



Bellevue Station

PRELIMINARY SPECIFIC PLAN

2015SP-030-001

Nashville, TN

Kimley»Horn



February 19, 2015
August 20, 2015
September 10, 2015

BELLEVUE
STATION



TABLE OF CONTENTS

SITE OVERVIEW	1
CONTEXT PLAN.....	2
ADJACENT PROPERTIES.....	3-4
EXISTING CONDITIONS.....	5
SP VISION.....	6
STREET CORRIDORS.....	7-8
SPECIFIC PLAN.....	9
BUILDING CHARACTERISTICS.....	10
PHASING PLAN.....	11
UTILITY PLAN.....	12
SLOPE AND SOILS.....	13
TREE DENSITY WORKSHEET.....	14

BELLEVUE STATION



SP Name: Bellevue Station
Council District: 22
Council Member: Sheri Weiner

Address/Map and Parcels/Owners of Record:
7386 Old Harding Pike, Nashville, TN 37221, Map 142-00, Parcels 037200,
004200, 003800, Bellevue Towne Center Partnership

FEMA Firm Panel: 47037C0304F

Existing Zoning: MUL, OV-UDO

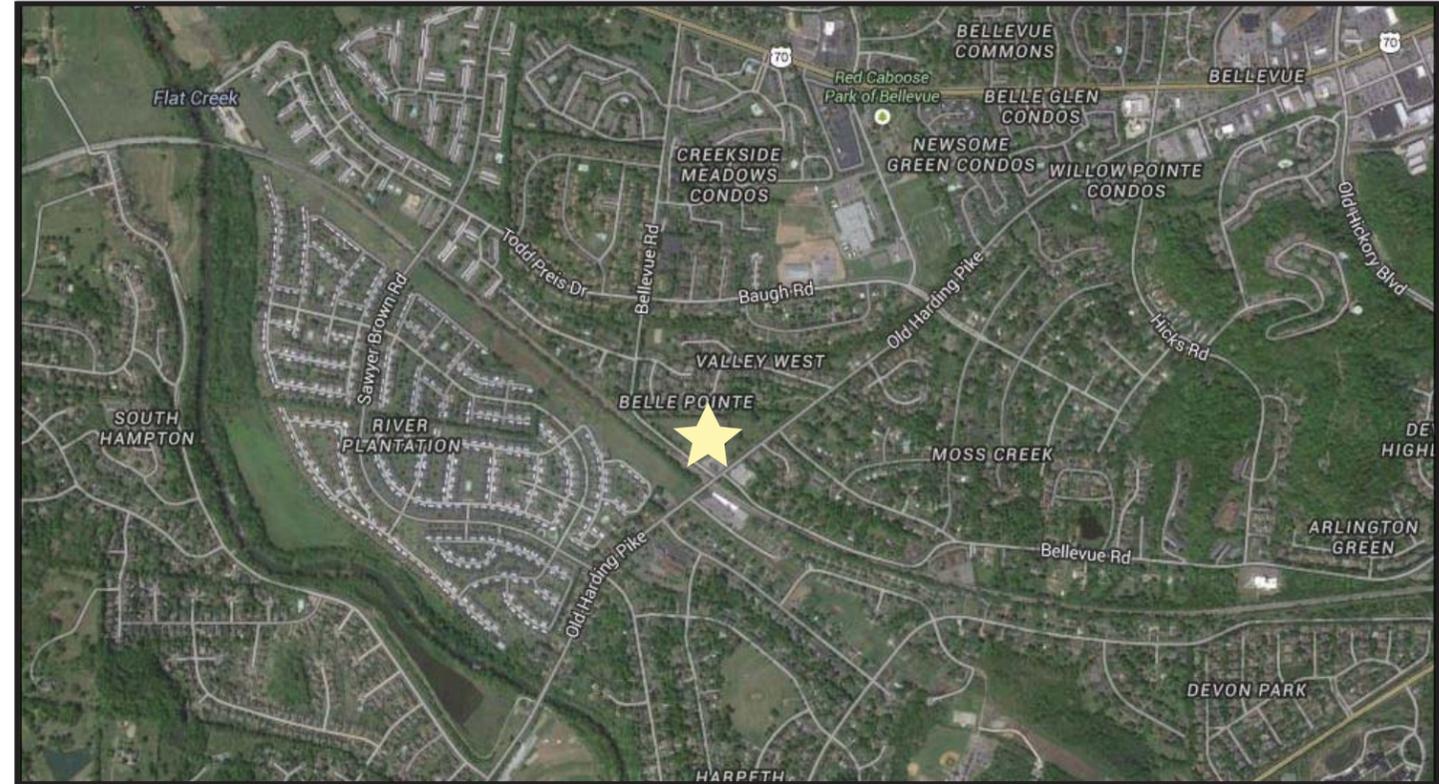
Developer: Parkside Builders, LLC
Randy Chastain
615.394.4838

Civil Engineer: Kimley-Horn and Associates, Inc.
Brendan Boles, P.E.
615.564.2701

Landscape Architect: Kimley-Horn and Associates, Inc.
David Coode, PLA, AICP
615.564.2701

