SP(SPECIFIC PLAN)
PRELIMINARY DEVELOPMENT PLANS
TRISTAR CENTENNIAL MEDICAL CENTER - BELLEVUE FSED

PURPOSE NOTE

The purpose of this SP is to receive preliminary approval to permit a 1-Story Emergency Department within the existing T2-RM Land Use Policy District to provide community services.

FEDERAL COMPLIANCE NOTE

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

ADA: http://www.ada.org

US Justice Dept: http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html

PROPERTY INFORMATION [EXISTING]

APPLICATION DATE:	AUGUST 31, 2022
SP NUMBER:	2022SP-064-001
COUNCIL DISTRICT NUMBER:	22
DISTRICT COUNCIL MEMBER:	GLORIA HAUSSER
PROPERTY OWNER:	HCA HEALTH SERVICES OF TENNESSEE, INC.
(SP) PARCEL ACREAGE:	3.42± AC (148,744± SF)
EX. BUILDING SF:	6,859 SF (DEMOLISHED)
TAX MAP:	127
PARCELS:	311.00 & 312.00
METRO GIS ID:	12700031100 & 12700031200
STREET ADDRESS:	7734 & 7730 HIGHWAY 70 S
EXISTING ZONING:	SP, OV-FLD
CCM:	
EX. LAND USE:	RESTAURANT / VACANT
EX. COMMUNITY PLAN:	BELLEVUE
EXISTING POLICY AREA:	T2-RM (T2-RURAL MAINTENANCE)
EX. SUBAREA #:	6
LAND USE OVERLAY:	CO

DEVELOPMENT SUMMARY [PROPOSED]

ZONING:	SP [COMMERCIAL]
PROPOSED LAND USES:	MEDICAL OFFICE
CCM POLICY AREA:	T2-RM (T2-RURAL MAINTENANCE)
SITE ACREAGE:	3.42± AC (148,744± SF)
PHASING:	ONE PHASE
LOTS	N/A, ONE LOT DEVELOPMENT
F.A.R.:	.07 SHOWN (.08 MAX)
BUILDING FLOOR AREA:	10,860± SF
IMPERVIOUS AREA:	54,315± SF
BUILDING:	10,860± SF
ROADWAY/PAVEMENT:	38,465± SF
SIDEWALKS:	4,990± SF
ISR:	.37± SHOWN (54,315± / 148,744± SF) (.50 MAX)
BUILDING SETBACKS:	
FRONT (HWY 100):	20' (62' FROM CL OF HWY 100)
SIDE (HARPETH VALLEY RD):	20' (45' FROM HARPETH VALLEY RD)
SIDE (EXTERNAL):	20'
REAR (EXTERNAL):	20'
MAX BUILDING HT:	19'8" FROM FFE (19'8" MAX)

1 NOTE: Any bulk regulation not identified with this plan shall meet min. regs of the previously approved SP plan.

PARKING SUMMARY

PARKING REQUIREMENTS:	
(1 SPACE / 200 SF)	10,860 SF/200=55 SPACES
PROPOSED PARKING:	
PARKING SPACES:	52 SPACES
ADA PARKING SPACES:	6 SPACES
TOTAL	**58 SPACES**

PLANNING 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 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.

GENERAL NOTES

1. 78-840 Note: 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 Dept. of Water Services.
2. Access Note: Harpeth Valley Utility District shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
3. Fire Dept. Note: Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
4. Preliminary SP Plan Note: Minor modifications to this 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.
5. Stormwater Preliminary Plan Note: Drawing indicates the basic premise of the development, as it pertains to Stormwater approval / comments only. The final details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
6. Development Schedule: It is anticipated that project will be constructed in one phase, and will begin in Spring 2023 and completion by Fall 2023.
7. Survey Note: Boundary information taken from survey prepared by GSE dated 04/07/2022. Topographic information taken from lidar topo prepared by RS dated 04/24/2022. Bearing reference system is State Plane / NAD 83.
8. Stream Buffer Note: 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 Manual Volume 1 - Regulations.
9. Culvert/Driveway Note: Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum Driveway culvert in Metro ROW is 15' RCP).

