

Preliminary SP

Barnes Rd.

Map 173 Parcels 6, 8, 9, 111,
112, 117 & 178

Nashville, Davidson Co., Tennessee

Case No. 2022SP-065-001

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 152 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 R8 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 47037C0389J 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.
- Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
- 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.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Landscape and tree density requirements shall be met, per Metro Zoning Code.
- The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. The exact location and extents of buffer zones are based on in-situ location of the stream and requirements per the Stormwater Management Manual Volume 1. Buffer zones on plans must reflect true extent per top of bank before Final SP will be signed off on by MWS Stormwater.

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.
- Windows shall be vertically oriented at a ration of 1.5:1 or greater.
- EIFS, vinyl siding, and untreated wood shall be prohibited.
- A raised foundation of 18"-36" is required for all residential structures.
- Porches shall provide a minimum of six feet of depth.

Development Summary

Property Information

Map 173 Parcels 6, 8, 9, 111, 112, 117 & 178

Parcel 6 (7.5 ac.)
Wair, Ralph M.
615-260-5220
0 Barnes Rd.

Parcel 9 (9.9 ac.)
Jackson, Stonewall
& Stonewall Jr.
615-714-6329
0 Barnes Rd.

Parcel 112 (11.06 ac.)
Jackson, Stonewall
& Stonewall Jr.
615-714-6329
1094 Barnes Rd.

Parcel 178 (2.59 ac.)
Wair, Ralph M. Sr.
615-521-2928
Wair, Lisa M.
615-243-7074
1104 Barnes Rd.

Total Site Area - 54 Ac. +/-
Council District #31 - John Rutherford

Developer

Slatey Development LLC
Dave Martin
1831 12th Ave. S. #115
Nashville, TN 37203
615.418.7976
dmartin@slatey.com

Civil Engineer

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

Floodnote

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Electric Service

Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615.747.6807

Gas Service

Nashville Gas (Piedmont)
615.734.0734

Water and Sewer Service

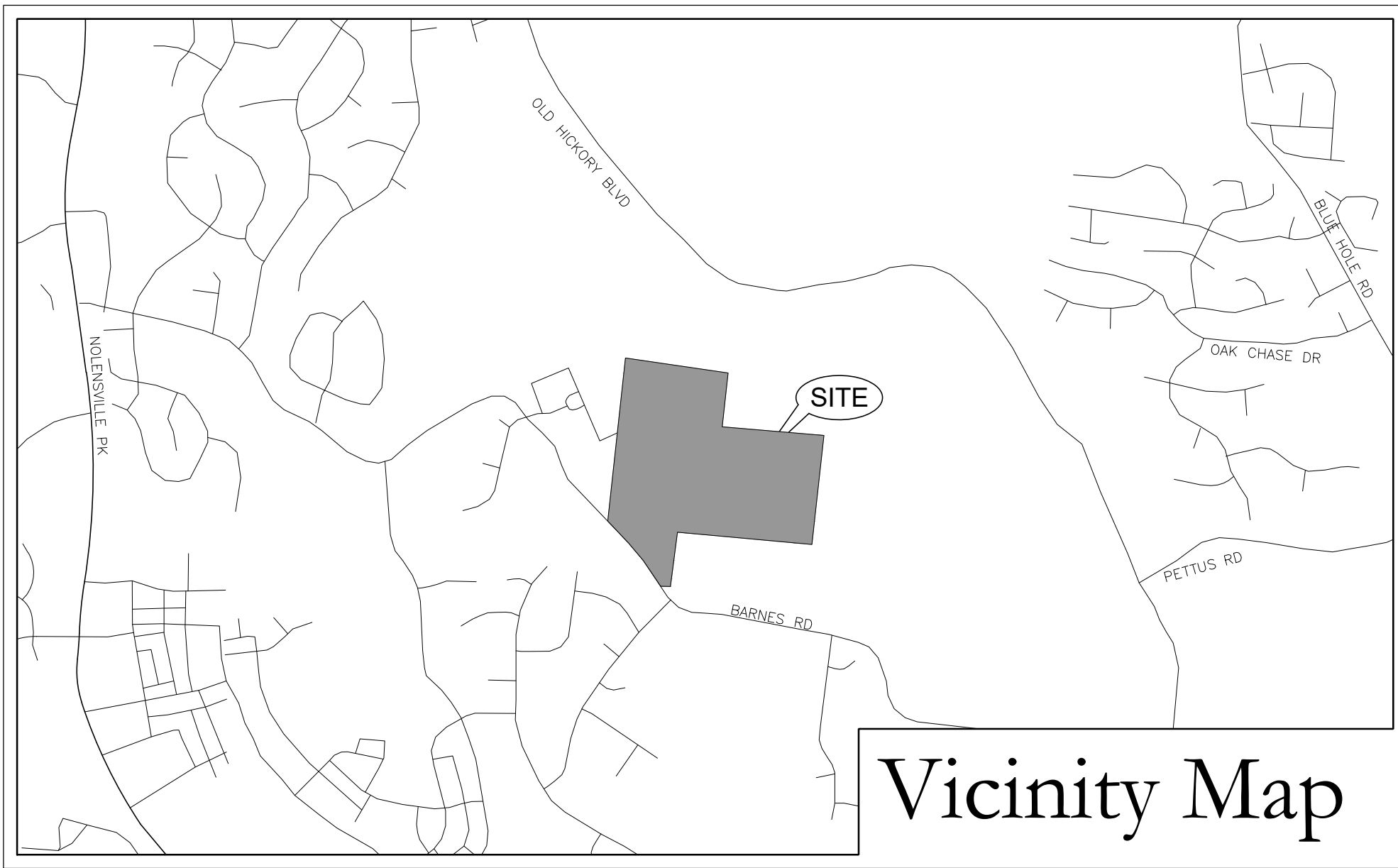
Metro Water Service
1600 2nd Avenue North
Nashville, TN 37208
615.862.4598

