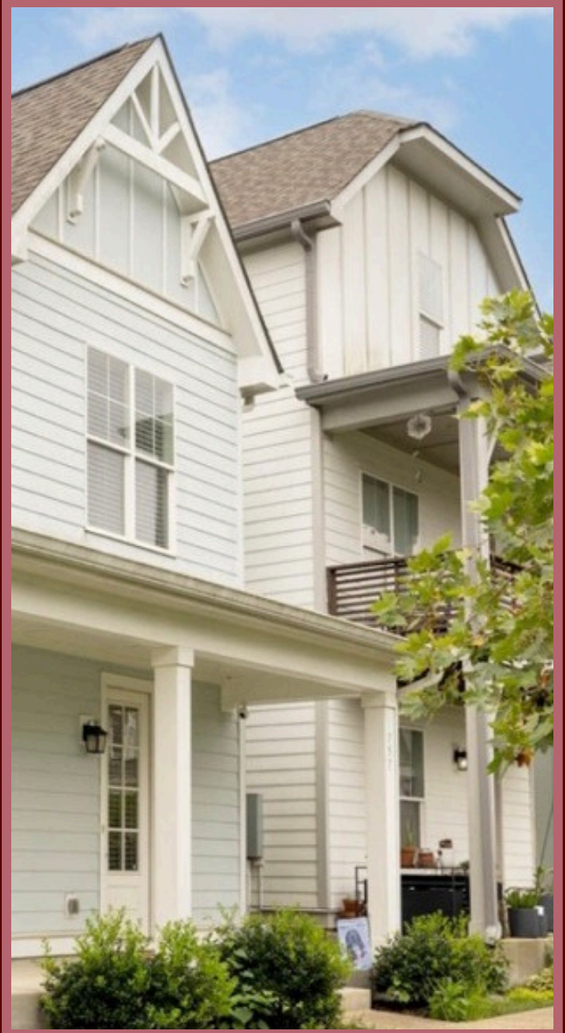

Preliminary Specific 2026SP-003-001

Augustus Park

- **The purpose of the plan is to permit for up to 63 detached multi-family residential units including 9 ADU units.** (Permitted uses: no short-term rental owner occupied and non-owner occupied.)
- **Fallback Zoning: RM9**

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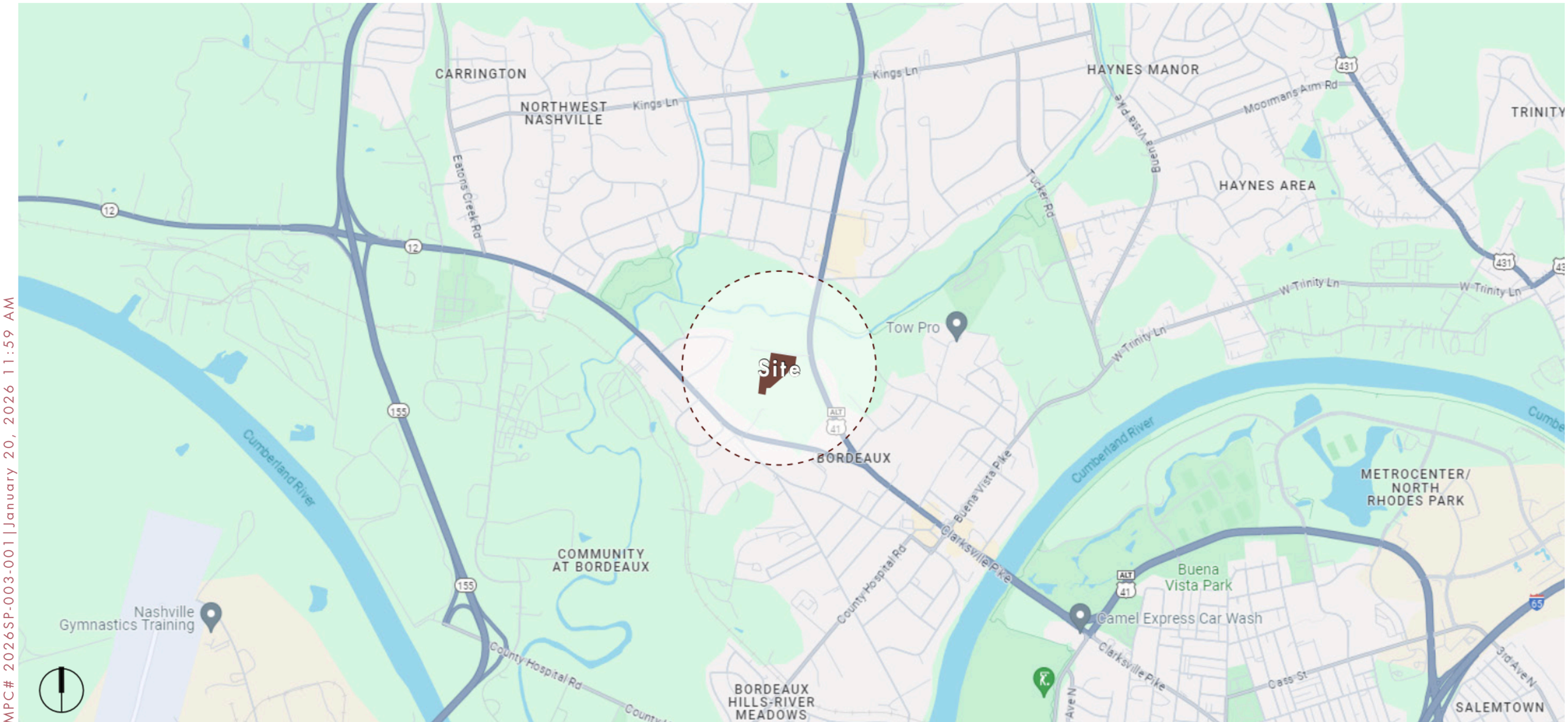

Developers: AirTight Resources Inc. (or assigns)

Address: 8207 Sawyer Brown Rd. N-3
Nashville. TN 37221
615-218-4300

Parcel ID: 06900003400 (8.48 acres)
FEMA #: 47037C0231H, dated April 5, 2017.
Address: 3854 Abernathy Road

Owners: Gus and Jay Land Partners LLC
Address: 8207 Sawyer Brown Rd. N-3
Nashville. TN 37221
615-218-4300

Council District: (01) Joy Kimbrough

Applicant & Land Planner: William Kantz Augustus Park Partnership
Email: williamkantz@comcast.net

02
CONTEXT MAP

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03
EXISTING CONDITIONS

#	Parcel ID	Address	Owner
0	06900002900	3871 Abernathy Rd	Johnson, John D & Margaret A Rev Living
1	06900003100	3857 Abernathy Rd	Trust Culver, Samual R. Revocable Living
0	06900012300	3855 Abernathy Rd	Trust Fizer, Terrence & Tammy Broady,
2	06900003200	3849 Abernathy Rd	Terrel & Byrettia Lawrence Broady, Terrel
0	06900003300	3855 Clarksville Pike	& Byrettia Lawrence Metro Gov't F Eng
3	06900010300	3851 Clarksville Pike	Co 24 Nga, Ann Ballantyne, Reynold
0	06900008700	0 Abernathy Rd	Shaw, Tyler Richards, Gus
4	06900003000	3858 Abernathy Rd	
0	06900010100	3856 Abernathy Rd	
5	06900003500	3837 Clarksville Pike	
0	06911004200	4016 Ashland City Hwy	McVicar, Amy Anne & Schoonover, Gary W.
6	06900003600	3831 Clarksville Pike	Broady, Terrell A., Sr. & Byrettia L. LBH
0	06912000100	0 Ashland City Hwy	Clarksville Pike, LLC

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MPC# 2026SP-003-001 | January 20, 2026 11:59 AM

NOTES

1.PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE
2.APPEARS UPON THE SURVEY DAVIDSON COUNTY, TENNESSEE, UNLESS NOTED OTHERWISE.
3.ADJUSTED FOR TEMPERATURE AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON
4. THE DATE OF 09/06/2024 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS.
5. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.99995265 WAS CALCULATED AT SURVEY CONTROL POINT #400 AS SHOWN HEREON.
6.LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO
7.ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS,
8.NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.
DIAL 811 FOR A ONE CALL CENTER.
9.COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT
10.BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
11.COUNTY, TENNESSEE (RODC).
12.PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE
13.EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY.
14.THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS
15.DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT
16.AGENCY FIRM NUMBER 47037C0229H, DATED APRIL 5, 2017.
17.THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY.
18. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN

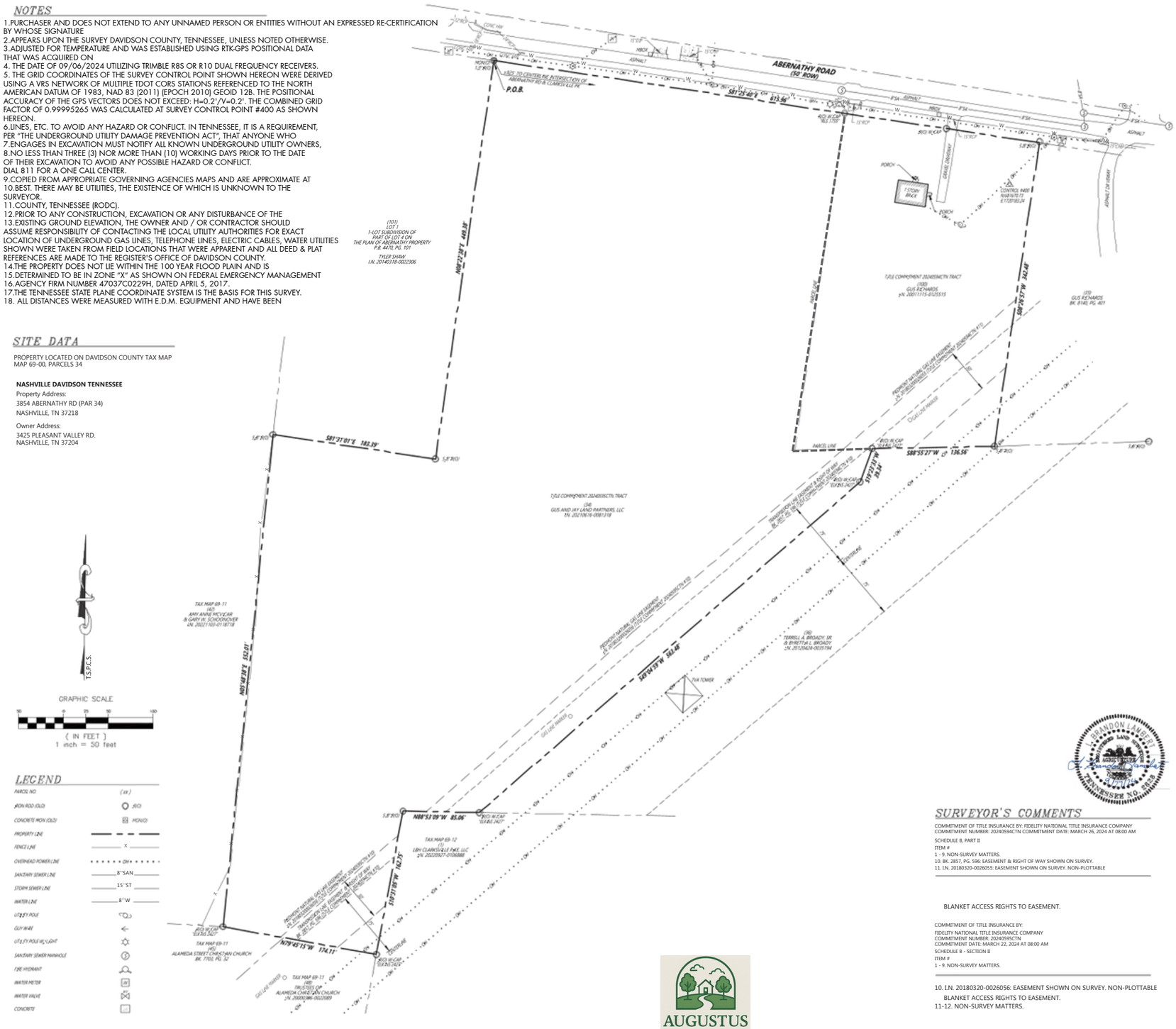
SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 69-00, PARCELS 34

