

NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical/horizontal).  
 2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.  
 3. Concrete shall be 6 inches thick.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION RESIDENTIAL DRIVEWAY RAMP	DWG. NO. ST-322
DIR. OF ENG.: <i>Mark Hagg</i>	DATE: 5/12/08	REVISION: 07/27/02 05/08/03

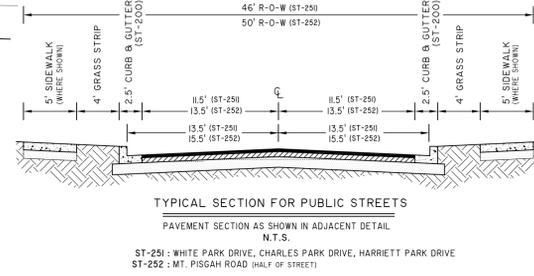
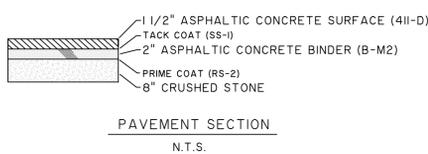
**Bulk Standards Table**

(Open Space Areas and Lot Areas are subject to change with final design)

SITE AREA:	9.55± ACRES
PROPOSED NUMBER OF LOTS:	31 LOTS
MINIMUM LOT AREA:	5000 SQ. FT.
MAXIMUM LOT COVERAGE:	0.65
BUILDING SETBACKS:	(SEE DETAIL ON PLAN - LOTS 4 AND 26)
FRONT:	20 FT.
SIDE:	3 FT. LOT - 10 FT. STREET
REAR:	20 FT.
MAXIMUM BUILDING HEIGHT:	3 STORIES
PROPOSED DENSITY:	3.25 UNITS / ACRE
OPEN SPACE:	
USABLE:	0.93 AC.
LANDSCAPE EASEMENTS:	0.65 AC.
DETENTION AREAS:	1.01 AC.
TOTAL OPEN SPACE:	2.59 AC. OR 27%

**SP Development Summary**

● COUNCIL DISTRICT:	31st
● COUNCIL MEMBER:	Parker Toler
● PROPERTY OWNER:	Regent Development, LLC 6901 Lenox Village Drive - Suite 107 Nashville, TN 37211 (615) 533-5566 contact: David McGowan
● OVERLAY DISTRICT:	N/A
● SP NAME:	PARKSIDE
● SP NUMBER:	2007SP-057-001
● PLAT PREPARATION DATE:	10-12-09
REVISIONS:	11-4-09 12-18-09 2-2-10
● SCALE:	1" = 50'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0100
● FEMA MAP NO.	47037C0363F, ZONE "X"



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE A 31 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
  - SITE CONTAINS 9.55± ACRES.
  - SITE IS LOCATED ON PROPERTY MAP 172, PARCEL 32.
  - EXISTING ZONING: SP (2007SP-057G-12)
  - PROPOSED ZONING: SP (AMENDED)
  - PROPERTY OWNER: REGENT DEVELOPMENT LLC  
6901 LENOX VILLAGE DR. - SUITE 107  
NASHVILLE, TN 37211
  - DEVELOPER: REGENT DEVELOPMENT LLC  
6901 LENOX VILLAGE DR. - SUITE 107  
NASHVILLE, TN 37211  
(615) 533-5566
  - NO GRADING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
  - EXISTING CONTOURS TAKEN FROM FIELD RUN TOPO BY OTHERS.
  - BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY OF CHERRY LAND SURVEYING, INC. DATED 2-27-07.
  - PROPERTY IS LOCATED IN ZONE "X" ON F.E.M.A. MAP No. 47037C0363F, (PANEL NOT PRINTED).
  - 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 METRO DEPARTMENT OF WATER SERVICES.
  - MINIMUM DISTANCE BETWEEN BUILDINGS TO BE 6'
  - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
  - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15")
  - THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT OUTLINE AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
  - SITE WILL BE DEVELOPED IN ONE PHASE.
  - FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RS5 ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
  - ALL OPEN SPACE SHALL BE A DRAINAGE EASEMENT
  - LOTS 1, 5, 6, 10, 11, 26, AND 31 SHALL FRONT BOTH STREETS OR STREET AND OPEN SPACE.
  - ADDITIONAL DETENTION MAY BE REQUIRED FOR THE SITE TO HELP ALLEVIATE EXISTING STORMWATER DRAINAGE ISSUES IN THE SURROUNDING AREA. IF NEEDED, ADDITIONAL DETENTION FACILITIES SHALL BE LOCATED IN THE CENTRAL OPEN SPACE AREA OF THE DEVELOPMENT.
  - IF POSSIBLE, DETENTION / WATER QUALITY AREAS WILL UTILIZE BIORETENTION, SMALLER AREAS WITH EDGES DELINEATED BY LANDSCAPING AND/OR MASONRY KNEE WALLS, AND OTHER METHODS TO IMPROVE THE APPEARANCE OF THE FACILITIES, BUT AT A MINIMUM WILL MEET THE REQUIREMENTS SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
  - ALL HOUSES SHALL PROVIDE A PAVED WALKWAY FROM THE FRONT OF THE ENTRANCE TO THE PUBLIC SIDEWALK SYSTEM.
  - EACH LOT SHALL HAVE A MINIMUM OF 2.5 ON-SITE PARKING SPACES.
  - DRIVEWAYS SHALL NOT BE PLACED NEXT TO EACH OTHER ON ADJACENT LOTS. SHARED DRIVEWAYS SHALL BE USED FOR LOTS 4/5, 6/7, AND 14/15
  - A MAXIMUM OF FIFTEEN (15) OF THE GARAGES SHALL BE FRONT FACING.
  - THE BUILDINGS FOR LOTS 20 AND 23 SHALL BE CENTERED ON THE TERMINUS OF WHITES PARK DRIVE AND HARRIETT PARK DRIVE.
  - STREET TREES SHALL BE UNDERGROUND UTILITY FRIENDLY.
  - WHERE A GARAGE DOOR OPENING FACES A STREET, THE COMBINED GARAGE DOOR OPENING SHALL NOT EXCEED 20 FEET IN WIDTH. DOOR PANELS SHALL BE MODEST IN SCALE AND ARCHITECTURALLY INTEGRATED WITH EACH DWELLING UNIT.
  - FOR EACH LOT WHERE A GARAGE DOOR OPENING FACES A STREET, THE FRONT SETBACK OF THE GARAGE FACE SHALL BE AT LEAST 10 FEET DEEPER THEN THE FRONT SETBACK OF THE DWELLING SPACE.
  - THE DRIVEWAY WIDTH FOR EACH LOT SHALL BE 15 FEET AT THE FRONT PROPERTY LINE. A DRIVEWAY MAY WIDEN BEYOND THE FRONT SETBACK FOR EACH DWELLING OR WITHIN 20 FEET OF THE GARAGE FACE. IN NO CASE SHALL A DRIVEWAY HAVE A WIDTH OF GREATER THAN 22 FEET BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK OF THE DWELLING.
  - BUILDING FRONTAGES SHALL CLEARLY IDENTIFY THE PRIMARY PEDESTRIAN ENTRANCE TOWARD THE STREET, WHICH SHALL BE SEPARATE FROM VEHICULAR ENTRANCES. PEDESTRIAN ENTRYWAYS SHALL BE 100 PERCENT VISIBLE, ORIENTED TO AND ACCESSIBLE FROM STREET / PEDESTRIAN PLAZA / PARKS.
  - ALL BUILDING ELEVATIONS FOR THE SINGLE-FAMILY DWELLING UNITS PROPOSED FOR LOTS 1, 10, 11, AND 31, INCLUDING SPECIFIC ARCHITECTURAL FEATURES SUCH AS A DOOR, SIDE OR FRONT PORCH, AND/OR DORMERS THAT ADDRESS MT. PISGAH ROAD SHALL BE APPROVED BY PLANNING STAFF.
  - PRIOR TO THE ISSUANCE OF ANY PERMITS, CONFIRMATION OF PRELIMINARY APPROVAL OF THIS PROPOSAL SHALL BE FORWARDED TO THE PLANNING COMMISSION BY THE TRAFFIC ENGINEERING SECTIONS OF THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENTS WITHIN PUBLIC RIGHTS OF WAY.
  - PRIOR TO THE ISSUANCE OF ANY PERMITS, CONFIRMATION OF PRELIMINARY APPROVAL OF THIS PROPOSAL SHALL BE FORWARDED TO THE PLANNING COMMISSION BY THE STORMWATER MANAGEMENT DIVISION OF WATER SERVICES.
  - CANOPY STREET TREES SHALL BE INSTALLED WITH A TAP ROOT SYSTEM TO PREVENT FUTURE DAMAGE TO THE SIDEWALK SYSTEM.

