

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.

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 approval 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.

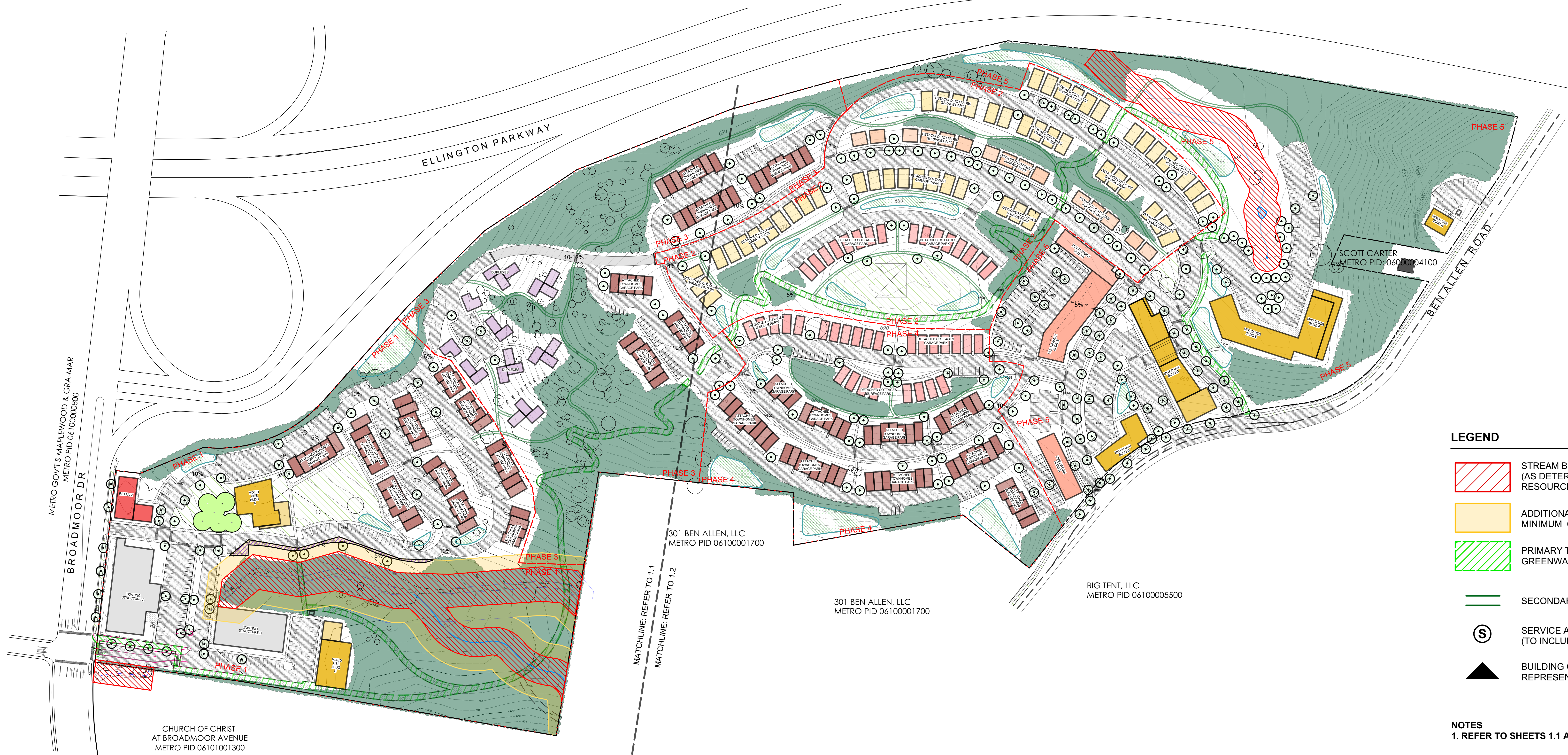
Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the Phase 1: MUL-A, Phase 2, 3, 4: RM15-A, Phase 5: MUL-A zoning district as of 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.

Mayor 
John Cooper

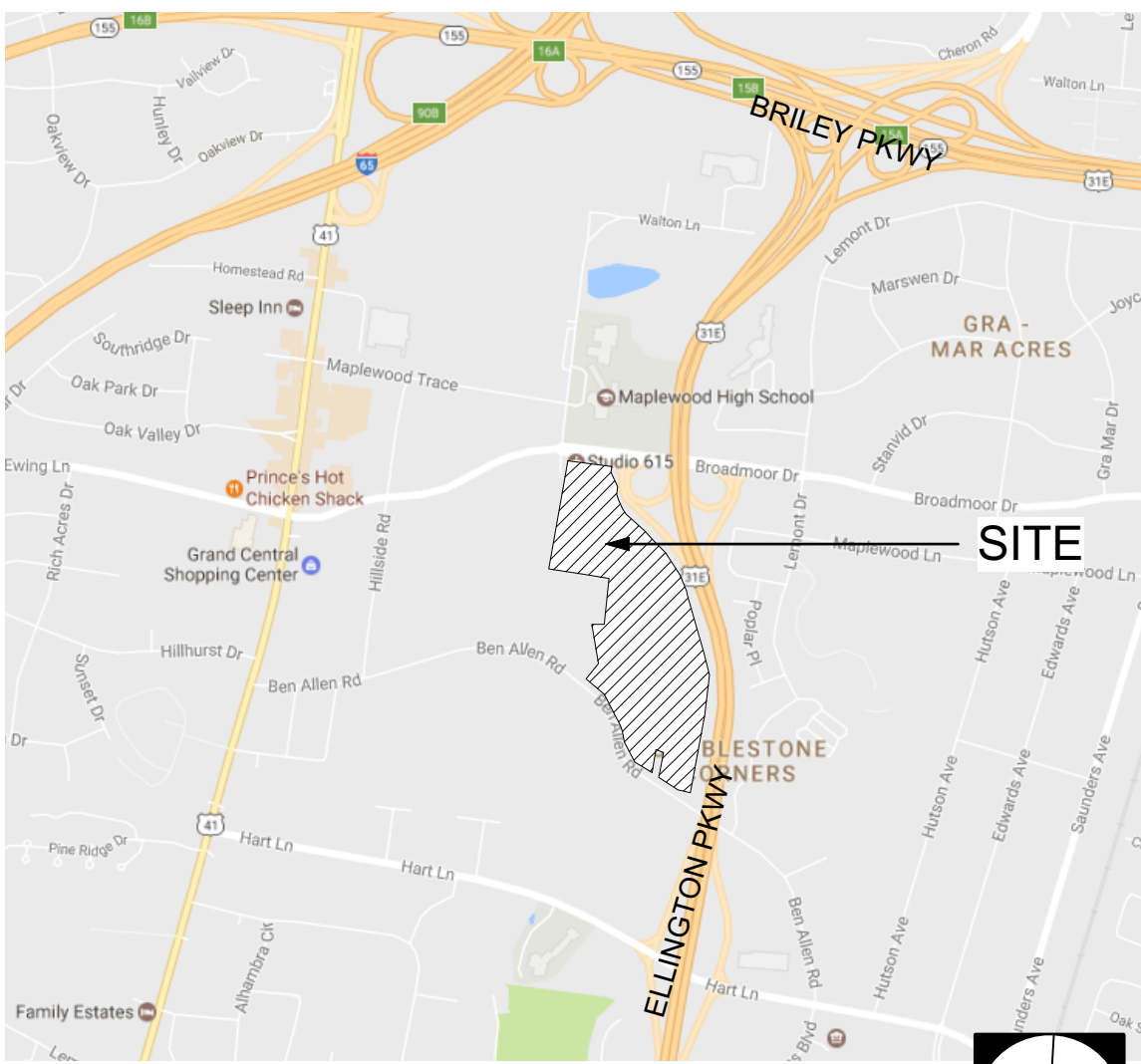
Date MAY 17 2023



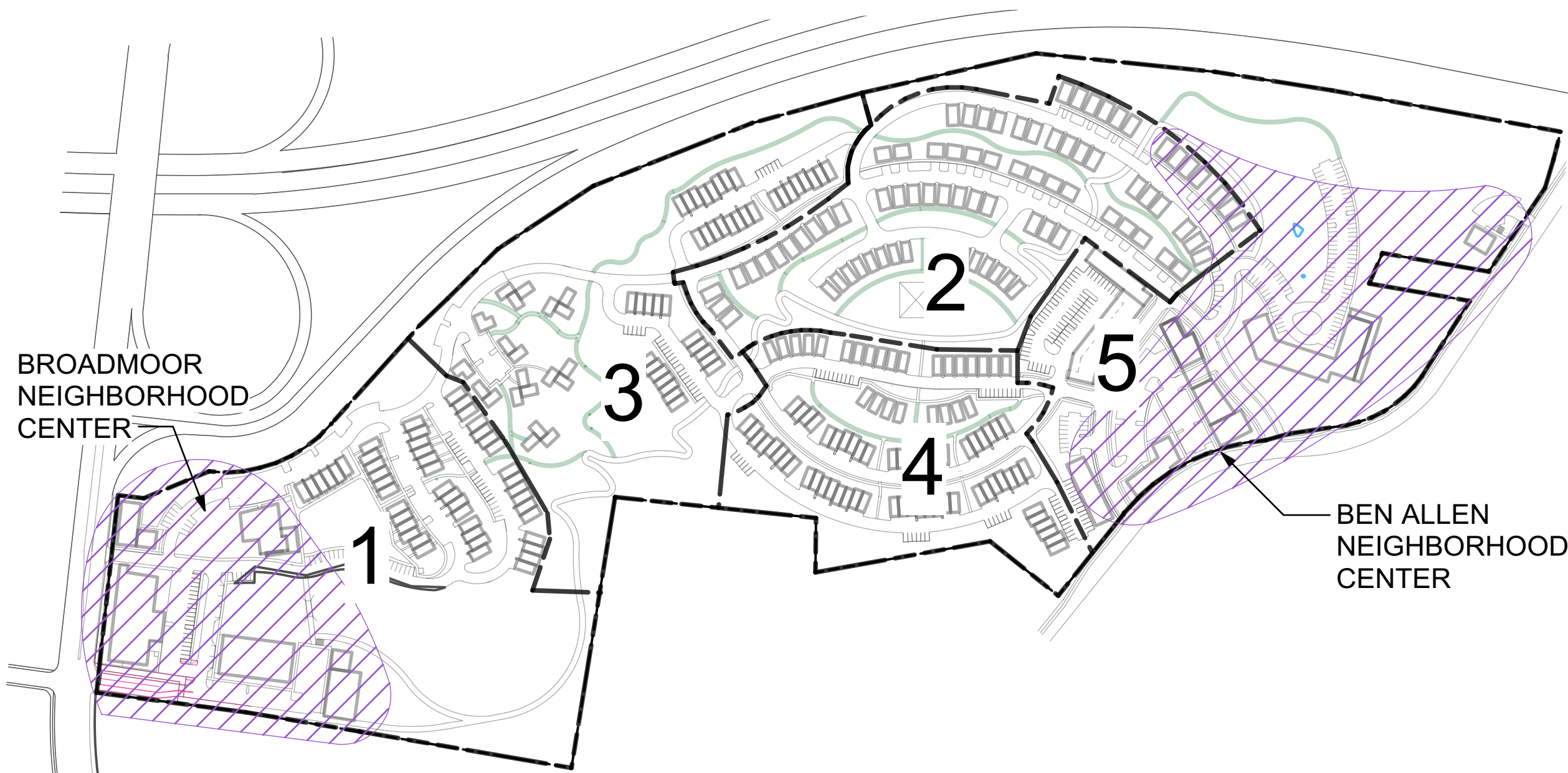
1 SITE PLAN SCALE 1:100

- LEGEND
- STREAM BUFFER (AS DETERMINED BY DAVEY RESOURCES GROUP, DATED 2/17/2023)
 - ADDITIONAL 30' STREAM BUFFER TO PROVIDE MINIMUM 60' AVERAGE BUFFER ZONE
 - PRIMARY TRAIL AND GREENWAY EASEMENT
 - SECONDARY TRAIL
 - SERVICE AREA (TO INCLUDE WASTE AND RECYCLING FACILITIES)
 - BUILDING ORIENTATION: REPRESENTS A PRIMARY ENTRANCE

NOTES
1. REFER TO SHEETS 1.1 AND 1.2 FOR ALL PLAN LABELS



4 VICINITY MAP



2 PHASING DIAGRAM

TABLE BASED ON MUL, MUL-A
STANDARDS FOR LAND USE
ZONING DISTRICT LAND USE TABLE ADJUSTMENTS

- LEGEND
- P - Permitted by right
 - PC - Permitted subject to specific conditions
 - SE - Permitted by special exception
 - A - Permitted as accessory to a principal use
 - O - Permitted only with an overlay district
 - BLUE: Added to SP
 - STRIKE: Excluded from SP

NOTE: THE LAND USE TABLE HAS BEEN ADJUSTED TO ELIMINATE COMMERCIAL AMUSEMENT (OUTSIDE), AND TO INCLUDE SMALL OUTDOOR MUSIC EVENT IN THE PHASE 1 BROADMORE NODE ONLY.