Architect: BSB Design
Ed Binkley, AIA
407.222.1038

PROPOSED SITE LOCATION MAP



SITE OVERVIEW

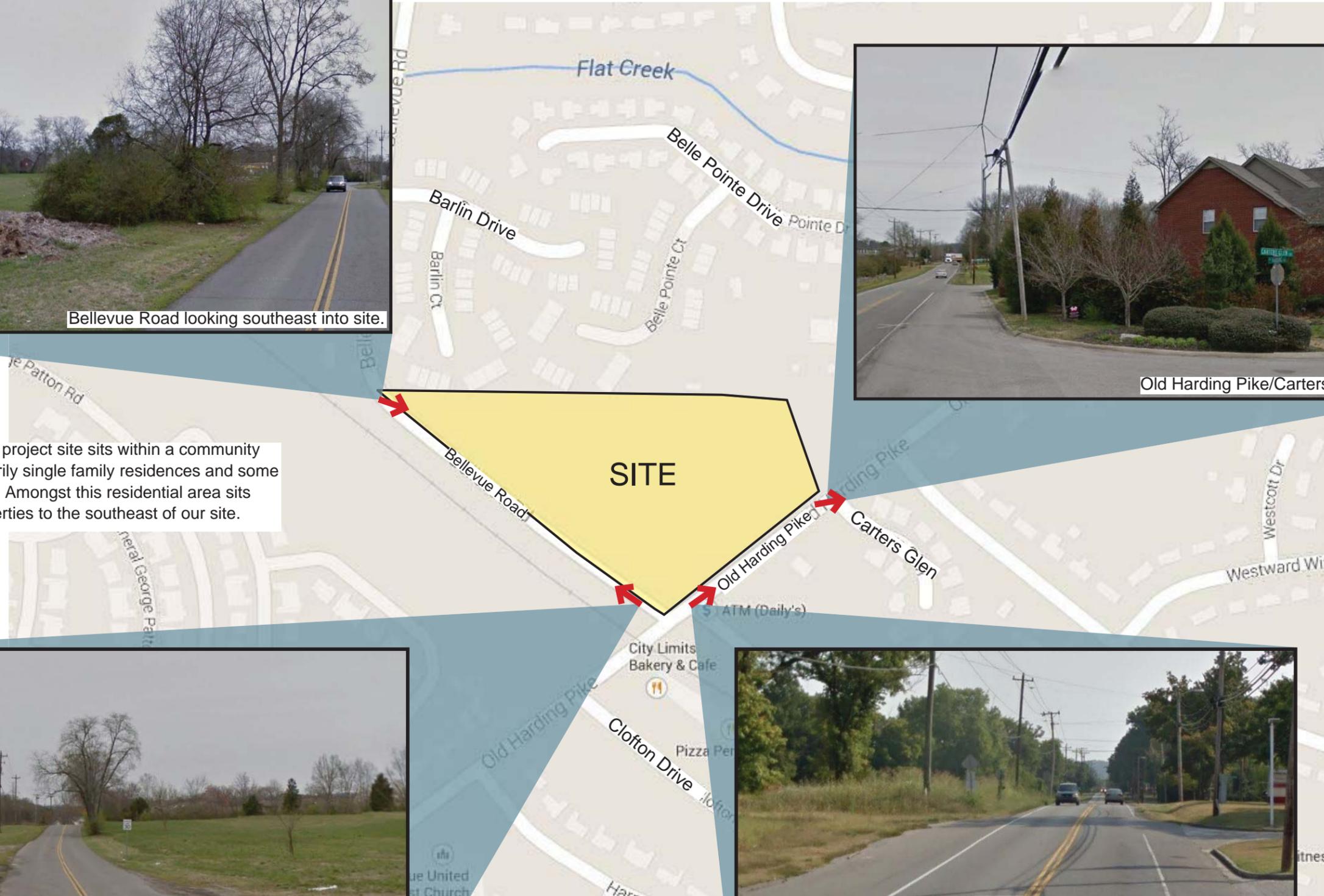


Bellevue Road looking southeast into site.



Old Harding Pike/Carters Glen Drive

The proposed project site sits within a community that consists of primarily single family residences and some two-story townhomes. Amongst this residential area sits two commercial properties to the southeast of our site.



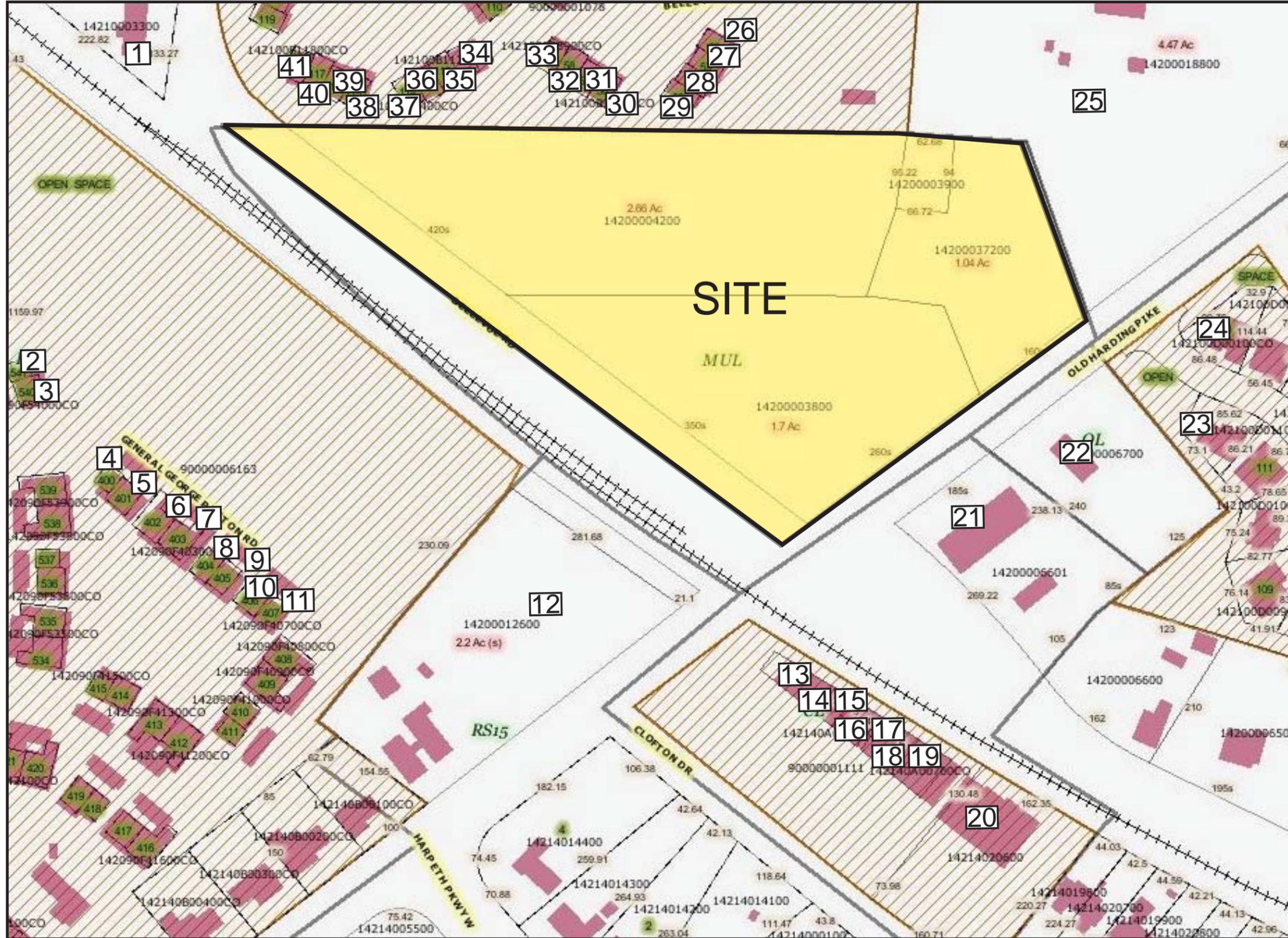
Bellevue Road looking northwest into site.



