



**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAN IS TO AMEND A PORTION OF AN EXISTING SP TO PERMIT A MAXIMUM OF 36 MULTI-FAMILY RESIDENTIAL UNITS

**SITE DATA TABLE:**

MAP/PARCEL	MAP 116-03 /PARCELS 111, & 138
OWNER/DEVELOPER	CHARTWELL PROPERTIES, LLC 2615 S. RUTHERFORD BLVD MURFREESBORO, TENN. 37130
SURROUNDING ZONING	SP/OR20/RM20/R10
COUNCIL DISTRICT	24 - HOLLEMAN
TOTAL AREA =	2.33 AC.
MAX ALLOWABLE ISR -----	0.9
MAX UNITS -----	36 MULTI FAMILY AND 6 SINGLE FAMILY UNITS (EXIST.)
MAX HEIGHT-----	7 STORIES MAX
MAX PROPERTY LINE SETBACK -----	20'

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF RM20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

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

NOTE: PORTION OF EXISTING SP TO REMAIN UNCHANGED MAP 116-03 PARCELS 86,87,88,89,90,91 (EXISTING 6 SINGLE FAMILY UNITS)

**ON-SITE PARKING:**

ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE

**PROPOSED USES:**

MULTI- FAMILY RESIDENTIAL -36 UNITS

**NOTE:**

CONDITIONS 7-10 AND 17-30 OF COUNCIL BILL NO. 2005-908 SHALL APPLY. THE CONDITIONS OF COUNCIL BILL NO. 2007-1518 PERTAINING TO THE SINGLE-FAMILY HOMES ON KENNER AVENUE (2.a-h) SHALL APPLY.

**PUBLIC WORKS NOTES:**

THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.

ALL STRIPING WITHIN THE ROW SHALL BE THERMOPLASTIC.  
BIKE LANE SIGNAGE PER MUTCD IS TO BE INSTALLED ON WOODMONT.

**FOR CONDITIONS OF APPROVAL FROM ORIGINAL ORDINANCES:**

REFER TO BL2005-908  
REFER TO BL2007-1518  
REFER TO BL2007-1339

**GENERAL SP NOTES:**

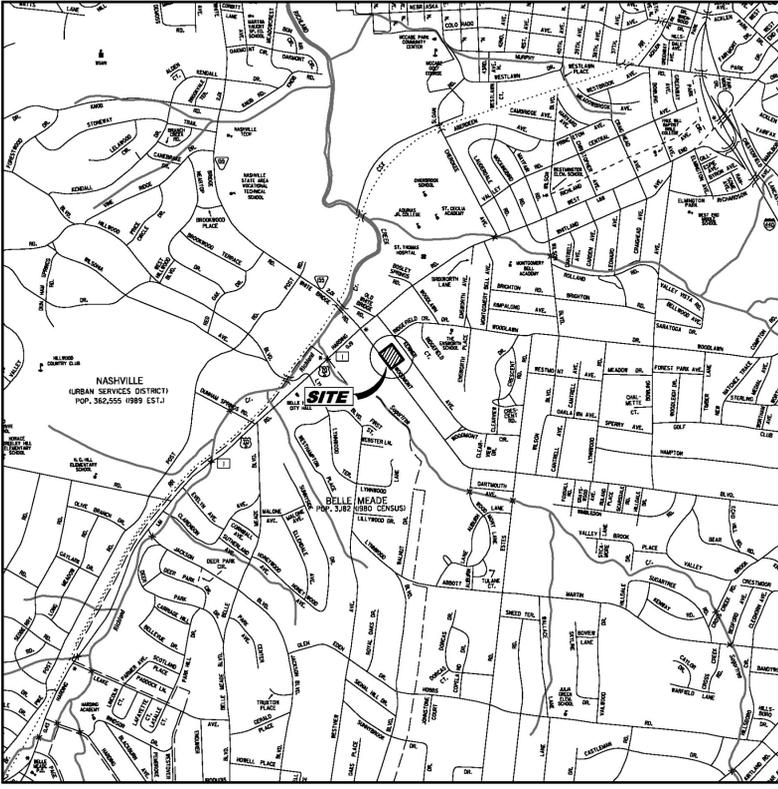
THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT BUILDINGS THAT ARE LESS THAN THE INDICATED MAXIMUM HEIGHT (STORIES) SHOWN ON THE PLANS.

