

EXISTING CONDITIONS	
ACREAGE	Site 1 - 4.656 Acres Site 2 - 0.590 Acres Total 5.246 Acres
ZONING	MUG-A, R6, RS-5
EXISTING LAND USE POLICY	T4 Urban Community Center (T4CC)
MAP & PARCEL(S)	SITE 1: Map 83-01, Parcels 309, 334, 335, 336, 336.01, 337, 338, 339, 340 SITE 2: Map: 83-01, Parcels 84, 85, 86
OWNERS OF RECORD	H.G. HILL REALTY COMPANY, LLC
DEVELOPER	H.G. HILL REALTY COMPANY, LLC
COUNCIL DISTRICT	Site 1 - District 6 Site 2 - District 5
OVERLAYS	GALLATIN PIKE UDO, OV/UZO

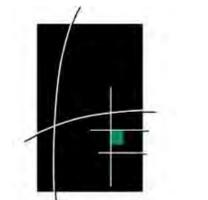
**GENERAL PLAN CONSISTENCY**

The proposed development and standards are consistent with the T4 Urban Community Center policy. Some of the design features incorporated from the policy are listed as follows:

- Creates a pedestrian friendly environment
- Provides of mixture of uses creating opportunities to Live, Work and Play
- Efficient use of land
- Plan provides appropriate residential transition to the commercial area
- Development is transit oriented and provides transit amenities
- Inclusion of innovative Stormwater Management strategies.
- Strong vehicular connectivity
- Enhanced landscaping and street trees
- Expansion and addition of sidewalks and pedestrian improvements
- Incorporation of Pedestrian scaled lighting and signage
- Screening and buffering of unsightly site utilities
- Bicycle parking is provided throughout
- Connectivity to adjacent neighborhoods
- Provision of infrastructure improvements on and off site



Existing Zoning



Hawkins Partners, Inc.

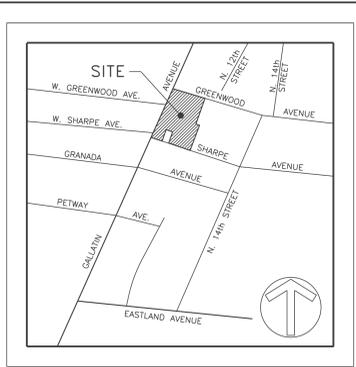


KCI

**HILLCENTER GREENWOOD  
PRELIMINARY SP PLAN**

**2017SP-022-001  
SP REGULATORY SHEET  
October 15, 2018**

Development Contact: Jimmy Granbery  
615.347.4427  
Project Contact: Scott Morton  
615.645.5520



LOCATION MAP  
NOT TO SCALE

**LEGEND**

IRON ROD NEW	→	○	IR(N)
PK NAIL NEW	→	○	PK(N)
IRON ROD OLD	→	○	IR(O)
PK NAIL OLD	→	○	PK(O)
MONITORING WELL	→	○	MW
CLEAN OUT	→	○	CO
LIGHT POLE	→	○	LP
MANHOLE	→	○	MH
POWER POLE	→	○	PP
WATER METER	→	○	WM
WATER VALVE	→	○	WV
GAS METER	→	○	GM
UTILITY POLE WITH LIGHT	→	○	UPL
GAS VALVE	→	○	GV
SIGN POST	→	○	SP
PROPERTY LINE	→	—	PL
OVERHEAD UTILITIES	→	—	OH
WATER LINE	→	—	W
SEWER LINE	→	—	S
FENCE	→	—	F
EDGE OF PAVEMENT	→	—	EP
EDGE OF CONCRETE	→	—	EC
EDGE OF GRAVEL	→	—	EG
WALL	→	—	W

**NOTES**

- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47033C0228 F, DATED APRIL 20, 2001, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PANEL NOT IN PRINT.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- DUE TO THE AGE, CONDITION AND CONSTRUCTION TYPE OF THE UNDERGROUND STORM SEWER, THIS SURVEYOR CAN NOT CERTIFY TO THE SIZE AND LOCATION OF THE UNDERGROUND PIPES ON THIS SURVEY.

