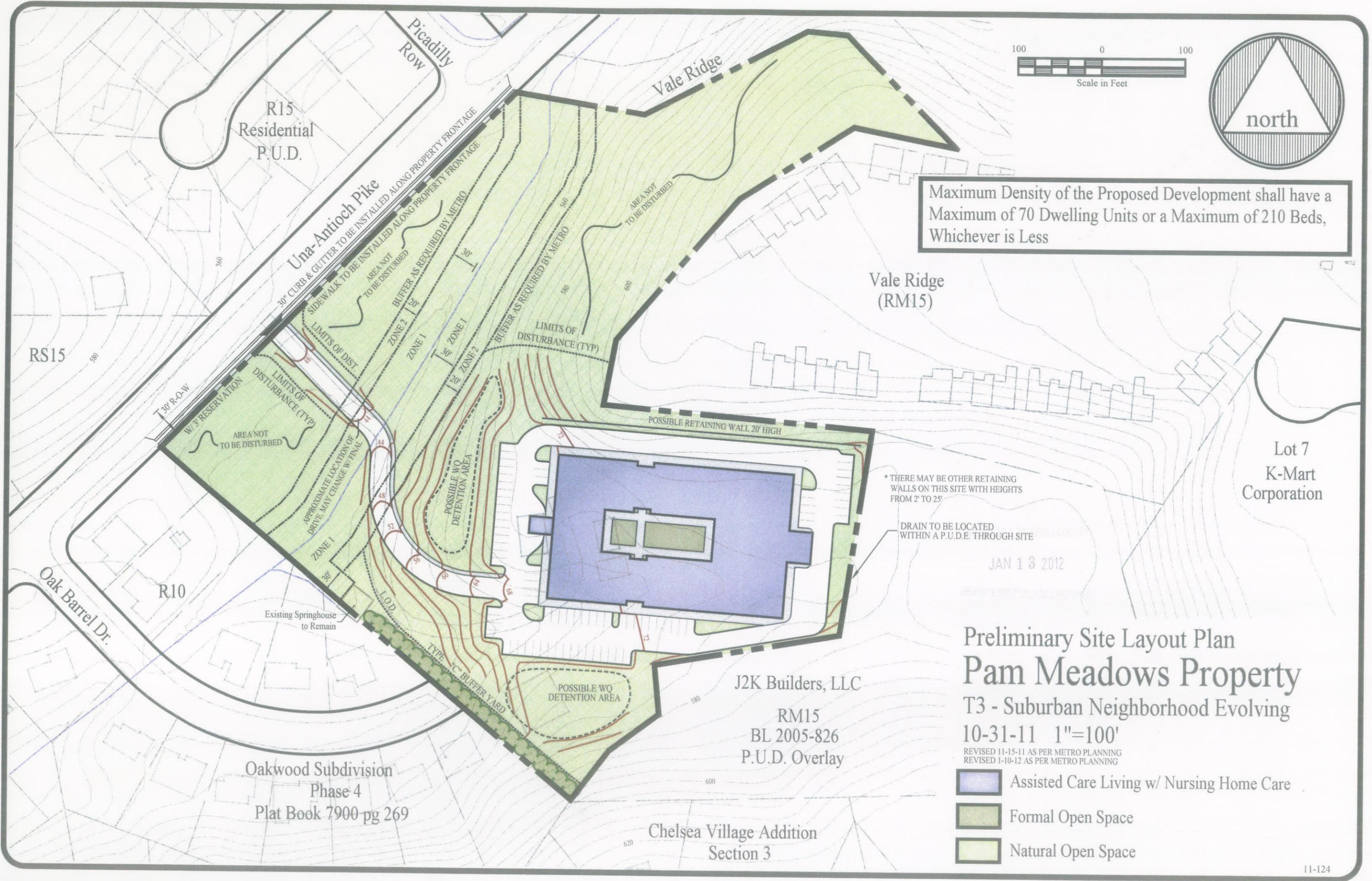




Maximum Density of the Proposed Development shall have a Maximum of 70 Dwelling Units or a Maximum of 210 Beds, Whichever is Less



* THERE MAY BE OTHER RETAINING WALLS ON THIS SITE WITH HEIGHTS FROM 2' TO 25'

DRAIN TO BE LOCATED WITHIN A P.U.D.E. THROUGH SITE

JAN 13 2012

Preliminary Site Layout Plan Pam Meadows Property

T3 - Suburban Neighborhood Evolving
10-31-11 1"=100'

