

**218 MAPLEWOOD TRACE  
PRELIMINARY SP  
CASE NUMBER : 2019 SP-055-001**



**LOCATION MAP  
EXISTING CONDITIONS**  
(Not to Scale)

**PURPOSE**

The Purpose of this SP is to permit a multi-family residential development.

**EXISTING SITE DATA**

Parcel ID	06004005700
Street Address	218 Maplewood Trace Nashville, TN 37207
Deed of Record	QC-20181119 0113729
Zoning	RS-10
Total Site Area	3.88 Acres

**PLANNING CONSULTANT:**

Mr. Duane Cuthbertson  
1806 Allison Place  
Nashville, TN 37203  
615-924-9618

**DEVELOPMENT SUMMARY**

Parcel ID Number	06004005700
Council District	8th
Council Member	Nancy VanReece
Owner	Todd Realty, LLC 4235 Hillsboro Pike, Suite 300 Nashville, Tennessee 37207 (615) 369-3330 Contact: Daniel C. Todd
SP Name	218 Maplewood Trace
SP Number	2019 SP-055-001
Design Professional	James D. Wamble Wamble & Associates, PLLC, 40 Middleton Street Nashville, TN 37210 Phone: (615) 251-9555 email: jdwbable@wambleassociates.com
U.S. FEMA FIRM	Zone "X" Map 47037C0232H April 5th, 2017

**INDEX OF SHEETS**

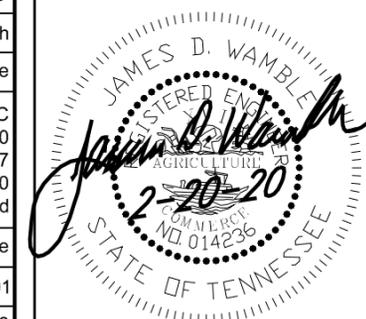
<u>SHEET NO.</u>	<u>SHEET TITLE</u>
1	COVER SHEET - EXISTING CONDITIONS
2	SP SITE PLAN
3	SP STREETS, UTILITIES, DRAINAGE & LANDSCAPING



**WAMBLE & ASSOCIATES** PLLC

Civil Engineering  
Land Surveying  
Land Planning

40 Middleton Street  
Nashville, TN 37210  
615.251.9555



**REVISIONS:**  
10-31-19 STAFF REVIEW AND NEIGHBORHOOD MEETING COMMENTS  
11-22-19 STAFF REVIEW AND NEIGHBORHOOD MEETING COMMENTS  
02-20-20 PUBLIC WORKS COMMENTS

DATE: May 15, 2019

W&A NO.: 955-0118

**218 MAPLEWOOD TRACE  
PRELIMINARY  
SP PLAN  
COVER SHEET &  
EXISTING  
CONDITIONS  
SHEET 1 OF 3**

**STANDARD SP NOTES**

1. The Purpose of this SP is to permit a residential development containing attached and detached dwellings.
2. All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
3. The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
4. 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.
5. If a development standard, not including permitted uses, is absent from the SP and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district for single family units as of the date of the applicable request or application. Uses are limited to the uses specified in the Council ordinance.
6. Boundary and Topographic Information taken from a Boundary & Topographic Survey prepared by Q. Scott Pulliam, RLS dated September 7th, 2018.
7. Waste / Recycling to be collected by private hauler.
8. Building height to be measured per Metro Zoning Code.

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**LAND USE COLOR LEGEND**

- MULTI-FAMILY RESIDENTIAL DETACHED (5 UNITS)
- MULTI-FAMILY RESIDENTIAL ATTACHED (41 UNITS)
- POCKET PARK or GREEN (OPEN SPACE)
- STORMWATER TREATMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- GRASS & LANDSCAPING (OPEN SPACE)

**USES ALLOWED**

Multi-Family Residential attached or detached

**USES PROHIBITED**

Not owner occupied short term rentals

**BULK STANDARDS**

Acreage: 3.88 Total Gross Acreage

Total Dwelling Units: 48 Units

Density: 48 units / 3.88 Acres = 12.37 units per acre

**Setbacks:**

Front: (20' Min. Broadmoor Drive) (40' Min Maplewood Trace)

Side: 5' Min.

Rear: 20' Min.

Distance between Detached Buildings: 6' Min.

