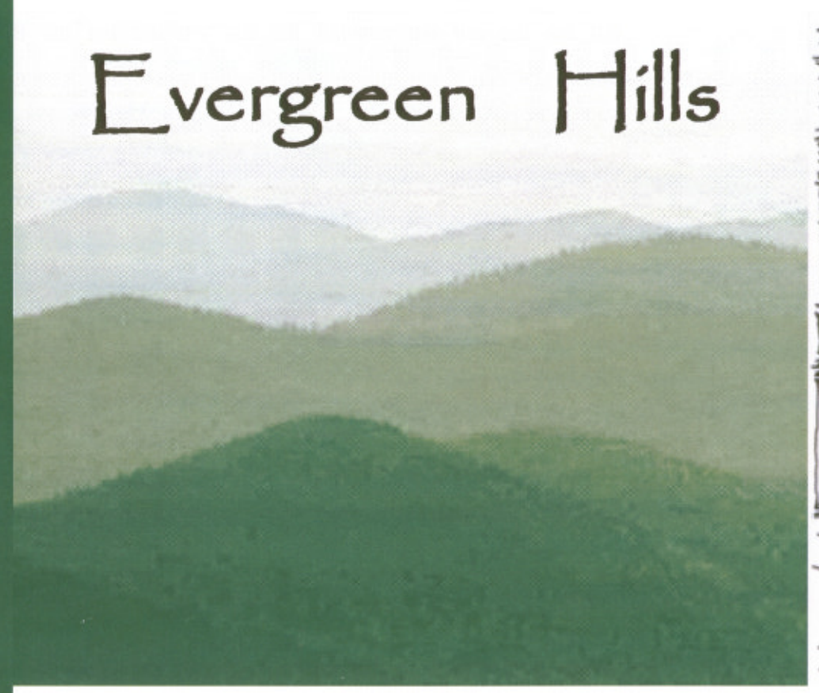
Evergreen Hills



A Specific Plan Zoning District

☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, or
☐ FULL ☒ CONDITIONAL, compliance with the
~~PUD~~ S.P. provisions of the Metropolitan Zoning Ordinance.
Conditions See Staff Report

By JTS 11/14/06
Metropolitan Planning Commission

2006SP-1816-12

NASHVILLE & DAVIDSON COUNTY
OCT 17 2006
METROPOLITAN PLANNING COMMISSION

Evergreen Hills Specific Plan Zoning District

Application #: 2006SP-181G-12

Council District: 32

Councilmember: Sam Coleman

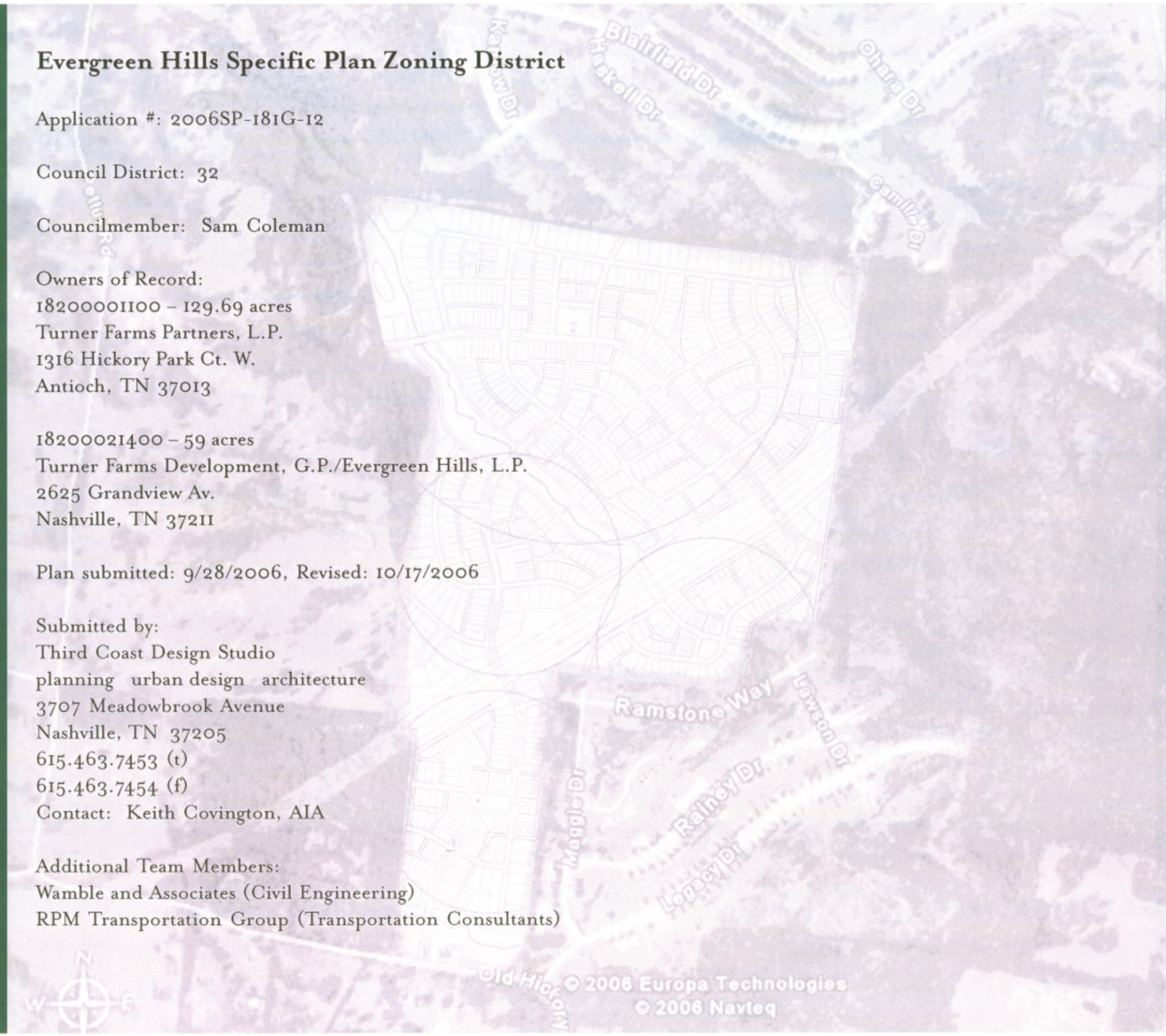
Owners of Record:
18200001100 – 129.69 acres
Turner Farms Partners, L.P.
1316 Hickory Park Ct. W.
Antioch, TN 37013

18200021400 – 59 acres
Turner Farms Development, G.P./Evergreen Hills, L.P.
2625 Grandview Av.
Nashville, TN 37211

Plan submitted: 9/28/2006, Revised: 10/17/2006

Submitted by:
Third Coast Design Studio
planning urban design architecture
3707 Meadowbrook Avenue
Nashville, TN 37205
615.463.7453 (t)
615.463.7454 (f)
Contact: Keith Covington, AIA

Additional Team Members:
Wamble and Associates (Civil Engineering)
RPM Transportation Group (Transportation Consultants)



Purpose and Intent

This submittal is an application for preliminary approval to apply a Specific Plan District to 188.69 acres located along Old Hickory Blvd. within the Southeast Community Plan area. It is the intent of this plan to institute, through written text, exhibits, plans, and standards, a traditional neighborhood development that integrates and arranges land uses, buildings, structures, utilities, access, parking, and streets collectively, in a manner that avoids monotony, promotes variety, and yields a context- sensitive development. The Evergreen Hills Specific Plan District has been designed to:

1. Create a community with a diversity of housing types, enabling residents from a wide range of economic levels and age groups to live within its boundaries;
2. Include a system of dedicated open spaces in the form of squares, greens and parks, whose frequent use is encouraged through their placement and design;
3. Establish a system of fully-connected and interesting streets, sidewalks, and bike paths. This system has been designed to encourage pedestrian and bicycle use by being appropriately narrow and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic;
4. Preserve the natural terrain, drainage and vegetation of the existing site to the greatest extent practicable, with superior examples contained within greens or linear parks;
5. Retain existing historic buildings that enhance the visual character of the community; and
6. Implement the overall vision of the community and the General Plan.

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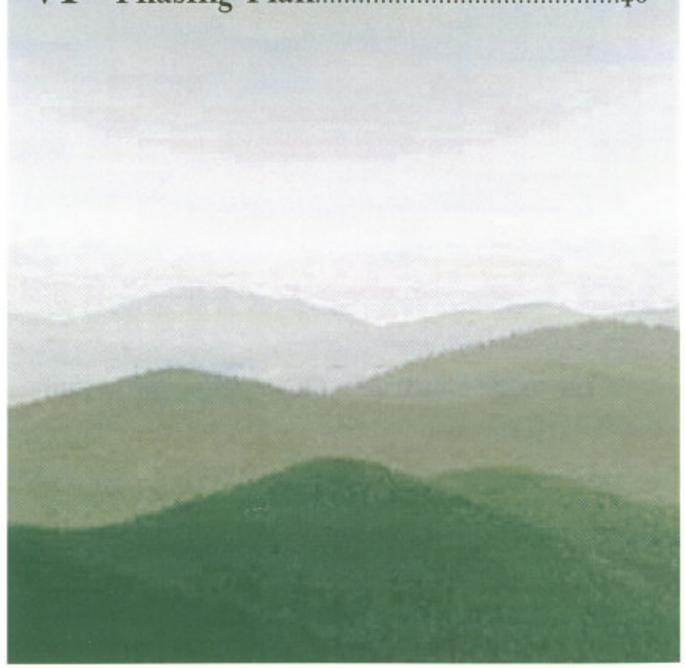

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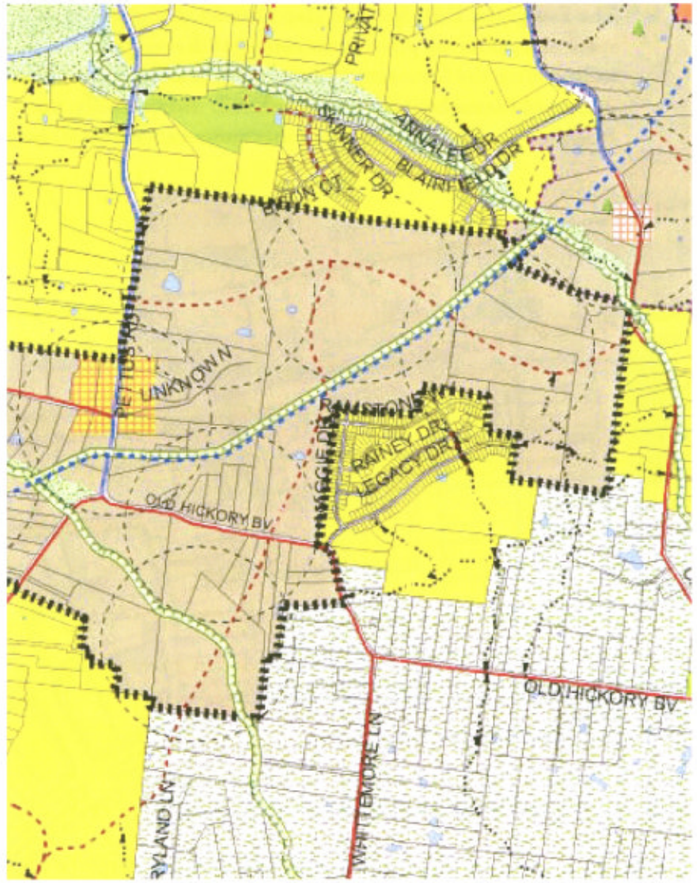
General Plan Consistency

LUPA General Policies for Residential Development:
The Metropolitan Planning Commission's Land Use Policy Application (LUPA), which explains the land use policies included in each Community Plan, provides general policies for all residential development. The main premise of the general policies is that residential development should occur as part of an overall neighborhood, rather than as an isolated subdivision. The general policies emphasize that neighborhoods should be walkable and must contain a variety of housing types to meet the increasingly diverse needs and preferences within each community. Owners of private property that contain historic features or structures are also encouraged to preserve them in conjunction with any proposed development of the site and work closely with the Metropolitan Historical Commission.

- The Evergreen Hills Specific Plan District will produce a walkable neighborhood with a variety of housing types in the precise location called for within the Southeast Community Plan.

- The Evergreen Hills Specific Plan District calls for the preservation of the existing historic structure along Old Hickory Blvd. The developer will work with the appropriate

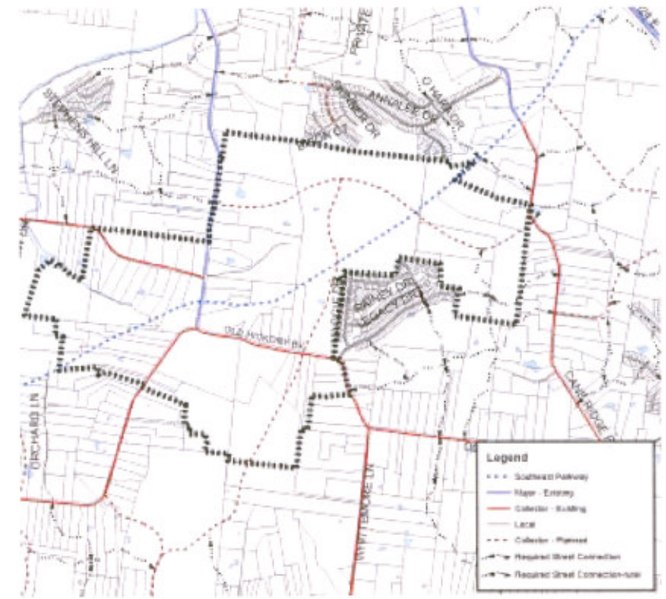


agencies as necessary regarding this structure and its adaptive reuse.

LUPA Standard Policies for Areas Without Detailed Neighborhood Design Plans:

LUPA also provides standard policies for areas without DNDPs since it is necessary to provide land use policies and guidelines for these extensive areas. These policies begin by requiring all proposals for new development within Neighborhood General (NG) Structure Plan areas to conform to the provisions of Appendix A regarding the types of buildings intended within the applicable Structure Plan area. All development within NG policy areas should be designed and arranged so as to maximize compatibility with adjoining land uses according to the standard policies. The standard policies further maintain that in designated NG areas, proposals for residential development should include components of the open space and transportation systems shown on the Structure Plan and contain a mix and arrangement of development that is appropriate to the site.

- The Evergreen Hills Specific Plan District proposes a mixture of rowhouses, cottage courts, cottages, houses, and estate lots as prescribed by Appendix A.
- The Evergreen Hills Specific Plan District seeks to seamlessly transition into Cane Ridge Farms to the north and Old Hickory Hills to the south, by tying into all existing stub streets from these subdivisions with comparably-scaled streets and by providing similar lots along their edges.
- The Evergreen Hills Specific Plan District has been designed to incorporate and appropriately respond to the two 'Planned Collector' streets, as well as to the planned 'Southeast Parkway,' all of which traverse the property.
- The Evergreen Hills Specific Plan District also provides an open space as a gathering place at the center of the neighborhood, as indicated on the Structure Plan, as well as smaller open spaces dispersed throughout the neighborhood. Additionally, the Specific Plan District provides a mix and arrangement of housing



APPENDIX A (continued)
BUILDING TYPES BY STRUCTURE PLAN AREA AND
DETAILED NEIGHBORHOOD DESIGN PLAN LAND USE DESIGNATION

STRUCTURE PLAN AREA	LAND USE DESIGNATION ON DETAILED NEIGHBORHOOD DESIGN PLAN	BUILDING TYPES SUPPORTED											
		Estate	House	Cottage	Side Yard House	Townhouse	Multi-Family - Low-rise (2 & 3 story units)	Multi-Family - Medium-rise (4-6 story units)	Multi-Family - High-rise (7+ stories)	Civic/Institutional	Low-rise Building (Not Less than Residential Scale) in Non-residential Designations	Medium Building (Not Less than Residential Scale) in Non-residential Designations	High-rise Building (Not Less than Residential Scale) in Non-residential (7+ stories)
NEIGHBORHOOD GENERAL (continued)	Cemetery									YES	YES	C**	C**
	Single Family Detached	YES	YES	YES	YES					YES			
	Single Family Attached & Detached	YES	YES	YES	YES	YES				YES			
	Mixed Housing	YES	YES	YES	YES	YES	C*			YES			
	Transition or Better	YES	YES	YES	YES	YES	C*			YES	C**		

that is appropriate to the site, and is appropriately scaled for and oriented to the varying open spaces.

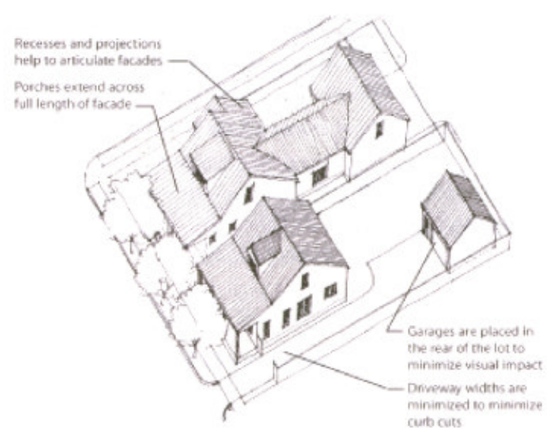
Neighborhood General Structure Plan Category: Neighborhood General is a Structure Plan classification for areas that are intended to meet a broad range of housing needs, and NG areas must contain a variety of housing that is carefully arranged, not randomly located. Achieving the right mix of housing types is the key to the success of a NG area. Too much of one type of housing could be detrimental to the overall vitality of the neighborhood.

While residential development is intended to be the dominant land use within NG areas, civic and public benefit activities are also characteristic of this structure plan category. Small open spaces (parks, greens, squares, plazas) that are not designated as such on the Structure Plan are also appropriate and to the extent possible, should be integrated into the overall open space system.

NG areas typically contain medium-density housing that is built closer to the street and lower-density housing that is set back farther from the street. These areas contain both alley-loaded and front-loaded buildings with attached and detached garages, and the street network should have a high level of connectivity. Residents in NG areas should be within a 5 to 10 minute walk of a Neighborhood Center area, and civic activities are encouraged at prominent, highly visible locations.

- The Evergreen Hills Specific Plan District establishes standards for a spectrum of building types that range from rowhouses fronting directly on greens or other open spaces to larger detached single-family houses with deep setbacks and substantial porches and public rooms facing the street.
- The Evergreen Hills Specific Plan District has been designed to prevent the construction of too much of one type of housing by placing maximum percentages on individual building types.
- The Evergreen Hills Specific Plan District establishes a system of civic and open spaces, with the preservation of the historic structure and the fire hall dedication site at the entrance of the neighborhood, leading to open spaces with civic opportunities within 1/8 of a mile of any resident. The main green at the center of the neighborhood is located at the intersection of two major streets, as well as on one of the highest points on the entire site.

The Evergreen Hills Specific Plan District, as submitted, seeks to not only comply with the General Plan, but is intended to surpass established criteria for creating traditional neighborhoods within NG policy areas.



HOUSE

A mid-size lot single-family residential building type that occupies the center of its lot with setbacks on all sides (from the Lexicon of the New Urbanism). Vehicular access is via a rear service lane or front driveway. A primary pedestrian entrance is located along the street frontage of the building.

INTRODUCTION

USE OF THIS DOCUMENT

How To Use This Document

The Evergreen Hills Specific Plan District is an alternative zoning district that establishes its own land uses and alternative development standards in order to address the unique characteristics of this property.

Vision

This document begins by establishing a 'Vision' for the overall development of the property. The vision statement defines the neighborhood founder's ultimate motivation, his dreams, and his image of a desired future for this property. The vision statement describes the ideal situation if the developer could fulfill his utmost wish.

Goals and Objectives

This document also includes design 'Goals and Objectives.' The goals are simply intentions that further clarify the vision, specifying the accomplishments to be achieved if the vision is to become reality. The target objectives are clearer statements of the specific activities required to achieve the goals. Goals are general directions that are not specific enough to be measured, while objectives are specific and measurable. The Goals and Objectives were created in order to create a clear, defined direction for the development of the 'Illustrative Plan.'

Illustrative Plan

The Illustrative Plan is the guiding graphic plan for the implementation of the vision. This plan illustrates the design intent of the Evergreen Hills Specific Plan District, and should be used as a guide for reviewing final specific plan submittals in the future. While all final submittals shall be subject to the standards and design guidelines within this document, the layout of final submittals shall be flexible to respond to physical site constraints, community desires, and a changing market. Variations in the design of the street and open space network, individual block layout, and dispersion of housing types shall be permitted, as long as the proposed variations meet the intent of this specific plan document as well as the applicable standards and design guidelines within.

Standards

The 'Design Standards' within this development plan have the same force and effect as, but are variations from, the standards established for the base zone districts in the zoning regulations of the Metro Zoning Code. Any final development construction plans submitted for approval under this specific plan district will be reviewed for compliance with these standards. All final plans shall conform with this preliminary SP development plan, and final plan approval shall be based on a finding that the submitted plan conforms with the approved development plan. The developer shall secure the services of a Town Architect who will review final development construction plans and building construction plans for compliance with the design intent of the adopted standards.

