

# 1600 LEBANON PIKE SPECIFIC PLAN

CASE NO. 2017SP-048-005

# PRELIMINARY SITE PLAN APPLICATION

REVISION 1 - NOVEMBER 19, 2019

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## PROJECT INFORMATION

SP NAME: 1600 LEBANON PIKE

COUNCIL DISTRICT: 15  
COUNCIL MEMBER: JEFF SYRACUSE

ADDRESS: 1590-1604 LEBANON PIKE - 37210  
MAP & PARCEL NO.: 09400004400 09400004500  
09400020200 09400020300

OWNER OF RECORD: SOMERSET DEVELOPMENT PARTNERS, LLC  
212 OVERLOOK CIRCLE, SUITE 207  
BRENTWOOD, TN 37027

EXISTING ZONING: SP (RM15-A LISTED FALL BACK ZONING)

PROPOSED FALL  
BACK ZONING: RM40-A

DEVELOPER: BNA INVESTMENTS, LLC  
45 ANNANDALE DRIVE  
NASHVILLE, TN 37215  
CONTACT: NICK ADLER  
EMAIL: [nick3779@yahoo.com](mailto:nick3779@yahoo.com)

CIVIL ENGINEER: S+H GROUP, LLC  
2606 EUGENIA AVENUE, SUITE D  
NASHVILLE, TN 37211  
CONTACT: TRIPP SMITH, PE  
EMAIL: [tripp@shgroupllc.com](mailto:tripp@shgroupllc.com)  
PHONE: (615) 647-8775

## PROJECT PURPOSE

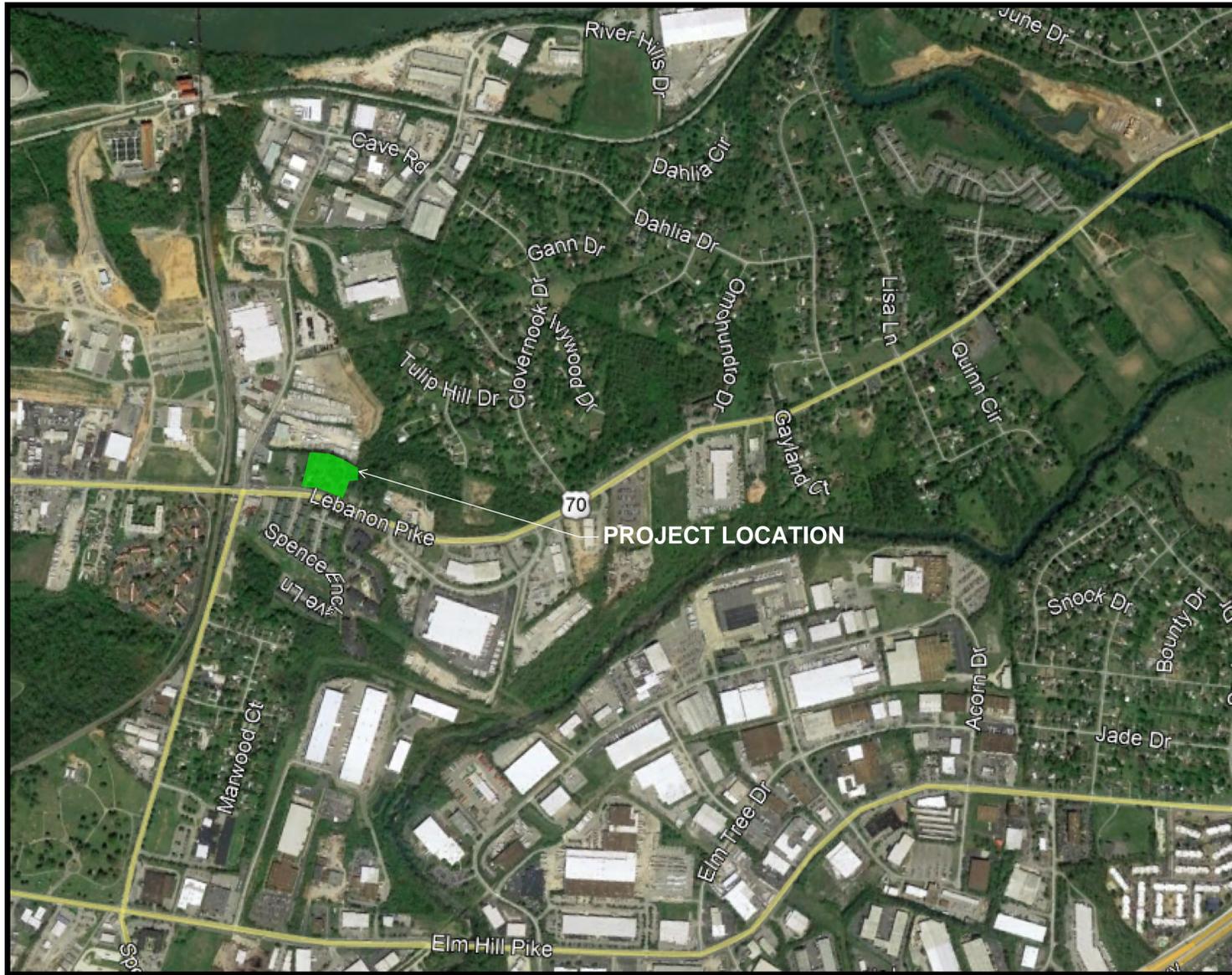
THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECIEVE APPROVAL FOR THE DEVELOPMENT OF A SEVENTY-NINE (79) UNIT MULTI-FAMILY PROJECT, CONSISTING OF A 4-STORY BUILDING WITH A BLEND OF 1 AND 2-BEDROOM UNITS, AS WELL AS NINETEEN (19) SEMI-ATTACHED 3-BEDROOM TOWNHOMES AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS

## GENERAL PLAN CONSISTENCY

THE PROPOSED SP IS LOCATED WITHIN THE DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN. THE PROPOSED SP IS LOCATED WITHIN THE **T4-CM** (URBAN MIXED USE CORRIDOR) POLICY AREA. ADDITIONALLY, THE PROPERTIES ARE ALSO LOCATED WITHIN THE **SUPPLEMENTAL POLICY AREA OF LEBANON PIKE.**

T4-CM AREAS PRIORITIZE HIGHER-INTENSITY MIXED USE AND COMMERCIAL USES AT INTERSECTIONS WITH PREFERENCE GIVEN TO RESIDENTIAL USES BETWEEN INTERSECTIONS. ADDITIONALLY, THE SUPPLEMENTAL POLICY AREA FOR LEBANON PIKE FOCUSES ON INCREASED COMMUNITY MOBILITY, CONNECTIVITY, ACCESS AND TRANSPORTATION. FURTHER, THE POLICY IDENTIFIES THIS PORTION OF LEBANON PIKE AS A MIXED USE CORRIDOR TO FACILITATE SAFER PEDESTRIAN CROSSINGS ACROSS THE CORRIDOR AND TO INCREASE THE OVERALL PRESENCE OF STREET TREES WITH DESIGN OF WIDER SIDEWALKS.

