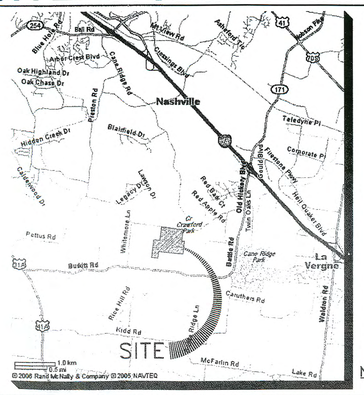
CLOVER GLEN
SPECIFIC PLAN
ANTIOCH, TENNESSEE
SPECIFIC PLAN # 2006SP122G-12
TAX MAP 182 PARCELS: 96,66,65
THIRTY-FIRST COUNCILMANIC DISTRICT
COUNCILMAN - PARKER TOLER

SHEET INDEX

SP 0.0	COVER SHEET
SP 1.0	EXISTING CONDTIONS
SP 2.0	OVERALL SITE LAYOUT
SP 2.1	SITE LAYOUT
SP 2.2	SITE LAYOUT
SP 2.3	SITE LAYOUT
SP 3.0	TYPICAL LOT LAYOUT
SP 4.0	GRADING
SP 5.0	UTILITY LAYOUT
SP 6.0	LANDSCAPE
SP-A 1.0	ARCHTECTURAL
SP-A 1.1	ARCHTECTURAL
SP-A 1.2	ARCHTECTURAL

SITE VICINITY MAP



NOT TO SCALE

DEVELOPER

CLOVER GLEN VENTURES
102 WOODMONT BLVD., SUITE 202
NASHVILLE, TN 37205
PHONE: (615) 345-0260
FAX: (615) 383-1235
CONTACT: PHILIP PILCHER

LAND PLANNING / LANDSCAPE ARCHITECTURE

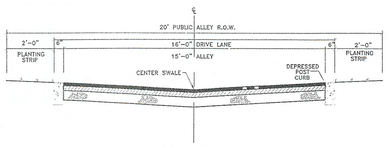
LOSE & ASSOCIATES, INC.
1314 5TH AVENUE NORTH, SUITE 200
NASHVILLE, TENNESSEE 37208
PHONE (615) 242-0040
FAX: (615) 242-1405
CONTACT: JON MILSTEAD, ASLA PROJECT MANAGER

TRAFFIC ENGINEER

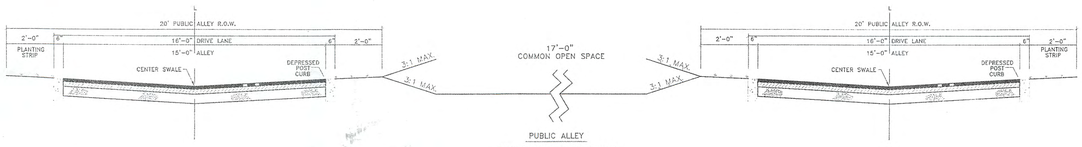
RPM TRANSPORTATION CONSULTANTS, LLC
214 CENTERIEW DRIVE, SUITE 240
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 370-8410
CONTACT: DYAN DAMRON

NASHVILLE NAVIGATION GEOGRAPHY
JUL 6 2005
METROPOLITAN PLANNING COMMISSION

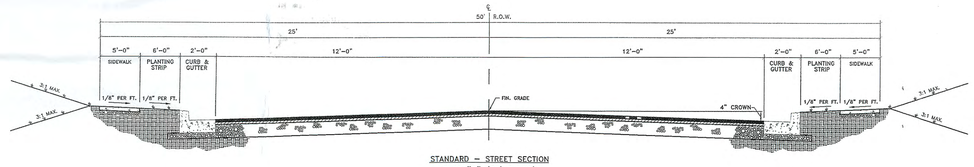
TYPICAL ROADWAY CROSS-SECTIONS



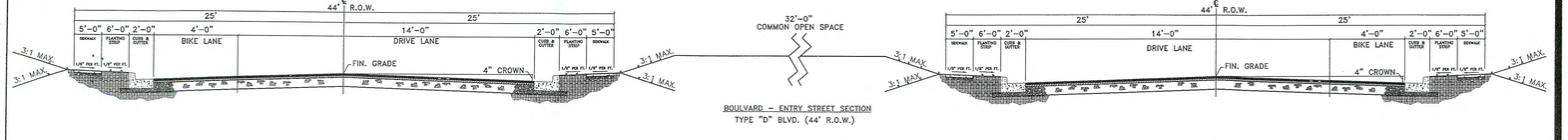
PUBLIC ALLEY
TYPE "A" ALLEY (20' R.O.W.)



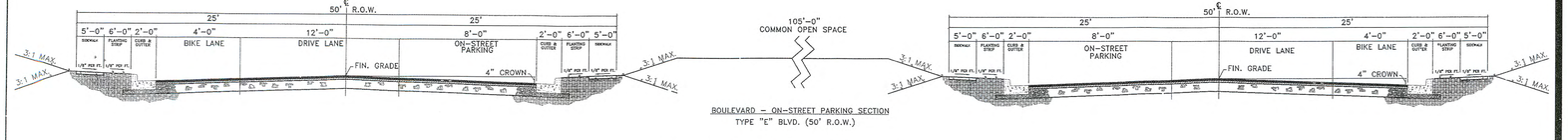
PUBLIC ALLEY
TYPE "B" ALLEY (20' R.O.W.)



STANDARD - STREET SECTION
TYPE "C" (50' R.O.W.)



BOULVARD - ENTRY STREET SECTION
TYPE "D" BLVD. (44' R.O.W.)



BOULEVARD - ON-STREET PARKING SECTION
TYPE "E" BLVD. (50' R.O.W.)

