Zion Hill

A Specific Plan (SP) District

SP # 2007SP- 048U-03

Being Parcel 41 On Tax Map 70
Nashville, Davidson County, Tennessee
February 8, 2007 REVISIONS: 2-26-2007 City Comments

PLAN CONSISTENCY

The property in question is contained within Subarea 3: Bordeaux-Whites Creek Community Structure Plan. The Structure Plan presents the land use policy for the community. It provides parcel-specific information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive lines that are subject to being modified only by amendment. These boundaries consist mainly of lot and property lines, centerlines of public and railroad right of-way, steep slope areas, or other easily identifiable features.

The Community Plan containing the studied property indicates that the area falls within the Neighborhood General Land Use Policy.

Neighborhood General, NG, allows for residential development in a more traditional neighborhood pattern, with a mixture of housing types at moderate densities. The maximum allowable density normally in this policy normally does not exceed 20 units per acre. The Neighborhood General Policy identifies neighborhood centers or cores of either commercial services or some type of central activity area. The closer a property is to the center of the mile wide diameter dashed circles, the higher the suggested density,

This proposed use is immediately adjacent to a co

mmercial center and therefore the intended multifamily use and density will fall within the criteria of the overlaying policy. Use of the SP overlay will provide development standards that will insure architectural and aesthetic compatibility with future development of the area.

SP DEVELOPMENT STANDARDS

DESCRIPTION	SP ZONE (R10 EXISTING) REFER TO RM6
EXISTING USES	VACANT
PROPOSED USES	MULTIFAMILY TOWNHOMES RELIGIOUS INSTITUTION
MAXIMUM # UNITS/ PROPOSED # UNITS	23 3-BR RESIDENTIAL UNITS 250 SEAT CHURCH FACILITY
SITE AREA	5.01 ACRES±; 218,236 S.F. ±
OPEN AREA	101,960 SF; 2.34 ACRES
% OPEN AREA	47%
FAR	0.60 MAX./0.34 PROPOSED
FRONT SETBACK	BUENA VISTA PIKE-U4
	82 FEET FROM CENTERLINE OF R.O.W.
REAR SETBACK	20'
SIDE SETBACK	20'
ISR	0.70 MAX./0.54 PROPOSED
BUILDING AREA	29,600 S.F. BUILDING FOOTPRINTS
ROADS & PAVEMENT AREA	86,676 S.F. PAVEMENT OF ROADS & WALKS
COMMON AREA	85,000 S.F
BUILDING HEIGHT	3 STORIES MAX, 50 FT AT SETBACK
REQ'D BUFFER YARDS	B BUFFER AT ADJACENT R10 & RM4 ZONES

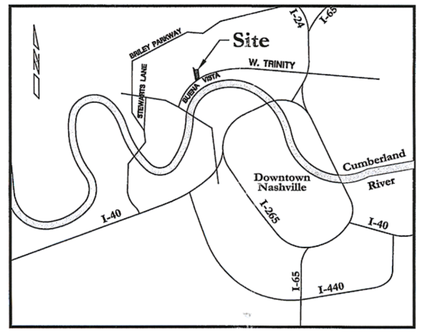
PARKING REQUIREMENTS

TOWNHOMES:
1 SPACE/BEDROOM UP TO 2 BEDROOMS;
0.5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM/UNIT
23 3-BR UNITS = 58 REQUIRED SPACES:
23 SPACES IN GARAGES
23 SPACES IN DRIVEWAYS
20 SPACES IN PARKING LOT
66 TOTAL SPACES PROVIDED

RELIGIOUS INSTITUTION
ONE SPACE PER 4 SEATS IN WORSHIP SPACE
250 SEAT SANCTUARY = 62.5 SPACES
TOTAL PROVIDED = 108.0 SPACES

