

1st TIER ADJOINING PROPERTY OWNERS

- 1

PARCEL: 1106030009
OWNER: Christopher Wilson
ADDRESS: 4837 Dixie Highway
Nashville, TN 37209
ZONING: N/R5
- 2

PARCEL: 1106040010
OWNER: May McDaniel
ADDRESS: 1721 Cardinal Court
Nashville, TN 37209
ZONING: N/R5
- 3

PARCEL: 1106060000
OWNER: Joseph McLaughlin
ADDRESS: 9693 86th Avenue
Nashville, TN 37209
ZONING: N/R5
- 4

PARCEL: 1090060022
OWNER: 1720 Oakley Court
ADDRESS: 9733 965
Nashville, TN 37209
ZONING: N/R5
- 5

PARCEL: 1062040000
OWNER: Benefield Properties LLC
ADDRESS: 1713 Alabaster Court
Nashville, TN 37209
ZONING: N/R5
- 6

PARCEL: 1269010011
OWNER: Gorman Coleman Zolivar
ADDRESS: 1712 Alabaster Court
Nashville, TN 37209
ZONING: N/R5
- 7

PARCEL: 1021010000
OWNER: Kimberly G. Fritz
ADDRESS: 8910 926th Avenue
Nashville, TN 37209
ZONING: N/R5
- 8

PARCEL: 1020070000
OWNER: H3 Diversified Healthcare
ADDRESS: 11179 260
Nashville, TN 37209
ZONING: SMC / C2
- 9

PARCEL: 1020070000
OWNER: 1725 Gael Avenue
ADDRESS: 11076 134
Nashville, TN 37209
ZONING: SMC / C2
- 10

PARCEL: 1020020000
OWNER: Owens Group LLC
ADDRESS: 4639 Dixie Highway
Nashville, TN 37209
ZONING: SMC / C2
- 11

PARCEL: 1021020000
OWNER: Metroland LLC
ADDRESS: 4817 Dixie Highway
Nashville, TN 37209
ZONING: SMC / C2
- 12

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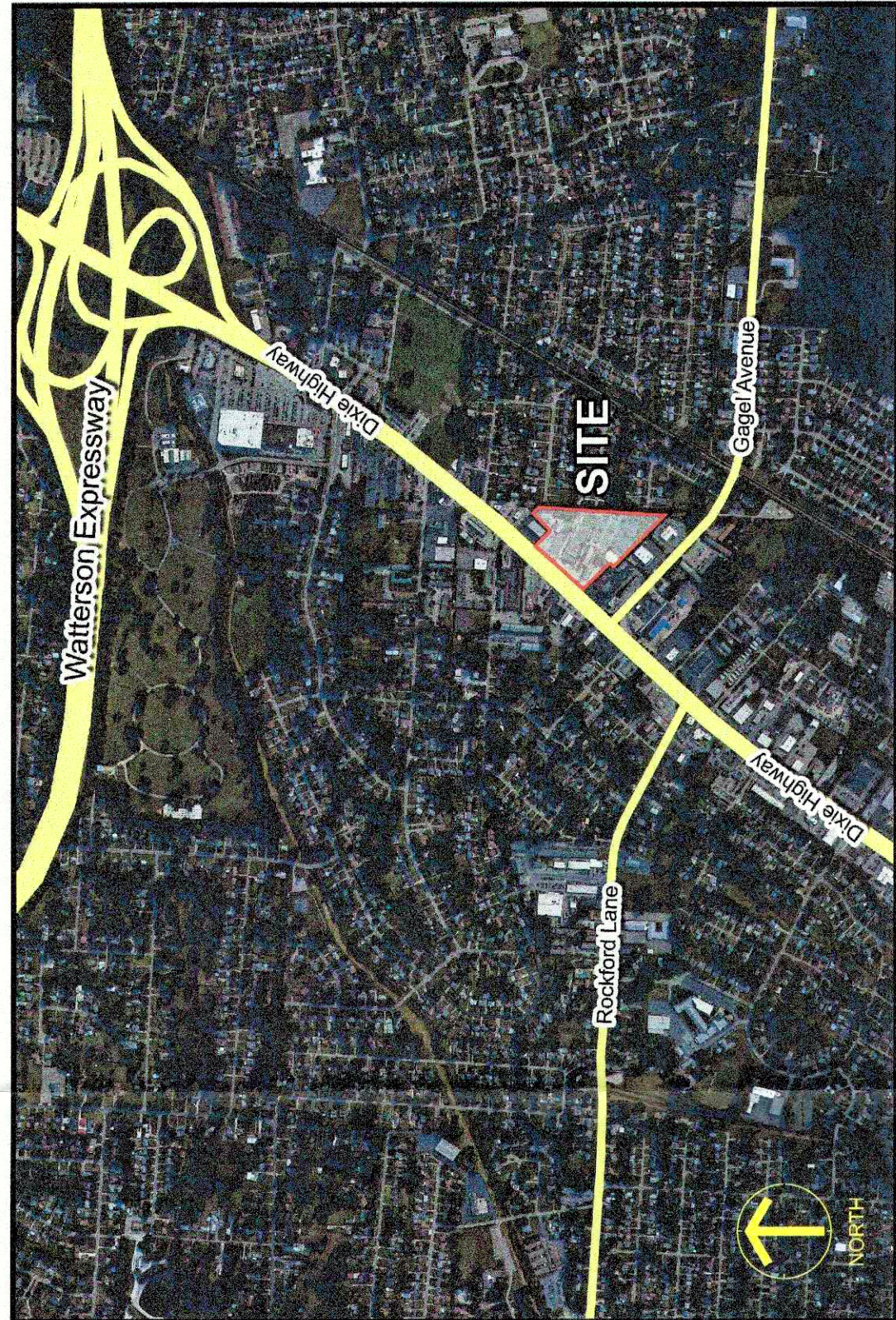
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VICINITY MAP

