

PRELIMINARY SPECIFIC PLAN WATERFORD ASSISTED LIVING

CENTRAL PIKE
HERMITAGE, DAVIDSON COUNTY, TN
MAP 86, PARCEL 140.0

SHEET INDEX

2012SP-031-001

OWNER / DEVELOPER

STAR GROUP OF HERMITAGE, LLC
10540 CEDAR GROVE ROAD
SMYRNA, TN 37167
CONTACT: DR. MURALIDHAR BETHI
615-223-0005

COVER
EXISTING CONDITIONS
PRELIMINARY DEVELOPMENT PLAN
GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN

ORDINANCE NO. BL2012-329

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS10 to SP zoning for property located at 3778 Central Pike, approximately 450 feet west of Dodson Chapel Road (10.88 acres), to permit an assisted-care living facility and up to 21 single-family lots, all of which is described herein (Proposal No. 2012SP-031-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RS10 to SP zoning for property located at 3778 Central Pike, approximately 450 feet west of Dodson Chapel Road (10.88 acres), to permit an assisted-care living facility and up to 21 single-family lots, being Property Parcel No. 140 as designated on Map 086-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 086 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to assisted-care living, nursing home and single-family residential.

Section 4. Be it further enacted, that the following conditions be completed, bonded or satisfied as specifically required:

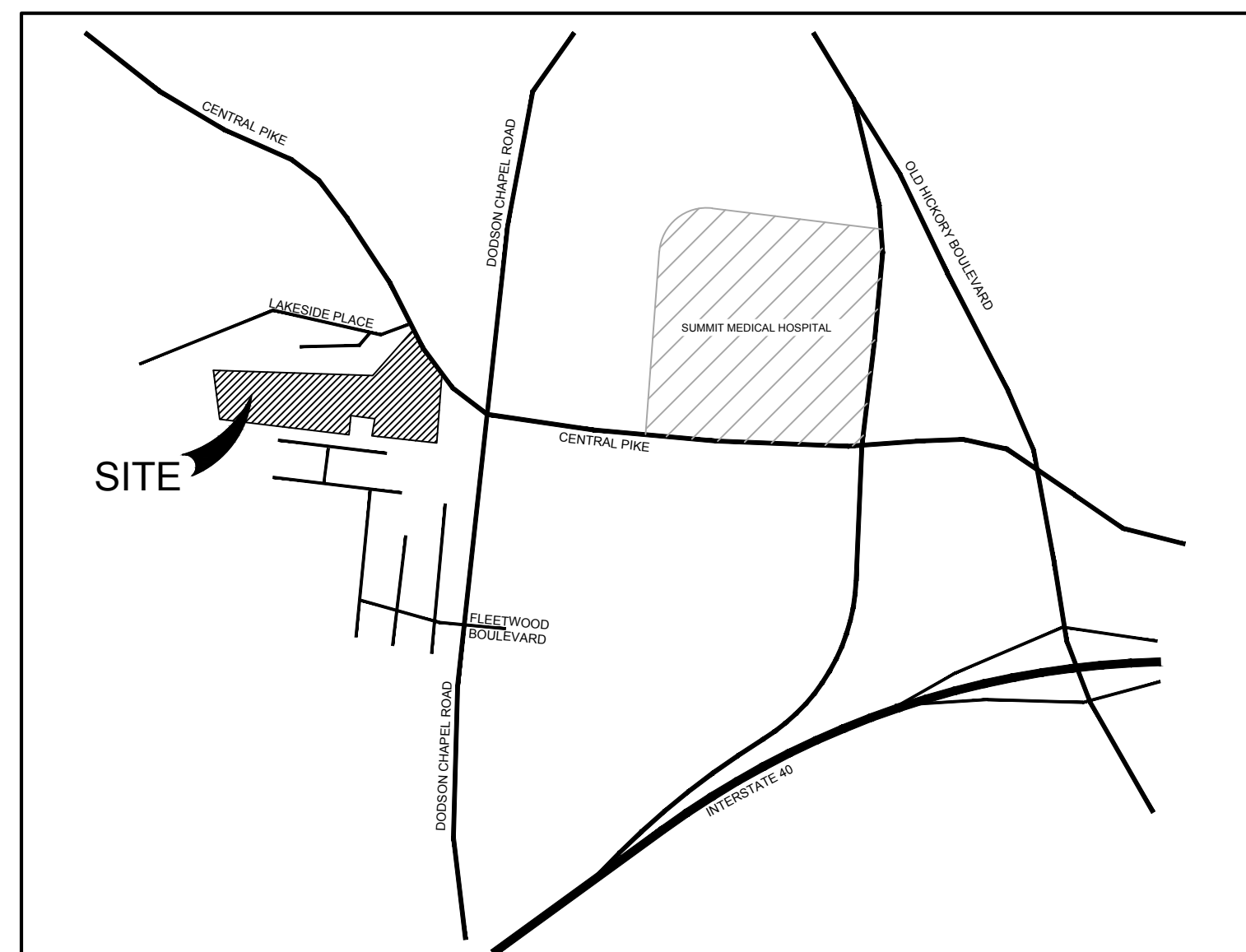
1. The assisted living use shall be limited to monument type sign with a maximum of five feet in height and 48 square feet in area.
2. No LED signs shall be permitted.
3. Planning Commission/Council approved traffic conditions may be modified based on subsequent review and approval of a new Traffic Impact Study by the Metro Traffic Engineer and/or the Planning Commission.
4. Extend existing left turn lane on Central Pike to project driveway with transition per AASHTO standards.
5. Residential lots shall be a minimum of 7,500 square feet in size.
6. The transfer of Impervious Surface Ratio shall not be permitted.
7. The maximum Impervious Surface Ratio for the assisted living facility shall be specified on the final site plan, but shall not be over 75 percent.

