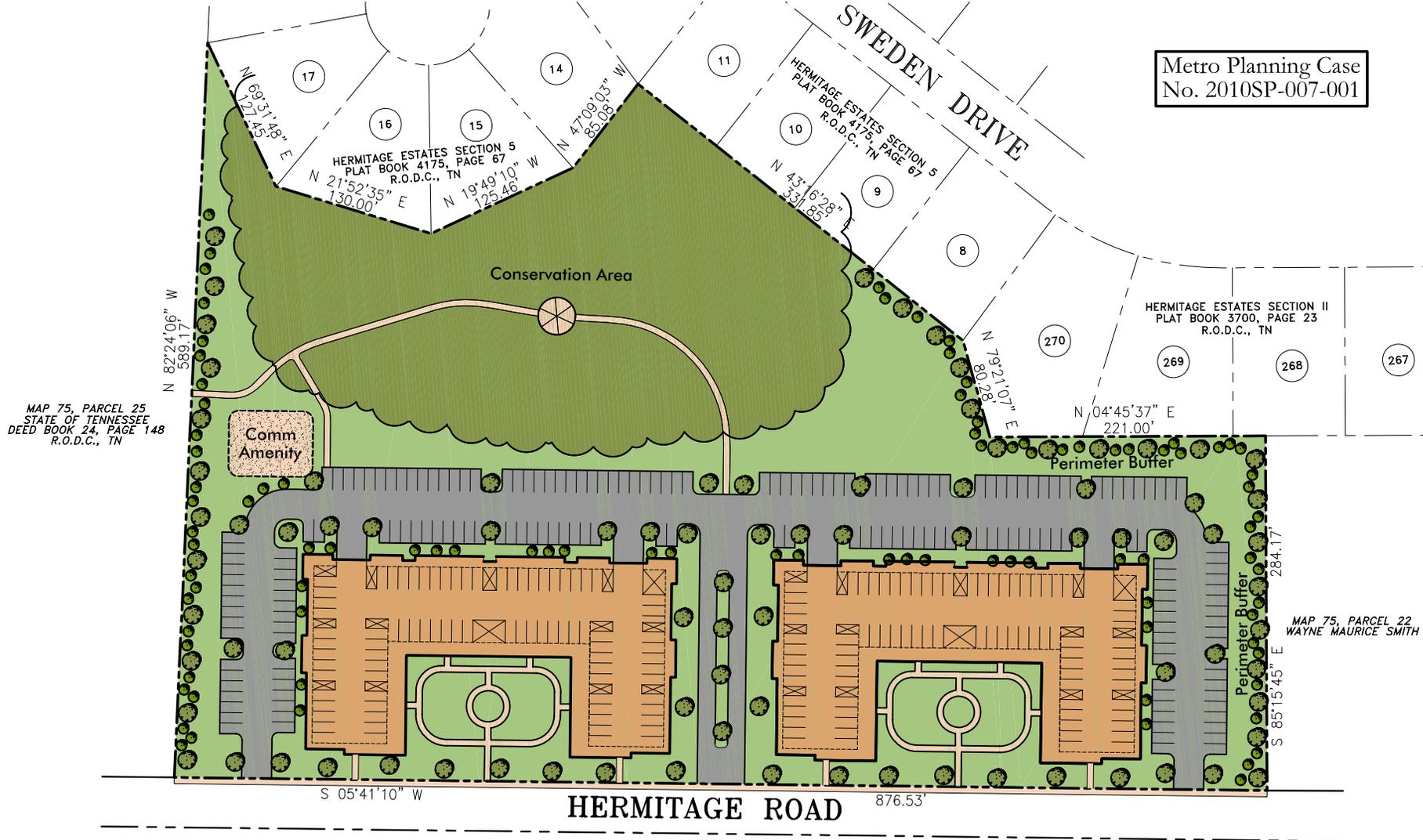


Metro Planning Case  
No. 2010SP-007-001



The above layout is for Conceptual purposes only and has been provided only to display a potential design that would meet the regulations of the SP District outlined in further detail within this document. Final SP design may vary from this Conceptual display contingent upon the design meeting both the overall intent and the requirements specified within this document.

