

**LITTLEJOHN**  
**ENGINEERING**  
**ASSOCIATES**  
ENGINEERING, PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
1935 TWENTY-FIRST AVENUE SOUTH  
NASHVILLE, TENNESSEE 37212  
PHONE 615-385-4141 / FAX 615-385-4000

CASE NO. 2009SP-026-001  
PRELIMINARY SPECIFIC PLAN  
FOR THE  
**STONES RIVER SENIOR LIVING COMMUNITY**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

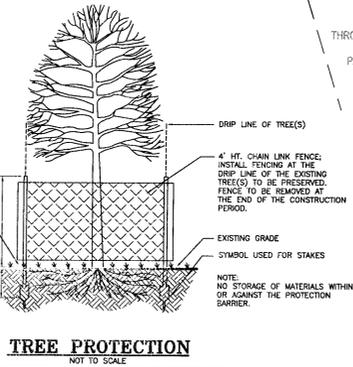
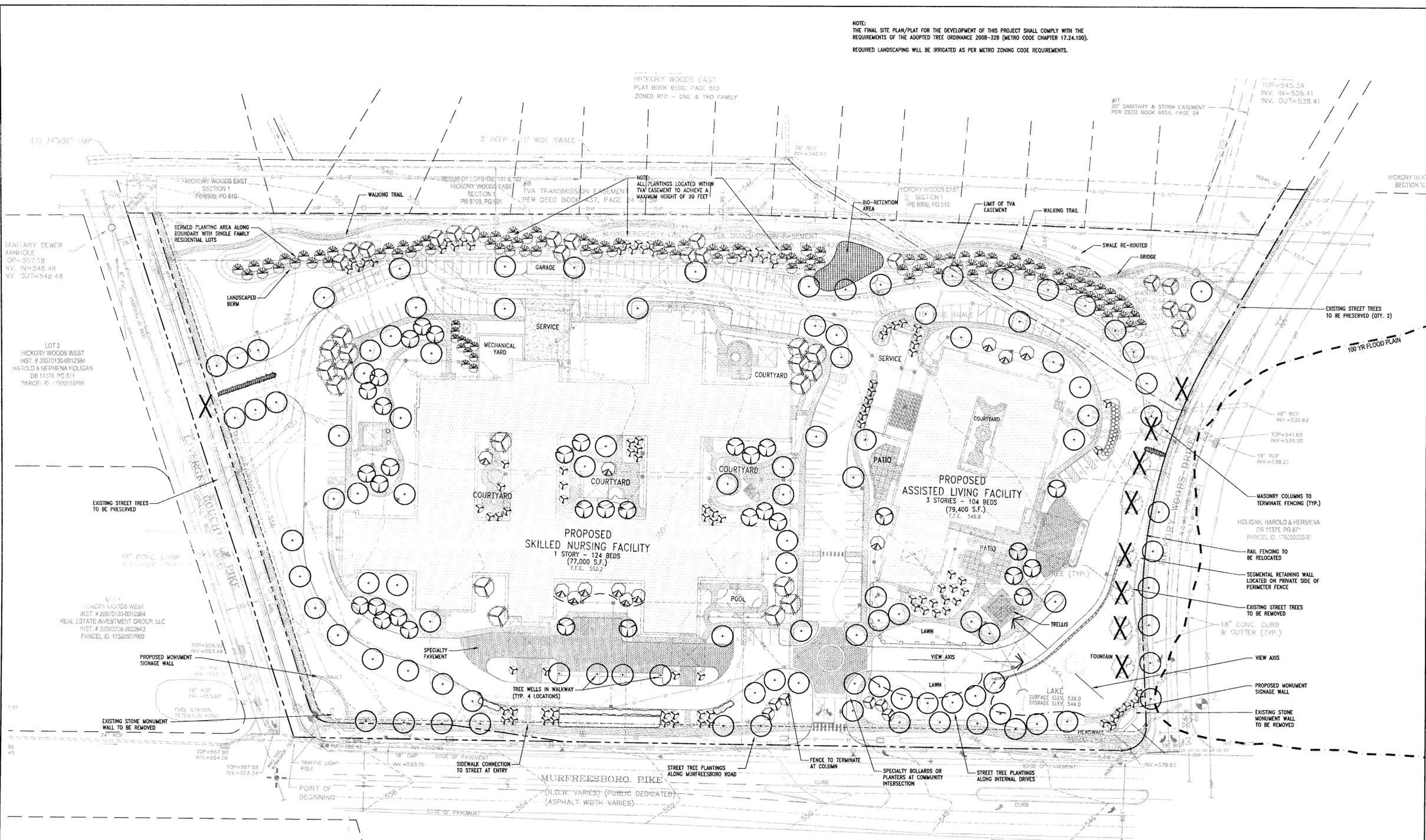
Highland  
Medical Investors,  
LLC  
3570 Kroy Street  
Cleveland, TN 37312  
423.473.5416



