STARWOOD COMMONS

Vastland Starwood Development, LLC

SPECIFIC PLAN 2008SP-002U-13

☑ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☑ CONDITIONAL
SP provisions
Conditions: See staff report

By: MPC Date 6-12-08
Metropolitan Planning Commission

JUN 11 2008

VASTLAND COMPANIES

Cover Sheet SP_2008SP-002U-13

Purpose Statement

This submittal is an application for preliminary approval to apply a Specific Plan District to 65.1 acres located at the southern quadrant of Murfreesboro Road and Hobson Pike. It is the intent of this plan to create an architecturally pleasing and convenient commercial development to provide services to the surrounding community that is currently underserved.

In addition, an adjacent residential neighborhood will be provided which appeals to second and third generation buyers as well as empty nesters that seek convenience and a low maintenance residence that allows for a flexible lifestyle.

General Plan Summary

The current land use policy for this property is CMC and CG. CMC is consistent with this SP application. Approximately 17 acres located on the southern boundary of Murfreesboro Road (currently CG) is not consistence with this plan. Consequently a separate Community Plan Amendment has been made to the Metropolitan Planning Commission. Based on numerous community meetings this requested change is desired by the community in order to permit this proposed Specific Plan District.

Project Data

Council District: 32

Council Member: Sam Coleman

Parcel IP: 164-00-0-041.00

Total Acreage: 65.1

Owner: Vastland Starwood Development, LLC
1720 West End Avenue, Suite 600
Nashville, TN 37203
615-329-1720

Project Coordinator: Chris Magill
R. Chris Magill Consulting, LLC
5238 Granny White Pike
Nashville, TN 37220
615-373-5653

Date of Resubmittal: June 9, 2008

Table of Contents

Project Overview and Contents 2
Introduction 3
Vicinity Map 4A
Site Description 4B
Controlling Site Plan 5A
Illustrative Site Layout 5B
Uses and Zoning Requirements ..... 6A - 6B
Architectural Standards ..... 7A - 7D
Project Amenities ..... 8A - 8G

INTRODUCTION

HISTORY OF STARWOOD SITE

For more than 20 years, the 65-acre site at the corner of Hobson Pike and Murfreesboro Road in Antioch was the home of Starwood Amphitheater, the city's premier outdoor live entertainment venue. Internationally known rock, blues, gospel and other acts made the site a mecca for live musical performances until owner Live Nation sold it for economic reasons in 2007.

Nashville developer Vastland Development purchased the site from Live Nation in April 2007. With more than 20 years of experience in the Middle Tennessee market, Vastland has served as lead developer for more than 20 major commercial, residential, multi-family, mixed-use and office projects. After buying the land, Vastland began seeking input from the community on what kind of development would be favored.

COMMUNITY INPUT

Vastland initially consulted with 32nd District Councilman Sam Coleman on his understanding of the perspectives and needs of area residents. Councilman Coleman said he believed that residents would be opposed to rental housing, apartments and even inexpensive single-family detached homes at this location since the area had sufficient stock of these units. He indicated that a quality commercial development or a "second tier" residential development would more likely be favored by his constituents.

Councilman Coleman invited Vastland representatives to attend a series of Town Hall meetings in his district in July to meet with residents and solicit their views. Vastland took advantage of this opportunity for a dialogue with the community and also distributed a community survey at these meetings and through email to obtain a more formal view of the community's sentiments.

Vastland also undertook an outreach into local churches, schools and businesses to keep community leaders abreast of its plans.

COMMUNITY SURVEY RESULTS

Those who responded to the survey were overwhelmingly (80%) in favor of a mixed use development "if it combined a number of uses favored by the community." There was no opposition to this concept of a mixed use development.

Responses further indicated that the community strongly desires and will welcome a development at this site that gives them a variety of dining, service, entertainment and retail options.

Vastland held a fourth community meeting on Sept. 13, 2007 to present the results of the survey and a conceptual land plan. Residents encouraged Vastland to pursue the plan and provide more details. A final meeting was held on Oct. 18, 2007 at which a site plan and sample elevations were presented. Residents unanimously approved Vastland's proposal as submitted in this SP zoning proposal.

Those attending the meeting were also told specifically about the conflict with current land use policy for the site and asked if they would support a land use policy amendment if necessary. Again, the group unanimously supported a change that would allow the proposal to move forward.

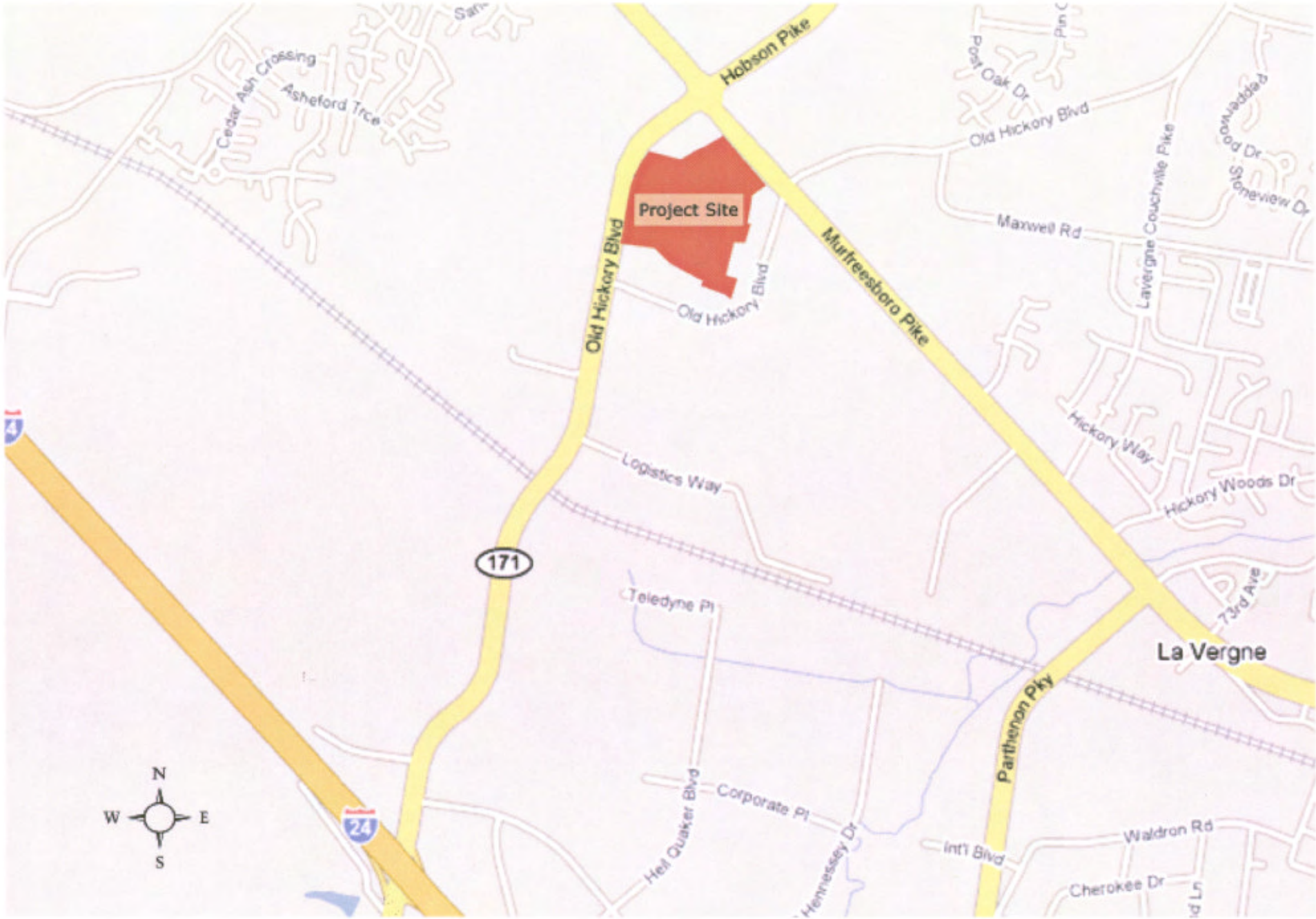
GOALS AND OBJECTIVES

In accordance with the input of the community the Site Concept Plan and Standards have been developed to achieve the following:

- Provide exquisite locations which encourage commercial participation in bringing the desired services to the community.
- Provide classically designed signage standards, which are architecturally compatible and easily direct patron traffic.
- Provide a pedestrian environment that allows access between the commercial and residential areas as well as the surrounding public ways. Where appropriate, provide pedestrian amenities and accents within the development.
- Provide attached single-family dwellings with enticing amenities, which appeal to second and third generation owners.