Section 5. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 6. Be it further enacted, that 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 increase 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 in the plan that is part of this ordinance.

Section 7. Be it further enacted, that 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 single-family area shall be subject to the standards, regulations and requirements of the RS7.5 zoning district and the assisted living area shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.

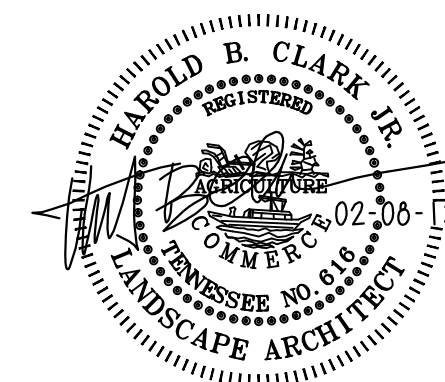
Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



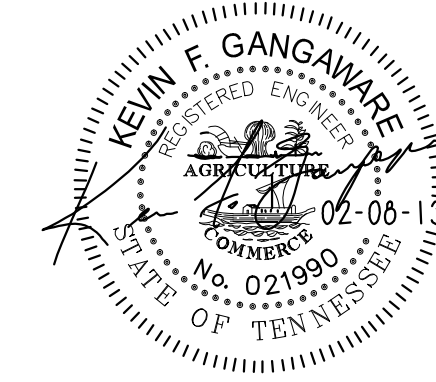
VICINITY MAP
N.T.S.



PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A MIXED RESIDENTIAL DEVELOPMENT TO INCLUDE A 92 ROOM ASSISTED LIVING FACILITY AND 21 SINGLE FAMILY RESIDENTIAL LOTS.



CIVIL SITE
DESIGN GROUP
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630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
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REVISED 11-01-12
REVISED 10-13-12
REVISED 02-08-13
DATE: 09-27-12
JOB NO.: 11-001-02
CADD CODE: 2631



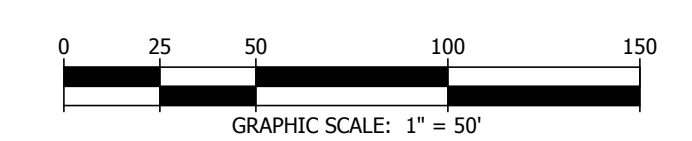
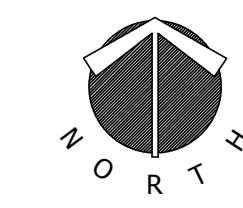
EXISTING CONDITIONS

WATERFORD ASSISTED LIVING

HERMITAGE, DAVIDSON COUNTY, TENNESSEE

2012SP-031-001

JOB NO. 11-001-02
 CAD CODE 2631
 REVISED 11-01-12
 REVISED 02-08-13



PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
The purpose of this Preliminary Specific Plan is to allow the redevelopment of this property from a single existing residential homestead to a new mixed housing development.

Development Plan:
The developer of this project intends to develop an assisted living and residential project with integrated open space and greenway connection.

Existing Conditions:
The property is currently undeveloped and has been used as an individual residential homestead for many years.

Applicability to the General Plan:
This property is within the Donelson - Hermitage Community Planning area adopted October 14, 2004. The structure plan for this property identifies this area as Neighborhood General (NG).