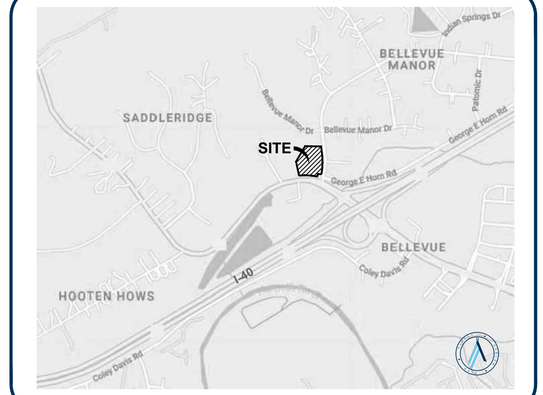
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PUBLIC WORKS NOTE

Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

U.S. FEMA FIRM NOTE

By scaled map location and graphic plotting only, this property lies within flood zones "ae", "x" (other flood areas), and "x" as designated on current Federal Emergency Management Agency map no. 47037C0329H, with an effective date of April 5, 2017, which makes up a part of the national flood insurance administration report; community no. 47037, panel no. 0329, suffix h, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines zone "ae" under "special flood hazard areas subject to inundation by the 1% annual chance flood" as base flood elevations determined. said map defines zone "x" (other flood areas) under "other flood areas" as areas of 0.2% annual chance flood. Said map defines zone "x" under "other areas" as areas determined to be outside the 0.2% annual chance floodplain.



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C0.1	EXISTING CONDITIONS PLAN
C1.0	SITE LAYOUT PLAN
C1.1	PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
A1.0	ARCHITECTURAL RENDERING
A2.0	ARCHITECTURAL ELEVATIONS

CONTACTS

OWNER
HCA HEALTH SERVICES OF TENNESSEE, INC.
ONE PARK PLAZA
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(615) 344-5962

(APPLICANT)
LANDSCAPE ARCHITECTURE
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atarsi@ragansmith.com

ARCHITECT
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NASHVILLE, TN 37203
(615) 244-7399

ENGINEER
LEE HORN, PE
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lhorn@ragansmith.com

SURVEYOR
DOUGLAS BALL-CHANDLER
176 THOMPSON LANE, SUITE 200
NASHVILLE, TN 37211
(615) 933-7888

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ANDREW TARSI REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1311 COMMERCE AGRICULTURE

TRISTAR CENTENNIAL MEDICAL CENTER
FOR
HCA HEALTH SERVICES OF TENNESSEE, INC.
22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: 08/31/2022

Approved By: A. TARSI

Revisions:

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1 09/20/2022 PER METRO COMMENTS

Drawing Title:

