# Metropolitan Nashville and Davidson County, TN

#### Legislation

Bill (Ordinance): BL2023-1823

File Number: BL2023-1823

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan for properties located at 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use development with nonresidential uses and 482 multi-family residential units, all of which is described herein (Proposal No. 2017SP-034-003).

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

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

By amending a Specific Plan for properties located at 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use development with nonresidential uses and 482 multi-family residential units, being Property Parcel Nos. 013, 015, 018, 073, 085, 100 as designated on Map 061-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 061 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 482 multi-family residential units and 86,300 square feet of nonresidential uses. Nonresidential uses shall be as specified on the plan.

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

- 1. Comply with all conditions of BL2018-1305 as applicable.
- 2. Comply with all conditions and requirements of Metro reviewing agencies.
- 3. The primary trail shall be constructed prior to approval of Use and Occupancy permits for any use in first phase.
- 4. The developer shall work with staff at Final SP for each phase to minimize the visibility of surface parking lots.
- 5. The developer shall work with staff at Final SP to ensure that buildings orient toward streets and open space to the greatest extent possible.

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- 6. The entire primary trail shall be located within a dedicated public access easement.
- 7. With the submittal of the final site plan for the first phase, an overall trail plan shall be submitted for review. The plan should include timing of installation of the complete trail.
- 8. Proposed greenway connection shall be made between the subject SP and the Ben Allen Ridge SP to the south (Case 2021SP-020-001). This connection shall be included for review and approval in the overall trail plan.
- 9. On the corrected copy, add note to the Land Use Table that nonresidential uses are limited to Phases 1 and 5 within the areas designated as Neighborhood Center on the phasing diagram 10. On the corrected copy, remove all references to the Senior Living land use category.
- 11. Submit a detailed grading plan with the submittal of the final site plan for review and approva by staff. Grading plan shall minimize disturbance of existing slopes and shall minimize the use of retaining walls.
- 12. A six-foot wide sidewalk and six-foot wide planting strip, consistent with the requirements of the Major and Collector Street Plan shall be provided along Broadmoor Drive for the full property frontage.
- 13. A five foot sidewalk and a four-foot grass strip shall be installed along Ben Allen Road for the full property frontage.
- 14. An off-site sidewalk six feet in width with a six foot wide planting strip, to Metro sidewalk standards, shall be installed for 650 feet to the west along the southern side of Broadmoor Drive or as an alternative work with Planning, Stormwater, and Public Works to develop a paved walking path that would utilize the existing pavement width along Broadmoor Drive, with some grading and paving improvements, that would connect Dickerson Pike to Walton Lane.
- 15. At final SP for each phase the applicant shall be required to provide an exact breakdown of the number of units and number of bedrooms so that parking and other requirements can be accurately reviewed.
- 16. Elevations for all building types consistent with the bulk and architectural standards in the Preliminary SP shall be provided with the submittal of the Final Site plan for each phase for review and approval by staff. Individual building types shall be designed in a manner to work with existing topography and minimize grading.
- 17. At final SP, provide archeological survey consistent with Metro Historic condition.
- 18. The preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- 19. 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.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, 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. Section 7. Be it further enacted, 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 Phase 1: MUL-A, Phase 2, 3, 4: RM15-A, Phase 5: MUL-A zoning district a of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

lohn Cooper

Date MAY 1 / 2023

christian@c615.co LANDSCAPE ARCHITECT/PLANNER: Kim Hawkins / Parker Hawkins

HAWKINS PARTNERS, INC.

110 S. 10th Street, 2nd Floor Nashville, TN 37206 615-255-5218 k.hawkins@hawkinspartners.com / p.hawkins@hawkinspartners.com

**CIVIL ENGINEER:** John Gore **BARGE CAUTHEN & ASSOCIATES** 6606 Charlotte Pike, Suite 210 Nashville, TN 37209 615-356-9911 Phone

jgore@bargecauthen.com

**TRAFFIC ENGINEER: ARCHITECT** Manuel Zeitlin Beth Ostrowski / Tyler Fosnes KCI Technologies, Inc. Manuel Zeitlin Architects 500 11th Ave. N Suite 290 516 Hagan St. Nashville, TN 37203 Nashville, TN 37203 615-370-8410 615-256-2880 manuel@mzarch.com Beth.Ostrowski@kci.com / Tyler.Fosnes@kci.com

PROPERTY INFORMATION COUNCIL DISTRICT: (8) NANCY VANREECE

Address Parcel ID Acreage 06100001300 288 Broadmoor Dr 15.4 ac Paro South, LLC 292 Broadmoor Dr 06100001400 1.6 ac Paro South, LLC 296 Broadmoor Dr 06100001500 2 ac Paro South, LLC 329 Ben Allen Rd 06100008500 BEN ALLEN LAND 22.3 ac PARTNERS, LLC 06100001800 BEN ALLEN LAND 341 Ben Allen Rd 8.6 ac PARTNERS, LLC BEN ALLEN LAND 349 Ben Allen Rd 06100007300 3 ac PARTNERS, LLC

**TOTAL SITE ACREAGE** 52.9 ac 2017SP-034-001 PREVIOUS SP NO. :

**US FEMA FIRM NUMBER**: 47037C232H, 47037C025E1H Dated April 5, 2017

**R.O.W. DEDICATION AREA:** No public roads. Any required dedication to meet MCSP will be finalized in the Final SP upon detailed survey.

COMMON OPEN SPACE: 17.8 acres min. including Community Open Space and Forest 14.5 acres 1.8 acres Community Lawn Community Garden and Orchard 0.6 acres Approx. 4000 I.f. of Primary Trail (Greenway) Easement 1.1 acres

**PURPOSE** THE PURPOSE OF THIS PLAN IS TO AMEND THE CURRENT SPECIFIC PLAN 2017SP-034-001 TO PROVIDE FOR ADDITIONAL RESIDENTIAL UNITS

**GENERAL PLAN / COMMUNITY PLAN CONSISTENCY:** 

WITH A RANGE OF HOUSING TYPES.

**LEGEND** 

EXISTING SIDEWALK

BROADMOOR / BEN ALLEN SP

SIDEWALK STUDY

2017-06-13

The Broadmoor and Ben Allen SP is a TRAIL ORIENTED DEVELOPMENT consistent with the following policies within the Nashville Next Community Plan: T3-NE (Neighborhood Evolving) T3-NC (Suburban Neighborhood Center)

The plan is consistent with the policies of the East Nashville Community Plan Amendment 2016CP-005-005

The development indicates neighborhood centers with mixed use development and with a mix of residential housing choices while oriented around pedestrian and bicycle connectivity, dedicated open space and providing a concentrated walkable development nodes along the arterial street to the north (Broadmoor) and the local street, Ben Allen, to the south to serve the neighborhood.

The residential portions of the site are policy T3- NE and indicate a variety of housing types with sensitivity to the identified stream, drainageways and grades while oriented around pedestrian and bicycle connectivity via a primary trail and a private trail system and dedicated open space.

PROPOSED SIDEWALK BY OTHERS

STREAM WITH RETAINING WALL

OFFSITE SIDEWALK PROVIDED BY THIS PROJECT

SIDEWALKS TO BE PROVIDED OFFSITE (WITH COMPLETION OF PHASE 3):

**BROADMOOR SIDEWALK ANALYSIS** 

OVERALL DEVELOPMENT AND PHASE DESIGNATIONS:

OVERALL DEVELOPMENT:

**NON-RESIDENTIAL USES:** 

NEIGHBORHOOD CENTERS (BROADMOOR AND BEN ALLEN): 28,800 S.F. EXISTING STRUCTURES (currently light manufacturing and multi-media production) 30,500 S.F. MAX. MIXED USE/COMMERCIAL USES 22,500 S.F. MAX COMMMMUNITY EDUCATION (Refer to LAND USE TABLE for range of accepted uses)

Fall back zoning for Neighborhood Centers is MUL-A

OVERALL DEVELOPMENT PARKING Parking to be provided per Zoning Code. Total parking spaces shown in current plan: 665 SURFACE PARKING PLUS 430 GARAGE PARKING

Determination of land use mix for NEIGHBORHOOD CENTERS shall be submitted with Final SP. Shared parking to be provided in NEIGHBORHOOD CENTERS based on mix of uses has not yet been calculated.

**OVERALL RESIDENTIAL UNITS\*\*: 482 TOTAL MAXIMUM** 

Multifamily: 174 maximum units Live/Work: 12 maximum units Cottages: 109 maximum units Townhomes: 162 maximum units Hillside Duplex: 21 maximum units

\*\* estimated unit mix. Determination of unit mix shall be submitted with Final

**OVERALL RESIDENTIAL PARKING** Parking to be provided per Zoning Code.

**OVERALL MAXIMUM IMPERVIOUS SURFACE RATIO: .60** 

PHASE 1/BROADMOOR NEIGHBORHOOD CENTER: approx.12.6 acres (SP DEVELOPMENT FALL BACK STANDARD FOR PHASE 1 IS MUL-A) **BUILDING FRONTAGE BROADMOOR: 50% MINIMUM** 

FLOOR AREA RATIO: .80 MAXIMUM FAR Uses Allowed: REFER TO LAND USE TABLE AND EXISTING USES TO REMAIN **Building Mass:** Build To Zone for new structures/ Broadmoor: 5-20'\*\*

Side Setback: 0' Rear Setback: 0' Height Maximum: 4 stories Height Minimum: 14' one story

Parking to be provided per Zoning Code with shared parking available with Phase 1 /Neighborhood Center uses

dining areas are allowed to be zero setback provided that public sidewalk meeting MCSP is provided in adjacent public ROW. Build-to lines are subject to proximity of overhead power lines.

