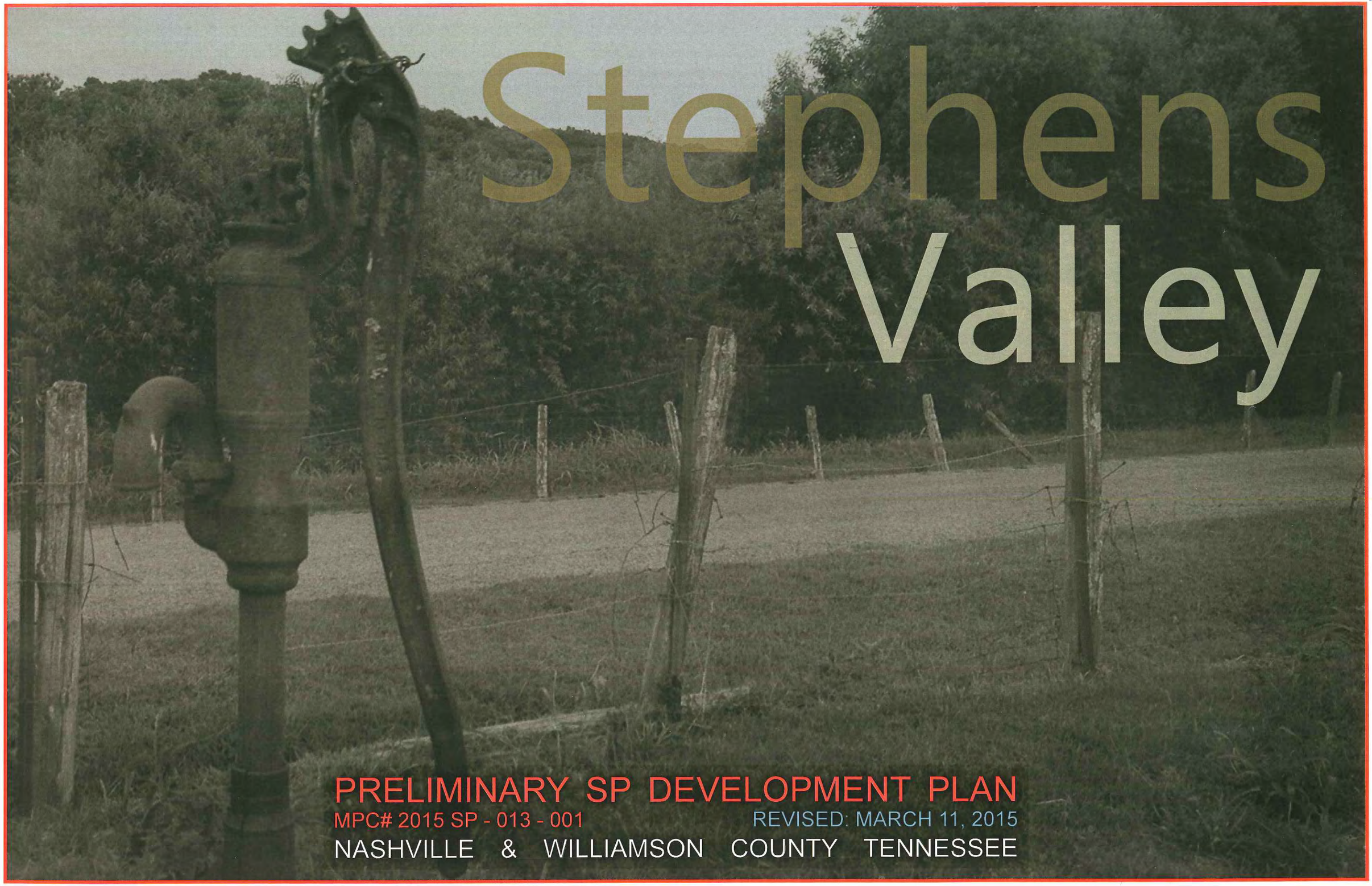

Stephens Valley

PRELIMINARY SP DEVELOPMENT PLAN

MPC# 2015 SP - 013 - 001

REVISED: MARCH 11, 2015

NASHVILLE & WILLIAMSON COUNTY TENNESSEE

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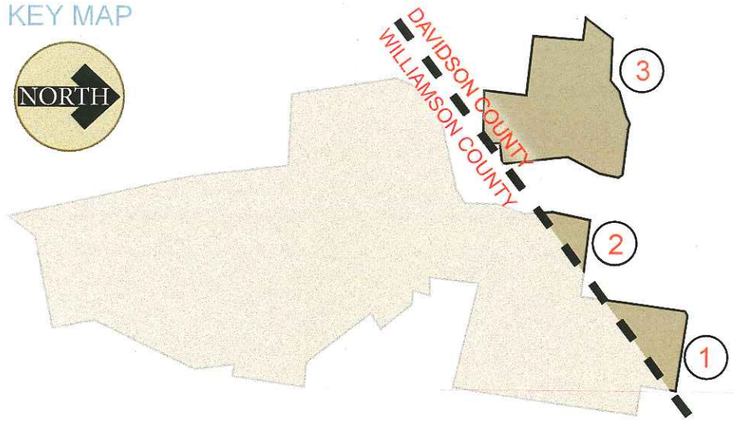
KEY MAP



OWNER
NATCHEZ ASSOCIATES, L.P.
6160 PASQUO ROAD
NASHVILLE, TN 37221

DEVELOPER
ROCHFORD REALTY
2200 ABBOTT MARTIN RD
NASHVILLE, TN 37215
(615)269-7618
ROCHFORD REALTY & CONSTRUCTION COMPANY, INC.

PROJECT DIRECTOR / LAND PLANNER
LAND INNOVATIONS
213 OVERLOOK CIRCLE, SUITE B-2
BRENTWOOD, TN 37027
(615) 376-5177
LAND INNOVATIONS
DESIGN • DEVELOPMENT • CONSTRUCTION

ARCHITECT
SMITH GEE STUDIO
209 10TH AVE S, # 425
NASHVILLE, TN 37206
(615)739-5555
SMITH GEE STUDIO

CIVIL ENGINEER & LANDSCAPE ARCHITECT
RAGAN-SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615)244-8591
RAGAN·SMITH

SITE VICINITY MAP

ADJ. PROPERTY INFO

A
MAP 15, PARCEL 4.03
HOLY TRINITY EVANGELICAL LUTHERAN CHURCH
D.B. 2307, PG. 716 R.O.W.C., TN.

B
TRACESIDE SECTION EIGHT
P.B. 9700, PG. 659 R.O.D.C., TN.

C
TRACESIDE SECTION NINE
INSTR.# 200001030000455 R.O.D.C., TN.

D
MAP 169, PARCEL 67.00
W.E. STEPHENS
D.B. 10995, PG. 113 R.O.D.C., TN.

E
MAP 169, PARCEL 102.00
LOU BELL ASHER
D.B. 5698, PG. 9 R.O.D.C., TN.

F
MAP 169, PARCEL 100.00
HERMAN T. CLAXTON,
& FRANCES OWEISE CLAXTON
D.B. 5698, PG. 9 R.O.D.C., TN.

G
MAP 169, PARCEL 119.00
W.E. STEPHENS, JR. TRUSTEE
P.B. 69, PG. 318 R.O.D.C., TN.

H
MAP 169, PARCEL 105.00
HILLS OF NUNAHI
D.B. 5200, PG. 717 R.O.D.C., TN.

I
MAP 169, PARCEL 62.00
NANCY A. TRITSCHLER
D.B. 2272, PG. 247 R.O.D.C., TN.

J
MAP 196, PARCEL 63.00
ELLEN KEY, & NEIL MCDONALD
INSTR.# 20040217-0017756 R.O.D.C., TN.

K
MAP 169, PARCEL 62.00
NATCHEZ TRACE PARKWAY SECTION 1-A
D.B. 571, PG. 400 R.O.W.C., TN.

L
MAP 169, PARCEL 52.00
H.T. CLAXTON ETUX FRANCES OWEISE CLAXTON
D.B. 5788, PG. 981 R.O.D.C., TN.

M
MAP 169, PARCEL 111.00
NANCY EVANS HUTCHERSON,
AMON CARTER EVANS, DEBORAH EVANS
D.B. 10288, PG. 869 R.O.D.C., TN.

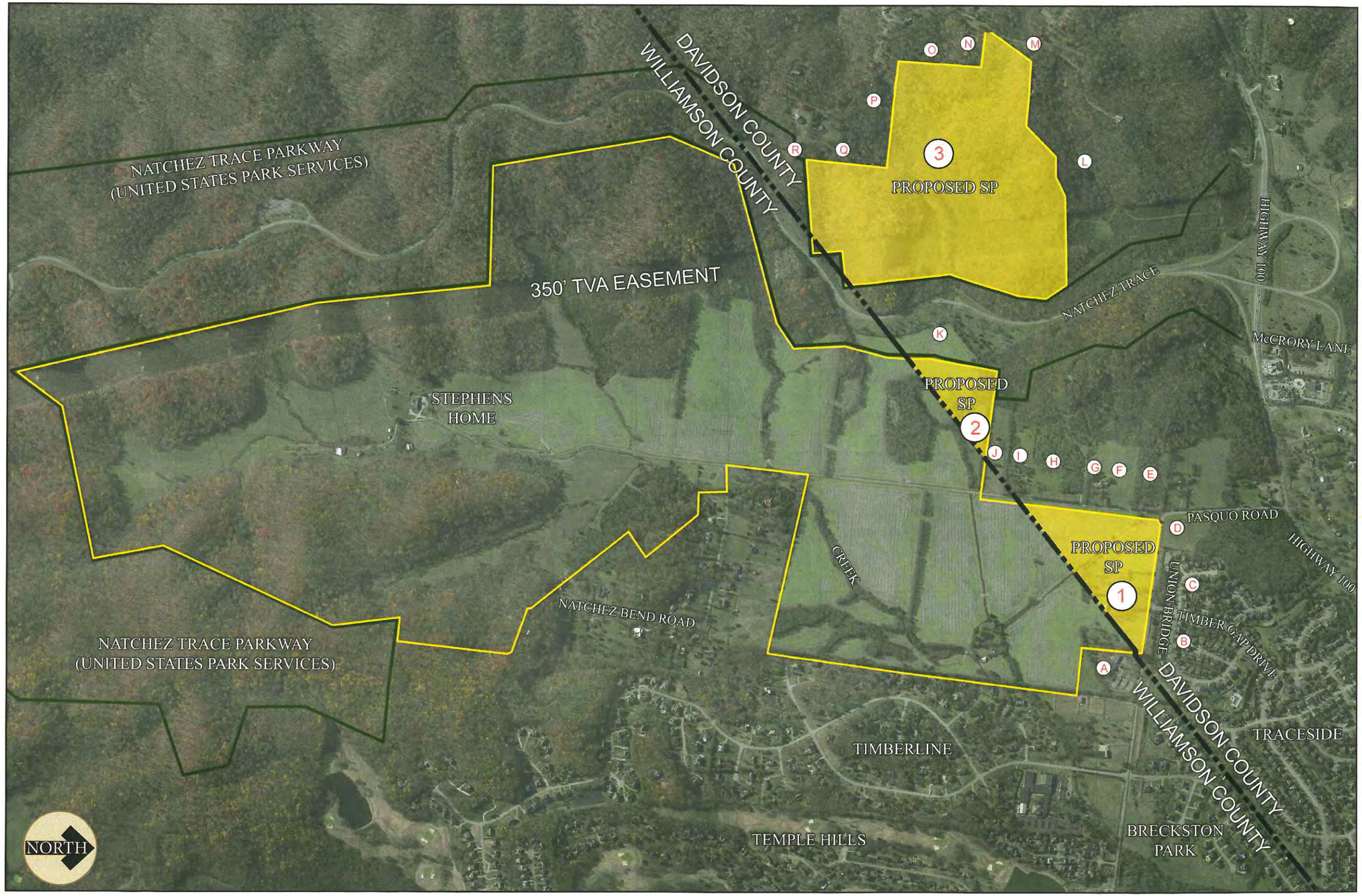
N
MAP 169, PARCEL 117.00
HASELTON SUBDIVISION
P.B. PL 5800, PG. 175 R.O.D.C., TN.