COVER

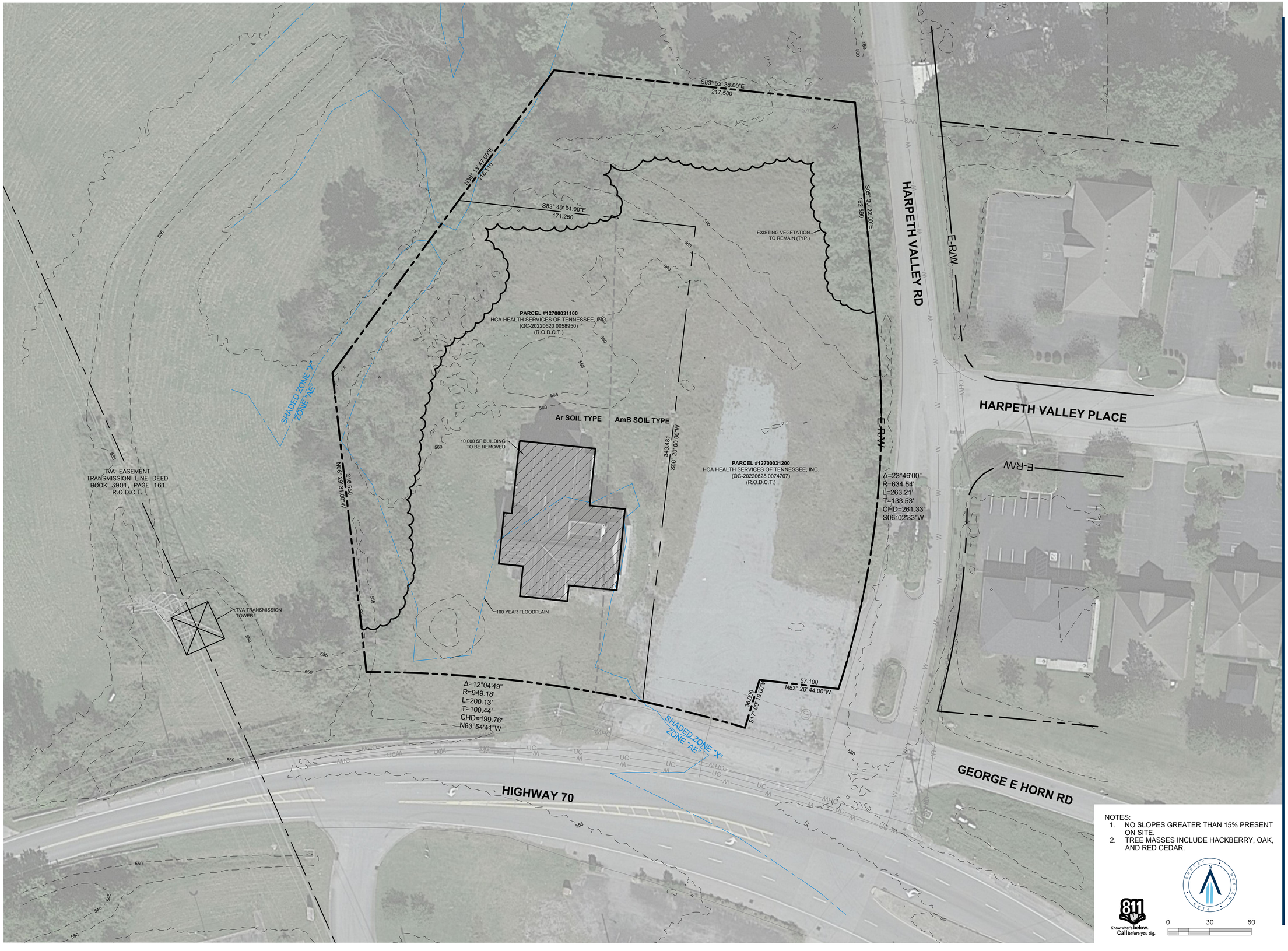
Drawing No.

CVR

Project No.

22-0250

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PLOTTED BY ANDREW TARSI ON 9/20/2022 9:55 AM LAST UPDATED BY ATARSI ON 9/20/2022 7:42 AM



NOTES:
1. NO SLOPES GREATER THAN 15% PRESENT ON SITE.
2. TREE MASSES INCLUDE HACKBERRY, OAK, AND RED CEDAR.

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TRISTAR CENTENNIAL MEDICAL CENTER

FOR

HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

Approved By: A. TARSI

Revisions:

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Drawing Title:

EXISTING CONDITIONS

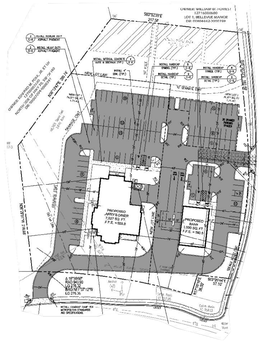
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C0.1

Project No.

22-0250

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2015 APPROVED SP - RESTAURANT AND BANK

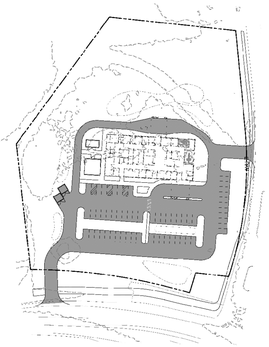
BUILDING SF: 10,027 SF

IMPERVIOUS SURFACE RATIO: 0.51

PARKING SPACES: 115 SPACES

GREEN SPACE: 49%

FAR: 0.06



2022 PROPOSED SP - EMERGENCY DEPARTMENT

BUILDING SF: 10,860 SF

IMPERVIOUS SURFACE RATIO: 0.37

PARKING SPACES: 58 SPACES

GREEN SPACE: 63%

FAR: 0.07

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TRISTAR CENTENNIAL MEDICAL CENTER

FOR

HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

Approved By: A. TARSI

Revisions:

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1 09/20/2022 PER METRO COMMENTS

Drawing Title:

SITE LAYOUT PLAN

Drawing No.

