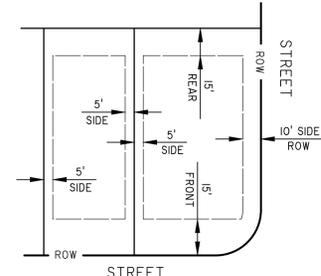
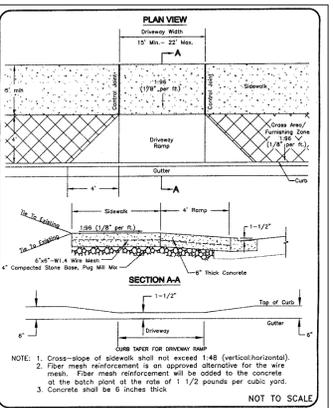


- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CREATE A 25 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
 2. SITE CONTAINS 7.2± ACRES.
 3. SITE IS LOCATED ON PROPERTY MAP 172, PARCEL 13 AND P/O PARCEL 198.
 4. EXISTING ZONING: R40
 5. PROPOSED ZONING: SP
 6. PROPERTY OWNER: PARCEL 13 - W.H. SWAIN
6015 CLOVERLAND DR
BRENTWOOD, TN 37027
DEED BK 2542, PG 273 R.O.D.C.
 - 198 - MONTESSORI ACADEMY, INC.
6021 CLOVERLAND DR
BRENTWOOD, TN 37027
INST. NO. 20080324-0029071 R.O.D.C.
 7. DEVELOPER: BEAZER HOMES CORP.
1018 ELM HILL PIKE
NASHVILLE, TN 37200
(615) 244-9600
 8. NO GRADING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
 9. EXISTING CONTOURS TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET.
 10. BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLATS.
 11. PROPERTY IS LOCATED IN ZONE "X" ON F.E.M.A. MAP No. 47037C0363F. (PANEL NOT PRINTED).
 12. 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 METRO DEPARTMENT OF WATER SERVICES.
 13. 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.
 14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15")
 15. 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.
 16. SITE WILL BE DEVELOPED IN ONE PHASE.
 17. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE R33 ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
 18. ALL OPEN SPACE SHALL BE A DRAINAGE EASEMENT
 19. IF POSSIBLE, DETENTION / WATER QUALITY AREAS WILL UTILIZE BIOTENTION, SMALLER AREAS WITH EDGES DELINEATED BY LANDSCAPING AND/OR MASONRY KNEE WALLS, AND OTHER METHODS TO IMPROVE THE APPEARANCE OF THE FACILITIES, BUT AT A MINIMUM WILL MEET THE REQUIREMENTS SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
 20. ALL HOUSES SHALL PROVIDE A PAVED WALKWAY FROM THE FRONT OF THE ENTRANCE TO THE PUBLIC SIDEWALK SYSTEM.
 21. THE SP SHALL MEET THE MINIMUM PARKING REQUIREMENTS OF THE ZONING CODE FOR SINGLE FAMILY RESIDENTIAL USES.
 22. BUILDING FRONTAGES SHALL CLEARLY IDENTIFY 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.
 23. RESIDENTIAL GROUND SIGNS WITHIN THE SP SHALL BE AS PER METRO ZONING CODE.

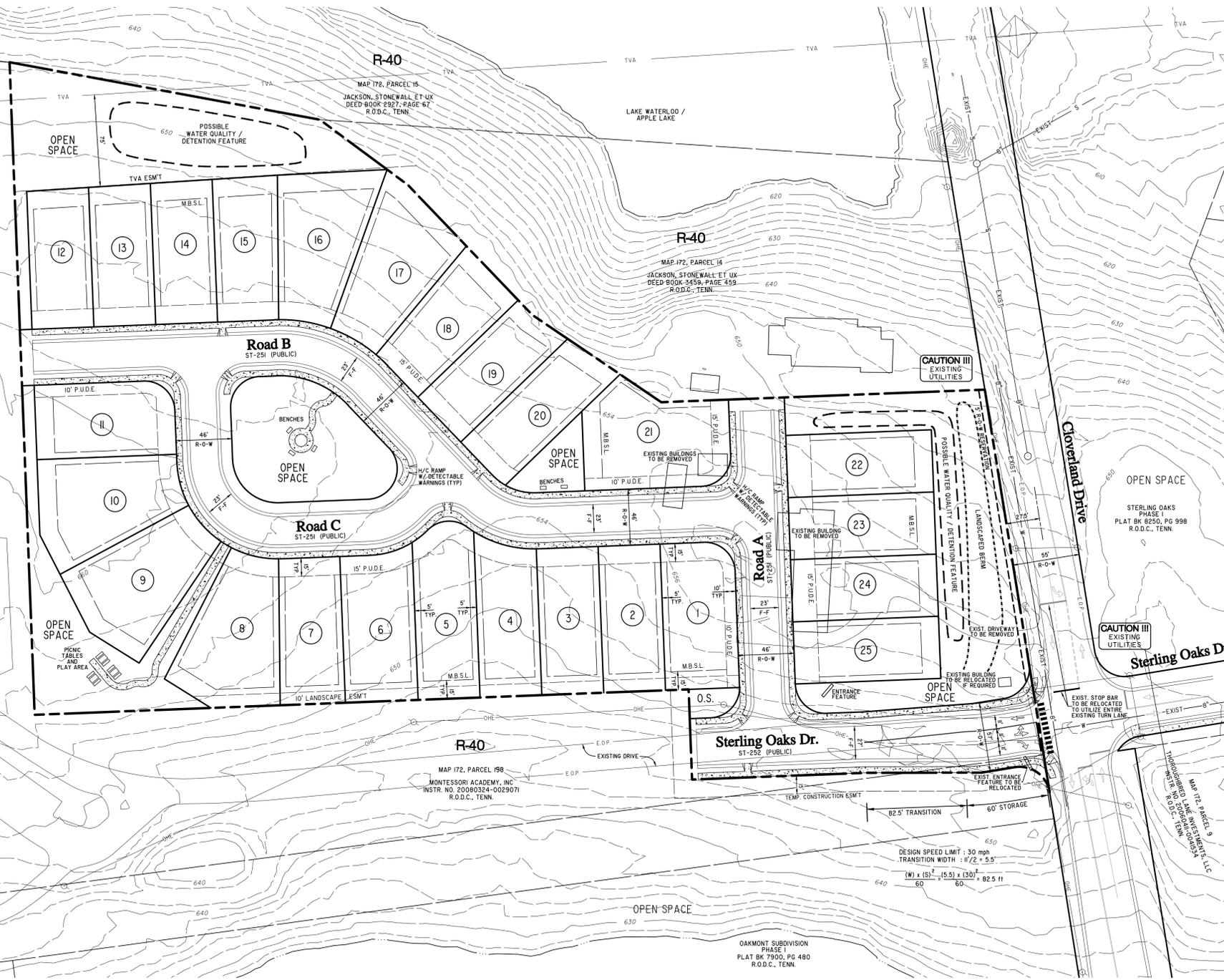


TYPICAL BUILDING SETBACK DETAILS
N.T.S.



NOTE: 1. Cross-slope of approach shall not exceed 1:48 (vertical/horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Four mesh reinforcements will be added to the concrete at the bottom of the curb at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 6 inches thick.

R-40
MAP 172, PARCEL 198
MONTESSORI ACADEMY, INC.
INSTR. NO. 20080324-0029071
R.O.D.C., TENN.



OAKMONT SUBDIVISION
PHASE 5
PLAT BK 7900, PG 480
R.O.D.C., TENN.

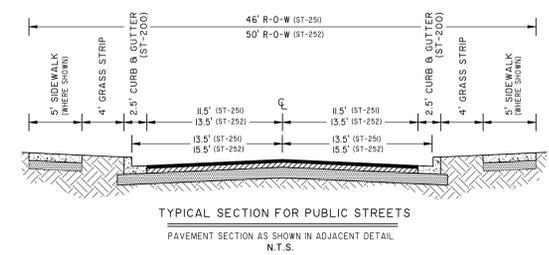
SP Development Summary

● COUNCIL DISTRICT:	4th
● COUNCIL MEMBER:	Mr. Brady Banks
● PROPERTY OWNER:	Beazer Homes Corp. 1018 Elm Hill Pike Nashville, TN 37200 (615) 244-9600 contact: Mr. Kevin Atwood
● OVERLAY DISTRICT:	Airport
● SP NAME:	Lochaven
● SP NUMBER:	2013SP-028-001
● PLAT PREPARATION DATE:	06-24-13
REVISIONS:	07-16-13 08-23-13
● SCALE:	1" = 50'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS, & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0100
● FEMA MAP NO.	47037C0363F, ZONE "X"

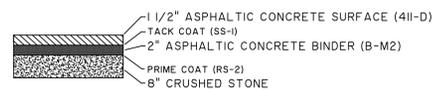
Bulk Standards Table

(Open Space Areas and Lot Areas are subject to change with final design and boundary survey)

SITE AREA:	7.2± ACRES
PROPOSED NUMBER OF LOTS:	25 LOTS
MINIMUM LOT AREA:	5000 SQ. FT.
MAXIMUM LOT COVERAGE:	0.65
BUILDING SETBACKS: (SEE DETAIL ON PLAN & LOTS 1 AND 5)	
FRONT:	15 FT. TO BUILDING - 20 FT. TO GARAGE
SIDE:	5 FT. LOT - 10 FT. STREET
REAR:	15 FT.
MINIMUM LOT WIDTH:	50 FT. AT 25 FT. FROM R-O-W
MAXIMUM BUILDING HEIGHT:	2 STORIES
PROPOSED DENSITY:	3.47 UNITS / ACRE
OPEN SPACE:	
USABLE:	1.37 AC.
DETENTION/WQ AREAS:	0.23 AC.
TOTAL OPEN SPACE:	1.60 AC. OR 22%



TYPICAL SECTION FOR PUBLIC STREETS
PAVEMENT SECTION AS SHOWN IN ADJACENT DETAIL
N.T.S.