Phasing Plan

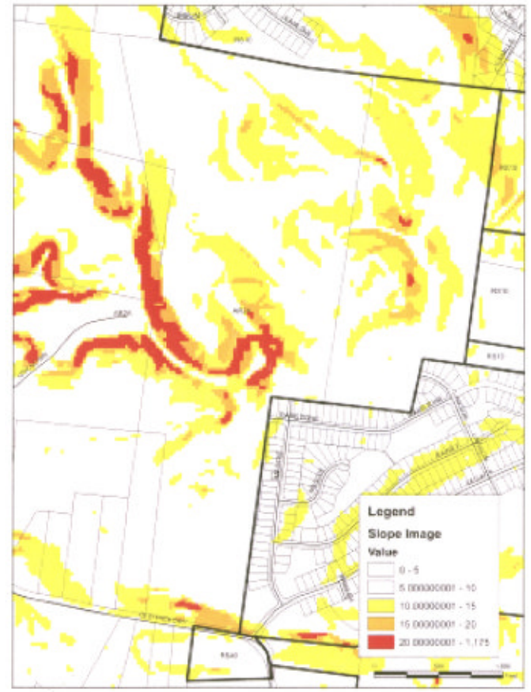
Final site plan construction may occur in stages in accordance with the provided phasing plan. Each phase of development shall adhere to the applicable standards of this development plan, and streets and associated utilities will be provided in a manner consistent with the adopted phasing plan.

Location and Site Description

The property is located along Old Hickory Blvd., between Cane Ridge Road and Pettus Road. It is bounded by the Cane Ridge Farms subdivision to the north and Old Hickory Hills to the south, while parcels to the east and west remain largely undeveloped. The site is comprised of the following parcels:

1. Map 182, Parcel 11 (129.69 acres)
2. Map 182, Parcel 214 (59 acres)

All parcels are currently zoned AR2a, located within councilmatic district 32, and fall under the guidance of the Southeast Community Plan.



A large TVA line runs diagonally across the property.

Much of the land is vegetated, and the topography is generally rolling. The majority of the site contains slopes of 10% or less. There are several ridges that extend into and through the property, as well as flatter valley areas that contain natural drains, ultimately feeding Mill Creek. The higher ridges and small knolls offer outstanding views of surrounding properties and the Mill Creek basin.

A couple of farm ponds exist on the site, and there is an existing historic structure along Old Hickory Blvd.

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Site Analysis

The most important aspect of site analysis is identifying the opportunities and constraints inherent of the property that will affect the overall design. The designers have noted the major positive and negative factors, planned streets, existing utilities, and strong physical and environmental considerations on an overlay sheet. All design work was then performed on top of the composite analysis in order to avoid overlooking important existing site characteristics.

Constraints

Two major site constraints currently exist for the development of this property: a 200' wide and over 3,000' long TVA easement traversing the property and a planned new rural 4-lane arterial, known as the Southeast Parkway, that will extend within or along the edge of the TVA easement. Several secondary site constraints are apparent as well. These constraints include rolling topography, consisting of a contiguous portion of slopes in excess of 20%, just north of the TVA easement, on the west side of the property. A blue-line stream running parallel to Old Hickory Blvd., at the main entrance to the neighborhood, and another blue-line stream flowing diagonally across the property to the northwest corner will further guide design considerations for the development of this property. Finally, the final design must accommodate two planned collector streets that will pass through the property, intersecting at one of the most prominent locations on the site.

Opportunities

The above constraints could actually be viewed as some of the site's greatest assets because they will ultimately lead to a design plan that is unique to this site. The TVA easement, proposed Southeast Parkway, and existing natural features create four distinct areas for development: a large area in the northern portion of the site, bordered by Cane Ridge Farms to the north, a protected stream to the west, and the TVA easement to the south; a smaller low area, encircled by steeper topography; another area tucked between the TVA easement and Old Hickory Hills to the south; and finally, an area bordered by Old Hickory Blvd., Old Hickory Hills, and the TVA easement. These distinct areas could function as individual hamlets, but should be integrated into the overall framework of the community through interconnected streets and sidewalks, as well as by transitioning of building types.

Existing ridgelines provide opportunities to create a system of streets that is unique to this development. The long ridges also provide the opportunity to construct the planned collector streets, and they provide the opportunity to construct housing that appropriately responds to the collectors. The range of topography provides the opportunity to offer housing choice by clustering smaller cottages and rowhouses on flatter portions of the site, while allocating larger lots along the edges of the property and building types appropriate for sloping sites for the steeper portions of the property. The site contains several knolls and high spots that provide opportunities for formal open spaces that would be ideal gathering spots within each of the four distinct areas. The existing streams will be preserved, while linear parks could be created along their banks.

The development of this property will also benefit from the six stub-streets from adjacent subdivisions, dispersing traffic in several different directions; and the existing historic structure could be preserved and utilized as a gathering place for the community.

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Vision

Our vision is...

a community with people of all ages interacting on front porches and lawns, where people gather and play in formal open spaces like greens and squares and children walk and bike down tree-lined streets.

Goals and Objectives

This portion of the document establishes the design intent of the proposed development through goals and objectives. The goals and objectives guide the layout of the illustrative plan as well as the establishment of the standards. The goals and objectives are divided into two categories: Systems and Land Use. The 'Systems' section focuses on key principles that are essential toward supporting the proposed land uses. Systems deal with vehicular circulation, pedestrian circulation, parking and access, and landscaping, buffering, and screening. The 'Land Use' section provides guidance for the location, arrangement, and character of development on private property in order to achieve the stated vision. This section deals with parks and open space and buildings and lots. Images are included to accompany the goals and objectives and to illustrate the design intent. These images are not intended to show the exact nature of this particular neighborhood, but instead capture its proposed general character.

Systems

Vehicular Circulation

Goal: To create a safe, memorable experience for motorists, allowing them to conveniently travel through the neighborhood, while minimizing the impact of the automobile on the pedestrian environment.

Objectives:

1. Dedicate right-of-way for the planned Southeast Parkway as depicted on the Southeast Community Transportation Plan.
2. Construct 'Planned Collector Streets' as depicted on the Southeast Community Transportation Plan.
3. Connect residential areas within the neighborhood to each other, to adjacent developments, and to recreation uses and open spaces within the community with a clear pattern of blocks, streets, and service lanes.
4. Create a hierarchy of street types, derived from Metro Public Works standard sections, ranging from urban-cross-sections with and without on-street parking to sub-urban street cross-sections in areas with wider lots and deeper setbacks.
5. Design all streets to directly correspond with the existing topography of the site as well as with the type and intensity of development proposed along them.
6. Construct streets within the neighborhood that are designed to make it easy to get to and move through, as well as offering an attractive and safe environment for all.
7. Cater streets for all forms of movement, striking a balance between the automobile, pedestrian, and cyclist.
8. Utilize closes rather than conventional cul-de-sacs on dead-end streets in order to preserve natural features and create active open spaces rather than large circular areas of pavement.

Pedestrian Circulation

Goal: To create a neighborhood in which residents may easily, safely, and comfortably walk as a means of transportation or recreation.

Objectives:

1. Dedicate an Open Space Conservation/Greenway Easement as a component of the dedication for the Southeast Parkway as indicated in the Southeast Community Plan.
2. Develop a system of sidewalks that connects residents to each other, to open spaces, and to other points of activity within the community.
3. Construct appropriate sidewalks along all new public streets within the neighborhood.
4. Create a more comfortable pedestrian environment along selected streets by providing a formal arrangement of street trees to provide summer shade for pedestrians and to create a sense of protection from automobiles.

Parking and Access

Goal: To provide parking for those who live within the development and those who are visiting residents of the development in a manner that does not dominate the street and is sensitive to the pedestrian environment.

Objectives:

1. Construct garages on end-lots to minimize views of parking along rear alleys.
2. Locate parking to the rear of structures as appropriate.
3. Recess garages from the front facades of houses that are accessed from the street in order to keep vehicles from dominating the streetscape.
4. Provide on-street parking along the appropriate streets to provide opportunities for visitor parking, create a buffer between moving traffic and pedestrians, and to serve as a traffic calming device that slows vehicles.

Goal: To provide access to the site, to neighboring properties, and to individual lots within the development, while maintaining a safe, convenient, and pleasant roadway system for pedestrians, bicyclists, and motorists.

Objectives:

1. Provide adequate lanes for vehicles entering and exiting the property at Old Hickory Blvd.
2. Connect to existing stub streets from Cane Ridge Farms and Old Hickory Hills, and provide stub streets into adjacent, undeveloped properties in order to disperse traffic generated by this and future developments.
3. Limit the widths of driveway and parking access points to minimize the interruption to the sidewalk network.
4. Construct rear service lanes and/or joint use driveways for properties along planned collectors in order to minimize conflicts that may be caused by turning vehicles on these streets.
5. Utilize a planted median along planned collectors as appropriate, as an access management device in order to decrease conflicts caused by left-turn movements.

GOALS AND OBJECTIVES III

SYSTEMS

Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Objectives:

1. Plant appropriate tree species within proposed medians as depicted on the illustrative plan.
2. Protect existing trees to the greatest extent possible, and plant quality trees to replace trees that must be removed for development.
3. Screen parking areas where they face a public street to minimize the visual impact of parked vehicles.
4. Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from a public street.
5. Construct a gateway into the neighborhood at Old Hickory Boulevard that utilizes landscaping, signage, and walls.

Land Use

Parks and Open Space

Goal: To preserve important and sensitive features of the natural environment such as steep slopes and natural drainage patterns for the benefit of the residents of the development.

Objectives:

1. Dedicate large, undeveloped areas containing natural slopes in excess of 20 percent as common open space or large lots with large areas of preserved vegetation and undisturbed topography.
2. Apply appropriate buffers and protection techniques to blue-line streams as recommended by the Stormwater Division of Metro Water Services.
3. Maintain natural drainage patterns to the greatest extent possible by limiting grading in these areas and incorporating them into the overall design of the development as well as into the stormwater system.

Goal: To create opportunities for residents to gather, socialize, and play.

Objectives:

1. Create a large central green space in the heart of the development as a focal point and gathering place for residents of all the potential neighborhoods.
2. Establish neighborhood "greens" within each neighborhood that are smaller and less prominent than the central square but nevertheless act as focal points and gathering spaces for the residents of individual neighborhoods.
3. Construct "pocket parks as appropriate for active or passive recreational use with lawn areas, tot lots, or playground equipment.
4. Develop semi-private courtyards encircled by "cottage court" lots for use and enjoyment by the residents that live in the cottages surrounding the individual courtyards.
5. Construct "closes" on dead-end streets to create useable open spaces that would not be ensured by conventional cul-de-sacs.

GOALS AND OBJECTIVES III

LAND USE

Buildings and Lots

Goal: To create a strong community by integrating civic buildings as highly visible focal points.

Objectives:

1. Preserve the existing historic structure along Old Hickory Blvd., and renovate the structure to be utilized as a community facility for the residents of the development.
2. Locate any additional civic uses in prominent, central locations, usually associated with the proposed neighborhood "greens."
3. Utilize these parks and community facilities to help differentiate one neighborhood from the next and to help create a node of activity within individual neighborhoods.
4. Dedicate acreage along Old Hickory Blvd. for a civic use, such as a fire hall, to serve the overall community.

Goal: To provide a wide range of housing opportunities in order to meet the housing needs of a diverse population, allowing individuals to relocate within the same community as their needs and circumstances change.

Objectives:

1. Provide attached rowhouses around central squares and greens with small private yards or courtyards that cater to people who want the feel of a detached house without all of the required maintenance.
2. Construct smaller detached single-family cottages that surround shared common open spaces.
3. Decrease the intensity of housing types as they become farther from the planned collectors and centers of activity.
4. Offer detached single-family housing within the majority of the development, ranging from rear-loaded cottages on narrow lots with shallow setbacks to front-loaded houses on wider lots with deeper setbacks. This wide range of housing option will appeal to a broad spectrum of residents ranging from empty-nesters looking for small outdoor private space to larger families needing generous backyards and larger garages.
5. Create areas for larger lots with larger houses that are accessed from the street that cater to large families that need additional square footage and those that want a lot of privacy or don't mind maintaining a large yard.
6. Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.
7. Place buildings so that the primary pedestrian entrance is oriented to the street or civic open space.
8. Construct buildings on corner lots that address both streets with architectural and massing elements, including porches, windows, and façade projections.

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ILLUSTRATIVE PLAN IV

PRELIMINARY MASTER PLAN

Illustrative Preliminary Master Plan

The proposed preliminary master plan illustrates the general layout of streets, blocks, lots, and open spaces for Evergreen Hills. This plan has been designed to implement the existing Neighborhood General policy, reflects the input of area residents from two community meetings, is derived from the site's natural features, and is rooted in the best practices of traditional neighborhood design. The proposed plan will yield a walkable, integrated community with a true sense of place. Key features include:

Four neighborhoods of varying sizes, including 1) a large neighborhood with a ¼-mile pedestrian shed or a five minute walk from edge to center, centered around a square on a high point in the northern portion of the property; 2) a smaller neighborhood to the south of the first, characterized by a central low area, encircled by steeper topography; 3) a third neighborhood tucked between the TVA easement and Old Hickory Hills to the south, that will likely function as an extension and heart of the neighborhood to the south; and finally, 4) the southernmost neighborhood, at the entrance of the development, in an area bordered by Old Hickory Blvd., Old Hickory Hills, and the TVA easement;

The compatible integration of a variety of building types within a compact arrangement, totaling 900 units (4.77 dwelling units/acre) and strategically mixed within the neighborhoods to transition from denser attached rowhouses at the centers, to lower-density detached cottages and houses at the edges, in order to accommodate the housing needs of a diverse population;

A scale and form of development that emphasizes sensitivity to the pedestrian environment, with tree-lined, pedestrian-friendly streets of various types including the two planned collectors, a divided street with units fronting a blue-line stream, stub streets tying into adjacent undeveloped properties, streets connecting into Cane Ridge Farms to the north and Old Hickory Hills to the south, and lots oriented to the future Southeast Parkway as prescribed by the Southeast Community Plan;

A variety of strategically-located and carefully-designed common spaces, including squares and greens at the hearts of neighborhoods, pocket parks, semi-public courtyards, and closes, as well as drainage areas and steep topography preserved in their natural state; and

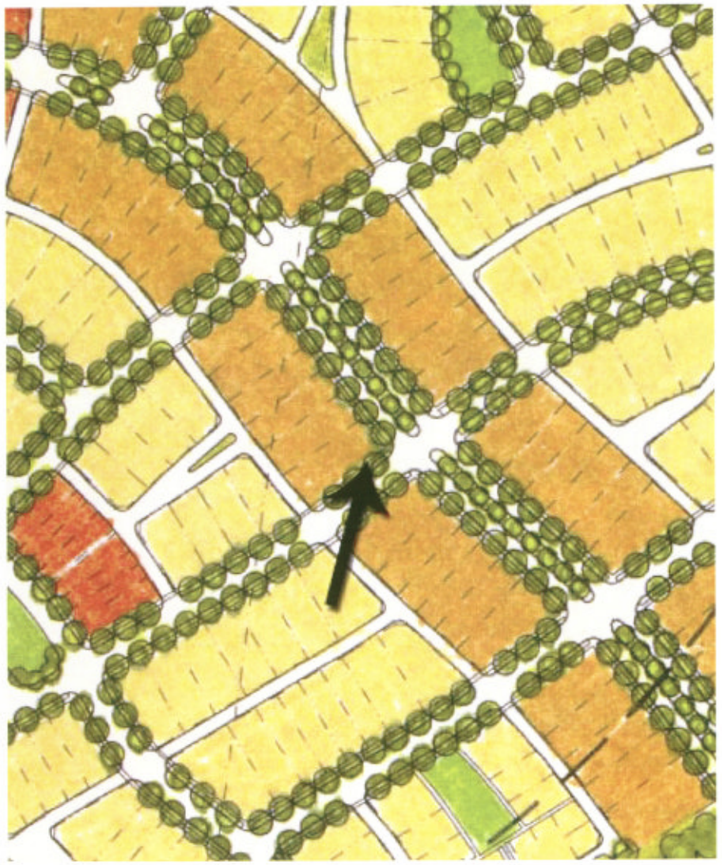
The preservation of the existing historic structure along Old Hickory Blvd., along with the adjacent fire hall dedication, equaling a prominent civic campus.

IV Illustrative Plan

Illustrations

Illustrative Plan IV

Illustrations

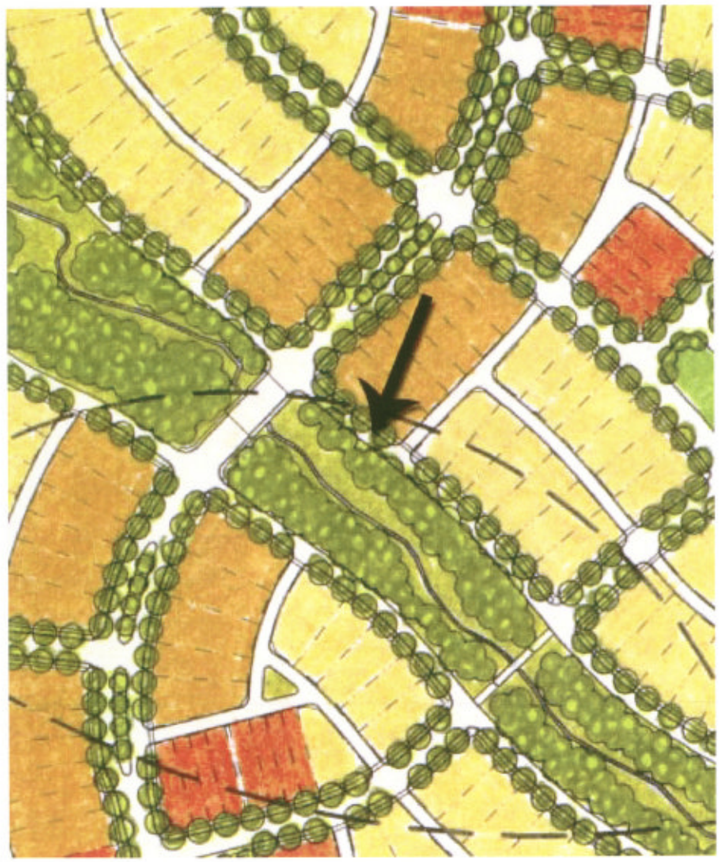


IV Illustrative Plan

Illustrations

Illustrative Plan IV

Illustrations



IV Illustrative Plan

Illustrations

STANDARDS V

VEHICULAR/PEDESTRIAN CIRCULATION

Transportation Network

This plan illustrates the interconnected network of streets that provides circulation for vehicles and pedestrians. The system consists of a variety of street types each with a specific location and function. The design intent of the transportation network is established in the 'Systems' portion of the Goals and Objectives section of the document. The proposed street types are depicted on the master plan and the accompanying street cross sections provide detailed information as to the dimensions and character of each proposed street.

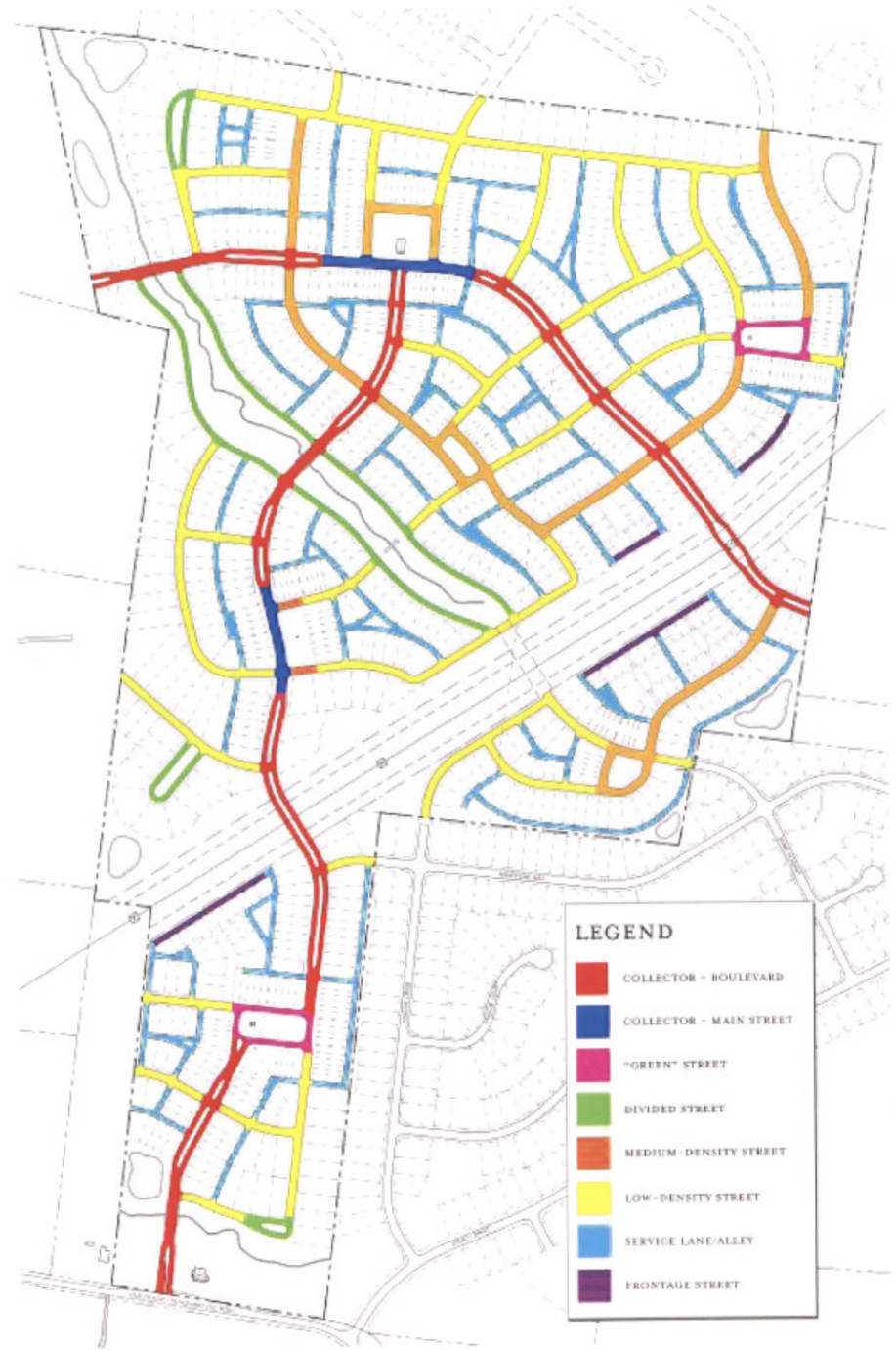
Notes and Standards

General

1. This submittal accepts the recommendations of the Traffic Study prepared by RPM Transportation Consultants (included with this submittal under separate cover).
2. Each intersection shall be designed and engineered specifically to allow for the appropriate fire and service vehicles needed to serve this area to make all possible turns free of parked cars and curbs.
3. All streets within this SP will be Public streets dedicated to Metro Nashville. Final design of street's will be included with submittal of any Final Site Plan for a phase of this development and shall include the following items:
   a. Street cross section will be as specified in the approved SP Development Plan.
   b. Temporary turnarounds will be installed if any street is to be extended in the future. Turnarounds will be constructed as close to the property line as grading will allow without encroaching on neighboring property.
   c. The developers of this project agree to offer the dedication of the entire 200-feet wide right-of-way for the future Southeast Collector through this site.

