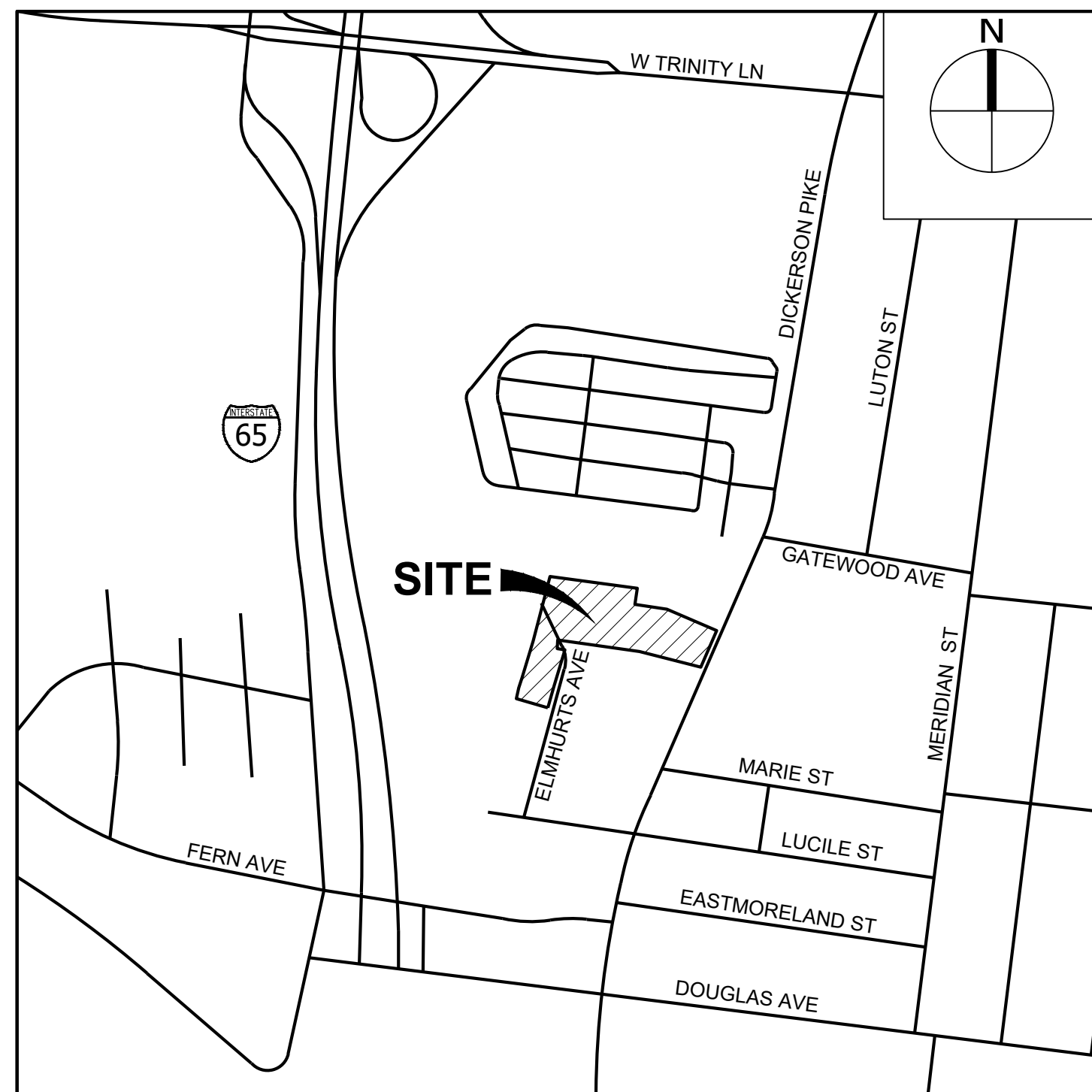


REGULATORY PRELIMINARY SPECIFIC PLAN (SP) FOR CITY VISTA 2

1410 DICKERSON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 2 - KYONZTÉ TOOMBS



VICINITY MAP
N.T.S.