Telephone Service

Bellsouth
866.620.6000

Utility Location

Tennessee One-Call
800.351.1111



Specific Plan Development Summary

Use	This SP allows for the following :
	Max. of 152 Residential Units
	Single Family
	Detached Multi-family Units
Project Area	54 +/- Acres
Property zoning: AR2A, OV-AIR	Surrounding Zoning: AR2A, SP
Minimum lot size	7500 sq ft (Single Family)
Number of Residential Units/Density	152 units / 2.81 units per acre
	ROW area - 4.1 ac. (8%)
	Area of lots (SF) - 4.5 ac. (8%)
	(MF) - 23.5 ac. (44%)
	Open Space - 21.8 ac. (40%)
	Multi-Family
FAR	Req: 0.70 Pro: 0.58
ISR	Req: 0.70 Pro: 0.29
Setbacks	
Front (along Barnes Rd.)	50'
(along proposed 50' and 59' ROW)	20'
Side	5'
Rear	20'
Min. Distance between buildings (Multi-Family)	8'
Height standards	3 stories
Parking and Access	
Ramp Location and Number	(1 - Barnes Rd.)
Distance to nearest existing ramp (Min. 30')	880' Southeast to Barnes Bend Dr.
Distance to intersection	1200' Northwest to Worthington Ave.
Required Parking	304 stalls
Provided Parking	304 stalls (covered) 127 stalls (surface)

SHEET SCHEDULE

C0.0	Project Notes and Standards
C1.0	Existing Conditions Plan
C2.0	Layout, Utility and Landscape Plan
C3.0	Grading and Drainage Plan
C4.0	Slope Study



