



Metropolitan Council

PROPOSED AMENDMENTS TO

ORDINANCES AND

SUBSTITUTES FOR

ORDINANCES TO BE FILED

WITH THE METRO CLERK

FOR THE COUNCIL MEETING OF

TUESDAY, DECEMBER 19, 2017

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2017-865

Mr. President –

I move to amend Ordinance No. BL2017-865 as follows:

I. By amending Section 1 by deleting the phrase “of projects” appearing in the first sentence of section 2.48.040.B.4.

II. By further amending Section 1 by deleting the phrase “the physical of each project;” appearing in subsection 2.48.040.C.1.a, and replacing it with the phrase: “the physical location of each project;”

III. By further amending Section 1 by deleting subsection 2.48.040.D in its entirety and replacing it with the following in lieu thereof:

D. To prepare a proposed annual budget for the department of public works which discloses the allocation of all anticipated funds for the ensuing fiscal year for each capital project within the Projects Report, and further disclose the projects in the Projects Report to be undertaken in the event additional funds are appropriated or become available. The director may designate funds for unanticipated projects, provided that thirty (30) days’ advance notice is submitted to the metropolitan council prior to use of such funds.

INTRODUCED BY:

Jeremy Elrod
Member of Council

AMENDMENT NO. _____
TO
ORDINANCE NO. BL2017-941

Mr. President –

I move to amend Ordinance No. BL2017-941 as follows:

I. By amending the second and their recital by deleting them in their entirety and substituting the following in lieu thereof:

WHEREAS, in some instances, employees of larger institutions required to provide adequate on-site parking may choose to forego the provided parking and instead utilize free parking off-site near other ~~smaller~~ small businesses which rely on street parking for their employees and customers; and

WHEREAS, this may be detrimental to the conduct of those ~~smaller~~ small businesses which are also a vital part of the economy of Metro Nashville; and

II. By amending Section 1 by deleting the definition of "Tenant motor vehicle" in Section 12.42.210 and submitting in lieu thereof the following:

"Tenant motor vehicle" means a properly registered motor vehicle owned or leased by a property owner, business owner, or employee of a small business in the commercial permit parking area.

III. By further amending Section 1 by adding the following definition under Section 12.42.210:

"Small Business" means a non-franchise entity, independently owned and operated by one or more residents of Nashville and Davidson County, Tennessee, which employs ten (10) or fewer full-time equivalent employees.

IV. By further amending Section 1 by deleting the definition of "Commercial permit parking areas (CPP)" and substituting the following in lieu thereof:

"Commercial permit parking areas (CPP)" means a commercial area containing small businesses as defined in this article, designated as herein provided where tenant motor vehicles displaying a valid permit as described herein shall be exempt from parking time restrictions established pursuant to this article.

V. By further amending Section 1 by deleting subsection 12.42.230.D and substituting the following in lieu thereof:

D. Scarcity of convenient off-street parking for tenants of small businesses;

VI. By further amending Section 1 by deleting subsection 12.42.230.F and substituting the following in lieu thereof:

F. Substantial and extended use of small business curbspace by non-tenants for parking;

VII. By further amending Section 1 by adding the following as new subsection 12.42.230.H:

H. The commercial entities eligible to apply for commercial permit parking shall be limited to small businesses as defined in this Chapter.

VIII. By further amending Section 1 by deleting subsection 12.42.240.A.1.a in its entirety and substituting the following in lieu thereof:

1. The petition shall include the following information:
~~a. Each petitioner's name (signature and printed). For business entities other than sole proprietorships, petitions must be signed by an authorized representative or agent of the commercial business entity.~~
a. Each petitioner's name (signature and printed), address of business, number of employees at business, driver's license state and number, and vehicle state and license plate number. Legally handicapped and those over sixty years of age who do not drive should include proof of residency.

IX. By further amending Section 1 by deleting subsection 12.42.250.C in its entirety and substituting the following in lieu thereof:

C. A permit shall be issued for a designated commercial permit parking area upon application and payment of the applicable fee by a person eligible for such permit. A person is eligible to apply for a commercial parking permit if he owns or operates a tenant motor vehicle and is employed at a small business on property immediately adjacent to a street, avenue, or other location selected for implementation within the commercial permit parking area. Proof of employment at a small business in the commercial permit parking area designated for implementation must be presented at the time application is made. ~~A tenant is any person employed by a business entity in the proposed permit parking area with a valid Tennessee driver's license showing proof of employment within the proposed CPP area, who owns or leases a motor vehicle, or drives an assigned business vehicle. All motor vehicles must have current Tennessee registration.~~

INTRODUCED BY:

Burkley Allen
Member of Council

AMENDMENT NO. ____
TO
SUBSTITUTE ORDINANCE NO. BL2017-953

Mr. President –

I move to amend Substitute Ordinance No. BL2017-953 as follows:

I. By amending Section 1 by deleting it in its entirety and substituting therefore the following:

6.64.035 – Solicitation Restricted to Daylight Hours.

It shall be a violation of this chapter to engage in door-to-door commercial solicitation on any day ~~after sunset or before sunrise~~ (a) before sunrise or (b) after sunset or 7:00 pm, whichever occurs later.

I. By amending Section 2 by deleting it in its entirety and substituting therefore the following:

6.64.080 - Persons prohibited.

A person shall not be eligible for issuance of a permit or identification badge under this chapter if:

- A. Such person has been convicted ~~for a felony or any crime involving theft, dishonesty, or any crime of a sexual nature in any jurisdiction.~~ pled guilty, placed on probation or parole, pleaded nolo contendere, or been released from incarceration within a period of five years prior to the date of application of a crime of moral turpitude. For purposes of this section, "moral turpitude" means premeditated murder, all sex related crimes, the illegal sale of Schedule I and II controlled substances, and crimes of fraud or embezzlement.; or
- B. A permit or an identification badge previously issued to such person under this chapter has been revoked by the clerk under Sections 6.64.130 or 6.64.140 of this chapter.

INTRODUCED BY:

Brett Withers
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2017-983

Mr. President –

I move to amend Ordinance No. BL2017-983 as follows:

I. By amending Section 1 by deleting it in its entirety and substituting therefore the following:

SECTION 1: Section 2.210.030 of Metropolitan Code is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

2.210.030 - Approval of economic and community development incentive grant agreements and PILOT agreements.

- A. This Section applies to two types of financial incentives provided through the Board: (1) economic and community incentive grants authorized by Section 2.210.020 and (2) ~~payments in lieu of taxes, or PILOT incentives~~ payment-in-lieu-of-taxes (PILOT) incentives, authorized by Tenn. Code Ann. § 7-53-305. Any such grant or PILOT incentive must be memorialized by a written agreement. The proposed grant or ~~payment in lieu of taxes~~ PILOT incentive and the related agreement shall be submitted to the metropolitan county council for approval by resolution. Any such resolution must receive the affirmative votes of at least twenty-one members of the metropolitan county council in order for it to be approved. All such grant agreements authorized under section 2.210.020 that are to be funded by the metropolitan government shall provide that the metropolitan government's financial obligations thereunder are subject to the annual appropriation of funds by the metropolitan council.
- B. To enable the metropolitan council's assessment of qualified projects, ~~and~~ to determine whether the public interest is served by the incentive under consideration, and to promote a transparent process, the mayor's office of economic and community development (ECD) shall solicit from qualified companies seeking a grant or ~~payment in lieu of taxes~~ PILOT incentive for a project, a project proposal that addresses each of the following:
1. The type and number of jobs that will be created -- both during and after construction, if any -- by the qualified company on the project, including whether those jobs will be temporary or permanent, and the number of identified jobs that will be filled by Davidson County residents;
 2. Establishment of a workforce plan disclosing: (a) whether the qualified project will involve use of temporary or staffing agencies, the Nashville Career Advancement Center, or other third parties for identifying, recruiting or referring job applicants; (b) whether the individuals hired

- for the jobs identified will be employed by the company or by subcontractors or other third parties; and (c) the wages and benefits offered for the identified jobs, and a comparison of those wages to the average wage levels in Davidson County for comparable positions;
3. Whether the qualified project will involve the use of apprentices from programs certified by the U.S. Department of Labor; and
 4. The number and type, within the preceding ~~five (5)~~ seven (7) years, of (a) violations assessed by the U.S. Department of Labor – Occupational Safety and Health Administration and/or by the Tennessee Occupational Safety and Health Administration against the qualified company, or any contractor or subcontractor of the company retained on the qualified project; or (b) employment or wage-related legal actions filed within federal or state courts against the qualified company, or any contractor or subcontractor of the company retained on the qualified project.

The ECD shall present this project proposal to the metropolitan council prior to the council's vote on the incentive and related agreement. The qualified company's project proposal shall be incorporated into the agreement upon approval by the metropolitan council. The ECD shall further present the information required under this section B in any report required to be submitted to the metropolitan council under its workforce development program developed under section 2.211.

C. To enable the continued assessment of qualified projects, and to confirm that the public interest is being served by the award of the incentive, each qualified company receiving a grant or payment in lieu of taxes shall submit to the ECD quarterly ~~certificates of reports demonstrating~~ compliance with the agreement. With respect to grants awarded under section 2.210.020, On an annual basis, the ECD shall submit an annual report, ~~approved by the Board,~~ to the metropolitan council relaying compliance data, consistent with Section 2.190.010 of the Metropolitan Code. In the event such report shows that the qualified company failed to comply with its incentive agreement, the metropolitan council ~~shall~~ may, in its discretion upon the affirmative votes of at least twenty-one members, suspend the incentive prospectively or terminate the incentive agreement prospectively.

INTRODUCED BY:

Anthony Davis
Member of Council

AMENDMENT NO. ____

TO

ORDINANCE NO. BL2017-984

Mr. President –

I move to amend Ordinance No. BL2017-984 as follows:

I. By amending Section 1 by deleting it in its entirety and substituting therefore the following:

Section 1. That Chapter 6.80, 6.80.550 (A)(1)(a), of the Metropolitan Code of Laws is amended by substituting the number ~~“\$135.00”~~ “\$155.00” for “\$125.00.”

II. By amending Section 2 by deleting it in its entirety and substituting therefore the following:

Section 2. That Chapter 6.80, subsection 6.80.550 (A)(1)(b), of the Metropolitan Code of Laws is amended by substituting the number ~~“\$145.00”~~ “\$165.00” for “\$135.00.”

III. By amending Section 3 by deleting it in its entirety and substituting therefore the following:

Section 3. That Chapter 6.80, subsection 6.80.550 (A)(1)(c), of the Metropolitan Code of Laws is amended by substituting the number ~~“\$155.00”~~ “\$175.00” for “\$145.00.”

IV. By amending Section 4 by deleting it in its entirety and substituting therefore the following:

Section 4. That Chapter 6.80, subsection 6.80.550 (A)(1)(d)(i), of the Metropolitan Code of Laws is amended by substituting the number ~~“\$155.00”~~ “\$175.00” for “\$145.00.”

V. By amending Section 5 by deleting it in its entirety and substituting therefore the following:

Section 5. That Chapter 6.80, subsection 6.80.550 (A)(1)(d)(ii), of the Metropolitan Code of Laws is amended by substituting the number ~~“\$145.00”~~ “\$175.00” for “\$135.00.”