C1.0

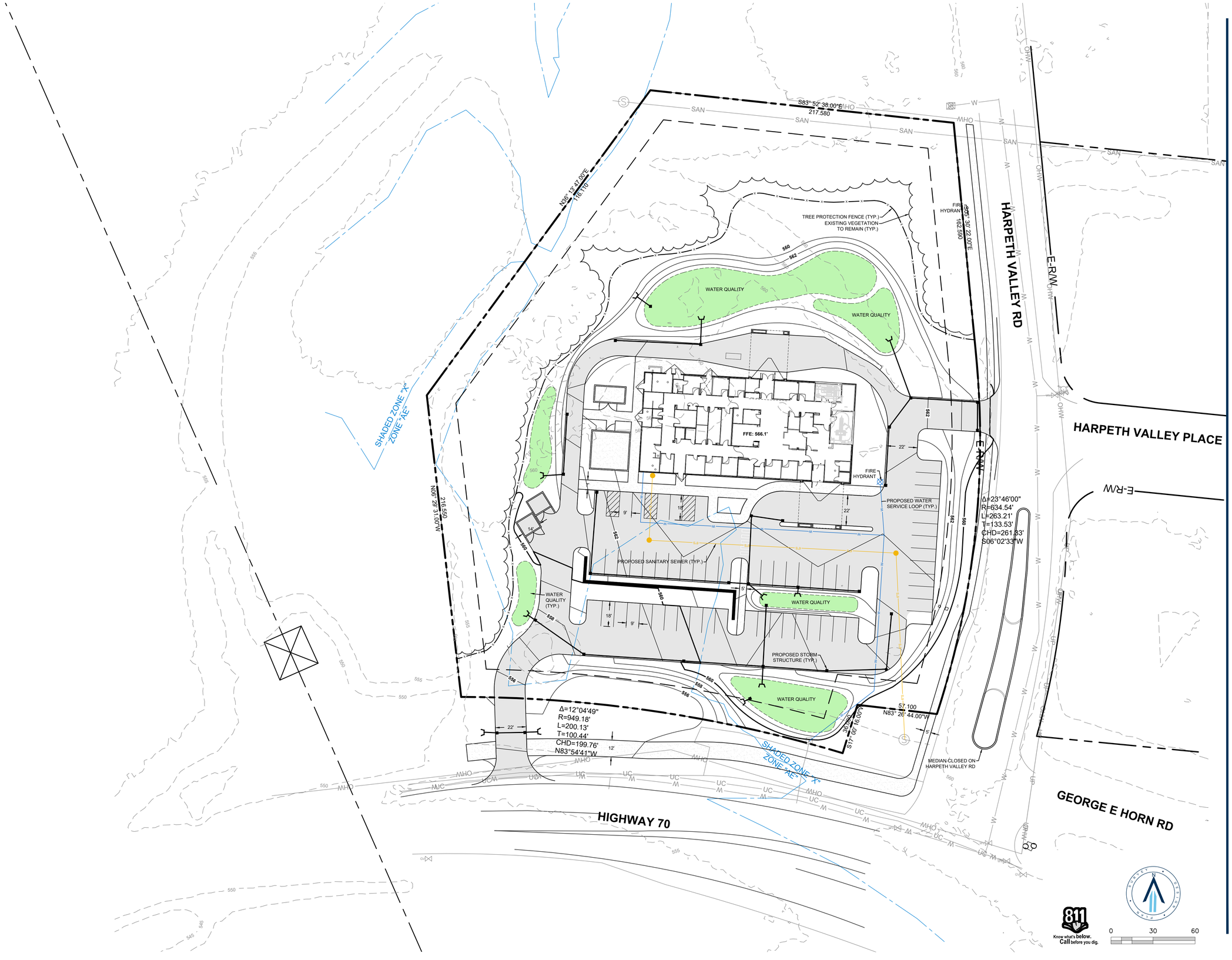
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22-0250

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TRISTAR CENTENNIAL MEDICAL CENTER

FOR

HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale:	1"=30'
Date:	08/31/2022
Approved By:	A. TARSI

Revisions:

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Drawing Title:

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN

Drawing No.