Case Number : 2007SP-057-001

# Preliminary Development Plan

## Parkside

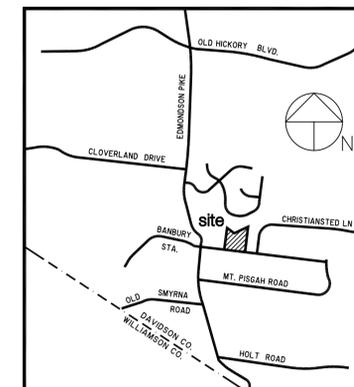
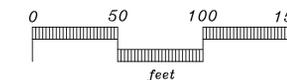
Proposed SP Development  
31st Councilmanic District  
Nashville, Davidson County, Tennessee  
developer

### Regent Development, LLC

6901 Lenox Village Drive - Suite 107  
Nashville, Tennessee 37211  
(615) 533-5566

Date: 10-12-09 Scale : 1" = 50'

Anderson, Delk, Epps & Associates Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211  
(615) 331-0809



VICINITY MAP

nts

PLAN REGULATIONS:

1. Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with locations, size (dbh), and species.
2. A minimum of 1 tree per lot shall be installed on each lot. 1 tree per lot shall count towards the total TDU requirement.
3. Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
4. Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail on sheet L-2.
5. Proposed tree species are shown on sheet L-2. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.
6. The final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
7. At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.
8. A Tree Removal Permit shall be obtained prior to removal of any existing trees.
9. An underground irrigation system or an outside house attachment within 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.
10. Street trees shall be planted in the grass strip as shown. The grass strip width shall be 4 feet as shown in Metro Standard Detail ST-251. If concerns are expressed about possible uplifting/damage to the adjacent sidewalk as the trees root system grows, then the developer shall only plant species of trees that have a "Tap Root" root system within the 4 foot grass strip.

LEGEND

-  PROPOSED CANOPY TREES
-  PROPOSED UNDERSTORY TREES
-  PROPOSED TREE PROTECTION FENCE



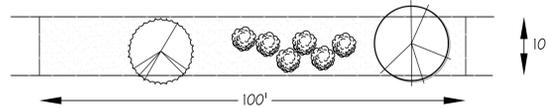
Sheet L-1 (1 of 2)  
 Case Number : 2007SP-057-001  
**Preliminary Landscape Plan**  
**Parkside**

Proposed SP Development  
 31st Councilmanic District  
 Nashville, Davidson County, Tennessee  
 developer

**Regent Development, LLC**  
 6901 Lenox Village Drive - Suite 107  
 Nashville, Tennessee 37211  
 (615) 533-5566

Date: 10-12-09 Scale : 1" = 50'  
 REVISED : 11-4-09

**Anderson, Delk, Epps & Associates Inc.**  
 618 Grassmere Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0809



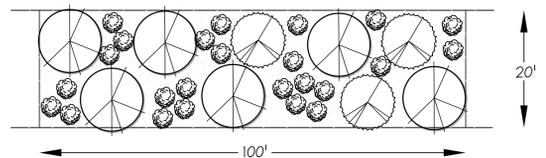
TYPICAL PLANTING 1

n.t.s.

**TYPICAL PLANTING 1  
REQUIREMENTS PER 100 FEET**

- 1 Canopy Tree -- 50% or more must be Evergreen
- 1 Understory Tree -- 50% or more must be Evergreen
- 6 Shrubs -- 50% or more must be Evergreen

Existing Trees 4 inches in caliper DBH and greater shall count for the trees required above provided that they are in healthy condition at the time of inspection at completion of the project by the Landscape Architect. If there are not 2 existing trees that remain per 100' after construction a Canopy Tree and an Understory Tree must be installed for each 100 linear feet (e.g. 1 existing tree remains, so no Canopy Trees and 1 Understory Tree must be installed.) Trees must be relatively uniformly distributed. (e.g. for 300 feet of Typical Planting Area there are only 6 trees clustered within a 50 foot area. Those trees will count for a 100 foot area. The other 200 feet of Typical Planting Area must have 1 Canopy Tree and 1 Understory Tree installed as required above.) If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.



TYPICAL PLANTING 2

n.t.s.