SITE DATA	SUBURBAN MARKETPLACE CORRIDOR (TO REMAIN)
EXISTING ZONING	C2 COMMERCIAL (TO REMAIN)
SITE AREA (ALL PARCELS)	7.03 ACRES (306,333 SF)
NEW PARCEL (RESIDUAL)	1.86 ACRES (80,877 SF)
NEW PARCEL (SITE)	5.43 ACRES (236,876 SF)
EXISTING USE (SITE)	COLLEGE
PROPOSED USE (SITE)	REHABILITATION HOME & SUPPORT BUILDINGS
EXISTING BUILDING "A" FOOTPRINT (1 STORY)	24,359 SF / 79,531 SF
EXISTING BUILDING "B" FOOTPRINT (1 STORY)	2,880 SF
PROPOSED REHS (FOR PATIENTS)	6,000 SF
PROPOSED EMPLOYEES (MAX PER SHIFT)	25
DIMENSIONAL INFO	
FRONT SETBACK (DIXIE HIGHWAY)	25 FT (PER LDC 3.2.2 C.2.a)
FRONT SETBACK (STEWART LANE)	25 FT (PER LDC 3.1.1.1.2)
REAR SETBACK	NONE
REAR SETBACK	NONE
MAXIMUM BUILDING HEIGHT	80 FT (45 FT IN TRANSITION ZONE)
TALLEST EXISTING BUILDING HEIGHT	26 FT
MAXIMUM F.A.R. ALLOWED	5.0
EXISTING F.A.R.	0.16
PARKING REQUIREMENTS (PER LDC 4.2.3 C)	
PROPOSED USE	REHABILITATION HOME
UNIT OF CALCULATION	EMPLOYEES (25)
MIN. REQ. PARKING (1 SPACE PER EMPLOYEE)	25
MAX. REQ. PARKING	NONE INDICATED BY CODE
PROPOSED USE	REHABILITATION HOME
UNIT OF CALCULATION	RESIDENTS (144)
MIN. REQ. PARKING (2 SPACES PER RESIDENTS/CLIENTS)	58
MAX. REQ. PARKING	NONE INDICATED BY CODE
TOTAL MIN. REQUIRED (MAX. ALLOWED)	83 UNKNOWN
EXISTING OFF-STREET PARKING PROVIDED	20 SPACES
BICYCLE PARKING REQUIREMENTS	
PROPOSED USE	REHABILITATION HOME
"THE PROPOSED USE IS NOT LISTED IN TABLE 9.2.1 OF THE LDC"	
TOTAL BICYCLE PARKING PROVIDED	0 SPACES
STORMWATER CALCULATIONS	
TOTAL SITE AREA	236,876 SF OR 5.43 AC
TOTAL SITE DISTURBANCE	38,550 SF OR 0.84 AC
EXISTING IMPERVIOUS SURFACE (SITE)	178,519 SF
PROPOSED IMPERVIOUS SURFACE (SITE)	186,558 SF
NET CHANGE IN IMPERVIOUS	9,981 SF OR 0.23% DECREASE
TREE CANOPY REQUIREMENTS (N/A)	
NO TREE CANOPY IS REQUIRED PER LDC 10.1.2.B.3. AS NO BUILDING AREA IS BEING INCREASED, AND IMPERVIOUS SURFACE IS BEING REDUCED ON SITE	
LANDSCAPING REQUIREMENTS (N/A)	
NO ADDITIONAL LANDSCAPING IS REQUIRED PER LDC 10.2.2.A. AS NO BUILDING AREA IS BEING INCREASED, AND NO VUA IS BEING INCREASED ON SITE	
EROSION PREVENTION & SEDIMENT CONTROL NOTES	
CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL, AND STANDARD SPECIFICATIONS AS WELL AS OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.	
THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE PROJECT SITE. THE EPSC SHALL BE MONITORED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.	
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THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 38,550 SF.	
LEGEND	
PROPOSED DRAINAGE FLOW ARROWS	
NEW ASPHALT PAVEMENT	

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Dixie Highway Development DEVELOPMENT PLAN

NOV 22 2022	RECEIVED
PLANNING & DESIGN SERVICES	
22-CUPPA-0231	
WM# 5707	
DP-101	

SCALE SHOWN TO INSURE REPRODUCTION ACCURACY

22-CUPPA-0231