Old Harding Pike looking northeast

CONTEXT PLAN



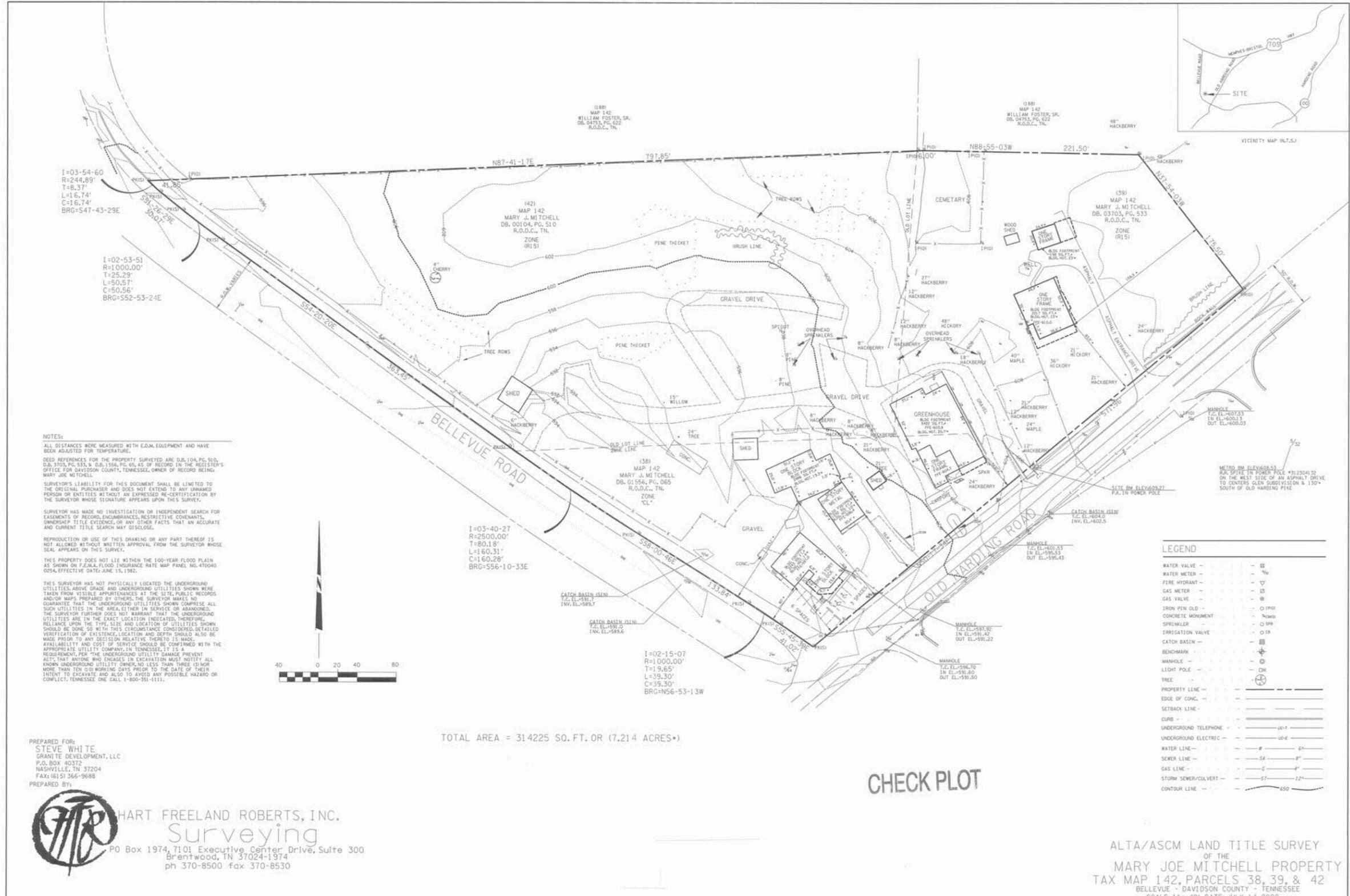


	PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	TAX MAP	PARCEL NO.	ZONING
1	14210003300	TAYLOR, WILLIAM B.	751 BELLEVUE RD.	NASHVILLE	TN	37221	142-10	033	RS15
2	142090F54100CO	WEBSTER DEBRA MARIE	541 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	541	OV-RES/R15
3	142090F54000CO	NASH, HUGH O.	540 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	540	OV-RES/R15
4	142090F40000CO	ESTES, JANET	400 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	400	OV-RES/R15
5	142090F40100CO	TROTTER, WILLIAM H.	401 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	401	OV-RES/R15
6	142090F40200CO	DAVIS, PATRICIA	402 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	402	OV-RES/R15
7	142090F40300CO	RICHARDSON, CARLINE	403 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	403	OV-RES/R15
8	142090F40400CO	BENNET, WALTER N.	404 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	404	OV-RES/R15
9	142090F40500CO	DECUYPER, F.A.	405 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	405	OV-RES/R15
10	142090F40600CO	BALLINGER, FRANKLIN	406 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	406	OV-RES/R15
11	142090F40700CO	MURPHY, CONNIE R.	407 GENERAL GEORGE PATTON RD.	NASHVILLE	TN	37221	142-09	407	OV-RES/R15
12	14200012600	BELLEVUE LODGE 716	7420 OLD HARDING PK.	NASHVILLE	TN	37221	142-00	126	R15
13	142140A00100CO	BELLEVUE STATION CENTER, LLC	361 CLOFTON DR.	NASHVILLE	TN	37221	142-14	001	OV-COM/CL
14	142140A00200CO	BELLEVUE STATION CENTER, LLC	357 CLOFTON DR.	NASHVILLE	TN	37221	142-14	002	OV-COM/CL
15	142140A00300CO	BELLEVUE STATION CENTER, LLC	355 CLOFTON DR.	NASHVILLE	TN	37221	142-14	003	OV-COM/CL
16	142140A00400CO	BELLEVUE STATION CENTER, LLC	353 CLOFTON DR.	NASHVILLE	TN	37221	142-14	004	OV-COM/CL
17	142140A00500CO	BELLEVUE STATION CENTER, LLC	345 CLOFTON DR.	NASHVILLE	TN	37221	142-14	005	OV-COM/CL
18	142140A00600CO	BELLEVUE STATION CENTER, LLC	343 CLOFTON DR.	NASHVILLE	TN	37221	142-14	006	OV-COM/CL
19	142140A00700CO	BELLEVUE STATION CENTER, LLC	341 CLOFTON DR.	NASHVILLE	TN	37221	142-14	007	OV-COM/CL
20	14214020600	BUTLER, CARTER C.	329 CLOFTON DR.	NASHVILLE	TN	37221	142-00	206	OV-COM/CL
21	14200006601	BEST AMERICAN, LLC	7395 OLD HARDING PK.	NASHVILLE	TN	37221	142-00	066	CS
22	14200006700	DICE, BARRY S./JENNIFER S.	7385 OLD HARDING PK.	NASHVILLE	TN	37221	142-00	067	OG
23	142100D01200CO	COMINS, KENNETH N.	404 CARTERS GLEN DR.	NASHVILLE	TN	37221	142-10	012	OV-RES/RS15
24	142100D00100CO	ENTRIKIN, CHERRY S.	401 CARTERS GLEN DR.	NASHVILLE	TN	37221	142-00	001	RS15
25	14200018800	FOSTER CELIA THOMPSON	7306 OLD HARDING PK.	NASHVILLE	TN	37221	142-00	188	OV-RES/R15
26	142100B05200CO	NELSON, KAREN L.	517 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	052	OV-RES/R15
27	142100B05300CO	LOVING, LORI LEE	519 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	053	OV-RES/R15
28	142100B05400CO	GIVENS, JAMIE	521 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	054	OV-RES/R15
29	142100B05500CO	WIDICK PROPERTIES, LLC	523 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	055	OV-RES/R15
30	142100B05600CO	DAVIS, NYLA R.	525 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	056	OV-RES/R15
31	142100B05700CO	OLDHAM, ELIZABETH BEBE	527 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	057	OV-RES/R15
32	142100B05800CO	WATTS, WILMA CAPPS	529 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	058	OV-RES/R15
33	142100B05900CO	CONE, ALICIA A.	531 BELLE POINTE CT.	NASHVILLE	TN	37221	142-10	059	OV-RES/R15
34	142100B11100CO	GRANGER, MARIAN	723 BARLIN CT.	NASHVILLE	TN	37221	142-10	111	OV-RES/R15
35	142100B11200CO	SMITH, ESTHER L.	725 BARLIN CT.	NASHVILLE	TN	37221	142-10	112	OV-RES/R15
36	142100B11300CO	PACENT, NINA D.	727 BARLIN CT.	NASHVILLE	TN	37221	142-10	113	OV-RES/R15
37	142100B11400CO	VARGAS, MIRNA	729 BARLIN CT.	NASHVILLE	TN	37221	142-10	114	OV-RES/R15
38	142100B11500CO	NORRIS, JEANNE G.	730 BARLIN CT.	NASHVILLE	TN	37221	142-10	115	OV-RES/R15
39	142100B11600CO	GENEIZER, SIMON	728 BARLIN CT.	NASHVILLE	TN	37221	142-10	116	OV-RES/R15
40	142100B11700CO	DEACON, EVELYN	726 BARLIN CT.	NASHVILLE	TN	37221	142-10	117	OV-RES/R15
41	142100B11800CO	WEINSTEIN, VINCENT	724 BARLIN CT.	NASHVILLE	TN	37221	142-10	118	OV-RES/R15

