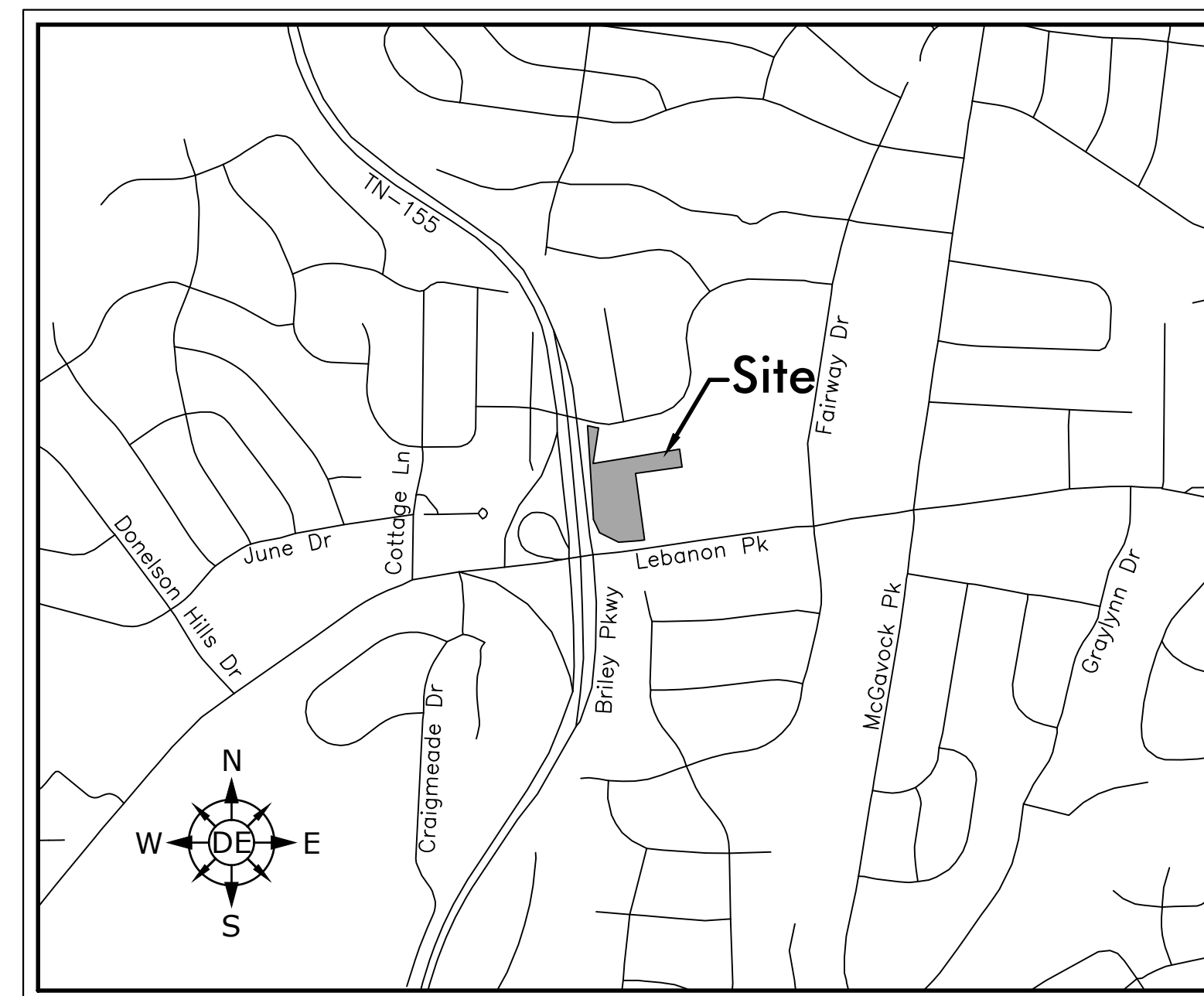


# Belle Air Mansion

## Amended Neighborhood Landmark Plan

Being Parcel 8 on Tax Map 95-03  
Nashville, Davidson County, Tennessee  
Case No: 2017NHL-002-004

SITE DATA TABLE	
<b>USE</b>	
DETERMINE THE USE	HOTEL, AND SPECIAL EVENTS
PROPERTY ZONING (OVERLAYS) - SURROUNDING ZONING	R8 (OV-HPL) (OV-NHL) (OV-UDO) (OV-AIR) - R8, RS20, OR20, SCC, SP
<b>SITE CRITERIA</b>	
MAP & PARCEL NO.	MAP 95-03, PARCEL 8
COUNCIL DISTRICT	15 - JEFF SYRACUSE
MINIMUM LOT SIZE-FOOTPRINT:	8,000 SF
FAR	0.50 MAX (0.14 PROPOSED)
ISR	0.60 MAX (0.40 PROPOSED)
HEIGHT STANDARDS-NUMBER OF FLOORS	3 STORIES IN 45 FEET
SITE AREA	5.98 AC (260,678 SF)
TOTAL DISTURBED AREA	2.95 AC
<b>PARKING AND ACCESS</b>	
RAMP LOCATION & NUMBER	EXISTING ACCESS FROM LEBANON PIKE
DISTANCE TO NEAREST EXISTING RAMP	375' WEST TO TN-155 RAMP, 250' EAST TO DRIVEWAY
DISTANCE TO INTERSECTIONS:	375' WEST TO TN-155 RAMP
50' MINOR STREET	185' ARTERIAL STREET
100' COLLECTOR	250' CONTROLLED ACCESS RAMP
PARKING PROVIDED	127 TOTAL STALLS PROVIDED (SURFACE)
REQUIRED LOADING BASED ON USES	PROVIDED
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	18' x 8.5' SPACES, 24' MIN. TURNAROUND
QUEUING LANES	NONE REQUIRED
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES (%)	NONE
NUMBER OF ACCESSIBLE SPACES	5
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	N/A
<b>LANDSCAPING STANDARDS</b>	
SEE LANDSCAPE PLAN FOR DETAILS ON REQUIRED & PROPOSED LANDSCAPING MEASURES	



Vicinity Map  
N.T.S.

