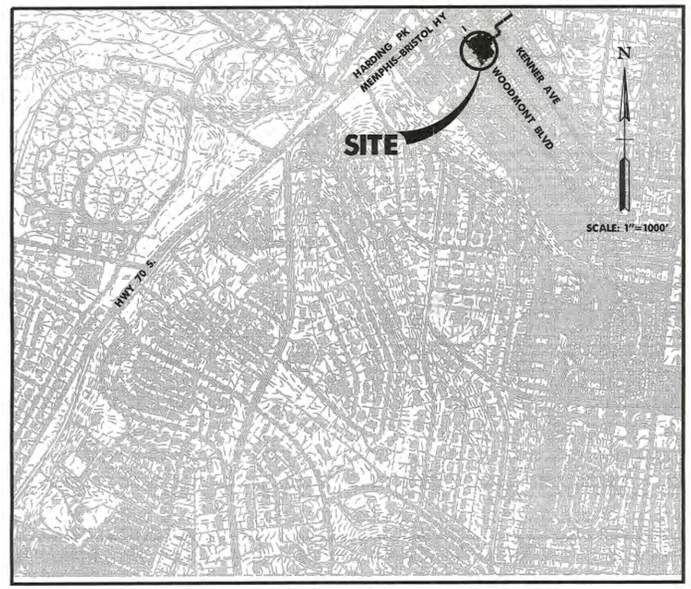
SP_2005SP-168U-10

PRELIMINARY P.U.D.
FOR
WOODMONT / KENNER
LUXURY CONDOMINIUMS

WOODMONT BLVD, 580' SE of HARDING PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

INDEX

SHEET No.	SHEET NAME
	COVER SHEET
C0.00	EXISTING SITE CONDITIONS
C1.00	OVERALL SITE DEVELOPMENT PLAN
C2.00	GRADING, DRAINAGE & UTILITY PLAN
L1.00	LANDSCAPE PLAN



VICINITY MAP
NOT TO SCALE

OWNERS

MAP 116-03, PARCELS 89, 90, 91, 107, 108, 109 &110:

MANNING, WILSON S.
104 WOODMONT BV., S-105
NASHVILLE, TN 37205

MAP 116-03, PARCEL 106:

MANNING, WILSON S. ET UX
WOODMONT CTR BLDG.,
104 WOODMONT BV., #105
NASHVILLE, TN 37205

DEVELOPER

RICHARD RHEA
2112 WOODLAWN DRIVE
NASHVILLE, TN 37217

Phone: 615.477.2503

10-10-05

PAUL W. LOCKWOOD REGISTERED TENNESSEE NO. 264 LANDSCAPE ARCHITECT

Approved by MPC on 2/9/06 Amend by Council TO SP District See zone change 2005SP-168

☒ PRELIMINARY ☐ FULL
☐ EXHIBIT "A" ☐ N/A
P.U.D. provisions of the Metropolitan Zoning Ordinance
Conditions Disapproved by MPC 11/10/05
By _____ Date _____
Metropolitan Planning Commission

PREPARED BY:

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

MAP 116-03, PARCELS 89, 90, 91, 106, 107, 108, 109 & 110
24th COUNCIL DISTRICT
COUNCILMAN JOHN SUMMERS

REVISIONS
1 10-10-05 MPC COMMENTS (Cover & L1.00 only)

SP_2005SP-168U-10
~~2005SP-032U-10~~

SEPTEMBER 29, 2005

BWSC
OCT. 10, 2005
PROJECT No. 31992-00

PRELIMINARY P.U.D.
FOR
WOODMONT / KENNER LUXURY CONDOMINIUMS
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NASHVILLE & DAVIDSON COUNTY
OCT 20 2005
METROPOLITAN PLANNING DEPARTMENT