PAVEMENT SECTION
N.T.S.

Case Number : 2013SP-028-001
Preliminary Development Plan

Lochaven

Proposed SP Development
4th Councilmanic District
Nashville, Davidson County, Tennessee
developer

Beazer Homes Corp.

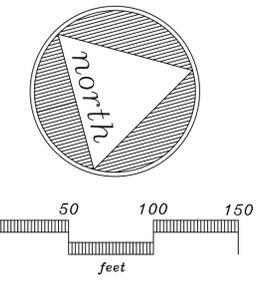
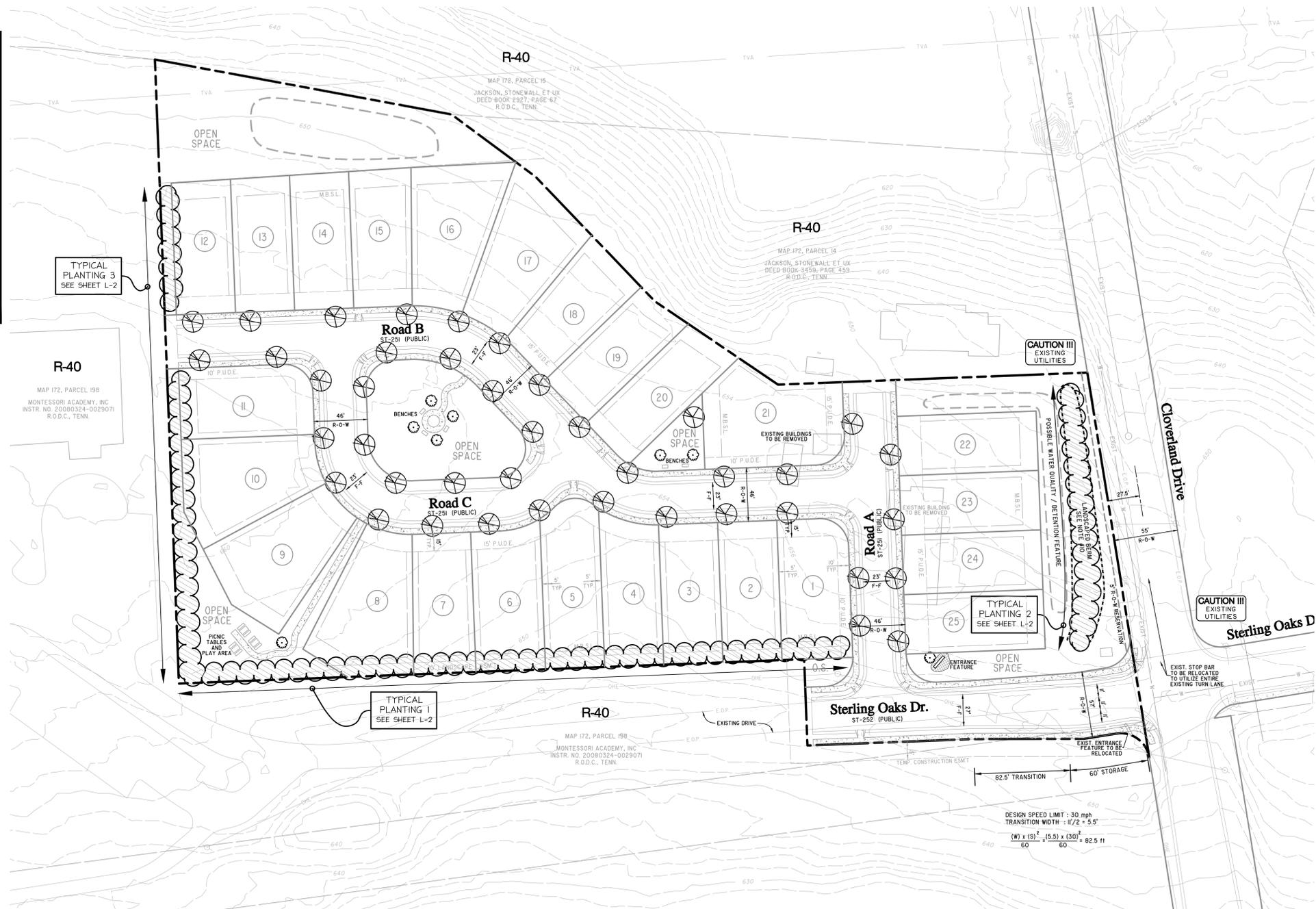
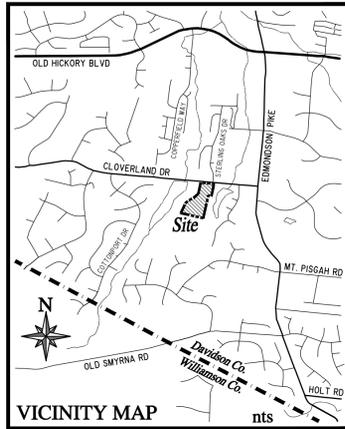
1018 Elm Hill Pike
Nashville, Tennessee 37210
(615) 244-9600

Date: 06-24-13 Scale : 1" = 50'

REVISED: 7-16-13 AS PER METRO PLANNING
8-23-13 AS PER METRO PLANNING

Anderson, Delk, Epps & Associates Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809



- LEGEND**
- PROPOSED CANOPY TREES
 - PROPOSED UNDERSTORY TREES
 - PROPOSED TREE PROTECTION FENCE

PLAN REGULATIONS:

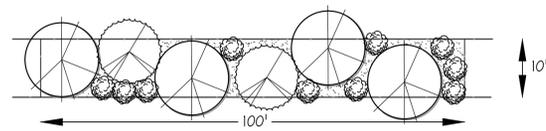
1. Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with locations, size (dbh), and species.
2. A minimum of 1 tree per lot shall be installed on each lot. 1 tree per lot shall count towards the total TDU requirement.
3. Proposed trees used for calculating tree density shall have a minimum caliper of 2 inches and shall be a minimum of 6 feet tall.
4. Trees counted for TDUs shall be protected by a chain link fence and shall be installed per the detail on sheet L-2
5. Proposed tree species are shown on sheet L-2. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.
6. The final Landscape Planting Plans shall be prepared and sealed by a Landscape Architect registered by the State of Tennessee.
7. At completion, the installation of the plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.
8. A Tree Removal Permit shall be obtained prior to removal of any existing trees.
9. An underground irrigation system or an outside house attachment within 100 feet of all landscaping shall be installed for all proposed trees, shrubs, and ground covers.
10. Proposed landscaped berm shall be installed at the maximum height possible based on existing conditions and final grading layout, but will be a minimum of 4 feet high.

Sheet L-1 (1 of 2)
 Case Number : 2013SP-028-001
Preliminary Landscape Plan
Lochaven

Proposed SP Development
 4th Councilmanic District
 Nashville, Davidson County, Tennessee
 developer
Beazer Homes Corp.
 1018 Elm Hill Pike
 Nashville, Tennessee 37210
 (615) 244-9600

Date: 06-24-13 Scale : 1" = 50'
 REVISED: 7-16-13 AS PER METRO PLANNING
 8-23-13 AS PER METRO PLANNING

Anderson, Delk, Epps & Associates Inc.
 618 Grassmere Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809



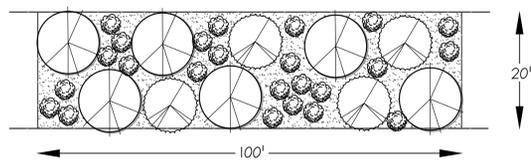
TYPICAL PLANTING 1

n.t.s.

**TYPICAL PLANTING 1
REQUIREMENTS PER 100 FEET**

4 Canopy Tree -- 50% or more must be Evergreen
2 Understory Tree -- 50% or more must be Evergreen
10 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.

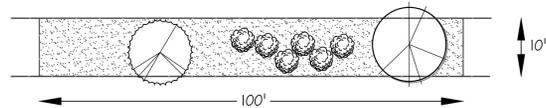


TYPICAL PLANTING 2

n.t.s.

**TYPICAL PLANTING 2
REQUIREMENTS PER 100 FEET**

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



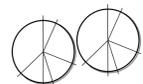
TYPICAL PLANTING 3

n.t.s.

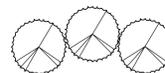
**TYPICAL PLANTING 3
REQUIREMENTS PER 100 FEET**

1 Canopy Tree -- Must be Evergreen
1 Understory Tree -- Must be Evergreen
6 Shrubs -- 50% or more must be Evergreen

LEGEND FOR TYPICAL PLANTINGS



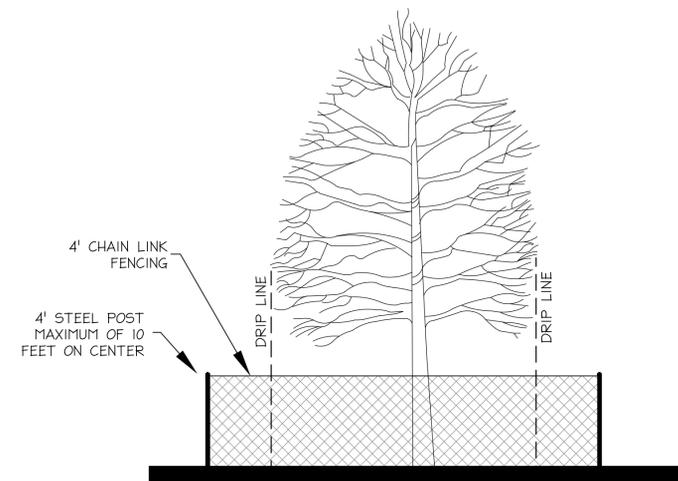
PROPOSED CANOPY TREES



PROPOSED UNDERSTORY TREES



PROPOSED SHRUBS



PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER

TREE PROTECTION DETAIL

n.t.s.

