

Application # \_\_\_\_\_ Date filed \_\_\_\_\_

Fee: \$25 for minor works, \$50 for all other applications  
( \_\_\_\_\_ check \_\_\_\_\_ cash \_\_\_\_\_ receipt number)

**Town of Nashville**  
**Application for Certificate of Appropriateness**

Applicant's name STEPHEN J ALEXANDER

Applicant's address 850 SOUTH MERIDIAN STREET INDIANAPOLIS IN 46225

Applicant's work phone 3172610070 Home phone \_\_\_\_\_

Property owner's name STEPHEN J ALEXANDER Phone 3172610070

Owner's address 565 POPE PLACE #E, INDIANAPOLIS IN 46202

Address of property where work is to be done 1415 E OLD STATE RD 46, NASHVILLE IN  
**PLEASE NOTE** – Names and addresses of property owners within 100' must also be provided for some projects- see page 3

Description of proposed work: DEVELOPMENT OF PROPERTY FOR USE AS RECREATIONAL VEHICLE PARK & CAMPGROUND

*(Attach additional sheets if necessary)*

Estimated start date FALL 2021 Estimated cost of project: \$4.5 MILLION

**FOR MAJOR WORKS PROJECTS ONLY:**

Legal description of property *(attach additional sheets if necessary)* \_\_\_\_\_

Developer KITTY HAWK DEVELOPMENT, LLC Phone 3172610070

Contractor MULTIPLE Phone \_\_\_\_\_

Architect/Engineer PRINCE ALEXANDER ARCHITECTURE Phone 3172610070

Other approvals needed \_\_\_\_\_

**Submittal checklist:**

**\* NEW CONSTRUCTION OR ADDITION:**

- 2 copies** of site plan showing existing structures, driveways, major landscaping, and floodplain boundaries, and location of proposed new structures, driveways and landscaping
- Photographs showing a view of the street with the building site and adjacent properties
- 2 copies** of elevations of the proposed new building or addition
- Samples of proposed exterior materials
- Descriptions or samples of proposed lighting, including documentation of amount of light that will be produced by the fixture(s)
- Photographs and/or drawings showing proposed location of lighting
- 2 copies** of parking site plan showing location of parking spaces in relation to surrounding structures, number and dimensions of spaces, circulation patterns, drainage and landscape plans

- Descriptions or samples of bike racks, benches or other special features, if included, and site map or photograph showing proposed location
- Any additional supporting materials necessary for the Development Review Commission to make its decision

**\* ALTERATIONS TO AN EXISTING BUILDING:**

- Photographs showing existing conditions
- Description and samples of materials to be used

**If painting:**

- Color samples
- Specify where colors will be applied and which elevations will be painted

**If changes will be made to parking and/or lighting:**

- Descriptions or samples of proposed lighting, including documentation of amount of light that will be produced by the fixture(s)
- Photographs and/or showing proposed location of lighting
- Parking site plan showing location of parking spaces in relation to surrounding structures, number and dimensions of spaces and circulation patterns, drainage and landscape plans
- Descriptions or samples of bike racks, benches or other special features, if included, and site map or photograph showing proposed location
- For a substantial rehabilitation project, the applicant may also be required to supply site plans, elevations, floor plans, and additional supporting materials as determined necessary by the DRC in order to make its decision. If these are necessary, **2 copies** should be provided.

**\* PLEASE NOTE - An Improvement Location Permit from the Brown County Area Plan Commission is also required for new construction or structural changes. An ILP cannot be issued until a Certificate of Appropriateness is received.**

**If any changes or deviations are made from the original application as approved, a new or amended COA must be obtained from the Development Review Commission or its staff.**

**\* SIGNAGE**

Applications for Sign Permits are available at Nashville Town Hall, 200 Commercial Street.

