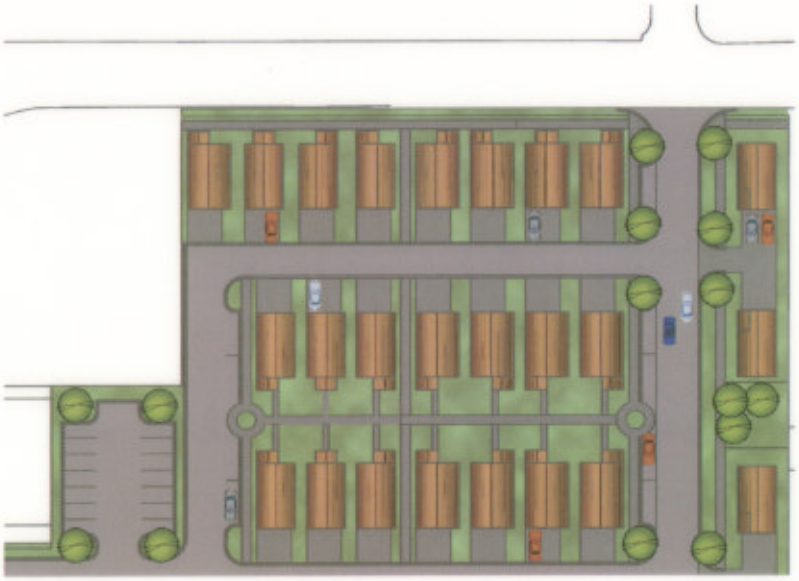
Old Hickory Village Cottages and Neighborhood Center



Specific Plan

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NASHVILLE & DAVIDSON COUNTY
JUN 13 2008
METROPOLITAN PLANNING DEPARTMENT

I. Intent of Plan

The Specific Plan (SP) District is intended to implement the context-sensitive design and land use compatibility provisions of the General Plan. The boundary of this SP lies within the Mixed Use and Mixed Housing Neighborhood Center land use policy for the Donelson-Hermitage Community Plan. The Illustrative Concept Plan and standards within this Specific Plan have been intentionally created to completely comply with this area's Community Plan.

The goals for this Specific Plan are:

- To minimize the impact of transportation facilities.
- To encourage walking as a viable transportation option by providing a system of sidewalks that connect to major points of activity.
- To design a neighborhood that is historically and architecturally consistent with Old Hickory Village.
- To provide parking for those who live, work, and shop in the development that does not dominate the street and is pedestrian friendly.
- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- To provide mixed uses to stimulate neighborhood activity and complement the existing community amenities.

This document establishes the goals and objectives and design standards for specific areas that make up the design plan for future development and redevelopment in the Old Hickory Village SP. The **design plan** is the guiding plan for the implementation of the vision. An **illustrative concept plan** illustrates the design intent of the SP. The scenario is simply a concept of how development according to the design standards may occur. The goals and objectives are the basis for the design plan and design standards, and they are divided into "systems" (vehicular, bicycle and pedestrian, transit, parking, landscaping and buffering, and signage systems) and "land use" (buildings and lots, and parks and open spaces).

Final site plans shall be submitted in the future for each individual development or phase of development within the overlay area. Final site plans shall consist of a detailed set of construction plans that fully demonstrate compliance with the intent of the specific plan and shall specifically describe the nature and scope of development to serve as the basis for the issuance of permits by the Codes Department and all other applicable Metro departments. Following the approval of construction plans for individual phases of development, final subdivision plats will be required to establish lots, rights-of-way, easements, etc. Four complete sets of final construction documents, including site plan and landscape plan shall be submitted for review and approval prior to the issuance of permits. Where obvious physical constraints exist on a site within the SP, Metro Planning staff will review alternative design solutions as they relate to the intent of the guidelines. Where a single use or function spans more than one sub-district, planning staff will explore with the applicant alternative solutions that achieve the design intent of the specific plan.

II. Site Description

The Old Hickory Village Condominiums and Neighborhood Center is located adjacent to the Old Hickory Historic District. It occupies the space left vacant by the 2004 fire which destroyed the Old Hickory Shopping Center. This flat paved area is bound on the north by Donelson Avenue, on the west by Elliston Street and on the east by Hadley Avenue. At this location Hadley Ave. and Donleson Ave. are recognized as existing collector streets. The predominate existing zoning of the proposed development is commercial services with the exception of a small section located on the southwest corner that is OR20.

III. Development Scenario

The development scenario represents one way in which the Old Hickory Village Condominiums and Neighborhood Center may develop in the future. The basic design principles used are reflected in the massing and placement of buildings within the design plan. The development scenario should serve as guide as to how development may occur.

Basic Design Principals:

Buildings- aligned and close to the street; main entrances face the street, and green space; front porches and stoops provide "eyes" on the street and encourage social interaction.

Parking- surface parking does not interrupt the streetscape. Parking lots are behind buildings, and shared by multiple owners/ users.

Streetscape- street trees where possible; buried or alley-fed utilities; ample sidewalk widths; few curb cuts or other pedestrian obstructions.

Mixture of housing types- creates a stronger sense of community by allowing a diverse group of people to live together.

IV. System Strategies

1. Vehicular Circulation

Goal 1- To minimize the impact of vehicular transportation.