Consistency with the Community Plan:
The uses for this property identified under this proposed SP are a mix of low to medium intensity residential uses, which is consistent with the Donelson - Hermitage Community Plan's structure plan of Neighborhood General (NG).

Permitted Uses:
Uses permitted in this development include Assisted Care Facility, Nursing Home and Single Family Residential.

Development Standards:

- 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 increase 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.
- 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 RM20 zoning district as of the date of the applicable request or application.
- The purpose of this Specific Plan is to permit a mixed residential development to include a 92 room assisted living facility and 21 single-family residential lots.
- The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- Individual water and sewer service lines are required for each parcel.
- The developer of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- A subdivision plat will be submitted with the Final SP drawings.
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (47037CO261F, dated April 20, 2001), as well as Metro's GIS information, there is no 100 year floodplain within the SP boundary.
- According to the NRCS Soils Map, the soils on the property are T1C (Tallott - rock outcrop complex), S1C (Silverville loam, 3 to 12% slopes) and S1D (Silverville loam, 12 to 25% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- There are 2.9 acres of the site that have existing slopes from 15% to 25% and 0.76 acres that have existing slopes above 25%.
- All of the proposed roads and driveways will be public rights of way.
- There are no known existing wetlands within the SP boundary.
- Signage for Phase One shall be limited to a monument sign with a maximum of five feet in height and 48 square feet in area. No LED signs shall be permitted.
- All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- 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.
- All proposed public utilities and services shall be installed underground.
- Proposed site lighting shall comply with Metro lighting standards. Directional lighting and other appropriate methods shall be used to minimize any impacts on adjacent properties.
- Single family homes identified in Phase Two shall be constructed with similar building materials as the homes in the adjacent neighborhoods (i.e., brick, stone, etc.). No vinyl, plastic or aluminum siding shall be permitted.
- Assisted Living Facility shall be designed and constructed with a similar architectural character, regarding style and materials to the recently completed Police Precinct and Library facilities in order to be consistent with the existing character of the area.
- Assisted Living Facility shall be a maximum of 2 stories in height.
- Prior to construction, the contractor shall conduct a Pre-Blast Survey as required by Metro Government. This shall include the following:
 - The Contractor consultant will conduct a pre-blast survey of the surrounding structures within 300 feet of any blasting operation and document their condition before any blasting begins. The documentation will include written descriptions, photographs of the structures, and measures of obvious signs of structural distress.
 - Gauge marks will be located over existing cracks at selected locations to be measured before and after blasting to determine if widening or displacement has taken place.
 - Inform Owner of the buildings or structures included in the pre-blast survey. Confirm that pre-blast survey meets Metro's requirements.

Development Summary

Council District Number: 14

Council Member Name: Bruce Stanley

Owner of Record: Star Group of Hermitage, LLC
10540 Cedar Grove Road
Smyrna, TN 37167
p 615-223-0005
Contact: Dr. Muralidhar Bethi
mbethi@yahoo.com