REVISED 11-15-11 AS PER METRO PLANNING
REVISED 1-10-12 AS PER METRO PLANNING

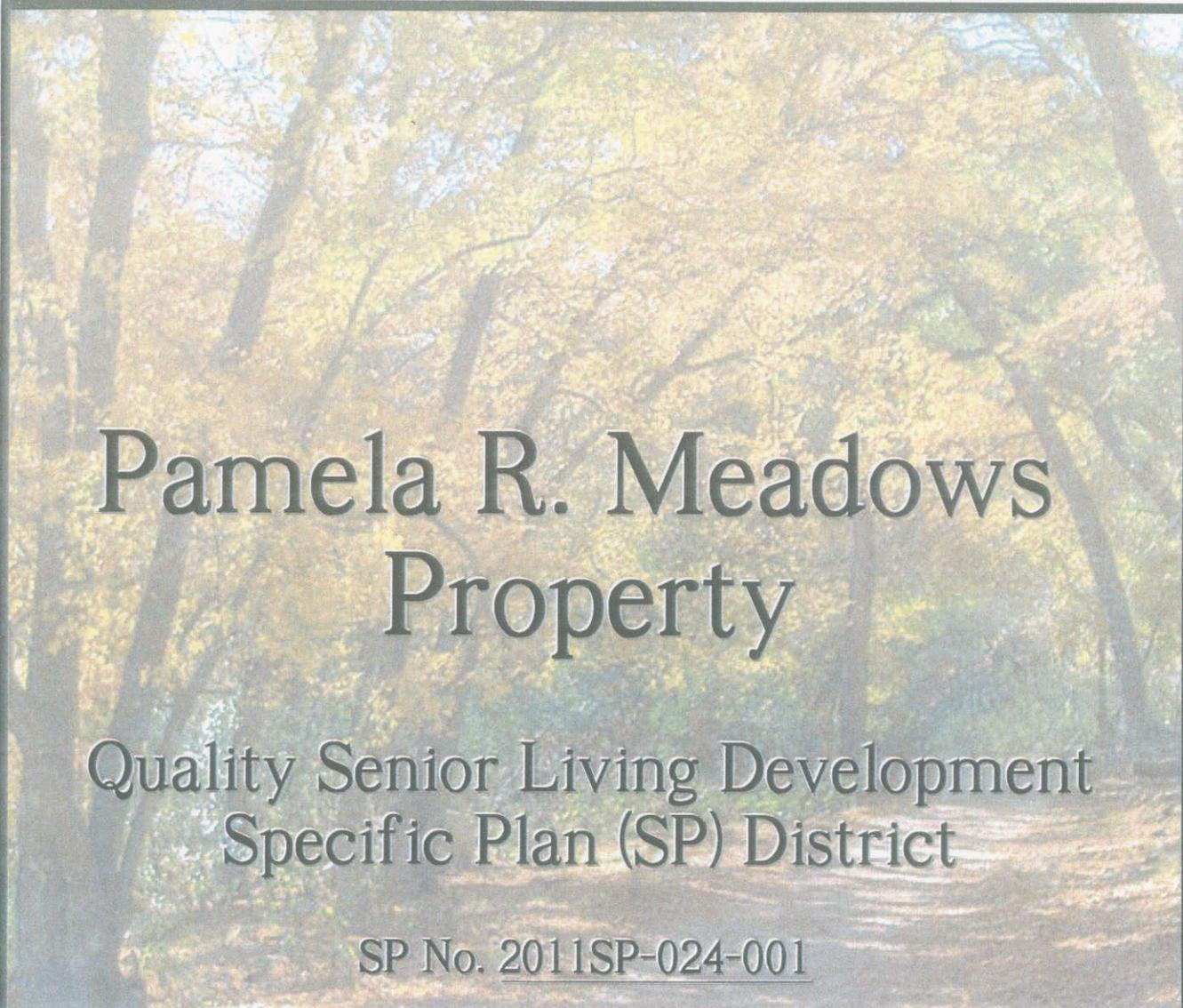
- Assisted Care Living w/ Nursing Home Care
- Formal Open Space
- Natural Open Space

J2K Builders, LLC
RM15
BL 2005-826
P.U.D. Overlay

Oakwood Subdivision
Phase 4
Plat Book 7900 pg 269

Chelsea Village Addition
Section 3

Lot 7
K-Mart
Corporation



Pamela R. Meadows Property

Quality Senior Living Development
Specific Plan (SP) District

SP No. 2011SP-024-001

Revised 10-31-11 as per Community Meeting on 10-27-11

Owner:

PAMELA R. MEADOWS

By:



Anderson, Delk, Epps & Associates Inc.

ENGINEERING / PLANNING / SURVEYING

618 Grassmere Park Drive - Suite 4

Nashville, Tennessee 37211

Pamela R. Meadows Property - SP

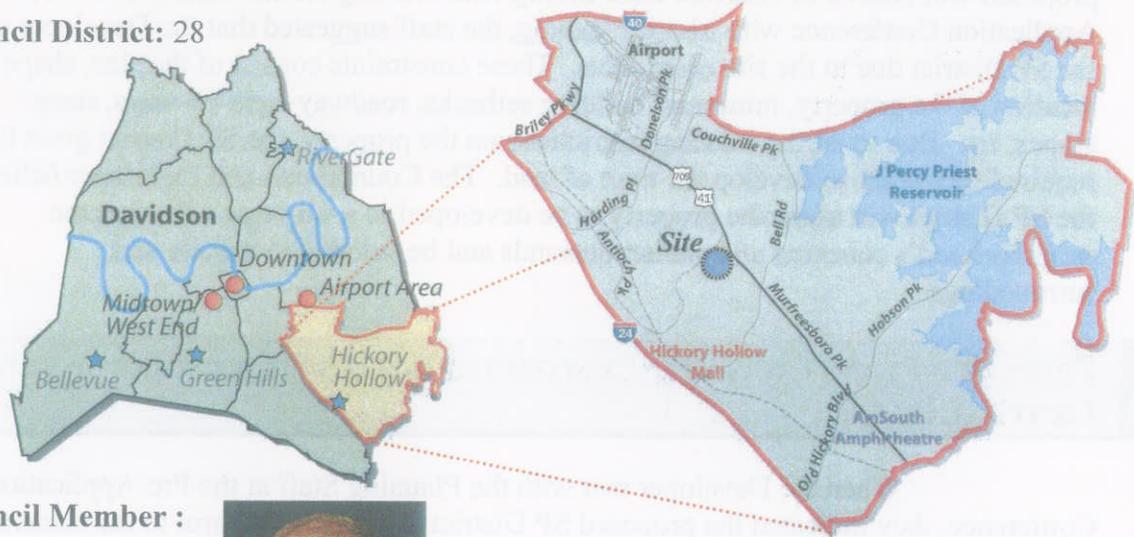
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PAMELA R. MEADOWS PROPERTY SPECIFIC PLAN ZONING DISTRICT

Application #: 2011SP-024-001

Council District: 28



Council Member :



Mr. Duane Dominy

Parcel ID #: Map 149, Parcel 26

Submittal Date: September 29, 2011
Revised October 17, 2011 as per MPC
Revised October 31, 2011 as per Community Meeting on 10-27-11

Developer/Owner: Ms. Pamela R. Meadows
7890 Pinewood Road
Fairview, TN 37062

Submitted by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:

The purpose of the proposed Specific Plan (SP) District is to allow for the development of an Assisted Care Living with Nursing Home Care Facility. The units proposed will consist of Assisted Care Living with Nursing Home Care. At the Pre-Application Conference with Metro Planning, the staff suggested that the Developer use the SP District due to the site constraints. These constraints consist of the size, shape and location of the property, minimum building setbacks, roadway right-of-ways, steep slopes, etc. Due to all the existing restrictions on the property, the SP District gives the required flexibility to develop the tract of land. The Councilman and Developer believe the SP District will allow the property to be developed in a way that will meet the neighborhood's concerns and market demands and be suitable to the site and surroundings.