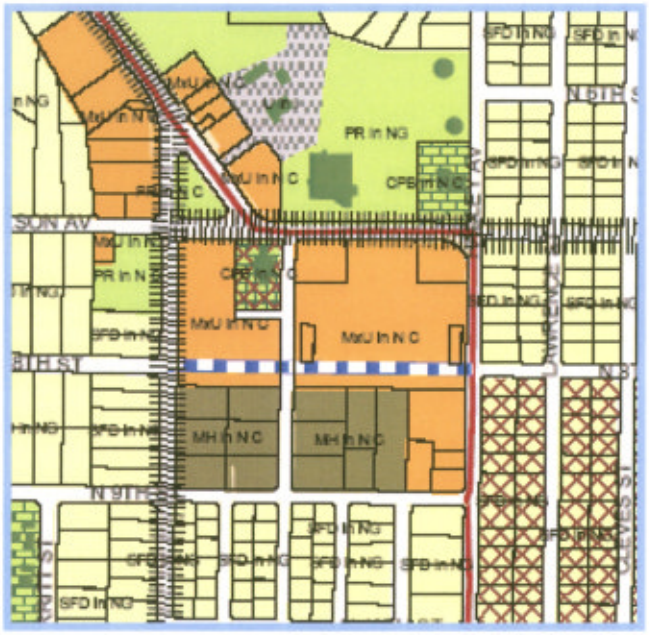
Objectives:

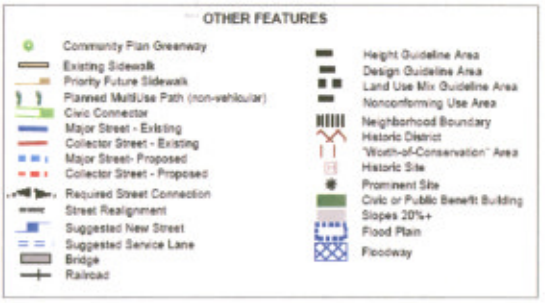
1-1 Construct an interconnected block system with a clear pattern of streets, service lanes, and drive aisles.

1-2 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 of all.

1-3 Achieve desirable street environment by utilizing the proper roadway design necessary to ensure appropriate traffic speeds. Traffic calming devices may be used where roadway designs result in inappropriate travel speeds.

1-4 Construct an extension of North 8th Street through the property as suggested by Old Hickory Village Detailed Neighborhood Design Plans.





2. **Bicycle and Pedestrian Circulation**

Goal 1- To encourage walking as a viable transportation option by providing a system of sidewalks that connects to major points of activity.

Objectives:

1-5 Require appropriate sidewalks along all new public streets and add or upgrade sidewalks to the appropriate standards.

1-6 Install pedestrian scale sidewalk lighting that defines the pedestrian space and illuminates the sidewalk that is consistent with pedestrian activity.

1-7 Provide pedestrian connections within the block structure.

3. **History/ Architecture**

Goal 1- To design a neighborhood that is historically and architecturally consistent with Old Hickory Village.

Objectives:

1-1 Design buildings to architecturally resemble the post office or Historic District or contain architectural elements of these time periods.

4. **Parking and Access**

Goal- To provide parking for those who live, work, and shop in the development that does not dominate the street and is pedestrian friendly.

Objectives:

1-1 Construct parking lots behind or to the side of buildings as appropriate, and screen them from public view. Relating to Sub District 1 and Sub District 2.

1-2 Allow shared parking plans for projects located near one another with different peak hour parking demands or operating hours. Relates to Sub District 1 only.

1-3 Create well defined sidewalks and pathways that permit pedestrians to move safely and comfortably from their vehicles into buildings. Relates to Sub District 2 only.

1-4 Provide on street parking on appropriate streets to utilize less land per space than off-street parking, provide easy access to businesses, create buffer between moving traffic and pedestrians, and to serve as a traffic calming device that slows vehicles. Relating to Sub District 1 and Sub District 2.

5. **Landscape and Buffering**

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

Objectives:

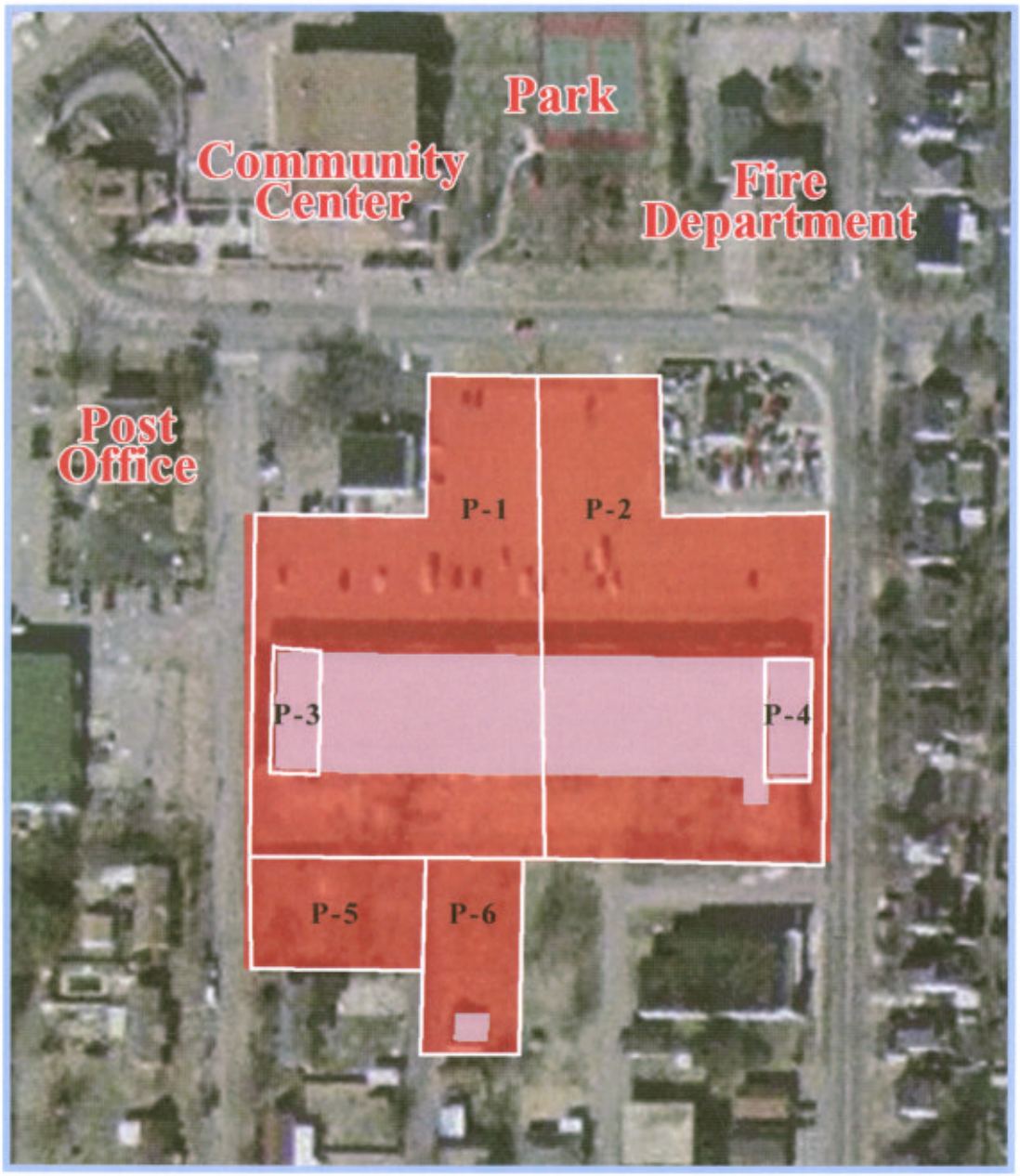
1-1 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from the public right-of-way.
1-2 Plant street trees as appropriate to provide summer shade for the pedestrians and residents, diminish traffic noise, screen unwanted views, reduce glare, absorb heat, filter air pollution and dust, and create a sense of place- tree lined streets provide orientation and contribute to the areas character.
1-3 Place backflow preventers inside buildings.

6. **Land Uses**

Goal- To provide mixed uses to stimulate neighborhood activity and complement the existing community amenities.

Objectives:

1-1 Development shall include two or three story mixed use structures fronting on Donelson Avenue across from the Community Center. The structures will facilitate residential or office on the second and third stories.



Parcel Identification

Parcel P-1
ID-04415044000
Owner: James R. & Carolyn Yates
Property Address: Donelson Ave.

Parcel P-2
ID-04415044100
Owner: James R. & Carolyn Yates
Property Address: Donelson Ave.

Parcel P-3
ID-04415002100
Owner: James R. & Carolyn Yates
Property Address: Elliston Str.

Parcel P-4
ID-04415002300
Owner: James R. & Carolyn Yates
Property Address: Hadley Ave.

Parcel P-5
ID-04415002000
Owner: James R. & Carolyn Yates
Property Address: 803 Elliston Str.

Parcel P-6
ID-04415003000
Owner: James R. & Carolyn Yates
Property Address: Ninth Str.

