



Regional Planning Commission  
Kingston Springs, Tennessee

**July 14, 2022**  
**Meeting Packet**





**Kingston Springs Regional Planning Commission  
Meeting Agenda  
July 14, 2022**

*Submittal Deadline Date: June 10, 2022*

The meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_ pm.

**1. Roll Call of Voting Members:**

- Keith Allgood \_\_\_\_\_
- Tony Campbell \_\_\_\_\_
- Tony Gross \_\_\_\_\_
- Mike Hargis \_\_\_\_\_
- Lauren Hill \_\_\_\_\_
- Brian McCain \_\_\_\_\_
- Mike Patenaude \_\_\_\_\_
- Chuck Sleighter \_\_\_\_\_
- Todd Verhoven \_\_\_\_\_

**2. Non-Voting Staff:**

- Sharon Armstrong \_\_\_\_\_
- John Lawless \_\_\_\_\_
- Martha Brooke Perry \_\_\_\_\_

**3. Declaration of Quorum by Chairperson.**

**4. Motion to approve June 9, 2022 Planning Commission meeting minutes.**

**5. Motion to approve July 14, 2022 Planning Commission meeting agenda.**



6. Community Input

7. Old Business

- A. Recommendation of the Kingston Springs Regional Planning Commission to the Kingston Springs Board of Commissioners - revisions to Ordinance 21-011 Public Advertising.

8. New Business

- A. Amended Site Plan - Kingston Springs Elementary School – 166 West Kingston Springs Road. Map 96 Parcel 28.29.
- B. Amended Site Plan – Harpeth Middle School – 170 Harpeth View Trail. Map 96 Parcel 21.01.

9. Other (For Discussion Only).

- A. Concept Review - Sweetgrass Development; Dave and Mary Kay Walton; Mixed Use Development
- B. Comprehensive Plan Discussion
- C. THDA Grant Update

10. Motion to Adjourn.

The meeting was adjourned by \_\_\_\_\_ at \_\_\_\_\_ pm

\_\_\_\_\_  
Mike Patenaude  
Planning Commission Chair

\_\_\_\_\_  
Jamie Dupré  
City Recorder





**Kingston Springs Regional Planning Commission  
Meeting Minutes  
June 9, 2022**

*Submittal Deadline Date: May 13, 2022*

The meeting was called to order by Vice-Chair Chuck Sleighter at 7:00pm.

**1. Roll Call of Voting Members:**

Keith Allgood	Present
Tony Campbell	Present
Tony Gross	Present
Mike Hargis	Absent
Lauren Hill	Present
Brian McCain	Present
Mike Patenaude	Absent
Chuck Sleighter	Present
Todd Verhoven	Present

**2. Non-Voting Staff:**

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present

**3. Declaration of Quorum by Chairperson.**

Quorum declared by Vice-Chair Sleighter.

**4. Motion to approve May 12, 2022 Planning Commission meeting minutes.**

Motion to approve May 12, 2022 Planning Commission meeting minutes made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

5. **Motion to approve June 9, 2022 Planning Commission meeting agenda.**

Motion to approve June 9, 2022 Planning Commission meeting agenda made by Todd Verhoven, seconded by Tony Gross, and approved unanimously.

6. **Community Input**

None

7. **Old Business**

A. **CLOMR - Golf Club of TN FEMA Review (Deferred from the May 12, 2022 Planning Commission meeting)**

1. **Recommendation on CLOMR results to the Kingston Springs Board of Commissioners.**
2. **Consideration of Water Intake for the Harpeth River on The Golf Club of DBI LLC.**
3. **Consideration of the revised PUD Development Plan for The Golf Club of DBI LLC.**

City Planner Armstrong reviewed the revised FEMA Conditional Letter of Map Revision Comment Document the town received on June 2, 2022. This comment document indicates there will be no rise or base flood change. This document also indicates that the town, having the local oversight floodplain management, is responsible for maintenance of the altered watercourse including related structures. To this point Armstrong stated the Golf Club of Tennessee was willing to accept liability and responsibility and would provide documentation indicating such. For consideration of the water intake, Planner Armstrong indicated staff has reviewed the plans and recommends approval. With FEMA comment document indicating there will be no rise or base flood change the revised PUD Development Plan can move forward. This agreement will include an updated grading plan, performance bond, maintenance agreement, and maintenance plan. The revised PUD Development Plan will be brought back to the Planning Commission for their review. Motion to approve all elements of this agenda item made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

8. **New Business**

A. **144 Petro Road. Rezone Request from C-2 Highway Service District to I-1 Light Industrial District, Map 96M Group B Parcel 5.00, John Eatherly Property located adjacent to AK Lube. The property is not located in the regulated Flood Zone.**

City Planner Armstrong explained the location of the property, the purpose of the proposed business, and the reason for the need to rezone the parcel. Motion to approve rezone request for 114 Petro Road to be forwarded to the Kingston springs board of Commissioners for consideration made by Tony Gross, seconded by Tony Campbell, and approved unanimously.



- B. Consideration of the ATT Site Plan to expand existing utility infrastructure by installing a generator and diesel tank. The property is located at LUYBEN HILLS ROAD (off), KINGSTON SPRINGS, TN 37082, Map 100 Parcel 1.00; Property Owners are Priscilla Beard Dorris, ETAL. The property is located adjacent to undeveloped land lying along Luyben Hills Rd and near the intersection of Luyben Hills Rd. CC Rd. and South Harpeth Rd. The property lies partially within the regulated AE Flood Zone. The Proposed project does not lie in the Regulated Flood Zones.**

City Planner Armstrong explained the proposed project, project location, and need for the updated site plan. Motion to approve updated site plan made by Brian McCain, seconded by Keith Allgood, and approved unanimously.

**9. Other (For Discussion Only).**

**A. None**

**10. Motion to Adjourn.**

Motion to adjourn made by Tony Campbell, seconded by Lauren Hill, and approved unanimously.

**The meeting was adjourned by: Vice-Chair Sleighter at 7:20pm**

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**Chuck Sleighter**  
**Planning Commission Vice-Chair**

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**Jamie Dupré**  
**City Recorder**



**ORDINANCE 21-011**

**AN ORDINANCE AMENDING ARTICLE VIII OF THE TOWN OF KINGSTON SPRINGS ZONING ORDINANCE**

**WHEREAS**, the Town of Kingston Springs Board of Commissioners has previously adopted its comprehensive zoning ordinance known as Ordinance No. 84-005, as amended (here in "Zoning Ordinance"); and

**WHEREAS**, the Municipal Planning Commission has requested that Article VIII of the Zoning Ordinance be amended to include provisions governing notice to be given for certain actions contemplated in said Zoning Ordinance and has recommended same for consideration and adoption by the Town of Kingston Springs Board of Commissioners after public notice, hearing, and second and final reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE, THAT**

Article VIII of the Town of Kingston Springs Zoning Ordinance shall be amended as follows:

A. Section 8.070 C. shall be amended by adding the following provisions to the end of the currently existing provisions:

No action shall be taken by the Board on any case until the notices set forth herein have been provided and a public hearing has been conducted. The notices to be provided and costs thereof are as follows:

1. A notice of public hearing shall be published in a newspaper of general circulation in the Town at least fifteen (15) days prior to the date of the hearing, and such notice shall be posted in the online electronic format utilized by the Town to post notice of the Board of Commissioners meetings and Public Hearings at least fifteen (15) days prior to the date of the hearing. Said notice shall contain the address, if any, of the subject property and a statement of the action proposed.
2. A notification sign or signs shall be placed on the property at least fifteen (15) days prior to the date of the hearing. Any property line of the subject property which fronts upon any public street or road shall be clearly flagged or marked at the time the public notification sign is posted. The public notification sign(s) shall be those furnished by the Town, and the City Manager or his/her designee shall place it/them on the property. The sign(s) shall:
  - a. be no smaller than three feet by two feet (3' x 2') and shall be clearly visible and legible to passing motorists;

- b. specify the time, date and location of the scheduled public hearing;
- c. contain the telephone number of the Town of Kingston Springs City Manager or his/her designee where additional information can be obtained;
- d. be posted along each three hundred (300) feet of each Public Street or road right-of- way adjoining property;
- e. be posted within ten feet (10') of the public street on road right of-way and be positioned in a manner to best inform the motoring public without creating a safety hazard;
- f. be posted at the location where each access easement attaches to a public street or road right-of-way if the property is accessed by easement;
- g. contain the address, if any, of the subject property; and
- h. contain a statement of the action proposed.