**Notes:**

- The Purpose of this plan is to amend the existing Neighborhood Landmark Overlay to permit a maximum of 36 hotel rooms and special events.
- Except as authorized by approved construction plans, no grading, cutting of trees, or disturbance of natural features shall be performed within this plan.
- 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.
- The final site plan/building permit site plan 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 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.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any storm water facilities within the property.
- Size driveway culverts per the design criteria set forth by the Metro Storm Water Management Manual (Minimum driveway culvert in Metro ROW is 15" RCP).
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Unless otherwise specified on this plan, landscaping shall meet Metro Zoning Code requirements for landscaping. Tree density per Metro Zoning requirements shall be met.
- Special Events: The mansion, hotel, pavilion, and grounds may be utilized for special events such as outdoor weddings and corporate events, utilizing temporary tents which may be accompanied by small outdoor music events.
  - Events shall be limited to the hours of 7 A.M. to 10:30 P.M.
- Development Schedule: development shall be completed in a single phase.
- Vehicular access along Lebanon Pike shall be limited to the lone existing curb cut shown on the site plan.
- There shall be no pole or monument signs and all signs shall meet the CN zoning requirements and be limited to 24 square feet.

**Sheet Schedule:**

- |   |      |                         |
|---|------|-------------------------|
| 1 | C0.0 | Cover Sheet             |
| 2 | C1.0 | Existing Conditions     |
| 3 | C2.0 | Layout & Utilities Plan |
| 4 | C3.0 | Grading Plan            |
| 5 | C4.0 | Landscape Plan          |
| 6 | A200 | Exterior Elevations     |
| 7 | A201 | Exterior Elevations     |
| 8 | A200 | 3D Views                |

**Public Works Construction Notes:**

- All work within the Public right-of-way requires an Excavation Permit from the Department of Public Works.
- Proof-rolling of ALL street sub-grades is required in the presence of the Public Works Inspector, request to be made 24 hours in advance.
- Stop signs to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, and be mounted vertically staggered.
- All signs to have 3M reflective coating.

Plan Comparison Chart	Currently Approved per BL2020-374	Proposed with This Plan
Site Area (sf)	260,678	260,678
Rental Units (Each)	17	36
Footprint of Existing Buildings (sf)	11,065	11,065
Floor Area of Existing Buildings (sf)	15,219	15,219
Footprint of Proposed Buildings (sf)	9,500	12,000
Floor Area of Proposed Buildings (sf)	9,500	20,750
Floor Area Ratio of Existing Buildings	0.06	0.06
Floor Area Ratio Including Proposed Buildings	0.09	0.14
Height of Proposed Building (ft)	36	45
Maximum Roof Elevation of Existing Mansion (ft)	605	605
Maximum Roof Elevation of Proposed Building (ft)	573	581

**Owners**  
Lewis B. James  
Connie M. James  
1255 Goshentown Rd  
Hendersonville, TN 37075

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey  
2925 Berry Hill Dr  
Nashville, TN 37204

**Flood Note**  
No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Numbers 47037C0262H & 47037C0266H.  
Dated April 5, 2017

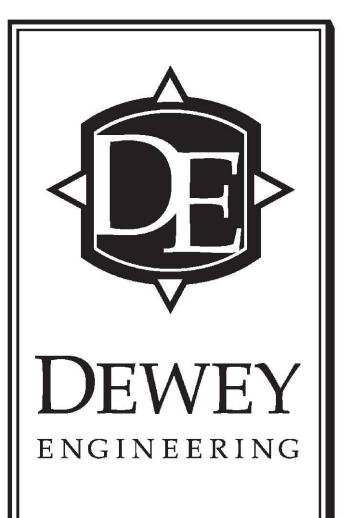


Revisions:

Drawing Notes:  
Case#: 2017NHL-002-004

Date: April 25, 2023

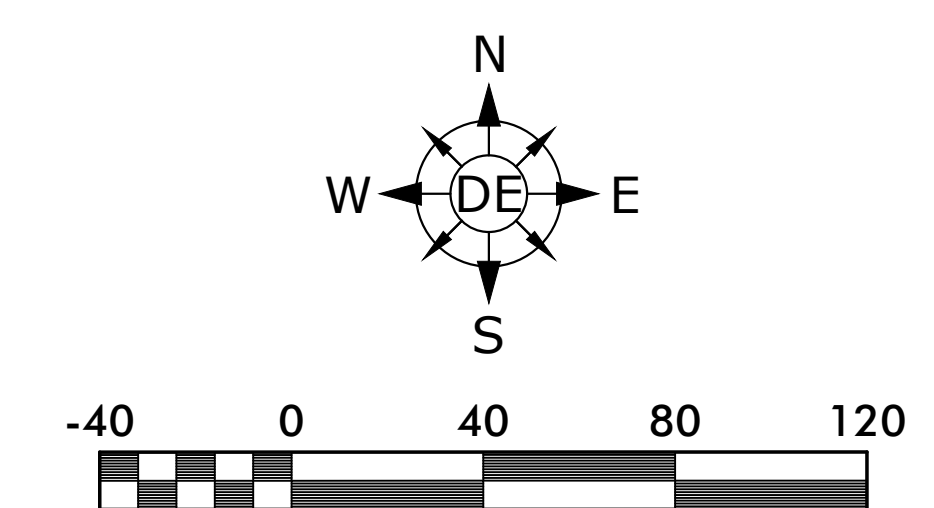
**Belle Air Mansion**  
**Amended Neighborhood Landmark Plan**  
 Being Parcel 8 Tax Map 95-03  
 Nashville, Davidson County, Tennessee



