

PRELIMINARY SPECIFIC PLAN

BELZ – HOBSON PIKE TOWNHOMES

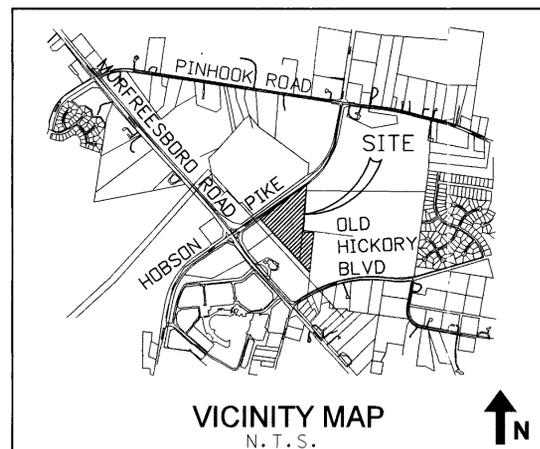
MURFREESBORO ROAD AND HOBSON PIKE

NASHVILLE – DAVIDSON COUNTY – TENNESSEE

MAP 164 PARCEL 201
COUNCILMATIC DISTRICT – 32

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DEVELOPER

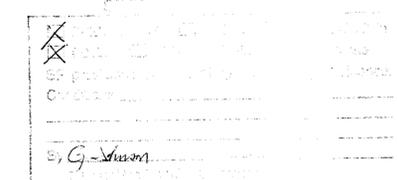
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CIVIL ENGINEER