NONRESIDENTIAL USES ARE LIMITED TO PHASES 1 & 5 WITHIN THE AREAS DESIGNATED AS NEIGHBORHOOD CENTER ON THE PHASING DIAGRAM.

nonresidential uses are limited to Phases 1 and 5 within the areas designated as Neighborhood Center on the phasing diagram.

Residential Uses:		Educational Uses:		Industrial Uses:	
Single-family	P	Business school	P	Artisan distillery	P
Two-family	P	College or university		Distributive business/wholesale	PC
Multifamily	P	Community education	P	Manufacturing, Artisan	P
Elderly Housing	P	Dormitory	P	Manufacturing, medium	P
Boarding house	P	Personal instruction	P	Manufacturing, light	P
Consignment sale	P	Vocational school	PC	Microbrewery	P
Garage sale	A			Tasting room	P
Historic bed and breakfast homestay	O	Commercial Uses:		Warehouse	PC
Historic home events	P	Animal boarding facility		Transportation Uses:	
Home occupation	A	Auction house	PC	Bus transfer station	SE
Security residence	P	Automobile convenience	PC	Commuter rail	SE
STRP - Owner Occupied	A^	Automobile parking	P	Utility Uses:	
		Bar or nightclub	P	Power/gas substation	PC
Institutional Uses:		Bed and breakfast inn	P	Reservoir/water tank	PC
Cultural center	P	Beer and cigarette market	P	Safety services	P
Day care center (Up to 75)	PC	Business service	P	Waste water treatment	SE
Day care center (Over 75)	PG	Car wash	PC	Water/sewer pump station	P
Day care home - Large	PC	Community gardening (noncommercial)	P	Water treatment plant	SE
Daycare Home - Small	PC	Custom assembly	PC	Wind energy facility (small)	PC
Day care - Parent's day out	A	Donation center, drop-off	PC	Waste Management Uses:	
School day care	A	Flea market	P	Construction/demolition waste processing (project specific)	PC
Monastery or convent	P	Furniture store	P	Recycling collection center	A
Orphanage	P	Grocery store	P	Recreation and Entertainment Uses:	
Religious institution	P	Home improvement sales	PC	Club	P
Office Uses:		Hotel/motel	A	Commercial amusement (inside)	P*
Alternative Financial Services	PC	Inventory stock	P	Commercial amusement (outside)	P
Financial institution	P	Mobile storage unit	PC	Driving-range Golf course	PC
General office	P	Nano brewery	P	Golf course	P
Leasing/sales office	P	Personal care services	P	Greenway	P
Medical Uses:		Restaurant, fast-food	P	Park	P
Assisted-care living	P	Restaurant, full-service	P	Recreation center	P
Hospice	P	Restaurant, take-out	P	Rehearsal hall	P
Medical appliance sales	P	Retail	P	Small outdoor music event	P*
Medical office	P	Self-service storage	P	Temporary festival	SE*
Medical or scientific lab	P	Short-Term Rental - Not Owner Occupied	PC^	Theater	P
Nursing home	P	Communication Uses:		Other Uses:	
Outpatient clinic	P	Amateur radio antenna	P	On-site agricultural sales	P
Rehabilitation services	P	Audio/video tape transfer	P	Pond/lake	P
Residence for handicapped, more than eight individuals	P	Communications hut	PC		
Veterinarian	PC	Multi-media production	P		
		Printing and publishing	P		
		Satellite dish	P		
		Telecommunication facility	PC		

4 LAND USE TABLE



PRELIMINARY SP

PROJECT 615 MASTER PLAN

NASHVILLE, TENNESSEE

PRELIMINARY SP

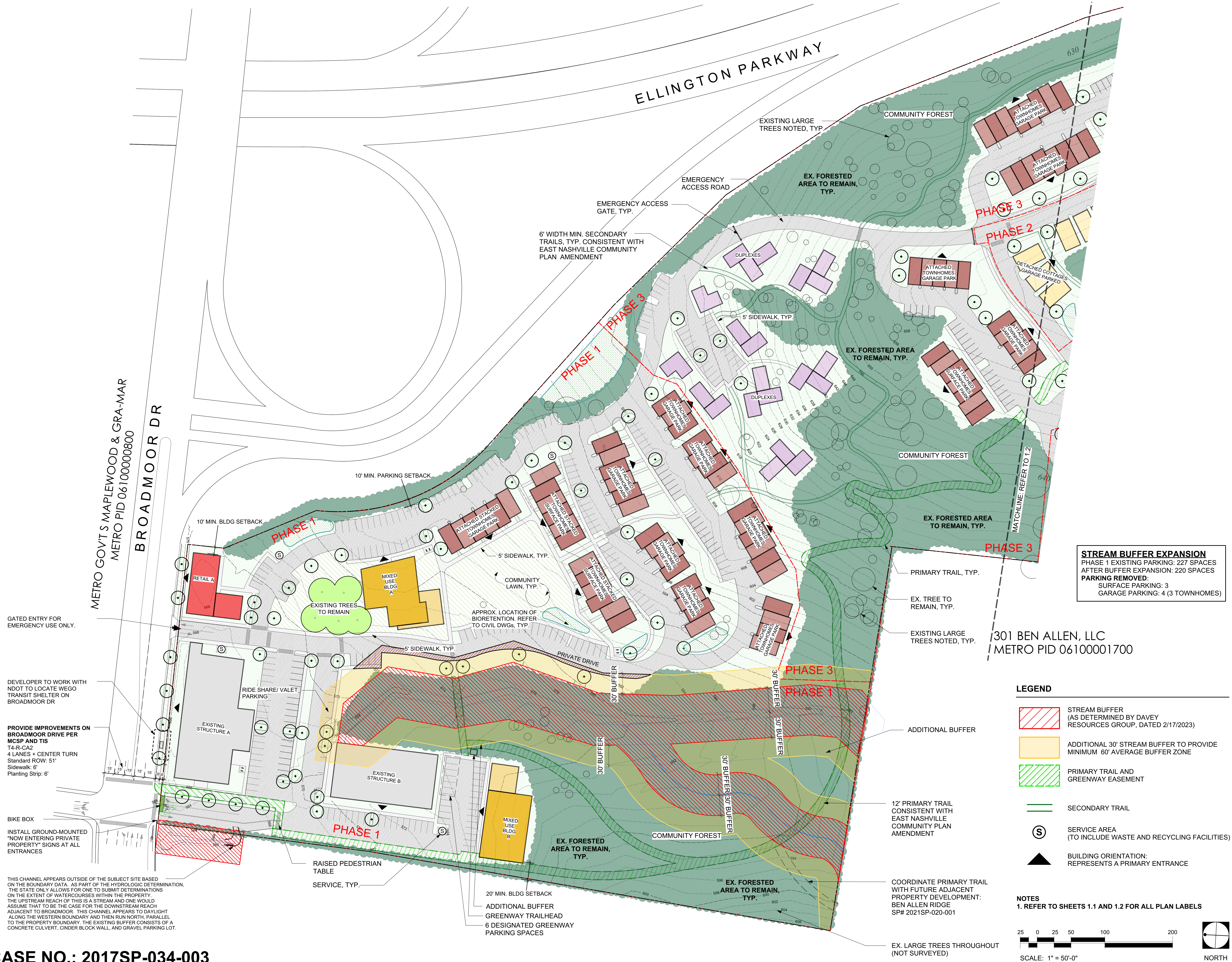
NASHVILLE, TENNESSEE

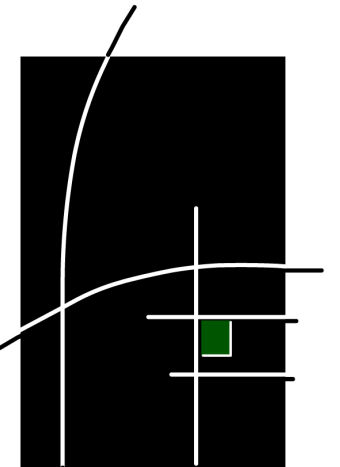
JOB NO.: 22-838
DATE: 2023-02-21
RESUBMITTANCE

SHEET:

L1.1

NORTH PLAN DETAIL





Hawkins Partners, Inc.

110 10th Street

2nd Floor

Nashville, TN 37206

615.255.5218

Fax: 615.254.1424

www.hawkinspartners.com



PRELIMINARY SP

PROJECT 615 MASTER PLAN

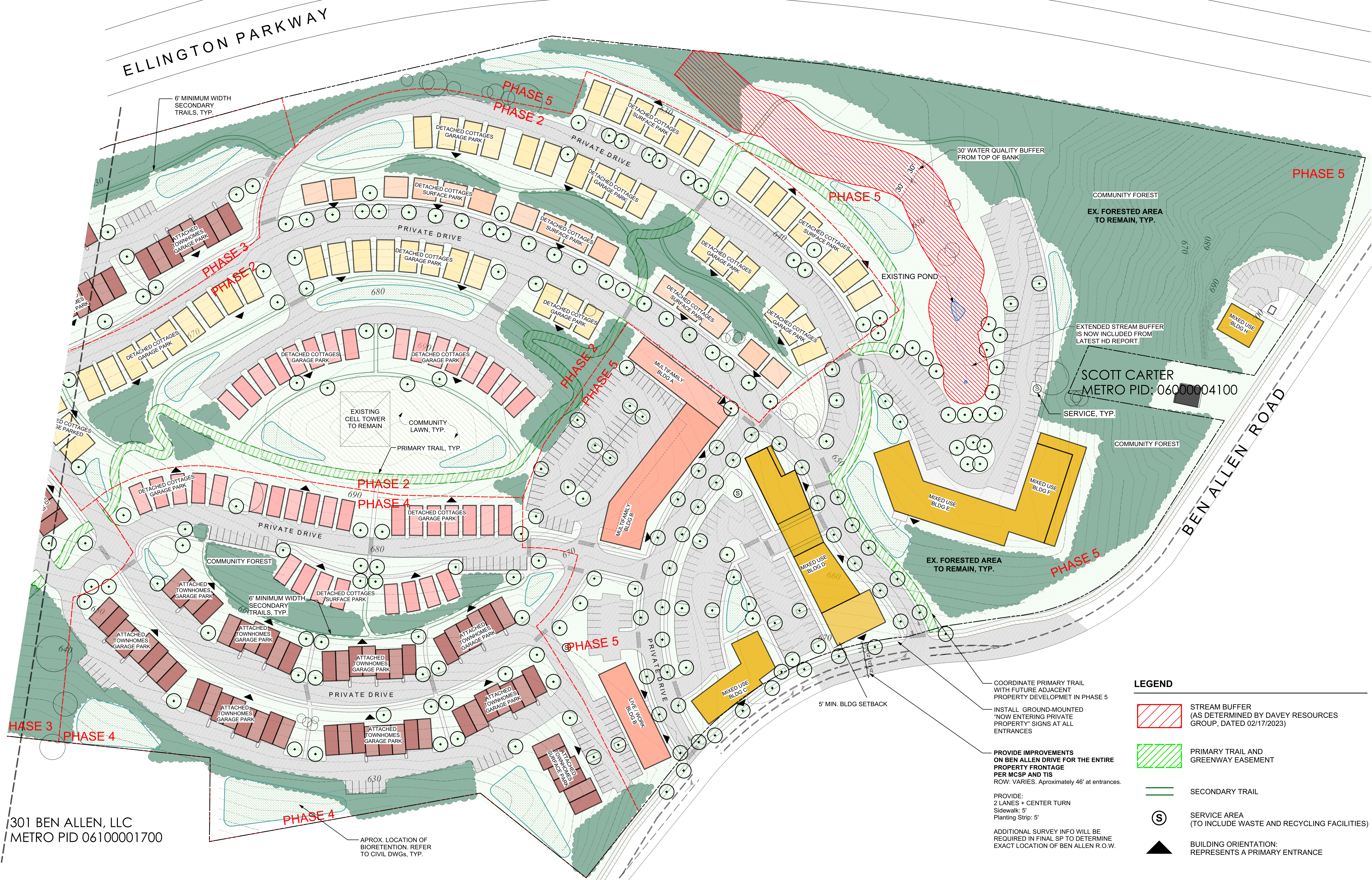
NASHVILLE, TENNESSEE

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

SHEET:

L1.2

SOUTH PLAN DETAIL



- LEGEND**
- STREAM BUFFER (AS DETERMINED BY DAVEY RESOURCES GROUP, DATED 02/17/2023)
 - PRIMARY TRAIL AND GREENWAY EASEMENT
 - SECONDARY TRAIL
 - SERVICE AREA (TO INCLUDE WASTE AND RECYCLING FACILITIES)
 - BUILDING ORIENTATION: REPRESENTS A PRIMARY ENTRANCE

NOTES
1. REFER TO SHEETS 1.1 AND 1.2 FOR ALL PLAN LABELS

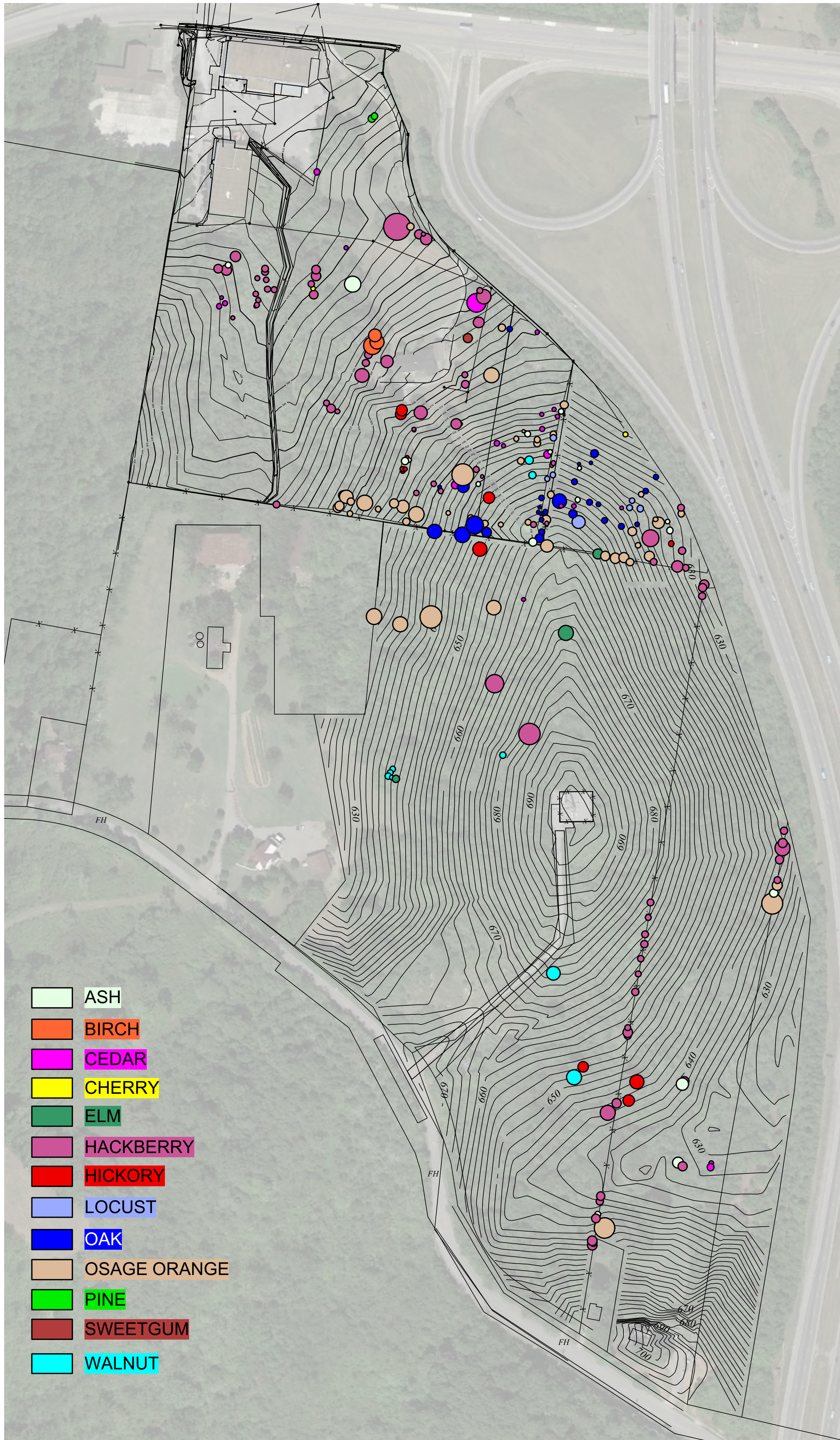
25 0 25 50 100 200
SCALE: 1" = 50'-0"

NORTH

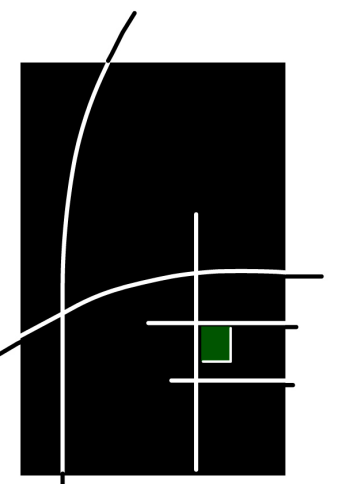
SP CASE NO.: 2017SP-034-003

301 BEN ALLEN, LLC
METRO PID 06100001700

BIG TENT, LLC
METRO PID 06100005500



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.



Hawkins Partners, Inc.

110 10th Street

2nd Floor

Nashville, TN 37206

615.255.5218

Fax: 615.254.1424

www.hawkinspartners.com



PRELIMINARY SP
PROJECT 615 MASTER PLAN
NASHVILLE, TENNESSEE

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

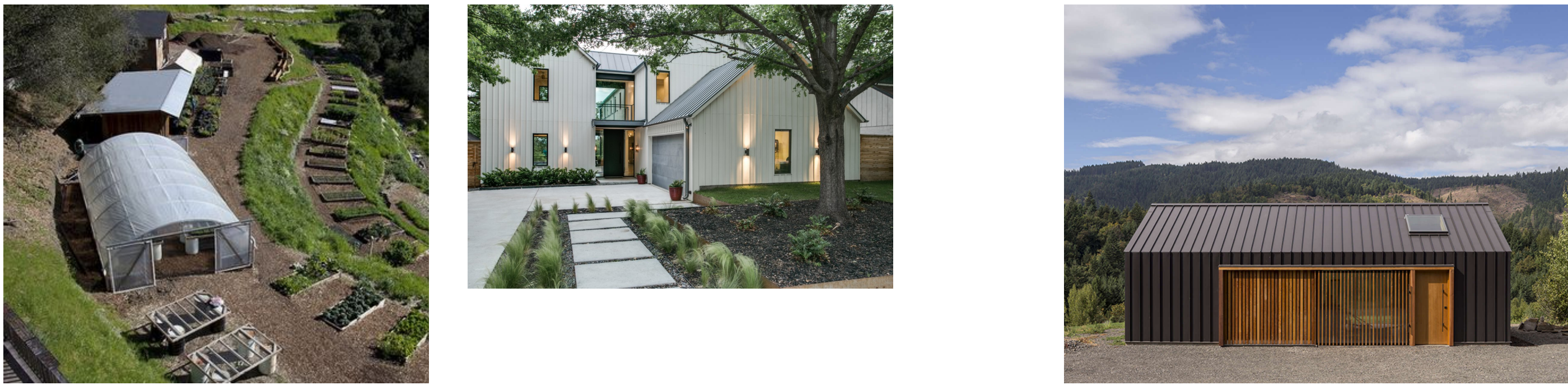
SHEET:

L1.3

SOUTH PLAN DETAIL



1 ARCHITECTURAL REFERENCE IMAGES: NEIGHBORHOOD CENTER AT BROADMOOR



3 ARCHITECTURAL REFERENCE IMAGES: NEIGHBORHOOD CENTER AT BEN ALLEN



6 ARCHITECTURAL REFERENCE IMAGES: COTTAGES



2 ARCHITECTURAL REFERENCE IMAGES: HILLSIDE DUPLEXES



4 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 structure.

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 choices.
- C. Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited
- D. 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 limited to these choices.
- 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 minimum of 25% glazing.
- 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

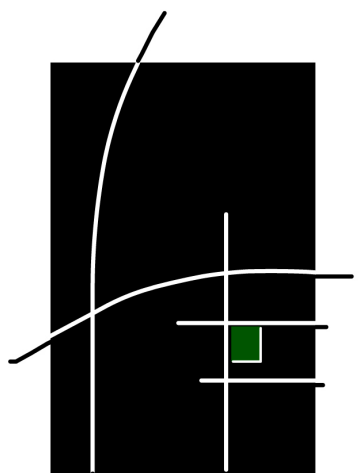
Residential is included throughout. Townhomes are concentrated within phase one. While phases two, three and four contain a diverse mix of housing types suited for trail-oriented and hillside development such as duplexes, detached housing with accessory dwelling, and cottages.

- A. Front entry garages and parking in front of dwellings are permitted as a way to work with slope.
- B. Dwellings may have main front door facing walking trails in lieu of vehicular drives.
- C. A variety of materials and building forms are encouraged.
- D. Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited
- E. Duplexes:
 - a. May have primary entrance on primary or secondary trails.
 - b. May be units set on piers in order to work with grade.
- F. For Townhomes, Cottages and Detached Dwellings with Accessory Units:
 - a. 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



Hawkins Partners, Inc.

110 10th Street

2nd Floor

Nashville, TN 37206

615.255.5218

Fax: 615.254.1424

www.hawkinspartners.com

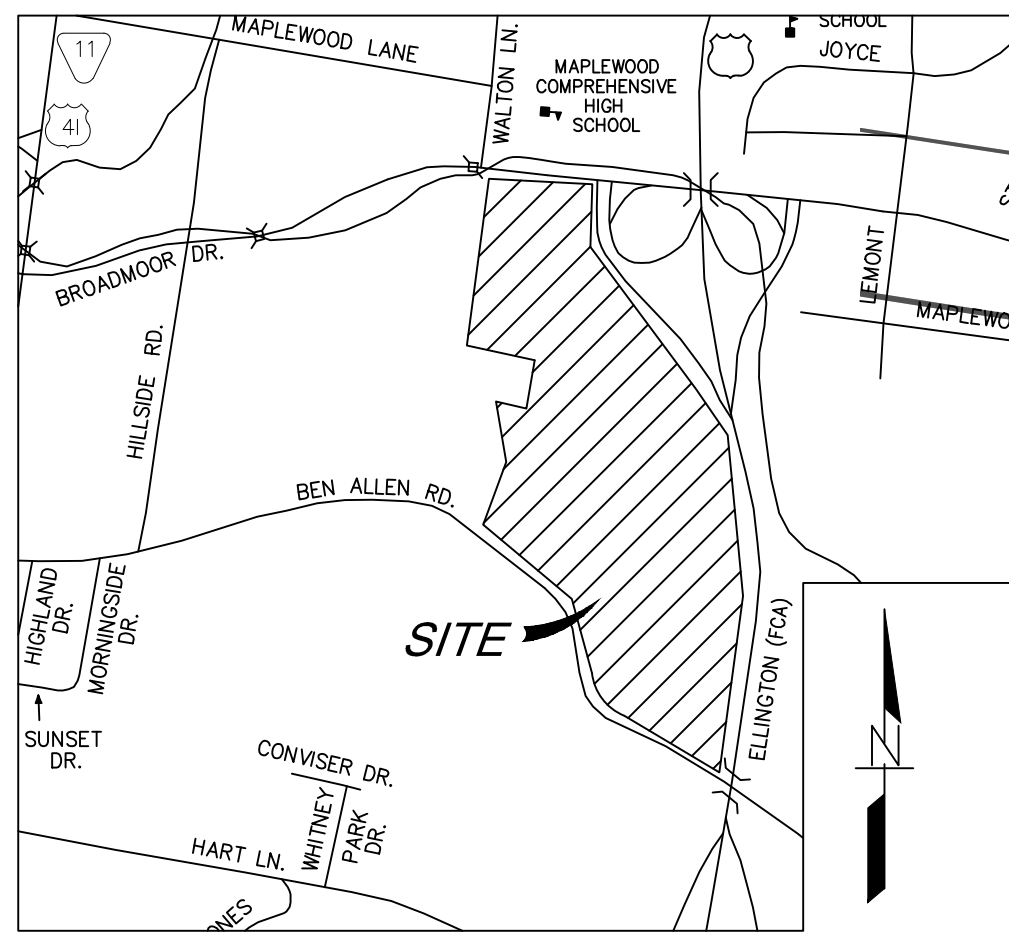


PRELIMINARY SP
PROJECT 615 MASTER PLAN
NASHVILLE, TENNESSEE

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

SHEET:

A2.0
ARCHITECTURE
GUIDELINES



VICINITY MAP
NTS

METRO PUBLIC WORKS NOTES:

1. THE FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
3. THERE SHALL BE NO VERTICAL OBSTRUCTIONS (SIGNS, POWER POLES, FIRE HYDRANTS, ETC.) WITHIN THE PROPOSED SIDEWALKS. VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUT OF THE PROPOSED SIDEWALKS, WHERE APPLICABLE.