NASHVILLE DAVIDSON TENNESSEE

Property Address:
3854 ABERNATHY RD (PAR 34)
NASHVILLE, TN 37218

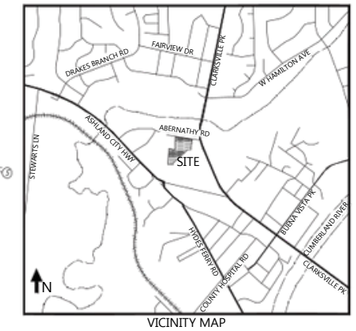
Owner Address:
3425 PLEASANT VALLEY RD.
NASHVILLE, TN 37204



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 feet

LEGEND

PARCEL NO.	(XX)
IRON ROD (OLD)	(IRO)
CONCRETE MON (OLD)	MON(O)
PROPERTY LINE	
FENCE LINE	X
OVERHEAD POWER LINE	OHP
SANITARY SEWER LINE	8"SAN
STORM SEWER LINE	15"ST
WATER LINE	8"W
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
CONCRETE	



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

DESCRIPTION FROM TITLE COMMITMENT 20240594CTN & CURRENT RECORD Land lying and being in the 13th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by George W. Watkins, Surveyor, June 12, 1971, as follows, to wit: Beginning at a point in the southerly margin of Abernathy Road, said point being the northeast corner of the property conveyed to O. H. Abernathy, Jr. by Deed of record in Book 2810, Page 381, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Abernathy Road south 86° east 200 feet to an iron pin; thence south 4° west 344 feet to an iron pin; thence south 85° west 223 feet to an iron pin; thence north 4° west 379 feet to the point of beginning, and containing 2.08 acres, more or less. DESCRIPTION FROM TITLE COMMITMENT 20240595CTN & CURRENT RECORD THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT IN THE EAST R.O.W. OF ABERNATHY ROAD, SAID POINT BEING APPROXIMATELY 900' FROM THE INTERSECTION OF ABERNATHY ROAD AND CLARKSVILLE PIKE, THENCE FOLLOWING THE R.O.W. OF ABERNATHY ROAD SOUTH 81-25-39 396.33' TO AN IRON PIN, THENCE SOUTH 08-52-20 WEST 220.00' TO AN IRON PIN, THENCE SOUTH 19-24-56 WEST 148.02' TO AN IRON PIN, THENCE SOUTH 49-04-47 WEST 563.47' TO AN IRON PIN, THENCE NORTH 88-55-28 WEST 84.90' TO AN IRON PIN, THENCE SOUTH 10-35-09 WEST 162.69' TO AN IRON PIN, THENCE NORTH 79-44-53 WEST 174.09' TO AN IRON PIN, THENCE NORTH 05-37-07 EAST 170.11' TO AN IRON PIN, THENCE NORTH 05-37-27 EAST 375.32' TO AN IRON PIN, THENCE SOUTH 81-31-14 EAST 184.30' TO AN IRON PIN, THENCE NORTH 08-28-46 EAST 450.00' TO AN IRON PIN AT THE POINT OF BEGINNING. CONTAINING 425,643 S.F. OR 9.77 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED OCTOBER 2, 2019.

DESCRIPTION FROM PERFORMED SURVEY Being a tract of land lying in the 1st Council District of Davidson County,
Nashville, Tennessee. Said tract being bounded on the north by the southern Right of Way (ROW) of Abernathy Road, bounded on the east by Gus Richards as recorded in Book 8140, Page 401, Register's Office of Davidson County, Tennessee (RODC), by Terrell A. Broady, Sr. and Byrettia L. Broady as recorded in Instrument Number 20120424-0035194, RODC, and by LBH Clarksville Pike, LLC as recorded in Instrument Number 20220927-0106888, RODC, bounded on the south by Trustees of Alameda Christian Church as recorded in Instrument Number 20000306-0022089, RODC, and by Alameda Street Christian Church as recorded in Book 7703, Page 32, RODC, and bounded on the west by Amy Anne McVicar and Gary W. Schoonover as recorded in Instrument Number 20221103-0118718, RODC, and by Lot 1 of 1-Lot Subdivision of Part of Lot 4 on the Plan of Abernathy Property as recorded in Plat Book 4470, Page 101, RODC, said Lot 1 being Tyler Shaw as recorded in Instrument Number 20140318-0022306, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found concrete monument lying on said southern ROW of Abernathy Road, being the northeast corner of said Lot 1 and being ± 925 feet west of the centerline intersection of said Abernathy Road and Clarksville Pike; thence with said ROW of Abernathy Road South 81°25'40" East 615.96 feet to a found 5/8" iron rod; thence leaving said ROW of Abernathy Road and with the common line of said Richards South 08°26'57" West 342.48 feet to a found 5/8" iron rod; thence with the common line of said Broady with the following: South 88°55'27" West 136.56 feet to a found iron rod with "ELKINS 2427" cap; thence South 19°23'33" West 39.34 feet to a found iron rod with "ELKINS 2427" cap; thence South 49°04'59" West 563.48 feet to a found iron rod with "ELKINS 2427" cap; thence with the common line of said LBH Clarksville Pike, LLC with the following: North 88°53'09" West 85.06 feet to a found 5/8" iron rod; thence South 10°31'05" West 162.75 feet to a found iron rod with "ELKINS 2427" cap; thence with the common line of said Trustees of Alameda Christian Church and said Alameda Christian Church North 79°45'15" West 174.11 feet to a found iron rod with "ELKINS 2427" cap; thence with the common line of said McVicar and Schoonover North 05°48'38" East 552.01 feet to a found 5/8" iron rod; thence with the common line of said Lot 1 with the following: South 81°31'01" East 183.39 feet to a found 5/8" iron rod; thence North 08°22'38" East 449.38 feet to the point of beginning.

Tract contains 464,290 square feet or 10.66 acres.

Bearings based on Tennessee State Plane Coordinate System.

NOTE: The property described above is the same as the properties described in the title commitments and current records. The description was written to reflect evidence found while performing the survey.

L. BRANDON LAMBERT 2428 REGISTERED LAND SURVEYOR TENNESSEE NO. 2428

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 20240594CTN COMMITMENT DATE: MARCH 26, 2024 AT 08.00 AM

SCHEDULE B, PART II
ITEM #
1 - 9. NON-SURVEY MATTERS.
10. BK. 2857, PG. 596: EASEMENT & RIGHT OF WAY SHOWN ON SURVEY.
11. I.N. 20180320-0026055: EASEMENT SHOWN ON SURVEY. NON-PLOTTABLE

BLANKET ACCESS RIGHTS TO EASEMENT.

COMMITMENT OF TITLE INSURANCE BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 20240595CTN
COMMITMENT DATE: MARCH 22, 2024 AT 08:00 AM
SCHEDULE B - SECTION II
ITEM #
1 - 9. NON-SURVEY MATTERS.

10. I.N. 20180320-0026056: EASEMENT SHOWN ON SURVEY. NON-PLOTTABLE
BLANKET ACCESS RIGHTS TO EASEMENT.
11-12. NON-SURVEY MATTERS.

SURVEYOR'S CERTIFICATE

To LBH Capital LLC and Fidelity National Title Insurance Company: This is to certify

that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,8,9,11(a),13 & 14 of Table A thereof. The field work was completed on September 26, 2024.

Date of Plat or Map:

By: L. Brandon Lambert Date: 9/27/24
L. Brandon Lambert, Tennessee Registered Land Surveyor No. 2828