# Preliminary SP Package

for  
The Property Located at 4243 & 4301 Hermitage Road  
Old Hickory, Davidson County, Tennessee



## Dale & Associates

Civil Engineering, Land Planning & Zoning, Landscape Architecture & Surveying  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

# Introduction

Prepared by: Dale and Associates, Inc.  
516 Heather Place  
Nashville, Tennessee 37204

Preparation Date: April 1, 2010

Property Address: 4243 & 4301 Hermitage Road  
Old Hickory, Tennessee

Tax Map/Parcel: Map 75-06, Parcel 11 & Map 75, Parcel 24

Councilmatic District (Person): 11 (Darren Jernigan)

Property Owner: PMFS H-View I, LLC (Floyd Shechter)

In February 2010, Dale & Associates was contracted by the property owners of the above referenced parcels in order to provide consultant services to assist in the master planning and rezoning of the aforementioned land. The tracts of land are located approximately 1,800 feet from the State of Tennessee's landmark known as *The Hermitage*.

The need for more attractive, viable buildings and development of this property is obvious. The parcels currently consist of three abandoned multifamily buildings enclosed by construction fencing. Hermitage Road is currently a narrow local roadway with older single family and rented duplex dwelling units as well as undeveloped pastureland. Due to its current state and proximity to *The Hermitage*, it is important that this abandoned property be properly redeveloped being cognizant of both its visual potential and the need for its compatibility with the southern character of *The Hermitage*.

As described above, the properties included in this zoning request currently consist of a vacant multifamily development and a single family dwelling. The two parcels total approximately 8.32 acres in size and are zoned R10. The R10 Zoning District allows for single and two family developments on lots measuring 10,000 square feet or greater. Shown on this page is an aerial photograph obtained from Metro's GIS mapping system showing the parcels covered by this request as well as the surrounding developments.



*Aerial photograph obtained from the Metro GIS mapping system.*

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## Existing Conditions

It is apparent that the existing development at 4301 Hermitage Road is a non-conforming, multifamily apartment complex. Furthermore, it is clear that renovation of the current structures on this property was recently attempted and proved to be unfeasible. Shown on this page are photographs of the multifamily buildings and site as they currently exist. Two of the three photographs shown on this page were taken from Hermitage Road and are visible to tourists as they enter *The Hermitage*, leaving a poor impression.



*Northernmost existing building. Picture taken from Hermitage Road. Southern building (not shown) is very comparable in size and appearance to this structure.*