BELLEVUE STATION



EXISTING CONDITIONS



NOTES:
 ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 DEED REFERENCES FOR THE PROPERTY SURVEYED ARE DB. 104, PG. 510, DB. 3703, PG. 533, & DB. 1596, PG. 66-65, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OWNER OF RECORD BEING: MARY JOE MITCHELL.
 SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY.
 THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 47000D 0054, EFFECTIVE DATE: JUNE 15, 1982.
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO. IT IS MADE AVAILABLE AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-551-1111.

PREPARED FOR:
 STEVE WHITE
 GRANITE DEVELOPMENT, LLC
 P.O. BOX 40372
 NASHVILLE, TN 37204
 FAX: (615) 366-9698



HART FREELAND ROBERTS, INC.
Surveying
 P.O. Box 1974, 7101 Executive Center Drive, Suite 300
 Brentwood, TN 37024-1974
 ph 370-8500 fax 370-8530

TOTAL AREA = 314225 SQ. FT. OR (7.214 ACRES*)

CHECK PLOT

LEGEND

WATER VALVE	—	—
WATER METER	—	—
FIRE HYDRANT	—	—
GAS METER	—	—
GAS VALVE	—	—
IRON PIN OLD	—	—
CONCRETE MONUMENT	—	—
SPRINKLER	—	—
IRRIGATION VALVE	—	—
CATCH BASIN	—	—
BENCHMARK	—	—
MANHOLE	—	—
LIGHT POLE	—	—
TREE	—	—
PROPERTY LINE	—	—
EDGE OF CONC.	—	—
SETBACK LINE	—	—
CURB	—	—
UNDERGROUND TELEPHONE	—	—
UNDERGROUND ELECTRIC	—	—
WATER LINE	—	—
SEWER LINE	—	—
GAS LINE	—	—
STORM SEWER/CULVERT	—	—
CONTOUR LINE	—	—

ALTA/ASCM LAND TITLE SURVEY
 OF THE
 MARY JOE MITCHELL PROPERTY
 TAX MAP 142, PARCELS 38, 39, & 42
 BELLEVUE - DAVIDSON COUNTY - TENNESSEE
 SCALE: 1" = 40', DATE: JULY 14, 2000

The Purpose:

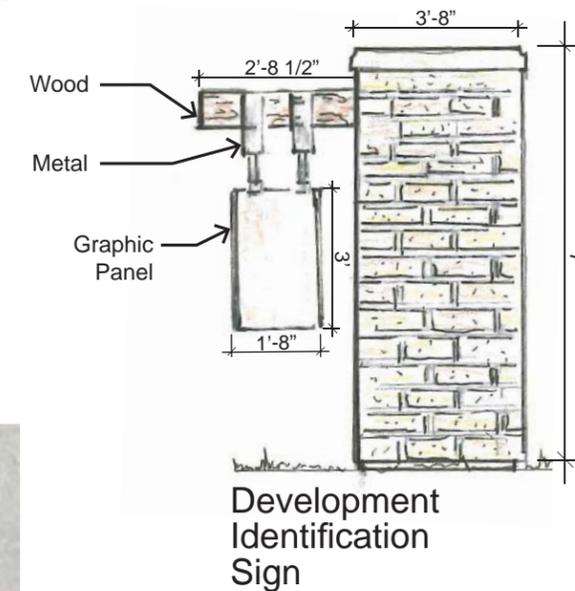
The purpose of this S.P. Application is to provide a high-quality residential development at a price point for those professionals who serve our community so that they are able to live in the neighborhoods in which they serve.

The Vision:

Based on community input and discussions with the councilwoman, the vision for this property is to continue the suburban neighborhood character but with more opportunities for housing choices along with improved pedestrian, bicycle, and vehicular connectivity. This parcel will provide a denser neighborhood with smaller lot sizes compared to the surrounding existing neighborhoods. This is a result of the lack of easily developable land while also bringing a wider range of housing types and a variety of choices.

This plan provides enhancements that improve pedestrian, bicycle, and vehicular connectivity. It supports the planning goals for creating walkable neighborhoods and supporting a variety of transportation choices. Sidewalks, enhanced landscaping, and aesthetically-pleasing architecture that relates to the public street creates a high-quality public realm.

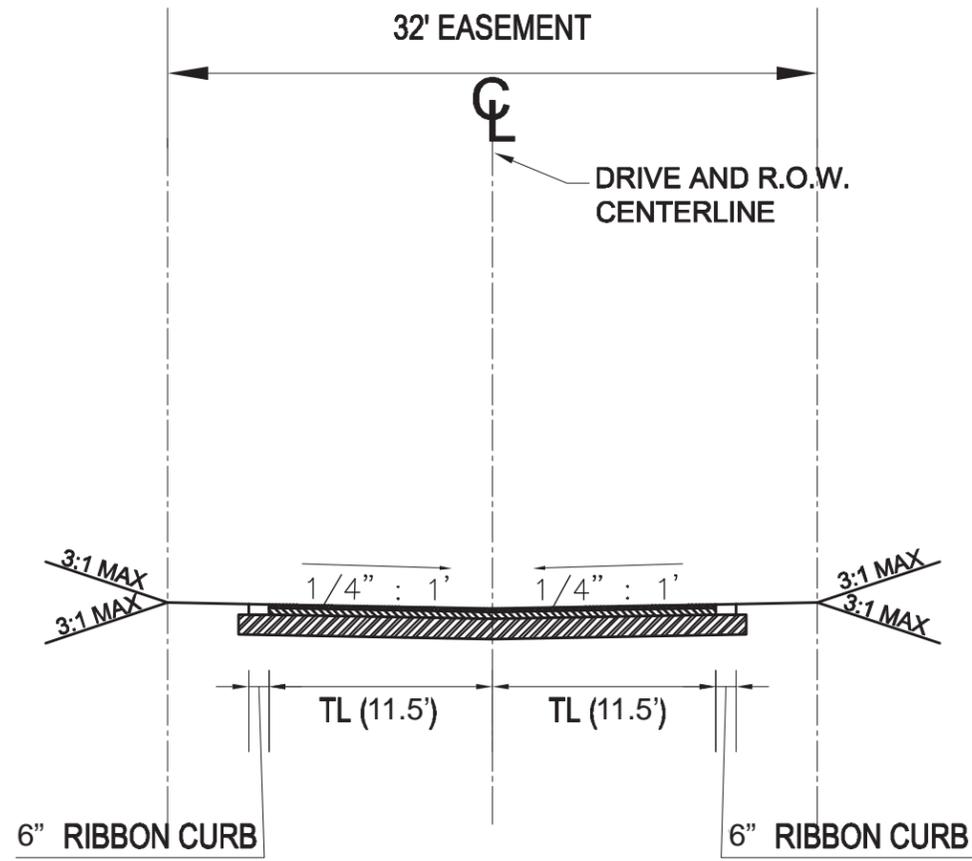
Ample green space is provided throughout this plan for residents to enjoy. A central courtyard and several community greens promote a sense of community along with a complete sidewalk system throughout the development. Rain gardens, bioswales, and other low impact development strategies to treat stormwater will further create a sense of place here at Bellevue Station.