Street Types

The standards for streets that follow are organized by type.

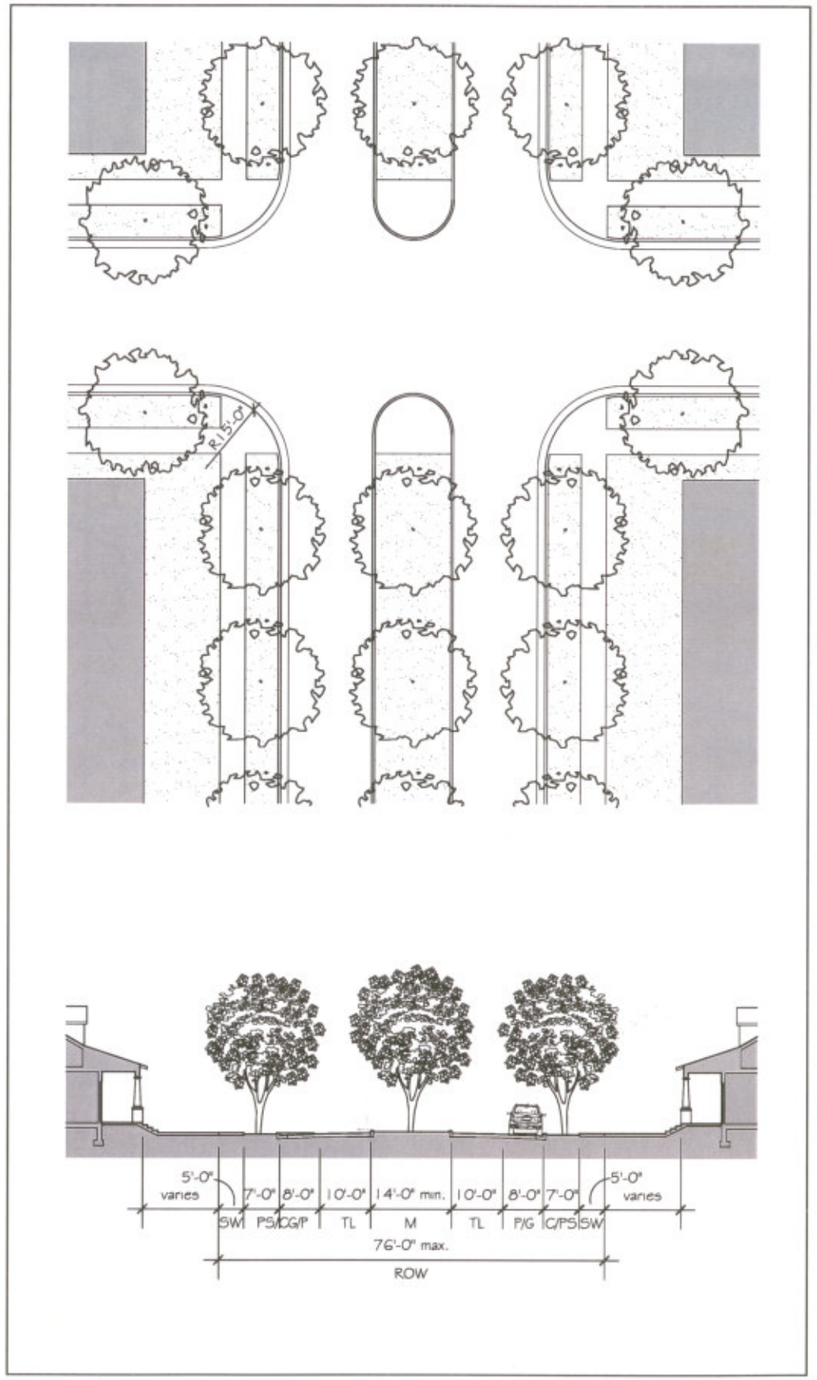


Collector Boulevard (76-36)

Metro ST-250

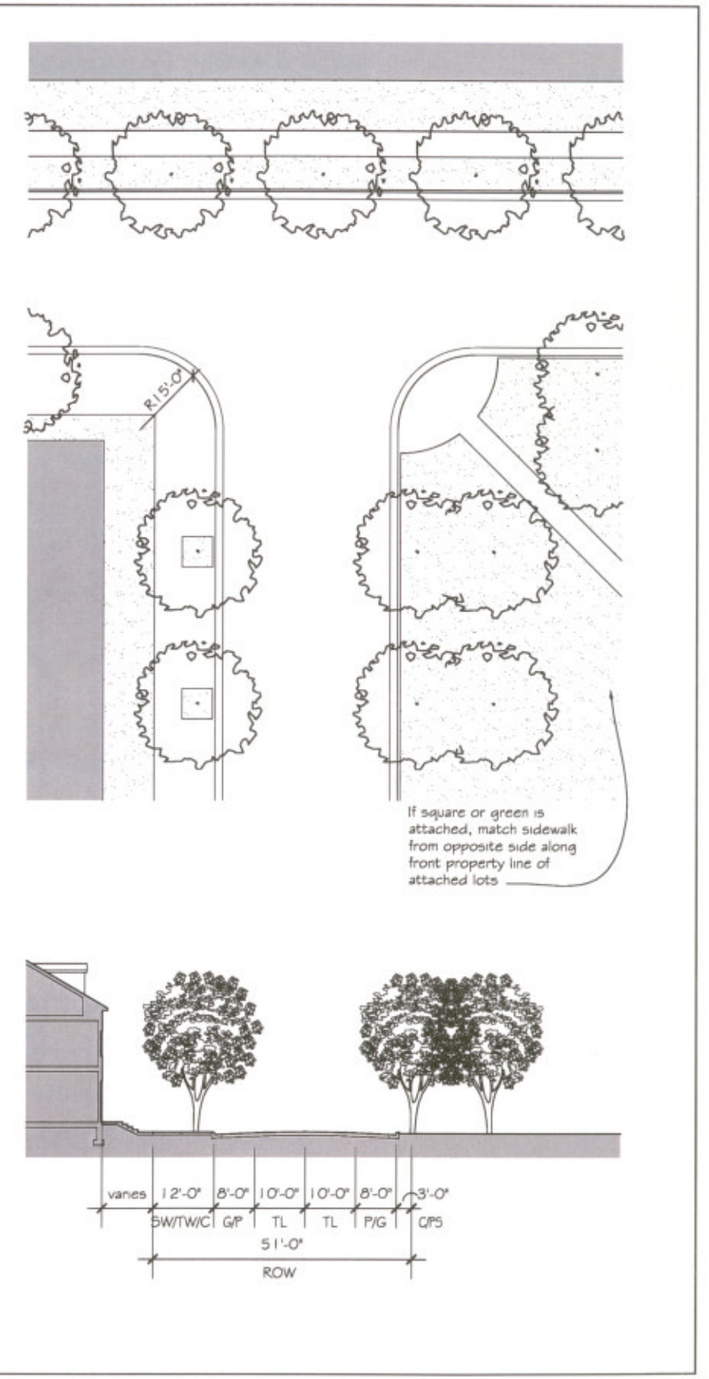
with Modifications:
Planting Strip: 7 ft.

ROW:	Right-of-way (76 ft.)
SW:	Sidewalk (both sides)
PS:	Planting Strip (both sides)
P:	On-street Parallel Parking (both sides)
C+G:	Curb and Gutter drainage
TL:	Travel Lane
M:	Median (minimum 14 ft. width)
R:	Curb Radius



Collector Main Street (51-36)

ROW:	Right-of-way (51 ft.)
SW:	Sidewalk (building side)
TW:	Tree wells
P:	On-street Parallel Parking (building side)
C+G:	Curb and Gutter drainage
PS:	Planting Strip (square side)
R:	Curb Radius

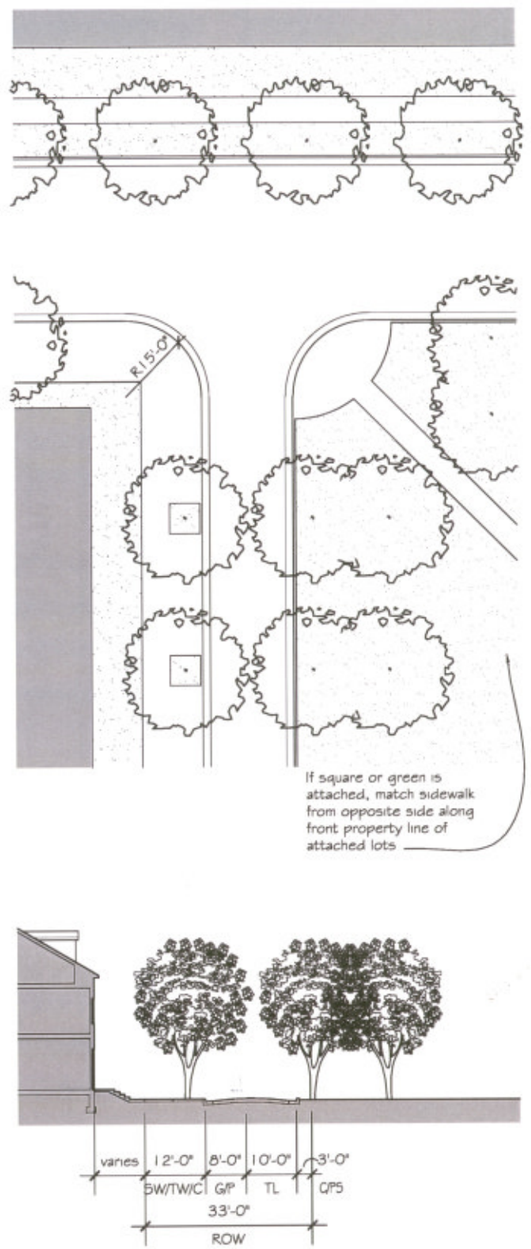


V

Green Divided Street (33-18)

ROW: Right-of-way (33 ft.)
SW: Sidewalk (building side required)
TW: Tree Well (building side)
P: On-street Parallel Parking (building side)
C/G: Curb and Gutter drainage
TL: Travel Lane*
R: Curb Radius

*Travel Lane to be one-way around greens and squares.

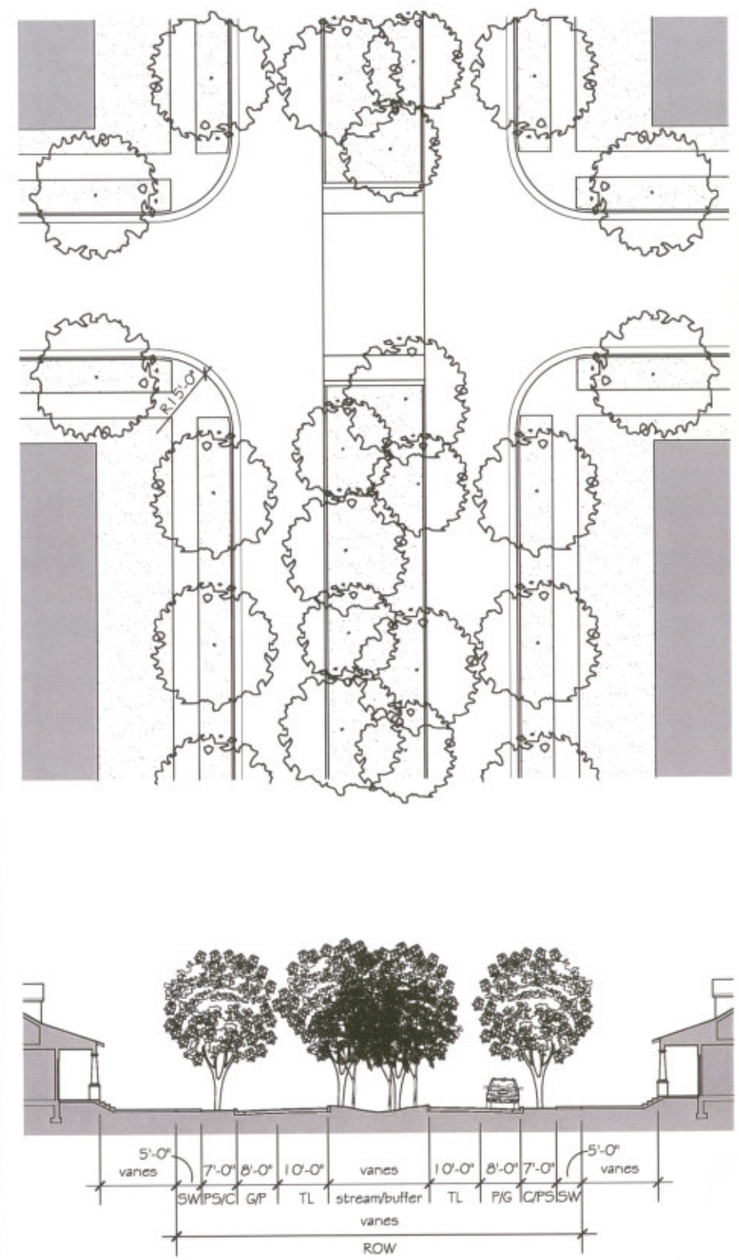


Divided Street (varies-36) Metro ST-250

with Modifications:
Planting Strip: 7 ft.

ROW: Right-of-way (varies)
SW: Sidewalk (both sides)
PS: Planting Strip (both sides)
C+G: Curb and Gutter drainage
TL: Travel Lane*
R: Curb Radius

*Travel Lane to be one way each side

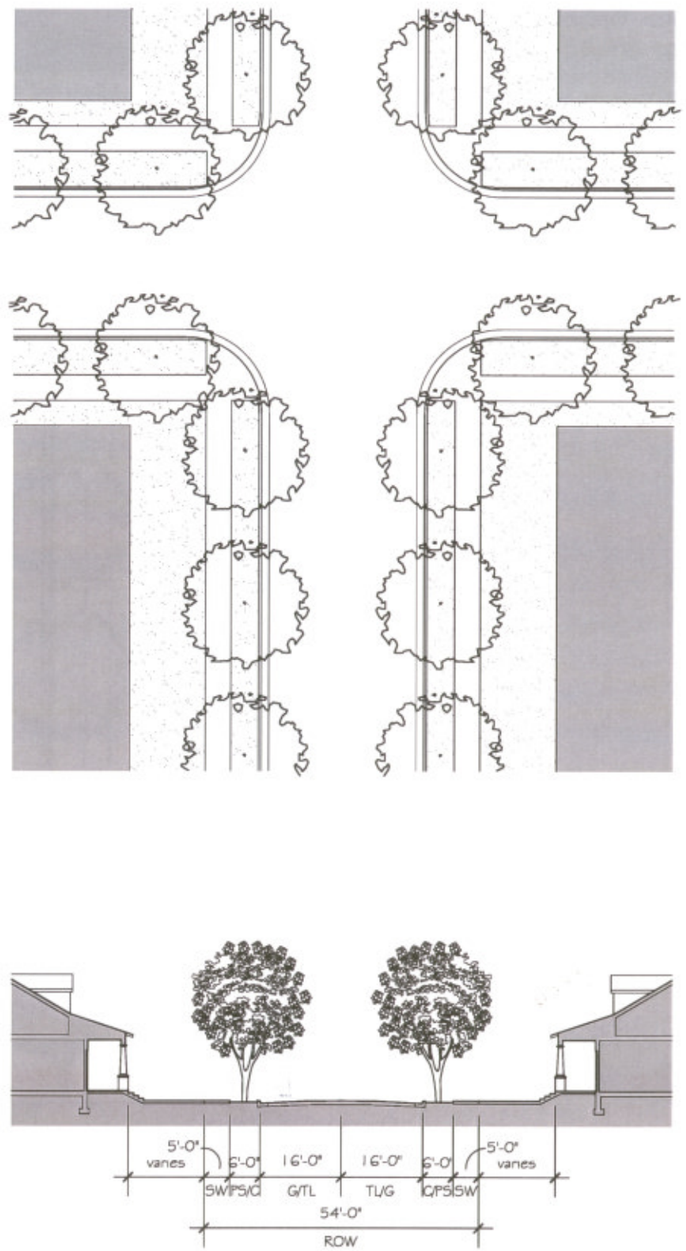


V

Medium Density Street (54-32)
Metro ST-252

with Modifications:
Curb to Curb Width: 32 ft.
Planting Strip: 6 ft.

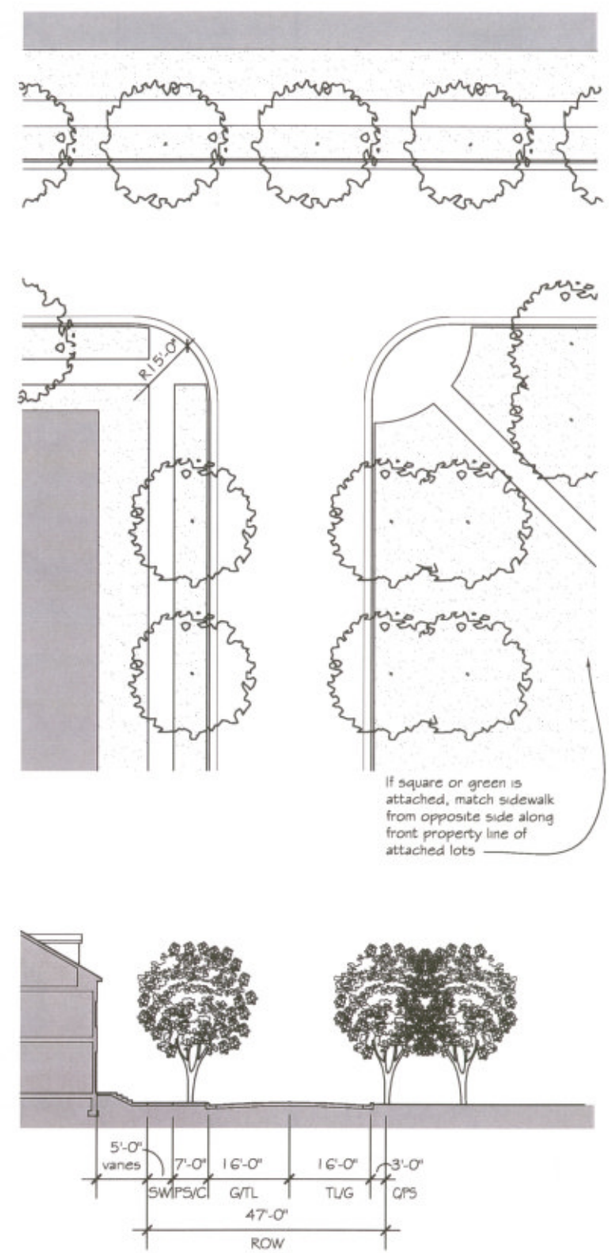
ROW: Right-of-way (54 ft.)
SW: Sidewalk (both sides)
PS: Planting Strip (both sides)
C/G: Curb and Gutter drainage
TL: Travel Lane
R: Curb Radius



Medium Density Street Around Greens (47-32)
Metro ST-252

with Modifications:
Curb to Curb Width: 32 ft.
Planting Strip: 7 ft.