C0.00 COVER SHEET
C1.00 EXISTING CONDITIONS
C2.00 DEVELOPMENT PLAN

PROJECT CONTACTS

OWNER
RETHINK COMMUNITY NASHVILLE JV, LLC.

CONTACT: KEITH BARKER
707 WINCHESTER AVE
WEST HARRISON, NY 10604
PH: (410) 999-7466
E-MAIL: kbarker@rethink-capital.com

ENGINEER
CSDG

CONTACT: KEVIN GANGAWARE, P.E.
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: (615) 248-9999
MOBILE PH: (615) 305-3972
E-MAIL: keving@csdgt.com

Specific Plan Notes

Purpose and Intent
The purpose of this specific plan is to allow development on the property consistent with RM20A and MUC-A zoning in the respective area of the property as shown on the development plan. The purpose is to also show the proposed public road extension that is consistent with the MCSP.

Development Standards

1. Minor modifications to the 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.
2. The required fire flow, emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
4. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
5. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
6. According to FEMA's current flood maps (47037C0234H, dated April 05, 2017), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
7. For portions of the property located within the Dickerson Pike sign UDO, the proposed signage shall comply with the UDO requirements. Signage to be reviewed with the building permit.
8. All proposed public utilities and services shall be installed underground.
9. Final water & sewer service locations shall be submitted with the Final SP.
10. The final 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 required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
11. Stormwater Pollution Prevention standards shall be submitted with the Final SP submittal

General Plan Consistency

The specific plan proposed herein is located within the East Community Plan. The specified land use is urban mixed-use corridor, mixed-use neighborhood, and urban neighborhood zoning T4. This plan is consistent with the goals established throughout the policy and is also consistent with several critical planning goals.

Tree Conservation

This development shall comply with and meet the requirements of Chapter 17 of the Metro zoning code.

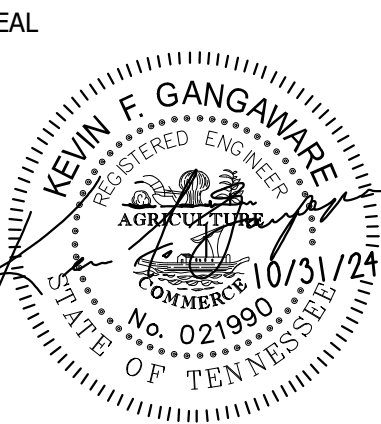
Landscape Standards

- Landscaping and tree density requirements per Metro Zoning Code.
- A Landscape Ordinance Plan shall be submitted with the Final SP submittal.
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet, or as required by the zoning code if closer spacing.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plan material is used, irrigation shall not be required.

Architectural and Design Standards

1. 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.
2. A slab or raised foundation shall be permitted for all residential structures.
3. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 10% glazing.
4. Porches and stoops shall have a minimum of 3 feet.
5. Roof pitches may vary, and rooftop decks are permitted within maximum height allowed and meet all applicable codes.

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgt.com



CITY VISTA
PHASE 2
0 Lucile Street
Nashville, Davidson County, Tennessee
Map 71-10 - Parcel 166

