

AMENDMENT TO THE PRELIMINARY SPECIFIC PLAN BRINKLEY PROPERTY

9287 BARCO ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO.: 2015SP-068-001
PARCEL ID: 181070A90000CO



CSDG

Planning | Engineering
Landscape Architecture

OWNER/APPLICANT

GREEN TRAILS, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
PHONE: 615-397-4513
rick@deckbar.com

DEVELOPER

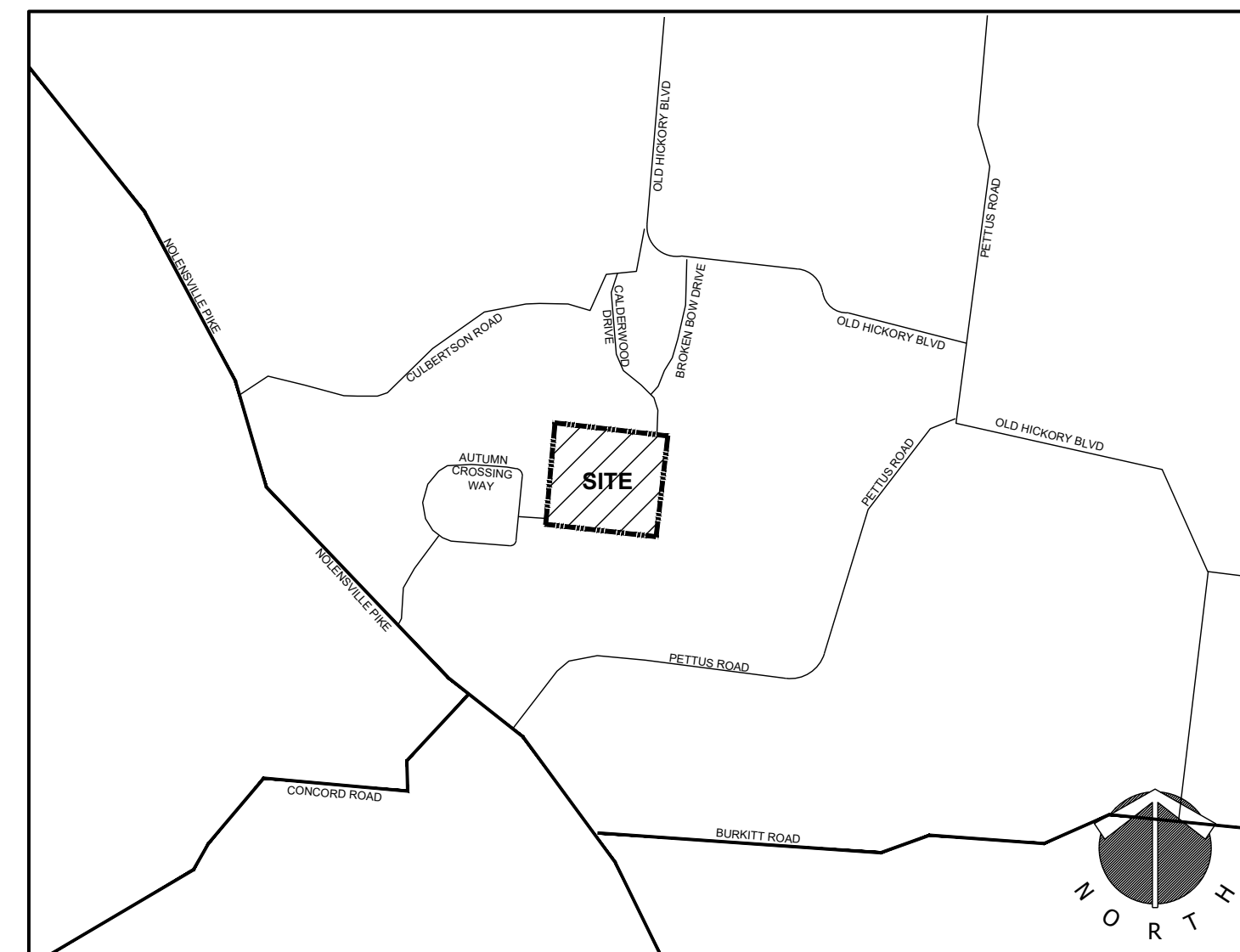
NVR INC
93 SEABOARD LN, SUITE 201
BRENTWOOD, TN, 37027
CONTACT: DAVIS LAMB
PHONE: 615-324-0725
dlambert@nvrinc.com

PLANNER / DESIGNER

CIVIL SITE DESIGN GROUP, PLLC
2305 KLINE AVENUE, SUITE 300
NASHVILLE, TN 37211
CONTACT: RYAN E. LOVELACE, P.E.
PHONE: 615-248-9999
RyanL@csdgttn.com