BWSC Job No. 3199200, ph. 5000

EXISTING LEGEND

- IRON PIN SET THIS SURVEY
- IRON PIN FOUND
- PROPERTY LINE/RIGHT OF WAY
- BOUNDARY LINE
- 515 INDEX CONTOURS
- 1' CONTOUR INTERVAL
- OHE OVERHEAD ELECTRIC LINES
- OHT OVERHEAD TELEPHONE LINES
- 8" W WATER LINE
- 8" SS SANITARY SEWER LINE
- G G GAS LINE
- UGT UGT UNDERGROUND TELEPHONE
- WATER METER (WM)
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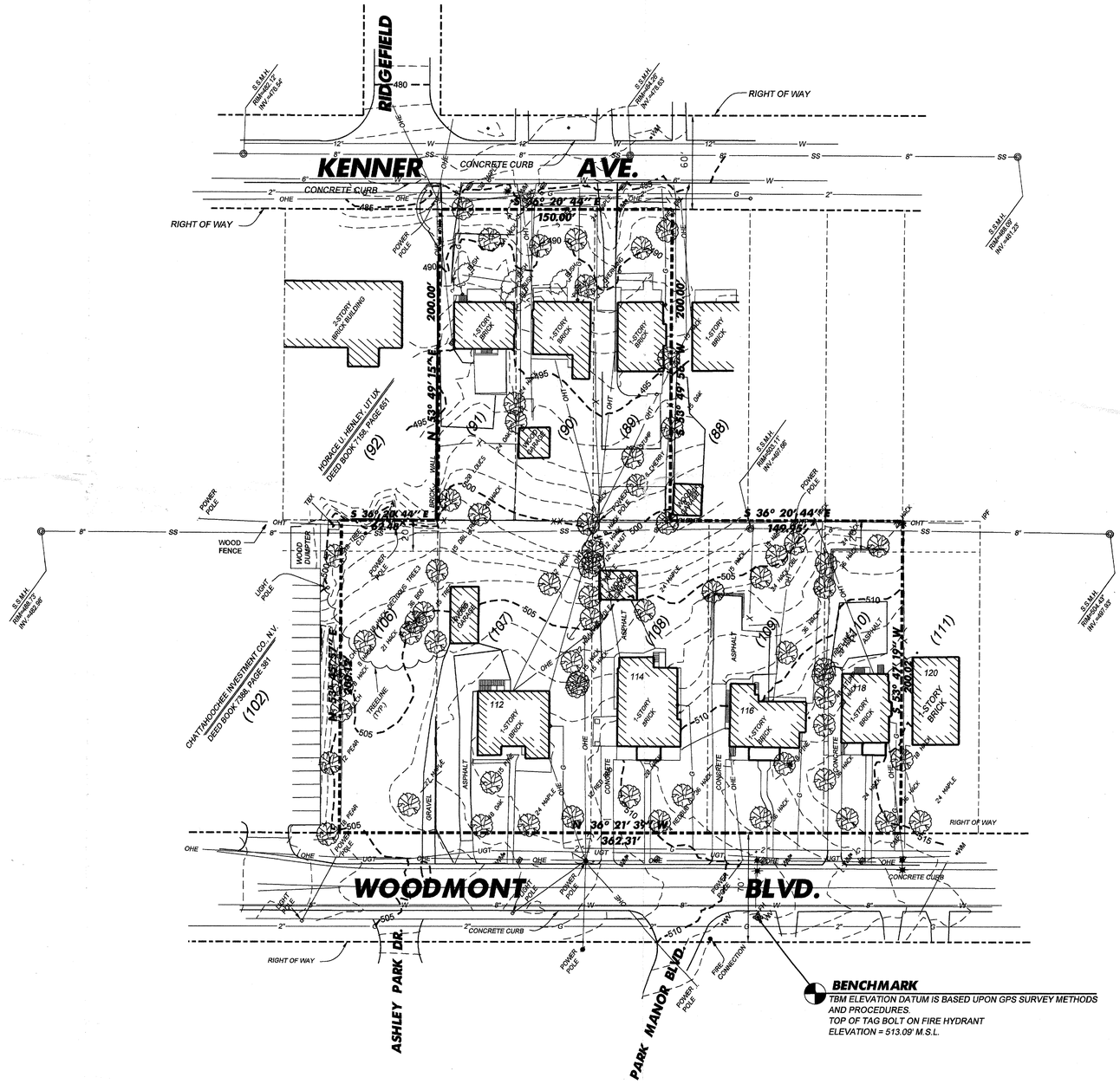
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIN FOUND
- SEWER CLEAN OUT

SURVEY PROVIDED BY

SHARONDALE SURVEYING INC.
4219 HILLSBORO PIKE
HILLSBORO BLDG. SUITE 216
NASHVILLE, TN. 37215
(615) - 292-0435
FAX (615) 292-7870



BENCHMARK
TBM ELEVATION DATUM IS BASED UPON GPS SURVEY METHODS AND PROCEDURES.
TOP OF TAG BOLT ON FIRE HYDRANT
ELEVATION = 513.09' M.S.L.