V. Transportation Plan/ Street Standards

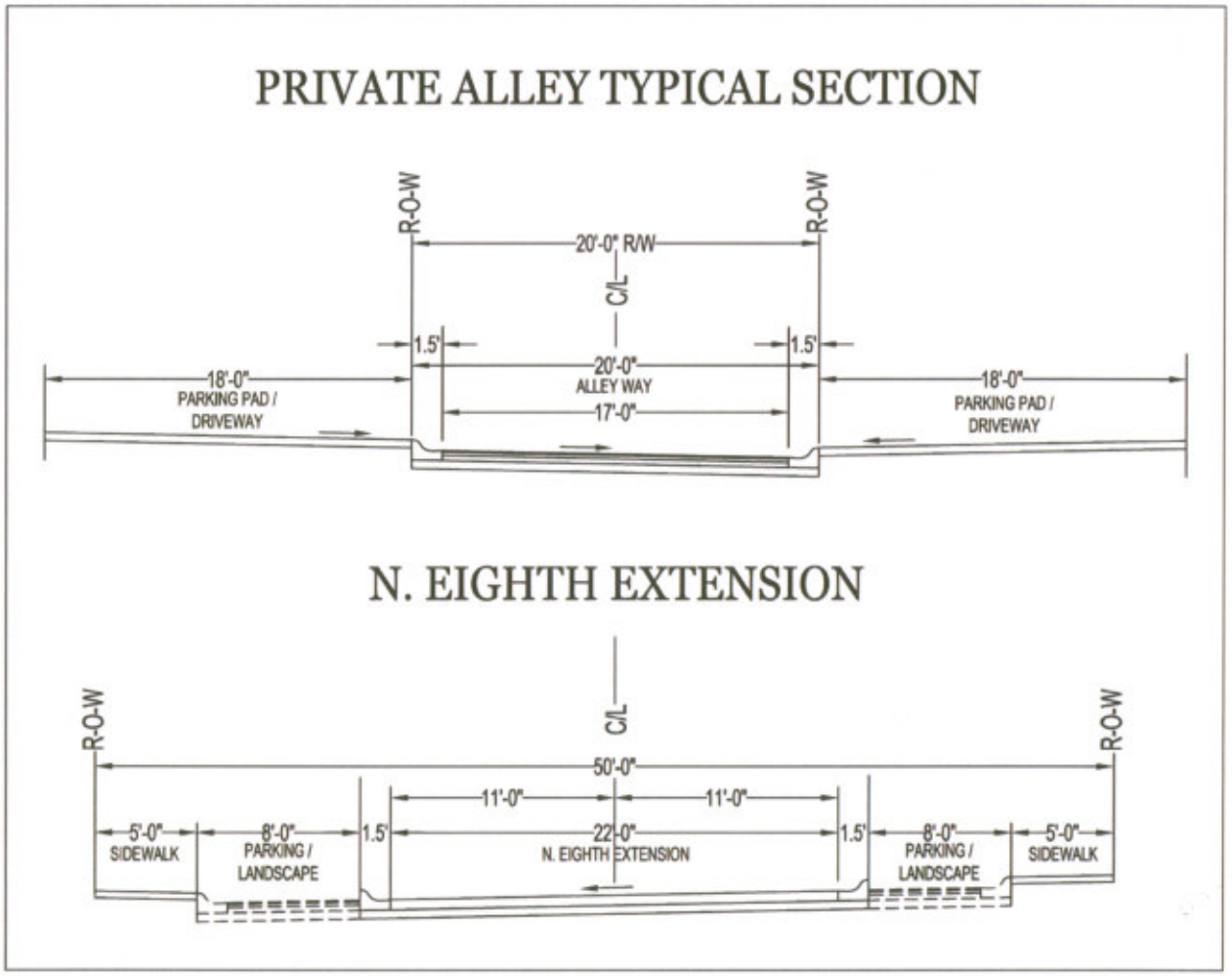
The Old Hickory Village Condominiums and Neighborhood Center SP street network is designed to comply with the Detailed Neighborhood Design Plan by extending North 8th Street.

On-street parking is encouraged on this street. On-street parking provides convenient access for guests and patrons, creates a buffer between automobiles and pedestrians, and tends to slow the flow of traffic through the development.

Alleys are required within the Specific Plan, providing an opportunity to put garages and parking in the rears of buildings, allowing porches and pedestrian entries to front the street. Alleys keep the fronts of houses from being dominated by garage doors and compromised by curb cuts. Adequate sight distance should be provided where alleys intersect streets.

Street Sections

The Street Network Plan illustrates the desired conceptual street layout and design. However the plan must be flexible to respond to physical site conditions, dispersion of building types, community desires and a changing market. The SP shall allow for variations in the design of the street network, street sections and block layout so long as it meets the intent of the regulations and guidelines within.



TYPICAL SECTION N.T.S.

VI. Regulating Plan

Two distinct sub districts have been identified for the Old Hickory Village Condominium and Neighborhood Center. The Regulating Plan below defines the boundary for the sub districts. Compatible building types, along with specific design standards, have been created for each sub district. Development within the Old Hickory SP will utilize the Regulating Plan to determine the appropriate height and physical configuration of buildings by sub district.

SUB DISTRICT 1. Building types: Mixed-Use and Commerical.

SUB DISTRICT 2. Building type: Cottage.

General Bulk Provisions

Parking, Loading and Access

Parking Required: As set forth for the applicable use within the UZO (Urban Zoning Overlay).

Parking Access: Street, side street or service lane; Cross access between parking areas is required.

Parking Location: Parking shall be located behind, beside or beneath buildings. On street parking is encouraged.

Encroachments

Permitted Encroachments: Balconies, porches, stoops and other architectural protrusions may encroach to within 0ft. of the front property line. Steps may encroach to within 0ft. of the front property line.

	Sub district 1	Sub district 2
USES		
Residential:		
Multi-family	P	
Single family		P
Home Occupation	A	
Institutional		
Cultural Center	P	
Religious Institution	P	
Day-care	PC	
Educational		
Personal Instruction	P	
Community Education	P	
Office		
Financial Institution	P	
General Office	P	
Leasing/ Sales Office	P	
Medical		
Medical Office	P	
Outpatient Clinic	P	
Rehabilitation Services	P	
Veterinarian	PC	
Commercial		
Bed and Breakfest	P	
Hotel	PC	
Personal Care Services	P	
Restaurant, Full Service	P	
Restaurant, Take-Out	P	
Retail	P	
Communication		
Audio/ Video Tape Transfer	P	
Multi-media Production	P	
Printing and Publishing	P	
Recreation/ Entertainment		
Club	PC	
Commercial Amusement (inside)	P	
Rehearsal Hall	P	
Theater	P	
Temporary Festivals	PC	

Permitted	P
Permitted with the conditions required of the MUL zoning district.	PC
Permitted as a Special Exception in accordance with the conditions required of the MUL zoning district.	SE
Permitted as an accessory use with the conditions required of the MUL zoning district.	A

Land Use Strategies and Building Standards

Sub district 1.

Goal- To provide for the daily needs of residents within a pedestrian friendly neighborhood center.

Objectives:

1.1.Discourage large scale, auto oriented uses within the neighborhood center.

1.2.Construct buildings close to the street, as appropriate, to create a pedestrian friendly environment.