SHEET INDEX

C1.00 COVER
C2.00 EXISTING CONDITIONS
C3.00 PRELIMINARY DEVELOPMENT PLAN
C4.00 GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
ARCHITECTURAL ELEVATIONS

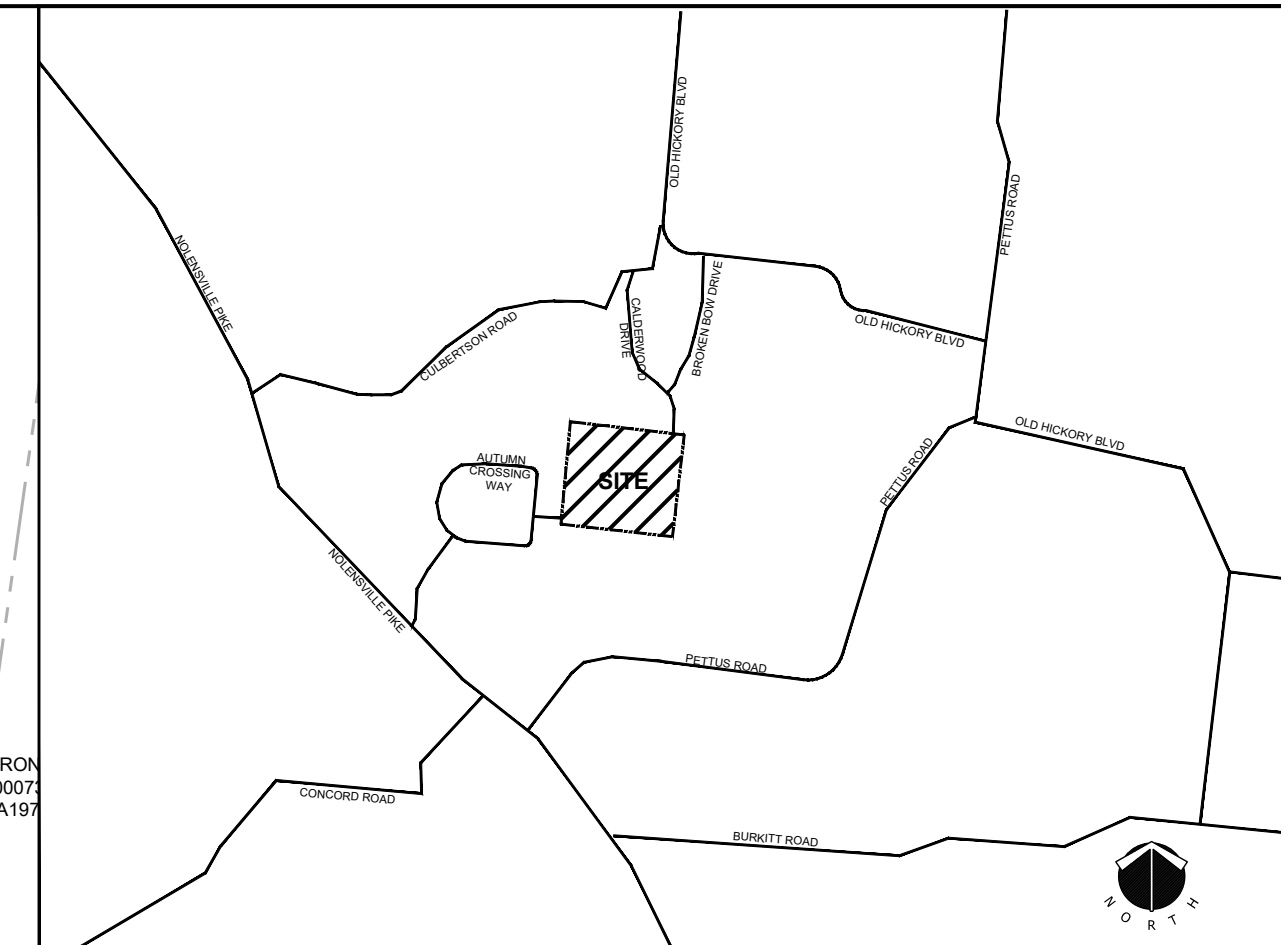
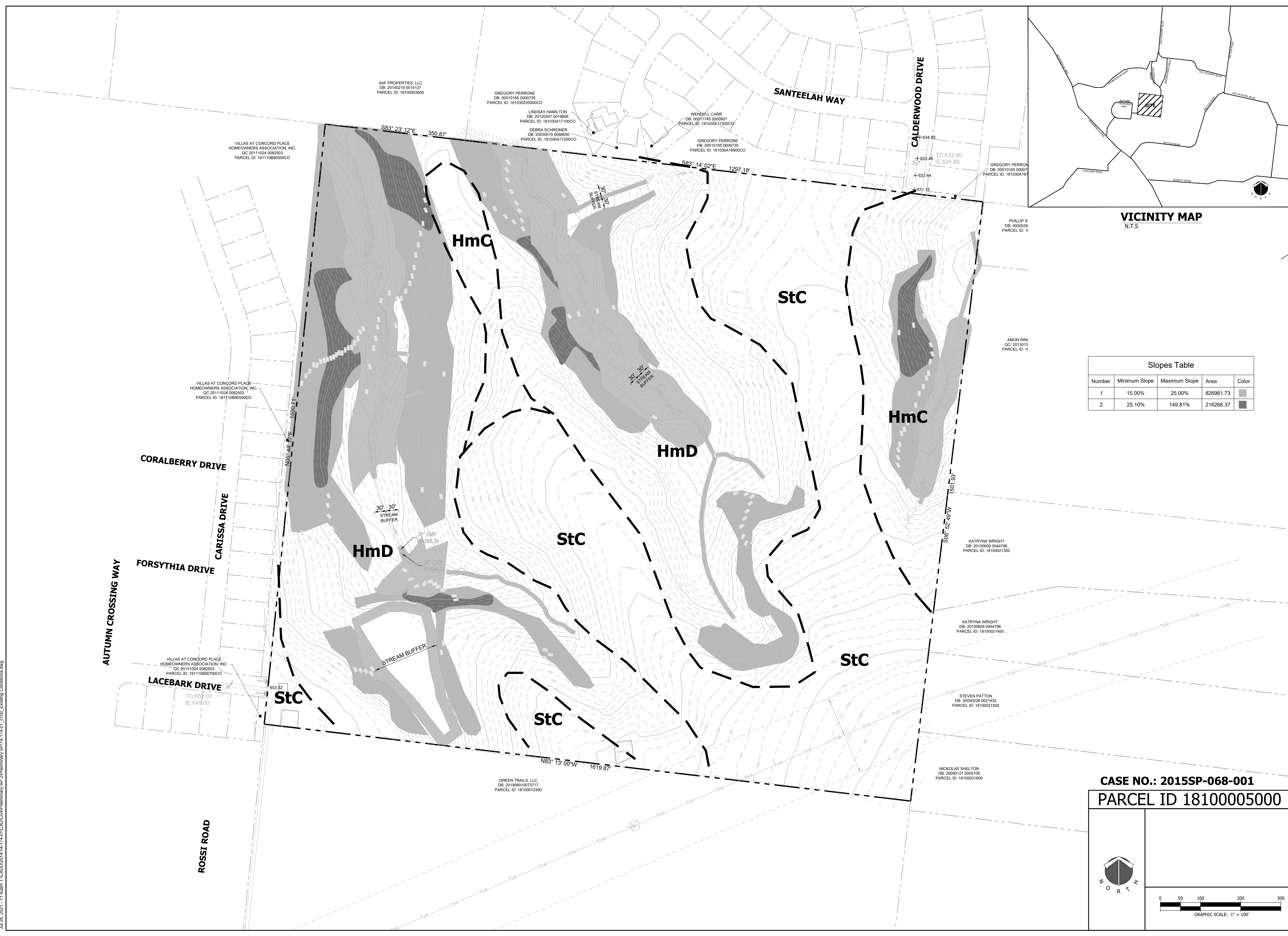