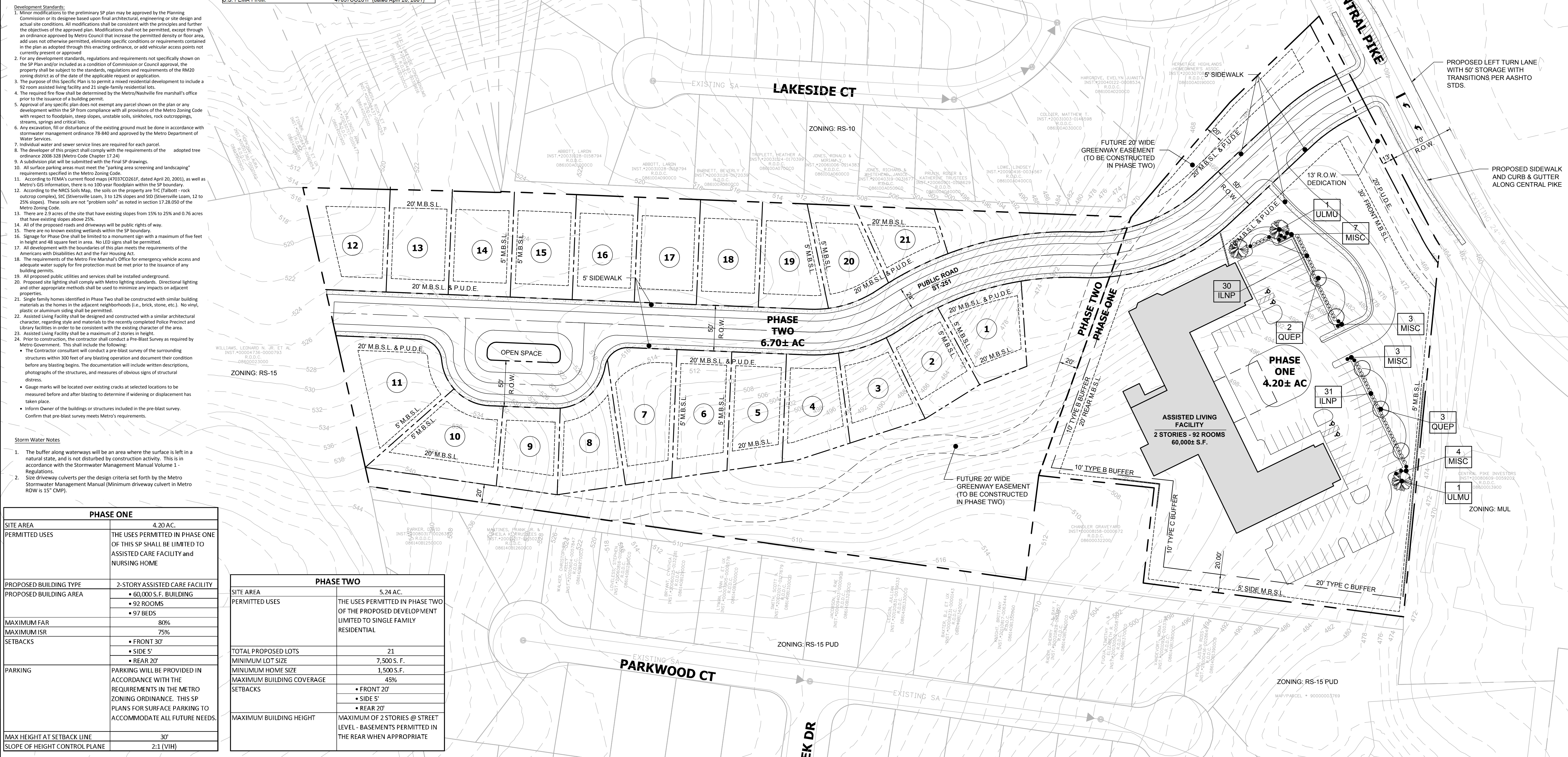
SP Name: Waterford Assisted Living

SP Number: 2012SP-031-001

Designer: Civil Site Design Group, PLLC
630 Southgate Avenue, Suite A
Nashville, TN 37203
p 615-248-9999
Contact: Hal Clark
halc@civil-site.com

U.S. FEMA FIRM: 47037CO261F (dated April 20, 2001)

PLANT SCHEDULE						
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	REMARKS
TREES						
QUEP	5	HIGHTOWER WILLOW OAK	QUERCUS PHELLOS	3" GAL	10' - 12'	6" - 8" B&B. STRONG CENTRAL LEADER
ULMU	3	BOSQUE ELM	ULMUS PARVAFOLIA 'BOSQUE'	3" GAL	10' - 12'	6" - 8" B&B. FULL PLNT.
SHRUBS						
MISC	17	MAIDEN GRASS	MISCANTHUS GRACILIMUS	3 GAL	30" MIN	42" O.C.
ILNP	61	NEEDLEPOINT HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	3 GAL	30" MIN	42" O.C.