C1.1

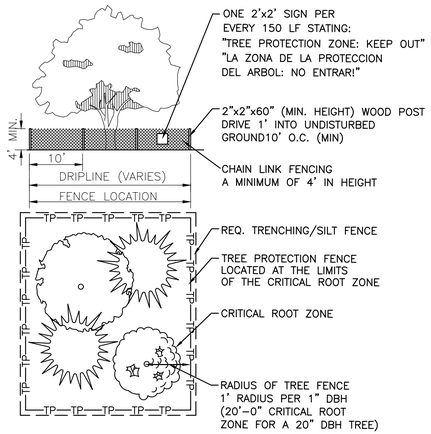
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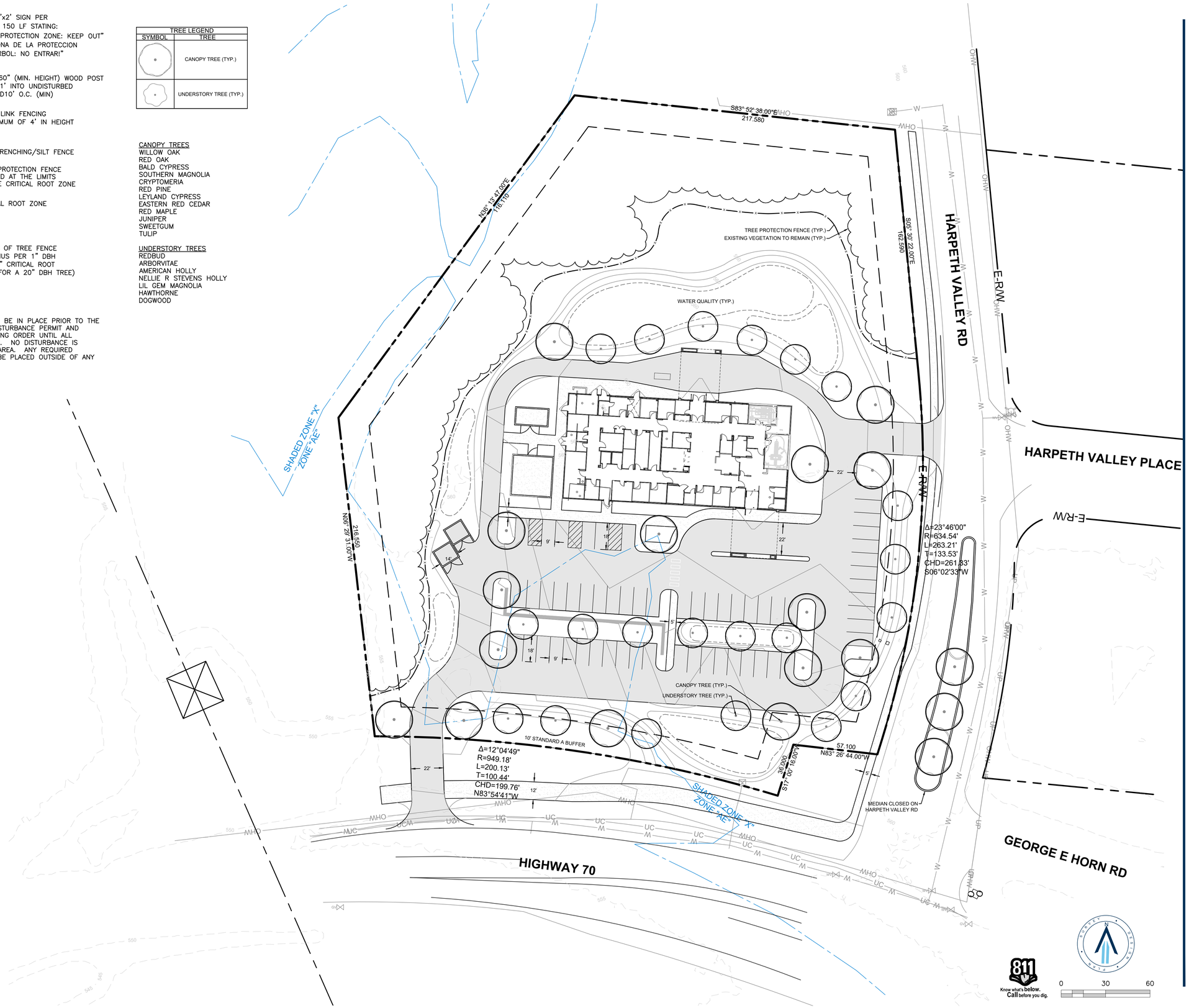
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

TREE LEGEND	
SYMBOL	TREE
	CANOPY TREE (TYP.)
	UNDERSTORY TREE (TYP.)