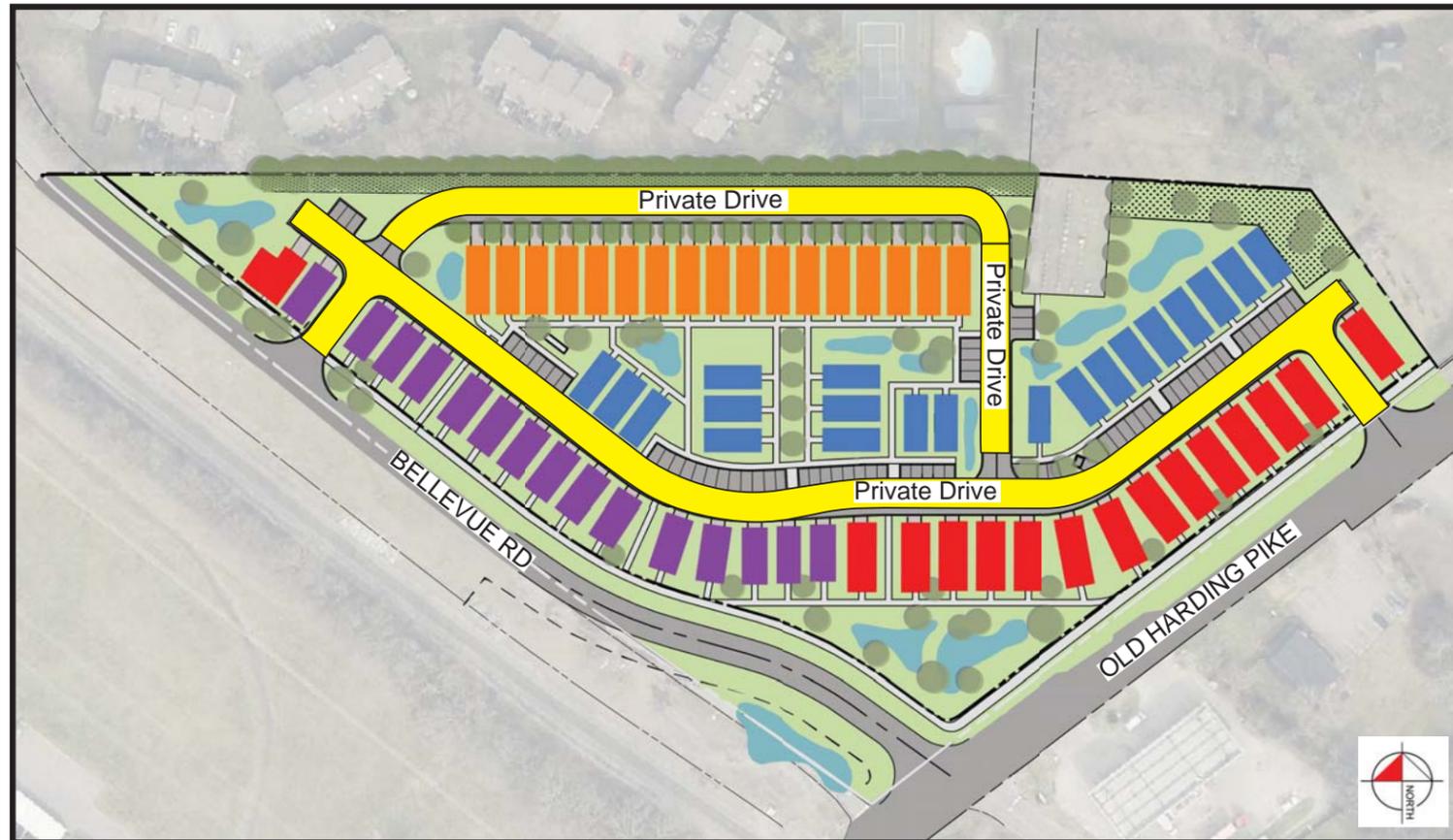
- *All units must be at least 20' from the side and rear property lines.
- *Front setback shall be a minimum of 5' from the sidewalk.
- *HOA will be responsible for maintaining private property including private drives, sidewalks, and stormwater management areas.