OFF-SITE IMPROVEMENTS

A Traffic Impact Study has been completed by Fischbach Transportation Group and will be the basis for which off-site road improvements will be provided as part of this development. These improvements shall allow for access into the project while minimizing the disruption of traffic flow. Egress from the site shall be designed to facilitate flow so motorists can travel safely in their desired directions.


Project Site
Hobson Pike
Old Hickory Blvd
Murfreesboro Pike
Cedar Ash Crossing
Asheford Trce
Post Oak Dr
Old Hickory Blvd
Maxwell Rd
Lavergne Couchville Pike
Stoneview Dr
Old Hickory Blvd
Logistics Way
Hickory Way
Hickory Woods Dr
171
Teledyne Pl
73rd Ave
La Vergne
Parthenon Pky
Corporate Pl
Hell Quaker Blvd
Hennessey Dr
Int'l Blvd
Waldron Rd
Cherokee Dr
24
N
W
E
S

Site Description

Starwood Commons lies in the southern quadrant of the intersection of Murfreesboro Pike and Hobson Pike (which becomes Old Hickory Boulevard). This major intersection lies approximately 1.3 miles North of Interstate 24. Vertical improvements of the Starwood Amptheater and supporting buildings have been removed. Adjacent property to the southeast and southwest is comprised of commercial, institutional and residential uses with a large portion being undeveloped.

Keyed Notes

A) Points of ingress/egress

B) Building envelope

C) Open space with appropriate building types

D) Parking and Pedestrian circulation

E) Internal street system

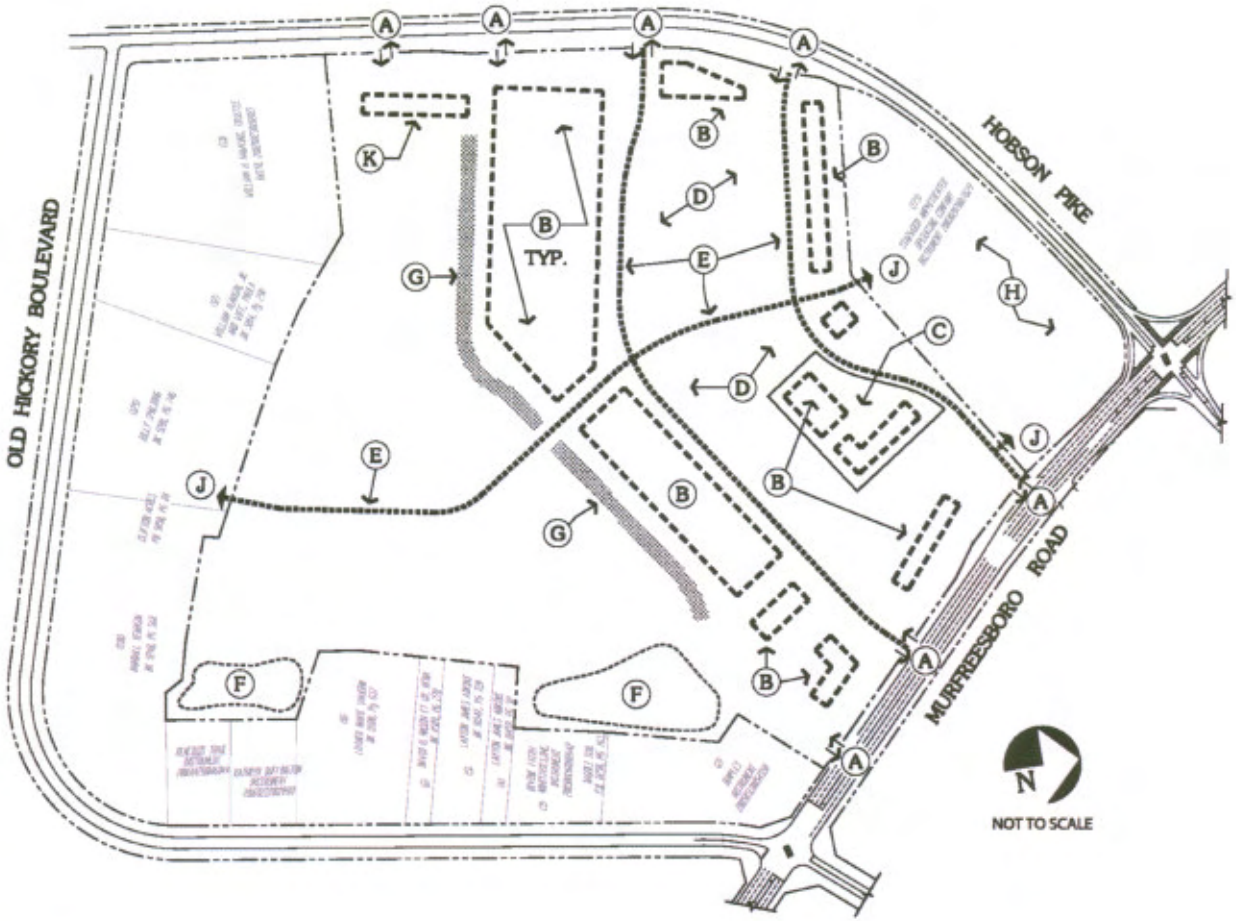
F) Area of storm water management

G) Landscape Buffer Yard

H) Not a part of Starwood Commons. Current zoning classification is CS.

J) Potential location of future access.

K) Mixed use building



The street and building layout illustrated on this plan represent development intent. Final construction plans are subject to minor deviations from this plan, however the general placement and orientation of buildings to the internal and external streets, locations of driveways, and pedestrian-oriented street wall shall be maintained as indicated by this Site Plan.

Activity/Use Chart

COMMERCIAL

All permitted and conditionals uses defined by the CL zoning district (at the time of building permit application) shall be allowed in the commercial component of this development with the following uses prohibited.

- Adult Entertainment & Retail
- Title Loan Shops
- Flea Markets, Pawn Shops & Auction Houses
- Transient Housing
- Warehousing & Storage
- Cash Advance and Check Cashing Establishments

RESIDENTIAL

Residential units shall be attached single-family dwelling units with grade level entrances or units intergrated within a mixed use building. All other housing types are prohibited.

Bulk Regulations

NON-RESIDENTIAL AND MIXED USE BULK PROVISIONS

Minimum Lot Area None

Building Setbacks

Front - 20 feet from Public R.O.W.

Side - None or 10 feet minimum

Rear - 20 feet

Maximum Commercial Square Footage is 421,500 s.f.