CANOPY TREES
WILLOW OAK
RED OAK
BALD CYPRESS
SOUTHERN MAGNOLIA
CRYPTOMERIA
RED PINE
LEYLAND CYPRESS
EASTERN RED CEDAR
RED MAPLE
JUNIPER
SWEETGUM
TULIP

UNDERSTORY TREES
REDBUD
ARBORVITAE
AMERICAN HOLLY
NELLIE R STEVENS HOLLY
LIL GEM MAGNOLIA
HAWTHORNE
DOGWOOD



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ANDREW TARSI REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1311 COMMERCE

TRISTAR CENTENNIAL MEDICAL CENTER

FOR

HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: 1"=30'

Date: 08/31/2022

Approved By: A. TARSI

Revisions:

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Drawing Title:

PRELIMINARY LANDSCAPE PLAN

Drawing No.

L1.0

Project No.

22-0250

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TRISTAR CENTENNIAL MEDICAL CENTER

FOR

HCA HEALTH SERVICES OF TENNESSEE, INC.

22ND DISTRICT, BELLEVUE, NASHVILLE, TENNESSEE

Scale: NOT TO SCALE

Date: 08/31/2022

Approved By: A. TARSI

Revisions:

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1 09/20/2022 PER METRO COMMENTS

Drawing Title:

ARCHITECTURAL RENDERING

Drawing No.

A1.0

Project No.

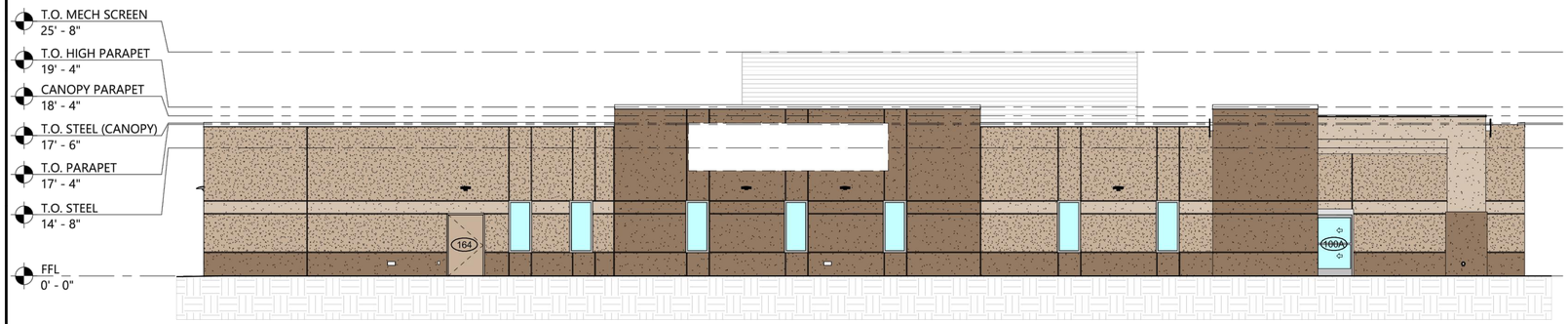
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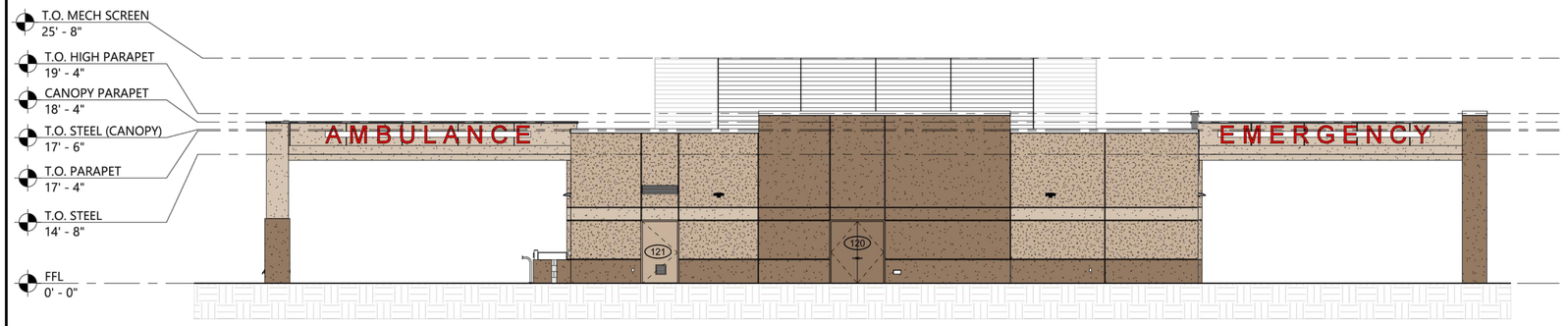
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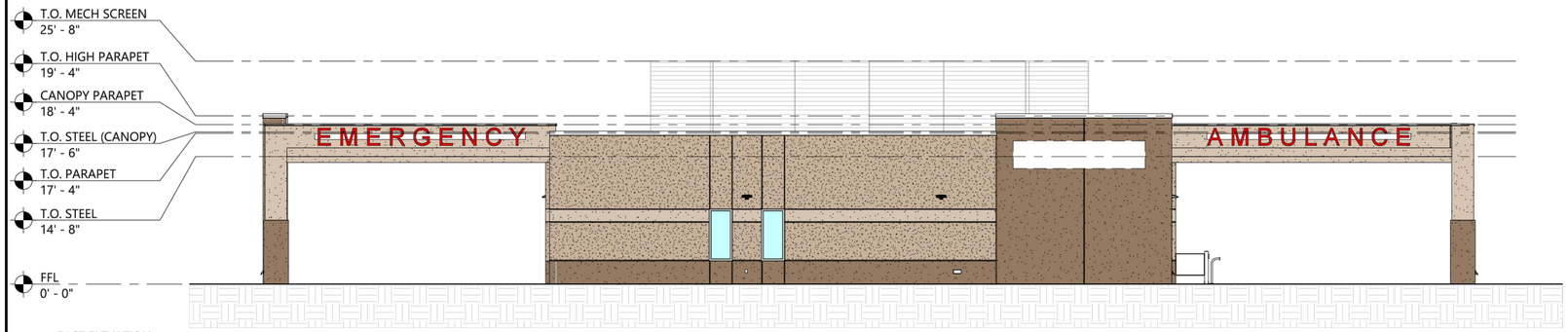
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 AMBULANCE CANOPY ENTRANCE
SCALE: 1/8" = 1'-0"