LAND USE TABLE

MULTI-FAMILY RESIDENTIAL
RELIGIOUS INSTITUTION



Vicinity Map NTS

Sheet Schedule

1 C0.0 Cover Sheet
2 C1.0 Existing Conditions
3 C2.0 SP Layout & Utility Plan
4 C3.0 Grading & Drainage Plan
5 C4.0 Architectural Details & Standards
6 C5.0 Conceptual Landscape Plan

Development Summary

COUNCIL PERSON - JAMIE ISABEL
COUNCILMANIC DISTRICT - 2nd
TAX MAP 70
PARCEL 41
ADDRESS: 2433 BUENA VISTA PIKE
NASHVILLE, TN 37218

OWNER OF RECORD
ZION HILL FIRST AMERICAN BAPTIST CHURCH
1948 PORTER ROAD
NASHVILLE, TN 37206
615- 944-3866

APPLICANT - ZION HILL FIRST AFRICAN BAPTIST CHURCH
CONTACT PERSON - DR. AMOS JONES
ADDRESS - 1948 PORTER ROAD
NASHVILLE, TN 37206
PHONE: (615) 944-3866

PLAN PREPARATION DATE - 2/8/07
SCALES USED - 1"=50'

ENGINEER

DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166
(615) 269-7905 FAX

CONTACT PERSON - ROY DALE, PE

THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0204F DATED APRIL 20, 2001.

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions See Staff Report 3/22/07
By JTS MPC Date 3/23/07
Metropolitan Planning Commission
2007SP-048U-03

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 094-1104 (METRO CODE CHAPTER 17.23, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

2.) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3.) THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0366F DATED APRIL 20, 2001.

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

5.) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.

6.) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

7.) BUILDING SETBACKS SHALL BE PER THIS SPECIFIC PLAN

8) THE REQUIRED FIRE FLOW 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 HYDRANT VIA AN AN APPROVED HARD SURFACED ROAD. METRO ORDINANANCE 095-1541 SECTION 1568.020 B. FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 600FT. IN LENGTH SHOULD BE INCREASED TO THE NEXT SIZE LARGER IN DIAMETER.

10.) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS

11.) PROJECT TO BE COMPLETED IN TWO PHASES:
PHASE 1: MULTIFAMILY RESIDENTIAL - 2008
PHASE 2: RELIGIOUS INSTITUTION - 2010

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

13.) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP.

14.) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM6 ZONING DISTRICT EFFECTIVE AT THE DATE OF THE BUILDING PERMIT.