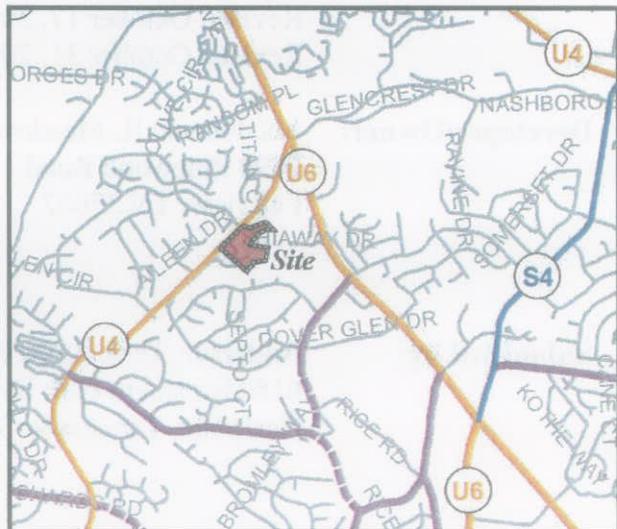
PROPOSED PLANS CONSISTENCY WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:

When the Developer met with the Planning Staff at the Pre-Application Conference, they indicated the proposed SP District would not conform to the General Plan and Land Use Policy and would require a policy change. The current Land Use Policy is Residential Medium Density. Residential Medium Density is intended to be areas of single family detached units, townhomes, and walk-up apartments with densities in the range of about four to nine units per acre.

The plan does meet the goals of the Transect Category as set forth in *The Community Character Manual 2008*. The manual places a T3 Suburban Transect Category for the property, of which the Suburban Neighborhood Evolving category supports the proposed uses.

PROPOSED SP DEVELOPMENT FOR T3 SUBURBAN NEIGHBORHOOD EVOLVING TRANSECT CATEGORY WOULD HAVE THE FOLLOWING CHARACTERISTICS:

- The development has good regional accessibility. The proposed development is located along Una Antioch Pike, which is designated 4-Lane Arterial.
- The Antioch – Priest Lake Community Plan identifies a need for more senior housing.
- The development will provide additional Right-of-Way along Una Antioch Pike for any future roadway improvements.



**PROPOSED SP DEVELOPMENT FOR T3 SUBURBAN NEIGHBORHOOD
EVOLVING TRANSECT CATEGORY WOULD HAVE THE FOLLOWING
CHARACTERISTICS (CON'T) :**

- A large drainage way passes through a portion of the site. This area shall be protected within Natural Opens Space to help retain this feature and the existing vegetation surrounding it.
- Areas of steep slope are to remain undisturbed to help preserve the natural features of the site and protect the view shed of the area.
- Large areas of Natural Openspace are provided to preserve the existing characteristics of the site and screen it from Una Antioch Pike. Several Formal Open Spaces are also provided for residents to enjoy and to create a sense of place and identity for the development.
- A network of sidewalks will be provided that will give pedestrian access within the site and provide access to areas of active and passive open space.
- The proposed development will compliment the natural features of the site, and integrate well with the surrounding developments.

Transect	Elements	Intent	Policy
	Open space	Preserve & Enhance	T3 Suburban Open Space
		Neighborhoods	Preserve
	Create		T3 Suburban Neighborhood Evolving
	Centers	Enhance & Create	T3 Suburban Neighborhood Center
		Enhance	T3 Suburban Community Center
	Corridors	Preserve, Enhance, & Create	T3 Suburban Residential Corridor
		Enhance	T3 Suburban Mixed Use Corridor

EXISTING CONDITIONS ON THE SITE:

The site consists of a residential parcel with an existing house and several other accessory buildings. It is bounded on the northwest by Una Antioch Pike, the northeast by the RM15 Development Vale Ridge, the southeast by the R15 Development Chelsea Village Addition, and the southwest by the R10 Development Oakwood Subdivision. The site vegetation consists of grass, weeds, brush, shrubs, and small to large trees.

The site is currently zoned R10

The existing Land Use Policy for the area is Residential Medium Density. Residential Medium Density is intended to be areas of single family detached units, townhomes, and walk-up apartments with densities in the range of about four to nine units per acre. Development at the upper end of the density range is appropriate at locations along and in the vicinity of arterial and collector streets.

The current Transect Category as designated in *The Community Character Manual 2008* is T3 Suburban. The T3 Suburban Transect Category is the bridge between rural and urban transect areas with the purpose of thoughtfully transitioning from the least dense natural and rural environment to the denser urban environment. The proposed development would be classified in the T3 Suburban Neighborhood Evolving, which accommodates developments with densities from 4 dwelling units per acre to 20 dwelling units per acre.



Base Photo Taken From Bing Online Mapping –Boundary lines shown are approximate.

BULK PROVISIONS:

Site Area : 8.9 Acres ±

Number of Units Proposed: Maximum density of the proposed development shall be a maximum of ~~100~~⁷⁰ Dwelling Units or a maximum of ~~300~~²¹⁰ beds, whichever is less.

Units will consist of Assisted Care Living with possible Nursing Home Care

Maximum Building Height: 3 Stories

Proposed Density: ~~11.2~~^{7.9} Units/Acre

Allowable Density: ~~15~~⁹ Units/Acre

Maximum FAR: 0.75

Maximum ISR: 0.70

Minimum Rear Setback: 20 feet

Minimum Side Setback: 10 feet

Minimum Distance Between Buildings: 10 feet

Parking Required: As required by Metro Zoning Code. With Assisted Living being 1 space per 3 beds

Landscaping: All requirements of *Metro Zoning Code 17.24 Landscaping, buffering and tree replacement* for RM~~15~~⁹ zoning shall be met with any final site plan within the SP.