O
MAP 169, PARCEL 115.00 & 116.00
HASELTON SUBDIVISION
P.B. PL 6250, PG. 805 R.O.D.C., TN.

P
MAP 169, PARCEL 91.00
PAUL, DONALD P. & DEBORAH L. TORGERSON
D.B. 10458, PG. 539 R.O.D.C., TN.

Q
MAP 169, PARCEL 92.00 & 65.00
W.E. & SUZANNE HASELTON SUBDIVISION
P.B. PL 8250, PG. 471 R.O.D.C., TN.

R
MAP 169, PARCEL 99.00
W.E. & SUZANNE HASELTON SUBDIVISION
P.B. PL 8250, PG. 700 R.O.D.C., TN.



LAND USE POLICY & ZONING

CURRENT ZONING DISTRICT

The property is currently zoned RS-40, Single Family for 23.83 AC of the Davidson County property (Area 1 of the KEY MAP). The remaining 109.32 AC of Davidson County property is currently zoned AR2a, Agriculture (Area 2 & 3 of the KEY MAP).

PROPOSED ZONING DISTRICT (PURPOSE NOTE)

The applicant is requesting a change from the current zoning of RS40 & AR2a to SP, Specific Plan. The purpose of this request is necessary for the implementation of a Mixed-Use residential and commercial village in order to create a development of appropriate use and density while providing additional housing options and commercial opportunities for the neighborhood. Standards set forth in this request will allow the development to maximize open space and tree preservation as an overall development within Davidson and Williamson County.

CURRENT LAND USE POLICY

AREA 1, 2, & 3

The three properties are all located within the Bellevue Community Plan and share four different land use policies. Areas 1 and 2 are located within T3 Suburban Neighborhood Evolving with a slight amount of T3 Conservation while area 3 is located within T2 Rural Neighborhood Maintenance and T2 Conservation along the steep slopes. Additionally, there is a Special Policy area (06-T3-NE-04) that provides additional guidance on conditions in this policy area. The SP site plan will retain Area 2 as T3 Suburban Neighborhood Evolving and will the corresponding special policy. Area 3 will remain as T2 Rural Neighborhood Maintenance to stay in context with the surrounding area. The goals and objectives of the T2 Conservation Policy in all three areas will be met where applicable.

PROPOSED LAND USE POLICY

AREA 1

The land use policy within Area 1 (approx. 23.83 acres +/-) is proposed to be amended to T3 Suburban Neighborhood Center land use policy.

The proposed land use policy amendment for the property will enhance the character of the neighborhood by providing additional housing choices not yet offered in the area while connecting several neighboring communities (both existing and planned) to commercial opportunities not yet available to them.

The enclosed SP application provides a plan that meets the vision of the community and is consistent with the T3 Suburban Neighborhood Center, T3 Suburban Neighborhood Evolving, and the T2 Rural Neighborhood Maintenance polices where applicable.

COMMUNITY PLAN COMPLIANCE

AREA 2:

The plan accomplishes the following critical goals identified in the Bellevue Community Plan:

1. New development within this area is encouraged to emulate the classic suburban model, but with more housing options, more intensity, and a higher level of connectivity and greater transportation choice. For these reasons, T3 Suburban Neighborhood Evolving areas are appropriate locations to absorb new housing as the population increases in the Bellevue Community within the next ten years.
2. Attached and detached residential product is found regularly spaced throughout the community with moderate setbacks and spacing between the buildings.

AREA 3:

The plan accomplishes the following critical goals identified in the Bellevue Community Plan:

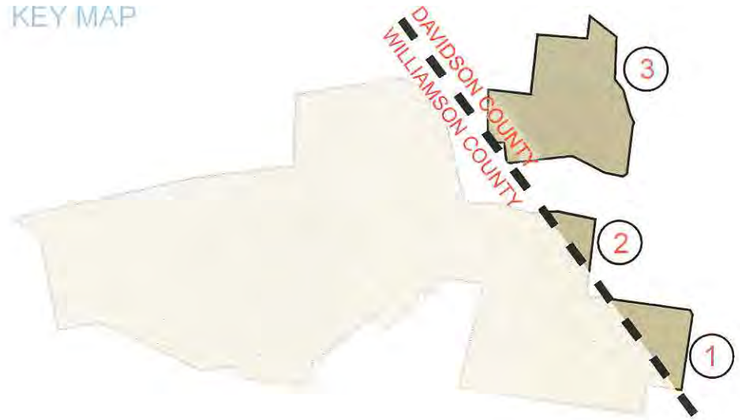
1. Enhancements are made where no connectivity is currently in place for vehicular, bicycle and pedestrian traffic.
2. Attached and detached residential product are dispersed across the landscape in a development pattern that reflects the preservations of land with environmental significance such as steep topography, vegetation, and viewsheds.
3. There is a clearly distinguishable edge between T2 Neighborhood Maintenance and other policies distinguishable by environmental features, lot size, and building placement.
4. Development is grouped together on the portions of the site with the least amount of slope leaving the remainder of the steep slopes as open space.
5. Building footprints remain small in relation to the lot size and the form of the building is designed to fit the natural contours of the site.

SPECIAL POLICY PLAN COMPLIANCE

Design Principle: Building Form (Mass, Orientation, Placement)

- There are environmental features (floodplains, steep slopes, problems soils) abutting parts of the development site. The development will minimize the disturbance of the environmental features on site as per the special policy recommendations. In the configuration of parcels and any new right-of-way, priority will be given to the preservation and reclamation of the environmentally sensitive features over consistency with surrounding parcel and right-of-way patterns.

KEY MAP



EXISTING CONDITIONS

SITE DATA

Council District Number:	35th
District Council Member:	Mr. Bo Mitchell
SP Name:	Stephens Valley
Property Owner:	Natchez Associates, L.P.
Parcel/s Site Acreage:	133.15+/- AC (5,800,014 SF)
Ex. Building SF / Use:	5,000 SF / Single Family, Farm Buildings
Tax Map:	169.00
Parcels:	35.1, 64.0, 69.0, 94.0, 120.0, & 122.0
Street Address:	6160 Pasquo Road
Existing Zoning:	AR2a (Agricultural) & RS-40 (Single Family)
Existing Land Use Policies:	T3 Suburban Neighborhood Evolving (AREA 1) T3 Suburban Neighborhood Evolving (AREA 2) T2 Rural Neighborhood Maintenance (AREA 3) Conservation Policy

FLOOD INFORMATION

FEMA MAP # 47037C0312 F **EFFECTIVE DATE:** April 20, 2001

By scaled map location and graphic plotting only, this property lies within flood zone "x", as designated on current federal emergency management agency map no. 47037C0312, with an effective date of April 20, 2001, which makes up a part of the national flood insurance administration report; community no. 470040, Panel no. 0312, Suffix f, which is the current flood insurance rate map for the community in which said premises is situated. Said map defines zone "x" under "other areas" as areas determined to be outside the 500-year flood plain. *311/312 Panels not printed

TREE CANOPY

The property contains approximately 81.5 +/- Ac of existing tree canopy. Tree species include but are not limited to: Oak, Maple, Cedar, Hackberry, Sycamore, & Black Cherry

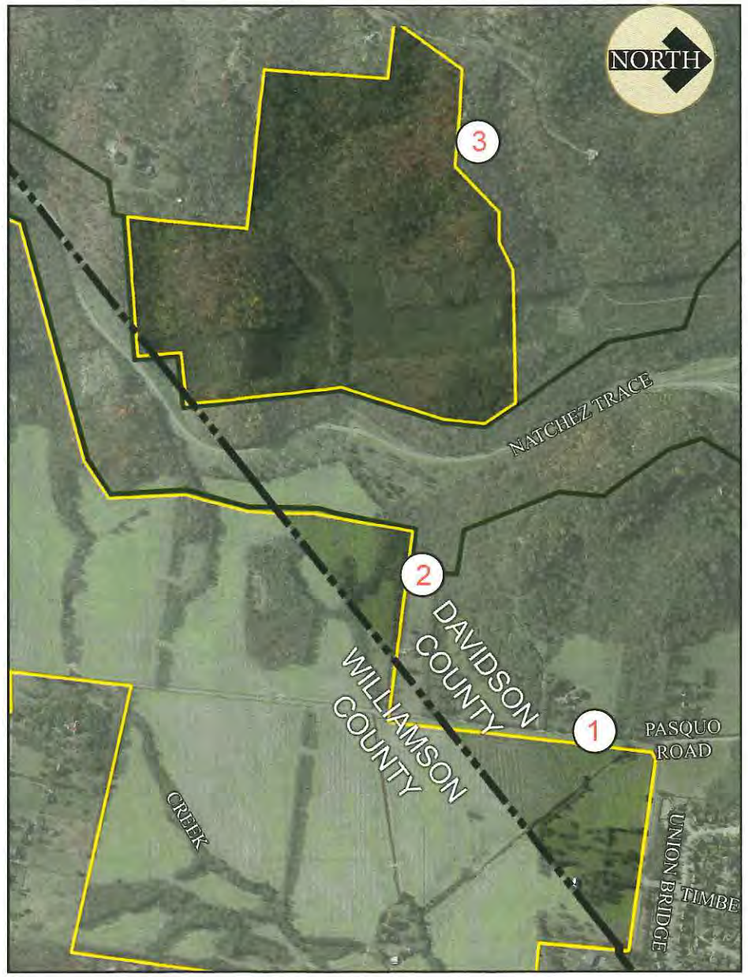
GEOTECHNICAL NOTE

No geotechnical study has been conducted on this site. However, the design for site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

SLOPE ,SOIL ANALYSIS, & NOTES

Soil Type: DeD-Dellrose Gravelly Silt Loam, 12 -20% Slopes, Eroded

A soil resource report was created using the usda - natural resources conservation service online software on December 01, 2014. No on-site soil report/analysis has been conducted on this property. However, the design for site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.