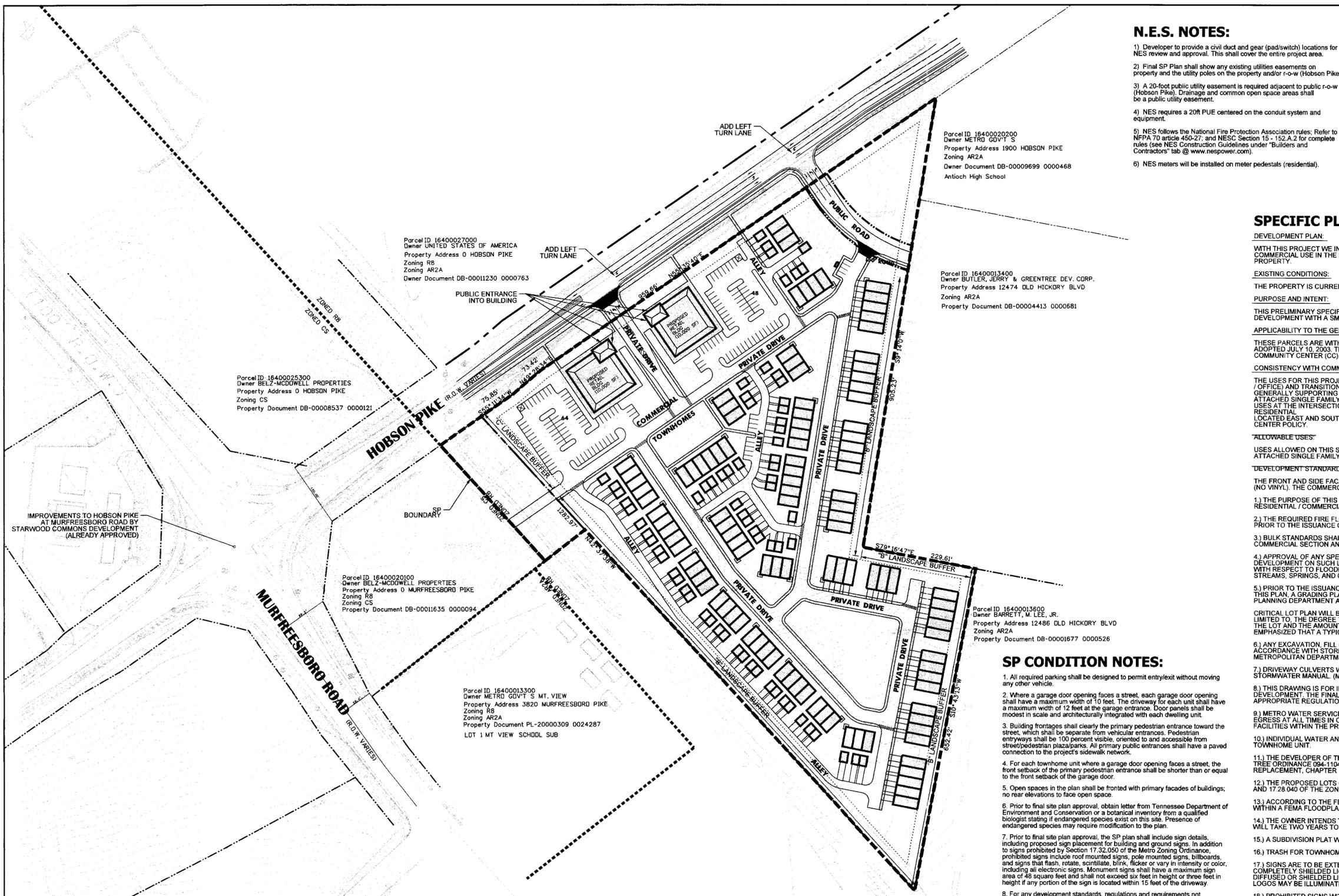
CIVIL SITE DESIGN GROUP, PLLC

630 Southgate Avenue
Nashville TN. 37203
PH. (615) 248-9999
FAX (615) 251-9575
CONTACT: KEVIN F. GANGAWARE, P.E.
email: keving@civil-site.com



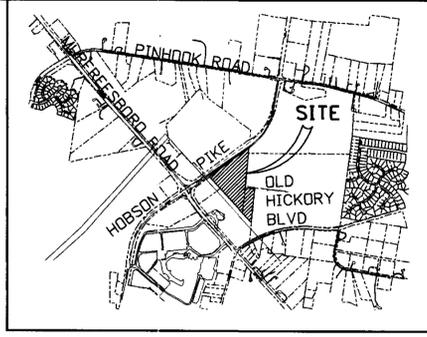
PREPARED COPY 3/10/10

POST PC MEETING SUBMITTAL - DATE: FEBRUARY 25, 2010
RESUBMITTAL TO PLANNING - DATE: OCTOBER 20, 2009
RESUBMITTAL TO PLANNING - DATE: SEPTEMBER 16, 2009
INITIAL PLANNING COMMISSION SUBMITTAL - DATE: AUGUST 27, 2009
JOB NO.: 02-026-12
CADD CODE: 2180



N.E.S. NOTES:

- 1) Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
- 2) Final SP Plan shall show any existing utilities easements on property and the utility poles on the property and/or r-o-w (Hobson Pike).
- 3) A 20-foot public utility easement is required adjacent to public r-o-w (Hobson Pike). Drainage and common open space areas shall be a public utility easement.
- 4) NES requires a 20ft PUE centered on the conduit system and equipment.
- 5) NES follows the National Fire Protection Association rules: Refer to NFPA 70 article 450-27, and NEC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- 6) NES meters will be installed on meter pedestals (residential).



SPECIFIC PLAN NOTES:

- DEVELOPMENT PLAN:**
WITH THIS PROJECT WE INTEND TO CREATE A MIXED USE DEVELOPMENT COMPRISED OF A COMMERCIAL USE IN THE FRONT AND RESIDENTIAL TOWNHOMES ON THE REMAINDER OF THE PROPERTY.
- EXISTING CONDITIONS:**
THE PROPERTY IS CURRENTLY VACANT AND IS WOODED.
- PURPOSE AND INTENT:**
THIS PRELIMINARY SPECIFIC PLAN WILL ALLOW THE DEVELOPMENT OF A RESIDENTIAL TOWNHOME DEVELOPMENT WITH A SMALL AMOUNT OF COMMERCIAL OFFICE SPACE AT THE FRONT.
- APPLICABILITY TO THE GENERAL PLAN:**
THESE PARCELS ARE WITHIN THE PLAN FOR SUBAREA 13 ANTIOCH / PRIEST LAKE COMMUNITY PLAN ADOPTED JULY 10, 2003. THE STRUCTURE PLAN FOR THESE PARCELS IDENTIFIES THE PARCEL AS COMMUNITY CENTER (CC).
- CONSISTENCY WITH COMMUNITY PLAN:**
THE USES FOR THIS PROJECT IDENTIFIED UNDER THIS PROPOSAL ARE A MIX OF COMMERCIAL (RETAIL / OFFICE) AND TRANSITIONAL RESIDENTIAL. THE COMMERCIAL IS INTENDED TO BE RETAIL OR OFFICE GENERALLY SUPPORTING THE NEIGHBORHOOD. THE TRANSITIONAL RESIDENTIAL ARE PLANNED TO BE ATTACHED SINGLE FAMILY RESIDENTIAL THAT TRANSITION FROM THE HIGHER INTENSITY COMMERCIAL USES AT THE INTERSECTION OF MURFREESBORO ROAD / HOBSON PIKE TO THE LESS INTENSE RESIDENTIAL LOCATED EAST AND SOUTH OF THE INTERSECTION. THESE USES MATCH THE SUBURBAN COMMUNITY CENTER POLICY.
- ALLOWABLE USES:**
USES ALLOWED ON THIS SITE WILL BE: RETAIL OR OFFICE ON THE COMMERCIAL SECTION AND ATTACHED SINGLE FAMILY RESIDENTIAL ON THE RESIDENTIAL SECTION.
- DEVELOPMENT STANDARDS:**
THE FRONT AND SIDE FACADES OF THE TOWNHOME BUILDINGS WILL BE WOOD OR MASONRY MATERIAL (NO VINYL). THE COMMERCIAL / RETAIL BUILDINGS WILL BE WOOD, MASONRY, OR STUCCO MATERIAL.
- 1) THE PURPOSE OF THIS SPECIFIC PLAN IS TO ALLOW THE DEVELOPMENT OF A MIXED USE RESIDENTIAL / COMMERCIAL PROJECT.
 - 2) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING.
 - 3) BULK STANDARDS SHALL BE PER METRO ZONING CODE. BASED ON CS ZONING FOR THE COMMERCIAL SECTION AND RM9 FOR THE RESIDENTIAL SECTION.
 - 4) 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, SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPING, STREAMS, SPRINGS, AND CRITICAL LOTS.
 - 5) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT ON THIS PLAN, A GRADING PLAN KNOWN AS A "CRITICAL LOT PLAN", MUST BE SUBMITTED TO THE METRO PLANNING DEPARTMENT AS REQUIRED BY APPENDIX C OF THE METRO SUBDIVISION REGULATIONS. THE CRITICAL LOT PLAN WILL BE EVALUATED FOR CONSISTENCY WITH REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE DEGREE TO WHICH GRADING IS MINIMIZED TO PRESERVE THE NATURAL FEATURES OF THE LOT AND THE AMOUNT OF CUT/FILL REQUIRED TO PREPARE THE LOT FOR CONSTRUCTION. IT IS EMPHASIZED THAT A TYPICAL HOUSE DESIGN MAY NOT BE SUITABLE FOR A CRITICAL LOT.
 - 6) 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.
 - 7) 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).
 - 8) 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.
 - 9) 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.
 - 10) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH TOWNHOME UNIT.
 - 11) 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.
 - 12) 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 METRO SUBDIVISION REGULATIONS.
 - 13) ACCORDING TO THE FEMA FIRM NO. 47037C0386F DATED 04/20/01 THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN.
 - 14) THE OWNER INTENDS TO BEGIN DEVELOPMENT OF THIS PROJECT IN SPRING 2010 AS THE PROJECT WILL TAKE TWO YEARS TO BUILD OUT.
 - 15) A SUBDIVISION PLAT WILL BE SUBMITTED WITH THE FINAL SP DRAWINGS.
 - 16) TRASH FOR TOWNHOMES IS PLANNED TO BE INDIVIDUAL CANS FOR EACH UNIT.
 - 17) SIGNS ARE TO BE EXTERNALLY LIT WITH STEADY, STATIONARY, DOWN-DIRECTED, AND COMPLETELY SHIELDED LIGHT SOURCES OR MAY BE INTERNALLY ILLUMINATED OR BACK-LIT WITH A DIFFUSED OR SHIELDED LIGHT SOURCE. SIGN BACKGROUNDS MUST BE OPAQUE, ONLY LETTERS AND LOGOS MAY BE ILLUMINATED.
 - 18) PROHIBITED SIGNS WITHIN THIS SP WILL INCLUDE ROOF MOUNTED SIGNS, POLE-MOUNTED SIGNS, BILLBOARDS, AND SIGNS THAT FLASH, ROTATE, SCINTILLATE, BLINK, FLICKER OR VARY IN INTENSITY OR COLOR, INCLUDING ALL ELECTRONIC SIGNS. BUILDING SIGNS ARE ATTACHED DIRECTLY TO, OR SUPPORTED BY BRACKETS ATTACHED DIRECTLY TO, A PRINCIPAL BUILDING.
 - 19) SIGNAGE SIZE, QUANTITY, AND LOCATIONS MUST FOLLOW MINIMUM STANDARDS OF THE METRO ZONING CODE. GROUND SIGNS SHALL BE MONUMENT-STYLE WITH A CONSISTENT BASE THAT EXTENDS TO THE GROUND FROM THE BASE OF THE SIGNAGE DISPLAY AREA. ALL SIGNS SHALL HAVE A MAXIMUM HEIGHT OF 5 FEET.