*Existing Building Located in Center. Picture taken from Hermitage Road*



*Rear View of the Abandoned Development*

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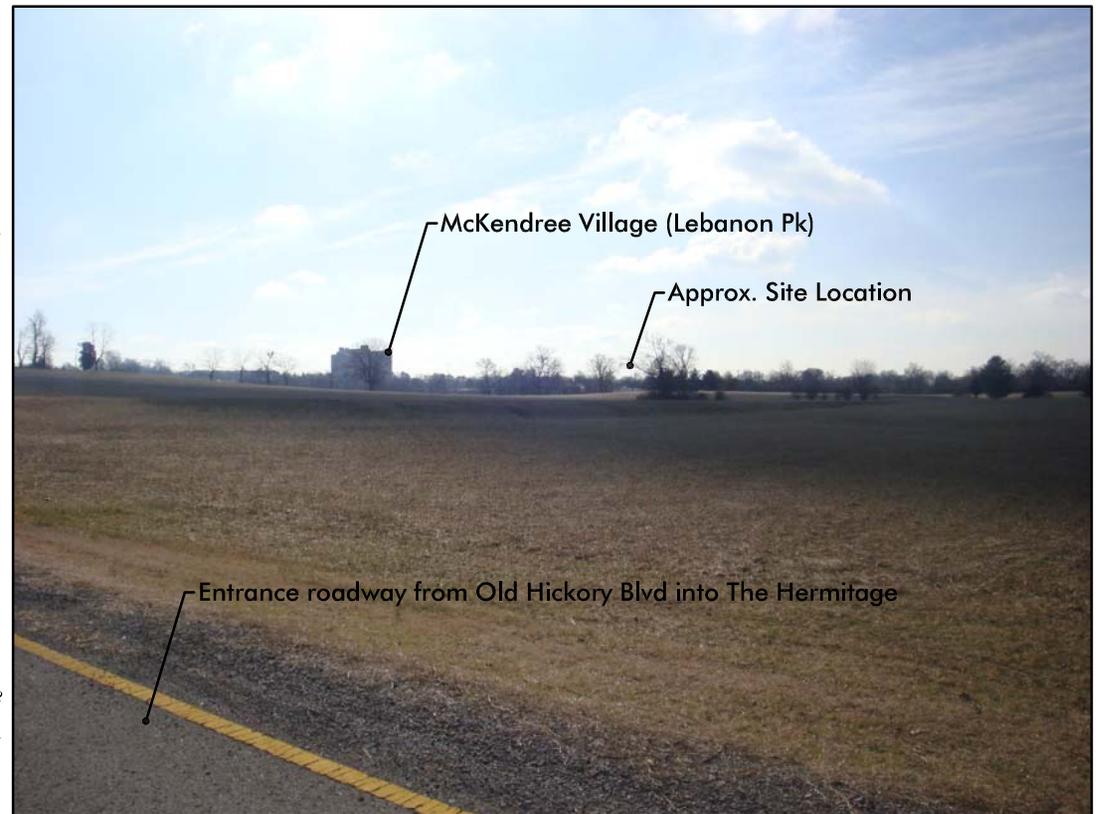
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# Existing Conditions

It is clear that the existing development in its current or renovated state is not desirable or compatible with the surrounding areas, nor is it appealing to visitors to *The Hermitage*. Due to the visibility of this site by tourists it is important that any redevelopment of this property be done in a manner that creates an appealing "front door" while staying true to the plantation style appeal of its surroundings. The photograph on this page shows the view from one of two entrances to *The Hermitage* from Old Hickory Boulevard. It may be difficult to tell from the photograph but this property is located just beyond the pastureland in the center of the picture.

The tall structure in the background is the McKendree Village assisted living development on Lebanon Road. The goal of this project is to redevelop this abandoned property to not only increase the visual appeal along Hermitage Road, but also assist in detracting the eyes of tourists from the current sky line view of existing developments along Lebanon Road. It is of high importance that any building's design & construction be compatible with the rural surrounding and begin the transition from the neighboring suburban areas along Hermitage Road and the arterial roadway of Old Hickory Boulevard to the farm-like atmosphere in existence at *The Hermitage*. Our proposal is to create a 'landmark type' structure that encompasses Nashville's best trait, its Southern Hospitality.



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## SP Overview

The proposal requested by this Specific Plan is simple...to create a zoning classification that will ensure that the redevelopment of this site will substantially improve the visual appearance of the Hermitage Road streetscape while fitting nicely within the Southern Plantation character desired by tourists and other patrons visiting *The Hermitage*. The plan as proposed does not provide any specific layout or design but does provide a detailed outline of the future development's design concept, regulations and guidelines. All of which combine to create a zoning classification that provides the flexibility necessary to develop the property in current market conditions but also provides a level of protection or comfort that the finished product (to be proposed by a future Final Specific Plan) will be compatible with its surroundings. The SP guarantees a finished product of high quality that will be viewed an asset to the community and Davidson County.



The picture shown on this page is of a building located within the Opryland Hotel Complex. This picture does not represent the architectural details that will be required through this Specific Plan but it does represent the general architectural character and scale that could be implemented. Any final designs must address Hermitage Road in a more pedestrian friendly manner by use of front doors, dormers, porches, etc. and must create the feel of true Southern Hospitality by use of porches and elaborate columns. The view of a structure, similar to the above, approaching *The Hermitage* from either Old Hickory Boulevard or along Hermitage Road would be a vast improvement to what exists today and would be consistent with architectural designs that exist within other Nashville attractions. Most importantly, a structure of this nature and design characteristics will provide an appropriate transition from neighboring developments and arterial roadways to the rural plantation appeal of *The Hermitage*.