AUGUSTUS PARK

04
SITE SURVEY

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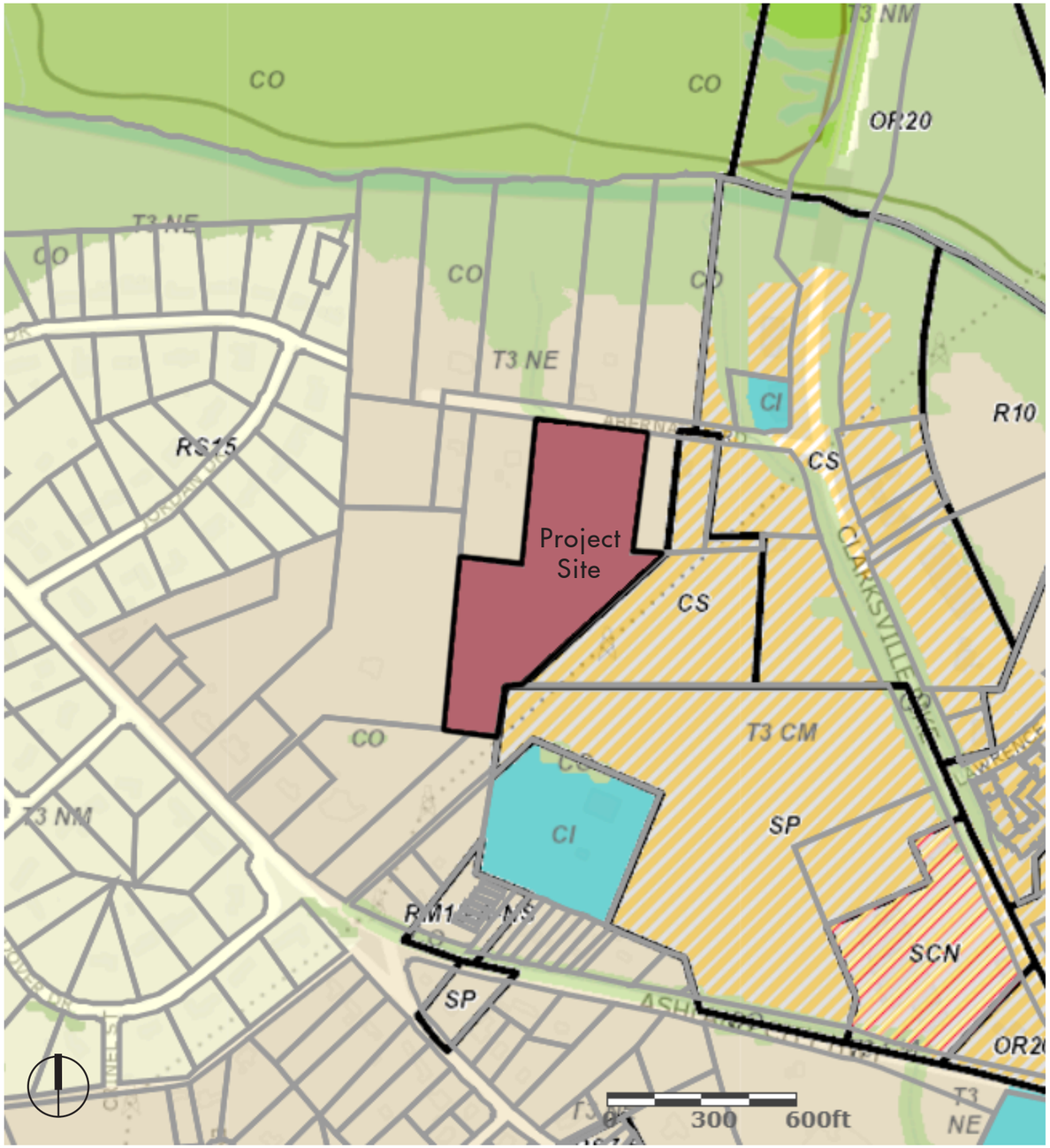
05
CCM POLICY



Current Zoning: RS15 Land Use Policy: Conservation (CO), Suburban Neighborhood Evolving (T3-NE)

The property is located within the Augustus Park - Whites Creek - Haynes Trinity Community Plan Area.

Augustus Park- Whites Creek - Haynes Trinity Community Plan Consistency:

✓ 1. The Map and the Augustus Park–Whites Creek–Haynes Trinity Community Plan recommend strategic locations for additional residential density.

✓ 2. Provide housing in proximity to transit and commercial services, increasing the likelihood that residents can walk or bike to meet some of their daily needs.

✓ 3. Transition and Infill areas may have moderately dense residential that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods. Transition and Infill areas include areas around existing centers and along corridors, such as along Clarksville Pike

✓ 4. Creating housing choices at strategic locations creates housing that is attainable for residents with varying incomes. Providing housing that is attainable for residents of all incomes keeps the community and its economy resilient.

T3-NE Suburban Neighborhood Evolving Consistency:

✓ 1. Density is secondary to the form of development; however, T3-NE areas are intended to be moderate density with smaller lots and a more diverse mix of housing types than are typically found in T3 Suburban Neighborhood Maintenance areas.

✓ 2. Buildings are generally three stories tall within the interior of the neighborhood. Parking for multi-family buildings is provided on-site on surface parking lots, which are behind or beside the primary structure and are screened from view. Buildings are generally oriented to the street but may be oriented to an open space, especially townhouses and flats.

✓ 3. The placement of building types consider the street type and effects on nearby sensitive environmental features guided by Conservation policy and the overall health of the watershed. Landscaping is generally informal and natural.

✓ 4. Infill areas may include vacant, underutilized, or land in a non-residential use that could redevelop. These areas may be developed or redeveloped with a broader mix of housing types than the rest of the T3-NM area subject to appropriate design that transitions in building type, massing, and orientation in order to blend new development into the surrounding neighborhood.

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06

GROWTH COMPARISON MAP

The Preliminary SP rezone for up to 63 Multi-Family units (9 of which shall be with ADU's) with an HPR residential homes. Less than shown on the Growth Comparison Map.

The Growth Comparison Map indicates existing developments and recently approved rezonings of parcels located in the surrounding area and within the same Community Character Policy areas as the Project Site. The current growth pattern of the area indicates higher intensity development located along the Clarksville Pike corridor with a transition to lower intensity development internal to the existing neighborhoods. The density of the subject property is aligned with the existing growth and development patterns of the surrounding area. Recently approved SP Rezones along Clarksville Pike include:

1. Ashland and Clarksville Pike SP (20.65 Acres)
   - 400 Dwelling Units
   - Approved Density: 20 Units/Acre
2. Clarksville Pike SP (11.49 Aces)
   Zone 1: 400 Dwelling Units
   - Approved Density: 100 Units/Acre
   Zone 2: 200 Dwelling Units
   - Approved Density: 45 Units/Acre
   Zone 3: 75 Dwelling Units
   - Approved Density: 20 Units/Acre
3. Curtis Property SP (31.58 Acres)

   Zone 1: 200 Dwelling Units
   - Approved Density: 25 Units/Acre
   Zone 2: 100 Dwelling Units
   - Approved Density: 12 Units/Acre
   Zone 3: 10 Dwelling Units
   - Approved Density: 01 Units/Acre

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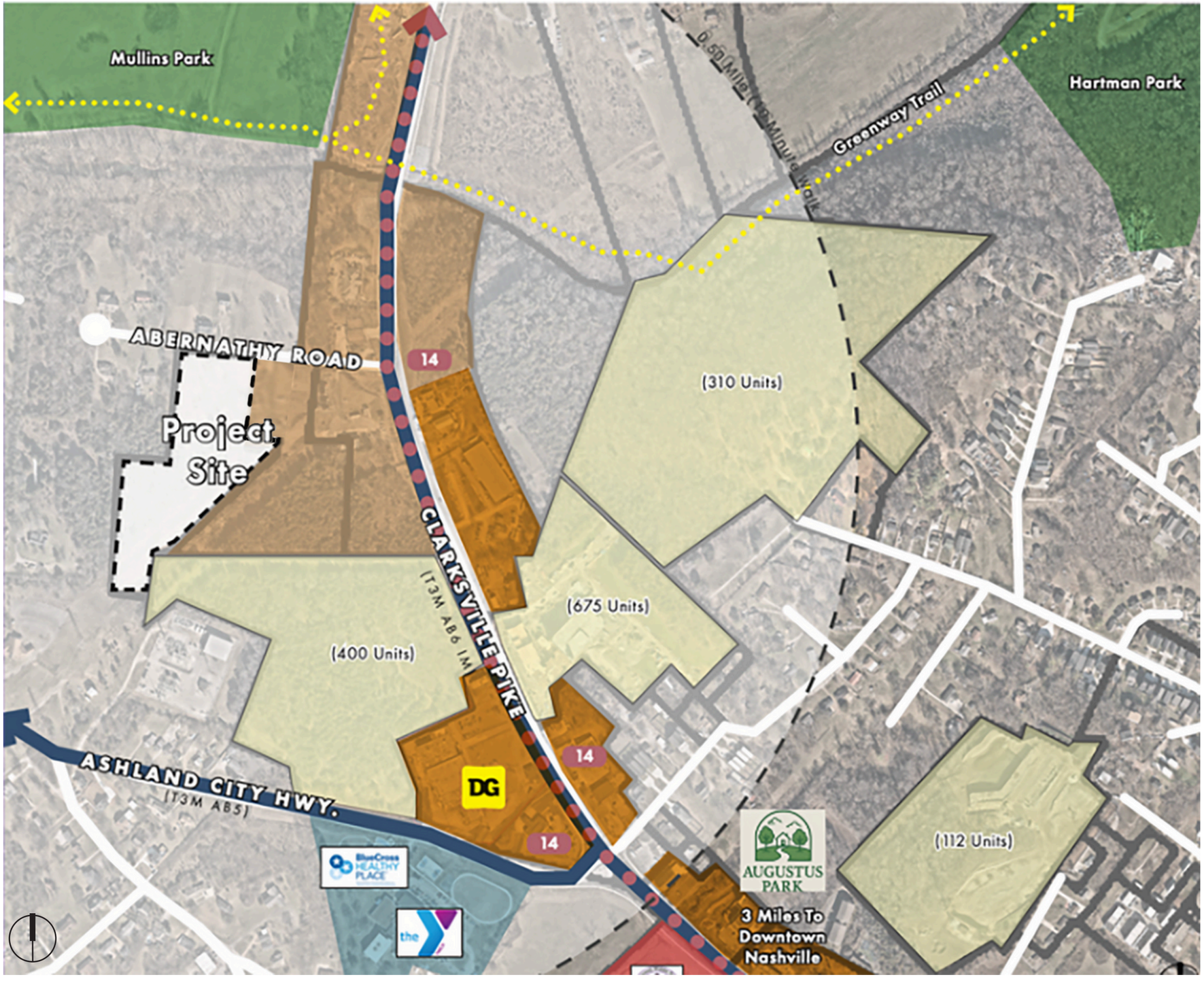

07

GREAT LOCATION FOR Detached Multi-Family Units

- The site is located in aNew Markets Tax Credit (NMTC) Zone refers to an area, generally a low-income census tract, that can receive private investment through the NMTC program, which provides a federal tax credit to investors for capital they commit to Community Development Entities (CDEs) investing in these distressed communities.
- Provides much needed attainable multi-family housing near a major multimodal corridor, Clarksville Pike, which is served by public transit WeGo Bus Route #14. A bus stop is located at the Abernathy Road intersection.
- Within close proximity to Downtown Nashville.
- Within a 8 minute walk of a mix of uses, including restaurants, retail, and a Dollar General.
- Within a 10 minute walk of a YMCA Community Center & the new BlueCross Healthy Place outdoor play area that provides the community with spaces to get to know one another and enjoy healthy activity. BlueCross Healthy Places are free and open to all. They include playgrounds, fitness equipment and other features for visitors of all ages and abilities to enjoy.
- Within a 8 minute walk of Mullins Park and a Greenway Multi-use Trail.