ISSUE SET:
REGULATORY
PRELIM SP

ISSUE DATE: 10/24/24

Rev	Description	Date
1	Planning Staff Comments	10/31/24

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CHECKED BY: KG



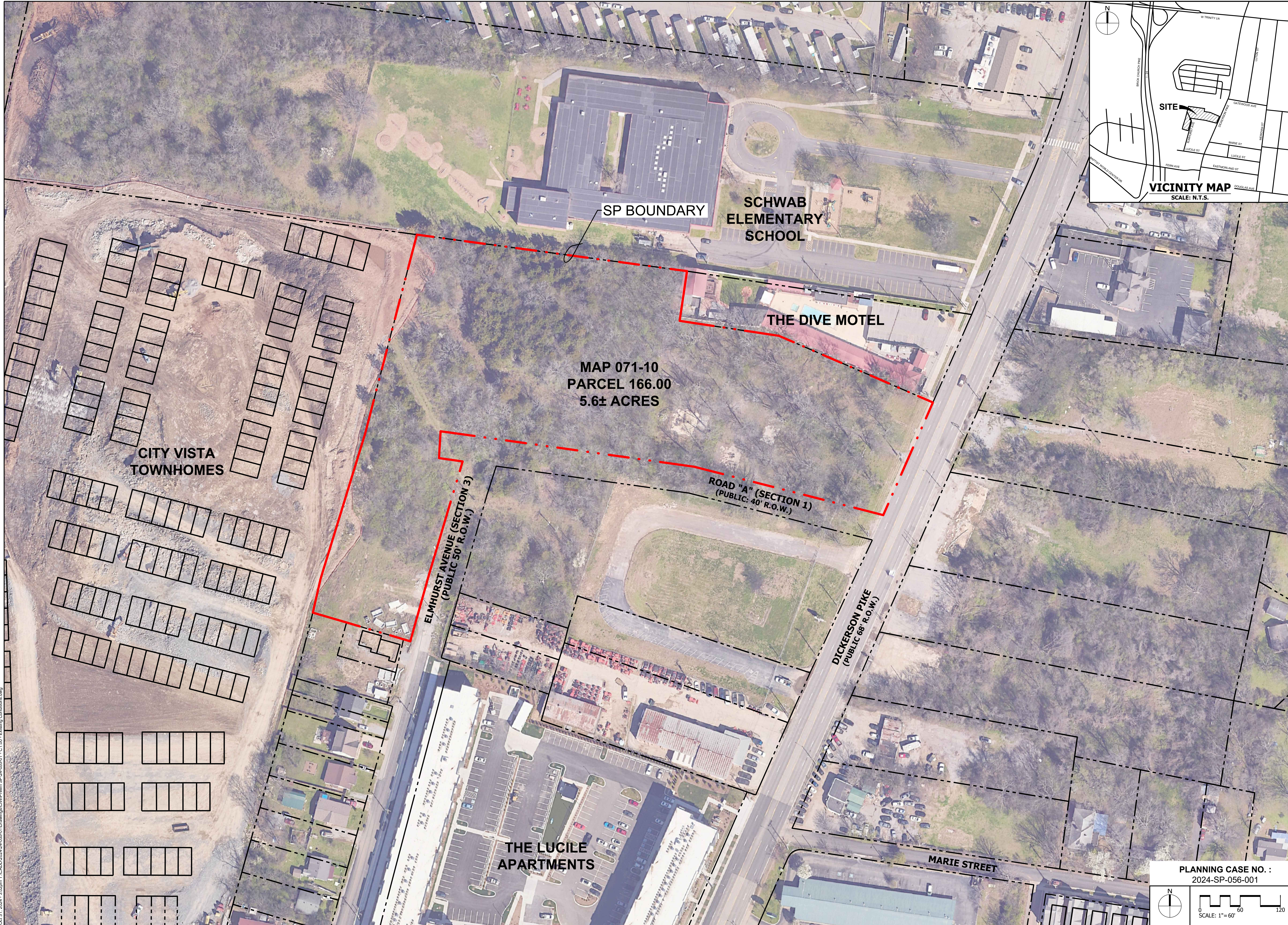
PLANNING CASE NO. :
2024-SP-056-001

Stormwater Grading Permit: **SWGR#**
Stormwater Variance: **SWMC#**
Metro Sewer Project: _____
Metro Water Project: _____
Building Permit: _____

COVER SHEET

C0.00
PROJECT NO.: 24-055-01

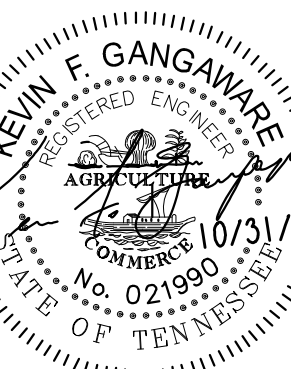
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615.248.9999
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SEAL



**CITY VISTA
PHASE 2**
0 Lucile Street
Nashville, Davidson County, Tennessee
Map 7-1-10 - Parcel 166

ISSUE SET:
**REGULATORY
PRELIM SP**

ISSUE DATE: 10/24/24

REVISION HISTORY:

Rev	Description	Date
1	Planning Staff Comments	10/31/24

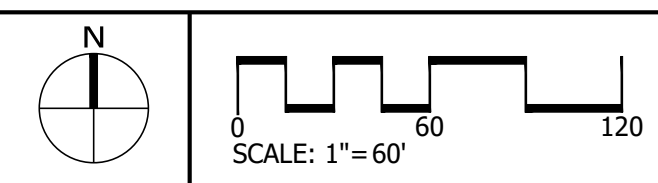
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EXISTING
CONDITIONS

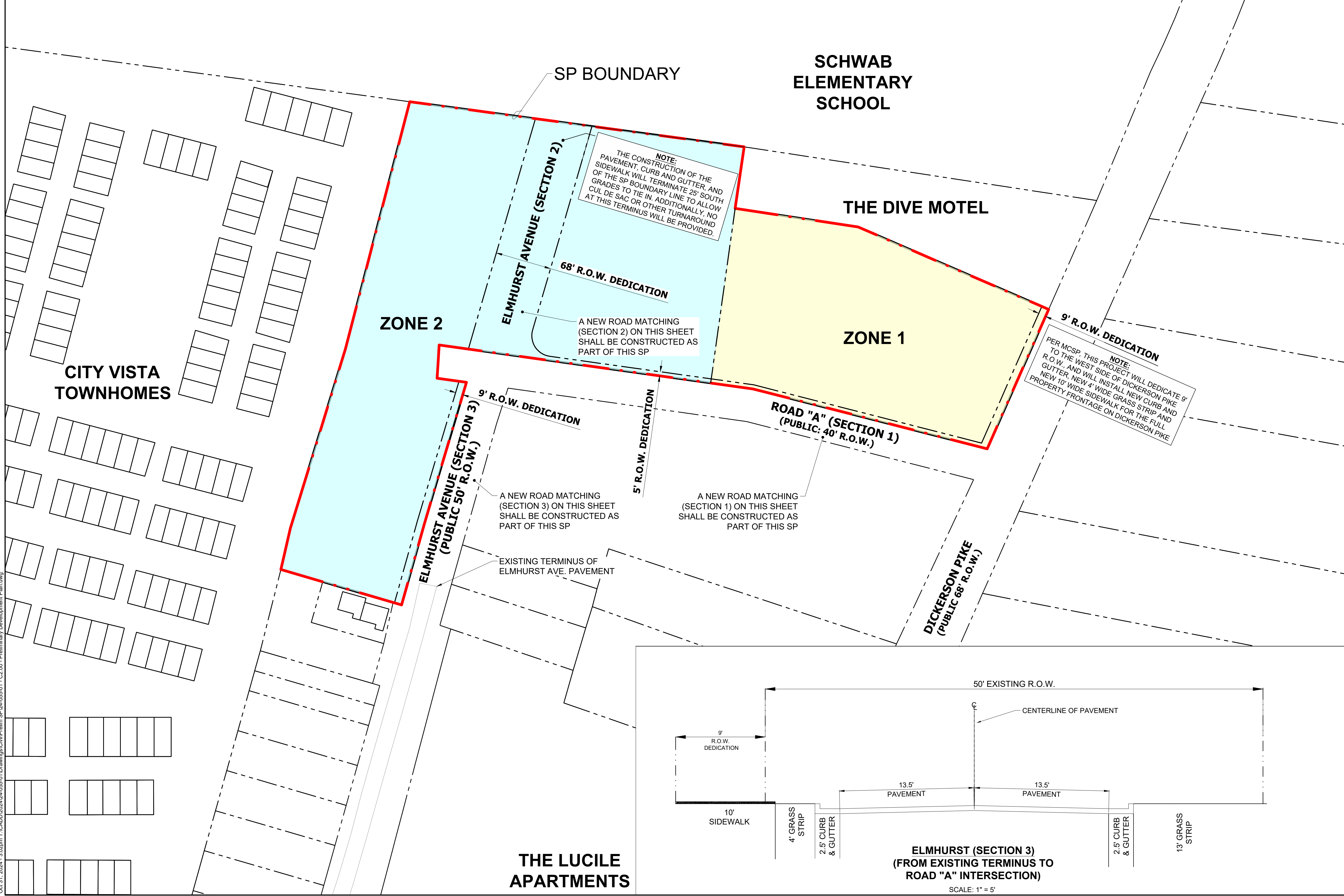
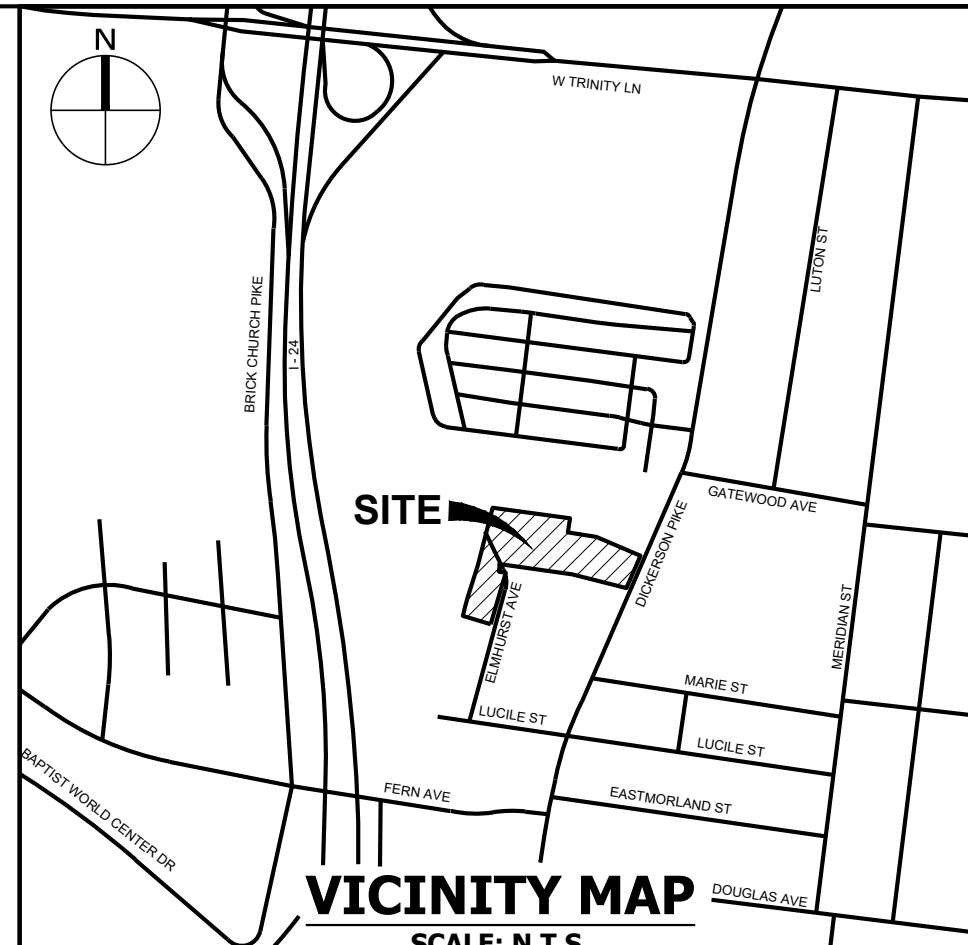
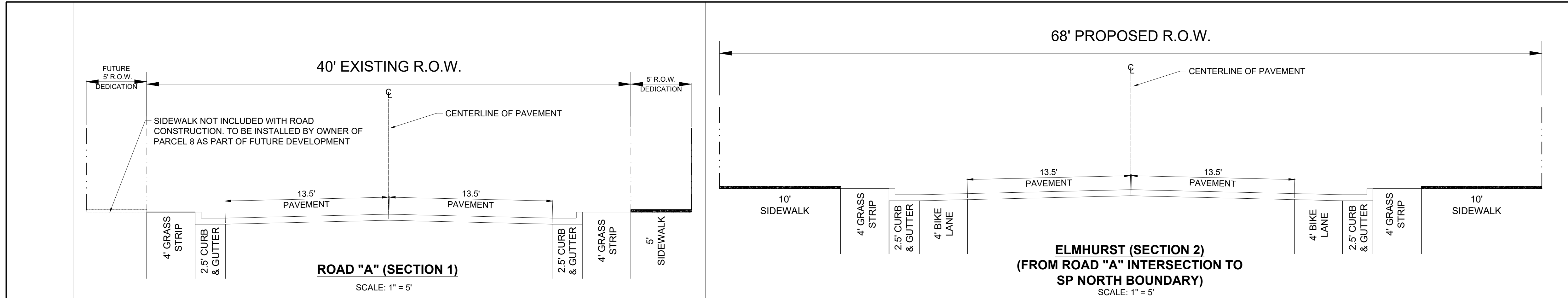
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PROJECT NO.: 24-055-01