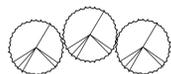
**TYPICAL PLANTING 2  
REQUIREMENTS PER 100 FEET**

- 6 Canopy Tree -- 50% or more must be Evergreen
- 3 Understory Tree -- 50% or more must be Evergreen
- 24 Shrubs -- 50% or more must be Evergreen

**LEGEND FOR TYPICAL PLANTINGS**



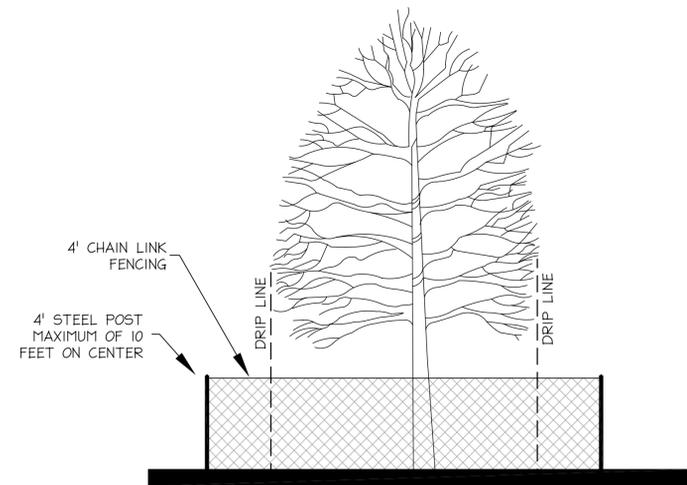
PROPOSED CANOPY TREES



PROPOSED UNDERSTORY TREES



PROPOSED SHRUBS



PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER

TREE PROTECTION DETAIL

n.t.s.

**LIST OF POTENTIAL TREE SPECIES**

CANOPY TREES:

- Acer rubrum 'Red Sunset' -- Red Sunset Red Maple
- Acer saccharum -- Sugar Maple
- Liriodendron tulipifera -- Tuliptree
- Magnolia grandiflora -- Southern Magnolia
- Magnolia grandiflora 'Alta' -- Alta Magnolia
- Pinus strobus -- White Pine
- Pinus taeda -- Loblolly Pine
- Platanus acerifolia -- London Planetree
- Quercus nuttalli -- Nuttall Oak
- Quercus phellos -- Willow Oak
- Quercus palustris -- Pin Oak
- Quercus rubra -- Red Oak
- Salix babylonica -- Weeping Willow
- Taxodium distichum -- Common Bald Cypress
- Ulmus parvifolia 'Alee' -- Alee Chinese Elm

UNDERSTORY TREES:

- Acer campestre -- Hedge Maple
- Cercis canadensis -- Eastern Redbud
- Cornus florida -- Flowering Dogwood
- Cornus kousa chinensis -- Chinese Kousa Dogwood
- Ilex attenuata 'Fosteri' -- Foster Holly
- Lagerstroemia indica -- Crape Myrtle
- Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia
- Magnolia virginiana -- Sweetbay Magnolia
- Prunus cerasifera 'Thundercloud' -- Thundercloud Purpleleaf Plum

EVERGREEN SCREENING:

- Cupressocyparis leylandii -- Leyland Cypress
- Juniperus virginiana -- Eastern Red Cedar
- Magnolia grandiflora -- Southern Magnolia
- Pinus strobus -- White Pine
- Pinus taeda -- Loblolly Pine

**Sheet L-2 (2 of 2)**  
 Case Number : 2007SP-057-001  
**Preliminary Landscape Plan**  
**Parkside**

**Proposed SP Development**  
 31st Councilmanic District  
 Nashville, Davidson County, Tennessee  
 developer

**Regent Development, LLC**

6901 Lenox Village Drive - Suite 107  
 Nashville, Tennessee 37211  
 (615) 533-5566

Date: 10-12-09 Scale : 1" = 50'

REVISED : 11-4-09

**Anderson, Delk, Epps & Associates Inc.**

618 Grassmere Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0809

# PARKSIDE

**2007SP-057G-12**

**(AMENDED)**

**2007SP-057-001**

**BL 2010-628**

**A QUALITY  
SINGLE FAMILY LOT DEVELOPMENT  
SPECIFIC PLAN (SP) DISTRICT**

**For**

**Developer/Owner:  
Regent Development, L.L.C.**

**By:**

**Anderson, Delk, Epps & Associates, Inc.**

618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211  
(615) 331-0809

**Final Copy**  
**03/03/10**

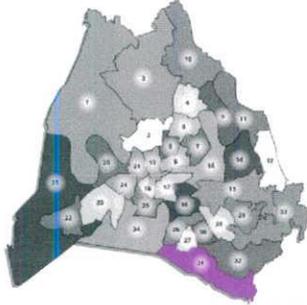
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## PARKSIDE SPECIFIC PLAN ZONING DISTRICT

**Application #:** 2007-SP-057G-12

**Council District:** 31



**Council Member :**



Mr. Parker Toler

**Parcel ID #:** Map 172, Parcel 32

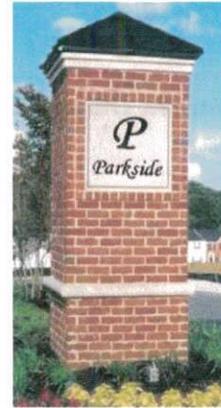
**Submittal Date:** October 22, 2009

**Developer:** Regent Development, LLC  
6901 Lenox Village Drive – Suite 107  
Nashville, Tennessee 37211  
Contact : Dave McGowan

**Submitted by:** Anderson, Delk, Epps & Associates, Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, Tennessee 37211

## **PURPOSE AND INTENT OF THE PROPOSED AMENDMENT TO THE EXISTING SP DISTRICT:**

The purpose of the proposed Specific Plan (SP) District is to amend the current SP Zoning Plan for the development of 31 Single Family Lots. The existing SP District consisted of alley access cottage lots. Due to site constraints and market conditions, the development of the approved plan is not feasible. The proposed amended SP District consist of larger House Type lots that will have access from the street. This layout allows for lower infrastructure costs, lower impact due to grading, and eliminates sight distance problems on Mt. Pisgah Road. The Councilman and Developer believe the amended SP District will allow the property to be developed in a way that will meet the neighborhood's concerns and market demands and be suitable to the site and surroundings.



## **PROPOSED PLANS CONSISTENCY WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:**

When the Developer met with the Planning Staff at the Pre-Application Conference, they indicated the proposed SP District would conform to the General Plan and Land Use Policy and would not require a policy change. The current Land Use Policy is Residential Low-Medium Density. The land uses in these categories include Medium Density Residential.