ROW: Right-of-way (47 ft.)
SW: Sidewalk (building side required)
PS: Planting Strip (building side)
C/G: Curb and Gutter drainage
TL: Travel Lane
R: Curb Radius

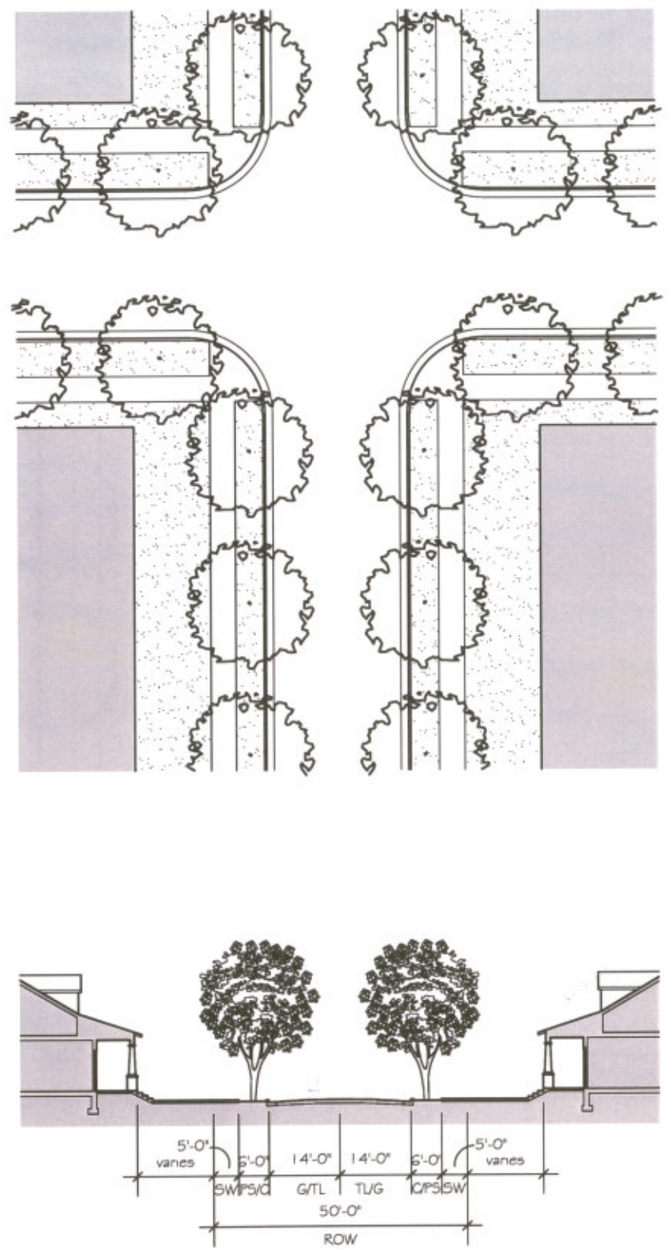


V

Low Density Street (50-28)
Metro ST-251

with Modifications:
Curb to Curb Width: 28 ft.
Planting Strip: 6 ft.

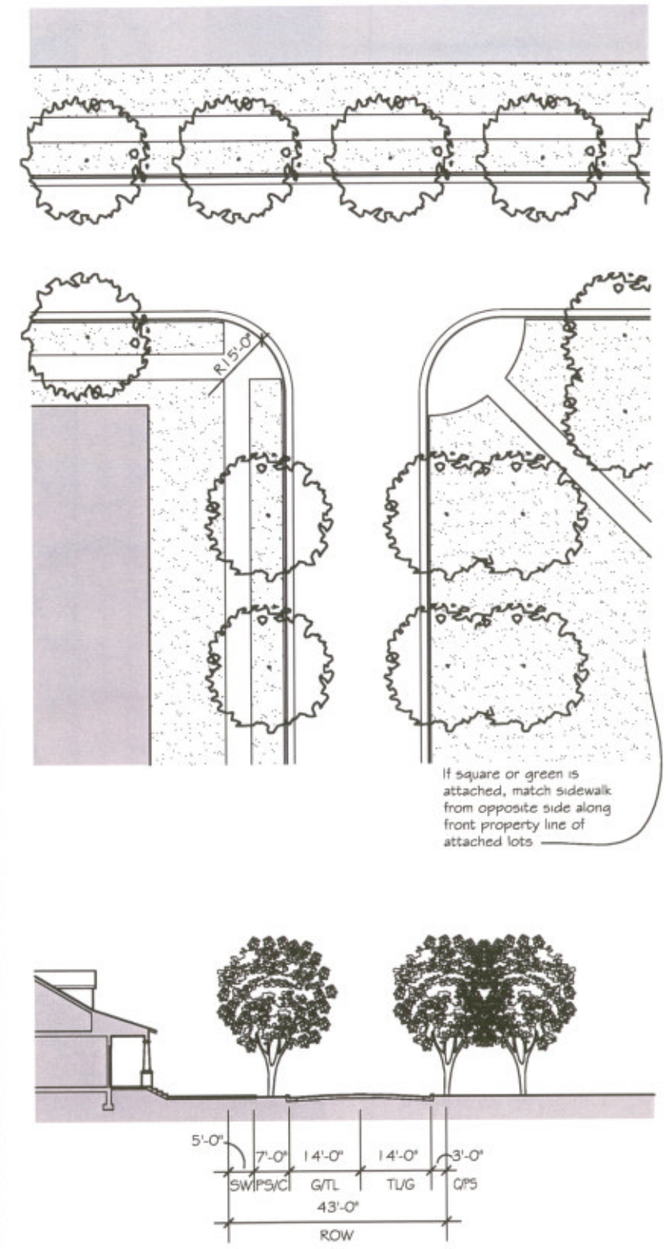
ROW: Right-of-way (50 ft.)
SW: Sidewalk (both sides)
PS: Planting Strip (both sides)
C/G: Curb and Gutter drainage
TL: Travel Lane
R: Curb Radius



Low Density Street Around Greens (43-28)
Metro ST-251

with Modifications:
Curb to Curb Width: 28 ft.
Planting Strip: 7 ft.

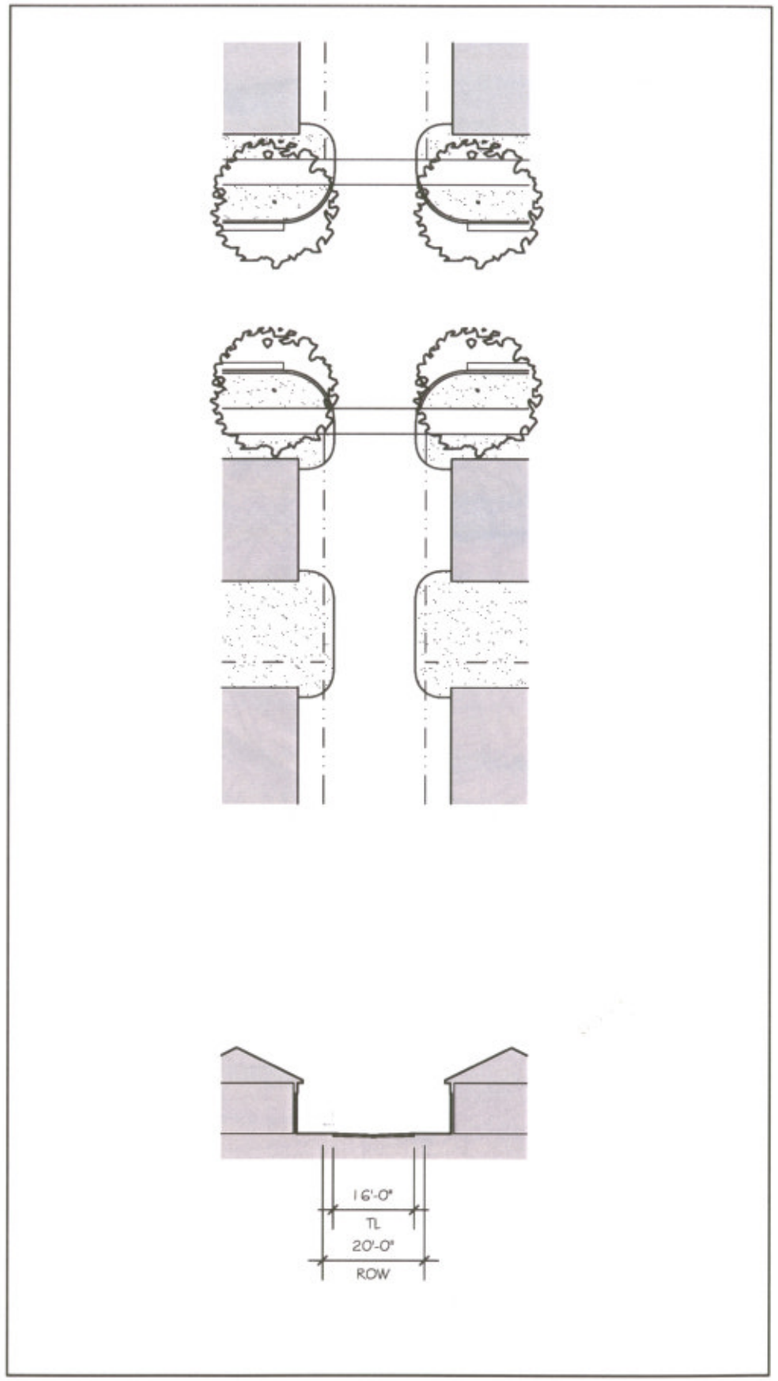
ROW: Right-of-way (43 ft.)
SW: Sidewalk (building side required)
PS: Planting Strip (building side)
C/G: Curb and Gutter drainage
TL: Travel Lane
R: Curb Radius



V

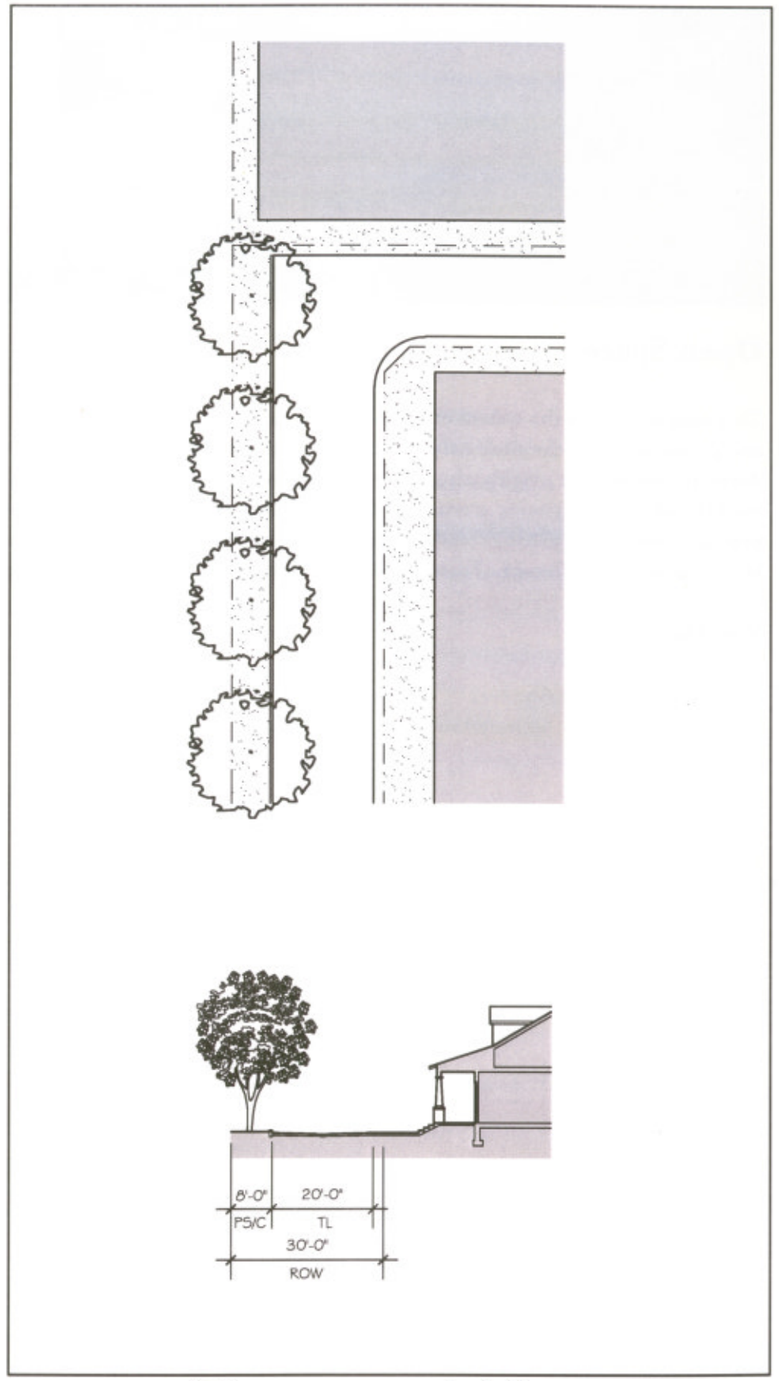
Alley/Service Lane (20-16)
Metro ST-263

ROW: Right-of-way (20 ft.)
TL: Travel Lane
R: Curb Radius



Frontage Street (30-20)

ROW: Right-of-way (30 ft.)
PS: Planting Strip (parkway side)
C/G: Curb and Gutter drainage
TL: Travel Lane
R: Curb Radius



V

STANDARDS V

OPEN SPACE, LANDSCAPING, AND BUFFERING

Open Space

This plan illustrates the system of formal and informal open spaces that provides for active and passive recreation and preservation of the site's natural features. Different open space types are strategically located throughout the development for the neighborhood's use. The design intent for open space, landscaping, and buffering is established in the 'Systems' portion of this SP document. The proposed open spaces are depicted on the master plan and the accompanying standards provide additional detailed information regarding the spaces, as well as landscaping and buffering. Formal civic open spaces may contain community-serving civic or institutional uses.

Site Data

Total Site Area: 188.69 acres
Percentage of Land Dedicated to Open Space: 49 acres (26%)

Notes and Standards

General

1. At final approval, every effort shall be made to incorporate existing mature trees and landscape into the final design of the neighborhood without compromising the design intent of the master plan.
2. Existing natural features including, but not limited to, streams, steep hillsides, and sinkholes shall be protected to the extent possible and incorportated into the overall design of the community.
3. Playgrounds should be located in squares, greens, and pocket parks.
4. Buffers within and along the boundary of the development shall not be required.

Streetscape and Screening

1. An irrigation system shall be installed in dedicated open spaces where drought-tolerant trees, plants, and shrubs are not planted.
2. Street Trees
   a. Species for Boulevards, Main Streets, and Streets should be selected to achieve a uniform appearance, provide a broad canopy, prevent sidewalk damage, and conserve water.
   b. At installation, street trees shall have a minimum caliper of three inches and be planted with a minimum spacing of 40 feet on center.
   c. Species and plant spacing for Roads may vary to provide a less formal appearance.
3. Utilities, meter boxes, heating and cooling units, and other building systems shall be located behind buildings to the greatest extent possible. Utilities and systems in public view shall be screened.

Stormwater Management

1. Design and construction of stormwater detention and retention facilities shall be in compliance with the standards of Metro Stormwater Regulations.
2. This site contains two drainage ways that are shown on the U.S.G.S. Quadrangle Topo map as a "Blue Line". The buffer along these waterway's 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. Buffer shall be 25 feet from the top of the stream bank on each side, as located by a field survey.
3. The site includes three areas delineated as wetlands on the US Department of the Interior National Wetland Inventory Map for Antioch, TENN. The "blue Line" stream that crosses the south portion of the site next to Old Hickory Blvd is designated as "R4SBA". This stream is being protected. There are two man made farm ponds on the site that are designated as "POWHh", both ponds are less than 2 acres in size and will be removed. If required T.D.E.C.and/or US Corp of Engineers approvals will be obtained.
4. The proposed method for the collection, discharge and treatment of on-site stormwater will be street inlets, culverts and surface channels to convey the run-off to dry and/or wet ponds that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual Volume 1 - Regulations. Any excavation, fill or disturbance of existing ground elevations must be done in accordance with Stormwater Management Ordinance No. 78-840, and no building permits are to be issued until Final Grading, Drainage and Erosion Control Plans are approved by the Metropolitan Nashville and Davidson County Water Services Department, Stormwater Division.
5. The site is located within an area designated as Zone "X" (outside 100 year flood plain) on FEMA Flood Insurance Rate Map 470040, Panels 368 & 369 with an effective date of April 20, 2006.

Open Space Types

1. Squares shall be formal, located along important streets, surrounded by buildings on all sides, and composed of walks, lawns, trees, and civic buildings. Squares shall be generally flat with slopes not exceeding 6%.
2. Greens shall be informal, surrounded by buildings, and composed of paved or unpaved walks, grassy areas, and shade trees. Greens may incorporate existing natural features and slopes up to 20%
3. Pocket Parks may contain tot lots or be passive park areas.
4. A Close shall be used in the place of a cul-de-sac for necessary dead end streets due to topography or other natural features. A Close shall be formal in Neighborhood General sub-districts and informal in Neighborhood Edge sub-districts.
5. Courtyards shall be formal. Refer to the Building Types for specific standards related to courtyards on Cottage Court lots.
6. An Eyebrow shall be used to accommodate an existing natural or man-made feature such as a stream, significant tree, or cemetery. Refer to the Street Types for specific standards related to streets around Eyebrows.

STANDARDS V

LAND USES, BUILDINGS, AND LOTS

Building Regulating Plan

This plan illustrates the general location and distribution of building types for the proposed development. Different building types are not separated into pods but are strategically mixed throughout the development to create a diverse yet cohesive environment. The design intent for buildings and lots is established in the Goals and Objectives portion of this document. The proposed building types are organized by sub-district and depicted on the master plan. The accompanying illustrations and standards provide detailed requirements for the placement, height, and massing of different building types. Finally, a set of architectural standards are included that will be included in the Covenants, Conditions, and Restrictions for the development. These standards shall guide the architecture of individual buildings throughout the neighborhood.

Notes and Standards

General

1. The alternate zoning district for all attached housing shall be RM20 and for all detached housing the alternate zoning district shall be RS3.75
2. In sub-districts that permit multiple building types at least 5% of each building type is required, but no more than 70% of the sub-district may contain a single building type.
3. Final site plans will identify all critical lots in accordance with Metro Subdivision Regulations and the Metro Zoning Code.

Building Types

Standards for buildings and lots that follow are organized by sub-district and building type

Civic buildings are building types designed and constructed for community use or benefit by governmental, cultural, educational, public welfare, religious, or transportation organizations. Civic buildings are inherently unique structures that present opportunities for unusual and iconic design within the urban fabric. Civic buildings should be designed with prominence and monumentality. Where possible, streets should be terminated by the primary form or feature of the civic building. The use of vertical features, such as towers and spires, is encouraged to establish community landmarks and focal points. Civic buildings shall be oriented to streets and public spaces and follow the design intent of the SP in regard to creating a pedestrian-friendly environment. While there are no specific zoning requirements or architectural standards governing the design of civic buildings, all designs shall be subject to approval by the Town Architect and appropriate Metro agencies.

Land Uses

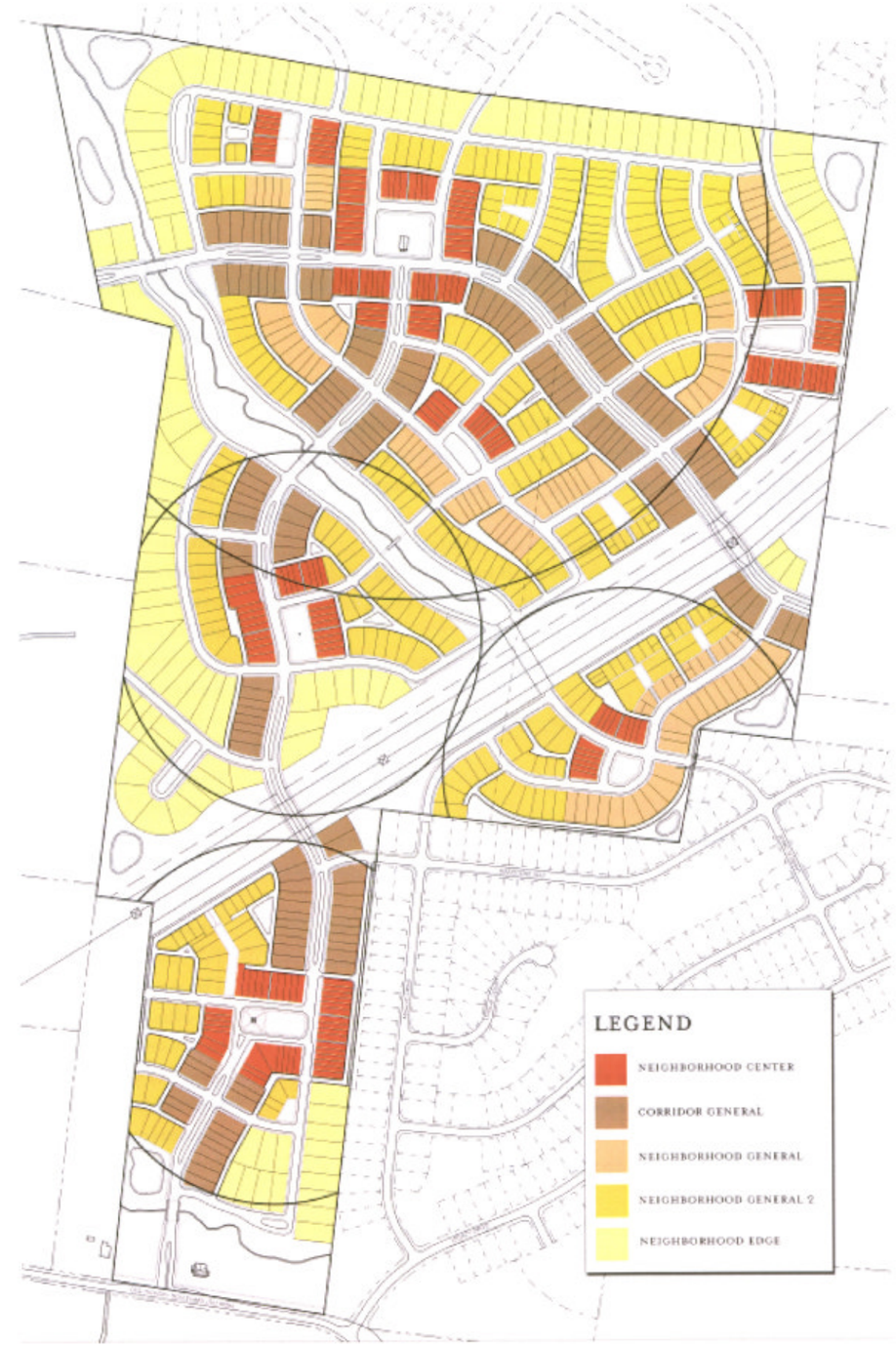
Uses permitted with conditions, as accessory, or as special exception shall be allowed subject to Land Use Development Standards of the Metro Zoning Ordinance