**EXISTING STRUCTURE A and B:** Existing Structures to Remain / 30k s.f.: Uses Allowed: REFER TO LAND USE TABLE AND EXISTING USES TO Parking: Provided per zoning code with shared parking available with Phase 1

EX. STRUCTURE A - Light Manufacturing / 12K S.F. EX. STRUCTURE B - Multi-Media Production : / 16.8K S.F. **RETAIL BUILDING A** Approx. 5000 S.F. / 2 stories maximum COMMERCIAL USES Uses Allowed: REFER TO LAND USE TABLE AND EXISTING USES TO

Parking: Provided per zoning code with shared parking available with Phase 1 MIXED USE BUILDING A:

Approx. 8,000 s.f./ 3 stories maximum MIXED USE Uses Allowed: REFER TO LAND USE TABLE Parking: Provided per zoning code with shared parking available with Phase 1 MIXED USE BUILDING B:

Approx. 21,100 s.f./ 3 stories with 7,000 s.f. ground floor commercial and upper floors of residential (20 units) Uses Allowed: REFER TO LAND USE TABLE Parking: Provided per zoning code with shared parking available with Phase 1

RESIDENTIAL (attached Townhomes): 65 dwelling units maximum Uses Allowed: REFER TO LAND USE TABLE

Private drive setback: 5' minimum edge of drive Side Setback: 0' Rear Setback: 0'

Height Maximum: 3 stories and 35' along private drive face including basement/carport level to accommodate site grade change Parking: Provided per zoning code within attached garages or immediately adjacent surface parking.

PHASE 2: approximately 6.4 acres (SP DEVELOPMENT FALL BACK STANDARD FOR PHASE 2 IS RM15)

RESIDENTIAL (detached Cottages): 83 dwelling units (various sizes) Uses allowed: Refer to LAND USE TABLE Building Mass: Private drive setback: 5' minimum from edge of drive Side Setback: 6' minimum between structures

Rear Setback: not applicable Height Maximum, 2 stories and 35' along private drive face. A third exposed basement level shall be allowed as needed, to accommodate site grade change. Parking: Provided per zoning code within attached garages or immediately adjacent surface parking

PHASE 3: approximately 10.4 acres (SP DEVELOPMENT FALL BACK STANDARD FOR PHASE 3 IS RM15)

RESIDENTIAL (Hillside Duplex): 21 dwelling units maximum / maximum of 3 units attached Uses allowed: REFER TO LAND USE TABLE **Building Mass:** 

Private drive setback: 5' minimum from edge of drive Side Setback: 6' minimum between structures Rear Setback: 0' Height Maximum: 3 stories and 35' along private drive face including basement/carport level to accommodate site grade change.

Parking: Provided per zoning code with surface parking or park under carport RESIDENTIAL (attached Townhomes): 41 dwelling units maximum Uses Allowed: REFER TO LAND USE TABLE

**Building Mass:** 

adjacent surface parking

Side Setback: 0' Rear Setback: 0' Height Maximum: 3 stories and 35' along private drive face including basement/carport level to accommodate site grade change

Parking: Provided per zoning code within attached garages or immediately

Private drive setback: 5' minimum edge of drive

PHASE 4: approximately 6.9 acres (SP DEVELOPMENT FALL BACK STANDARD FOR PHASE 4 IS RM15)

RESIDENTIAL (detached Cottages): 26 dwelling units (various sizes) Uses allowed: Refer to LAND USE TABLE Building Mass:

Private drive setback: 5' minimum from edge of drive Side Setback: 6' minimum between structures Rear Setback: not applicable Height Maximum: 2 stories and 35' along private drive face. A third exposed

basement level shall be allowed, as needed, to accommodate site grade change.

Parking: Provided per zoning code within attached garages or immediately adjacent surface parking

RESIDENTIAL (attached Townhomes): 60 dwelling units maximum Uses Allowed: REFER TO LAND USE TABLE **Building Mass:** Private drive setback: 5' minimum edge of drive Rear Setback: 0'

Height Maximum: 3 stories and 35' along private drive face including pasement/carport level to accommodate site grade change. Parking: Provided per zoning code within attached garages or immediately adjacent surface parking Uses allowed: Refer to LAND USE TABLE **Building Mass:** Private drive setback: 10' minimum from edge of drive

Side Setback: 6' minimum between structures

adjacent surface parking

basement level shall be allowed, as needed, to accommodate site grade change. Parking: Provided per zoning code within attached garages or immediately

Rear Setback: minimum of 20' to overall parcel property line

Height Maximum, 2 stories and 35' along private drive face. A third exposed

**DEVELOPMENT SCHEDULE** PHASE 5/BEN ALLEN NEIGHBORHOOD CENTER: approximately 7.6 acres

(SP DEVELOPMENT FALL BACK STANDARD FOR PHASE 5 IS MUL-A)

Uses Allowed: REFER TO LAND USE TABLE AND EXISTING USES TO

Parking to be provided per zoning code with shared parking available with Phase

sidewalk meeting MCSP is provided in adjacent public ROW. Build-to lines are

Approx. 9,600 s.f. total of live/work or live/make with commercial and residential

Parking: Provided per zoning code with shared parking available with Phase 5

Approx. 66,000 s.f. total of residential uses (17- 2 BR UNITS; 53- 1 BR UNITS)

Parking: Provided per zoning code with shared parking available with Phase 5

Approx. 25,000 s.f. total/ w approx. 8500 s.f. commercial and remaining

Front Setback/ 5' minimum from back of private sidewalk

MIXED USE BUILDING E AND F: (bldg. designation G not used)

Parking: Provided per zoning code with shared parking available with Phase 5

Approx. 80,000 s.f. total with approx. 22,500 s.f. Community Education or other

Parking: Provided per zoning code with shared parking available with Phase 5

Front Setback:5' minimum from back of Ben Allen or private sidewalk

Parking: Provided per zoning code with shared parking available with Phase 5

Front Setback/ 5' minimum from back of Ben Allen or private sidewalk

Front Setback/ 5' minimum from back of private sidewalk

Front Setback/ 5' minimum from back of private sidewalk

\*\*outdoor dining areas are allowed to be zero setback provided that public

FLOOR AREA RATIO: .80 MAXIMUM FAR

Height Maximum: 3 stories

subject to proximity of overhead power lines.

Uses Allowed: REFER TO LAND USE TABLE

Height Maximum: 3 stories

Uses Allowed: REFER TO LAND USE TABLE

Height Maximum: 4 stories

Height Minimum. 12' first floor

Uses Allowed: REFER TO LAND USE TABLE

Height Maximum: 3 stories

Height Minimum, 14' first floor

allowed use - with remaining s.f. as multifamily

Uses Allowed: REFER TO LAND USE TABLE

Height Maximum: 4 stories

Uses Allowed: REFER TO LAND USE TABLE

Height Maximum: 1 story

Height Minimum: 14'

Height Minimum: 14' first floor

Height Minimum: 12' first floor

Side Setback: 0'

Rear Setback: 0'

1 /Neighborhood Center uses.

LIVE/WORK (MAKE) BUILDING B:

Side Setback: 0'

Rear Setback: 0'

MULTIFAMILY BUILDING A and B:

Side Setback: 0'

Rear Setback: 0'

MIXED USE BUILDINGS C and D:

residential/mixed use (24 units)

Side Setback: 0'

Side Setback: 0'

Rear Setback: 0'

MIXED USE BUILDING H:

2,000 s.f. total Commercial use

Side setback: 0'

Rear Setback: 0'

Rear Setback: 0'

Front Setback/ Ben Allen 5' minimum

REMAIN

**Building Mass:** 

uses (12 units)

Building Mass:

**Building Mass:** 

**Building Mass:** 

**Building Mass:** 

Phasing is currently anticipated to be five phases as noted. Private drive access from Ben Allen will be provided with Phase 3 development.

A finite timeline for phasing will be determined consistent with leasing and financing.

LAND USE and MODIFICATIONS

Refer to LAND USE TABLE for Land Uses Appropriate for the entire site and for those uses appropriate for Neighborhood Centers

**ENCROACHMENTS** 

LANDSCAPE

EXPOSED, COVERED, OR ENCLOSED PORCHES AND DECKS MAY EXTEND INTO FRONT SETBACKS ALONG PUBLIC ROADS OR COMMON SPACE NOT EXCEEDING 6FT INTO COMMON SPACE OR 3FT ALONG PUBLIC ROADS.

REFER TO MUNICODE 17.12.040: OTHER SETBACKS FOR ALL OTHER ALLOWABLE ENCROACHMENTS NOT IDENTIFIED ABOVE.

**PARKING** THIS DRAWING INDICATES THE BASIC DEVELOPMENT PLAN FOR THE SITE. THE PARKING LAYOUTS SHOWN ARE REPRESENTATIVE AND ARE SUBJECT TO CHANGE FOLLOWING DETAILED DESIGN. FINAL DETAILS OF THIS PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AND REQUIREMENTS OF THE FINAL SP APPLICATION.

PARKING SHALL MEET METRO ZONING ORDINANCE FOR EACH USE. SHARED PARKING SHALL BE INCORPORATED FOR NEIGHBORHOOD CENTERS.

THE DEVELOPMENT OF THIS PROJECT SHALL **EXCEED** THE REQUIREMENTS OF METRO ZONING CODE CHAPTER 17.24 ARTICLE II: TREE PROTECTION AND REPLACEMENT BY A

MINIMUM 20%, AND SHALL MEET REQUIREMENTS OF CHAPTER 17.40 ARTICLE X: TREE PROTECTION AND REPLACEMENT PROCEDURES APPLICABLE AT THE TIME OF THIS SUBMITTAL. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

NO LANDSCAPE BUFFERS ARE PROVIDED.

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.

SITE GRADING AND UTILITIES TO BE ROUTED TO MINIMIZE DISTURBANCE TO EXISTING FORESTED AREAS TO REMAIN.