PROPERTY DATA

PARCEL	OWNER	D.B. / INST.	PAGE
(88)	ROBERT ARNOLD AND WIFE, JUDITH LEE ARNOLD, ET AL	20040130	11781
(89)	WILSON S. MANNING AND WIFE, ARLINE H. MANNING	7407	074
(90)	SAME	7410	796
(91)	SAME	7427	873
(106)	SAME	10499	949
(107)	SAME	7390	583
(108)	SAME	7390	578
(109)	SAME	4693	347
(110)	SAME	4926	927
(111)	SARA H. GILLUM	9785	621

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MAP 116-03
PARCELS 89, 90, 91, 106, 107 108, 109, 110

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40 20 0 20 40 80
SCALE: 1" = 40'

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211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

JOSEPH H. SAMPLE, REGISTERED ARCHITECT, STATE OF TENNESSEE, No. 018672

PAUL W. LOCKWOOD, REGISTERED LANDSCAPE ARCHITECT, TENNESSEE No. 264

EXISTING SITE CONDITIONS

PRELIMINARY P.U.D.
WOODMONT / KENNER LUXURY CONDOMINIUMS
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MRE	PWL	09-29-05	PRELIMINARY PUD, ORIGINAL ISSUE

C0.00

FILE NO. 31992-00 ph. 5000

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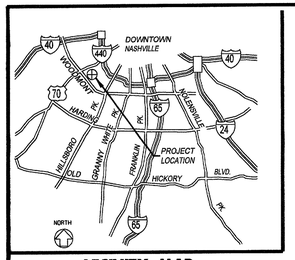
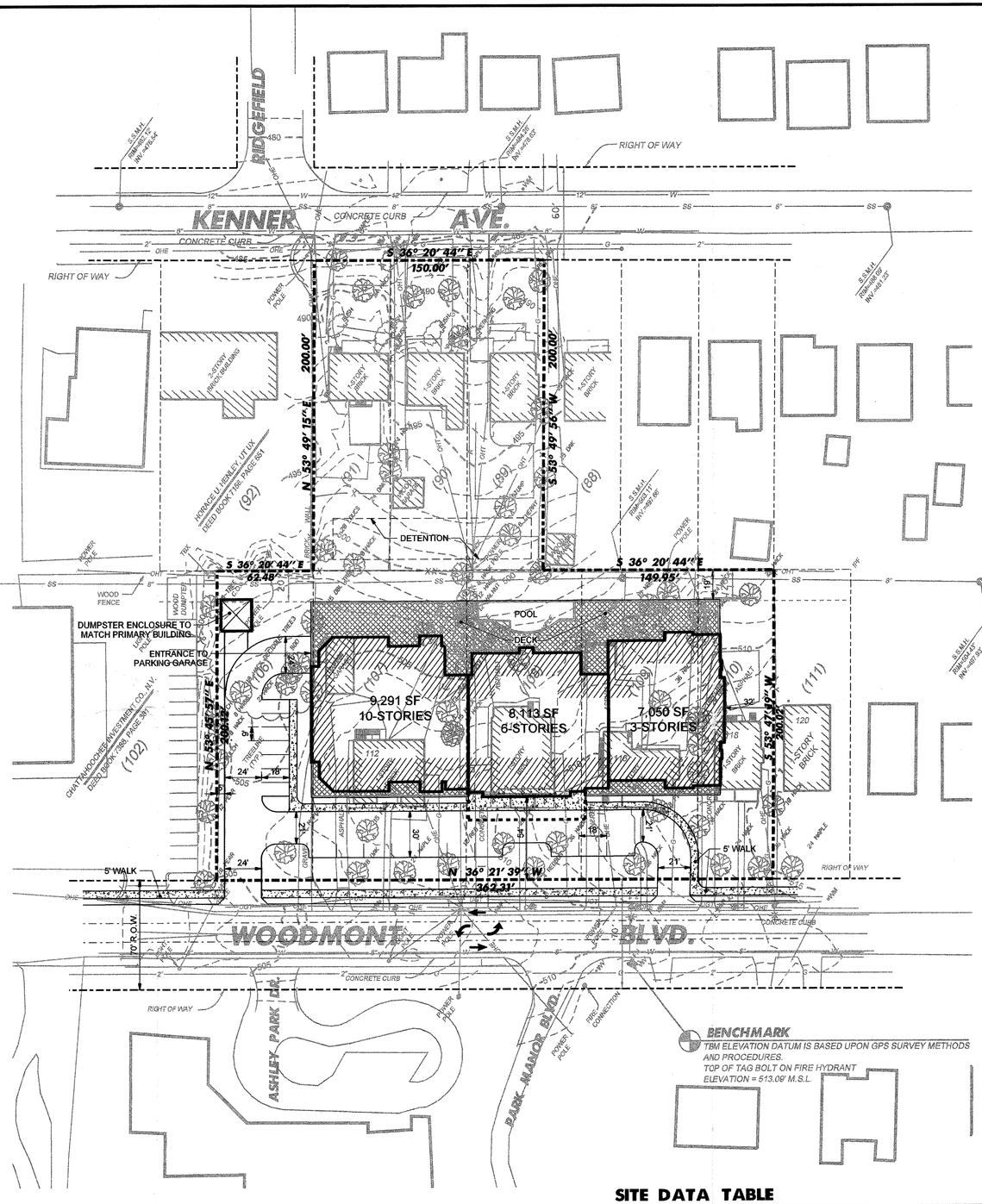