6 EMERGENCY CANOPY ENTRANCE
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

PATTERN & MARKER	PRODUCT	COLOR / FINISH
E-1	EIFS OVER CMU OR METAL STUDS	LIMESTONE FINISH COLOR TO MATCH SW6100 - PRACTICAL BEIGE
E-2	EIFS OVER CMU	LIMESTONE FINISH COLOR TO MATCH SW0699 - SAND DOLLAR
E-3	EIFS OVER CMU	LIMESTONE FINISH COLOR TO MATCH SW6102 - PORTABELLO
M-1	PREFINISHED METAL COPING	KYNAR 500 - STANDARD SANDSTONE COLOR
M-2	CORRIGATED ROOF SCREEN WALL PANELS, COPING, EDGE AND CORNER TRIM	KYNAR 500 - STANDARD SANDSTONE COLOR
#	ALUMINUM WINDOW FRAMES	CLEAR ANODIZED
#	GLAZING	GUARDIAN SUNGUARD SNX 51/23
###	EXTERIOR HM DOORS, FRAMES AND LOUVERS	ALL COMPONENTS U.N.O COLOR TO MATCH SW6100 - PRACTICAL BEIGE DOOR 120 COMPONENTS COLOR TO MATCH SW6102 - PORTABELLO

* REFER TO SPECS FOR MANUFACTURERS

HEREFORD · DOOLEY
A R C H I T E C T S
205 17TH AVE N · SUITE 203
NASHVILLE · TENNESSEE · 37203
P · 615 · 244 · 7399
F · 615 · 244 · 6697
WWW.HDARCHITECTS.COM

PROJECT
PROTOTYPE FSER

STATUS
FOR PRESENTATION

William E. Hereford, III

DATES OF ISSUANCE

TITLE
EXTERIOR ELEVATIONS

SHEET
A200

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