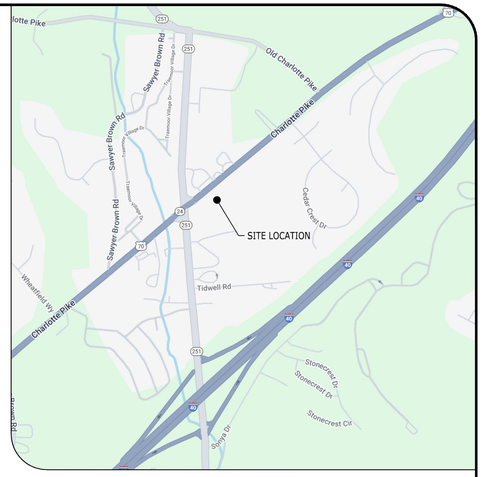
PRELIMINARY SP

7351 CHARLOTTE PIKE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

1 2024SP-046-001
CATALYST PROJECT NO. 20240186
2024-09-11



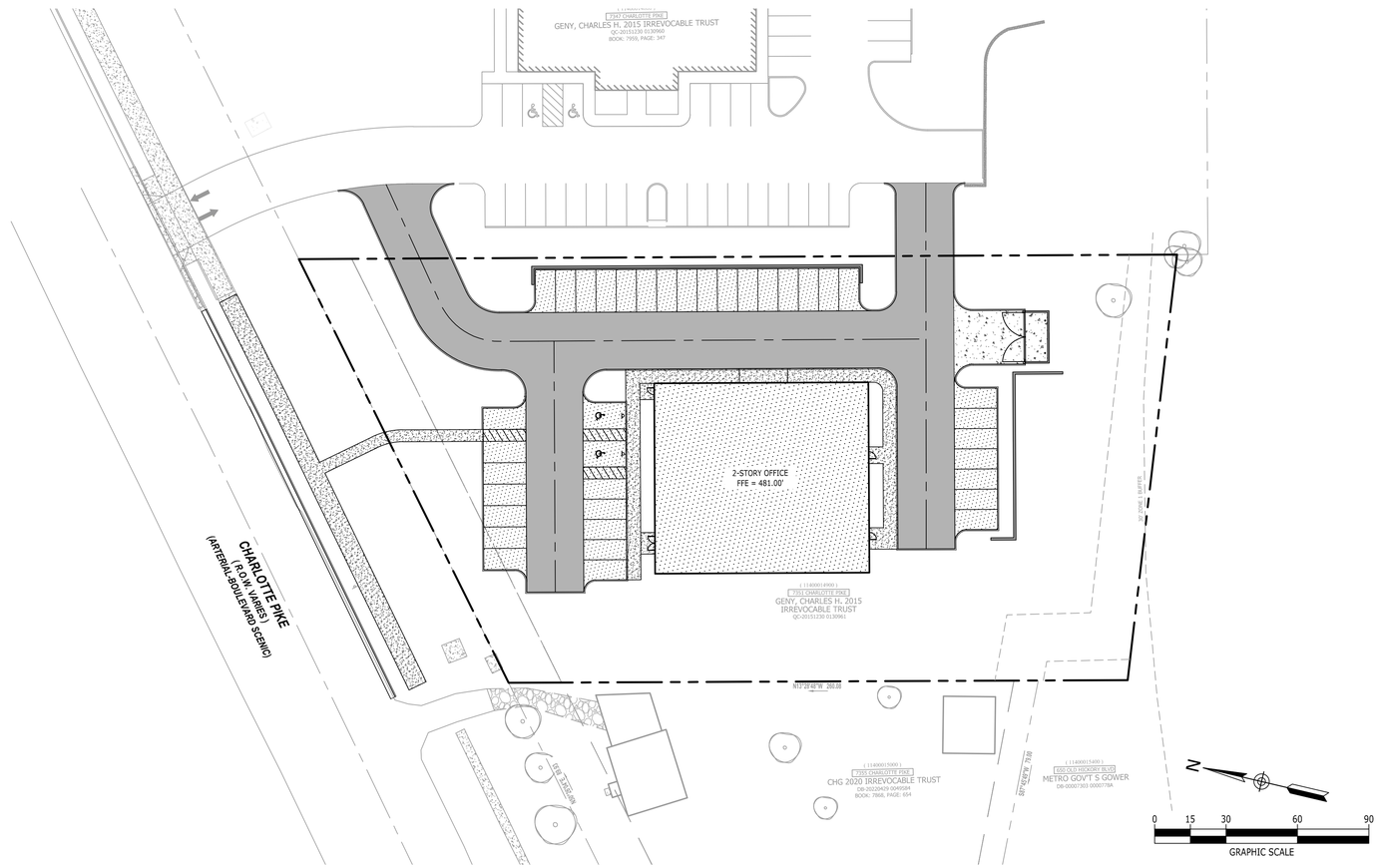
VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT:	35
COUNCIL MEMBER:	JASON SPAIN
TAX MAP:	114
PARCEL ID.:	11400014900
SITE ADDRESS:	7351 CHARLOTTE PIKE NASHVILLE, TN 37209
SITE ACREAGE:	1.29 AC. (56,177.09 FT²)
EXISTING ZONING:	R15
PROPOSED ZONING:	1 SPECIFIC PLAN (FALL BACK ZONING CS)
PROPOSED USE:	GENERAL OFFICE, RETAIL, AND WAREHOUSE (15,000 GROSS SQ. FT. TOTAL)
PROPOSED MAX. BUILDING HEIGHT:	30'
ALLOWED MAX. BUILDING HEIGHT:	30'
IMPERVIOUS SURFACE AREA	1
BUILDINGS:	0.17 AC. (7,500 FT²)
DRIVES/SIDEWALKS:	0.46 AC. (19,886.13 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	0.63 AC. (27,386.13 FT²)
PROPOSED ISR:	0.49 (0.63 AC / 1.29 AC)
ALLOWED ISR:	0.90
PROPOSED FAR:	0.27 (15,000 FT² / 56,177.09 FT²)
ALLOWED FAR:	0.60
SETBACKS & BUFFERS:	
FRONT:	20' SETBACK
SIDE:	1 10' TYPE A LANDSCAPE BUFFER
REAR:	5' TYPE C3 LANDSCAPE BUFFER 10' TYPE C3 LANDSCAPE BUFFER
PARKING SUMMARY	
PARKING REQUIRED:	PER CODE
PARKING PROVIDED:	
FRONT:	37 SPACES PROVIDED
OWNER:	1 GENY, CHARLES H. 2015 IRREVOCABLE TRUST
ADDRESS:	7347 CHARLOTTE PIKE NASHVILLE, TN, 37209
PHONE NO.:	615.804.4369
CONTACT NAME:	HENRY GENY
CONTACT E-MAIL ADDRESS:	henry@banccard.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVENUE NASHVILLE TN 37209
PHONE NO.:	615.622.7200
CONTACT NAME:	1 HANNAH FAUST HOLMES
CONTACT E-MAIL ADDRESS:	hholmes@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 7847 PAGE 341