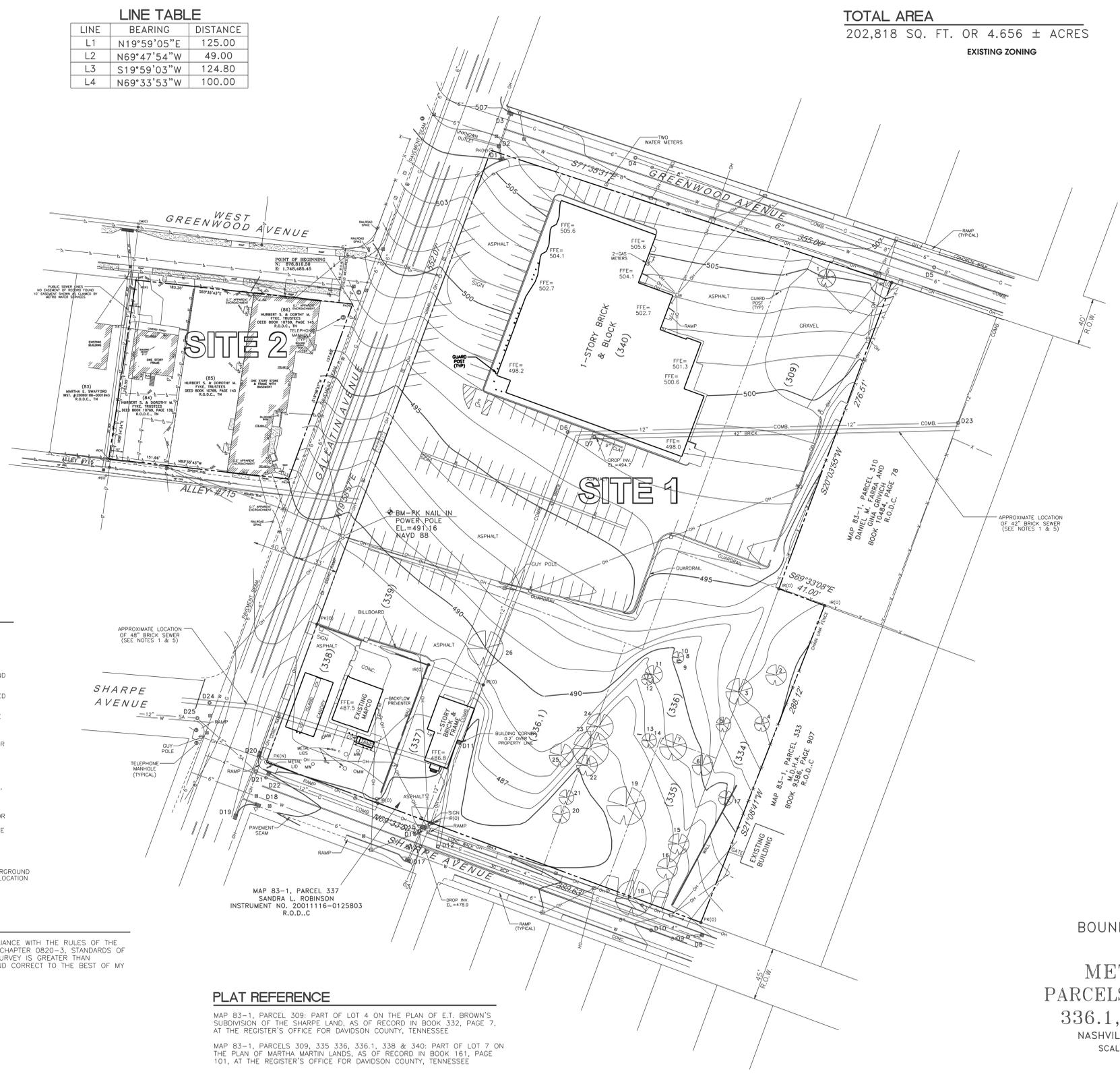
**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

—PREPARED BY—  
CHERRY LAND SURVEYING, INC.  
622 WEST IRIS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 269-3972 FAX (615) 269-9345

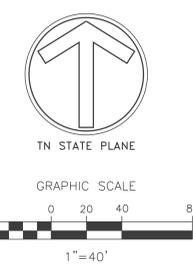
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N19°59'05"E	125.00
L2	N69°47'54"W	49.00
L3	S19°59'03"W	124.80
L4	N69°33'53"W	100.00