PLANNING CASE NO. :
2024-SP-056-001



Oct 31, 2024 - 3:02pm T:\CAD\2024\24-055-01\Drawings\Civil\Prelim SP\24-055-01 - C1.00 - Existing Conditions.dwg



Development Summary

Council District Number:	2
Council Member Name:	Kyonzé Toombs
Property Address:	0 Lucile Street Nashville, TN 37207
Map / Parcel:	071-10
Parcel:	166.00
Property Acreage:	5.6± Acres
Owners of Record:	Rethink Community Nashville JV, LLC 707 Winchester Avenue West Harrison, NY 10604 Contact: Keith Barker Phone: (410) 999-7466 Email: kbarker@rethink-capital.com
Engineer:	Civil Site Design Group, PLLC 2305 Kline Avenue, Suite 300 Nashville, TN 37211 Phone: (615) 248-9999 Contact: Kevin F. Gangaware, P.E. keving@csdgt.com
Plan Preparation Date:	October 24, 2024
Plan Scale:	1" = 60'
U.S. FEMA FIRM:	47037C0234H (dated April 5, 2017)

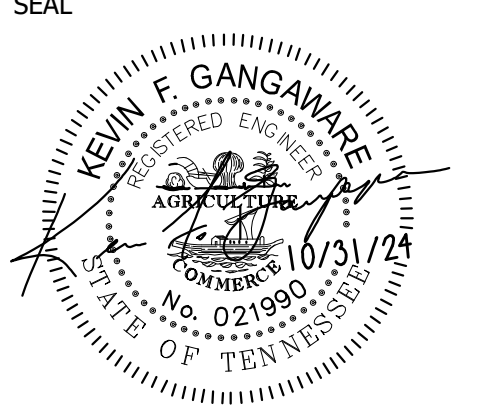
This property is currently planned to be developed in one phase. The schedule for this development is unknown at this time and is subject to the local market.

SP ZONING DATA - ZONE 1

Proposed Zoning:	Specific Plan
Acreage:	1.80 AC±
Required Parking:	2 space per unit for townhomes. All other uses shall meet zoning code.
Build-To Zone:	0' - 15'
Rear Setback:	5'
Allowable Uses:	All uses of MUG-A in zoning code Match regulations for MUG-A in zoning code unless noted otherwise in this SP document.
Bulk Regulations:	
Allowable Height:	Per MUG-A
Foundations:	No raised foundation required for townhomes.
Fall Back Zone:	MUG-A

SP ZONING DATA - ZONE 2

Proposed Zoning:	Specific Plan
Acreage:	3.80 AC±
Required Parking:	2 space per unit for townhomes. All other uses shall meet zoning code.
Build-To Zone:	0' - 15'
Rear Setback:	5'
Allowable Height:	4 stories in 60-ft. (No raised foundation required for townhomes). The height shall be measured from the average ground elevation at the front face of the building to the highest point of the building.
Allowable Uses:	All uses of RM20-A in zoning code
Bulk Regulations:	Match regulations for RM20-A in zoning code unless noted otherwise in this SP document.
Fall Back Zone:	RM20A



CITY VISTA PHASE 2
 0 Lucile Street
 Nashville, Davidson County, Tennessee
 Map 71-10 - Parcel 166

ISSUE SET:
REGULATORY PRELIM SP

ISSUE DATE: 10/24/24

REVISION HISTORY:

Rev.	Description	Date
1	Planning Staff Comments	10/31/24

DRAWN BY: AM
 CHECKED BY: KG

PRELIMINARY DEVELOPMENT PLAN

C2.00
 PROJECT NO.: 24-055-01

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