09.16.09	GENERAL REVISIONS	
08.19.09	PER CITY COMMENTS	
DATE	REVISIONS	
07.24.2009		29100

**SP6.0**  
SITE  
LANDSCAPE

NOTE:  
THE FINAL SITE PLAN/PLAN FOR THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE  
REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24.100).  
REQUIRED LANDSCAPING WILL BE IRRIGATED AS PER METRO ZONING CODE REQUIREMENTS.



**TREE PROTECTION**  
NOT TO SCALE

THRONEBERRY, NELLIE BONDS  
BK 5350, PG 973  
PARCEL ID. 1750012400

R.H. BONDS  
DB 1174, PG 196  
PARCEL ID. 1750009600

THRONEBERRY, NELLIE BONDS  
BK 3538, PG 85  
PARCEL ID. 1750008100

THRONEBERRY, NELLIE BONDS  
BK 3536, PG 85  
PARCEL ID. 17500021600

BONDS, W.H.  
DB 9918, PG 891  
PARCEL ID. 17500019000

MARCUM, PETER C.  
DC-20070717-0086111  
PARCEL ID. 17500101000

**LANDSCAPE KEY**

- PLANT MATERIAL**
- CANOPY TREE (OVERCUP OAK, RED MAPLE, CHINESE MAPLE)
  - UNDERSTORY TREE (YOSHINO CHERRY, REDBUD, KOUSA DOGWOOD, MAGNOLIA)
  - ACCENT TREE (RIVER BIRCH, MAGNOLIA, JAPANESE MAPLE)
  - EVERGREENS (AUSTRIAN PINE, VIRGINIA PINE, LEYLAND CYPRESS, ARBORVITAE)
  - FLOWERING SMALL TREE (GRAPE MYRTLE, LILY MAGNOLIA, SWEETBAY MAGNOLIA)

QTY.	CAL./SIZE	PLANTING SIZE AT 3 YRS.	IDU EQUIV.
108	2" & 3" 14' HT.	16-18" HT.	60
68	2" / 8-9" HT.	11-12" HT.	34
12	2" / 10-12" HT.	12-14" HT.	6
118	2" / 6-7" HT.	8-9" HT.	59
103	5-6" HT.	7-9" HT.	159

