

**Standard SP Notes**

- The purpose of these plans is to receive approval to rezone this property to SP. The development as shown will permit 6 two-family structures for a total of 12 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 RM6 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 47037CO229H 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 any 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**

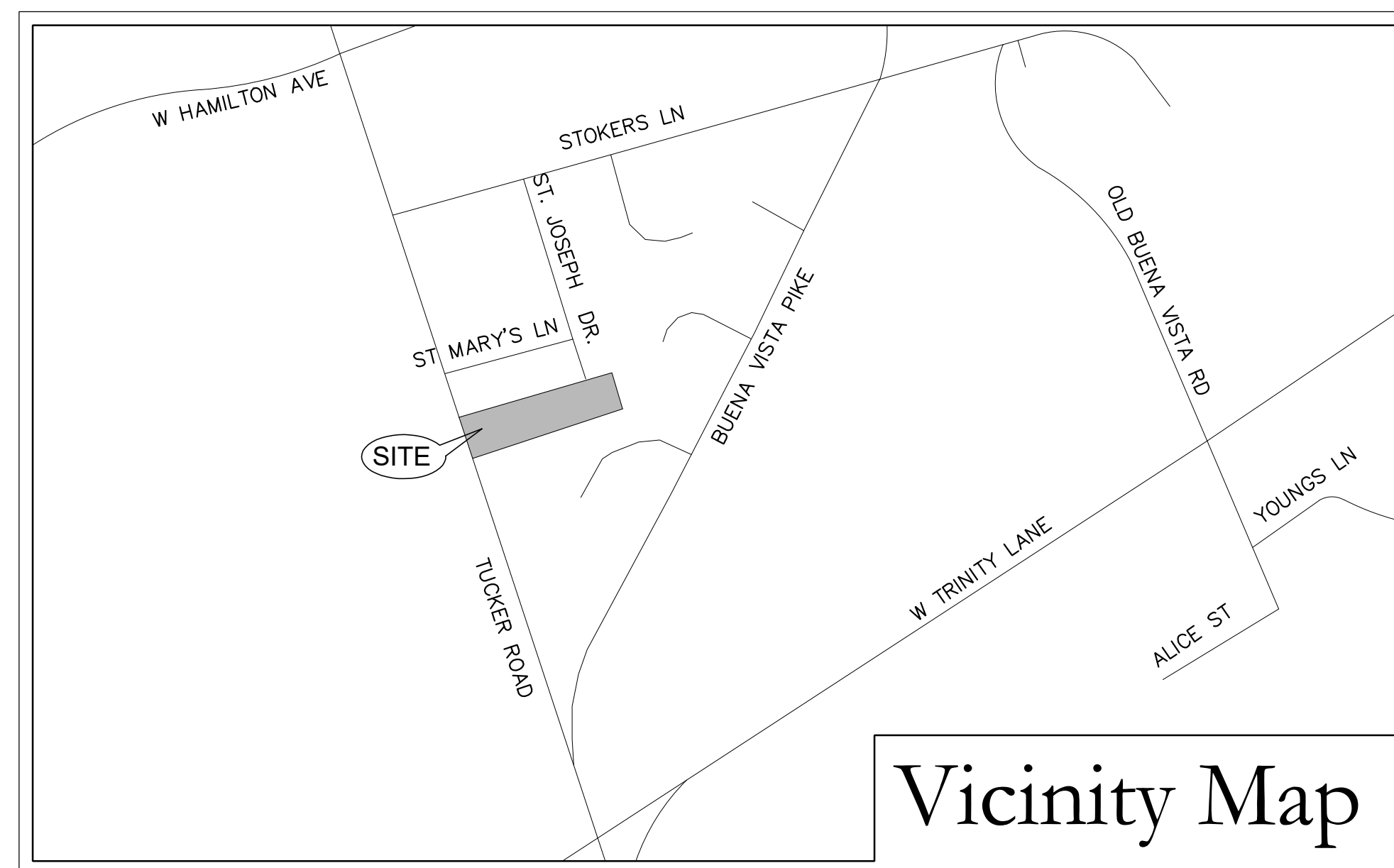
- Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- Porches, if provided for residential uses, shall provide a minimum of six feet of depth.
- A raised foundation of 18"- 36" is required for all residential structures.
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