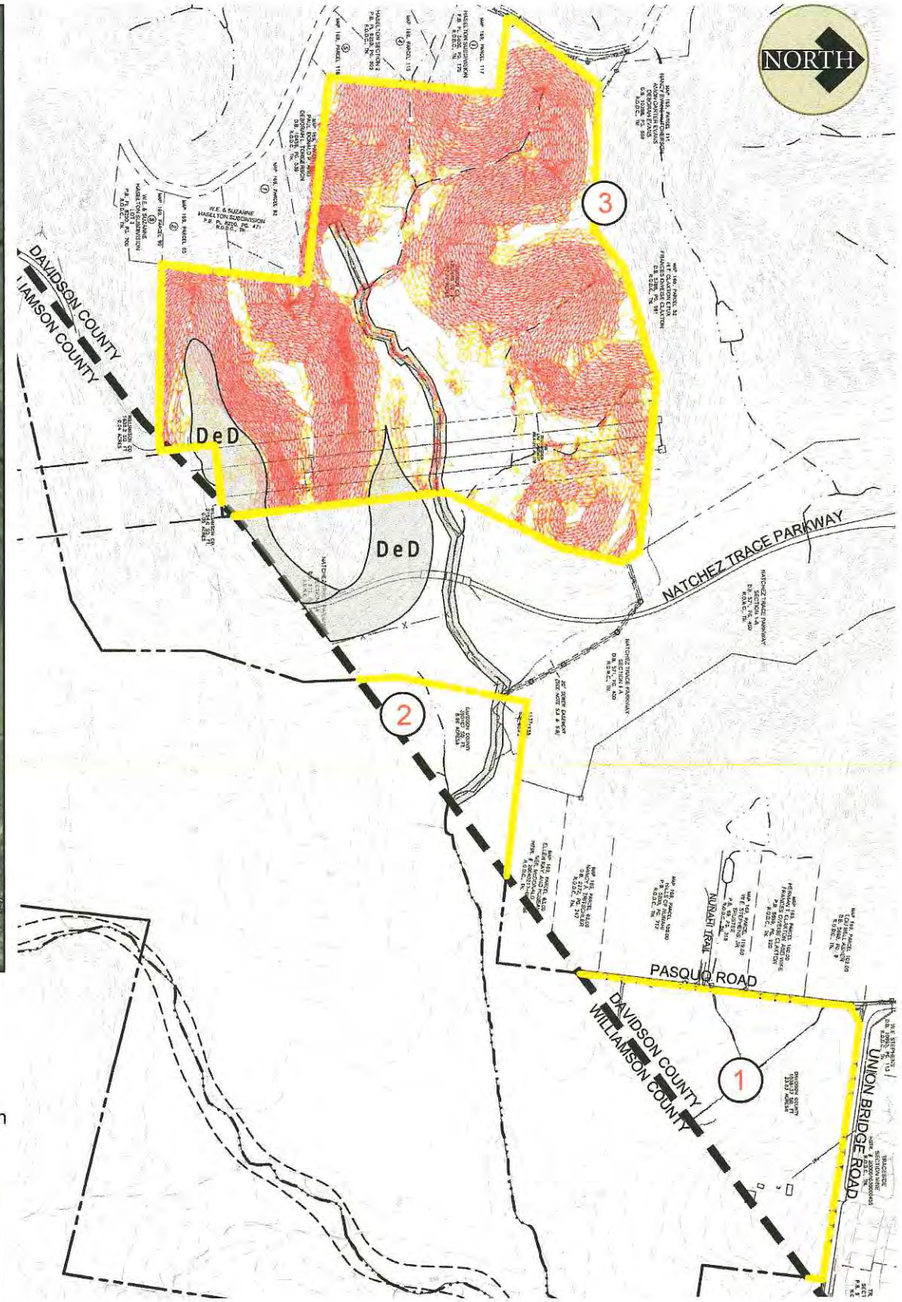
EXISTING BUILDING NOTE

All existing buildings/structures are to be demolished.

SURVEY INFORMATION

Boundary information and topographic information shown hereon was taken from metro aerial topographic map 169.

Slope Range (%)	Plan Area (sq ft)	% of Total Area
0.00 – 15.00	512,831 S.F.	34.46
15.00 – 20.00	258,918 S.F.	17.67
20.00 – 25.00	226,436 S.F.	15.59
25.00 – VERT	444,447 S.F.	32.29
Totals	929,801 S.F.	100.00



BULK REGULATIONS

AREA 1 (23.83 AC)

ALLOWED USES

RESIDENTIAL USES [7]
Single-Family & Two-Family
Single-Family Cottage [3]
Multi-Family
Accessory Dwelling Unit [4]
Rural Bed & Breakfast Homestay
Live/Work [6]

INSTITUTIONAL USES
Day Care Center (Up to 75)
Day Care Center (Over 75)
Day Care Home
Day Care-Parent's Day Out
Religious Institution

OFFICE USES
Financial Institution
General Office
Leasing/Sales Office

MEDICAL USES:
Animal Hospital
Rehabilitation Services
Veterinarian

COMMERCIAL USES:
Bar or Nightclub
Bed and Breakfast Inn
Business Service
Furniture Store
Liquor Sales
Nano Brewery
Personal Care Services
Restaurant, Fast-Food
Restaurant, Full-Service
Restaurant, Take-Out
Retail

COMMUNICATION USES:
Printing and Publishing

RECREATION & OTHER USES
Greenway
Park
Recreation Center
Rehearsal Hall
Pond/Lake

UTILITY USES
Safety Services

All units within AREA 1 shall be rear loaded.

Flag lots are permitted within Areas 1, 2, & 3 and the flag lot private drive and/or access easement shall be at least ten (10') feet wide for its entire length.

DEVELOPMENT SUMMARY

Maximum Units Allowed:	243
Max. Non-Res. S.F. Allowed:	88,000 SF
Maximum Retail S.F. Allowed:	45,000 SF
Maximum Recreation S.F.:	No Max.
Single-Family & Two-Family [2]	
Min. Lot Area:	3,500 SF
Max. Bldg. Coverage:	.75
Min Street Setback:	10' [1]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Max. Height:	3 Stories
Maximum Height at MBSL:	48' [5]
Mixed Uses, Cottages & Multi-Family: [2] [3]	
Minimum Lot Area:	640 SF
Maximum I.S.R.:	.95
Minimum Street Setback:	0'
Min. Rear Setback:	5'
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side (Common Wall):	0'
Minimum Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Maximum Height:	3 Stories
Maximum Height at MBSL:	48' [5]

SP BULK REGULATION FLEXIBILITY:
Due to unknown market climate over the build out of the development, maximum bulk regulation square footages above are caps and will not all be applied in full.

[1] 5' Porch encroachment allowed within minimum Street Setback
[2] All units w/i Area 1 shall be rear-loaded
[3] Single-Family Cottages as defined by the zoning ordinance shall meet section 17.12.100 of Metro Zoning Code Bulk Regulations.
[4] Accessory Dwelling Units shall meet section 17.04 and 17.16 of Metro Zoning Code Bulk Regs. Secondary dwelling units (accessory dwelling units) shall be permitted within Areas 1, 2, or 3. Total secondary units shall not exceed more than 25% of the total residential maximums for the combined total of Areas 1,2, and 3. Secondary dwelling units shall not exceed more than 750 square feet of conditioned space. The secondary dwelling may be attached or detached.
[5] Height shall be measured from ground floor finished floor elevation to top of eaves or roof deck (Not including parapets and other roof forms)
[6] Live/Work is defined as a single unit consisting of both commercial/office and a residential component that is occupied by the same resident and is only allowed w/i Sub-Area 'A' of the Reg. Land Use Plan
[7] Home occupation will be regulated as per the Zoning Ordianance.

AREA 2 (8.96 AC)

ALLOWED USES

RESIDENTIAL USES [7]
Single-Family & Two-Family
Single-Family Cottage [3]
Accessory Dwelling Unit [4]

RECREATION & OTHER USES
Greenway / Park / Pond / Lake

[1] 5' Porch encroachment allowed within minimum Street Setback
[2] Detached garage on front loaded lots may be placed within 5' of the rear property line
[3] Single-Family Cottages shall meet section 17.12.100 of Metro Zoning Code Bulk Regulations
[4] Accessory Dwelling Units shall meet section 17.04 and 17.16 of Metro Zoning Code Bulk Regs. Secondary dwelling units (accessory dwelling units) shall be permitted within Areas 1, 2, or 3. Total secondary units shall not exceed more than 25% of the total residential maximums for the combined total of Areas 1,2, and 3. Secondary dwelling units shall not exceed more than 750 square feet of conditioned space. The secondary dwelling may be attached or detached.
[5] Height shall be measured from ground floor finished floor elevation to top of eaves or roof deck (Not including parapets and other roof forms)
[7] Home occupation will be regulated as per the Zoning Ordianance.

DEVELOPMENT SUMMARY

Maximum Units Allowed:	45
Max. Rec./Other Uses S.F.:	No Max.
Single-Family & Two-Family [3]	
Min. Lot Area:	3,500 SF
Max. Bldg. Coverage:	.75
Min Street Setback:	10' [1]
Min. Rear Setback (Front Loaded):	20' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Max. Height:	3 Stories
Maximum Height at MBSL:	48' [5]
Cottages, & Other Uses: [3]	
Minimum Lot Area:	1,200 SF
Maximum I.S.R.:	.95
Minimum Street Setback:	10' [1]
Min. Rear Setback (Front Loaded):	10' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side (Common Wall):	0'
Minimum Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Maximum Height:	3 Stories
Maximum Height at MBSL:	48' [5]

AREA 3 (100.36 AC)

ALLOWED USES

RESIDENTIAL USES [7]
Single-Family & Two-Family
Single-Family Cottage [3]
Multi-Family (Townhomes)

RECREATION & OTHER USES
Greenway / Park / Pond / Lake

[1] 5' Porch encroachment allowed within minimum Street Setback
[2] Detached garage on front loaded lots may be placed within 5' of the rear property line
[3] Single-Family Cottages shall meet section 17.12.100 of Metro Zoning Code Bulk Regulations
[5] Height shall be measured from ground floor finished floor elevation to top of eaves or roof deck (Not including parapets and other roof forms)
[7] Home occupation will be regulated as per the Zoning Ordianance.

Front Loaded Lots with front entry garages shall be integrated into the architecture of the front facade. The visual impact of garage doors shall be minimized through the use of: architectural massing, visually interesting facade design, rooftop decks or cantilever areas over garages, recessed garage doors, integration of windows, and garage door materials that are used in other exterior areas.

DEVELOPMENT SUMMARY

Maximum Units Allowed:	50
Max. Rec./Other Uses S.F.:	No Max.
Single-Family & Two-Family	
Min. Lot Area:	3,500 SF
Max. Bldg. Coverage:	.75
Min Street Setback:	5'
Min. Rear Setback (Front Loaded):	20' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Max. Height:	3 Stories
Maximum Height at MBSL:	48' [5]
Multi-Family (Townhomes), Cottages, & Other Uses: [3]	
Minimum Lot Area:	1,200 SF
Maximum I.S.R.:	.95
Minimum Street Setback:	5'
Min. Rear Setback (Front Loaded):	10' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side (Common Wall):	0'
Minimum Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Maximum Height:	3 Stories
Maximum Height at MBSL:	48' [5]

SPECIAL NOTE

For any development standards, regulations, and requirements not specifically shown in this 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 MUN zoning district as of the date of the request or application.