FEMA PANEL:
THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0238J, 02-25-2022, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY.



DEVELOPMENT NOTES

1 1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY SP APPROVAL TO PERMIT THE DEVELOPMENT OF A 15,000 SQ. FT. STRUCTURE. PERMITTED USES INCLUDE GENERAL OFFICE, RETAIL, AND WAREHOUSE BUILDING.

2. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.ADA:HTTP://WWW.ADA.GOV/U.S.JUSTICE DEPT.:HTTP://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM

1 3. 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.

POLICY COMPLIANCE NOTE:

THE PROPOSED OFFICE BUILDING PROVIDES A LAND USE CHANGE FROM RESIDENTIAL TO COMMERCIAL WHICH IS CONSISTENT WITH THE T3 CM SUBURBAN MIXED USE CORRIDOR WITHIN THE BELLEVUE COMMUNITY CENTER POLICY.

PUBLIC WORKS CONSTRUCTION NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. 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.
3. STOP SIGNS TO BE 30 INCH BY 30 INCH.
4. STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.
5. STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.
6. ALL SIGNS TO HAVE 3M REFLECTIVE COATING.

STORMWATER NOTES:

1. 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.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
4. DRAWING IS FOR TO INDICATE 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.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	RENDERED LAYOUT PLAN
C3.0	GRADING, DRAINAGE & UTILITIES PLAN
L2.0	LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	10/02/2024	REVISION 1

ARCHITECT
QUIRK DESIGNS
2801 BAIR BLVD.
NASHVILLE, TN, 37202
615.568.0343

PREPARED FOR
GENY, CHARLES H. 2015 IRREVOCABLE TRUST
7347 CHARLOTTE PIKE
NASHVILLE, TN, 37209
615.804.4369

HANNAH C. FAUST
REGISTERED ENGINEER
AGRICULTURE COMMERCE
STATE OF TENNESSEE
10/02/2024

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
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NASHVILLE, TN 37209
(615) 622-7200