PURPOSE NOTE:
THE PURPOSE OF THE AMENDED SPECIFIC PLAN IS TO CONVERT AN OPEN SPACE LOT TO A SINGLE FAMILY RESIDENCE. THE TOTAL NUMBER OF SINGLE FAMILY LOTS IS 104.



PLANNING COMMENTS: JULY 28-2021
AMENDMENT TO SP: JUNE 07-2021
PLANNING COMMENTS: SEPT 04-2015
PLANNING COMMENTS: JUNE 09-2015
PLANNING COMMENTS: MAY 19-2015
DATE: APRIL 30, 2015
JOB NO.: 14-174-01

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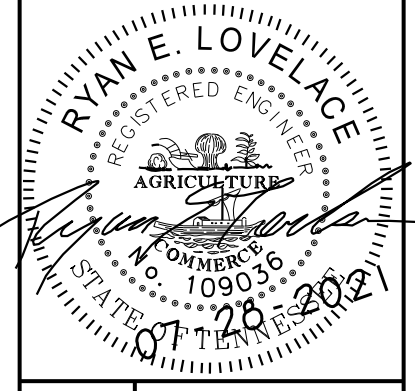
VICINITY MAP
N.T.S

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	25.00%	826961.73	
2	25.10%	149.81%	216266.37	




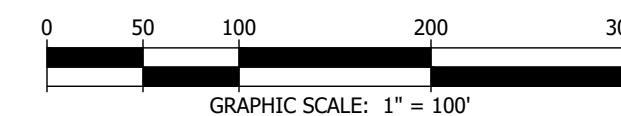
CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgn.com