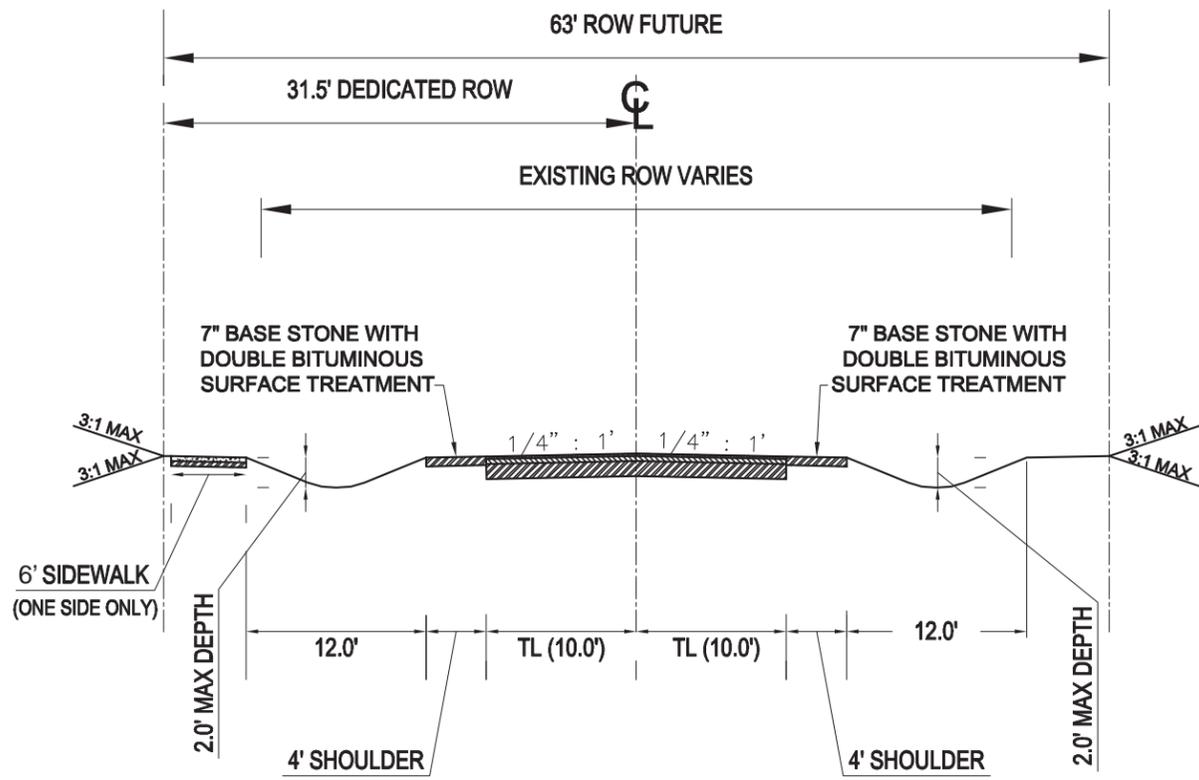
SP VISION



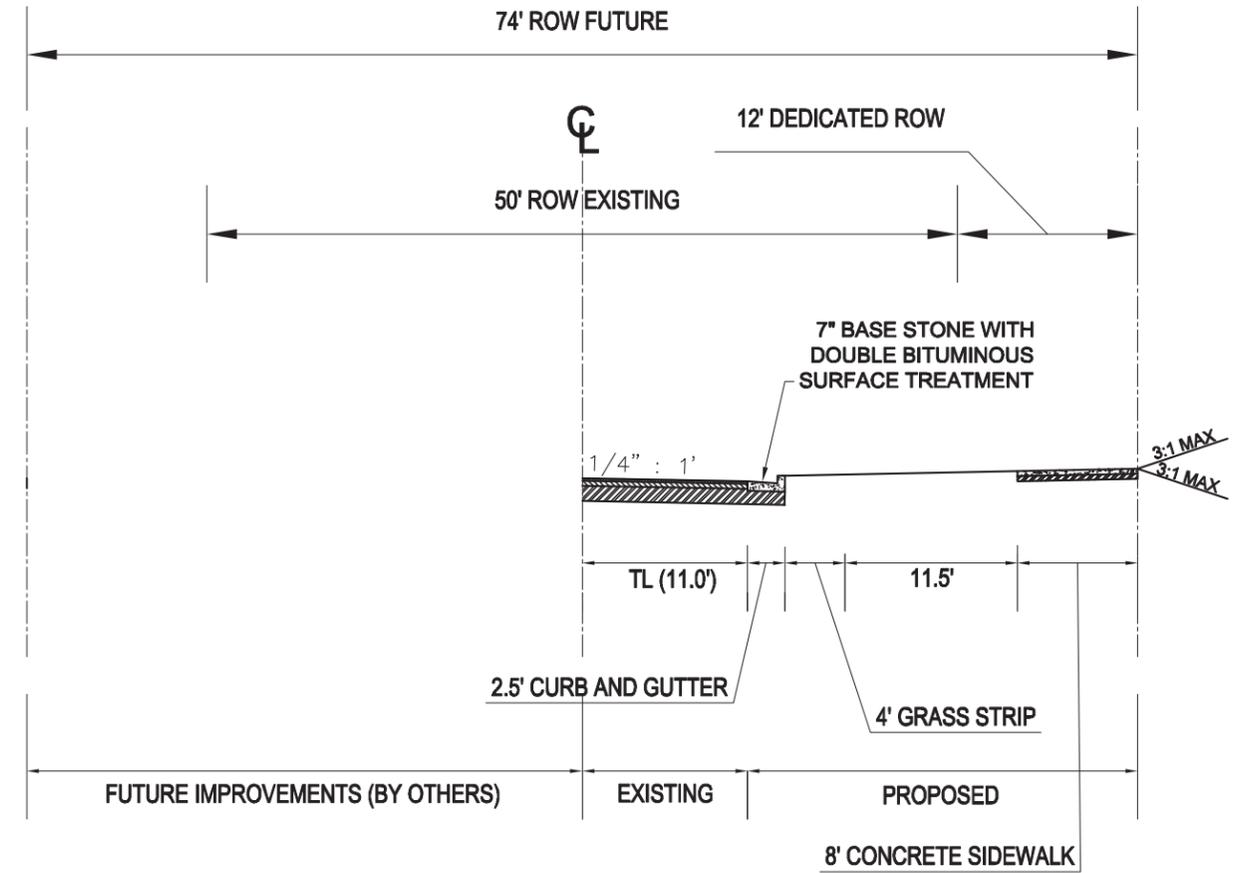


Private Drives





Note: Street improvements will be made to the portions of the R.O.W. highlighted adjacent to our site. Improvements will only be made to half (1/2) of the R.O.W on the proposed development side of street.



Bellevue Road



Old Harding Road





DEVELOPMENT NOTES

The purpose of this Specific Plan (SP) is to establish a specific plan zoning for this proposed single-family development.

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designer based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increases the permitted density or floor area, add uses not otherwise permitted, eliminates specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or adds vehicular access points not currently present or approved.

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <http://www.ada.gov/>

US Justice Department: http://www.justice.gov/crt/housing/fair-housing/about_fairhousingact.html

This parcel does not lie within the flood hazard areas in accordance with FEMA insurance rate map (FIRM) panel number 47037C0304F.

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78/840 and approved by the Metropolitan Department of Water Services.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

Stormwater Note:

The drawings in this submittal are for illustrative purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of final application.

DEVELOPMENT STATISTICS

Proposed Land Use: Single-family residential

OVERALL SITE TOTAL

Acreage	Open Space (Acres)	Residential Area (Acres)	ROW Dedication	Developable Area (Acres)
7.07	4.69	1.55	0.83	6.24

Overall Unit Mix

Type	# of Units
2-Story	20
2-Story/1 Car Garage	17
2-Story/2 Car Garage	15
3-Story/2 Car Garage	15
Total	67

Pervious Surface: 2.94 Acres

Impervious Surface:

Buildings: 1.55 Acres

Roads & Sidewalks: 1.75 Acres

Maximum number of units: 67

Maximum ISR: 0.90

Maximum Density: 13 DU/AC

Maximum FAR: None

PARKING REQUIREMENTS

Parking based on Metro Nashville requirements

OVERALL PARKING TOTAL

Total Units	Required Parking	Surface Parking Spaces	Garage Parking Spaces	Total Parking
67	134	64	77	141

CONDITIONS OF APPROVAL

1. A raised foundation of 18" minimum on the front facade and 12" on the side and rear facades of each home will be required.
2. Side facades of units that face a public street shall have front facade requirements. Elevations of side facades units facing a public street shall be submitted with the final site plan.
3. Provide a 15 foot landscape buffer along Belle Pointe Condominium common property line. (Property line to be staked in field prior to planting.)
4. Supplement existing landscape plant material with evergreens (trees and shrubs-see list below) to create a year round screening. Plant material shall meet Metro "B" buffer requirements as set by Metro landscape ordinance, but all supplemental plant material is to be evergreen in nature, as follows:
 - a. Trees-evergreen trees shall be a mixture of the following types: Green Giant Arborvitae, Cryptomeria, Leland Cypress, Southern Magnolia, Eastern Red Cedar.
 - b. Shrubs-evergreen shrubs shall be mixture of the following types: Leather Leaf Viburnum, Skip Laurel.
5. Plant a minimum of 1.5" caliper oak and maple trees between the driveways of all homes facing Belle Pointe Condominium.
6. No balconies or decks shall be constructed off of the rear of the homes facing Belle Pointe.