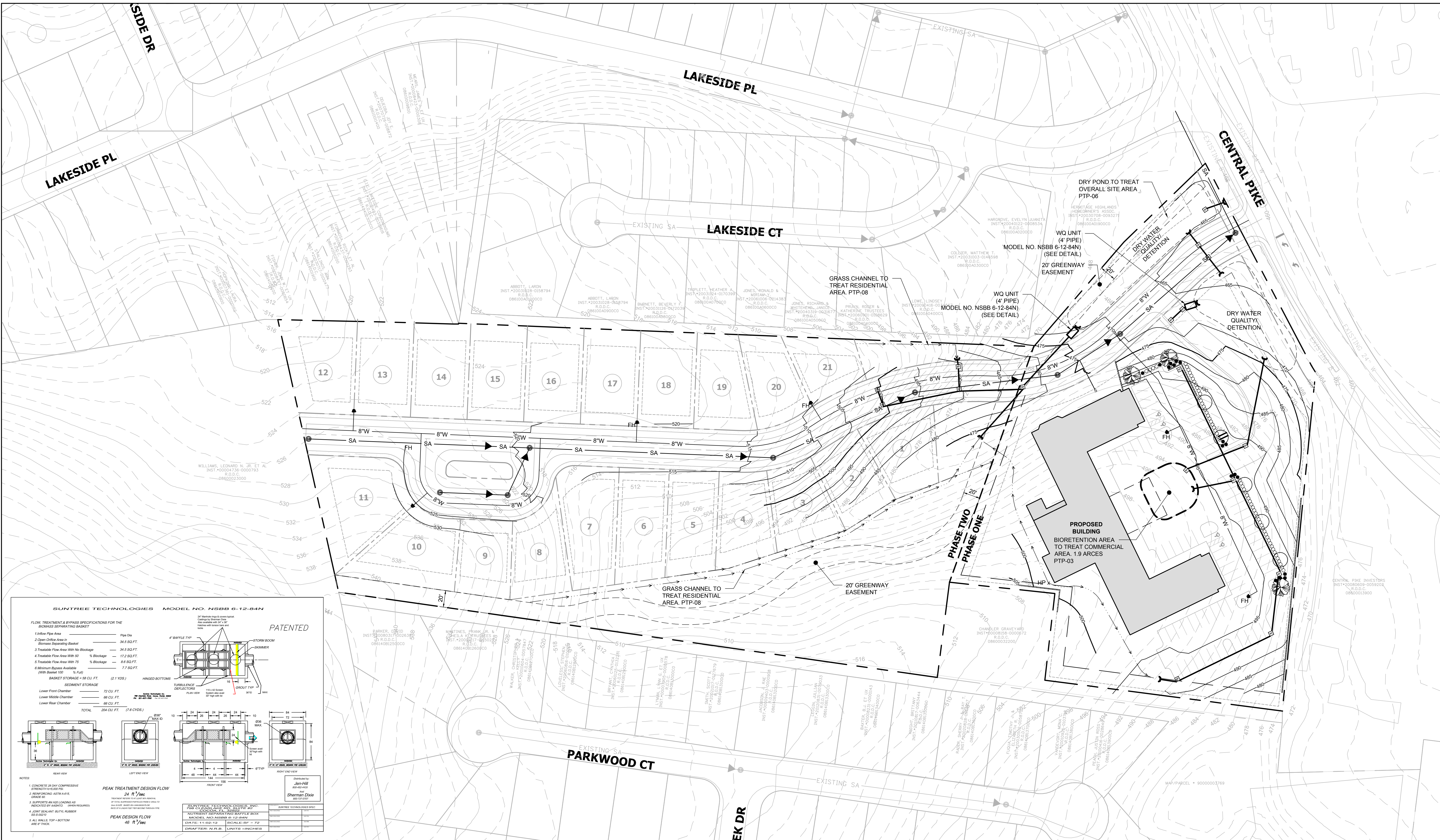
PHASE ONE	
SITE AREA	4.20 AC.
PERMITTED USES	THE USES PERMITTED IN PHASE ONE OF THIS SP SHALL BE LIMITED TO ASSISTED CARE FACILITY and NURSING HOME
PROPOSED BUILDING TYPE	2-STORY ASSISTED CARE FACILITY
PROPOSED BUILDING AREA	• 60,000 S.F. BUILDING • 92 ROOMS • 97 BEDS
MAXIMUM FAR	80%
MAXIMUM ISR	75%
SETBACKS	• FRONT 30' • SIDE 5' • REAR 20'
PARKING	PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE METRO ZONING ORDINANCE. THIS SP PLANS FOR SURFACE PARKING TO ACCOMMODATE ALL FUTURE NEEDS.
MAX HEIGHT AT SETBACK LINE	30'
SLOPE OF HEIGHT CONTROL PLANE	2:1 (VIH)

PHASE TWO	
SITE AREA	5.24 AC.
PERMITTED USES	THE USES PERMITTED IN PHASE TWO OF THE PROPOSED DEVELOPMENT LIMITED TO SINGLE FAMILY RESIDENTIAL
TOTAL PROPOSED LOTS	21
MINIMUM LOT SIZE	7,500 S.F.
MINIMUM HOME SIZE	1,500 S.F.
MAXIMUM BUILDING COVERAGE	45%
SETBACKS	• FRONT 20' • SIDE 5' • REAR 20'
MAXIMUM BUILDING HEIGHT	MAXIMUM OF 2 STORIES @ STREET LEVEL - BASEMENTS PERMITTED IN THE REAR WHEN APPROPRIATE

PRELIMINARY DEVELOPMENT PLAN

WATERFORD ASSISTED LIVING

HERMITAGE, DAVIDSON COUNTY, TENNESSEE



GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN

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