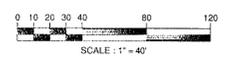
**SITE TREE DENSITY CALCULATIONS**

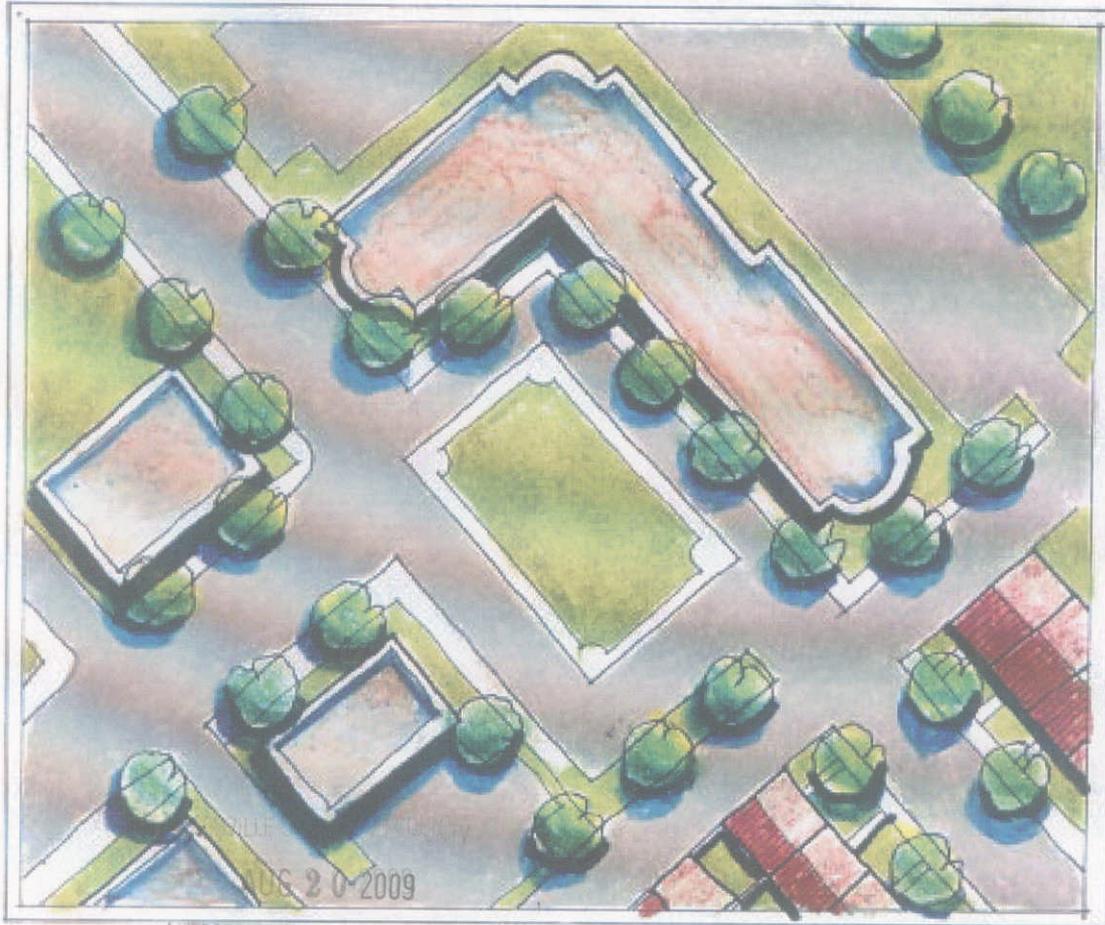
ZONED: 13.10 AC.  
ACREAGE (SENIOR CAMPUS DISTRICT): 2.40 AC.  
BUILDING ACREAGE: 10.70 AC.  
ADJUSTED ACREAGE: 150 TDU

TREE DENSITY UNITS REQUIRED: (14 TDU/Ac. x 10.70 Ac.)  
TREE DENSITY UNITS PROVIDED:  
PROTECTED TREES: 0 TDU  
PROPOSED TREES: 159 TDU  
EXISTING STREET TREES: 8.0 TDU  
(QTY. 10 TO REMAIN - 12")  
TOTAL DENSITY UNITS PROVIDED: 167 TDU

**LEGEND**

- PROPOSED BUILDINGS
- SPECIALTY PAVEMENT (STAMPED & COLORED CONCRETE, PAVERS, OR STAINED CONCRETE)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALKS
- ROADWAY WIDENING
- EXISTING TREE
- TREE TO BE REMOVED





METROPOLITAN PLANNING DEPARTMENT

NASHVILLE & DAVIDSON COUNTY

AUG 20 2009

METROPOLITAN PLANNING DEPARTMENT

Amendment to a Portion of the  
**Hickory Woods**  
Town Center:  
Specific Plan

**Incorporation of Senior  
Campus District (Sub District 5)**

Prepared by:

Littlejohn Engineering Associates  
1935 21st Ave. South  
Nashville, TN 37212

Franklin Architects  
142 N. Market Street  
Chattanooga, TN 37405

August 19, 2009

# TABLE OF CONTENTS

I. Introduction.....	1
II. Site Description.....	2
III. Illustrative Concept Plan.....	3
IV. District Vision/ Goals and Objectives .....	4-9
System Strategies	
1. Vehicular Circulation	
2. Bicycle and Pedestrian Circulation	
3. Transit	
4. Parking and Access	
5. Landscaping and Buffering	
6. Wayfinding	
V. Regulating Plan .....	10-11
Building Standards	12-14
Senior Campus District	
VI. Architectural Standards .....	15-18

Amendment to a Portion of the  
**Hickory Woods**  
**Town Center:**  
Specific Plan

**Incorporation of Senior  
Campus District (Sub District 5)**

Prepared by:

Littlejohn Engineering Associates  
1935 21st Ave. South  
Nashville, TN 37212

Franklin Architects  
142 N. Market Street  
Chattanooga, TN 37405

## Intent of Plan

A portion of the Specific Plan (SP) District is being hereby amended to establish a Senior Campus District (Sub - District 5) within the current overall Hickory Woods Specific Plan. The boundary of this SP lies within the Community Center (CC) land use policy for the Antioch/ Priest lake Community Plan. CC is the Structure Plan classification for dense, predominately commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. Generally, CC areas are intended to contain commercial and mixed use development with offices and/ or residential above ground level retail shops. Other forms of residential housing such as higher intensity townhouses and multi-family housing is also appropriate. The Illustrative Concept Plan and standards within this Specific Plan Amendment have been intentionally created to address the incorporation of a Senior Living component within the area's Community Plan. Senior residents will likewise support the Town Center and are inherently dependent upon support services in close proximity to their residences.

The goals for this Specific Plan Amendment are as follows:

- To allow for a mixture of assisted living and skilled nursing components within the current SP Plan and their associated needs such as parking, pedestrian circulation and gathering spaces for residents.
- To encourage walking and cycling as a viable transportation option by providing a system of sidewalks and bike paths that connect to major points of activity within the study area.

- To encourage the use of public transit in the area by making transit convenient, safe and comfortable.
- To provide parking in a manner that does not visually dominate the public streetscape.
- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- To create a system of way finding that establishes an identity for the neighborhood while allowing motorists, pedestrians, and bicyclists to easily find their destinations.
- To provide a system of open space that addresses the specific needs of the community.

This document establishes the goals and objectives and design standards for the Senior Campus District (Sub-District 5). 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 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/open spaces). The design standards have the same force and effect as, but are variations from, the standards set forth for the base zone districts in the zoning regulations of the Metro Code. Any final development construction plans submitted for approval under the SP will be reviewed for adherence to these standards.

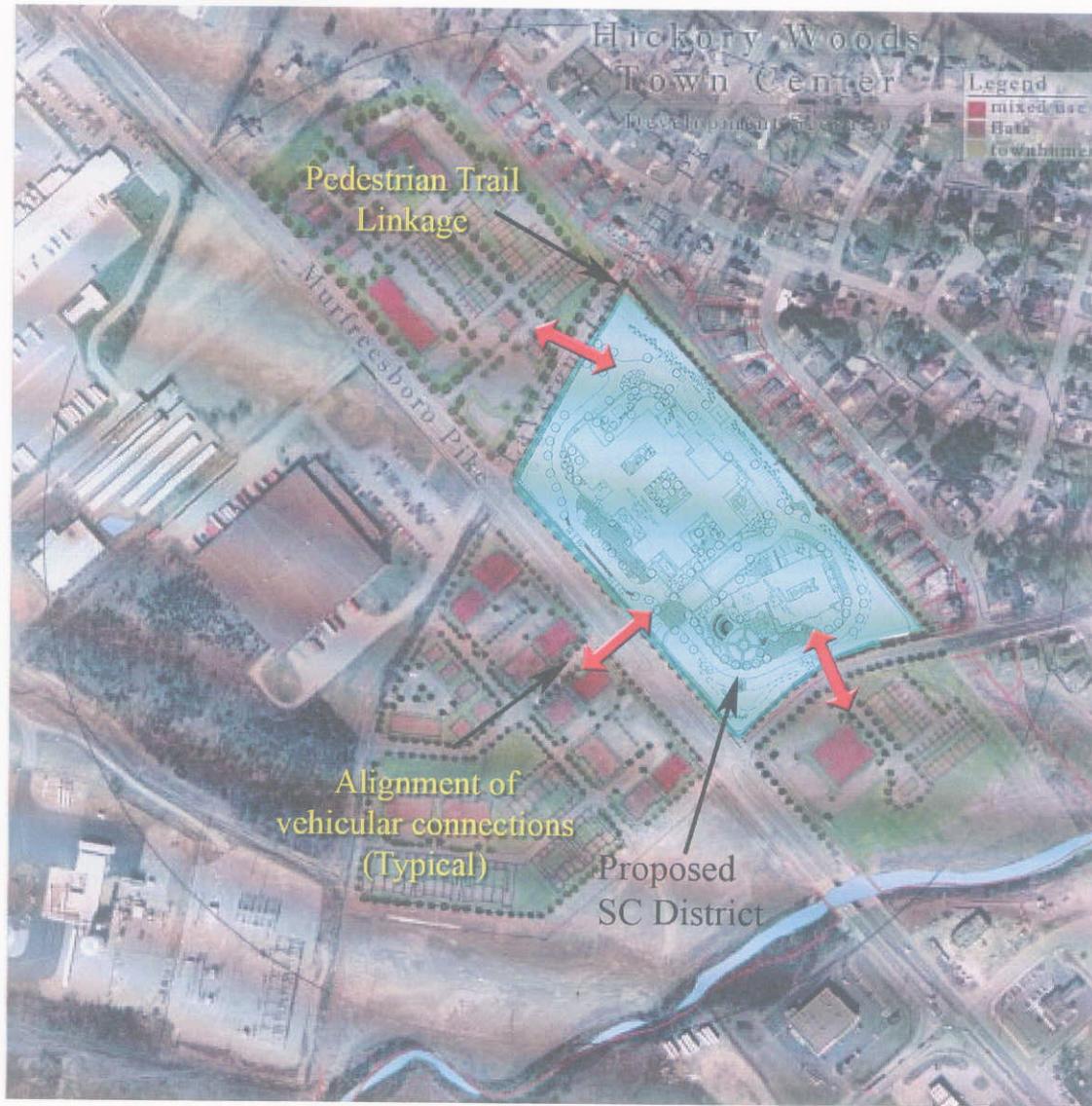
A Final SP Site Plan shall be submitted in the future for each phase of development within the overlay area. Final Site Plans shall consist of a detailed set of construction plans that fully demonstrate compliance with the intent of the urban design overlay and shall specifically describe the nature 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 may be required to establish lots, rights-of-way, easements, etc. The design standards apply only to new construction performed under zonings called for by the SP. 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 urban design overlay.

