

**DEVELOPMENT SUMMARY**

**Property Information**  
 Parcels as Identified on Sheet C2.0  
 21.73 Acres

**Council District 12 (Steve Glover)**

**Owners of Record**  
 Pardue, Brittany 2010 Investment Services Trust  
 P.O. Box 158247  
 Nashville, TN 37215

Benson, Richard, JR. & Beth  
 4319 Central Pk  
 Hermitage, TN 37076

CDT New Hope  
 P.O. Box 158247  
 Nashville, TN 37215

Pardue, Chris  
 P.O. Box 158247  
 Nashville, TN 37215

Benson, Richard D. ET UX  
 4269 Central Pike  
 Hermitage, TN 37076

Central Pike Prewett  
 P.O. Box 158247  
 Nashville, TN 37215

Winton, Bettie J. Trustee  
 323 Union St STE 400  
 Nashville, TN 37201

**Civil Engineer**  
 Dale and Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Roy Dale, P.E.  
 Phone: 615-297-5156  
 Email: roy@daleandassociates.net

**Floodnote**  
 This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037CO287H dated 4/5/2017.

**Electric Service**  
 Nashville Electric Service (NES)  
 1214 Church Street  
 Nashville, Tennessee 37246  
 615.747.5907

**Gas Service**  
 Nashville Gas (Piedmont)  
 615.734.0734

**Water and Sewer Service**  
 Metro Water Service  
 1600 2nd Avenue North  
 Nashville, TN 37205  
 615.892.4598

**Telephone Service**  
 BellSouth  
 866.820.8000

**Utility Location**  
 Tennessee One-Call  
 800.351.1111

**ADJACENT PROPERTY OWNERS**

Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zipcode	Zoning
1	SAULS, CAROL KOEHL & JAMES M.	4200 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
2	CASTO, HANNAH MICHELLE	4208 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
3	STROUD, GAIL A.	4212 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
4	SMITH, LLOYD & SANDRA T.	4216 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
5	GRAVES, LORA & GREGORY	4220 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
6	MOSLEY, DONALD WAYNE	4224 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
7	CUNNINGHAM, ELLERY E.	4228 VALLEY GROVE DR	HERMITAGE	TN	37076	R8
8	JENKINS, R. V. ET UX	4308 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
9	RAMOS, GILDARDO J.	4312 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
10	DAVIS, KEVIN D.	4316 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
11	BELLISON, ANGELA	4320 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
12	ROBINSON, HELEN A. & JAMES H.	4324 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
13	ETTEKHAR, NIMA Z. & MIRIAM	4328 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
14	ARC RENTAL MSR I. LLC	51ST FLOOR, 150 GREENWICH ST	NEW YORK	NY	10007	R8
15	CARLSON, WESLEY W. & KATHY J.	4336 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
16	IKPONMWOSA, GODWIN B. ET UX	4340 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
17	MCKINNEY, TODD R. & BETHENA NABAA	4344 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
18	JONES, EMILIE J.	4348 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
19	HUNT, RICHARD DEAN & PRYOR, SUZANNE	4352 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
20	STOUFFER, JAY W., JR.	153 S GREEN HILL RD	MT JULIET	TN	37122	R8
21	WILSON, BENJAMIN C.	181 DUE W DR	MOUNT JULIET	TN	37122	R8
22	YAN, RAYMOND	2500 MURFREESBORO PIKE STE 105-312	NASHVILLE	TN	37217	R8
23	SLATE, LISA ANN	4416 CENTRAL VALLEY DR	HERMITAGE	TN	37076	R8
24	FREEMAN, LUCY	P O BOX 150868	NASHVILLE	TN	37215	R8
25	MARTIN, WALTER KEITH & TELENA MARIE	93 LAKESHORE RD	MT JULIET	TN	37122	R8
26	CREWS, CARL W. ET UX	749 HITT LN	GOODLETTSVILLE	TN	37072	R8
27	WILSON, JOSHUA C.	P O BOX 140371	NASHVILLE	TN	37214	R8
28	ODUM, HOMER E. ET UX	4217 CENTRAL PIKE	HERMITAGE	TN	37076	RS15
29	CLEMENT, CRAIG ELLIOT	4213 CENTRAL PIKE	HERMITAGE	TN	37076	RS15
30	MIMS, WILLIAM EDWARD & SANDRA AUSTIN, TRUSTEES	4208 BAYSIDE LN	HERMITAGE	TN	37076	OR20
31	MIMS, WILLIAM EDWARD & SANDRA AUSTIN, TRUSTEES	4208 BAYSIDE LN	HERMITAGE	TN	37076	RS15
32	MIMS, WILLIAM EDWARD & SANDRA AUSTIN, TRUSTEES	4208 BAYSIDE LN	HERMITAGE	TN	37076	RS15
33	WARD, JOHN H., JR. ET UX	4151 CENTRAL PIKE	HERMITAGE	TN	37076	RS15