LIST OF POTENTIAL TREE SPECIES

CANOPY TREES:

- Acer rubrum 'Red Sunset' -- Red Sunset Red Maple
- Acer saccharum -- Sugar Maple
- Liriodendron tulipifera -- Tuliptree
- Magnolia grandiflora -- Southern Magnolia
- Magnolia grandiflora 'Alta' -- Alta Magnolia
- Pinus strobus -- White Pine
- Pinus taeda -- Loblolly Pine
- Platanus acerifolia -- London Planetree
- Quercus nuttalli -- Nuttall Oak
- Quercus phellos -- Willow Oak
- Quercus palustris -- Pin Oak
- Quercus rubra -- Red Oak
- Salix babylonica -- Weeping Willow
- Taxodium distichum -- Common Bald Cypress
- Ulmus parvifolia 'Alee' -- Alee Chinese Elm

UNDERSTORY TREES:

- Acer campestre -- Hedge Maple
- Cercis canadensis -- Eastern Redbud
- Cornus florida -- Flowering Dogwood
- Cornus kousa chinensis -- Chinese Kousa Dogwood
- Ilex attenuata 'Fosteri' -- Foster Holly
- Lagerstroemia Indica -- Grape Myrtle
- Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia
- Magnolia virginiana -- Sweetbay Magnolia
- Prunus cerasifera 'Thundercloud' -- Thundercloud Purpleleaf Plum

EVERGREEN SCREENING:

- Cupressocyparis leylandii -- Leyland Cypress
- Juniperus virginiana -- Eastern Red Cedar
- Magnolia grandiflora -- Southern Magnolia
- Pinus strobus -- White Pine
- Pinus taeda -- Loblolly Pine

Sheet L-2 (2 of 2)
Case Number : 2013SP-028-001
Preliminary Landscape Plan
Lochaven

Proposed SP Development
4th Councilmanic District
Nashville, Davidson County, Tennessee
developer

Beazer Homes Corp.

1018 Elm Hill Pike
Nashville, Tennessee 37210
(615) 244-9600

Date: 06-24-13 Scale : 1" = 50'
REVISED: 7-16-13 AS PER METRO PLANNING

Anderson, Delk, Epps & Associates Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

LOCHAVEN

A Quality Residential Development Specific Plan (SP) District

SP No. 2013SP-028-001

Revised : 7-16-13
8-23-13

Developer:



By:



Anderson, Delk, Epps & Associates Inc.
ENGINEERING / PLANNING / SURVEYING
618 Grassmere Park Drive - Suite 4
Nashville, Tennessee 37211

Lochaven – SP District

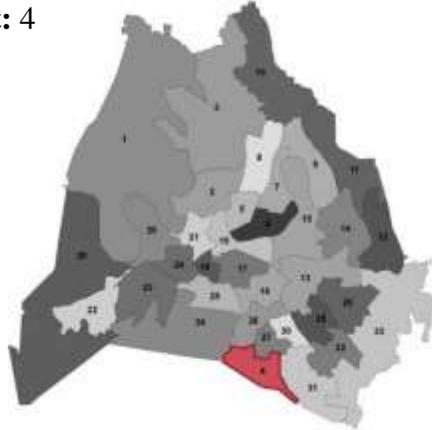
TABLE OF CONTENTS:

Application Information	Page 1
Purpose and Intent of Proposed SP District	Page 2
Proposed Plans Consistency with General Plan	Page 2
Proposed SP Development Characteristics	Page 2
Existing Site Conditions	Page 3
Landscaping and Open Space	Page 4
Building and Lot Standards	Page 5
Bulk Provisions	Page 6
Building Materials	Page 6
Decorative Signs and Lights Examples	Page 6
Architectural Standards	Page 7
Metro GIS Property Information	Page 8-9
Structure Plan	Page 10
Transect Map	Page 11
Transportation Plan – Vehicular Network	Page 12
Transportation Plan – Pedestrian Network	Page 13
Infrastructure Deficiency Area	Page 14
USGS Quad Map	Page 15
Aerial Photo of Site	Page 16
Preliminary SP Plan	Page 17
Preliminary Landscaping Plan 1 of 2	Page 18
Preliminary Landscaping Plan 2 of 2	Page 19
Water Availability Letter	Page 20
Typical House Elevation Examples	Page 22-24
Typical Floor Plans Examples	Page 25-26

LOHAVEN SPECIFIC PLAN ZONING DISTRICT

Application #: 2013SP-028-001

Council District: 4



Council Member :



Mr. Brady Banks

Parcel ID #: Map 172, Parcel 13 and p/o Parcel 198

Submittal Date: June 27, 2013

Developer: Beazer Homes Corp.
1018 Elm Hill Pike
Nashville, Tennessee 37210
Contact : Kevin Atwood

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

PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:

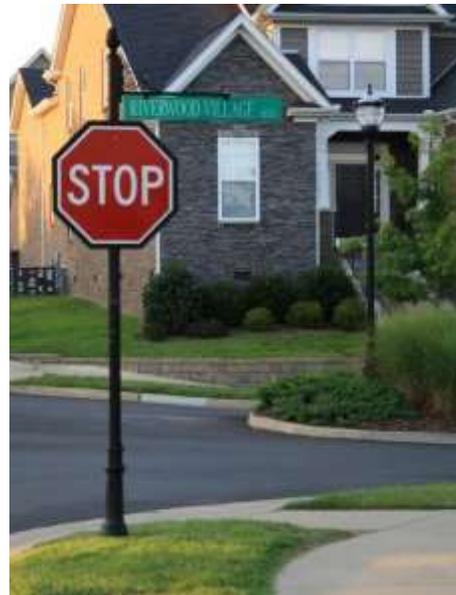
The purpose of the proposed Specific Plan (SP) District is to allow for the development of 25 Single Family Lots. At the Pre-Application Conference with Metro Planning, the staff suggested that the Developer use the SP District due to the site constraints. These constraints consist of the size, shape and location of the property, minimum building setbacks, roadway right-of-ways, TVA easements, 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 conform to the General Plan and Land Use Policy and would not require a policy change. The current Land Use Policy is Residential Low-Medium Density. The land uses in these categories include Medium Density Residential at up to 4 du/ac.

PROPOSED SP WOULD HAVE THE FOLLOWING CHARACTERISTICS:

- The development will have a centralized Open Space area.
- Park benches, play areas and picnic tables shall be installed to provide active open space areas.
- All homes will be a combination of brick, Hardie siding, or pre-cast stone.
- Landscaping will be shown as per plan.
- All street lights and signage within the community will be decorative.
- All utilities will be installed underground.
- All open space common areas will be maintained by the homeowners association.
- Developer shall provide detention and water quality improvements to comply with the Metro Stormwater Regulations.



EXISTING CONDITIONS ON THE SITE:

The site currently contains an existing single family residence along with a large open field. It is bounded on the north by Cloverland Drive, the south and east by the Montessori Academy, and the west by two parcels with existing single family homes. The site vegetation consists of mostly open fields, with some scattered trees and brush.

The site is currently zoned R-40

The existing Land Use Policy for the area is RLM – Residential Low-Medium Density which accommodates residential development within a range of two to four dwelling units per acre.

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 Transect Category, which accommodates developments with densities from 4 dwelling units per acre to 20 dwelling units per acre with a range of housing types from single family homes to multifamily buildings.

The Proposed SP District would permit only Single Family Lots.



LANDSCAPING AND OPEN SPACE:

The development will have three active open space areas, including a centralized open space area that will serve as a focal point for the neighborhood. These areas will be connected to the pedestrian network so the homeowners will have easy access to these amenities. The amenities will include play areas, park benches, and picnic tables.



While the site is predominantly an open field, existing vegetation on site will be preserved to the greatest extent possible. Open space strips have been left along Cloverland Drive and along a large portion of the development's boundary to provide screening for the proposed development.

The development shall be screened from the view of adjacent properties by a vegetated landscape easement that will run along a large part of the development's boundary. This strip of vegetation will utilize existing trees and shrubs where possible, but at a minimum will meet the planting requirements as shown on the preliminary landscaping plans. A landscape berm is also proposed behind lots 22 thru 25 to provide screening and limit the view of the development from Cloverland Drive.



BUILDING AND LOT STANDARDS :

House types proposed will be a mid-sized single-family residential building that occupies the center of its lot with setbacks on all sides. Vehicular access is via a front driveway, with a primary pedestrian entrance located along the street frontage.