Uses Permitted:
Single-family
Multi-family (Single-family Attached)
Accessory Apartment
Water/Sewer Pump Station
Greenway
Park

Uses Permitted with Conditions:
Community Education
Power/Gas Substation

Uses Permitted as Accessory:
Garage Sale
Home Occupation
School Day Care
Leasing/Sales Office
Satellite Dish

Uses Permitted by Special Exception:
Day Care Center (up to 75)
Day Care Home
Religious Institution
Safety Services
Recreation Center
Temporary Festival
Pond/Lake



NEIGHBORHOOD CENTER

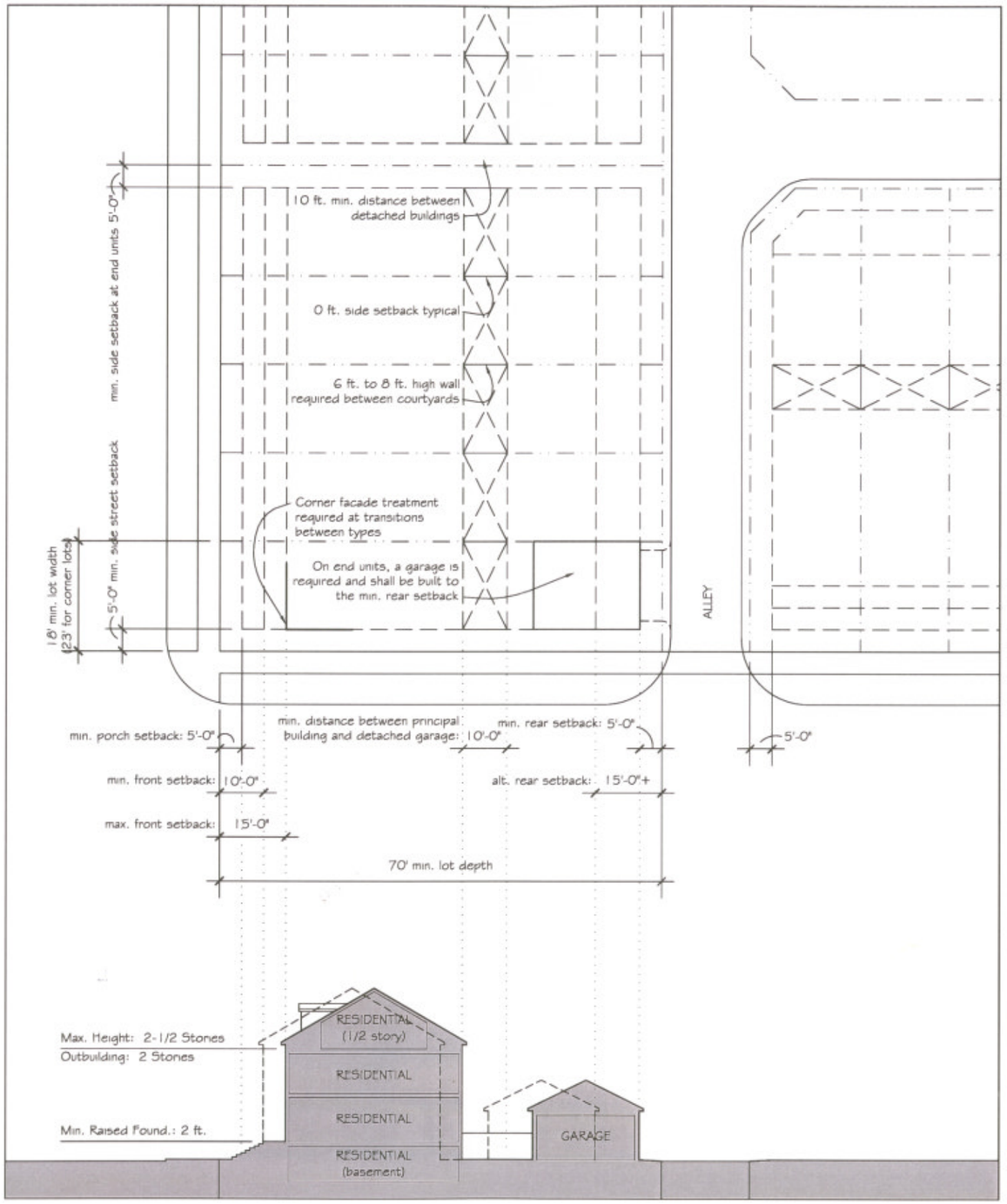
STANDARDS V

LAND USES, BUILDINGS, AND LOTS

Sub-district NC

Rowhouse

A single-family dwelling attached on one or two sides typically with a shallow front yard and private courtyard between the rear of the unit and the parking area or garage at the back of the lot.



Bulk Standards

Minimum Lot Area: 1,260 s.f.
Minimum Lot Width: 18 ft.
Minimum Lot Depth: 70 ft.
Maximum Building Coverage: 80%
Setbacks
- Minimum Front Setback: 10 ft.
- Maximum Front Setback: 15 ft.
- Minimum Front Covered Stoop or Porch Setback: 5 ft.
- Minimum Side Setback: 0 ft./5 ft. on end units
- Minimum Side Street and Side Service Lane Setback: 5 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Distance between Detached Buildings: 10 ft.
Minimum Raised Foundation: 2 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 ½ stories at front setback (occupiable attics and basements 4 ft.+ above finished grade at front facade shall be considered ½ stories)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line; if garage faces street there shall be one door per garage bay
Parking Access: Service lane

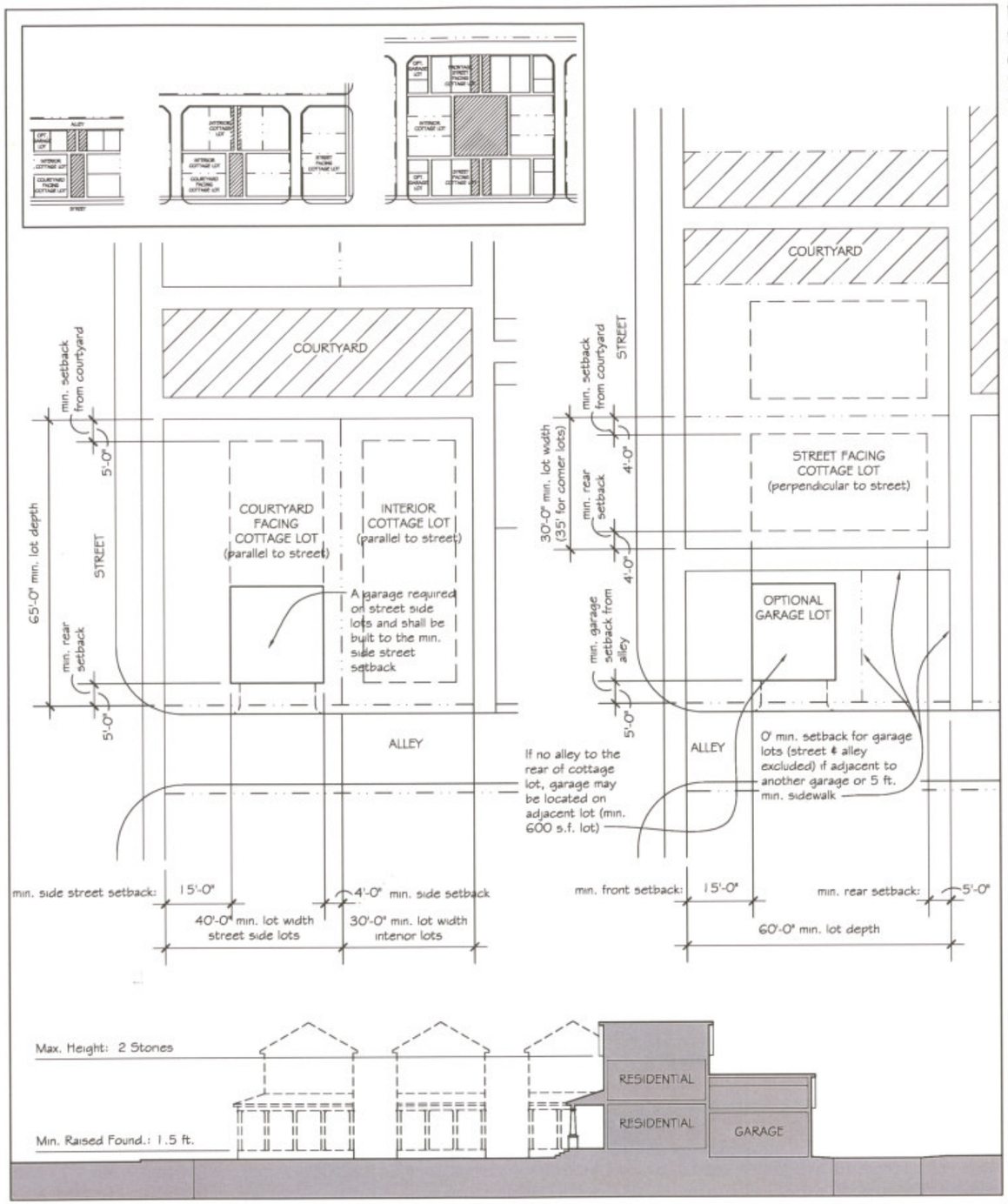
Miscellaneous Standards

1. There shall be a maximum of 8 units in a row without a break for a 5 ft. minimum pedestrian access.
2. 80% of lots shall have a lot depth of 80 ft. or greater.
3. Walls or opaque fences shall be required between adjoining courtyards with a minimum height of 6 ft. and a maximum height of 8 ft.
4. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
5. See Architectural Standards for façade treatment on corner lots

Sub-district CG

Cottage Courts

Detached single-family dwellings on a single lot fronting a street or landscaped courtyard with a parking area or garage at the back of the lot or on an adjacent lot.



Bulk Standards

Maximum Building Coverage: 65% (85% garage lot)

Courtyard Facing Cottage Lot

Minimum Lot Area: 2,600 s.f.
Minimum Lot Width: 40 ft./Minimum Lot Depth: 65 ft.
- Minimum Street Setback: 15 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

Interior Cottage Lot

Minimum Lot Area: 1,950 s.f.
Minimum Lot Width: 30 ft./Minimum Lot Depth: 65 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

Street Facing Cottage Lot

Minimum Lot Area: 1,650 s.f.
Minimum Lot Width: 30 ft./Minimum Lot Depth: 55 ft.
- Minimum Street Setback: 15 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

General to All Types

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 1 story

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind or on an adjacent lot; on street facing lots, garage shall be required and shall be built to the front setback; if garage faces street there shall be one door per garage bay. Optional garage lots shall have minimum 5 ft. setback from service lane, minimum 0 ft. side setback if adjacent to another garage or sidewalk, minimum 15 ft. setback from street.
Parking Access: Service lane or Frontage Street

Miscellaneous Standards

1. Fences between front façade and street or courtyard shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the yards facing streets.
2. Buildings shall front street, sidewalk, open space, or abut at least two sides of a courtyard.
3. In no case shall the backs of buildings face a street
4. Parking, driveways, and detention areas shall not be located within a courtyard
6. Parking adjacent to the courtyard shall be separated from it by landscaping or an architectural screen
7. The width and length of the courtyard measured between buildings shall be no less than the height of the buildings measured to the bottom of the eave (exception: courtyard entry may be a minimum of 10 ft. wide and the depth of the adjacent lot)
8. See Architectural Standards for façade treatment on corner lots

CORRIDOR GENERAL

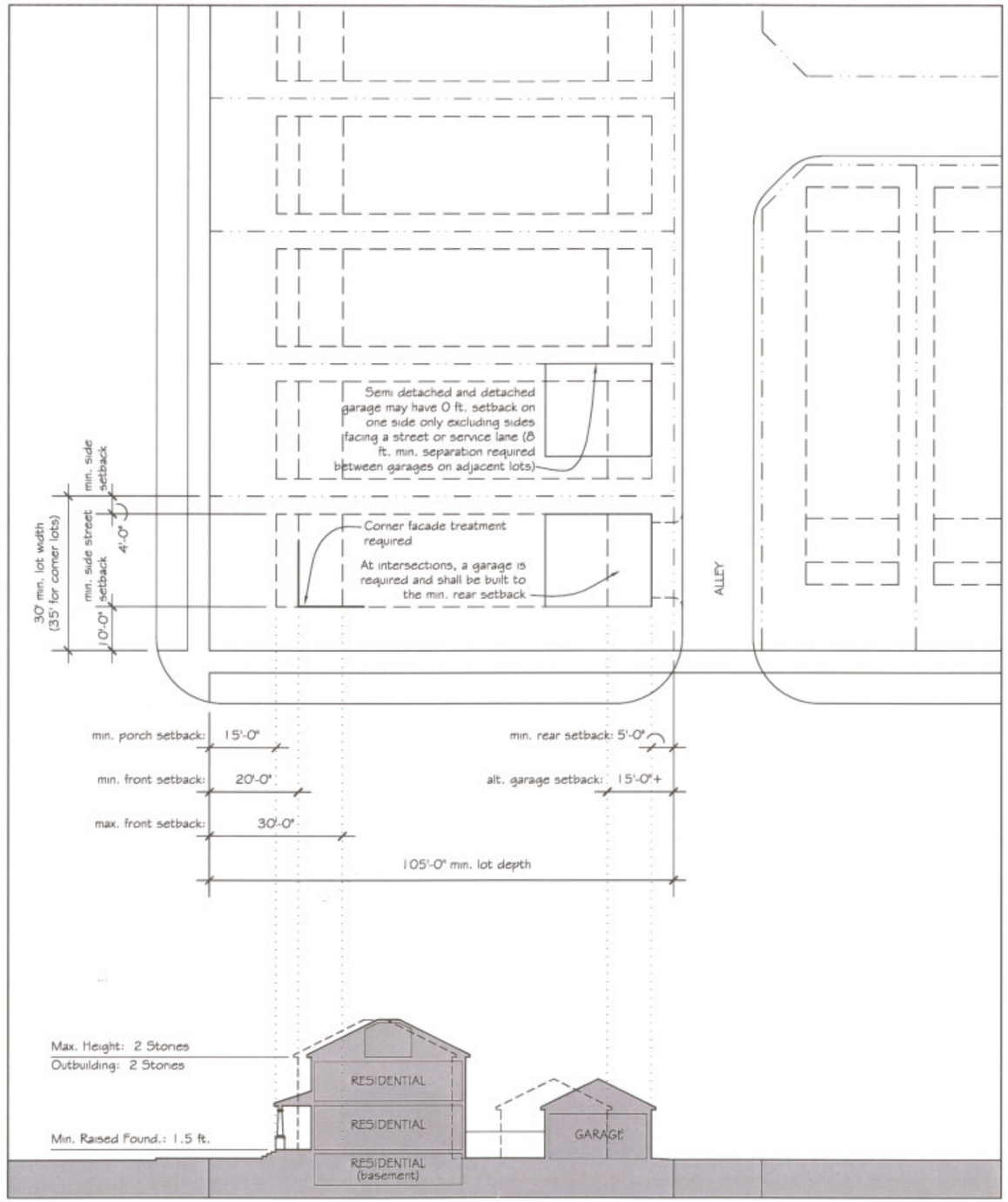
Sub-district CG

Cottage (30 ft.)

A detached single-family dwelling on a single lot with a parking area or garage at the back of the lot.

STANDARDS V

LAND USES, BUILDINGS, AND LOTS



Bulk Standards

Minimum Lot Area: 3,150 s.f.
Minimum Lot Width: 30 ft./35 ft. for corner lots
Minimum Lot Depth: 105 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 20 ft.
- Maximum Front Setback: 30 ft.
- Minimum Front Covered Porch Setback: 15 ft.
- Minimum Side Setback: 4 ft./Semi-detached and detached garages may have a 0 ft. setback on one side only excluding sides facing a side street or alley (8 ft. minimum separation required between garages on adjacent lots)
- Minimum Side Street and Side Service Lane Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line
Parking Access: Service lane or Side Street

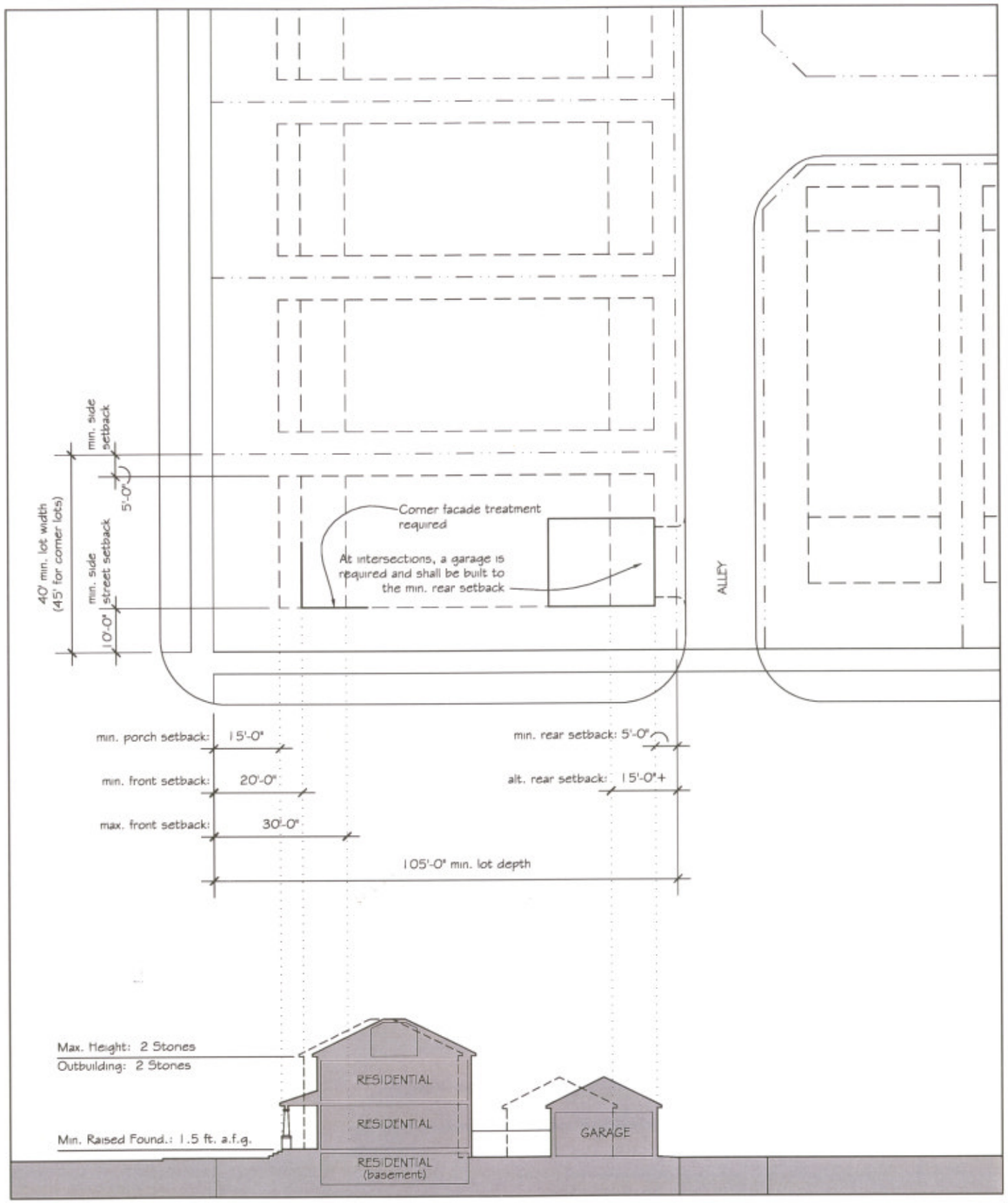
Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots

Sub-district CG

Cottage (40 ft.)

A detached single-family dwelling on a single lot with a parking area or garage at the back of the lot.



Bulk Standards

Minimum Lot Area: 4,200 s.f.
Minimum Lot Width: 40 ft./45 ft. for corner lots
Minimum Lot Depth: 105 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 20 ft.
- Maximum Front Setback: 30 ft.
- Minimum Front Covered Porch Setback: 15 ft.
- Minimum Side Setback: 5 ft.
- Minimum Side Street and Side Service Lane Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind or beneath; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line; if garage faces street there shall be one door per garage bay
Parking Access: Service lane or Side Street

Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots
3. A secondary dwelling may be permitted for 40 ft. Cottage and 50 ft. House types. Secondary dwellings may be permitted on no more than 25% of these lots. These dwellings may not exceed 600 s.f. of conditioned space. The secondary dwelling may be attached or detached.