AARON STEPHEN LEGG
REGISTERED
TENNESSEE
LICENSED
LANDSCAPE ARCHITECT
10/02/2024

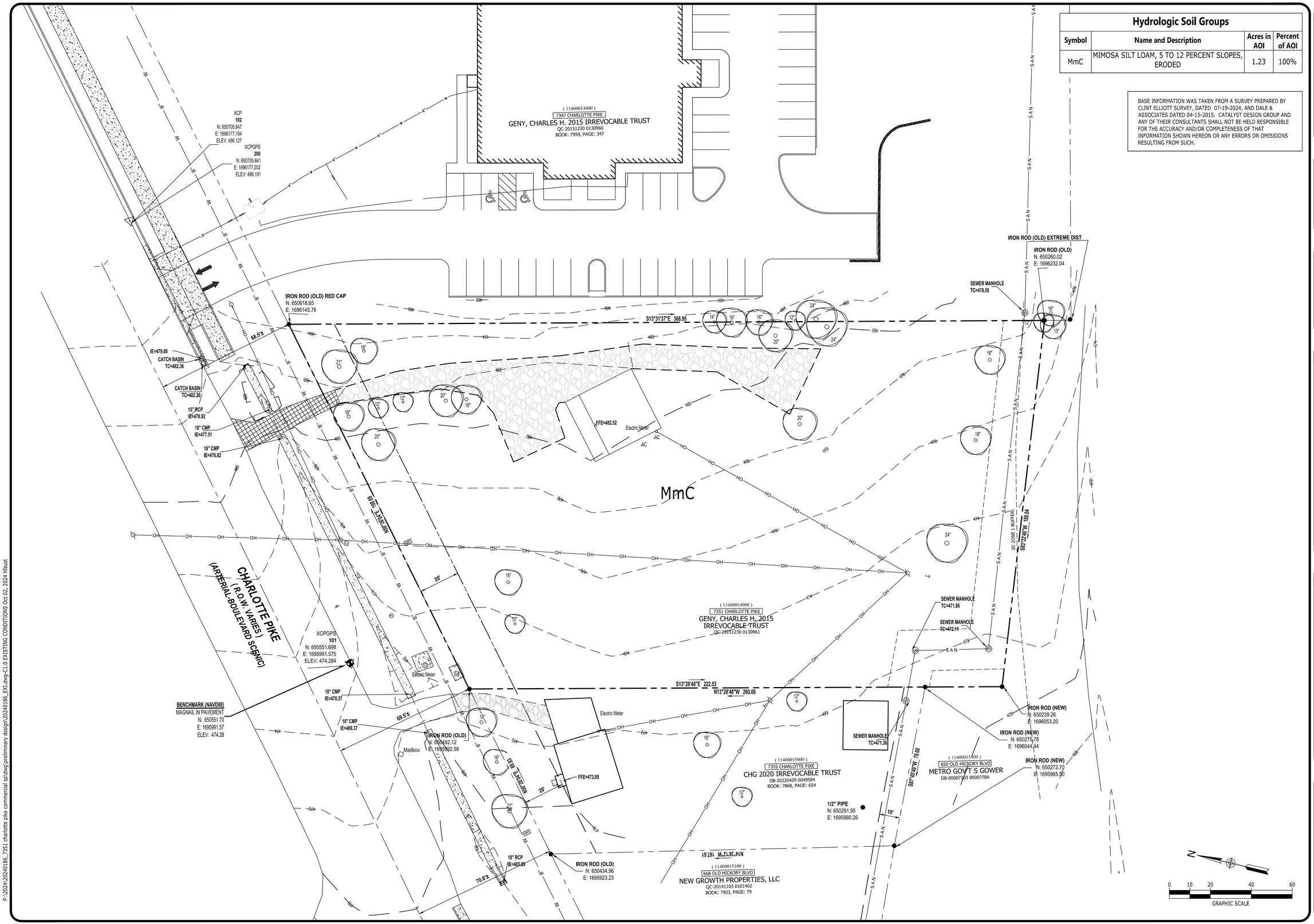
COVER SHEET

C0.0

Hydrologic Soil Groups

Symbol	Name and Description	Acres in AOI	Percent of AOI
MmC	MIMOSA SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	1.23	100%

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CLINT ELLIOTT SURVEY, DATED 07-19-2024, AND DALE & ASSOCIATES DATED 04-15-2015. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



P:\20241\20240186_7351 charlotte pike commercial sp\dwg\preliminary design\20240186_EXI.dwg-C1.0 EXISTING CONDITIONS Oct 02, 2024 hfaust

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NO. 101020
STATE OF TENNESSEE

