



**SITE DATA**

**PROPERTY OWNER**  
 Ali Mohsenzadeh  
 1802 Williamson Court, Suite 102  
 Brentwood, TN  
 615-370-0456

**APPLICANT / DEVELOPER**  
 The Addison Group  
 Daniel Woods, R/A  
 2446 Adelaide Drive  
 Thompson's Station, TN 37179  
 615-440-7804

**PROPERTY**  
 DEED BOOK AND PG: BK 2304 PG 751  
 MAP AND PARCEL #: 054 07402  
 ACREAGE: 6.993 AC  
 ZONING: SR (SUBURBAN RESIDENTIAL)  
 DENSITY: 1 UNIT/AC OVERALL  
 DENSITY PROVIDED: 0.84 UN/ AC (6 UNITS TOTAL)  
 OVERLAY: ABO (ANNEXATION BUFFER OVERLAY DISTRICT)  
 FLOODPLAIN: PER FLOOD MAP OF WILLIAMSON COUNTY,  
 PANEL 230 OF 485, FLOODPLAIN ELEVATION DOES  
 NOT AFFECT SUBJECT PROPERTY.

**# OF LOTS PROPOSED: 6 SINGLE FAMILY LOTS, 2 OPEN SPACE LOTS**  
 MINIMUM LOT SITE REQ'D: 20,000 SF  
 MINIMUM ROAD FRONTAGE REQ'D: 90'  
 OPEN SPACE REQ'D: 10% OVERALL MINIMUM  
 OPEN SPACE PROVIDED: 13.6% (41,170 SF)

**UTILITIES**  
 WATER: SERVICE WILL BE PROVIDED BY N.C.G.U.D. THERE IS AN EXISTING 18" WATER LINE  
 ALONG THE SOUTH SIDE OF SUNSET ROAD, DIRECTLY ADJACENT TO THE SITE.  
 SANITARY: SANITARY SEWER SERVICE WILL BE PROVIDED BY METRO VIA GRAVITY SEWER FROM  
 VALLEYBROOKE DRIVE. A AVAILABILITY APPROVAL LETTER PROVIDED BY METRO TO APPLICANT  
 ON FEBRUARY 11TH, 2014.  
 ELECTRIC: SERVICE IS PROVIDED BY MTEM. THERE ARE EXISTING OVERHEAD LINES LOCATED ALONG  
 SOUTH SIDE OF SUNSET ROAD.

PROPERTY

PROPERTY

SONYA POPE  
 DB 850, PG 416

G.W. BRADY, JR

G.W. BRADY, JR  
 DB 2189, PG 729  
 S-R

JAMES & MARY WHEELER  
 DB 1177, PG 322  
 S-R

EXISTING POWER POLE, TYP.

REQUIRED 20' MTEM EASEMENT, TYP.

EXISTING OVERHEAD ELECTRIC LINE

OPEN SPACE LOT  
 9432 SF  
 0.21 AC

N.C.G.U.D.  
 NOLANSVILLE COLLEGE GROVE  
 UTILITY DISTRICT

LARRY JORDAN, SR  
 S-R

LARRY JORDAN, SR  
 S-R

EX. TREES TO  
 BE PRESERVED, TYP.

RONNIE HASLIP  
 DB 1177, PG 326  
 S-R

PROPOSED 35' FRONT  
 BUILDING SETBACK, TYP.

OPEN SPACE LOT

31739 SF  
 0.73 AC

PROPOSED ROAD

PROPOSED 75' ARTERIAL  
 BUFFER

EX. TREES TO  
 BE PRESERVED, TYP.

SUNSET ROAD

75.0'

JAMES & MARGARET  
 WILLIAMS  
 S-R

EXISTING POND  
 TO REMAIN

53435 SF  
 1.23 AC

20045 SF  
 0.46 AC

PROPOSED 20'  
 REAR BUILDING  
 SETBACK, TYP.

23696 SF  
 0.54 AC

PROPOSED 15'  
 SIDE BUILDING  
 SETBACK, TYP.

VANESSA PHILLIPS  
 DB 3115, PG 461  
 S-R

(6) PROPOSED  
 SINGLE FAMILY LOTS

1  
 52879 SF  
 1.21 AC

2  
 21962 SF  
 0.50 AC

3  
 40308 SF  
 0.92 AC

LARRY JORDAN, SR  
 DB 3094, PG 705  
 S-R



The Addison Group, LLC 2014

SKETCH PLAN SUBMITTAL

the addison group

**RECEIVED**

**GILCHRIST**

0 SUNSET ROAD

NOLANSVILLE, TENNESSEE



DATE: 03.04.14

REVISIONS:

SHEET NO.  
**SP1.0**