## Site Description

The Hickory Woods Town Center lies within the southeastern portion of the Antioch/ Priest Lake Subarea, and is represented by the portion of the map shaded in red. The study area is predominately flat and is bound to the south and east by Hurricane Creek, to the north by Hickory Woods Subdivision, and to the west by active industrial land. Much of the study area is vacant land and is either zoned commercial, or under a commercial PUD overlay, with the exception of a few single family residence's. Murfreesboro Pike splits the study area in two, and is scheduled to become a U6 arterial in the future.



2006 aerial photograph



## Development Scenario

The development scenario represents one way in which the Hickory Woods Senior Campus District may develop in the future. The basic design principles identified 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 within the SC District, given the design constraints inherent within the functional and operational requirements of seniors' living accommodations.

## Basic Design Principals for the SC District:

**Buildings** - Located as close to the primary street as possible; main building entrances to face the street, and be reinforced with similarly detailed canopies to reinforce a repetitive streetscape element to anchor the development frontage.

**Parking** - Surface parking should not visually dominate the streetscape. Parking lots should be located to the sides and rear of the building whenever possible, with the exception of visitor/accessible parking and passenger loading spaces located adjacent to the front building entries.

**Streetscape**- Street trees to line drives, where possible; buried utilities; ample sidewalk widths; maximum of one curb cut along each frontage street.

## System Strategies for the SC District

### 1. Vehicular Circulation

**Goal 1** - To minimize the impact of vehicular transportation within the district, providing raised crosswalks or specialty pavement to delineate and reinforce the pedestrian route.

#### Objectives:

1.1 Align with the interconnected block system established within the remaining areas of the Hickory Woods Town Center.

1.2 Construct drives within the SC District that are designed to make it easy to get to and move through, as well as offering an attractive and safe environment for all.

1.3 Achieve a desirable site environment by utilizing the proper roadway design necessary to ensure appropriate traffic speeds. Traffic calming devices may be used where driveway designs result in inappropriate travel speeds.



Example of a well balanced street



Example of traffic calming device

# DISTRICT VISION/ GOALS & OBJECTIVES

## System Strategies for the SC District

### 2. Bicycle and Pedestrian Circulation

**Goal 1-** To encourage walking and cycling as a viable transportation option by providing a system of sidewalks and bike paths that connect to major points of activity within the study area.

#### Objectives:

1.1 Require appropriate sidewalks along all new public streets in the study area, and add or upgrade sidewalks to the appropriate standards along Murfreesboro Rd. as properties redevelop.

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

1.3 Provide pedestrian and bikeway connections to link to other activity zones.



Nicely planted mid-block pedestrian crossings encourage walkability



Pathways should provide direct access to buildings they serve while offering public gathering nodes



Parking and planting strip buffers enhance the pedestrian experience



Example of pedestrian scale lighting

## System Strategies for the SC District

### 3. Transit

**Goal 1-** To encourage the use of public transit by making transit convenient, safe and comfortable

**Objectives:**

1.1 Extend bus service along Murfreesboro Pike to include a stop at the Levergne-Couchville and Murfreesboro Pike intersection.