EXISTING CONDITIONS
AMENDMENT TO THE PRELIMINARY SPECIFIC PLAN
BRINKLEY PROPERTY
9287 BARCO ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS
	INITIAL SUBMITTAL
	PLANNING COMMENTS
	PLANNING COMMENTS
	PLANNING COMMENTS
	AMENDED SP
	AMENDED SP

CASE NO.: 2015SP-068-001
PARCEL ID 18100005000

C1.00
JOB NO.: 14-174-01

LOT	AREA (SQ. FT)	AREA (ACRES)	LOT	AREA (SQ. FT)	AREA (ACRES)	LOT	AREA (SQ. FT)	AREA (ACRES)
1	12252	0.28	36	9672	0.22	71	6028	0.14
2	14403	0.33	37	8757	0.20	72	6359	0.15
3	8209	0.19	38	9109	0.21	73	8003	0.18
4	9472	0.22	39	5460	0.13	74	9621	0.22
5	8329	0.19	40	7124	0.16	75	8878	0.20
6	8334	0.19	41	5721	0.13	76	10578	0.24
7	8743	0.20	42	7046	0.16	77	9544	0.22
8	12370	0.28	43	6897	0.16	78	8049	0.18
9	9247	0.21	44	7284	0.17	79	8049	0.18
10	9966	0.23	45	6521	0.15	80	8962	0.21
11	8575	0.20	46	6239	0.14	81	11475	0.26
12	8476	0.19	47	7649	0.18	82	6023	0.14
13	7713	0.18	48	6242	0.14	83	7091	0.16
14	6622	0.15	49	7625	0.18	84	6707	0.15
15	6879	0.16	50	6550	0.15	85	7546	0.17
16	6615	0.15	51	7248	0.17	86	7398	0.17
17	7006	0.16	52	6895	0.16	87	6901	0.16
18	7576	0.17	53	5923	0.14	88	6476	0.15
19	8940	0.21	54	5328	0.12	89	5818	0.13
20	8559	0.20	55	5515	0.13	90	6230	0.14
21	7751	0.18	56	5960	0.14	91	5542	0.13
22	7687	0.18	57	9237	0.21	92	5520	0.13
23	9557	0.22	58	9363	0.21	93	5589	0.13
24	12461	0.29	59	7698	0.18	94	5870	0.13
25	8790	0.20	60	9279	0.21	95	9455	0.22
26	8752	0.20	61	9247	0.21	96	9114	0.21
27	8833	0.20	62	6240	0.14	97	10497	0.24
28	6558	0.15	63	6315	0.14	98	11382	0.26
29	9055	0.21	64	6395	0.15	99	16699	0.38
30	7253	0.17	65	7871	0.18	100	14593	0.34
31	9031	0.21	66	8257	0.19	101	6314	0.14
32	9428	0.22	67	7521	0.17	102	5219	0.12
33	6845	0.16	68	8800	0.20	103	8599	0.20
34	8219	0.19	69	8590	0.20	104	7135	0.16
35	6965	0.16	70	6801	0.16			

	Acres
TOTAL LOT AREA	19.66
OPEN SPACE	30.54 (54%)
R.O.W.	53.80
TOTAL SITE AREA	56.8

PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
The purpose of this Preliminary Specific Plan is to permit a residential development to include 104 single family residences.

Existing Conditions:
The property is currently under development.

Applicability to the General Plan:
This property is within the Southeast Community Planning Area. The proposed development is generally consistent with the goals of the Southeast Community Plan. One of the goals is to preserve the character of the community's developed residential neighborhoods. This plan, in general, is consistent with the surrounding developed neighborhoods.

Permitted Uses:
Uses permitted in this development shall be limited to Single Family Residential homes.

Development Standards:

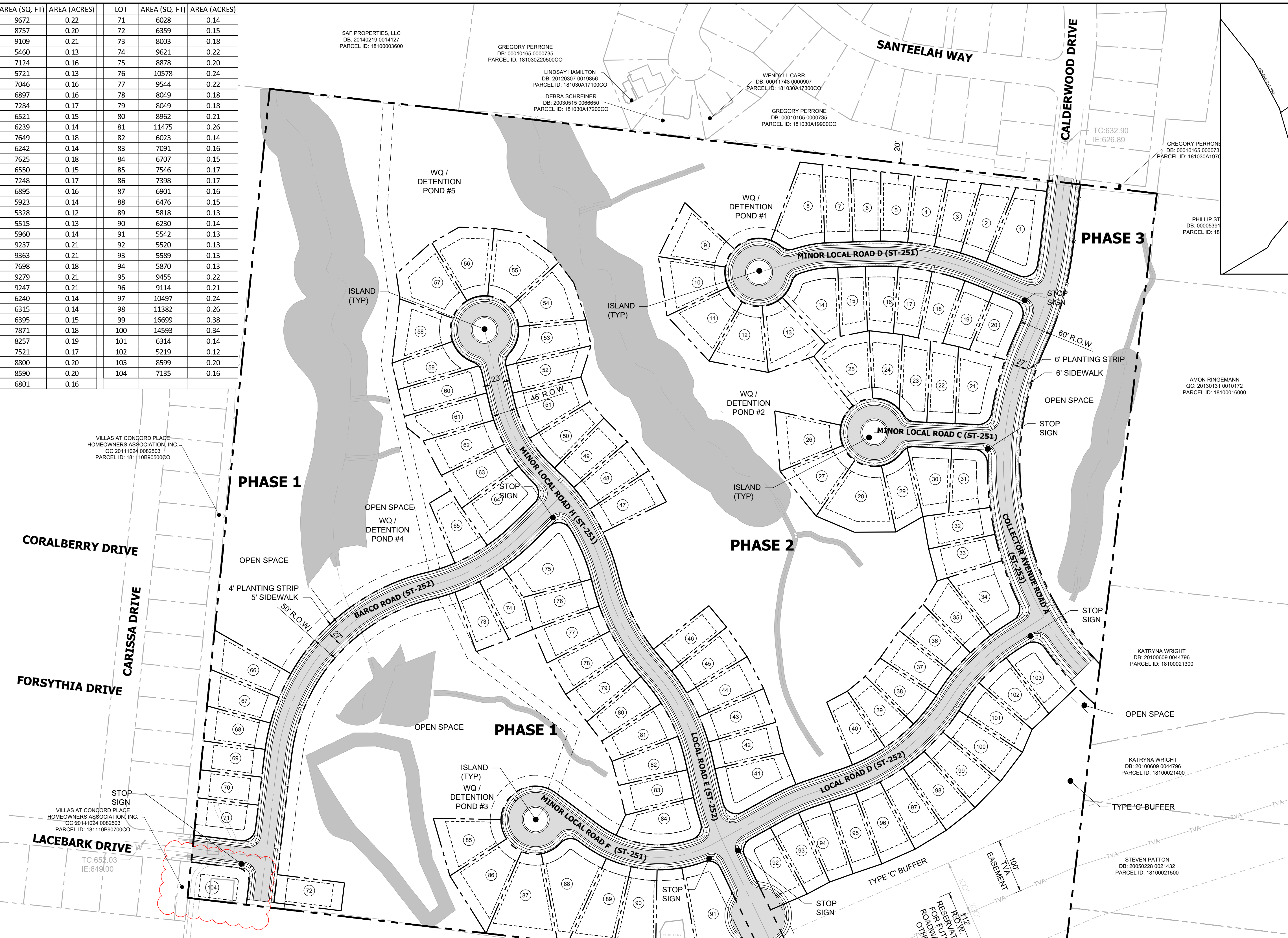
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise

- permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved
- The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- Individual water and sewer service lines are required for each home.
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (47037C0398F, dated April 30, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the NRCS Soils Map, Hmc (Hampshire silt loam, 5%-12% slopes), Hmd (Hampshire silt loam, 5%-12% slopes), and StC (Stiversville loam, 3%-12% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- There are 18.98 acres of the site that have existing slopes from 15% to 25% and 4.96 acres that have existing slopes above 25%.

- All access drives and driveways within the community shall be private streets with public access easements. A new public street shall be constructed within the existing public right of way.
- There are no known existing wetlands within the SP boundary.
- Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents.
- All development with the boundaries of this plan will be designed based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- All proposed public utilities and services shall be installed underground.
- For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RSS zoning district as of the date of the applicable request or application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).
- Trash and recycling service is to be contracted through the HOA and a private hauler.
- Architectural note:
Allowable materials: acceptable materials for the