SOIL CLASSIFICATIONS MIMOSA SILT LOAM

**ROADWAY CLASSIFICATIONS** 

BROADMOOR DRIVE: T4-R-CA2 (T4 Urban Residential Collector-Avenue) BEN ALLEN ROAD: Local Street

REFER TO TRAFFIC IMPACT STUDY, PREPARED BY KCI TRANSPORTATION, INC. AND DATED DECEMBER 2022

**BUILDING ORIENTATION** 

All mixed use buildings will provide a primary point of access to a Public Road and/or Private Drive. All residential structures will have a primary entry onto Common Open Space or Private Road.

Designs for all off-site improvements shall be included in the building permit plan set: a. At Broadmoor & Walton Lane: Provide ADA compliant curb ramps, crosswalks, and detectable warning mats where missing. Add a stop bar on egress of south leg. And, construct a LTL w/ 125' min storage for WB approach within median.

b. At both site driveways on Ben Allen Road, provide ADA-compliant ramps, crosswalk, and detectable warning mats for the north legs. Ensure sight distance is not interfered w And, a traffic control officer should be utilized during the morning arrival & afternoon dismissal periods of the proposed elementary school. Additional improvements may be warranted based on c. At Hart Lane & Ben Allen Road/RS Gass intersection: The SB approach should be

restriped to include 1 LTL (w/ 100' storage) and 1 thru/RTL. And, complete a full signal warrant

analysis prior to the completion of the final phase of development. d. On Ben Allen Road in the School Zone: Provide a School Speed Limit assembly on the north and south side of Ben Allen Rd approximately 300' east and west of DW D facing WB traffic. This should include a fluorescent vellow-green 'school' plaque (S4-3P), a 15 mph sign (R2-1) and yellow-green 'when children are present' sign (S5-2). Provide an 'End School Zone' sign (S5-2) on the north side of Ben Allen Road approx. 300' west of DW D facing WB traffic. And, provide a fluorescent yellow-green School Advance Crossing sign (S1-1) with Ahead plaque (W16-9P) on South side of road approx. 300' west of DW D facing EB traffic. e. Once the site plan for the elementary school has been finalized, a traffic engineer should provide a review of the internal circulation, pick-up/drop-off locations, and recommendations

for a school zone for internal road network. f. At Broadmoor Drive & the Ellington Parkway Ramps: A full signal warrant analysis should be conducted at both intersections with every phase submittal starting with Phase 3 g. At Broadmoor Drive & Lemont: Install a RRFB on both sides of crosswalk and detectable warning mats. h. Transit improvements coordinated with WeGo.

SITE DATA TABLE

**GENERAL NOTES** 

EXISTING COMMERCIAL STRUCTURES AND USES WITHIN BROADMOOR NEIGHBORHOOD

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.

THIS PROPERTY DOES NOT LIE WITHIN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS. (REFER TO CIVIL PLAN)

TRASH AND RECYCLING SERVICES TO BE CONTRACTED BETWEEN THE DEVELOPER/OWNER AND A PRIVATE HAULER FOR ALL UNITS ON PRIVATE DRIVES.

USPS MAIL DELIVERY WILL BE PROVIDED BY CENTRALIZED KIOSKS/MAIL ROOMS WITHIN COMMERCIAL AND MULTI-FAMILY AND DETACHED DWELLINGS.

SIDEWALKS AND TRAILS

THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED. PUBLIC SIDEWALKS. ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

SIDEWALKS ALONG BROADMOOR DRIVE SHALL MEET MCSP FOR THE ENTIRE PROPERTY FRONTAGE. THE SIDEWALK ALONG BEN ALLEN ROAD SHALL BE 5.5' IN WIDTH AND INCLUDE A 5' PLANTING STRIP FOR THE ENTIRE PROPERTY FRONTAGE UNLESS INDICATED AS AN EXTENSION OF THE "PRIMARY TRAIL SYSTEM"

PRIMARY TRAIL SYSTEM SHALL BE CONSTRUCTED TO MEET THE OUTDOOR AMERICAN WITH DISIBILITIES ACT ACCESSIBILITY GUIDELINES AND WILL BE PROVIDED AT A MINIMUM WIDTH OF 12' AND SHALL BE CONSTRUCTED TO MEET METRO PARKS AND GREENWAYS STANDARDS AS EACH PHASE OF DEVELOPMENT IS COMPLETED. PRIMARY TRAIL WILL BE LIT MEETING CRITERIA FOR DARK SKY LIGHTING OR OTHER LOW INTENSITY TECHNIQUES APPROVED BY STAFF.

TRAIL AMENITIES ALONG THE PRIMARY TRAIL WILL INCLUDE AT A MINIMUM: A TRAILHEAD NEAR EACH END OF THE PRIMARY TRAIL PET WASTE DISPENSERS A MINIMUM OF ONE PER 1/4 MILE OF PRIMARY TRAIL TWO WATER FOUNTAINS SERVING PEOPLE AND PETS ONE BIKE REPAIR STATION.

LIGHTING FOR STREETS AND THROUGHOUT THE DEVELOPMENT WILL UTILIZE LIGHTING MEETING THE CRITERIA FOR DARK SKY COMPLIANCE OR OTHER LOW INTENSITY TECHNIQUES APPROVED BY PLANNING STAFF. ACTUAL FIXTURES/METHODS WILL BE SUBMITTED IN THE FINAL SP.

ALL CONSTRUCTION WITHIN THE ROW IS TO COMPLY WITH ADA AND NDOT STANDARDS AND SPECIFICATIONS

STORMWATER/UTILITIES/INFRASTRUCTURE:

STORMWATER PLANS FOR THIS DEVELOPMENT TO BE PROVIDED IN A MANNER CONSISTENT WITH THE STORMWATER VOLUME 5 LID MANUAL. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THIS DEVELOPMENT AND PROPOSED STORMWATER LOCATIONS AND METHODS. FINAL DETAILS SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE SUBMITTAL.

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THE SITE. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.

ALL UTILITY BOXES/DEVICES LOCATED ABOVE GROUND WILL BE SCREENED APPROPRIATELY. ALL PROPOSED NEW PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED

ALL ACCESS DRIVES AND DRIVEWAYS WITHIN THIS DEVELOPMENT SHALL BE PRIVATE. ALL PRIVATE DRIVES/ALLEYS MAY BE PAVED WITH PERVIOUS PAVEMENT WITH MATERIAL AND CROSS-SECTION TO BE APPROVED BY METRO PUBLIC WORKS. NO FRONT-LOADED GARAGES ARE PERMITTED FRONTING ON A PUBLIC ROAD.

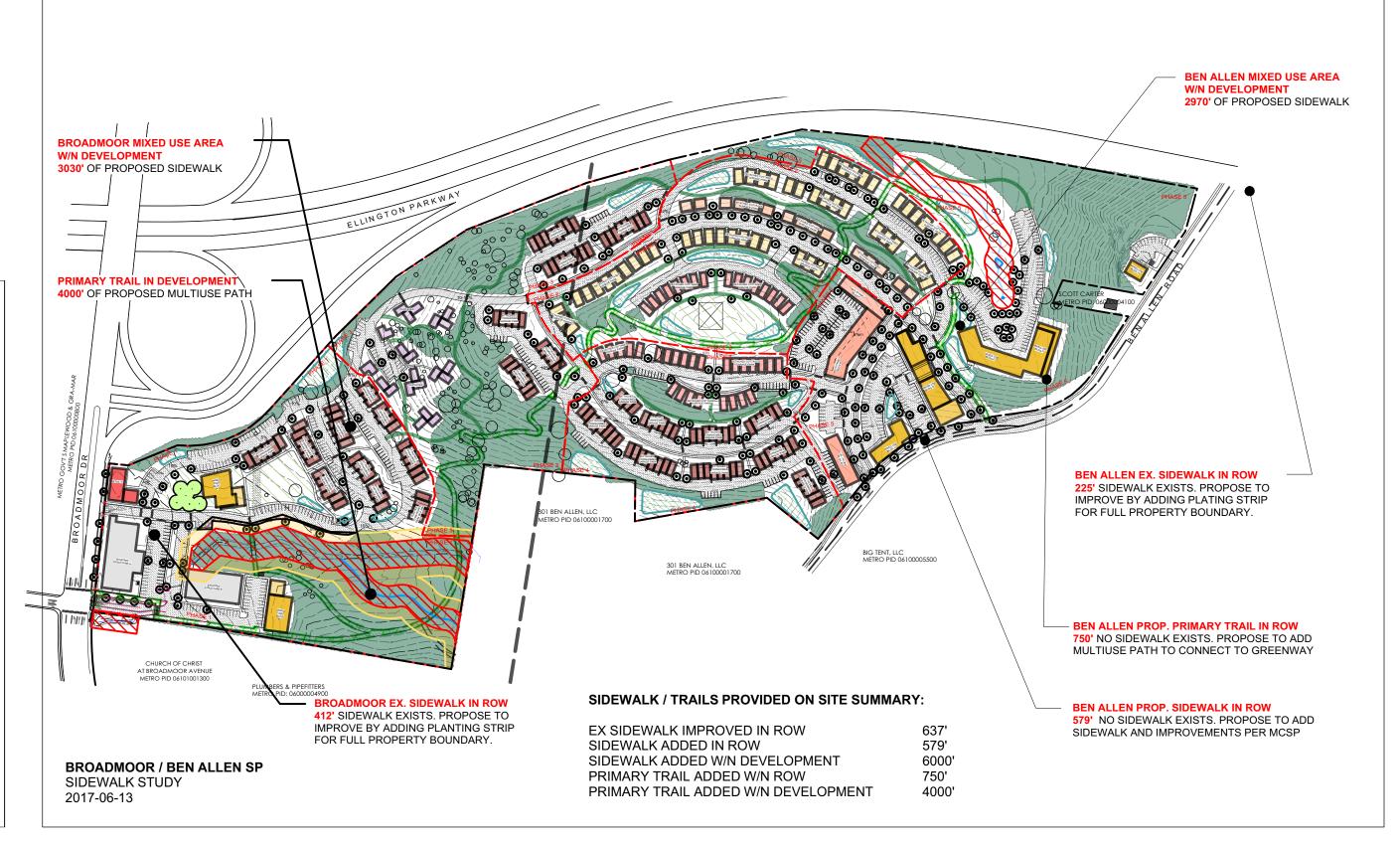
ALL SIDEWALKS LOCATED WITHIN THE PUBLIC R.O.W. ARE TO MEET METRO PUBLIC WORKS AND ADA STANDARDS. BUFFER FOR ON SITE STREAMS INDICATED IN ACCORDANCE WITH AQUATIC RESOURCE

ASSESSMENT PERFORMED BY DAVEY RESOURCES GROUP DATED FEBRUARY 17TH. 2023. NO DEFINED TOP OF BANK WAS INDICATED FOR THE BEN ALLEN NEIGHBORHOOD CENTER STREAM SECTION. COPIES OF THIS STUDY ARE PROVIDED AS AN ATTACHMENT TO THIS PRELIM SP.