1.2 Locate transit stops in areas that are accessible, visible, and well lit.

1.3 Provide seating and shelter from the elements at transit stops.



Covered transit stops provide shelter from the elements



Transit stops should be located in convenient locations

## System Strategies for the SC District

### 4. Parking and Access

**Goal** - To provide parking for those who live, work, and shop in the study area, accommodate service vehicles in a manner that does not dominate the street, and ensure sensitive to the pedestrian environment.

#### Objectives:

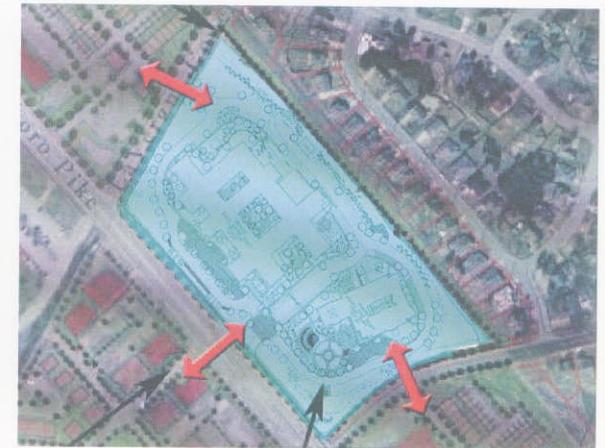
- 1.1 Limit the width of parking access to minimize the interruption to the sidewalk network.
- 1.2 Construct parking lots behind or to the side of buildings as appropriate, and screen them from public view.
- 1.3 Create well defined sidewalks and pathways that permit pedestrians to move safely and comfortably from their vehicles into buildings.
- 1.4 Provide cross-access between parking areas to minimize street curb cuts and adjacent driveways.



Excessive curb cuts along Murfreesboro Pike discourages pedestrian activity



Locate parking access to the side and rear of buildings whenever possible



Cross access between parking lots minimizes curb cuts

## System Strategies for the SC District

### 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 surface parking lots where they face a public right-of-way to minimize the visual impact of parked cars.

1.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from the public right-of-way.

1.3 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 district's character.

1.4 Require a landscape buffer along the NES easement to the north of the study area as new development occurs.



Street trees provide comfort for pedestrians



Landscaping softens the impact of new development

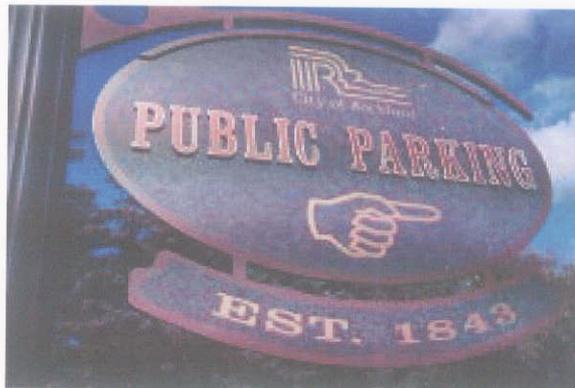
## System Strategies for the SC District

### 6. Wayfinding

**Goal-** To let motorists, pedestrians, and bicyclists know where they are and assist them in finding their destination.

**Objectives:**

1.1 Create signage within the neighborhood that is appropriate in scale for motorists, as well as for pedestrians and bicyclists.