VICINITY MAP



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EXISTING LEGEND

	IRON PIN SET THIS SURVEY
	IRON PIN FOUND
	PROPERTY LINE/RIGHT OF WAY
	BOUNDARY LINE
515	INDEX CONTOURS
	1' CONTOUR INTERVAL
OHE	OVERHEAD ELECTRIC LINES
OHT	OVERHEAD TELEPHONE LINES
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	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	GAS VALVE
	GAS METER
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
	SEWER CLEAN OUT

ZONING REVIEW CHECKLIST

Application Number:
Application Date: 9/29/2005
Project Name: WOODMONT / KENNER LUXURY CONDOMINIUMS
Map/Parcel #: MAP 116-03 PARCELS 89, 90, 91, 106, 107, 108, 109 & 110
Zoning Examiner:

SITE DATA			
Site Size (AC and SF)		2.35	102,407
Gross Floor Area Permitted (SF)		NA	
Gross Floor Area Used (SF)		NA	
Impervious Permitted (SF)	90%	92,166	
Impervious Surface Used (SF)	90%	91,706	
Maximum Density (Units/ Acre)		60	
Max. Density Used (Units/Acre)	(3 Exg + 34 New)	15.7	
USE			
Determine the Use		Mixed, Multi-Family & Single Family	
Property Zoning - Surrounding zoning		RM60 - R10 & OS20	
"Use Charts: P, PC, SE, A"		P	
ACCESS			
Ramp Location & Number		2	
Distance to nearest existing ramp (min. 30')		36'	
Distance to intersections:		580' Harding Pike	
50' minor street 185' arterial street			
SITE CRITERIA			
Subdivision Plat		NA	
Minimum Lot Size		6,000 SF	102,492 SF
FAR		NA	na
ISR - Adjustments / Slopes over 15% Flood Plain		0.80	0.47
Street Setback / Street Type(s)			
Side Yard		5	5
Rear Yard		20	20
Height Planes		65 + 1.5:1	ok
Required Buffer yards		A(North) & B(South)	ok
Buffer Yard Adjustment		NA	na
Screening around Dumpsters		YES	YES
PARKING STANDARDS			
Required Parking Based on uses 2/a.f. unit + 2.5/m.f. unit		91	96
Required loading based on uses		NA	
"Surfacing over 5 spaces 1,750 SF"		YES	
"Space sizes, aisle widths, angle data"		9x18/ 24	
Queuing lanes		NA	
Over 10 spaces 20' queuing at exit		YES	
Number of compact spaces / %		NA	
Number of Handicapped spaces		4	4
LANDSCAPE STANDARDS			
Perimeter landscaping (can't be over future R.O.W)		YES	
Standard for 4 of more lanes		NA	
Standard for less that four lanes		YES	
Side lines adjacent to parking areas 5' minimum width with trees 2.5' without trees		YES	
Interior landscaping minimum 8% area		YES	