Maximum Floor Area Ratio (per lot) .40

Maximum Impervious Surface Ratio .80

Maximum Height at Setback 35 feet

Maximum Height 3 stories

Slope of Control plane 1.5 (V) to 1.0 (H)

Minimum Required Parking shall be Metropolitan Zoning Ordinance based on use or 4.5/1000 g.s.f., which ever is the lessor.

RESIDENTIAL BULK PROVISIONS

Maximum Lot Area N/A

Maximum Density 250 units maximum

Building Setbacks

Front - 20 to 22 feet from property line or edge of private common use drive for front load garage units and 10 to 12 feet for rear loaded garage units.

Side - None

Rear- 35 feet

Maximum Height 2.5 stories

Parking requirement 2.15 spaces per unit.

PRE-BUILDING PERMIT REQUIREMENTS

At least 80% of the value of commercial site improvements, which may include internal driveways, on site sidewalks and on-site utilites, must be constructed prior to any building permits being issued for residential construction, other than preliminary site grading. All off-site infrastructure improvements for the commercial portion of the development must be completed or bonded prior to the recordation fo teh first final plat.

GRADE RELATIONSHIP TO STREET

The finished floor elevation of the single family housing (denoted with * on the Regulating Site Plan) shall be a minimum of 1.5' above the top of the curb where it aligns with the front door of each unit. All other building units shall be a mnimum of 1.0' above the top of the curb where it aligns with the front door of that unit.

LANDSCAPING REQUIREMENTS

1. Streetscapes shall respond to the scale and context of the buildings, both commercial and residential.
2. Enhanced pedestrian walkways shall be accented with appropriate plant material in accented planting areas.
3. Trash receptacles, above ground utilities, equipment and other service areas shall be screened from public view with an opaque fence, wall or evergreen plant materials or a combination of these materials.
4. Buffers between the commercial and residential areas of this SP Zone and the scenic landscape easement fronting Hobson Pike shall require a minimum density of type "B" buffer as defined by the Metropolitan Zoning Ordinance (MZO).
5. Buffers between this SP Zone and surround properties, which are not currently zoned commercial, shall require a minimum density of type "C" buffer as defined by the MZO.
6. Street trees shall be installed at a maximum spacing of 40 feet. Street trees shall be required along all public roads and the major internal streets as shown on the Structural Site Plan. Trees should be selected to achieve a uniform streetscape, provide a broad canopy, prevent sidewalk damage, and conserve water. At installation, a street tree shall have a minimum caliper of three (3) inches. Generally, large-maturing trees shall be installed; where infrastructure incompatibility would result, small-maturing trees are permitted.
7. Within commercial parking areas a minimum of one tree shall be required for every 15 parking stalls.
8. All landscaping must comply with the requirements of the landscaping provisions set forth in the Metro Zoning Ordinance and shall be reviewed and approved by Metro's urban forester.

SITE LIGHTING AND UTILITY REQUIREMENTS

1. Provide appropriate illumination levels in keeping with the needs and safety of the pedestrians.
2. Provide pedestrian scale decorative light fixtures along all enhanced pedestrian walkways and streetscapes as denoted on the Regulating Site Plan.
3. General area and lighting in the commercial area shall utilize a "shielded light source" fixture. Lighting design shall achieve maximum uniformity with as few light poles as practical.
4. Lighted non-public areas shall utilize a "shielded light source" fixture.
5. Utility boxes and above ground back flow preventors shall be prohibited in the front yard of all residential dwelling units.

SIGNAGE REQUIREMENTS

1. Signage for the commercial area shall be designed to adequately direct both motor vehicles and pedestrians, provide addresses and reinforce the architectural design of the building(s).
2. Billboards and pole mounted signs are prohibited.
3. The commercial area will be allowed one project sign on each arterial R.O.W. Sign(s) shall be designed to be compatible with the architectural features, materials and color of the buildings.
4. One monument sign will be permitted per single tenant building in the commercial area adjacent to a Public R.O.W.
5. Each tenant or specific user will be allowed appropriate building mounted signage at or near their entry door.
6. Signs shall be lit so as to illuminate the sign itself and not the surrounding area.
7. Prior to the final approval of any commercial portion of this SP Plan, an overall signage program regulating permitted sign types, size, lighting, quantity and acceptable materials shall be submitted to the Metropolitan Planning Commission for approval and, once approved, shall become a part of this SP zoning district.

This property shall be subject to the standards, regulations and requirements of the CL (for commercial) and RM-9 (for residential) zoning district effective at the date of the building permit for any development standards, regulations and requirements not specifically addressed in this submittal and/or included as a condition of Commission or Council approval.

Buildings shall have accented entrance features and shall have perimeter pedestrian ways improved with landscaping to enhance both the building and the pedestrian areas.

Buildings shall be constructed of quality materials that require little or no maintenance and shall be compatibly designed to demonstrate a planned development.

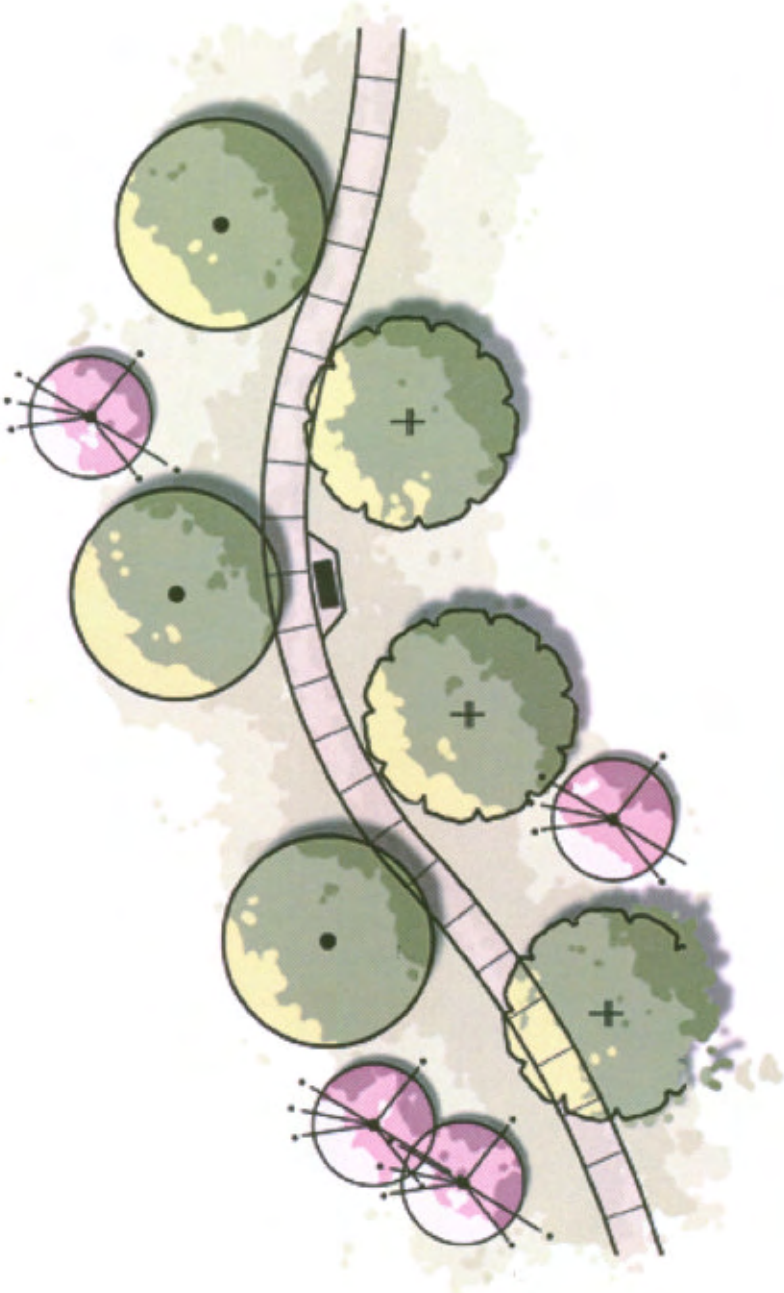
Public exposures of the buildings shall be consistent in appearance and material selection. Facades shall be softened with appropriately placed landscaping and ornamental features.

