PRELIMINARY SPECIFIC PLAN

.WALDEN.

ORIGINALLY SUBMITTED AS EASTLAND SPECIFIC PLAN

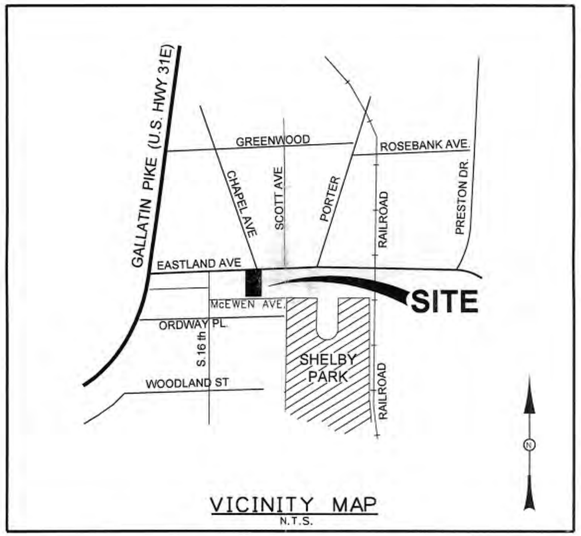
EASTLAND AVENUE

NASHVILLE – DAVIDSON COUNTY – TENNESSEE

NASHVILLE & DAVIDSON COUNTY
APR 12 2006
METROPOLITAN PLANNING COMMISSION

SHEET INDEX

	COVER
C1.01	SITE EXISTING FEATURES
C2.01	SITE LAYOUT PLAN
C3.01	SITE GRADING AND DRAINAGE PLAN
C5.01	PHASING PLAN
L1.01	LANDSCAPE CONCEPT



VICINITY MAP
N.T.S.

SPECIFIC PLAN NOTES

DEVELOPMENT PLAN:
WITH THIS PROJECT WE INTEND TO CREATE A MIXED USE DEVELOPEMENT COMPRISED OF RESIDENTIAL UNITS, RETAIL SPACE, OFFICE SPACE, RESTAURANTS, AND ARTIST STUDIOS. THIS WILL BE CONSTRUCTED BY REMODELING AN EXISTING BUILDING (FORMERLY A NURSING HOME) AND BUILDING NEW STRUCTURES.

EXISTING CONDITIONS:
THERE IS CURRENTLY AN EXISTING BUILDING (FORMERLY A NURSING HOME) AND A SINGLE FAMILY STRUCTURE ON THIS SITE. THE REMAINDER OF THE SITE IS VACANT. THE NURSING HOME WILL REMAIN AND BE RENOVATED.

PURPOSE AND INTENT:
THIS PRELIMINARY SPECIFIC PLAN WILL ALLOW THE DEVELOPMENT OF A VARIETY OF USES FOR THIS SITE. THIS PRELIMINARY SPECIFIC PLAN WILL PROVIDE INTER-CONNECTIVITY FOR THE NEIGHBORHOOD AND A NUMBER OF USES THAT WILL BE DESTINATIONS FOR PEDESTRIANS.

APPLICABILITY TO THE GENERAL PLAN:
THE CURRENT SUBAREA PLAN (1994) SHOWS THIS AREA AS RM-RESIDENTIAL MEDIUM DENSITY. WHILE THIS PROJECT WILL PROVIDE RESIDENTIAL UNITS THAT FIT RM DISTRICT WE BELIEVE THE RETAIL, RESTAURANT, AND OFFICE SPACES ARE JUSTIFIED WITH THE FUTURE OVERALL PLAN FOR THIS AREA.

ALLOWABLE USES:
USES ALLOWED ON THIS SITE WILL BE : RETAIL, RESIDENTIAL, OFFICE, AND RESTAURANTS.

HEIGHT AND SIZE OF PROPOSED BULDINGS:
EXISTING NURSING HOME IS A ONE STORY STRUCTURE.
PROPOSED BUILDINGS ARE TWO STORIES. TWO BUILDINGS ARE TWO STORIES WITH A WALK OUT BASEMENT. ADD DESCRIPTION OF THREE STORY BUILDINGS IN THIS PLAN.

DEVELOPMENT STANDARDS:
BUILDING MATERIALS WILL BE WOOD, BRICK, AND STONE.

OWNER /DEVELOPER

MARCH EGERTON
4216 BRUSH HILL ROAD
NASHVILLE, TENNESSEE 37216
PH.: (615) 568-9145
FX.: (615) 226-5020
CONTACT: MARK EGERTON
EMAIL: MEGERTON@MINDSPRING.COM

CIVIL • SITE DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH.(615) 329-3298 FX.(615) 341-0901
e-mail: KevinG@Civil-Site.com

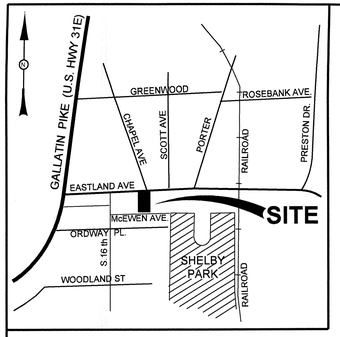
BRIAN M. HAMILTON REGISTERED ENGINEER AGRICULTURE THRU RESIDENCES No. 108,152 APR 7, 2006 STATE OF TENNESSEE