PERMITS:
Tracking #
SWGR # TYYYYY####
YY-SL-####
YY-WL-####



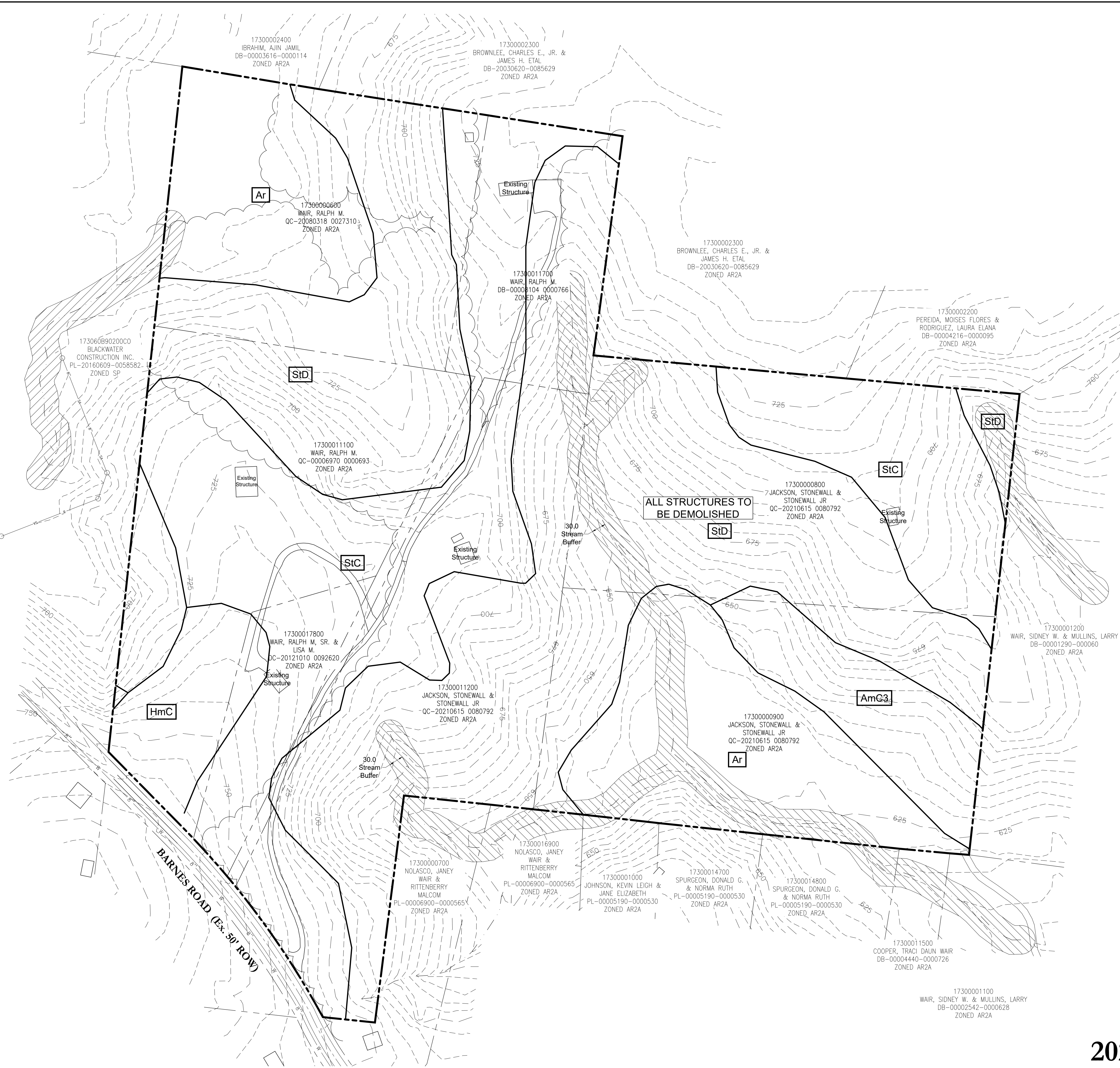
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21141

Barnes Rd SP

C0.0

Submittal Date: August 31, 2022
Revision Date: October 3, 2022



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Parcel 111 (8.73 ac.)
Wair, Ralph M.
615-260-5220
1110 Barnes Rd.

Parcel 112 (11.06 ac.)
Jackson, Stonewall & Stonewall Jr.
615-714-6329
1094 Barnes Rd.