SP CONDITION NOTES:

1. All required parking shall be designed to permit entry/exit without moving any other vehicle.
2. Where a garage door opening faces a street, each garage door opening shall have a maximum width of 10 feet. The driveway for each unit shall have a maximum width of 12 feet at the garage entrance. Door panels shall be modest in scale and architecturally integrated with each dwelling unit.
3. Building frontages shall clearly 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 primary public entrances shall have a paved connection to the project's sidewalk network.
4. For each townhome unit where a garage door opening faces a street, the front setback of the primary pedestrian entrance shall be shorter than or equal to the front setback of the garage door.
5. Open spaces in the plan shall be fronted with primary facades of buildings; no rear elevations to face open space.
6. Prior to final site plan approval, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.
7. Prior to final site plan approval, the SP plan shall include sign details, including proposed sign placement for building and ground signs. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. Monument signs shall have a maximum sign area of 48 square feet and shall not exceed six feet in height or three feet in height if any portion of the sign is located within 15 feet of the driveway.
8. 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 CS zoning district for commercial buildings and the RM9 zoning district for residential buildings as of the date of the applicable request or application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increases the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
11. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

DEVELOPMENT SUMMARY:

COUNCIL DISTRICT:	DISTRICT 32
COUNCIL PERSON:	SAM COLEMAN
PROPERTY OWNER:	BELZ-McDOWELL PROPERTIES
ADDRESS:	100 PEABODY PLACE STE 1400 MEMPHIS, TN 38103
PHONE NO.:	(901) 250-7234
FAX NO.:	(901) 271-7234
CONTACT:	MORRIS I. THOMAS
OVERLAY DISTRICT NAME:	R8 / AR2A
SPECIFIC PLAN NAME:	HOBSON PIKE TOWNHOMES
PLAN PREPARATION DATE:	AUGUST 27, 2009
DESIGNED BY:	CIVIL SITE DESIGN GROUP
ADDRESS:	630 SOUTHGATE AVENUE STE A NASHVILLE, TN 37203
PHONE NO.:	(615) 248-9999
FAX NO.:	(615) 251-9575
CONTACT:	KEVIN GANGAWARE
FEMA FIRM PANEL NO.	47037C0386F - APRIL 20, 2001

DEVELOPMENT / SITE DATA TABLE (TOWNHOMES)

EXISTING ZONE:	R8 / AR2A
PROPOSED ZONE:	SP
GROSS SITE ACREAGE:	15.77± ACRES
AREA OF TOWNHOME DEVELOPMENT:	12.58± ACRES
NO. OF UNITS:	112 (2 BEDROOM UNITS)
TOWNHOME DENSITY:	8.9 UNITS PER ACRE
ISR TOWNHOMES:	0.48
ALLOWABLE USES:	CONDOMINIUMS
PARKING:	2 SPACES / UNIT (226 SPACES)

DEVELOPMENT / SITE DATA TABLE (COMMERCIAL)

EXISTING ZONE:	R8 / AR2A
PROPOSED ZONE:	SP
GROSS SITE ACREAGE:	15.77± ACRES
AREA OF COMMERCIAL DEVELOPMENT:	2.86± ACRES
COMMERCIAL BUILDING SQ. FT.:	20,000 SQ. FT.
COMMERCIAL FAR:	0.16
COMMERCIAL ISR:	0.63
PARKING REQUIRED (COMMERCIAL):	100 (1 SP PER 200 SQ. FT.)
PARKING PROPOSED (COMMERCIAL):	112
ALLOWABLE USES:	RETAIL, OFFICE OR RESTAURANT

THE BULK STANDARDS FOR THE TOWNHOMES PORTION OF THE SP SHALL FOLLOW THE STANDARDS OF THE RM9 ZONING CLASSIFICATION OF THE METRO ZONING CODE.

THE BULK STANDARDS FOR THE COMMERCIAL PORTION OF THE SP SHALL FOLLOW THE STANDARDS OF THE CS ZONING CLASSIFICATION OF THE METRO ZONING CODE.

ENGINEER

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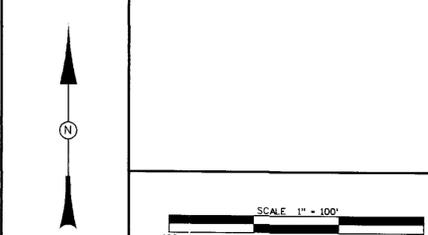
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MAP 164 PARCELS 201