Bulk Standards:

Minimum Lot Area: 5,000 square feet

Maximum Lot Coverage : 0.65

Minimum Lot Width: 50' at 25' from right-of-way

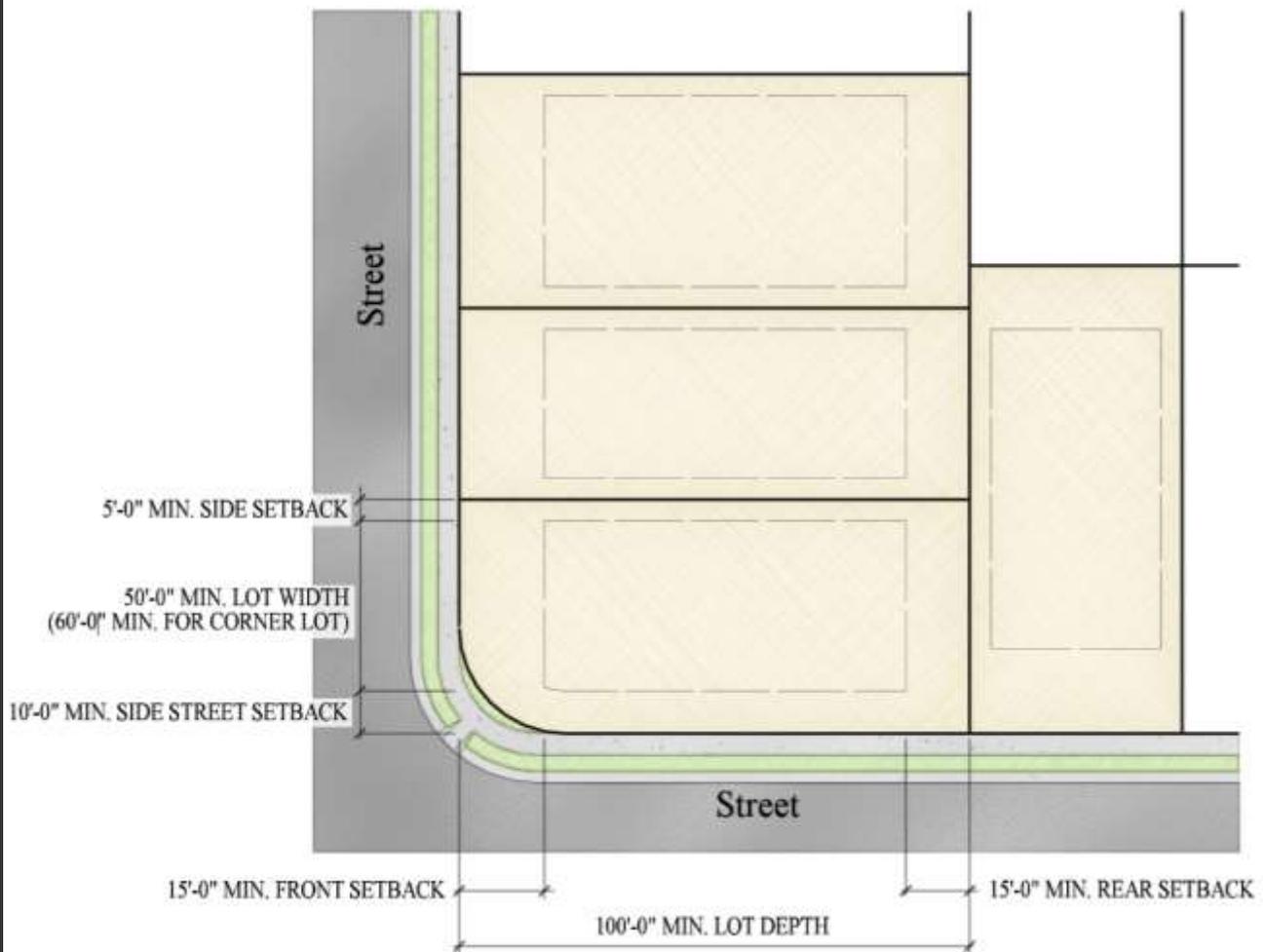
Minimum Lot Depth: 100 ft.

Building Setbacks :

Minimum Front Setback : 15 ft to building - 20 ft to garage door

Minimum Side Setback : 5 ft Lot
10 ft Street

Minimum Rear Setback : 15 ft



BULK PROVISIONS:

Site Area : 7.2± Acres

Number of Lots Proposed: 25 Lots

Maximum Building Height: 2.5 Stories

Proposed Density: 3.47 Units/Acre

Open Space (Approximate):

Usable : 1.37± Ac.

Detention and
Water Quality Areas : 0.23± Ac.

Total : 1.60± Ac.



BUILDING MATERIALS:

Exterior Walls: Brick, stone, and Hardie Siding

Roofs: Fiberglass or asphalt shingles

Trim: Aluminum or vinyl (Exterior fascia and gutters may be aluminum. Soffits and windows may be vinyl or aluminum.)

DECORATIVE SIGNS AND LIGHTS EXAMPLES:



ARCHITECTURAL STANDARDS:

Walls:

1. Building walls shall be finished in brick, stone, masonry siding products, 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.
3. Decks shall not be permitted in front or side yards.

Roofs:

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

Trim:

1. Trim shall consist of Vinyl or Aluminum Trim

General:

1. 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.
2. Buildings on corner lots shall address both streets with architectural features and massing elements, including porches, windows, bays, or other façade enhancements.
3. 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.
4. The garage door shall have a minimum 5 foot setback from the front façade of the conditioned space for each dwelling. A minimum of 4 foot is also acceptable, provided that it includes a minimum 6 foot front porch (meaning these homes will have a minimum 10 feet from the front porch to the garage door).

METRO GIS PROPERTY INFORMATION - PARCEL 13 :

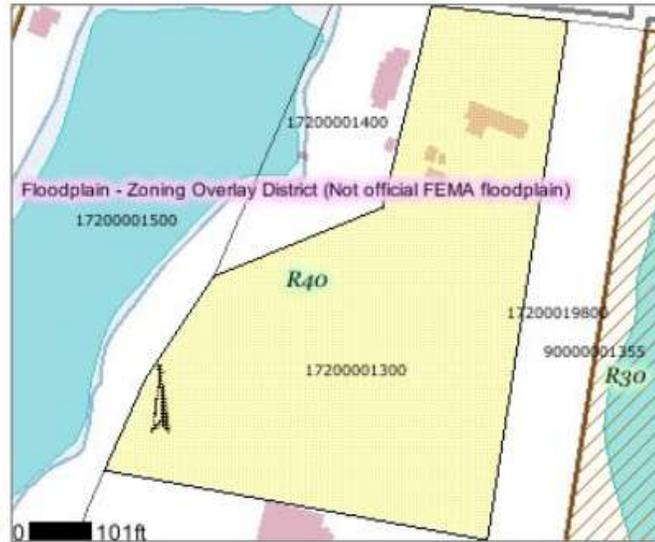


800 2nd Ave S
Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 17200001300
Property Address: 6015 CLOVERLAND DR
BRENTWOOD, TN 37027

Owner Information: SWAIN, W. H. ETUX
P O BOX 1824
BRENTWOOD, TN 37027
Date Acquired: 6/13/1956
Document: DB-00002542
0000273

General Information: Census Tract: 18804
Council District: 04
Land Use: 011, SINGLE FAMILY
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: S SIDE HARDCUFFLE RD W OF EDMONSON PIKE
Acreage: 6.62
Dimensions: 0X0
Document: DB-00002542 0000273

Zoning: Zoning: R40, ONE&TWO FAMILY 40,000 SQUARE FOOT LOT
Date Effective: 12/24/1974
Case Number:
Bill Number: 073-650

Overlays: Overlay District: OV-AIR, AIRPORT OVERLAY
Date Effective: 12/24/1974
Case Number:
Bill Number: 073-650

Assessment Information: Sale Price:
Date Assessed: 1/1/2013
Classes: R
Land Appraised Value: \$203,600.00
Improvement Appraised Value: \$208,700.00
Total Appraised Value: \$412,300.00
USD/GSD: GENERAL SERVICES DISTRICT
Service Area/Field Book: 06D 56040

METRO GIS PROPERTY INFORMATION - PARCEL 198 :



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

Parcel ID: 17200019800
Property Address: 6021 CLOVERLAND DR
BRENTWOOD, TN 37027
Owner Information: MONTESSORI ACADEMY, INC.
6021 CLOVERDALE DR
BRENTWOOD, TN 37027
Date Acquired: 3/17/2008
Document: QC-20080324
0029071

General Information: Census Tract: 18804
Council District: 04
Land Use: 093, SCHOOL OR COLLEGE *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.*