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# Bulk Standards

Any final development plan submitted for this property shall adhere to the below bulk standards:

Total Property:	8.32 acres (362,430 square feet)
Allowable Uses:	Assisted Living, Independent Living and Multifamily
Street Setback (Hermitage Road):	10' min / 20' max (architectural features such as porches, stoops or bay windows may encroach into setbacks up to 5 feet) Buildings within this SP shall have a forecourt frontage where a portion of the front facade has shallow street setbacks and the central portion of the building has greater setbacks to allow for common open space. The common area shall have a minimum length and width dimensions of 50 feet.
Rear Setback (East Property Line):	20' min
Side Setback (North & South Property Lines):	10' min
Landscape Bufferyards:	20' "C-3" required along North, South and East Property Lines
Floor Area Ratio (FAR):	0.65 Maximum (basement garage excluded)
Impervious Surface Ratio (ISR):	0.60 Maximum (figure accounts for natural preservation land)
Maximum Height:	3 Stories (basement garage excluded)
Parking Standards:	Multi-family & Independent Living: 1 Stall per Bedroom up to Two Bedrooms, 0.5 Stalls per Bedroom, thereafter For example, 2 Bedroom Unit requires 2 Stalls but a Three Bedroom Unit requires 2.5 Stalls. Assisted Living: 1 Space per 3 Beds Maximum Parking Stalls allowed under this SP shall be 360 spaces.
Parking Location:	All surface parking must be located along the side or behind the buildings. No parking will be permitted in front of the building or onstreet along Hermitage Road. For Parking located along sides, stalls shall be recessed to begin behind the proposed buildings' facades. Basement Garage shall not be visible from Hermitage Rd viewshed. Garage stalls shall be a minimum 8 feet below grade along Hermitage Rd & at grade at rear. Vehicular access shall be limited to 3 locations maximum along Hermitage Road.
Pedestrian Connectivity:	5' Sidewalk (St-210) along Hermitage Rd. with connections to Courtyard, Buildings and Rear Parking Area. All pedestrian ingress/egress points into the building along Hermitage Road shall be connected by walkway to the public sidewalk along Hermitage Road.
Site Lighting:	All onsite lighting shall be full cut-off or turn down style lighting to minimize light escaping to the sky. No illumination in excess of 0.5 footcandle shall be permitted across a properties boundaries. Maximum pole height shall be 16 feet and fixtures & poles shall be decorative and residential in nature with colors of black or bronze.
Traffic Impact Study:	Prior to the submission of a Final SP plan, once a desired use and density are known, the applicant shall submit a Traffic Impact Study to the Department of Public Works for review and approval to determine any required offsite improvements needed to mitigate this development.

In order to ensure that a level of flexibility is provided to attract potential developers while maintaining the assurance that any product proposed as a final development plan is of high quality; Bulk Standards, Landscape Standards, Storm Water Standards, Community Amenity requirements and Architectural Standards have been defined for this project. The standards provide specific items not required on straight zoned properties to create a balance that will ensure this property will be redeveloped and will be redeveloped properly. Setting standards too high to achieve will result in the property remaining stagnant with the three abandoned structures, whereas setting standards that are bare minimums will result in an undesirable finished product.

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# Architectural Standards

Architectural concept is Southern Colonial or Plantation Style. The pictures shown on this page are again of building types within the Opryland Hotel Complex. Although they are hotel buildings, they are great examples of an architectural style that is appropriate for this project. The buildings must be designed to present a true southern product that will supply the much needed transition from the sub-urban feel of Hermitage Road and the arterial highway of Old Hickory Boulevard to the farm-like atmosphere in existence at *The Hermitage*. It is of utmost importance that the Final SP propose a product that provides a huge increase to the visual appeal of the existing structures but also is compatible with and fits discreetly within the established character created by *The Hermitage*. This SP provides flexibility to increase the probability of this land's redevelopment, but supplies guidelines to ensure the final product creates the feel of true Southern Hospitality.

Once approved, this Specific Plan will create a structure(s) that provides a southern feel and helps create a visual streetscape in lieu of the abandoned brick structures. True southern architecture should be implemented into the final elevations by use of features such as porches, balconies and stoops with picket railings.