1.3.Construct buildings to the appropriate scale and massing, with proper architectural detailing, to create a unique sense of place within the neighborhood center.

1.4.Encourage more intense residential development, such as stacked flats and condominiums, within the neighborhood center.

1.5.Locate pedestrian entrances to buildings along streets and civic open spaces.

1.6.Construct buildings of high quality materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.

1.7.Provide public gathering spaces, such as lawns or plazas, as appropriate within the neighborhood center.

SUB-DISTRICT 1

Mixed Use and Commercial

- Minimum Lot Area
  Not applicable.

- Front Build-To Line
  10' max. along all streets
  The Mixed-Use building may be set back ten feet further than shown on the SP plan provided streetscape improvements approved by the planning department staff are incorporated along Donelson Avenue.

- Setbacks
  Side: 5' minimum on end units
  Rear: 5' minimum

- Height
  Minimum 2 stories and 3 stories maximum at the highest point along the front property line. Note: Office or residential is permitted on 2nd/3rd floors. Single story retail/ commercial permitted as long as building facades facing Donelson Ave. are perceived by planning staff as a two story structure.

- Parking
  Parking location: behind or beside building and screened from townhouses with landscaping.

- Footprint
  Maximum building footprint will contain 15,000 sq. ft.

Sub district 2.

Goal-To promote a high quality of life by offering a range of housing opportunities in response to residents needs, while providing a transition to the existing single family residences south of the development along Debow Street.

Objectives:

1.1. Provide a transition of less intense residential development, such as townhomes and cottages, next to the existing single family residential development.

1.2. Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.

1.3. Construct buildings on corner lots that address all streets with architectural and massing elements, including porches, windows and façade projections.

1.4. Provide access to new residential development through rear service lanes.

1.5. Provide shallow setbacks and front porches to encourage interaction with pedestrians and neighbors.

1.6. Provide on-street parallel parking and private parking to the rear of buildings.

SUB-DISTRICT 2

Cottage Bulk Provisions

- Minimum Lot Area
  1,700 square feet
- Setbacks
  Front: 5' minimum.
  Side: 3' minimum for all lots.
  Rear: 3' minimum.

- Height
  Minimum 1 story and 2 stories maximum at the highest point along the front property line.

Landscape Buffering Standards

A. Landscaping, Streetscape, and Screening

Sections 17.24.010 through 17.24.170 and Sections 17.24.210 through 17.24.240 shall apply to development within this SP, unless specific variations to these standards are provided within this document.

1. Street Trees.
   a) Trees should be selected to achieve a uniform streetscape, provide a broad canopy, prevent sidewalk damage, and conserve water. Native tree species are encouraged. Species with severe limb drop, heavy fruit or nut crops, invasive root systems, or allergen production should be avoided.
   b) At installation, a tree shall have a minimum caliper of three (3) inches.
   c) Trees shall be planted on both sides of the street, along 8th Street extension. Trees shall be planted along Elliston and Hadley streets at ends of continuous parking spaces.
   d) All trees with canopies that extend over the roadway shall have no limbs up to a height of 14 feet above the roadway surface when no *formal* on-street parking is provided.
   e) All trees along a given *block face* shall be of the same species.
   f) Where infrastructure incompatibility would result, the street tree requirement may be waived for the affected portion of the street by the planning commission following input from the urban forester.
   g) Proposed street tree spacing is 25 ft. minimum and 125 ft. maximum.

2. Screening.
   a) All surface parking lots shall be screened from view of all streets, except service lanes, by low walls, decorative fencing and/ or vegetation.
      1) If vegetation alone is used, the planting bed shall be a minimum of three (3) feet wide.
      2) All screening vegetation shall be a minimum of three (3) feet, six (6) inches in height within five years from installation, forming a hedge that provides screening year-round. Vegetation shall not extend into the sight triangle of any street or driveway intersection.
   b) Locate utilities, meter boxes, heating and cooling units, and other building systems behind buildings to the greatest extent possible. Screen utilities that are within public view.
   c) A five foot wide buffer yard shall be required along the boundary between Sub District 1 and Sub District 2.

VII. Signage Standards

The following standards for signage within the Old Hickory Village SP have been created to prohibit excessive and confusing sign displays, enhance the appearance of the overall development, relate to a pedestrian environment, and encourage signage that will be integrated with and harmonious to future buildings and their surroundings.

A. General Requirements

a. Signs shall be limited to the name of the business and/ or insignia. Words describing the specific type of use are also permitted (bakery, market, law office, etc.)
b. Prohibited signs include: pole mounted signs, portable signs, temporary signs (except during construction), off-site advertising (including billboards), signs with changeable copy excluding theater marquees and gasoline prices), and signs with moving parts or flashing/ moving lights.
c. All on-premises ground and building signs must be approved under an overall signage plan for each phase of development within the SP district.

B. Types of Signs

The following types of signs shall be permitted within the Old Hickory Village SP

a. Ground sign- Monument
b. Building sign- Projecting
c. Building sign- Wall Mounted
d. Awning sign

C. Number of Signs

a. Each occupant of a multi-tenant building may display up to two on premises building signs. Awning signs shall be counted as building signs for means of calculating.

D. Location of Signs

a. Signs shall be located so as not to obscure key architectural features of the building or door or window openings.
b. A minimum clearance of eight (8) feet in height shall be provided for any portion of a building or awning sign.