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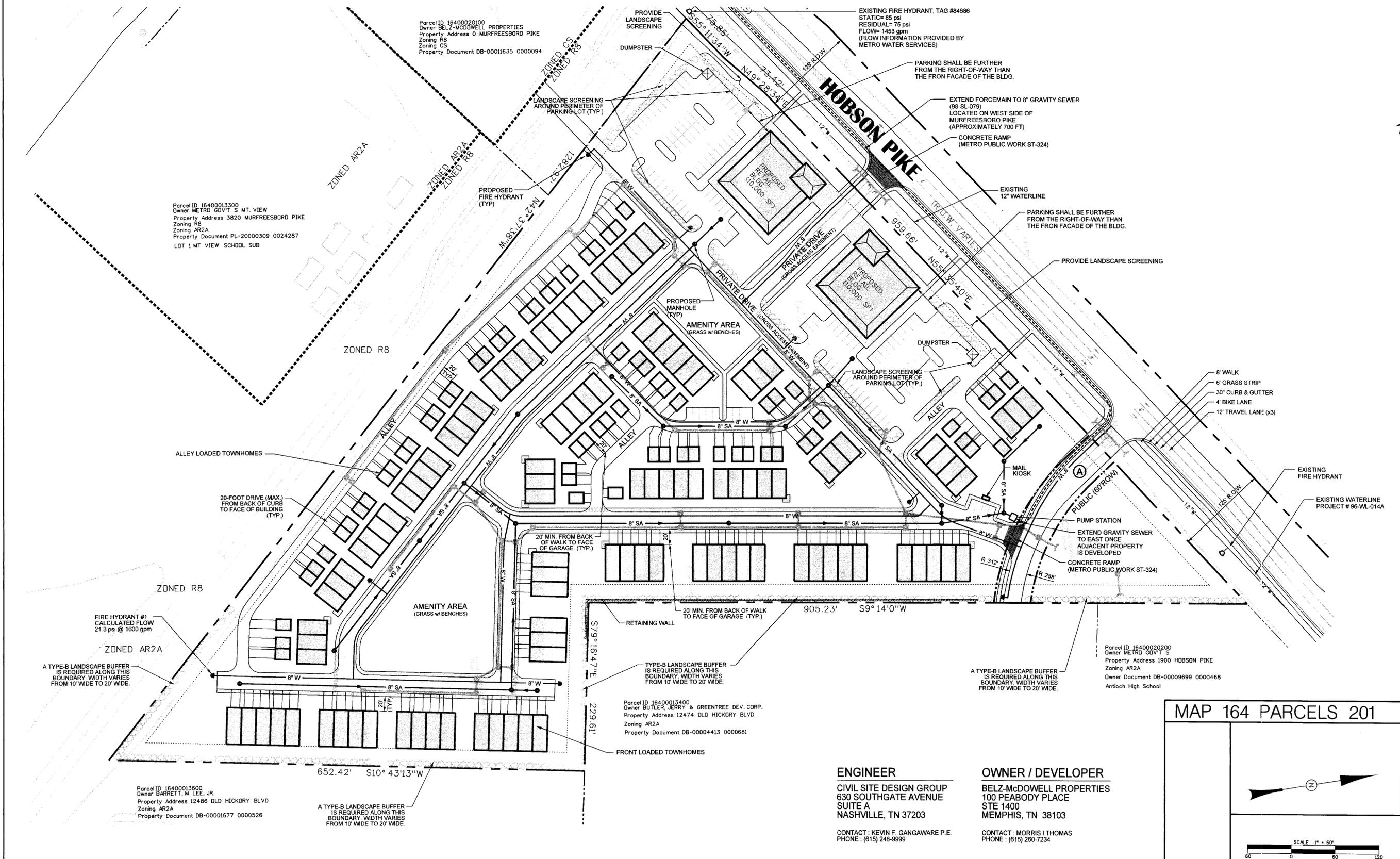
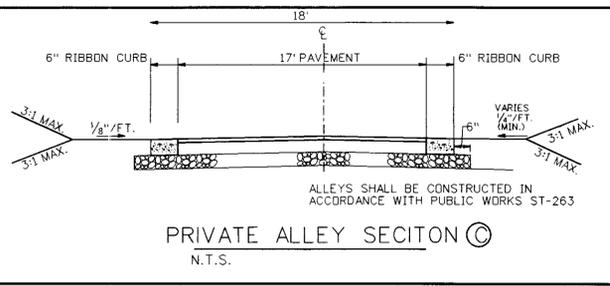
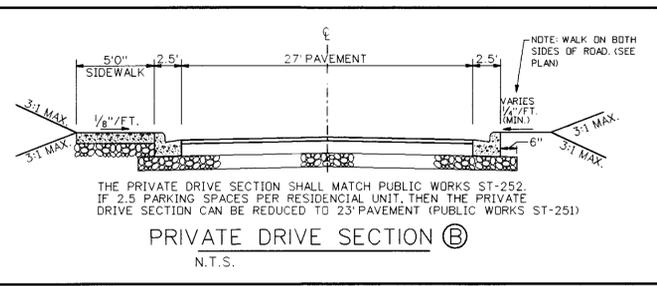
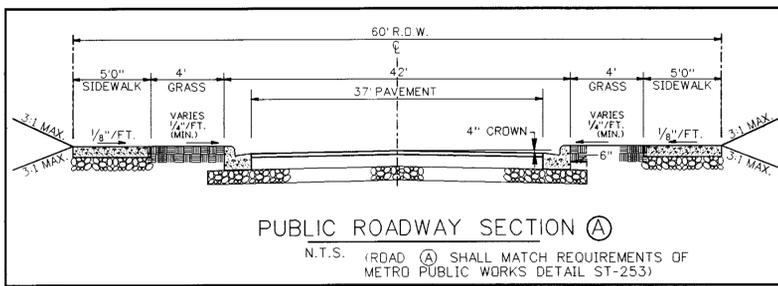
OVERALL SITE LAYOUT
PRELIMINARY SPECIFIC PLAN
BELZ - HOBSON PIKE TOWNHOMES
HOBSON PIKE & MURFREESBORO ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISION	DATE	COMMENTS
	09/16/09	RESUBMITTAL TO PLANNING
	10/20/09	RESUBMITTAL TO PLANNING
	02/25/10	POST-PC MEETING SUBMITTAL