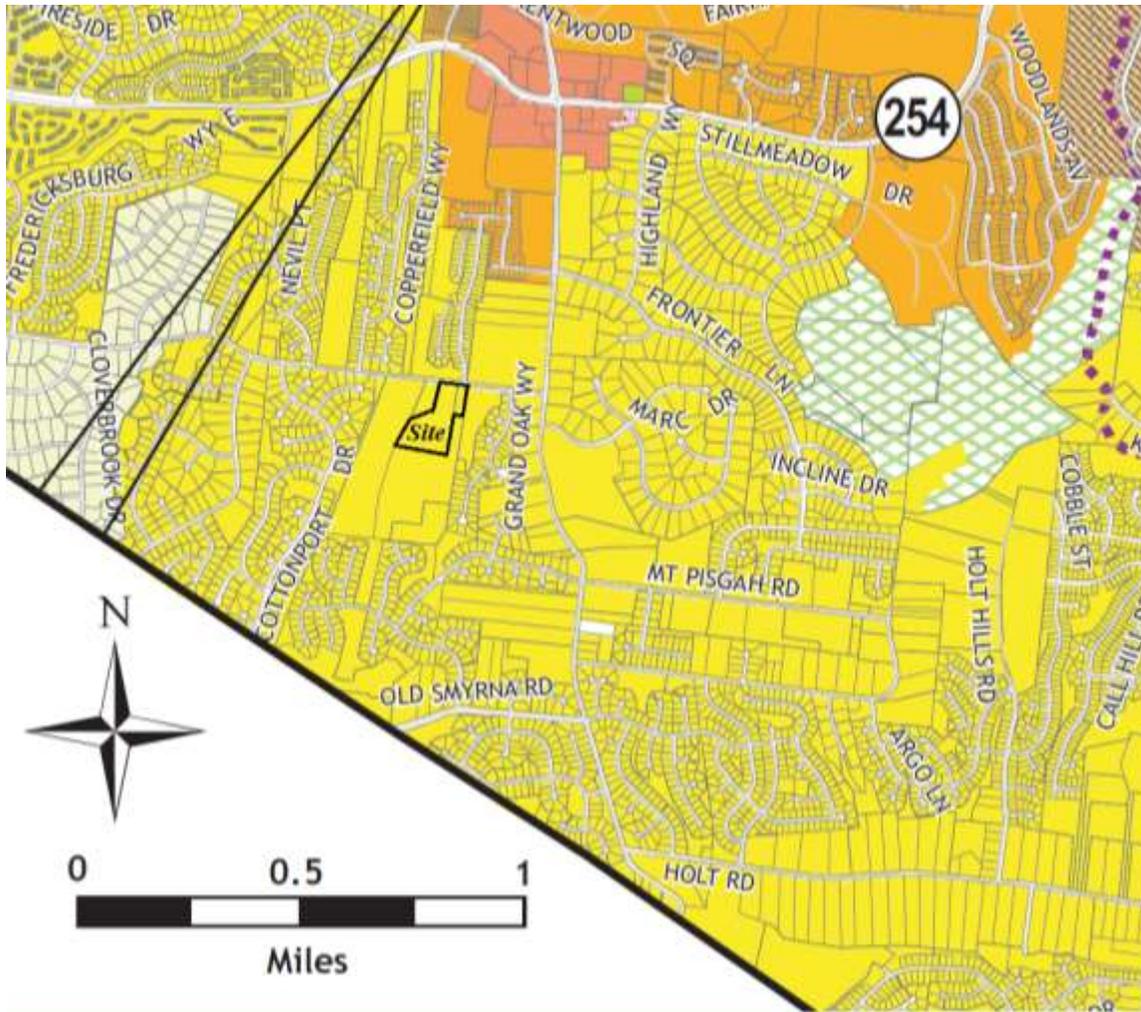


Property Information: Description: S/S CLOVERLAND DR W OF EDMONDSON PK
Acreage: 23.21
Dimensions: X
Document: QC-20050214 0016369

Zoning:
Zoning: R40, ONE&TWO FAMILY 40,000 SQUARE FOOT LOT
Date Effective: 12/24/1974
Case Number:
Bill Number: 073-650

Overlays:
Overlay District: OV-AIR, AIRPORT OVERLAY
Date Effective: 12/24/1974
Case Number:
Bill Number: 073-650

Assessment Information: Sale Price: \$0.00
Date Assessed: 1/1/2013
Classes: E
Land Appraised Value: \$568,600.00
Improvement Appraised Value: \$1,220,000.00
Total Appraised Value: \$1,788,600.00
USD/GSD: GENERAL SERVICES DISTRICT
Service Area/Field Book: 06D 77529



Southeast Community Structure Plan

OS

Open Space

encompasses a variety of public, private not-for-profit, and membership-based open space and recreational activities.

POS

Potential Open Space

areas recommended to be permanent open space but which have yet to be secured for such use.

RL

Residential Low Density

accommodates residential development of about two units per acre.

RLM

Residential Low-Medium Density

accommodates residential development within a density range of two to four dwelling units per acre.

RM

Residential Medium Density

accommodates residential development within a density range of four to nine dwelling units per acre.

RMH

Residential Medium-High Density

accommodates residential development within a density range of nine to twenty dwelling units per acre.

NU

Neighborhood Urban

allows a mixture of residential and commercial uses at higher intensities in a traditional neighborhood pattern.

CC

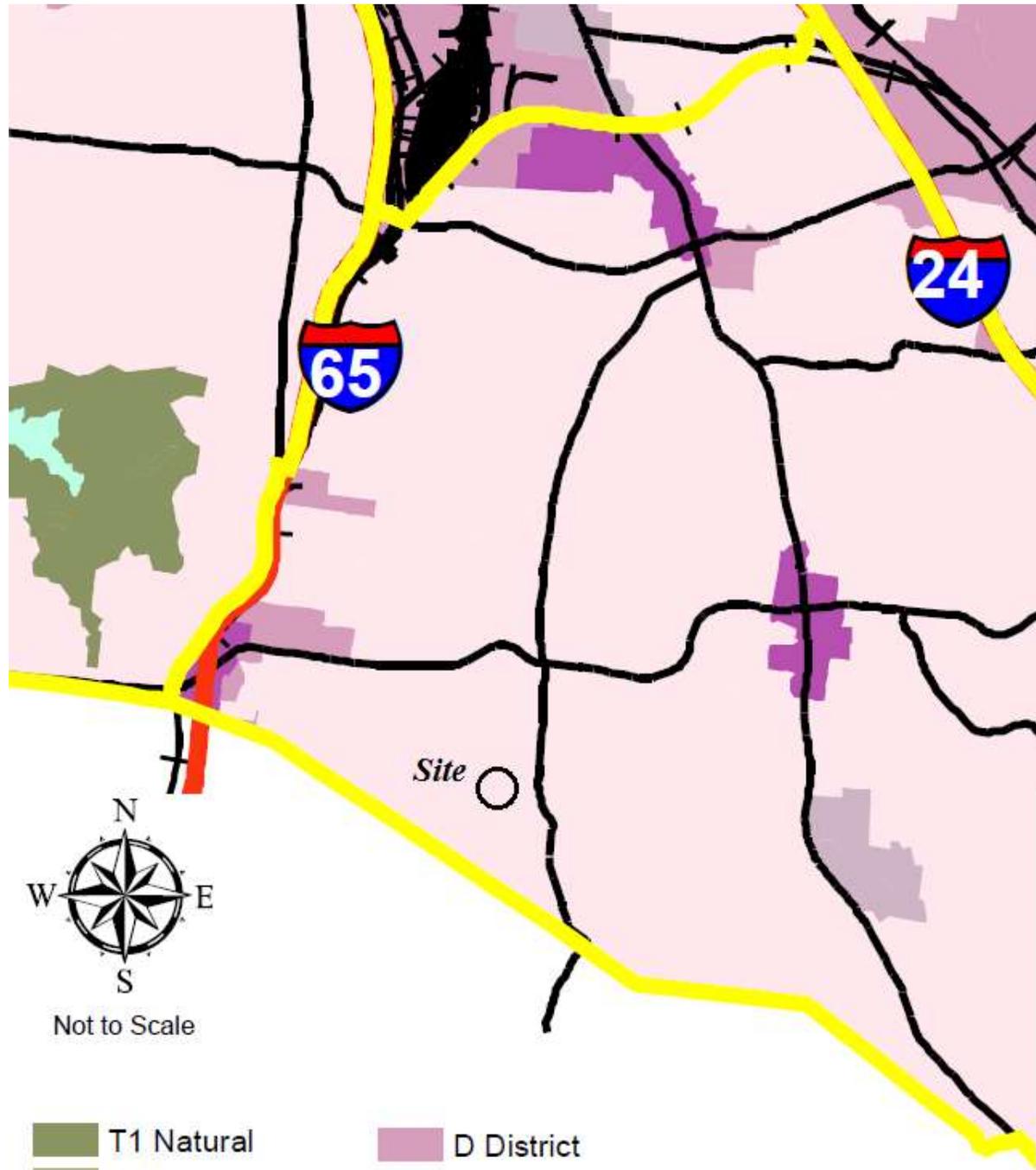
Community Center

mix of retail and service that serves several neighborhoods. Also contains higher-intensity residential.