VI. By amending Section 15 by deleting it in its entirety and substituting therefore the following:

Section 15. That Chapter 6.80, subsection 6.80.550(H)(1) be amended by deleting it in its entirety and replacing it with the following:

1. Towing:

- a. Vehicles under seven thousand pounds GVWR: ~~\$145.00~~ \$155.00 maximum
- b. Vehicles over seven thousand pounds GVWR: ~~\$270.00~~
 - i. Length of 25 feet and under -- \$275.00 maximum
 - ii. Length over 25 feet -- \$375.00 maximum

INTRODUCED BY:

Larry Hagar
Member of Council

SUBSTITUTE ORDINANCE NO. BL2017-850

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6-A to SP zoning on properties located at 530, 534, and 536 Southgate Avenue, approximately 305 feet east of Martin Street, (1.73 acres), to permit up to 49 multi-family units, all of which is described herein (Proposal No. 2017SP-054-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R6-A to SP zoning on properties located at 530, 534, and 536 Southgate Avenue, approximately 305 feet east of Martin Street, (1.73 acres), to permit up to 49 multi-family units, being Property Parcel Nos. 013, 014, 015 as designated on Map 105-11 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 105 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 49 multi-family residential units.

Section 4. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

1. On the corrected set, update Architectural Note "G" to apply to buildings along street frontages as well as facing open space and parking areas.
2. On the corrected set, update Architectural Note "H" to apply only to the stacked flat buildings. Revise the note to apply to facades along street frontages as well as facing open space and parking areas.
3. On the corrected set, update Architectural Notes "A" and "B" to apply only to the single-family cottage units.
4. On the corrected set, modify the Site Data existing zoning to R6-A.
5. With the submittal of the final SP, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
6. Provide detailed landscaping plans with the submittal of the final SP.
7. On the corrected set, extend the 5' sidewalks located along the northern boundary of the

drive aisle to the eastern and western property lines.

8. 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.

9. The preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

10. All requirements of the Public Works Department shall be met prior to final SP approval.

11. The applicant voluntarily requests that he and his successors comply with Ordinance No. BL2016-133 if associated financial incentives are approved.

Section 5. Be it further enacted, 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.

Section 6. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the .Council ordinance

Section 7. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Colby Sledge
Member of Council

530-536 Southgate Ave

Preliminary Specific Plan

Case No: 2017SP-054-001

Being Parcels 13, 14, and 15 on Tax Map 105-11

Nashville, Davidson County, Tennessee

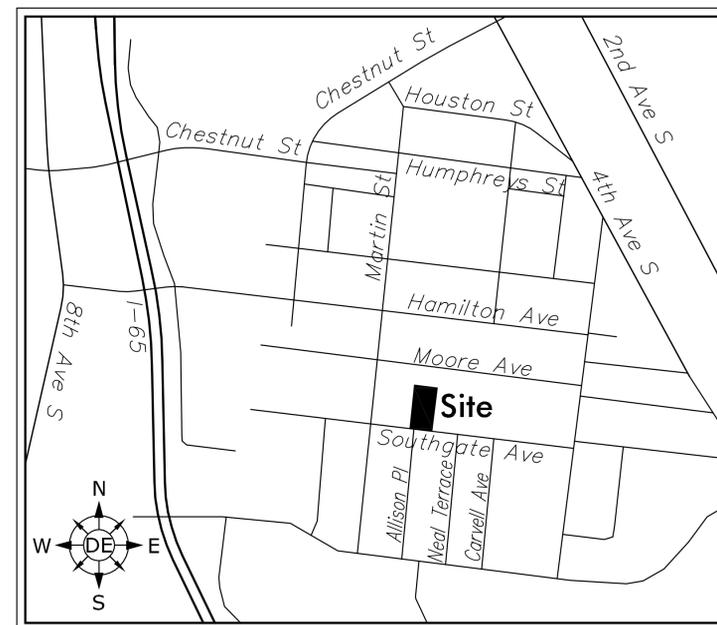
Revisions:

Drawing Notes:

Date: November 17, 2017

Notes:

- The Purpose of this Submittal is to Request Approval of the Preliminary Specific Plan for 530-536 Southgate Ave, Consisting of a total of 49 Residential Units.
- Electric Services for the Proposed Development Shall be Underground. All Public Utilities Shall be Subject to the Approval of the Appropriate Local Utility Companies.
- Water and Sewer Service is Provided by Metro Water Services.
- A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted, and approved.
- All construction shall comply with all applicable requirements, codes and ordinances of the Local Municipality and the State of Tennessee.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- 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.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Driveway culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).
- Building Elevations Shall be Provided with the Final Site Plan. A Minimum Raised Foundation of 18" Shall be Required.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
- 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.
- Architectural Standards**
 - All detached and attached units shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - On attached and detached units, windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - EIFS, vinyl siding and untreated wood shall be prohibited.
 - Porches shall provide a minimum of six feet of depth.
 - A raised foundation of 18"- 36" is required for all residential structures.
 - At least 50% of the building exteriors will be made up of one or a combination of the following materials: Brick, concrete, masonry, glazing and/or metal. The use of fiber cement siding shall be limited.
 - All buildings must address the street frontage and green spaces with architectural treatments including, but not limited to: windows, stoops and entrances, balconies, porches, and other functional architectural elements
 - Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the façade plane shall be interrupted by one of the following for every twenty five (25) feet of street frontage and green spaces:
 - A change in the building material
 - A horizontal undulation in the building façade
 - A porch, stoop or balcony
- Changes in wall plans shall be related to entrances, the integral structure or the organization of interior spaces and activities and not merely for cosmetic effect



Vicinity Map
NTS

General Plan Consistency Note:

The Specific Plan District Proposed Herein is Located Within Subarea #11 - South Nashville Community Plan. The Specified Land Use Policy for this Site is Transect 4 (T4) Urban Neighborhood Evolving (T4 NE). The Intent of T4 NE is to Provide Additional Housing Options and Improve Pedestrian, Bicycle, and Vehicular Connectivity with Moderate to High Density Development with Shallow Setbacks and Minimal Spacing Between Buildings.

As Proposed, this Specific Plan Satisfies the Goals of the Policy by Providing Multiple Housing Choices. The Density of this SP is also Consistent with the Policy.

SITE DATA	
USE	MULTI-FAMILY RESIDENTIAL
EX. PROPERTY ZONING (OVERLAYS) - SURROUNDING ZONING	R6 (UZO) - SP & R6
MAP & PARCEL NO.	MAP 105-11, PARCELS 13, 14 & 15
COUNCIL DISTRICT	17 - COLBY SLEDGE
TOTAL UNITS	49 (28.3 UNITS/AC)
UNIT BREAKDOWN	6 - SINGLE FAMILY UNITS (2+ BEDROOMS) & 43 - STACKED FLAT UNITS (1 BEDROOM)
TOTAL SITE AREA	1.73 AC (1.67 AC AFTER ROW DEDICATION)
FAR	1.00 MAXIMUM
ISR	0.90 MAXIMUM
STREET SETBACK/STREET TYPE(S)	29' (AFTER ROW DEDICATION)*
SIDE YARD	5'
REAR YARD	5' (AFTER ROW DEDICATION)
HEIGHT REQUIREMENT (SINGLE-FAMILY)	3 STORIES IN 35 FEET (MEASURED TO ROOFLINE)
HEIGHT REQUIREMENT (STACKED FLATS)	3 STORIES IN 45 FEET (MEASURED TO ROOFLINE)
PARKING REQUIRED	52 STALLS (6 * 1.5 STALLS/UNIT + 43 * 1 STALL/UNIT)
PARKING PROVIDED (CODE COMPLIANT ONLY)	68 STALLS (44 OFF-STREET, 10 GARAGE, 10 DRIVEWAY, 8 (4 COMPLIANT) ON-STREET)

* FRONT SETBACK SHALL BE CONSISTENT WITH THE PREVIOUSLY APPROVED SP FOR 522-526 SOUTHGATE AVE (2016 SP-013-001).

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Owners

Tax Map 105-11, Parcels 13 & 14
Cumberland Holdings Company, LLC
667 Wedgewood Ave, Ste C
Nashville, TN 37203

Tax Map 105-11, Parcel 15
Donnell Howse
530 Southgate Ave
Nashville, TN 37204

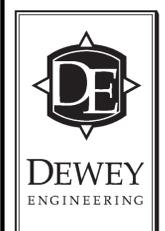
Flood Note

No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47037C0244H. Dated April 5, 2017

Sheet Schedule:

1	C0.0	Cover Sheet
2	C1.0	Existing Conditions
3	C2.0	Layout & Utilities Plan
4	C3.0	Grading & Drainage Plan
5	C4.0	Landscape Plan

530-536 Southgate Ave
Preliminary Specific Plan
Tax Map 105-11, Parcels 13, 14, and 15
Nashville, Davidson County, Tennessee



Cover Sheet

Job No. 16043

C0.0

1 of 5

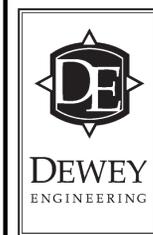


Revisions:

Drawing Notes:

Date: November 17, 2017

530-536 Southgate Ave
 Preliminary Specific Plan
 Tax Map 105-11, Parcels 13, 14, and 15
 Nashville, Davidson County, Tennessee

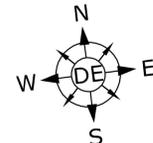


Existing Conditions

Job No. 16043

C1.0

2 of 5



Scale 1" = 20'
 Total Site Acreage: 1.7 Acres

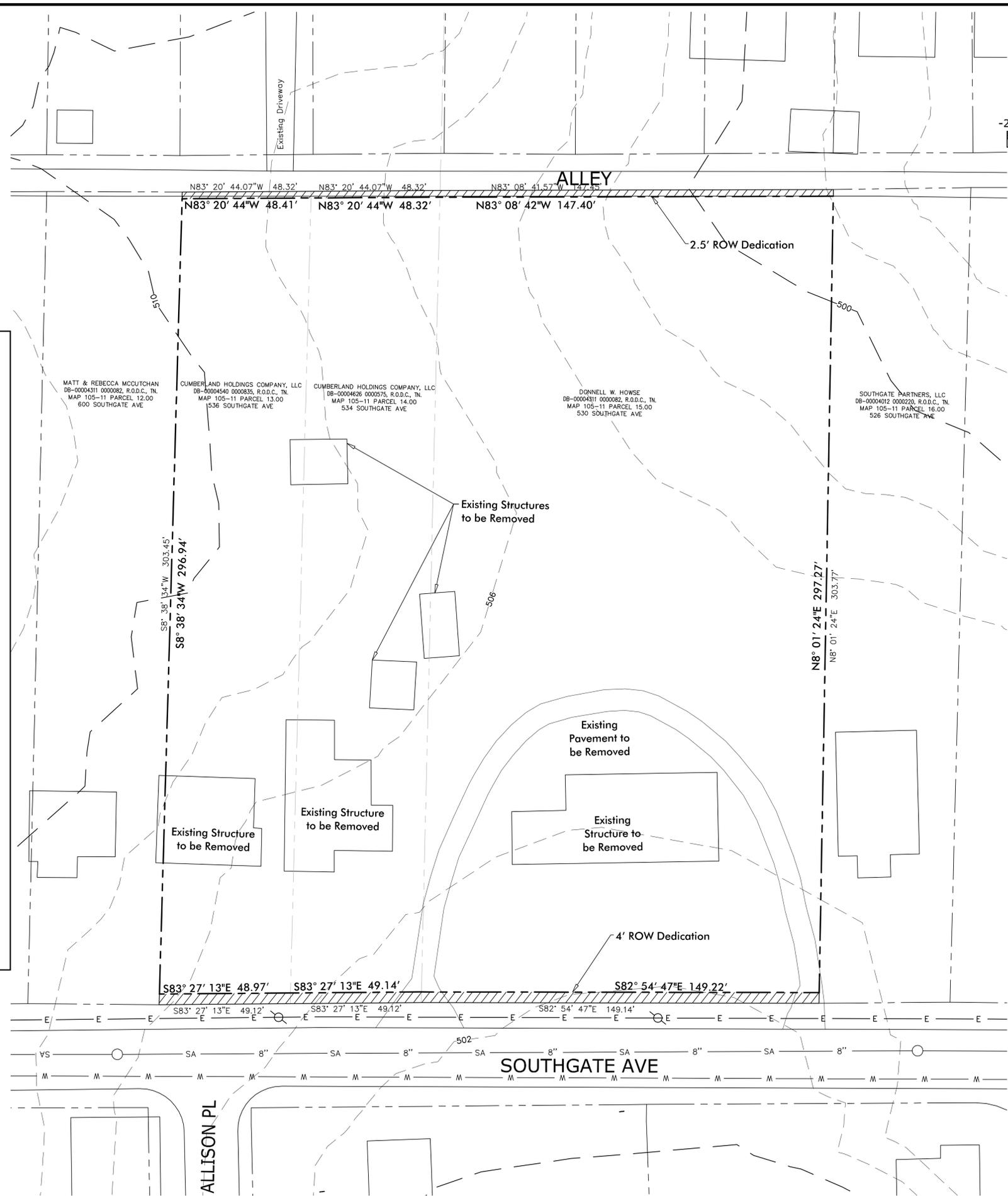
Engineer
 Dewey Engineering
 Contact: Michael Dewey, PE
 2925 Berry Hill Drive
 Nashville, TN 37204
 Phone: (615) 401-9956
 mdewey@dewey-engineering.com