METRO PLANNING NOTE:

1. THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS. ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUESTED 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 REQUESTED SIDEWALK WHERE FEASIBLE. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

FEMA NOTE:

1. NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH INSURANCE RATE MAP PANEL NUMBERS 470702025H AND 470702025H, DATED APRIL 5, 2017.

METRO WATER SERVICES NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-860 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

STORMWATER NOTES:

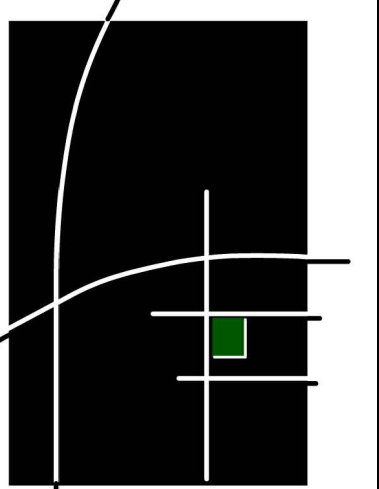
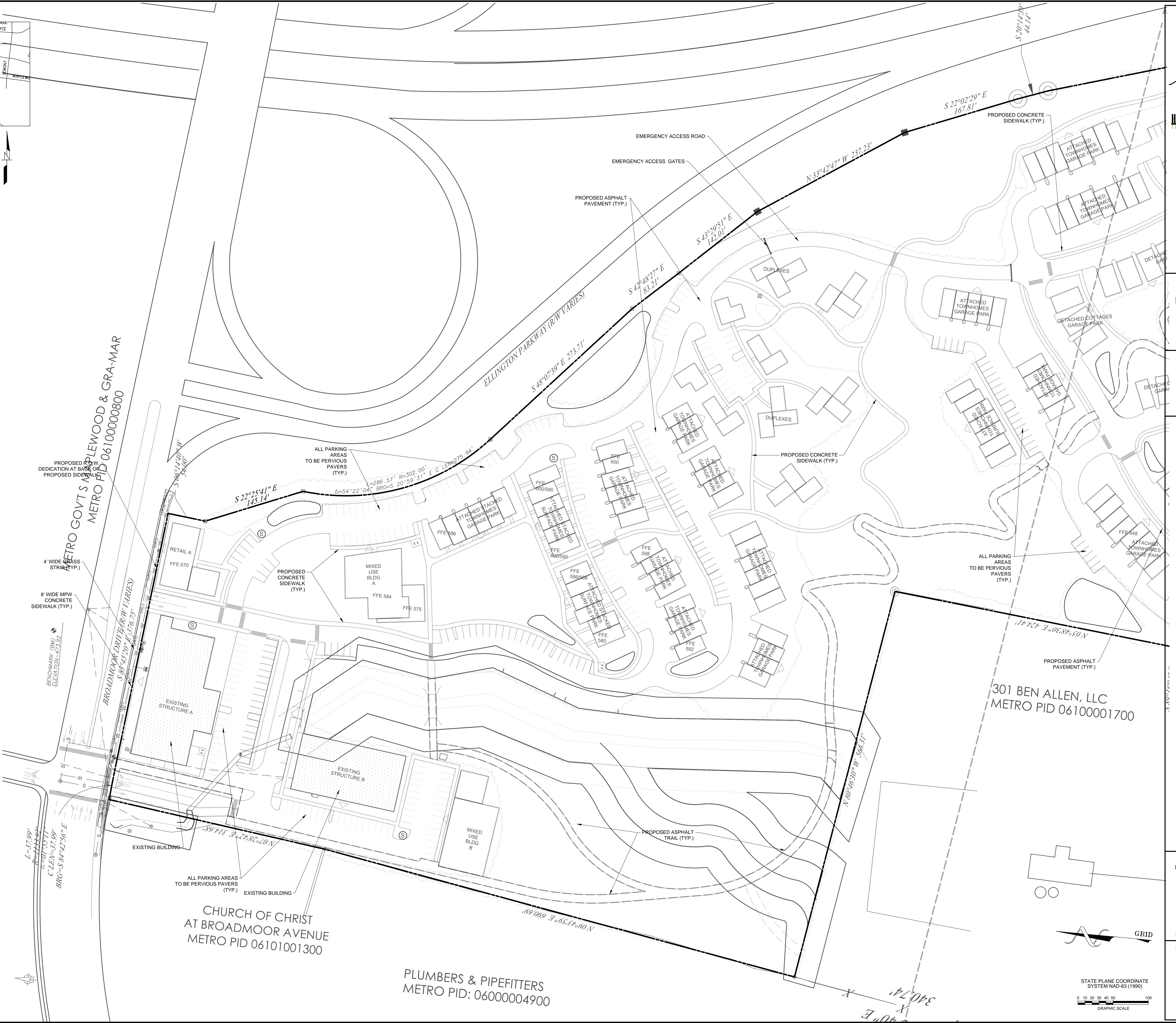
1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-860 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE COVERED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED OR POST DEVELOPED RUNOFF WILL BE LESS THAN PREDEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.

ON-SITE PARKING NOTE:

1. ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

FIRE MARSHALL NOTES:

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLES WITH THE 2006 EDITION OF NFPA 1 TABLE H. TO SEE TABLE 1.00 TO [HTTP://WWW.NASHFIRE.ORG/PREVIEW/TABLEH1.HTM](http://www.nashfire.org/preview/tableh1.htm)
2. PROJECT ENGINEER NEEDS TO MEET WITH THE FIRE MARSHAL'S OFFICE CONCERNING THIS PROJECT.
3. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.0208
4. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FT. MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.6 FT.
5. ALL DEAD END ROADS OVER 100 FT. IN LENGTH REQUIRE A 100 FT. DIAMETER TURNAROUND. THIS INCLUDES TEMPORARY TURNAROUNDS.
6. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN ONE YEAR SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
7. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
8. IF MORE THAN ONE STORY BELOW GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
9. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
10. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FT. OF THE FIRE DEPARTMENT CONNECTIONS.
11. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.



Hawkins Partners Inc.
110 10th Street
2nd Floor
Nashville, TN 37206
615.255.5218
Fax: 615.254.1424
www.hawkinspartners.com

PRELIMINARY
SP
02-20-23

PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

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

SCALE: 1" = 50'-0"
SHEET:

C1.0

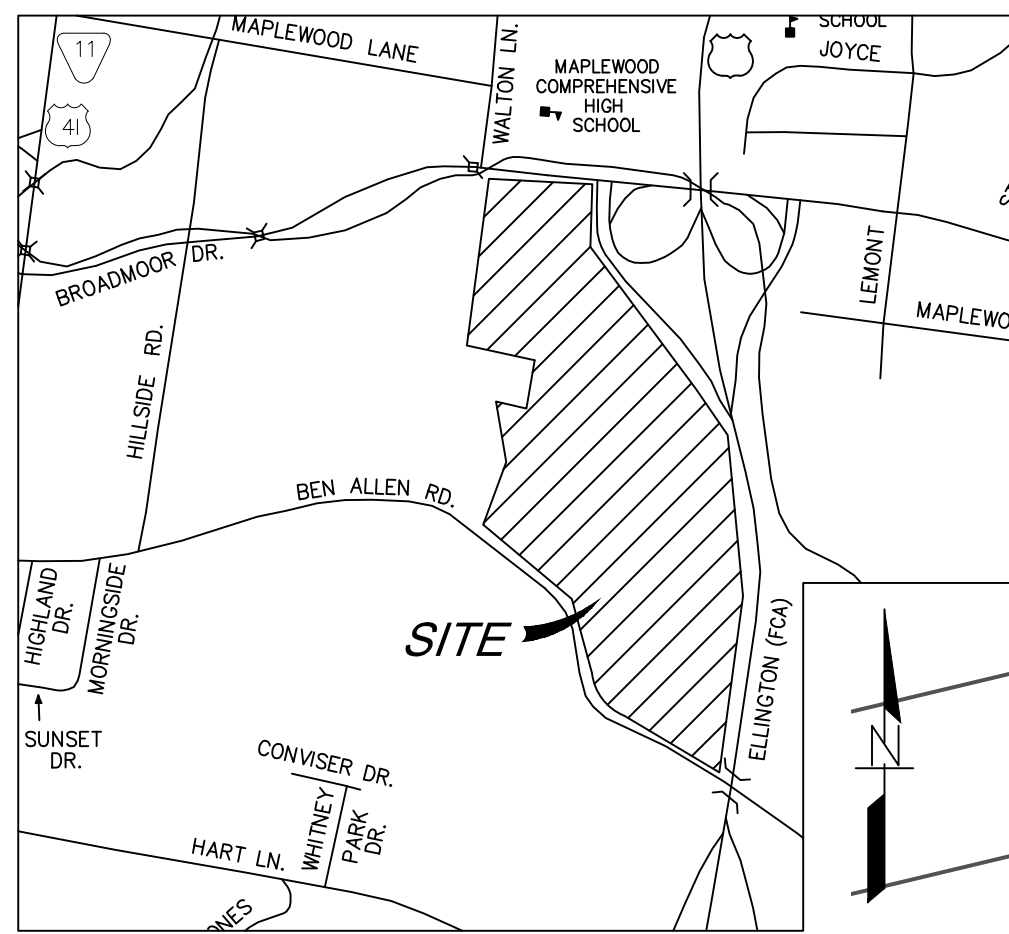
SITE LAYOUT



6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 BCAcivil.com
BCA FILE NO. 2872-02



STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)
GRAPHIC SCALE
0 10 20 30 40 50 100



VICINITY MAP
NTS

METRO PUBLIC WORKS NOTES:

1. THE FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
3. THERE SHALL BE NO VERTICAL OBSTRUCTIONS (SIGNS, POWER POLES, FIRE HYDRANTS, ETC.) WITHIN THE PROPOSED SIDEWALKS. VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUT OF THE PROPOSED SIDEWALKS, WHERE APPLICABLE.

METRO PLANNING NOTE:

1. THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS. ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUESTED 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 REQUESTED SIDEWALK WHERE FEASIBLE. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUESTED GRASS STRIP OR FRONTAGE ZONE.

FEMA NOTE:

1. NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH INSURANCE RATE MAP PANEL NUMBERS 470702023H AND 470702023H, DATED APRIL 5, 2017.