The buildings shall be designed to front onto and address Hermitage Road with features such as doorways, windows and dormers. There shall be a minimum of four (4) pedestrian access points/doorways along Hermitage Rd frontage for each building. In addition, there shall be a minimum area of fifteen percent (15%) of windows along the front facade facing Hermitage Rd.

Architectural features and treatments shall be consistent with the southern colonial architectural style of the development. Each building shall have a characteristic colonnade extending across the front with the roof extending over the colonnade. Other distinguishing characteristics may include the following:

- Hip or gable roof covered with shingles
- Balustrade
- Belvedere
- Double-hung windows with small panes of glass
- Shutters the same size as the windows
- Cornices with dentils

Long, uninterrupted wall planes along Hermitage Road shall be avoided. Ground floor features shall harmonize with the features of the upper floors. Furthermore, changes in wall materials or facades shall occur only at floor or sill lines with heavier materials being located below lighter materials.

All building walls visible from Hermitage Road (fronts and sides) shall be finished in brick, cast or natural stone, or fiber cement or wood siding products. Vinyl and aluminum siding as well as smooth concrete block are prohibited for all walls visible from Hermitage Road.

The foundation materials for the buildings shall be brick or stone.

Piers and arches shall be finished in masonry or stucco.

All chimneys shall be finished with masonry or stucco. The exterior masonry of fireplaces shall extend to grade.

All doors shall be painted, stained or pre-finished and may contain window glass.



*The above picture should be viewed as applicable for only the top two floor levels. The parapets, balustrade, columns and other features show elements of the proposed Southern Architectural design.*



*The above picture shows a design conceptualized for the bottom level. It is applicable when visualized with the top two levels of the other picture on this page, to complete the southern plantation style, manor type structure.*

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# Community Amenities

This SP does not only take into account the needs and desires of a potential developer and the surrounding community, but also its future tenants. Final designs for this site shall account for both exterior and interior amenities for its tenants as well as surrounding neighbors. Described in further detail on the following page is the potential for a pedestrian board walk through the wooded conservation area. In addition to this open space feature shall be both exterior open space features and interior amenities for use of this development's tenants and the surrounding community.

Exterior Amenity Requirements - Open Space areas measuring a minimum of 5% of the livable floor space shall be improved to create "usable open space." These requirements shall be met in the form of two distinct areas or features (excluding the board walk described later). Examples of uses for the required "usable open space" could include, but not limited to Gazebo, Community Garden, Pet Park, Arbor, Walking Trail, Sitting/Gathering Areas or Pavilions.

Interior Amenity Requirements - A minimum of 2.5% of the livable floor space of this development shall be dedicated solely to interior amenities. These areas shall exclude all common space that does not have an amenity function (ie hallways, stair wells, elevators, etc). Examples of potential Interior Amenities could include small gymnasium, computer room, or a community gathering room.



*Community Gardens connect tenants with one another as well as community members and promote sustainable living*



*Example of a Pavilion that could be utilized for community cook outs and other gatherings*

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# Storm Water Standards

The storm water design of this project must start with the preservation of the wooded area previously referred to as conservation area. This area is noted as a potential wetland area in Metro's GIS system. This area needs an environmental assessment and delineation to determine if it is in fact, jurisdictional wetlands. Either way, this land and its tree canopy is to be preserved. The only allowed disturbance of this area shall be the installation of pedestrian board walk. If this area is determined to be jurisdictional, the developer shall pursue all applicable permits as well as a variance from the Metro Storm Water Management Committee for the board walk's construction. The board walk must include educational placards describing the overall need for tree preservation as well as the species in existence within this specific area.

A stormwater Best Management Practice shall be provided as a form of pre-treatment prior to any site discharge into the conservation area. It is desirable that this measure be integrated into the design at the beginning, in lieu of "fit into" left over, unutilized areas. The Best Management Practice(s) chosen shall be considered a Low Impact or "Green" Design. Specifically, the use of a dry pond is prohibited. Bioretention or Rain Gardens are recommended as a way to meet storm water requirements while also providing a visually pleasing feature that could be viewed as a community amenity. Uses of permeable pavement products in lightly used paved areas is also recommended as a tool to promote infiltration and ground water recharge, while also reducing the amount of runoff that surface drains to the preserved, natural area.