3. A notice of public hearing shall be sent by certified mail, return receipt requested, to the property owners of record whose property is adjacent to, or immediately across the street from, the property that is the subject of the public hearing. Compliance with this notice requirement will be deemed sufficient if the City Manager or his/her designee sends such certified mail to the owner's address of record as reflected in the records of the Cheatham County Tax Assessor.

4. Applicants shall pay the then current fees as established by the Town of Kingston Springs Board of Commissioners in the Appendix to the Town of Kingston Springs Municipal Code. Such fees include an application fee to assist in covering the cost of review and processing the case, a fee for each notification sign required hereunder, and a fee for providing notice by certified mail to the extent required by this ordinance. It is the intent of this ordinance that the applicant pay the Town for all costs associated with an application to the Board.

B. Section 8.090 shall be amended by replacing the current provisions with the following:

8.090. Amendment to the Ordinance. The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed by the Town of Kingston Springs Board of Commissioners. Any member of the Town of Kingston Springs Board of Commissioners may introduce such legislation, or any official, board, or any other person may present a petition to the Town of Kingston Springs Board of Commissioners requesting an amendment or amendments to this

ordinance. These amendments must be in relation to the Comprehensive Plan and the general welfare of the community.

No amendment to this ordinance shall become effective unless it shall have been proposed by or shall have first been submitted to the Kingston Springs Municipal Planning Commission for review and recommendation. Such proposal shall be submitted to City Hall at least fifteen (15) days prior to the next Planning Commission meeting if it is to be entertained by the Planning Commission. The Planning Commission shall have thirty (30) days within which to submit its report. If the Planning Commission disapproves the amendment within the thirty (30) days, it shall require the favorable vote of a majority of the Town of Kingston Springs Board of Commissioners to become effective. If the Planning Commission fails to submit a report within the thirty (30) day period, it shall be deemed to have approved the proposed amendment.

No change or departure from the text or maps as certified by the Planning Commission shall be made, unless such change or departure be first submitted to the Planning Commission and approved by it, or, if disapproved, received the favorable vote of a majority of the entire membership or the Town of Kingston Springs Board of Commissioners.

A. Public Notice. Before enacting any amendment to this ordinance, the Town of Kingston Springs Board of Commissioners shall hold a public hearing thereon, of which at least fifteen (15) days' notice of the time and place of which shall be published in a newspaper of general circulation in the City of Kingston Springs. Further, for zoning amendments proposed for a specific property, a notification sign or signs shall be placed on the property at least fifteen (15) days prior to the date of the hearing. Any property line of the subject property which fronts upon any public street or road shall be clearly flagged or marked at the time the public notification sign is posted. The public notification sign(s) shall be those furnished by the Town, and the City Manager or his/her designee shall place it/them on the property. The sign(s) shall:

1. be no smaller than three feet by two feet (3' x 2') and shall be clearly visible and legible to passing motorists;
2. specify the time, date and location of the scheduled public hearing;
3. contain the telephone number of the Town of Kingston Springs City Manager or his/her designee where additional information can be obtained;
4. be posted along each three hundred (300) feet of each Public Street or road right-of-way adjoining property;

5. be posted within ten feet (10') of the public street on road right-of-way and be positioned in a manner to best inform the motoring public without creating a safety hazard;
6. be posted at the location where each access easement attaches to a public street or road right-of-way if the property is accessed by easement
7. contain the address, if any, of the subject parcel; and
8. contain a statement of the action proposed.

B. Fee: The Town of Kingston Springs Board of Commissioners shall establish a schedule of fees and collection procedure for requests and petitions made under this Section, which shall include, but not be limited to, the cost of the notifications required herein. The schedule of fees due pursuant to this Section shall be as set forth in Appendix A to the Town of Kingston Springs Municipal Code, as amended by the Board of Commissioners from time to time.

C. Reconsideration. Whenever an application for an amendment to the text of this ordinance or for change in the zoning classification of any property is denied, the application for such amendment shall not be eligible for reconsideration for one year following such denial, except in the following cases:

1. Upon initiation by the Mayor and Board of Commissioners, or Planning Commission; or
2. When the new application, although involving all or a portion of the same property, is for a different zoning district than that for which the original application was made; or
3. When the previous application was denied for the reason that the proposed zoning would not conform with the general plan, and the general plan has subsequently been amended in a manner which will allow the proposed zoning.

This Ordinance shall take effect the later of the date that is 15 days after its passage or upon publication of this Ordinance or its caption, the public welfare demanding it.

Passed First Reading: August 19, 2021

Public Hearing: October 21, 2021

Passed Second Reading: October 21, 2021

Fernando Gross III  
Tony Gross, Mayor

Attest:

Jamie Dupré  
Jamie Dupré, Town Recorder

Approved as to Form and Legality:

Martha Brooke Perry  
Martha Brooke Perry, Town Attorney





S.A.



Town of Kingston Springs  
Building and Codes Department  
PO Box 256  
396 Spring Street  
Kingston Springs, TN 37082  
615-952-2110

## KINGSTON SPRINGS PLANNING COMMISSION APPLICATION FOR REVIEW

Date of Application: 06/10/2022  
Property Address/Location: 166 W. Kingston Springs Rd, Kingston Springs, TN 37082  
Property Owner's Name: Cheatham County School District of Director of Schools  
Property Owner's Address: 102 Elizabeth St., Ashland City, TN 37015  
Property Owner's Primary Phone #: 615-7925664 Secondary #: \_\_\_\_\_  
Property Owner's Email: cathy.beck@ccstn.org  
Applicant's Name: Joshua Stokely  
Applicant's Email: joshua.stokely@gmcnetwork.com Applicant's Phone #: (615)-243-1829  
Signature of Applicant: *Joshua Stokely* Signature of Owner: *Cathy Beck*

SELECT ITEM BELOW TO BE REVIEWED BY PLANNING COMMISSION:

**Residential:**

- \_\_\_\_\_ Sketch Plan: \$100 (34125)
- \_\_\_\_\_ Site Plan: \$150 (34125)
- \_\_\_\_\_ Preliminary Plat (Minor Sub – 5 lots or less): \$350 (34125)
- \_\_\_\_\_ Preliminary Plat (Major Sub – 6 lots or more): \$500 (34125)
- \_\_\_\_\_ Final Plat (Minor Sub – 5 lots or less): \$150 (34125)
- \_\_\_\_\_ Final Plat (Major Sub – 6 lots or more): \$300 (34125)
- \_\_\_\_\_ Final Plat Revision (Minor Sub – less than 5 lots): \$350 (34125)
- \_\_\_\_\_ Final Recorded Plat Revision (Minor Sub – less than 5 lots): \$150 (34125)

**Commercial:**

- \_\_\_\_\_ Concept Site Plan: \$100 (34125)
- \_\_\_\_\_ Preliminary Plat: \$500 (34125)
- \_\_\_\_\_ Final Plat: \$300 (34125)
- \_\_\_\_\_ Final Recorded Plat Revision: \$150 (34125)
- \_\_\_\_\_ Construction Drawing Review: \$500 (34125)
- \_\_\_\_\_ Plan Review: \$350 (34125)

**Other:**

- \_\_\_\_\_ Rezone Request: \$150 (34125)
- \_\_\_\_\_ Change of Use Request: \$50 (34125)
- \_\_\_\_\_ Conditional Use Review: \$100 (34125)
- \_\_\_\_\_ Final Plat Recording Fee: \$50 (34125)

\_\_\_\_\_ **Design Review Committee Plan review (Commercial Construction):** Pass Thru fee from consultant. All new construction with the exception of single family and duplexes is subject to Design Review Pass Thru, including multi-family and major subdivisions.