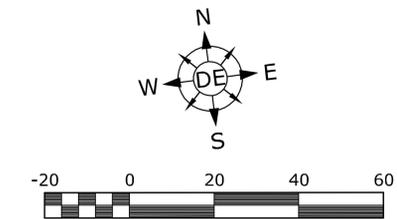
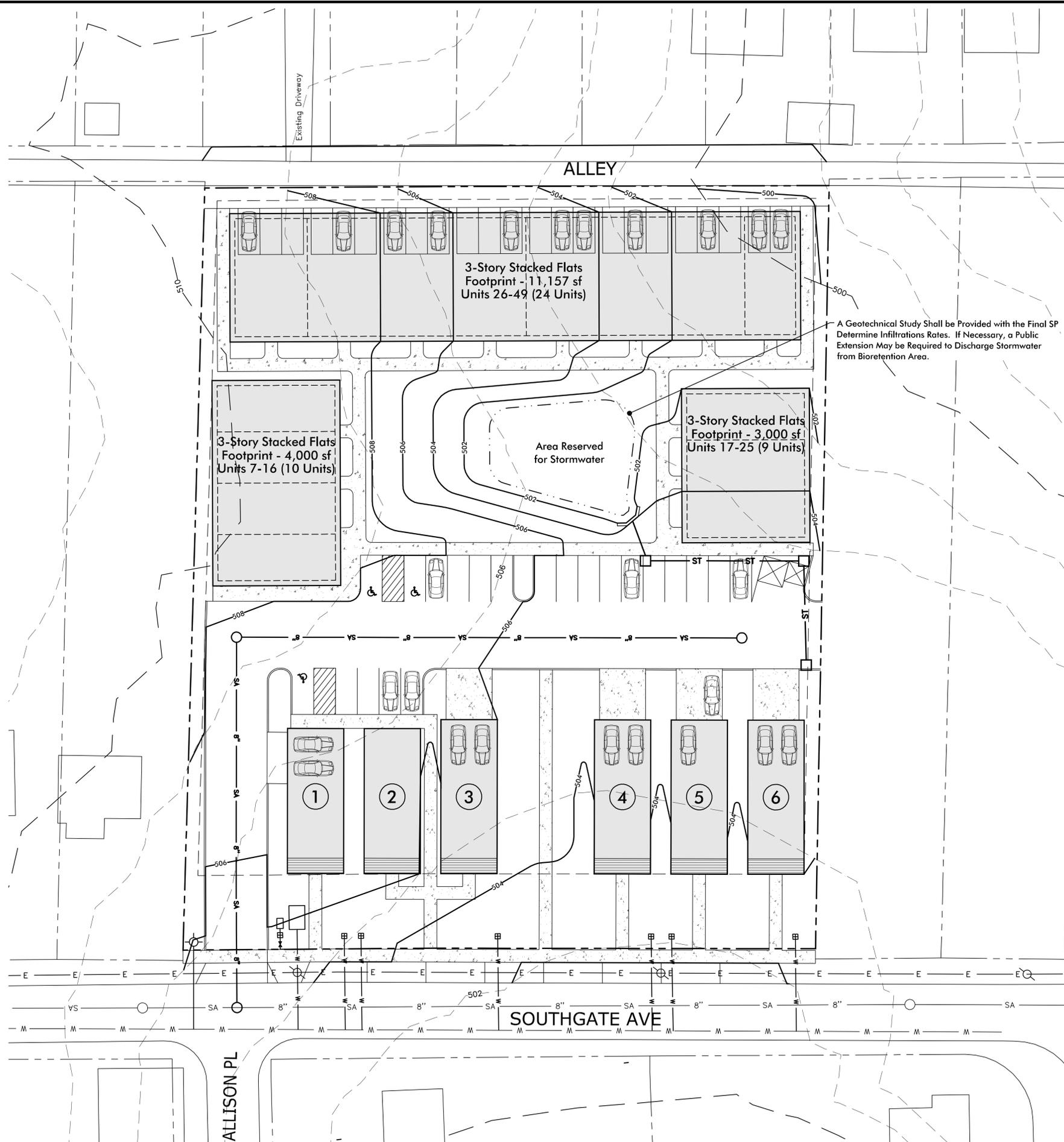
Owners
 Tax Map 105-11, Parcels 13 & 14
 Cumberland Holdings Company, LLC
 667 Wedgwood Ave, Ste C
 Nashville, TN 37203

 Tax Map 105-11, Parcel 15
 Donnell Howse
 530 Southgate Ave
 Nashville, TN 37204

Flood Note
 No Portion of this Property is Located
 Within a Flood Hazard Area as
 Designated by "Zone X" on FEMA Map
 Number 4703C0244H.
 Dated April 5, 2017

- Erosion Control & Grading Notes:**
1. EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
 2. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.
 3. EROSION CONTROL BARRIER IS CALLED OUT ON THE PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL VOLUME FOUR, SECTION TCP-14.
 4. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
 6. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" THICK.
 7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
 8. THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE METRO WATER SERVICES NPDES DEPARTMENT (880-2420) PRIOR TO COMMENCING WORK.
 9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
 10. SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
 11. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
 13. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SHALL BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH IN THE METRO WATER SERVICES STORM WATER MANAGEMENT MANUAL. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION FOR HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
 14. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
 15. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATIONS OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
 16. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER PRIOR TO COMMENCING WITH CONSTRUCTION TO DETERMINE THE POTENTIAL OF THE EXISTENCE OF UNSUITABLE SOIL MATERIAL ONSITE. IF IT IS DETERMINED THAT THE SUBSURFACE IS NOT SUITABLE FOR CONSTRUCTION AND UNDERCUTTING IS REQUIRED, THE CONTRACTOR SHALL CONTACT THE OWNER AND THE ENGINEER IMMEDIATELY.
 17. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCING OF ANY CONSTRUCTION ACTIVITIES LOCATED WITHIN PUBLIC RIGHT OF WAY.
 18. STEEP SLOPES TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 19. VEHICULAR TRAFFIC SHALL BE PROHIBITED ON THE PERVIOUS PAVEMENT UNTIL THE SITE IS STABLE TO PREVENT MUD FROM BEING DEPOSITED BY VEHICLES.
 20. CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR THE INSTALLATION OF THE PERVIOUS LAYER TO OBSERVE THE SUB-BASE MATERIAL.





Scale 1" = 20'
 Total Site Acreage: 1.7 Acres

Engineer
 Dewey Engineering
 Contact: Michael Dewey, PE
 2925 Berry Hill Drive
 Nashville, TN 37204
 Phone: (615) 401-9956
 mdewey@dewey-engineering.com

Owners
 Tax Map 105-11, Parcels 13 & 14
 Cumberland Holdings Company, LLC
 667 Wedgewood Ave, Ste C
 Nashville, TN 37203

Tax Map 105-11, Parcel 15
 Donnell Howse
 530 Southgate Ave
 Nashville, TN 37204

Flood Note
 No Portion of this Property is Located
 Within a Flood Hazard Area as
 Designated by "Zone X" on FEMA Map
 Number 47037C0244H.
 Dated April 5, 2017

	Headwall
	Storm Catch Basin
	Storm Pipe
	Fire Hydrant
	Water Main
	Sewer Manhole
	Sewer Main

Legend

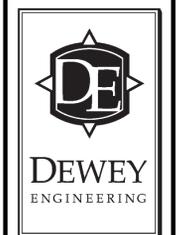
A Geotechnical Study Shall be Provided with the Final SP
 Determine Infiltrations Rates. If Necessary, a Public
 Extension May be Required to Discharge Stormwater
 from Bioretention Area.

Revisions:

Drawing Notes:

Date: November 17, 2017

530-536 Southgate Ave
 Preliminary Specific Plan
 Tax Map 105-11, Parcels 13, 14, and 15
 Nashville, Davidson County, Tennessee



Grading &
 Drainage Plan

Job No. 16043

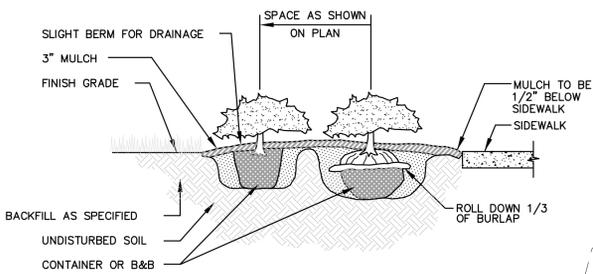
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4 of 5

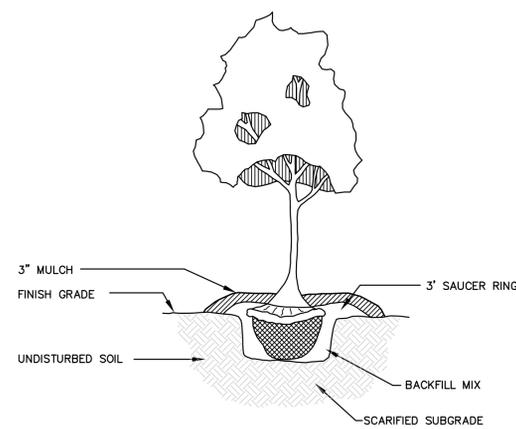


LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE HAND WEDED OR SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
10. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
12. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE DESIGN PROFESSIONAL. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
13. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