DEVELOPMENT SCHEDULE

Development of the proposed neighborhood is anticipated to be spread out over 10-20+/- years due to the size of the overall development and the unknown future market climate. Area 1 will be broken into (2) phases and construction will commence first. Area 2 and 3 will be developed after Area 1 and construction is not anticipated to begin for 5-7 years pending development on the Williamson County portion of the property.

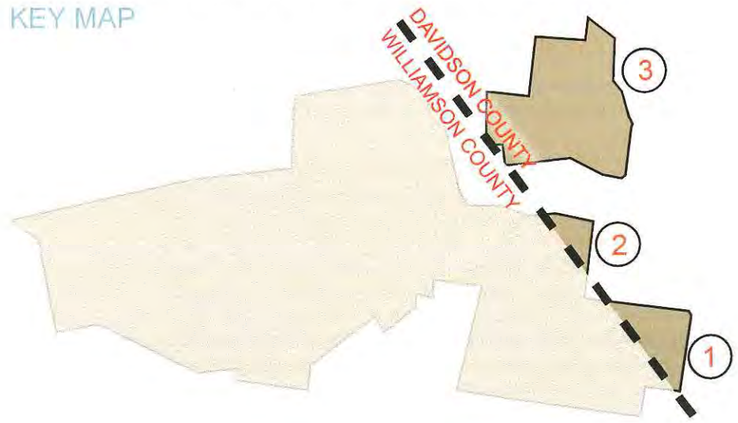
PARKING

Parking will be provided per the requirements set forth by Metro Zoning Code 17.20 for Areas 1, 2, & 3. Parking for all Mixed Uses within Area 1 shall be predominantly provided behind the building structures. Additional parking spaces may be provided in the form of on-street parking throughout the development in Areas 1, 2, & 3. Any/all garage parking spaces may count towards the parking requirements.

HOMES FRONTING OPEN SPACE

Where buildings directly front the street right of way, the front facade setback shall be measured from the street right of way; where buildings front common areas (e.g. sidewalks, parking, open space), the front facade setback shall be measured from the back of the proposed sidewalk / front property line.

KEY MAP



OVERALL CONCEPT PLAN

SITE DATA

Council District Number:	35th
District Council Member:	Mr. Bo Mitchell
SP Name:	Stephens Valley
Property Owner:	Natchez Associates, L.P.
Parcel/s Site Acreage:	133.15+/- AC (5,800,014 SF)
Ex. Building SF / Use:	5,000 SF / Single Family, Farm Buildings
Tax Map:	169.00
Parcels:	35.1, 64.0, 69.0, 94.0, 120.0, & 122.0
Street Address:	6160 Pasquo Road
Existing Zoning:	AR2a (Agricultural) & RS-40 (Single Family)
Proposed Zoning:	SP
Existing Land Use Policies:	T3 Suburban Neighborhood Evolving (AREA 1) T3 Suburban Neighborhood Evolving (AREA 2) T2 Rural Neighborhood Maintenance (AREA 3) Conservation Policy
Proposed Land Use Policies:	T3 Suburban Neighborhood Center (AREA 1) T3 Suburban Neighborhood Evolving (AREA 2) T2 Rural Neighborhood Maintenance (AREA 3) Conservation Policy

PRELIMINARY DRAWING NOTE

The drawings in this Preliminary SP Development Plan booklet are for illustration purposes to indicate the basic premise of the development. The final lot count and details of this plan shall be governed by the appropriate regulations at the time of final application. This Preliminary SP shall allow flexibility to layout and building typology (consistent with the proposed uses) for Final SP Development Plans. Planning staff shall be allowed to approve modifications to the layout, regulations, & lot count in this Preliminary SP Development Plan for Final SP Development Plans.

OPEN SPACE (SHOWN)

Area 1: 7.5 +/- AC. (31.4% +/-)
Area 2: .8 +/- AC. (8.9% +/-)
Area 3: 93 +/- AC. (92.6% +/-)
TOTAL: 104.9 +/- AC. (78.7% +/-) *Open Space is subject to change *

AREA 1 CONCEPT & REGULATING LAND USE PLAN

AREA 1 (23.83 AC)

ALLOWED USES

RESIDENTIAL USES [7]
Single-Family & Two-Family
Single-Family Cottage [3]
Multi-Family
Accessory Dwelling Unit [4]
Rural Bed & Breakfast Homestay
Live/Work [6]

INSTITUTIONAL USES
Day Care Center (Up to 75)
Day Care Center (Over 75)
Day Care Home
Day Care-Parent's Day Out
Religious Institution

OFFICE USES
Financial Institution
General Office
Leasing/Sales Office

MEDICAL USES:
Animal Hospital
Rehabilitation Services
Veterinarian

COMMERCIAL USES:
Bar or Nightclub
Bed and Breakfast Inn
Business Service
Furniture Store
Liquor Sales
Nano Brewery
Personal Care Services
Restaurant, Fast-Food
Restaurant, Full-Service
Restaurant, Take-Out
Retail

COMMUNICATION USES:
Printing and Publishing

RECREATION & OTHER USES
Greenway
Park
Recreation Center
Rehearsal Hall
Pond/Lake

UTILITY USES
Safety Services

All units within AREA 1 shall be rear loaded.

Flag lots are permitted within Areas 1, 2, & 3 and the flag lot private drive and/or access easement shall be at least ten (10') feet wide for its entire length.

DEVELOPMENT SUMMARY

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Max. Non-Res. S.F. Allowed:	88,000 SF
Maximum Retail S.F. Allowed:	45,000 SF
Maximum Recreation S.F.:	No Max.
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Min. Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Max. Height:	3 Stories
Maximum Height at MBSL:	48' [5]
Mixed Uses, Cottages & Multi-Family: [2] [3]	
Minimum Lot Area:	640 SF
Maximum I.S.R.:	.95
Minimum Street Setback:	0'
Min. Rear Setback:	5'
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side (Common Wall):	0'
Minimum Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Maximum Height:	3 Stories
Maximum Height at MBSL:	48' [5]

SP BULK REGULATION FLEXIBILITY:
Due to unknown market climate over the build out of the development, maximum bulk regulation square footages above are caps and will not all be applied in full.

[1] 5' Porch encroachment allowed within minimum Street Setback
[2] All units w/i Area 1 shall be rear-loaded
[3] Single-Family Cottages as defined by the zoning ordinance shall meet section 17.12.100 of Metro Zoning Code Bulk Regulations.
[4] Accessory Dwelling Units shall meet section 17.04 and 17.16 of Metro Zoning Code Bulk Regs. Secondary dwelling units (accessory dwelling units) shall be permitted within Areas 1, 2, or 3. Total secondary units shall not exceed more than 25% of the total residential maximums for the combined total of Areas 1,2, and 3. Secondary dwelling units shall not exceed more than 750 square feet of conditioned space. The secondary dwelling may be attached or detached.
[5] Height shall be measured from ground floor finished floor elevation to top of eaves or roof deck (Not including parapets and other roof forms)
[6] Live/Work is defined as a single unit consisting of both commercial/office and a residential component that is occupied by the same resident and is only allowed w/i Sub-Area 'A' of the Reg. Land Use Plan
[7] Home occupation will be regulated as per the Zoning Ordianance.

REGULATING LAND USE PLAN

REGULATING LAND USE LEGEND & NOTES

SUB-AREA 'A'
All uses as shown in the AREA-1 Allowed Uses Chart are allowed within Sub-Area 'A' of the Area 1 Regulating Land Use Plan.
Non-Residential uses are to create a minimum contiguous area of no less than 15,000 sf. The intent of this minimum area is to allow non-residential uses the flexibility to establish itself anywhere within the SUB-AREA "A" Zone while creating a minimum critical mass of 15,000 sf. This flexibility promotes the ability for retail/ office uses to establish themselves at the key nodes along the non-residential corridors without limiting themselves to a single area.

SUB-AREA 'B'
Only Residential Uses as shown in the AREA-1 Allowed Uses Chart are allowed within Sub-Area 'B' of the Area 1 Regulating Land Use Plan

Amenity Area

EMERGENCY SERVICES NOTE

Stephens Valley Areas 1, 2, & 3 all fall within the 5 mile service area of Metro Fire/ EMS Station 37 (646 Colice Jean Rd, Nashville, TN 37221).

FIRE/EMS STATION LAND DEDICATION

Up to 1 acre of land will be reserved and dedicated by Stephens Valley, within Area 1, to accommodate a future joint Davidson and Williamson County (Counties) Fire/EMS Station. The Fire/EMS Station shall be permitted within either Sub Area "A" or Sub Area "B" of Area 1. The location, site plan, architectural design, and construction timing of the Fire/EMS Station shall be approved by both Stephens Valley and the Counties . If Stephens Valley and the Counties agree on the location, site plan, architectural design and construction timing of the Fire Station, such plans will be submitted to Metro as a Final SP and after approval of the Final SP, Stephens Valley shall dedicate this land to the Counties, at no cost to the Counties, for the development of the Fire/EMS Station.

SIDEWALK & GREEN STRIP WIDTH NOTE

Sidewalk and green strip widths as currently shown in this Preliminary SP Development Plan may change but shall meet the requirements of the Major and Collector Street Plan or Public Works Dept. Standards based on roadway classification.

AREA 2 CONCEPT PLAN

AREA 2 (8.96 AC)

ALLOWED USES

RESIDENTIAL USES [7]
Single-Family & Two-Family
Single-Family Cottage [3]
Accessory Dwelling Unit [4]

RECREATION & OTHER USES
Greenway / Park / Pond / Lake

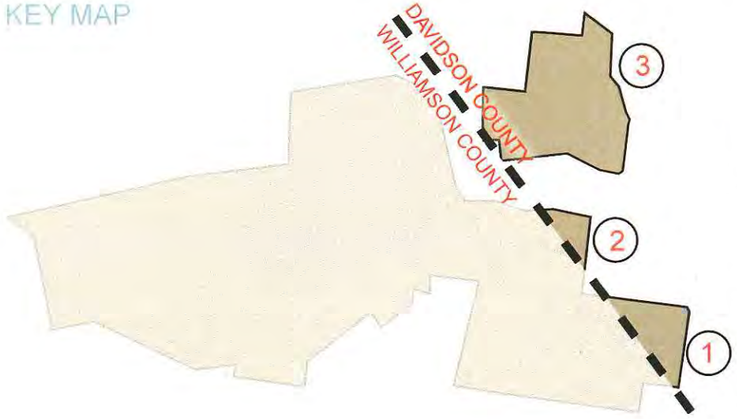
[1] 5' Porch encroachment allowed within minimum Street Setback
[2] Detached garage on front loaded lots may be placed within 5' of the rear property line
[3] Single-Family Cottages shall meet section 17.12.100 of Metro Zoning Code Bulk Regulations
[4] Accessory Dwelling Units shall meet section 17.04 and 17.16 of Metro Zoning Code Bulk Regs. Secondary dwelling units (accessory dwelling units) shall be permitted within Areas 1, 2, or 3. Total secondary units shall not exceed more than 25% of the total residential maximums for the combined total of Areas 1,2, and 3. Secondary dwelling units shall not exceed more than 750 square feet of conditioned space. The secondary dwelling may be attached or detached.
[5] Height shall be measured from ground floor finished floor elevation to top of eaves or roof deck (Not including parapets and other roof forms)
[7] Home occupation will be regulated as per the Zoning Ordianance.