# SPECIFIC PLAN (SP) ZONING AMENDMENT FOR THE MANNING AT BELLE MEADE WOODMONT BLVD, 580' SE OF HARDING PIKE BELLE MEADE, DAVIDSON COUNTY, TN



**Vicinity Map**  
N.T.S.

**SHEET INDEX:**

<b>CIVIL:</b>	
C-0.0	COVER SHEET
C-1.0	SITE LAYOUT PLAN
C-2.0	SITE GRADING AND UTILITY PLAN
<b>LANDSCAPE:</b>	
L-1.0	LANDSCAPE PLAN
<b>ARCHITECTURAL:</b>	
1	NEW FRONT ELEVATION

**FEMA NOTE:**

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0326 F", DATED: APRIL 20, 2001.

**DEVELOPMENT TEAM:**

**CIVIL:**  
BARGE CAUTHEN & ASSOCIATES  
6606 CHARLOTTE PIKE SUITE 210  
NASHVILLE, TENNESSEE 37209  
CONTACT: JOHN GORE  
PHONE: 615-356-9911

**ARCHITECTURE:**  
MEEKS & PARTNERS  
16000 MEMORIAL DRIVE SUITE 100  
HOUSTON, TEXAS 77079  
CONTACT: DON MEEKS  
PHONE: 281-558-8787

**LANDSCAPE ARCHITECTURE:**  
AL WILKINSON LANDSCAPE ARCHITECT  
3057 LIGHTS CHAPEL ROAD  
GREENBRIER, TENNESSEE 37073  
CONTACT: AL WILKINSON  
PHONE: 615-574-0252

**OWNER / DEVELOPER**  
CHARTWELL PROPERTIES, LLC  
C/O RICHARD RHEA  
2112 WOODLAWN DRIVE  
NASHVILLE, TN 37212



REVISED PRELIMINARY SP  
SUBMITTAL 04-20-15  
COVER SHEET



8006 CHARLOTTE PIKE, SUITE 210  
NASHVILLE, TENNESSEE 37209  
615.356.9911 PHONE  
615.356.9727 F.A.X.

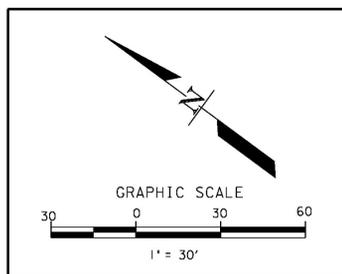
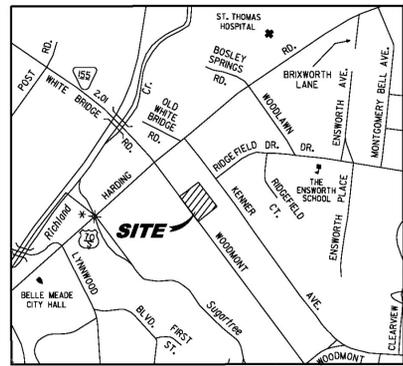
## THE MANNING AT BELLE MEADE BELLE MEADE, TENNESSEE

MAP 116-03 PARCELS 111 & 138  
**CASE NO. 2005SP-168-001**

**Meeks + Partners**  
ARCHITECTURE  
LAND PLANNING  
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079  
281-558-8787 - 281-558-3337 - www.meekspartners.com  
CONCEPTUAL DESIGN



These are copyright and are subject to copyright protection as a "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1, 1990, and known as the Architectural Works Protection Act of 1990. The protection provided by this act is not limited to the overall form or style as the arrangement, composition, selection, and coordination of space and elements of the design. Under such protection, unauthorized use of these plans, work, or forms, represented on legal title, in the execution of such construction or building using such work, may be a violation of the law.



MAP 116-03 PARCELS 111 & 138

Vicinity Map N.T.S.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO AMEND A PORTION OF AN EXISTING SP TO PERMIT A MAXIMUM OF 36 MULTI-FAMILY RESIDENTIAL UNITS

SITE DATA TABLE:

Table with 2 columns: MAP/PARCEL, OWNER/DEVELOPER, SURROUNDING ZONING, COUNCIL DISTRICT, TOTAL AREA, MAX ALLOWABLE ISR, MAX UNITS, MAX HEIGHT, MAX PROPERTY LINE SETBACK.