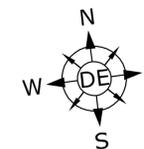
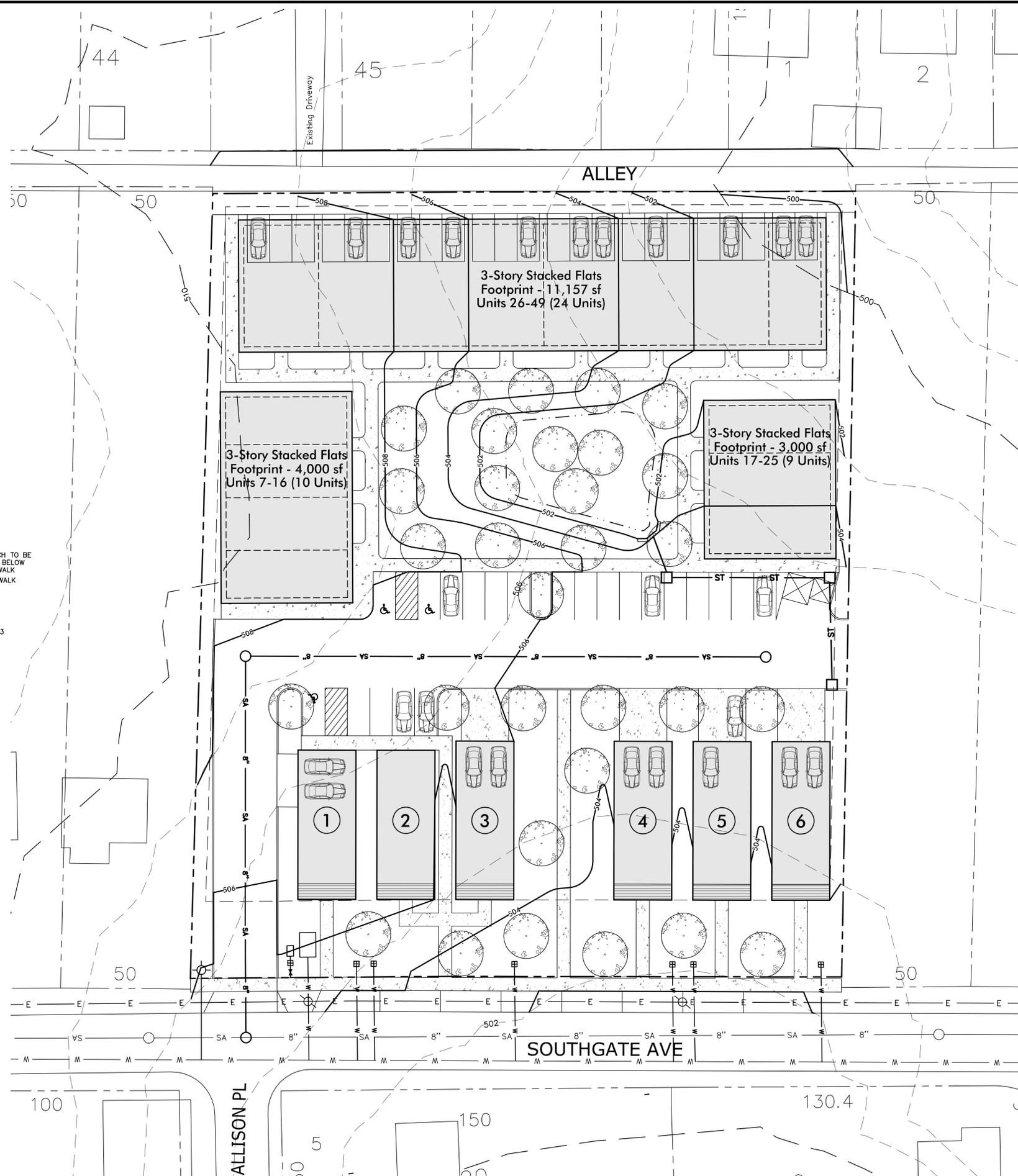


SHRUB / GROUND COVER PLANTING DETAIL



DO NOT GUY OR STAKE TREES UNLESS ON UNSTABLE SLOPES

LARGE TREE PLANTING / GUYING DETAIL



Scale 1" = 20'
Total Site Acreage: 1.7 Acres

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Owners

Tax Map 105-11, Parcels 13 & 14
Cumberland Holdings Company, LLC
667 Wedgewood Ave, Ste C
Nashville, TN 37203

Tax Map 105-11, Parcel 15
Donnell House
530 Southgate Ave
Nashville, TN 37204

Flood Note

No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47037C0244H. Dated April 5, 2017

Revisions:

Drawing Notes:

Date: November 17, 2017

530-536 Southgate Ave
Preliminary Specific Plan
Tax Map 105-11, Parcels 13, 14, and 15
Nashville, Davidson County, Tennessee



Landscape Plan

Job No. 16043

C4.0

5 of 5



SUBSTITUTE ORDINANCE NO. BL2017-929

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from AR2a to SP zoning on a portion of property located at 1010 Camilla Caldwell Lane, at the southwest corner of County Hospital Road and Hospital Lane, within the Bordeaux Redevelopment District (5.55 acres), to permit up to 40 multi-family residential units, requested by M.D.H.A., all of which is described herein (Proposal No. 2017SP-060-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from AR2a to SP zoning on a portion of property located at 1010 Camilla Caldwell Lane, at the southwest corner of County Hospital Road and Hospital Lane, within the Bordeaux Redevelopment District (5.55 acres), to permit up to 40 multi-family residential units, requested by M.D.H.A., being Property Parcel No. 035 as designated on Map 080-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 080 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 40 multi-family residential units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. All internal sidewalks shall be a minimum of five feet (5') in width.
2. Applicant shall extend internal sidewalks to connect with existing public sidewalks along County Hospital Road.
3. Developer shall provide bus shelter with seating at existing MTA (Metropolitan Transit Authority) bus stop located at the southwest corner of County Hospital road and Hospital Lane.
4. Developer shall dedicate central drive as public right-of-way before or during Final SP via final plat.
5. Provide final architectural elevations at Final SP consistent with submitted elevations and architectural standards.

6. Elevations for buildings consistent with architectural and character imagery in the attached exhibit shall be provided with the submittal of the Final Site plan.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, 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.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Nick Leonardo
Member of Council



MDHA BORDEAUX TOWNHOMES
Nashville, TN
08.09.2017

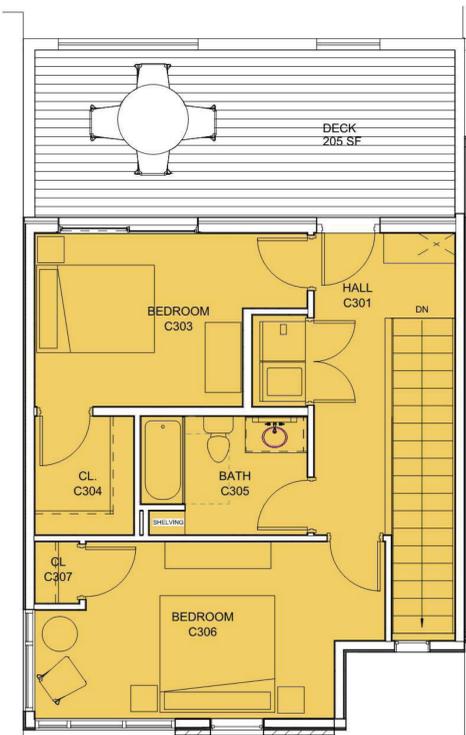




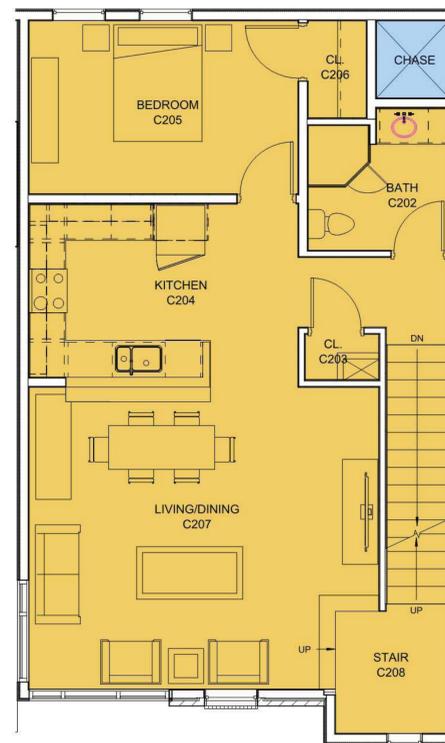
MDHA BORDEAUX TOWNHOMES
Nashville, TN
08.09.2017



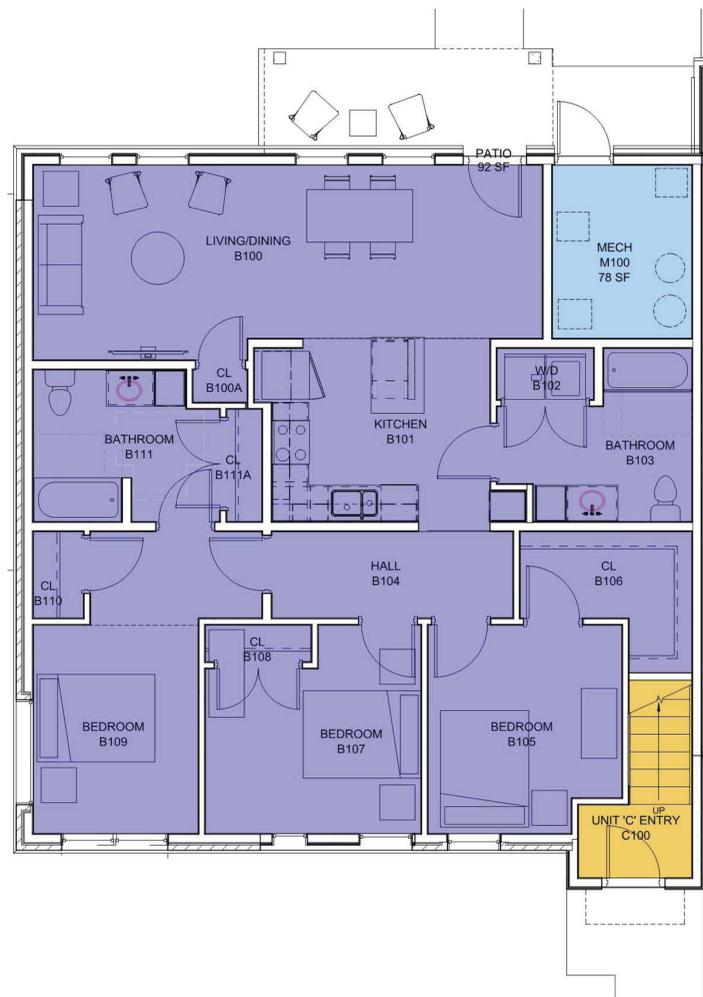
EOA
ARCHITECTS
humanizing design®



UNIT C -THIRD FLOOR -STACKED UNIT
600 NSF
1,500 NSF TOTAL UNIT C



UNIT C -SECOND FLOOR -STACKED UNIT
872 NSF 20 TOTAL



UNIT B -GROUND FLOOR UNIT PLAN
1,230 NSF 2 TOTAL



UNIT A -GROUND FLOOR UNIT
744 NSF 18 TOTAL



MDHA BORDEAUX TOWNHOMES
Nashville, TN
08.09.2017



SUBSTITUTE ORDINANCE NO. BL2017-962

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a portion of a Planned Unit Development on property located at 5055 Old Hickory Blvd and a portion of property at 5045 Old Hickory Blvd, at the corner of Old Hickory Blvd and Juarez Drive, zoned SCR (1.91 acres), to permit a restaurant and add an access point, all of which is described herein (Proposal No. 69-83P-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By amending a portion of a Planned Unit Development and variance from the sidewalk requirements on property located at 5055 Old Hickory Blvd and a portion of property at 5045 Old Hickory Blvd, at the corner of Old Hickory Blvd and Juarez Drive, zoned SCR (1.91 acres), to permit a restaurant and add an access point, being Property Parcel No. 161 and part of 162, as designated on Map 075-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 075 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

~~1. Construct an alternate design of a 6 foot sidewalk and 6 foot grass strip along the Old Hickory Boulevard frontage, as shown on the plan.~~

1. Prior to issuance of building permit, pay in lieu fee for frontage of property for sidewalks.
2. Maintain the existing sidewalk along Juarez Drive, as shown on the plan. As a condition of a variance approval, applicant shall make a payment in lieu for the Juarez Drive frontage.
3. Provide a sidewalk connection 5 feet in width from the restaurants to the public sidewalk.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate

water supply for fire protection must be met prior to the issuance of any building permits.

6. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

7. Prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Section 5. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Kevin Rhoten
Member of Council

PRELIMINARY PUD AMENDMENT FOR HICKORY VILLAGE COMMERCIAL P.U.D.

CONTACTS

OWNER/DEVELOPER

DAVID BAILEY
OLDACRE McDONALD, LLC
3841 GREEN HILLS VILLAGE DR.
NASHVILLE, TN 37215
(615) 269-5444
CONTACT EMAIL ADDRESS

CIVIL

WES MAGILL, PE
RAGAN-SMITH ASSOCIATE, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WMAGILL@RAGANSMITH.COM

LANDSCAPE ARCHITECT

JEFF BROUGHTON
RAGAN SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
JBROUGHTON@RAGANSMITH.COM

P.U.D. DATA:

PROPERTY INFORMATION:

P.U.D. NAME HICKORY VILLAGE COMMERCIAL P.U.D.
P.U.D. NUMBER 69-83-G
TOTAL AREA (PUD BOUNDARY) 21.56 AC
ZONING COMMERCIAL PUD - BASE ZONING SCR
OVERLAY DISTRICT AIRPORT OVERLAY DISTRICT
COUNCIL DISTRICT 14TH
COUNCIL MEMBER KEVIN RHOTEN

PROPOSED/EXISTING SITE AREAS:

1. LOWE'S LOT	14.7 AC (640,332 SF)
2. PROPOSED LOT	1.5 AC (66,200 SF)
3. BAPTIST MEDICAL CENTER EAST LOT	2.6 AC (113,256 SF)
4. CHILI'S LOT	2.8 AC (121,968 SF)
TOTAL	21.6 AC

LAND USE:

1. LOWE'S LOT	RETAIL HOMECENTER
2. PROPOSED LOT	RESTAURANT
3. BAPTIST MEDICAL CENTER EAST LOT	MEDICAL OFFICE BUILDING
4. CHILI'S LOT	RESTAURANT

PROPOSED/EXISTING SITE AREAS:

	EXISTING P.U.D.	PROPOSED P.U.D.
1. LOWE'S LOT	120,149 SF	120,149 SF
2. PROPOSED LOT	5,030 SF	6,500 SF
3. BAPTIST MEDICAL CENTER EAST LOT	30,686 SF	30,686 SF
4. CHILI'S LOT	11,500 SF	11,500 SF
TOTAL	167,365 SF	168,835 SF (0.8% INCREASE)

PARKING REQUIRED/PROVIDED

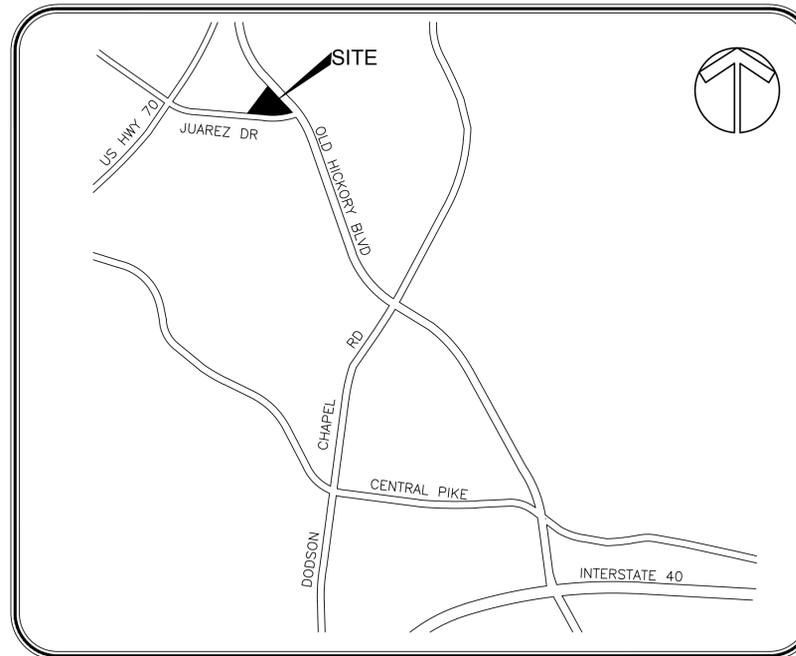
	PARKING REQ'D	REQ'D SPACES	PROVIDED SPACES
1. LOWE'S LOT	1 SP/300 SF	497	560
2. PROPOSED LOT	1 SP/150 SF	44	75
3. BAPTIST MEDICAL CENTER EAST LOT	1 SP/250 SF	123	126
4. CHILI'S LOT	1 SP/200 SF	58	174
TOTAL		722	935

FLOOR/AREA RATIO

	BUILDING AREA	LOT AREA	RATIO
1. LOWE'S LOT	120,149 SF	640,332 SF	0.19
2. PROPOSED LOT	5,030 SF	66,200 SF	0.07
3. BAPTIST MEDICAL CENTER EAST LOT	30,686 SF	113,256 SF	0.27
4. CHILI'S LOT	11,500 SF	121,968 SF	0.09

FLOOD INFORMATION:

FEMA MAP#: 47037C0278H
EFFECTIVE DATE: APRIL 5, 2017
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0278H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0278, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION MAP
SCALE

FOURTEENTH COUNCIL DISTRICT,
HERMITAGE, METROPOLITAN
NASHVILLE, DAVIDSON COUNTY,
TENNESSEE

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C1.0 OVERALL PUD PLAN
C2.1 EXISTING CONDITIONS
C3.1 SITE LAYOUT PLAN
C4.1 SITE GRADING DRAINAGE AND UTILITIES PLAN

LANDSCAPE ARCHITECTURAL PLANS

L1.1 LANDSCAPE PLAN
L2.1 LANDSCAPE NOTES AND DETAILS

PURPOSE NOTE

1. THE PURPOSE OF THIS PUD AMENDMENT IS TO REDEVELOP AN ABANDONED RESTAURANT AND UPDATE ALL ASSOCIATED PARKING AND INFRASTRUCTURE.

PUD APPLICATION NOTES

- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FIAR HOUSING ACT.
- 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 WATER SERVICES.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 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.
- NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
P.O. BOX 6672
1127 B STREET
CHATTANOOGA, TN 37408
(615) 244-8591
www.ragansmith.com
CHATTANOOGA
P.O. BOX 100
CHATTANOOGA, TN 37402
(615) 244-8591



CASE No. 69-83P-001

HICKORY VILLAGE
FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0865	DESIGNED:	W. MAGILL	DRAWN:	B. PATTERSON	SCALE:	NOT TO SCALE	DATE:	AUGUST 31, 2017	REVISIONS
JOB NO.	92107									

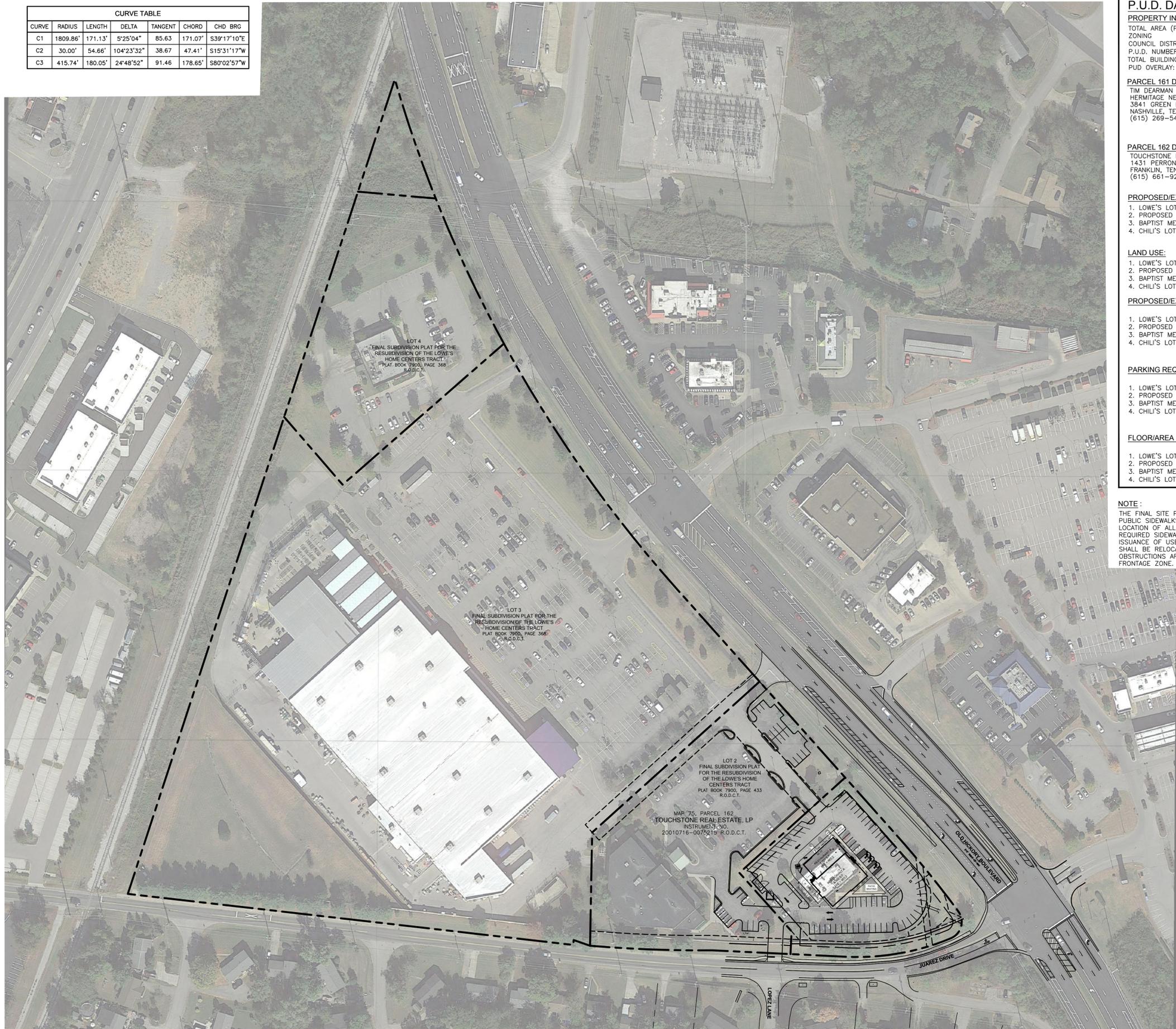
COVER SHEET

C0.0



Know what's below.
Call before you dig.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1809.86'	171.13'	5°25'04"	85.63	171.07'	S39°17'10"E
C2	30.00'	54.66'	104°23'32"	38.67	47.41'	S15°31'17"W
C3	415.74'	180.05'	24°48'52"	91.46	178.65'	S80°02'57"W



P.U.D. DATA:

PROPERTY INFORMATION:

TOTAL AREA (PUD BOUNDARY) 21.56 AC
 ZONING COMMERCIAL PUD - BASE ZONING R-10
 COUNCIL DISTRICT 13TH
 P.U.D. NUMBER 69-83-G
 TOTAL BUILDING AREA APPROVED: 152,150 SF
 PUD OVERLAY: 85-85P

PARCEL 161 DEVELOPER:

TIM DEARMAN
 HERMITAGE NEIGHBOR, LLC
 3841 GREEN HILLS VILLAGE DR.
 NASHVILLE, TENN. 37215
 (615) 269-5444

PROJECT ENGINEER:

WES MAGILL, PE
 RAGAN-SMITH ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 WMAGILL@RAGANSMITH.COM

PARCEL 162 DEVELOPER:

TOUCHSTONE REAL ESTATE, LP
 1431 PERRONE WAY
 FRANKLIN, TENN 37069
 (615) 661-9200

PROPOSED/EXISTING SITE AREAS:

1. LOWE'S LOT	14.7 AC (640,332 SF)
2. PROPOSED LOT	1.5 AC (66,200 SF)
3. BAPTIST MEDICAL CENTER EAST LOT	2.6 AC (113,256 SF)
4. CHILI'S LOT	2.8 AC (121,968 SF)
TOTAL	21.6 AC

LAND USE:

1. LOWE'S LOT	RETAIL HOMECENTER
2. PROPOSED LOT	RESTAURANT
3. BAPTIST MEDICAL CENTER EAST LOT	MEDICAL OFFICE BUILDING
4. CHILI'S LOT	RESTAURANT

PROPOSED/EXISTING SITE AREAS:

	EXISTING P.U.D.	PROPOSED P.U.D.
1. LOWE'S LOT	120,149 SF	120,149 SF
2. PROPOSED LOT	5,030 SF	6,500 SF
3. BAPTIST MEDICAL CENTER EAST LOT	30,686 SF	30,686 SF
4. CHILI'S LOT	11,500 SF	11,500 SF
TOTAL	167,365 SF	168,835 SF (0.8% INCREASE)

PARKING REQUIRED/PROVIDED

	PARKING REQ'D	REQ'D SPACES	PROVIDED SPACES
1. LOWE'S LOT	1 SP/300 SF	497	560
2. PROPOSED LOT	1 SP/150 SF	44	75
3. BAPTIST MEDICAL CENTER EAST LOT	1 SP/250 SF	123	126
4. CHILI'S LOT	1 SP/200 SF	58	174
TOTAL		722	935

FLOOR/AREA RATIO

	BUILDING AREA	LOT AREA	RATIO
1. LOWE'S LOT	120,149 SF	640,332 SF	0.19
2. PROPOSED LOT	5,030 SF	66,200 SF	0.07
3. BAPTIST MEDICAL CENTER EAST LOT	30,686 SF	113,256 SF	0.27
4. CHILI'S LOT	11,500 SF	121,968 SF	0.09

NOTE:

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 FRONTAGE ZONE.



Know what's below.
Call before you dig.



CASE No. 69-83P-001

HICKORY VILLAGE
FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



WK. ORDER	0865	DESIGNED:	W. MAGILL	DRAWN:	B. PATTERSON	SCALE:	1"=80'	DATE:	AUGUST 31, 2017	REVISIONS
JOB NO.	92107									

OVERALL PUD PLAN

C1.0

PROJECT BENCH MARK
 CHISELED SQUARE ON
 LIGHT POLE BASE
 ELEVATION: 467.90

LOT 2
 FINAL SUBDIVISION PLAT
 FOR THE RESUBDIVISION
 OF THE LOWE'S HOME
 CENTERS TRACT
 PLAT BOOK 7900, PAGE 433
 R.O.D.C.T.

MAP 75, PARCEL 162
 TOUCHSTONE REAL ESTATE, LP
 INSTRUMENT NO. 20010716-0075215
 R.O.D.C.T.

LEGEND

- | | | | | | |
|---------|--|--------|--------------------------------|------------|--|
| ○(R)(O) | IRON ROD (OLD) | ⊗ | UTILITY POLE | R.O.D.C.T. | REGISTER'S OFFICE FOR
DAVIDSON COUNTY,
TENNESSEE |
| ●(R)(N) | IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES") | ⊗ | UTILITY POLE W/ ANCHOR | P.U.D.E. | PUBLIC UTILITY &
DRAINAGE EASEMENT |
| ⊕ | FIRE HYDRANT | ○ | UTILITY POLE W/ LIGHT | ▭ | CONCRETE SURFACE |
| ⊕ | WATER VALVE | ○ | GAS VALVE | ▭ | ASPHALT SURFACE |
| ⊕ | WATER METER | ⊕ | GAS METER | ▭ | AIR CONDITIONER |
| ⊕ | SIAMESE WATER CONNECTION | ⊕ | TELEPHONE RISER | ▭ | GUARDRAIL |
| ⊕ | CATCH BASIN | —P— | OVERHEAD ELECTRIC POWER LINE | ▭ | M.B.S.L. MINIMUM BUILDING
SETBACK LINE |
| ⊕ | STORM MANHOLE | —CATV— | OVERHEAD CABLE TELEVISION LINE | ⊕ | HANDICAP PARKING
SIGN |
| ⊕ | SANITARY SEWER MANHOLE | —SA— | SANITARY SEWER LINE | ⊕ | SEWER CLEAN-OUT |
| | | —G— | GAS LINE | ⊕ | LIGHT STANDARD |
| | | —W— | WATER LINE | ⊕ | ELECTRIC BOX |
| | | —X—X— | FENCE | ⊕ | TRANSFORMER PAD |
| | | TC | TOP OF CASTING | | |
| | | INV | INVERT | | |
| | | ELEV | ELEVATION | | |
| | | RCP | REINFORCED CONCRETE PIPE | | |
| | | CMP | CORRUGATED METAL PIPE | | |

NOTES

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS,
 ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS
 AND TREES ARE TO BE DEMOLISHED AND REMOVED.

MaB

LOT 1
 PARCEL 161

OLD HICKORY BOULEVARD
 210' RIGHT-OF-WAY

StC

BbD

McB

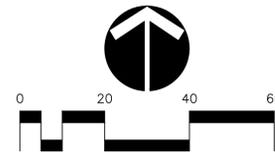
CAUTION!
 EXISTING UNDERGROUND
 & OVERHEAD UTILITIES

- 15-20% SLOPES
- 25% > SLOPES

Hydrologic Soil Group— Summary by Map Unit — Davidson County, Tennessee (TN037)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BbD	Barfield-Rock outcrop complex, 5 to 20 percent slopes	D	0.0	0.5%
MaB	Mauzy silt loam, 2 to 7 percent slopes	A	3.0	53.8%
McB	Mauzy-Urban land complex, 2 to 7 percent slopes	A	0.3	5.0%
StC	Stiversville loam, 3 to 12 percent slopes	A	2.3	40.7%
Totals for Area of Interest			5.6	100.0%



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CASE No. 69-83P-001

HICKORY VILLAGE
 FOR
 OLDACRE MCDONALD, LLC

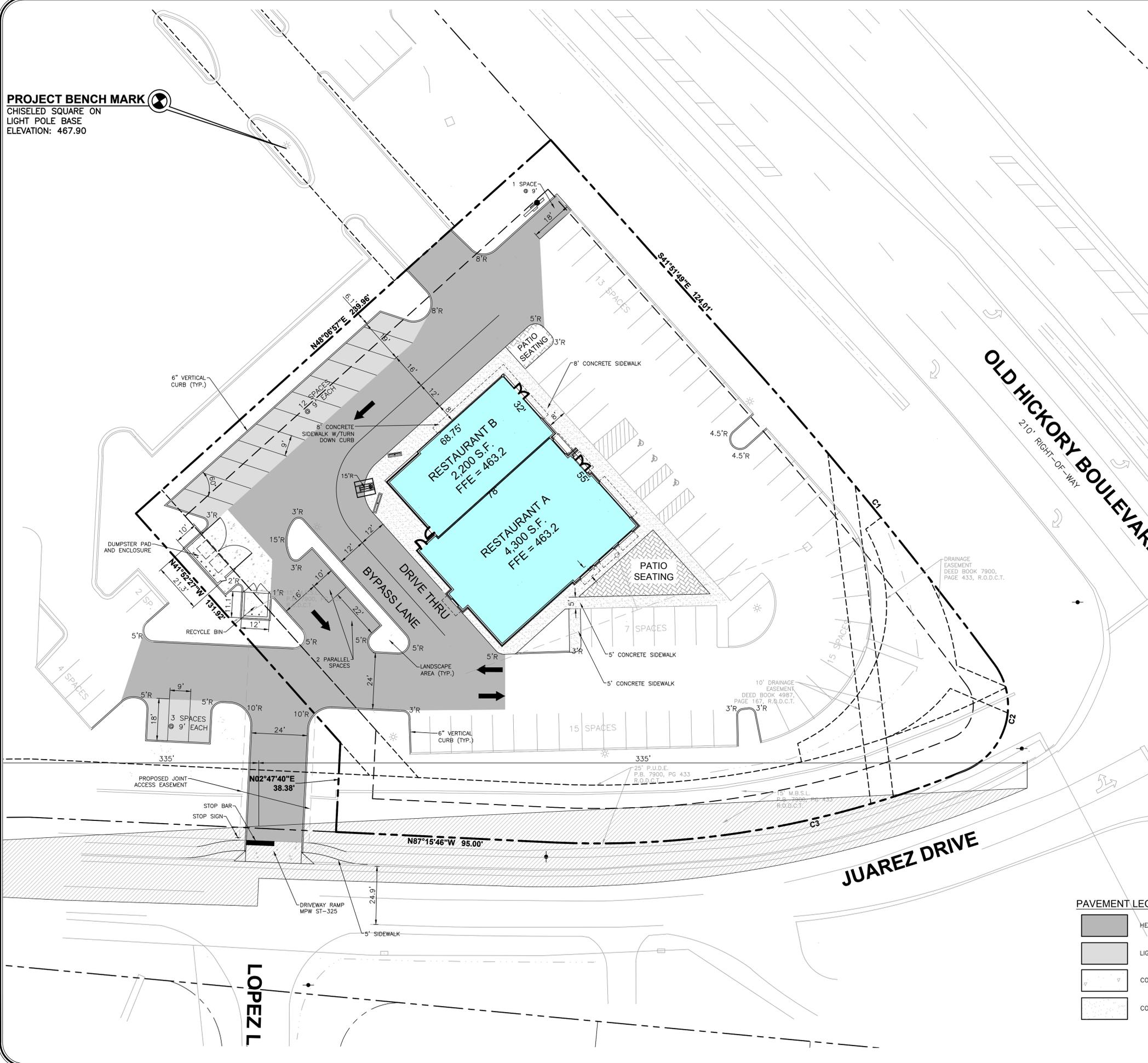
FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 100 SOUTH MAIN STREET
 P.O. BOX 60000
 NASHVILLE, TN 37206
 (615) 244-8561
 www.ragan-smith.com



JOB NO.	92107	DESIGNED:	W. MAGILL	DRAWN:	B. PATTERSON	SCALE:	1"=20'	DATE:	AUGUST 31, 2017
WK. ORDER	0865								
EXISTING CONDITIONS									
C2.1									

PROJECT BENCH MARK
 CHISELED SQUARE ON
 LIGHT POLE BASE
 ELEVATION: 467.90



SITE DATA:

PROPERTY INFORMATION:
 STREET ADDRESS: 5055 OLD HICKORY BOULEVARD
 COUNCIL DISTRICT: 14
 METRO PROPERTY ID: 07500016200
 TAX MAP: 75
 PARCEL: 161 & 162
 LOT SIZE: 1.52 AC (66,200 S.F.)