It is a possibility that the proposed impervious areas will not exceed what exists today. However, a detailed analysis shall be performed in conjunction with the Final SP documents. If the analysis shows an increase in impervious area and runoff, a detailed water quantity or detention design shall be provided. It is conceptualized that this requirement be met by a combination of the bioretention or rain garden basin storage and the overall reduction provided by any permeably paved areas.

In order to ensure the final product of the storm water pre-treatment area(s) is of high quality and that the basin(s) are viewed as public amenities not "eye sores", landscape design is critical. Landscaping shall be provided to create a terrestrial forest ecosystem consisting of tree canopies, shrubs, wild flowers and herbaceous, native ground cover; in lieu of the traditional stabilization process of seed and straw. Final landscape plans shall be in accordance with Metro PTP-03, described in Volume 4 of the Storm Water Management Manual.

Below is a list of potential native species to be provided within the limits of the two Bioretention Areas:

- Trees: Downy Serviceberry, Eastern Redbud, White Fringetree
- Shrubs: Red Chokeberry, Sweetshrub, Annabelle Hydrangea, Virginia Sweetspire
- Native Grasses: Prairie Dropseed, Little Bluestem, Heavy Metal or Northwind Switch Grasses
- Wild Flowers: Black-eyed Susan, Jacobs Ladder, Moonbeam Coreopsis, Purple Cornflower



*Example of a board walk meandered through a preserved, wooded area. Board walk must be elevated to minimize disturbance and contain placards for public education.*



*Example of a landscaped rain garden or bioretention area. Note the use of educational placard in the background of the photograph.*

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# Landscaping Standards

Preservation of existing trees is critical to completing the rural concept of this Specific Plan. The existing tree canopies within the conservation area shall be preserved. In addition, existing mature trees along the north, south and east property lines as well as along the street frontage shall be preserved to the fullest extent possible.

In addition to tree preservation, new landscaping is to be provided to finalize the rural concept. Below is a list of potential species to serve as a template for the final landscape design:

Deciduous Canopy Trees: Red Maple, Tulip Poplar, Pin Oak, Sweetgum  
Evergreen Canopy Trees: White Pine, Leyland Cypress, Eastern Red Cedar  
Deciduous Understory Trees: Dogwood, Redbud, Flowering Cherry  
Evergreen Understory Trees: Foster Holly, Green Arborvitae, Little Gem Magnolia  
Deciduous Shrubs: Weeping Forsythia, Burning Bush, Hydrangea  
Evergreen Shrubs: Manhattan Euonymus, Viburnum, Pfitzer Juniper

No more than 25% of the same species shall be specified in the final landscape design

All exposed ground surface visible from Hermitage Road and the main access drive shall be treated with landscaping approved by the Urban Forester and the Metro Planning Staff.

Certified arborist shall provide an examination of existing mature trees as part of the tree Survey to be included as a sheet within the final development plans.

All refuse storage areas, meters, utility boxes and mechanical systems shall be screened from public view by structures, fences or appropriate evergreen landscaping. In addition, with the development of the Final SP drawings, the developer shall apply to the Cross Connections Department by filing a Variance Request Form to allow for all Backflow Prevention Devices be located within the Sprinkler Room of the buildings. If the variance is not granted, special care shall be taken in their location and screening from public view.

Street Trees shall be required along the Hermitage Road frontage and planted in minimum intervals of 50 feet on center. Street tree locations should be such that no harm is encountered to the existing trees to be preserved.

Prior to the approval of any final site plan, a detailed landscape plan shall be submitted and approved. Included with the plan shall be tree protection locations along with a legend of trees to be saved.



*Example of a heavily landscaped rain garden incorporated into a community amenity area with trails and a gazebo. Note the placard along the knee wall. Placards shall be provided to describe the native plantings as well as the overall positive impact of the rain gardens.*

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