

SEPTEMBER 16, 2020

2020SP-042-001

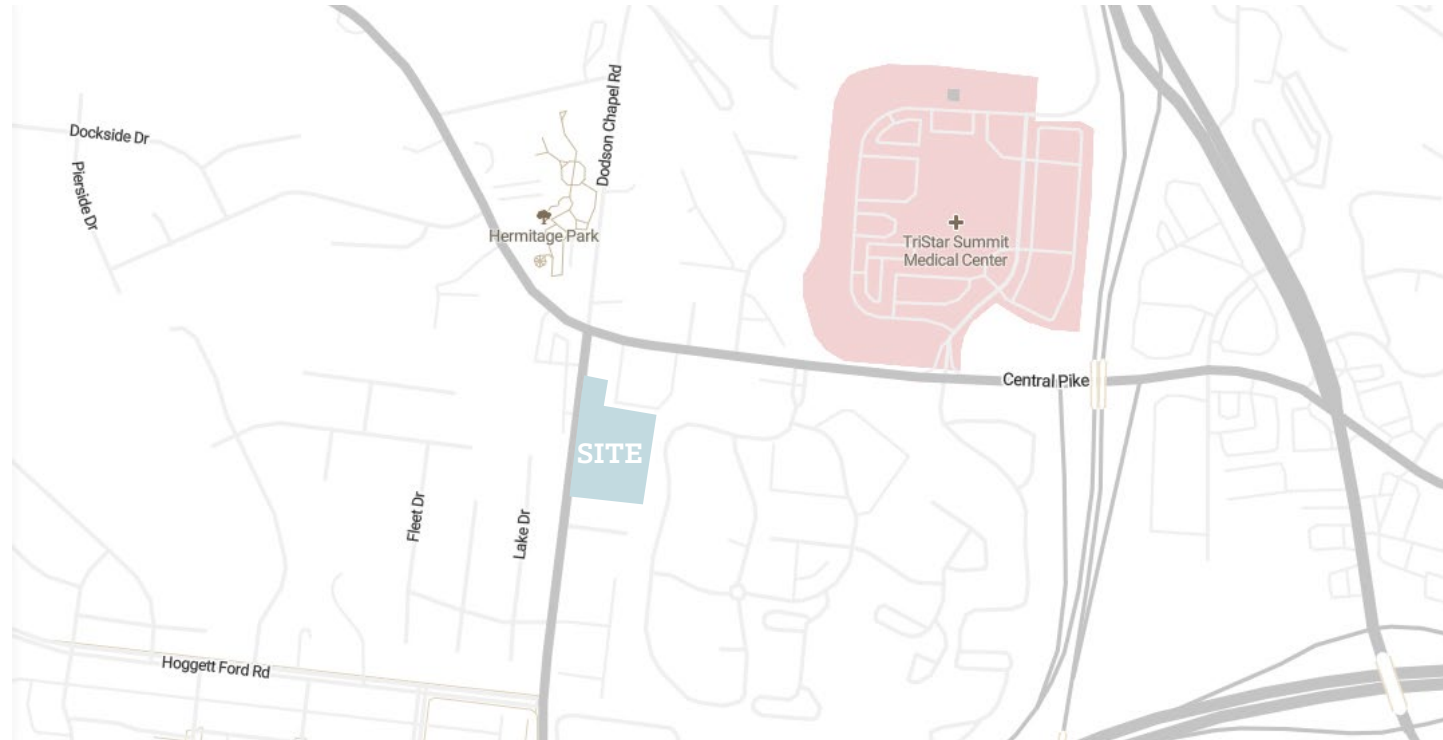


Dodson Square

Preliminary Specific Plan

BACKGROUND AND BASE INFORMATION

SITE LOCATION AND OWNERSHIP INFORMATION



Site Area:	+/- 3.65 acres (combined)	
Site Address:	3941 & 3957 Dodson Chapel Road Nashville, Tennessee 37207	
Site Tax Parcels:	08600014900 08600015000	
Council District:	#14- Kevin Rhoten	
Owner of Record:	Dodson Chapel Development, LLC 992 Davidson Drive Ste B Nashville, TN 37205	Bobby Beadle and Justin Morris 980 Aqua Drive Gallatin, TN 37076
Developer:	Ben Miskelly 2844 Surrey Road Nashville, TN 37214 ATTN: Ben Miskelly, AICP benmiskelly@gmail.com	