TYPICAL CROSS-SECTIONS
NOT TO SCALE

DEVELOPMENT STANDARDS

DEVELOPMENT SUMMARY

CLOVER GLEN-SPECIFIC PLAN REZONING DEVELOPMENT PLANS
THURSDAY, JUNE 01, 2006
LA# 05009-1

PROPERTY INFORMATION

COUNCILMANIC DISTRICT:	31st-COUNCILMAN PARKER TOLER	
OWNERS OF RECORD:	SMITH, DAVID ALLEN	SMITH, CORDELL JR. ETUX
TAX MAP:	182	182
PARCEL(S):	96	66,65
ACREAGE:	3 ACRES	5 ACRES, 77 ACRES
OWNER'S ADDRESS:	13565 OLD HICKORY BLVD. ANTIOCH, TN 37013	13545 OLD HICKORY BLVD. ANTIOCH, TN 37013
OWNER'S PHONE:	(615) 941-1135	(615) 941-1091
DEVELOPER/OWNERSHIP OPTIONEE:	CLOVER GLEN VENTURES	
DEVELOPER ADDERSS:	PHILIP PILCHER 102 WOODMONT BLVD. SUITE 202 NASHVILLE, TN 37205	
DEVELOPER PHONE:	(615) 345-0260	
DESIGN PROFESSIONAL/CONSULTANTS: LANDSCAPE ARCHITECTURE CIVIL ENGINEERING	LOSE & ASSOCIATES, INC. 1314 5th AVENUE NORTH SUITE 200 NASHVILLE, TN 37208 P (615) 242-0040 F (615) 242-1405	
TRAFFIC ENGINEERING	RPM TRANSPORTATION CONSULTANTS, LLC 214 CENTERVIEW DRIVE, SUITE 240 BRENTWOOD, TN 37207 (615) 370-8410	

PRELIMINARY ☐ FINAL ☐ as AMENDED, in FULL ☑ CONDITIONAL, compliance with the P.U.D. provisions of the Metropolitan Zoning Ordinance. Conditions see staff report
By JHS Date 7/13/06
Metropolitan Planning Commission

NOTES:

1. PURPOSE NOTE: WE ARE REQUESTING A ZONING CHANGE FROM AR2A TO SP IN ORDER TO DEVELOP A RESIDENTIAL PLAN THAT PROVIDES ALTERNATIVE HOUSING SELECTIONS NOT CURRENTLY AVAILABLE IN THE ANTIOCH AREA WITHOUT CREATING A STARK TRANSITION FROM THE EXISTING NEIGHBORHOOD TO A HIGHER DENSITY COMMUNITY.
2. A REVIEW OF FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C REFLECTS PANEL 47037C0432F AS AN UNPRINTED FLOOD PANEL WITH NO SPECIAL FLOOD HAZARD AREAS TO REPORT.

SITE DATA:

TOTAL SITE ACREAGE:		+/- 85 ACRES	
SINGLE FAMILY RESIDENTIAL AREA		36.00 ACRES	
TOWNHOME AREA		1.97 ACRES	
OPEN SPACE:		SQUARE FOOTAGE	ACREAGE
	ACTIVE	459,990	10.56
	PASSIVE	827,799	19.00
	TOTAL	1,287,789	29.56
RIGHT OF WAY:		751,410	17.47

PROPOSED DWELLING UNITS:	QUANTITY	MINIMUM LOT SIZE	BUILDING ENVELOPE
A-VILLAGE HOME-ALLEY ENTRY GARAGE	122	5,000 SF (50'x100')	2,730 SF (42'x65')
B-VILLA HOME-STREET ENTRY GARAGE	95	6,000 SF (50'x120')	3,150 SF (42'x75')
C-MANOR HOME-SIDE ENTRY GARAGE	30	9,000 SF (75'x120')	4,875 SF (65'x75')
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	44	1,793 SF (16.3'x110')	1,304 SF (16.3'x80')
TOTAL:	291		

PHASING					
	1	2	3	4
A	44	0	48	30
B	26	20	4	45
C	0	9	13	8
D	44	0	0	0
	114	29	65	83

PHASING:	DENSITY	DWELLING UNITS	ACREAGE
PHASE 1	3.78 UNITS/ACRE	114	30.17 AC+/-
PHASE 2	2.36 UNITS/ACRE	29	12.28 AC+/-
PHASE 3	3.19 UNITS/ACRE	65	20.40 AC+/-
PHASE 4	3.75 UNITS/ACRE	83	22.15 AC+/-
TOTAL:	3.42 UNITS/ACRE	291	85.00 AC

SETBACKS:	FRONT	SIDE/BETWEEN	REAR
A-VILLAGE HOME-ALLEY ENTRY GARAGE	15'	4'/8'	20'
B-VILLA HOME-STREET ENTRY GARAGE	20'	4'/8'	25'
C-MANOR HOME-SIDE ENTRY GARAGE	20'	5'/10'	25'
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	10'	8'/8'	20'

FLOOR AREA RATIO:	MAXIMUM HOME SIZE	MINIMUM LOT SIZE	FAR
A-VILLAGE HOME-ALLEY ENTRY GARAGE	3,000	5,000 SF (50'x100')	0.51
B-MANOR HOME-SIDE ENTRY GARAGE	3,000	6,000 SF (50'x120')	0.44
C-VILLA HOME-STREET ENTRY GARAGE	3,000	9,000 SF (75'x120')	0.29
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	2,500	2,673 SF (24.3'x110')	0.65
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	2,500	1,793 SF (16.3'x110')	0.68

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING
1314 5th Avenue North Nashville, TN 37208 615.242.0040

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DAVID A. COOPER
REGISTERED
AUGUST 17, 2006
TENNESSEE NO. 331
LANDSCAPE ARCHITECT

CLOVER GLEN
SPECIFIC PLAN RE-ZONING
DEVELOPMENT PLAN
THIRTY-FIRST COUNCILMANIC DISTRICT
PREPARED FOR
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS		
NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE
COVER SHEET

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY	SCALE
BHP	N/A
CHECKED BY	
JMM	
SHEET NUMBER	
SP 0.0	

SP-2006SP-122G-12

SLOPE LEDGEND

15%–19.9%	
19.9%–25%	
25% AND OVER	

SOIL LEDGEND

AmB–	ARMOUR SILT LOAM, 2%–5% SLOPES
BbD–	BARFIELD–ROCK OUTCROP COMPLEX, 5%–20% SLOPES
CaB–	CAPSHAW SILT LOAM, 2%–5% SLOPES
HmD–	HAMPSHIRE SILT LOAM, 12%–20% SLOPES
Ld–	LINDELL SILT LOAM
RtC–	ROCK OUTCROP TALBOTT COMPLEX, 5%–15% SLOPES
SmC–	STEMLEY CHERTY SILT LOAM, 3%–12% SLOPES
StC–	SILVERSVILLE LOAM, 3%–12% SLOPES
TbC–	TALBOTT SILT LOAM, 2%–10% SLOPES
TrC–	TALBOTT–ROCK COMPLEX, 5%–15% SLOPES

NOTES:

1. ALL BASE INFORMATION PROVIDED BY DAVIDSON COUNTY GIS AND HAS NOT BEEN FIELD–VERIFIED. ALL AREAS AND DISTANCES HEREIN ARE APPROXIMATE AND ARE NOT FINAL MEASUREMENTS.
2. LOSE & ASSOCIATES, INC., ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BASE INFORMATION PROVIDED BY OTHERS.