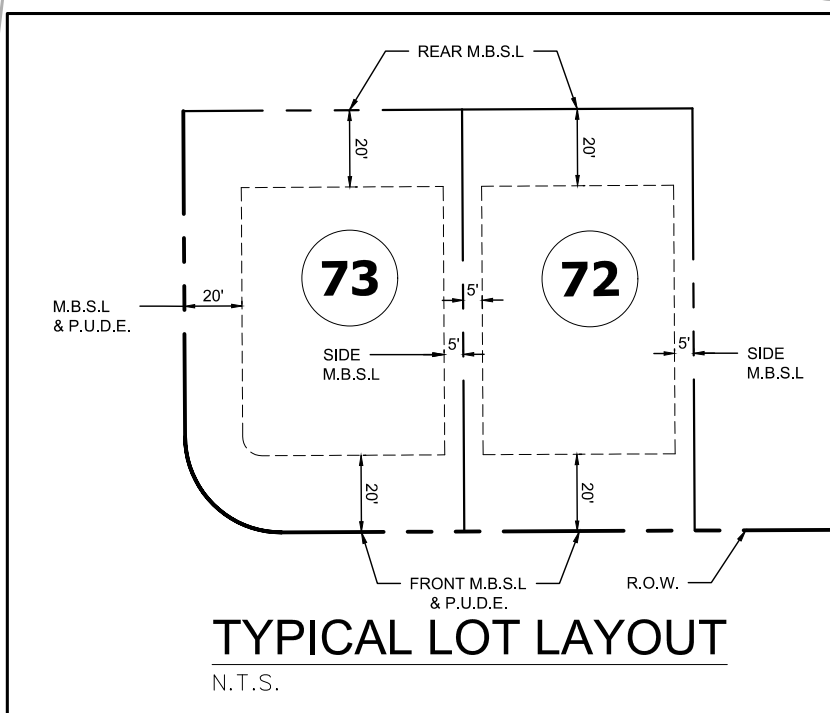
- residences and secondary structures include brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side facade of the buildings, excluding non-structural, architectural features. Brick shall be used for the front and side facades of the buildings for Lots 1-8.
- Schedule: The intent is to develop this project in 3 phases with timing based on market conditions. The first phase will likely begin in the fall of 2015 and the first homes for sale in the spring of 2016.
- There are not any "critical lots" associated with the project.
- This development will utilize two car garages and two driveway spaces each lot for parking.
- Corner lots on the proposed collector shall gain vehicular access from on the local side street.
- All proposed public utilities and services shall be installed underground.
- A six foot wide sidewalk and six foot wide planting strip shall be provided adjacent to the planned collector. A five foot wide sidewalk and four foot wide planting strip is required adjacent to all local streets.
- Street trees are required. The location shall be determined with the final site plan.
- Minimum 50' wide lot widths shall be provided at the front setback line.
- Any garage facing a primary street frontage shall be recessed at least five feet from the front facade.
- Lots with slopes greater than 25% shall meet the

- critical lot requirements of Section 17.28.030 of the Metro Zoning Code.
- A C-Landscape Buffer Yard shall be provided adjacent to the TVA easement and/or the proposed Southeast Parkway ROW reservation.
- Provide a C-Landscape Buffer Yard behind any lot that backs towards the proposed collector.
- The limits of disturbance shown on the preliminary plan may not be increased.
- Access into Indian Creek Estates shall not be permitted with phase one, but shall only be permitted with phase three as shown on the preliminary plan.
- Construction activity shall conform to all construction noise requirements of the Metropolitan Code.
- All efforts shall be made to ensure that streets used for access into the site during construction remain clean and free of debris.
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/ comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of the final application.



SITE DATA TABLE	
SITE AREA	56.8 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO SINGLE FAMILY, DETACHED RESIDENTIAL
PROPOSED BUILDING TYPE	2-STORY SINGLE FAMILY HOME
PROPOSED BUILDING AREA	• 1,200 MIN. SF BUILDINGS (TYP.)
CURRENT ZONING	AR2A
PROPOSED ZONING	SP
DENSITY	1.83 UNITS / Ac.
DWELLING UNITS	104
PROPOSED PARKING	2 SPACE / UNIT Minimum
MINIMUM SETBACKS	• FRONT 20' • SIDE 5' • REAR 20'
MINIMUM LOT SIZE	5,000 S.F.
MAXIMUM HEIGHT	2 STORIES

Development Summary	
Council District Number:	31
Council Member Name:	JOHN RUTHERFORD
Owner of Record:	GREEN TRAILS LLC 2925 BERRY HILL DRIVE Nashville, TN 37204 Phone: (615) 397-4513 Contact: Rick rick@deckbar.com
SP Name:	Brinkley Property
SP Number:	2015SP-068-001
Designer:	CSDG 2305 KLINE AVENUE, SUITE 300 Nashville, TN 37211 Phone: (615) 248-9999 Contact: Ryan E. Lovelace, P.E. RyansL@csdgn.com
U.S. FEMA FIRM:	47037C0393H (dated April 05, 2017)



CASE NO.: 2015SP-068-001
PARCEL ID 18100005000

DATE	BY	COMMENTS
04-30-15	JSE	INITIAL SUBMITTAL
05-15-15	JSE	PLANNING COMMENTS
06-09-15	BW	PLANNING COMMENTS
06-09-15	AW	PLANNING COMMENTS
06-09-15	AW	REVISIONS
07-28-15	KAL	REVISIONS

CSDG
Planning | Engineering
Landscape Architecture
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VICINITY MAP
N.T.S.