PRELIMINARY SP

7351 CHARLOTTE PIKE

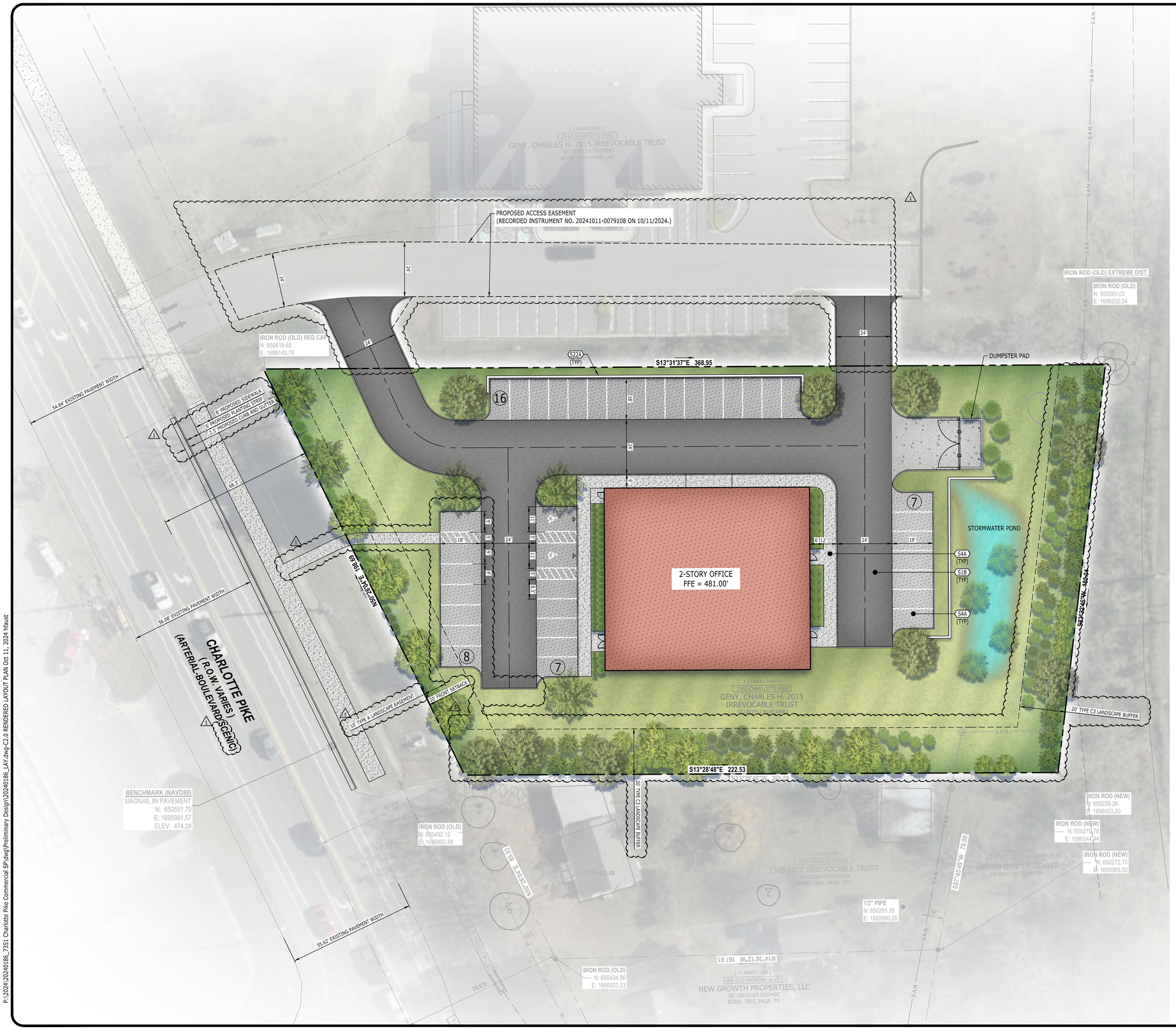
7351 CHARLOTTE PIKE
NASHVILLE, TENNESSEE, 37209
DAVIDSON

NO.	DATE	DESCRIPTION

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20240186

DRAWING NUMBER
C1.0



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	

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STATE OF TENNESSEE

PRELIMINARY SP

7351 CHARLOTTE PIKE

7351 CHARLOTTE PIKE
NASHVILLE, TENNESSEE, 37209
DAVIDSON

NO.	DATE	DESCRIPTION
1	10/02/2024	REVISION 1

DRAWING TITLE
RENDERED LAYOUT PLAN

PROJECT NUMBER
20240186

DRAWING NUMBER
C2.0

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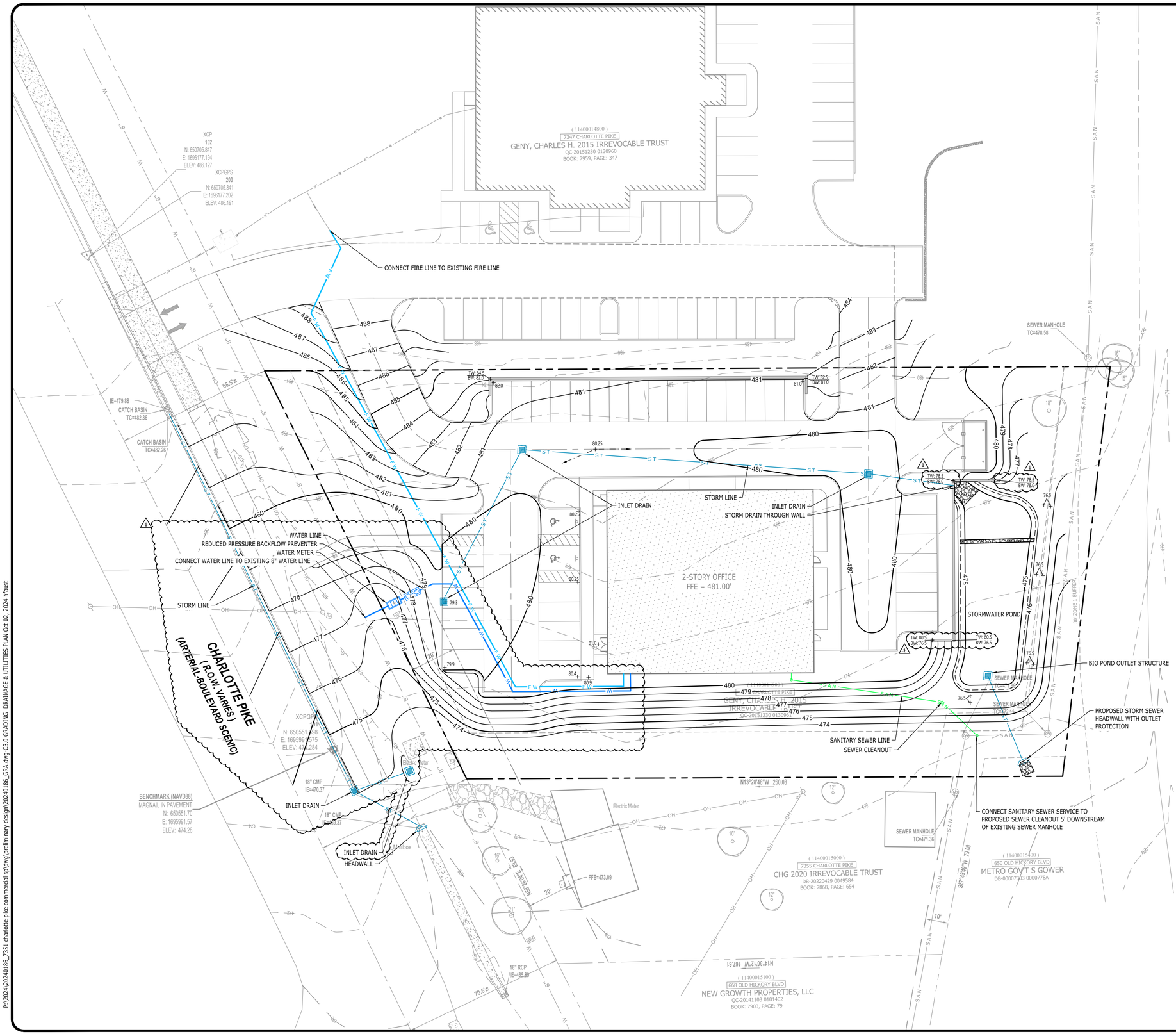