PARCEL 161 DEVELOPER:
 TIM DEARMAN
 HERMITAGE NEIGHBOR, LLC
 3841 GREEN HILLS VILLAGE DR.
 NASHVILLE, TENN 37215
 (615) 269-5444

PROJECT ENGINEER:
 WES MAGILL, PE
 RAGAN-SMITH ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 WMAGILL@RAGANSMITH.COM

PARCEL 162 DEVELOPER:
 TOUCHSTONE REAL ESTATE, LP
 1431 PERRONE WAY
 FRANKLIN, TENN 37069
 (615) 661-9200

USE:
 ZONING CLASSIFICATION: SCR- (SHOPPING CENTER REGIONAL)

PARKING DATA PARCEL 162:

BUILDING SUMMARY:	
BAPTIST MEDICAL CENTER:	30,686 S.F.
PARKING SUMMARY:	
PARKING REQUIRED:	1 SP/300 S.F. = 123 SPACES
EXISTING PARKING PROVIDED:	132 SPACES
PARKING TO BE REMOVED:	9 SPACES
PROPOSED PARKING:	3 SPACES
TOTAL PARKING PROVIDED:	126 SPACES

PARKING DATA PARCEL 161:

BUILDING SUMMARY:	
PROPOSED RESTAURANT A:	4,300 S.F.
PROPOSED RESTAURANT B:	2,200 S.F.
TOTAL BUILDING AREA:	6,500 S.F.
PARKING SUMMARY:	
PARKING REQUIRED:	1 SP/100 S.F. = 102 SPACES
EXISTING PARKING PROVIDED:	102 SPACES
PARKING TO BE REMOVED:	39 SPACES
PROPOSED PARKING:	12 SPACES
TOTAL PARKING PROVIDED:	75 SPACES (INCLUDING 3 ACCESSIBLE)

NOTE: DOES NOT INCLUDE OFFSITE PARKING IMPROVEMENTS

EXISTING IMPERVIOUS AREA:	46,235 S.F.
PROPOSED IMPERVIOUS AREA:	50,210 S.F.

FLOOD INFORMATION:
 FEMA MAP#: 47037C0278H
 EFFECTIVE DATE: APRIL 5, 2017
 BY SCALED MAP LOCATING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0278H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0278, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES DATED JUNE 30, 2017

NOTE:
 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 FRONTAGE ZONE.

NOTES:

1. REQUIRED SIDEWALK ALONG OLDHICKORY BLVD REQUIRED TO 6' TO AVOID CONFLICT W/UTILITY POLES.
2. SIDEWALK ALONG JUAREZ TO REMAIN AS IS TO AVOID CONFLICT WITH EXISTING UTILITIES TO AVOID DAMAGE TO EXISTING TREES.

RAGAN SMITH
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 LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
 1100 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591



CASE No. 69-83P-001

HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK

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

WK. ORDER	0865	DESIGNED:	W. MAGILL
JOB NO.	92107	DRAWN:	B. PATTERSON
SCALE:	1"=20'	DATE:	AUGUST 31, 2017
REVISIONS			

SITE LAYOUT PLAN

C3.1

CONTRACT NO. 2017-001, NASHVILLE METROPOLITAN GOVERNMENT, 1100 WOODLAND STREET, NASHVILLE, TN 37206, PLOTTED BY PATT PATTERSON ON 11/20/17 11:01:23 AM. LAST UPDATED BY DES ON 11/20/17 11:01:23 AM.

NOTE:
 DRIVEWAY CULVERTS SHALL BE DESIGNED TO MEET DESIGN
 CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT
 MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)

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 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 1000 W. MARKET STREET
 NASHVILLE, TN 37203
 (615) 244-8591

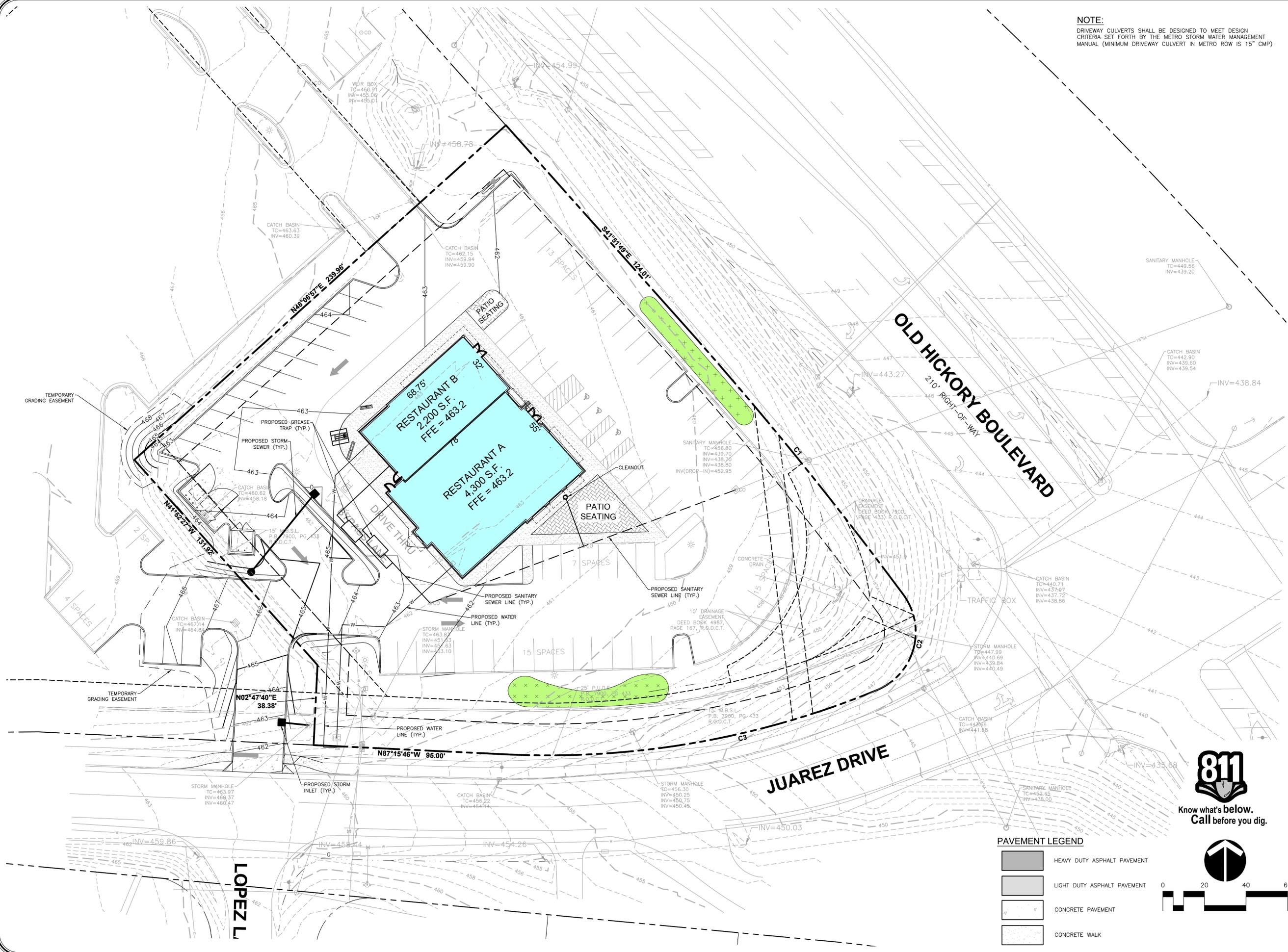


HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC
 FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0865
DESIGNED:	W. MAGILL
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	AUGUST 31, 2017

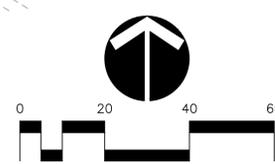
**SITE GRADING
 DRAINAGE AND
 UTILITIES PLAN**

C4.1



PAVEMENT LEGEND

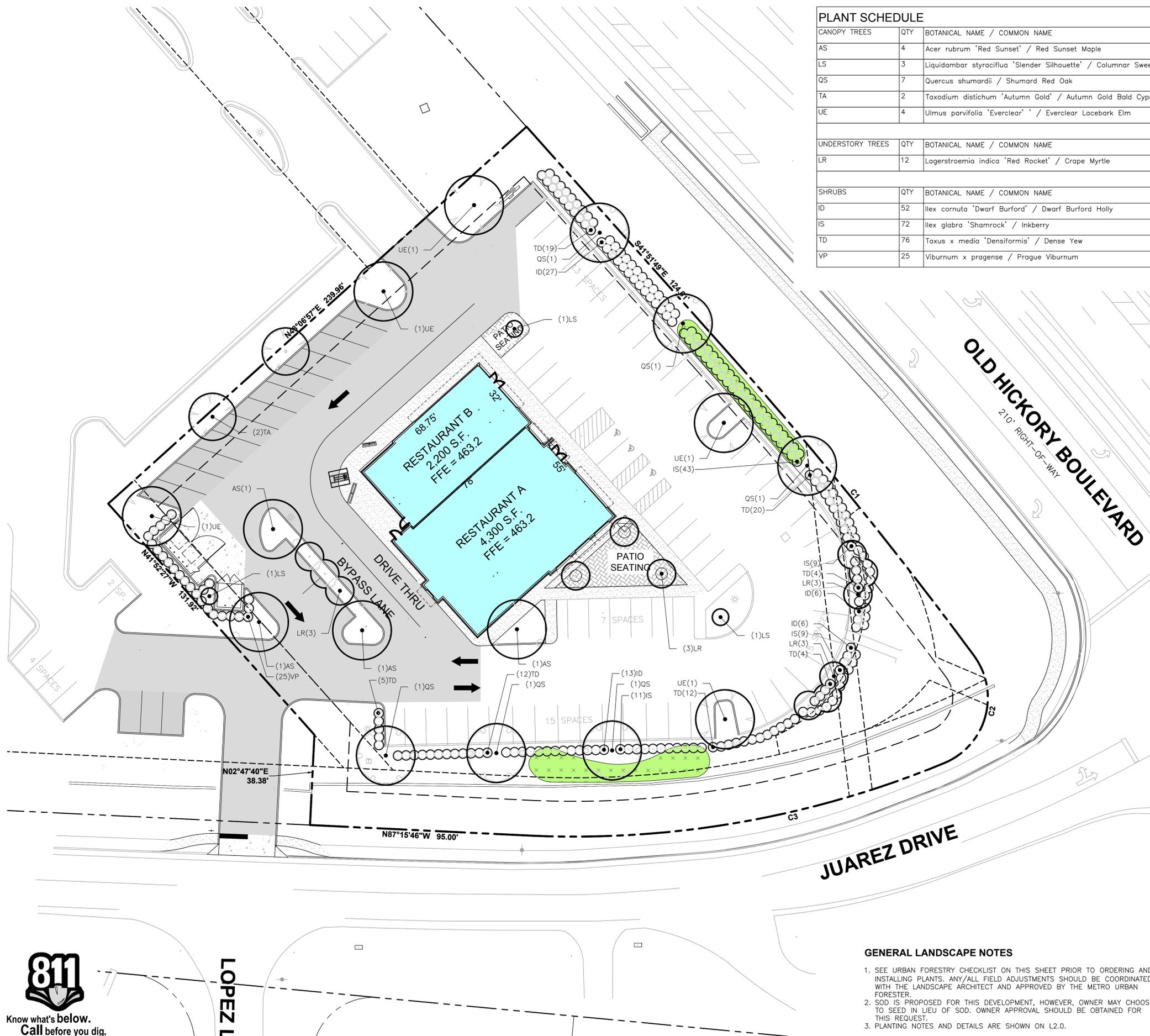
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK



Know what's below.
 Call before you dig.