Construct residential buildings with materials that are durable, maintainable over time, and reflect permanence and traditional character. Exterior walls shall be faced with brick, stone, fiber cement siding, shingles or stucco.

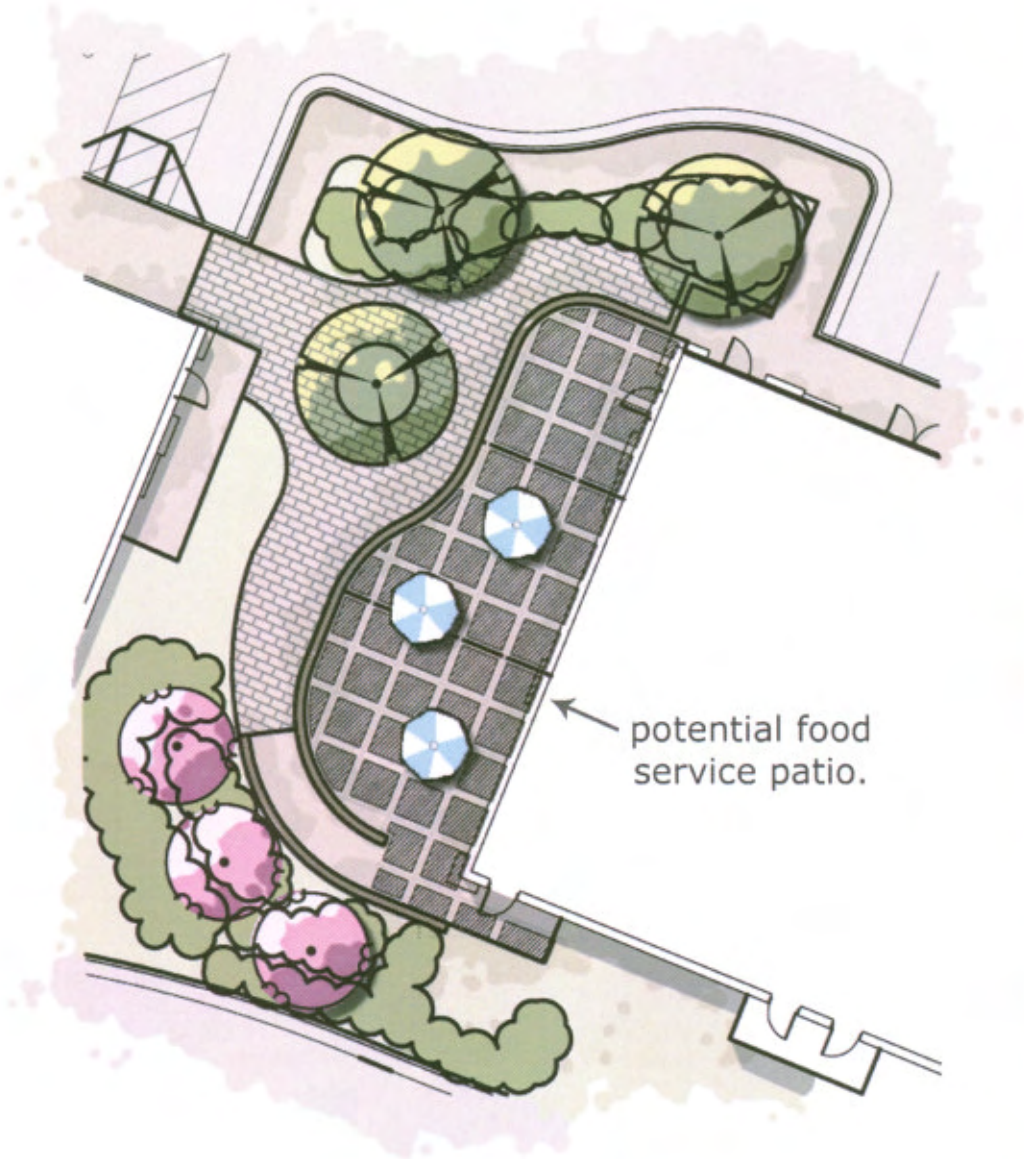
Indicated examples are for "front loaded" garages.

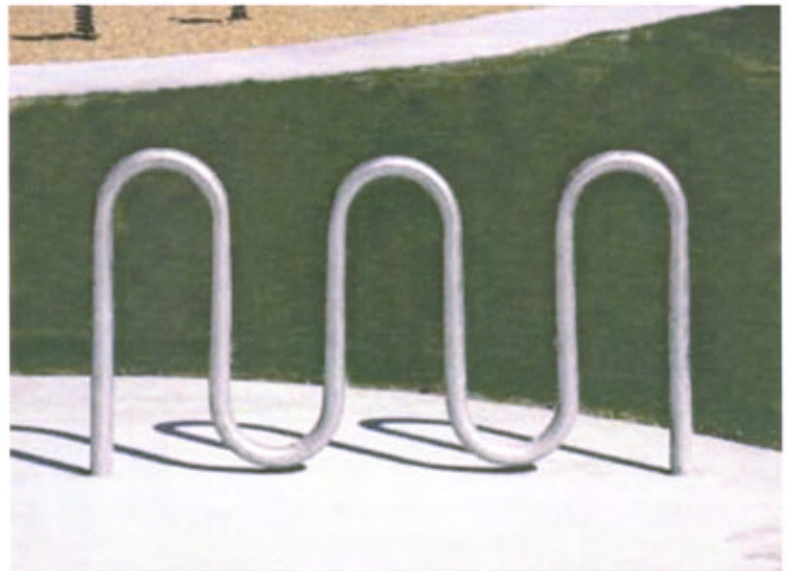
Construct residential buildings with materials that are durable, maintainable over time, and reflect permanence and traditional character.

Indicated examples are for "rear loaded" garages.