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	
G1B	DOUBLE CURB INLET	
G2A	CATCH BASIN	
G2B	DOUBLE CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NDS DRAIN INLET	
G5	CLEANOUT	
G6	DETENTION POND OUTLET STRUCTURE	
G7	WATER QUALITY STRUCTURE	
G8A	CONCRETE HEADWALL - STRAIGHT	
G8B	CONCRETE HEADWALL - WINGED	
G9	RIPRAP AT HEADWALL	
G10	RAIN GARDEN	
G11	BUILDING DOWNSPOUT CONNECTION	
G12	TRENCH DRAIN	
G13	CONCRETE FLUME	
G14	CURB CUT	
G15	SIDEWALK DRAIN	
G16	SILT FENCE	
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
G18A	FILTER FABRIC INLET PROTECTION	
G18B	DANDY BAG INLET PROTECTION	

LEGEND

STORM PIPE & INLET	ST
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1
SANITARY SEWER PIPE	SAN
DOMESTIC WATER LINE	W
FIRE LINE	FW

811
Know what's below. Call before you dig.

N

0 10 20 40 60
GRAPHIC SCALE

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STATE OF TENNESSEE

PRELIMINARY SP

7351 CHARLOTTE PIKE

7351 CHARLOTTE PIKE
NASHVILLE, TENNESSEE, 37209
DAVIDSON

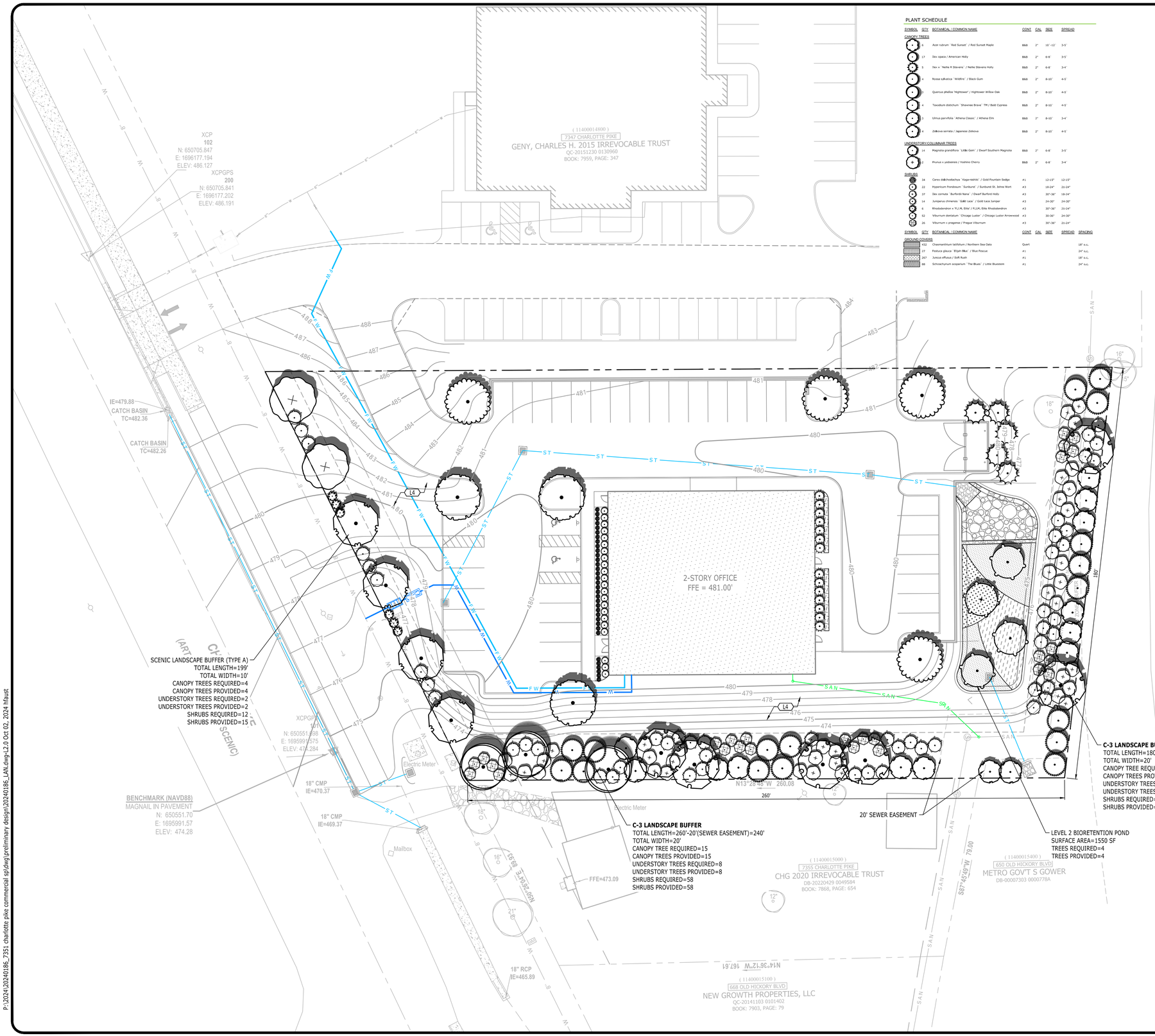
NO.	DATE	DESCRIPTION
1	10/02/2024	REVISION 1