Community Center
Existing Commercial
Zoned Commercial
Public Park
School

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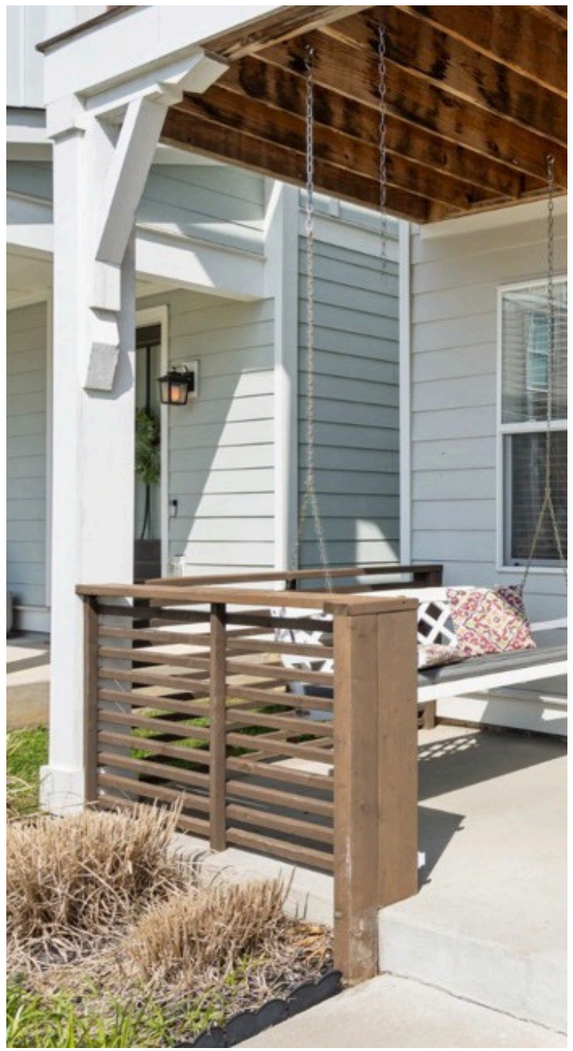

08
ARCHITECTURAL STYLE EXSISTING

The vision for the site is to create up to 63 Multi-Family units (9 of which shall be with ADU's) with an HPR units, amenity buildings, open space amenities, surface parking, street parking and garage parking on existing underutilized parcel (8.48 acres +/-) with special conditions.

The images to the left are representations only, rely on the drawings enclosed for more actual architectural imagery.(Pages 15-19)

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AUGUSTUS PARK

Property and Use

- The property shall be for multi-family with 9 ADU's residential homes as shown in this SP document.
- The HOA documents, filed with the deed, shall establish that the HOA regarding the ADU’s
- This long term rental applies only to Model A+ as shown in this SP document for location and illustrative purposes. Rules pertaining to the ADU’s will be in the HOA documents.
- Permitted uses: no short-term rental owner occupied and non-owner occupied.

Developer Commitments

- The Developer shall provide architectural renderings to the Neighbors at the time of the final construction plan submittal to Metro for review, prior to the vote by Planning Commission.
- The Developer shall ensure the project is built in accordance with the approved architectural design (“Architecture Type” below and consistant with this SP application).
- Preliminary drawings shall be provided to the Neighbors for review, comment, and edits prior to the second reading before Metro Council.

Final Plan Requirements

- Install a gated entrance and exit to control development traffic.
- Construct a 6-foot tall architectural perimeter fence featuring sturdy brick painted posts spaced 8-10 feet apart, connected by open black or brown ornamental metal panels or wood panels (with 2-3 horizontal rails and vertical pickets) for an elegant look along the front fronting Abernathy, on the west side (facing the Shaw property, and on the east side fencing will be 376 feet to encapsulate the play area.
- Trash shall be located where shown (See Site Plan pg. 10). Furthermore, No trash, refuse, or garbage shall be stored or placed in areas visible from public streets or adjacent lots; trash shall only be deposited in the designated area labeled 'Trash' as shown on the Site Plan.
- Units facing Abernathy Road shall have rear-entry garages (no front-facing garages).
- Provide homeowner amenities, including a clubhouse, pool, and play area.
- Units facing Abernathy Road (3–8 units) shall not have front-facing garages.
- Pervious Driveway (cement and green grass), per final approval of NDOT.

Architectural Type – “Transitional Style” Design:

- Balanced Proportions: Symmetry and scale inspired by traditional forms, with simplified detailing.
- Brick as the Anchor: Red, whitewashed, or neutral brick for durability and charm.
- Clean Lines & Minimal Ornamentation: Simplified trim, cornices, and casings.
- Mixed Materials: Brick with steel, glass, wood accents, or Hardie board.
- Rooflines: Gabled or hipped, crisp and uncluttered.
- Windows & Doors: Large panes, black/bronze frames, wood or metal accents.
- Color Palette: Neutral, earthy tones — whites, grays, taupes, and charcoal. “Sherwin Williams Snowbound Exterior & Complimentary Colors on the Enterior” (the “Color Chart”)
- The exterior color of the homes will match the Color Chart, however no home will have the same color combination of an adjacent home.

Architectural and Design Standards:

- Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- 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 included with the preliminary SP.
- Porches shall provide a minimum of six feet of depth.
- A raised foundation of 18”- 36” is required for all residential structures.

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SITE PLAN

- The purpose of this SP application is to permit 63 Multi-Family units (9 of which shall be with ADU's) with an HPR residential home development consisting of a community clubhouse and associated amenities.
- ISR = 70% Impervious (30% Pervious)
- Active Space 6,584 sq. ft.) and Passive 147,676 sq. ft.
- The project is planned to be built in one phase.
- Improve the pedestrian streetscape experience on Abernathy Road with a new sidewalk and landscape strip with street trees. The residential buildings on Abernathy Road are oriented to front the street and activate sidewalks with ground level stoops or porches.
- The residential buildings ('A') on Abernathy Road are comparable in building form and scale, building height, and setbacks to maintain the character of the existing neighborhood.
- A bermed stormwater retention area at the northwest corner of the site. The preservation of existing mature trees, when feasible, with supplemental landscaping in the site.
- No critical lots.
- No 100 year flood plan.
- Few Cedar Trees, 17 oaks (red & white), and 6 hackberry trees.
- Gross acre calculation: The site's total area in acres is 8.48.
- Total TDUs required: 14 TDUs/acre × 8 acres = 118 TDU (preliminary), assuming no TDU credits for retention of large trees, to be provided upon final SP. Existing Trees may be maintained with approved erosion control fencing and yellow ribbon to identify the trees to maintain.
- Trash dumpster will have enclosure with 8 foot Emerald Green Arborvitae for screening and fencing.
- Other than easements within the property there are none other than the gas line, water easement and public road & utility easements as shown on survey.
- Traffic Study: Need guidance by planning this road is a dead end road.

- *The stormwater mitigation area will be re-graded as a berm and include a combination of the preservation of select existing trees and supplemental new landscaping to serve as a buffer along Abernathy Road. Plans submitted at Final SP will prioritize the design of the stormwater mitigation area to saving quality, mature specimen trees where possible.

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11

RATIO'S

RATIO'S	Sq. Feet	Percentage
BUILDINGS (homes 59,850 sq. ft.), club house (4,032 sq. ft.), trash (900 sq. ft.) & mailbox 240 sq. ft.)	81,346	19%
WATER FEATURES (existing stream (866 sq. ft does not include 30 ft. buffer), storm water (5,536 sq. ft.), & pool areas (1,518 sq. ft.)	7,920	2%
SIDE WALKS	19,293	4%
GREENWAY & GREEN AREAS	162,754	37%
CAR PARKING & DRIVEWAY (Pervious Surface)	114,390	26%
STREETS ROADS	48,483	11%
TOTAL	434,186	100%
ACTIVE USE	6,584	
PASSIVE	162,754	

- *The stormwater mitigation area will be re-graded as a berm and include a combination of the preservation of select existing trees and supplemental new landscaping to serve as a buffer along Abernathy Road. Plans submitted at Final SP will prioritize the design of the stormwater mitigation area to saving quality, mature specimen trees where possible.

AUGUSTUS PARK

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SECTION ‘A’
West To East
View

SECTION ‘B’
East To West
View

0’ 70’ 140’

12 SITE SECTIONS

• There is a significant amount of topo change across the site which creates a development hardship. The residential buildings internal to the site are intended to be x3-stories in height, with basement levels in select areas to help step the buildings down with the grade. The height (up to x3 stories on the down hill side, not to exceed 42 ft. at the midpoint) is meant to accommodate the height of the basement level only.

AUGUSTUS PARK

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13
REGULATIONS

Bulk Standards Table:

Permitted Uses: Limited to a maximum of 63 multi-family (9 of which are ADU's) residential units. Short term Rentals owner occupied and Short term rentals non-owner occupied are prohibited.
Fallback Zoning: RM9
Maximum FAR: None
ISR: 0.70 Max.
Minimum Lot Size: None
Maximum Building Height: Abernathy Road Frontage: Up to x3 stories in 42 feet @ midpoint of primary roof line.
Internal Frontage: Up to x3 Stories in 42 feet @ midpoint of primary roof line.
Front Setback Internal: 18 ft. Min. (**Abernathy Road:** 20 ft.)
Side Setback (between houses): 3 ft. Min.
Rear Setback: 18 ft. Min.
Side Setback: (west & east side) 16 ft.
Glazing: 15%. Min.
Standard Height Measurement: Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof line.
Raised Foundations: 18 in. Min. to 36 in. Max.
Landscape Buffer: 20 ft. Average Type 'C' Buffer
Parking Information: Per Parking 144+/- (1 to 2 per house)
Sight Distance: The sight distance, as determined in accordance with the AASHTO Policy on Geometric Design of Highways and Streets (Green Book), measures 550 linear feet to the west and 570 linear feet to the east.

ARCHITECTURAL STANDARDS

1. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to the sidewalk.
2. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
3. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, or landscaping.
4. Windows shall be vertically oriented at a ratio of 1.5-1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls, and other special conditions.
5. Porches shall provide a minimum of six feet of depth.
6. The landscaping in combination with a different architectural finish to distinguish the base of the buildings where the basement level is exposed.

ACCESS & PARKING STANDARDS

7. The site access shall be from Abernathy Road.
8. Bicycle parking will be provided per the Metro Zoning Code UZO Standards. Bicycle parking locations to be identified.
9. Driveway ramp per NDOT Detail ST-324.

LANDSCAPE STANDARDS

10. Street trees shall be provided, irrigated and maintained along all street frontages at a minimum spacing average of 30 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
11. A buffer yard is required along the western boundary where it abuts RS15. A Type 'C'-Buffer with a 20 ft. average width will be provided.
12. Stormwater bioretention shall be allowed in the landscape buffer yard. Planting requirements shall comply with Type 'C' landscape buffer.
13. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.

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REGULATIONS

The Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.

STANDARD SP NOTES

- Purpose: Build Residential Multi-Family (9 with ADU's) Development
- Fallback Zoning: RM9
- The purpose of the plan is to permit 63 detached multi-family residential units including 9 ADU units. (Permitted uses: no short-term rental owner occupied and non-owner occupied.)

2. For any development standards, regulations and requirements not specifically shown on the Regulatory SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of single family zoning, as of the date of the application request or application.

3. 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 the 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.

4. Stream classification, location, and associated buffers may vary at Final SP.

5. All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

6. 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 vertical obstructions within any 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 any required grass strip or frontage zone.