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DAVID A. COOPE REGISTERED ARCHITECT TENNESSEE NO. 4566 LANDSCAPE ARCHITECT

CLOVER GLEN

SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT
PREPARED FOR
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

DEVELOPMENT PLAN EXISTING CONDITIONS AND SITE ANALYSIS

PROJECT NUMBER 05009-1	DATE 06/01/06
DRAWN BY BHP	SCALE 1" = 100'
CHECKED BY JMM	
SHEET NUMBER SP 1.0	

STORMWATER NOTES:

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.

BUFFER NOTE (IF THERE IS A DRAIN BUFFER):
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 STORMWATER MANAGEMENT MANUAL VOLUME 1–REGUALATIONS.

PRELIMINARY NOTE:
THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE TO THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

ACCESS NOTE:
METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

C/D NOTE:
SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

A CLASS V INJECTION WELL PERMIT WILL BE REQUIRED PRIOR TO FINAL PLAN APPROVAL FOR SINKHOLE ALTERATION.

LEGEND

21A — UNIT NUMBER AND TYPE
A–VILLAGE
B–VILLA
C–MANOR
D–TOWNHOME

✳ — CRITICAL LOTS AS IDENTIFIED BASED ON METRO REQUIREMENTS

(3) — SINK HOLE LOCATIONS

NOTE:
LIGHT DETAIL PROVIDED BY HOLOPHANE, AS SHOWN MEMPHIS LUMINARE ON A COLUMBIA POST WITH A BOSTON HARBOR ARM. IT IS THE INTENT OF THE DEVELOPER TO USE THIS STYLE OF LIGHTING OR A SIMILAR EQUIVALNT. THE OF THE LIGHT SHOWN MAY VARY TO MATCH THE SCALE OF THE DEVELOPMENT.

0 100 200 300
SCALE: 1"= 100'–0"

SITE DATA:

TOTAL SITE ACREAGE:		+/– 85 ACRES	
SINGLE FAMILY RESIDENTIAL AREA		36.00 ACRES	
TOWNHOME AREA		1.97 ACRES	
OPEN SPACE:		**SQUARE FOOTAGE**	**ACREAGE**
	ACTIVE	459,990	10.56
	PASSIVE	827,799	19.00
	TOTAL	1,287,789	29.56
RIGHT OF WAY:		751,410	17.47

PROPOSED DWELLING UNITS:	**QUANTITY**	**MINIMUM LOT SIZE**	**BUILDING ENVELOPE**		**PHASING 1**	**2**	**3**	**4**
A–VILLAGE HOME–ALLEY ENTRY GARAGE	122	5,000 SF (50'x100')	2,730 SF (42'x65')	A	44	0	48	30
B–VILLA HOME–STREET ENTRY GARAGE	95	6,000 SF (50'x120')	3,150 SF (42'x75')	B	26	20	4	45
C–MANOR HOME–SIDE ENTRY GARAGE	30	9,000 SF (75'x120')	4,875 SF (65'x75')	C	0	9	13	8
D–TOWNHOME–ALLEY ENTRY (GARAGE OPT.)	44	1,793 SF (16.3'x110')	1,304 SF (16.3'x80')	D	44	0	0	0
TOTAL:	291				114	29	65	83

PHASING:	**DENSITY**	**DWELLING UNITS**	**ACREAGE**
PHASE 1	3.78 UNITS/ACRE	114	30.17 AC+/–
PHASE 2	2.36 UNITS/ACRE	29	12.28 AC+/–
PHASE 3	3.19 UNITS/ACRE	65	20.40 AC+/–
PHASE 4	3.75 UNITS/ACRE	83	22.15 AC+/–
TOTAL:	3.42 UNITS/ACRE	291	85.00 AC

SETBACKS:	**FRONT**	**SIDE/BETWEEN**	**REAR**
A–VILLAGE HOME–ALLEY ENTRY GARAGE	15'	4'/8'	20'
B–VILLA HOME–STREET ENTRY GARAGE	20'	4'/8'	25'
C–MANOR HOME–SIDE ENTRY GARAGE	20'	5'/10'	25'
D–TOWNHOME–ALLEY ENTRY (GARAGE OPT.)	10'	8'/8'	20'

FLOOR AREA RATIO:	**MAXIMUM HOME SIZE**	**MINIMUM LOT SIZE**	**FAR**
A–VILLAGE HOME–ALLEY ENTRY GARAGE	3,000	5,000 SF (50'x100')	0.51
B–MANOR HOME–SIDE ENTRY GARAGE	3,000	6,000 SF (50'x120')	0.44
C–VILLA HOME–STREET ENTRY GARAGE	3,000	9,000 SF (75'x120')	0.29
D–TOWNHOME–ALLEY ENTRY (GARAGE OPT.)	2,500	2,673 SF (24.3'x110')	0.65
D–TOWNHOME–ALLEY ENTRY (GARAGE OPT.)	2,500	1,793 SF (16.3'x110')	0.68

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DAVID A. COOPER
REGISTERED
No. 2162
LICENSED LANDSCAPE ARCHITECT
TENNESSEE
10
LANDSCAPE ARCHITECT

CLOVER GLEN
SPECIFIC PLAN RE-ZONING
DEVELOPMENT PLAN
THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR:
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS		
NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

OVERALL PLANNED DEVELOPMENT SITE LAYOUT PLAN

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: 1" = 100'
CHECKED BY: JMM	

SHEET NUMBER
SP 2.0

ALLEY LOTS
ALLOW ALL HOMES VISIBLE FROM OLD HICKORY BLVD. TO FACE STREET.

ENTRY BOULEVARD
0.13 AC MEDIAN

ENTRY SIGNAGE FEATURE

OLD HICKORY BLVD.

VILLAGE GREEN
FORMAL OPEN SPACE WITH TREES, BENCHES, SIDEWALKS, LAWN, & ON-STREET PARKING.
1.53 AC

HILLSIDE PRESERVATION
EXISTING VEGETATION PRESERVED ALONG OLD HICKORY BLVD.- TO REDUCE VIEW OF HOMES FROM STREET.