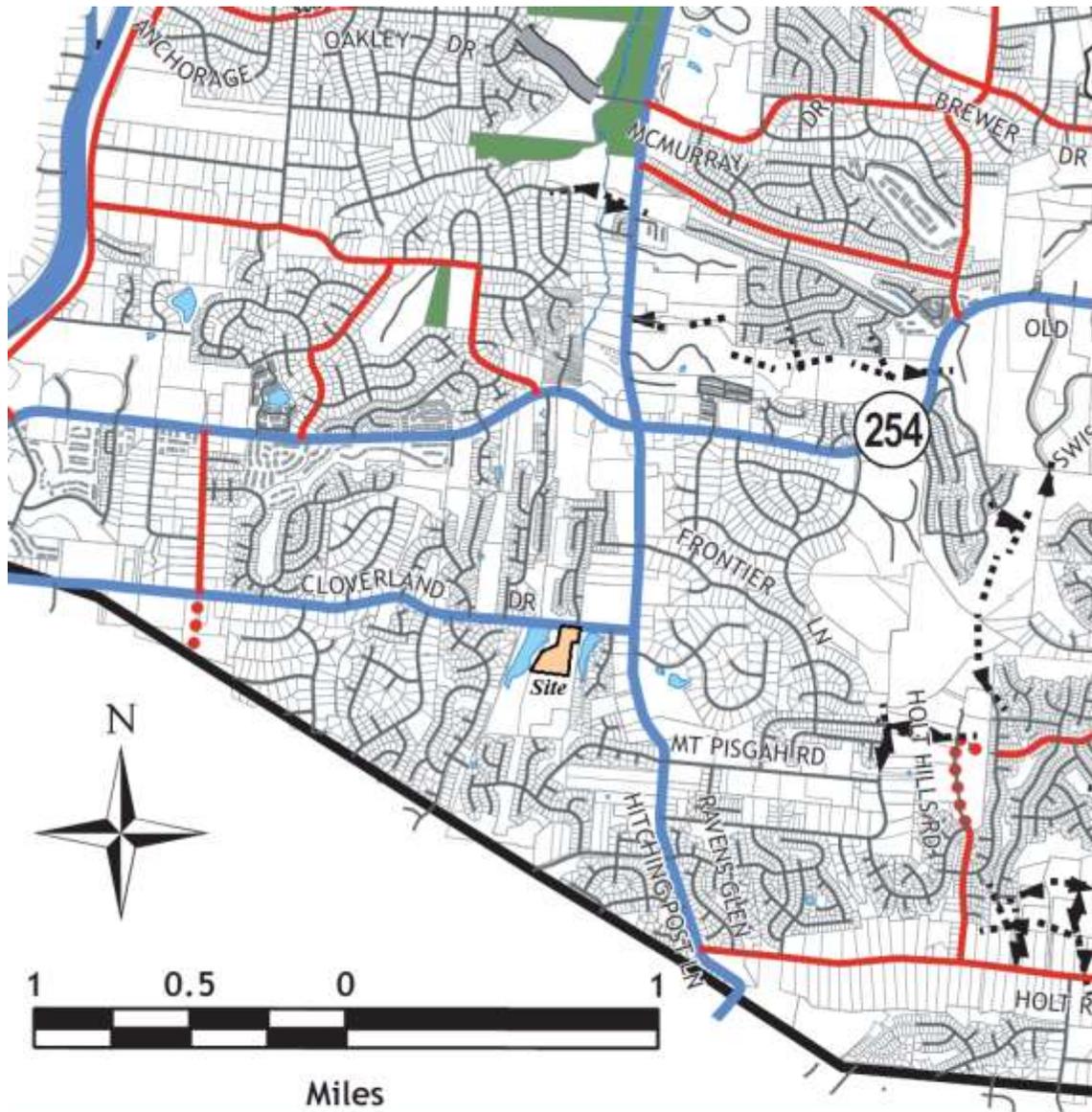
CMC

Commercial Mixed Concentration

accommodates wide range of commercial, office, and employment activities to serve the surrounding community.



- | | |
|---|---|
|  T1 Natural |  D District |
|  T2 Rural |  W Water |
|  T3 Suburban |  Community Plan Boundaries |
|  T4 Urban |  Interstates and Freeways |
|  T5 Center |  Major Roads |
|  T6 Downtown |  Railroads |



Transportation Elements

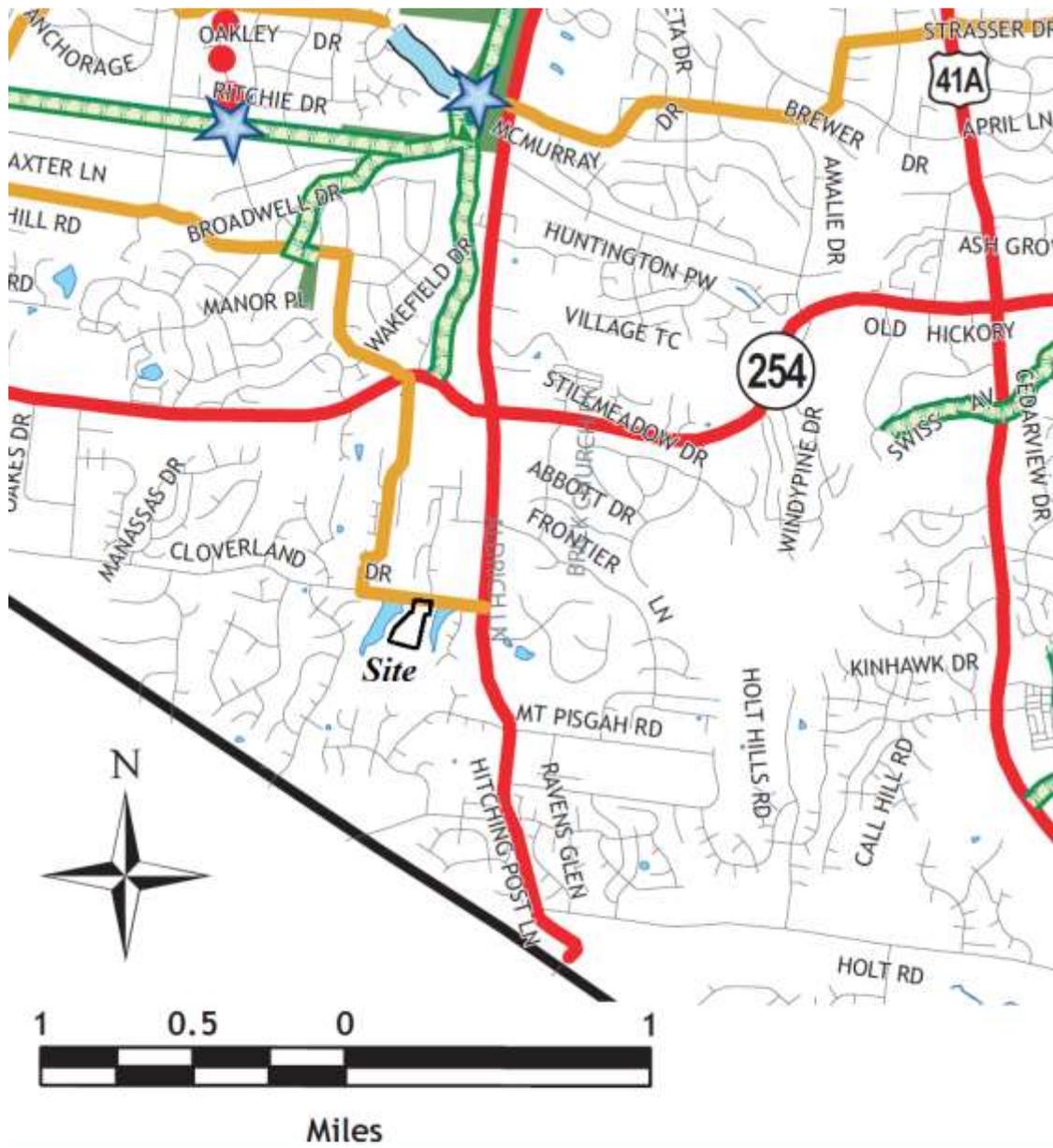
Vehicular Network

Major Streets

- Existing Major
- Proposed Major

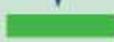
Collector Streets

- Existing Collector
- Proposed Collector
- - - > Required Street Connections



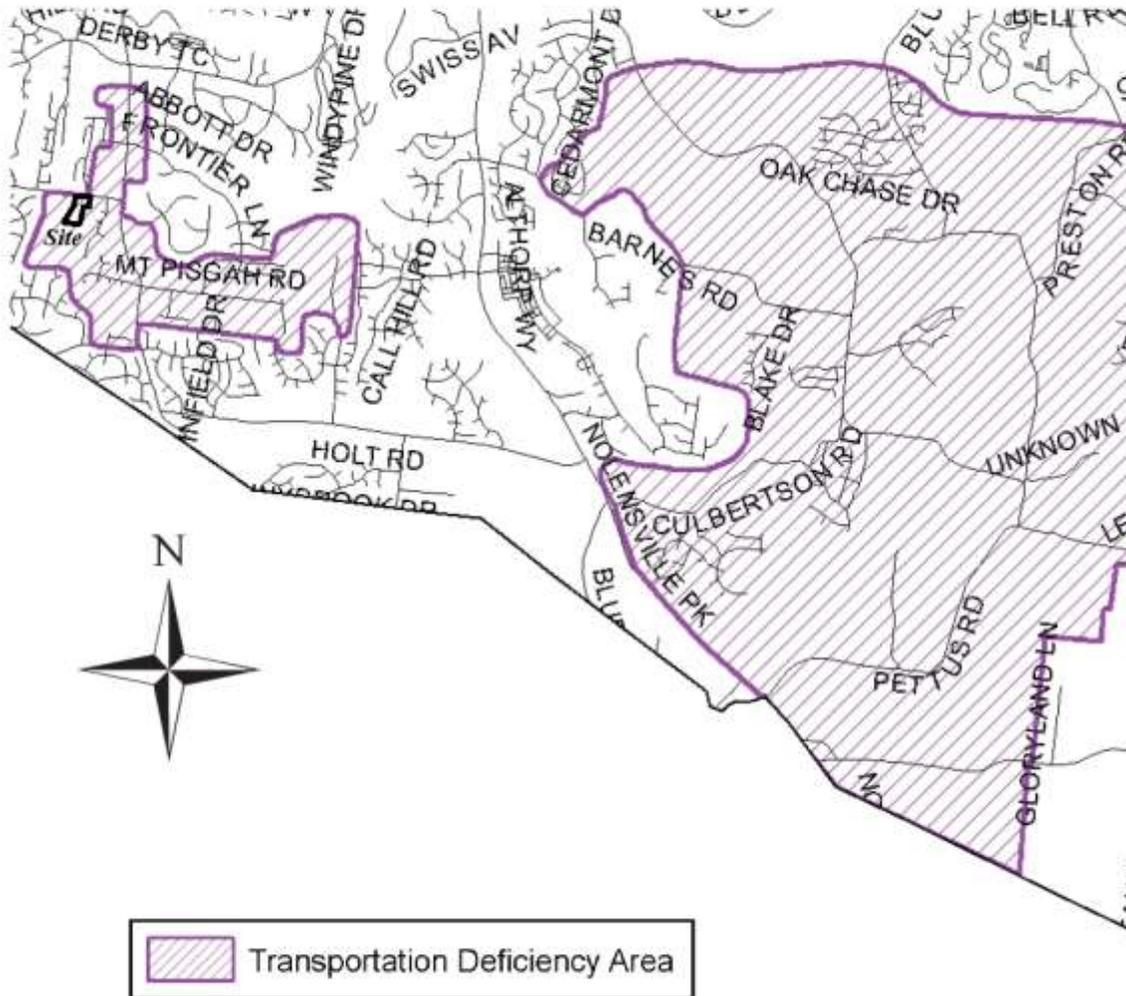
Transportation Elements

Pedestrian Network

- | | | | |
|---|-------------------------|---|------------------------|
|  | Proposed Trailhead |  | Proposed Bike Lane |
|  | Identified Greenway |  | Proposed Bicycle Route |
|  | Proposed Greenway |  | Bike Lane |
|  | Trail Under Development |  | Bike Route |