Flag lots are permitted within Areas 1, 2, & 3 and the flag lot private drive and/or access easement shall be at least ten (10') feet wide for its entire length.

DEVELOPMENT SUMMARY

Maximum Units Allowed:	45
Max. Rec./Other Uses S.F.:	No Max.
Single-Family & Two-Family [3]	
Min. Lot Area:	3,500 SF
Max. Bldg. Coverage:	.75
Min Street Setback:	10' [1]
Min. Rear Setback (Front Loaded):	20' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Max. Height:	3 Stories
Maximum Height at MBSL:	48' [5]
Cottages, & Other Uses: [3]	
Minimum Lot Area:	1,200 SF
Maximum I.S.R.:	.95
Minimum Street Setback:	10' [1]
Min. Rear Setback (Front Loaded):	10' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side (Common Wall):	0'
Minimum Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Maximum Height:	3 Stories
Maximum Height at MBSL:	48' [5]

KEY MAP



AREA 3 CONCEPT PLAN

AREA 3 (100.36 AC)

ALLOWED USES

RESIDENTIAL USES [7]
Single-Family & Two-Family
Single-Family Cottage [3]
Multi-Family (Townhomes)

RECREATION & OTHER USES
Greenway / Park / Pond / Lake

[1] 5' Porch encroachment allowed within minimum Street Setback
[2] Detached garage on front loaded lots may be placed within 5' of the rear property line
[3] Single-Family Cottages shall meet section 17.12.100 of Metro Zoning Code Bulk Regulations
[5] Height shall be measured from ground floor finished floor elevation to top of eaves or roof deck (Not including parapets and other roof forms)
[7] Home occupation will be regulated as per the Zoning Ordianance.

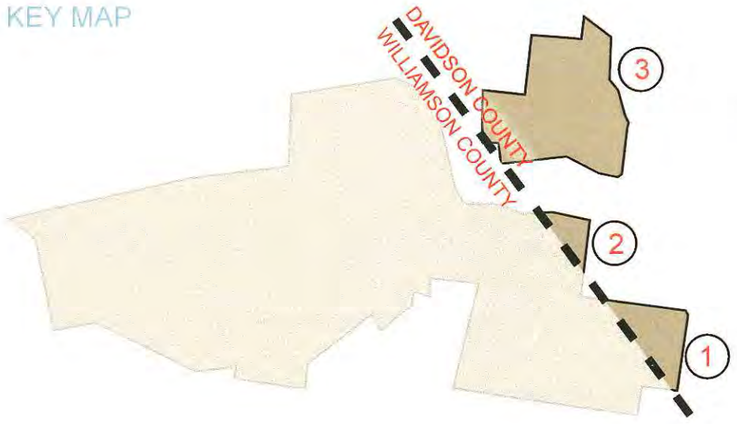
Front Loaded Lots with front entry garages shall be integrated into the architecture of the front facade. The visual impact of garage doors shall be minimized through the use of: architectural massing, visually interesting facade design, rooftop decks or cantilever areas over garages, recessed garage doors, integration of windows, and garage door materials that are used in other exterior areas.

DEVELOPMENT SUMMARY

Maximum Units Allowed:	50
Max. Rec./Other Uses S.F.:	No Max.
Single-Family & Two-Family	
Min. Lot Area:	3,500 SF
Max. Bldg. Coverage:	.75
Min Street Setback:	5'
Min. Rear Setback (Front Loaded):	20' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Max. Height:	3 Stories
Maximum Height at MBSL:	48' [5]
Multi-Family (Townhomes), Cottages, & Other Uses: [3]	
Minimum Lot Area:	1,200 SF
Maximum I.S.R.:	.95
Minimum Street Setback:	5'
Min. Rear Setback (Front Loaded):	10' [2]
Min. Rear Setback (Rear Loaded):	5-9' or 18' or > from edge of alley pavement
Min. Side (Common Wall):	0'
Minimum Side Setback:	3' w/10' aggregate & min. 10' bldg separation
Maximum Height:	3 Stories
Maximum Height at MBSL:	48' [5]

Flag lots are permitted within Areas 1, 2, & 3 and the flag lot private drive and/or access easement shall be at least ten (10') feet wide for its entire length.

KEY MAP



GENERAL NOTES

STANDARD NOTES

1. Proposed roadways and service lanes within this project's property boundaries are private and public.
2. Site, open spaces, water quality & detention facilities to be maintained by property owner or property owner's association.
3. Screening for dumpsters and other trash receptacles shall comply with the provisions of section 17.24.060 Of the metro zoning code.
4. All trash and recycling service is to be contracted between the developer/ owner and a private hauler.
5. All development within the boundaries of this plan shall meet the requirements of the Americans with disabilities act and the fair housing act. Ada: http://www.Ada.Org , u.s. Justice dept: http://www.Justice.Gov/crt/house/ fairhousing/about_fairhousingact.Html
6. Any final site plan shall provide R.O.W. Dedications/reservations consistent with the major and collector street plan.

PUBLIC WORKS NOTES

1. All work in the public R.O.W. requires a permit from the department of Public Works.
2. 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.
3. All roadway, driveway, sidewalk, alley and curb construction shall conform to the requirements and specifications of Metro Public Works
4. A Traffic Impact Study has been submitted to Metro Public Works. Roadway improvements will be in accordance with the TIS findings and conditions.
5. Handicap Ramps shall have a maximum slope of 1:12.
6. All access drives and driveways within the community shall be private.
7. The proposed roundabout within Area 1 shall comply with AASHTO & FHWA design criteria and have inscribed circle diameter of no less than 90 feet.

NATCHEZ TRACE PARKWAY REFORESTATION BUFFER NOTES

A Reforestation Plan shall be submitted to the Natchez Trace Parkway for approval, with such written approval provided to Metro Planning, prior to the approval of a Final SP for Area 2. The Reforestation Plan will identify plant material, quantities, locations, and any berming in quanities and locations sufficient to substantially screen views to homes within Stephens Valley as viewed when travelling the Natchez Trace Parkway.

See sheet 7 for location of reforestation zone.

UTILITY NOTES

1. Lot is to be served with public water and sanitary sewer provided by Harpeth Valley U.D.
2. All work in the public R.O.W. requires a permit from the department of Public Works.
3. Access Note: Harpeth Valley Utility District (HVUD) shall be provided sufficient and unencumbered access in order to maintain and repair utilities for this development.
4. Individual water and sewer service lines are required for each home (where applicable).
5. Water and sewer line specifications shall meet HVUD requirements.
6. All water and sewer construction shall be in accordance with specifications and standard details of HVUD.
7. Proposed utility meters will be located outside of the Public R.O.W.
8. NES follows the national fire protection association rules; refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES construction guidelines under "Builders and Contractors" tab @ www.nespower.com
9. All proposed public utilities and services shall be installed underground.

STORMWATER NOTES

1. The disturbed area for this project is approximately 39.5 +/- Acres.
2. 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.
3. FEMA NOTE
4. Driveway culverts will be sized per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro R.O.W. is 15" CMP).
5. Site, open spaces, water quality & detention facilities to be maintained by property owner or property owner's association.
6. Storm water will be routed through a stormwater quality management system, sized per the design criteria set forth by the metro stormwater management manual.
7. Storm drainage quantity & quality will be addressed by utilizing regional systems incorporate on both the Williamson & Davidson county portion of Stephens Valley property

FIRE DEPARTMENT NOTE

1. The fire-flow shall meet the requirements of the international fire code - 2006 edition - b105.1.
2. The requirements of the Metro Fire Marshal's office for emergency vehicle access and adequate water supply for the fire protection must be met prior to the issuance of any building permits.

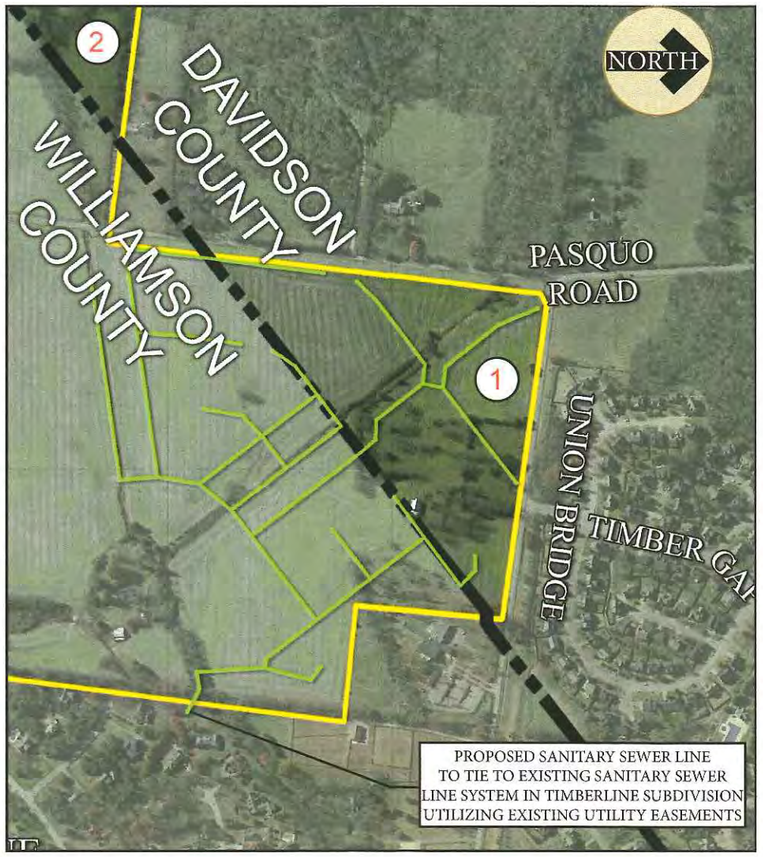
PRELIMINARY DRAWING NOTE

The drawings in this Preliminary SP Development Plan booklet are for illustration purposes to indicate the basic premise of the development. The final lot count and details of this plan shall be governed by the appropriate regulations at the time of final application. This Preliminary SP shall allow flexibility to layout and building typology (consistent with the proposed uses) for Final SP Development Plans. Planning staff shall be allowed to approve modifications to the layout, regulations, & lot count in this Preliminary SP Development Plan for Final SP Development Plans.