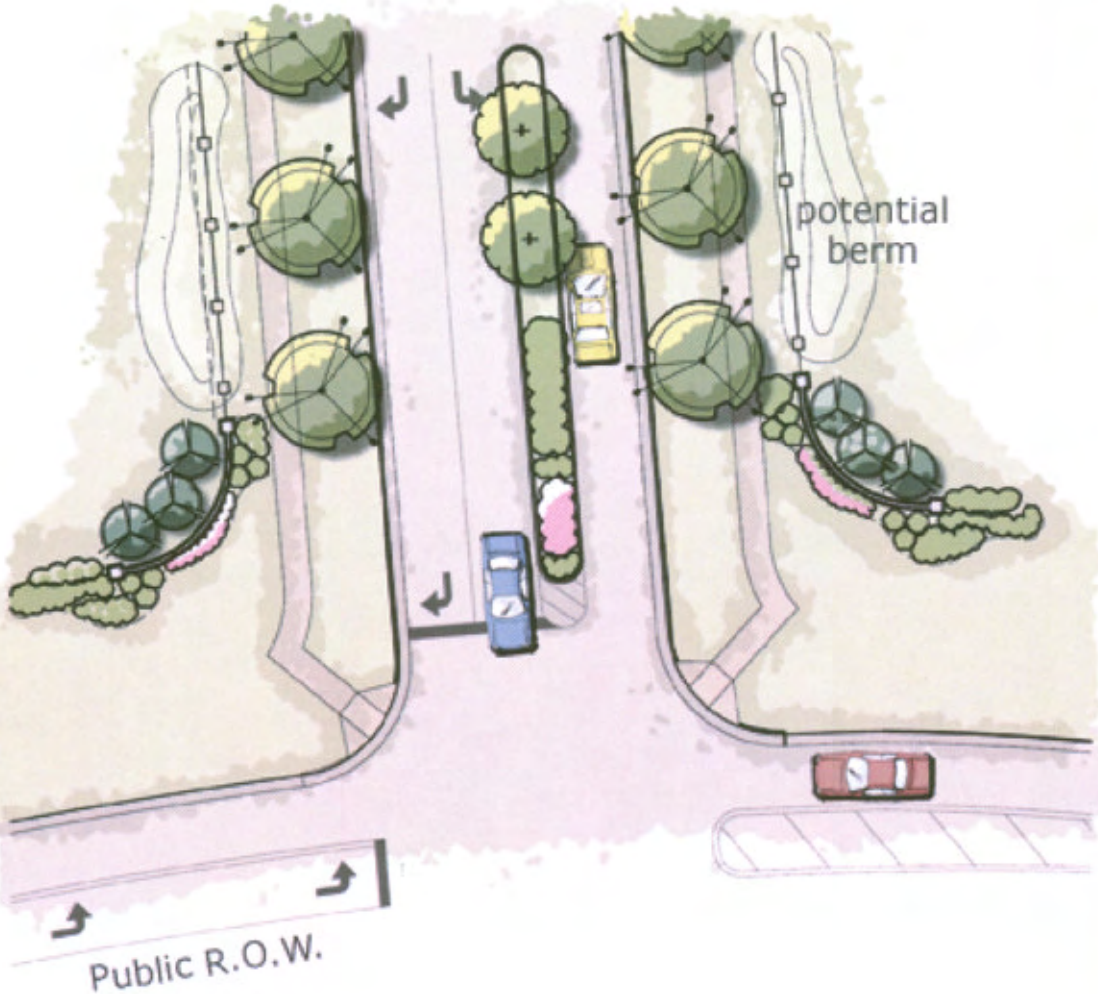


Pedestrian ways will be clearly identified, well landscaped and shall, where feasible, be fully accessible. Lighting shall be utilized to encourage usage after sunset.





Ammenities to encourage bicycle usage.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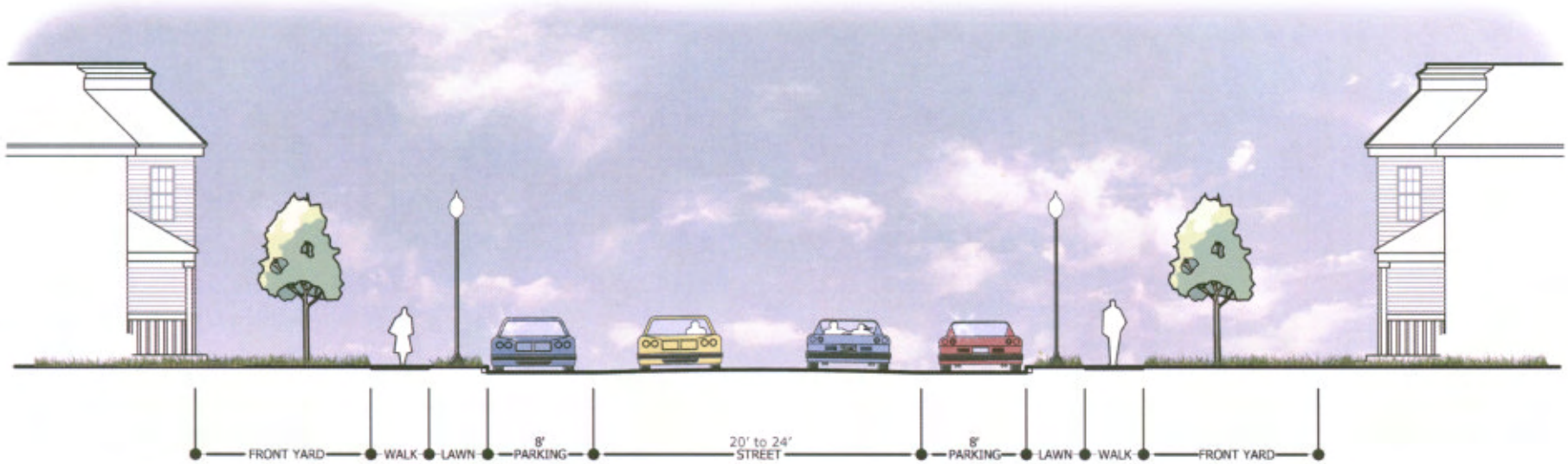
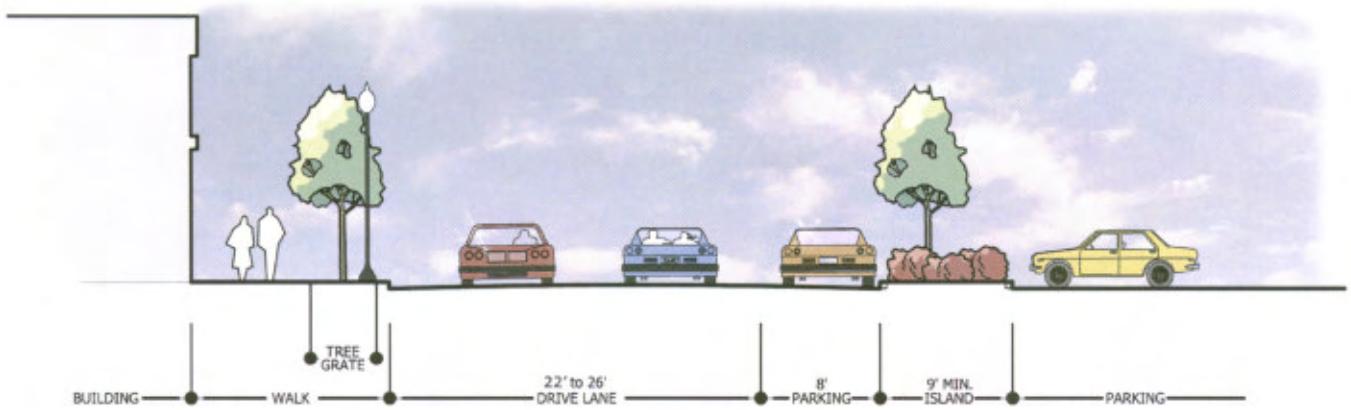
Public R.O.W.