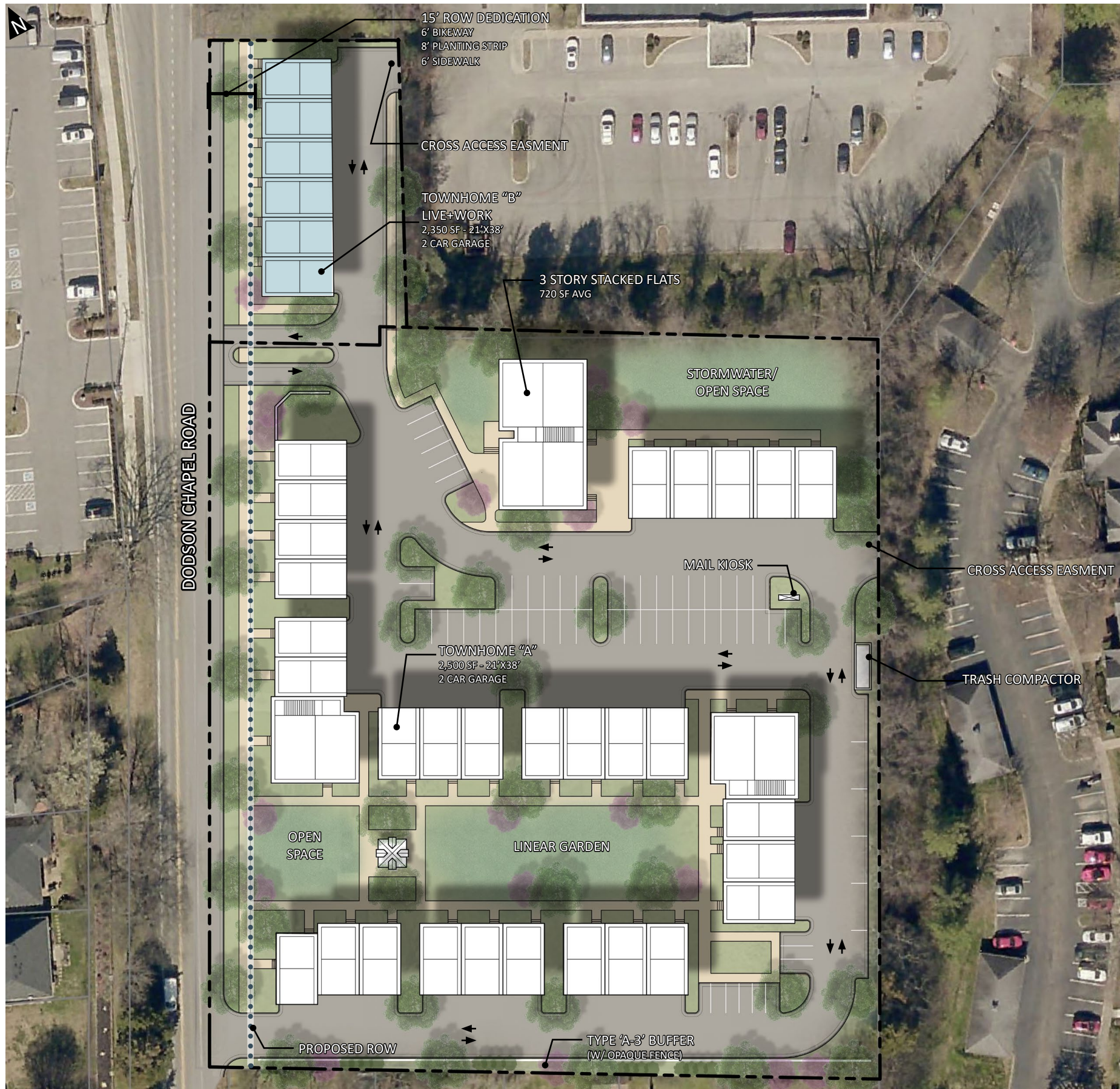
SITE SURVEY

SITE ZONING AND LAND USE POLICY



Parcel A:	08600014900 - 3941 Dodson Chapel	
Zoning:	Existing- RS15 (Single Family- 15,000sf/lot)	Proposed- SP (Specific Plan)
Policy:	T3- Suburban Neighborhood Evolving Create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques.	
Community Plan:	Donelson-Hermitage-Old Hickory	
Parcel B:	08600015000 - 3957 Dodson Chapel	
Zoning:	Existing- RS15 (Single Family- 15,000sf/lot)	Proposed- SP (Specific Plan)
Policy:	T3- Suburban Neighborhood Center Enhance and create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm	
Community Plan:	Donelson-Hermitage-Old Hickory	