DRAWING TITLE
GRADING, DRAINAGE & UTILITIES PLAN

PROJECT NUMBER
20240186

DRAWING NUMBER
C3.0

P:\2024\20240186_7351 charlotte pike commercial sp\dwg\preliminary design\20240186_GRA.dwg-C3.0 GRADING DRAINAGE & UTILITIES PLAN Oct 02, 2024 hfaust



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
CANOPY TREES						
	4	Acer rubrum ' Red Sunset ' / Red Sunset Maple	B&B	2"	10'-12'	3-5'
	17	Ilex opaca / American Holly	B&B	2"	6-8'	3-5'
	5	Ilex x ' Nellie R Stevens ' / Nellie Stevens Holly	B&B	2"	6-8'	3-4'
	4	Nyssa sylvatica ' Wildfire ' / Black Gum	B&B	2"	8-10'	4-5'
	10	Quercus phellos 'Hightower' / Hightower Willow Oak	B&B	2"	8-10'	4-5'
	4	Taxodium distichum ' Shawnee Brave ' TM / Bald Cypress	B&B	2"	8-10'	4-5'
	3	Ulmus parvifolia ' Athena Classic ' / Athena Elm	B&B	2"	8-10'	3-4'
	4	Zelkova serrata / Japanese Zelkova	B&B	2"	8-10'	4-5'
UNDERSTORY/COLUMNAR TREES						
	14	Magnolia grandiflora ' Little Gem ' / Dwarf Southern Magnolia	B&B	2"	6-8'	3-5'
	2	Prunus x yedoensis / Yoshino Cherry	B&B	2"	6-8'	3-4'
SHRUBS						
	34	Carex oshoiensis ' Kaga-nishiki ' / Gold Fountain Sedge	#1		12-15"	12-15"
	22	Hypericum frondosum ' Sunburst ' / Sunburst St. John Wort	#3		18-24"	20-24"
	37	Ilex cornuta ' Burfordii Nana ' / Dwarf Burford Holly	#3		30"-36"	18-24"
	14	Juniperus chinensis ' Gold Lace ' / Gold Lace Juniper	#3		24-30"	24-30"
	6	Rhododendron x 'PJM, Elite' / PJM, Elite Rhododendron	#3		30"-36"	20-24"
	52	Viburnum dentatum ' Chicago Luster ' / Chicago Luster Arrowwood	#3		30-36"	24-30"
	26	Viburnum x pragense / Prague Viburnum	#3		30"-36"	20-24"

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	SPACING
GROUND COVERS							
	432	Chasmanthium latifolium / Northern Sea Oats	Quart			18" o.c.	
	27	Festuca glauca ' Elijah Blue ' / Blue Fescue	#1			24" o.c.	
	267	Juncus effusus / Soft Rush	#1			18" o.c.	
	88	Schizachyrium scoparium ' The Blues ' / Little Bluestem	#1			24" o.c.	

TREE DENSITY UNIT WORKSHEET

DATE	09/05/2024
MAP & PARCEL	11400014900
APPLICTION NUMBER	
PROJECT NAME	7351 CHARLOTTE PIKE
ADDRESS	7351 CHARLOTTE PIKE NASHVILLE, TN 37209
ACREAGE	1.43 AC
BUILDING COVERAGE	0.17 AC
REQUIRED DENSITY	22
TOTAL REQUIRED TDU	27.72

RETAINED TREES

DBH	#	VALUE	TDU
18"	1	5.4000	5.400000

REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES

DBH	#	VALUE	TDU
2"	46	0.5000	23.000000
3"	0	0.6000	0.000000

REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES

DBH	#	VALUE	TDU
2"	16	0.2500	4.000000
3"	0	0.3000	0.000000

TOTAL RETAINED TDU	9
TOTAL REPLACED TDU	27.000000
TOTAL TDU PROVIDED	36.000000
TREE BANK PAYMENT	$884.5

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCK	

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AARON STEPHEN LEGG
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TENNESSEE, U.S.A.
10/02/2024