**Affidavit of Application**

1. *Work cannot be started before a Certificate of Appropriateness (COA) is approved.*
2. *The COA must be posted on site in a conspicuous location, visible from the street, and must remain in place during the entire period of construction.*
3. *The design permit becomes void twelve months from the date the permit was issued.*
4. *If any changes or deviations are made from the original application, a new or amended COA must be obtained from the Development Review Commission or its staff.*
5. *The undersigned owner or agent understands that the approval of this application does not constitute a privilege to violate any applicable governmental ordinances, codes or laws. In addition, any omission or misrepresentation of fact, with or without intention of the undersigned, or any alteration or change from the approved work will result in the revocation of any permit issued which was based on the approval of this application.*
6. *If included, I (we) attest that the list of property owners within 100 feet provided with this application is accurate and complete to the best of my knowledge, and was obtained from an authorized office of the Brown County government.*
7. *I (we) also understand that the application fee does not include the fees associated with other construction management reviews or applications. Fees for design review and/or construction management review are the direct responsibility of the applicant payable directly to the engineering firm(s) specified by the Town at rates set out by various agreements and/or ordinances of the Town for services, inspections, reports, etc. required by the Town or State.*

Signature of applicant

Date

10/20/21

Printed name of applicant STEPHEN J ALEXANDER

I hereby authorize the work described in this application at this location.

Signature of property owner (if not applicant)

10/20/21

Printed name of property owner

COA form 7-30-18

*Applicant name:* **STEPHEN J ALEXANDER**  
*Address where work will be done:* **1415 E OLD SR 46, NASHVILLE IN**

**OWNERS OF PROPERTY WITHIN 100 FEET OF PROPOSED PROJECT**

***(NOT REQUIRED FOR MINOR WORKS PROJECTS)***

*Assistance in developing this list may be obtained from the Brown County Surveyor's Office, 201 Locust Lane*

<b>Name</b>	<b>Mailing address</b>
1. _____	Location of property: _____
2. _____	Location of property: _____
3. _____	Location of property: _____
4. _____	Location of property: _____
5. _____	Location of property: _____
6. _____	Location of property: _____
7. _____	Location of property: _____
8. _____	Location of property: _____

*(Attach additional sheets if necessary)*

## **QUESTIONS ABOUT A PROJECT?**

### **Town of Nashville**

Office of the Town Administration	988-5526
Office of the Clerk-Treasurer	988-7064
Water & Sewage Utilities	988-5526
Fire Department	988-4242
Town Police Department	988-5533

### **Brown County**

Area Plan Commission	988-5490
Building Department	988-5490
Office of the Surveyor	988-5500
Soil and Water Conservation District	988-2211
Health Department	988-2255

### **State of Indiana**

Department of Transportation	
Bloomington subdistrict	812-332-1411
Columbus subdistrict	812-372-7837
Department of Natural Resources	
Division of Historic Preservation & Archaeology	317-232-1646
Division of Water	317-232-4160
Department of Environmental Management	317-232-8603

### **Utilities**

Duke Energy	800-521-2232
Indiana Natural Gas	812-988-2512
Brown Co. Water Utility	812-988-6611
Indiana Landmarks	812-284-4534

**DEVELOPMENT REVIEW COMMISSION REPORT**  
*(for DRC use)*

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Hearing date \_\_\_\_\_

**DRC Action:**

\_\_\_\_\_ Approved \_\_\_\_\_ Minor works

\_\_\_\_\_ Approved with conditions

Conditions \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Denied

**Applicable design standards:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
DRC Chair signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
DRC staff signature, if minor works

**SUBJECT AREA**  
**Development Review Commission**  
**Certificate of Appropriateness Application**

1415 OLD STATE ROAD 46 – NASHVILLE, INDIANA

**Legal Description:**

Part of the Southeast quarter of the Northwest quarter, part of the Northeast quarter of the Southwest quarter and part of the Northwest quarter of the Southwest quarter of Section 20, Township 9 North, Range 3 East, described as follows: Beginning at the Northeast corner of said Northeast quarter of the Southwest quarter; thence 00 degrees 50 minutes West 1326.8 feet to the Southeast corner of said quarter quarter Section; thence North 89 degrees 22 minutes West 890.6 feet; thence Northwesterly with the North right-of-way of State Road #46 1385.5 feet; thence continuing with said right-of-way North 16 degrees 04 minutes East 54.5 feet and North 68 degrees 34 minutes West 69.8 feet; thence Northeasterly with the center of Salt Creek 915.8 feet; thence North 00 degrees 51 minutes East 186.2 feet to the Southwest corner of said Southeast quarter of the Northwest quarter; thence North 00 degrees 51 minutes East 852.3 feet; thence South 83 degrees 33 minutes East 1068.7 feet; thence Southeasterly within the center of Old State Road #46 476.5 feet; thence South 00 degrees 50 minutes West 365.6 feet to the beginning. Containing 71.76 acres, more or less.