PRELIMINARY DEVELOPMENT PLAN
AMENDMENT TO THE PRELIMINARY SPECIFIC PLAN
BRINKLEY PROPERTY
9287 BARCO ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV. COMMENTS

DATE

BY

COMMENTS

04-30-15

JSE

INITIAL SUBMITTAL

05-15-15

JSE

PLANNING COMMENTS

06-09-15

BW

PLANNING COMMENTS

06-09-15

AW

PLANNING COMMENTS

06-09-15

AW

REVISIONS

07-28-15

KAL

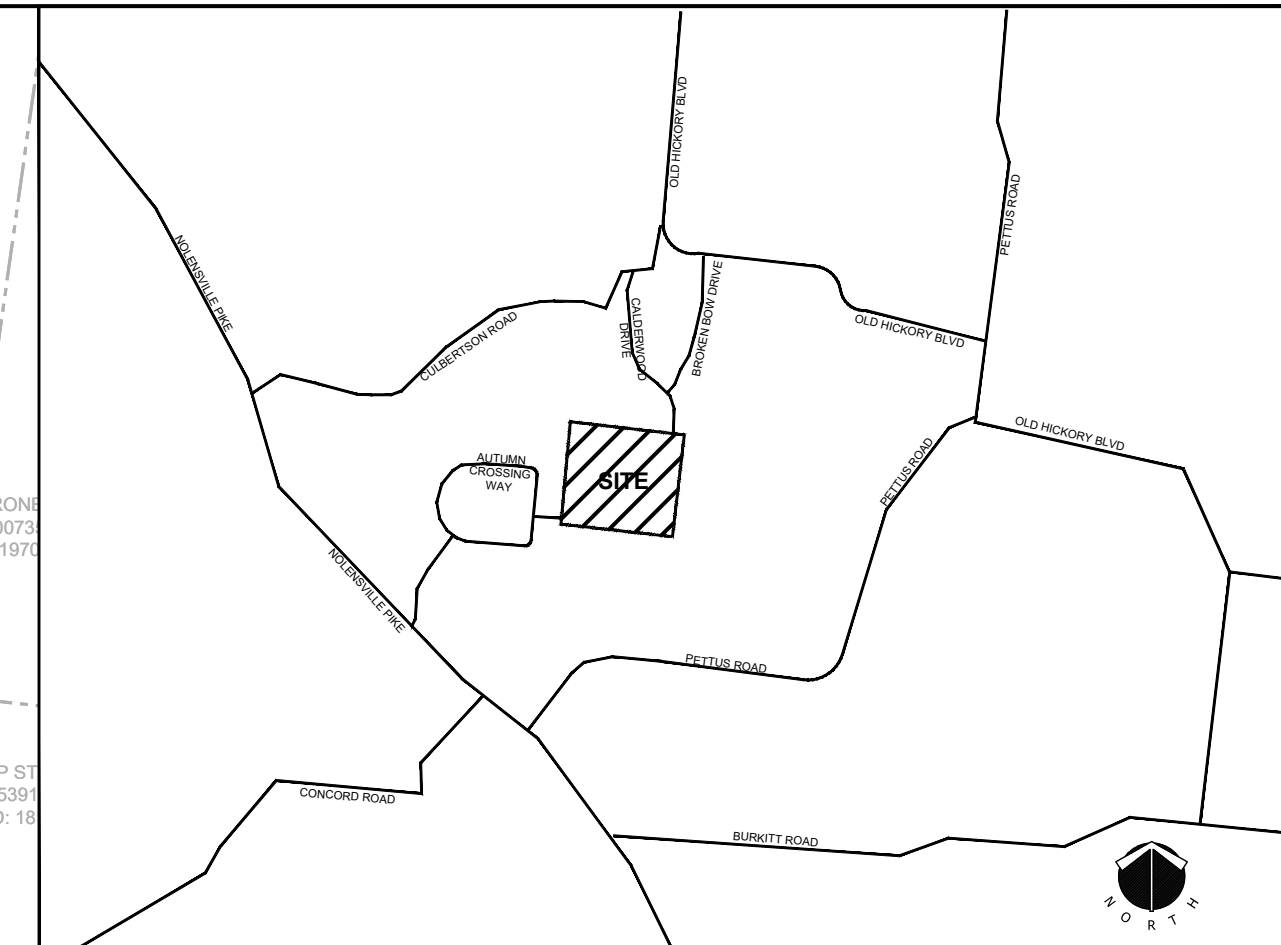
REVISIONS

C2.00

JOB NO.: 14-174-01

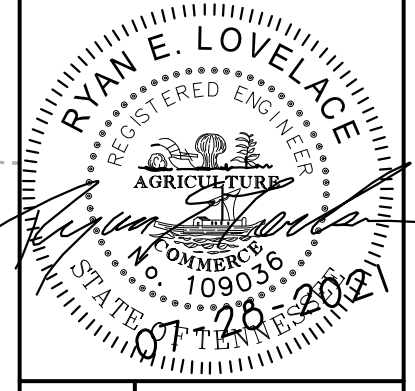
Jul 28, 2015, 11:42am T:\CAD\2015\14-174-01\2015\14-174-01_000_Preliminary Development Plan.dwg