REFER TO CIVIL DRAWINGS FOR ALL OTHER UTILITIES/ EASEMENTS.

ndicates unchanged from 2018 Prel SP update

# SIDEWALKS / TRAILS PROVIDED ON SITE:

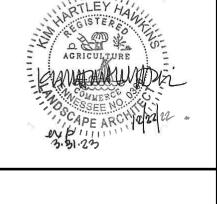


BROADMOOR C	E PHASE 1	fallback MUL-A	non-resid sq footage	resi units p		** shared parking may be applied within all mixed us centers
Existing Structu	res			0		
	Light Manufacturing		12,000		8	
	MultiMedia Production		16,800		22	
Building A	commercial		9,500	0	47	
MIXED USE A	commercial		8000	0	50	
MIXED USE B	commercial		7000		35	
	residential (1 BD)			20		surface park
Townhomes	racidantial			6.F		*combo of park under garage and
	residential	_	F2 200	65		surface park
			53,300	85	312	
BEN ALLEN CEN	T PHASE 5	fallback MUL-A				
MultiFamily A/B						
						*combo of park under garage and
(17 2BD, 53 1 BD)	residential			70		surface park
Live/Work B	residential			12	25	surface park
(MAX 2 BD/UNIT)						
MIXED USE C/D			8500			surface park
(6 2BD, 18 1 BD)	residential			24	30	
	community education		22500	0		surface park
(15 2BD, 45 1 BD)	sr living (multifly)			60	60	
MIXED USE H	commercial	<u>_</u>	2000	0		surface park
			33,000	166	326	
RESIDENTIAL US	SI Phases 2, 3, & 4	fallback RM-15				
						*combo of park
Cottages	residential			109		under garage and surface park
_	es parked per code at 2 per unit)			103	210	ourrace park
Comple fairing collag	es parked per code at 2 per unit					*combo of park
Tarrel	mant da matal			404		under garage and
Townhomes	residential			101	202	surface park
(2BD per townhome						
Hillside Duplex		_		21		surface park
	code at 2 per unit)			231	462	
(duplex's parked per	ocac at 2 per anno,					