**See Reverse Side for FINAL PLAT Requirements**

























C-601

EROSION CONTROL STAGE I



KINGSTON SPRINGS ELEMENTARY SCHOOL CONCESSIONS BUILDING

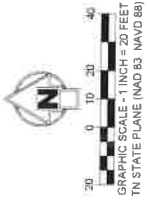
166 WEST KINGSTON SPRINGS ROAD

KINGSTON SPRINGS, TN 37062

GMC PROJECT #CNAS22003

ISSUE	DATE

3310 West End Avenue, Suite 420  
Nashville, TN 37203  
T 615.333.7200  
GMCNETWORK.COM

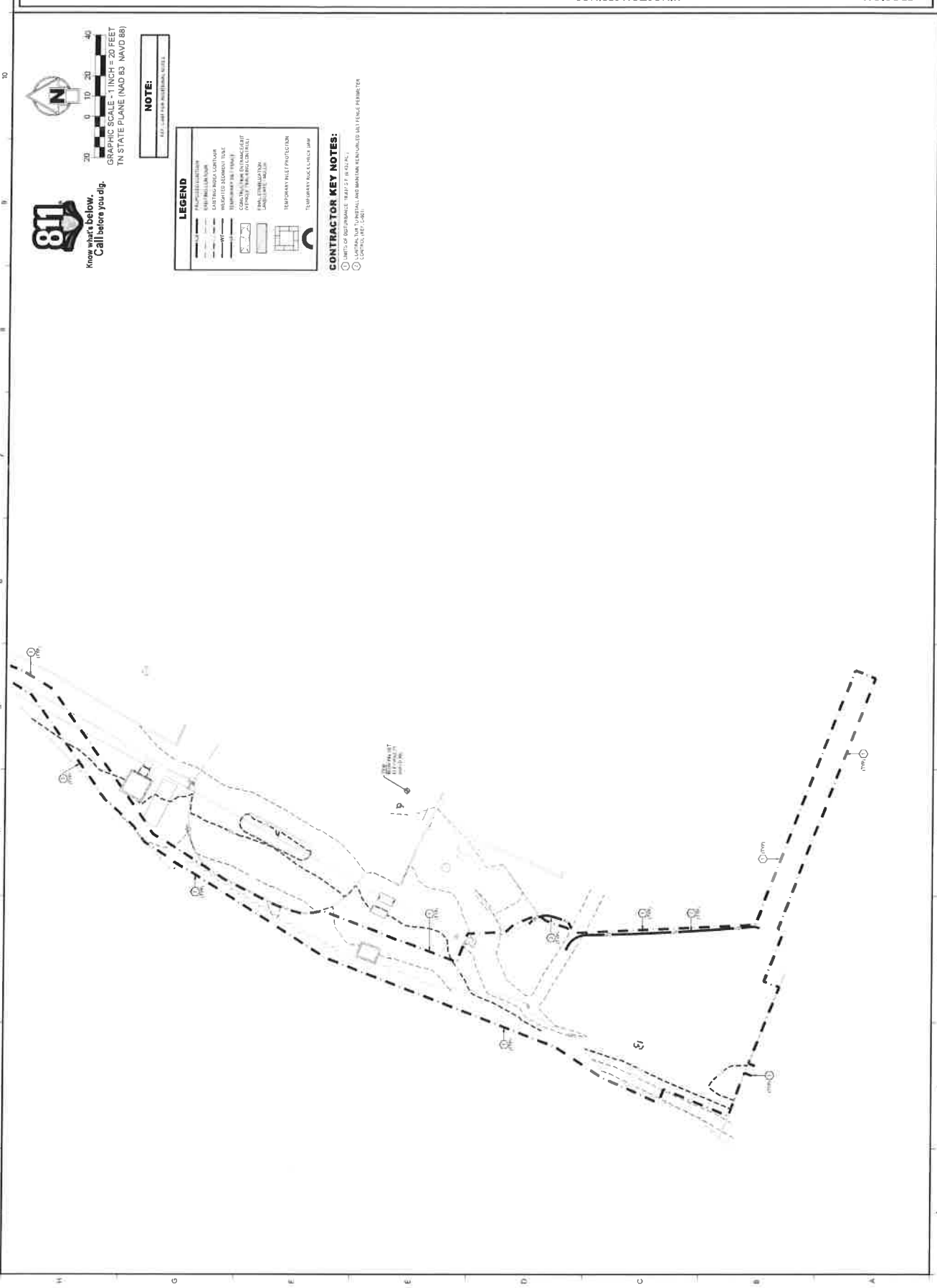


NOTE:  
SEE PLAN FOR MODIFICATION NOTES.

LEGEND	
	PROPOSED LOCATION
	EXISTING AREA CONTOUR
	WEIGHTED ELEVATION TABLE
	TEMPORARY EROSION CONTROL
	FINAL EROSION CONTROL
	LANDSCAPING DETAIL
	TEMPORARY EROSION PROTECTION
	TEMPORARY EROSION CONTROL GATE

**CONTRACTOR KEY NOTES:**

- 1. LIMITS OF RESPONSIBILITY SHALL BE AS SHOWN.
- 2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND MARKING TECHNOLOGIES BY FIELD PERIMETER SURVEY.
- 3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND MARKING TECHNOLOGIES BY FIELD PERIMETER SURVEY.