**TOTAL AREA**  
202,818 SQ. FT. OR 4.656 ± ACRES

EXISTING ZONING



**TREE TABLE**

NO.	SIZE	TYPE
1	18"	HACKBERRY
2	21"	WALNUT
3	21"	HACKBERRY
4	15"	HACKBERRY
5	15"	HACKBERRY X 2
6	21"	WALNUT
7	21"	HACKBERRY
8	9"	HACKBERRY
9	6"	HACKBERRY
10	12"	HACKBERRY
11	18"	WALNUT
12	12"	CHERRY
13	9"	MAPLE
14	15"	HACKBERRY
15	21"	HACKBERRY
16	11"	HACKBERRY
17	15"	MULBERRY X 2
18	36"	HACKBERRY
19	39"	HACKBERRY
20	18"	POPLAR
21	15"	POPLAR
22	21"	HACKBERRY
23	36"	HACKBERRY
24	27"	ELM
25	34"	MAPLE
26	36"	HACKBERRY

**DRAINAGE STRUCTURE TABLE**

NO.	TYPE	T.C.	INV.
D1	CURB INLET	504.9	502.4
D2	CATCH BASIN	505.7	500.7
D3	CURB INLET	506.8	500.9
D4	MANHOLE	508.5	505.1
D5	MANHOLE	506.5	493.3
D6	MANHOLE	497.1	484.7
D7	MANHOLE	497.4	487.0
D8	CATCH BASIN	486.6	483.7
D9	MANHOLE	486.7	480.9
D10	MANHOLE	486.2	481.0
D11	CATCH BASIN	484.7	476.6
D12	MANHOLE	484.7	479.7
D13	MANHOLE	484.5	475.5
D14	MANHOLE	484.4	477.5
D15	CURB INLET	483.8	481.0
D17	CURB INLET (OBL)	483.7	480.9
D18	CURB INLET (OBL)	485.3	482.3
D19	CURB INLET	485.7	482.1
D20	CURB INLET	485.9	480.1
D21	MANHOLE	485.3	476.3
D22	CATCH BASIN	485.0	481.7
D23	MANHOLE	498.3	493.3
D24	MANHOLE	485.6	475.2
D25	MANHOLE	485.2	475.6

**DEED REFERENCE**

PARCEL 309: DEED BOOK 2332, PAGE 301  
 PARCEL 334: DEED BOOK 3277, PAGE 29  
 PARCEL 335: DEED BOOK 4838, PAGE 241  
 PARCEL 336: DEED BOOK 1306, PAGE 141  
 PARCEL 336.1: DEED BOOK 4454, PAGE 201  
 PARCEL 338: INSTRUMENT NO. 20091214-0113836  
 PARCEL 339: DEED BOOK 4454, PAGE 201  
 PARCEL 340: DEED BOOK 935, PAGE 231  
 AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.  
 OWNER OF RECORD:  
 H.G. HILL REALTY COMPANY, LLC

BOUNDARY AND TOPOGRAPHIC  
SURVEY OF  
**METRO MAP 83-1**  
**PARCELS 309, 334, 335, 336,**  
**336.1, 338, 339, AND 340**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
SCALE: 1"=40' DATED: APRIL 19, 2010  
JOB NUMBER 10064 BB

**PLAT REFERENCE**

MAP 83-1, PARCEL 309: PART OF LOT 4 ON THE PLAN OF E.T. BROWN'S SUBDIVISION OF THE SHARPE LAND, AS OF RECORD IN BOOK 332, PAGE 7, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

MAP 83-1, PARCELS 309, 335, 336, 336.1, 338 & 340: PART OF LOT 7 ON THE PLAN OF MARTHA MARTIN LANDS, AS OF RECORD IN BOOK 161, PAGE 101, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BULK STANDARDS	
Acreage	Site 1 - 4.656 Acres Site 2 - 0.590 Acres Total - 5.246 Acres
Permitted Uses	All uses permitted by MUG-A, Multi-family, Owner Occupied and Non-owner Occupied Short Term Rental Property (STRP).
Prohibited Uses <sup>1</sup>	After Hours Establishment, Alternative Financial Services, Vape Store
Maximum Number of Residential Units Permitted	120 units maximum
Maximum Gross Floor Area Ratio (FAR)	1.0
Maximum Gross Impervious Surface Area Ratio (ISR)	1.0
Commercial Street Build-to-Zone <sup>2</sup>	2 feet to 8 feet
Residential Street Build-to-Zone	5 feet to 15 feet
Site 2 Alley Setback	0 feet
Side / Rear Setback (All Sites) <sup>3</sup>	10 feet
Height Standards <sup>4</sup>	General: 2 stories max. within 35 feet Within 150 feet of Gallatin Pike: Per MUG-A
Parking (Vehicle and Bike)	Per Metro Parking requirements