# Preliminary SP

# 2724 Tucker Rd.

Map 70-02 Parcels 14

Nashville, Davidson Co., Tennessee  
Case No. 2023SP-022-001



Vicinity Map

**SHEET SCHEDULE**

- C0.0 Project Notes and Standards
- C1.0 Existing Conditions
- C2.0 Layout, Utility and Grading Plan

Development Summary	
<b>Property Information</b> Property Owner: Pentecost, Charles 2724 Tucker Rd. Nashville TN, 37218 Zoned R10	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
Total Site Area - 2.4 Ac. +/- Council District #02 - Kyonzte Toombs	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
<b>Developer</b> Martin Development, LLC Dave Martin 1831 12th Ave S., #115 Nashville, TN 37203 615-418-7976 dave@martindevelopment.com	<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 adam@daleandassociates.net	<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 Map 47037CO229H dated 4/5/2017.	

Specific Plan Development Summary	
Use	This SP allows for the following :
Site Area	Max. of 12 Residential Units
Land Use Policy Area	104,544 sqft/ 2.4 acres
Property zoning: R10	T3 NM
Surrounding Zoning: R10	
Minimum lot size	5,000 Sqft
Number of Residential Units/Density	12 units /5 units per acre
FAR:	Req: 0.9 max
ISR:	Req: 0.6 max
<b>Setbacks</b>	
Front (along Pasquo Rd.)	75'
Front (Local Streets)	20'
Side	5'
Rear	20'
Min. Distance between buildings (Multi-Family)	6'
Height standards	3 stories in 35' max
<b>Parking and Access</b>	
Ramp Location and Number	(2 -Tucker Rd.)
Distance to intersection	188' North to St. Mary's Lane
Required Parking	24 Parking Spaces
Provided Parking	24 Parking Spaces