METRO WATER SERVICES NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-580 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

STORMWATER NOTES:

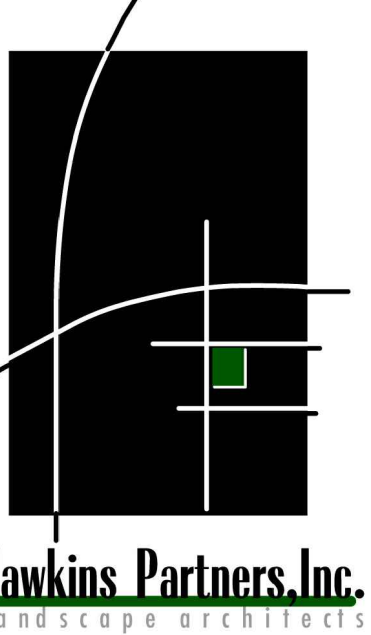
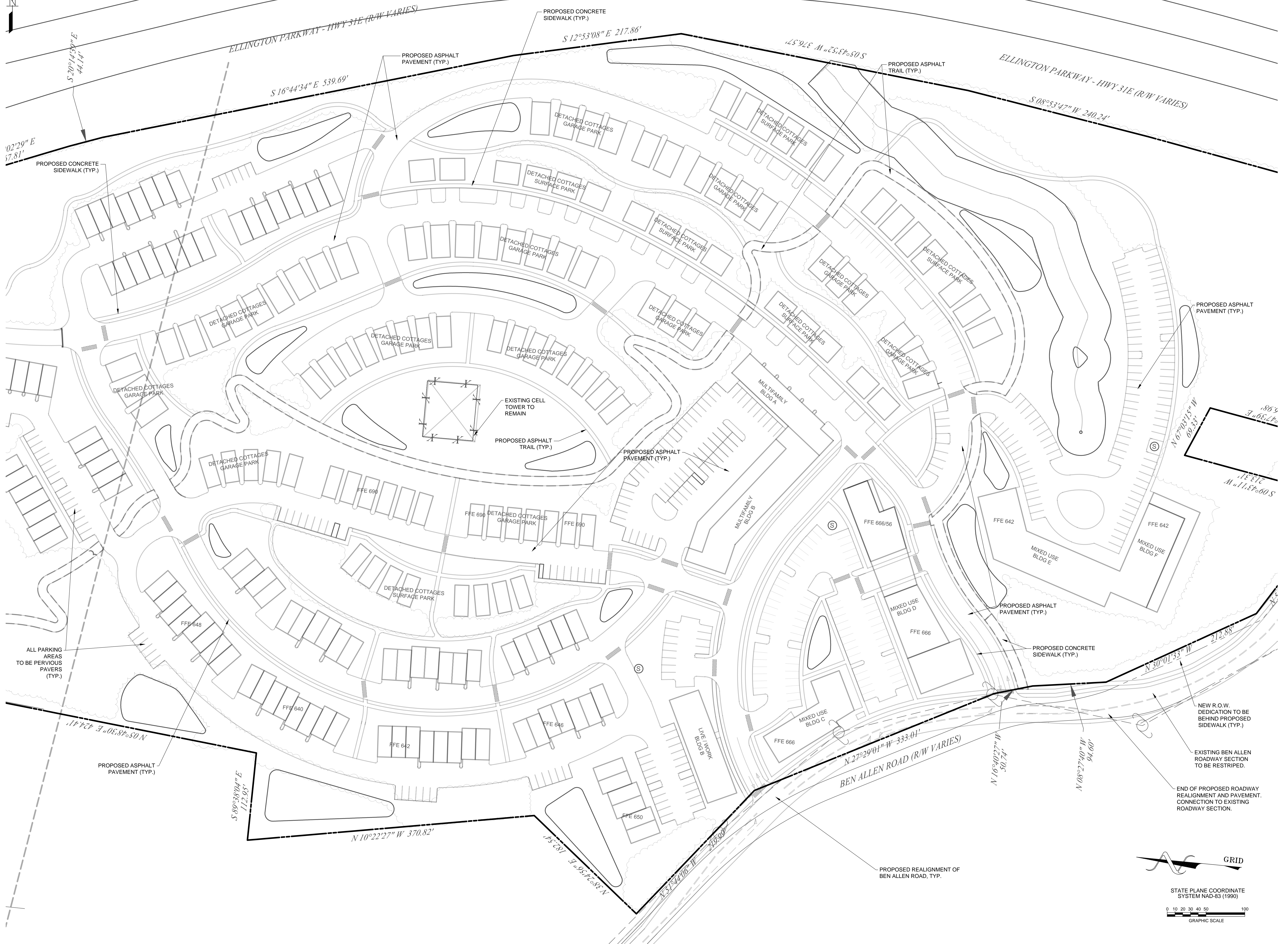
1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-580 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED OR POST DEVELOPED RUNOFF WILL BE LESS THAN PREDEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.

ON-SITE PARKING NOTE:

1. ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

FIRE MARSHALL NOTES:

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H. TO SEE TABLE H GO TO: ([HTTP://WWW.NASHFIRE.ORG/prev/tables1.htm](http://www.nashfire.org/prev/tables1.htm))
2. PROJECT ENGINEER NEEDS TO MEET WITH THE FIRE MARSHAL'S OFFICE CONCERNING THIS PROJECT.
3. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.0208
4. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FT. MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.6 FT.
5. ALL DEAD END ROADS OVER 150 FT. IN LENGTH REQUIRE A 100 FT. DIAMETER TURNAROUND. THIS INCLUDES TEMPORARY TURNAROUNDS.
6. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN ONE YEAR SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
7. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
8. IF MORE THAN ONE STORY BELOW GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
9. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
10. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FT. OF THE FIRE DEPARTMENT CONNECTIONS.
11. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.



PRELIMINARY
SP
02-20-23

PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

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

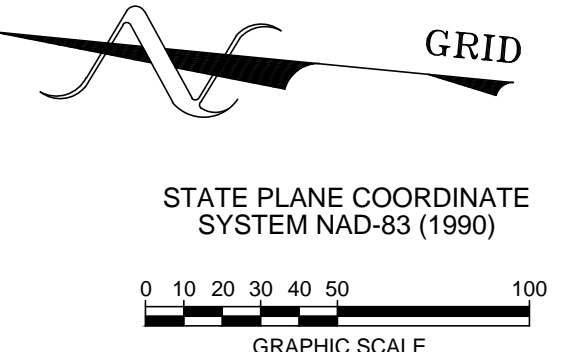
SCALE: 1" = 50'-0"
SHEET:

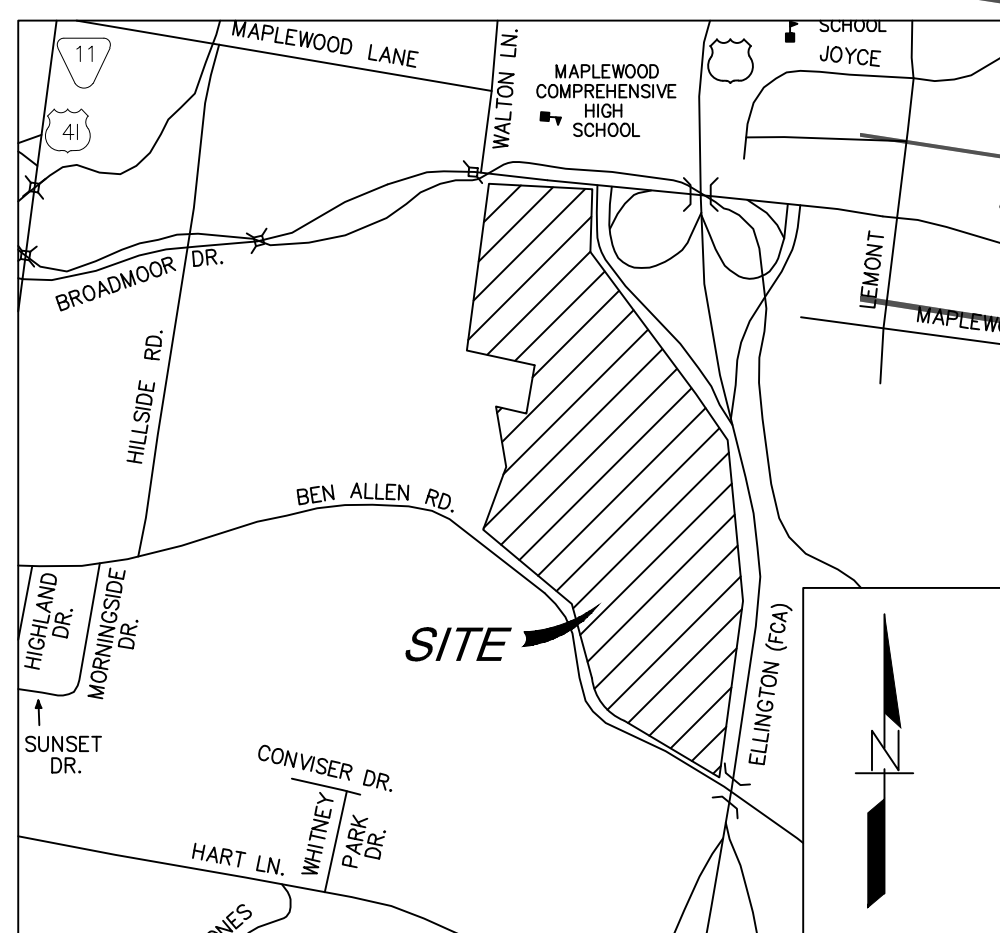
C1.1

SITE LAYOUT



6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 BCAcivil.com
BCA FILE NO. 2872-02





VICINITY MAP
NTS

FEMA NOTE:

1. NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL, NUMBERS 470370023H AND 470370025H", DATED APRIL 5, 2017.

METRO WATER SERVICES NOTES:

1. 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.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

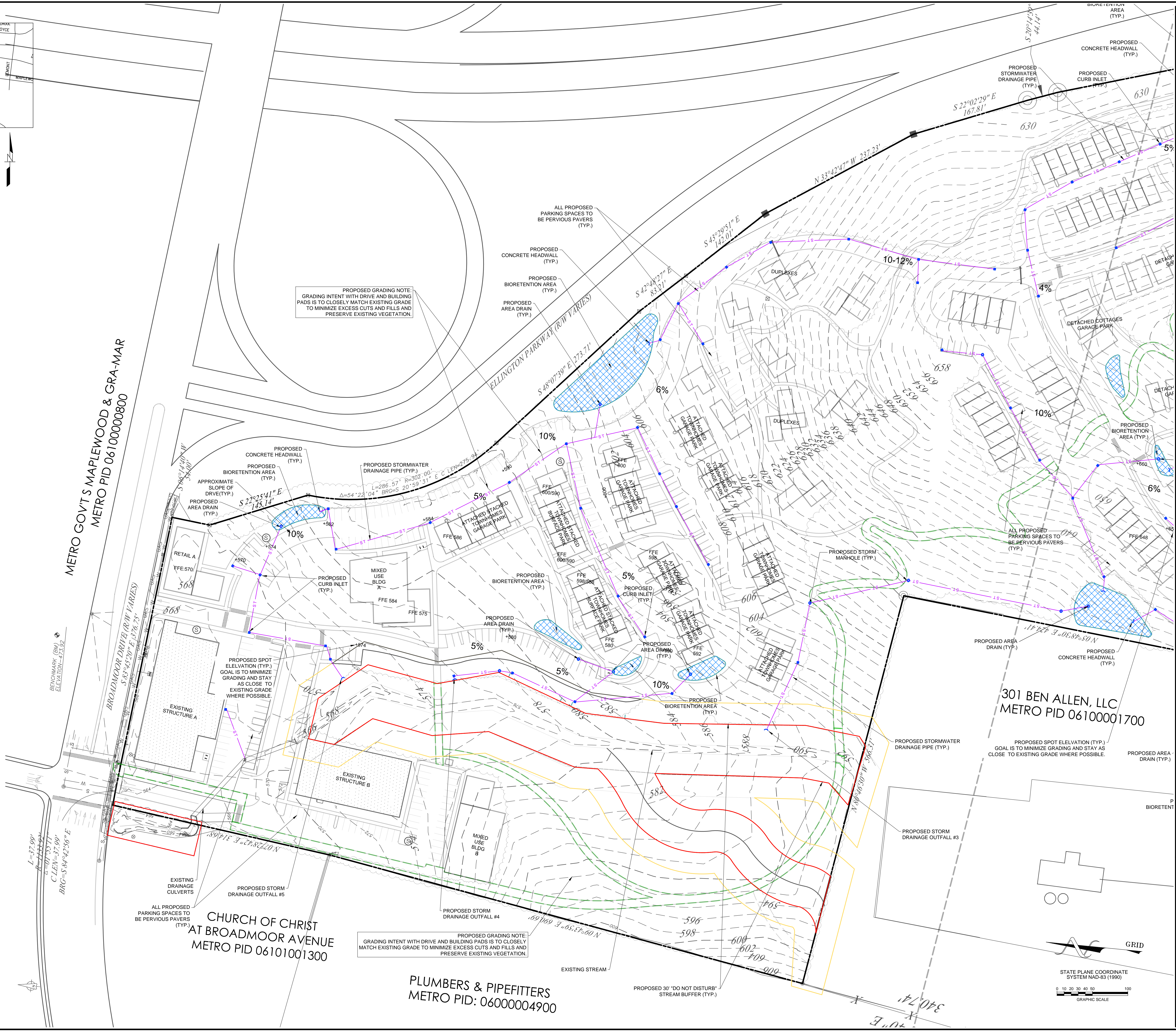
STORMWATER NOTES:

1. 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.
2. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 10" CMP). PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED OR POST DEVELOPED RUNOFF WILL BE LESS THAN PREDEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.

STREAM BUFFER NOTE:

1. 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.