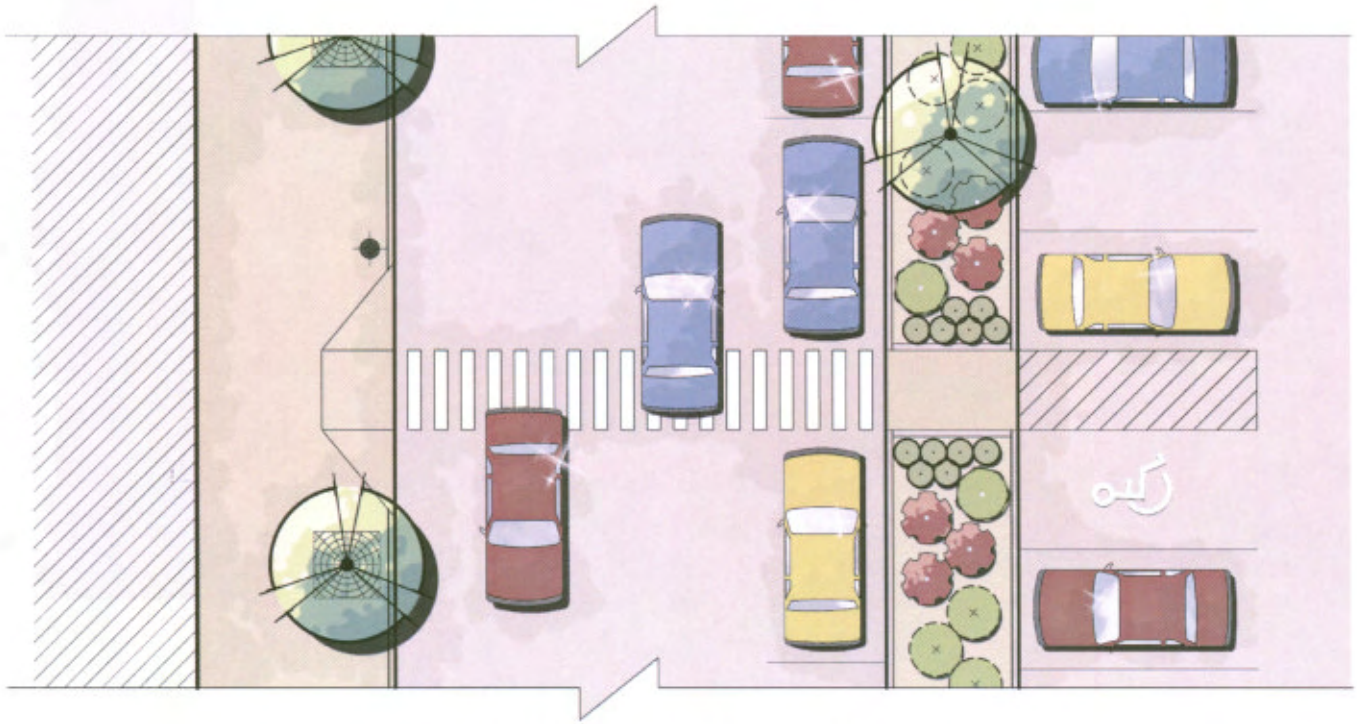
STARWOOD



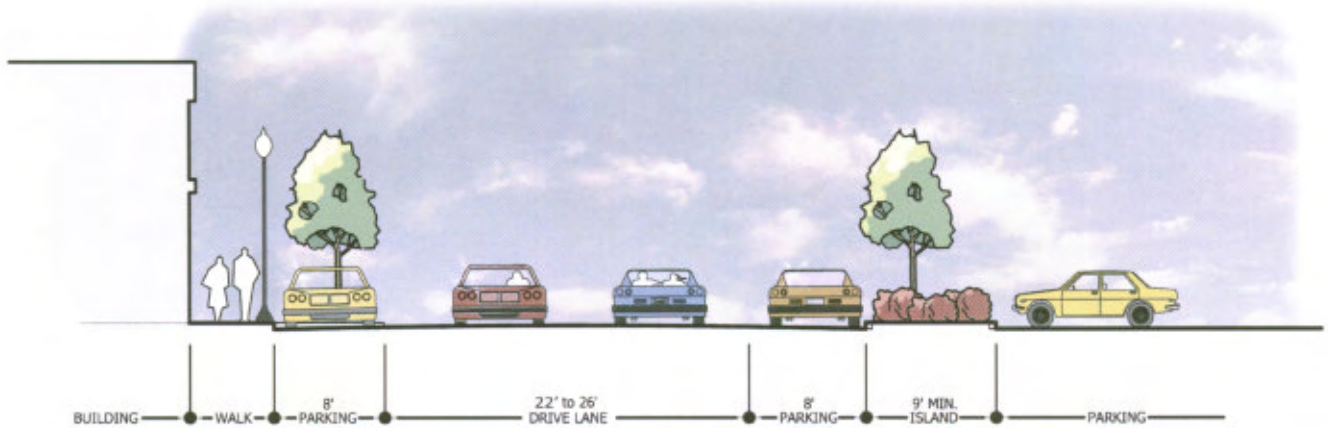
Residential Streetscape Section



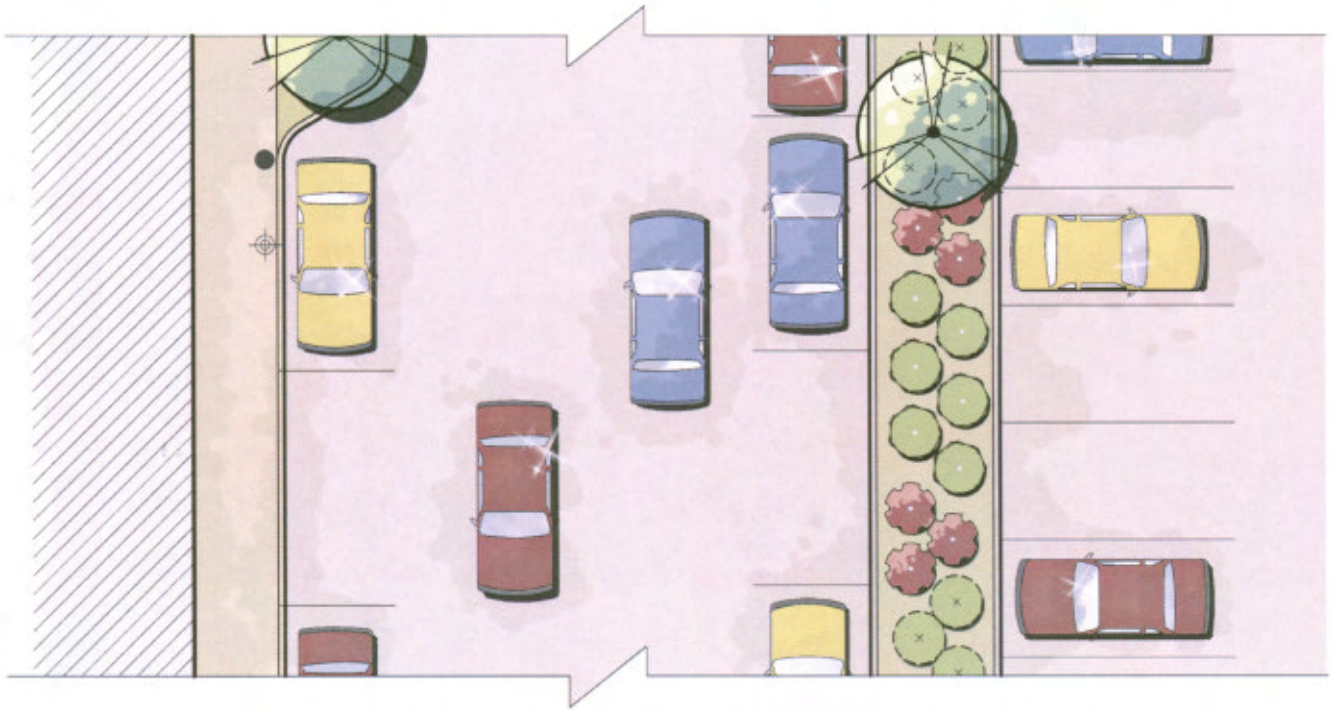
Commercial Streetscape Section
(parking on one side)