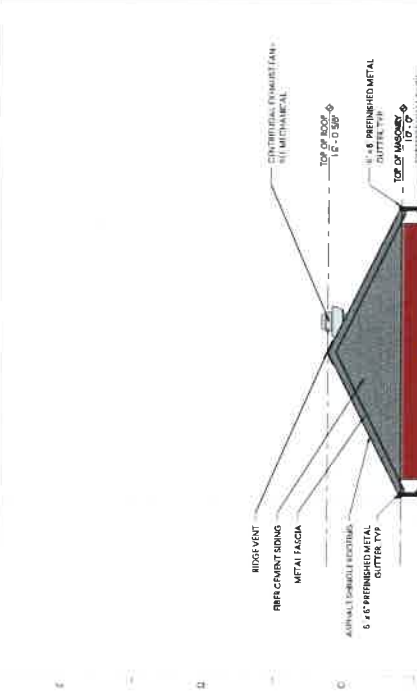
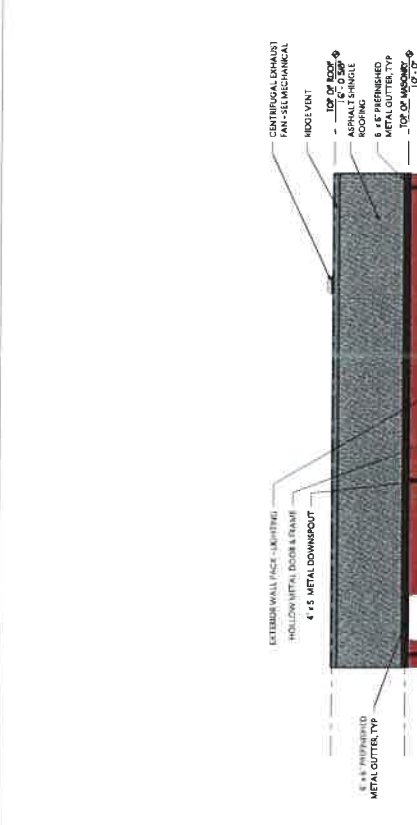
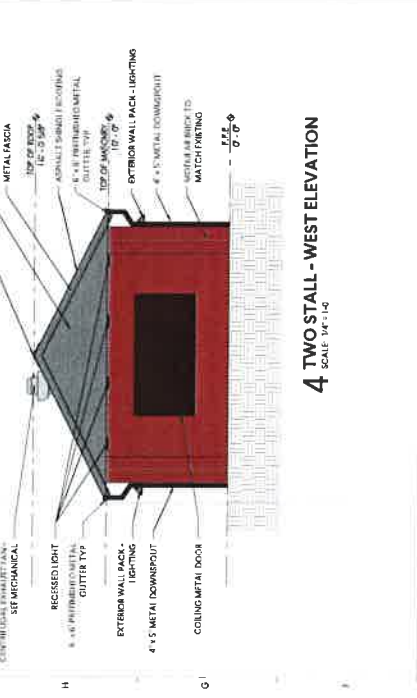
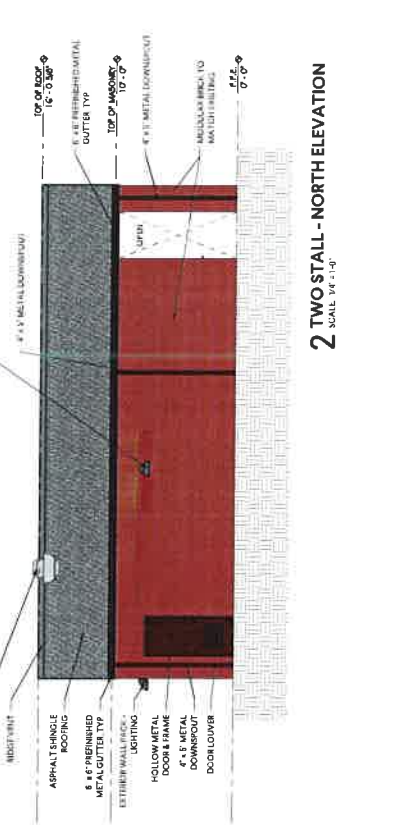






**GENERAL ELEVATION NOTES**  
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
 2. FINISHES ARE TO BE SHOWN AS NOTED.  
 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.  
 4. ALL MATERIALS TO BE USED SHALL BE MATCHED TO THE EXISTING BUILDING.  
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**ISSUE DATE**  
 PROJECT CHANGES  
 NO. 01



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0 1 2 3 4 5 6 7 8 9 10



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Building and Codes Department
PO Box 256
396 Spring Street
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615-952-2110

KINGSTON SPRINGS PLANNING COMMISSION
APPLICATION FOR REVIEW

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Property Owner's Name: Cheatham County School District of Director of Schools
Property Owner's Address: 102 Elizabeth St., Ashland City, TN 37015
Property Owner's Primary Phone #: 615-7925664 Secondary #:
Property Owner's Email: cathy.beck@ccstn.org
Applicant's Name: Joshua Stokely
Applicant's Email: joshua.stokely@gmcnetwork.com Applicant's Phone #: (615)-243-1829
Signature of Applicant: [Signature] Signature of Owner: [Signature]

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Other:

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Change of Use Request: \$50 (34125)
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See Reverse Side for FINAL PLAT Requirements







Table with 4 columns: ISSUE, DATE, DRAWING #, SHEET #. Includes entries for P.C. SUBMITTAL, SHEET # 1, and SHEET # 2.

310 West End Avenue, Suite 420  
Nashville, TN 37203  
T 615.333.7200  
GMCNETWORK.COM



Table with 2 columns: SITE DATA and ZONING CLASSIFICATION. Includes fields for PROJECT NAME, ADDRESS, CITY, COUNTY, ZONING DISTRICT, and APPLICANT/ENGINEER information.

**STORMWATER AS-BUILT NOTE**  
CONTAINERS WILL BE MAINTAINED IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE CONTAINERS IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE CONTAINERS IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.

**GRADING, DRAINAGE & EROSION CONTROL NOTES:**  
1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.  
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

**GENERAL SITE NOTES:**  
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**DEMOLITION NOTES:**  
1. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NASHVILLE DEMOLITION ORDINANCE.  
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

**APPLICANT'S ENGINEER**  
JAMES R. HAREP  
MECHANICAL ENGINEER  
LICENSE NO. 15067  
STATE OF TENNESSEE

**ELECTRIC, COMMUNICATIONS & GAS UTILITIES NOTE**  
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**SITE LIGHTING NOTE**  
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**FLOODPLAIN NOTE:**  
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**TRAFFIC CONTROL NOTES:**  
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**UTILITY NOTES:**  
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C-603

EROSION CONTROL STAGE III



HARPTH MIDDLE SCHOOL CONCESSIONS BUILDING

GMC PROJECT #GNAS22003

ISSUE	DATE

3310 West End Avenue, Suite 420  
Nashville, TN 37203  
T 615 333 7200  
GMC.NETWORK.COM



**811**  
Know what's below.  
Call before you dig.

GRAPHIC SCALE - 1 INCH = 20 FEET  
TN STATE PLANE (NAD 83 NAVD 88)

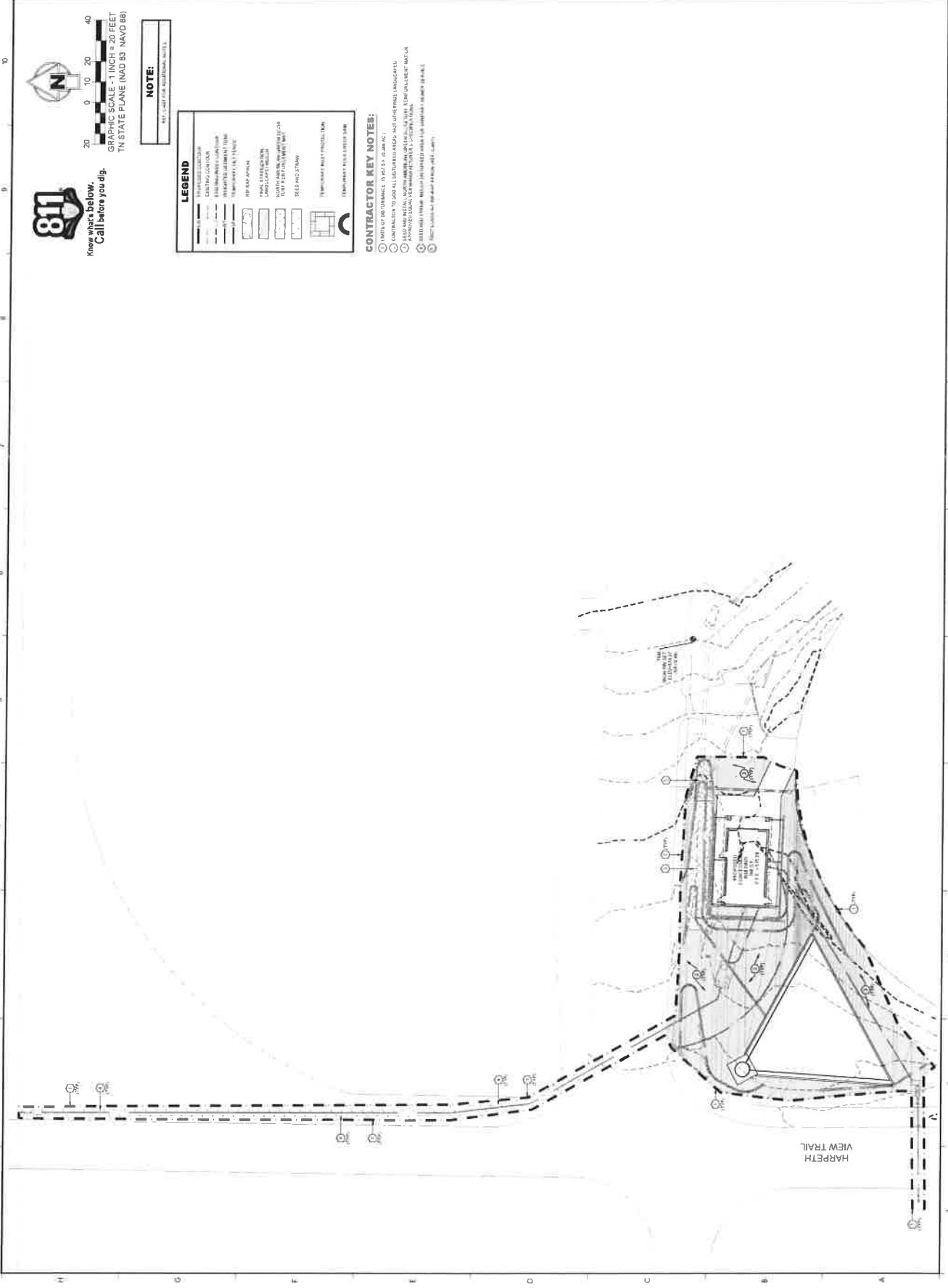
**NOTE:**  
SEE PLAN FOR ADDITIONAL NOTES.