POCKET PARK
SMALL OPENSPACE AREA, SPACED THROUGHOUT THE DEVELOPMENT.
0.03 AC

TYPICAL BUILDING ENVELOPE SQUARE FOOTAGE

POCKET PARK
0.13 AC

SINK HOLE TO REMAIN IN OPEN SPACE

OPEN SPACE
PRESERVATION OF EXISTING FORESTED AREAS ALONG PROPERTY BOUNDARY TO MAINTAIN VISUAL BUFFER TO ADJACENT PROPERTIES.

FUTURE CONNECTION

12.5' PEDESTRIAN/BIKE CONNECTOR LANE

BIKE PATH

RETENTION PONDS
STORM WATER BASINS FOR WATER QUALITY AND CONTROL OF OFF-SITE DRAINAGE.

EXISTING STREAM

TYPE "A" ALLEY (20' R.O.W.)
TYPE "B" ALLEY (20' R.O.W.)
TYPE "C" (50' R.O.W.)
TYPE "D" BLVD. (44' R.O.W.)
TYPE "E" BLVD. (50' R.O.W.)

PHASE 3
75.51 Ac.
PHASE 4

SCALE: 1"= 50'-0"

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DAVID A. COOPER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

CLOVER GLEN

SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT
PREPARED FOR
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

PLANNED DEVELOPMENT SITE LAYOUT PLAN

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: 1" = 50'
CHECKED BY: JMM	

SHEET NUMBER

SP 2.1

BIKE PATH

12.5' PEDESTRIAN/BIKE CONNECTOR LANE

TYPE "A" ALLEY (20' R.O.W.)

PHASE 3
PHASE 4
75.51 Ac.

RETENTION PONDS
STORM WATER BASINS FOR WATER QUALITY AND CONTROL OF OFF-SITE DRAINAGE.

POCKET PARK
SMALL OPEN SPACE AREA, SPACED THROUGHOUT THE DEVELOPMENT.
0.08 AC

TYPE "C" (50' R.O.W.)

PHASE 1
PHASE 2
PHASE 3
PHASE 4

TYPE "C"

TYPE "A" ALLEY

EXISTING STREAM

RETENTION PONDS
STORM WATER BASINS FOR WATER-QUALITY AND CONTROL OF OFF-SITE DRAINAGE.

OPEN SPACE
PRESERVATION OF EXISTING FORESTED AREAS ALONG PROPERTY BOUNDARY TO MAINTAIN VISUAL BUFFER TO ADJACENT PROPERTIES.

TYPICAL BUILDING ENVELOPE SQUARE FOOTAGE

NEIGHBORHOOD PARK
CENTRAL COMMUNITY PARK FOR BOTH YOUTH AND ADULTS; INCLUDES PLAYGROUND STRUCTURES, BENCHES, LIGHTING, ETC.
0.75 AC

FUTRURE CONNECTION

0 50 100 150
SCALE: 1"= 50'-0"

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DAVID A. COOPER
REGISTERED
LANDSCAPE ARCHITECT

CLOVER GLEN

SPECIFIC PLAN RE-ZONING
DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT
PREPARED FOR:
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS		
NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

PLANNED DEVELOPMENT SITE LAYOUT PLAN

PROJECT NUMBER 05009-1	DATE 06/01/06
DRAWN BY BHP	SCALE 1" = 50'
CHECKED BY JMM	

SHEET NUMBER

SP 2.2

EXISTING STREAM

12.5' PEDESTRIAN/BIKE CONNECTOR LANE

BIKE PATH

TYPE "A" ALLEY (20' R.O.W.)

TYPE "C" (50' R.O.W.)

PHASE 3
75.51 Ac.
PHASE 4

PHASE 1
PHASE 5

PHASE 4
PHASE 2

4 Ac.

POCKET PARK
SMALL OPEN SPACE AREA, SPACED THROUGHOUT THE DEVELOPMENT.
0.14 AC

TYPICAL BUILDING ENVELOPE SQUARE FOOTAGE

RETENTION PONDS
STORM WATER BASINS FOR WATER QUALITY AND CONTROL OF OFF-SITE DRAINAGE.

OPEN SPACE
PRESERVATION OF EXISTING FORESTED AREAS ALONG PROPERTY BOUNDARY TO MAINTAIN VISUAL BUFFER TO ADJACENT PROPERTIES.

NEIGHBORHOOD PARK
CENTRAL COMMUNITY PARK FOR BOTH YOUTH AND ADULTS; INCLUDES PLAYGROUND STRUCTURES, BENCHES, LIGHTING, ETC.
0.75 AC

FUTRURE CONNECTION

FUTRURE CONNECTION

0 50 100 150
SCALE: 1"= 50'-0"

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DAVID A. COOPER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
LANDSCAPE ARCHITECT

CLOVER GLEN

SPECIFIC PLAN RE-ZONING
DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR
CLOVER GLEN VENTURES

ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

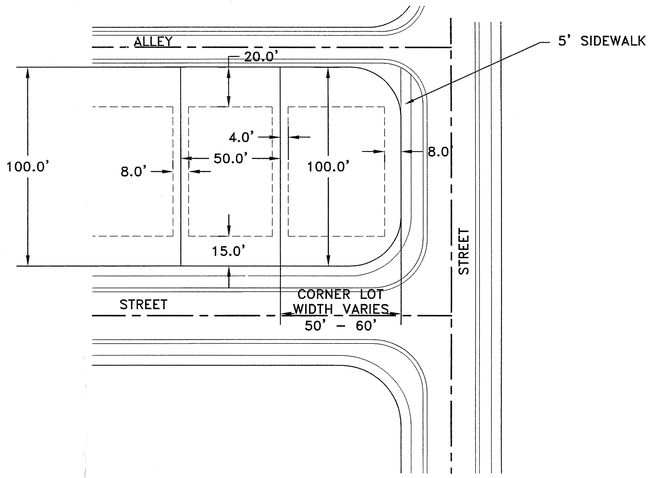
SHEET TITLE

PLANNED DEVELOPMENT SITE LAYOUT PLAN

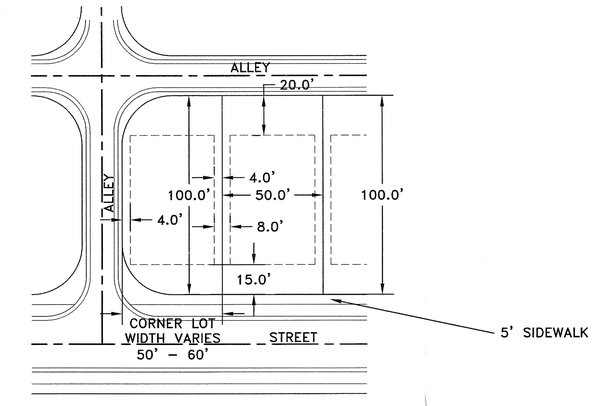
PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: 1" = 50'
CHECKED BY: JMM	