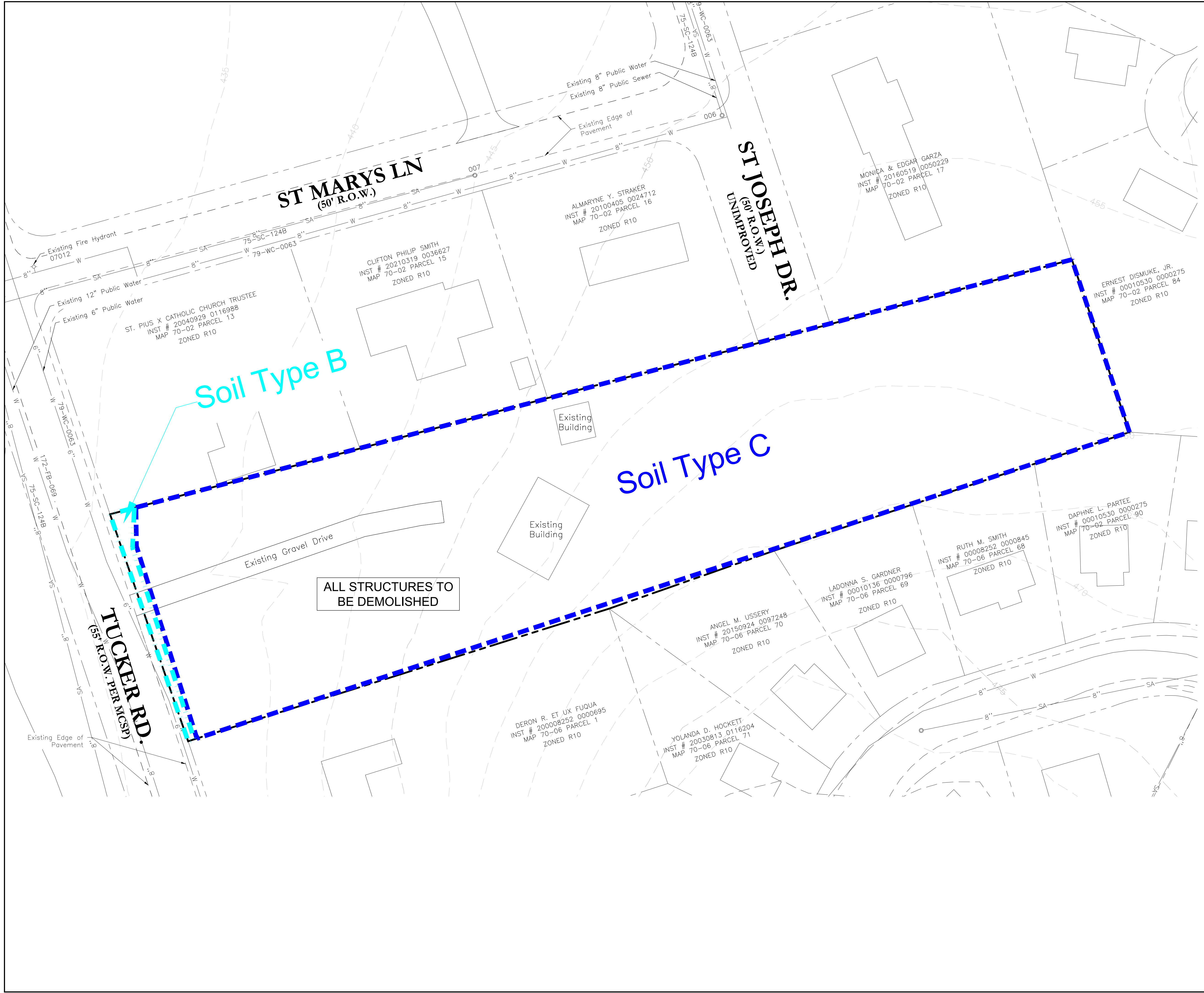


**Dale & Associates**  
Civil Engineering & Zoning  
Land Planning & Surveying

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

D&A Project #22198  
2724 Tucker Rd.  
**C0.0**





**Development Summary**

Map 70-02 Parcel 14  
2724 Tucker Rd.  
Nashville, TN 37218

Total Site Area - 2.4 Ac.  
Council District #02 - Kynozte Toombs

**Owner**  
Charles, Doris & Moss V. W. Pentecost  
2724 Tucker Rd.  
Nashville, TN 37218

**Developer**  
Martin Development, LLC  
Dave Martin  
1831 12th Ave S., #115  
Nashville, TN 37203  
615-418-7976  
dave@martindevelopment.com

**Engineer**  
Dale and Associates  
Contact: Adam Seger  
516 Heather Place  
Nashville, TN 37204  
Phone: 615.297.5166  
Email: adam@daleandassociates.net

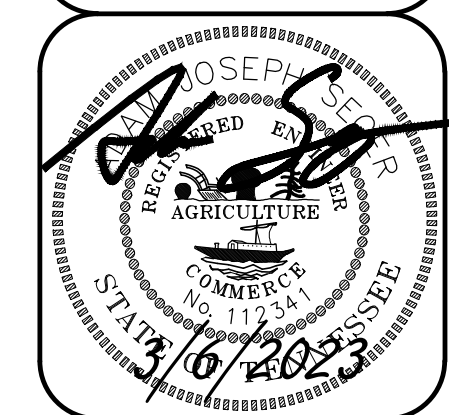
**Floodnote**  
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0229H Dated 4/5/2017.

**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.

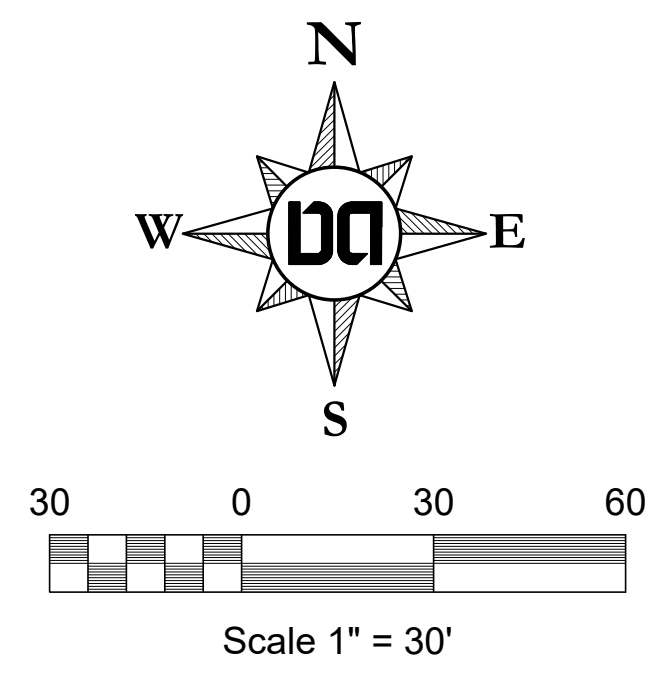
**Drawing Date:**  
March 6, 2023

**Revisions**

Preliminary SP  
**2724 Tucker Road**  
Map 70-02 Parcel 14  
Nashville, Davidson, Tennessee