E. Size of Signs

Sub district 1-

a. Projecting building signs shall have a maximum sign area of 12 square feet.
b. Wall mounted building signs shall have a maximum sign area of 48 square feet.
c. Awning signs shall have a maximum sign area of 50% of the surface area of the awning.

All other sub districts

d. All signage shall conform to the residential sign standards established by the Metropolitan Zoning Code.

F. Illumination of Signs

Signs that are to be lighted shall be spotlighted, externally-lit, or back-lit with a diffused light source. Backlighting should illuminate only the letters, characters, or graphics on the sign, rather than the background of the sign. Backgrounds shall be opaque.

VIII. Architectural Standards for Sub Districts 1 and 2

A. GENERAL

1. Simple, attractive design in durable materials is preferred over elaborate design in inferior materials. For instance, a 4x4 post with cap and base is preferred over prefabricated faux-traditional porch column.

2. Architectural features and treatments shall be consistent with the architectural style chosen.

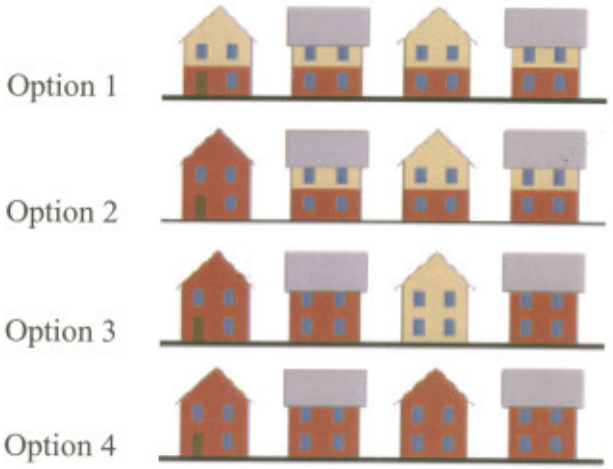
3. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.

4. Buildings facing two streets shall provide two frontages that reflect the character of the streets they face.

B. WALLS

1. MATERIALS
   a. Building walls shall be finished in brick, stone, wood siding, shingles, fiber cement siding/shingles, and stucco.
2. CONFIGURATIONS & TECHNIQUES
   a. Building foundations less than 3' – 0" above grade shall not be finished but be exposed to show their structural material. For example, a concrete block foundation, less than 3' – 0" above grade, shall not be clad in brick.
   b. 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. (See Image Below) This provision does not apply to detailing around attachments, windows and doors.
   c. Four options for material configuration shall be allowed:
      1. All facades are composed of Material 1 from top of foundation to a horizontal line and Material 2 from the horizontal line to the eave.
      2. The front façade is composed of Material 1. The side facades and rear facades are composed of Material 1 from top of foundation to a horizontal line and Material 2 from the horizontal line to the eave.
      3. The front and side facades are composed of Material 1 and the rear façade is composed of Material 2.
      4. All facades are composed of Material 1. Any deviations from the four façade options are not acceptable.

   d. Material Configuration options are not limited to two materials. For instance, in Option 1, material may change twice, once along a horizontal line at first floor level and again along a horizontal line at second floor level.
   e. Siding shall be horizontal, maximum of 8" exposure.
   f. Shingles shall be horizontal, maximum of 8" exposure.



C. ATTACHMENTS

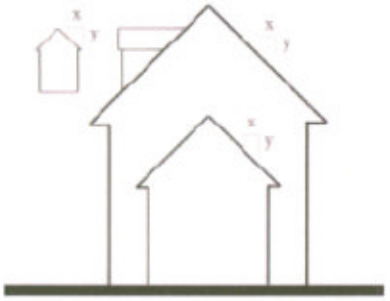
1. MATERIALS
   a. Chimneys shall be finished with masonry or stucco. The exterior masonry of fireplaces shall extend to grade.
   b. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front facade.
   c. Decks shall not be permitted in front or side yards.
   d. Awnings shall have a metal structure covered with canvas or synthetic canvas.

2. CONFIGURATIONS & TECHNIQUES
   a. Porches shall be a minimum of 5'-0" in depth.
   b. Balconies shall be 3'-0" to 6'-0" in depth. Balconies shall be structurally supported by piers, columns, brackets, or tapered beams. (See Images Below)
   c. Porches, arcades and breezeways shall have square or vertically proportioned openings (must be taller than wide).
   d. Piers shall be no less than 12" x 12".
   e. Posts shall be no less than 4" x 4".
   f. Wood elements must be painted or sealed with an opaque or semisolid stain.

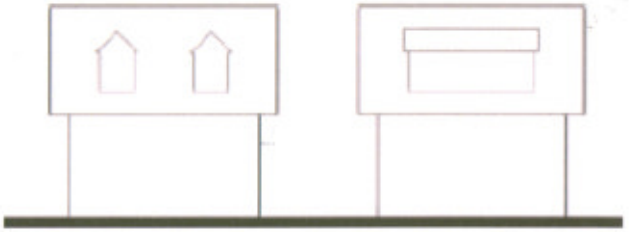
D. ROOFS

1. MATERIALS
   a. Roofs, if sloped, shall be clad in wood shingles, fiberglass shingles or asphalt shingles.
2. CONFIGURATIONS & 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. (See image A. below)
   e. Flat roofs and parapets shall be permitted on Mixed-Use/Commercial, Flats, and Live-Work building types in Sub District 1.
   f. 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").
   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. (See image B. below)
   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.

A.



B.