**LEGEND**

	EROSION CONTROL
	18" X 18" CONCRETE CURB
	18" X 18" CONCRETE CURB WITH 1/2" AGGREGATE
	18" X 18" CONCRETE CURB WITH 1/2" AGGREGATE AND 1/2" MESH
	18" X 18" CONCRETE CURB WITH 1/2" AGGREGATE, 1/2" MESH, AND 1/2" FABRIC
	18" X 18" CONCRETE CURB WITH 1/2" AGGREGATE, 1/2" MESH, 1/2" FABRIC, AND 1/2" STRAW
	18" X 18" CONCRETE CURB WITH 1/2" AGGREGATE, 1/2" MESH, 1/2" FABRIC, 1/2" STRAW, AND 1/2" STRAW MAT
	18" X 18" CONCRETE CURB WITH 1/2" AGGREGATE, 1/2" MESH, 1/2" FABRIC, 1/2" STRAW, 1/2" STRAW MAT, AND 1/2" STRAW MAT
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**CONTRACTOR KEY NOTES:**

1. LIMIT OF DISTURBANCE IS 5 FT ± (SEE PLAN)
2. CONSTRUCTION SHALL BE ACCORDING TO ALL APPLICABLE REGULATIONS AND NOT OTHERWISE INDICATED
3. APPROVED MATERIALS SHALL BE USED THROUGHOUT THE PROJECT
4. APPROVED MATERIALS SHALL BE USED THROUGHOUT THE PROJECT
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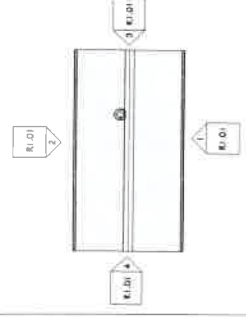
3310 West End Avenue, Suite 420  
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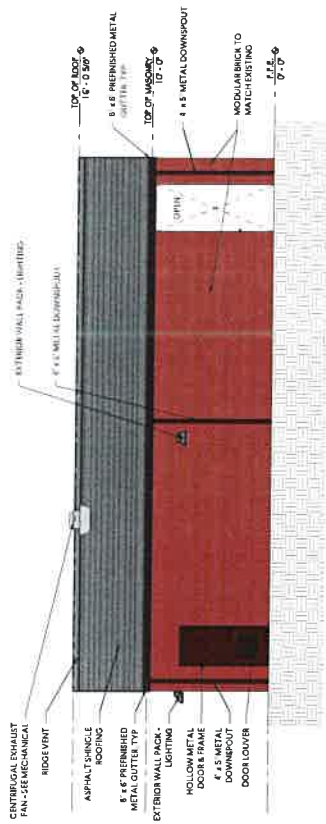
**GENERAL ELEVATION NOTES**

- 1) ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS
- 2) EXTERIOR CEILING METAL INDOOR TO BE PAINTED MEDIUM-BRONZE MASONRY
- 3) EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE PAINTED MEDIUM-BRONZE
- 4) EXTERIOR FINISHED METAL DOWNPOUTS AND GUTTERS TO BE PAINTED MEDIUM-BRONZE

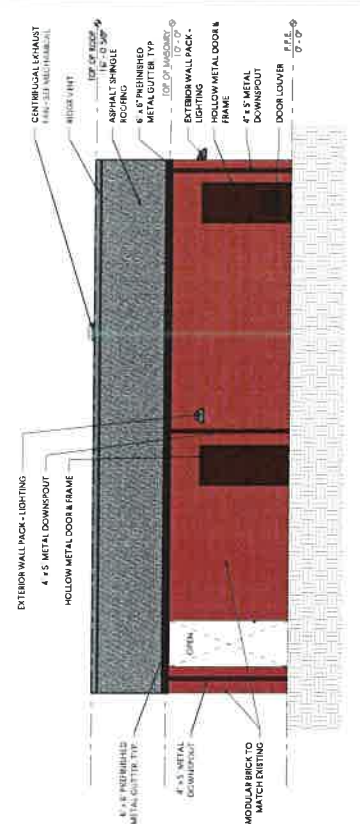
**BUILDING ELEVATION KEY**



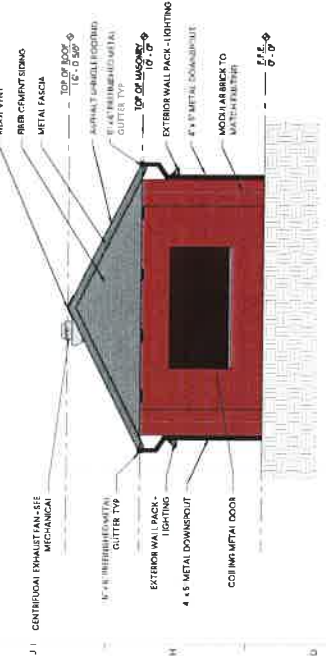
**2 THREE STALL - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



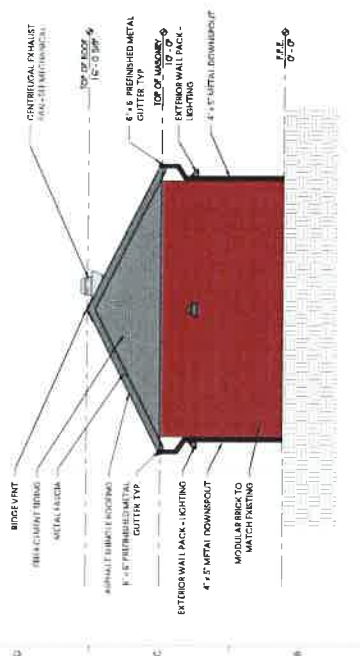
**1 THREE STALL - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 THREE STALL - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 THREE STALL - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



# Sweetgrass

A COMMUNITY TIED TO THE LAND, TO SERVICE AND TO EACH OTHER



GREATER NASHVILLE, TENNESSEE

A 501C3 ORGANIZATION

9.A.





