

PRELIMINARY SP

5788 CANE RIDGE ROAD

ANTIOCH, DAVIDSON COUNTY, TN 37013

CASE NO. 2024SP-020-001

DEVELOPMENT SUMMARY

- SP NAME: 5788 CANE RIDGE RD
 - SP NUMBER: TBD
 - COUNCIL DISTRICT: 33
 - COUNCIL MEMBER: ANTOINETTE LEE
- DEVELOPER: OLDACRE MCDONALD
3841 GREEN HILLS VILLAGE DR | SUITE 400
NASHVILLE, TN 37215
ERIC FLYNN
eflynn@oldacremcdonald.com
615.269.5444
- DESIGN PROFESSIONAL: BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH | SUITE 700
NASHVILLE, TN 37210
DREW HARDISON, PE
Drew.Hardison@bargedesign.com
615.252.4296

NOTE:
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AREAS
DESIGNATED AS 100 YEAR FLOOD ZONE PER F.E.M.A. MAP 47037C0394H,
EFFECTIVE 4/5/2017.



VICINITY MAP

NOT TO SCALE

SITE DATA TABLE

SITE ACREAGE:			
MAP 174 PARCEL 34	30.19 AC. (1,315,207 S.F.)	PROPOSED DENSITY:	3.06 UNITS/AC.
MAP 174 PARCEL 194	9.08 AC. (395,278 S.F.)	SETBACKS	
TOTAL ACREAGE	39.27 AC. (1,710,484 S.F.)	FRONT:	20' MIN
		SIDE:	5' MIN
EXISTING ZONING:	AR2A	REAR:	20' MIN
PROPOSED ZONING:	SP	IMPERVIOUS SURFACE	
FALL BACK ZONING:	RS10	SINGLE FAMILY:	471,510 S.F.
		ROADS/SIDEWALKS/DRIVES:	193,724 S.F.
EXISTING LAND USE:	VACANT		665,234 S.F. (15.27 Ac.)
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL	MAXIMUM BUILDING COVERAGE:	0.70
RESIDENTIAL SUMMARY:		PARKING REQUIRED:	PER METRO CODE REQUIREMENTS
SINGLE FAMILY RESIDENCE:	120 UNITS	PARKING PROVIDED:	
MINIMUM LOT SIZE:	5,000 S.F.	SINGLE FAMILY RESIDENCE	240 SPACES
		(2 GARAGE SP. / UNIT)	
OPEN SPACE			
NATURAL OPEN SPACE:	11.62 AC (30.0%)		
(CONSERVATION / TREE PRESERVATION)			
PASSIVE OPEN SPACE:	5.14 AC (13.1%)		
(INCLUDING BUFFERS)			
TOTAL OPEN SPACE	16.75 AC (42.7%)		

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C0.21	EXISTING CONDITIONS
C1.01	SITE LAYOUT PLAN
C1.02	LOT DATA TABLES
C2.01	OVERALL SITE GRADING & UTILITIES

CONTACTS

DEVELOPER	OLDACRE MCDONALD, LLC 3841 GREEN HILLS VILLAGE DRIVE, SUITE 400 NASHVILLE, TN 37215 ERIC FLYNN 615.269.5444
DESIGN PROFESSIONAL	BARGE DESIGN SOLUTIONS 615 3RD AVENUE SOUTH SUITE 700 NASHVILLE, TN 37210 615.269.5444 CONTACT: DREW HARDISON, PE

PURPOSE NOTE

THE PURPOSE OF THIS SP IS FOR PRELIMINARY SITE PLAN APPROVAL FOR 120 SINGLE FAMILY RESIDENCES.

ADA NOTE

FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT;
ADA: [HTTPS://WWW.ADA.GOV/](https://www.ada.gov/)
U.S. JUSTICE DEPARTMENT:
[HTTPS://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM](https://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)