Cover Sheet

**C0.0**

TREE ID	DBH (IN)	SPECIES
1	27	poplar
2	6	walnut
3	16	ash
4	25	Mulberry
5	12	cherry
6	10	Mulberry
7	32	Hackberry
8	7	cherry
9	8	Mulberry
10	8	Mulberry
11	20	Hackberry
12	18	cherry
13	18	white pine
14	10	Hackberry
15	9	Mulberry
16	6	Mulberry
17	6	Mulberry
18	9	Mulberry
19	10	Mulberry
20	19	walnut
21	14	walnut
22	8	walnut
23	13	walnut
24	7	Mulberry
25	14	Mulberry
26	22	Hackberry
27	7	Mulberry
28	22	white pine
29	11	white pine
30	17	Hackberry
31	30	Hackberry
32	12	Orange orange
33	12	Orange orange
34	14	Orange orange
35	8	Mulberry
36	29	Hackberry
37	6	Hackberry
38	11	walnut
39	17	walnut
40	11	Hackberry
41	42	cherry
42	31	walnut
43	10	walnut
44	30	cherry
45	11	Orange orange
46	7	walnut
47	8	walnut
48	6	Mulberry
49	10	walnut
50	8	Hackberry
51	30	white pine
52	20	birch
53	16	birch
54	19	Hackberry
55	13	Hackberry
56	12	Hackberry
57	12	boxelder
58	10	Hackberry
59	12	Mulberry
60	12	boxelder
61	6	minosa
62	29	boxelder
63	12	Hackberry
64	12	Hackberry
65	12	Hackberry
66	20	Hackberry
67	28	cherry
68	14	cedar
69	9	dogwood
70	24	sugar maple
71	8	dogwood
72	13	dogwood
73	19	walnut
74	41	chinquapin oak
75	20	sugar maple
76	13	sugar maple
77	14	Hickory
78	22	red oak
79	23	poplar
80	25	poplar
81	20	cherry
82	17	holly
83	37	red oak
84	21	ash
85	27	poplar
86	32	poplar
87	24	poplar
88	7	dogwood
89	20	poplar
90	23	Southern magnolia
91	28	poplar
92	21	poplar
93	32	poplar
94	25	sugar maple
95	29	sugar maple
96	22	poplar
97	17	poplar
98	24	poplar
99	21	sugar maple
100	16	cedar
101	26	Hickory

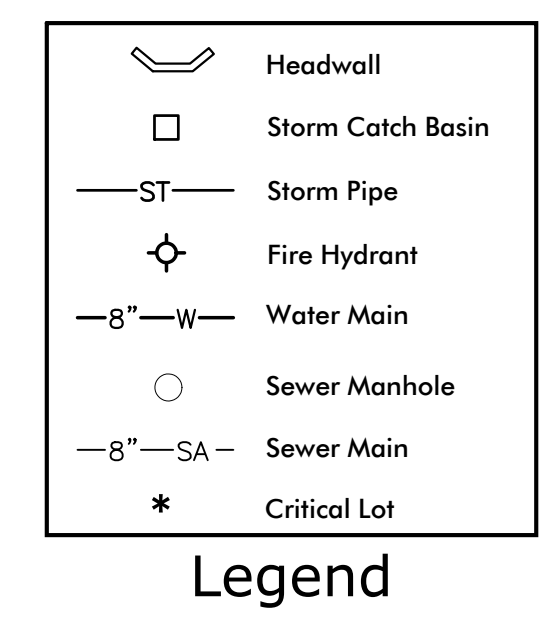


Scale 1" = 40'  
Site Area = 5.98 Acres

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X Represents Trees to be Removed.

Revisions:  
Drawing Notes:  
Case#: 2017NHL-002-004

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**Belle Air Mansion**  
Amended Neighborhood Landmark Plan  
Being Parcel 8 Tax Map 95-03  
Nashville, Davidson County, Tennessee



Existing Conditions

**C1.0**  
2 of 8



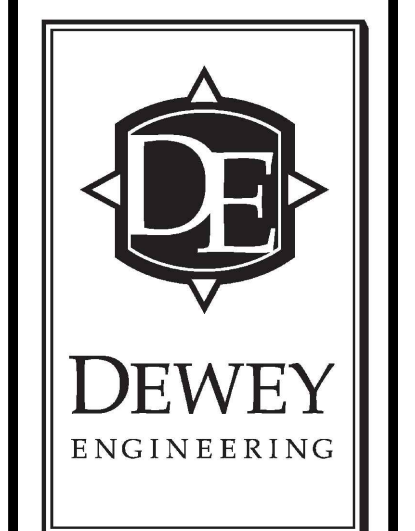
Revisions:

Drawing Notes:  
Case#: 2017NHL-002-004

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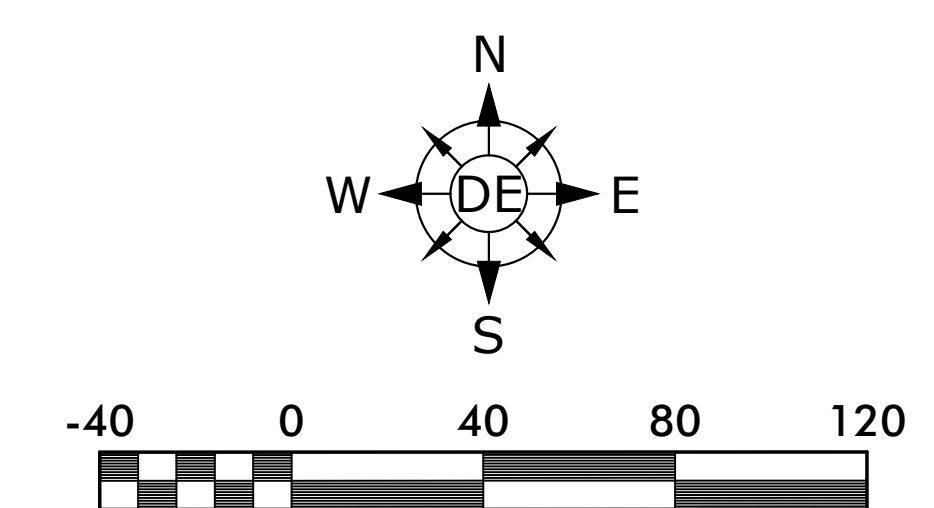
# Belle Air Mansion Amended Neighborhood Landmark Plan

