



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 President Ronald Reagan Way
Nashville, Tennessee 37201

September 13, 2023

**To: Michael Garrigan, PE
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204**

From: Lisa D. Milligan, AICP, Land Development Manager

Re: 0 Old Hickory Blvd., Final Development Plan, Case No. 2022S-151-002

The review process for the subject final site plan has been completed. All reviewing agencies have recommended approval. Section 2-3.5 of the Subdivision Regulations provide details regarding expiration of final site plans.

This Final Site Plan, electronically signed/sealed dated 8/15/23, is approved with conditions. No permits will be issued until all conditions have been adequately satisfied.

Planning Conditions

- **You are required to submit one half-sized copy and a PDF copy of the subject approved final site plan, reflecting all conditions of approval.** Be sure that the provided plan matches the plans that have been approved by all departments. Any changes to the approved plans must be provided to Planning for review.
- Update Site Data as follows: 10' side setback (replace 5' with 10' per Metro Zoning); remove height standards.
- Update side setbacks on the plan per Metro Zoning.
- Identify the scenic landscape easement along the frontage of the site.
- Remove Note #20 and replace with the following: Landscaping and TDU requirements per Metro Zoning Ordinance.
- Remove Note #21 and the other sidewalk notes at the bottom of each sheet and replace with the following: The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.

NDOT (Roads) Conditions

- Plans are marked approval with conditions. Stamped plans are attached in Cityworks under 'Old Hickory Blvd Subdivision 2022S-151-002'.
- Note: all references to Metro Public Works (MPW) within plan set are now in reference to Nashville Department of Transportation (NDOT).
- Confirm with Metro Nashville Waste Services on location of pickup. If cans are to be picked up after ROW within shared easement area a private hauler would be needed.
- If C&G is in damaged condition sawcut and replace per NDOT ST-200. NDOT inspector to determine condition.
- Cut back/ prune foliage in order for increased sight distance as necessary.
- Add to NDOT construction notes:
 - All striping within ROW is to be 80 mil thermoplastic striping at the time of acceptance. Paint striping should be used in the interim until final striping has been placed.
 - The development/ contractor shall have a NDOT stamped set of plans on site to be produced upon request during any site visit.
- Dedication per plat when subdividing lots bond may be required for sidewalk.
- Use JBS 3300V bike friendly grate /w 6' hood. DO NOT use 9' hood. With road being state route 254, a TDOT equivalent may be used if required by the state.

NDOT (Traffic) Conditions

- Shown parking is 2 stalls per structures interior to structure.

Stormwater Conditions

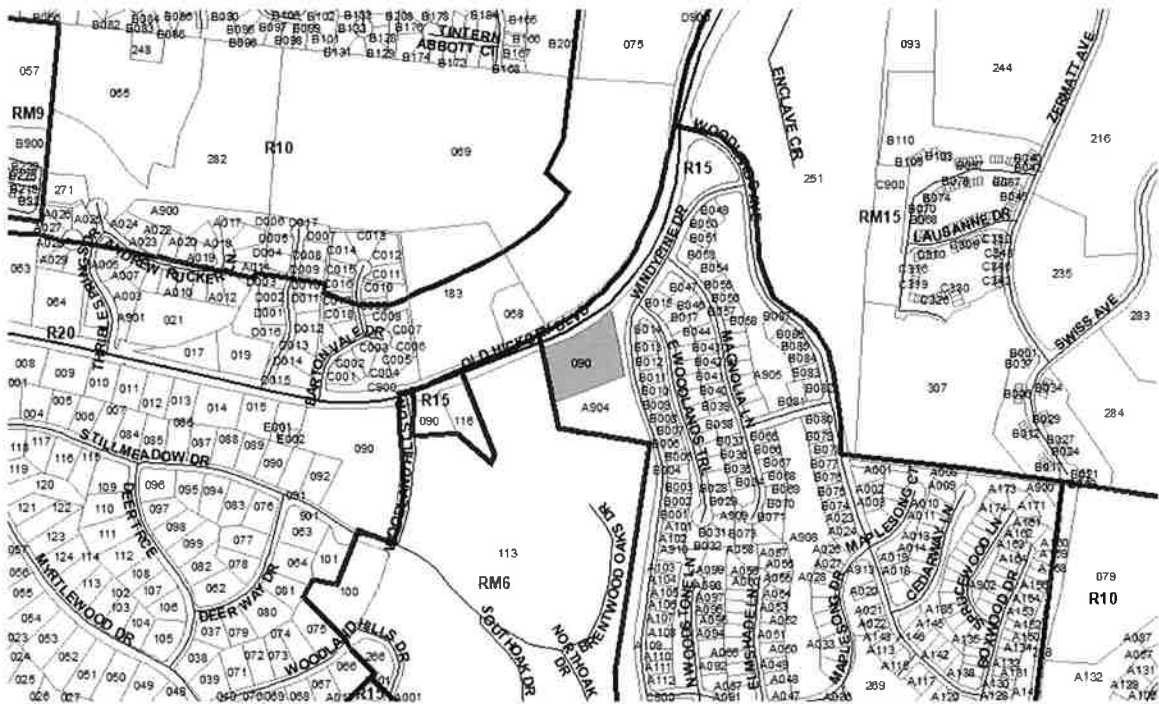
- See SWGR T2023000749.

Water Services Conditions

As construction plans have been approved on 5/19/2023, Metro Project Nos. 23SL0008 and largely match the latest SP plan revision (uploaded to Planning on 8/15/2023), MWS recommends approval.

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.
- A minimum of 30% Water and Sewer Capacity fees must be paid before issuance of building permits. (Water & Sewer Capacity Fee Permit No's. T202303001193 & T2023001196).

A final plat application can be submitted prior to the expiration date of this Final Site Plan. **If you have any questions about this matter, please contact Dustin Shane at dustin.shane@nashville.gov or 615-862-7172.**



Final Site Plan, Case 2022S-151-002

Map: 161, Parcel(s) 090.7

Council District: 4 (Swope)

A request for final site plan approval to create five lots on property located at Old Hickory Blvd (unnumbered), east of Woodland Hills Drive (2.54 acres), requested by Dale & Associates, applicant; Alemayehu Tesfaye, owner.