COMMENTS:

DEVELOPMENT SUMMARY

COUNCIL DISTRICT No.: 24th
DISTRICT COUNCILMEMBER: JOHN SUMMERS
OWNERS OF RECORD:
PARCEL 106: MANNING, WILSON S. / 104 WOODMONT BV., S-105 / NASHVILLE, TN 37205
AND
PARCELS 89, 90, 91, 107, 108, 109 & 110: MANNING, WILSON S. ET UX / WOODMONT CTR. BLDG., / 104 WOODMONT BV., #105 / NASHVILLE, TN 37205
OVERLAY DISTRICT NAME: URBAN
PUD NAME: WOODMONT / KENNER LUXURY CONDOMINIUMS
PUD NUMBER:
PLAN PREP DATE: SEPTEMBER 29, 2005
SCALE: 1"=40'
DESIGN PROFFESIONAL: BARGE, WAGGONER, SUMNER & CANNON, INC / 211 COMMERCE STREET, SUITE 600 / NASHVILLE, TENNESSEE 37201 / 615-254-1500
DEVELOPER: RICHARD RHEA
US FEMA FIRM: "ZONE X" OF FEMA FIRM No.47037C0326 F, DATED: APRIL 20, 2001

METRO-REQ'D PLAN NOTES

The purpose of this submittal is to allow for the development of luxury condominiums.

Metro Fire Marshal: The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.

Metro Planning - Zoning: building setbacks shall be per the Metro Zoning Code.

Metro Water - Services Stormwater (78-840): 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 - Stormwater (Preliminary Plan/Plan): 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 - Water & Sewer (Unknown commercial/industrial Use): Note to Prospective Owners: You are strongly advised to contact Metro Water Services - Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.

Metro Water Services - Water & Sewer: Individual water and/or sanitary sewer service lines are required for each parcel.

SITE DATA TABLE

Lot No.	Building Type (Use)	Lot Area (SF)	Lot Area (AC)	No. Units	Ground Floor Area (SF)	No. Stories	Total Floor Area (SF)	FAR	PARKING Required	PARKING Shown	Impervious Area, Except Bldgs (SF)	ISR
89	Existing Single-Family	9,996	0.23	1	1,348	1	1,348	0.13	2	2	3,260	0.46
90	Existing Single-Family	10,000	0.23	1	1,793	1	1,793	0.18	2	2	1,360	0.32
91	Existing Single-Family	10,000	0.23	1	1,179	1	1,179	0.12	2	2	2,880	0.41
106-110	34-unit Multi-Family	72,411	1.66	34	7,050	3	21,150	NA	85	90	55,432	0.86
					8,113	6	48,678					
					9,291	10	92,910					
TOTALS:	-	102,407	2.35	37	28,774	-	167,058	NA	91	96	62,932	0.90

MAP 116-03
PARCELS 89, 90, 91, 106, 107 108, 109, 110

BENCHMARK
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40 20 0 20 40 80
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ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS AND SURVEYORS
PLANNERS SURVEYORS
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PHONE: (615) 254-1500 FAX: (615) 255-8572

JOSEPH H. BARGE, JR. REGISTERED ARCHITECT No. 018672 STATE OF TENNESSEE

PAUL W. LOCKWOOD REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 264

OVERALL SITE DEVELOPMENT PLAN

PRELIMINARY P.U.D.

WOODMONT / KENNER LUXURY CONDOMINIUMS

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MRE	PWL	09-29-05	PRELIMINARY PUD, ORIGINAL ISSUE

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FILE NO. 31992-00 ph. 5000

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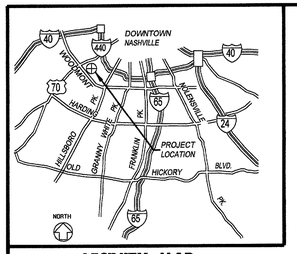