Being Parcel 8 Tax Map 95-03  
Nashville, Davidson County, Tennessee



Layout & Utilities Plan

C2.0  
3 of 8

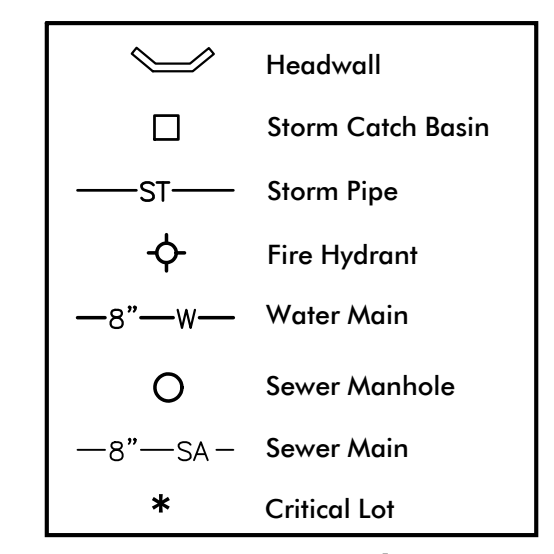


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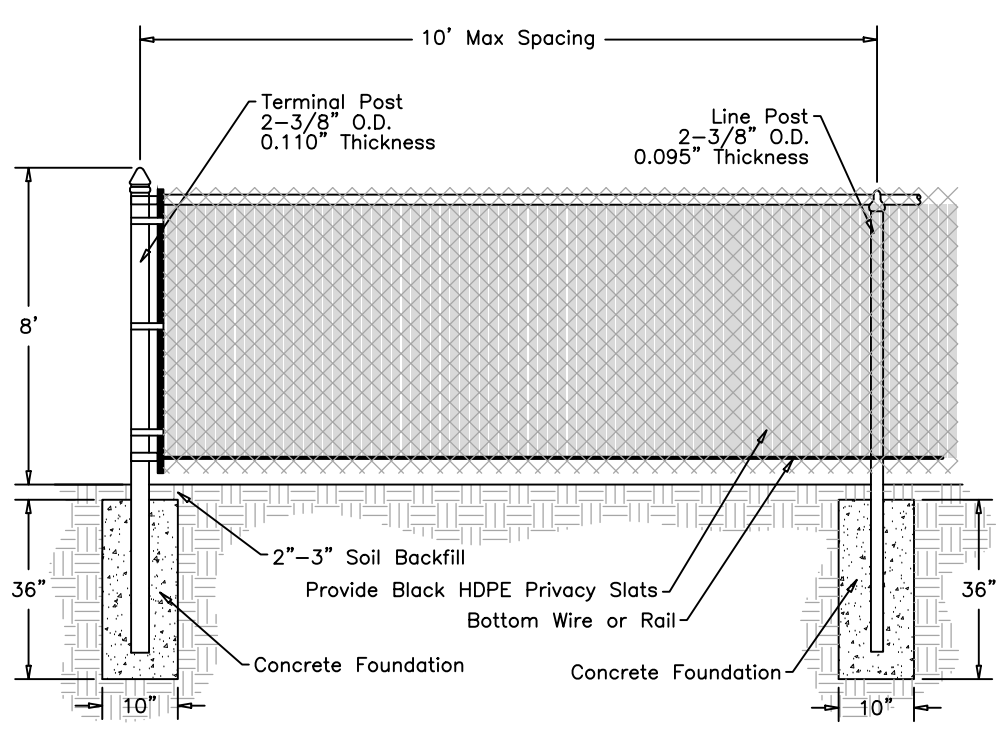
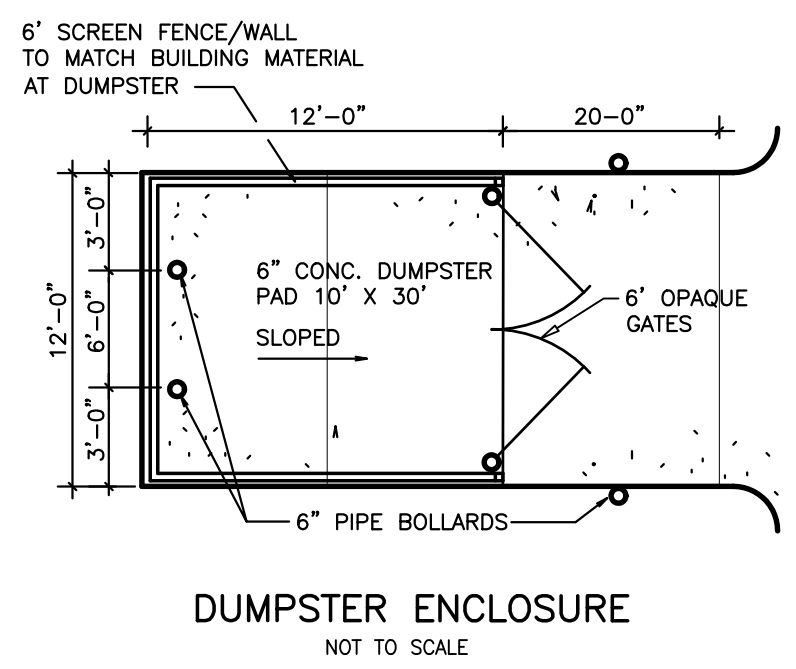
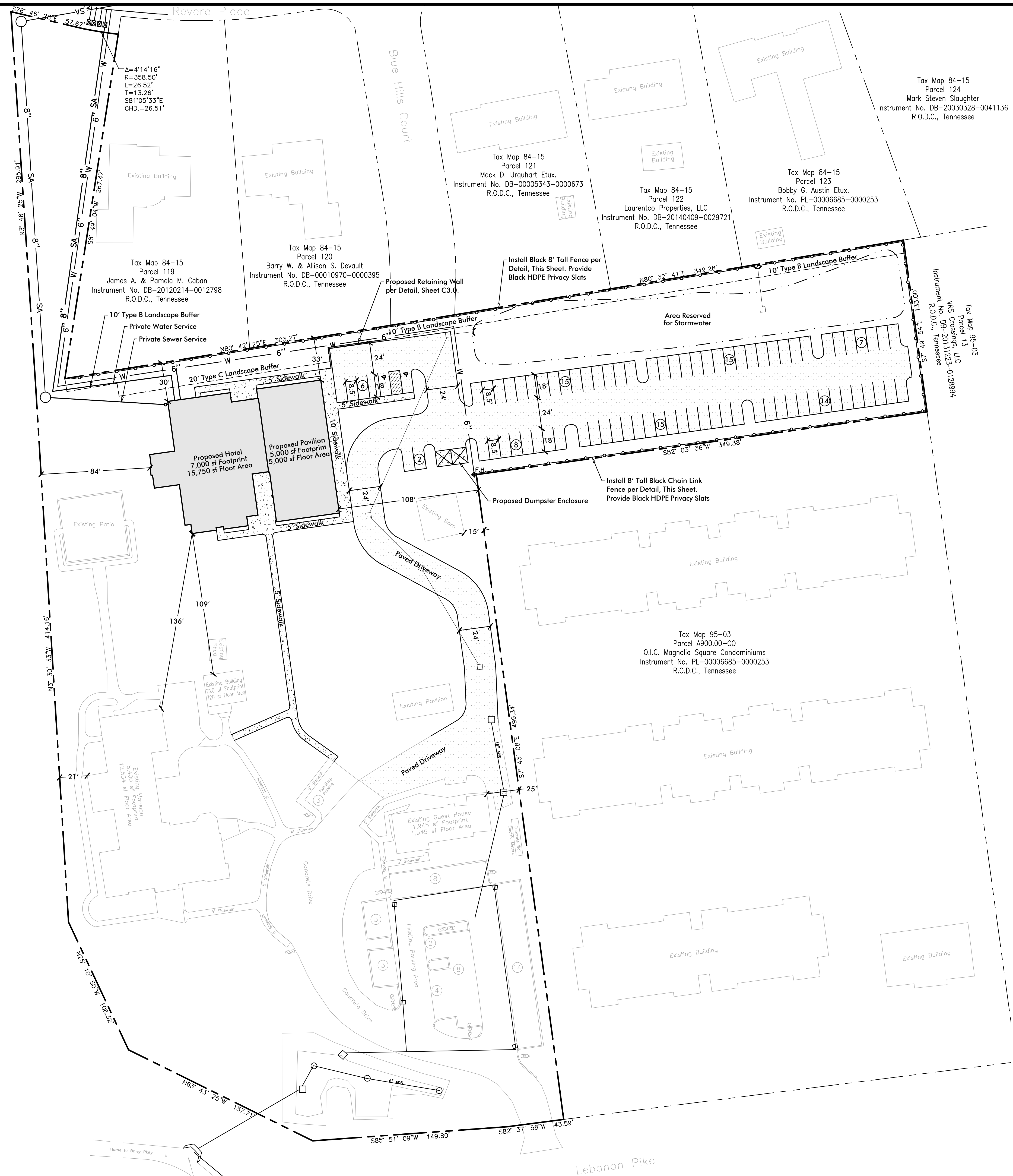
**Parking Requirements**  
Parking Provided = 127 Stalls (45 Existing, 82 Proposed)  
Parking Required\* = 62 Stalls