INFRASTRUCTURE DEFICIENCY AREA (IDA):

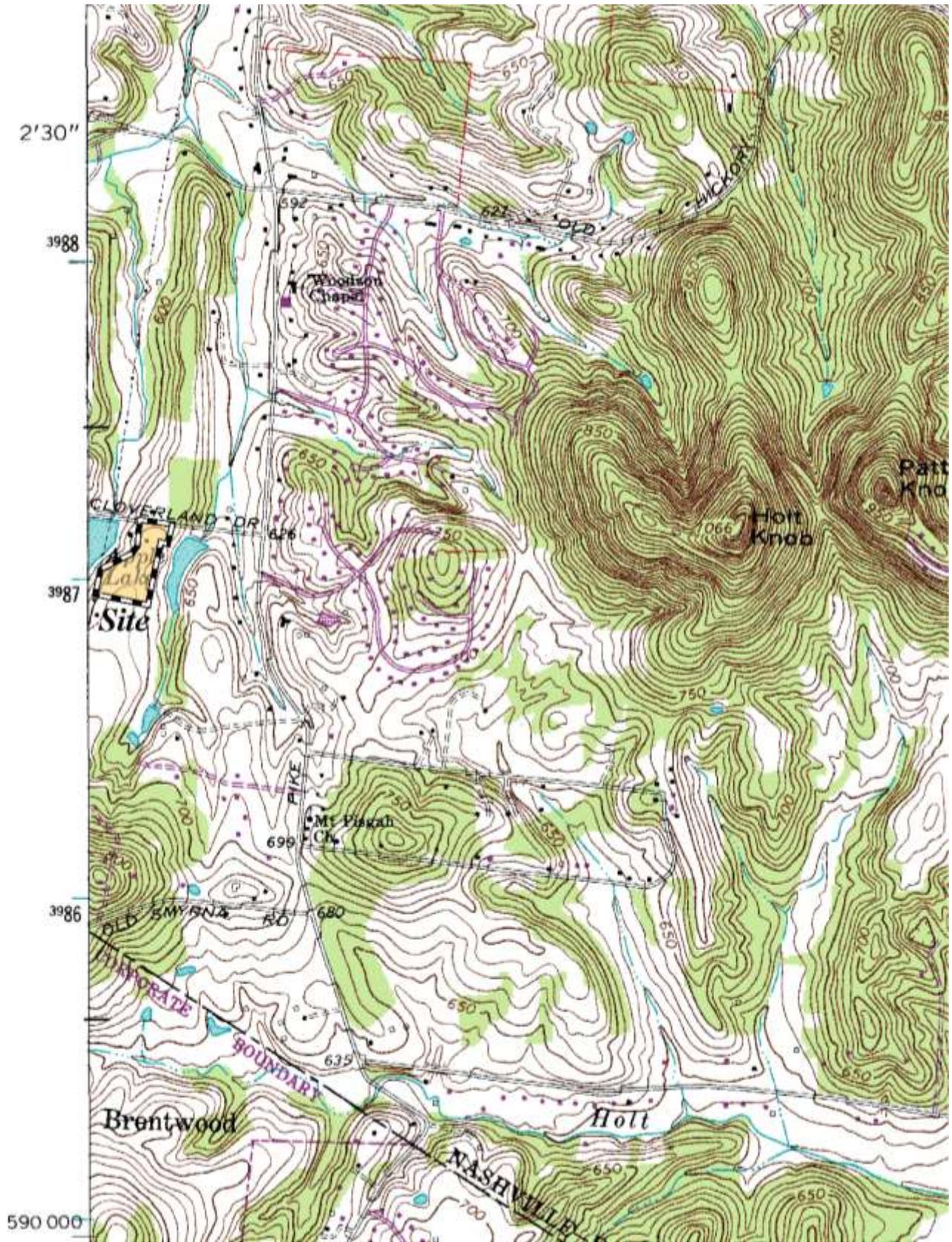
Attachment C to Resolution RS2006-046
Transportation Infrastructure Deficiency Area as Amended



The proposed development is located in an Infrastructure Deficiency Area as shown in the *Southeast Community Plan : 2004 Update*.

The improvement of the intersection at Cloverland Drive and Sterling Oaks Drive shall be the developer's required IDA improvements for the development.

USGS QUAD MAP - ANTIOCH :



SITE – AERIAL PHOTO :



WATER & SEWER AVAILABILITY LETTER :

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

June 18, 2013

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1800 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2206

Mr. Eric Olsen
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive – Suite 4
Nashville, TN 37211

Re: Sewer/Water Capacity Requirements, Cloverland Drive Property, Proposed 24 Single Family Lots,
6015 Cloverland Drive, Map 172, Parcel 13, (7.0 Acres)

Dear Mr. Olsen:

Water and sanitary sewer service will be available as requested on June 11, 2013, upon payment of capacity charges based on the projected 8,050 gallons per day average daily flow. A public water and public sewer line extension will be required to serve this proposed development. Easement acquisitions are the developer's responsibility and at developer expense. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

Service can be made available by payment of the charges as follows:

<u>Commitment</u>	<u>Water Capacity Charge</u>	<u>Sewer Capacity Charge</u>	<u>Total Capacity Charge</u>
1 Year	\$1,750.00 (30%)	\$5,250.00 (30%)	\$7,000.00 (30%)
2 Years	\$3,250.00 (55%)	\$9,750.00 (55%)	\$13,000.00 (55%)
Perpetuity	\$5,750.00 (100%)	\$17,250.00 (100%)	\$23,000.00 (100%)

These non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, P.O. Box 196300, Nashville, TN 37219-6300. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits.

If you have any questions, please contact Ms. Laurie Kelly by phone at (615) 862-4598 and Select Option 1 or by email at laurie.kelly2@nashville.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan W. Hand".

Alan W. Hand, P.E.
Engineer 2

cc: Mr. Michael D. Morris, P.E., Engineer 3
Mr. Scott McPencow, Finance Officer 3
Mr. Robby Ervin, System Services Assistant Manager
Mr. Brady Banks, Council District 4

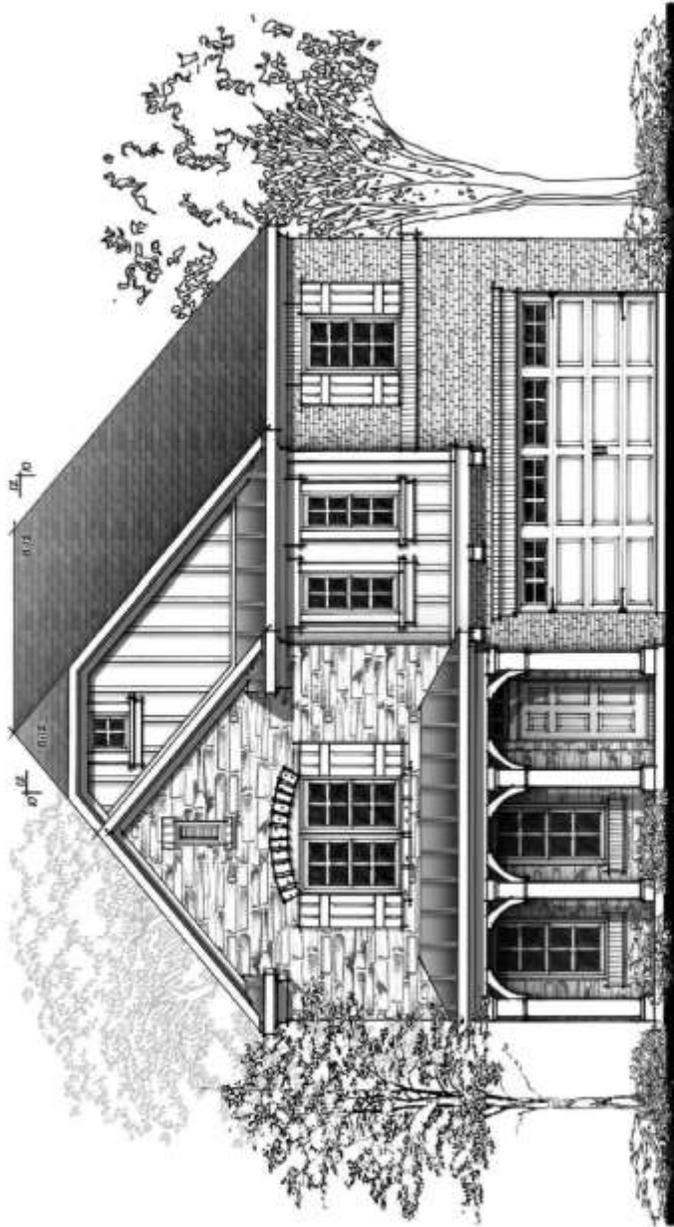


If you need assistance or accommodations, please contact Metro Water Services,
William E. Coleman, Jr., at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208