C1.00
AUGUST 27, 2009
JOB NO.: 02-026-12
CADD CODE: 2180

SEE SHEETS C2.00 AND C3.00 FOR DETAILED LAYOUT PLAN INFORMATION

FOR PLANNING COMMISSION REVIEW ONLY. NOT FOR CONSTRUCTION.

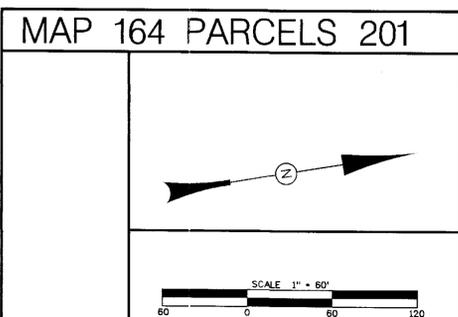


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DETAILED SITE AND UTILITY LAYOUT
PRELIMINARY SPECIFIC PLAN
BELZ - HOBSON PIKE TOWNHOMES
HOBSON PIKE & MURFREESBORO ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISION	COMMENTS	DATE	CHECKED BY:
RESUBMITTAL TO PLANNING		09/16/09	KFG
RESUBMITTAL TO PLANNING		10/20/09	KFG
POST PC MEETING SUBMITTAL		02/25/10	KFG



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BELZ-McDOWELL PROPERTIES
100 PEABODY PLACE
STE 1400
MEMPHIS, TN 38103
CONTACT: MORRIS I THOMAS
PHONE: (615) 280-7234

Parcel ID 16400013600
Owner: BARRETT, M. LEE, JR.
Property Address: 12486 OLD HICKORY BLVD
Zoning: AR2A
Property Document: DB-00001677 0000526

Parcel ID 16400013400
Owner: BUTLER, JERRY & GREENTREE DEV. CORP.
Property Address: 12474 OLD HICKORY BLVD
Zoning: AR2A
Property Document: DB-00004413 0000681