## **PROPOSED SP WOULD HAVE THE FOLLOWING CHARACTERISTICS:**

- The development would interface well with the existing developments in the surrounding area.
- The development will have a centralized Park/Open Space area.
- The development will help alleviate the existing stormwater drainage problems in the area by providing additional stormwater quantity treatment and improving the stormwater system.
- The existing gravity sewer system will be extended, allowing adjacent properties to tie to the system in the future.
- The developer shall try to save as many of the existing trees and vegetation as possible along the project boundary, adjacent to Christiansted Valley and Marc Drive lots.

## **PARKSIDE – CONDITIONS:**

- All homes will be a combination of brick, Hardie siding, or pre-cast stone.
- Lots 11 – 15 shall be limited to one (1) story or one and a half (1 ½ ) story homes. Rear setback for these lots shall be a minimum of 15’.
- The developer shall try to save as much of the existing trees and vegetation along the project boundary as possible adjacent to Christiansted Valley and Mark Drive Lots.
- Landscaping to be as per plan.
- Developer to contract with NES to install street lights on existing power poles in front of Parkside.
- All street lights and signage within the community will be decorative. The street lights to be utilized will be Hadco Acorn with a 12’ post or equal.
- Developer shall provide a sidewalk along the frontage of Parkside.
- All utilities will be installed underground.
- All lawns and common areas will be maintained by the homeowners association.
- Developer will construct roadway section per ST-252 from centerline to property boundary along Mt. Pisgah Road property frontage.
- Homes will range in size from 1800 – 3000 square feet heated and cooled space.
- Developer shall provide detention and water quality improvements to comply with the Metro Stormwater Regulations.
- Prior to blasting, a pre-blast survey will be performed on homes within the required radius of this project.
- All solid waste containers will be stored inside of the garage.
- There shall be no flood lights on the rear of the homes in Parkside.
- All roofs are to be architectural or dimensional shingles except porches are allowed to have standing seam, metal roofs.
- Developer/Builder will keep the site clean and will control dust from leaving the site.

## **PARKSIDE – ADDITIONAL CONDITIONS:**

### **Additional Conditions added in response to Public Meeting held on 2/23/10.**

- Homes located on Lots 1, 2, 9, 10, 11, 12, 13, 14, 15, 30, and 31 shall be a minimum of 80% brick.
- Homes that are a minimum of 1800 square feet shall be limited to the one (1) story and one and a half (1½) story homes. All two (2) story homes shall be a minimum of 2000 square feet.
- There shall be staggered trees planted along the property line between Parkside and Christiansted Valley. These trees shall be a combination of 12 feet tall pine, Leyland Cypress and magnolia.
- Exterior fascia and gutters may be aluminum. Soffits and windows may be vinyl or aluminum.

## EXISTING CONDITIONS ON THE SITE:

The site is vacant at the present time. It is bounded on the north by Harvard Estates, the south by Mt. Pisgah Road, the west by vacant land, and the east by Christiansted Valley. The site vegetation consists of grass, weeds, brush, small to medium trees, and shrubs.

The site is currently zoned SP (Case Number 2007SP-057G-12).

The existing Land Use Policy for the area is RLM – Residential Low-Medium Density which accommodates residential development within a range of two to four dwelling units per acre.

The current Transect Category as designated in *The Community Character Manual 2008* is T3 Suburban. The T3 Suburban Transect Category is the bridge between rural and urban transect areas with the purpose of thoughtfully transitioning from the least dense natural and rural environment to the denser urban environment. The proposed development would be classified in the T3 Suburban Neighborhood Evolving Transect Category, which accommodates developments with densities from 4 dwelling units per acre to 20 dwelling units per acre with a range of housing types from single family homes to multifamily buildings.

The Proposed SP District (Parkside) would permit only Single Family Lots.

## LANDSCAPING AND OPEN SPACE:



The development shall have a centralized Park/Open Space area that will serve as a focal point for the neighborhood. This area will be connected to the pedestrian network so that the surrounding area will have easy access.

Existing vegetation on site will be preserved to the greatest extent possible. The development is largely surrounded by an open space strip of varying width. This is to aid in preserving the existing mature trees and shrubs along the property boundary.

The development shall be screened from the view of adjacent properties by a vegetated landscape easement that will run along the majority of the development's boundary. This strip of vegetation will utilize existing trees and shrubs where possible, but at a minimum will meet the planting requirements as shown on the preliminary landscaping plans. These landscape easements shall also run along Mt. Pisgah Road, thereby limiting the view of the development from passing traffic.



## BUILDING AND LOT STANDARDS - HOUSE:

A House type lot will have a mid-sized single-family residential building that occupies the center of its lot with setbacks on all sides. Vehicular access is via a front driveway with a primary pedestrian entrance located along the street frontage.