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF RM20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

ON-SITE PARKING:

ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE

NOTE:

CONDITIONS 7-10 AND 17-30 OF COUNCIL BILL NO. 2005-908 SHALL APPLY. THE CONDITIONS OF COUNCIL BILL NO. 2007-1518 PERTAINING TO THE SINGLE-FAMILY HOMES ON KENNER AVENUE (2 & H) SHALL APPLY.

PUBLIC WORKS NOTES:

- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
• ALL STRIPING WITHIN THE ROW SHALL BE THERMOPLASTIC.
• BIKE LANE SIGNAGE PER MUTCD IS TO BE INSTALLED ON WOODMONT.

PAVEMENT MARKING:

- SSWL SINGLE SOLID WHITE LINE (4" WIDE)
SSYL SINGLE SOLID YELLOW LINE (4" WIDE)
DSYL DOUBLE SOLID YELLOW LINE (4" WIDE)
SBYL SINGLE BROKEN YELLOW LINE (4" WIDE)
CONTINUOUS LEFT TURN ARROWS (SEE TDOT STANDARD DRAWING T-MM-1)

NOTES:

- 1. USE TDOT APPROVED THERMOPLASTIC FOR STRIPING IN THE ROW
2. TRAFFIC CONTROL PLAN TO BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL

GENERAL SP NOTES:

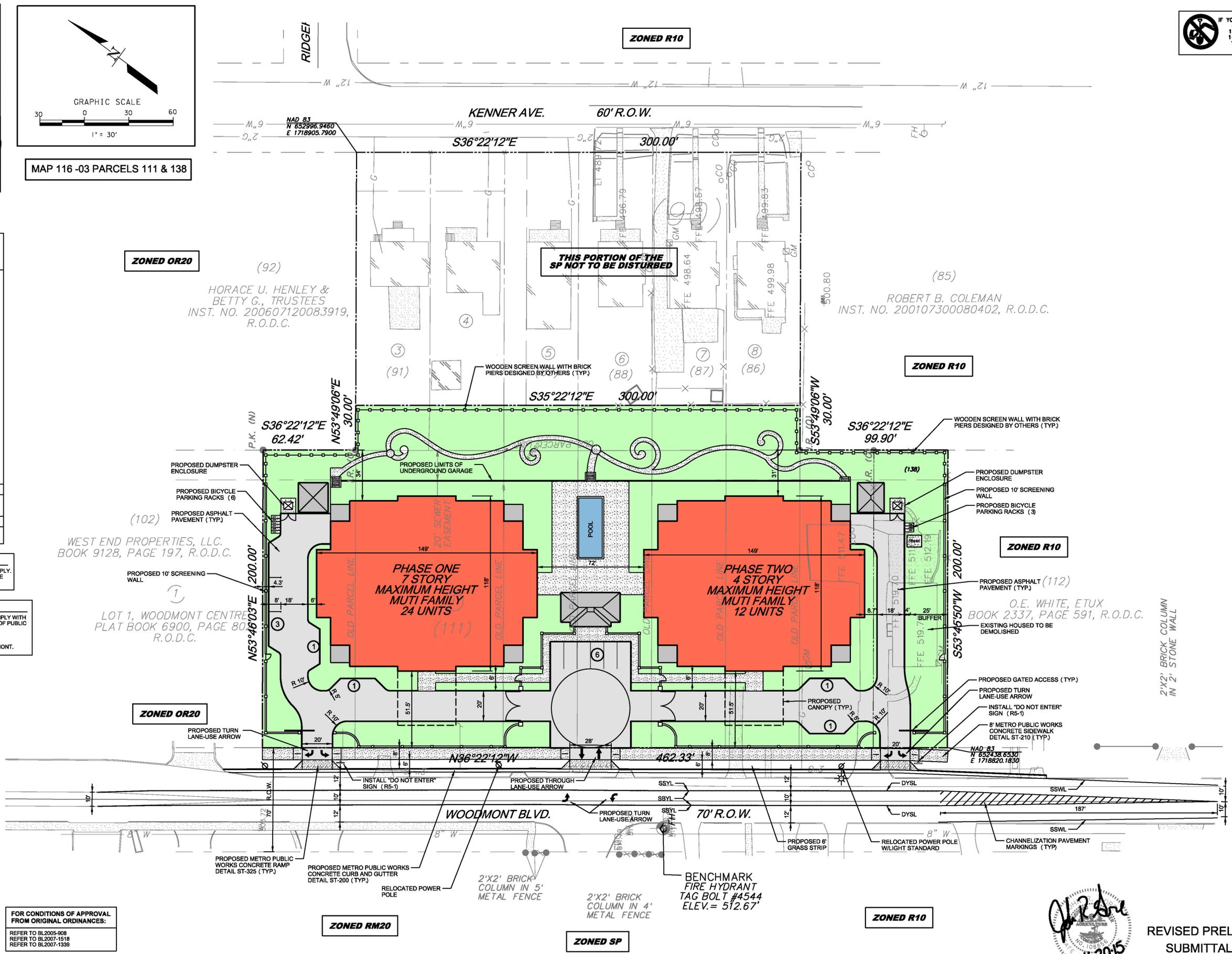
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ZONED OR20