**SP PROPERTY OWNERS**

Parcel ID	Owner	Owner Address	Owner City	Owner State	Owner Zipcode	Zoning	Area
08700018900	PARDUE, BRITTANY 2010 INVESTMENTS SERVICES TRUST	P. O. BOX 158247	NASHVILLE	TN	37215	RS15	0.23 Ac
08700003200	PARDUE, BRITTANY 2010 INVESTMENTS SERVICES TRUST	P. O. BOX 158247	NASHVILLE	TN	37215	RS15	2.31 Ac
08600012200	BENSON, RICHARD, JR. & BETH	4139 CENTRAL PK	HERMITAGE	TN	37076	RS15	2.5 Ac
08700003400	CDT NEW HOPE	P O BOX 158247	NASHVILLE	TN	37215	RS15	3.33 Ac
08700003600	PARDUE, CHRIS	P O BOX 158247	NASHVILLE	TN	37215	RS15	3.33 Ac
08700003700	BENSON, RICHARD D. ET UX	4169 CENTRAL PIKE	HERMITAGE	TN	37076	RS15	3.35 Ac
08700003800	CENTRAL PIKE PREUETT	P O BOX 158247	NASHVILLE	TN	37215	RS15	3.35 Ac
08700003500	WINTON, BETTIE J. TRUSTEE	323 UNION ST STE 400	NASHVILLE	TN	37201	RS15	3.33 Ac

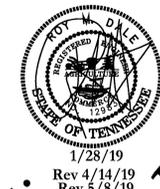
**TOTAL - 21.73 ACRES**

**STORMWATER BUFFERS NOTE:**

GIS CURRENTLY INDICATE THE POTENTIAL OF WETLANDS AND DRAINAGEWAY OR STREAM BUFFERS

PRIOR TO ANY FINAL SP APPROVAL A STREAM AND/OR WETLAND DELINEATION WILL BE CONDUCTED. IF STREAMS OR WETLANDS ARE DETERMINED THEY SHALL BE PROTECTED PER THE REQUIREMENTS OF THE METRO STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS

**Existing Conditions**



**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

1214 Church Street  
 Nashville, Tennessee 37204  
 (615) 297-5156

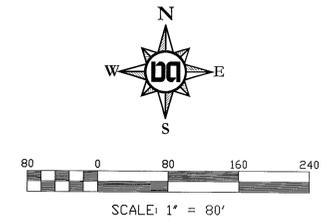
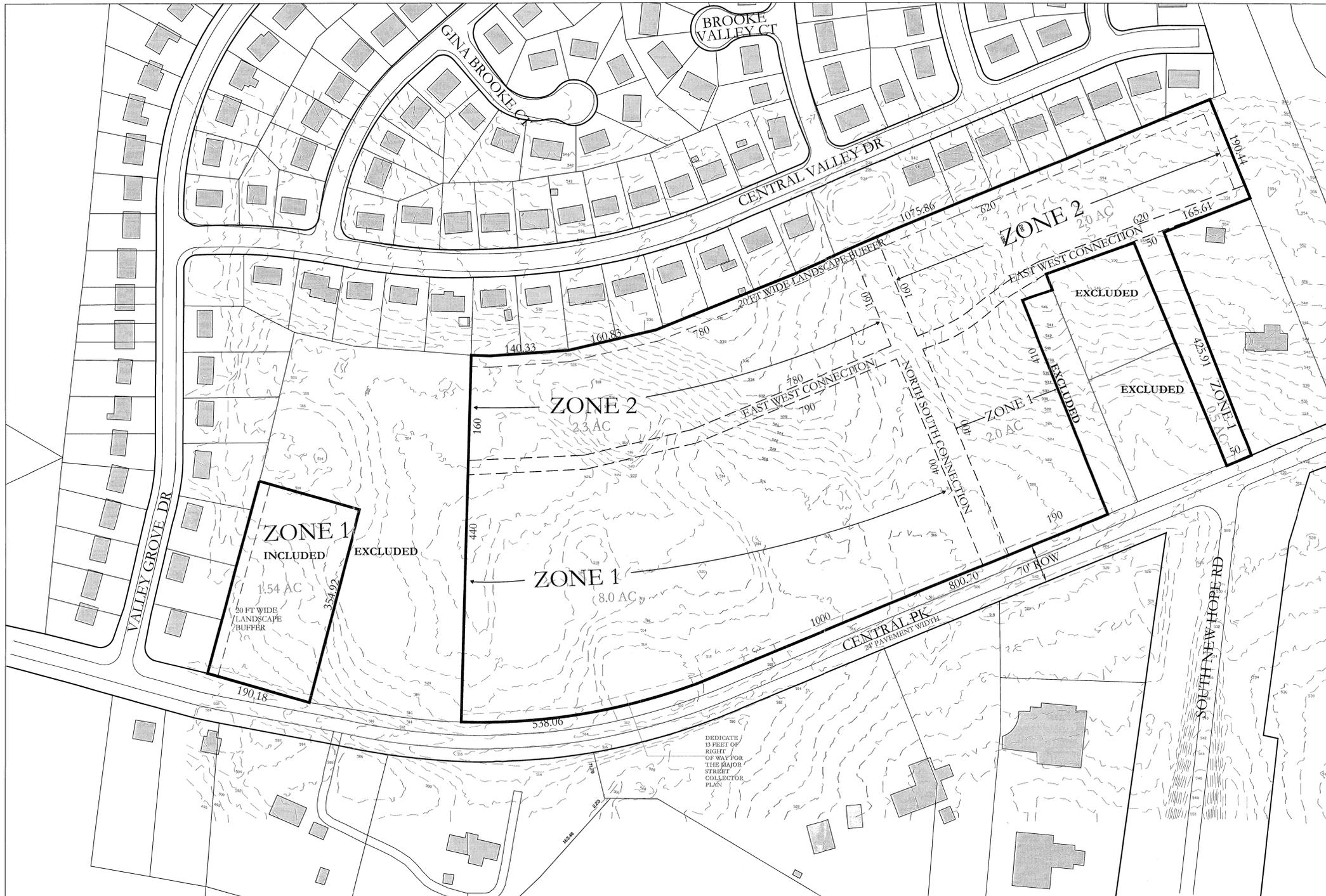
1/28/19  
 Rev 4/14/19  
 Rev 5/8/19

D&A Project #18173  
 CASE NO. 2019SP-034-001

**North Central Pike SP**

REVISIONS: xxxxxxxx  
 DATE: xxxxxxxx  
 SCALE: xxxxxxxx  
 JOB NUMBER: xxxxxxxx

**C2.0**



**PUBLIC WORKS:**  
EACH PHASE OF DEVELOPMENT MUST CONSTRUCT ITS FRONTAGE ALONG CENTRAL PIKE WITH 6' SIDEWALKS, 8' GRASS PLANTING STRIPS, AND PAVEMENT WIDENING FOR MAJOR COLLECTOR STANDARDS.

DEVELOPMENT SUMMARY	
<b>Property Information</b>	
Parcels as Identified on Sheet C2.0	
21.73 Acres	
Council District 12 (Steve Glover)	
<b>Owners of Record</b>	
Pardue, Brittany 2010 Investment Services Trust	
P.O. Box 158247	
Nashville, TN 37215	
Benson, Richard, JR. & Beth	
4319 Central Pk	
Hermitage, TN 37078	
CDT New Hope	
P.O. Box 158247	
Nashville, TN 37215	
Pardue, Chris	
P.O. Box 158247	
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4269 Central Pike	
Hermitage, TN 37078	
Central Pike Preuett	
P.O. Box 158247	
Nashville, TN 37215	
Winton, Bette J. Trustee	
323 Union ST STE 400	
Nashville, TN 37201	
<b>Civil Engineer</b>	
Dale and Associates	
516 Heather Place	
Nashville, Tennessee 37204	
Contact: Roy Dale, PE	
Phone: 615-297-6166	
Email: roy@daleandassociates.net	

<b>Floodnote</b> This Property Does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0287H dated 4/5/2017.	<b>Electric Service</b> Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37248 615.747.6907
	<b>Gas Service</b> Nashville Gas (Piedmont) 615.734.0734
	<b>Water and Sewer Service</b> Metro Water Service 1500 2nd Avenue North Nashville, TN 37208 615.882.4598
	<b>Telephone Service</b> BellSouth 866.620.6000
	<b>Utility Location</b> Tennessee One-Call 800.351.1111

**GENERAL STANDARDS**  
1. With the first Final Site Plan for any phase of this SP, the applicant shall provide the acreage contained in each Subdistrict identified on the Specific Plan Requirements.