Parcel 117 (4.37 ac.)
Wair, Ralph M.
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Parcel 178 (2.59 ac.)
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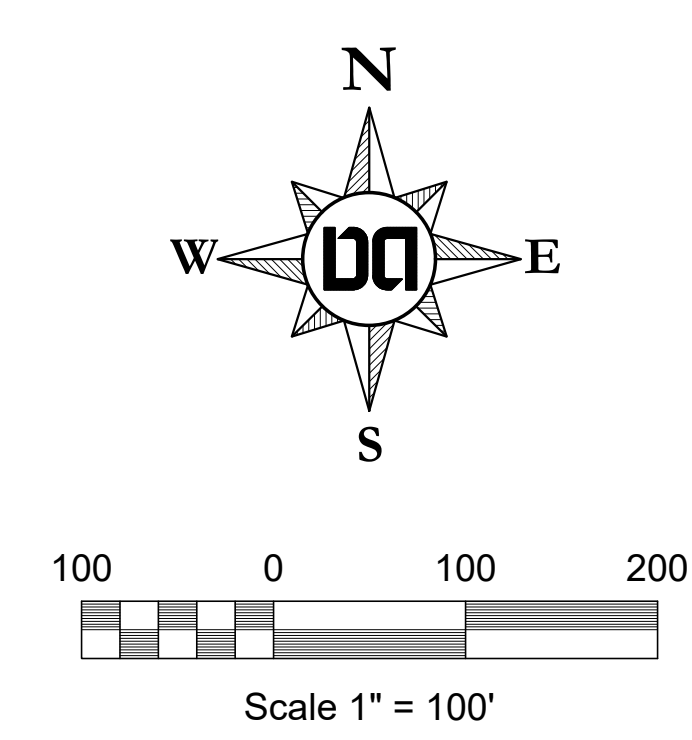
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Council District #31 - John Rutherford

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Engineer
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Floodnote
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Land Planning & Zoning
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Drawing Date:
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Revisions