NEIGHBORHOOD GENERAL

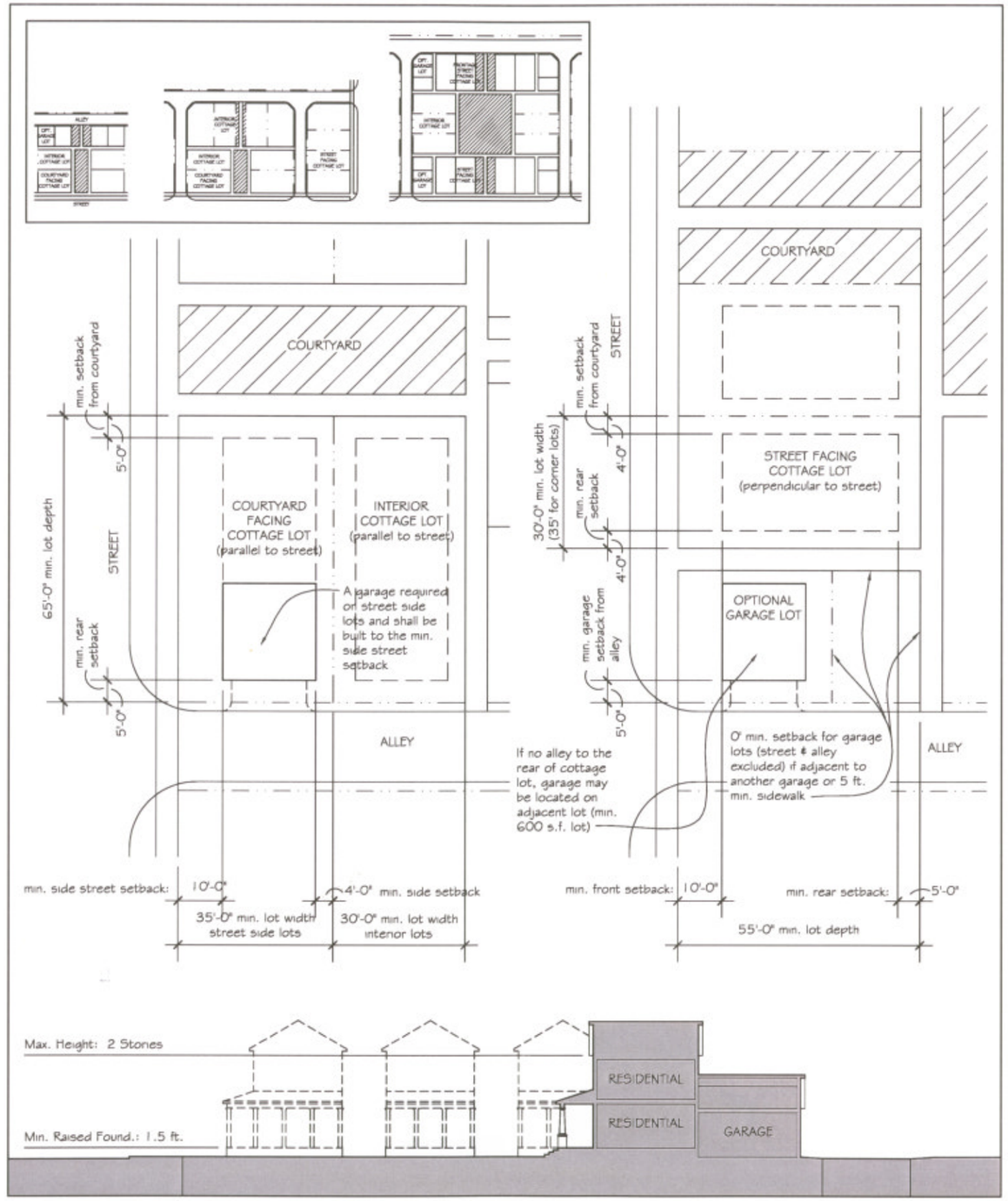
Sub-district NG1

Cottage Courts

Detached single-family dwellings on a single lot fronting a street or landscaped courtyard with a parking area or garage at the back of the lot or on an adjacent lot.

STANDARDS V

LAND USES, BUILDINGS, AND LOTS



Bulk Standards

Maximum Building Coverage: 65% (85% garage lot)

Courtyard Facing Cottage Lot

Minimum Lot Area: 2,600 s.f.
Minimum Lot Width: 40 ft./Minimum Lot Depth: 65 ft.
- Minimum Street Setback: 10 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

Interior Cottage Lot

Minimum Lot Area: 1,950 s.f.
Minimum Lot Width: 30 ft./Minimum Lot Depth: 65 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

Street Facing Cottage Lot

Minimum Lot Area: 1,650 s.f.
Minimum Lot Width: 30 ft./Minimum Lot Depth: 55 ft.
- Minimum Street Setback: 10 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

General to All Types

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 1 story

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind or on an adjacent lot; on street facing lots, garage shall be required and shall be built to the front setback; if garage faces street there shall be one door per garage bay. Optional garage lots shall have minimum 5 ft. setback from service lane, minimum 0 ft. side setback if adjacent to another garage or sidewalk, minimum 15 ft. setback from street.
Parking Access: Service lane or Frontage Street

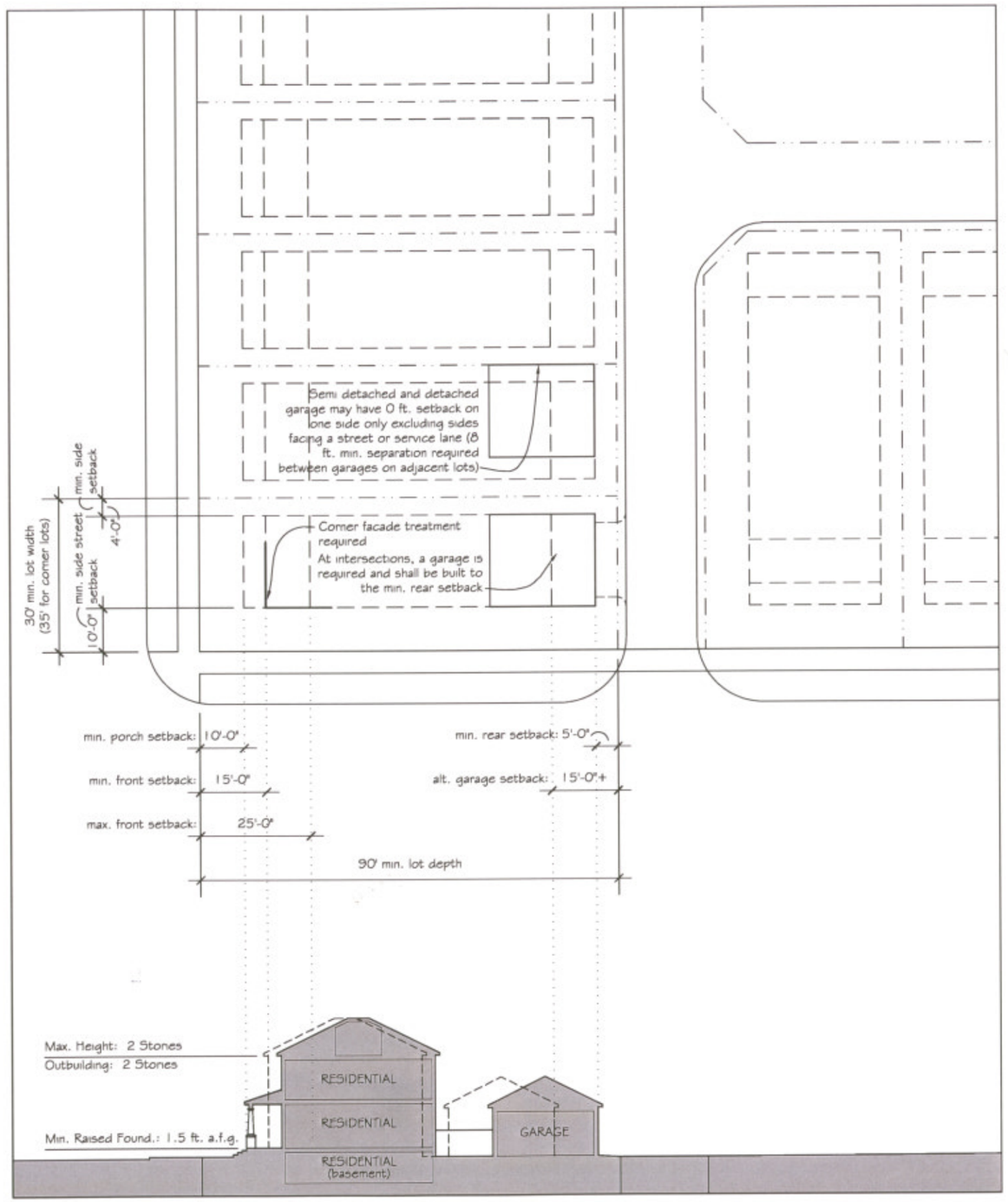
Miscellaneous Standards

1. Fences between front façade and street or courtyard shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the yards facing streets.
2. Buildings shall front street, sidewalk, open space, or abut at least two sides of a courtyard.
3. In no case shall the backs of buildings face a street
4. Parking, driveways, and detention areas shall not be located within a courtyard
6. Parking adjacent to the courtyard shall be separated from it by landscaping or an architectural screen
7. The width and length of the courtyard measured between buildings shall be no less than the height of the buildings measured to the bottom of the eave (exception: courtyard entry may be a minimum of 10 ft. wide and the depth of the adjacent lot)
8. See Architectural Standards for façade treatment on corner lots

Sub-district NG1

Cottage (30 ft.)

A detached single-family dwelling on a single lot with a parking area or garage at the back of the lot.



Bulk Standards

Minimum Lot Area: 2,700 s.f.
Minimum Lot Width: 30 ft./35 ft. for corner lots
Minimum Lot Depth: 90 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 15 ft.
- Maximum Front Setback: 25 ft.
- Minimum Front Covered Porch Setback: 10 ft.
- Minimum Side Setback: 4 ft./Semi-detached and detached garages may have a 0 ft. setback on one side only excluding sides facing a side street or alley (8 ft. minimum separation required between garages on adjacent lots)
- Minimum Side Street and Side Service Lane Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line
Parking Access: Service lane or Side Street

Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots

NEIGHBORHOOD GENERAL

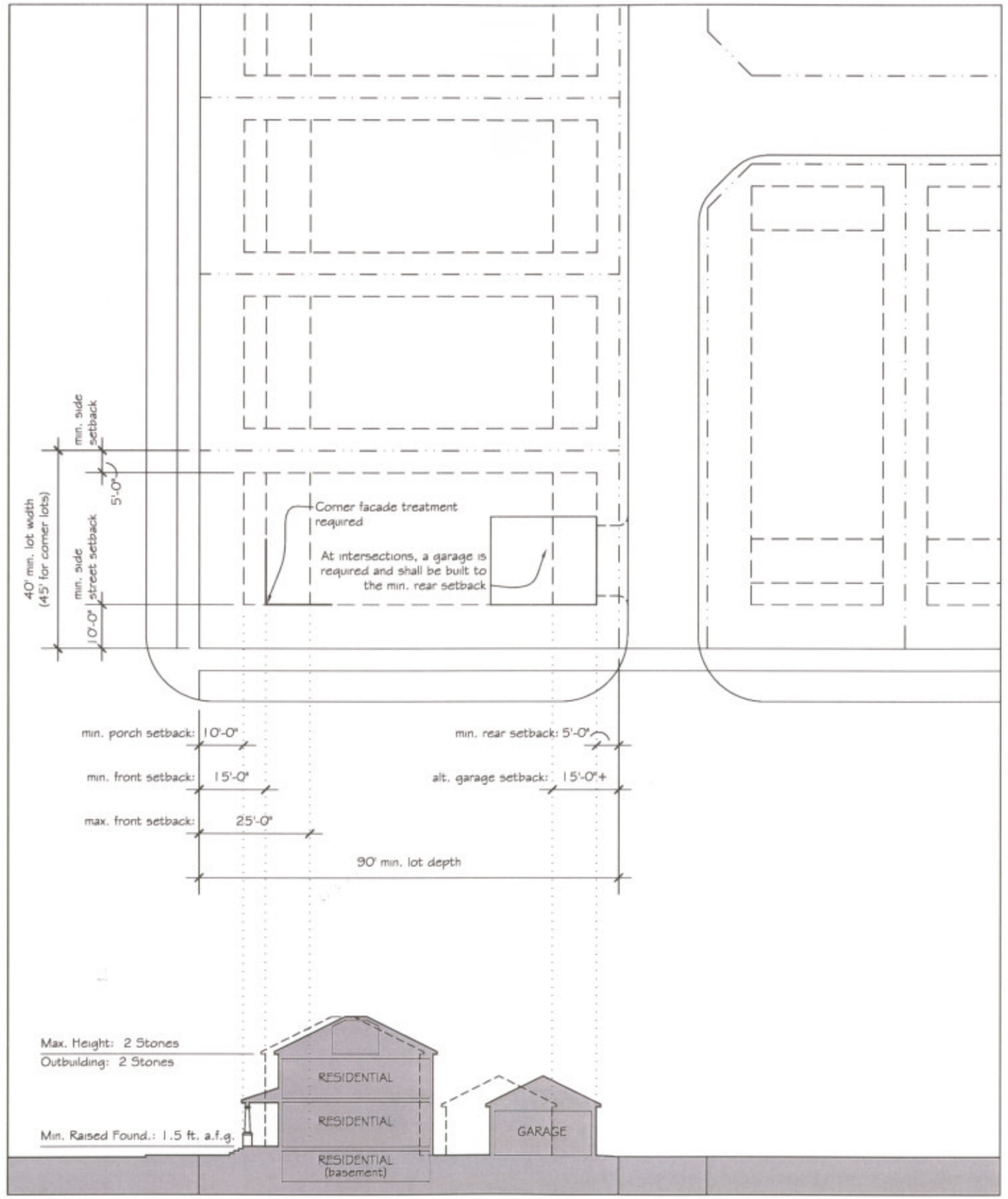
STANDARDS V

LAND USES, BUILDINGS, AND LOTS

Sub-district NG1

Cottage (40 ft.)

A detached single-family dwelling on a single lot with a parking area or garage at the back of the lot.



Bulk Standards

Minimum Lot Area: 3,600 s.f.
Minimum Lot Width: 40 ft./45 ft. for corner lots
Minimum Lot Depth: 90 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 15 ft.
- Maximum Front Setback: 25 ft.
- Minimum Front Covered Porch Setback: 10 ft.
- Minimum Side Setback: 5 ft.
- Minimum Side Street and Side Service Lane Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind or beneath; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line; if garage faces street there shall be one door per garage bay
Parking Access: Service lane or Side Street

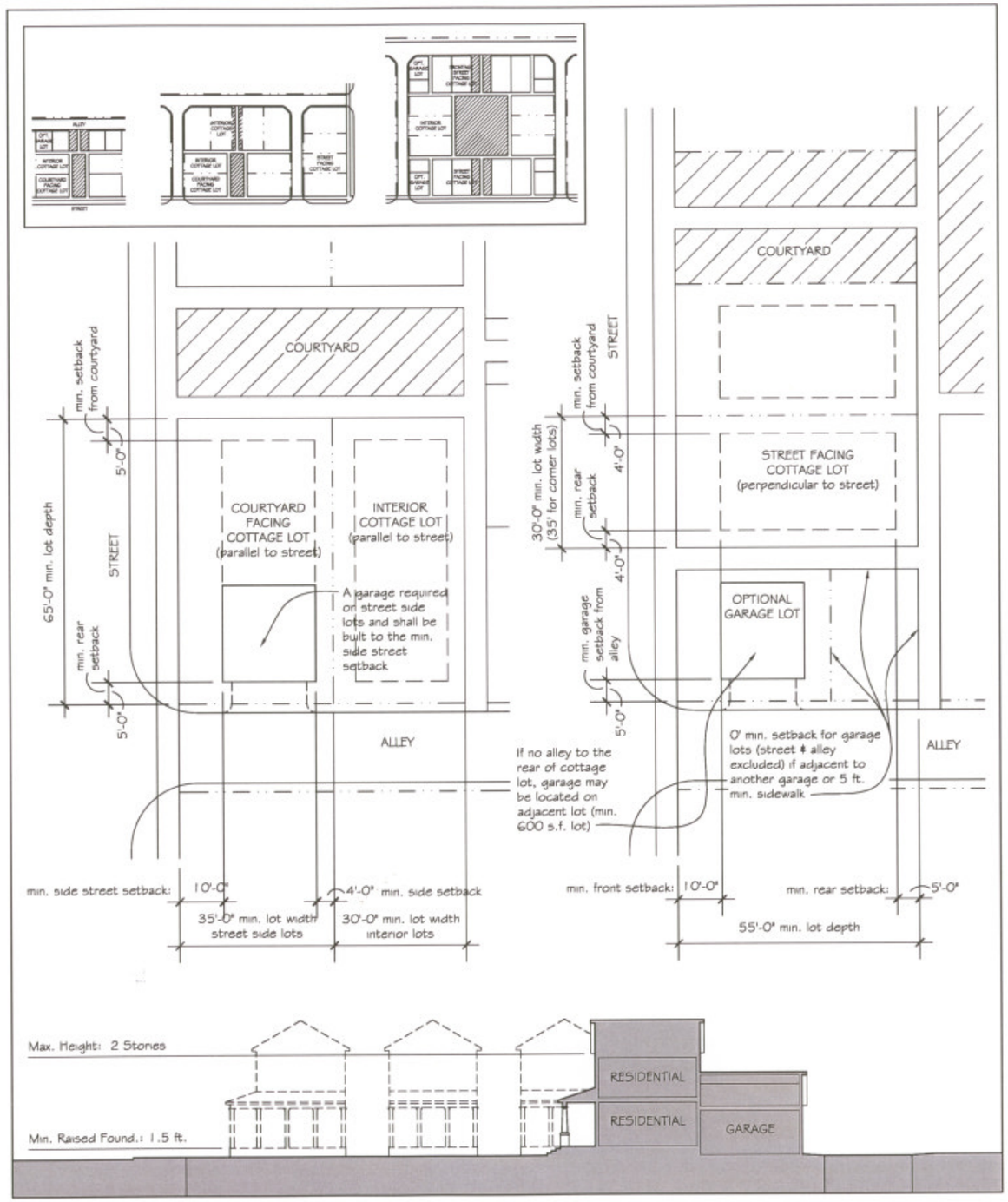
Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots
3. A secondary dwelling may be permitted for 40 ft. Cottage and 50 ft. House types. Secondary dwellings may be permitted on no more than 25% of these lots. These dwellings may not exceed 600 s.f. of conditioned space. The secondary dwelling may be attached or detached.

Sub-district NG2

Cottage Courts

Detached single-family dwellings on a single lot fronting a street or landscaped courtyard with a parking area or garage at the back of the lot or on an adjacent lot.



Bulk Standards

Maximum Building Coverage: 65% (85% garage lot)

Courtyard Facing Cottage Lot

Minimum Lot Area: 2,600 s.f.
Minimum Lot Width: 40 ft./Minimum Lot Depth: 65 ft.
- Minimum Street Setback: 10 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

Interior Cottage Lot

Minimum Lot Area: 1,950 s.f.
Minimum Lot Width: 30 ft./Minimum Lot Depth: 65 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

Street Facing Cottage Lot

Minimum Lot Area: 1,650 s.f.
Minimum Lot Width: 30 ft./Minimum Lot Depth: 55 ft.
- Minimum Street Setback: 10 ft.
- Minimum Courtyard Setback: 5 ft.
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 5 ft./10 ft. if power easement

General to All Types

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 1 story

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind or on an adjacent lot; on street facing lots, garage shall be required and shall be built to the front setback; if garage faces street there shall be one door per garage bay. Optional garage lots shall have minimum 5 ft. setback from service lane, minimum 0 ft. side setback if adjacent to another garage or sidewalk, minimum 15 ft. setback from street.
Parking Access: Service lane or Frontage Street

Miscellaneous Standards

1. Fences between front façade and street or courtyard shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the yards facing streets.
2. Buildings shall front street, sidewalk, open space, or abut at least two sides of a courtyard.
3. In no case shall the backs of buildings face a street
4. Parking, driveways, and detention areas shall not be located within a courtyard
6. Parking adjacent to the courtyard shall be separated from it by landscaping or an architectural screen
7. The width and length of the courtyard measured between buildings shall be no less than the height of the buildings measured to the bottom of the eave (exception: courtyard entry may be a minimum of 10 ft. wide and the depth of the adjacent lot)
8. See Architectural Standards for façade treatment on corner lots

NEIGHBORHOOD GENERAL 2

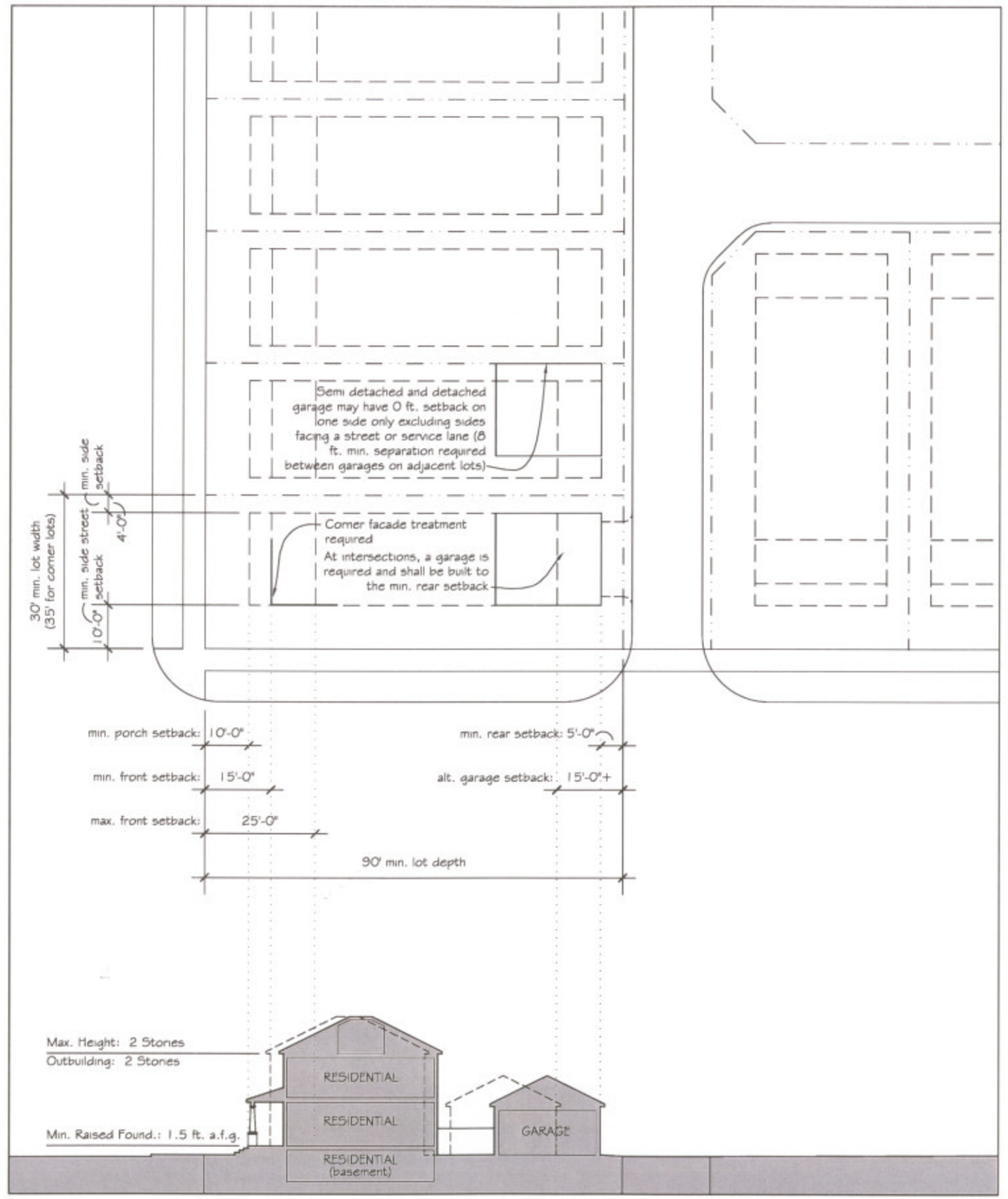
Sub-district NG2

Cottage (30 ft.)