HORACE U. HENLEY & BETTY G., TRUSTEES INST. NO. 200607120083919, R.O.D.C.

WEST END PROPERTIES, LLC. BOOK 9128, PAGE 197, R.O.D.C.

LOT 1, WOODMONT CENTRAL PLAT BOOK 6900, PAGE 80, R.O.D.C.



FOR CONDITIONS OF APPROVAL FROM ORIGINAL ORDINANCES: REFER TO BL2005-908 REFER TO BL2007-1518 REFER TO BL2007-1339



REVISED PRELIMINARY SP SUBMITTAL 04-20-15 SITE LAYOUT PLAN

THE MANNING AT BELLE MEADE BELLE MEADE, TENNESSEE

CASE NO. 2005SP-168-001

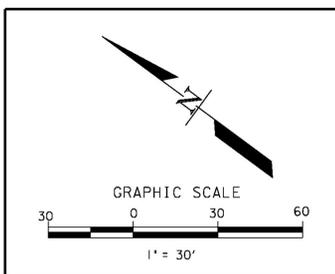
Meeks + Partners ARCHITECTURE LANDPLANNING 16000 MEMORIAL DRIVE SUITE 1100 - HOUSTON, TX 77078 281-558-8787 - 281-558-3337 - www.meekspartners.com CONCEPTUAL DESIGN

Barge Cauthen ASSOCIATES 8008 CHARLOTTE Pkwy, STE 210 NASHVILLE, TENNESSEE 37220 615-316-8811 PHONE 615-359-8727 F A X

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**Vicinity Map**  
N.T.S.



MAP 116-03 PARCELS 111 & 138

**STORMWATER NOTES:**

- 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.)
- PRELIMINARY PLAN NOTE: 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 ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.