### Bulk Standards:

**Minimum Lot Area:** 5,000 square feet

**Maximum Lot Coverage :** 0.65

**Minimum Lot Width :** 55 ft. / 60 ft. for corner lots

**Minimum Lot Depth:** 100 ft.

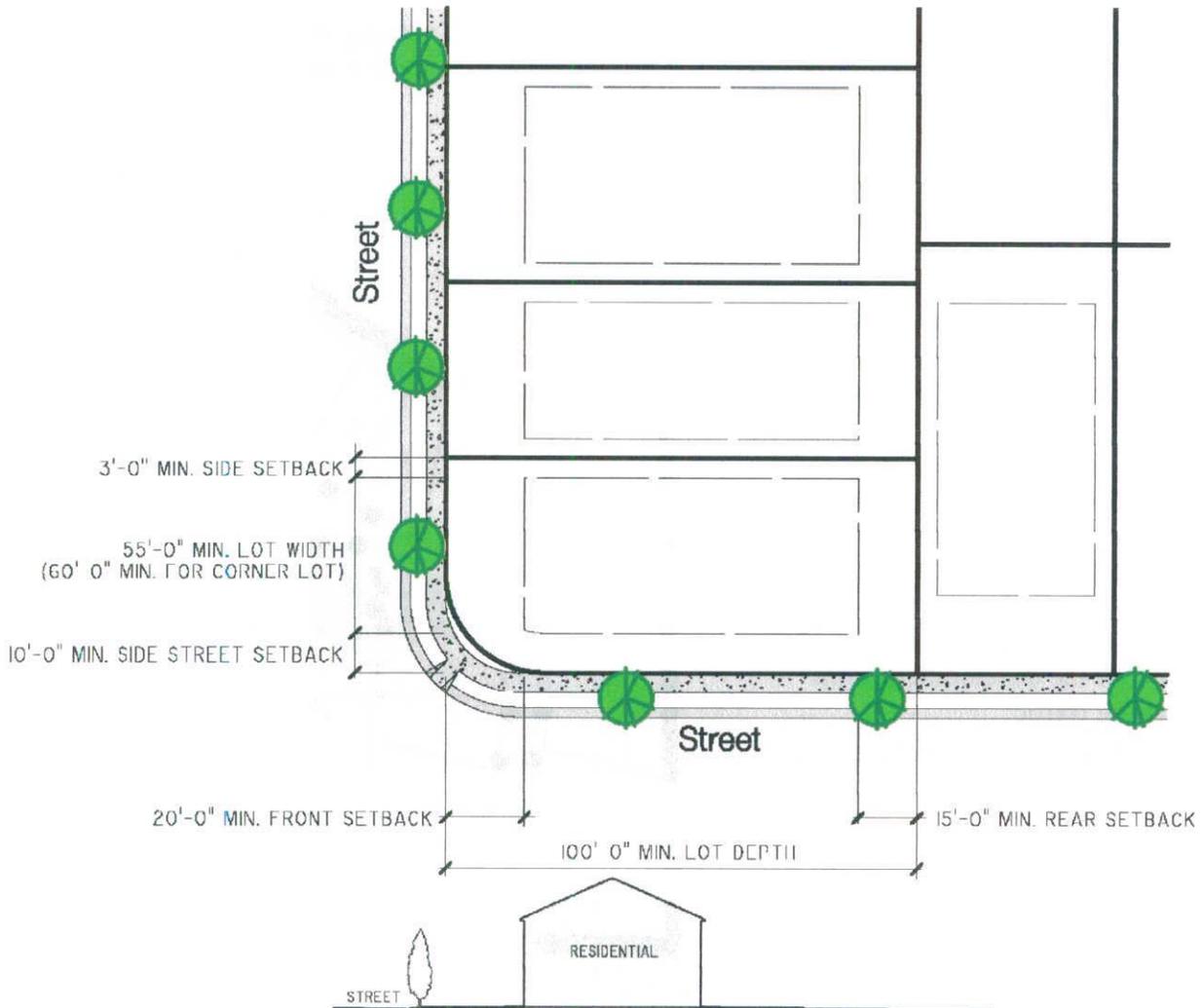
### **Building Setbacks :**

Minimum Front Setback : 20 ft Local and Minor Local Roads

Minimum Side Setback : 3 ft Lot

10 ft Street

Minimum Rear Setback : 15 ft



## **BULK PROVISIONS:**

**Site Area :** 9.55± Acres

**Number of Lots Proposed:** 31 Lots

**Maximum Building Height:** 3 Stories

**Proposed Density:** 3.25 Units/Acre

**Open Space (Approximate):**

Usable : 0.93± Ac.

Landscape Easements : 0.65± Ac.

Detention Areas : 1.01± Ac.

Total : 2.59± Ac.



## **BUILDING MATERIALS:**

**Exterior Walls:** Brick, stone, and Hardie Siding

**Roofs:** Fiberglass or asphalt shingles

**Trim:** Aluminum or vinyl (Exterior fascia and gutters may be aluminum. Soffits and windows may be vinyl or aluminum.)



## INFRASTRUCTURE DEFICIENCY AREA (IDA):



The proposed development is located in an Infrastructure Deficiency Area as shown in the *Southeast Community Plan : 2004 Update*. The development will include the construction of a ST-252 roadway section from centerline to property boundary along Mt. Pisgah Road property frontage. The development will also include additional improvement in the surrounding Infrastructure Deficiency Area as required by Metro Public Works.



**Parcel ID:** 17200003200  
**Property Address:** 5940 MT PISGAH RD  
NASHVILLE, TN 37211  
**Owner Information:** REGENT PARKSIDE, LLC  
6026 NOLENSVILLE RD  
NASHVILLE, TN 37211  
Date Acquired: 9/28/2007  
Document: DB-20071001  
0116601



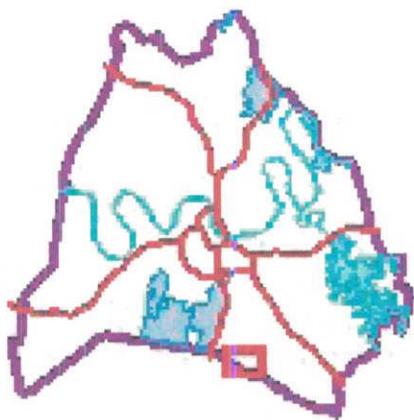
**General Information:** Census Tract: 19107  
Council District: 31  
Land Use: 010, VACANT  
RESIDENTIAL LAND

**Property Information:** Description: N SIDE MT PISGAH RD E OF EDMONSON PIKE  
Acreage: 10.2  
Dimensions: 0X0  
Document: DB-00000000 0000000

