

PLAN CONSISTENCY

The properties in question are contained within the Southeast Community Structure Plan. The Structure Plan presents the land use policy for the community. It provides general information about the type of development envisioned on the property. It also provides information about the type of development envisioned on the property. It also provides information about the type of development envisioned on the property. It also provides information about the type of development envisioned on the property.

Development Summary

COUNCIL PERSON - SAM COLEMAN  
 COUNCILMANIC DISTRICT - 32nd  
 PARCELS 115, 219, 220, 221, & Parcel 223  
 ADDRESS: 1444,1446,1448 BELL ROAD  
 NASHVILLE, TN 37211

OWNERS OF RECORD  
 (219) ESTATE OF BEN JACK ODOM, FRAN WEST & JOANNE DAVIS  
 (220) CHARLES & LEON  
 (221) CHARLES & LEON  
 (223) CHARLES & LEON  
 (115) IRONPOWDER PROPERTIES

APPLICANT - UDO MULTIFAMILY, LLC  
 CONTACT PERSON - SCOTT STRIBEL  
 ADDRESS - LOUISVILLE, KY 40208  
 PHONE: (502) 376-9532

PLANNING PREPARATION DATE - 6/20/08 REV'D: 9/9/2008  
 SCALES USED - 1"=150', 1"=100' & 1"=50'

DALE & ASSOCIATES, INC.  
 516 HEATHER PLACE  
 (615) 927-4166 FAX  
 (615) 268-7906 FAX  
 CONTACT PERSON - KEVIN ESTES, PE

THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE  
 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 4703703066F  
 DATED APRIL 20, 2001.

PURPOSE:  
 TO CREATE A SPECIFIC PLAN DISTRICT (SP)

- NOTES
- 1) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 09A-110A (METRO CODE CHAPTER 17.23, ARTICLE 1, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
  - 2) ANY EXCAVATION, TIL, 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.
  - 3) THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 4703703066F DATED APRIL 20, 2001.

# Forest View A Specific Plan (SP) District

SP # 2007SP-037U-12

Parcels 115, 219, 221, 220 & Parcel 223 on Tax Map 162

Nashville, Davidson County, Tennessee

Revised: July 31, 2008

Revised: November 16, 2008



## Sheet Schedule

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions & Sewer Extension
- 3 C2.0 Overall SP Layout & Site Data Tables
- 4 C3.0 Conceptual Layout & Utility Plan-Front
- 5 C4.0 Conceptual Layout & Utility Plan-Rear
- 6 C5.0 Conceptual Stormwater & Landscape Plan-Rear
- 7 C6.0 Details and Standards

- 4) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COU, BY AND DEPENDS OF THE FINAL PLAN SHALL BE COVERED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- 5) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 6) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPARTING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 7) BUILDING STAIRCASES SHALL BE PER THIS SPECIFIC PLAN. THE REQUIRED RISE AND RUN SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 9) PER FIRE MARSHAL, NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT FROM A FIRE TOWER/VIA AN APPROVED HARD SURFACED ROAD. METRO ORDINANCE 095-1541 SECTION 1568.020 B, FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 800FT IN LENGTH SHOULD BE REINFORCED WITH CONCRETE.
- 10) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS APPROVAL OF THE CONSTRUCTION PLANS, FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS.
- 11) DISTRICT 2 TO BE DEVELOPED IN ONE PHASE. DISTRICT 1 TO BE DEVELOPED IN PHASES TO BE DETERMINED.
- 12) THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE ACTIVITY IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
- 13) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 14) SIZE DRAINAGE CALCULATIONS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM 15' C&P IN ROW).

## ADDITIONAL REQUIREMENTS

1. Although a traffic impact study was a part of this SP plan, the study shall be updated upon submission of a Final SP plan in order to reflect the projected traffic per actual proposed construction. (The SP plan is based upon a conceptual range of square footage and density). The traffic impact study and along with a parking analysis shall be submitted, approved and conditions established for traffic mitigations.
  2. Minor modifications to the preliminary SP plan may be approved by the Planning Commission and further the conditions of the approved plan. Modifications include: changes to building footprints, setbacks, lot areas, etc. The Planning Commission shall determine if the proposed modifications not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through the preceding ordinance, or add additional access points not currently present or approved.
  3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to single road access. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to single road access. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to single road access.
  4. Upon approval of a Final SP, any storm water runoff that traverses through the site shall be located within an easement without any building encroachments.
  5. Upon approval of a Final SP, Tree Density Limit calculations shall be submitted to the Metro Urban Forester with calculations based upon density for the entire site. A tree protection fencing plan shall also be submitted.
- NOTES
1. No NES owned electric utility equipment shall be permitted in the TVA easement.
  2. Developer shall provide a drawing showing any existing utility easements and utility equipment/location on property.
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SPECIAL PLAN APPROVAL

PREPARED BY: [Signature]  
 REVIEWED BY: [Signature]  
 APPROVED BY: [Signature]  
 DATE: 10/14/08



**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying

58 Heather Place  
 Nashville, TN 37211  
 (615) 273-4166

PROJECT #0024  
 Forest View  
**C0.0**  
 1 OF 7

November 16, 2008