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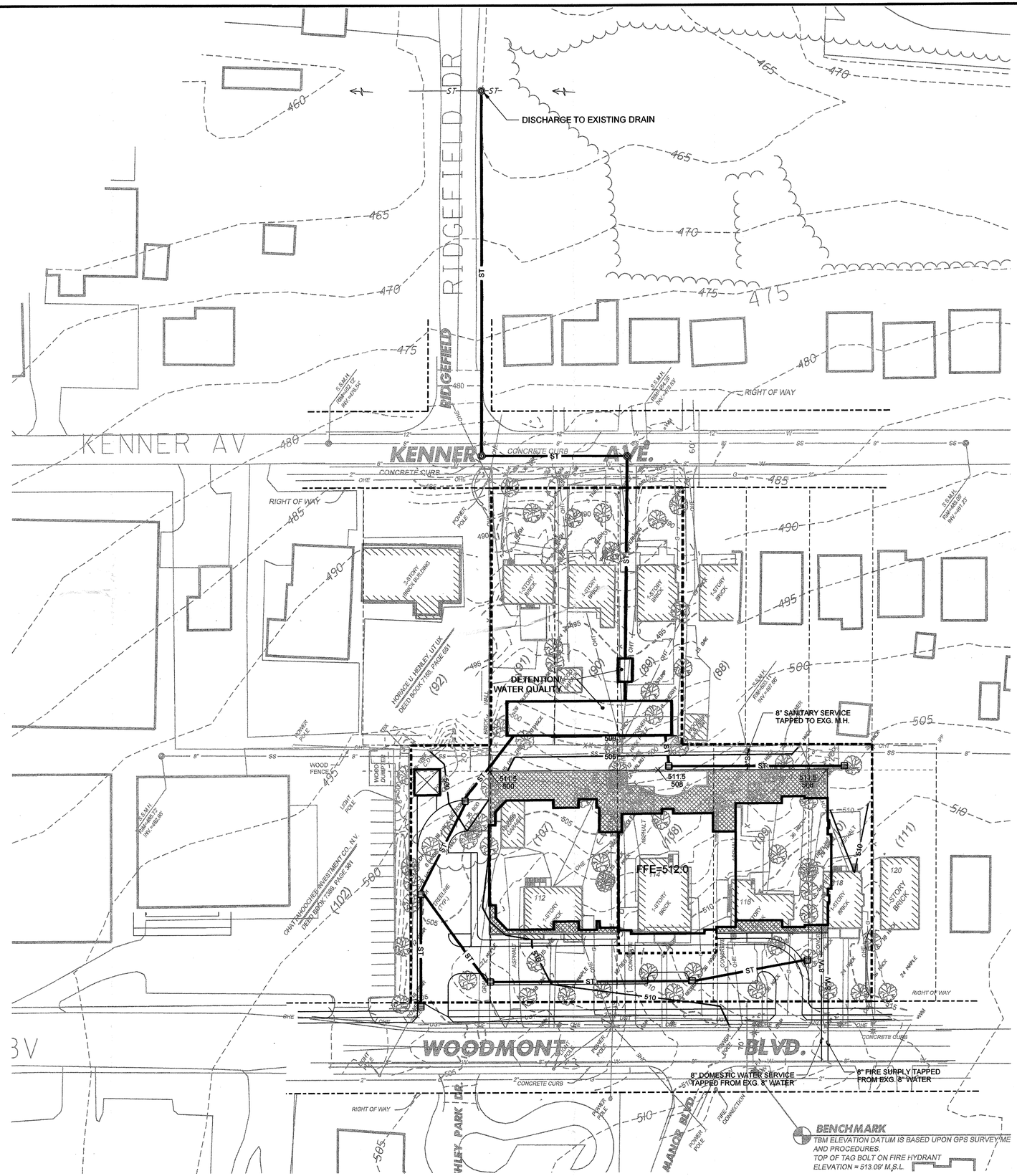

LEGEND

- 8"W — WATER LINE
- ST — STORM SEWER
- SAN — SANITARY SEWER
- FIRE HYDRANT
- DRAINAGE STRUCTURE
- STORM MANHOLE
- 500 — EXISTING CONTOURS (5' INTERVAL)
- 465 — PROPOSED CONTOURS (5' INTERVAL)
- 465/460 — ELEVATIONS AT TOP & BOTTOM OF WALL

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PHONE (615) 254-1500 FAX (615) 255-6572

PAUL W. LOCKWOOD
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 254
9/28/05