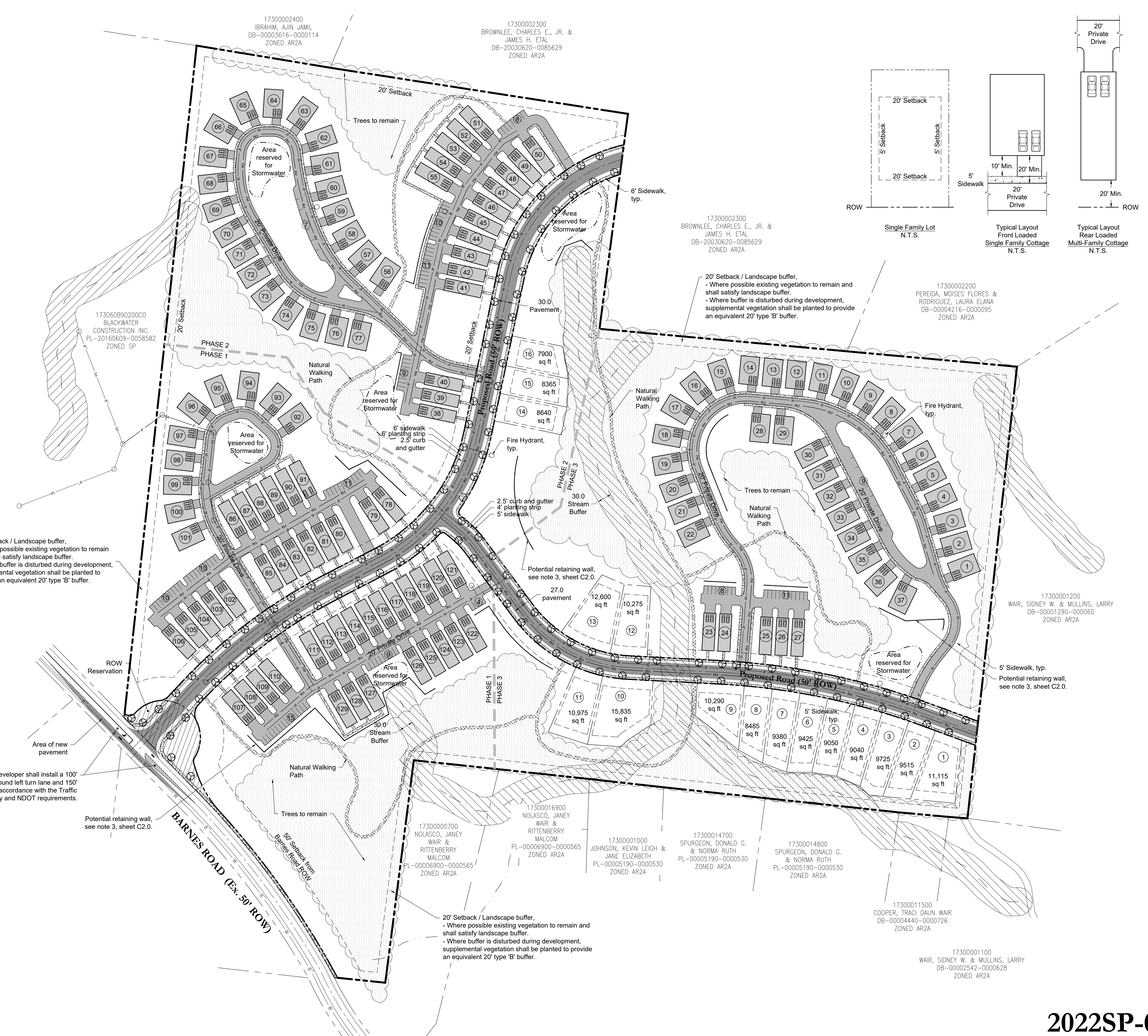
PRELIMINARY SP

Barnes Road SP

Map 173 Parcels 6, 8, 9, 111, 112, 117 & 178
Nashville, Davidson County, Tennessee

Existing Conditions Plan

2022SP-065-001



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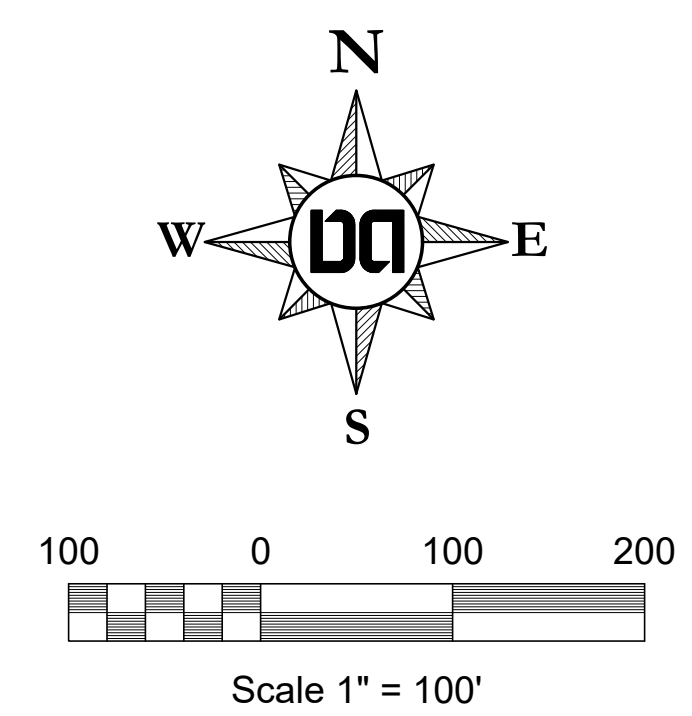
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- NOTES:**
- Phase lines are approximate. All single family lots shown to demonstrate viability.
 - Final lot areas may change.
 - Approximate location of potential retaining walls. Final location and height to be determined during Final SP design.



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C2.0

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PRELIMINARY SP

Barnes Road SP

Map 173 Parcels 6, 8, 9, 111, 112, 117 & 178
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Layout, Utility
& Landscape
Plan



