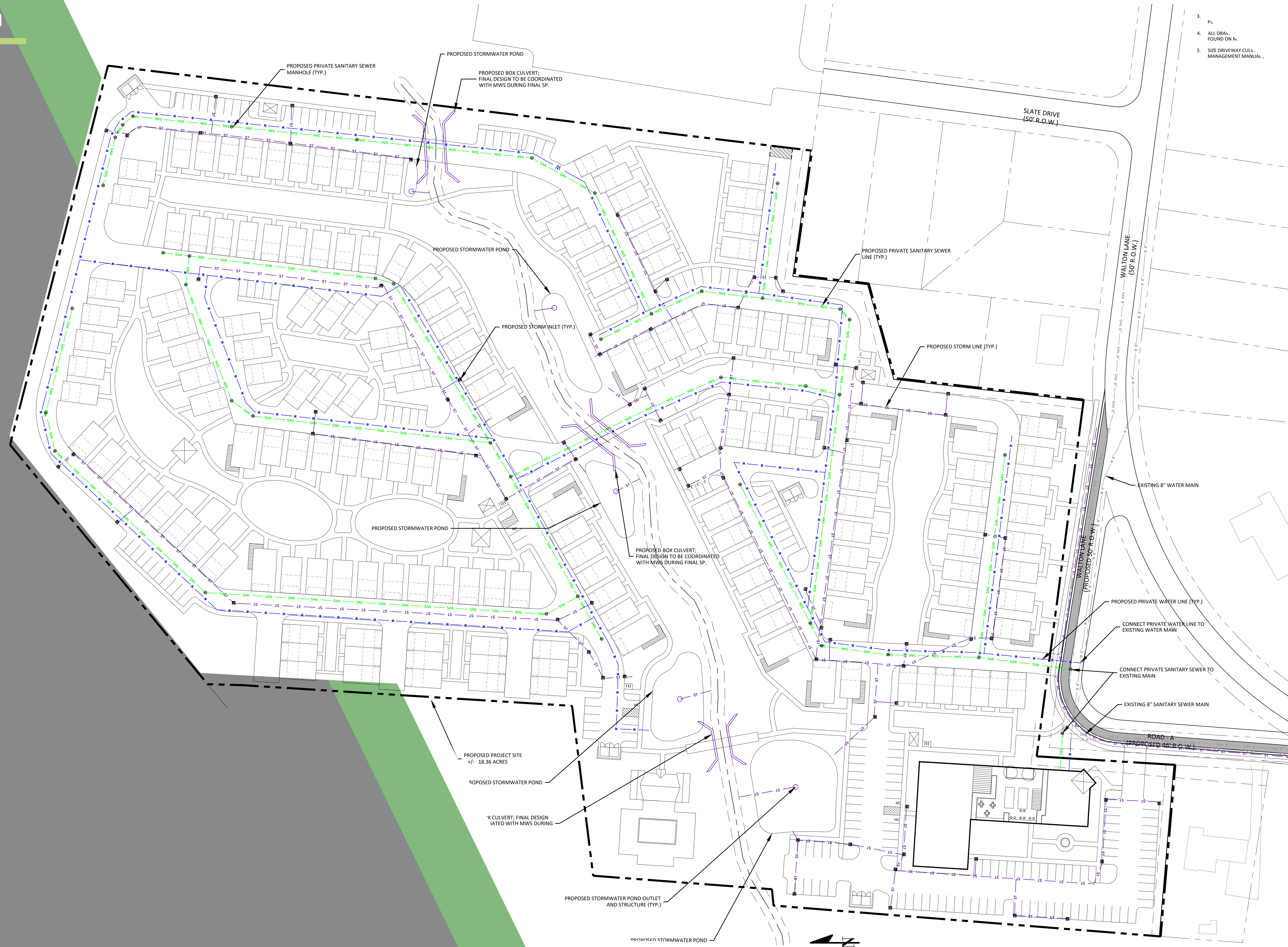
SP DESIGN STANDARDS

- BUILDING FACADES FRONTING A PRIVATE DRIVE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

Drainage & Utility Plan

NOTES:

1. 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.
2. 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.
3. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE/
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
5. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.



3. PL
4. ALL DRAIN. FOUND ON N.
5. SIZE DRIVEWAY CULV. MANAGEMENT MANUAL.