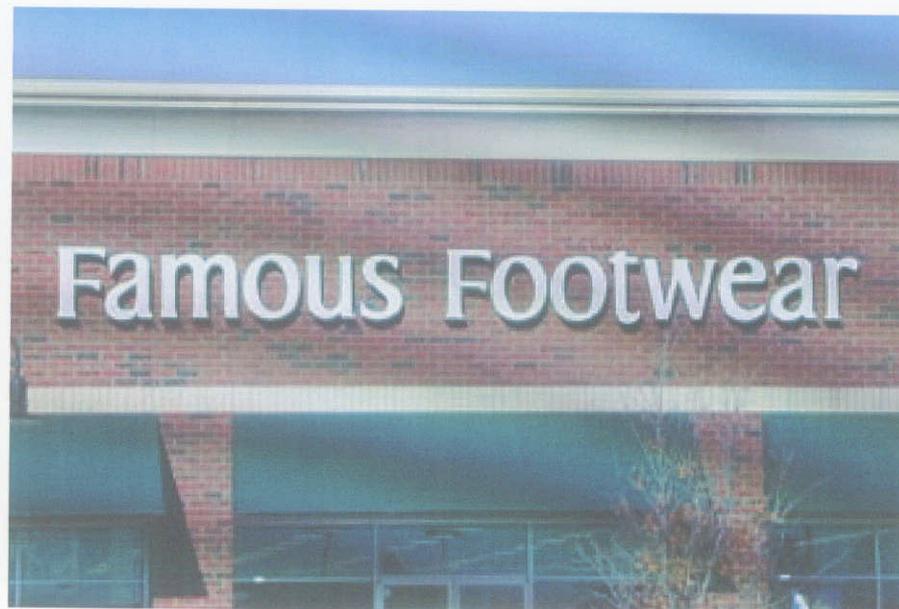
Signs should be clear and legible



Monument signs should reflect the materials and color of the buildings they relate to



Multi-tenant signs should be provided on a single monument sign



Building mounted signs should be appropriate in scale

**General Bulk Provisions for SC District**

**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 along Murfreesboro Road. On street parking is encouraged. Parking that faces Murfreesboro Road shall be set back a minimum of 20', measured from the edge of the ultimate right-of-way.

**Encroachments**

Permitted Encroachments: Balconies, porches, stoops, and other architectural protrusions may encroach to within 5 ft. of the front property line, but all such encroachments combined shall not exceed 60% of the facade width. Steps may encroach to within 0 ft. of the front property line.

**Open Space**

A minimum of 10% usable outdoor open space required for all residential development within the SC District.

**Legend**

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

SC District	
	Sub District 5
<b>USES</b>	
<b>Residential</b>	
Multi-family	P
Single Family	
Home Occupation	A
<b>Institutional</b>	
Cultural Center	P
Religious Institution	P
Day-care	PC
School Day Care	PC
<b>Educational</b>	
Business School	P
Personal instruction	P
Community Education	P
<b>Office</b>	
Financial Institution	P
General Office	P
Leasing/Sales Office	P
<b>Medical</b>	
Assisted Living	P
Medical Office	P
Outpatient Clinic	P
Rehabilitation Services	P
Veterinarian	
<b>Commercial</b>	
Bed and Breakfast	
Hotel	A
Personal Care Services	P
Restaurant	P
Automobile Convenience	
Home Improvement Sales	
<b>Communication</b>	
Audi/Video Tape Transfer	
Multi-media Production	
Printing and Publishing	
<b>Recreational/ Entertainment</b>	
Club	
Commercial Amusement (inside)	A
Greenway	P
Park	P
Recreation Center	P
Rehearsal Hall	
Theater	P
Temporary Festivals	PC
<b>Utility</b>	
Water/Sewer Pump Station	A
<b>Other Uses</b>	
Pond/Lake	P

## Building Typology

There are many different building types that would be appropriate for each of the sub-districts. This section describes and illustrates the building types permitted in the Hickory Woods Senior Campus sub-district #5.

### Skilled Nursing Center

A single-story building oriented towards providing 24-hour care for patients. Roof lines to be residential in character with pitched roof. Since these facilities involve direct nursing care, the building continuation typically resembles a patient floor layout with a central nursing care station. Exterior entrances are oriented to the various wings of the building wherein family will park for a short-term visit or picking up a resident for an off-campus activity.

### Assisted Living Center

A multi-story building serving as an apartment-style home for aging residents where meals and house-keeping services are provided. Residents typically have varying stages of mobility, although use of outdoor commons for group activities and exercise are base-line functions in assisted living environments. Automobile use by any of the residents is non-typical.

Accessibility throughout the senior living campus is a critical element. Therefore, differences in grade changes are held to a minimum.



Skilled Nursing Center



Assisted Living Center

# BUILDING STANDARDS



- Minimum Lot Area

Not Applicable – (see revised site plan dated 7/24/09)

- Setbacks

Front: 20' min. along Murfreesboro Road: 20' min. along all other property lines unless existing easements or ROW prevent this from occurring.

Side:  
20' minimum

Rear:  
20' minimum

- Height

Throughout this Sub District, the building heights shall have a maximum of three (3) building stories, not including a full sloped roof. The maximum building height will also be limited as that allowed by the International Building Code (IBC).