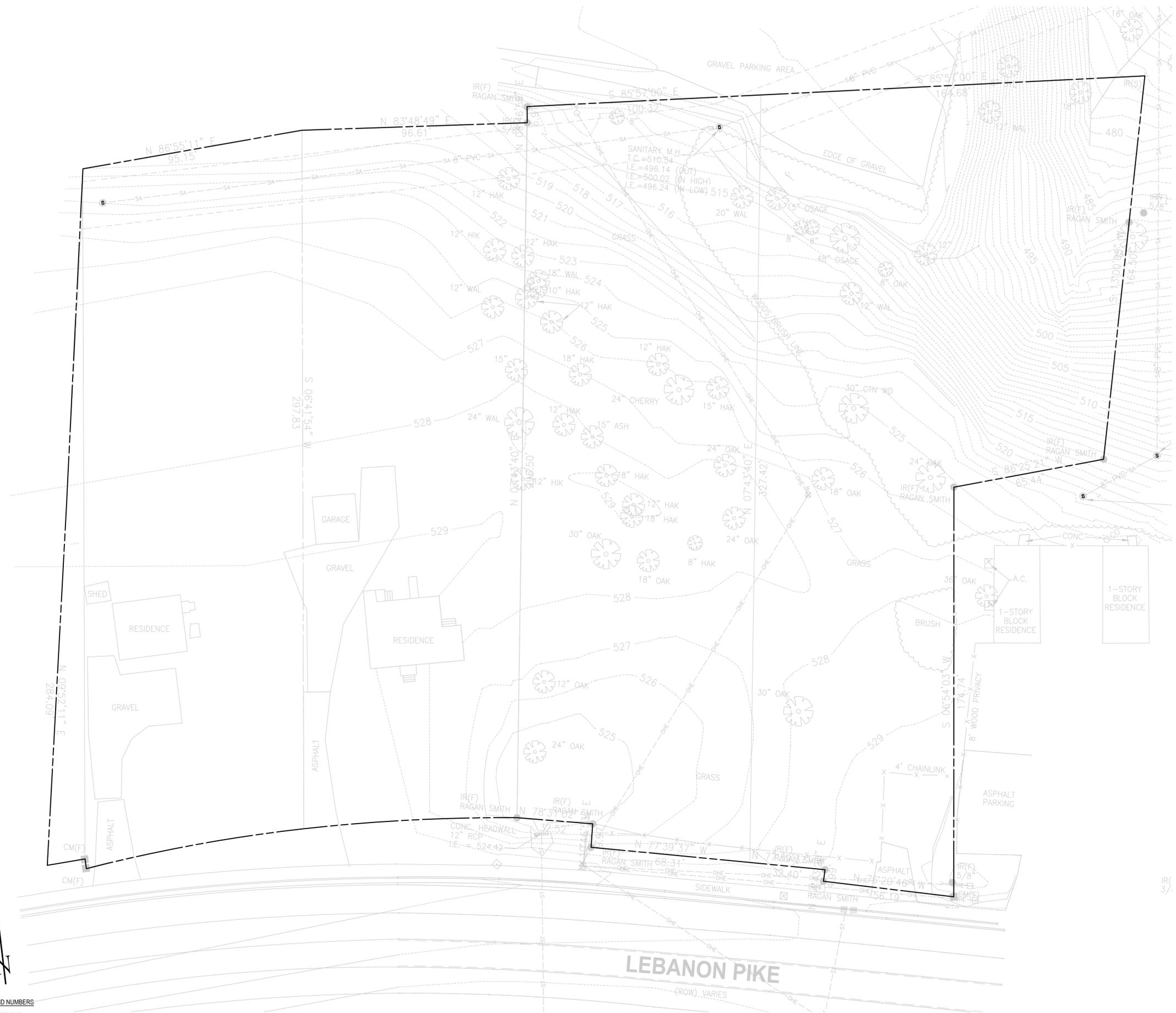
THESE PROPERTIES CONTAIN APPROXIMATELY 2.94 ACRES OF LAND AREA. BASED UPON THE LOCATION IN THE LEBANON PIKE SUPPLEMENTAL POLICY AREA OF THE DONELSON-HERMITAGE- OLD HICKORY COMMUNITY PLAN, THE PROPOSED REGULATORY SP IS CONSISTENT WITH THE GOVERNING POLICIES BY UTILIZING THE PROPERTY TO PROVIDE A HIGHER INTENSITY RESIDENTIAL DEVELOPMENT THAT MAINTAINS COMMON PLANNED OPEN SPACES AND IMPROVEMENTS TO PROMOTE CONNECTIVITY ALONG THE LEBANON PIKE CORRIDOR WITH THIS ZONE CHANGE.



OVERALL VICINITY

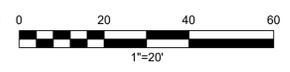


SITE LOCATION



PARCEL ID NUMBERS

09400020300  
 09400020200  
 09400004500  
 09400004400



**GENERAL NOTES:**

1. DRIVEWAY WIDTH IS REQUIRED TO BE 20' MINIMUM.
2. VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION STRIP AND SIDEWALK REQUIREMENTS.
3. IT IS ANTICIPATED THAT TWO 8 CUBIC YARD DUMPSTER AND TWO 8 CUBIC YARD RECYCLING CONTAINER WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. PADS ARE TO BE 12' BY 12'. LOCATION SHOWN IS APPROXIMATE.
4. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
5. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL SP.
6. 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 ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