ROY M. DALE
NO. 14-2-1
STATE OF TENNESSEE

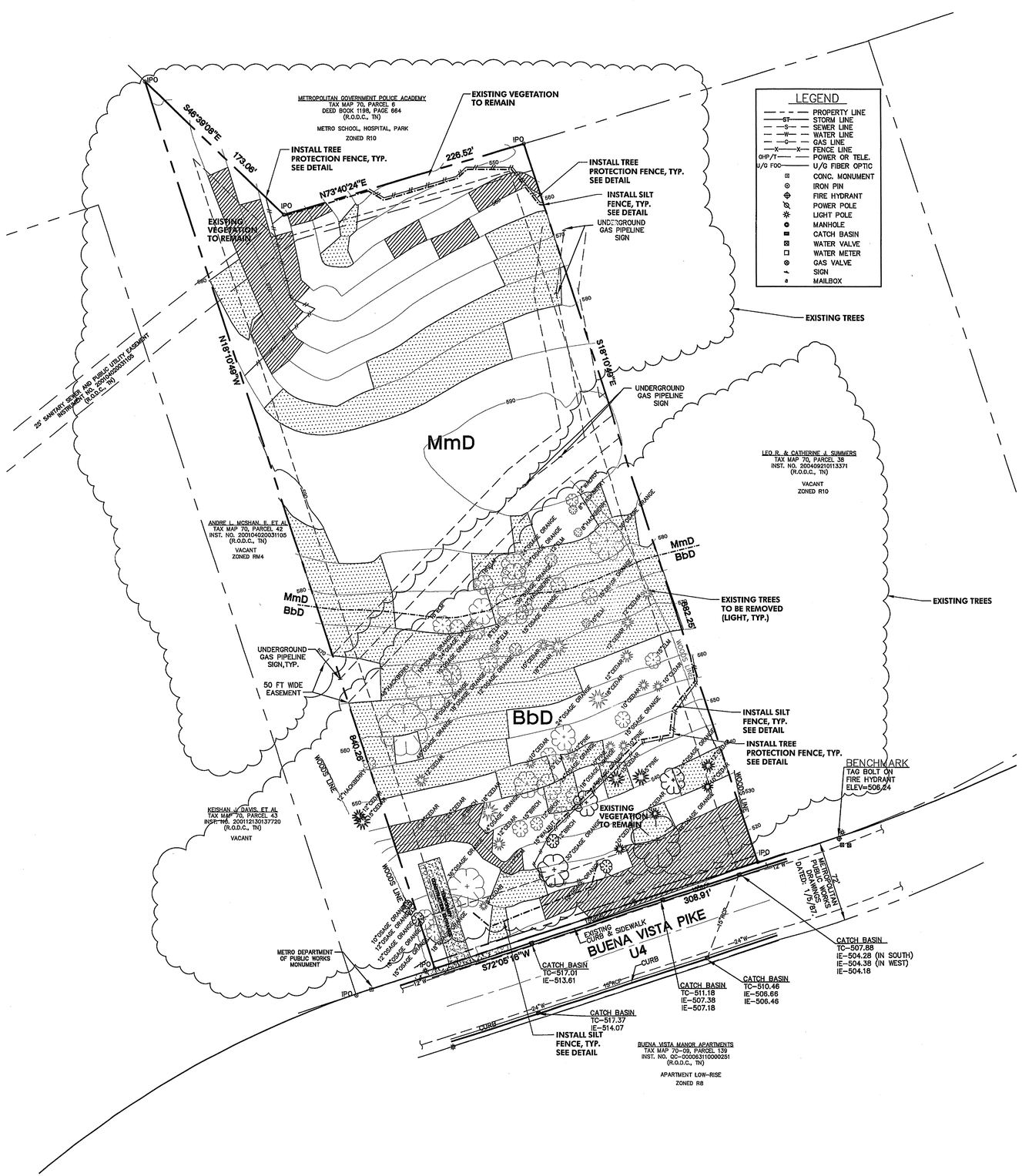
NASHVILLE & DAVIDSON COUNTY
FEB 27 2007
METROPOLITAN PLANNING COMMISSION

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

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #06174
Zion Hill SP
SP # 2007SP- 048U-03

C0.0



LEGEND

- PROPERTY LINE
- STORM LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- FENCE LINE
- OHP/T POWER OR TELE.
- U/G FOC U/G FIBER OPTIC
- CONC. MONUMENT
- IRON PIN
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- WATER VALVE
- WATER METER
- GAS VALVE
- SIGN
- MAILBOX

200' 0 200' 400' 600'

Scale 1" = 50'

SITE AREA = 5.01 ACRES±
= 218,236 S.F.

MAGNETIC REGISTERED TO TN STATE PLANE COORDINATE SYSTEM

SOIL TYPES

BbD-Barfield-rock outcrop complex, 5-20% Slopes

MmD-Mimosa silt loam, 12-25% slopes

15%-20% slope

≥ 25% slope

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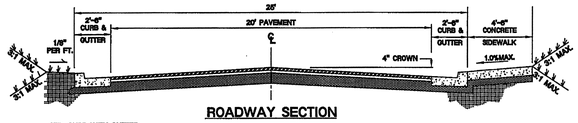
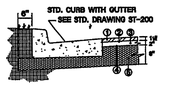
Existing Conditions