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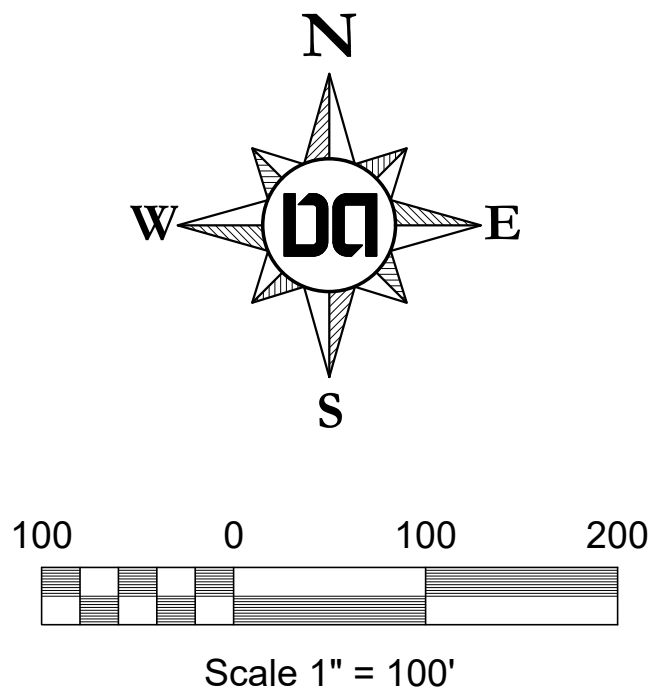
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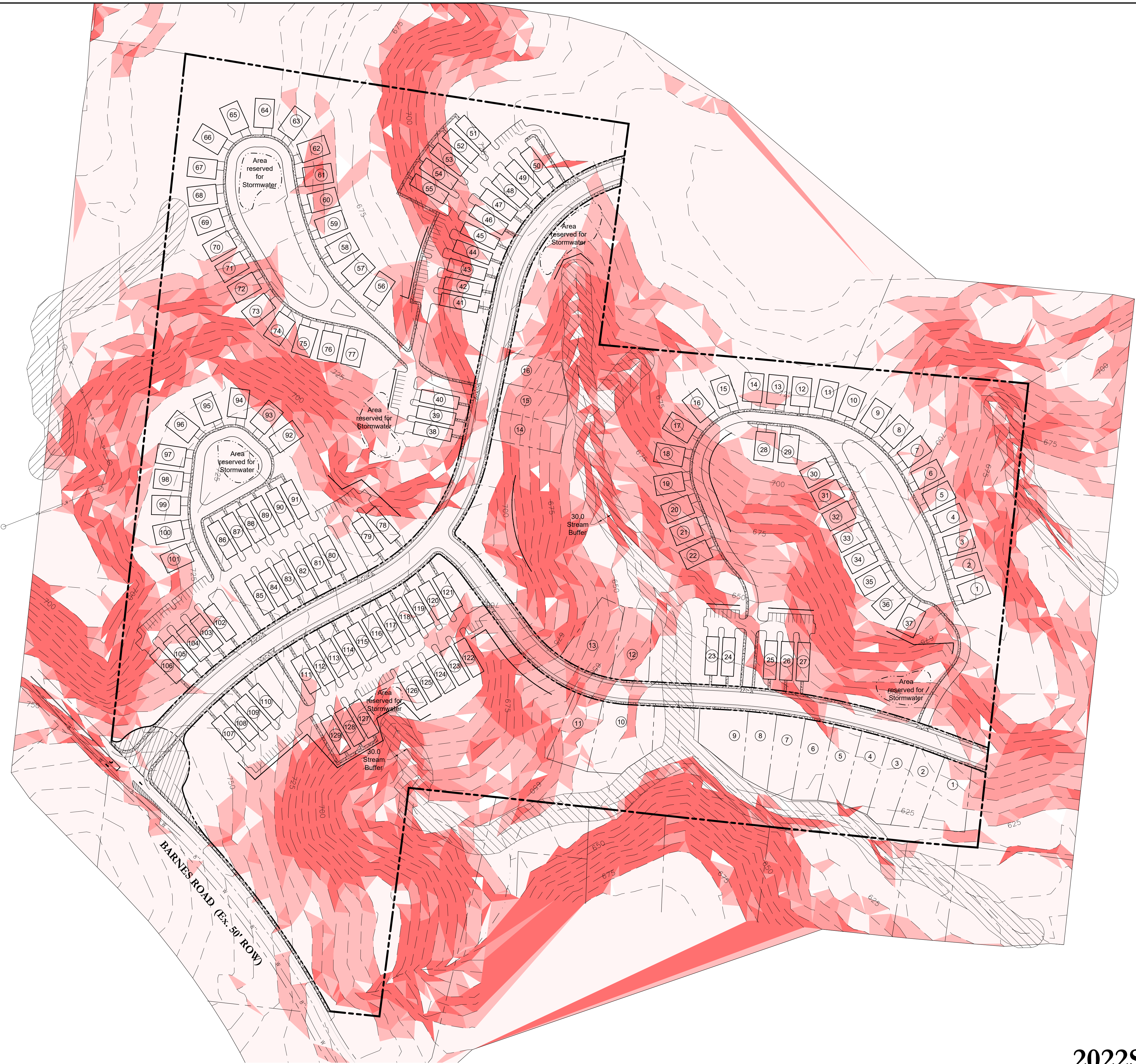
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Grading and Drainage Plan

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C3.0



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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	15.10%	20.00%	
3	20.10%	25.00%	
4	25.10%	100.00%	

N
W E
S

100 0 100 200

Scale 1" = 100'

Drawing Date:
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PRELIMINARY SP

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Slope Study



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Land Planning & Zoning
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