CASE No. 69-83P-001



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HT	SPACING	REMARKS
AS	4	Acer rubrum 'Red Sunset' / Red Sunset Maple	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
LS	3	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
QS	7	Quercus shumardii / Shumard Red Oak	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
TA	2	Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress	DECIDUOUS	3" cal.	12-14' HT.	AS SHOWN	
UE	4	Ulmus parvifolia 'Everclear' / Everclear Lacebark Elm	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
UNDERSTORY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HT	SPACING	REMARKS
LR	12	Lagerstroemia indica 'Red Rocket' / Crape Myrtle	DECIDUOUS	3" cal.	7-8' Ht.	AS SHOWN	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	HT	SPREAD	SPACING	REMARKS
ID	52	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	EVERGREEN	18" HT.	-----	42" o.c.	
IS	72	Ilex glabra 'Shamrock' / Inkberry	EVERGREEN	18" HT.	-----	42" o.c.	
TD	76	Taxus x media 'Densiformis' / Dense Yew	EVERGREEN	18" HT.	-----	42" o.c.	
VP	25	Viburnum x pragnense / Prague Viburnum	EVERGREEN	18" HT.	-----	42" o.c.	

TREE DENSITY WORKSHEET

(ORDINANCE 94-1194)
 DATE: August 31, 2017
 MAP: 75
 PARCEL: 161
 APPLICATION NUMBER:
 PROJECT NAME: ???
 ADDRESS: 6055 Old Hickory Boulevard, Nashville, TN

1. ACREAGE (AREA OF BUILDING SITE)	1.52
2. MINUS ACREAGE OF BUILDING COVERAGE AREA	= 0.15
3. EQUALS ADJUSTED AREA	= 1.37
4. MULTIPLIED BY REQUIRED DENSITY UNITS PER ACRE	x 14
5. EQUALS REQUIRED TREE DENSITY UNITS FOR PROJECT =	19.19

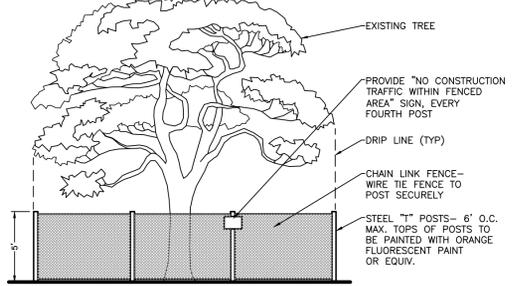
PROTECTED TREES (EXISTING TREES 6" DBH OR LARGER):
 DBH = Diameter of Trunk @ 4 1/2" HT. EXAMPLE: 3 Trees @ 6" DBH x 1.2 = 3.6 DENSITY UNITS

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
6"	0	x 1.2 =	0.0	20"	0	x 4.3 =	0.0
8"	0	x 1.4 =	0.0	22"	0	x 4.9 =	0.0
10"	0	x 1.6 =	0.0	24"	0	x 5.7 =	0.0
12"	0	x 1.8 =	0.0	26"	0	x 6.6 =	0.0
14"	0	x 2.1 =	0.0	28"	0	x 7.5 =	0.0
16"	0	x 2.4 =	0.0	30"	0	x 8.4 =	0.0
18"	0	x 2.8 =	0.0	32"	0	x 9.4 =	0.0
20"	0	x 3.2 =	0.0	34"	0	x 10.5 =	0.0
22"	0	x 3.6 =	0.0	36"	0	x 11.7 =	0.0
24"	0	x 4.0 =	0.0	38"	0	x 12.9 =	0.0
26"	0	x 4.5 =	0.0	40"	0	x 14.4 =	0.0
28"	0	x 5.0 =	0.0	42"	0	x 16.2 =	0.0
30"	0	x 5.6 =	0.0	44"	0	x 18.1 =	0.0
32"	0	x 6.3 =	0.0	46"	0	x 20.1 =	0.0
34"	0	x 7.0 =	0.0				
36"	0	x 7.8 =	0.0				
38"	0	x 8.7 =	0.0				
40"	0	x 9.7 =	0.0				
42"	0	x 10.8 =	0.0				
44"	0	x 12.0 =	0.0				
46"	0	x 13.3 =	0.0				

REPLACEMENT TREE SCHEDULE:
 UNITS: Represents Base Area "CAL" represents Caliper Inches at planting

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2"	0	x 0.5 =	0.0	5"	0	x 0.9 =	0.0
3"	32	x 0.6 =	19.2	6"	0	x 1.0 =	0.0
4"	0	x 0.7 =	0.0	7"	0	x 1.2 =	0.0

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES:
 TOTAL DENSITY UNITS FOR PROTECTED TREES: 0.00
 TOTAL DENSITY UNITS FOR NEW TREES: 19.20
 TOTAL DENSITY UNITS PROVIDED: 19.20
 NOTE: THE TOTAL DENSITY UNITS PROVIDED MUST BE EQUAL OR EXCEED THE REQUIREMENTS OF #5 ABOVE. ALL PROTECTED AND REPLACEMENT TREES MUST BE SHOWN ON SITE PLAN.



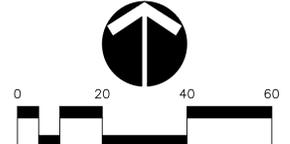
NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT

NOTE: POSTS TO BE PLACED AT DRIP LINE - SEE PLANS FOR FENCE LOCATION

TREE PROTECTION DETAIL
 NOT TO SCALE

GENERAL LANDSCAPE NOTES

- SEE URBAN FORESTRY CHECKLIST ON THIS SHEET PRIOR TO ORDERING AND INSTALLING PLANTS. ANY/ALL FIELD ADJUSTMENTS SHOULD BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE METRO URBAN FORESTER.
- SOD IS PROPOSED FOR THIS DEVELOPMENT, HOWEVER, OWNER MAY CHOOSE TO SEED IN LIEU OF SOD. OWNER APPROVAL SHOULD BE OBTAINED FOR THIS REQUEST.
- PLANTING NOTES AND DETAILS ARE SHOWN ON L2.0.



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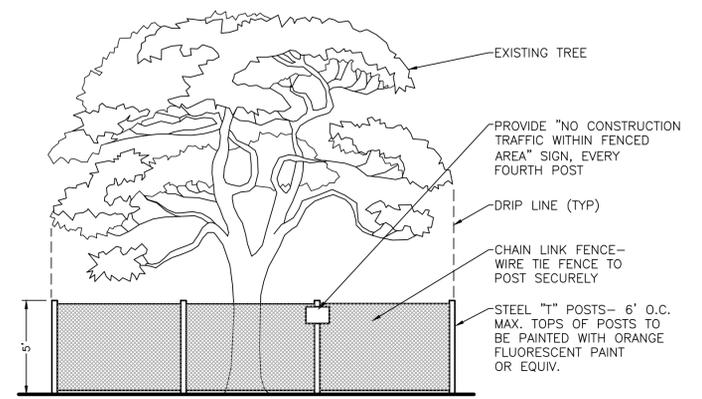
CASE No. 69-83P-001
HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC
 FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS

WK. ORDER	0865
DESIGNED BY	J. BROUGHTON
DRAWN BY	J. BROUGHTON
SCALE	1"=20'
DATE	AUGUST 31, 2017

LANDSCAPE PLAN

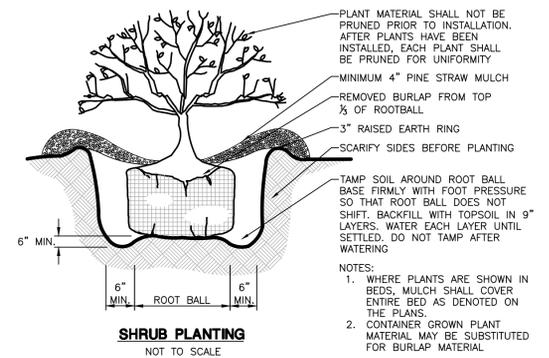
L1.1



NOTE:
 ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT

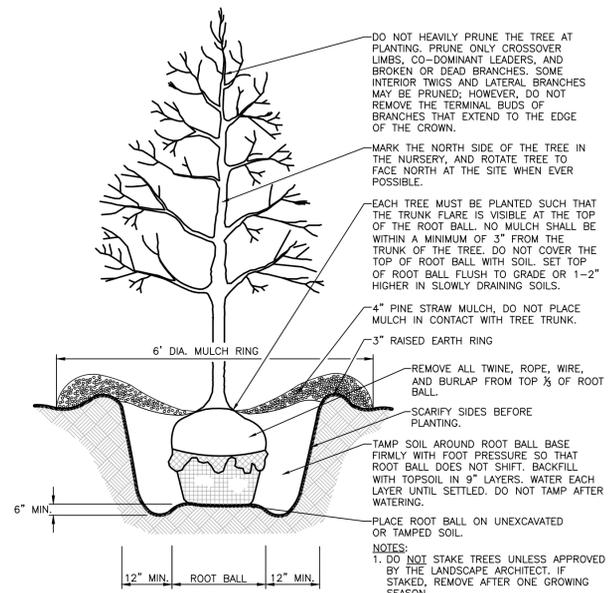
NOTE:
 POSTS TO BE PLACED AT DRIP LINE— SEE PLANS FOR FENCE LOCATION

TREE PROTECTION DETAIL
 NOT TO SCALE



NOTES:
 1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
 2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL.

SHRUB PLANTING
 NOT TO SCALE



NOTES:
 1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
 2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
 3. NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING
 NOT TO SCALE

PLANTING NOTES:

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH LESS THAN 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). ADD 10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLORAL OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SEEDING NOTES:

- SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 8-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDING AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDING AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

IRRIGATION NOTE:

- AN IRRIGATION PLAN PER THE REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

URBAN FORESTRY INSPECTION REPORT

Designer	Permit#	Date
Was the approved landscape plan followed? (Such as correct species, quantities, calipers, and heights)	YES NO N/A	
If NO, please submit revised plan for review and approval	YES NO N/A	
Was tree protection used and is it still in place?	YES NO N/A	
Is all plant material properly installed? (e.g. root twine and crown ties removed)	YES NO N/A	
Are the trees & shrubs planted at the correct depth?	YES NO N/A	
Is the root flare visible on the trees?	YES NO N/A	
Is mulch less than 4" deep and not "volcanosed"?	YES NO N/A	
Are all packing materials removed?	YES NO N/A	
If trees were staked, is there proof of U.F. permission?	YES NO N/A	
Are all parking lot lights at least 15' from any tree?	YES NO N/A	
Are there any powerline & tree conflicts?	YES NO N/A	
If any dumpsters were installed, are they screened properly? (Opaque wall or fence)	YES NO N/A	
Is irrigation installed? (requirement for townhomes/condos)	YES NO N/A	
Are hose-bibs installed?	YES NO N/A	

CASE No. 69-83P-001

HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE
92107	0865	J. BROUGHTON	J. BROUGHTON	#-#/#	AUGUST 31, 2017

LANDSCAPE NOTES AND DETAILS

L2.1