ROADWAY SECTION

NOT TO SCALE

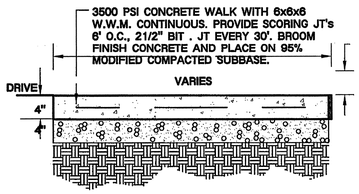


PAVEMENT COURSES

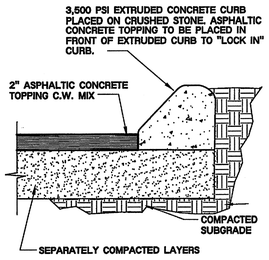
① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
② TACK COAT (SS-1)
③ 2" BITUMINOUS BINDER (B-M2)
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

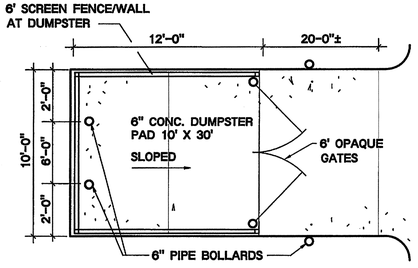
PRIVATE ACCESS DRIVE



FLUSH SIDEWALK DETAIL

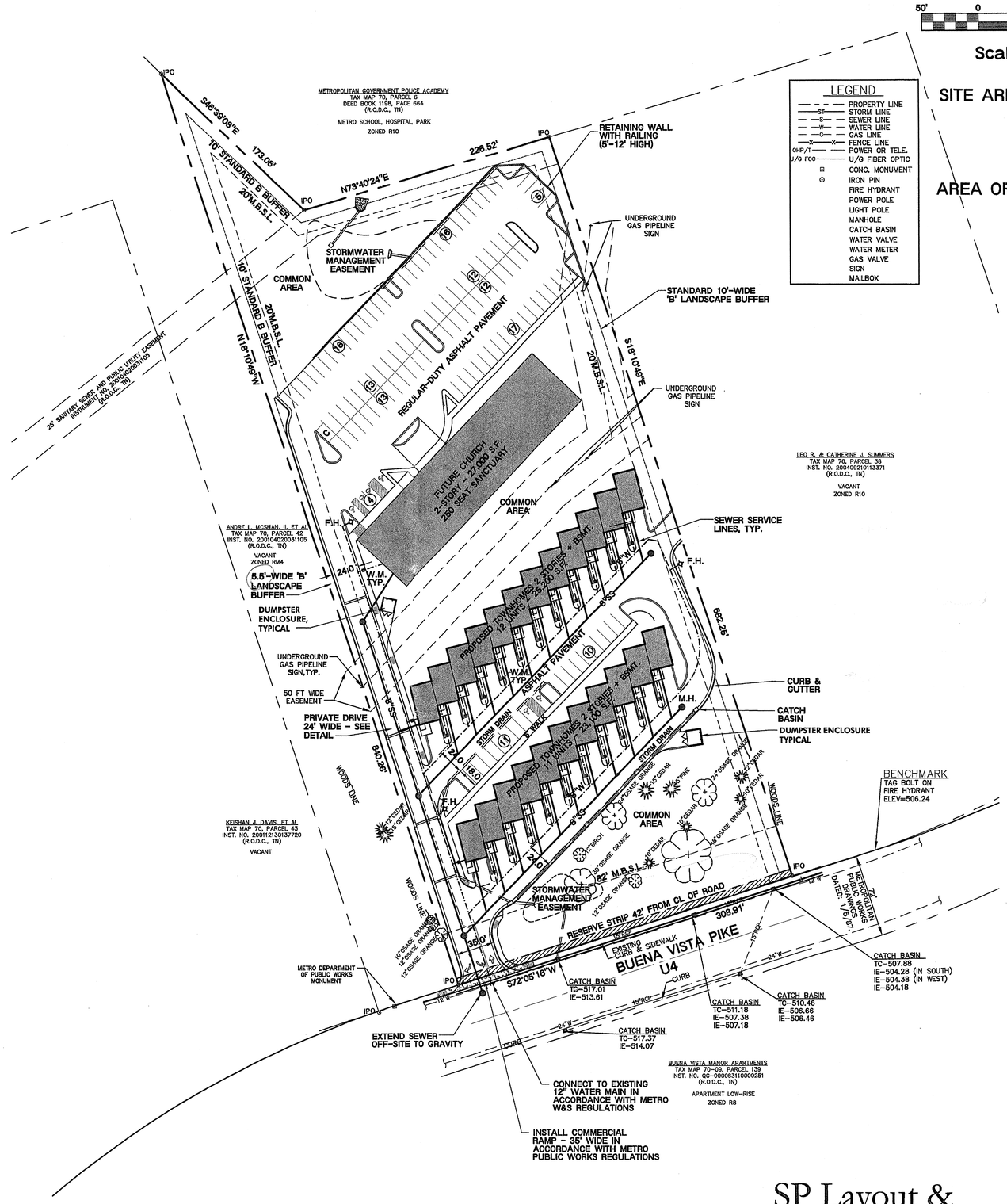


REGULAR-DUTY PAVEMENT DETAIL



DUMPSTER ENCLOSURE

NOT TO SCALE



LEGEND

	PROPERTY LINE
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S	SEWER LINE
W	WATER LINE
G	GAS LINE
X	FENCE LINE
OHP/T	POWER OR TELE.
U/G FOC	U/G FIBER OPTIC
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	POWER POLE
	LIGHT POLE
	MANHOLE
	CATCH BASIN
	WATER VALVE
	WATER METER
	GAS VALVE
	SIGN
	MAILBOX

50' 0 50' 100' 150'

Scale 1" = 50'

SITE AREA = 5.01 ACRES±
= 218,236 S.F.

AREA OF DISTURBANCE < 5 ACRES
< 217,800 S.F.

MAGNETIC REGISTERED TO TN STATE PLANE COORDINATE SYSTEM

REVISIONS:
2-26-2007 City Comments

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Zion Hill SP

A Specific Plan District
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Nashville, Davidson County, Tennessee

SP Layout & Utility Plan

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C2.0

EROSION & GRADING NOTES

1. EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.

3. EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.

4. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8. THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO THE BEGINNING OF WORK.