METRO GOV'TS MAPLEWOOD & GRA-MAR
METRO PID 0610000800



PROPOSED GRADING NOTE:
GRADING INTENT WITH DRIVE AND BUILDING
PADS IS TO CLOSELY MATCH EXISTING GRADE
TO MINIMIZE EXCESS CUTS AND FILLS AND
PRESERVE EXISTING VEGETATION.

ALL PROPOSED
PARKING SPACES TO
BE PERVIOUS PAVERS
(TYP.)

PROPOSED
CONCRETE HEADWALL
(TYP.)

PROPOSED
BIORETENTION AREA
(TYP.)

PROPOSED
AREA DRAIN
(TYP.)

ELLINGTON PARKWAY (RW VARIES)
S 48°07'39" E 273.71'

PROPOSED STORMWATER
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED STORM
DRAINAGE PIPE (TYP.)

PROPOSED GRADING NOTE:
GRADING INTENT WITH DRIVE AND BUILDING
PADS IS TO CLOSELY MATCH EXISTING GRADE
TO MINIMIZE EXCESS CUTS AND FILLS AND
PRESERVE EXISTING VEGETATION.

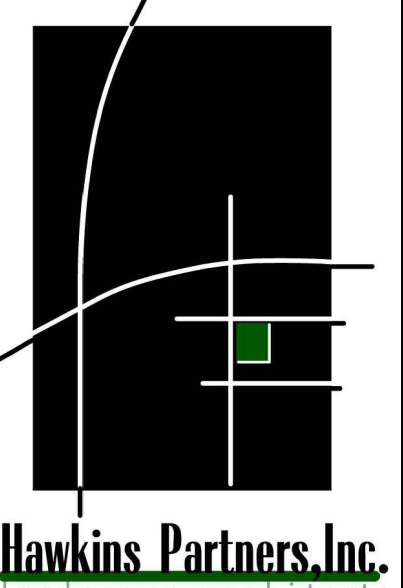
PLUMBERS & PIPEFITTERS
METRO PID: 06000004900

CHURCH OF CHRIST
AT BROADMOOR AVENUE
METRO PID 06101001300

301 BEN ALLEN, LLC
METRO PID 06100001700

GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)
GRAPHIC SCALE



110 10th Street
2nd Floor
Nashville, TN 37206
615.255.5218
Fax: 615.254.1424
www.hawkinspartners.com

PRELIMINARY
SP
02-20-23

PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

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

SCALE: 1" = 50'-0"

SHEET:

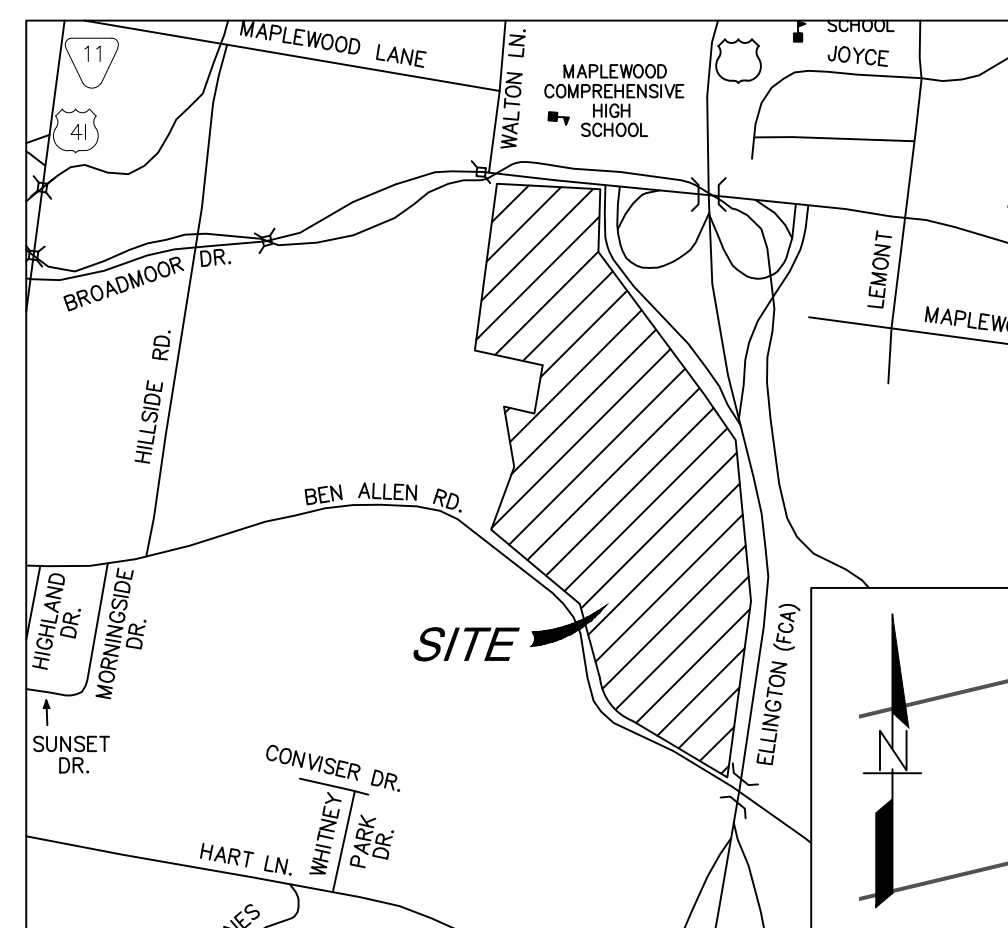
C2.0

SITE GRADING
AND DRAINAGE



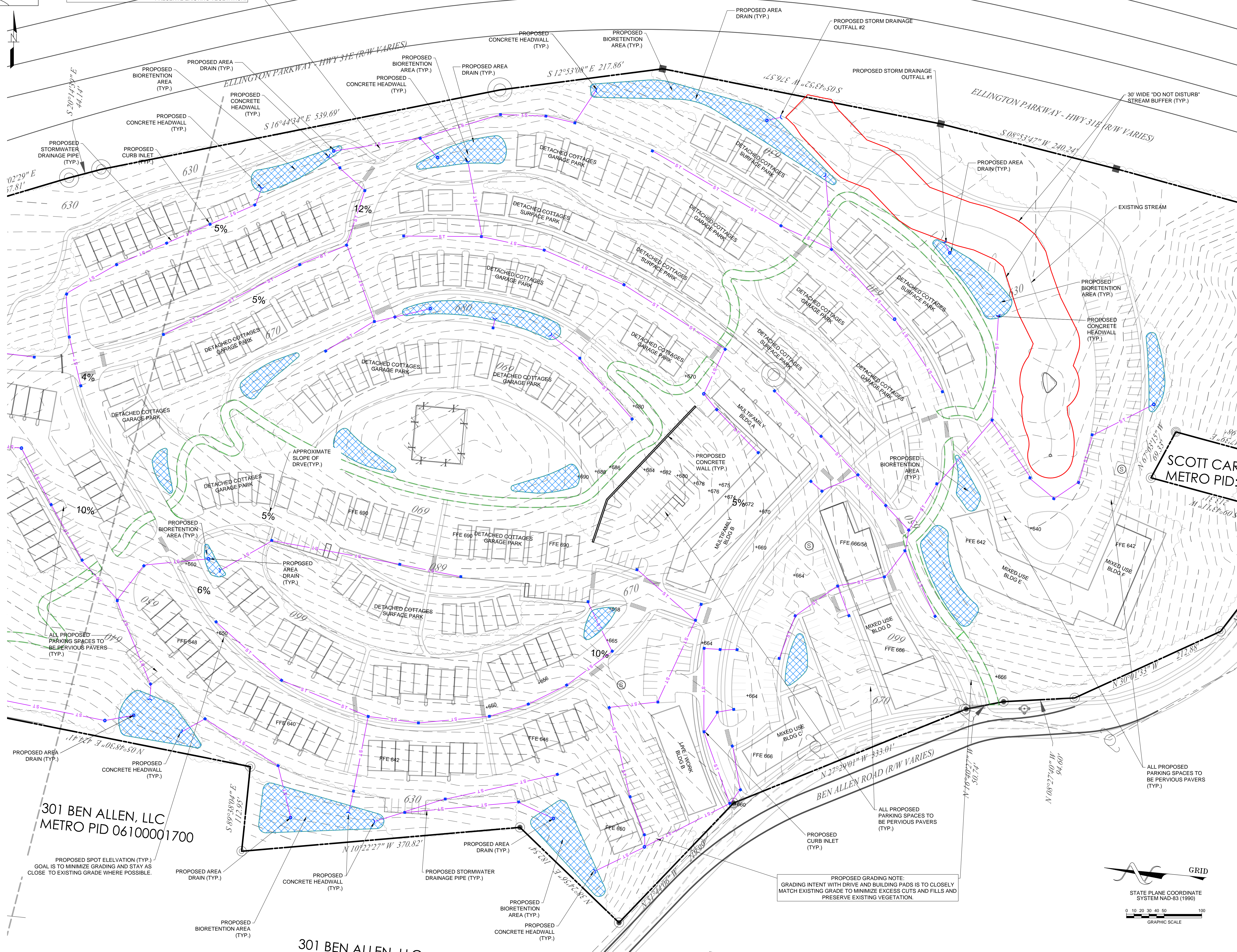
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 BCAcivil.com
BCA FILE NO. 2872-02





VICINITY MAP
NTS

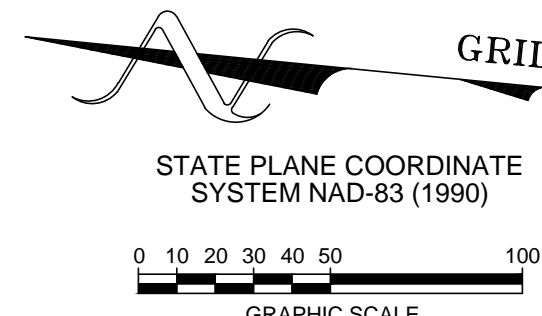
PROPOSED GRADING NOTE:
GRADING INTENT WITH DRIVE AND BUILDING PADS IS TO CLOSELY
MATCH EXISTING GRADE TO MINIMIZE EXCESS CUTS AND FILLS AND
PRESERVE EXISTING VEGETATION.



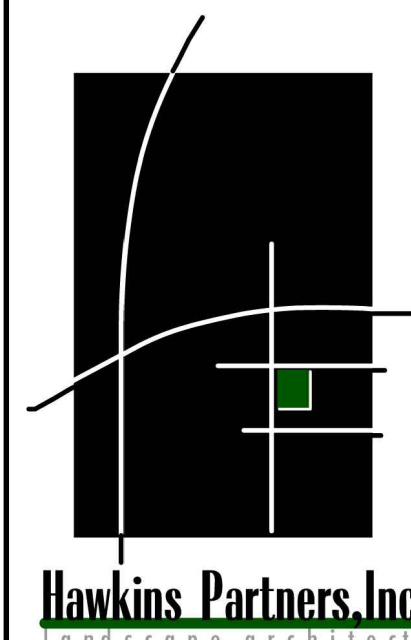
301 BEN ALLEN, LLC
METRO PID 06100001700

PROPOSED SPOT ELEVATION (TYP.)
GOAL IS TO MINIMIZE GRADING AND STAY AS
CLOSE TO EXISTING GRADE WHERE POSSIBLE.

PROPOSED GRADING NOTE:
GRADING INTENT WITH DRIVE AND BUILDING PADS IS TO CLOSELY
MATCH EXISTING GRADE TO MINIMIZE EXCESS CUTS AND FILLS AND
PRESERVE EXISTING VEGETATION.