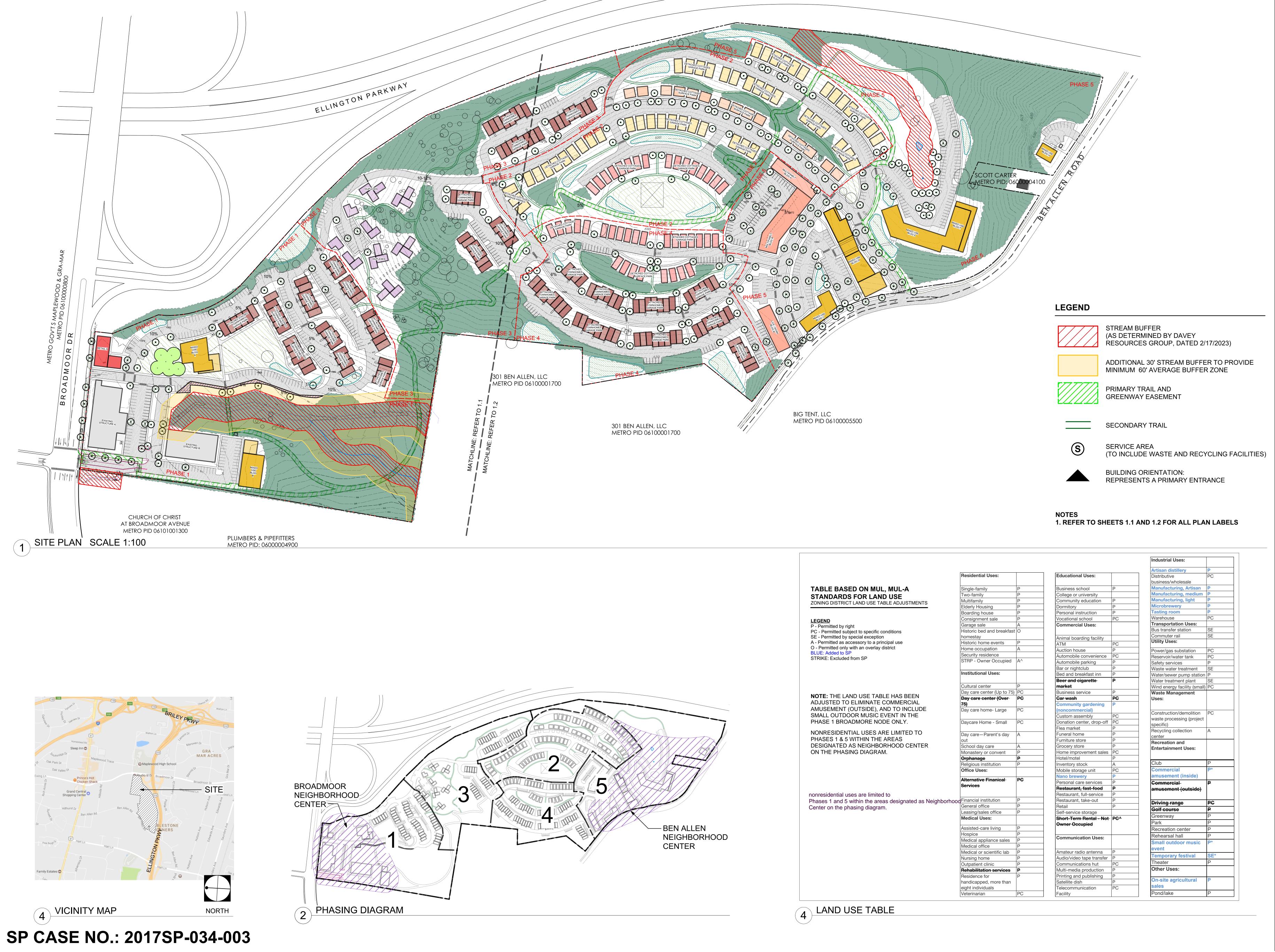
Fax: 615.254.1424

www.hawkinspartners.com



JOB NO.: 22-838 DATE: 2023-02-21 RESUBMITTAL

SHEET



110 10th Street

Nashville, TN 37206

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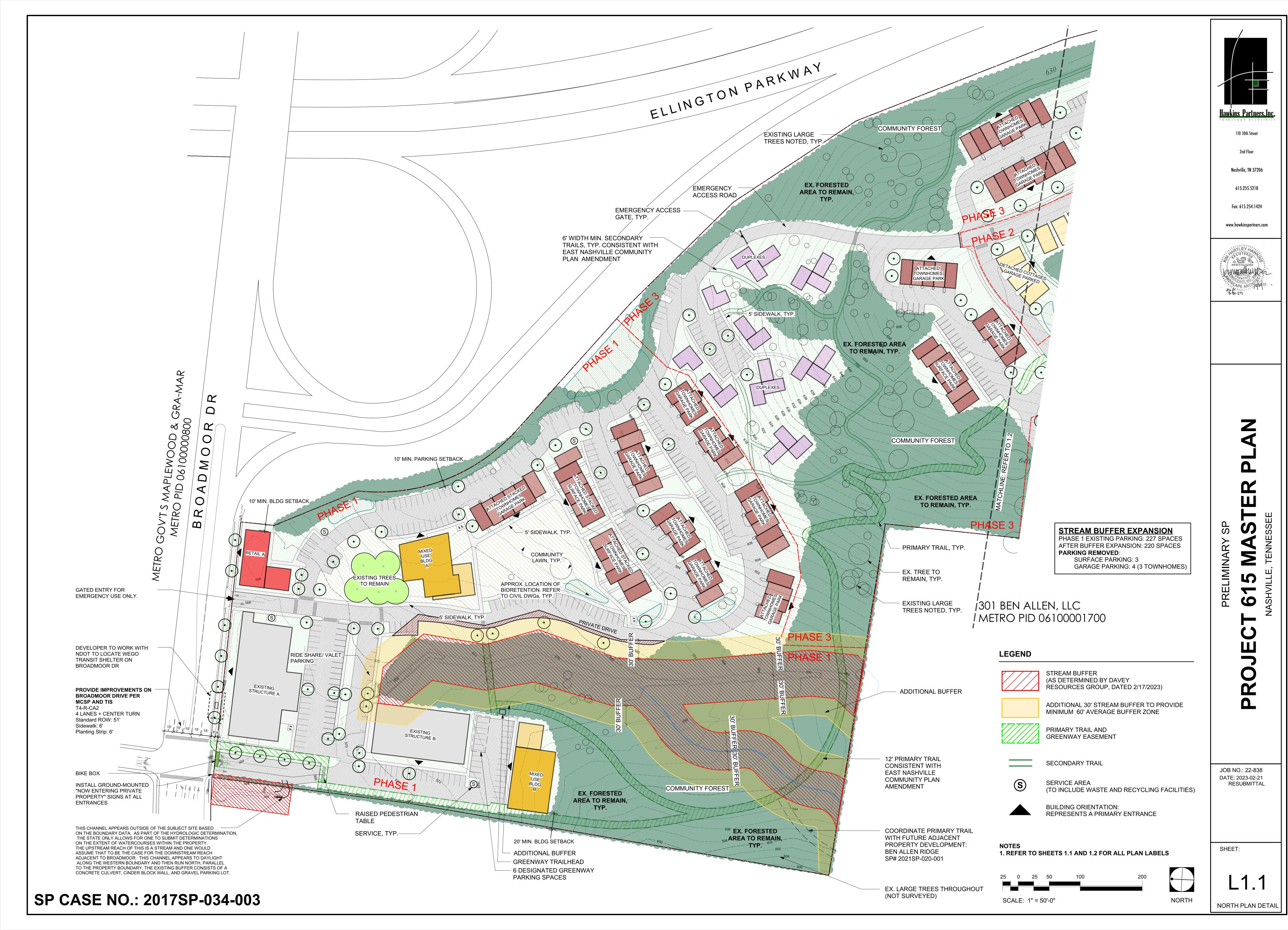
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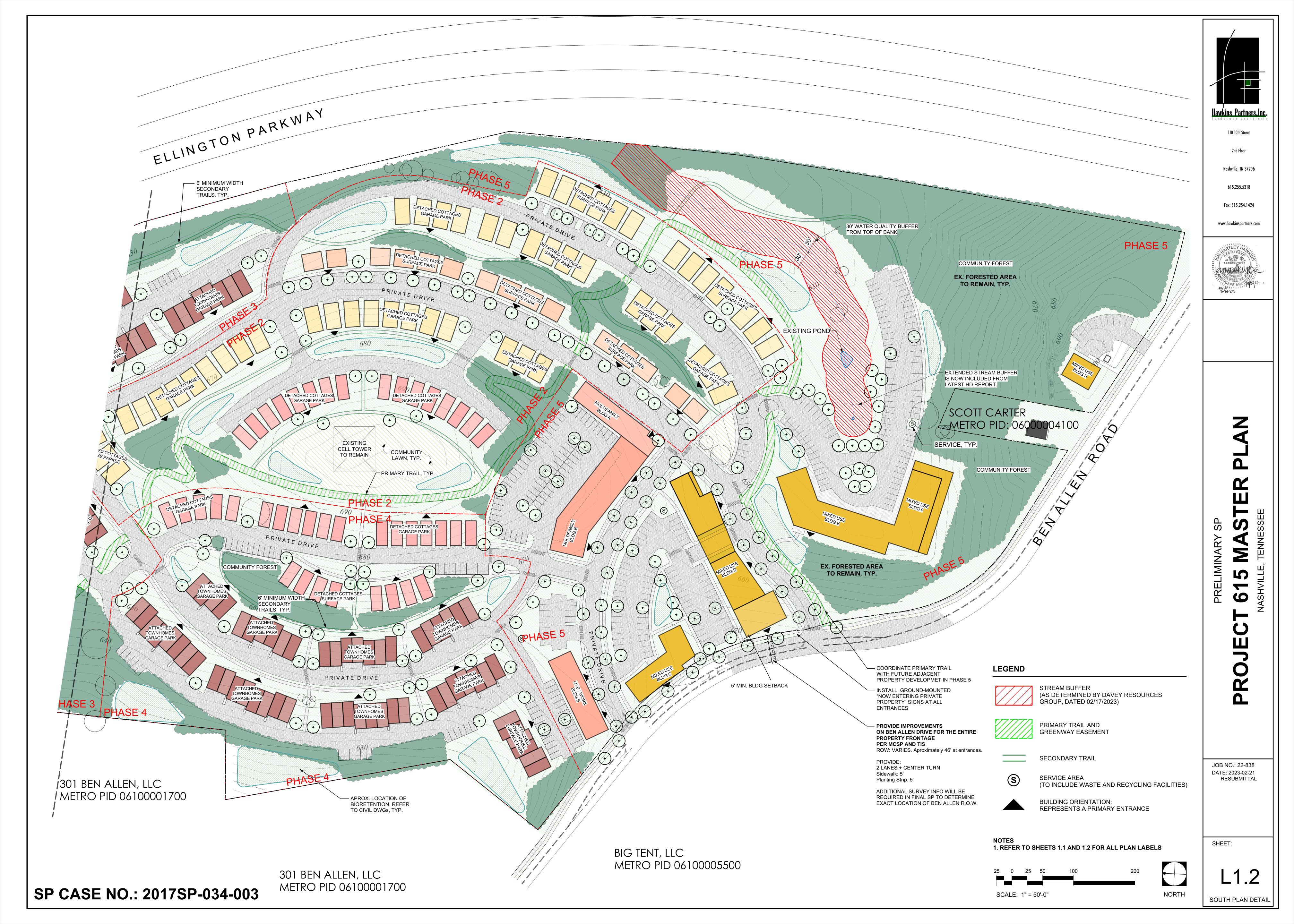
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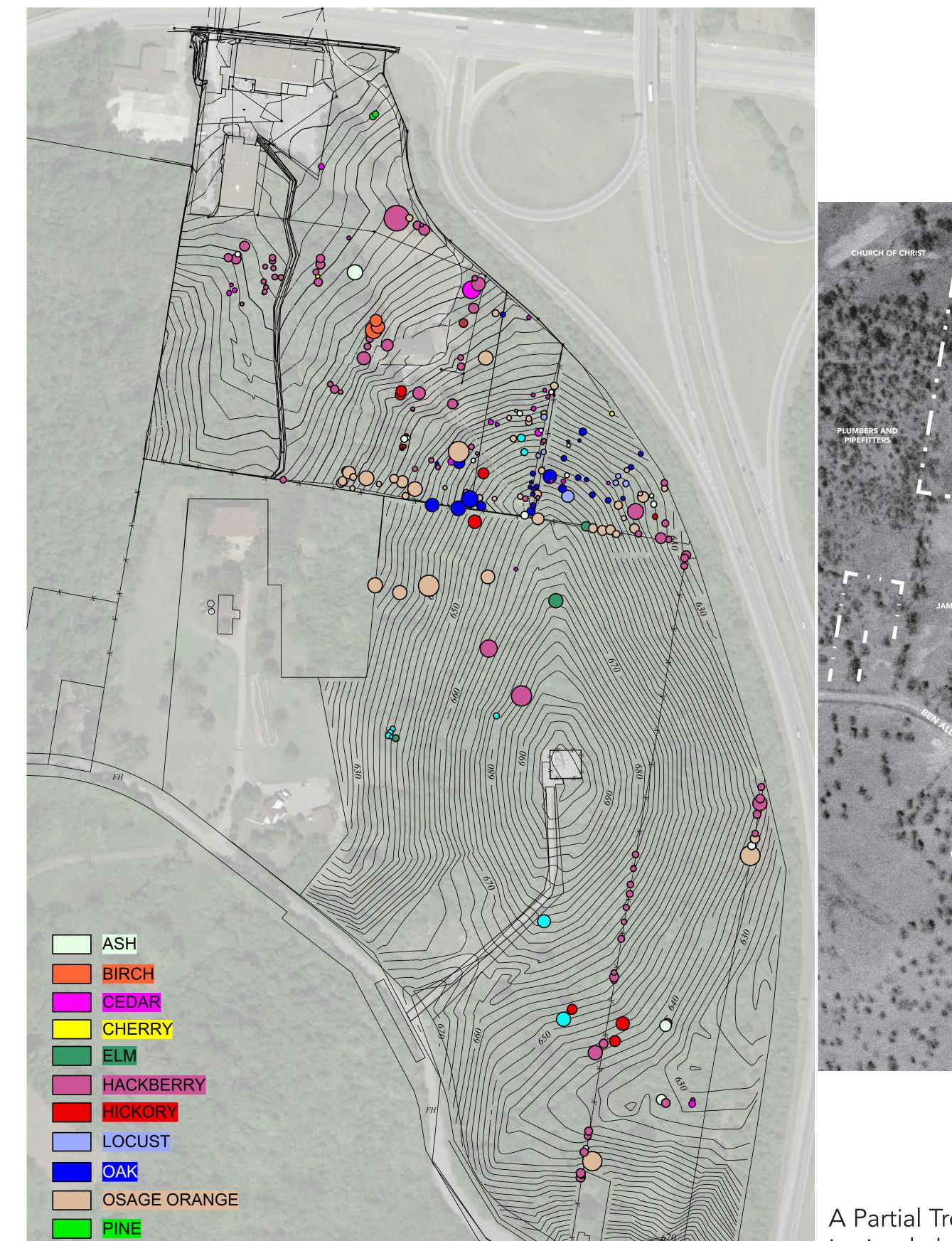
RESUBMITTAL

SHEET:

OVERVIEW





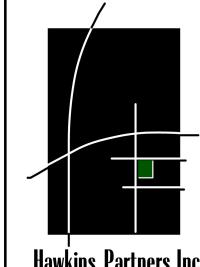








A Partial Tree Survey was conducted to identify the larger, more prominent trees on the site. Those trees are identified on the proposed plans in simple black circles and labeled. As seen in the above historical aerials, the site was primarily open farmland for decades up until the recent past when it was left to reforest. As a result, the forested areas of the site are young first-growth forests. The plan identifies keeping a number of these areas as indicated in dark green on the proposed plan. A more detailed tree survey will be done as needed and can be submitted with the Final SP.