Homes adjacent to Old Harding Pike and Bellevue Road will be oriented so that they front onto the public right-of-way.

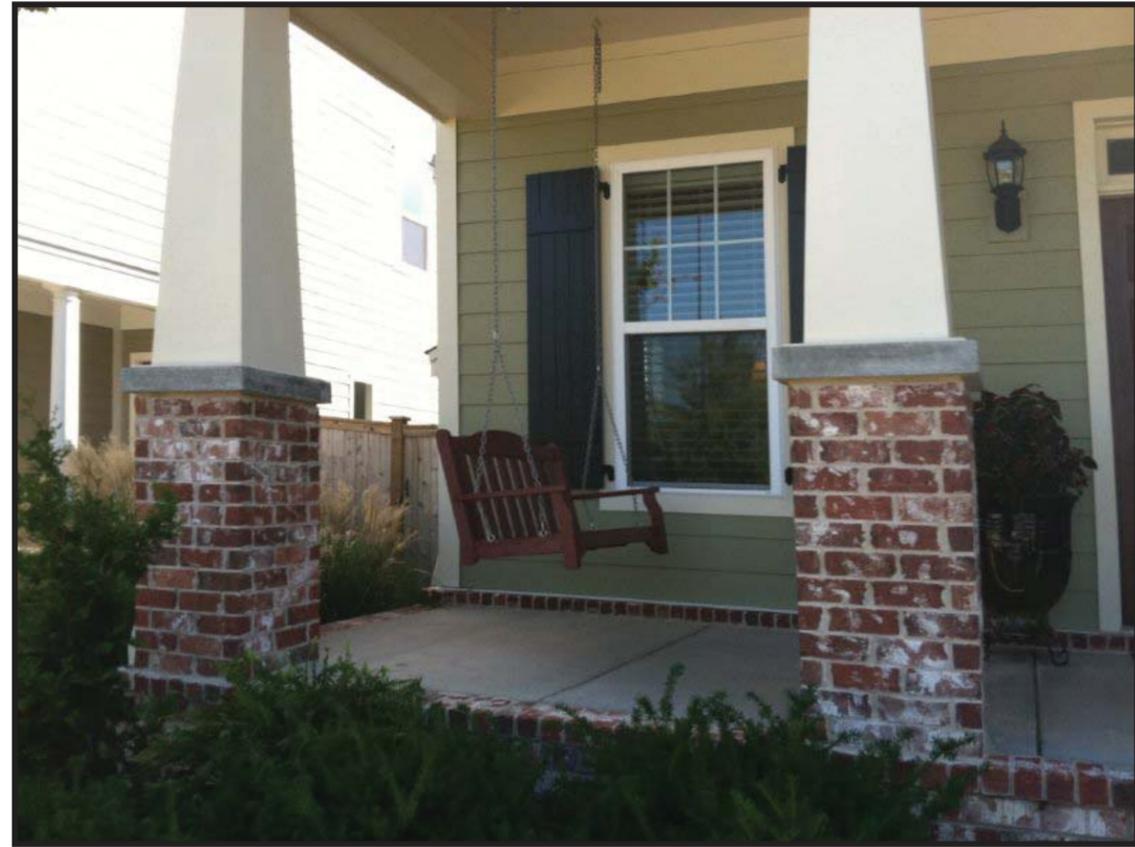
Low-maintenance building materials include cementitious siding with brick and stone accents. EIFS and vinyl siding will not be utilized as a building material.

Building sizes range from 1,200 - 2,150 square feet.

Raised foundations will be provided at a minimum of 12" and a maximum of 36".

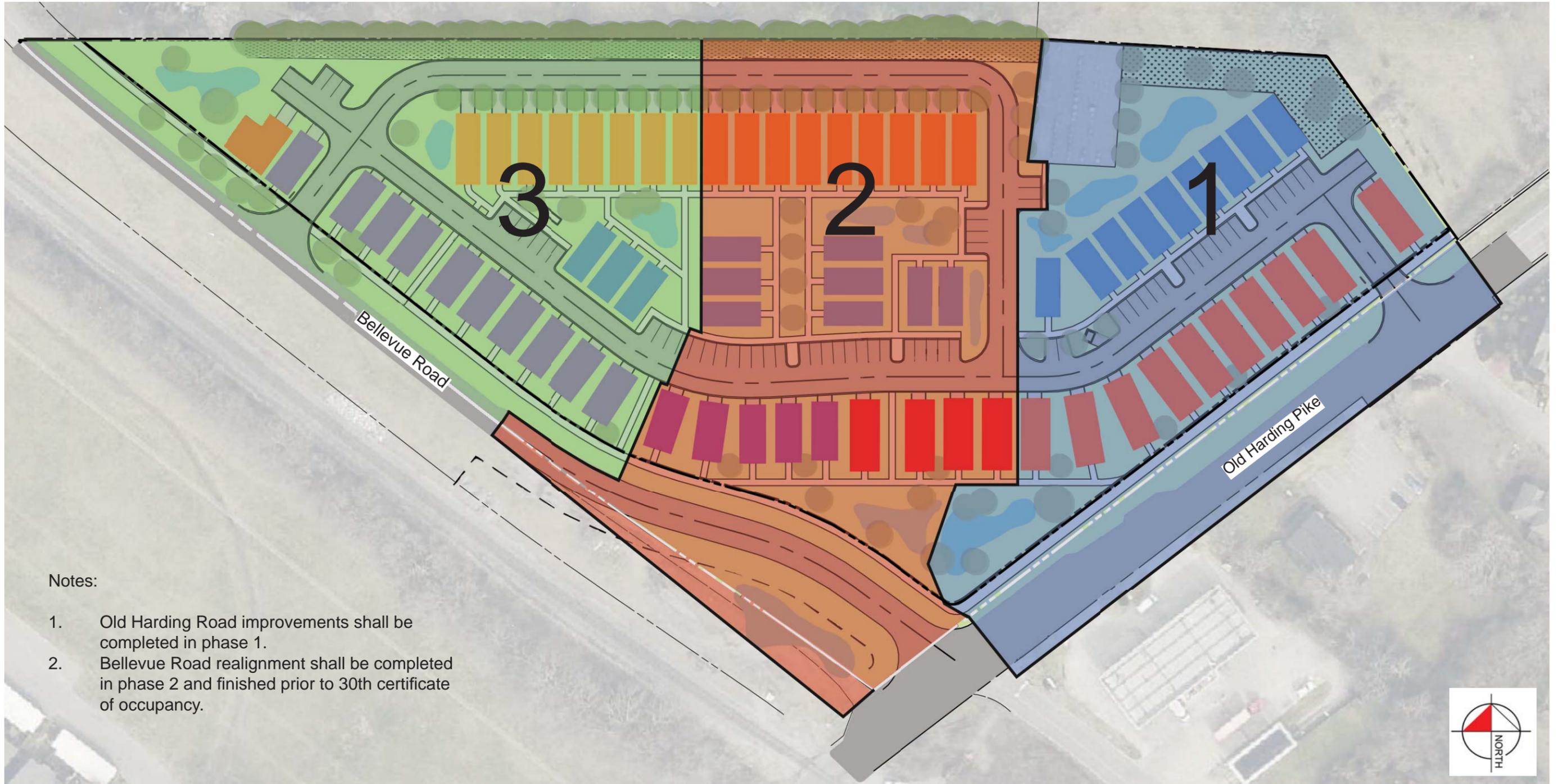
Front building facades facing onto streets and open spaces will provide one principal entrance and a minimum of 15% glazing.