**GENERAL STANDARDS**

- The purpose of this SP is to receive preliminary approval to permit the development of a 5.24 acre mixed-use development as shown.
- 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 MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- The project is expected to be complete in the second quarter of 2020.
- All development within the boundaries of this plan meets the requirements of the American U.S. Justice Department: www.justice.gov/crt/housing/fairhousing/about\_fairhousingact.htm

**DEVELOPMENT & ARCHITECTURAL STANDARDS**

- Steel facing building facades shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following every 30 linear feet of street frontage:
  - A change in building material
  - An undulation in the building facade of 18 inches or greater
  - An entry, stoop or balcony
  - Pilasters or Columns
- Commercial building facades fronting streets and within 15 feet of public R.O.W's shall have a minimum of 40 percent glazing (percentage = bldg. facade width x fixed 12 feet height).
- Commercial buildings shall provide an entry access on a minimum of one of the street facing facades.
- Residential building facades fronting public streets and open space/courtyards shall have a minimum of 15 percent glazing (measured as a percentage of each floor's width x height).
- Windows shall be vertically oriented at a ratio of 1.5 to 1 or greater, except for dormers, clerestories, transoms and specialty architectural casings.
- Exterior insulation and finish system (EIFS), Vinyl siding, untreated wood and uncoated chain link fencing shall be prohibited.
- Stoops shall provide a minimum of 4 feet in depth.
- Ground floor residential units on all street facing building facades shall have a front entry with direct access to public sidewalk.
- Reuse collection, recycling and mechanical equipment shall be fully screened from public view by fences, walls or landscaping.
- A rissed foundation between 18 inches and 36 inches is required for all residential structures along a street facing facade. Modifications may be granted by Planning Staff with the Final SP application for topographically challenged areas, ADA required units or unique circumstances.
- A "B cycle" station and MTA transit shelter are proposed for the property. The final location and size for each is to be coordinated with vendor and with Metro at time of Final SP.
- Compliant building elevations shall be provided with the Final SP application.