A detached single-family dwelling on a single lot with a parking area or garage at the back of the lot.

STANDARDS V

LAND USES, BUILDINGS, AND LOTS



Bulk Standards

Minimum Lot Area: 2,700 s.f.
Minimum Lot Width: 30 ft./35 ft. for corner lots
Minimum Lot Depth: 90 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 15 ft.
- Maximum Front Setback: 25 ft.
- Minimum Front Covered Porch Setback: 10 ft.
- Minimum Side Setback: 4 ft./Semi-detached and detached garages may have a 0 ft. setback on one side only excluding sides facing a side street or alley (8 ft. minimum separation required between garages on adjacent lots)
- Minimum Side Street and Side Service Lane Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line
Parking Access: Service lane or Side Street

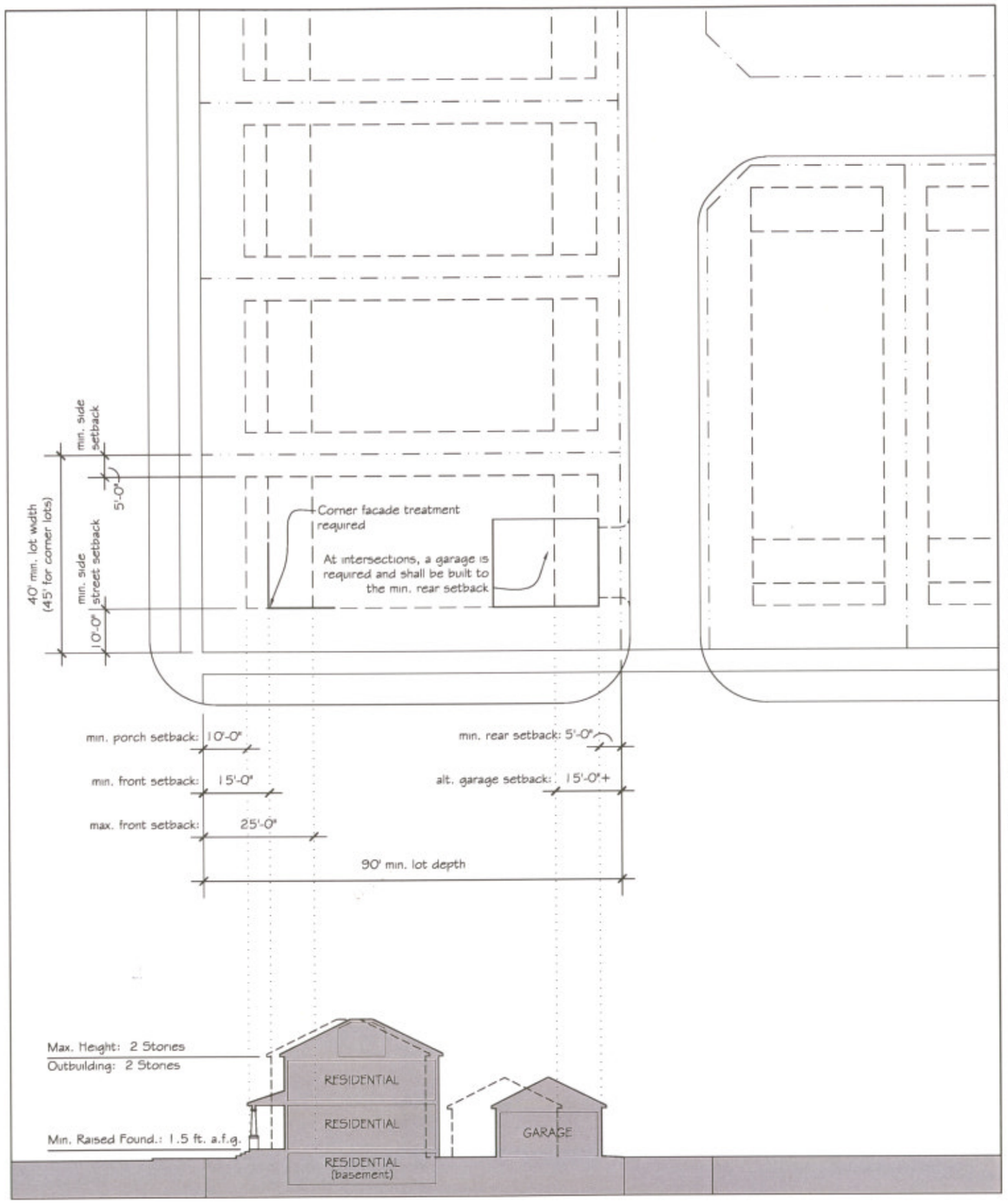
Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots

Sub-district NG2

Cottage (40 ft.)

A detached single-family dwelling on a single lot with a parking area or garage at the back of the lot.



Bulk Standards

Minimum Lot Area: 3,600 s.f.
Minimum Lot Width: 40 ft./45 ft. for corner lots
Minimum Lot Depth: 90 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 15 ft.
- Maximum Front Setback: 25 ft.
- Minimum Front Covered Porch Setback: 10 ft.
- Minimum Side Setback: 5 ft.
- Minimum Side Street and Side Service Lane Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind or beneath; on corner lots, garage shall be required for end units and shall be built to 5 ft. from rear property line; if garage faces street there shall be one door per garage bay
Parking Access: Service lane or Side Street

Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots
3. A secondary dwelling may be permitted for 40 ft. Cottage and 50 ft. House types. Secondary dwellings may be permitted on no more than 25% of these lots. These dwellings may not exceed 600 s.f. of conditioned space. The secondary dwelling may be attached or detached.

NEIGHBORHOOD GENERAL 2

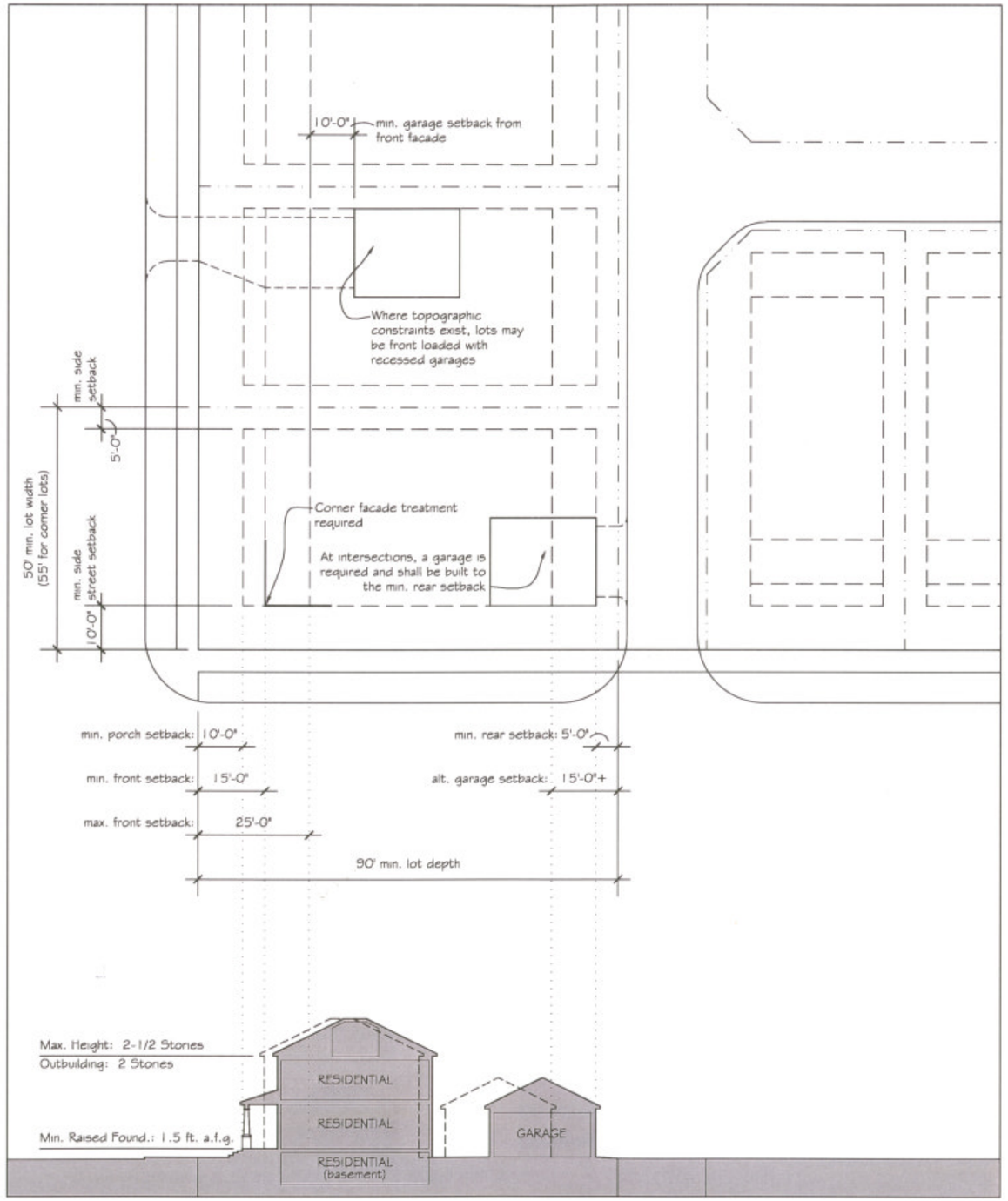
Sub-district NG2

House (50 ft.)

A detached single-family dwelling on a single lot with access from an alley and parking behind or, where topographic constraints exist, access from its fronting street and parking recessed behind the front facade.

STANDARDS V

LAND USES, BUILDINGS, AND LOTS



Bulk Standards

Minimum Lot Area: 4,500 s.f.
Minimum Lot Width: 50 ft./55 ft. for corner lots
Minimum Lot Depth: 90 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 15 ft.
- Maximum Front Setback: 25 ft.
- Minimum Front Covered Porch Setback: 10 ft.
- Minimum Side Setback: 5 ft.
- Minimum Side Street Setback: 10 ft.
- Minimum Rear Setback: 5 ft. or 15 ft.+ NOTE: if underground power lines along alley, rear setback of principal building shall be 10 ft. and rear setback of garage opening to the alley shall be 15 ft.+ to accommodate easement

Minimum Raised Foundation: 1.5 ft. above sidewalk at entry
Maximum Height of Principal Building: 2 ½ stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind, beside, or beneath; if garage faces a street, recess from front façade 10 ft. minimum with one door per garage bay
Parking Access: Service Lane, Street or Side Street

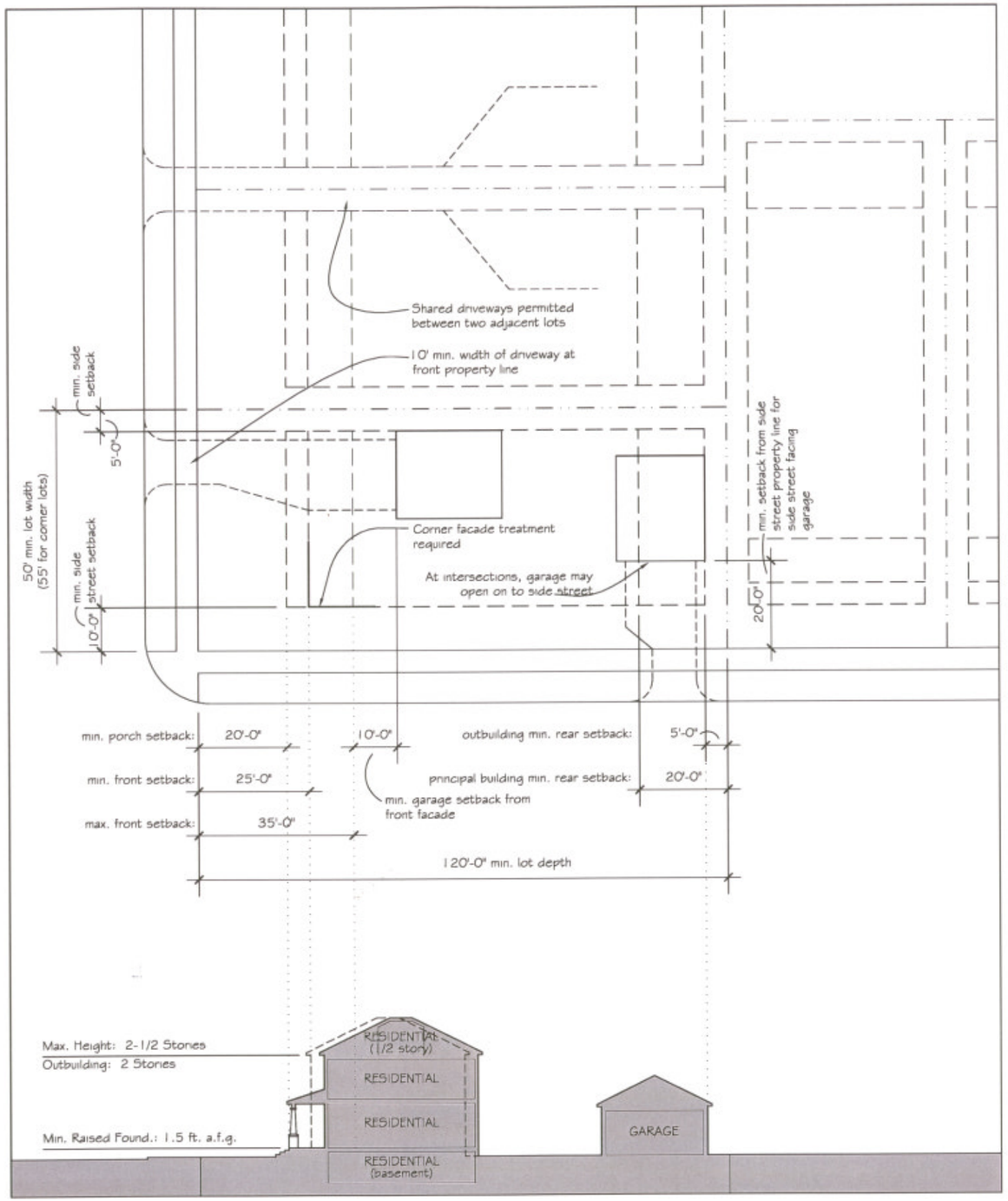
Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. See Architectural Standards for façade treatment on corner lots
3. A secondary dwelling may be permitted for 40 ft. Cottage and 50 ft. House types. Secondary dwellings may be permitted on no more than 25% of these lots. These dwellings may not exceed 600 s.f. of conditioned space. The secondary dwelling may be attached or detached.

Sub-district NE

House (50 ft.)

A detached single-family dwelling on a single lot with access from its fronting street and parking recessed behind the front facade.



Bulk Standards

Minimum Lot Area: 6,000 s.f.
Minimum Lot Width: 50 ft./55 ft. for corner lots
Minimum Lot Depth: 120 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 25 ft.
- Maximum Front Setback: 35 ft.
- Minimum Covered Porch Setback: 20 ft.
- Minimum Side Setback: 5 ft.
- Minimum Side Street Setback: 10 ft.
- Minimum Setback of Garage facing Side Street: 20 ft.
- Minimum Rear Setback of Principal Building: 20 ft.
- Minimum Rear Setback of Outbuilding: 5 ft.

Minimum Raised Foundation: 1 ft. above finish grade at entry
Maximum Height of Principal Building: 2 ½ stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirment: 2 spaces per unit/1 space per ancillary dwelling
Parking Location: Behind, beside, or beneath; if garage faces a street, recess from front façade 10 ft. minimum with one door per garage bay
Parking Access: Street or Side Street

Miscellaneous Standards

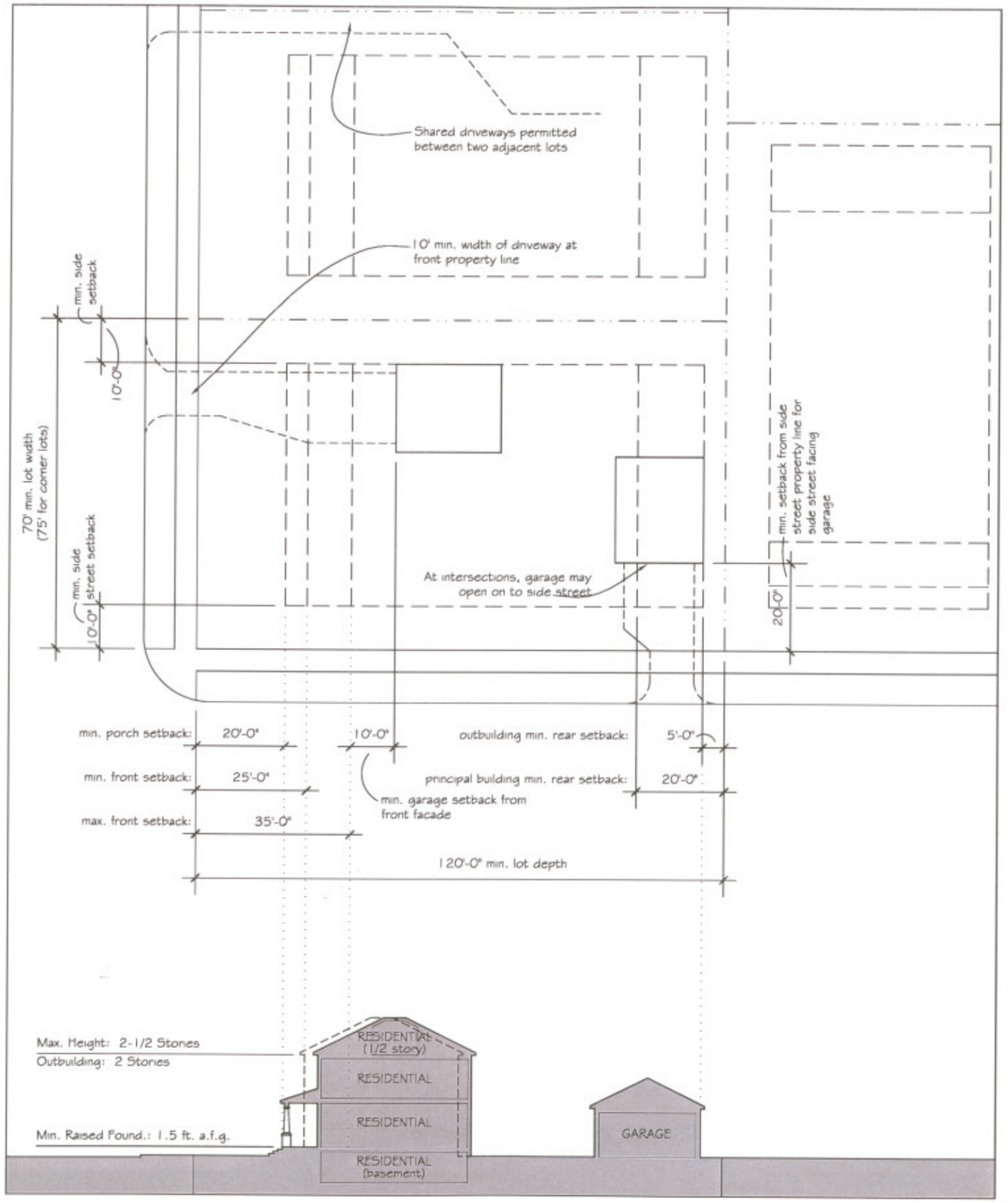
1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.
2. 10 ft. maximum driveway width at sidewalk

NEIGHBORHOOD EDGE

Sub-district NE

Estate (70 ft.+)

A detached single-family dwelling on a single lot with access from its fronting street and parking recessed behind the front facade.