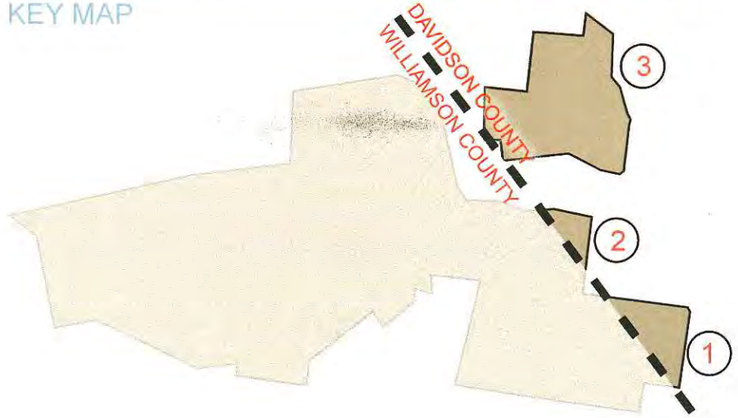
HARPETH VALLEY UTILITY DISTRICT NOTES

1. The contractor's authorized field representative shall notify Harpeth Valley Utilities District 48 hour prior to commencing any work on the proposed water line and sanitary sewer extensions.
2. All material and workmanship for water and sanitary sewer lines and appurtenances will be in strict compliance with the current specifications of the Harpeth Valley Utility District.
3. Any and all fees, licenses and permits necessary for this construction are to be obtained prior to the initiation of construction and the cost of same to be borned by the contractor.
4. The sanitary sewer line work and the water line work shall be approved by the Harpeth Utility District.
5. No connection to either the existing sanitary sewer or water systems will be permitted until the new sanitary sewer work and the water line work are approved by Harpeth Valley Utility District.
6. Ten-foot minimum horizontal separation to be maintained between water and sanitary sewer lines wherever possible.
7. All sanitary sewer services will be tee or wye-connected to 8-inch main line.
8. Sanitary sewer services may be extended from manholes at the end of a sewer line only.
9. Contractor will exercise extreme caution in the use of the equipment in and around overhead and underground electrical wires and services, and around gas lines and services. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted wires and lines, the electric and/or gas company shall be contacted prior to such work and the proper safety measures taken. A thorough examination of the overhead wires and lines in the project area should be made by the contractor prior to the initiation of construction.
10. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual location of those shown may be different from locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitely establish the position of underground utility lines.
11. For locations and lengths of 6-inch sanitary sewer service lines, see this sheet. Minimum lengths are shown thus [10].
12. Sanitary sewer service lines that serve lots on the roadway's lower side shall be constructed on a slope of 2.00% unless otherwise directed by the engineer.
13. All sanitary sewer mains shall be required to pass a low pressure air test.
14. All manholes shall be vacuum tested as per Harpeth Valley Utilities District standards.
15. "As Built" drawings required; see Harpeth Valley Utilities District standard specifications.
16. All manholes to have traffic bearing frames and covers unless noted otherwise on the plan/profile sheets.

AREA 1 UTILITY PLAN



KEY MAP

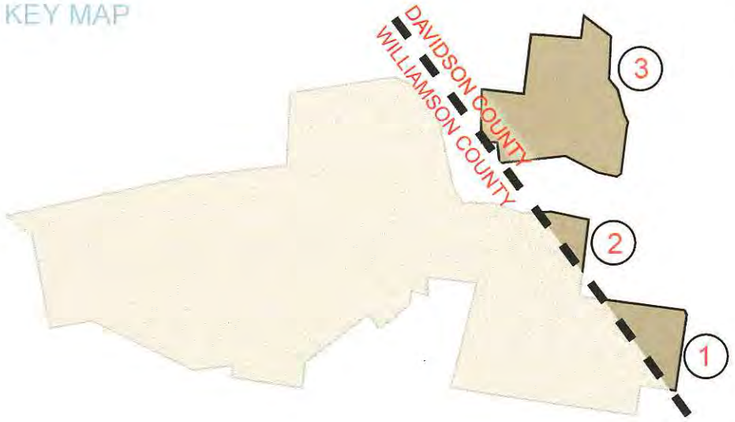


AREA 1 STORMWATER, GRADING, & DRAINAGE PLAN

WATER QUANTITY/QUALITY NOTES

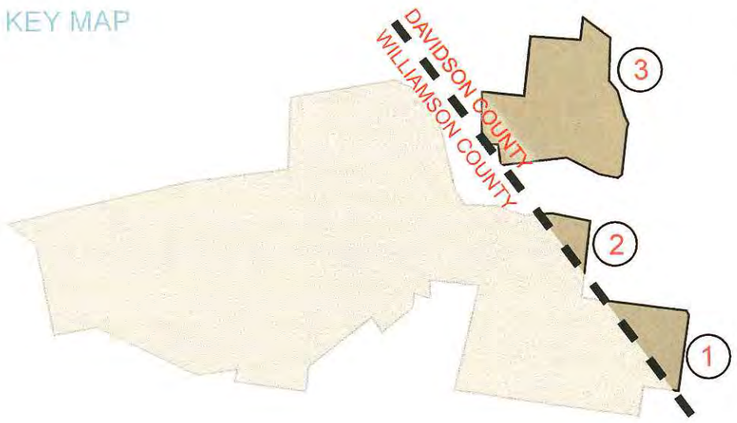
1. Metro Stormwater water quantity/quality requirements shall be met via one or more of the following options: permeable pavement/underground detention, water quality ponds, wet detention ponds, bio-retention, vegetated swales, etc.
2. Stormwater quantity/quality will be connected to the Williamson County portion of the development and will address stormwater requirements regionally.
3. Final SP Development Plans shall provide calculations and plans for any on/off-site stormwater areas.
4. BUFFER NOTE: 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.
5. ACCESS NOTE: Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

KEY MAP



AREA 2 UTILITY PLAN

KEY MAP



AREA 2 STORMWATER, GRADING, & DRAINAGE PLAN

WATER QUANTITY/QUALITY NOTES

1. Metro Stormwater water quantity/quality requirements shall be met via one or more of the following options: permeable pavement/underground detention, water quality ponds, wet detention ponds, bio-retention, vegetated swales, etc.
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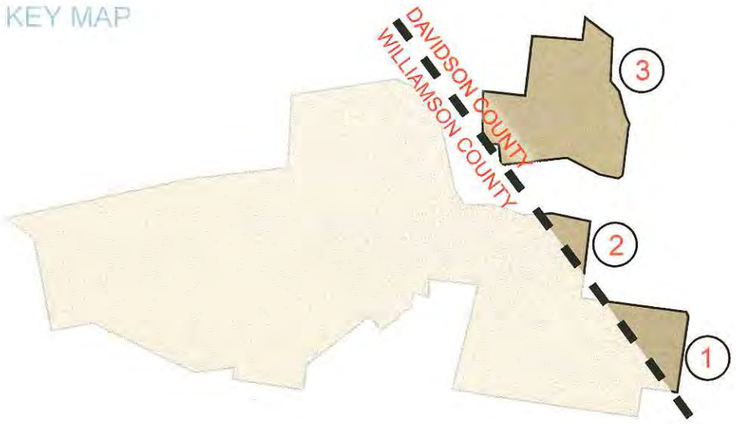
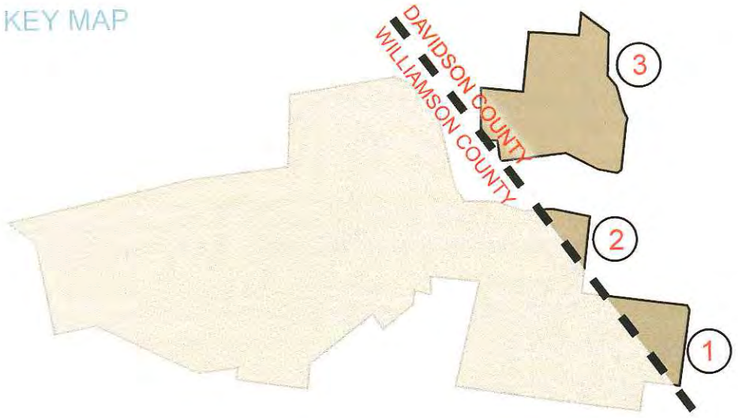


AREA 3 UTILITY PLAN

KEY MAP

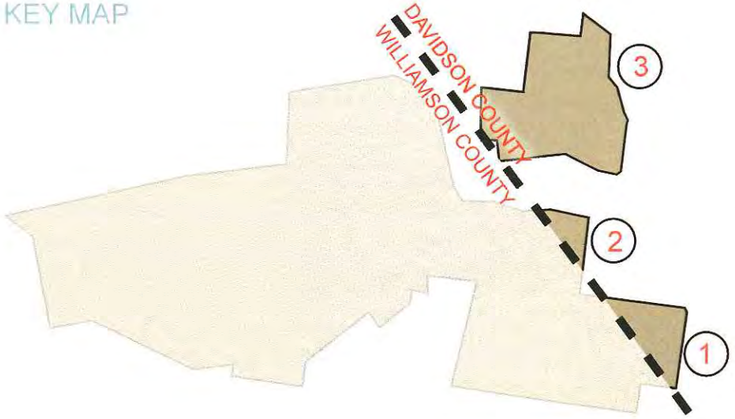


AREA 3 STORMWATER, GRADING, & DRAINAGE PLAN

WATER QUANTITY/QUALITY NOTES

1. Metro Stormwater water quantity/quality requirements shall be met via one or more of the following options: permeable pavement/underground detention, water quality ponds, wet detention ponds, bio-retention, vegetated swales, etc.
2. Stormwater quantity/quality will be connected to the Williamson County portion of the development and will address stormwater requirements regionally.
3. Final SP Development Plans shall provide calculations and plans for any on/off-site stormwater areas.
4. BUFFER NOTE: 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.
5. ACCESS NOTE: Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

KEY MAP

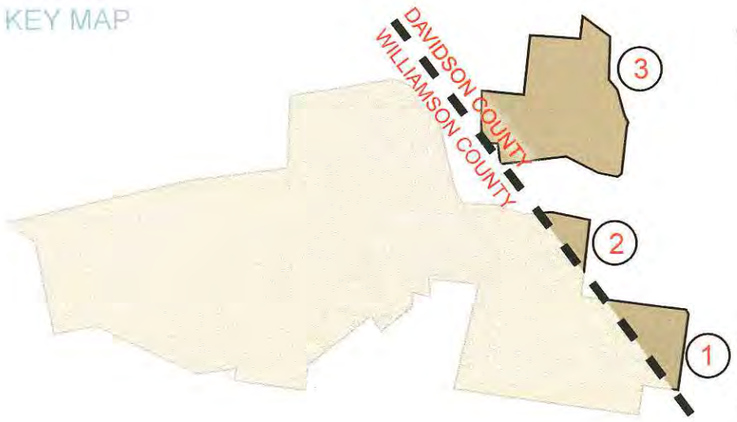


AREA 1 LANDSCAPE PLAN

LANDSCAPE NOTES

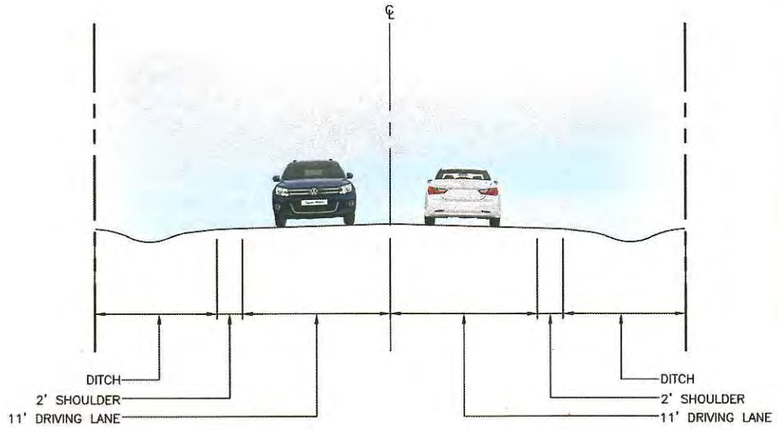
1. The development shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
2. Street Trees shall be provided along all street frontages at a consistent spacing average except that streets with no lots fronting shall not be required to have street trees.
3. All required landscaping shall be properly irrigated and maintained (drought tolerant landscape shall not be required to receive irrigation).
4. Canopy Trees shall have a strong, straight central leader and evenly branched, symmetrical crown, with matched canopies.
5. Plant locations shown on the concept plans may be adjusted on the Final SP Development Plans and in the field.
6. Final SP Development plans shall include Urban Forestry checklist.
7. All parking areas visible from adjacent R.O.W.'s and/or parcels shall be screened with evergreen shrubs per Metro Code 17.24.
8. Existing vegetation to remain near construction areas shall be protected with tree protection fencing and approved my Metro's Urban Forester prior to any tree removal, construction, or grading on-site.