JOSEPH H. BARBARO
STATE OF TENNESSEE
NO. 018672

GRADING, DRAINAGE & UTILITY PLAN

PRELIMINARY P.U.D.
WOODMONT / KENNER LUXURY CONDOMINIUMS
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MRE	PWL	09-29-05	PRELIMINARY PUD, ORIGINAL ISSUE

C2.00

FILE NO. 31992-00 ph. 5000

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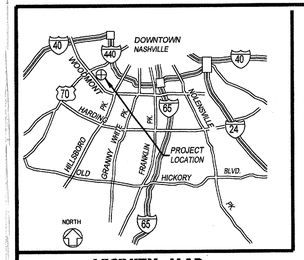
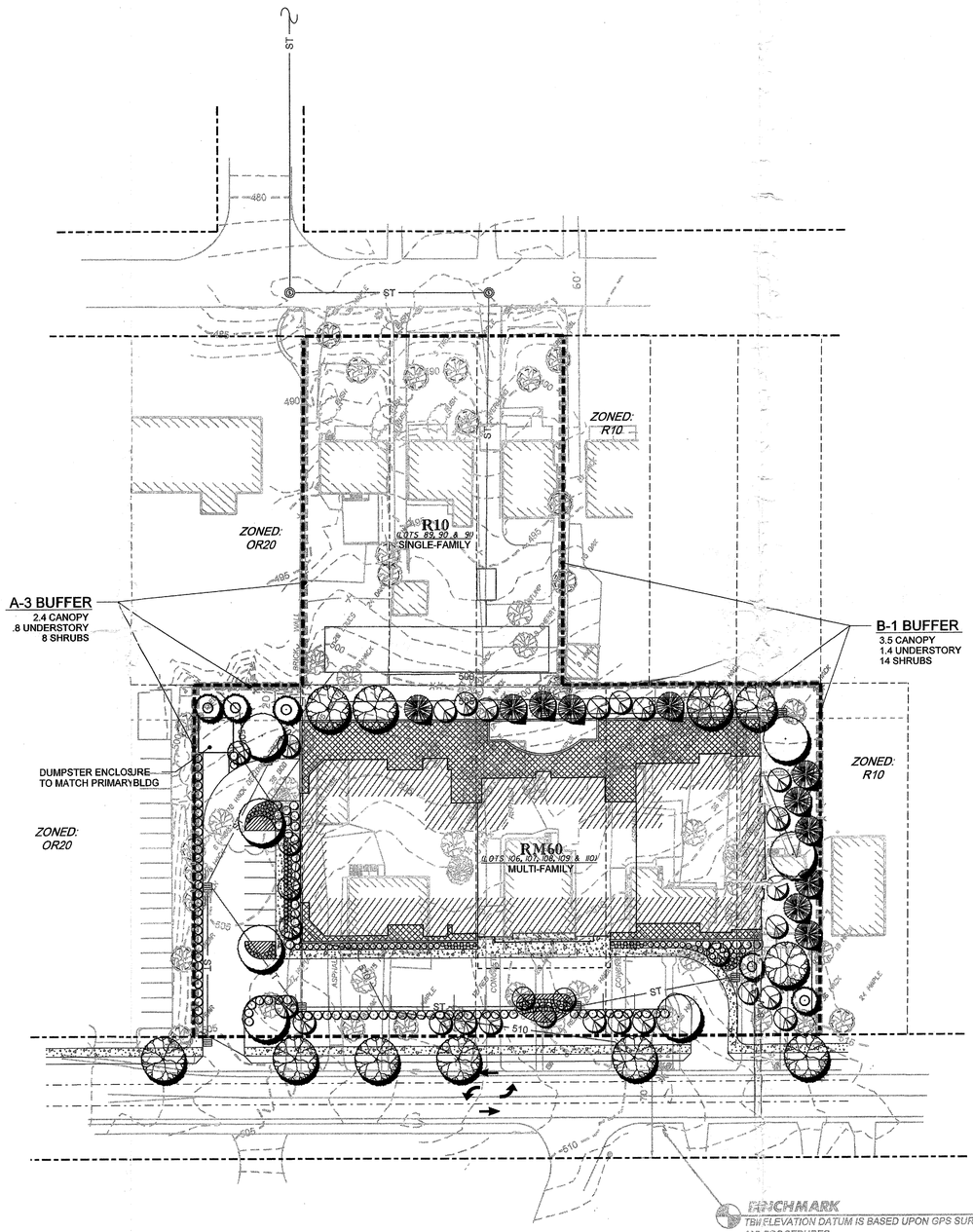