**Additional standards**

- Minimum development area of the Senior Campus – 70,000 SF
- Maximum development area of the Senior Campus – 225,000 SF

# ARCHITECTURAL STANDARDS



## General Building Guidelines

- a. Simple, attractive and durable materials will be employed in this Sub-district. On all of the exterior elevations in this district, the use of masonry, cementitious siding, or stucco will be incorporated providing high quality structures.
- b. Architectural features and treatments shall be consistent with the architectural style chosen, including Traditional American architecture and those based on the Arts and Crafts style.
- c. Long, uninterrupted wall planes shall be avoided. Buildings shall provide a consistent theme throughout the project. All building, screening, and service elements must be developed to strengthen this singular vocabulary.

## Walls

### Materials

- a. Building walls shall be finished in brick, stone, cultured stone, wood siding, cementitious siding, cementitious trim and shingles, and stucco.
- b. Configuration and Techniques
- c. Building foundations must be covered with masonry to finished floor level. The use of a water table, or another masonry trim is encouraged above the floor level allowing for the wall plane to be broken several times with material changes.
- d. Building walls shall only change materials on horizontal planes or at special elements such as gable bump-outs and entries. The change in the vertical plane must be made at an alcove or protrusion.
- e. Traditional American architecture will be employed for the overall design of this district. The submitted elevations incorporated in this book shall serve as a guideline to the typical delineation of materials in the wall plane.
- f. All siding shall be horizontal with a maximum exposure of 8".
- g. All shingles shall be horizontal with a maximum exposure of 8".





## Attachments

### Materials

- a. Chimneys – Chimneys shall be finished with either masonry or stucco. The exterior masonry on fireplaces shall extend to the grade.
- b. Piers – All piers shall be finished in masonry or stucco to a minimum height of 3'-0" AFF.
- c. Porches – Porches may be enclosed with glass or screens, however glass enclosures are not permitted on the principle front façade.
- d. Decks – All decks or exterior porches shall be attached to the building and have railings and architectural elements that make this an integral part of the building's design.
- e. Awnings – All awnings shall be covered with prefinished metal or copper. No cloth or fabric awnings allowed.

## Configuration and Techniques

- a. Porches must be a minimum of 6' in depth.
- b. Balconies shall be between 3 and 6' in depth. Balconies shall be structurally supported by either piers, braces, or tapered beams.
- c. Porches, arcades, and breezeways shall have square or horizontally proportioned opening (must be wider than tall).
- d. All piers shall be larger than 12" x 12".
- e. All posts must be no less than 4" x 4" and trimmed out.
- f. Wood elements must be painted or sealed with an opaque or semisolid stain.





## D. Roofs

### Materials

- a. Roofs, if sloped, shall be clad in architectural fiberglass or asphalt shingles.

### Configuration and Techniques

- a. Principle roofs, if sloped, shall be symmetrical hipped or gabled.
- b. The ridge of the principle building shall either be parallel or perpendicular to the street.
- c. All gable and hipped roofs to have a minimum slope of 4:12 and a maximum slope of 12:12.
- d. Low sloped roofs shall be permitted over limited areas including kitchen, service, and special areas where the support of mechanical units are required.
- e. Eaves on this project will be similar on all building and have a typical projection of 24" from the exterior cladding. Special conditions to include porch areas and porte cocheres may increase this soffit width to 48" outside of the beam or support line.



## E. Openings

### Materials

- a. Windows shall be aluminum clad, fiberglass, or vinyl. Glazed with either clear or lightly tinted glass.
- b. Doors on all road frontages shall be either wood, metal, or glass.

### Configuration and Techniques

- a. Windows shall be operable casements, sliders, double or triple hung.
- b. Transoms may be oriented horizontally above the windows with grills and panes that match the other opening configurations. Transoms may be fixed, hoppers, or awning.
- c. All doors and windows in areas of siding require at a minimum a 5/4" flat casing consisting of a trim board at the sill, and lintel (with drip cap).
- d. Brickmold casing is appropriate and allowable for windows in masonry walls. The casing shall be set back from the plan of the wall to provide for sufficient return of masonry, stucco, or siding finish.
- e. Opening shall be equal in size or smaller to the opening below them in the same wall.
- f. Sill heights shall be a maximum of 3'-0" from the finished floor. Sill heights may vary for windows in the bathrooms, kitchens, or decorative windows.