# What Is Sweetgrass?

## OUR COMMUNITY

Sweetgrass is a unique community where people can know their neighbors, be close to nature and be a part of something greater than themselves.

## Our Vision

To help alleviate the pain of social isolation.

## Our Mission

To develop and sustain supportive intergenerational neighborhoods that promote success and resiliency in youth, housing stability and social cohesion for families and singles, community and caring for people with mild disabilities and safety and meaningful purpose in the lives of older adults, in tradition of communities of the past.

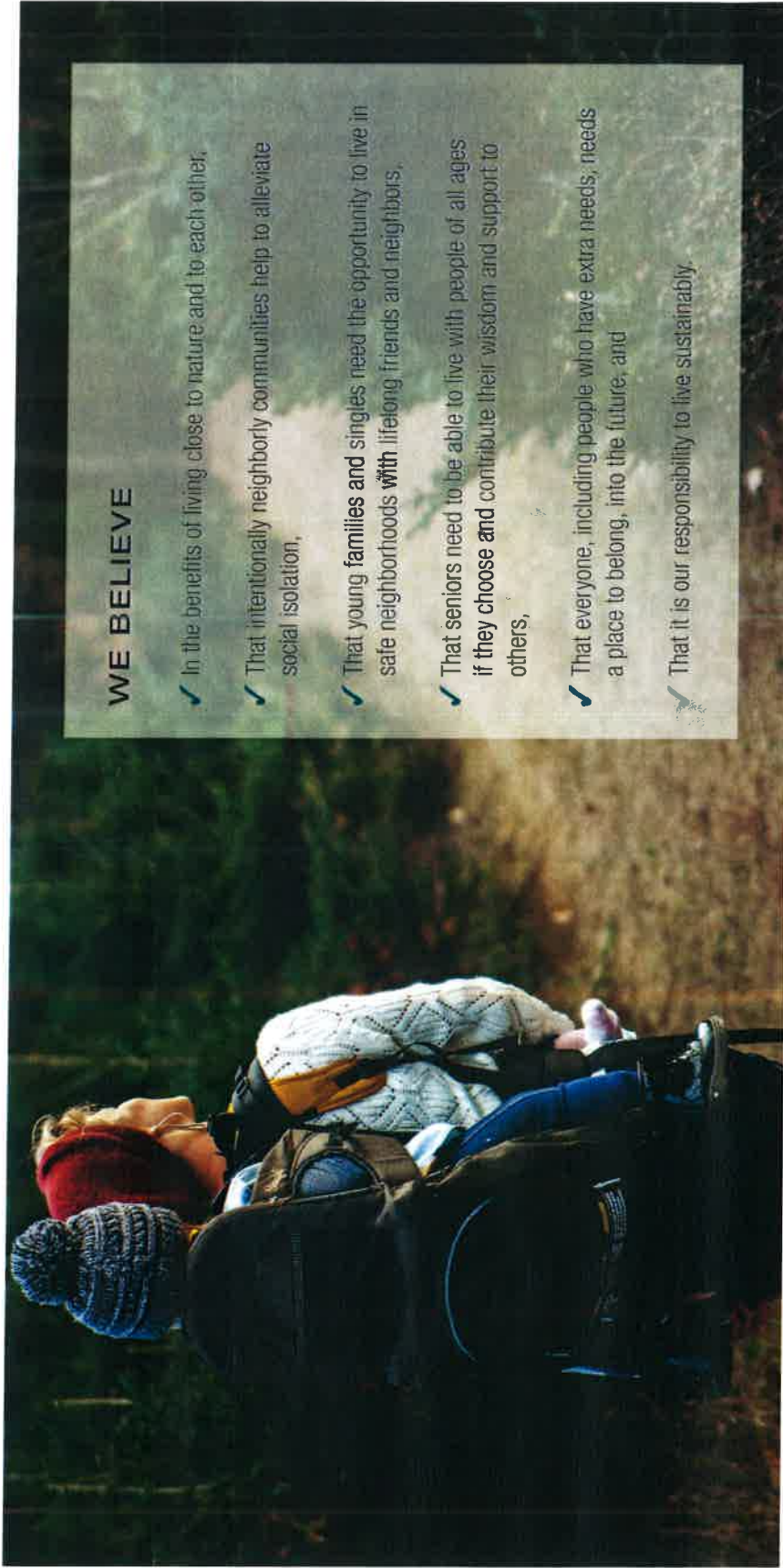
## Our Values

- Welcoming various ages and abilities
- Promoting health, wellbeing, and self-sufficiency
- Fostering friendship, neighborliness, inclusivity, and interdependence
- Forwarding the common good
- Renewing, and providing stewardship to, the land
- Achieving fiscal, social, and residential sustainability
- Creating a sense of place, value, and beauty
- Embracing excellence of design

*“The power of community to create health is far greater than any physician, clinic or hospital.”*

*– Mark Hymen, MD  
Cleveland Clinic*





## WE BELIEVE

- ✓ In the benefits of living close to nature and to each other,
- ✓ That intentionally neighboring communities help to alleviate social isolation,
- ✓ That young families and singles need the opportunity to live in safe neighborhoods with lifelong friends and neighbors,
- ✓ That seniors need to be able to live with people of all ages if they choose and contribute their wisdom and support to others,
- ✓ That everyone, including people who have extra needs, needs a place to belong, into the future, and
- ✓ That it is our responsibility to live sustainably.

*“We restore  
the land  
and the land  
restores us.”*  
— Robin Wall Kimmerer  
Braiding Sweetgrass





# Meaningful Living for All

## OUR COMMUNITY

We are a mix of households, of varied backgrounds and ages, and we share the desire to live near neighbors we know in a small village. Our community wishes for a balanced life, is passionate about taking care of the planet, wants to have a healthy farm to table lifestyle, and be a place where people with extra needs can fit in. We intend to be friends with our neighbors and, through shared projects and service, enhance the lives of ourselves and the communities around us.

### YOUNG SINGLES AND FAMILIES:

*Make up about 40% of the population*

Talented, energetic and concerned about the fiscal and environmental condition of America, they are looking for purposeful lives. Their ideas and energy will be an asset to an innovative community that promotes intentional neighboring.

### MATURE ADULTS:

*Make up about 40% of the population*

Studies reveal that baby boomers want to age in multi-generational communities, with opportunities to contribute their valuable skills and wisdom. Sweetgrass is developing neighborhoods where all generations interact and live well together, just like generations in the past.

*Living the  
Good Life  
in a place that is  
intentionally neighborly*

### PEOPLE WITH MILD EXTRA NEEDS:

*Make up about 20% of the population*

Here support is built into the environment, with the result that people with extra needs rely less on government and professional services and more on their friends and neighbors. All residents, including seniors, give and receive services according to their needs.



4 SWEETGRASS







Thanks to Ross Chapin Architects for allowing the use of photos depicting communities and houses designed by their company. These photos communicate the vision of the Sweetgrass Community.



# Building a Community

## OUR STORY

### THE BEGINNING

The story begins with a discussion among friends about social isolation in modern life: social media creating a false sense of connection among adolescents, modern seniors living longer and not wanting to be isolated from the mainstream, young couples wanting to raise their children in a neighborhood where the children can run and play and where they can be watched by neighbors.

More people than ever before are single. A career oriented single talked about wanting to live in a community of friends, not alone, into retirement.

Another couple was concerned about their grown son who has a mild disability, is independent, but will need friends and a secure place to belong into the future.