SHEET NUMBER

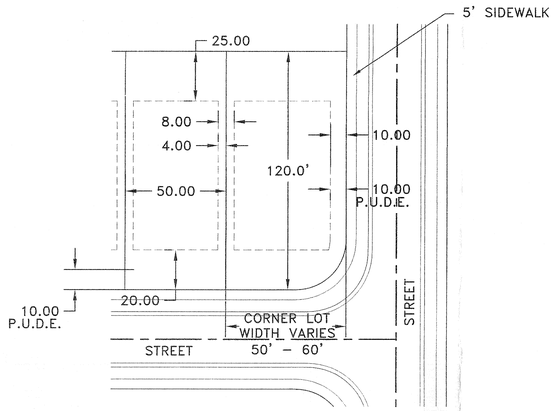
SP 2.3



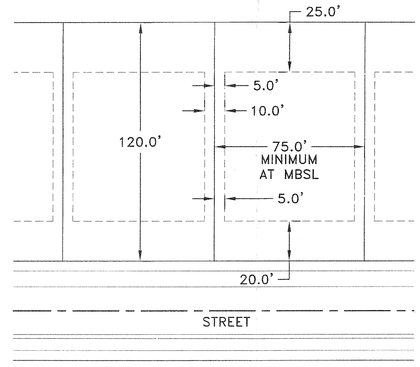
"A" PLAN VIEW OF A TYPICAL ALLEY-LOADED LOT AND CORNER LOT
SCALE: 1" = 30'



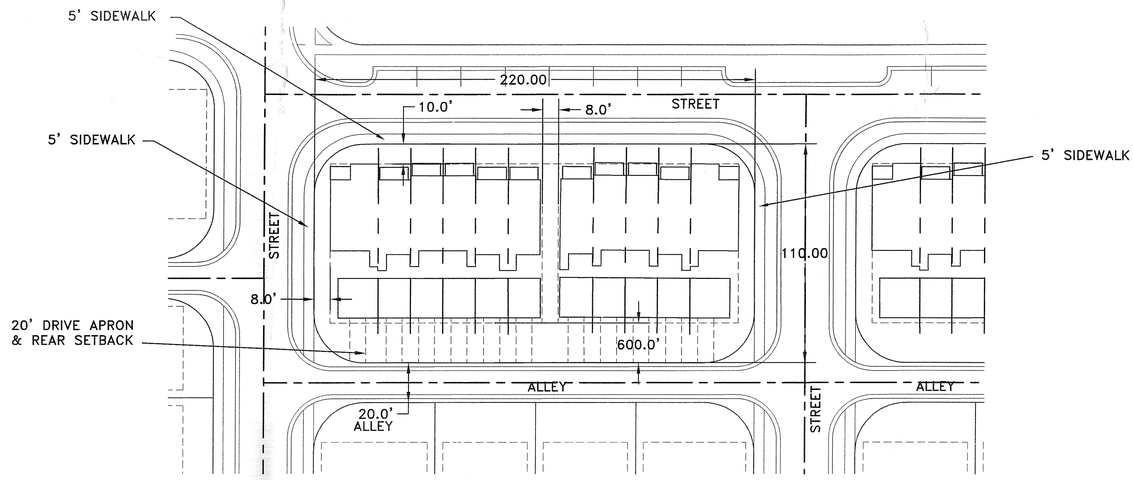
"A" PLAN VIEW OF A TYPICAL ALLEY-LOADED LOT AND ALLEY CORNER LOT
SCALE: 1" = 30'



"B" PLAN VIEW OF A TYPICAL FRONT-LOADED LOT AND CORNER LOT
SCALE: 1" = 30'



"C" PLAN VIEW OF A TYPICAL SIDE-LOADED LOT
SCALE: 1" = 30'



"D" PLAN VIEW OF A TYPICAL TOWNHOME UNIT BLOCK
SCALE: 1" = 30'

SCALE: 1"= 30'-0"

SITE DATA:

TOTAL SITE ACREAGE:	+/- 85 ACRES	
SINGLE FAMILY RESIDENTIAL AREA	36.00 ACRES	
TOWNHOME AREA	1.97 ACRES	

OPEN SPACE:	SQUARE FOOTAGE	ACREAGE
ACTIVE	459,990	10.56
PASSIVE	827,799	19.00
TOTAL	1,287,789	29.56
RIGHT OF WAY:	751,410	17.47

PROPOSED DWELLING UNITS:	QUANTITY	MINIMUM LOT SIZE	BUILDING ENVELOPE		PHASING 1	2	3	4
A-VILLAGE HOME-ALLEY ENTRY GARAGE	122	5,000 SF (50'x100')	2,730 SF (42'x65')	A	44	0	48	30
B-VILLA HOME-STREET ENTRY GARAGE	95	6,000 SF (50'x120')	3,150 SF (42'x75')	B	26	20	4	45
C-MANOR HOME-SIDE ENTRY GARAGE	30	9,000 SF (75'x120')	4,875 SF (65'x75')	C	0	9	13	8
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	44	1,793 SF (16.3'x110')	1,304 SF (16.3'x80')	D	44	0	0	0
TOTAL:	291				114	29	65	83

PHASING:	DENSITY	DWELLING UNITS	ACREAGE
PHASE 1	3.78 UNITS/ACRE	114	30.17 AC+/-
PHASE 2	2.36 UNITS/ACRE	29	12.28 AC+/-
PHASE 3	3.19 UNITS/ACRE	65	20.40 AC+/-
PHASE 4	3.75 UNITS/ACRE	83	22.15 AC+/-
TOTAL:	3.42 UNITS/ACRE	291	85.00 AC

SETBACKS:	FRONT	SIDE/BETWEEN	REAR
A-VILLAGE HOME-ALLEY ENTRY GARAGE	15'	4'/8'	20'
B-VILLA HOME-STREET ENTRY GARAGE	20'	4'/8'	25'
C-MANOR HOME-SIDE ENTRY GARAGE	20'	5'/10'	25'
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	10'	8'/8'	20'

FLOOR AREA RATIO:	MAXIMUM HOME SIZE	MINIMUM LOT SIZE	FAR
A-VILLAGE HOME-ALLEY ENTRY GARAGE	3,000	5,000 SF (50'x100')	0.51
B-MANOR HOME-SIDE ENTRY GARAGE	3,000	6,000 SF (50'x120')	0.44
C-VILLA HOME-STREET ENTRY GARAGE	3,000	9,000 SF (75'x120')	0.29
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	2,500	2,673 SF (24.3'x110')	0.65
D-TOWNHOME-ALLEY ENTRY (GARAGE OPT.)	2,500	1,793 SF (16.3'x110')	0.68

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DAVID A. COOPE REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 317 LANDSCAPE ARCHITECT

CLOVER GLEN

SPECIFIC PLAN RE-ZONING
DEVELOPMENT PLAN
THIRTY-FIRST COUNCILMANIC DISTRICT
PREPARED FOR
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

TYPICAL LOT LAYOUTS

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: 1" = 30'
CHECKED BY: DAC	

SHEET NUMBER

SP 3.0

NOTE: *'S INDICATE CRITICAL LOTS.