**METRO PUBLIC WORKS NOTES:**

1. ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.
2. ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.
3. NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED PAVEMENT WITHIN 10 FEET. IF EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10 FEET IN LENGTH, THE EXISTING CUT SHALL ALSO BE MILLED AND PAVED.
4. ASPHALT REPAIR GREATER THAN 24 INCHES, ADJACENT TO CURB & GUTTER ALONG A ROADWAY SHALL HAVE A FULL LANE WIDTH PAVING.
5. FLOWABLE FILL IS REQUIRED ON ALL DOWNTOWN STREETS, COLLECTORS, & ARTERIAL STREETS. FLOWABLE FILL MAY ALSO BE REQUIRED ON OTHER STREETS AT THE DISCRETION OF THE UTILITY INSPECTORS.
6. ALL REPAIRS WILL HAVE A 1-YEAR WARRANTY.
7. PERMIT OFFICE WILL NEED TO BE NOTIFIED, WHEN REPAIRS ARE FINISHED, TO START WARRANTY PERIOD.
8. SEE METRO STANDARDS 270 THROUGH 275.
9. CURB RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE STREET TO THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE CURB RAMP. LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
11. DRAINAGE AND UTILITY STRUCTURES SHALL NOT BE PLACED IN CURB RAMPS OR LANDINGS.
12. THE GUTTER LINE PROFILE OF THE STREET SHALL BE MAINTAINED THROUGH THE AREA OF THE CURB RAMP.
13. THE FURNISHING ZONE BUFFERS PEDESTRIANS FROM THE ADJACENT ROADWAY, AND IS ALSO THE AREA WHERE ELEMENTS SUCH AS STREET LIGHTS, CONTROLLER BOXES, HYDRANTS, SIGNS, PARKING METERS, DRIVEWAY ARROWS, GRATES, HATCH COVERS, AND STREET FURNITURE ARE PROPERLY LOCATED.

**DESIGN STANDARD NOTES:**

1. HEIGHT FOR THE RESIDENTIAL UNITS FRONTING LEBANON PIKE IS LIMITED MAXIMUM TO 3 STORIES IN 45 FEET, TO THE ROOFLINE.
2. FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
3. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
4. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
5. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
6. A RAISED FOUNDATION OF 6"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

**GENERAL NOTES:**

1. 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.
2. SHORT TERM RENTALS (OWNER OCCUPIED AND NON-OWNER OCCUPIED) SHALL BE PROHIBITED IN THIS SP.