6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 BCAcivil.com
BCA FILE NO. 2872-02



110 10th Street

2nd Floor

Nashville, TN 37206

615.255.5218

Fax: 615.254.1424

www.hawkinspartners.com

PRELIMINARY
SP
02-20-23

PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

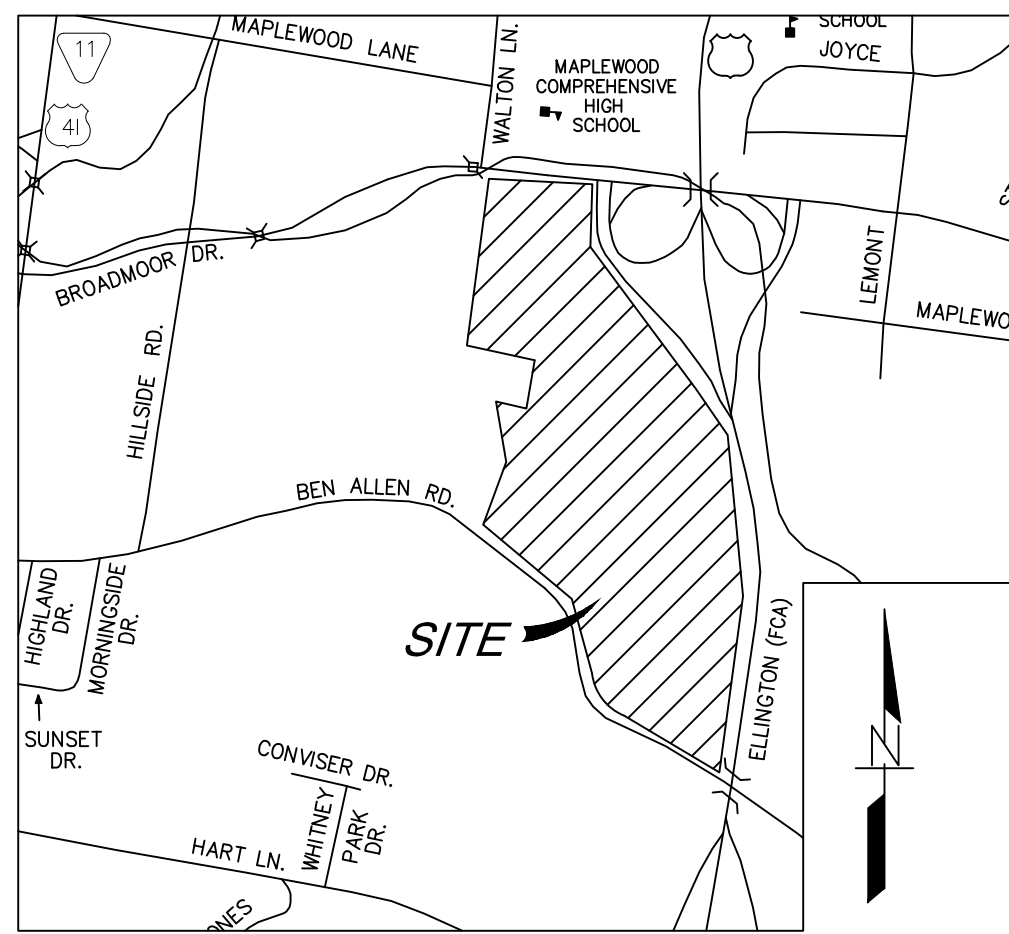
JOB NO.: 18-222
DATE: 12-22-22

SCALE: 1" = 50'-0"

SHEET:

C2.1

SITE GRADING
AND DRAINAGE



VICINITY MAP
NTS

METRO PUBLIC WORKS NOTES:

1. THE FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
3. THERE SHALL BE NO VERTICAL OBSTRUCTIONS (SIGNS, POWER POLES, FIRE HYDRANTS, ETC.) WITHIN THE PROPOSED SIDEWALKS. VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUT OF THE PROPOSED SIDEWALKS, WHERE APPLICABLE.

METRO PLANNING NOTE:

1. THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS, ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUESTED 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 REQUESTED SIDEWALK. WHERE FEASIBLE VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUESTED GRASS STRIP OR FRONTAGE ZONE.

FEMA NOTE:

1. NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBERS 470370225H AND 470370225H", DATED APRIL 5, 2017.

METRO WATER SERVICES NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-860 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

STORMWATER NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-860 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE SAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED ON PORT DEVELOPED RUNOFF WILL BE LESS THAN PREDEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.

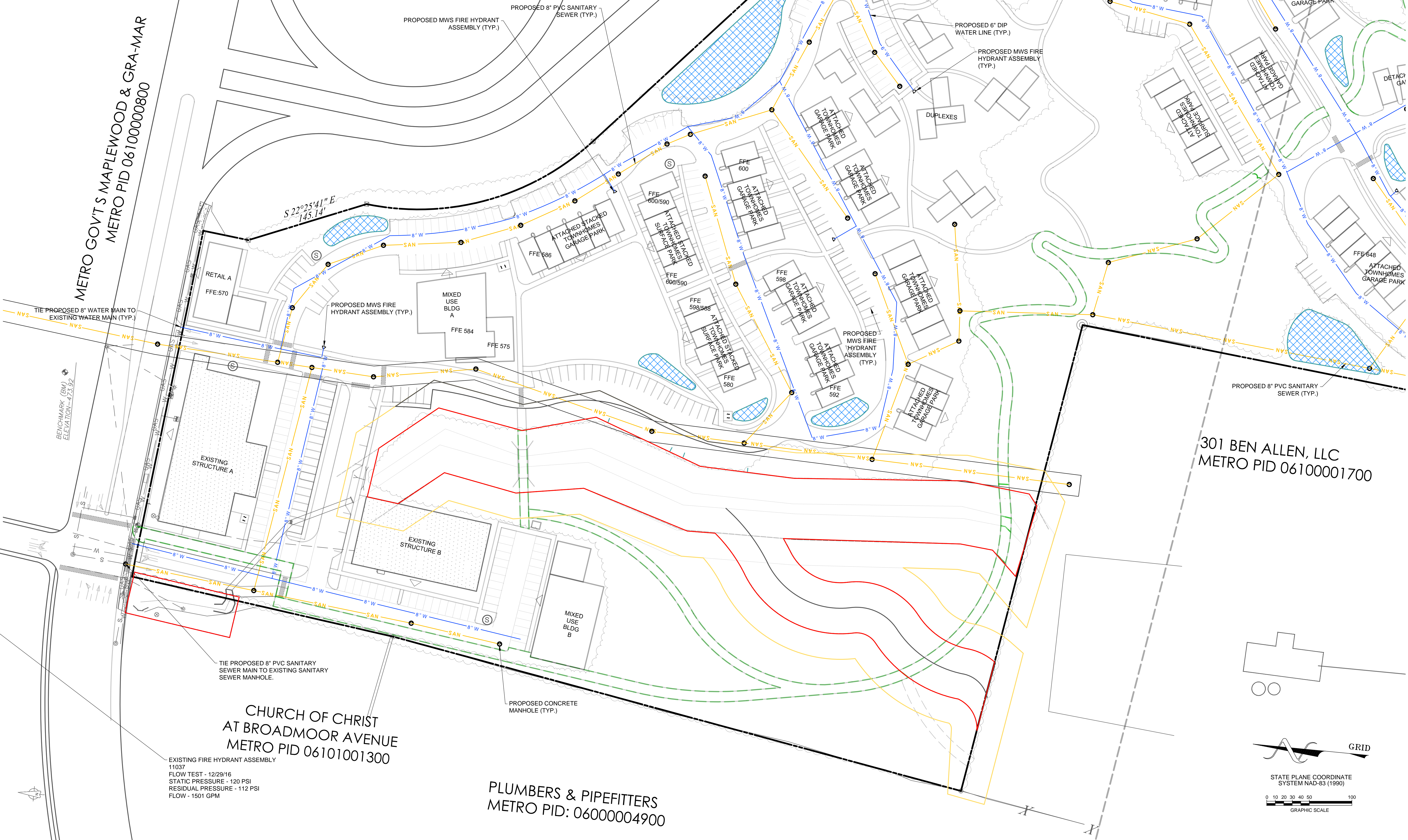
ON-SITE PARKING NOTE:

1. ALL USERS TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

FIRE MARSHALL NOTES:

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE 1.1 TO SEE TABLE 1.1.0 TO 1.1.1 (HTTP://WWW.NASHFIRE.ORG/REV/TABLES1.HTM).
2. PROJECT ENGINEER NEEDS TO MEET WITH THE FIRE MARSHAL'S OFFICE CONCERNING THIS PROJECT.
3. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1566.0209.
4. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FT. MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.6 FT.
5. ALL DEAD END ROADS OVER 150 FT. IN LENGTH REQUIRE A 100 FT. DIAMETER TURNAROUND. THIS INCLUDES TEMPORARY TURNAROUNDS.
6. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN ONE YEAR SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
7. IF MORE THAN THREE STORES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
8. IF MORE THAN ONE STORY BELOW GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
9. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
10. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FT. OF THE FIRE DEPARTMENT CONNECTIONS.
11. FIRE HYDRANTS SHALL BE IN-SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

METRO GOV'TS MAPLEWOOD & GRA-MAR
METRO PID 0610000800



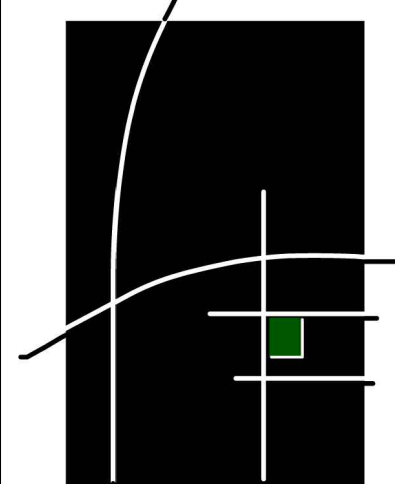
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 BCAcivil.com
BCA FILE NO. 2872-02



EXISTING FIRE HYDRANT ASSEMBLY
11037
FLOW TEST - 12/29/16
STATIC PRESSURE - 120 PSI
RESIDUAL PRESSURE - 112 PSI
FLOW - 1501 GPM

CHURCH OF CHRIST
AT BROADMOOR AVENUE
METRO PID 06101001300

PLUMBERS & PIPEFITTERS
METRO PID: 06000004900



Hawkins Partners Inc.
LANDSCAPE ARCHITECTS

110 10th Street

2nd Floor

Nashville, TN 37206

615.255.5218

Fax: 615.254.1424

www.hawkinspartners.com

PRELIMINARY
SP
02-20-23

PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

301 BEN ALLEN, LLC
METRO PID 06100001700

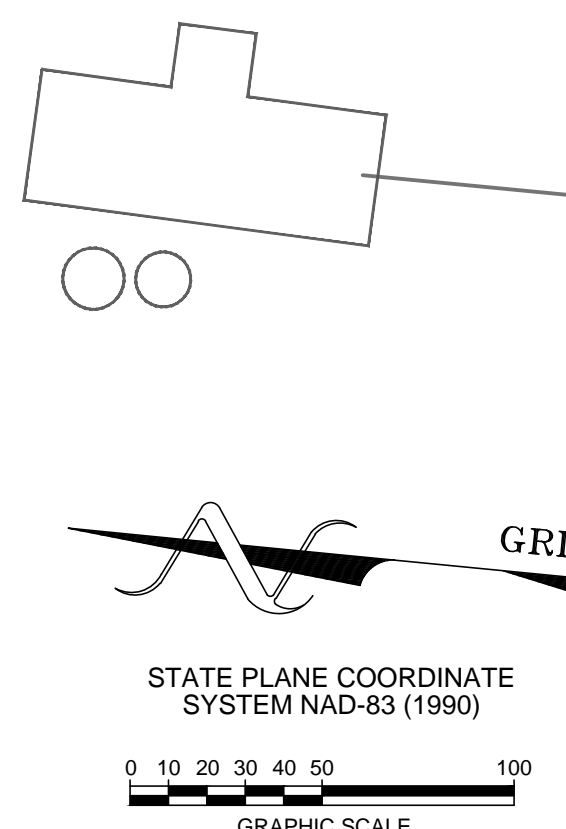
JOB NO.: 18-222
DATE: 12-22-22

SCALE: 1" = 50'-0"

SHEET:

C3.0

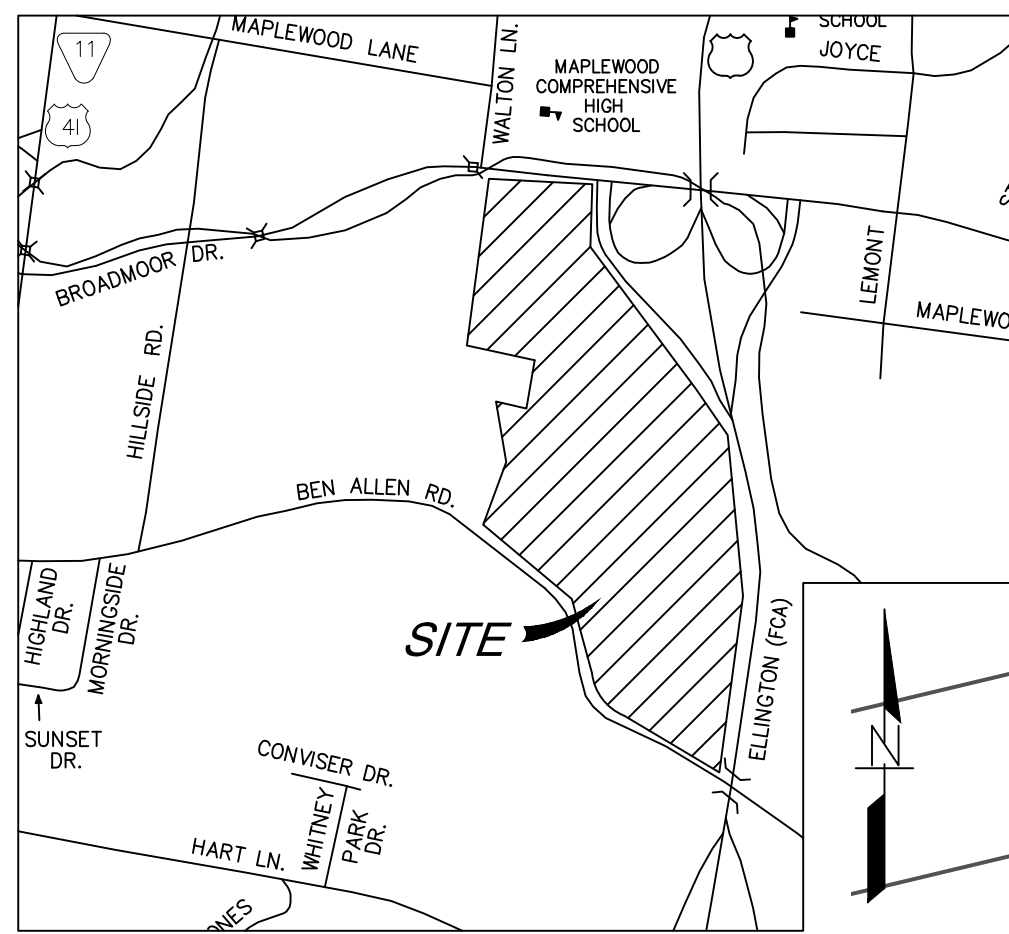
SITE UTILITY



GRID

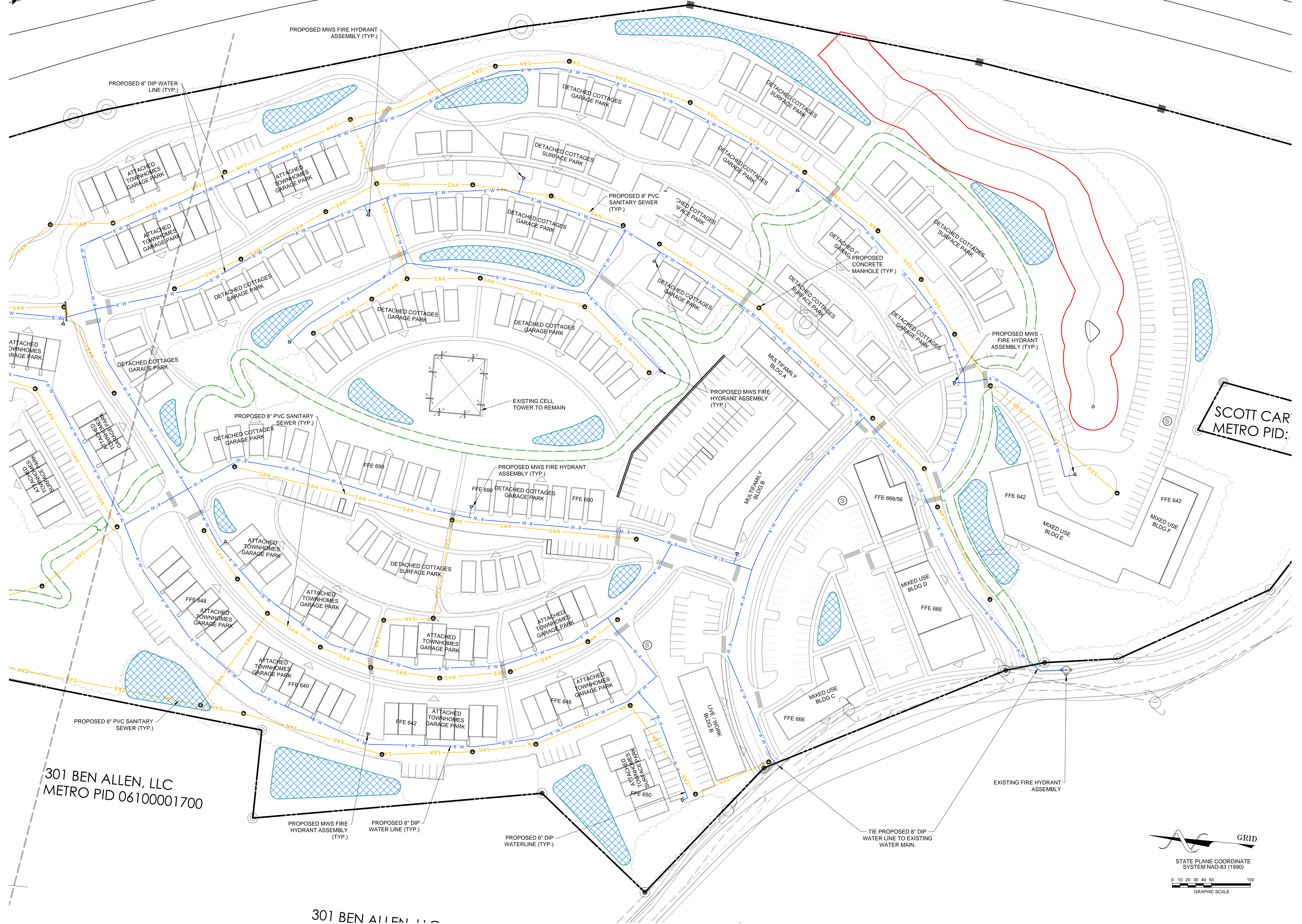
STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

GRAPHIC SCALE

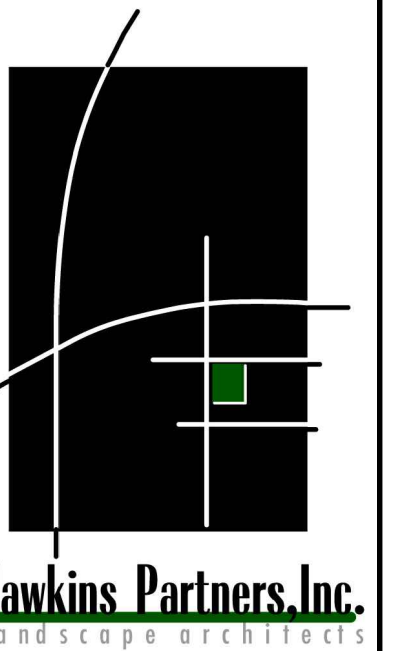


VICINITY MAP
NTS

- METRO PUBLIC WORKS NOTES:**
1. THE FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 2. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 3. THERE SHALL BE NO VERTICAL OBSTRUCTIONS (SIGNS, POWER POLES, FIRE HYDRANTS, ETC.) WITHIN THE PROPOSED SIDEWALKS. VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUT OF THE PROPOSED SIDEWALKS, WHERE APPLICABLE.
- METRO PLANNING NOTE:**
1. THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS. ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUESTED 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 REQUESTED SIDEWALK, WHERE FEASIBLE. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUESTED GRASS STRIP OR FRONTAGE ZONE.
- FEMA NOTE:**
1. NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH INSURANCE RATE MAP PANELS, NUMBERS 470702C239 AND 470702D391, DATED APRIL 5, 2017.
- METRO WATER SERVICES NOTES:**
1. 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.
 2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- STORMWATER NOTES:**
1. 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.
 2. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISES OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE COVERED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 5. PROJECT INTENT IS TO BE REDEVELOPED PER THE REQUIREMENTS OF VOLUME 5 (LID) OF THE STORMWATER MANUAL. DETENTION WILL BE PROVIDED OR POST DEVELOPED RUNOFF WILL BE LESS THAN PREDEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.
- ON-SITE PARKING NOTE:**
1. ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.
- FIRE MARSHALL NOTES:**
1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H.1. TO SEE TABLE H.2 GO TO: (HTTP://WWW.NASHPRE.ORG/PREV/TAHLEH1.HTM)
 2. PROJECT ENGINEER NEEDS TO MEET WITH THE FIRE MARSHAL'S OFFICE CONCERNING THIS PROJECT.
 3. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.0208
 4. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FT. MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FT.
 5. ALL DEAD END ROADS OVER 150 FT. IN LENGTH REQUIRE A 100 FT. DIAMETER TURNAROUND. THIS INCLUDES TEMPORARY TURNAROUNDS.
 6. TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN ONE YEAR SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
 7. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
 8. IF MORE THAN ONE STORY BELOW GRADE, CLASS I STANDPIPE SYSTEM SHALL BE INSTALLED.
 9. WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
 10. A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FT. OF THE FIRE DEPARTMENT CONNECTIONS.
 11. FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.



BCA
BARGE CIVIL
ASSOCIATES
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 BCAcivil.com
BCA FILE NO. 2872-02



110 10th Street
2nd Floor
Nashville, TN 37206
615.255.5218
Fax: 615.254.1424
www.hawkinspartners.com

PRELIMINARY
SP
02-20-23

PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

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

SCALE: 1" = 50'-0"

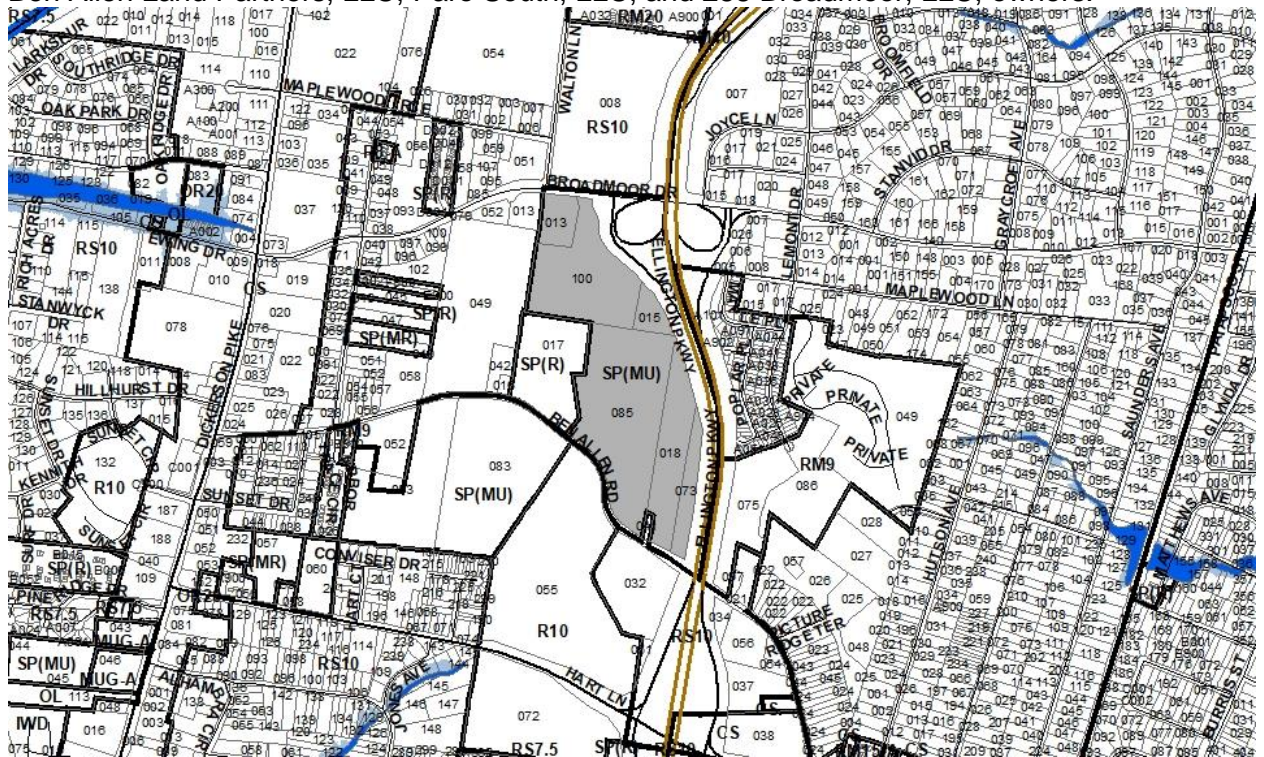
SHEET:

C3.1

SITE UTILITY

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
Section:

In Control: Planning and
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				

Legislative History Continued (BL2023-1823)

1 Metropolitan Council 05/26/2023 effective