PRELIMINARY SP

7351 CHARLOTTE PIKE

7351 CHARLOTTE PIKE
NASHVILLE, TENNESSEE, 37209
DAVIDSON

NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20240186

DRAWING NUMBER
L2.0

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HENRY GENY
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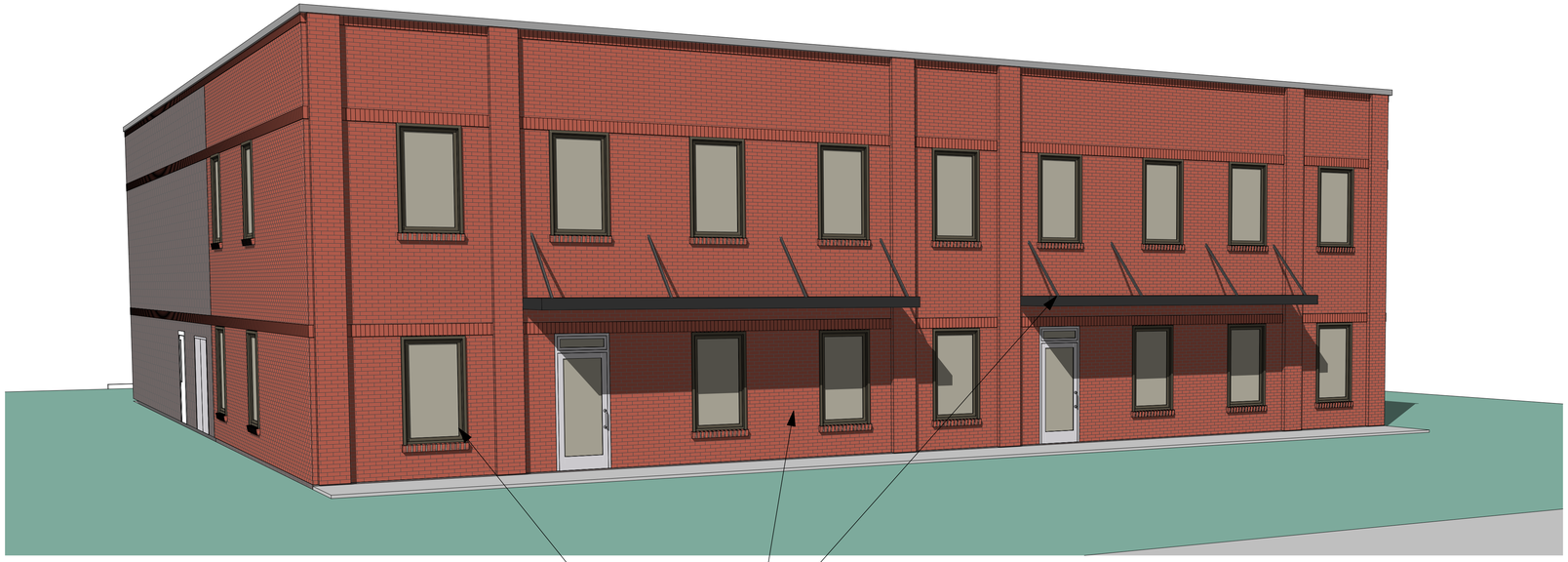
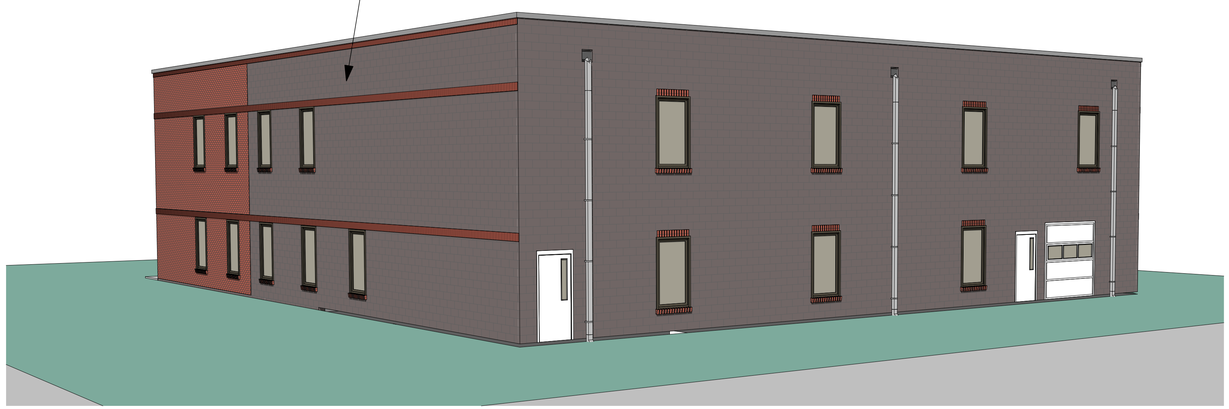
NASHVILLE, TN 37209