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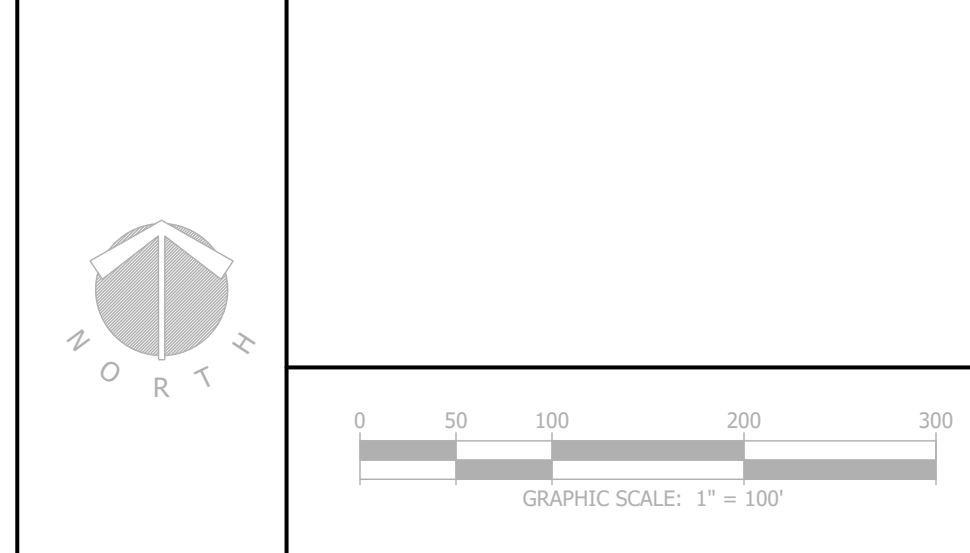
VICINITY MAP
N.T.S.
General Notes:

1. Base information was taken from a Metro GIS mapping.
2. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of Metro Public Works.
3. Handicap ramps shall have a maximum slope of 1:12.
4. According to F.E.M.A. F.I.R.M. Map number 47037C0393H, effective date April 15, 2017, this site lays within Zone X which is determined to be outside the 500 year floodplain.
5. The disturbed area for this project is approximately 33.6 acres.
6. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
7. The sanitary sewer line shall be PVC-SDR 35 or Class 52 DIP.
8. The public water lines shall be class 52 ductile iron pipe.
9. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
10. The proposed stormwater management for this project includes collection of the site Stormwater through a series of curb inlets and catch basins and directed to Stormwater quality / detention pondS as shown in this plan. The stormwater quality and detention measures for this project will meet the requirements of the Metro Stormwater Ordinance that are in effect at the time of the final SP submittal.
11. 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.



GRADING, DRAINAGE, AND UTILITY PLAN
AMENDMENT TO THE PRELIMINARY SPECIFIC PLAN
BRINKLEY PROPERTY
9287 BARCO ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO.: 2015SP-068-001
PARCEL ID 18100005000



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	05-19-15	PLANNING COMMENTS
	06-09-15	PLANNING COMMENTS
	09-04-15	PLANNING COMMENTS
	06-06-21	AMENDED SP
	07-28-21	AMENDED SP

C3.00
JOB NO.: 14-174-01



THE FLORENCE



THE GENOA



THE MILAN

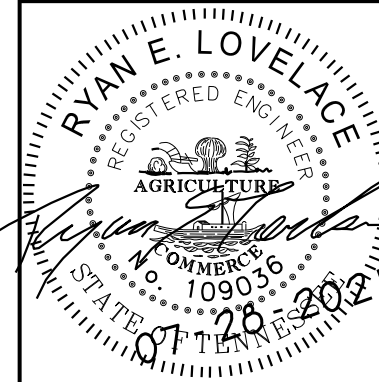


THE NAPLES



THE VENICE

This community is proposed to include single family homes of 1,200 square foot minimum. The homes will include a mixture of building materials , excluding vinyl siding (except as necessary on the eaves and soffits).



ARCHITECTURAL ELEVATIONS
 AMENDMENT TO THE PRELIMINARY SPECIFIC PLAN
BRINKLEY PROPERTY
 9287 BARCO ROAD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	CHG BY:	COMMENTS
	04-30-15	REL	INITIAL SUBMITTAL
	05-19-15	REL	PLANNING COMMENTS
	06-09-15	REL	PLANNING COMMENTS
	09-04-15	BW	PLANNING COMMENTS
	06-06-21	AEM	AMENDED SP
	07-26-21	KAL	AMENDED SP

C4.00

CASE NO.: 2015SP-068-001