FEMA NOTE

7. This property lies in an area designated as zone "X" area of Regulatory Floodway according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0231H, dated April 5, 2017.

NDOT NOTES

8. 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 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.

9. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.

10. Developer will ensure bike lanes are continuous through intersections.

11. 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.

12. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.

13. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.

14. Submit copy of ROW dedications prior to bldg. permit sign off.

15. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

FIRE MARSHAL NOTES

16. Unless, otherwise approved by the Fire Marshal the following items will apply:

17. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B

18. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.

19. All dead-end roads over 500 ft. in length require an approved fire-turnaround or hammerhead (T-Head)

20. T-type turnarounds are permitted.

21. If more than three stories above grade, Class I standpipe system shall be installed.

22. If more than one story below grade, Class I standpipe system shall be installed.

23. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

24. A fire hydrant shall be provided within 100 ft. of the fire department connection.

25. Fire hydrants shall be in-service before any combustible material is brought on site.

NES NOTES

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

27. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bio-retention areas, bios-wales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

STORMWATER NOTES

28. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services

29. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.

30. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)

31. Project intent is to meet the Metro Stormwater Ordinance.

FEDERAL COMPLIANCE

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

AUGUSTUS PARK

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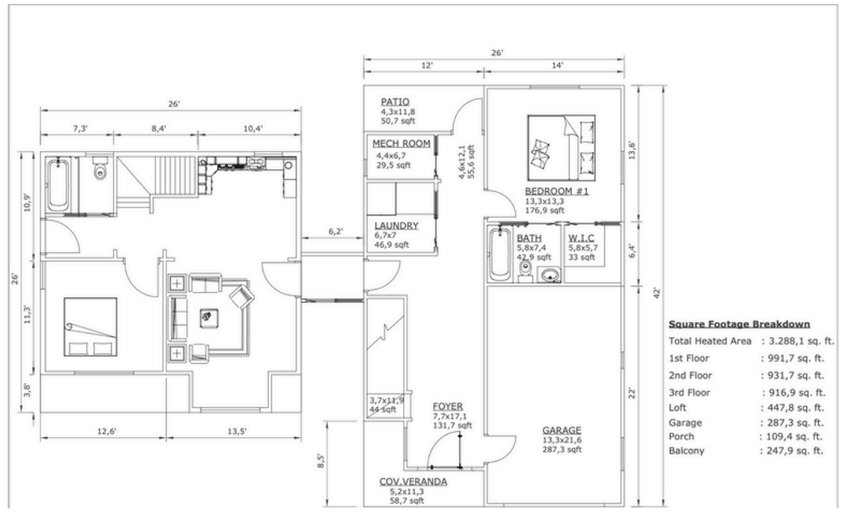
MPC# 2026SP-003-001|January 20, 2026 11:59 AM

BUILDING ‘A+’ (26 X 42) with ADU 26X26) with garage. 3,288 sq. ft.

FRONT ELEVATION

Finished Grade



Square Footage Breakdown

Total Heated Area	: 3.288,1 sq. ft.
1st Floor	: 991,7 sq. ft.
2nd Floor	: 931,7 sq. ft.
3rd Floor	: 916,9 sq. ft.
Loft	: 447,8 sq. ft.
Garage	: 287,3 sq. ft.
Porch	: 109,4 sq. ft.
Balcony	: 247,9 sq. ft.

FLOOR PLAN

AUGUSTUS PARK

• Maximum building height (in feet and stories) shall be measured per the high point elevation of the elevation at finished grade with the primary roof pitch (the vertical distance to the midpoint of roof not to exceed 42 feet.

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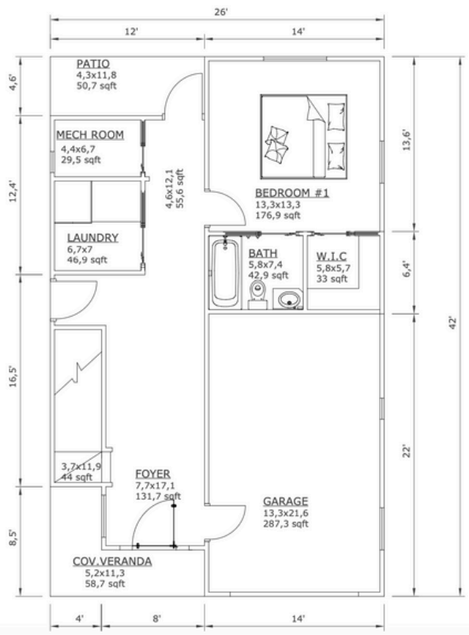
MPC# 2026SP-003-001|January 20, 2026 11:59 AM

BUILDING ‘A’ (26 X 42) with garage. 2,838 sq. ft.



Square Footage Breakdown

Total Heated Area	: 3.288,1 sq. ft.
1st Floor	: 991,7 sq. ft.
2nd Floor	: 931,7 sq. ft.
3rd Floor	: 916,9 sq. ft.
Loft	: 447,8 sq. ft.
Garage	: 287,3 sq. ft.
Porch	: 109,4 sq. ft.
Balcony	: 247,9 sq. ft.

MAIN FLOORPLAN
SKALA 1:100

FLOOR PLAN

Finished Grade

FRONT ELEVATION

AUGUSTUS PARK

• Maximum building height (in feet and stories) shall be measured per the high point elevation of the elevation at finished grade with the primary roof pitch (the vertical distance to the midpoint of roof not to exceed 42 feet.

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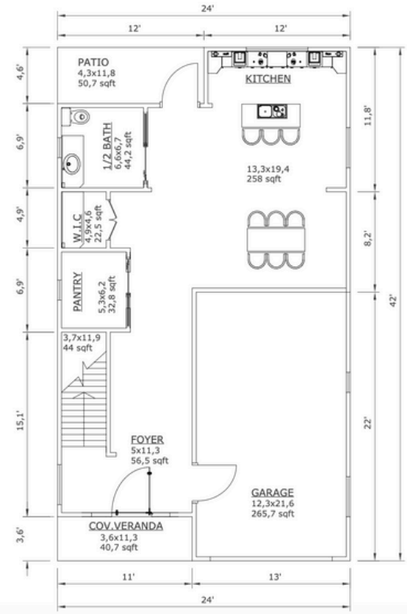
BUILDING ‘B’ (24 X 42) with Garage. 2,219 sq. ft.



MAIN FLOORPLAN
SKALA 1:100

Square Footage Breakdown

Total Heated Area	:	2.219,7 sq. ft.
1st Floor	:	920 sq. ft.
2nd Floor	:	889,1 sq. ft.
Loft	:	410,6 sq. ft.
Garage	:	265,7 sq. ft.
Porch	:	91,4 sq. ft.
Balcony	:	-

FLOOR PLAN

Finished Grade

FRONT ELEVATION

• Maximum building height (in feet and stories) shall be measured per the high point elevation of the elevation at finished grade with the primary roof pitch (the vertical distance to the midpoint of roof not to exceed 42 feet.

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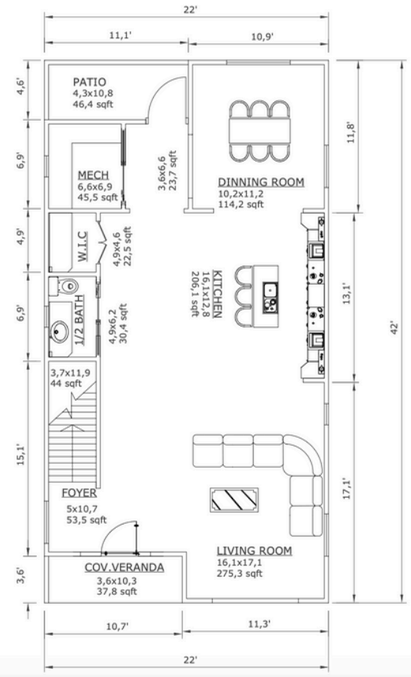
AUGUSTUS PARK

MPC# 2026SP-003-001 | January 20, 2026 11:59 AM

18

BUILDING ‘C’ (22 X 42) 2,095 sq. ft. (no garage)

FRONT ELEVATION



Square Footage Breakdown

Total Heated Area	:	2.095,5 sq. ft.
1st Floor	:	903,4 sq. ft.
2nd Floor	:	812,1 sq. ft.
Loft	:	377 sq. ft.
Garage	:	-
Porch	:	84,2 sq. ft.
Balcony	:	-

MAIN FLOORPLAN
SKALA 1:100

FLOOR PLAN

Finished Grade

• Maximum building height (in feet and stories) shall be measured per the high point elevation of the elevation at finished grade with the primary roof pitch (the vertical distance to the midpoint of roof not to exceed 42 feet.

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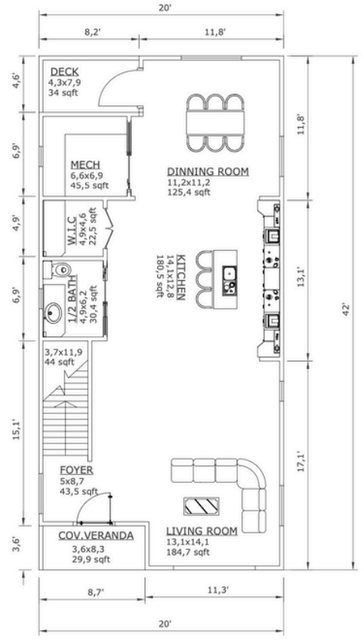
19

BUILDING ‘D’ (20 X 42) 1,795 sq. ft. (no garage)



Square Footage Breakdown

Total Heated Area	:	1.795,5 sq. ft.
1st Floor	:	744,4 sq. ft.
2nd Floor	:	709,5 sq. ft.
Loft	:	341,6 sq. ft.
Garage	:	-
Porch	:	63,9 sq. ft.
Balcony	:	-

MAIN FLOORPLAN
SKALA 1:100

FRONT ELEVATION

Finished Grade

FLOOR PLAN

AUGUSTUS PARK

• Maximum building height (in feet and stories) shall be measured per the high point elevation of the elevation at finished grade with the primary roof pitch (the vertical distance to the midpoint of roof not to exceed 42 feet.