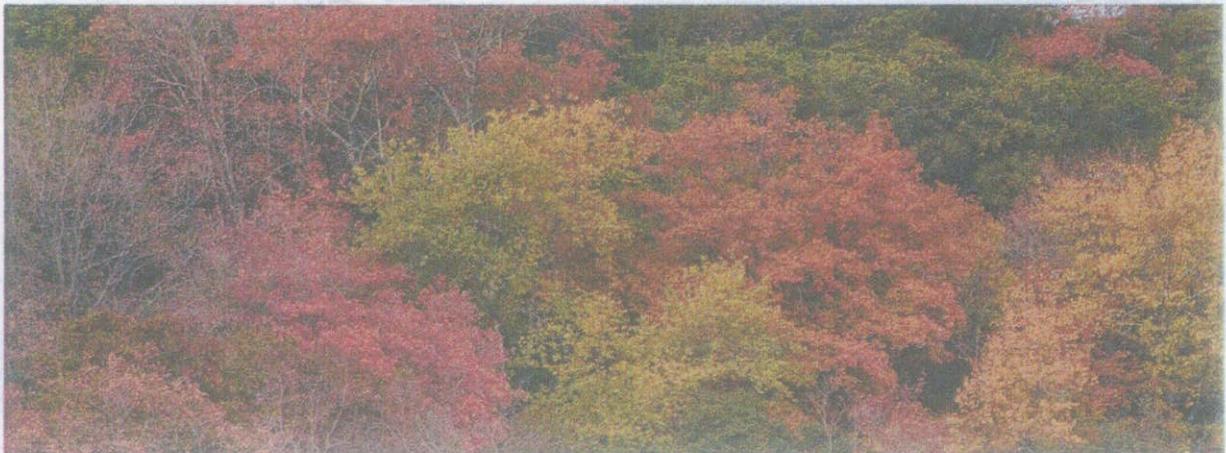
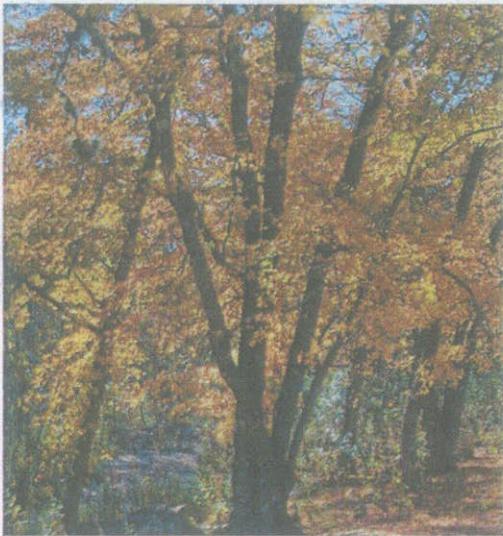
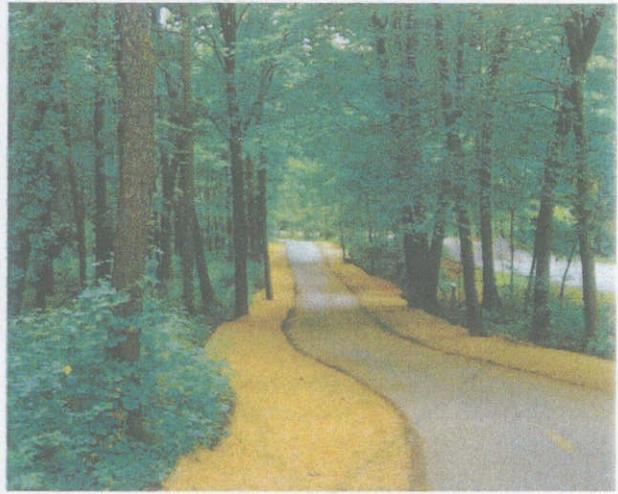
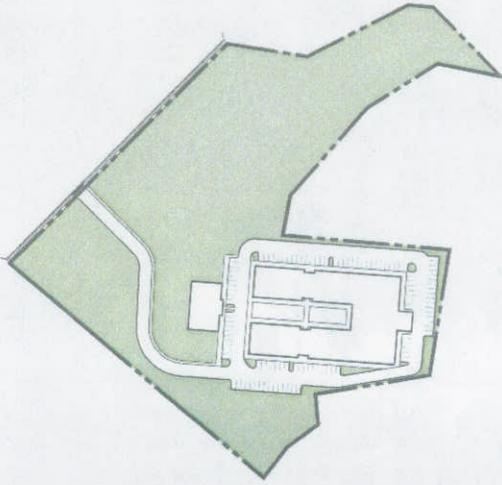
Parking Landscaping: Parking lot landscaping within the site will be in accordance with *Metro Zoning Code 17.24 Article III Parking Area Screening and Landscaping.*

Fallback Zoning: For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Metro Council approval, the property shall be subject to the standards, regulations and requirements of the RM~~15~~⁹ zoning district.

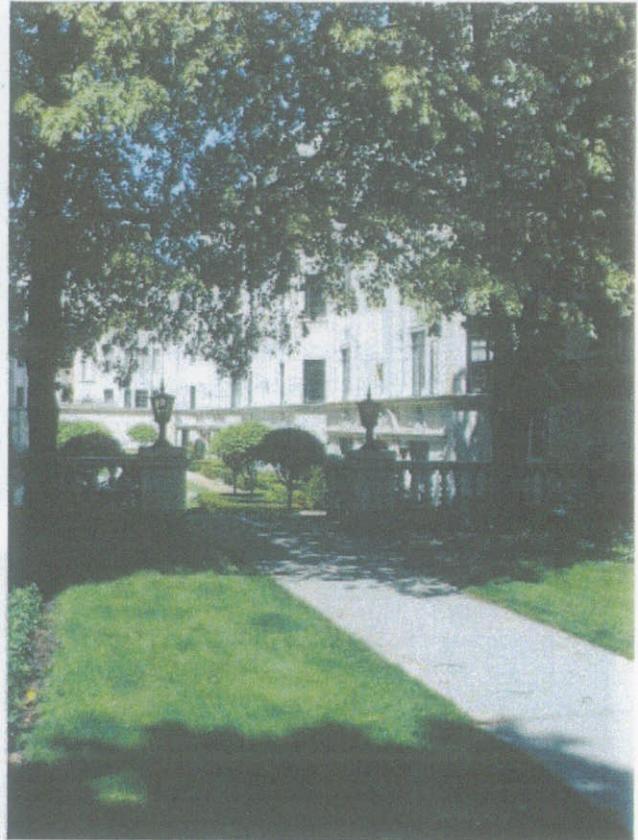
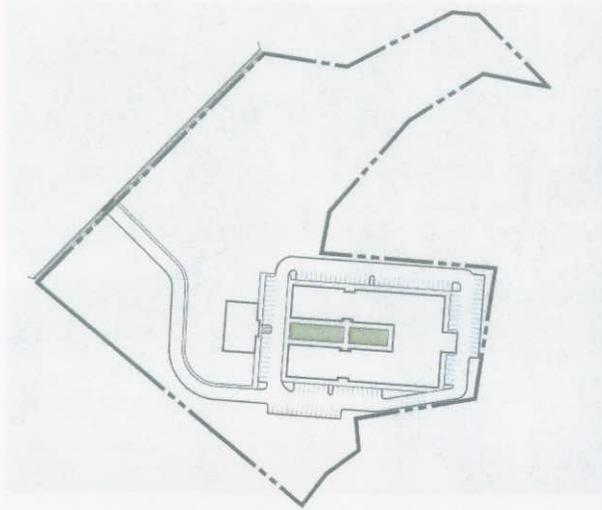
LIST OF PROPOSED ALLOWABLE USES:

The only uses in the proposed SP District would be Assisted Care Living with possible Nursing Home Care.

Natural Open Space



Formal Open Space



ARCHITECTURAL STANDARDS:

General:

1. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
2. Long, uninterrupted wall planes on public streets or paths shall be avoided.
3. Buildings shall have relatively flat fronts.
4. Outdoor equipment such as HVAC equipment, meters, and panels shall be placed to the side or rear of the building or otherwise screened from streets.
5. Buildings on corner lots shall address both streets with architectural features and massing elements, including porches, windows, bays, or other façade enhancements.
6. Wall openings in adjacent buildings shall not face each other to give privacy to occupants. On adjacent lots, the building built first shall set precedence with respect to location and positioning of wall openings.

Walls:

1. Building walls shall be finished in brick, stone, masonry siding products, wood siding, or fiber cement siding/shingles.
2. Building foundations shall be parged or textured block, brick or stone masonry, or masonry veneer.
3. Retaining walls shall be concrete, brick, stone, masonry or masonry veneer.

Attachments:

1. Piers and arches shall be finished in masonry or stucco.
2. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front façade.

Roofs:

1. Roofs shall be clad in asphalt shingles, galvanized or painted steel, or copper.

Trim:

1. Trim, eaves, soffits, etc. shall consist of Vinyl or Aluminum Trim

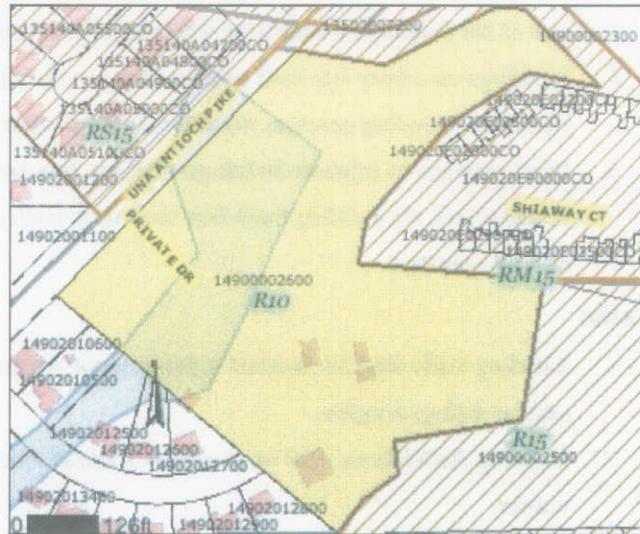
METRO GIS PROPERTY INFORMATION – MAP 149, PARCEL 26 :



800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 14900002600
Property Address: 2158 UNA ANTIOCH PIKE
ANTIOCH, TN 37013
Owner Information: MEADOWS, PAMELA R.
7890 PINWOOD RD
FAIRVIEW, TN 37062
Date Acquired: 2/22/2008
Document: DB-20080222
0017704

General Information: Census Tract: 15616
Council District: 28
Land Use: 010, VACANT RESIDENTIAL LAND
The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.



Property Information: Description: E SIDE UNA-ANTIOCH PIKE S OF SMITH SPRING RD
Acreage: 8.9
Dimensions: 0X0
Document: DB-00007104 0000303

Zoning:
Zoning: R10, ONE&TWO FAMILY 10,000 SQUARE FOOT LOT
Date Effective: 12/8/1984
Case Number: 268-84-G
Bill Number: O84-529

Overlays:
Overlay District: OV-FLD, FLOOD OVERLAY
Date Effective: 1/1/1998
Case Number:
Bill Number: O96-555
Overlay District: OV-AIR, AIRPORT OVERLAY
Date Effective: 12/8/1984
Case Number: 268-84-G
Bill Number: O84-529
Overlay District: OV-AIR, AIRPORT OVERLAY
Date Effective: 12/24/1974
Case Number:
Bill Number: O73-650

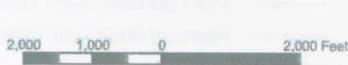
Assessment

STRUCTURE PLAN ANTIOCH-PRIEST LAKE COMMUNITY PLAN :



**FIGURE 3
ANTIOCH-PRIEST LAKE COMMUNITY
STRUCTURE PLAN**

Adopted July 10, 2003,
as amended through May 27, 2004



Sheet Index

1	2	3
4	5	6
7	8	

OTHER FEATURES

- Boundary of Community
- Greenways Plan Features**
 - Existing Greenway Trail
 - Planned Greenway Trail
 - Planned Rails with Trails
 - Identified Greenway
 - Greenway Corridor
- Community Plan Greenway**
 - Additional Greenway
 - Railroad
- Airport**
 - Existing
 - Future
- Potential Neighborhood [0.25 mile "walkable" radius]

STREET LEGEND

- Major Street - Existing
- Major Street - Planned
- Major Planned Optional
- Collector - Existing
- Collector - Planned
- Street Realignment
- Required Street Connection
- Ramp
- Ramp Optional

LAND USE POLICY CATEGORIES

- NCO Natural Conservation
- RN Retail Neighborhood
- CE Corridor Edge
- RLM Residential Medium Density
- RM Residential Medium Density
- RMH Residential Medium High Density
- RH Residential High Density
- OT Office Transition
- OC Office Concentration
- MU Mixed Use
- CAE Commercial Arterial Existing
- RCC Retail Concentration Community
- RCS Retail Concentration Super-Community
- RAC Regional Activity Center
- CMC Commercial Mixed Concentration
- Water
- R Rural
- OS Open Space
- OS+ or POS Potential Open Space
- NG Neighborhood General
- NC Neighborhood Center
- CG Corridor General
- C C Community Center
- I Impact Area
- IN Industrial District
- PP Potential Park
- PS Potential School