Calculations for Required Parking:

Hotel:  
- 1 Stall per Bedroom  
36 Rooms = 36 Stalls  
- 1 Stall per 4 Employees  
4 Employees = 1 Stall

Special Events:  
- 1 Stall per 200 sf  
5,000 sf = 25 Stalls

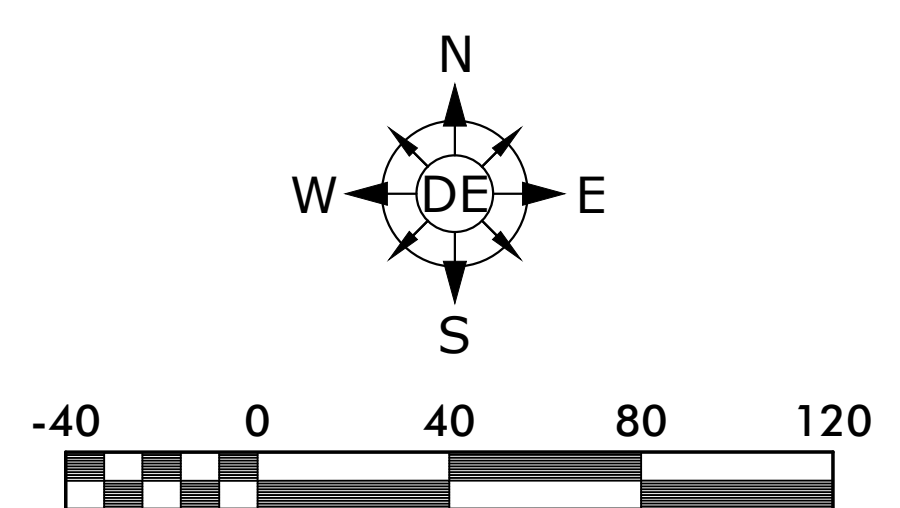
\*Note: Per the Downtown Donelson UDO Development Standards, Parking Requirements are set by the Requirements of the Urban Zoning Overlay District (UZO). Final parking counts shall meet Metro Zoning Code.



- This detail is applicable only to fences with unrestricted airflow.
- Fabric: 12 1/2 gauge minimum.
- Tension bands: Use one less than the height of the fence in feet evenly spaced.
- Fabric ties: Must be minimum the same gauge of the fabric.
- Fabric tie spacing on the top rail: Five ties between posts, evenly spaced.
- Fabric tie spacing on line posts: One less than height of the fence in feet, evenly spaced.
- Either top rail or top tension wire shall be used.
- Braces must be used at terminal posts if top tension wire is used instead of top rail.
- Post spacing: 10 foot (3 m) on center maximum.
- Posts shall be embedded to within 6 inches (152 mm) from the bottom of the foundation.
- In order to follow the contour of the land, the bottom of the fence may clear the contour of the ground by up to 5 inches (127 mm) without increasing table values to the next higher limit.