**TREE DENSITY NOTES**

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

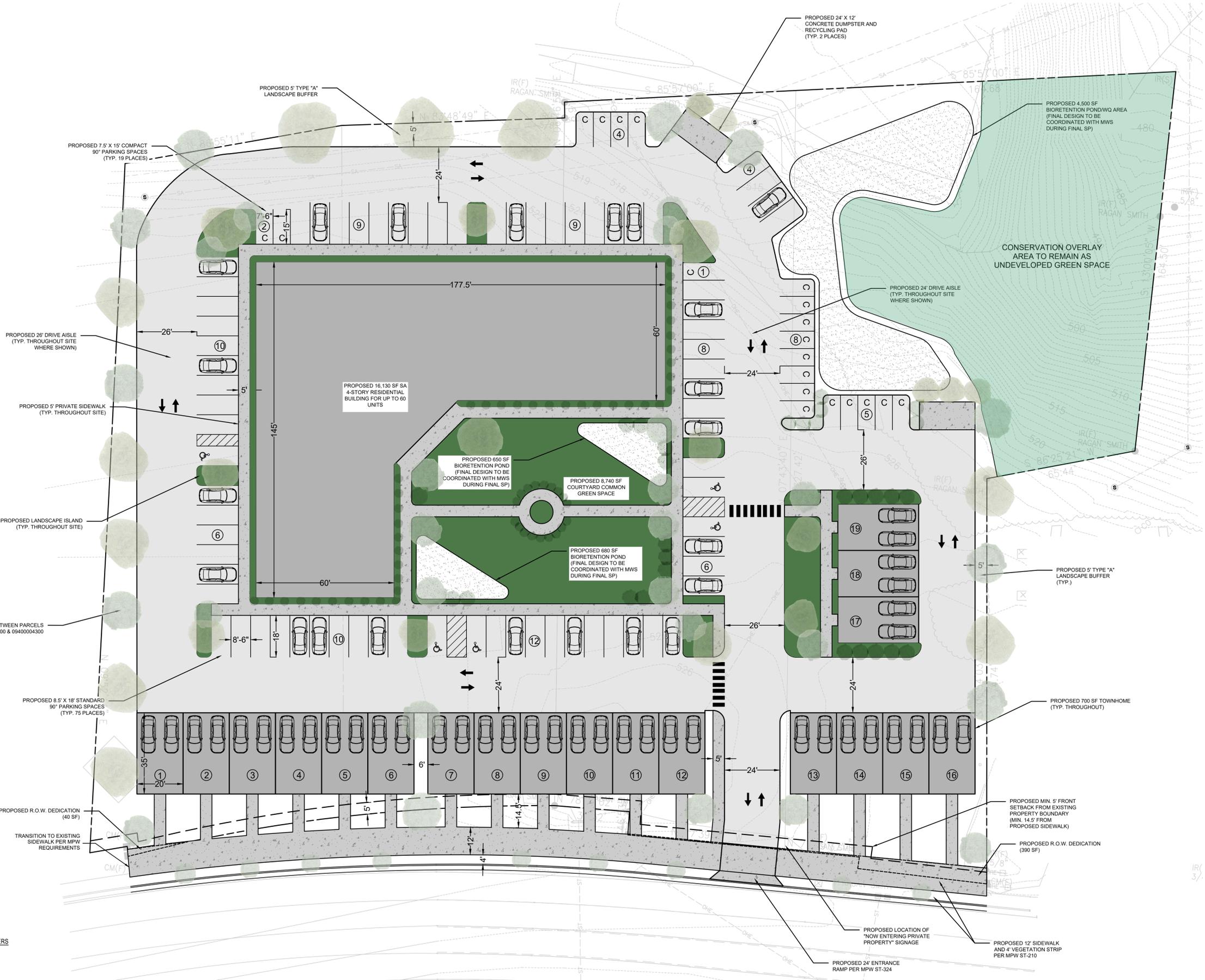
TREE DENSITY UNITS:  
 2.94AC - 0.68AC = 2.26AC X 14 = 31.64 TDUs REQUIRED  
 64 PROPOSED 2" CALIPER TREES = 32 TDUs PROVIDED  
 (NOTE: DOES NOT INCLUDE EXISTING TREES TO BE PRESERVED)  
 \*TDU EXCEEDED

**SITE SUMMARY**

1. EXISTING SITE = 2.94+/- ACRES - 128,247 S.F.
2. UNITS = 79
3. ZONING = SP
  - 3.1. FALL BACK ZONING = RM40-A
4. SETBACKS
  - 4.1. STREET - 5' FROM EXISTING R.O.W
  - 4.2. SIDES - 5' MINIMUM FROM PROPERTY LINE
  - 4.3. REAR - 5' FROM PROPERTY LINE
5. PROPOSED AREAS
  - 5.1. BUILDING FOOTPRINTS - 29,430 SF
  - 5.2. PAVEMENT - 44,050 SF
  - 5.3. SIDEWALKS - 7,228 SF
  - 5.4. DUMPSTER PADS = 576 SF
  - 5.5. GREEN AREA - 46,963 SF
  - 5.6. ISR = 83.4%
  - 5.7. FAR = 104,420 / 128,247 = 81.4%
  - 5.8. MAX HEIGHT = 45' IN BUILD TO ZONE, 60' OUTSIDE BUILD TO ZONE
6. PARKING
  - 6.1. SPOTS PROVIDED
    - 6.1.1. 74 REGULAR
    - 6.1.2. 38 GARAGE
    - 6.1.3. 20 COMPACT
    - 6.1.4. 132 TOTAL
    - 6.1.5. 126 SPOTS REQUIRED

PARCEL ID NUMBERS

- 09400020300
- 09400020200
- 09400045000
- 09400044000



IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- GIP-01 (LEVEL 2 BIORETENTION)