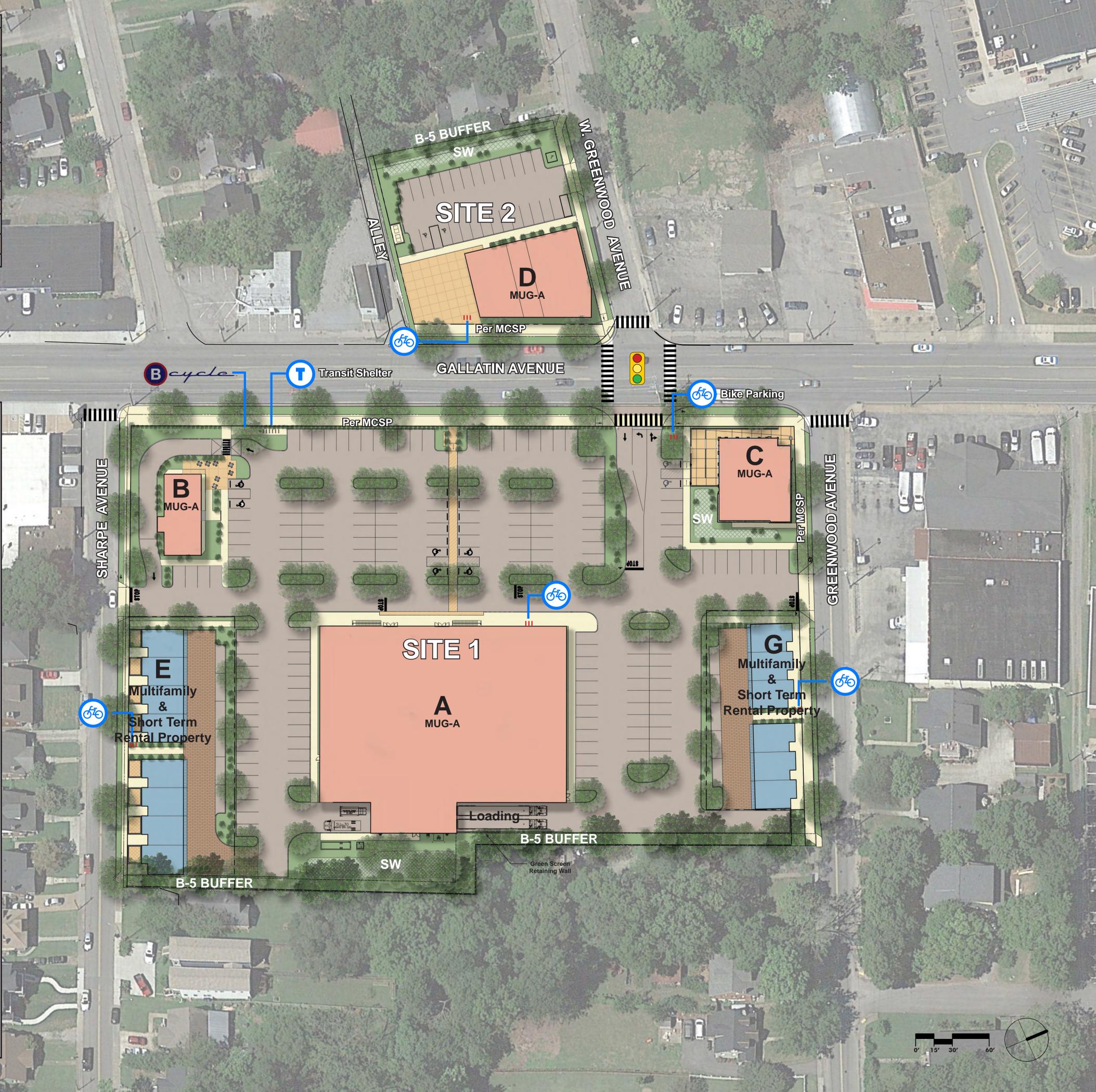
**LANDSCAPE REGULATIONS**

The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).

- Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 50 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
- An average B-5 buffer shall be provided per the Metro Zoning Ordinance along all adjacent private property boundaries. Minor parking area encroachments are permitted but the overall average buffer width shall measure no less than 10 feet in width. No other buffer requirements of 17.24 shall apply.
- The perimeter landscape strip located between the main parking area and Gallatin Avenue shall be planted with one continuous row of evergreen plant material which shall be expected to mature at a height not greater than 2'-6" or a solid screen to meet the same height. Gaps in the landscape strip shall be allowed where pedestrian, vehicular and signage areas are provided.
- The grocery loading dock area shall be effectively screened from the adjacent residential property through the use of fence, wall, and/or vegetative screen.
- Any lighting provided within a required landscaped buffer area shall be night sky compliant and directed to avoid glare to adjacent properties.

**SIGN REGULATIONS**

The following sign types shall be prohibited: Pylon Signs (excluding existing pylon sign on Site 2)  
All other sign regulations shall be governed by the MUG - A zoning designation.



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615.347.4427  
Project Contact: Scott Morlon  
615.645.5520

1216 Gallatin Pike  
Nashville, TN 37206  
16029,00

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**ON-SITE PARKING:**  
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

**FEMA NOTE:**  
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0218 F", (NOT PRINTED) DATED: APRIL 20, 2001.

**METRO WATER SERVICES NOTE:**

1. 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.
2. METRO WATER SERVICE 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.

**METRO PUBLIC WORKS NOTE:**

1. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS.
2. ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO U/O PERMIT.

**STORMWATER NOTES:**

1. 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.)
2. 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.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED OR POST DEVELOPED RUNOFF WILL BE LESS THAN PREDEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.