Height of Buildings: 3 stories in 45' Max, unless otherwise noted

**Parking**

41- two-car garage units = 82 + 19 surface spaces = 101 Spaces Total

Parking Space Ratio = 2.10 Spaces per Unit

On-Street Parking Allowed on Both Sides of New Public Street

**MAP / PARCEL**

06004005700

**COUNCIL DISTRICT**

Metro Council District 8th

Council Member: Nancy VanReece



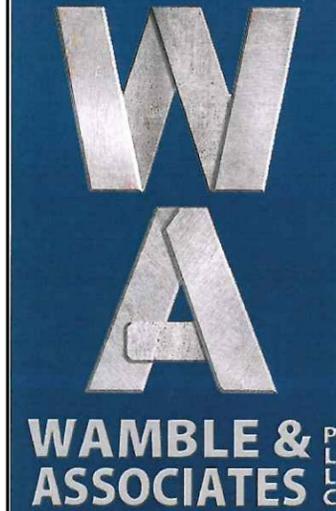
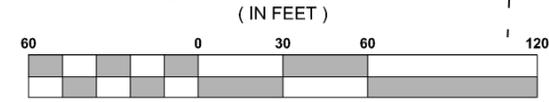
**GENERAL PLAN CONSISTENCY NOTE**

The Specific Plan proposed is located within subarea #5 of the East Nashville Community Plan. The specified land use policy is Urban Neighborhood Evolving (T4 NE). The primary goal of the T4 NE policy is to create and enhance urban neighborhoods with higher density and additional housing options. As proposed, this Specific Plan will enhance the streetscapes along both Maplewood Trace and Broadmoor Drive by orienting buildings to the street and constructing the necessary infrastructure including sidewalks and providing landscaping. Additionally, the Specific Plan proposed is limited to a density that is within an supportable range provided by the T4 NE policy. The Specific Plan will also provide for connectivity between Broadmoor Drive and Maplewood Trace as well as future connectivity to adjacent property.

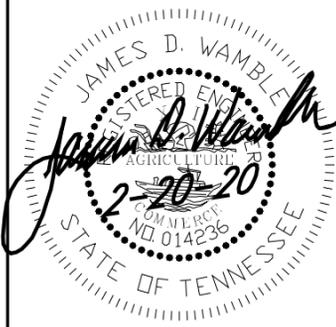
**ARCHITECTURAL STANDARDS**

1. Building facades fronting a street or common open landscaped space shall provide a minimum of one principal entrance and a minimum of 25% glazing.
2. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
3. EIFS, Vinyl siding and Untreated wood shall be prohibited.
4. Porches on front facades shall provide a minimum of six feet depth.
5. Finished ground floors and porches shall be elevated a minimum of 18" and a maximum of 36" from the abutting average ground elevation for all units.
6. All unit dimensions shown are approximate and my change with final architecture design.
7. Building elevations required with final SP submittal.

**GRAPHIC SCALE**



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**218 MAPLEWOOD TRACE  
PRELIMINARY  
SP PLAN**

**SITE PLAN  
SHEET 2 OF 3**

**WATER AND SEWER NOTES**

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- All water meters shall be a minimum of 24" below finished grade and not to exceed a maximum of 28" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Fire hydrants shall be located in such a manner that any portion of a building shall be no further than 500 feet from a fire hydrant as measured via a hard surface road - not a direct line from a hydrant. Locations that meet this requirement will be shown on Final Site Plans for approval by the Metro Fire Marshals Office.

**PUBLIC WORKS NOTES**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Existing and proposed utilities, signs, power poles, should be shown on the site plan and should not be located within the proposed sidewalk.
- The developer's final construction drawings shall comply with the findings of a Traffic Impact Study prepared by Fischbach Transportation Group, LLC, Dated January 2020.

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**LANDSCAPING LEGEND**

- PROPOSED TREE
- PROPOSED SHURB

**STORMWATER NOTES**

- The proposed method for the collection, discharge and treatment of on-site stormwater will be primarily street inlets and pipes to convey the run-off to an on-site Level 2 bioretention area and dry detention pond that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual Volume 5 LID.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 & approved by the Metropolitan Department of Water Services.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" cmp).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- This property is located within an area designated as "Zone X", areas determined to be outside 500-year flood plain, as noted on Flood Insurance Rate Map Number 47037C0232H, dated April 5th, 2017.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.)
- This drawing is for illustration purpose, as it pertains to stormwater, 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

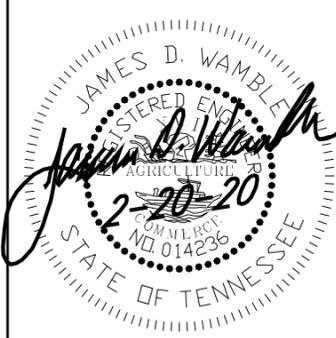


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STREETS, UTILITIES,  
DRAINAGE  
& LANDSCAPING  
SHEET 3 OF 3**