printed on recycled paper

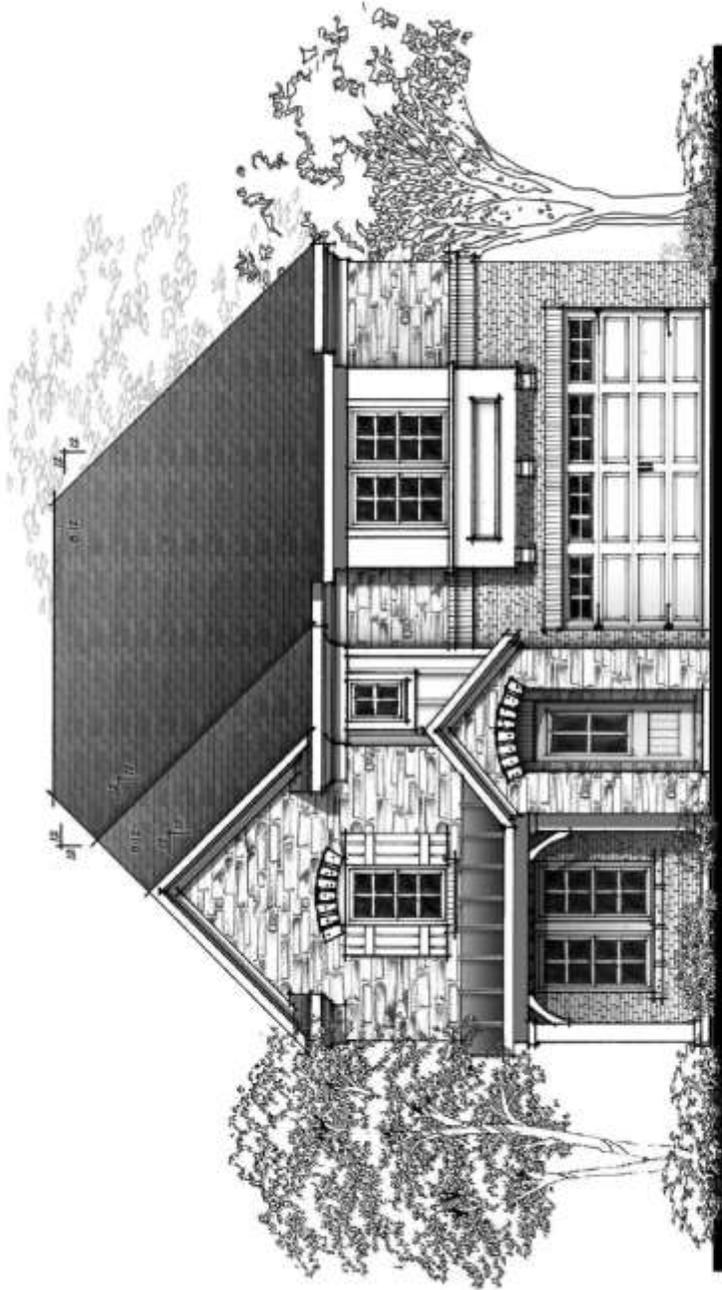
TYPICAL HOUSE ELEVATION EXAMPLE :



Beazer Homes - Nashville
Plan 2 - Elevation French Country
06.03.13



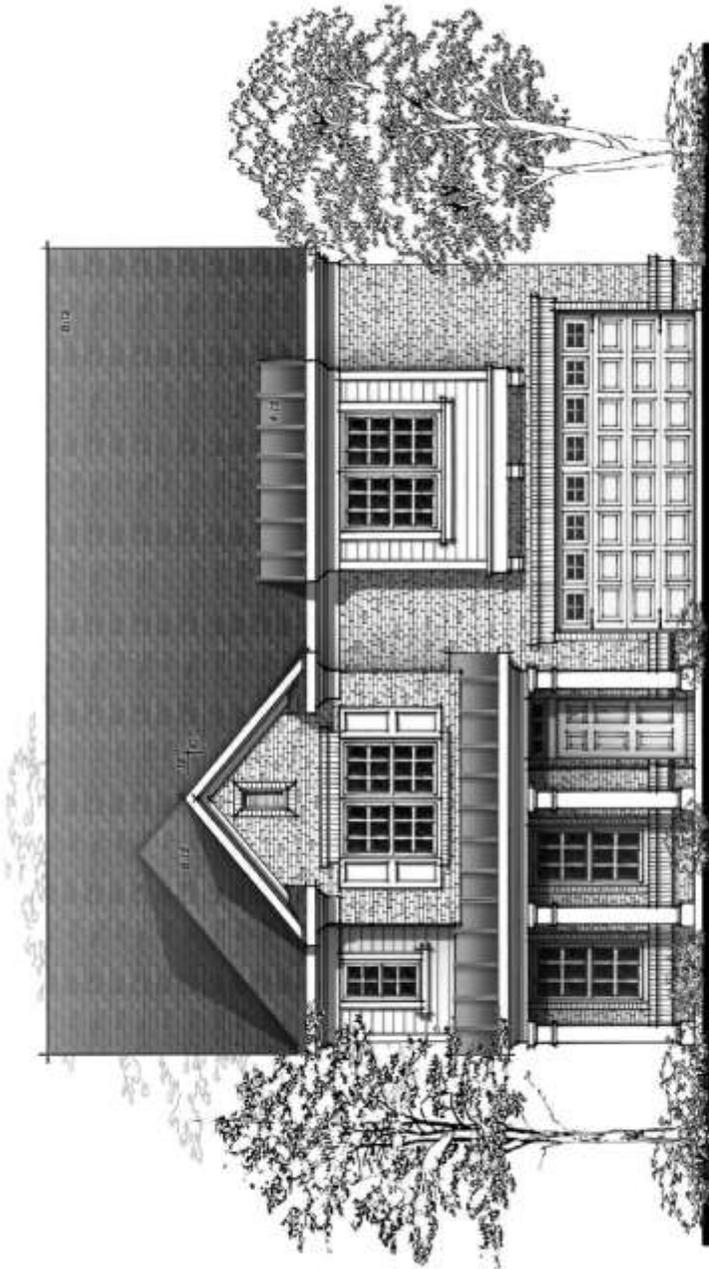
TYPICAL HOUSE ELEVATION EXAMPLE :



Beazer Homes - Nashville
Plan 2 - Elevation French Country II
06.03.13



TYPICAL HOUSE ELEVATION EXAMPLE :



Beazer Homes - Nashville

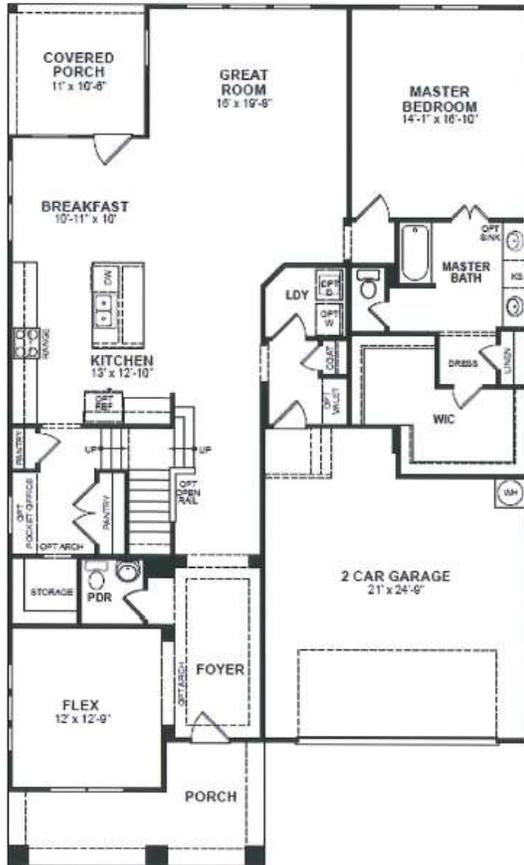
Plan 2 - Elevation Traditional

06.03.13



TYPICAL FLOOR PLAN EXAMPLE :

First Floor



Second Floor



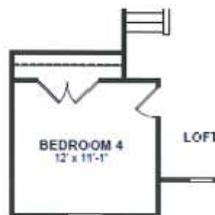
Optional Features



Opt Sunroom



Opt Fireplace



Opt Bedroom 4 at Loft



Opt Bedroom 5 with Bath 3 ILO Flex



Opt Dining Room ILO Flex

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TYPICAL FLOOR PLAN EXAMPLE :

1st Floor



2nd Floor



Optional Features



OPT KITCHEN



OPT MASTER BATH 2
GARDEN TUB &
SHOWER



OPT MASTER BATH 1
GARDEN TUB



OPT BEDROOM 4
ILO LOFT



OPT MASTER BATH
DOUBLE BOWL

*Due to our consistent efforts to improve our homes, Beazer reserves the right to make changes without notice or obligation to plans, elevations and pricing. Illustrations and specifications are believed correct at time of publication, and are not intended to create any warranty or contract rights. All dimensions are approximate. Detail shown may vary depending on the elevation and options chosen. All plans are the property of Beazer Homes. Please consult your New Home Counselor for details. © 2013 Beazer Homes. 6/5/2013