**Existing Conditions**

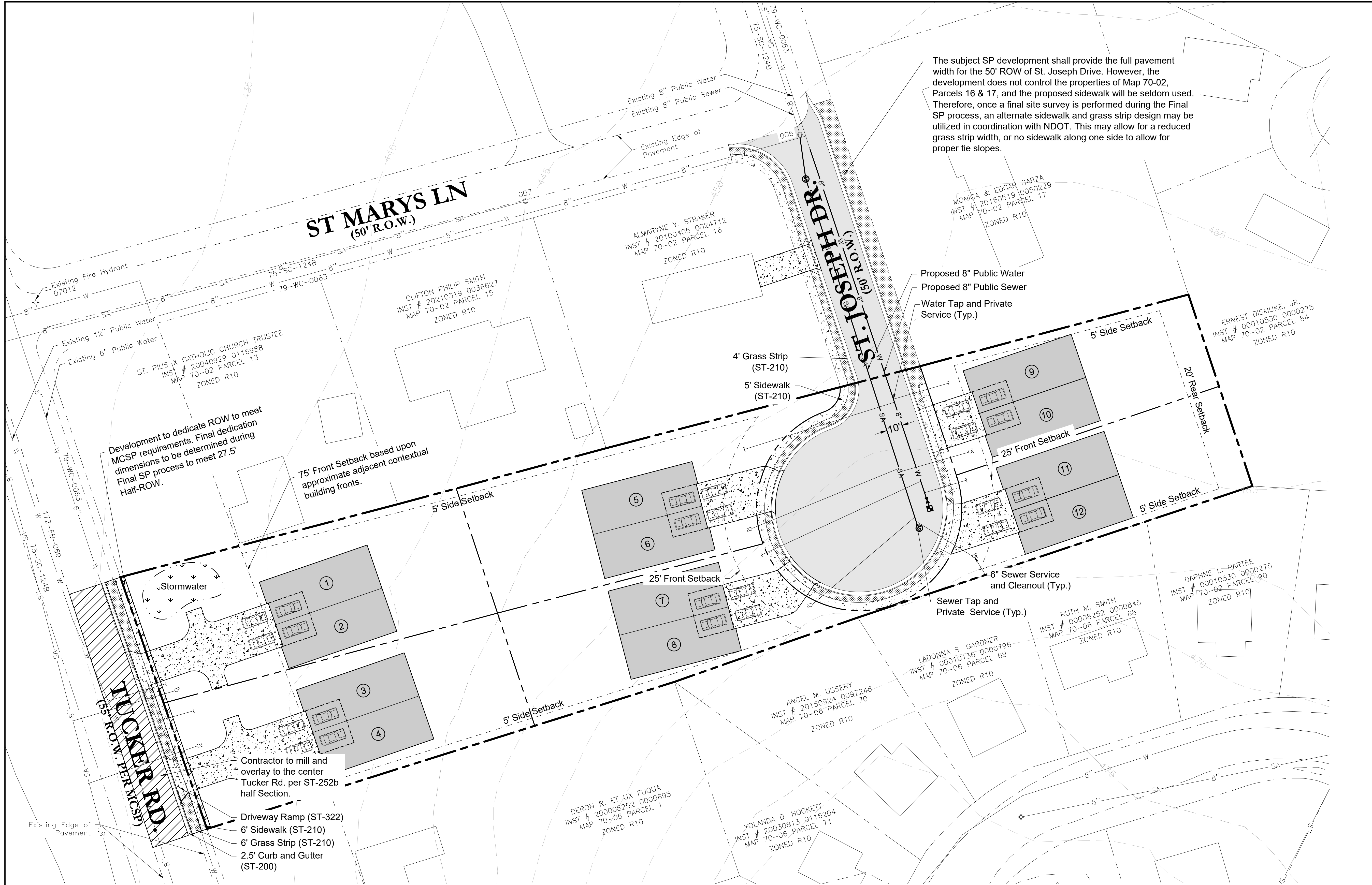


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Civil Engineering  
Land Planning & Zoning  
Surveying