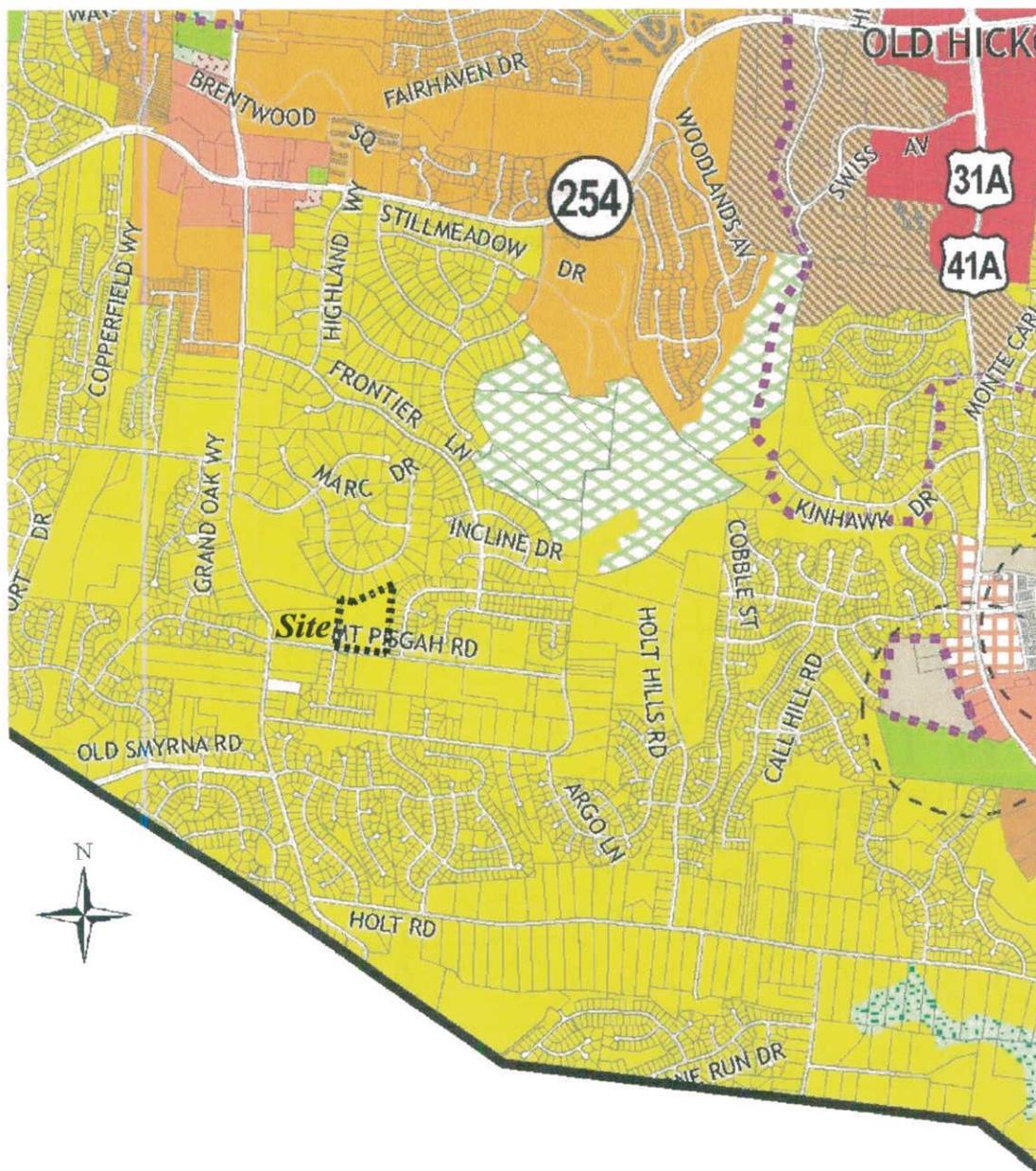
**Zoning:**  
Zoning: SP, SPECIFIC PLAN  
Date Effective: 8/11/2007  
Case Number: 2007SP-057G-12  
Bill Number: BL2007-1504

**Overlays:**  
Overlay District: OV-AIR, AIRPORT  
OVERLAY  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: O73-650

**Assessment Information:** Sale Price: \$750,000.00  
Date Assessed: 1/1/2009  
Classes: R  
Land Appraised Value: \$270,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$270,000.00  
USD/GSD: GENERAL SERVICES DISTRICT  
Service Area/Field Book: 06D 54800



- Street Names
- Airport
- Railroad
- Interstates
- Ownership Parcels
- Planned Unit Developments
- Zoning
- Lakes and Water Bodies
- Satellite Cities
- County Boundary



**NCO**

**Natural Conservation**

areas of steeply sloping terrain, unstable soils, floodplains or other environmental features that are constraints to development. Intended to be rural in character, with very low intensity development.

**OS**

**Open Space**

encompasses a variety of public, private not-for-profit, and membership-based open space and recreational activities.

**POS**

**Potential Open Space**

areas recommended to be permanent open space but which have yet to be secured for such use.

**NC**

**Neighborhood General**

allows for residential development in a more traditional neighborhood pattern, with a mixture of housing types at moderate densities.

**RLM**

**Residential Low-Medium Density**

accommodates residential development within a density range of two to four dwelling units per acre.

**RM**

**Residential Medium Density**

accommodates residential development within a density range of four to nine dwelling units per acre.

**RMH**

**Residential Medium-High Density**

accommodates residential development within a density range of nine to twenty dwelling units per acre.

**CG**

**Corridor General**

appropriate for civic, institutional, educational, and higher-intensity residential development along a major corridor.

**NC**

**Neighborhood Center**

small, intense areas that act as local centers of activity. A "walk-to" area for the surrounding neighborhood it serves, it provides daily convenience needs.

**CC**

**Community Center**

mixture of retail and service that serves several neighborhoods. Also contains higher-intensity residential.