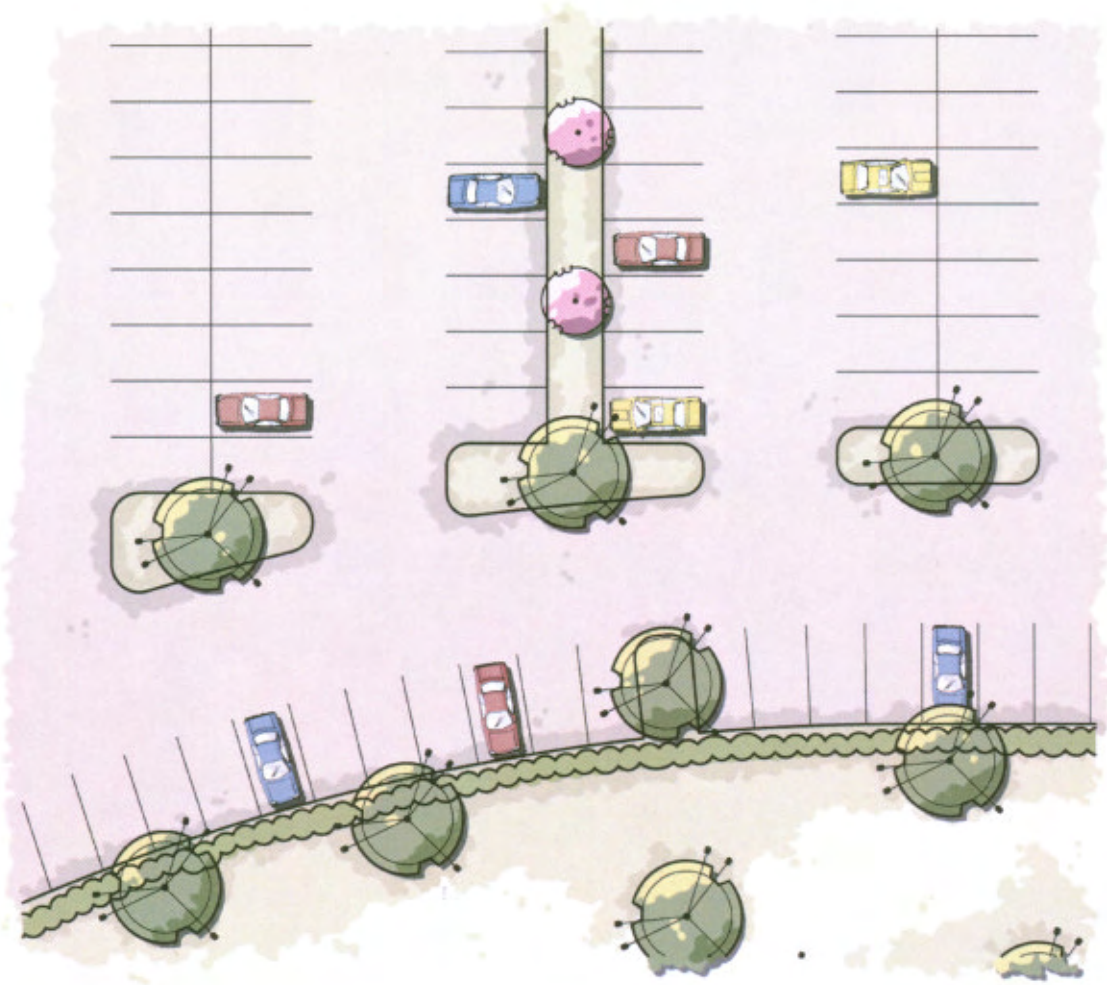
Commercial Streetscape Plan
(parking on one side)

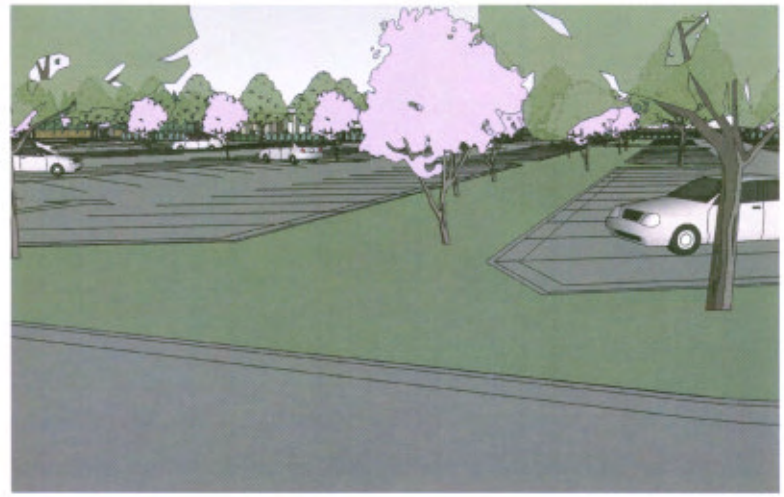


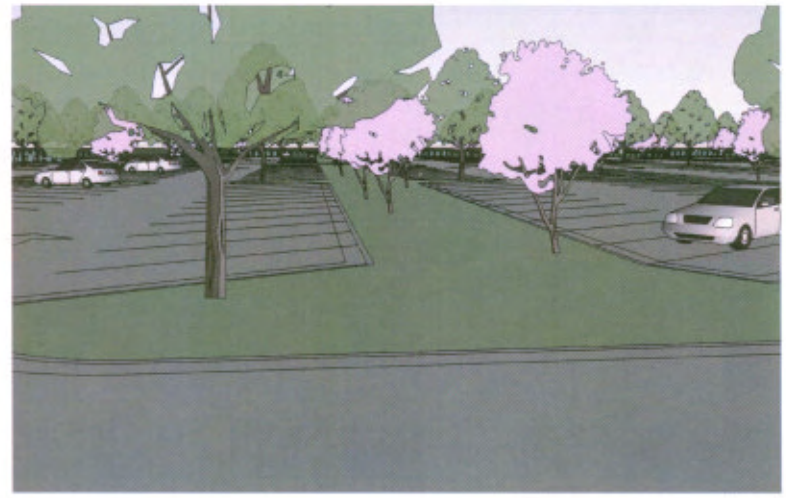
Commercial Streetscape Section
(parking on both sides)

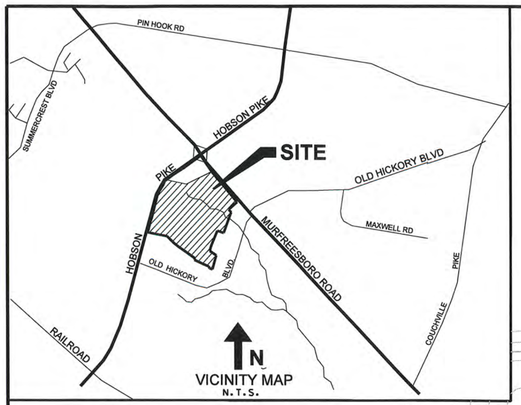


Commercial Streetscape Plan
(parking on both sides)









NOTES:

1.) THE PURPOSE OF THIS PRELIMINARY SPECIFIC PLAN IS TO ALLOW THE DEVELOPMENT OF A NEW COMMERCIAL CENTER AND ATTACH SINGLE FAMILY RESIDENTIAL.

2.) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

3.) APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY LOT SHOWN ON THE PLAN OR ANY DEVELOPMENT ON SUCH LOT, FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPING, STREAMS, SPRINGS, AND CRITICAL LOTS.

4.) NOT USED.

5.) 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.

6.) DRIVEWAY CULVERTS WILL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)

7.) NOT USED.

8.) 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.

9.) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

10.) THE DEVELOPER OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT, CHAPTER 17.24.030, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.