E. OPENINGS

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 & 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. 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). (See Image 1)
   d. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale. (See Image 2)
      set back from surface to provide sufficient return of the masonry finish (or stucco finish).
   e. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings. (See Image 3)
   f. Openings above shall be equal in size or smaller than openings below. (See Image 4)
   g. Front doors, including entry door to the porch, shall be located on the primary frontage. For houses on corners, either side of the house may be used, however an entrance on the larger street is preferred.
   h. 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. (See Image 5)
   i. Windows on mixed use and commercial buildings shall be between 2'-0" and 2'-6" above ground level and shall reach to within 2'-0" of ceiling height.
   j. Mixed use/ commercial buildings must have a minimum of 70% of the first floor front façade as clear or lightly tinted windows. Storefronts of corner buildings shall return a minimum of 10' along the side façade. Additional floors shall have a minimum of 30% glazing. The first floor glazed calculation shall be based on the façade area measured to a height of 14 feet from grade for mixed-use/ commercial buildings and 12 feet from grade for live/work buildings. (See Image 6)

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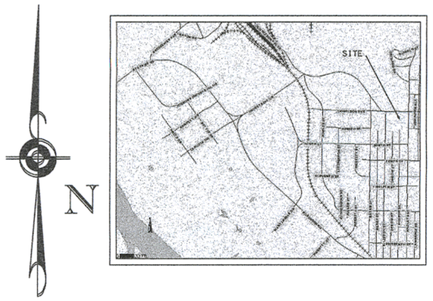


GENERAL NOTES

1) FEMA NOTE: PANEL #47037C0144F
FLOOD ZONE X
EFFECTIVE DATE 4-20-01

2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE #78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3) 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 FINAL APPLICATION.

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

5) DRIVEWAY CULVERTS SHALL BE DESIGNED PER THE CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT SHALL BE 15" CMP).

6) STORM WATER RUN-OFF QUANTITIES TO ALL DRAINAGE BASINS SHALL BE DESIGNED TO BE LESS THAN PRE-DEVELOPMENT CONDITIONS.

7) THIS PLAN IS INTENDED TO COMPLY WITH ALL COMMENTS FROM THE FIRE MARSHALL DATED 11/28/2007.

8) ALL BACKFLOW PREVENTERS SHALL BE LOCATED INSIDE THE BUILDING.

9) TRASH PICKUP IS PLANNED TO BE VIA PUBLIC/ PRIVATE CART SYSTEM.

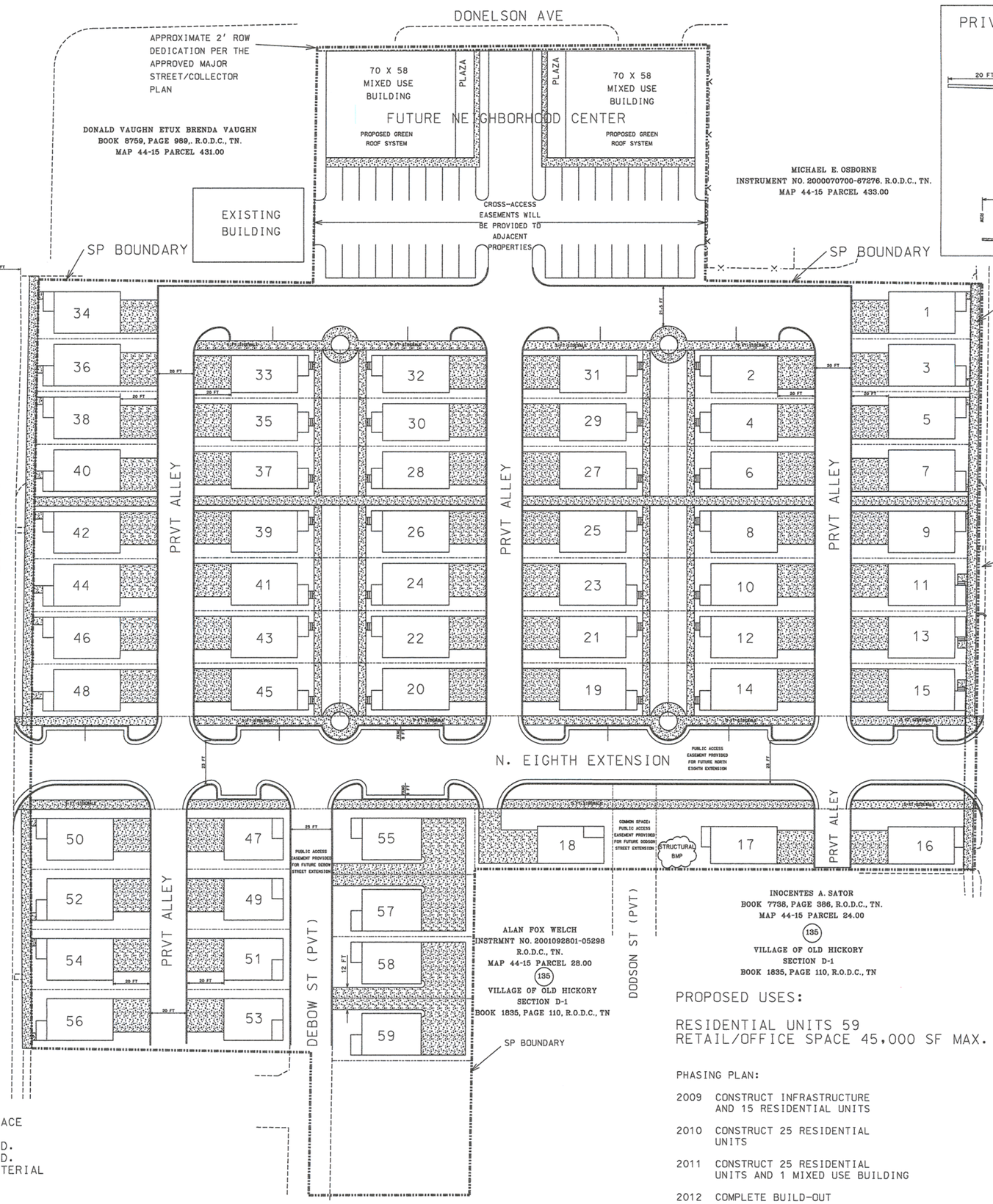
10) KIOSKS WILL BE PROVIDED IF THE POST OFFICE DOES NOT PROVIDE DOOR TO DOOR DELIVERY.