**RAC**

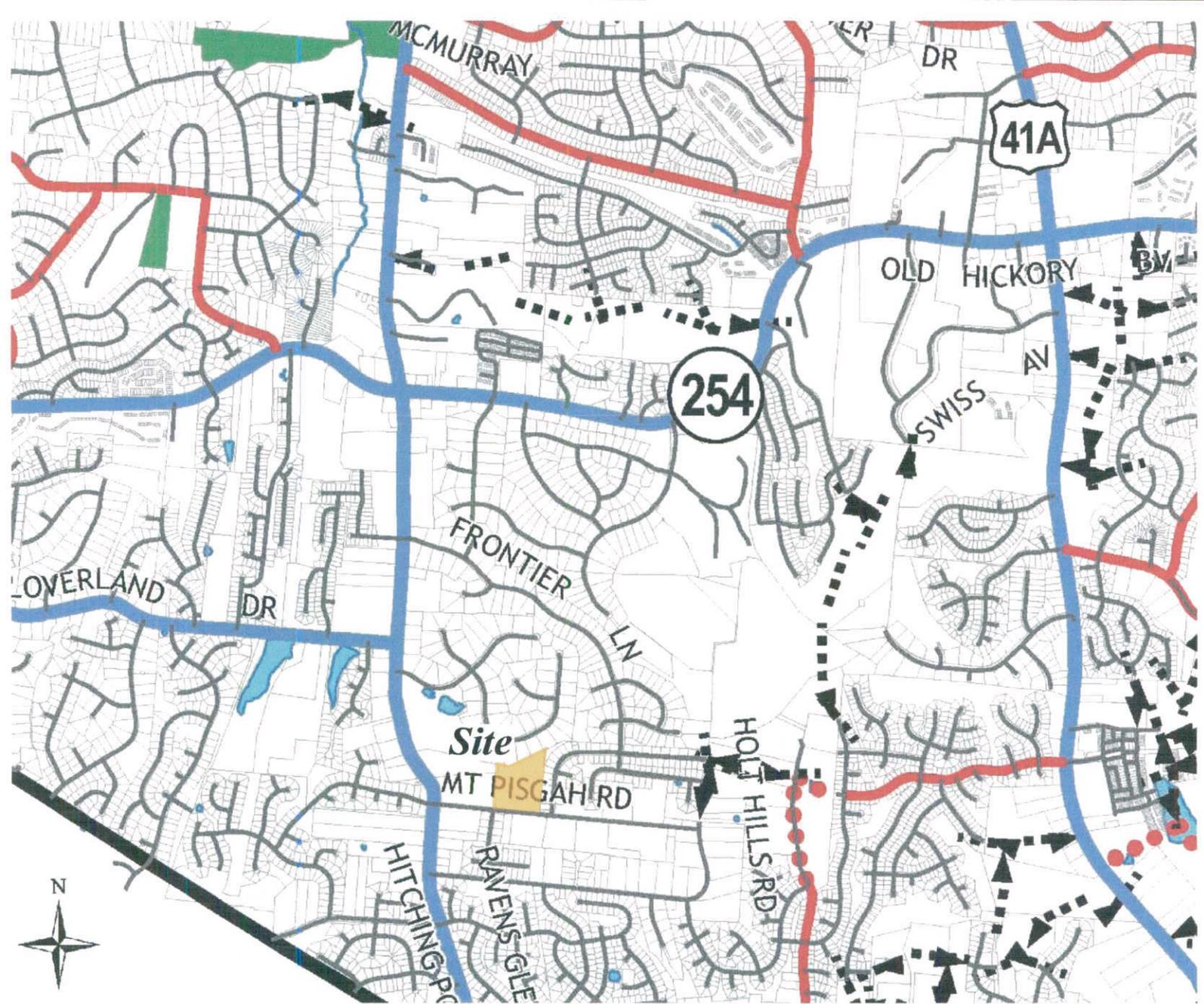
**Regional Activity Center**

intense commercial, residential, and employment area intended to serve this portion of the region.

**RCS**

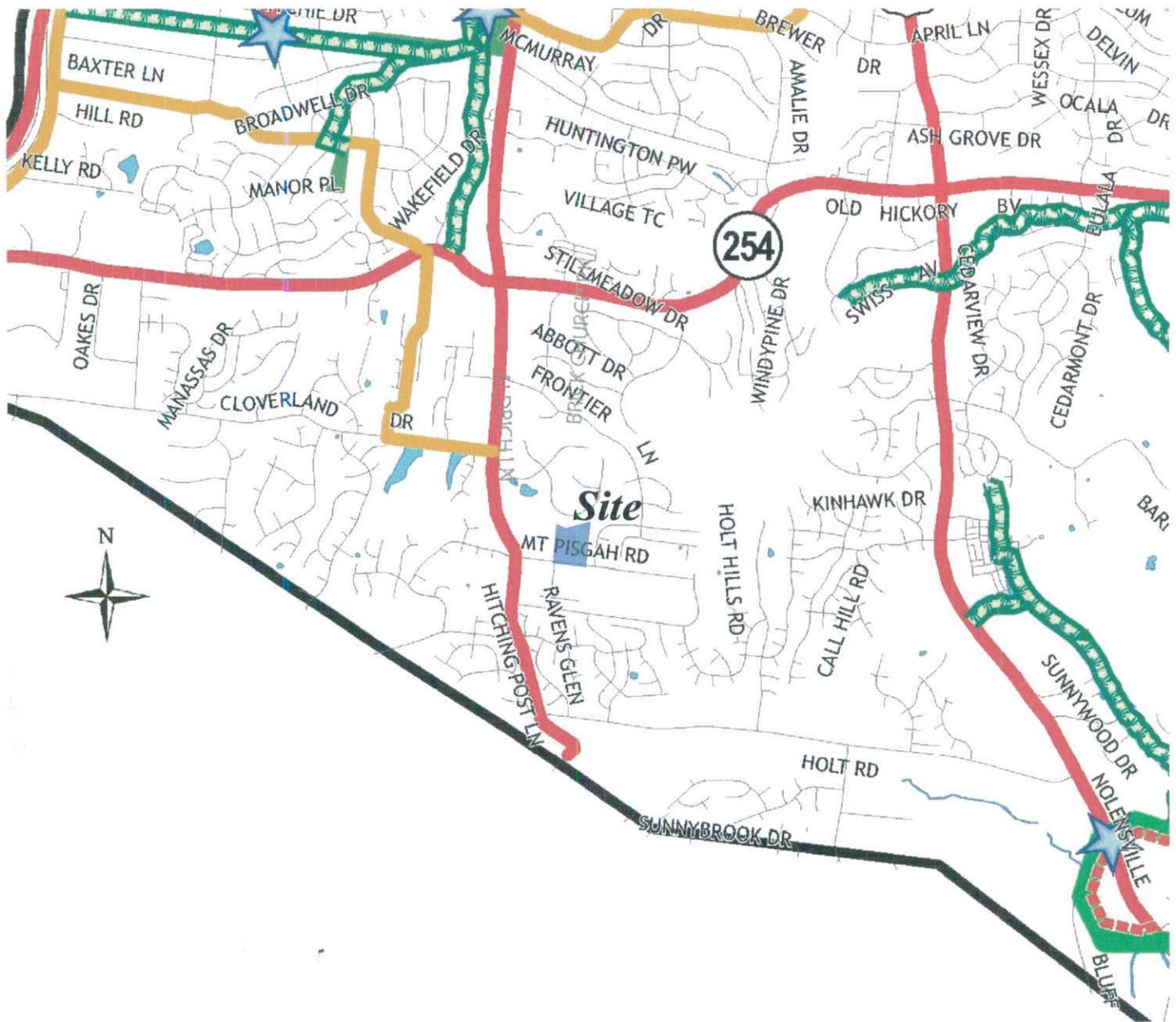
**Retail Concentration Super-community**

major retail destination for the surrounding community.