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ER PLAN

CT 615 MASTER
NASHVILLE, TENNESSEE

JOB NO.: 22-838 DATE: 2023-02-21 RESUBMITTAL

SHEET:

L1.3

WALNUT











1 ARCHITECTURAL REFERENCE IMAGES: NEIGHBORHOOD CENTER AT BROADMOOR







3 ARCHITECTURAL REFERENCE IMAGES: NEIGHBORHOOD CENTER AT BEN ALLEN







6 ARCHITECTURAL REFERENCE IMAGES: COTTAGES

SP CASE NO.: 2017SP-034-003









2 ARCHITECTURAL REFERENCE IMAGES: HILLSIDE DUPLEXES





ARCHITECTURAL REFERENCE IMAGES: DETACHED DWELLINGS W/ ACCESSORY UNIT





7 ARCHITECTURAL REFERENCE IMAGES: TOWNHOMES

### Character Defining Guidelines

The final building elevations shall be submitted with the final site plan and shall be consistent with the following architectural standards:

### **General Neighborhood Center Notes**

A. Storefronts, restaurants and offices shall be activated from and front onto Broadmoor and Ben Allen B. Mixed use buildings shall provide access via glazed doors from both the front and rear of the

## Neighborhood Center at Broadmoor: "Maker Center"

This is the first of two mixed-use areas (One each fronting on Broadmoor and Hart Lane). This area includes the existing Studio 615 Building and an existing Steel Fabrication Building. New structures in this area are intended to complement the existing buildings to surround parking for visitors to these areas and events on The Green.

A. New construction and materials should be compatible with the existing industrial maker space/fabrication buildings.

B. Use of industrial metal panels and roofing are encouraged, although materials aren't limited to these

Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited Ground floors shall include a minimum of 40% glazing; additional stories shall include a minimum of 25% glazing.

A central feature of the community, The Green is seen as a site for outdoor concerts/maker's markets/etc. It is lined with 2-over-1 townhouses that provide the ability to have maker spaces/small retail/studio spaces lining the green. The outdoor pavilion building may contain a stage/restaurant/gift shop/green rooms and restrooms.

#### Neighborhood Center at Ben Allen: "The Farmstead"

This second mixed-use area is more rural in character and provides areas for agricultural tourism related uses such as a small farm, farmers' market, hotel, farm to table restaurant(s), retail focused on locally made products(although not limited to this) and camping pavilions. There is also an opportunity for providing housing for seniors and younger residents in this area with the provision of micro-units and upper level residents with close access to services.

A. Wood and agricultural metal siding and metal roofs are encouraged, although materials are not

B. Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited

C. Ground floors shall include a minimum of 30% glazing or open area; additional stories shall include a

D. New structures are encouraged to reference agricultural buildings and farm groupings, although this is not a requirement.

Residential: Townhomes, Duplexes, Cottages and Detached Dwellings with Accessory Units Residential is included throughout. Townhomes are concentrated within phase one. While phases two, three

and four contain a diverse mix of housing types suited for trail-oriented and hillside development such as duplexes, detached housing with accessory dwelling, and cottages.

A. Front entry garages and parking in front of dwellings are permitted as a way to work with slope.

Dwellings may have main front door facing walking trails in lieu of vehicular drives. A variety of materials and building forms are encouraged.

Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited

May have primary entrance on primary or secondary trails.

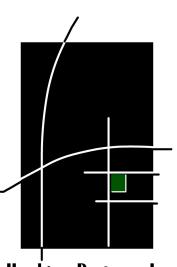
May be units set on piers in order to work with grade.

For Townhomes, Cottages and Detached Dwellings with Accessory Units: Building facades facing a street, provide one principal entrance and a minimum of 25% glazing.

**BUILDING ORIENTATION** 

All mixed use buildings will provide a primary point of access to a Public Road and/or Private Drive. All residential structures will have a primary entry onto Common Open Space or Private Road.

5 ARCHITECTURAL GUIDELINES



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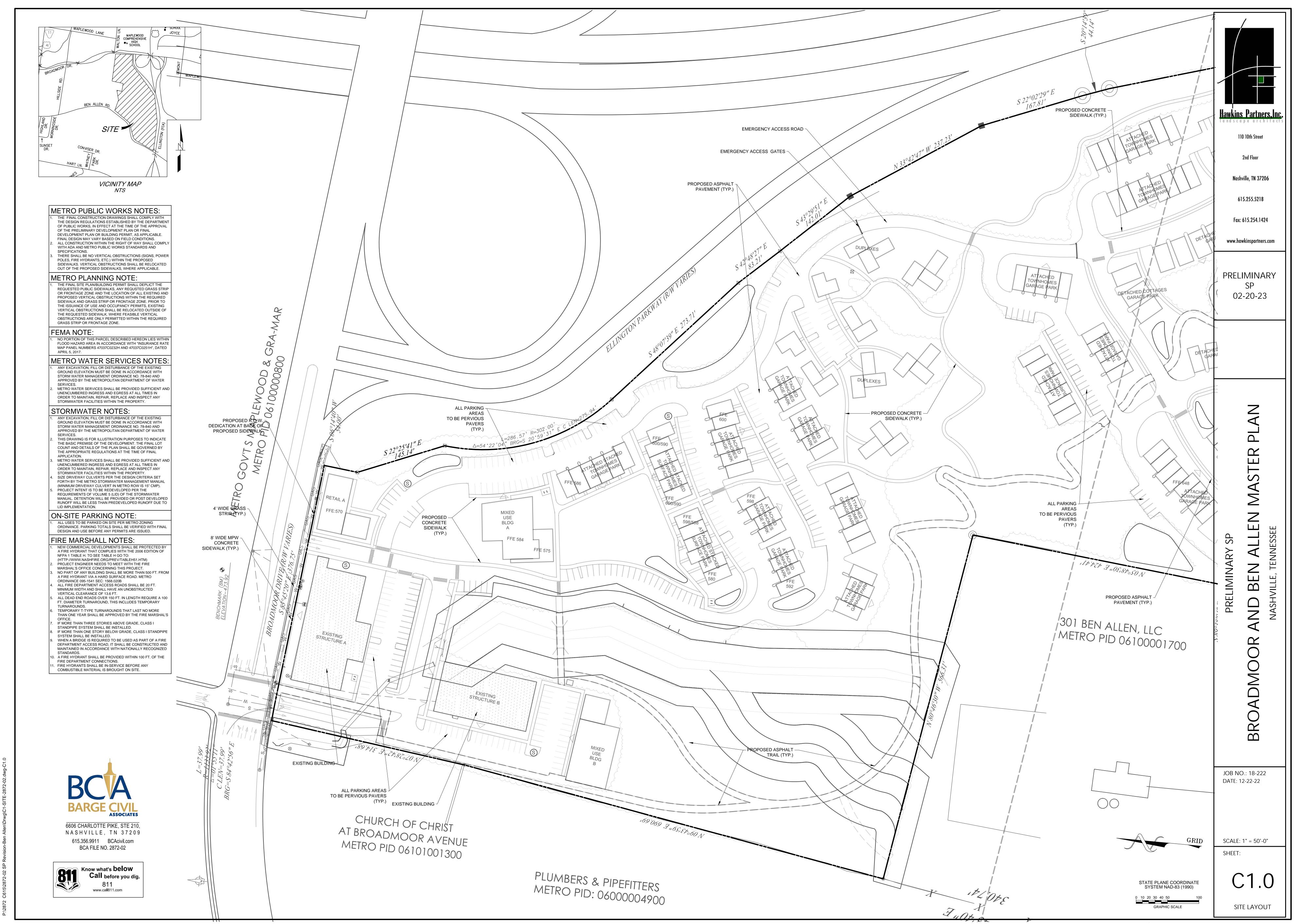
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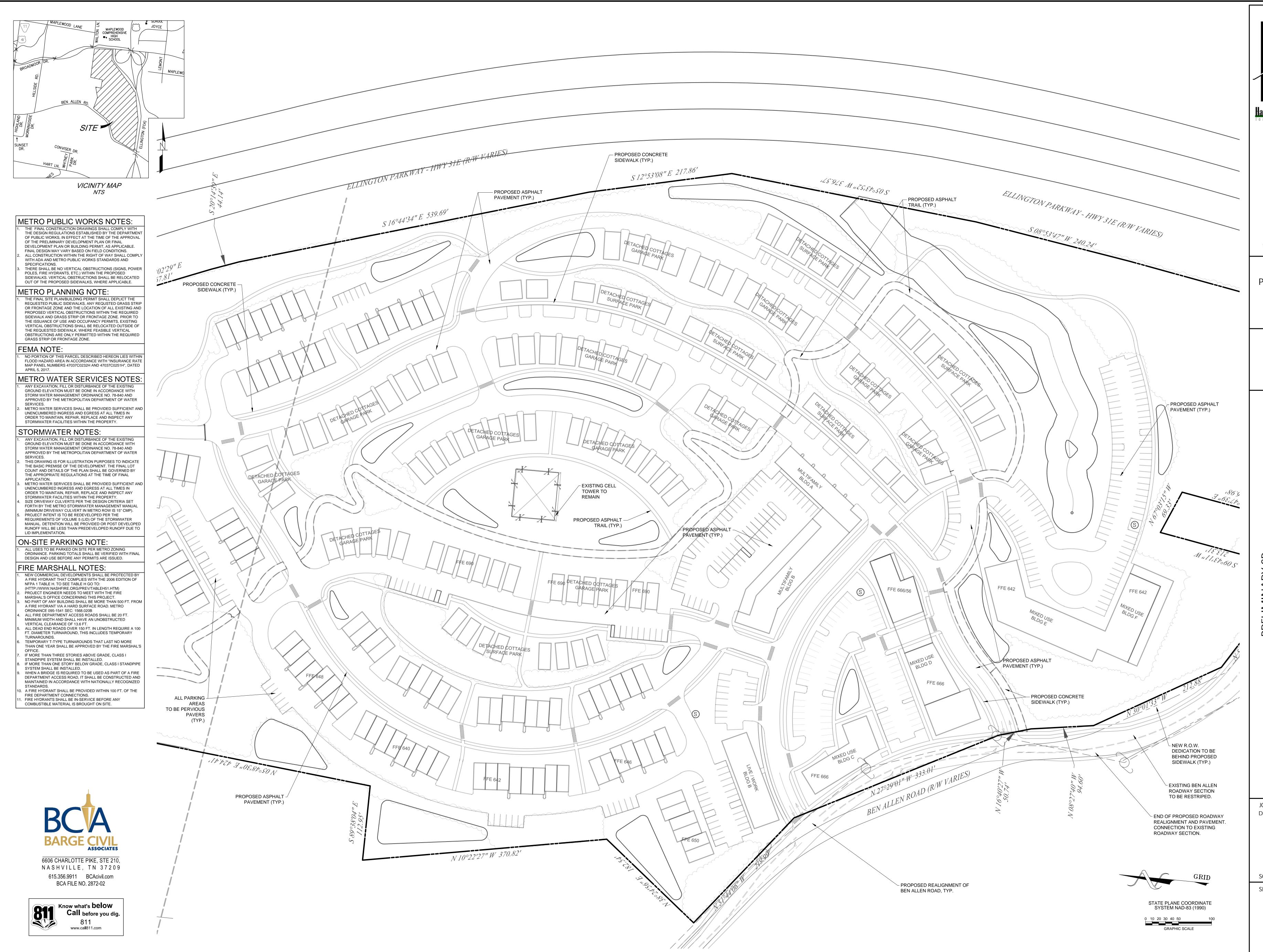