BRICK VENEER
METAL AWNINGS
STOREFRONT WDWS
PAINTED SPLIT FACED BLOCK

SEE PAGE A2 FOR HEIGHT &
GLAZING PERCENTAGES



PRESTON H. QUIRK
REGISTERED ARCHITECT
ARKANSAS
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NO. 19849
STATE OF TENNESSEE
9/28/24

QUIRK DESIGNS
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Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

OFFICE/WAREHOUSE

HENRY GENY
7351 CHARLOTTE PIKE
NASHVILLE, TN 37209

DATE: 9/28/24
REVISION

PROJECT NO: 24-037

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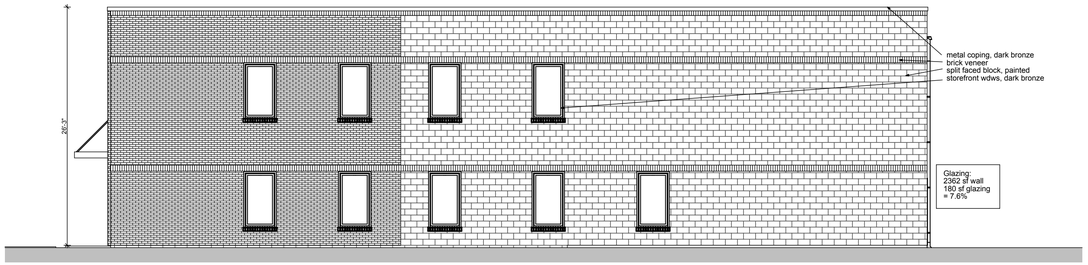
QUIRK DESIGNS

3D VIEWS

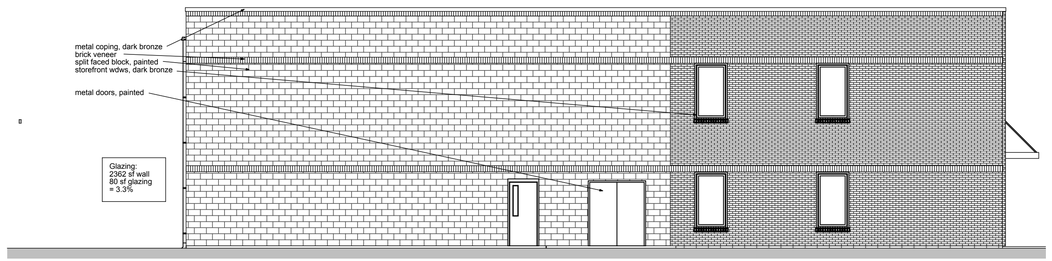
A1

/Users/prestonquirk/Documents/CAD FILES/Work 2024/GENY HENRY WHSE 24-000/GENY 24 B.pln

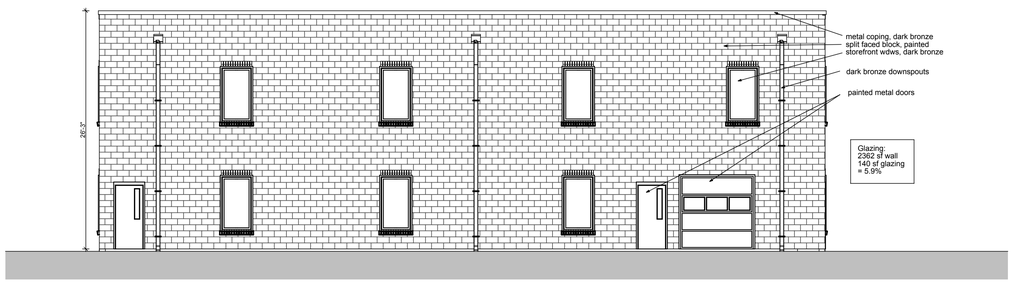
HENRY GENY
7351 CHARLOTTE PIKE
NASHVILLE, TN 37209



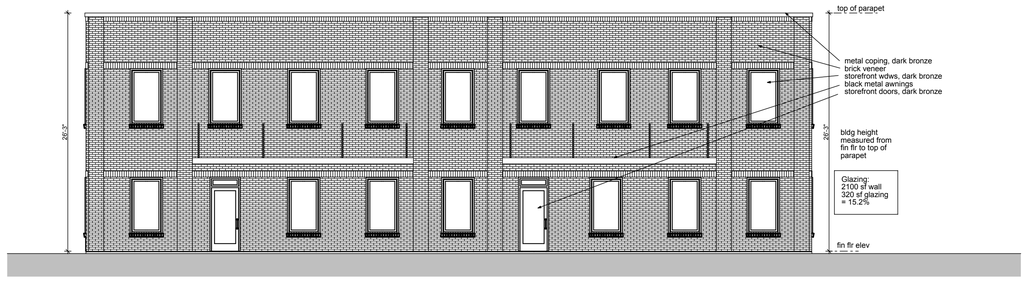
6 WEST/RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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STATE OF TENNESSEE
9/28/24

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email: quirkdesigns@comcast.net
QUIRK DESIGNS

OFFICE/WAREHOUSE
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NASHVILLE, TN 37209

DATE: 9/28/24
REVISION
12/20/17

PROJECT NO: 24-037

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QUIRK DESIGNS

ELEVATIONS

A2

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