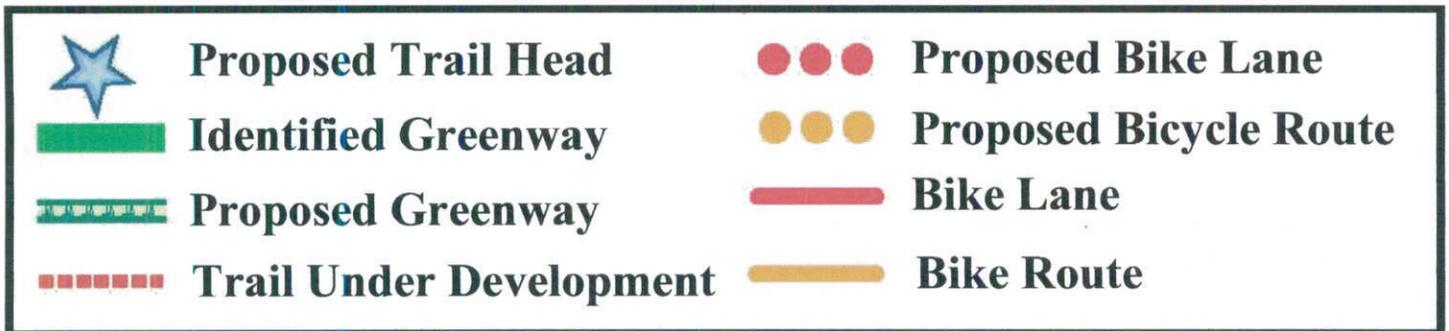


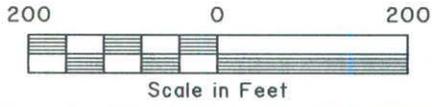
**Southeast Community Transportation Plan 2004 Update**

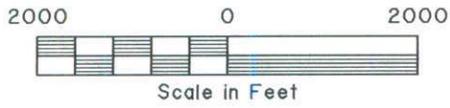




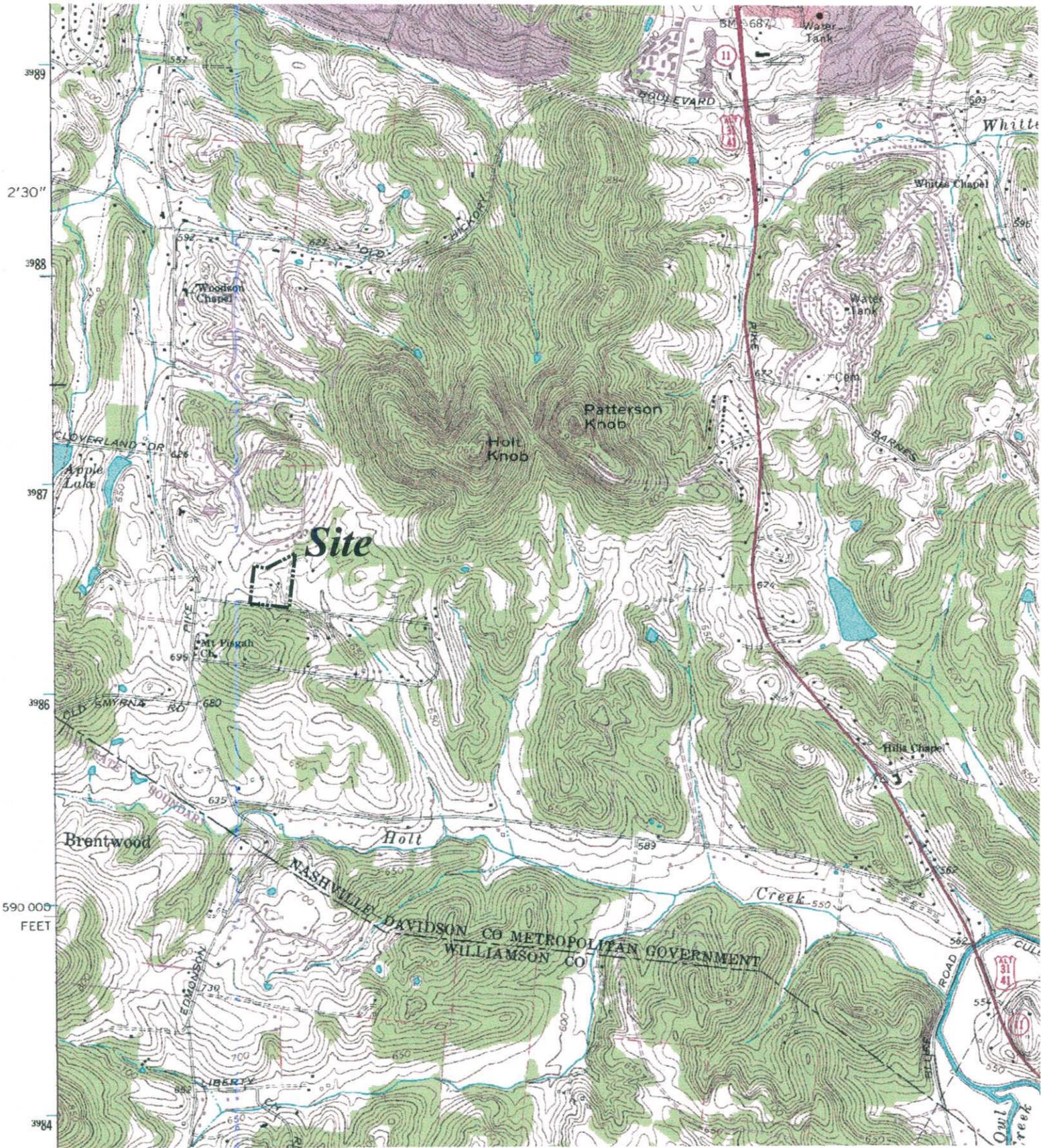
## Pedestrian Network



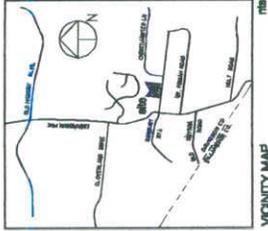




ANTIOCH QUADRANGLE  
TENNESSEE  
7.5 MINUTE SERIES (TOPOGRAPHIC)







VICINITY MAP

- PLAN REGULATIONS:**
- Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Councilmatic District standards. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with location, size (d.b.h.), and species.
  - A minimum of 1 tree per lot shall be installed on each lot. 1 tree per lot shall count towards the total TDU requirement.
  - Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
  - Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail on sheet L-2.
  - Proposed tree species are shown on sheet L-2. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.
  - The final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
  - At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The final Landscape Planting Plans shall be approved by the Metro Urban Forestry.
  - A Tree Removal Permit shall be obtained prior to removal of any existing trees.
  - An underground irrigation system or an outside hose attachment with 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.



Sheet L-1 (1 of 2)  
 Case Number : 2007SP-067G-12  
**Preliminary Landscape Plan**  
**Parkside**

Proposed SP Development  
 31st Councilmatic District  
 Nashville, Davidson County, Tennessee  
 developer  
**Regent Development, LLC**  
 6801 Lenoir Village Drive - Suite 107  
 Nashville, Tennessee 37211  
 (615) 683-0666

Date: 10-7-06 Scale: 1" = 60'

Audenor, Dell, Egge & Associates Inc.  
 618 Grassman Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 351-0606

07-00