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

**DRAINAGE NOTES**

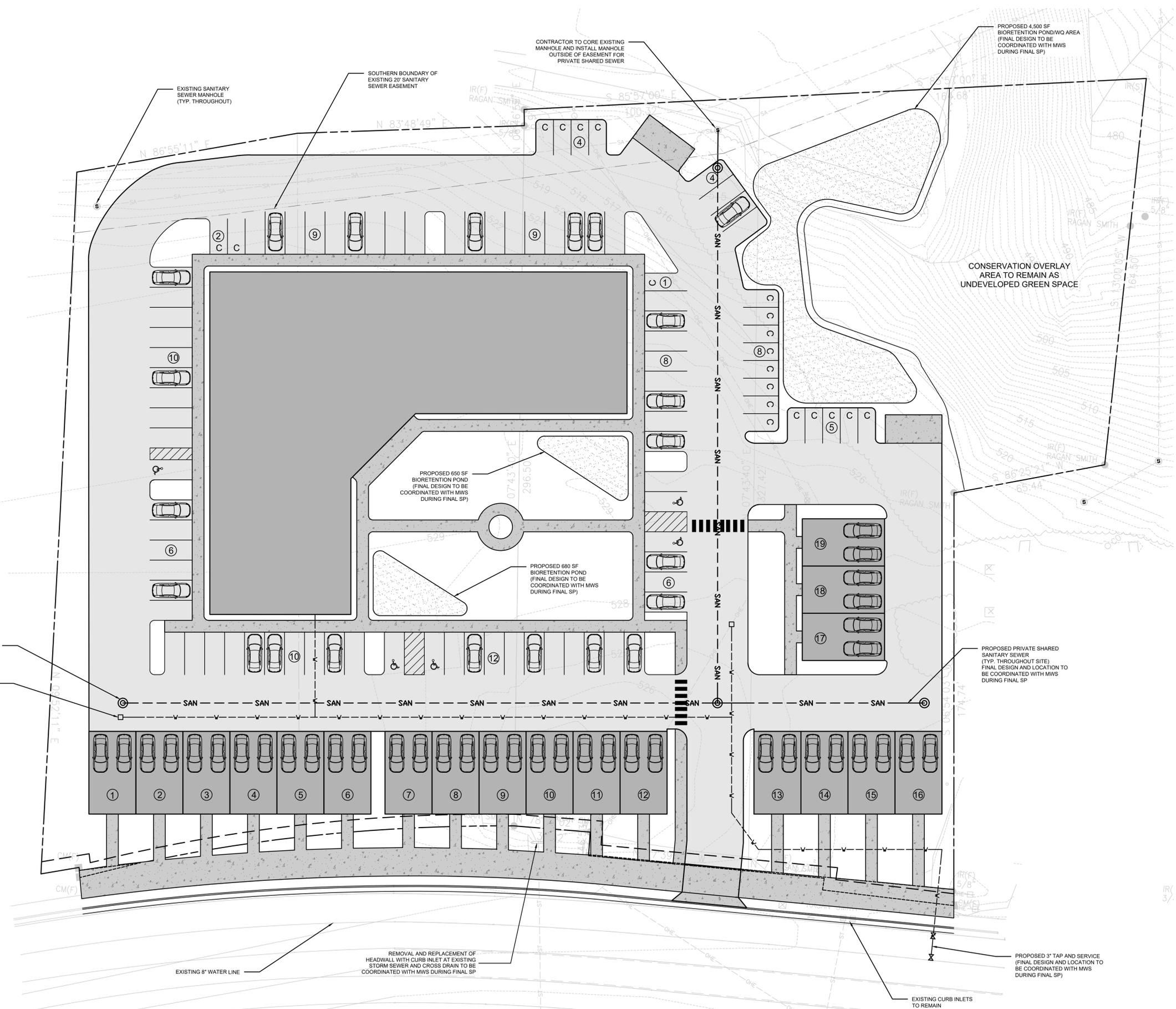
1. ALL BUILDING FOUNDATION THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION POND SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
2. ALL HEAVY EQUIPMENT MUST REMAIN OUTSIDE THE BIORETENTION AREA DURING AND AFTER CONSTRUCTION.

**FLOODPLAIN NOTES**

1. ACCORDING TO THE FEMA FIRM MAP #47037C, PANEL 0263H, DATED APRIL 5, 2017 THE PROJECT SITE IS IN AN AREA DESIGNATED "ZONE X" AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.

**WATER AND SEWER NOTES**

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATERS SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE CONTRACTOR IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE CONTRACTOR.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES. ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



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 09400020300  
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