VICINITY MAP



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TREE DENSITY WORKSHEET

(Ordinance 94-1104)

Date 09-29-05
Map 116 Parcel 89, 90, 91, 106, 107, 108, 109 & 110
Application Number
Permit Number
Project Name WOODMONT / KENNER LUXURY CONDOMINIUMS
Address 114 WOODMONT BLVD. etc
BWS&C Job No. 31992-00, ph.5000

1.	Acreage (area of building site)	2.35
2.	Minus building coverage area	0.66
3.	Equals adjusted acreage	1.69
4.	Multiplied by required tree density units per ac. ×	14
5.	Equals required tree density units for project =	23.66

PROTECTED TREES (existing trees 8" DBH or larger)

DBH (diameter at breast height)
Examples: 3 trees 8" DBH x 0.4 = 1.2 density units

___ 6" DBH x 0.2 = ___	___ 20" DBH x 3.3 = ___
___ 8" DBH x 0.4 = ___	___ 22" DBH x 3.9 = ___
___ 10" DBH x 0.6 = ___	___ 24" DBH x 4.7 = ___
___ 12" DBH x 0.8 = ___	___ 26" DBH x 5.6 = ___
___ 14" DBH x 1.1 = ___	___ 28" DBH x 6.5 = ___
___ 16" DBH x 1.4 = ___	___ 30" DBH x 7.4 = ___
___ 18" DBH x 1.8 = ___	___ 32" DBH x 8.4 = ___
___ 34" DBH x 9.5 = ___	___ 48" DBH x 25.1 = ___
___ 36" DBH x 10.7 = ___	___ 50" DBH x 27.3 = ___
___ 38" DBH x 11.9 = ___	___ 52" DBH x 29.5 = ___
___ 40" DBH x 17.4 = ___	___ 54" DBH x 31.8 = ___
___ 42" DBH x 19.2 = ___	___ 56" DBH x 34.2 = ___
___ 44" DBH x 21.1 = ___	___ 58" DBH x 36.7 = ___
___ 46" DBH x 23.1 = ___	___ 60" DBH x 39.3 = ___

Total density units for protected trees = 0

REPLACEMENT TREES (new trees to be planted)

Cal (caliper inches of new tree)
Example: 4 trees 1" Cal x 0.4 = 1.6 density units

	1" Cal x 0.4 =	5" Cal x 0.9 = 9" Cal x 1.5 =
48	2" Cal x 0.5 =	24 6" Cal x 1.0 = 10" Cal x 1.7 =
	3" Cal x 0.6 =	7" Cal x 1.2 = 11" Cal x 1.9 =
	4" Cal x 0.7 =	8" Cal x 1.3 = 12" Cal x 2.1 =

Total density units for replacement trees = 24

Density units provided on above schedules.

Total density for protected trees 0
Total density for new trees + 24

Total density units provided = 24

Note:
The total density units provided must equal or exceed the requirements of #5 above. All protected and replacement trees must be shown on site plan.

Note:
Final construction landscape plans shall meet or exceed Section 17.24, Landscaping, Buffering and Tree Replacement. of the Zoning Regulations, Title 17 of the Code Metropolitan Government of Nashville and Davidson County. Trees and tree locations are conceptual only, final construction plans may vary.

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- FLOWERING / UNDERSTORY TREE
- EVERGREEN HEDGE ROW
- TP TREE PROTECTION FENCE
- REQUIRED BUFFER, TYPE AS NOTED ON PLAN
- INDICATES EXISTING TREE TO REMAIN, SUBJECT TO FINAL DESIGN

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PHONE (615) 254-1500 FAX (615) 255-8272

PAUL W. LOCKWOOD REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 291 10/10/05

LANDSCAPE PLAN

PRELIMINARY P.U.D.
WOODMONT / KENNER LUXURY CONDOMINIUMS
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
MRE	PWL	09-29-05	PRELIMINARY PUD, ORIGINAL ISSUE
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