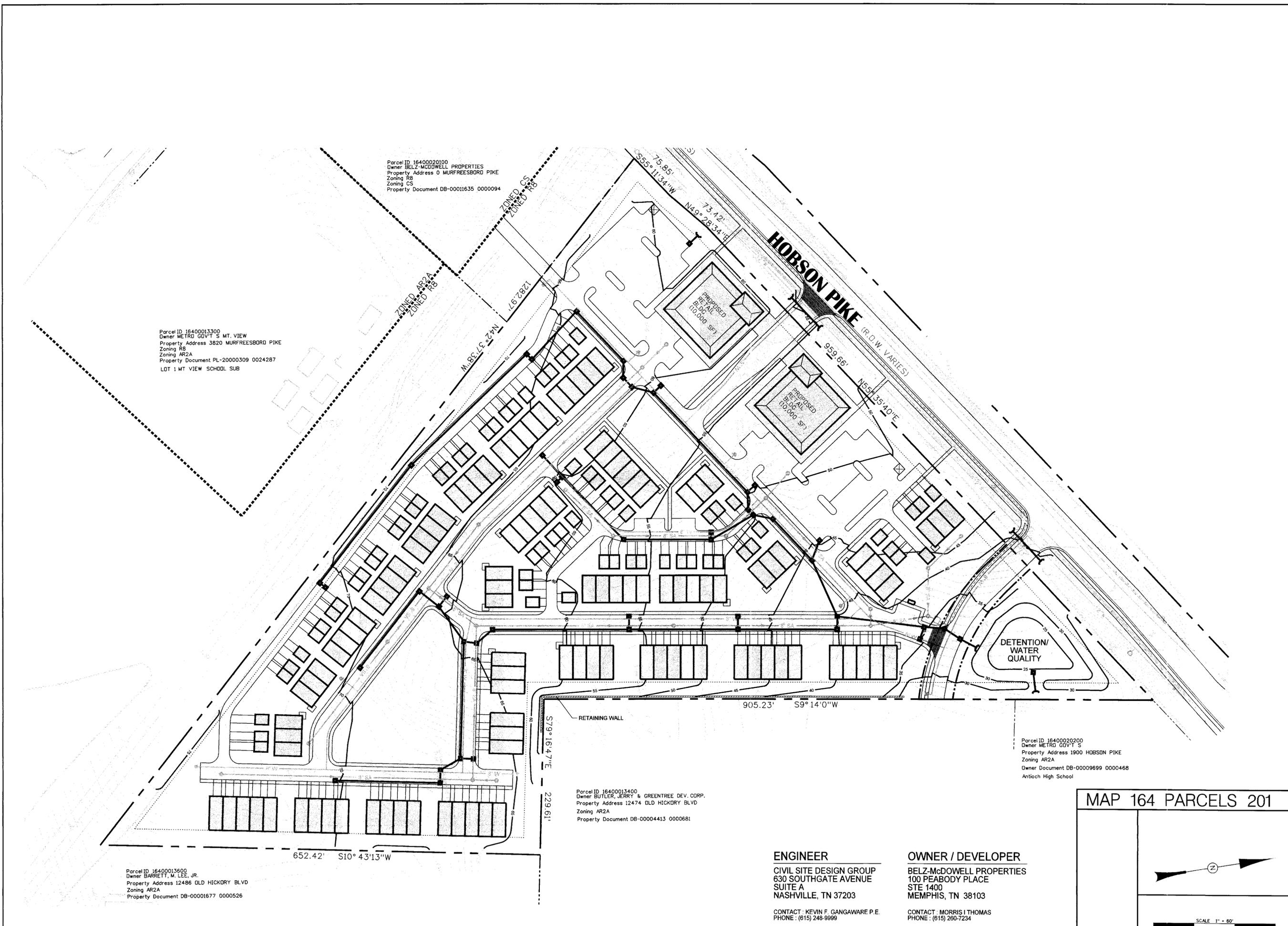
Parcel ID 16400020200
Owner: METRO GOV'T'S
Property Address: 1900 HOBSON PIKE
Zoning: AR2A
Owner Document: DB-00009699 0000468
Antioch High School



DETAILED GRADING AND DRAINAGE PLAN
 PRELIMINARY SPECIFIC PLAN
BELZ - HOBSON PIKE TOWNHOMES
 HOBSON PIKE & MURFREESBORO ROAD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISION	COMMENTS	DATE
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	POST PC MEETING SUBMITTAL	02/25/10

C3.00
 AUGUST 27, 2009
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Parcel ID 16400020100
 Owner BELZ-McDOWELL PROPERTIES
 Property Address 0 MURFREESBORO PIKE
 Zoning R8
 Zoning CS
 Property Document DB-00011635 0000094

Parcel ID 16400013300
 Owner METRO GOV'T S MT. VIEW
 Property Address 3820 MURFREESBORO PIKE
 Zoning RB
 Zoning AR2A
 Property Document PL-20000309 0024287
 LOT 1 MT VIEW SCH00L SUB

Parcel ID 16400013600
 Owner BARRETT, M. LEE, JR.
 Property Address 12486 OLD HICKORY BLVD
 Zoning AR2A
 Property Document DB-00001677 0000526

Parcel ID 16400013400
 Owner BUTLER, JERRY & GREENTREE DEV. CORP.
 Property Address 12474 OLD HICKORY BLVD
 Zoning AR2A
 Property Document DB-00004413 0000681

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 Owner METRO GOV'T S
 Property Address 1900 HOBSON PIKE
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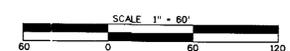
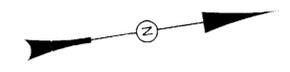
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MAP 164 PARCELS 201