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MICHAEL W. WEBB
REGISTERED LANDSCAPE ARCHITECT
No. 102199
STATE OF TENNESSEE

CLOVER GLEN

SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR
CLOVER GLEN VENTURES

ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

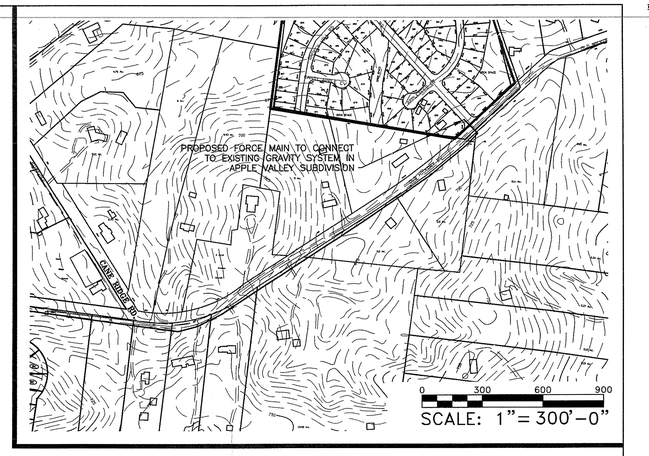
SHEET TITLE

OVERALL PLANNED DEVELOPMENT GRADING PLAN

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: ERF	SCALE: 1" = 100'
CHECKED BY: DAC	

SHEET NUMBER

SP 4.0



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CLOVER GLEN

SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR
CLOVER GLEN VENTURES

ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

OVERALL PLANNED DEVELOPMENT SITE UTILITY PLAN

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: ERF	SCALE: 1" = 100'
CHECKED BY: DAC	

SHEET NUMBER

SP 5.0

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DAVID A. COOPER
REGISTERED
AUG. ECCT. FLDR.
REGISTERED
TENNESSEE NO. 4215
LANDSCAPE ARCHITECT

CLOVER GLEN
SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN
THIRTY-FIRST COUNCILMANIC DISTRICT
PREPARED FOR
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

PLANNED DEVELOPMENT SITE LANDSCAPE PLAN

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY BHP	SCALE 1" = 100'
CHECKED BY JMM	

SHEET NUMBER

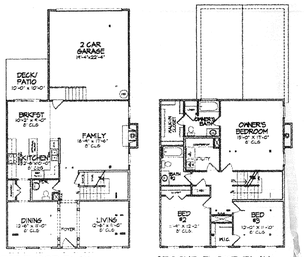
SP 6.0

ELEVATION — CLOVER GLEN ALLEY UNIT

ELEVATION — CLOVER GLEN ALLEY UNIT

ELEVATION — CLOVER GLEN ALLEY UNIT

ELEVATION — CLOVER GLEN ALLEY UNIT



FIRST FLOOR PLAN — SECOND FLOOR PLAN

VILLAGE HOME (TYPE "A")

BUILDING MATERIALS:

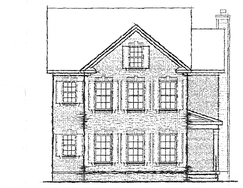
FRONTS

BRICK, STONE, AND OTHER MASONRY MATERIALS.HOMES FACING OLD HICKORY BLVD. - PREDOMINANTLY BRICK.

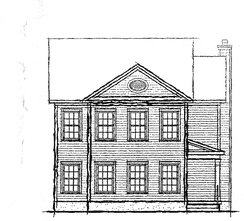
NOTES:

NO VINYL ON ANY EXPOSED SIDE OF HOME VISIBLE FROM OLD HICKORY BLVD, NOR ANY SIDE VISIBLE FROM AN INTERNAL STREET, EXCEPT FOR ACCENTS. LOTS FACING OLD HICORY BLVD. - FACADES PREDOMINANTLY BRICK.

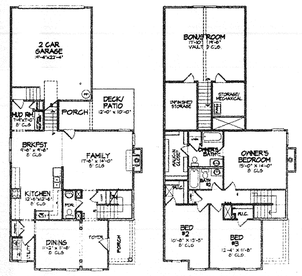
ELEVATION — CLOVER GLEN ALLEY UNIT



ELEVATION — CLOVER GLEN ALLEY UNIT



ELEVATION — CLOVER GLEN ALLEY UNIT

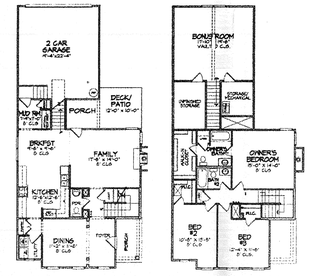


FIRST FLOOR PLAN — SECOND FLOOR PLAN

ELEVATION — CLOVER GLEN ALLEY UNIT

ELEVATION — CLOVER GLEN ALLEY UNIT

ELEVATION — CLOVER GLEN ALLEY UNIT



FIRST FLOOR PLAN — SECOND FLOOR PLAN

CLOVER GLEN ALLEY LOADED UNIT

FRONT ELEVATION — CLOVER GLEN SIX UNIT BUILDING

BUILDING MATERIALS:

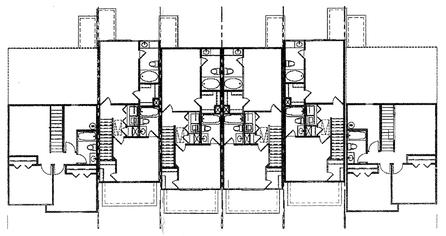
FRONTS:

BRICK, STONE, AND OTHER MASONRY PRODUCTS.