KEY MAP



AREA 2 & 3 LANDSCAPE PLAN

ROADWAY INFRASTRUCTURE PLAN

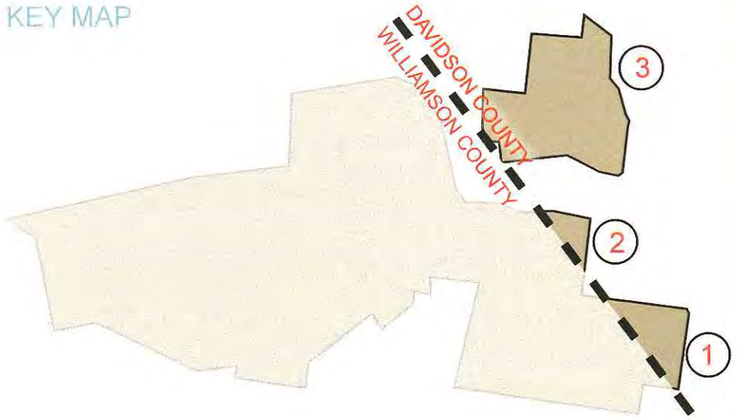


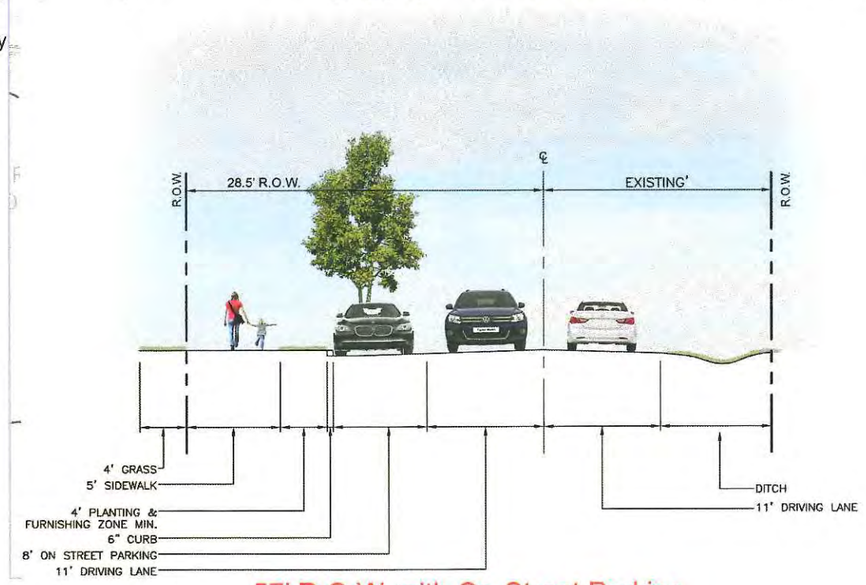
46' R.O.W. with Ditch

ROADWAY NOTES

1. Roadway cross-sections are color coordinated with Infrastructure Plan.
2. R.O.W. width may be increased to accommodate wider planting zones between curb and sidewalk with approval from Metro Planning staff and Metro Public Works.
3. Sidewalk may be eliminated on one side of street where adequate pedestrian paths are provided in other locations with approval from Metro Planning staff and Metro Public Works.
4. All streets shall use the ST-200 curb and gutter, except the rural park road that may be eleigible for a non-burb section if a sidewalk is not installed.

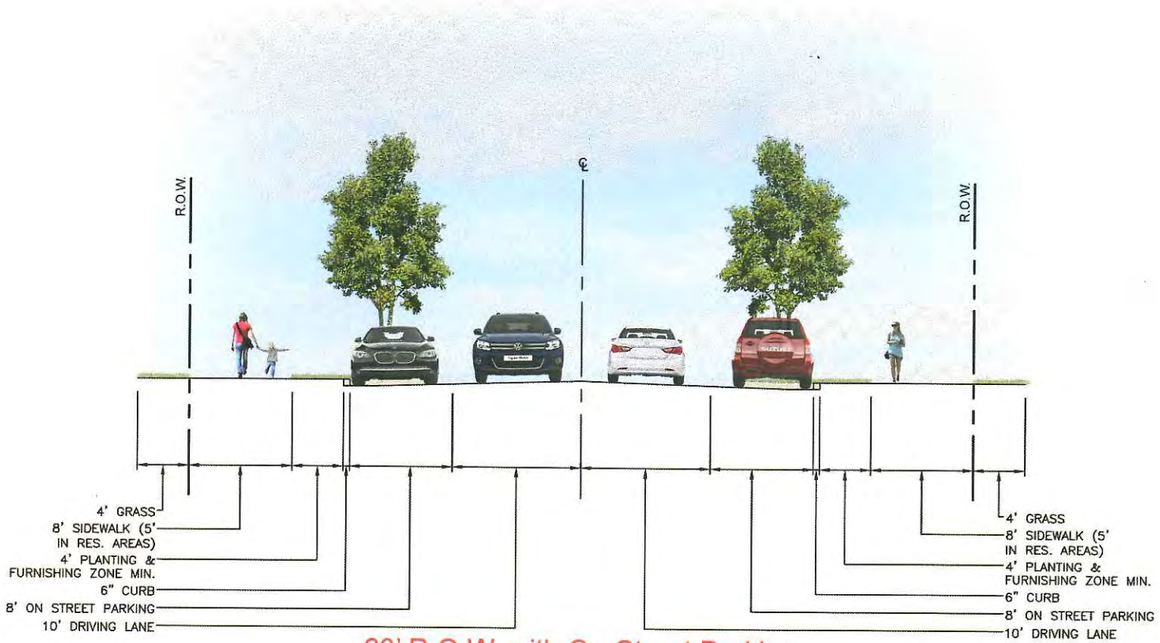
KEY MAP



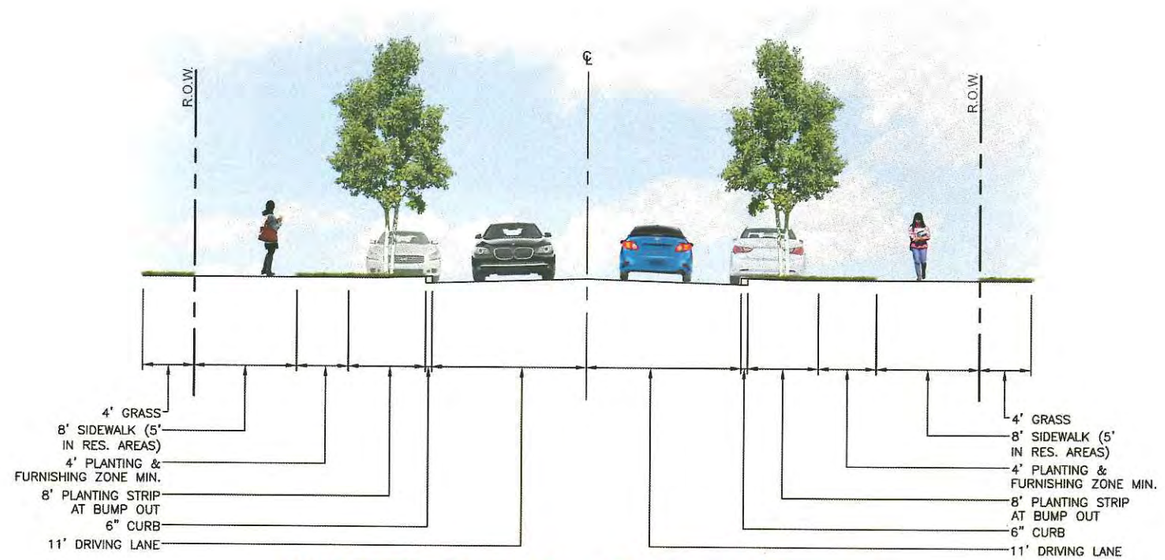


57' R.O.W. with On-Street Parking
"Half Section Improvement Only"

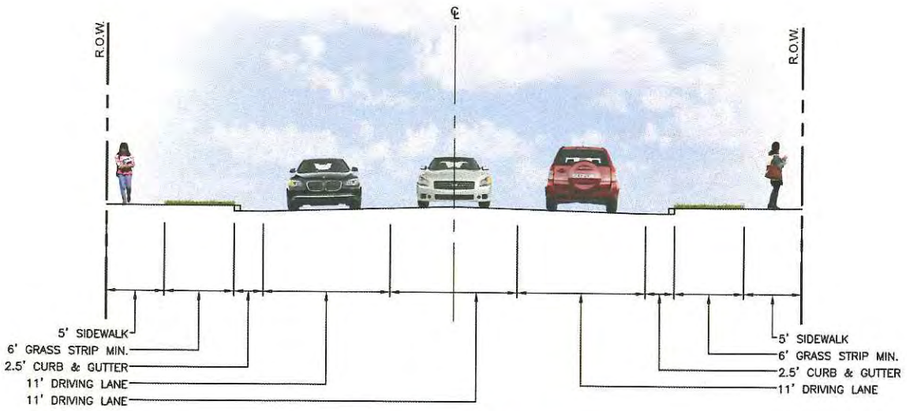
ROADWAY CROSS SECTIONS



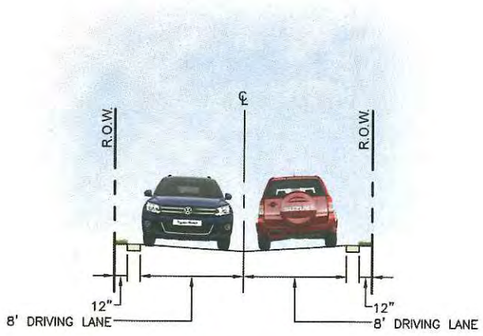
63' R.O.W. with On-Street Parking



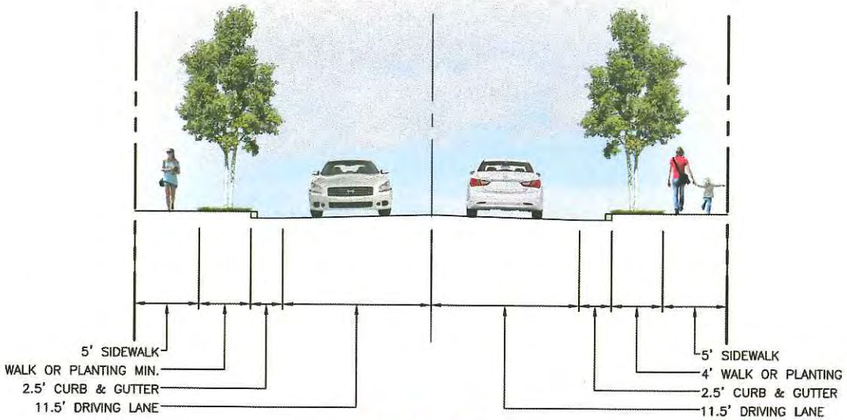
63' R.O.W. with On-Street Parking (At Bumpout)



60' R.O.W. (3 Lane)



20' ALLEY



46' R.O.W.