SITE PLAN AND BULK STANDARDS



FULL SCALE SITE PLAN ATTACHED TO SUBMITTAL

BULK STANDARDS

Zoning and Uses

Permitted Uses: Live+Work ⁽¹⁾
 Multifamily,
 Single-Family Attached,
 Single-Family Detached

Prohibited Uses: Short Term Rental:
 Owner Occupied and Not- Owner Occupied

"Fall-Back" Zoning: MUL-A (T3NC)
 RM 20-A (T3NE)

HEIGHT	RESIDENTIAL	LIVE+WORK
TOTAL HEIGHT ⁽²⁾		
STACKED FLATS	3 STORIES IN 50'	N/A
TOWNHOMES	3 STORIES IN 45'	3 STORIES IN 50'
RAISED FOUNDATION ⁽³⁾	18" - 48"	0"-48"

SITE STANDARDS	
FAR	2.5
ISR	0.8
BUILD-TO	
STREET	0-10'
OPEN SPACE	0'-5'
SETBACK	
REAR	20'
SIDE	5'
BUILDING SEPARATION	5' MINIMUM

GLAZING	RESIDENTIAL	LIVE+WORK
STACKED FLATS		
GROUND FLOOR	30%	N/A
UPPER FLOORS	15%	N/A
TOWNHOMES		
GROUND FLOOR	20%	25%
UPPER FLOORS	15%	15%

1. Live+Work units are permitted to provide up to 750 SF for commercial uses on the ground floor of units located in the T3NC Policy. Total commercial square footage for the development may not exceed 5,200 SF for the entire development. Uses shall be in conformance with the MUL-A zoning district.
2. Height measured from grade level to bottom of eave. Towers, roof forms, stairwells, and other rooftop unconditioned space shall be excluded from height calculations. Height measured per Metro Zoning Code.
3. 48" permitted with additional landscape and screening standards where topography challenges exist, see Landscape and Open Space Standards- Foundation Screening for detail.

SP NOTE: 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 Planning Department may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. The Planning Department may allow necessary adjustments to the build-to zone based on the nature of the existing and future land uses and site conditions in the general vicinity.