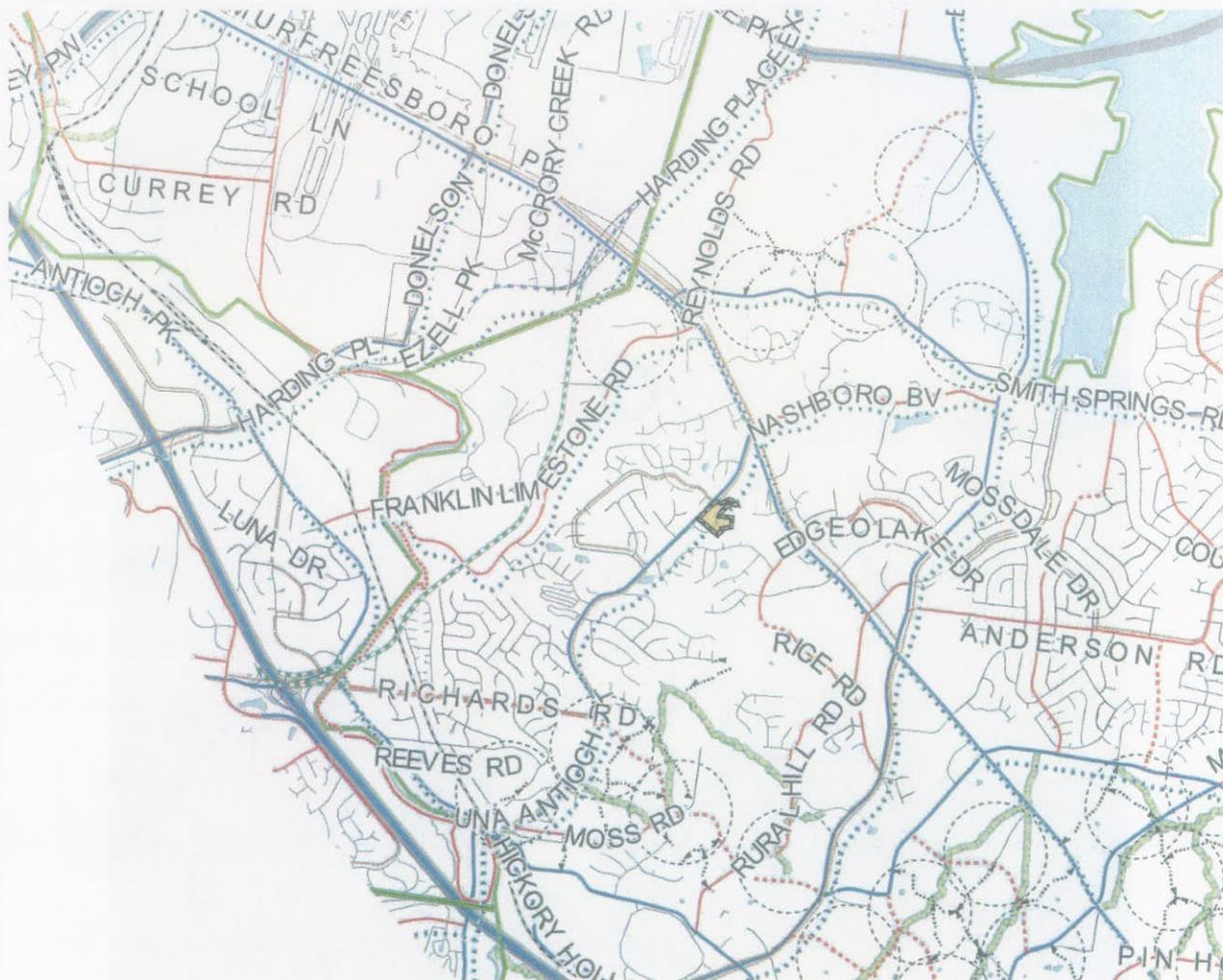


FIGURE 4
ANTIOCH-PRIEST LAKE COMMUNITY
TRANSPORTATION PLAN

Adopted July 10, 2003

STREET LEGEND

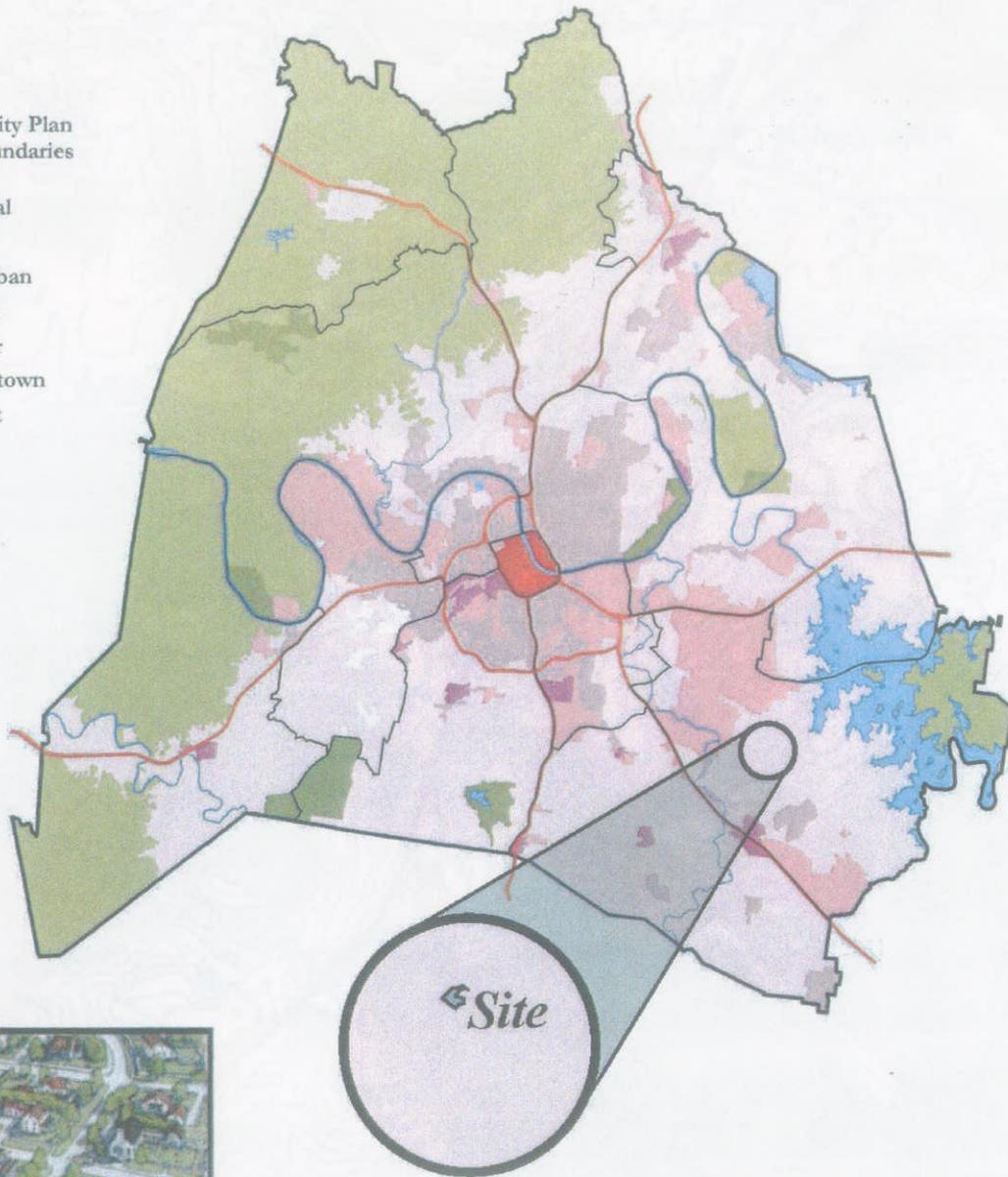
- Major Street - Existing
- - - Major Street - Planned
- - - Major Planned Optional
- Collector - Existing
- - - Collector - Planned
- - - Street Realignment
- - - Required Street Connection
- Ramp
- - - Ramp Optional

OTHER FEATURES

- Boundary of Community
- Greenways Plan Features**
- Existing Greenway Trail
- - - Planned Greenway Trail
- - - Planned Rails with Trails
- Greenway
- Greenway Corridor
- Community Plan Greenway**
- - - Additional Greenway
- - - Existing Bus Route
- - - Planned Bikeway
- Railroad
- AIRPORT**
- Existing
- - - Future
- Potential Neighborhood [0.25 mile "walkable" radius]

Community Plan
Area Boundaries
Transect

- T1 Natural
- T2 Rural
- T3 Suburban
- T4 Urban
- T5 Center
- T6 Downtown
- D District
- W Water