Bulk Standards

Minimum Lot Area: 7,200 s.f.
Minimum Lot Width: 70 ft.
Minimum Lot Depth: 120 ft.
Maximum Building Coverage: 65%
Setbacks
- Minimum Front Setback: 25 ft.
- Minimum Covered Porch Setback: 20 ft.
- Minimum Side Setback: 10 ft.
- Minimum Side Street Setback: 10 ft.
- Minimum Setback of Garage facing Side Street: 20 ft.
- Minimum Rear Setback of Principal Building: 20 ft.
- Minimum Rear Setback of Outbuilding: 5 ft.

Minimum Raised Foundation: 1 ft. above finish grade at entry
Maximum Height of Principal Building: 2 ½ stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind, beside, or beneath; if garage faces a street, recess from front façade 10 ft. minimum with one door per garage bay
Parking Access: Street or Side Street

Miscellaneous Standards

1. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.

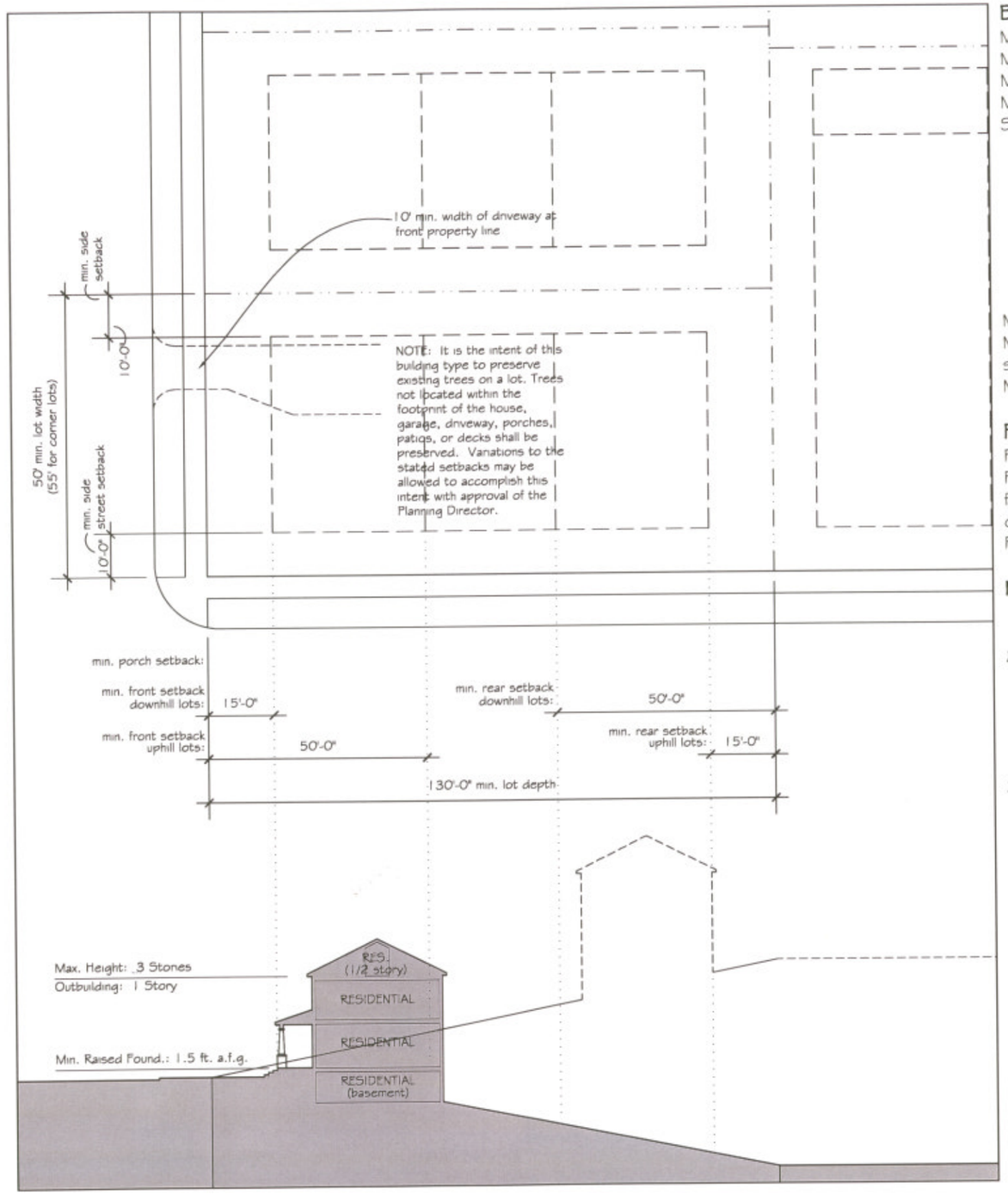
STANDARDS V

LAND USES, BUILDINGS, AND LOTS

Sub-district NE

Hillside House

A detached single-family dwelling on a single lot with access from its fronting street and parking recessed behind the front facade. This type is applied to lots with steep slopes and with the intent of preserving the existing trees and vegetation. The house footprint is typically limited in size.



Bulk Standards

Minimum Lot Area: 7,200 s.f.
Minimum Lot Width: 60 ft.
Minimum Lot Depth: 130 ft.
Maximum Building Coverage: 45%
Setbacks

Downhill Lot
- Minimum Front Setback: 15 ft.
- Minimum Side Setback: 15 ft.
- Minimum Rear Setback: 50 ft.

Uphill Lot
- Minimum Front Setback: 50 ft.
- Minimum Side Setback: 15 ft.
- Minimum Rear Setback: 15 ft.

Minimum Raised Foundation: 1 ft. above finish grade at entry
Maximum Height of Principal Building: 3 stories at front setback (occupiable attics shall be considered ½ story)
Maximum Height of Outbuilding: 2 stories

Parking and Access

Parking Requirement: 2 spaces per unit
Parking Location: Behind, beside, or beneath; if garage faces a street, recess from front façade 30 ft. minimum with one door per garage bay
Parking Access: Street

Miscellaneous Standards

1. This type shall be utilized on lots with slopes greater than 20%.
2. It is the intent of this building type to preserve existing trees on a lot. Trees not located within the footprint of the house, garage, driveway, porches, patios, or decks shall be preserved. Variations to the stated setbacks may be allowed to accomplish this intent with approval of the Planning Director
3. Fences between front façade and street shall be a maximum of 3 ft. high. Walls, other than short retaining walls, shall not be permitted in the front yard.

Architectural Standards

General

1. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
2. Long, uninterrupted wall planes on public streets or paths shall be avoided.
3. Buildings shall have relatively flat fronts. No frontage may present more than six exterior corners to public view. Corners are counted by shifts in roofline and/or shifts in foundation of the main body of the building. Attachments are not included.
4. Outdoor equipment such as HVAC equipment, meters, and panels shall be place to the side or rear of the building or otherwise screened from streets.
5. Buildings on corner lots shall address both streets, with architectural features and massing elements, including porches, windows, bays, or other façade enhancements.
6. Wall openings in adjacent buildings shall not face each other to give privacy to occupants. On adjacent lots, the building built first shall set the precedent with respect to the location and positioning of wall openings.

Walls

1. Materials
   a. Building walls shall be finished in brick, stone, wood siding/shingles, fiber cement siding/shingles, or stucco.
   a. Building foundations shall be parged or textured block, brick or stone masonry, or masonry veneer.
   c. Retaining walls shall be concrete, brick, stone, masonry or masonry veneer.
   d. Walls and fences shall be of a material similar to the façade material of the primary building on the lot.
2. Configurations and Techniques
   a. Building walls shall only change material along a horizontal line, i.e. brick may be combined with siding when the material change occurs horizontally (typically at a floor or sill line), with the heavier material below the lighter. (This does not apply to detailing around attachments, windows and doors.)
   b. Siding and shingles shall be horizontal, maximum of 8" exposure.

Attachments

1. Materials
   a. Chimneys shall be finished with masonry or stucco. The exterior material of fireplaces shall extend to grade.
   b. Piers and arches shall be finished in masonry or stucco.
   c. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front facade.
   d. Decks shall not be permitted in front or side yards.

2. Configurations and Techniques
   a. Porches shall be a minimum of 6'-0" in depth.
   b. Porches, arcades and breezeways shall have square or vertically proportioned openings (must be taller than wide).
   c. Piers shall be no less than 12" x 12".
   d. Posts shall be no less than 4" x 4".
   e. Wood elements must be painted or sealed with an opaque or semisolid stain.

Roofs

1. Materials
   a. Roofs shall be clad in architectural shingles, galvanized or painted steel, or copper.

2. Configurations and Techniques
   a. Principal roofs, if sloped, shall be a symmetrical hipped or gable
   b. The ridge of the principal building shall be either parallel to or perpendicular to the street.
   c. All gable and hipped roofs shall have a slope of 6:12 to 12:12.
   d. All gable and hipped roofs of a building (including the principal structure, attachments and dormers) shall have the same slope.
   e. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves on the principal building shall have an overhang that is either shallow (12" - 18") or deep (24" - 30").
   f. Eaves on outbuildings shall match the eaves of the principal building if the latter are shallow, or shall be approximately half the size of the eaves of the main building if the latter are deep.
   g. Dormers shall light habitable attic spaces, be placed with a minimum of 3'-0" from side building walls, and shall be a minimum of 3'-0" wide (exterior) where found in groups of two or more on a single facade.
   h. Dormers shall have shed roofs with a minimum slope of 3:12, or hipped or gable roofs with slope to match the principal structure. Eyebrow dormers are also permitted.
   i. Any single gable, hipped or shed dormer (on a single façade) shall be a minimum of 6'-0" wide (exterior) and shall have two or more windows.

Openings

STANDARDS V

ARCHITECTURE

1. Materials
   a. Windows shall be wood (painted), aluminum clad, or vinyl and shall be glazed with clear glass.
   b. Doors at frontages (including garage doors) shall be wood or metal. Doors shall be painted, stained, or pre-finished. Glass is permitted in doors.
   c. Shutters shall be louvered, paneled, or board and batten, and made of wood or fiber cement, and painted (operable or not).

2. Configurations and Techniques
   a. Windows shall be operable casements, single, double, or triple hung. Windows shall be vertically proportioned (taller than wide).
   b. Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed. Fixed transoms must have a coordinating door or window.
   c. Multiple windows in the same rough opening shall be separated by a 3 ½ " minimum post.
   d. Window muntins, if present, shall be true divided light or fixed on the interior and exterior surfaces, and shall create panes of vertical or square proportion (taller than wide or as tall as wide).
   e. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale.
   f. Openings in sided walls require a minimum of a sill, lintel, and drip cap. Windows shall have flat casing, minimum 5/4" depth.
   g. Brickmold casing is appropriate for windows in masonry walls. Brickmold casing shall be set back from surface to provide sufficient return of the masonry finish (or stucco finish).
   h. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings.
   i. Openings above shall be equal in size or smaller than openings below.
   j. Front doors, including entry door to the porch, shall be located on the primary frontage. For houses on corners, an entrance on either side is permitted, however an entrance on the larger street is preferred.
   k. Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Operable shutters are preferred.
   l. Garage doors facing a street other than an alley shall be a maximum of 9'-0" in width.

The following images illustrate some of the universal design elements presented in the architectural standards. These images should not be construed as the buildings or details to be built in Evergreen Hills.

Rhythm of architectural features harmonizing between stories

Dormers with different roofs and similar window configurations

Correctly sized, proportioned, and installed shutters

Muntins with square and vertical proportions

Matching slopes on different roofs

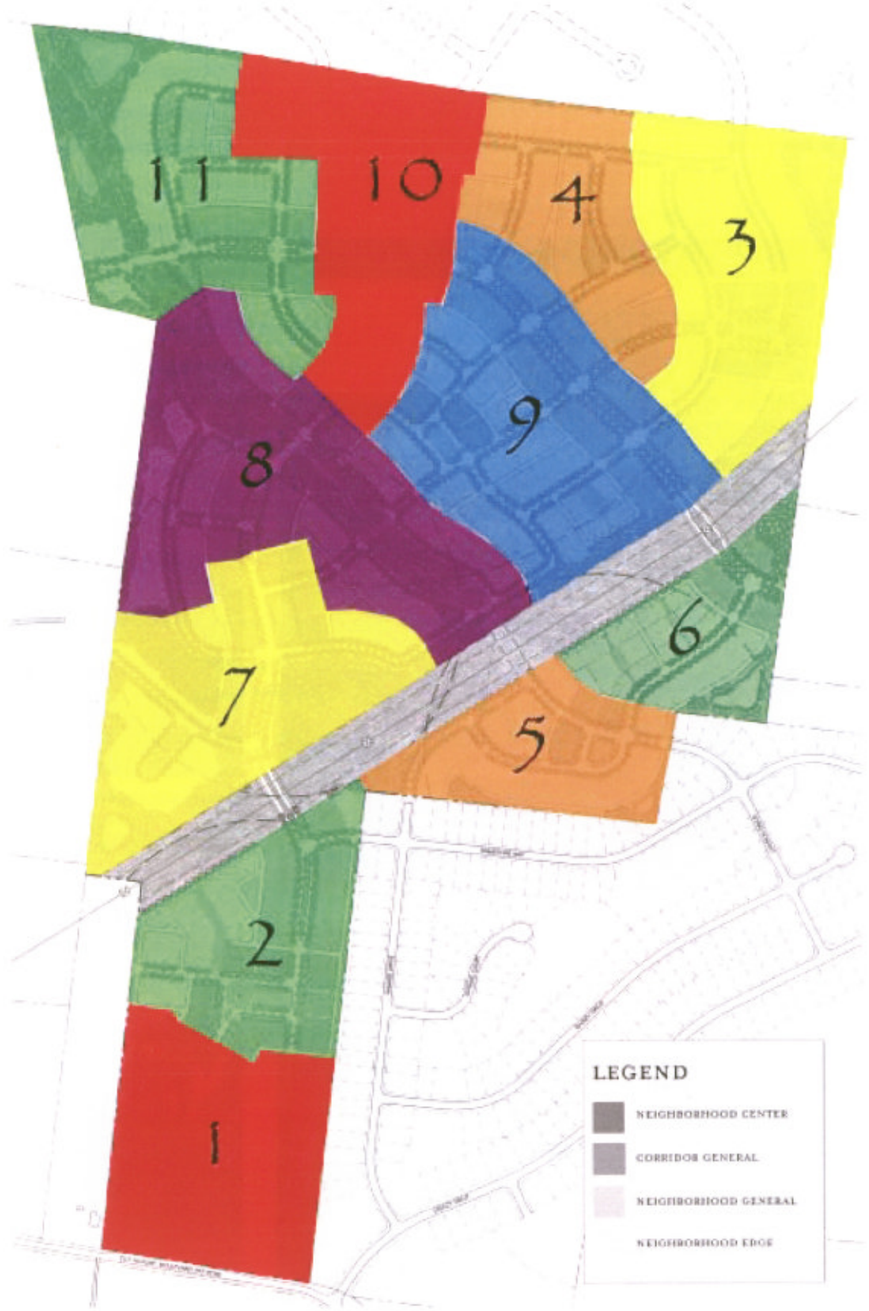
Different bays extending to grade

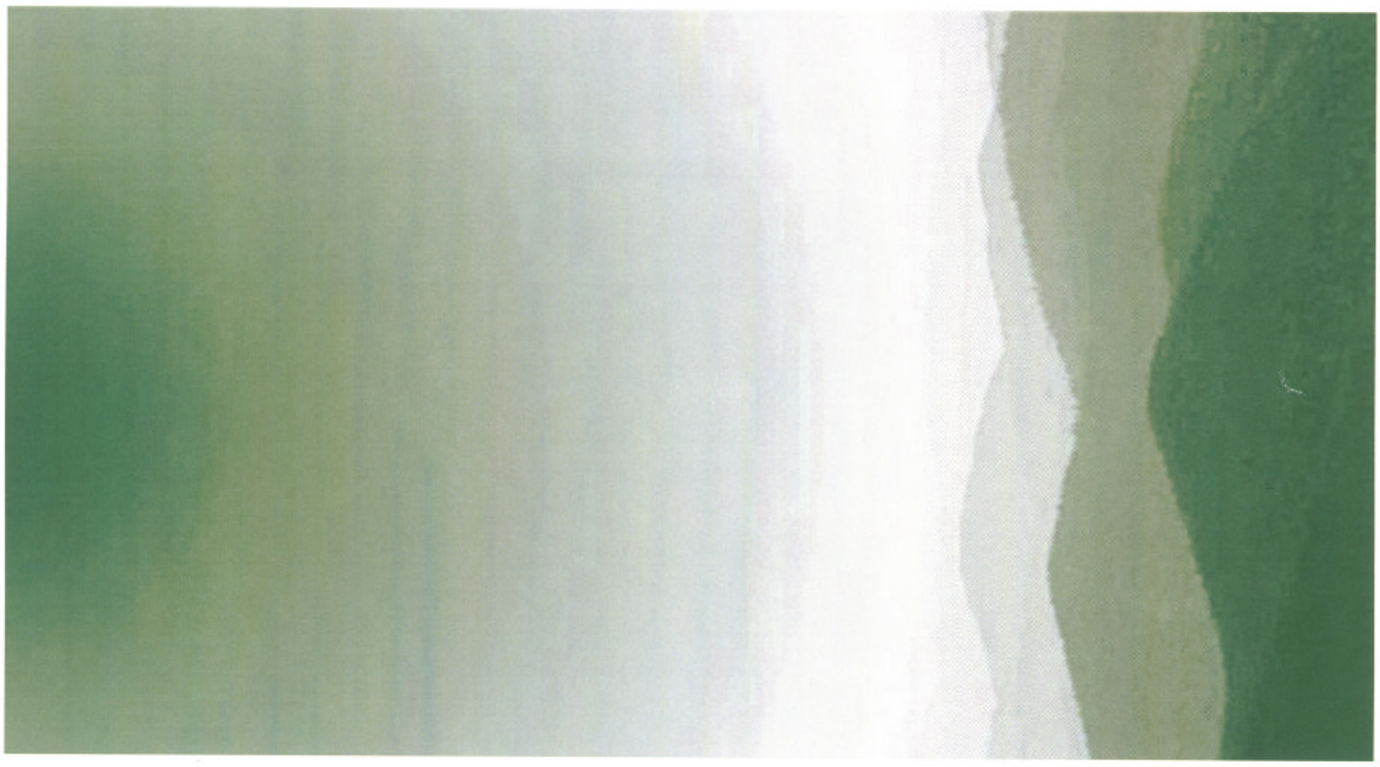
Upper windows align with opening and other architectural features below

PHASING PLAN VI

Phasing

This plan illustrates the proposed preliminary phasing of the development. It is anticipated that the development will require 10 years for build-out. Plans for final approval of the first phase, or a portion thereof, are anticipated to be submitted in the summer of 2007.





(17400000901)
WILLIAM W. TURNER JR., ET UX
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(17400001700)
CANE RIDGE FARMS, LLC
DEED BOOK 11431, PAGE 163
ZONED RS-10
(18200016100)
FRANK WILBERT, ET UX
DEED BOOK 6827, PAGE 308
ZONED AR-2A
(18200002700)
SALLY H. WINGLER
INSTRUMENT # 20040820-0100955
ZONED AR-2A & RS-10
(18200020900)
CANE RIDGE FARMS, LLC
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GENE H. & PATRICIA C. SMITH
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TURNER FARM PARTNERS, LP
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JACK L. PRATT, ET UX
DEED BOOK 4982, PAGE 693
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GERALD & BARBARA FLOYD
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EMMA SANDERS
NO RECORDED DEED FOUND
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(18200001200)
OLD HICKORY HILLS, LLC
INSTRUMENT # 20000203-0011193
ZONED RS-10
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S 82°40'48" E 1,525.25'
S 83°38'46" E 352.70'
N 11°13'34" E 1053.20'
N 76°13'06" W 259.98'
N 11°14'15" W 746.08'
N 09°03'00" E 873.83'
N 07°08'45" E 256.13'
N 07°17'50" E 1148.97'
N 06°25'18" E 1373.12'
S 06°46'07" W 1840.63'
S 08°25'22" W 2184.38'
N 83°05'45" W 332.89'
N 83°21'55" W 1,085.23'
N 82°07'20" W 207.91'
N 80°38'26" W 779.47'
Water Quality Detention
Potential Power Availability
POINT OF BEGINNING
AREA: 87,156 S.F. OR 2.00 AC. ±
Double frontage lots due to steep terrain–intent to preserve low edge
DEDICATION OF 200 FT. FOR FUTURE SOUTHEAST PARKWAY WITHIN TVA EASEMENT
PROPOSED ALIGNMENT OF 120' ROW FOR SOUTEAST PARKWAY
Remove farm pond
25' stream buffer from top of bank
3.6 ACRE OPEN SPACE AND POTENTIAL CIVIC USE LOCATION
Collector-Boulevard (CB) (120' row)
Collector-Main Street (CM) (100' row)
Collector-Boulevard (CB) (100' row)
Med. Den. Street (54' row)
Low Den. Street (50' row)
Green Divided Street
Divided Street
Alley (20' row)
Alley (50' row)
Frontage Street (54' row)
Frontage Street (50' row)
Around Green (MD)
Low Den. Street (50' row) "G"
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