**FEMA NOTE:**

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**STORMWATER CONCEPT:**

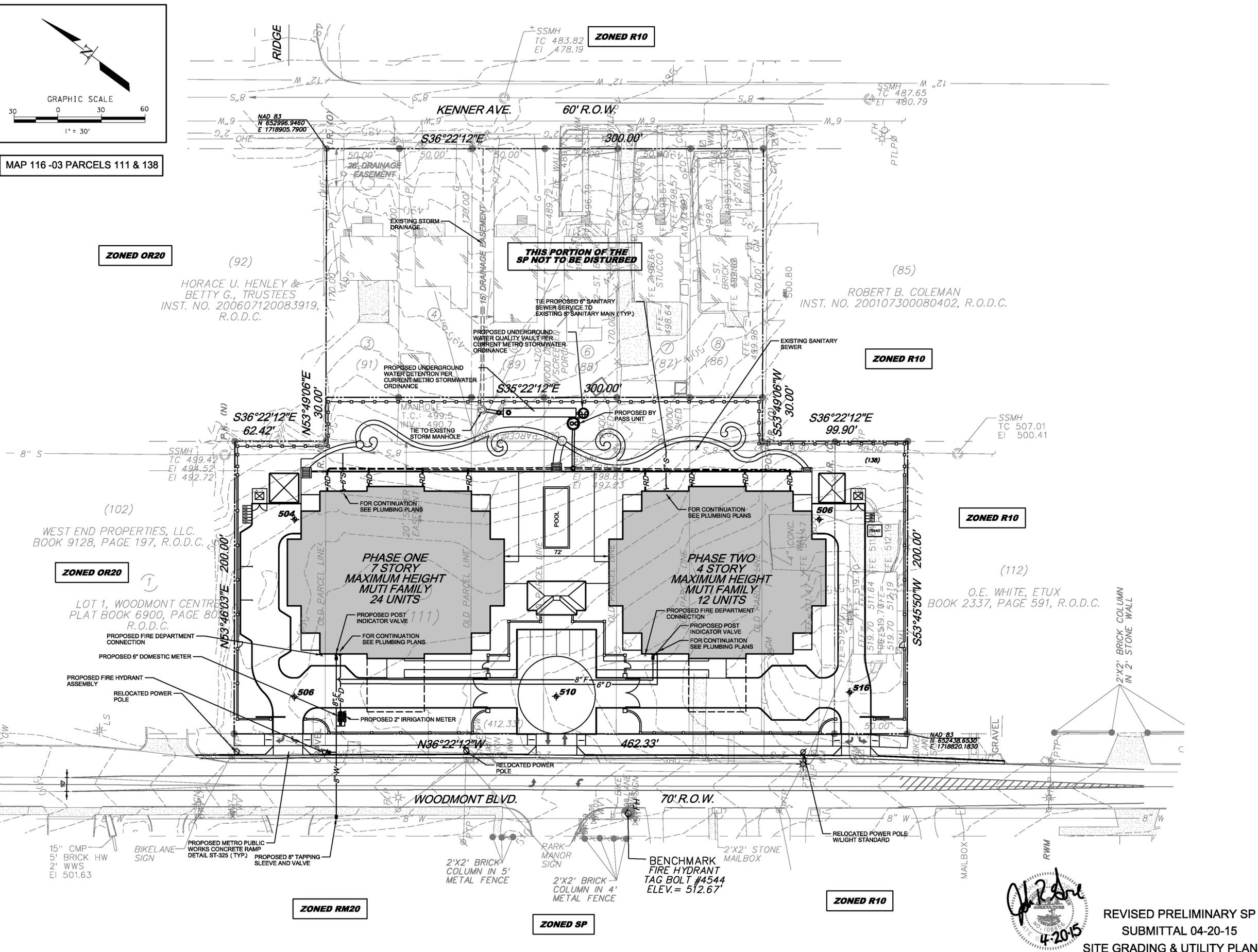
STORMWATER DETENTION - PROPOSED UNDERGROUND WATER DETENTION PER CURRENT METRO STORMWATER ORDINANCE  
 STORMWATER QUALITY - PROPOSED UNDERGROUND WATER QUALITY VAULT PER CURRENT METRO STORMWATER ORDINANCE

**METRO WATER SERVICE NOTES:**

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840, AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 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.

**GENERAL SP NOTES:**

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REVISED PRELIMINARY SP  
 SUBMITTAL 04-20-15  
 SITE GRADING & UTILITY PLAN