ROADWAY NOTES

1. See Page 18 for Roadway Notes

ARCHITECTURAL STANDARDS

GENERAL ARCHITECTURAL STANDARDS

All development within Stephens Valley shall be approved by an Architectural Review Board based on a detailed set of Architectural Guidelines established by the developer. Quality Architectural Guidelines will be established to ensure the long term quality and cohesiveness of the community.

Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every fifty (50) linear feet of street frontage:

- A change in building material
- A horizontal undulation in the building facade of three (3) feet or greater
- A porch, stoop or balcony

Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

STOREFRONT FRONTAGES

Storefront frontages are intended for the limited commercial and mixed uses buildings within the town center. Storefront Frontages shall have a primary building entrance on the front sidewalk grade. Architecturally, special attention will be applied to detail at the ground level to ensure a high quality, vibrant pedestrian experience.

- Max. Sill Height: 3 ft.
- Minimum Raised Foundation: N/A
- Minimum Ground Floor Height: 12 ft. from grade

Glazing: All street facing external storefront windows shall have a minimum light transmission of 60%

RESIDENTIAL FRONTAGES (AREA 1 & 2 ONLY)

Residential frontages will utilize porches or stoops as a transition from private homes to the public realm. Residential frontages are intended primarily for Multi-family, townhome and live/work units within the village center.

Minimum Raised Foundation: 18 inches* (measured at front building setback)
Maximum Raised Foundation: 48 inches* (measured at front building setback)

* Minor reductions/increases may be granted by Planning Staff with the Final SP application for topographically challenged areas and ADA required units.

Ground floor residential units on all street facing building facades shall have a porch or stoop with direct access to public sidewalk for fifty percent (50%) of total ground floor street facing units.

- Min. Stoop Width: 4 ft.
- Min. Porch Depth: 6 ft.

*porch/stoop steps may not extend into public right-of-way

GENERAL RESIDENTIAL STANDARDS

PORCH, STOOP AND ENTRY PLACEMENT

Porches, stoops and entries should address the street frontage. Porches, stoops and entries on corner lots should address the primary street; all facades facing public streets, shall be design consistent with front elevation materials, massing, & archiectural intent. Wrap porches should be used on corner lots where compatible with architectural style of the home on that lot. Unenclosed porches and stoops may encroach 5 feet into the front yard setback

WALKWAY PLACEMENT

Every home shall have a walkway connecting the front entry to the sidewalk with the exception of side-loaded garage courtyard lots. On corner lots, an additional walkway may connect the home to the sidewalk along the secondary street.

UTILITY METER AND TRASH BIN PLACEMENT

Electric and gas utility meters should be located on the side facade so they are not visible from the street. HVAC units shall be located towards the rear of the home and screened from street views; Trash bin enclosures shall be located near garages and screened from street views. Alley lots shall have trash bin enclosures off the alley.

OTHER SITE GUIDELINES

Satellite dish, antenna and play equipment must be located out of public view. Pools, spas and accessory structures will match or complement the home design and detailing. Pre-fabricated outbuildings are only permitted during the course of construction. Site-built outbuildings shall be constructed of materials, color and detailing to complement the design of the primary building on the lot and may be located within 5 ft. of the back and side property lines.

GARAGE PLACEMENT

Garages shall be designed as subordinate elements to the main house and shall be of consistent form, style, materials and quality as the main house. Garages should be sited to minimize their visibility from, and impact on, the street.

Rear Entry

Where alleys are provided, garage access shall be from the alley. On corner lots, service lane-access garages should be built to the rear setback line. Garages of homes with rear entry should be placed off-center on the lot to optimize the usable side yard. Rear entry garages shall either be sited 5-9 feet from the edge of alley pavement or greater than 18 feet from the edge of alley pavement to avoid the blocking of the alleyway by parked cars.

Front & Side Entry

Double bay garage doors shall be articulated to appear as two distinct single-bay doors. Articulation may include the variation of trim profiles and depth, window style and arrangement, door hardware and color scheme. Where required, front entry garages shall be recessed beyond the front facade or qualifying front porch a minimum of 5 feet; a qualifying porch is defined as a porch that measures a minimum of 7 feet in depth. Front entry garages on corner lots shall be placed opposite the street corner. Side entry garages on corner lots shall be placed towards the rear of the lot and accessed from the secondary street. Lots served by an alley shall have rear entry garages. Garage doors are encouraged to be finished with dark colors to minimize their appearance and highlight the homes primary architecture features.

Courtyard Entry

Garages on autocourts should be designed so as to not detract from nor compete with the home's front entry and facade. They may require a higher level of finish, detail, landscaping and hardscaping. Autocourt garages should appear as a single freestanding form, but may be attached to the house by a covered breezeway or recessed secondary form. Courtyard entry lots located at street corners shall place the courtyard at the street corner and not the primary frontage.

SIGNAGE

The following sign types shall be permitted:

- Projecting Signs
- Wall Mounted Signs
- Awning Signs
- Ground Mounted Signs
- Canopy Signs.

Street and traffic signs are to be decorative type signs as permitted by Metro Public Works and shall be maintained by the HOA. Street sign blades shall conform with Metro Public Works standards.

General Standards:

- Primary sign materials permitted are steel, aluminum, wood, stone, concrete, brick, and acrylic. Accent materials permitted are copper, glass, tile, and pre-cast stone.
- The leading edge or face of the sign, or other structure to which the sign is attached, must be setback from the public rights-of-way a minimum of five (5') feet.

Height and Size Standards:

- Maximum sign size shall be 32 square feet per sign face. A double sided sign located perpendicular to a public street shall be permitted to have 2 sign faces (1 on each side).
- Maximum sign height shall be determined by sign orientation:
  -Vertically oriented signs, defined as having a height more than two times the width, shall have a maximum height of 12' as measured from surrounding grade.
  -Horizontally oriented signs, defined as having a width greater than the height, shall have a maximum height of 8' as measured from surrounding grade.

Signage Lighting Standards:

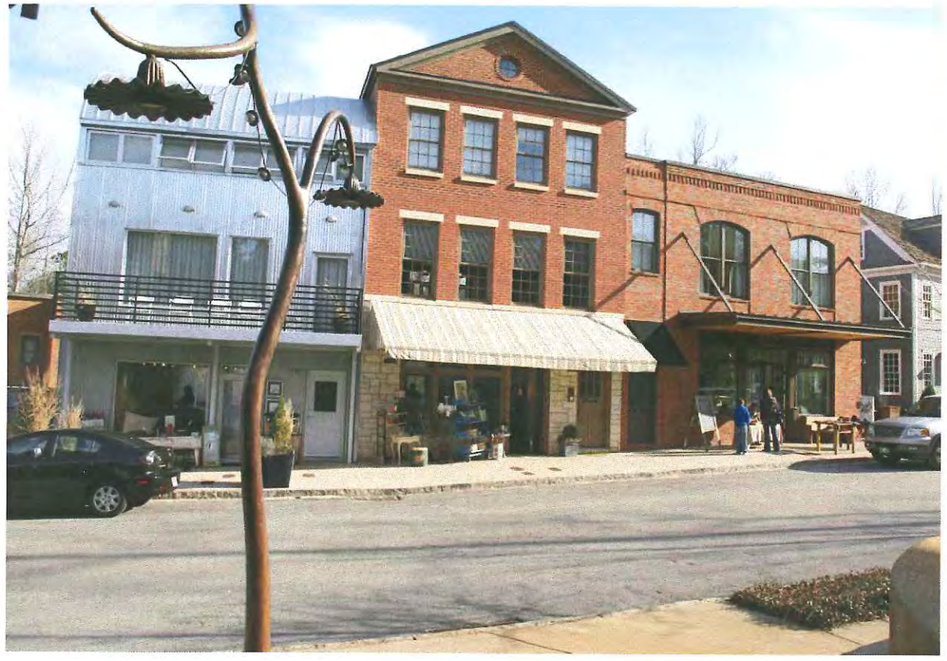
External Illumination: Light sources shall be directed towards sign minimizing glare to the sidewalk or adjacent properties. Internal Illumination: Signs may be internally illuminated but the sign background must be opaque with only graphic, text or logos being illuminated. Neon signs shall be permitted. Signs standards not addressed herein should meet the requirements permitted by the Mixed Use General Alternative (MUG-A) base zoning designation.

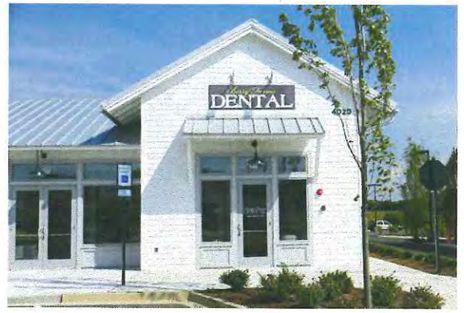
MATERIALS NOT PERMITTED

The following materials shall not be permitted:

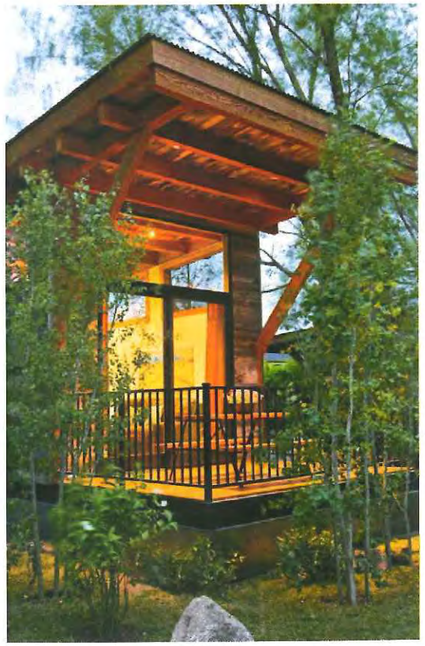
- Vinyl Siding

AREA 1: CHARACTER IMAGERY





AREA 1: CHARACTER IMAGERY

AREA 2: CHARACTER IMAGERY

AREA 3: CHARACTER IMAGERY