DESIGN PRECEDENT

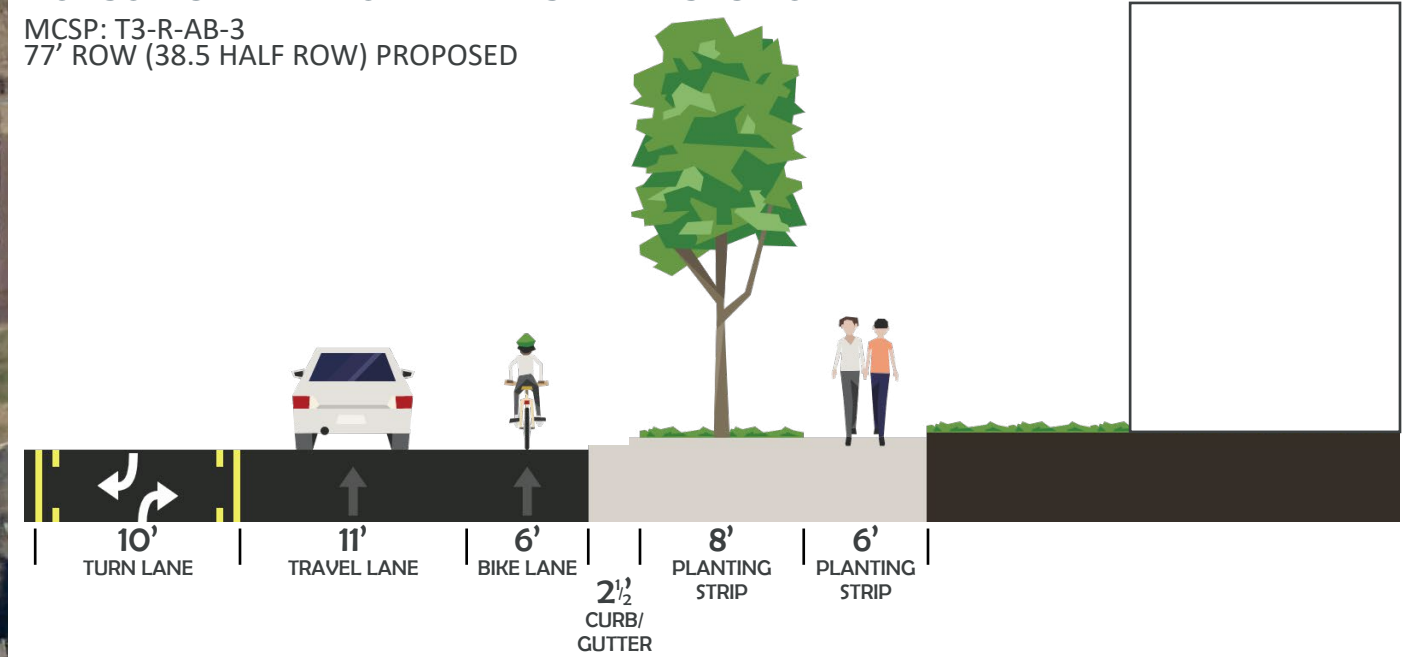


PUBLIC WORKS, TRAFFIC AND PARKING STANDARDS



DODSON CHAPEL ROAD HALF STREET SECTION

MCSP: T3-R-AB-3
77' ROW (38.5 HALF ROW) PROPOSED



GENERAL NOTES

- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
- Loading and rideshare areas shall be limited to spaces interior to the structures or behind the structures off of public right-of-way.
- Developer will ensure bike lanes are continuous through intersections.
- All construction within public ROW shall comply w/ MPW standards and specifications
- All drives and access ramps shall be constructed to MPW standards
- All ROW dedication will occur prior to the issuance of building permits.
- Trash and Refuse will all be collected via private service. Units without garages will only utilize the trash compactor and townhome with garages units will utilize private curb units stored within their garage.
- Parking ratios shall be provided at or above the Metro Zoning Code Parking Standards.
- Parking shall be provided within public covered stalls, parking areas, and private garages internal to the development. Guest parking spaces shall be accounted for within development in the form of surface parking internal to the SP.
- Bicycle parking shall be provided per Metro Standards.

LANDSCAPE AND STORMWATER STANDARDS

OVERALL STANDARDS

Areas reserved for stormwater greater than 0.5 acres will be designed to have either an active or passive park component that can be utilized outside of storm events. Detailed design to be provided at final SP stage of development.

All landscaping shall be properly irrigated and maintained; if drought resistant plant material is used, irrigation shall not be required.

Where irrigation systems are not utilized or specified, all planting masses or individual trees shall be within 100' from a functioning hose bid per Metro Urban Forestry requirements.

All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.

Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines.

Trees located within four feet of shrub beds shall share same mulch bed.

Finished planting beds shall be graded so as to not impede drainage away from buildings.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. If significant relocations are required, contractor shall contact landscape architect for approval. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.

Trees must remain vertical and upright for the duration of the guarantee period with guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

The development of this project shall comply with the street tree, tree density, and tree replacement requirements of Metro Nashville. Landscape plan to be submitted in Final SP Submittal.

Street trees shall be provided along all street frontages at an average of forty-five (45) linear feet on center and be 3.5" caliper minimum.

All landscaping shall be properly irrigated and maintained.

Where trees are planted in rows, they shall be uniform in size and shape.

Reference Metro L.I.D. Manual for design and planting materials for LID measures.

Ornamental trees may be used as street trees where existing conflicts with overhead utilities occur.

Metro tree density and tree replacement worksheets shall be utilized to calculate required planting.

TDU ZONE

As development continues in the area, it may become unrealistic to put required units from the tree replacement worksheet on the developing site. If determined infeasible for the health of the tree or density of the site by the Metro Urban Forester, up to 160 total units may be placed in the designated TDU zone. Up to 20 TDU's per development may be logged for placement within the zone. The TDU zone may only be planted once development of that area is complete. The Metro Urban Forester and applicant shall be responsible for logging TDU's to be placed in that zone and ensuring planting once complete.