8' TALL BLACK CHAIN LINK FENCE DETAIL  
NOT TO SCALE





Scale 1" = 40'  
Site Area = 5.98 Acres

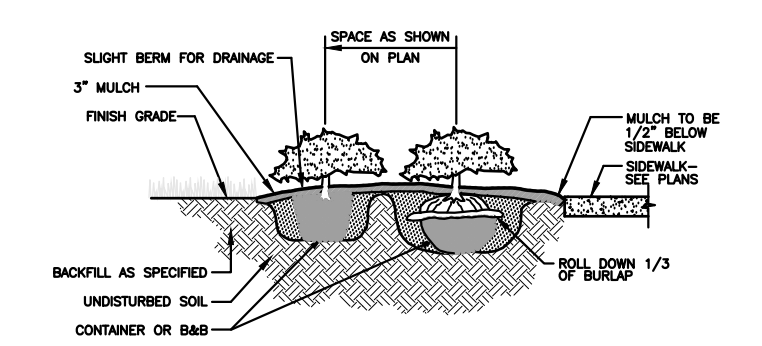
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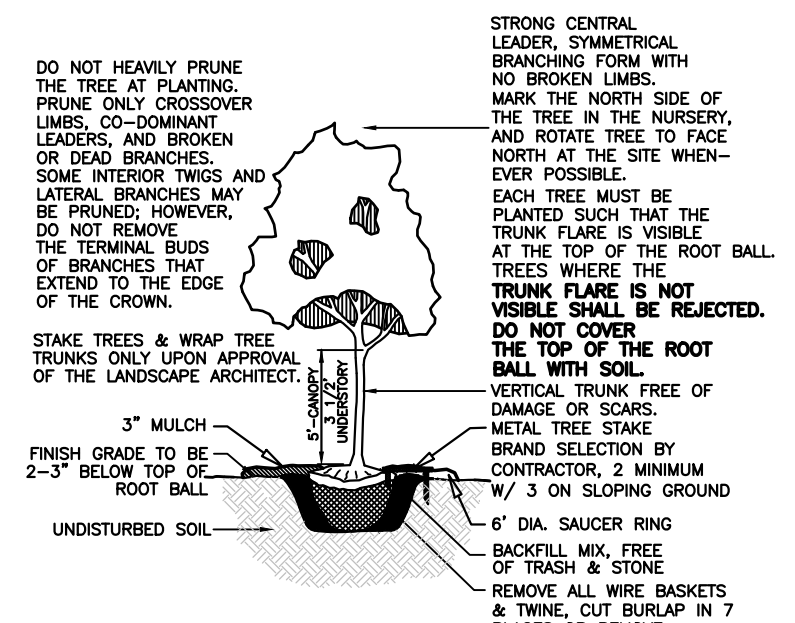
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	Headwall
	Storm Catch Basin
	Storm Pipe
	Fire Hydrant
	Water Main
	Sewer Manhole
	Sewer Main
	Critical Lot

**Legend**



SHRUB / GROUND COVER PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

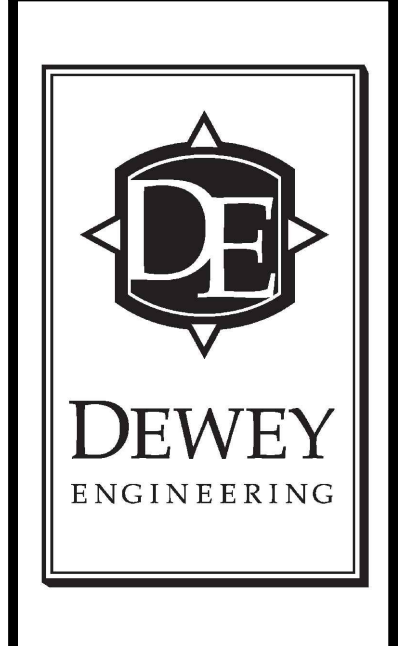


Revisions:

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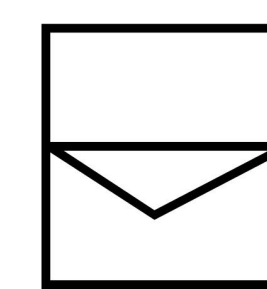
Date: April 25, 2023

**Belle Air Mansion**  
Amended Neighborhood Landmark Plan  
Being Parcel 8 Tax Map 95-03  
Nashville, Davidson County, Tennessee



Landscape Plan

**C4.0**  
5 of 8



CLIENT LOGO

BELLE AIR MANSION - MANOR & PAVILION ADDITION

RA PROJECT #2239  
 2250 LEBANON PIKE  
 NASHVILLE, TN 37214

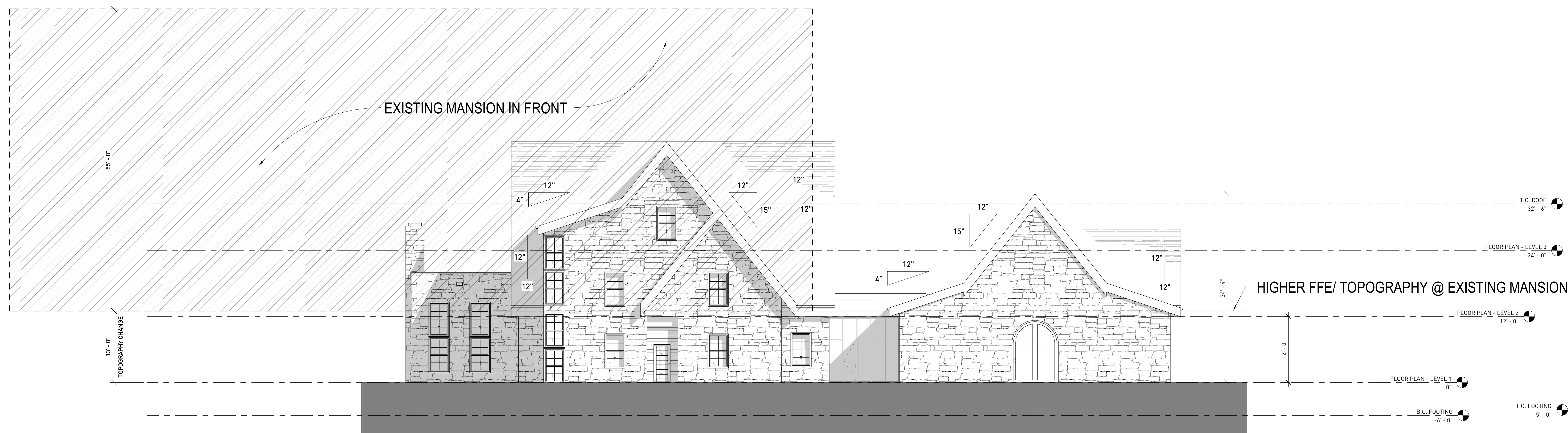
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DELTA	DESCRIPTION	DATE