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VIEW NORTH TO SOUTH

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VIEW NW TO SE

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AUGUSTUS PARK

22

VIEW (EAST TO WEST)

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LAYOUT - AREAL

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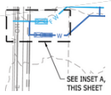

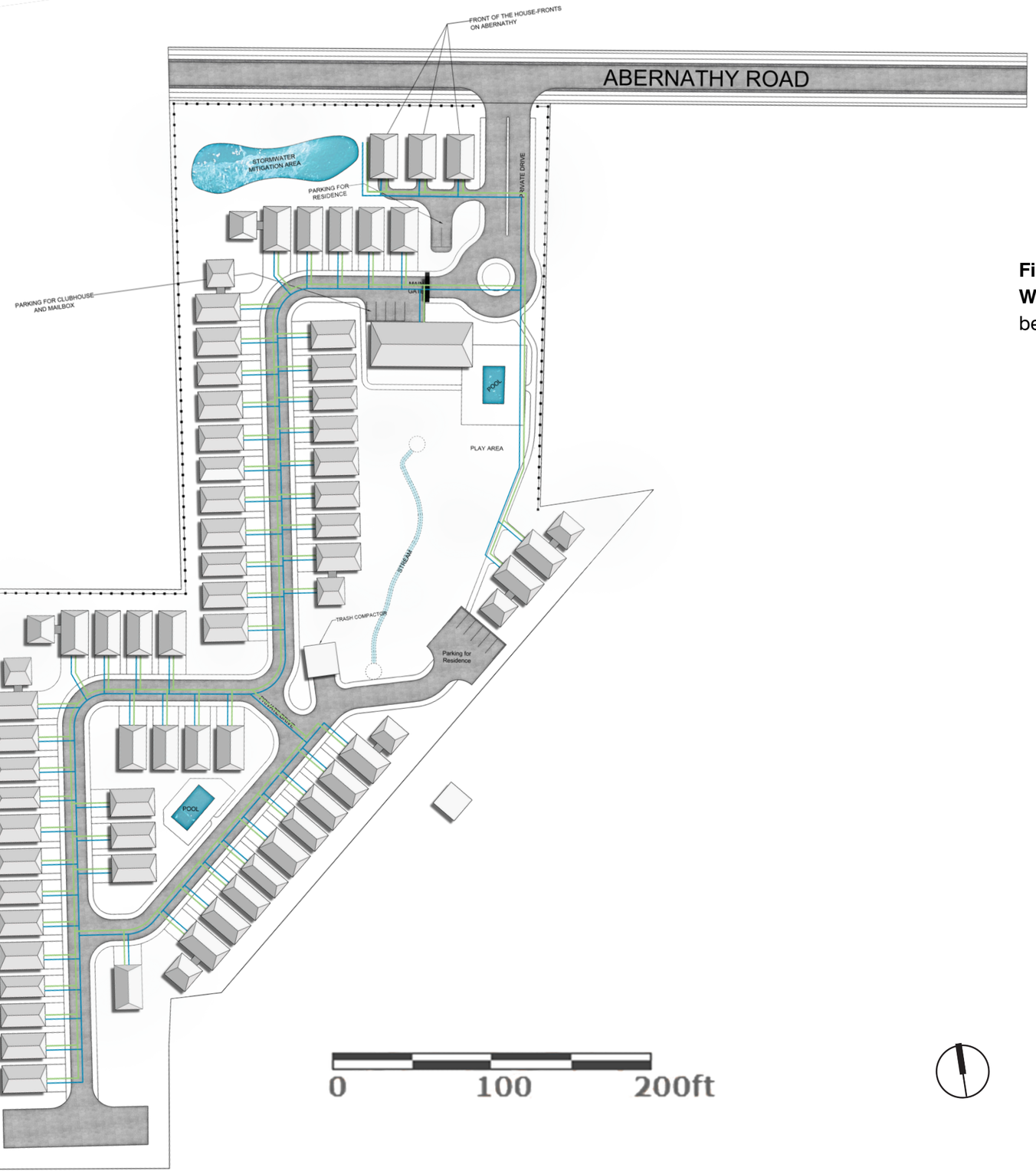

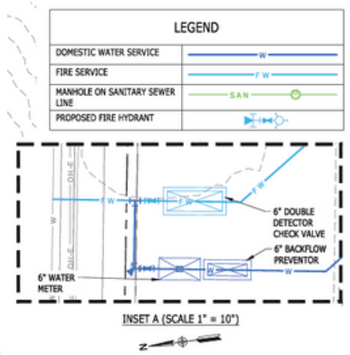

Fire Hydrants: 6 fire hydrants roposed
Water Treatment: Water quality treatment will be with bio retention pond.

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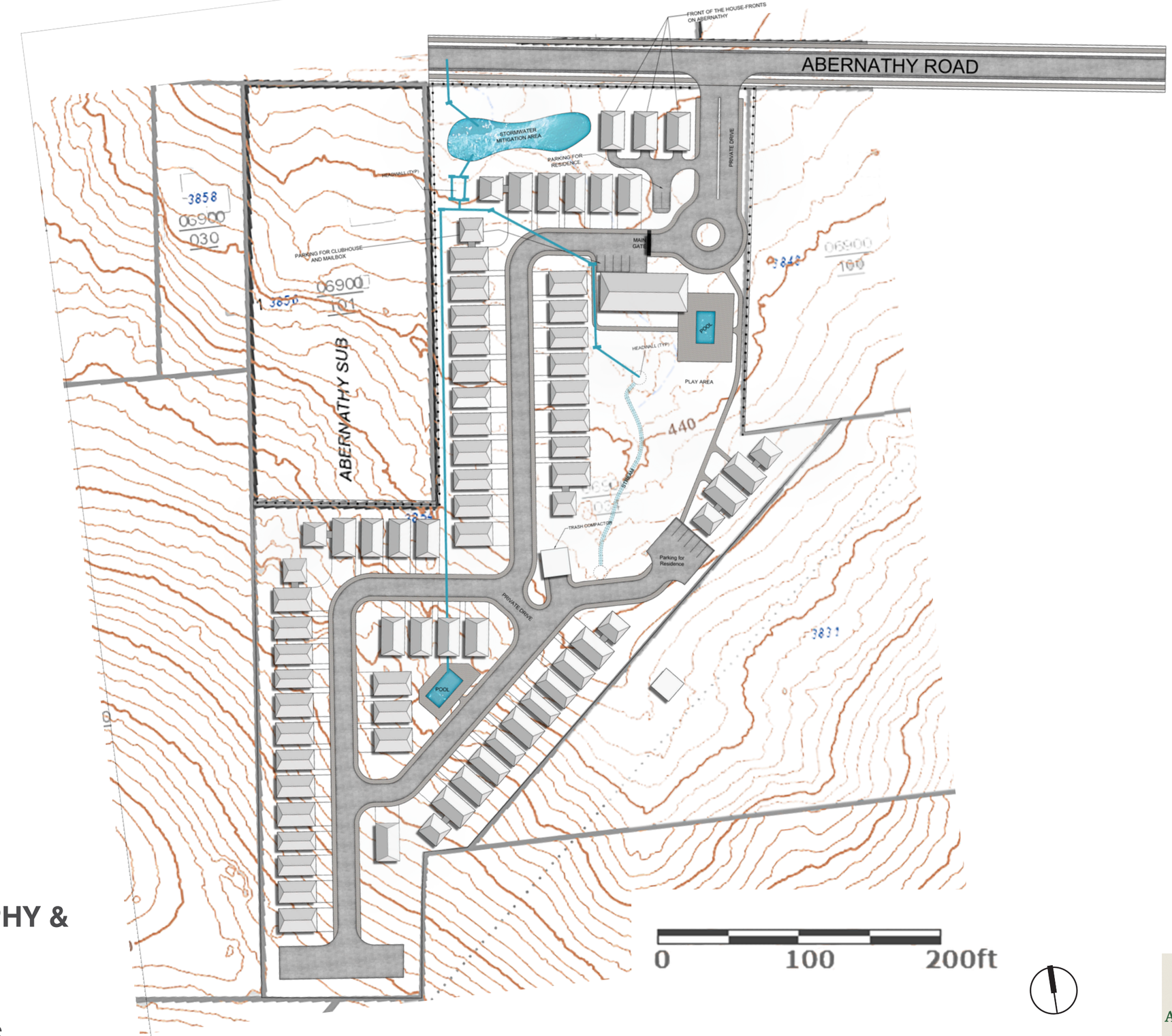

LEGEND	
STORM PIPE & INLET	

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TOPOGRAPHY & GRADING FOLLOWS CONTOURS

AUGUSTUS PARK

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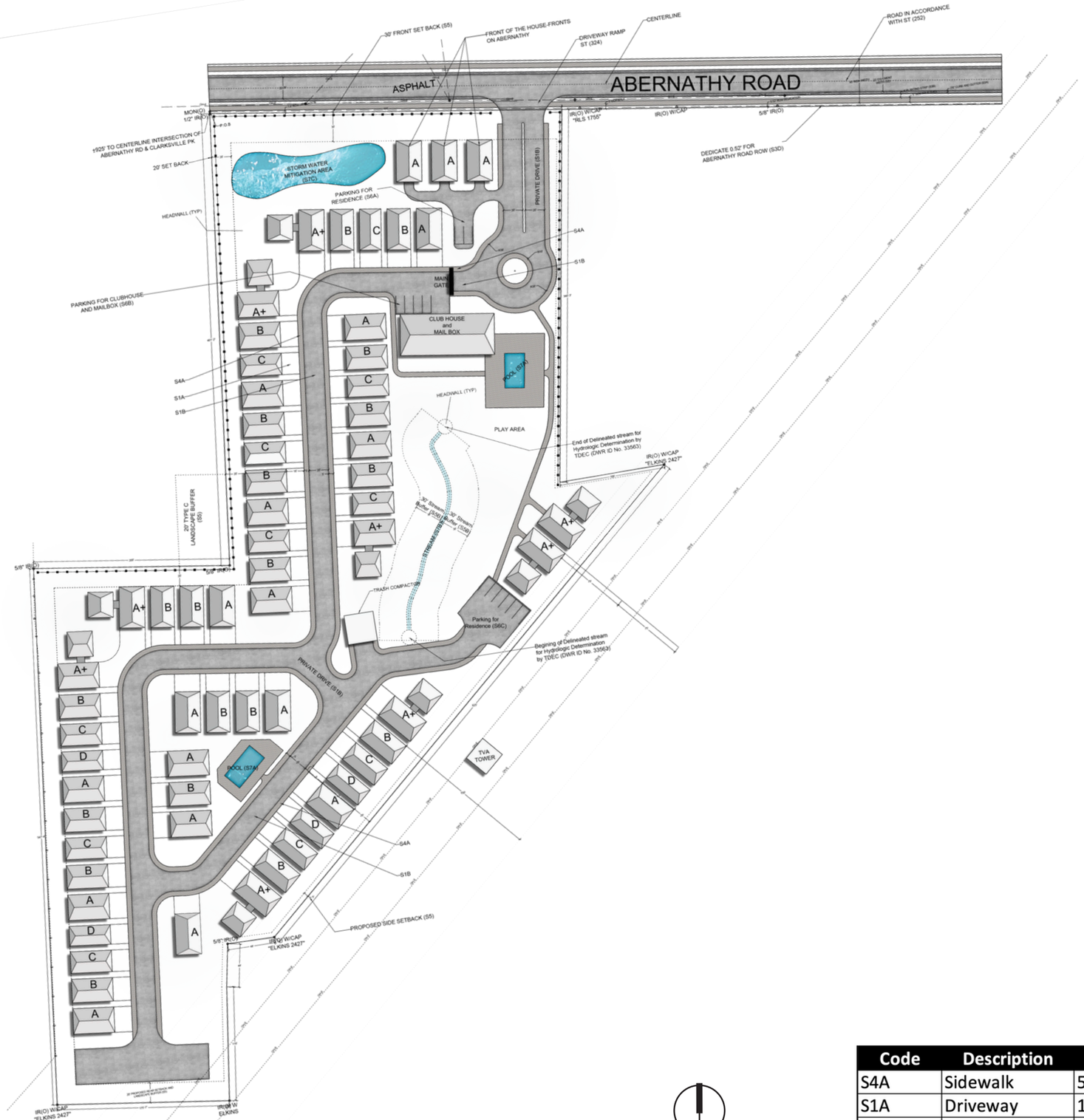