Once the designated TDU zone has reached capacity for each development, the Metro Urban Forester and applicant shall decide locations for the remainder of the TDU's to be planted. In order of priority below, locations for plantings should be:

1. Additional property owned by applicant that has been developed or has no plans for redevelopment.
2. Hermitage, Donelson, Old-Hickory Subarea
3. Metropolitan Nashville

ANTICIPATED STREET TREES

The following trees shall be permitted as street trees within the R.O.W within this development. Variations to this list shall be approved by the Metro Nashville Forrester prior to approval.



Green Vase Zelkova



Frontier Elm



Sunburst Thornless Honeylocust



Flame Amur Maple
NES Approved



Greenspire Little Leaf Linden



London Planetree



Lacebark Elm



Ginkgo

NOTES

STANDARD SP NOTES

The purpose of this SP is to receive preliminary approval to permit the development of a 3.65 acre, 60 unit, residential and live+work development as shown.

For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning.

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.

Properties contain no FEMA designated floodplain per map 47037C0286H dated 04/05/2017.

The final site plan/ building permit 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.

Required parking consistent with the parking requirements of the Metro Zoning Code shall not be counted as floor area.

Permitted Uses : Permitted uses shall be the uses listed in the MUL-A and RM20-A zoning districts. Uses shall be limited to 60 residential units (multi-family, two-family, and single-family). **Permitted uses of the live work units are those of the MUL-A zoning district.**

ARCHITECTURAL STANDARDS

Buildings shall avoid continuous uninterrupted blank facades and at a minimum, the facade plane shall be interrupted by one of the following for every thirty-five linear feet of street frontage:

A change in building material

A horizontal undulation in the building facade of three feet or greater

A porch, stoop or balcony; porches shall be a minimum five feet in depth

Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building. HVAC units on roof must be screened from view along Primary and Secondary Frontages

Where feasible due to site elevations and conditions, ground floor residential units fronting a public street or green space may provide an active entrance point from the public sidewalk in the form of a stoop.

For every unit fronting Dodson Chapel Road a primary entrance shall be provided.

EIFS, vinyl siding and untreated wood shall be prohibited on facades facing public R.O.W and public open space (vinyl soffits shall be permitted).

NES NOTES

Where feasible, this development will be served with underground power, pad-mounted transformers.

NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bioswales and the like. This includes primary duct between padmounted equipment, as well as service duct to a meter.

Federal Compliance

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

STORMWATER NOTES

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.

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 Service.

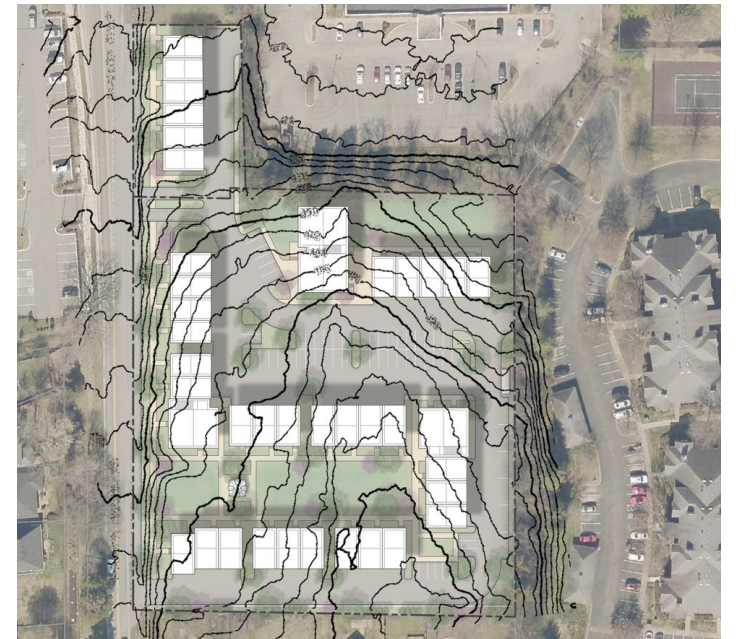
Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' CMP)

Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

The site is within the combined sewer. Additional requirements will be required and that it is advised to contact MWS staff.

Properties contain no FEMA designated floodplain per map 47037C0286H dated 04/05/2017.

EXISTING TOPOGRAPHY



SCHEDULE AND PHASING

The project will be completed in multiple phases and is anticipated to start in 2021.