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 NOT FOR  
 CONSTRUCTION

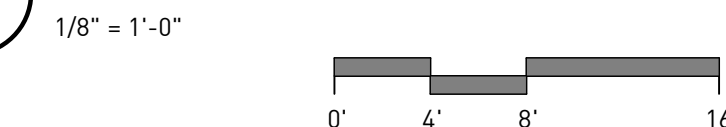
EXTERIOR ELEVATIONS

**A200**

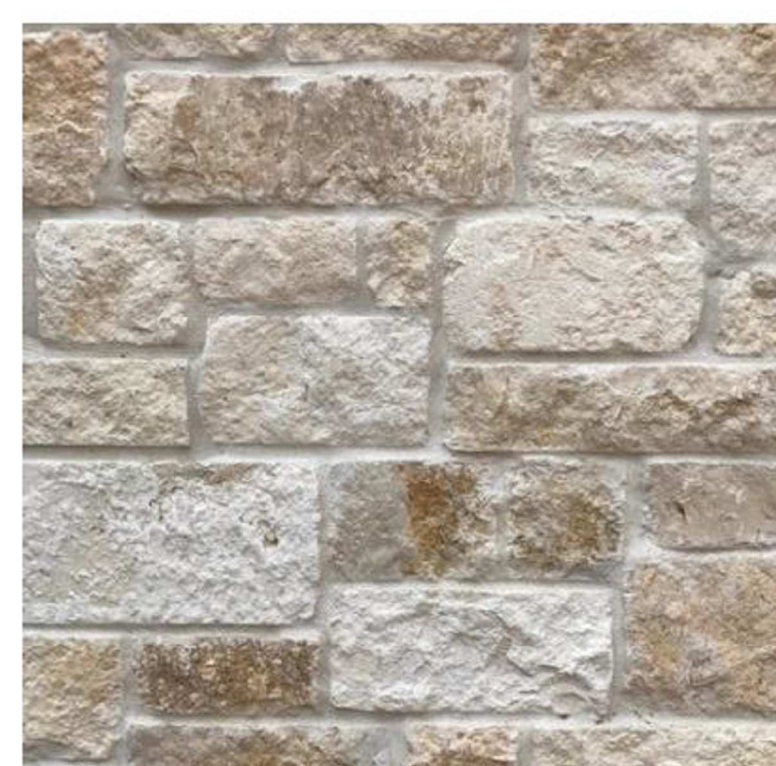
DESIGN  
 DEVELOPMENT  
 01/17/2023



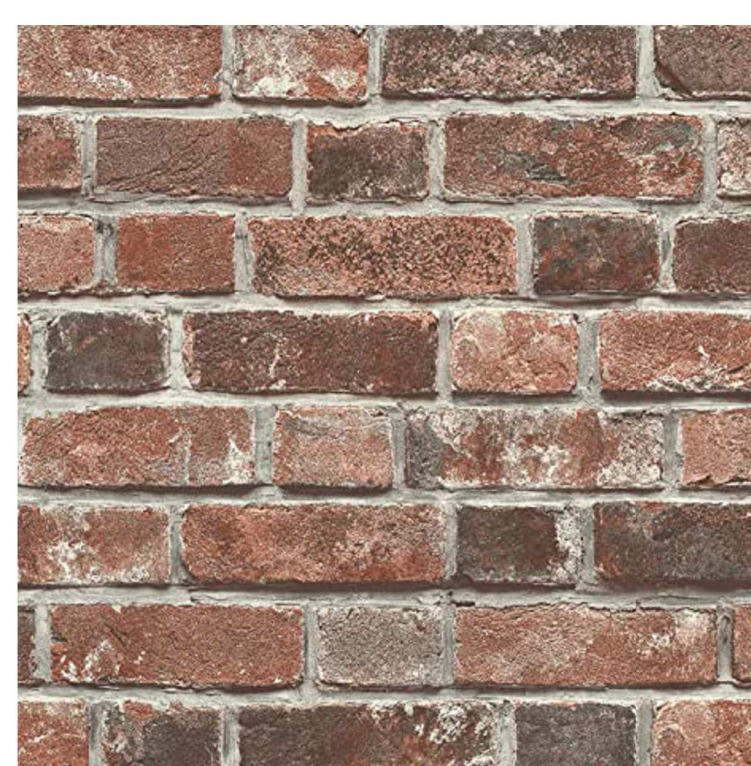
1 SOUTH ELEVATION



EXTERIOR MATERIALS



NATURAL STONE



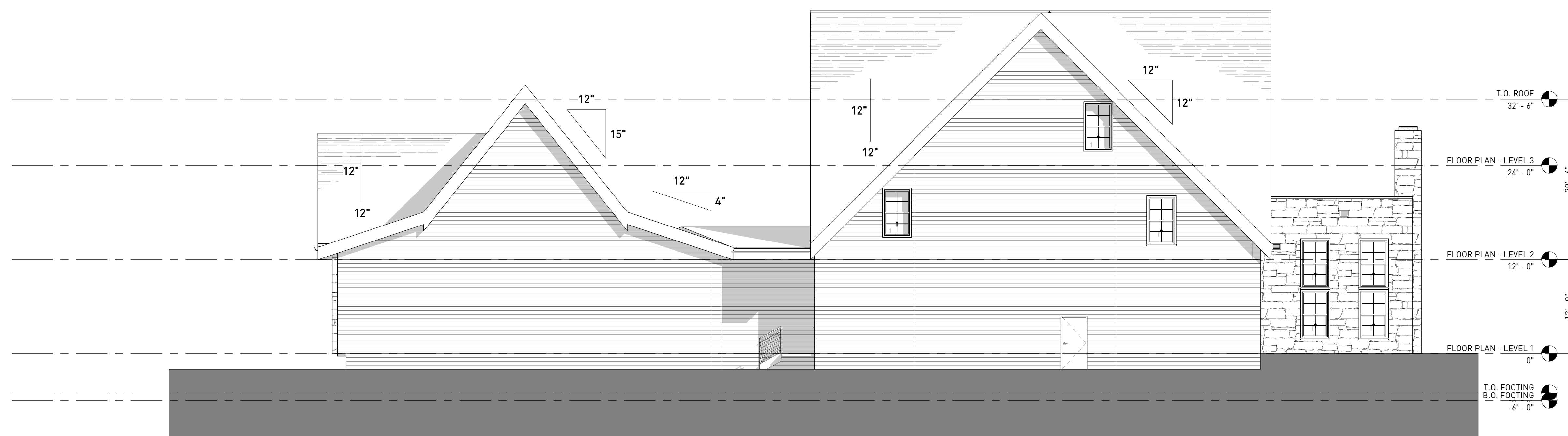
BRICK



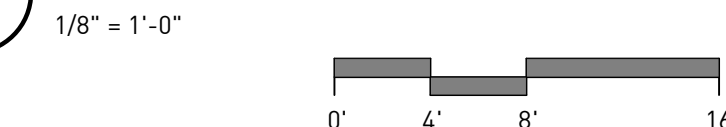
BOARD AND BATTEN



HARDIE BOARD SIDING

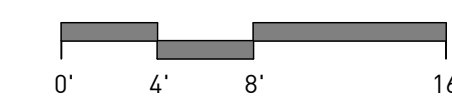


2 NORTH ELEVATION

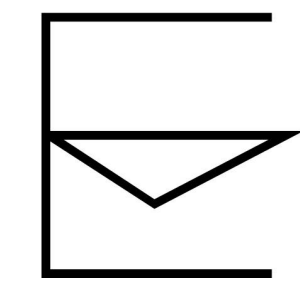
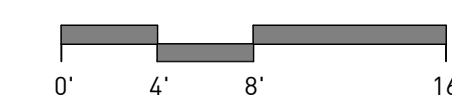




1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



CLIENT LOGO