Code	Description	Dimensions
S4A	Sidewalk	5 ft. width
S1A	Driveway	18 ft. X (varies 20 ft. - 26 ft. wide)
S1B	Street	20 ft. width

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EXISTING EASEMENTS & CODE TABLE

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AUGUSTUS PARK

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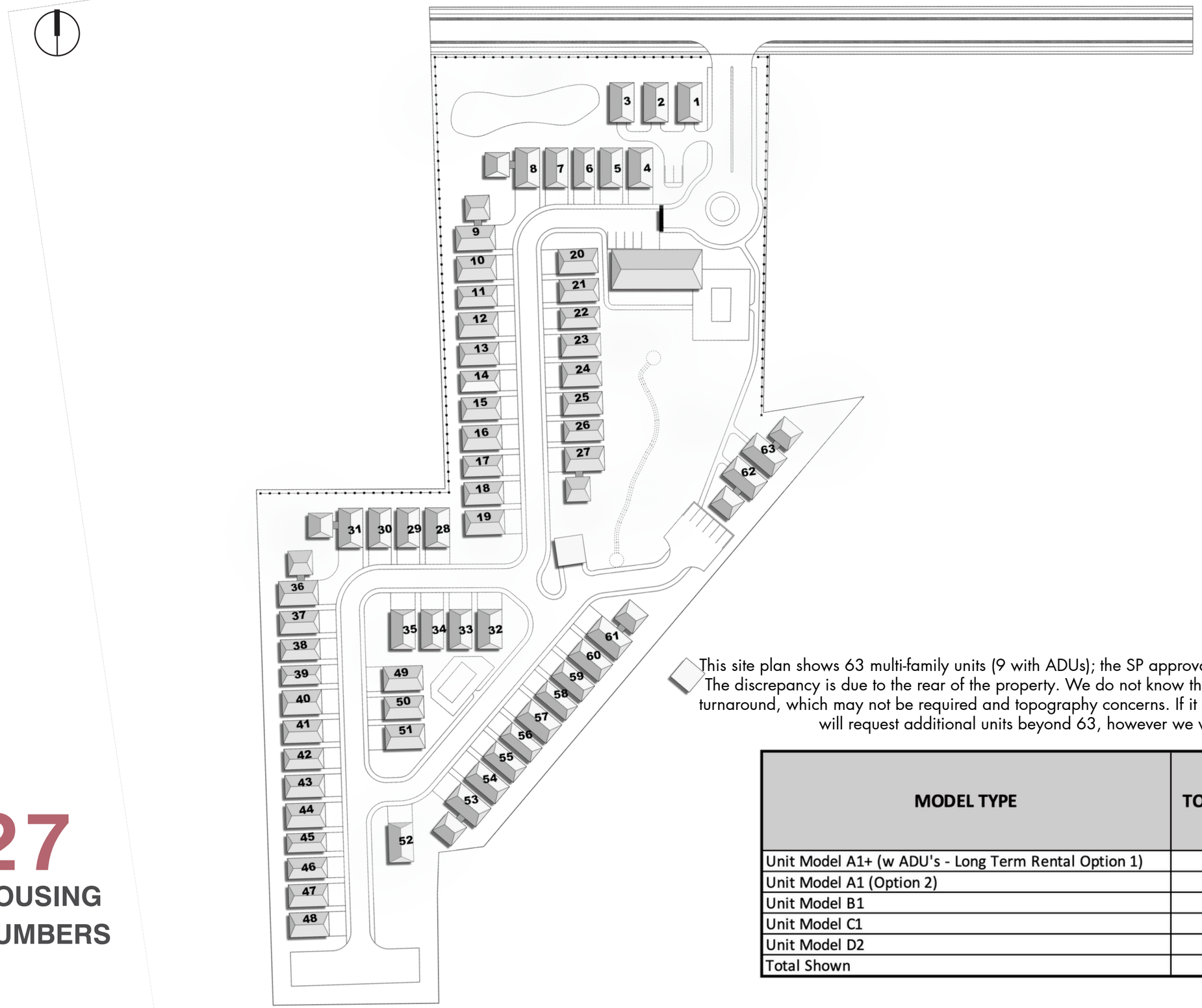
HOUSING NUMBERS



This site plan shows 63 multi-family units (9 with ADUs); the SP approval is for 63 multi-family units (9 with ADUs). The discrepancy is due to the rear of the property. We do not know the Fire Marshal's input on the hammerhead turnaround, which may not be required and topography concerns. If it is not required, we may add units; thus, we will request additional units beyond 63, however we will not exceed 63 in total.

MODEL TYPE	TOTAL UNITS	PERCENT EACH
Unit Model A1+ (w ADU's - Long Term Rental Option 1)	9	14.29%
Unit Model A1 (Option 2)	19	30.16%
Unit Model B1	20	31.75%
Unit Model C1	11	17.46%
Unit Model D2	4	6.35%
Total Shown	63	

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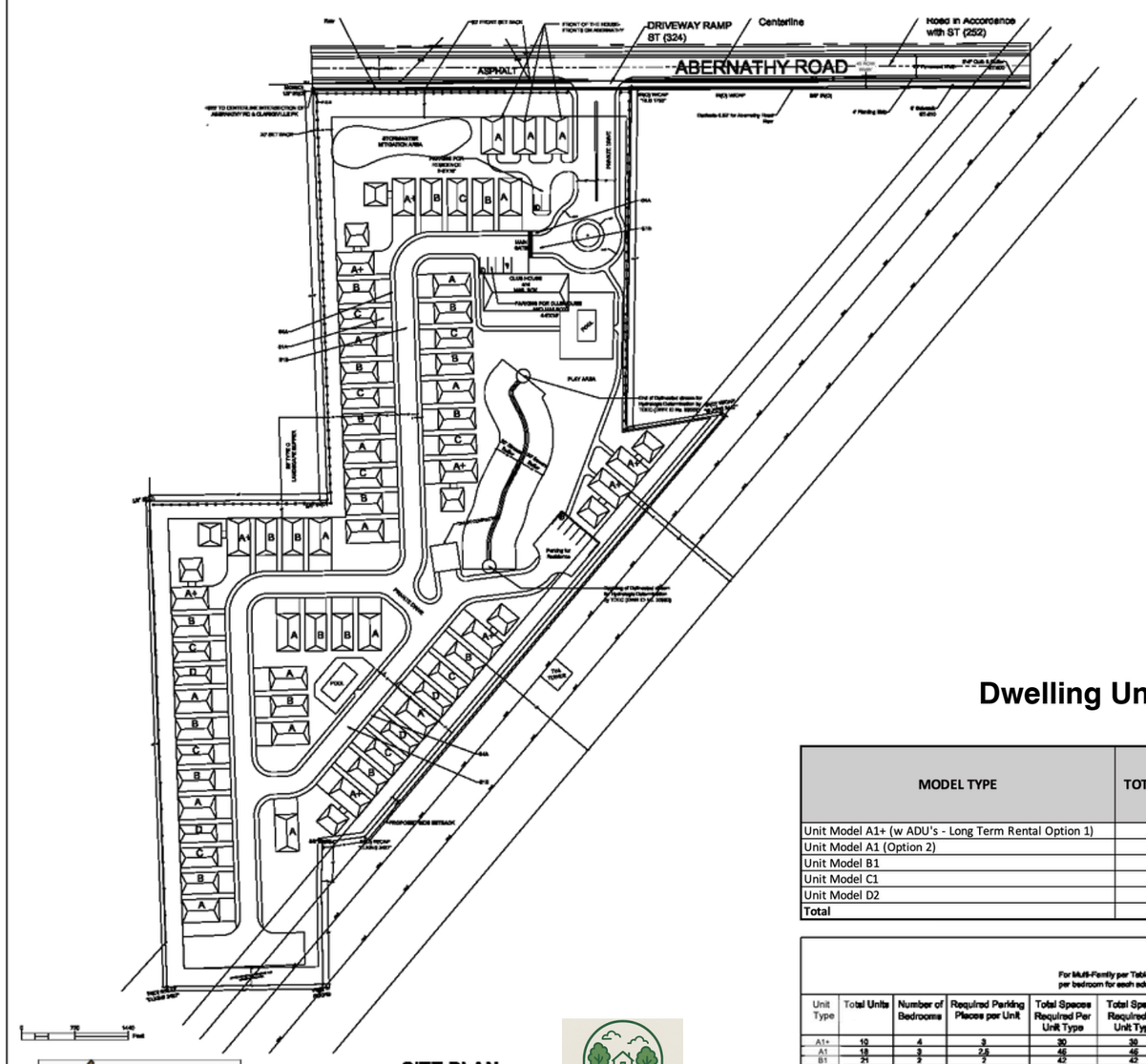
AUGUSTUS PARK

Site Plan & Parking



Dwelling Units - Parking - Bedrooms

MODEL TYPE	TOTAL UNITS	PERCENT EACH	GARAGE PARKING	DRIVEWAY PARKING	NO. BEDROOMS
Unit Model A1+ (w ADU's - Long Term Rental Option 1)	9	14.29%	1	2	4
Unit Model A1 (Option 2)	19	30.16%	1	2	3
Unit Model B1	20	31.75%	1	2	2
Unit Model C1	11	17.46%	N/A	2	2
Unit Model D2	4	6.35%	N/A	2	2
Total	**63**	**100.00%**			

Parking Requirements

For Multi-Family per Table 17.20.030 1 space per bedroom up to 2 bedrooms then 0.5 spaces per bedroom for each additional bedroom

Unit Type	Total Units	Number of Bedrooms	Required Parking Places per Unit	Total Spaces Required Per Unit Type	Total Spaces Required Per Unit Type	No. of Spaces Provided In Garage Per Unit Type	No. of Spaces Provided In Driveway Per Unit Type	Total No. of Spaces Provided Per Unit Type	Difference No. of Spaces Per Unit Type	Additional Spaces Provided In Development
A1+	10	4	3	30	30	10	20	30	0	
A1	18	3	2.5	45	45	18	36	54	9	
B1	21	2	2	42	42	21	42	63	21	
C1	11	3	2.5	27.5	27.5	0	22	22	-5.5	
D2	4	4	3	12	12	0	8	8	-4	
Total	64			166.5	166.5	49	128	177		16