9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

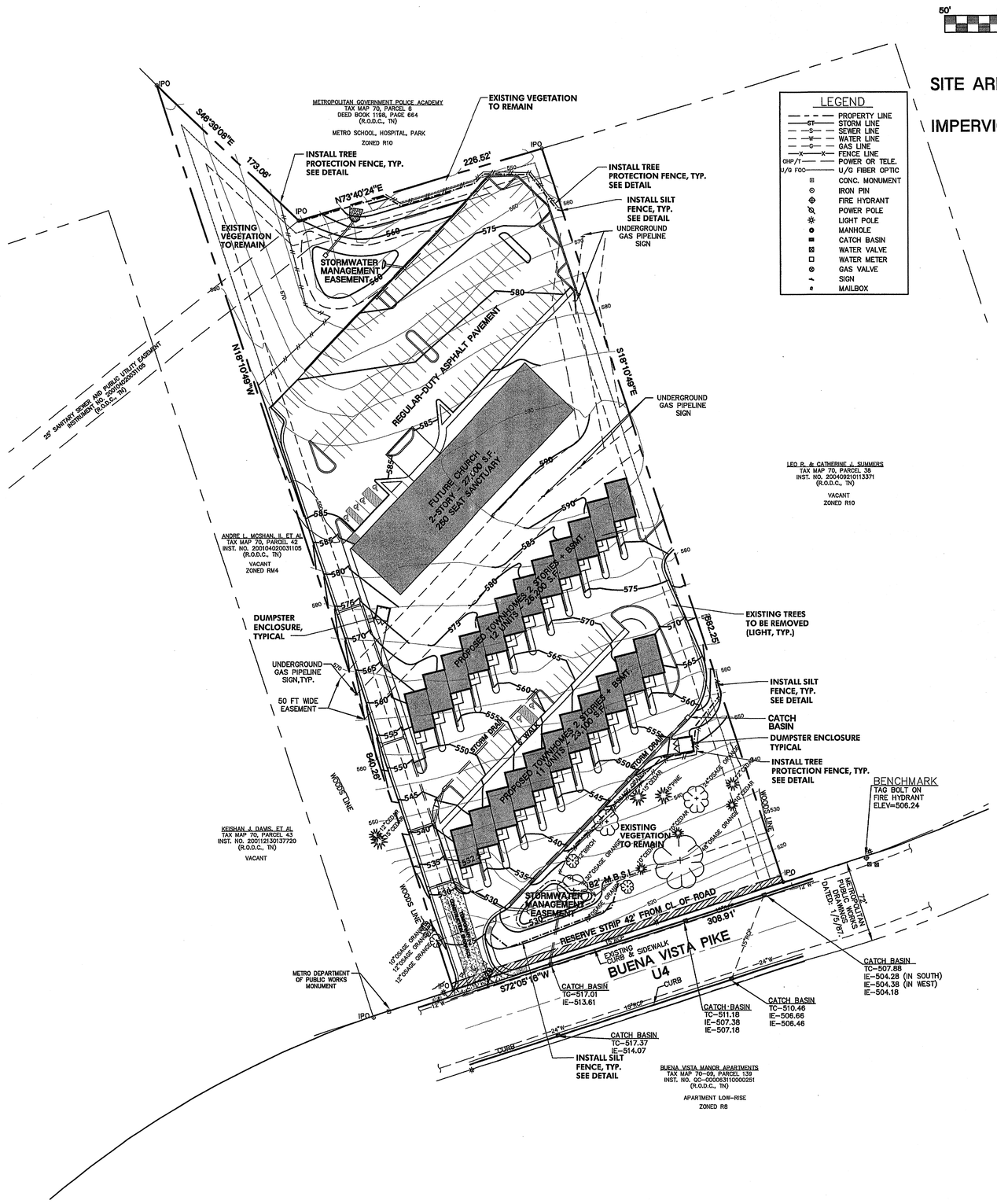
10. SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

11. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS, AND LIGHTS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

13. ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION FOR HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14. FINAL STABILIZATION OF SITE SHALL BE ACHIEVED PRIOR TO REMOVAL OF EROSION CONTROL FEATURES.



Grading & Drainage Plan

REVISIONS:
2-26-2007 City Comments

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Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