### THE JOURNEY

In late 2014, our group began working with a nonprofit consultant, Generations of Hope, on community design. For the next three-and-a-half years we visited communities in five states. Through these visits we confirmed the value of "Intergenerational Living" and the strength of communities from earlier times — kids played in safe neighborhoods, friends gathered in parks, youngsters engaged with seniors, neighbors shared meals and tasks together. Everyone was involved and important to the life of the community.

### THE GUIDEPPOSTS

- Experts write about the power of community to create health.
- There are proven mental and physical benefits in nature.
- We are convinced that having access to locally grown food, as organic as possible, is healthier.

## THE VISION

### BUILDING THE SWEETGRASS 'AGRIHOOD'

As a result of our research and planning, we have adopted a design called an "Agridhood"—a community anchored by a small farm. Our design dovetails with current housing trends in America, which include locally grown food, smaller walkable communities, and "pocket neighborhoods".

### AN EXCITING TIME TO BE ALIVE.

We are excited about the path ahead and about being a part of a movement that addresses today's challenges in community living. With a commitment to intergenerational living, friendship and neighborliness and to stewardship of the land, we look forward to seeing Sweetgrass take shape as a beautiful and inviting community.

It's an exciting time to be alive!

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*In the Cherokee culture,  
Sweetgrass is a symbol of  
kindness and compassion.*  
— Robin Wall Kimmerer, Ph.D  
*Braiding Sweetgrass*



SWEETGRASS 7



# Life at Sweetgrass

## OUR MODEL

### Ownership

Both private ownership and a limited amount of property rentals are available.

### Participation

A key to success for the Sweetgrass model is participation. All residents have a sense of ownership. It naturally follows that residents are interested in activities, maintaining the beauty of the place, growing healthy food, and amenities that meet the needs of residents.

We are primarily self-managed, with the help of a Community Manager. Most residents serve on committees related to community life. Some are involved in cottage industries on site or teach classes such as exercise, art, entrepreneurship and woodworking, enroll in classes on site or elsewhere.



### Health

Key components of the community are health and wellness which are tied to locally grown food and physical activity. We plan to have a clinic on site staffed by a nurse practitioner and physician assistants that provide care, services, write prescriptions and manage medicines when needed.

### Meals

Community meals are offered several nights a week.

Participation is optional and residents can take turns planning, cooking or cleaning. This helps to build a sense of community and strengthens relationships among residents from young families to seniors to residents with added needs. Common meals are a welcome break from every-day dinner preparation.

### Intergenerational Living

Intergenerational living makes for a strong foundation and a vibrant community.

- Active seniors age in place
- Neighbors help each other
- Kids play in safe neighborhoods
- Residents contribute ideas and input to the community

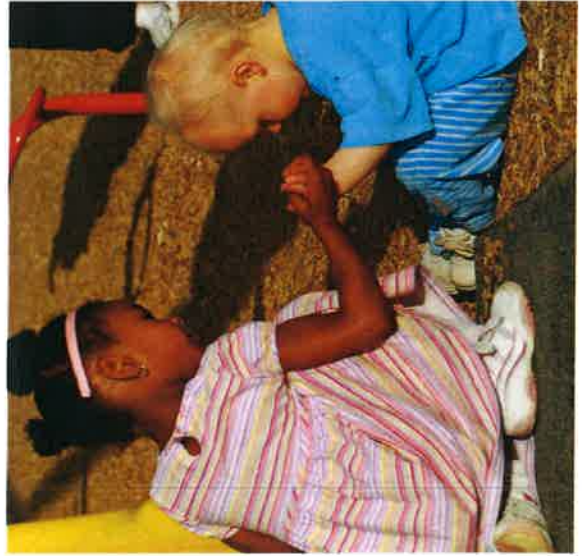
### Amenities

- Parks and green spaces
- Trail systems for walking, jogging, biking, etc.
- Possible retail services and cafes for gathering and socializing
- Outdoor pool
- Exercise rooms and equipment
- Playground
- Walk-in clinic

### Activities & Programs

- Friday Afternoon Club (one Friday a month)
- Game nights
- Annual on-site campout
- Cookouts with old-fashioned games
- Dance parties
- Community workdays
- Yoga classes
- Holiday activities
- Parents' Night Out
- Holiday pot lucks
- and other community volunteer projects

*Life is better  
when you  
do it together.*



*“Everybody has  
the capacity  
to form caring  
relationships,  
but not everybody  
has the opportunity  
or encouragement  
to use this innate  
ability.”*  
– Brenda Eheart,  
Generations of Hope



# Where We Live

## OUR VISION

### The Location

We are seeking acreage within a 50 mile or less radius of Nashville, near a small town.

### The Homes

Our current vision for Sweetgrass includes:

- large single-family homes
- cottages
- townhomes
- apartments and residences to rent

Imagine kitchens facing the walkways, courtyards, and green areas where children can play and neighbors can visit or stroll.

### Run and Play

Children will have the opportunity to ride their bikes, play on playgrounds, pet the small animals and work in our gardens to experience the wonder of creation.

### The Organic Farm

The organic farm would include:

- vegetables
- flowers
- herbs
- small animals
- honey bees
- individual & community gardens
- composting

### Pocket Neighborhoods

In order to provide open spaces and to preserve the beauty of nature, many homes are planned for pocket neighborhoods. These homes are sited near each other but still provide privacy with fencing and landscaping, side and front porches.

Larger and more expansive lots outside the pocket neighborhoods will also be available.

Parking is located behind the pocket neighborhoods. Paved lanes connect the homes, creating a pedestrian neighborhood.



### Songbirds and the Night Sky

Wherever one resides at Sweetgrass, you can find quiet places where you'll hear nothing but birds and can feel the majesty of standing under a canopy of stars on a clear night.

### Environmental Sustainability

Every facet of the Sweetgrass design is based on traditional values and the principles of environmental sustainability.

We want to live a simpler life with less impact on the environment and intend to build a long-lived community for multiple generations.

## Common House

The Common House, anchor of the community, is the place where residents come together for meals, meetings, entertainment and classes. These everyday acts are what keep residents connected.

Like an old town square, it will include outdoor space for socializing.

### **SWEETGRASS COMMON HOUSE INCLUDES:**

- Dining and meeting space
- Community kitchen
- A recreation room
- Guest rooms
- Studio space



Winstow Commons.jpg | Blairbridge Island, WA

SWEETGRASS 11

# The Team

## OUR BOARD OF DIRECTORS

**TOM BERKSHIRE**, Consultant, Generations of Hope. President and CEO of Generations of Hope. President and CEO of New Century Retirement Living. Previously, Chief of Staff for the Illinois Department of Children and Family Services. President and CEO of Illinois Easter Seal Society, Human Service policy analyst for Governor James R. Thompson, and budget and planning analyst for Governor Dan Walker. Earlier, a consultant for the Greater London Council, San Diego County and the State of Connecticut, assisting in the development of a planning, program, budgeting system. He has worked on several Generations of Hope projects.

**JAQUELINE CAYTON** is a Licensed Practical Nurse, retired. She has worked in public health clinics and corrections facilities and is a small group facilitator with Restore Ministries at the Middle Tennessee YMCA. She starts school this year at Lindsey Wilson College to earn a Masters in Counseling degree. Jaquie says, "When I think of Sweetgrass, I think of a therapeutic place."

**LYNN DAVIS** is a trained physical therapist, specializing in head trauma and neurological disorders. Lynn trained in the pioneering field of neurofeedback in 2001 and now also has a practice offering treatment for brain imbalances: stroke, ADHD, OCD, autism, Aspergers, fibromyalgia, chronic fatigue, learning disabilities, memory loss and processing disorders. Lynn moved from Los Angeles to Nashville in 1994.