October 26<sup>th</sup> 2021

**Town of Nashville - Development Review Commission  
Application for Certificate of Appropriateness**

Nashville Town Hall  
200 Commercial Street  
Nashville IN 47448

**RE: Blue Elk Luxury RV Park C.O.A.**

**1415 East Old State Road 46  
Nashville IN 47488**

To whom it may concern,

This letter serves to describe the attached Certificate of Appropriateness application for the proposed Blue Elk Luxury RV Park at the address above.

Steve Alexander acquired the property nearly three decades ago and has enjoyed spending time walking the grounds with his wife and sons, watching the trees mature and wildlife flourish. Areas of the 72 acre parcel have been farmed while others have been left to their own accord. The result of this use has been mixed. Upon removing dense undergrowth of invasive flora, abandoned propane tanks and other nefarious debris was discovered recently.

Moving ahead, with the intent to improve the land and its impact on the community, Steve and his team propose a new, luxury recreational vehicle park. To accommodate Nashville visitors' ever-increasing demand for overnight accommodations, this park will serve as an excellent option for those travelling from near and afar in age-limited coaches. The highest-quality standards for campsites and amenities will be included in the development.

The design team will ensure that all requirements from the Town of Nashville's Design Guidelines and Design Goals will be met. An emphasis on creating a harmonious balance for the existing terrain and proposed improvements will be achieved through several efforts. The existing tree canopy has been catalogued by team members at Hoosier Aquatic Management Inc. Individual native tree species have been identified for preservation. Site circulation, campsites & buildings are located around and within existing treescapes rather than clear-cutting to make way for those improvements. Similarly, any parking, shielded downlighting, stormwater drainage & filtration beds, underground utilities & signage will adhere to Town Standards and will ultimately result in a pleasant, park-like environment, on par with the beauty of the natural landscape of Brown County.

\TS1400DF62\share\A Projects\Blue Elk RV Camp\ADMIN\Permits\Nashville\Town certificate of appropriateness\Application Documents\PROJECT NARRATIVE LETTER.doc

The architecture of the proposed buildings is in line with the vernacular found throughout the County. Traditional massing and shapes, along with natural materials will achieve an easily identifiable vision. By including other, newer materials like Hardie Siding or Metal Paneling, the result will be a collection of buildings that represent today's aesthetic while fitting in seamlessly to the historic, rural nature of the Town and County's built environment.

As with the historically, tourism-driven efforts of improvement and development in Nashville and Brown County since the early 1900s, this new asset will provide another option for lodging, complimenting the existing infrastructure and inventory. Direct tax revenue from campers will supplement the gains of the Town from the associated spending while camp guests spend time exploring Downtown shops, restaurants & entertainment venues. The development also features a retail component for the general public which will compliment the park as well as the community.

Finally, programming of the site will continue to develop and transform over time, in accordance with community input and demand. Some of the efforts already underway include Naturalist-led design such as Monarch butterfly and pollinator habitats, stream monitoring, shoreline restoration for erosion control and invasive removal, habitat restoration and nature trail enhancement with bluebird trail, bat houses, public education via signage for plant names, all in coordination with IDEM, IDNR and other nature organizations. Hoosier Aquatic Management has been hired to help lead these efforts.

Other plans for a potential outdoor outfitter with kayaks, hiking and camping could locate to the retail building near the entry to the site. Opportunity for educational engagement at the creek and in collaboration with local schools and the State Park is another example of how the project's emphasis on working with the local community may result. Finally, the creation of several full- and part-time jobs will occur.

Thank you for your consideration and support of this proposal. The design team and management will look forward to feedback and review comment.

Sincerely,



Stephen Alexander AIA  
Prince Alexander Architecture