**CONNECTIVITY STANDARDS**  
1. With the final site plan, stubs of any existing improved public streets or alleys adjacent to the site shall be extended through the site, with the extensions fully constructed to the appropriate Metro Public Works Standard from property line to property line or from existing stub to existing stub.  
2. With the final site plan, any existing unimproved public right-of-way for streets or alleys adjacent to the site shall be extended through the site, from property line to property line, or from right-of-way terminus to right-of-way terminus. A public street or alley, as applicable, shall be constructed to the appropriate Metro Public Works standard within the portion of the right-of-way within the site.  
3. If there are no existing public rights-of-way, public streets, or alleys adjacent to the development site, the final site plan shall demonstrate the establishment of a public street and alley network that can be connected to the surrounding network and will provide for a continuation of the existing grid.  
4. If temporary turnarounds are required on future street connections, these turnarounds shall be constructed with the minimum dimensions acceptable to the Fire Marshal and Public Works, and in a manner that allows for reuse of the turnaround area for on-street parking once the connection is made.  
5. In the absence of alleys, cross-access easements may be required between parcels or developments to enhance connectivity and minimize the number of driveway connections.  
6. Substandard streets and rights-of-way encompassed by or adjacent to the proposed development shall be improved by the developer to meet the current applicable Metro Public Works standard, as recommended in an approved traffic study or based on the street classification. At a minimum, all streets shall include sidewalks, located within public right-of-way, on both sides. Additional right-of-way dedications to meet applicable Metro Public Works standards may be required.  
7. Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1 unless otherwise approved by Public Works.

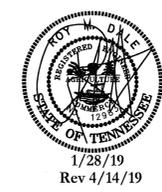
Development Standards	
<b>Subdistrict Zone 1</b>	
Permitted Uses	MUL-A
Bulk Standards	All standards of MUL-A
Maximum FAR	2.0
Fallback Zone	MUL-A
Street Network	See the Connectivity Standards
Access	A street network shall be established or generally indicated on the plan. The north south connection shall be a Metro 50' Right of Way Roadway to be used as a common access and to provide a potential connection to the North to Central Valley Drive
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	Building elevations for street facing facades shall be provided with the Final Site Plan. Facades fronting a street shall provide a minimum of one principal entrance and a minimum of 15% glazing. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers. EIFS, vinyl siding and untreated wood are prohibited.
<b>Subdistrict Zone 2</b>	
Permitted Uses	RM20a
Maximum Height	3 stories in 45 feet to the top of roof
Bulk Standards	All other standards of RM20a
Landscape	A Type C shall be provided along the northerly boundary of this subdistrict.
Buffer Yard	
Fallback Zone	RM20a
Street Network	
Access	An east west public roadway or public alley to be provided between parcels to insure connectivity and unobstructed access to proposed residential development in subdistrict zone 2.
Sidewalks	Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.
Architectural Standards	Building elevations for street facing facades shall be provided with the Final Site Plan. Facades fronting a street shall provide a minimum of one principal entrance and a minimum of 15% glazing. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers. EIFS, vinyl siding and untreated wood are prohibited. A raised foundation of 18-36" is required. If provided, porches shall provide a minimum of 6 feet of depth.

**STORMWATER BUFFERS NOTE:**  
GIS CURRENTLY INDICATE THE POTENTIAL OF WETLANDS AND DRAINAGEWAY OR STREAM BUFFERS  
PRIOR TO ANY FINAL SP APPROVAL A STREAM AND/OR WETLAND DELINEATION WILL BE CONDUCTED. IF STREAMS OR WETLANDS ARE DETERMINED THEY SHALL BE PROTECTED PER THE REQUIREMENTS OF THE METRO STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS

**Stormwater Notes**

- Each site within this development will comply with the most current water quality requirements and must provide detention.
- Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
- If development phases within this Regulatory SP exceeds 1 acre an NOI will be required to be submitted to TDEC during final SP process.

**Specific Plan Requirements**



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

1/28/19  
Rev 4/14/19

D&A Project #18173  
CASE NO. 2019SP-034-001

**C3.0**  
3 OF 3

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-3166

**North Central Pike SP**

REVISIONS: xxxxxxxx  
DATE: xxxxxxxx  
SCALE: xxxxxxxx  
JOB NUMBER: xxxxxxxx