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Zion Hill SP
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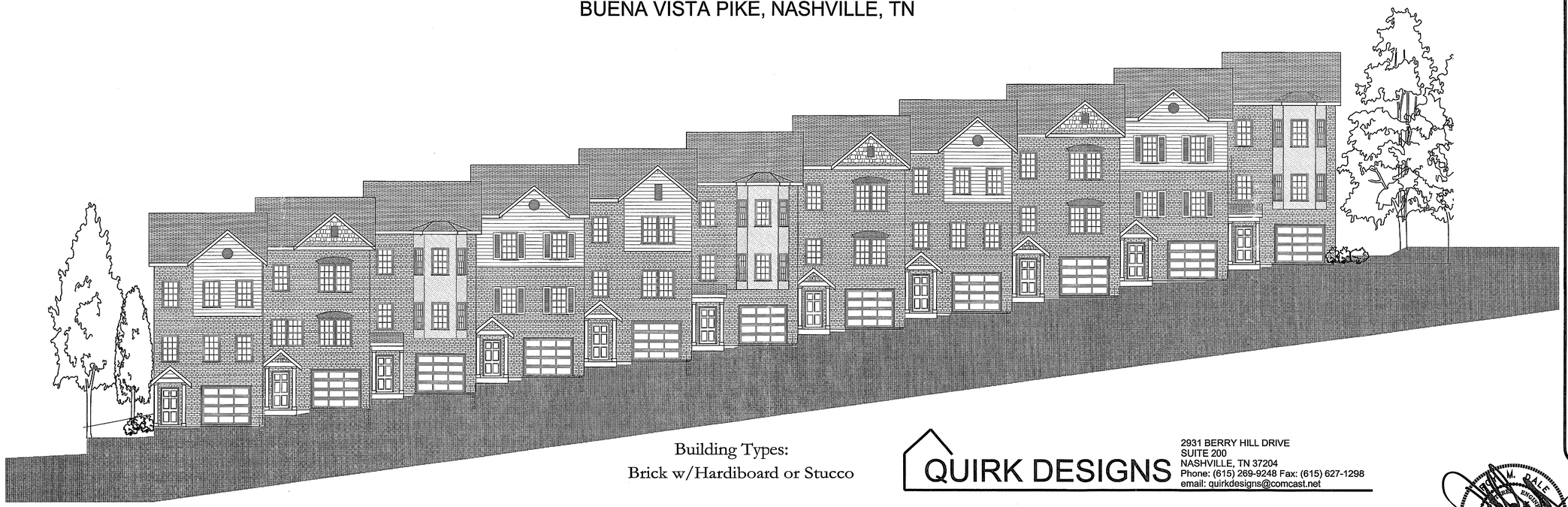
C3.0

TOWNHOUSES
ZION HILL CHURCH
BUENA VISTA PIKE, NASHVILLE, TN



Building Types:
Brick w/Hardiboard or Stucco

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

10' 0 10' 20' 30'

Scale 1" = 10'

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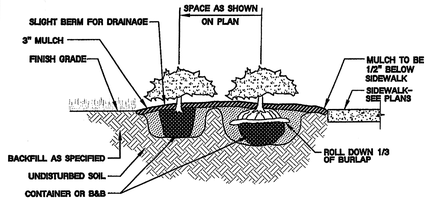
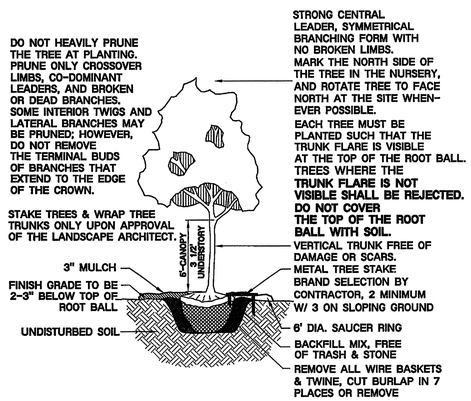
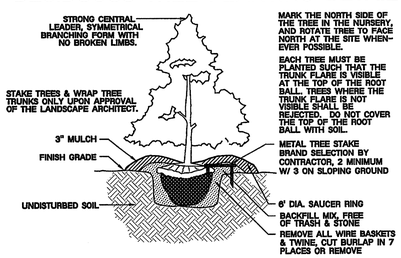
Architectural Details and Standards