Total Spaces Required - 156.5
Total Usable Spaces in Units Garages & Driveways (156.5-9.5) =147
Total Additional Spaces Provided = 12
Total Usable Provided Spaces = 159 or 2.5 spaces more than required

PLANNING DESIGN & RESEARCH ENGINEERS, INC.
2000 LINDELL AVENUE
NASHVILLE, TENNESSEE 37203
(615) 298-3266

REVISIONS:

DATE OF DRAWING:	3-14-25
MANAGER:	
PROJECT NUMBER:	
LAST FIELD WORK:	
CREW CHIEF (S):	
CADD:	
COMPUTER FILE:	

SITE SPECIFIC PLAN - AUGUSTUS PARK
NASHVILLE, TENNESSEE

SITE PLAN

PROJECT DATA

ENGINEERS STAMP

JON F. GOFF
STATE OF TENNESSEE

DATE()

SHEET #

SHEET
OF

28
Site Plan & Parking

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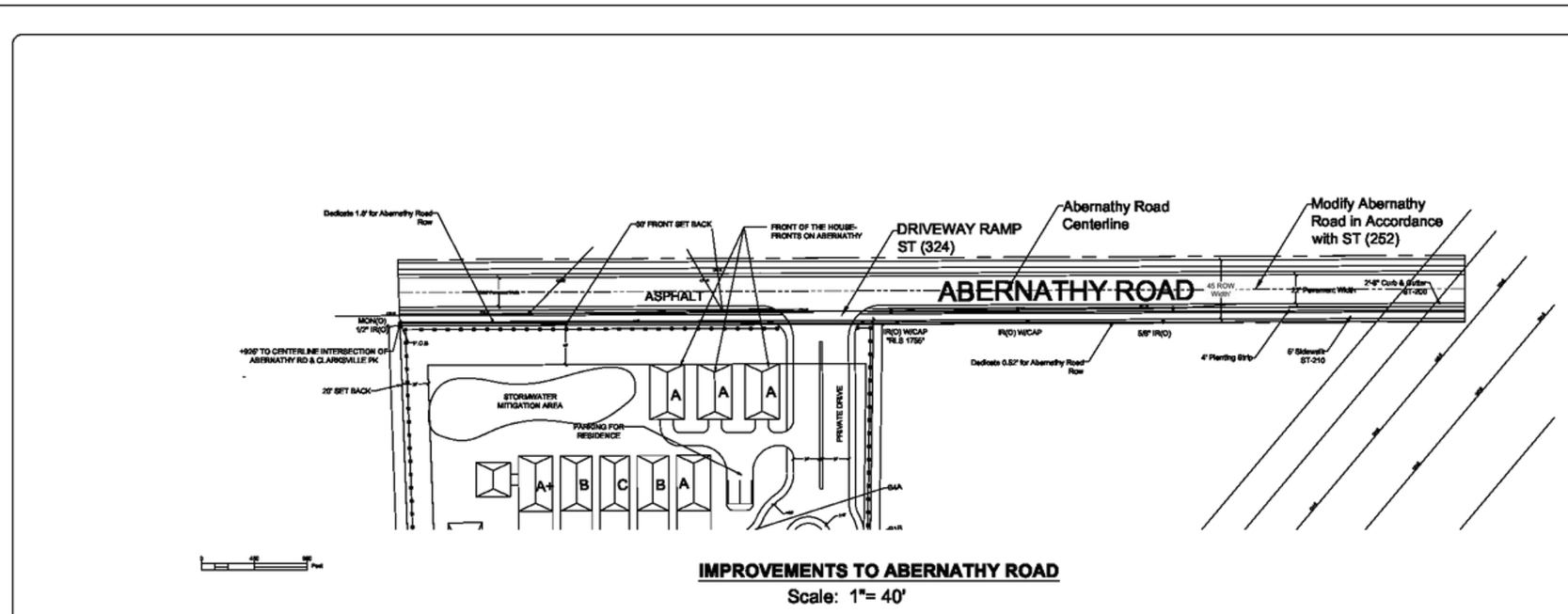
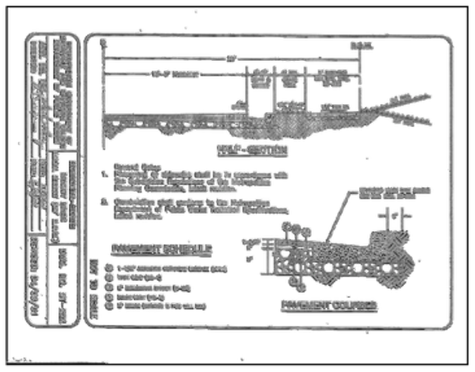
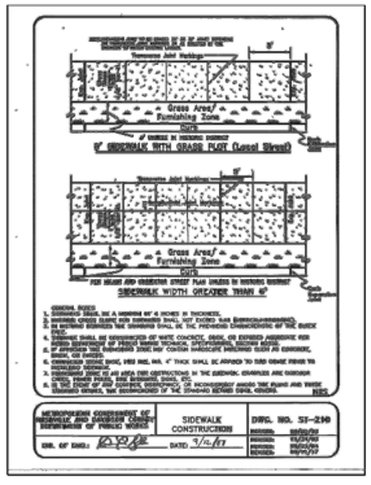
Abernathy Road ST-252



IMPROVEMENTS TO ABERNATHY ROAD
Scale: 1"= 40'





PLANNING DESIGN & RESEARCH ENGINEERS, INC.
2000 LINDELL AVENUE
NASHVILLE, TENNESSEE 37203
(615) 298-3005

REVISIONS:

DATE OF DRAWING: 3.14.8
DRAWN BY: | CHECKED BY:
PROJECT NUMBER: | COMPUTER FILE:

SITE SPECIFIC PLAN - AUGUSTUS PARK
NASHVILLE, TENNESSEE

IMPROVEMENTS TO ABERNATHY ROAD

PROJECT DATA

ENGINEERS STAMP

DATE

SHEET #

SHEET OF

Tennessee811 Know what's below. Call before you dig.

AUGUSTUS PARK

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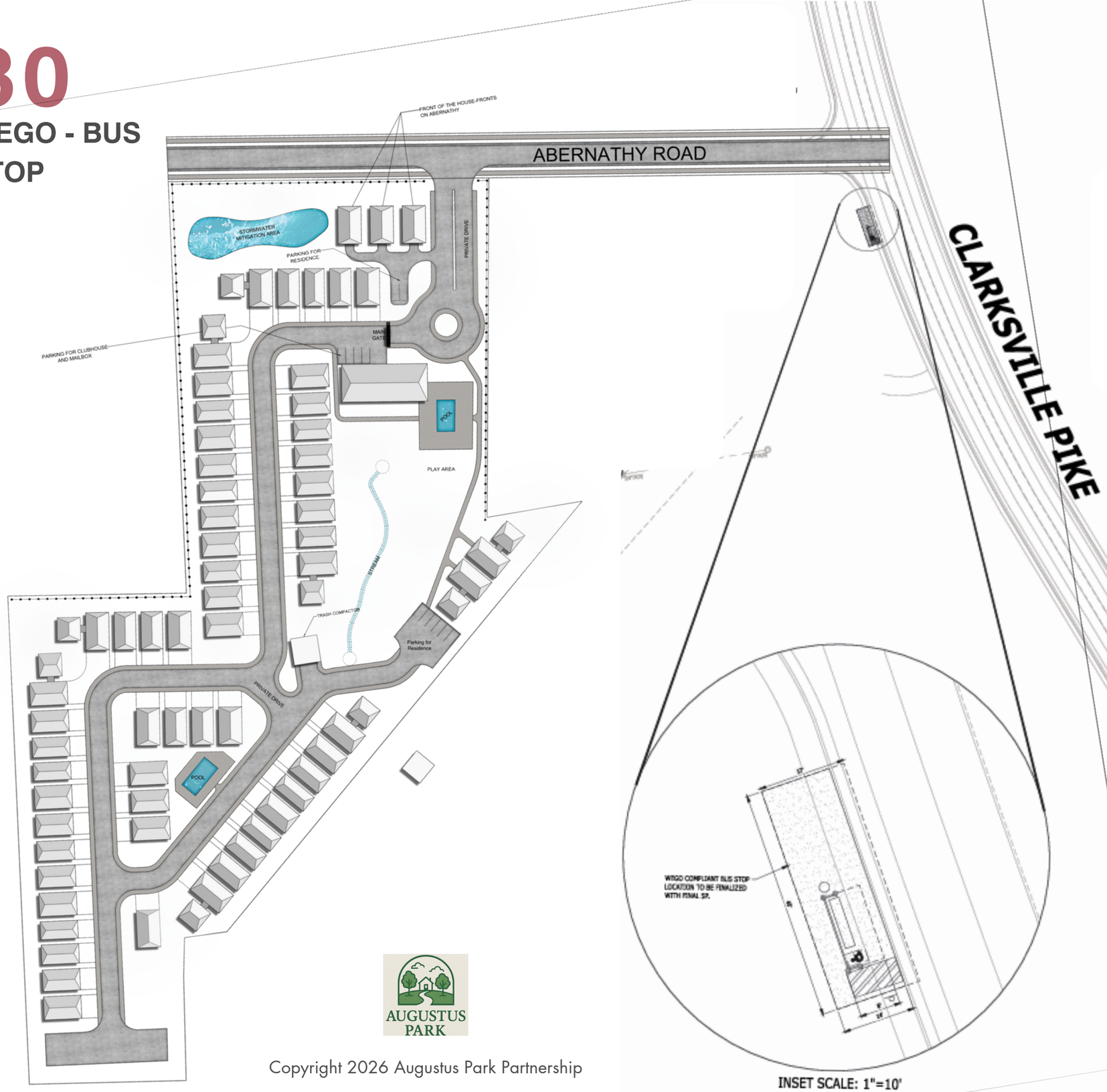
WEGO - BUS STOP



- Development to upgrade and relocate the southbound bus stop at Clarksville Pike & Abernathy Rd.
- Development to relocate the bus stop to south of Abernathy Rd and upgrade the stop to an in-lane shelter type stop with appurtenances which must comply with the latest WeGo Transit Design Guidelines.
-The bus stop passenger waiting pad must be a minimum of 45 ft x 8 ft x 6 in concrete behind tangent curb. Pad must be flushed with curb and sidewalk but may be subject to existing ROW and existing utilities.
-Bus stop with appurtenances must be shown on plans prior to SP submittal.
-Bus stop must be completed prior to any occupancy or use of first phase to be constructed.

MPC# 2026SP-003-001|January 20, 2026 11:59 AM

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