11) PARRALLEL PARKING AT THE NORTH END OF SUBDISTRICT 2 AND THE REAR PARKING OF SUBDISTRICT 1 ARE TO BE SHARED BETWEEN SUBDISTRICTS.

12) PERMANENT TREATMENT FOR WATER QUALITY SHALL BE BY ONE OR MORE OF THE FOLLOWING PRACTICES:

A) STRUCTURAL BMP'S FOR EACH BASIN
B) GREEN ROOF SYSTEMS WILL BE CONSIDERED FOR THE MIXED USE NEIGHBORHOOD CENTER.

13) A PEDESTRIAN ACCESS EASEMENT SHALL BE APPLIED TO THE ENTIRE INTERIOR COURTYARD, DEFINED AS THE SPACE BETWEEN THE PORCHES OF TWO UNITS THAT FACE ONE ANOTHER, BUT DO NOT FACE A PUBLIC OR PRIVATE ROAD. FENCES SHALL BE LIMITED TO THE SIDE AND REAR YARD. A FENCE PLAN SHOWING THE LOCATION, HEIGHT AND MATERIAL OF ALL FENCES MUST BE SUBMITTED WITH THE FINAL SITE PLAN.



PROPOSED USES:

RESIDENTIAL UNITS 59
RETAIL/OFFICE SPACE 45,000 SF MAX.

PHASING PLAN:

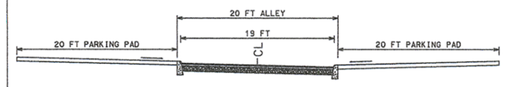
2009 CONSTRUCT INFRASTRUCTURE AND 15 RESIDENTIAL UNITS

2010 CONSTRUCT 25 RESIDENTIAL UNITS

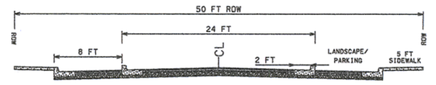
2011 CONSTRUCT 25 RESIDENTIAL UNITS AND 1 MIXED USE BUILDING

2012 COMPLETE BUILD-OUT

PRIVATE ALLEY TYPICAL SECTION (NTS)



N. EIGHTH EXTENSION (NTS)



APPROXIMATE 6' ROW DEDICATION PER THE APPROVED MAJOR STREET/COLLECTOR PLAN

NOTE:

A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE SP FINAL SITE PLAN

FUTURE BIKE LANE TO BE CONSTRUCTED ON WIDENED PAVEMENT WITH THE LOCATION TO BE APPROVED BY PLANNING STAFF (SHOULD PLANNING STAFF DETERMINE THAT BIKE LANES ARE APPROPRIATE).

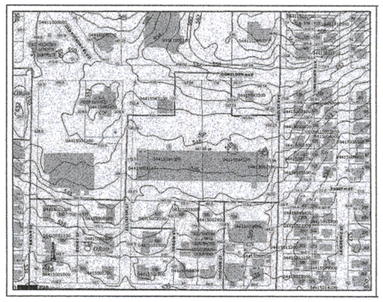
PARCEL OWNER AND SOURCE OF TITLE

JAMES R. AND CAROLYN YATES
904 HADLEY AVENUE
OLD HICKORY, TN 37138
PHONE NO. (615) 504-4401

MAP 44-15
PARCELS 20.00;21.00;23.00;30.00; 41.00;44.00

INSTRUMENT NUMBERS
2006111301-40830
20070510-056183
20061113-140747

EIGHTH AVE



EXISTING SITE TOPOGRAPHY

PURPOSE:
TO REQUEST REZONING FROM CS AND OR20 TO SPECIFIC PLAN
11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY
COUNCILMAN: DARREN JERNIGAN

RONALD M. COLEMAN
REGISTERED ENGINEER
NO. 106847
STATE OF TENNESSEE
10-27-08

OCT 27 2008

corrected copy
plan showing MPC & council conditions
10/29/08

DWG BY:	RMC
PROJECT NO.	08-001
DATE:	OCTOBER 15, 2008
SCALE:	1" = 30'
SHEET	1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION

DEVELOPER:
BOB AND CAROLYN YATES
984 HADLEY AVENUE
OLD HICKORY, TN 37138
PHONE: (615) 504-4401

ILLUSTRATIVE PLAN

OLD HICKORY VILLAGE NEIGHBORHOOD CENTER
OLD HICKORY, TENNESSEE

Coleman Development & Engineering
3005 Old Hartsville Rd
Scottsville, KY 42164
Ph:270 237-9575
Fax:270 622-1848

SHEET: C-1

2007SP-171G-14