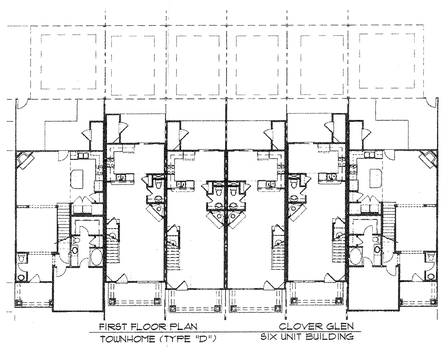
END UNITS:

SIDES TO BRICK AND OTHER MASONRY PRODUCTS.

VINYL MAY BE USED ON REAR AND AS ACCENTS ONLY.

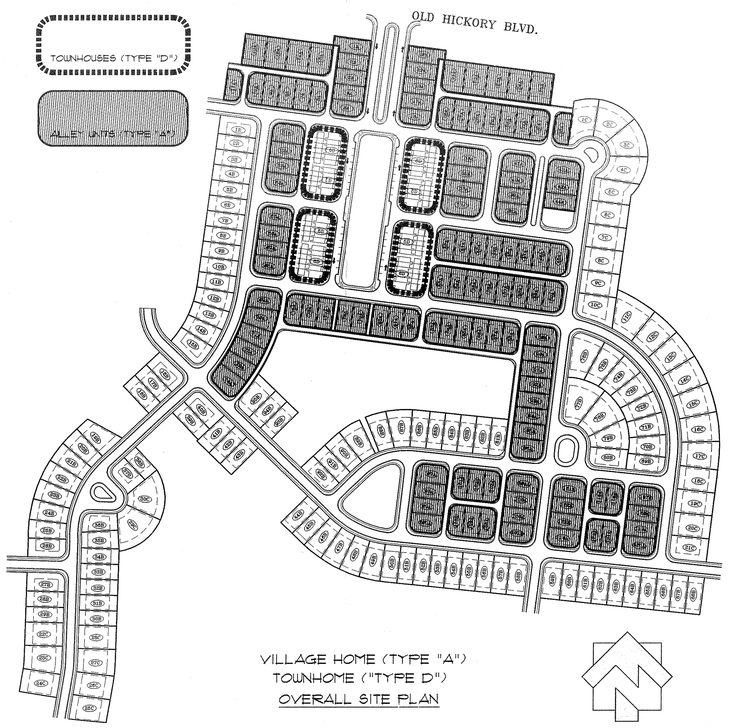


SECOND FLOOR PLAN — CLOVER GLEN SIX UNIT BUILDING



FIRST FLOOR PLAN — CLOVER GLEN SIX UNIT BUILDING

TOWNHOME (TYPE "D")



VILLAGE HOME (TYPE "A")
TOWNHOME ("TYPE D")
OVERALL SITE PLAN

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CLOVER GLEN

SPECIFIC PLAN RE-ZONING
DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR
CLOVER GLEN VENTURES
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

OVERALL SITE LAYOUT PLAN
TOWNHOUSE PLANS AND ELEVATIONS

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: N/A
CHECKED BY: JMM	

SHEET NUMBER

SP-A 1.0

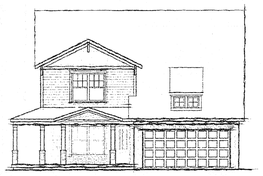
VILLA HOMES

FREDOMINANTLY BRICK AND OTHER MASONRY PRODUCTS FRONTS AND SIDES.

VINYL MAY BE USED ONLY ON THE REARS AND AS ACCENTS.

NO VINYL VISIBLE FROM OLD HICKORY BLVD. NOR ANY INTERNAL DRIVE EXCEPT AS ACCENTS.

ELEVATION — CLOVER GLEN FRONT LOADED UNITS



ELEVATION — CLOVER GLEN FRONT LOADED UNITS

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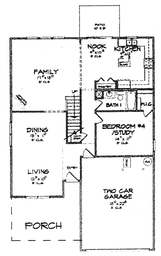
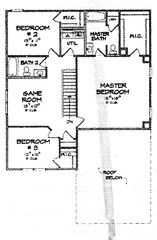
ELEVATION — CLOVER GLEN FRONT LOADED UNITS

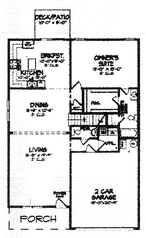


FIRST FLOOR PLAN

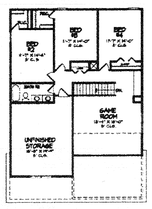


SECOND FLOOR PLAN

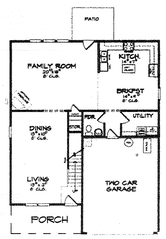
VILLA HOME (TYPE "B") 2 STORY



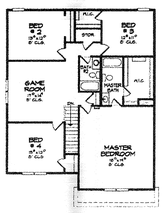
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN — CLOVER GLEN FRONT LOADED UNITS

ELEVATION — CLOVER GLEN FRONT LOADED UNITS

ELEVATION — CLOVER GLEN FRONT LOADED UNITS

ELEVATION — CLOVER GLEN FRONT LOADED UNITS

ELEVATION — CLOVER GLEN FRONT LOADED UNITS

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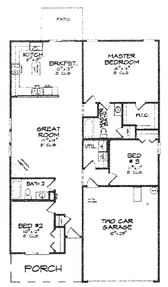
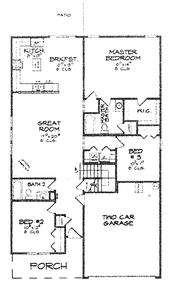
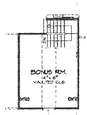


FLOOR PLAN



FIRST FLOOR PLAN



BONUS ROOM PLAN — CLOVER GLEN FRONT LOADED UNITS

VILLA HOME (TYPE "B") BUNGALOW UNIT SINGLE STORY

BUNGALOW UNIT
VILLA LOTS - ONLY:

NO MORE THAN A TOTAL OF 20 UNITS WITHIN DEVELOPEMENT.

REQUIRED, WRAP-AROUND PORCHES.