**ANNE DAIGH** is a native of Cumming, Georgia and has lived in Nashville for 18 years. She is principal and founder of Anne Daigh Landscape Architecture, now Daigh Rick Landscape Architects, LLC. Anne is a graduate of the College of Environment and Design at the University of Georgia, and curator of the art gallery — Gallery Tangerine, on South Street. Anne is an artist and art collector in addition to gardener.

**TERRY TANKARD** Terry Tankard, treasurer. Terry is a CPA, originally from Staten Island, New York. She worked in accounting in Corporate Trust for 20 years with Bankers Trust, which later became Deutsche Bank. Terry moved to Nashville when Bankers Trust opened an office here. She has also served two terms as treasurer for the Arden Place Condominiums Board of Directors. Terry has lived in Nashville for 25 years.

**DAVE WALTON** is vice president of the board, voice-over engineer and talent, editor and former radio announcer. He is past president of Tennessee Trails Association, past president of Graham Inquirers class, chairman of Simplicity Class, co-chair of Fellowship Friends, co-sponsor of young adult Class, past member of board of directors of Belmont United Methodist church, and Board of Directors of Arden Place Homeowners Association. Dave is an organic gardener, music guru and avid Commodores basketball fan.

**MARY KAY WALTON** is president of the Sweetgrass board and a retired fund raising officer of Belmont University, Kids on the Block and The Tennessee Committee for Prevention of Child Abuse, director of Camp-of-the Woods and Camp Rowdy Wood Therapeutic Camp, past president, The Parents Council of Nashville, founder and past president of Springboard Social Network, past president of Parents Together of Harpeth Hall, past president of Westminster Parents' Association and board president of Sweetgrass.

**KITTLER ZIBART** With a passion for the non-profit arena, Kittler's professional and volunteer history includes museum work, art consulting, educational advocacy, copy writing, fundraising and non-profit retail with Ten Thousand Villages. Most recently, she is focusing on all things growing with a special interest in permaculture coupled with places where cultivation of connection is a primary goal. Sweetgrass is one such community. Kittler grew up in South Carolina. After studying at Sewanee and Vanderbilt, she has now been in TN for the better part of her life. Hall, past president of Westminster Parents' Association.



## OUR ADVISORS

- TOM BERKSHIRE** Executive Director, Generations of Hope, President, New Century Retirement Living
- GILES BLUNDEN** Founder, Arcadia Co-Housing Community, Chapel Hill, N C
- MIKE BOONAR** Fresh Hospitality, Community Development Corporation
- JIM BRADFORD** Dean, (retired) Owen School of Management
- GREG BRANN** Grazing Lands and Soil Health specialist, NFCS/ USDA, Nashville
- CROM CARMICHAEL** Chairman and CEO, Discovery Sound Technology, other companies
- KATHERINE CAPPS** Brookdale Senior Living
- STEVE CARROLL** Advisor and business mentor, SCORE Nashville
- JANE COBLE** Artist, Community Volunteer
- BARBARA DEBERRY** Director of Provider Supports and Services, State of TN, retired
- ALAN ENZO** Ph.D., M.B.A., Director, Nashville Permaculture Design
- BILL FREEMAN** Chairman, Freeman Webb, Inc.
- JOHN GRAHAM** Executive Director, The Serenbe Institute
- BRENDA HAUKE** Executive Director, Brightstone, providing day programs
- CLYDE HEFLIN** Physician, Real Estate Investor
- LAURA HOBSON** Executive Director, Faith Family Medical Clinic
- LARRY HOWLETT** Accountant, Center for Nonprofit Management / IRS, (retired)
- JANET JERNIGAN** Executive Director, Fifty Forward
- THELMA KIDD** Business coach, Principal, Davis-Kidd Booksellers
- SUSAN MCGREW** Retired pediatrician specializing in developmental disabilities
- JOHN NOEL** The John Noel Co., Real Estate Broker, Environmentalist
- CAROLYN OHLE** Executive Director, retired July 2015, Innisfree Village
- GAYLEY & BOB PATTERSON** Vanderbilt University Admissions, Managing Partner, Bradley, Arant, Boult, Cummings
- KENT PHILLIPS** CEO, Trezevant Manor Retirement Home, Memphis
- JEFF POPPIN** Consultant in biodynamic farming, "The Barefoot Farmer"
- JOSEPH PRESLEY** Chairman, President and CEO, Cumberland Trust & Investment
- FRANK RYAN** Burkhalter and Ryan, PC, CPA
- JANET SALTER** Presbyterian minister, spiritual director
- GARRETT SCHULTZ** MBA, Owen School of Management
- DOUGLASS SMITH** CPA, COO Emerald Shelter Group (retirement housing)
- MARGARET SMITH** President, Medical Accounts Management
- BETH SPONG** Director, The Treehouse Foundation
- DIANA SULLIVAN** Chair, National Co-housing Conference, 2017, real estate agent
- MIKE TATUM** Natural Resources Conservation Programs, Lawrence County
- JAMES S. WALKER, PH.D., ABPP** Forensic neuropsychologist and the managing principal of Neuropsychology Consultants, PLLC



## WHY NOW?

Sweetgrass is part of a movement. People want to eat locally grown food and to live in smaller, walkable communities rather than in the suburbs.

Modern seniors wish to be vital and active and to live around people of all ages.

Many young couples these days are looking for an old fashioned, safe neighborhood in which to rear their children.

Adults who need extra support need a place to belong.



# The Way Forward

## OUR CHRONOLOGY

### ✓ Identify Potential Sites

#### ✓ Vetting Potential Sites

##### Does the site meet necessary criteria?

- Zoning for farm and residential use.
- Does it support the necessary infrastructure?
- Proximity to Nashville?
- Proximity to Schools?
- Arable Land
- Access to Medical Services
- Proximity to a small town
- Spring-fed creek on the property
- Barns, farm house or other farm structures
- Land for expansion
- Wooded land for screen and timber

### ✓ Fund Raising to Purchase Chosen Property

### ✓ Purchase Property

### ✓ Begin Development



# Be a part of Sweetgrass

## OUR OPPORTUNITIES

Sweetgrass is the new standard in intentional communities, catering to its residents of all ages and varying needs.

It is a unique development: an “Agrihood”, offering locally grown organic food to its residents and following the principles of sustainability, intentional neighboring and intergenerational living.

We are building a small, walkable community that harkens to an earlier time—reflecting the beauty of the landscape through a carefully considered master plan that fosters closeness to the land and closeness among neighbors.

Imagine a community with a true sense of place—one that is as unique as the healthy, neighborly lifestyle it provides. One that offers small-town charm connected to nature, an organic farm, carefully crafted open spaces and miles of hiking trails and walkways. All for the benefit of its residents, no matter their age or needs.

Sweetgrass is the new standard in intentional communities, serving the needs of all of its residents. It is not a cookie-cutter community. The pace and lifestyle at Sweetgrass is simply slower and more respectful—all to better connect you to nature, healthy living and your neighbors.

Here we are a part of something bigger than ourselves.

Come join us.

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*“It’s an exciting time to be alive!”*

– *Greg Braun,*  
*Grazing Land and Soil Health Specialist, NDCS*

*“Putting a farm in the middle of a development ... seems to resonate with lots of people.”*

– *Ed McMahon*  
*Researcher at the Urban Land Institute in Washington D.C.*





**FOR MORE INFORMATION**

Mary Kay and Dave Waiton

615.481.5780 & 615.481.5782

[sweetgrassvillage.org](http://sweetgrassvillage.org)

[davemarykay@gmail.com](mailto:davemarykay@gmail.com)

We are a 501c3 organization.