**THE MANNING AT BELLE MEADE**  
 BELLE MEADE, TENNESSEE

CASE NO. 2005SP-168-001

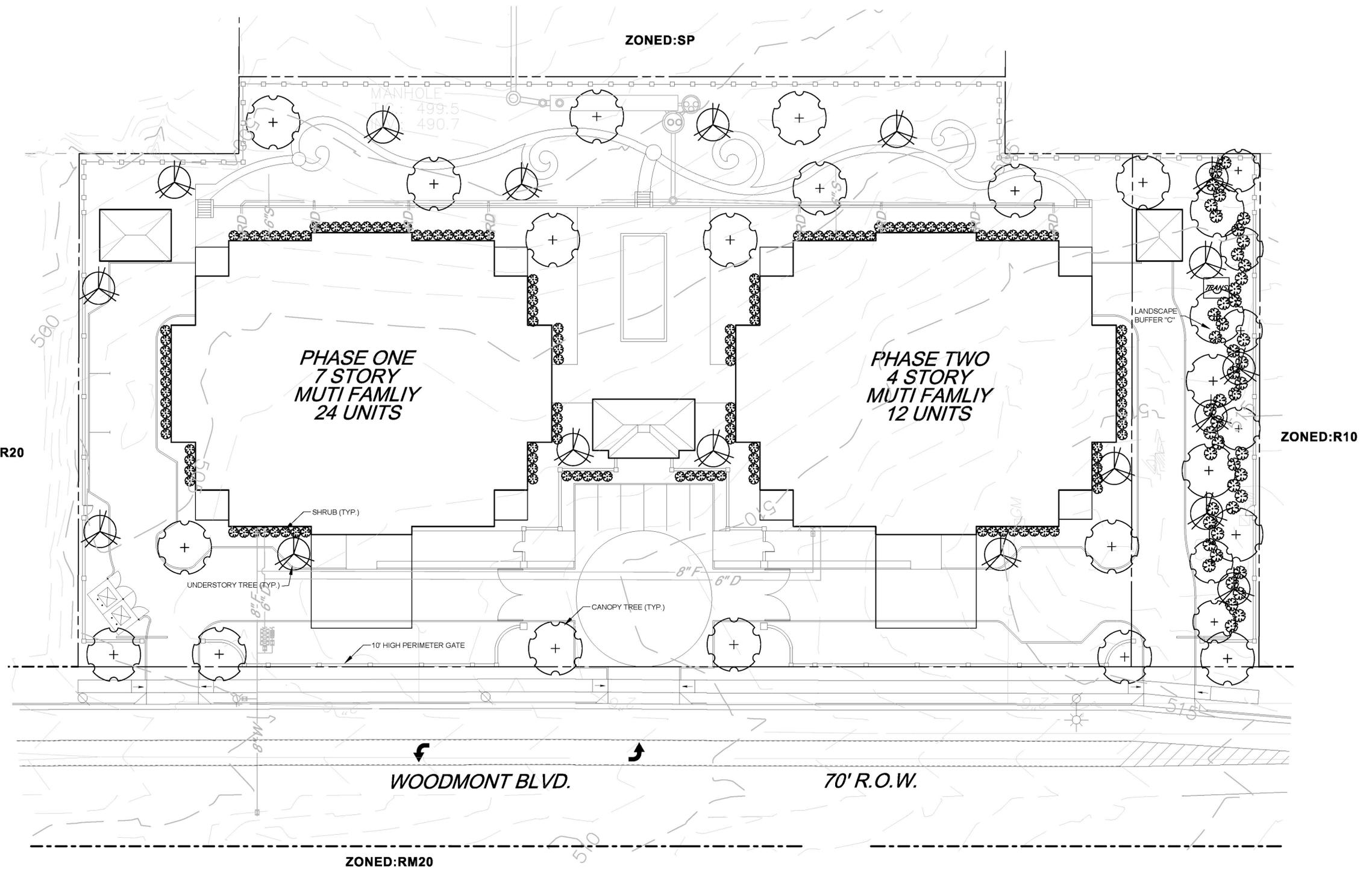
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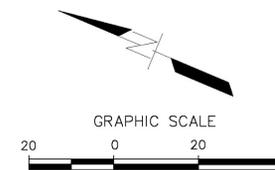
**Vicinity Map**  
N.T.S.



PLANT SCHEDULE		
QTY.	PLANT TYPE	SIZE
28	CANOPY TREE - EVERGREEN OR DECIDUOUS	2" CALIPER OR GREATER
18	UNDERSTORY TREE - EVERGREEN OR DECIDUOUS	2" CALIPER OR GREATER
TBD	SHRUB - EVERGREEN OR DECIDUOUS	VARIABLE BY SPECIES

**TREE DENSITY CALCULATIONS**

SITE ACREAGE:	2.33 AC
MINUS BUILDING:	0.73 AC
ADJUSTED AREA:	1.60 AC
MULTIPLIED X 14 T.D.U. =	
<b>T.D.U. REQUIRED:</b>	<b>22.4</b>
EX. PROTECTED TREES:	—
REPLACEMENT TREES:	
PROPOSED: (46) 2" CAL.	23.0
<b>TOTAL T.D.U. PROVIDED:</b>	<b>26.0</b>



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NEW FRONT ELEVATION

# THE MANNING AT BELLE MEADE

SCALE 1/16"=1'-0"

2015 03 30  
2015 03 27  
2015 03 18

CASE NO. 2005SP-168-001

Meeks + Partners  
ARCHITECTURE  
LAND PLANNING  
NEWPORT BEACH • HOUSTON



CONCEPTUAL DESIGN