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D&A Project #22198  
2724 Tucker Rd.  
**C1.0**





The subject SP development shall provide the full pavement width for the 50' ROW of St. Joseph Drive. However, the development does not control the properties of Map 70-02, Parcels 16 & 17, and the proposed sidewalk will be seldom used. Therefore, once a final site survey is performed during the Final SP process, an alternate sidewalk and grass strip design may be utilized in coordination with NDOT. This may allow for a reduced grass strip width, or no sidewalk along one side to allow for proper tie slopes.

Development to dedicate ROW to meet MCSP requirements. Final dedication dimensions to be determined during Final SP process to meet 27.5' Half-ROW.

75' Front Setback based upon approximate adjacent contextual building fronts.

Contractor to mill and overlay to the center Tucker Rd. per ST-252b half Section.  
 Driveway Ramp (ST-322)  
 6" Sidewalk (ST-210)  
 6' Grass Strip (ST-210)  
 2.5' Curb and Gutter (ST-200)

**Development Summary**  
 Map 70-02 Parcel 14  
 2724 Tucker Rd.  
 Nashville, TN 37218  
 Total Site Area - 2.4 Ac.  
 Council District #02 - Kynozte Toombs

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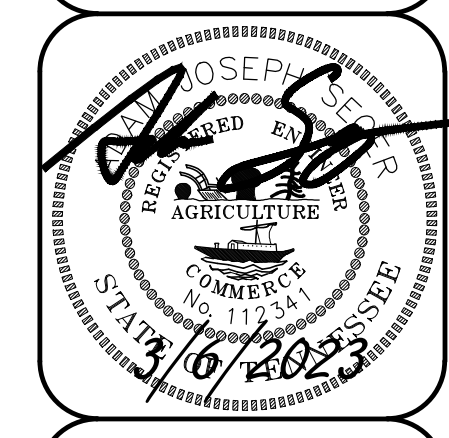
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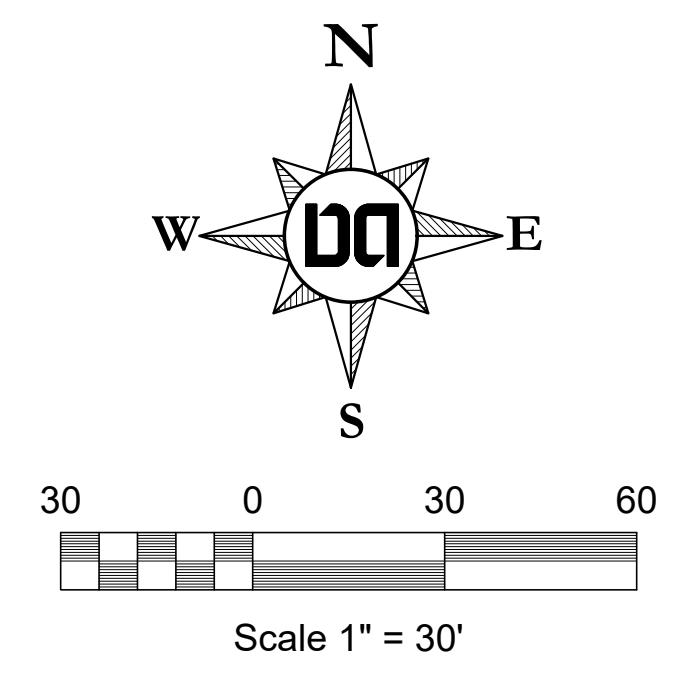
Revision	Description

Preliminary SP  
**2724 Tucker Road**  
 Map 70-02 Parcel 14  
 Nashville, Davidson, Tennessee



**Layout, Utility and Grading Plan**

Architectural Elevation Character Images



**Dale & Associates**  
 Civil Engineering  
 Land Planning & Zoning  
 Surveying  
 516 Heather Place  
 Nashville, TN 37204  
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D&A Project #22198  
 2724 Tucker Rd.  
**C2.0**