SHRUB / GROUNDCOVER PLANTING DETAIL



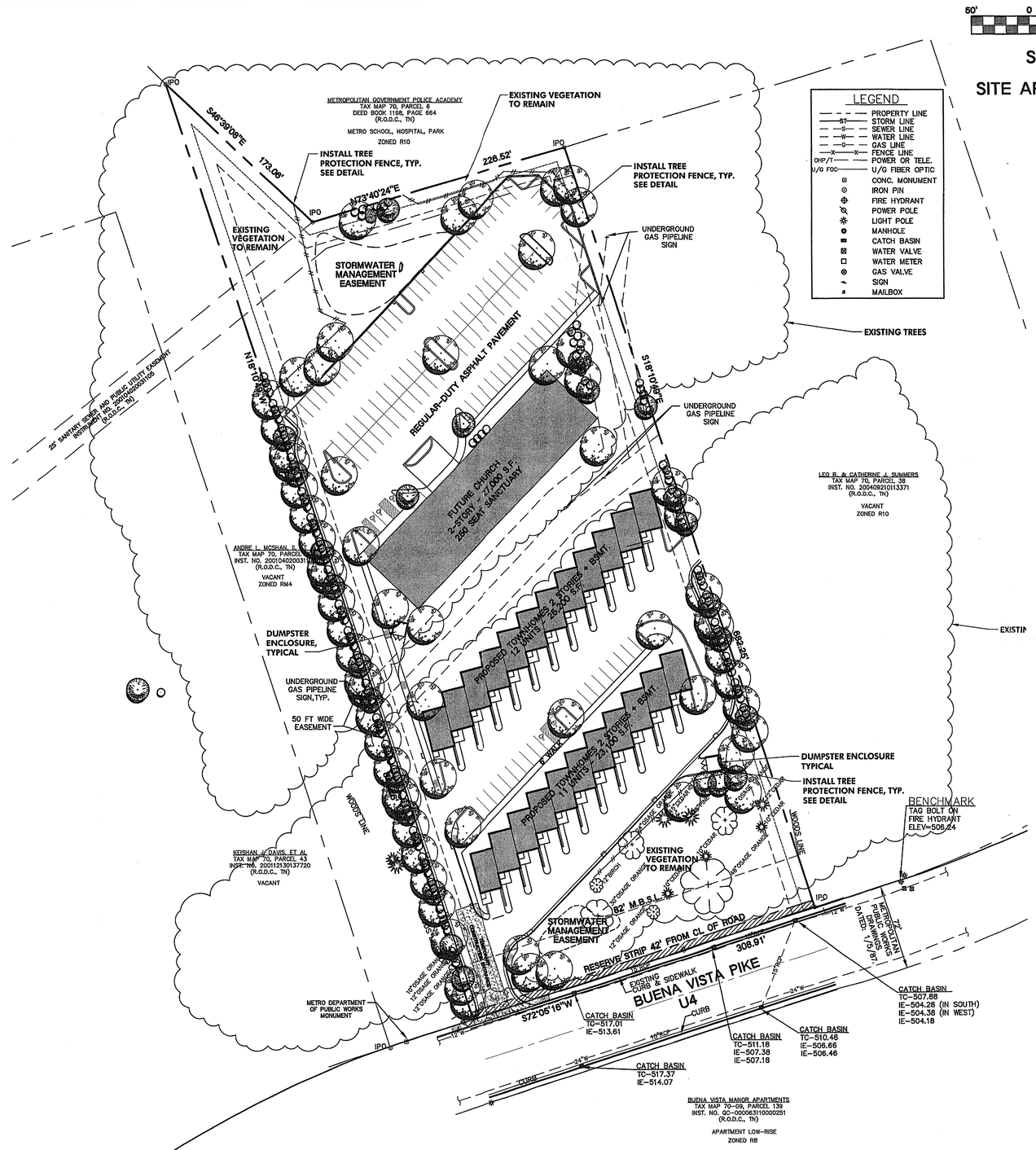
DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
11. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
13. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
14. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
15. GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
16. IRRIGATION IS TO BE PROVIDED TO THE ENTIRE SITE. DESIGN & INSTALLATION TO BE PROVIDED BY A QUALIFIED IRRIGATION/ LANDSCAPE CONTRACTOR.



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	WATER METER
	GAS VALVE
	SIGN
	MAILBOX

KEY

LARGE CANOPY TREES

UNDERSTORY TREES

SHRUBS

TREE DENSITY REQUIREMENTS

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED WITH FINAL SP DEVELOPMENT PLAN

Conceptual Landscape Plan

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