JOB NO.: 22-838 DATE: 2023-02-21 RESUBMITTAL

A2.0

ARCHITECTURE GUIDELINES





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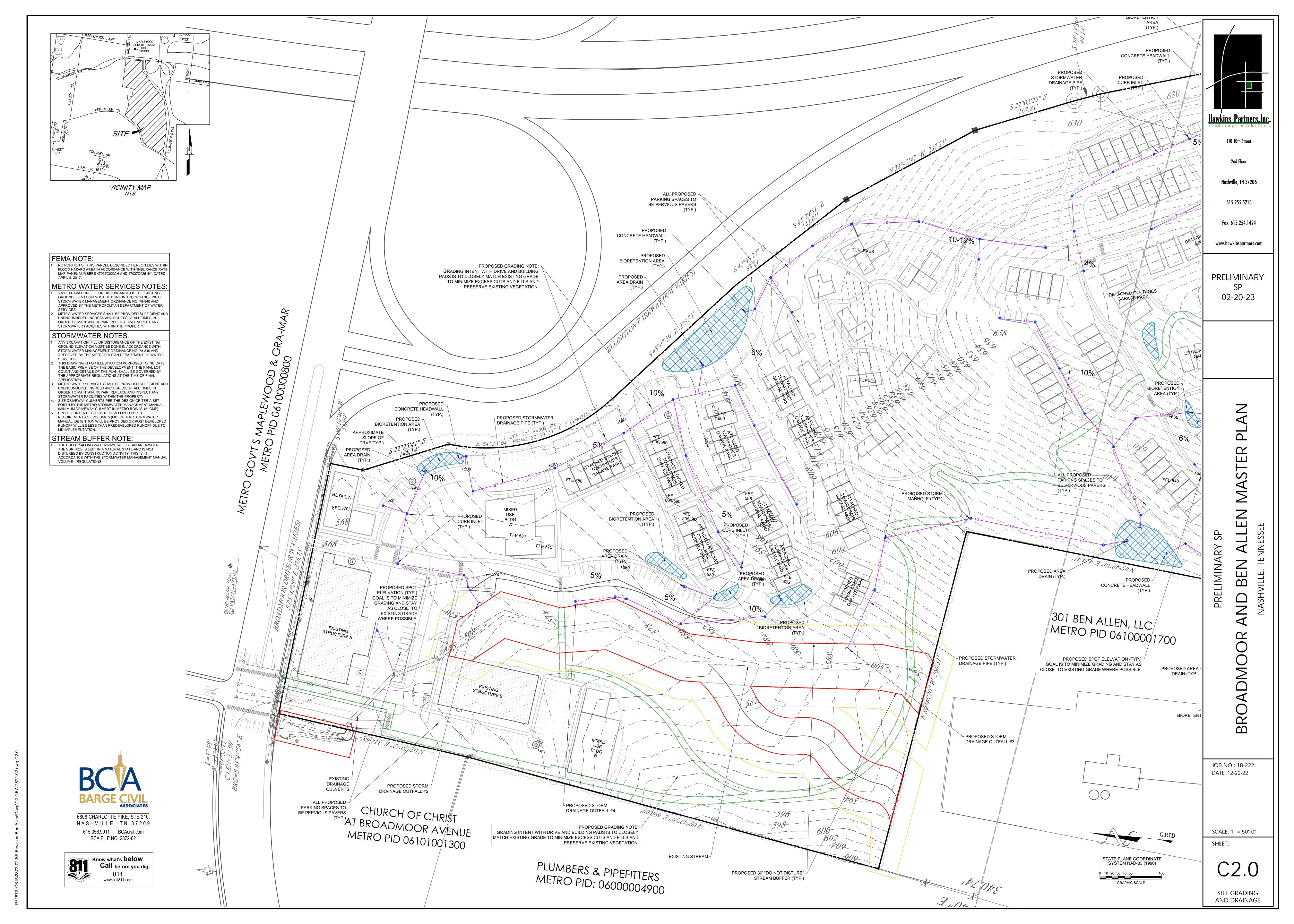
**PRELIMINARY** 