SOIL MAP AND SLOPE ANALYSIS
 PRELIMINARY SPECIFIC PLAN
BELZ - HOBSON PIKE TOWNHOMES
 HOBSON PIKE & MURFREESBORO ROAD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CHECKED BY:	DATE	COMMENTS	REVISION
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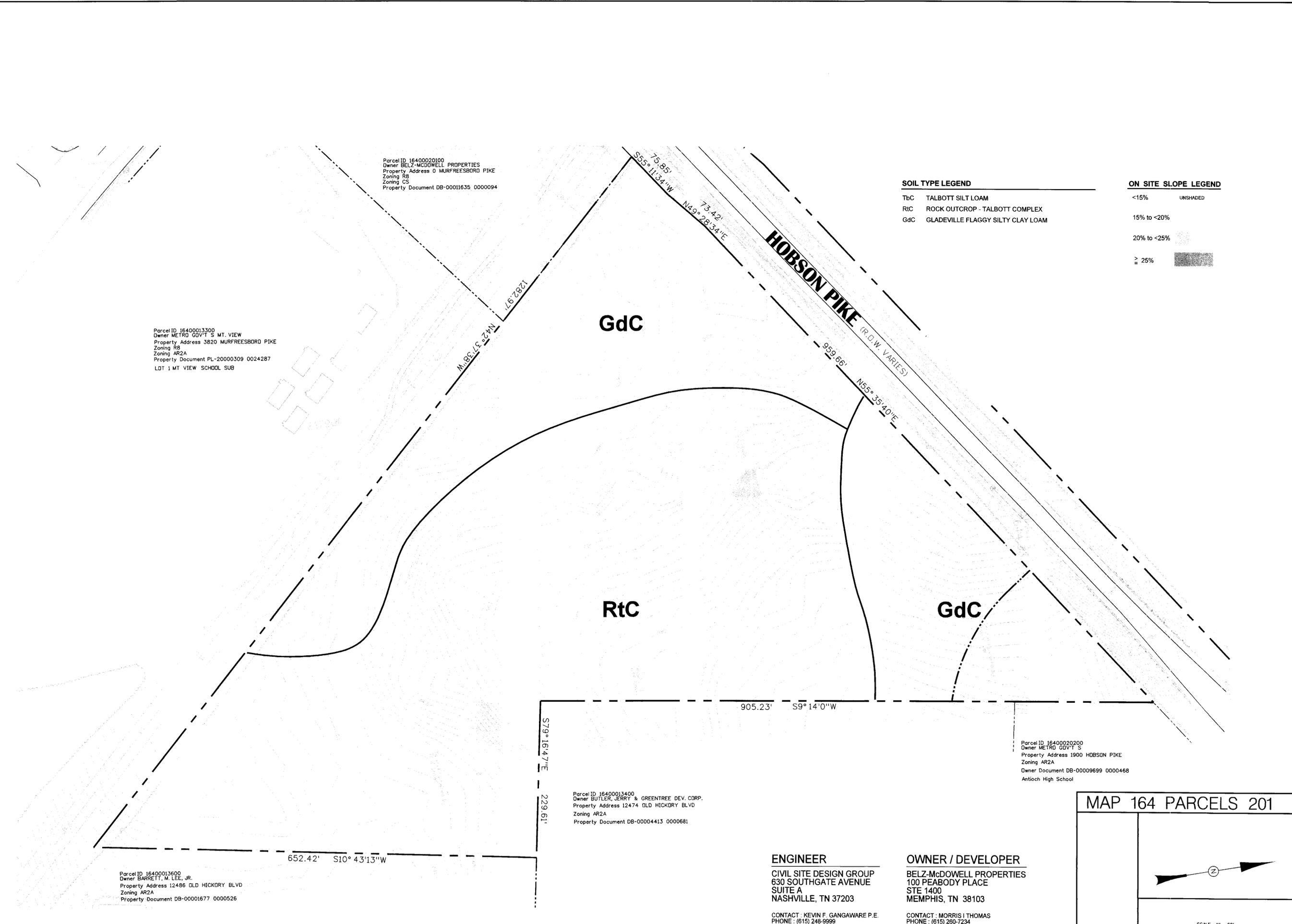
C4.00
 AUGUST 27, 2009
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SOIL TYPE LEGEND

- TbC TALBOTT SILT LOAM
- RtC ROCK OUTCROP - TALBOTT COMPLEX
- GdC GLADEVILLE FLAGGY SILTY CLAY LOAM

ON SITE SLOPE LEGEND

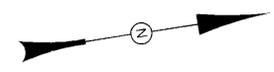
- <15% UNSHADED
- 15% to <20%
- 20% to <25%
- > 25%



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SCALE 1" = 60'