Windows will be vertically orientated at a ratio of 2:1 or greater on the first floor.



Images for illustrative purposes only. Final elevations may vary.

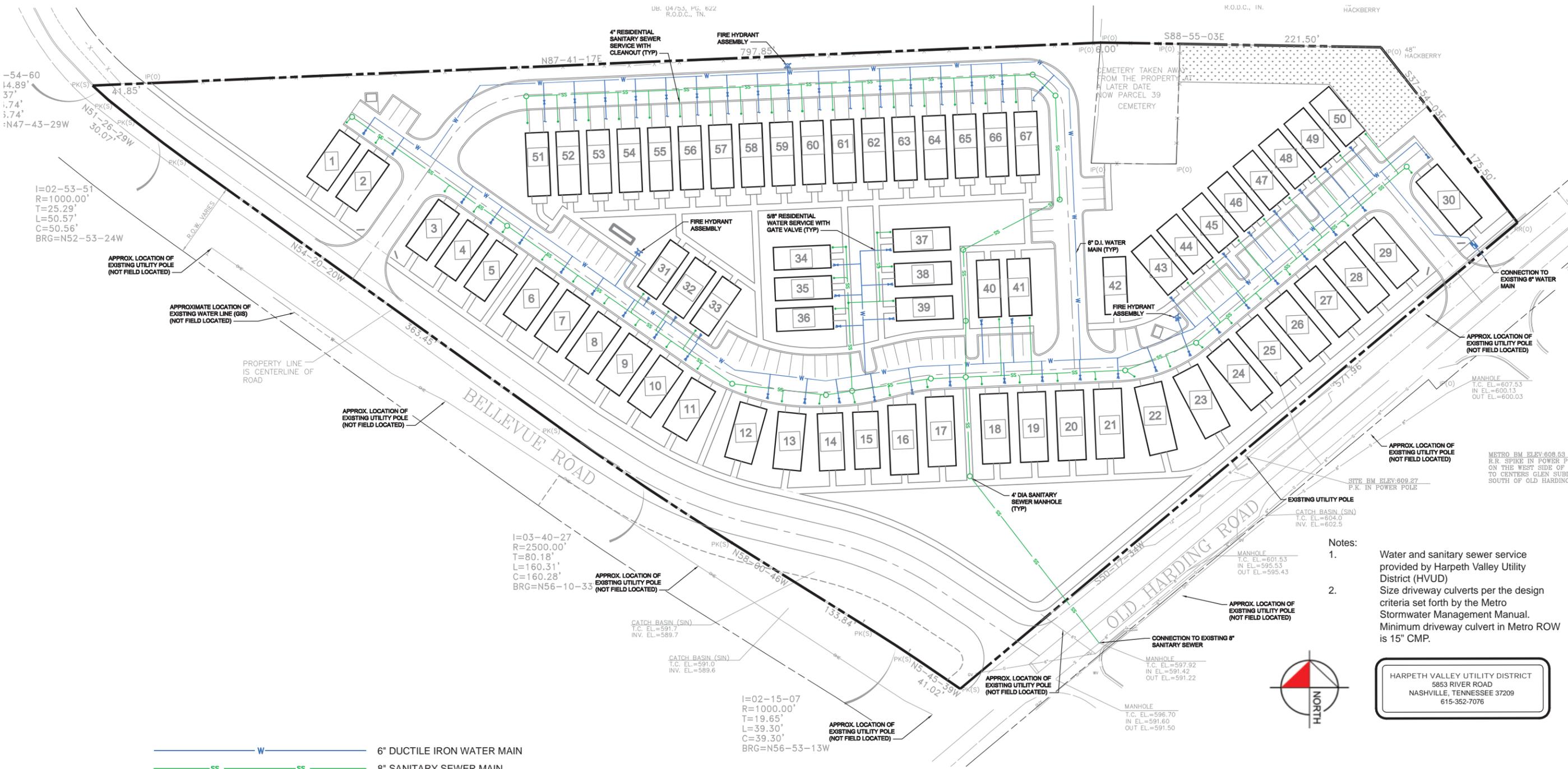
BUILDING CHARACTERISTICS



Notes:

1. Old Harding Road improvements shall be completed in phase 1.
2. Bellevue Road realignment shall be completed in phase 2 and finished prior to 30th certificate of occupancy.

UTILITY PLAN



- Notes:
1. Water and sanitary sewer service provided by Harpeth Valley Utility District (HVUD)
 2. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. Minimum driveway culvert in Metro ROW is 15" CMP.

HARPETH VALLEY UTILITY DISTRICT
 5853 RIVER ROAD
 NASHVILLE, TENNESSEE 37209
 615-352-7076



— W — 6" DUCTILE IRON WATER MAIN
— SS — 8" SANITARY SEWER MAIN

BELLEVUE STATION



SOILS LEGEND

 SITE BOUNDARY

 ARMOUR SILT LOAM (2 to 5 % slopes)

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	250770.22	
2	5.00%	10.00%	100643.57	
3	10.00%	33.33%	19479.49	
4	33.33%	50.00%	654.66	



SOILS AND SLOPES

TREE DENSITY WORKSHEET
(Ordinance 94-1104)

Date 2/17/15
 Map 142-00 Parcel 037200, 004200, 003800
 Application Number _____
 Project Name BELLEVE STATION
 Address 7386 OLD HARDING PIKE

1. Acreage (area of building site) 6.24
2. Minus building coverage area - 1.55
3. Equals adjusted acreage = 4.69
4. Multiplied by required density units per acre x 14
5. Equals required tree density units for project = 65.66

PROTECTED TREES (existing trees 6" DBH or larger)
 DBH (diameter at 4 1/2') Example: 3 trees 6" DBH x 0.2 = .6 density units

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
6		X 1.2	=	20		X 4.3	=
8		X 1.4	=	22		X 4.9	=
10		X 1.6	=	24		X 5.7	=
12		X 1.8	=	26		X 6.6	=
14		X 2.1	=	28		X 7.5	=
16		X 2.4	=	30		X 8.4	=
18		X 2.8	=	32		X 9.4	=

DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
34		X 10.5	=	48		X 26.1	=
36		X 11.7	=	50		X 28.3	=
38		X 12.9	=	52		X 30.5	=
40		X 18.4	=	54		X 32.8	=
42		X 20.2	=	56		X 35.2	=
44		X 22.1	=	58		X 37.7	=
46		X 24.1	=	60		X 40.3	=

REPLACEMENT TREE SCHEDULE
 UNITS represent Basal Area CAL represents caliper inches at planting

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2		X 0.5	=	5		X 0.9	=
3		X 0.6	=	6		X 1.0	=
4		X 0.7	=	7		X 1.2	=

Density units provided on above schedules.
 Total density units for protected trees _____
 Total density units for new trees + _____
 Total density units provided = _____

Note: The total density units provided must equal or exceed the requirements of #5 above.
 All protected and replacement trees must be shown on site plan.