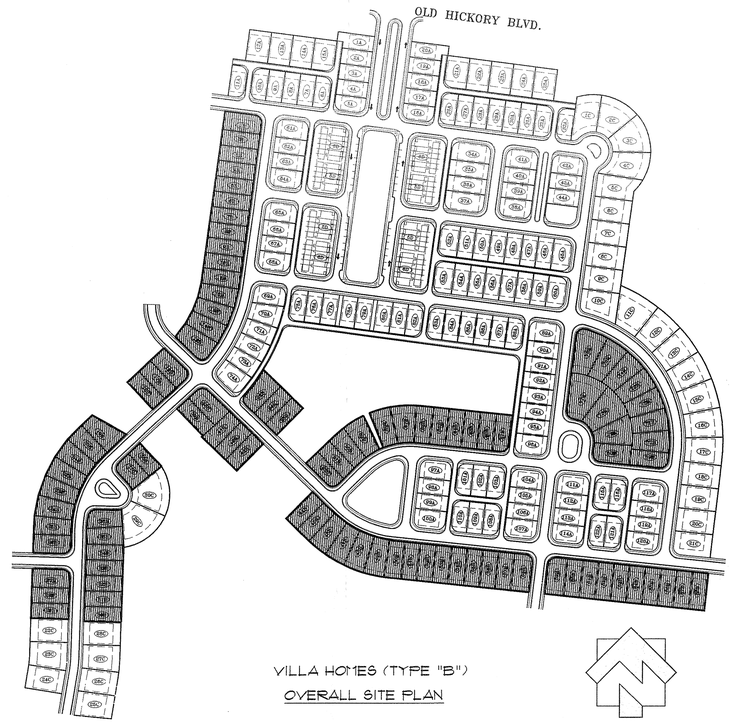
MID BLOCK LOTS ONLY (NOT APPROVED FOR CORNER LOT LOCATIONS)

NOT APPROVED FOR SIDE BY SIDE LOCATIONS.

PREDOMINANTLY BRICK AND OTHER MASONRY PRODUCTS FRONTS AND SIDES.

VINYL MAY BE USED ONLY ON THE REARS AND AS ACCENTS.

NO VINYL VISIBLE FROM OLD HICKORY BLVD. NOR ANY INTERNAL DRIVE EXCEPT AS ACCENTS.



VILLA HOMES (TYPE "B")
OVERALL SITE PLAN

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CLOVER GLEN

SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR
CLOVER GLEN VENTURES

ANTIOCH, DAVIDSON COUNTY, TENNESSEE

REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE

OVERALL SITE LAYOUT PLAN
FRONT LOADED PLANS AND ELEVATIONS

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: N/A
CHECKED BY: JMM	

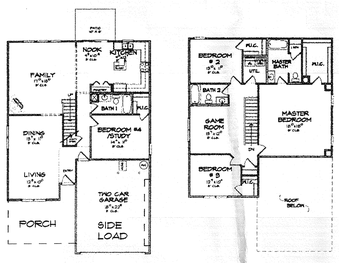
SHEET NUMBER

SP-A 1.1

ELEVATION — CLOVER GLEN SIDE LOADED UNITS

ELEVATION — CLOVER GLEN SIDE LOADED UNITS

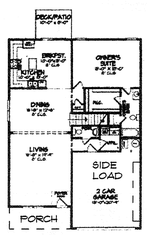
ELEVATION — CLOVER GLEN SIDE LOADED UNITS



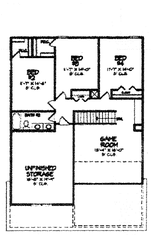
FIRST FLOOR PLAN

SECOND FLOOR PLAN

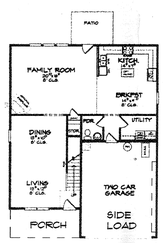
MANOR HOME (TYPE "C")



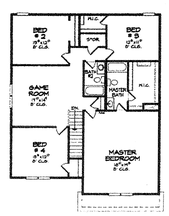
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

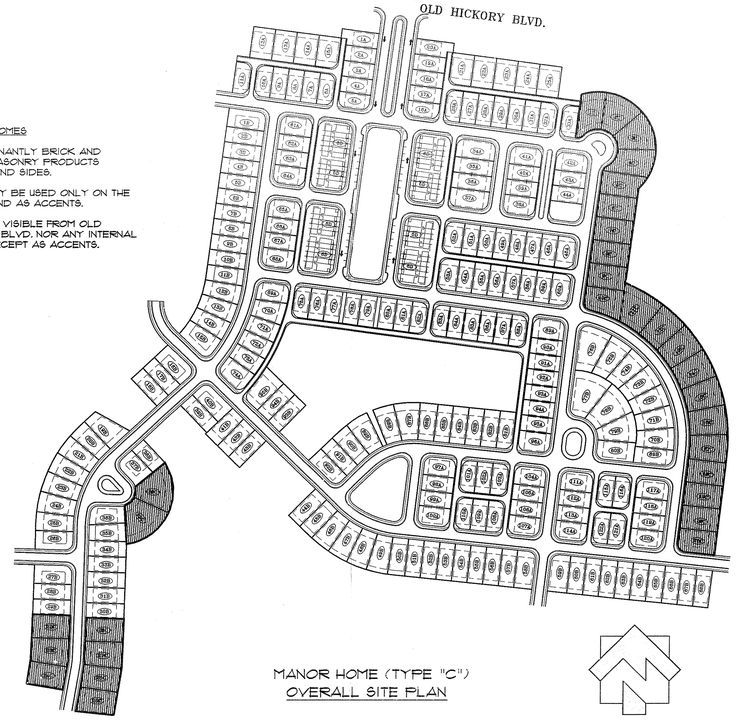
CLOVER GLEN SIDE LOADED UNITS

MANOR HOMES

PREDOMINANTLY BRICK AND OTHER MASONRY PRODUCTS FRONTS AND SIDES.

VINYL MAY BE USED ONLY ON THE REARS AND AS ACCENTS.

NO VINYL VISIBLE FROM OLD HICKORY BLVD. NOR ANY INTERNAL DRIVE EXCEPT AS ACCENTS.



MANOR HOME (TYPE "C")
OVERALL SITE PLAN

CLOVER GLEN

SPECIFIC PLAN RE-ZONING DEVELOPMENT PLAN

THIRTY-FIRST COUNCILMANIC DISTRICT

PREPARED FOR
CLOVER GLEN VENTURES

ANTIOCH, DAVIDSON COUNTY, TENNESSEE

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE · ARCHITECTURE · ENGINEERING
1314 5th Avenue North Nashville, TN 37208 615.242.0040

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REVISIONS

NO.	DATE	COMMENTS
1	6/20/06	PER METRO COMMENTS
2	7/6/06	PER METRO COMMENTS

SHEET TITLE
OVERALL SITE LAYOUT PLAN SIDE LOADED UNITS

PROJECT NUMBER	DATE
05009-1	06/01/06
DRAWN BY: BHP	SCALE: N/A
CHECKED BY: JMM	

SHEET NUMBER
SP-A 1.2