Suburban T3

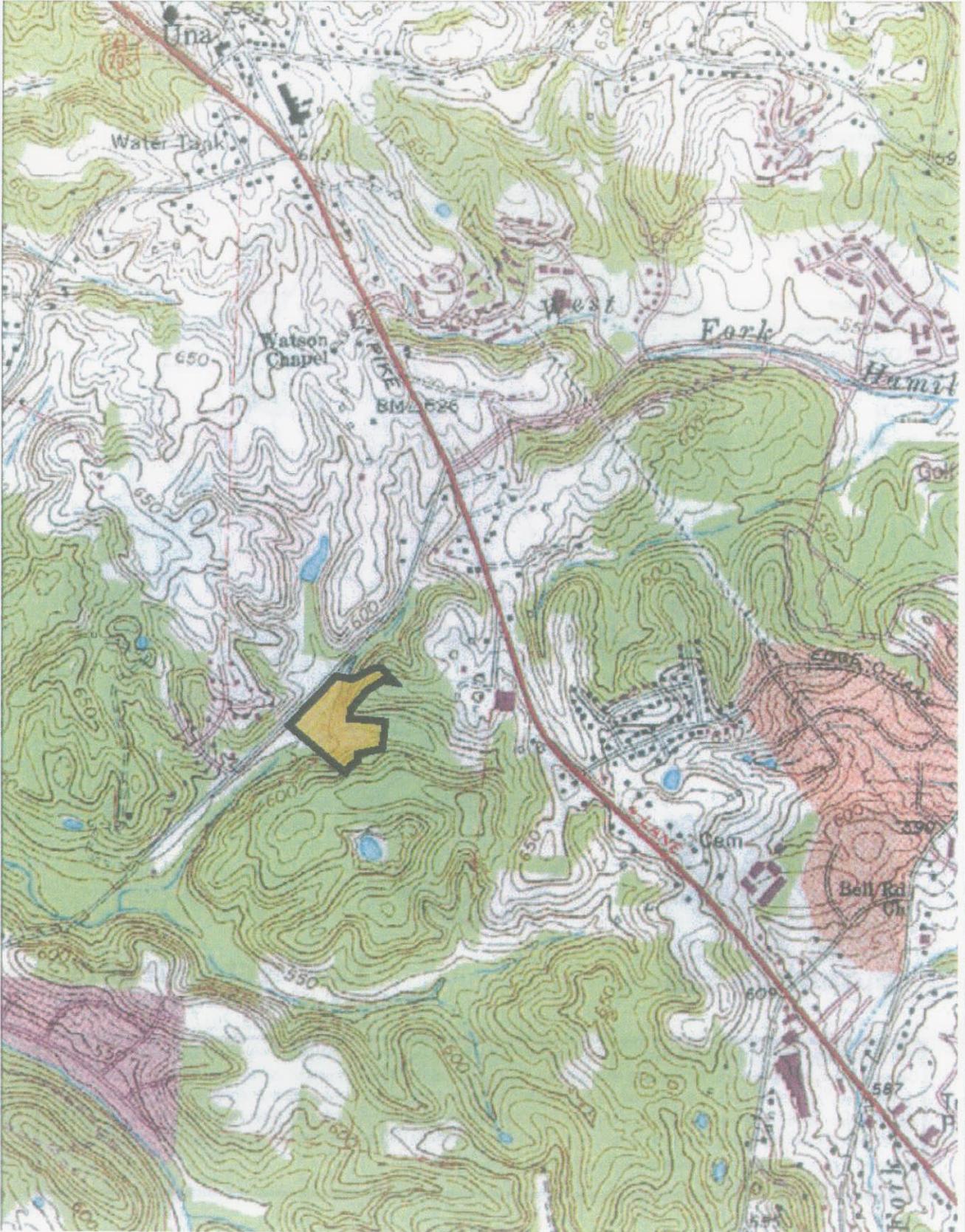
Transect Category

*The Community Character Manual 2008
Amended Jan 13, 2011*

The T3 Suburban Transect Category is the bridge between rural and urban transect areas; development within the T3 Suburban Transect Category is designed to thoughtfully transition from the least dense natural and rural environment to the denser urban environment. The T3 Suburban Transect Category, although moderately developed, is the Transect Category where nature is strategically incorporated into the site design. Existing vegetation is preserved to define curvilinear streets, and parks, and the green space associate with civic and public benefit uses, are part of the neighborhood's design. In the T3 Suburban Transect Category, the balance of nature and buildings tips toward nature with more open space and vegetation framing the street than buildings.

The Community Character Manual, Page 81

USGS QUAD MAP - ANTIOCH:



Not to Scale

USGS TOPO MAP WITH AERIAL - ANTIOCH :



Not to Scale

SITE - AERIAL PHOTO :



Not to Scale - Base photo taken from USGS

REFERENCES :



*Antioch – Priest Lake Community Plan 2003 Update
adopted July 10, 2003
Including amendments through January 28, 2010*

[www.nashville.gov/mpc/communityplans/
subarea/subarea13.asp](http://www.nashville.gov/mpc/communityplans/subarea/subarea13.asp)



*The Community Character Manual 2008
adopted August 14, 2008
as amended January 13, 2011*

http://www.nashville.gov/mpc/ccm_manual.asp

NOTES :

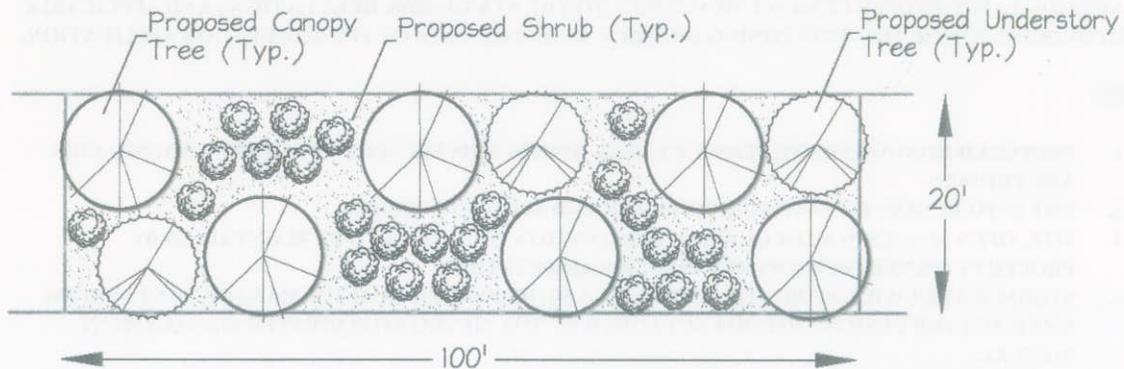
SPECIAL NOTE:

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 APPLICABLE REQUIREMENTS OF THE RM15 ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

NOTES:

1. PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
2. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
3. SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
4. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
5. SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
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 DEPT. OF WATER SERVICES.
7. PRELIMINARY DRAWING NOTE – 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.
8. FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE METRO DAVIDSON COUNTY FIRE DEPARTMENT.
9. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
11. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
12. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
13. SIGNAGE SHALL BE CONSISTENT WITH THE SIGN STANDARDS FOUND IN THE METRO ZONING ORDINANCE.
14. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1-REGULATIONS.
15. A RIGHT OF WAY DEDICATION OF 30 FEET AND A 3 FOOT RESERVATION SHALL BE MADE ALONG THE ROADWAY FRONTAGE OF UNA-ANTIOCH PIKE.
16. A 30 INCH CURB AND GUTTER AND SIDEWALK SHALL BE INSTALLED ALONG THE PROPERTY FRONTAGE ON UNA-ANTIOCH PIKE.
17. A PAVED PEDESTRIAN CONNECTION SHALL BE INSTALLED FROM THE PROPOSED SIDEWALK ALONG UNA-ANTIOCH PIKE TO THE RESIDENTIAL UNITS WITHIN THE PROJECT. THIS CONNECTION SHALL BE PLACED ALONG THE PROPOSED ACCESS LANE CONNECTING UNA-ANTIOCH PIKE.
18. PARKING DRIVE AISLES SHALL BE 24 FEET WIDE; PARKING SHALL BE 8.5 FEET x 18 FEET.
19. A SOLID WASTE AND RECYCLING PLAN SHALL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.
20. PEDESTRIAN IMPROVEMENTS MAY REQUIRE MODIFICATION OF THE SIGNAL AT PICADILLY ROW.
21. DRAINAGE FROM VALE RIDGE SHALL BE CONVEYED THROUGH SITE WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT.
22. SITE IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP NUMBER 47037C0359F, EFFECTIVE DATE APRIL 20, 2001.

"C" BUFFER DETAILS :



TYPICAL PLANTING C REQUIREMENTS PER 100 FEET

- 6 Canopy Tree -- 50% or more must be Evergreen
- 3 Understory Tree -- 50% or more must be Evergreen
- 24 Shrubs -- 50% or more must be Evergreen

Existing Trees 4 inches in caliper DBH and greater shall count for the trees required above provided that they are in healthy condition at the time of inspection at completion of the project by the Landscape Architect. If there are not 2 existing trees that remain per 100' after construction a Canopy Tree and an Understory Tree must be installed for each 100 linear feet (e.g. 1 existing tree remains, so no Canopy Trees and 1 Understory Tree must be installed.) Trees must be relatively uniformly distributed. (e.g. for 300 feet of Typical Planting Area there are only 6 trees clustered within a 50 foot area. Those trees will count for a 100 foot area. The other 200 feet of Typical Planting Area must have 1 Canopy Tree and 1 Understory Tree installed as required above.) If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.

TYPICAL PLANTING "C"

OR EQUIVALENT

n.t.s.