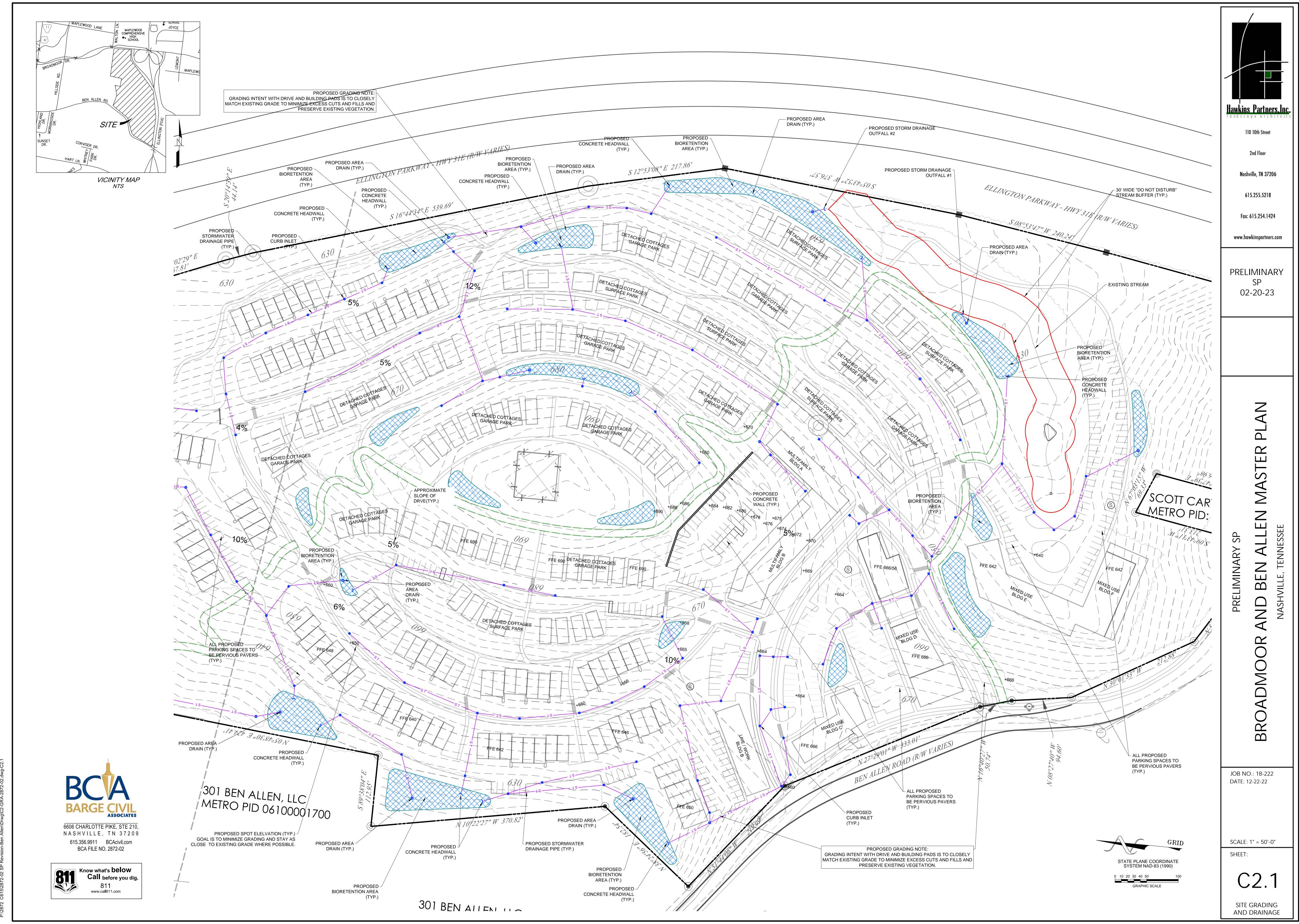
02-20-23

JOB NO.: 18-222 DATE: 12-22-22

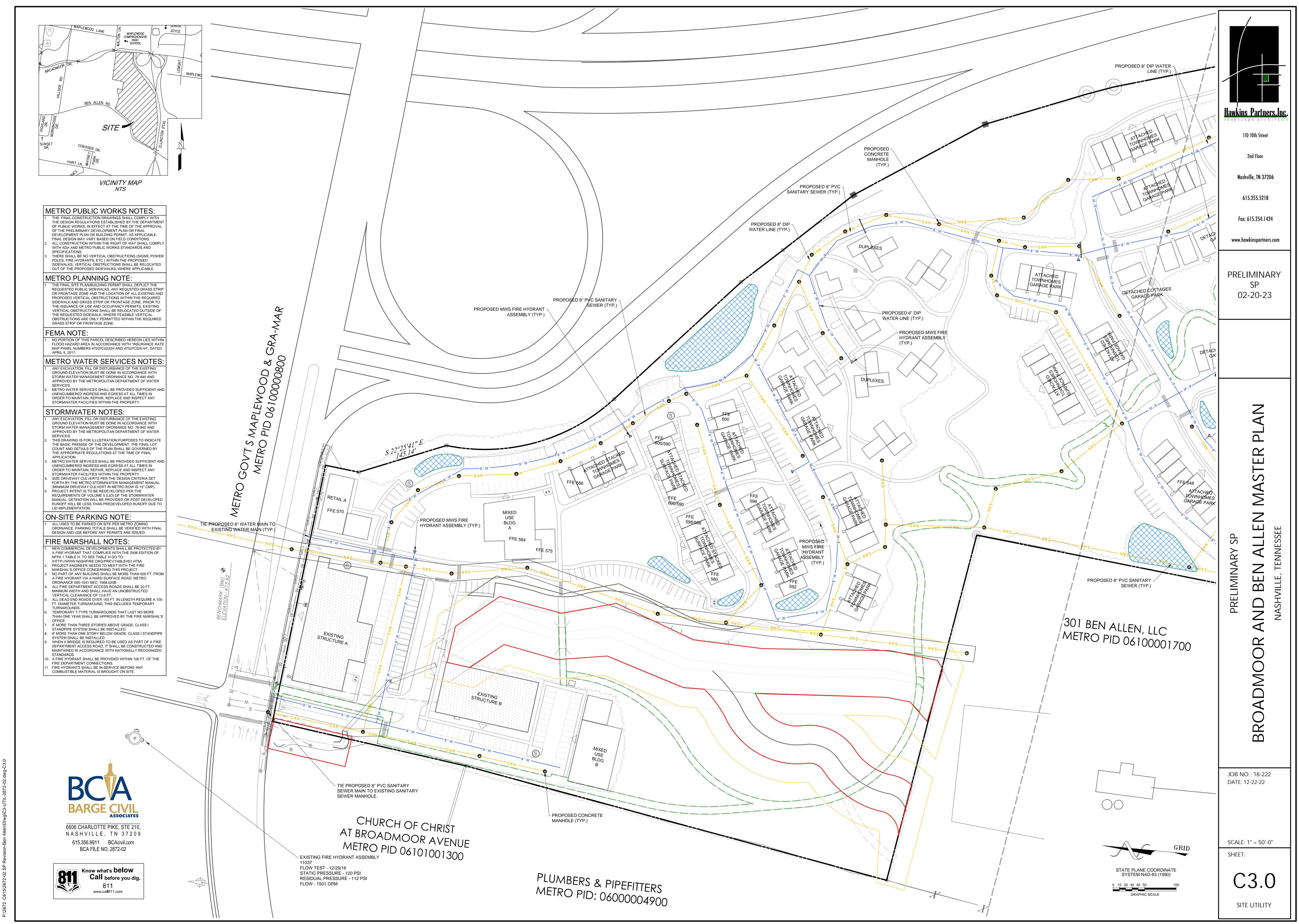
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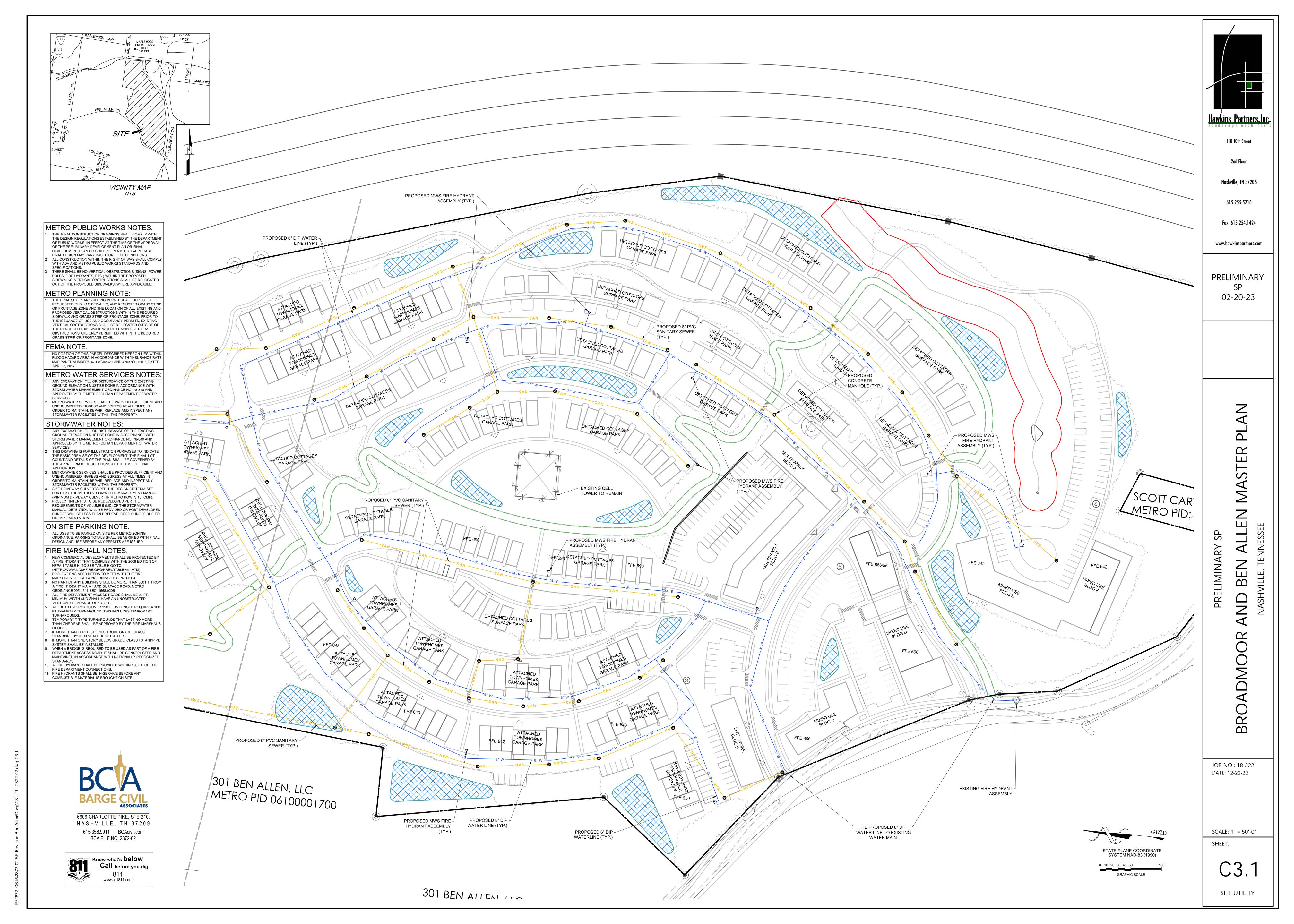
SITE LAYOUT





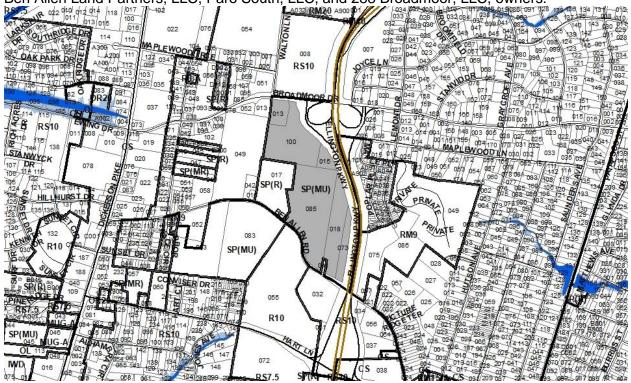
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2017SP-034-003
BROADMOOR AND BEN ALLEN
Map 061, Parcel(s) 013, 015, 018, 073, 085, 100
Subarea 05, East Nashville
District 08 (Nancy VanReece)
Application fee paid by: Ben Allen Land Partners LLC

A request to amend a Specific Plan for properties located at 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use development with nonresidential uses and 482 multi-family residential units, requested by Hawkins Partners, Inc., applicant; Ben Allen Land Partners, LLC, Paro South, LLC, and 288 Broadmoor, LLC, owners.



# Metropolitan Nashville and Davidson County, TN

#### **Legislative History**

File Number: BL2023-1823

File ID: BL2023-1823 Type: Bill (Ordinance) Status: Passed

Version: 1 Agenda In Control: Planning and

Section: Zoning Committee

File Created: 03/23/2023

Subject: Final Action: 05/16/2023

Caption: An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of

The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan for properties located at 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use

development with nonresidential uses and 482 multi-family residential units, all of which is

described herein (Proposal No. 2017SP-034-003).

Sponsors: VanReece Enactment Date:

Attachments: 2017SP-034-003\_plans, 2017SP-034-003\_sketch Enactment Number:

LS: Hearing Date:

Entered by: dianna.tomlin@nashville.gov Effective Date:

**Related Files:** 

#### **History of Legislative File**

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/09/2023	approved with conditions, disapproved without				Pass
	Notes: 6-0						
1	Metropolitan Council	03/28/2023	filed				
1	Metropolitan Council	04/04/2023	passed on first reading				
1	Metropolitan Council	04/07/2023	advertised				
1	Metropolitan Council	05/02/2023	public hearing				
1	Metropolitan Council	05/02/2023	passed on second reading				
1	Planning and Zoning Committee	05/15/2023	approved				
1	Metropolitan Council	05/16/2023	passed on third reading				
1	Mayor	05/17/2023	approved				

1 Metropolitan Council

05/26/2023 effective