BELLE AIR MANSION - MANOR & PAVILION ADDITION

RA PROJECT #2239  
2250 LEBANON PIKE  
NASHVILLE, TN 37214

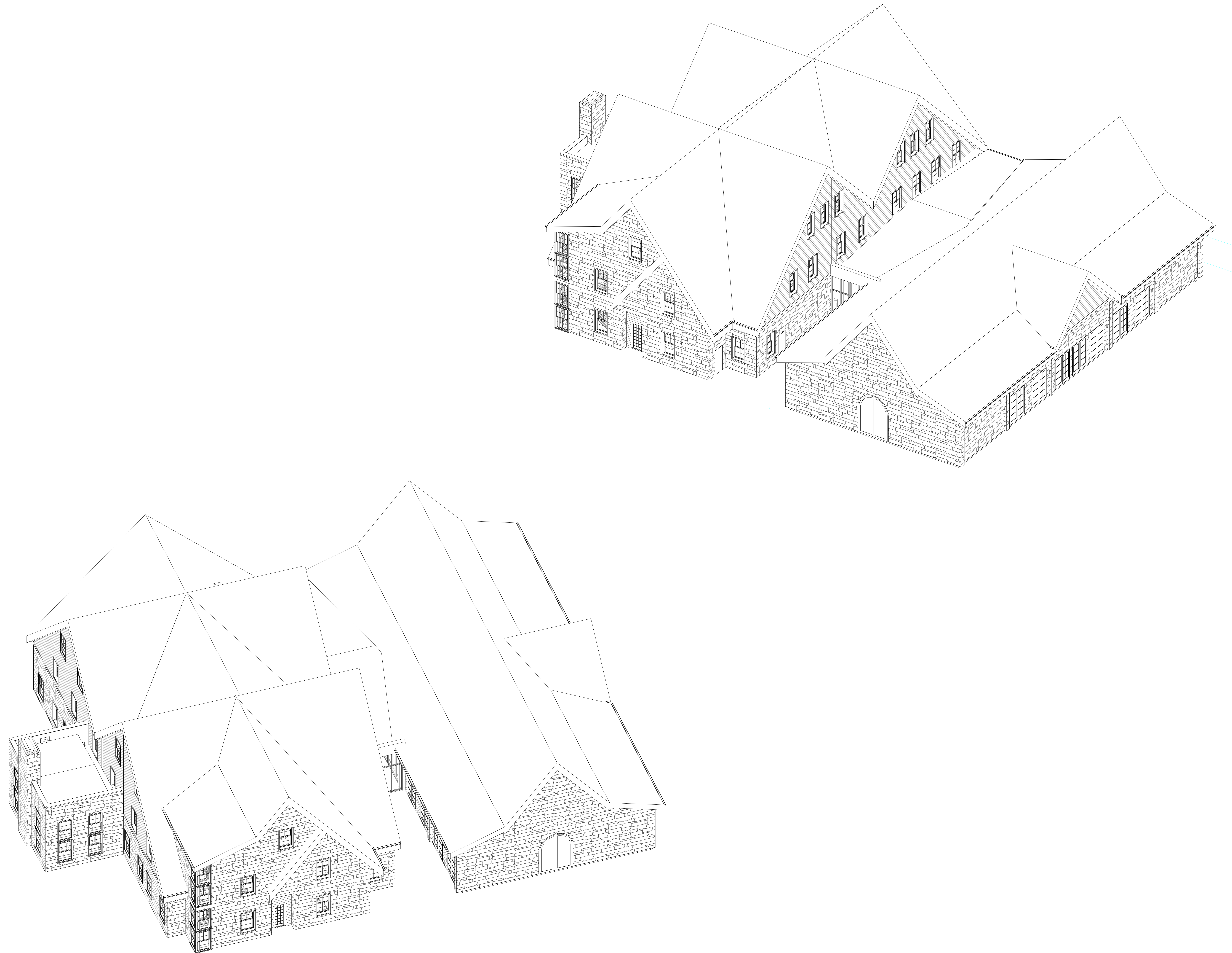
REVISION SCHEDULE		
DELTA	DESCRIPTION	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

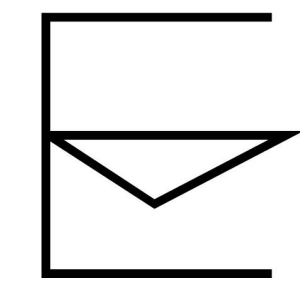
**A201**

DESIGN DEVELOPMENT  
01/17/2023



**REMICK  
ARCHITECTURE**

315 MADISON ST. NASHVILLE, TN 37208  
REMICK@REMICKARCH.COM | 615.305.2335



CLIENT LOGO

BELLE AIR MANSION - MANOR & PAVILION ADDITION

RA PROJECT #2239  
2250 LEBANON PIKE  
NASHVILLE, TN 37214

REVISION SCHEDULE		
DELTA	DESCRIPTION	DATE

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

3D VIEWS

**A900**

DESIGN  
DEVELOPMENT  
01/17/2023