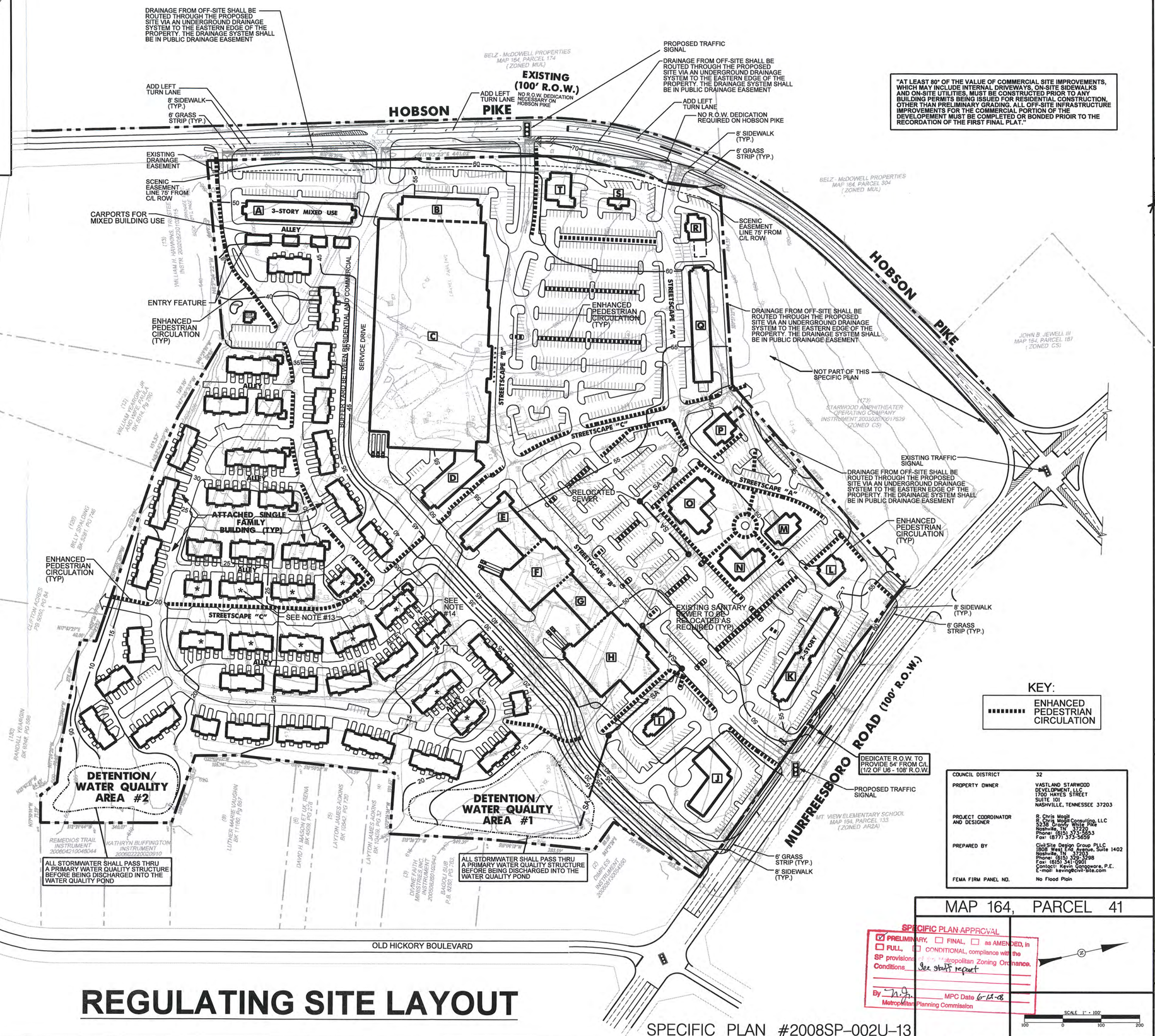
11.) THE PROPOSED LOTS OF THIS SPECIFIC PLAN ARE NOT CRITICAL LOTS AS DESCRIBED BY 17.28.030 AND 17.28.040 OF THE ZONING CODE AND/OR APPENDIX C OF THE THE METRO SUBDIVISION REGULATIONS.

12.) A SUBDIVISION PLAT WILL BE SUBMITTED WITH THE FINAL SP DRAWINGS.

13.) THE FINISHED FLOOR ELEVATION OF THE SINGLE FAMILY HOUSING (DENOTED WITH *)SHALL BE A MINIMUM OF 1.0' ABOVE THE TOP OF CURB WHERE IT ALIGNS WITH THE FRONT DOOR OF EACH UNIT. ALL OTHER BUILDING UNITS SHALL BE A MINIMUM OF 1.0' ABOVE THE TOP OF CURB WHERE IT ALIGNS WITH THE FRONT DOOR OF THAT UNIT.

14.) AT THE TIME OF FINAL SP APPROVAL, CONSIDERATION SHALL GIVEN TO CONNECTING THE STREET SYSTEMS TO ELIMINATE THE DEAD END STREET AS CURRENTLY SHOWN. THIS CONNECTION WILL BE REQUIRED UNLESS THE GRADE TRANSITIONS ARE TOO SEVER.

15.) THE RESIDENTIAL STREET SYSTEMS SHALL HAVE CONTINUOUS SIDEWALKS CONNECTING TO ALL AREAS OF THE DEVELOPMENT, AS WELL AS SIDEWALKS TO THE FRONT DOOR OF ALL UNITS.



REGULATING SITE LAYOUT

SPECIFIC PLAN #2008SP-002U-13

"AT LEAST 80% OF THE VALUE OF COMMERCIAL SITE IMPROVEMENTS, WHICH MAY INCLUDE INTERNAL DRIVEWAYS, ON-SITE SIDEWALKS AND ON-SITE UTILITIES, MUST BE CONSTRUCTED PRIOR TO ANY BUILDING PERMITS BEING ISSUED FOR RESIDENTIAL CONSTRUCTION, OTHER THAN PRELIMINARY GRADING. ALL OFF-SITE INFRASTRUCTURE IMPROVEMENTS FOR THE COMMERCIAL PORTION OF THE DEVELOPEMENT MUST BE COMPLETED OR BONDED PRIOIR TO THE RECORDATION OF THE FIRST FINAL PLAT."

KEY:

ENHANCED PEDESTRIAN CIRCULATION

COUNCIL DISTRICT	32
PROPERTY OWNER	VASTLAND STARWOOD DEVELOPMENT, LLC 1700 HAYES STREET SUITE 101 NASHVILLE, TENNESSEE 37203
PROJECT COORDINATOR AND DESIGNER	R. Chris Magill R. Chris Magill Consulting, LLC 5238 Crosby White Pike Nashville, TN 37220 Phone: (615) 373-5653 Fax: (877) 373-5659
PREPARED BY	Civil Site Design Group PLLC 1808 West End Avenue, Suite 1402 Nashville, 37203 Phone: (615) 329-2298 Fax: (615) 341-0901 Contact: Kevin Gangawere, P.E. E-mail: kevin@civil-site.com
FEMA FIRM PANEL NO.	No Flood Plain

MAP 164, PARCEL 41

SPECIFIC PLAN APPROVAL
☑ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☐ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions See staff report
By M.G. MPC Date 6-12-08
Metropolitan Planning Commission

SCALE 1" = 100'
100 0 100 200

CIVIL SITE DESIGN GROUP, PLLC
650 Southgate Ave. - Suite A
Nashville, Tennessee 37203
PH (615) 346-3969 FX (615) 354-0675

KEVIN T. GANGAWARE REGISTERED ENGINEER No. 021990 STATE OF TENNESSEE 08-06

PRELIMINARY SPECIFIC PLAN

STARWOOD COMMONS

MURFREESBORO PIKE AND HOBSON PIKE
NASHVILLE - DAVIDSON COUNTY - TENNESSEE

REVISION | COMMENTS | DATE | CHECKED BY:

C1.00

DATE: JUNE 9, 2008
JOB NO.: 07-083-01
CADD CODE: PRELIM-SP

SP-2008SP-002U-13