**FIRE MARSHAL NOTES:**

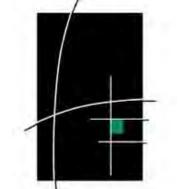
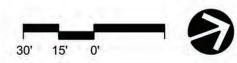
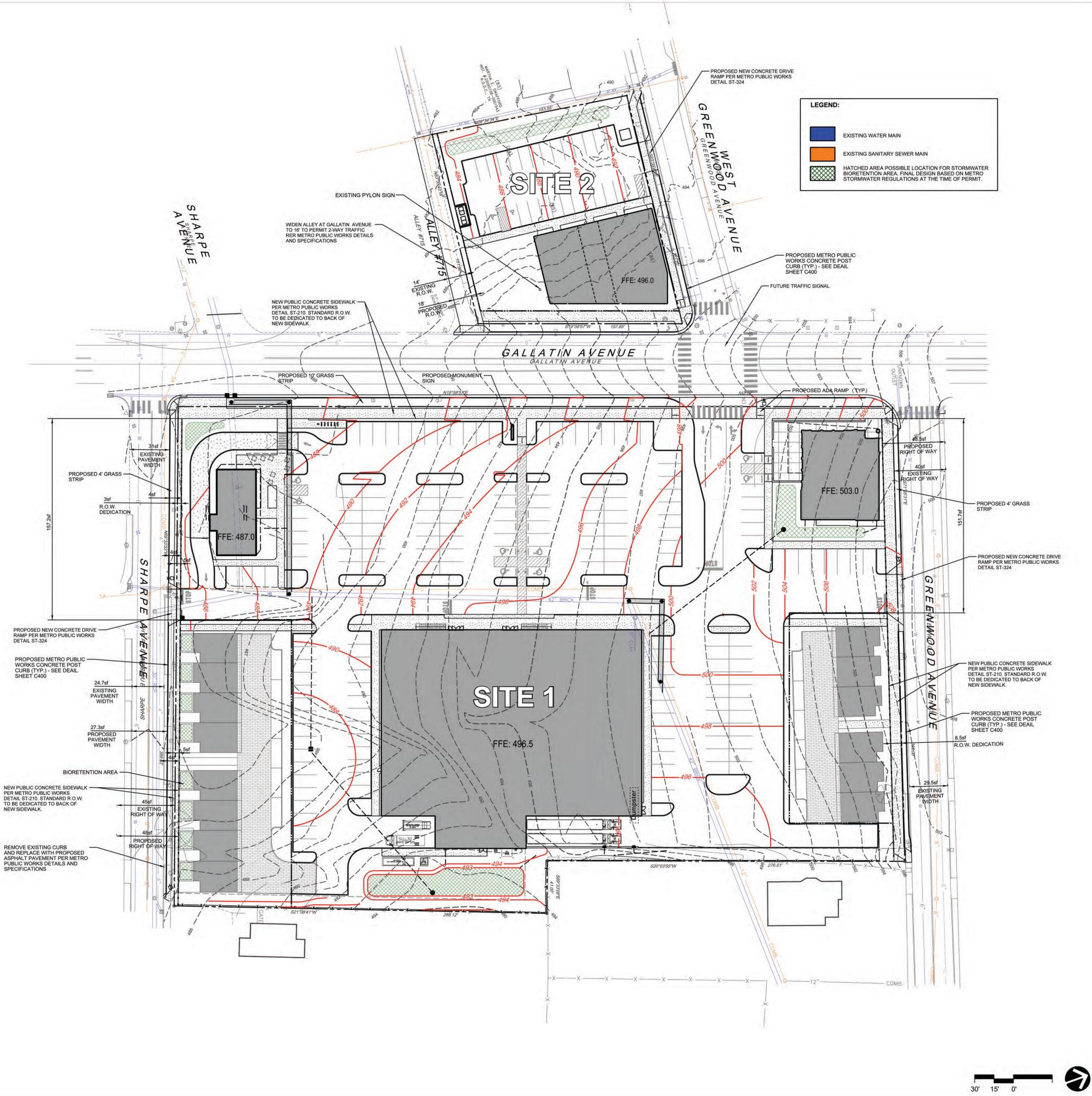
1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prevt/tahteh51.htm>)
2. Project Engineer needs to meet with the Fire Marshals office concerning this project.
3. No part of any building shall be more than 500 ft from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1588.020 B
4. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet.
5. All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.
6. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
7. If more than three stories above grade, Class I standpipe system shall be installed.
8. If more than one story below grade Class I standpipe system shall be installed.
9. 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.
10. A fire hydrant shall be provided within 100 ft of the fire department connection.
11. Fire hydrants shall be in-service before any combustible material is brought on site.

**NES NOTES:**

1. Developer's drawing does not show any existing utility poles or easements on the properties
2. Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
3. NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method.
4. NES needs any drawings that will cover any road improvements to Metro row that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.
5. Developer shall work with Metro PW on street lighting. This is urban services area and must be fit to Metro's minimum requirements.
6. NES follows the National Fire Protection Association rules: Refer to NFPA 70 article 450.27 and NEC Section 15-152 A.2 for complete rules (see NES Construction Guidelines), under "Builders and Contractors" tab @ [www.naspower.com](http://www.naspower.com)
7. NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan.

**TO APPLY FOR SERVICE:**

- Developer to provide construction drawings and a digital .dwg file @ state plans coordinates (NESF) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
- Developer to provide a proposed easement drawing for the electric, phone and CATV.
- All street lighting shall meet Metro's requirements and be installed by developer.
- Go to [www.naspower.com](http://www.naspower.com) click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.



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