☑ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL ☑ CONDITIONAL, compliance with the
~~S.P.~~ provisions of the Metropolitan Zoning Ordinance.
Conditions with Councilmans Jameson's conditions
AND staff conditions
By Pereira Date 5/11/06
Metropolitan Planning Commission

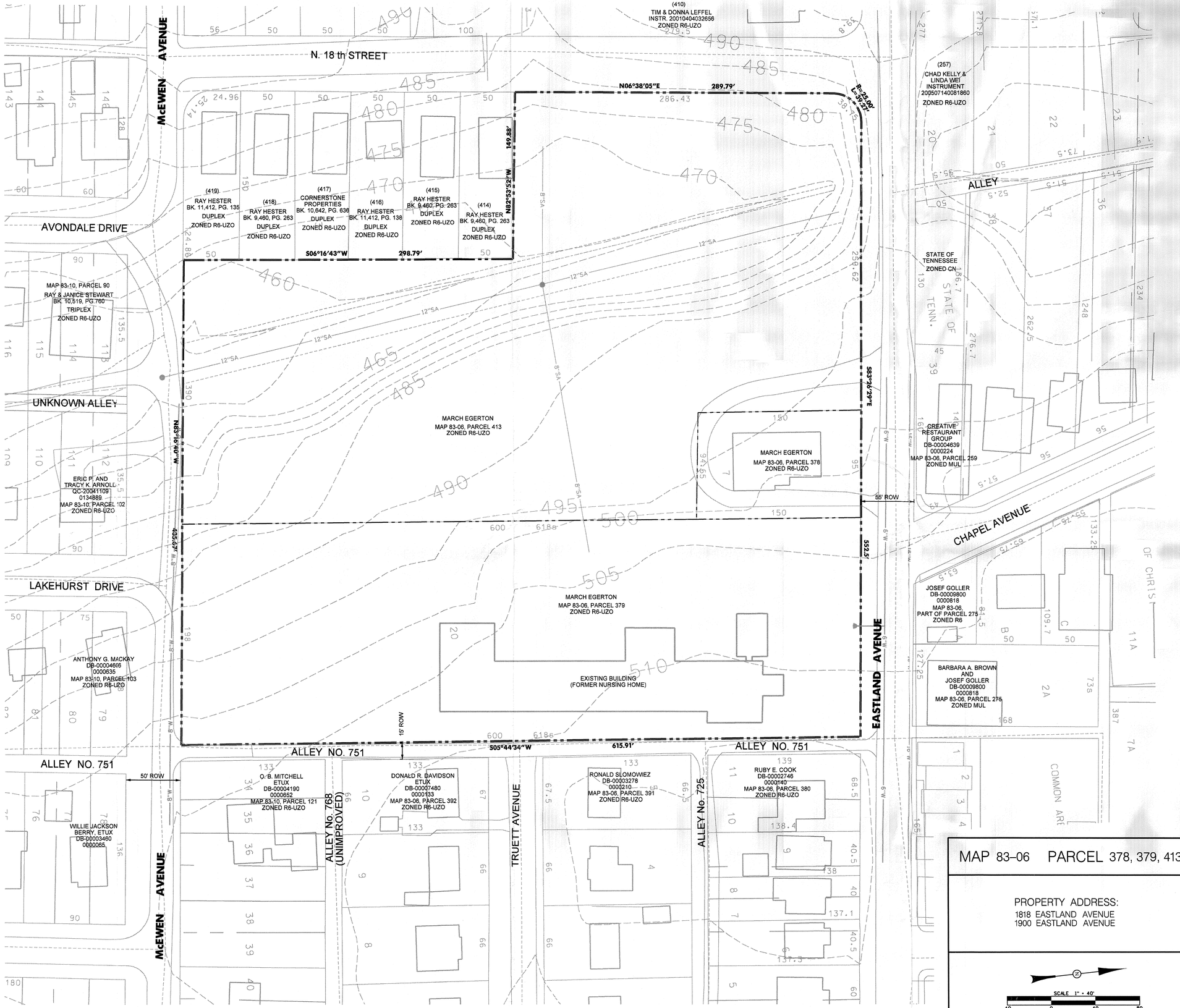
2005 SP-170U-05
Preliminary Specific Plan

REV.: 04-12-06
REV.: 03-30-06
REV.: 03-02-06

DATE: 12-01-05
JOB NO.: 05-115-05
CADD CODE: 1598



VICINITY MAP
N.T.S.



MAP 83-06 PARCEL 378, 379, 413

PROPERTY ADDRESS:
1818 EASTLAND AVENUE
1900 EASTLAND AVENUE

SCALE 1" = 40'
40 0 40 80

CIVIL SITE DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH.(615) 329-3298 FX.(615) 341-0901

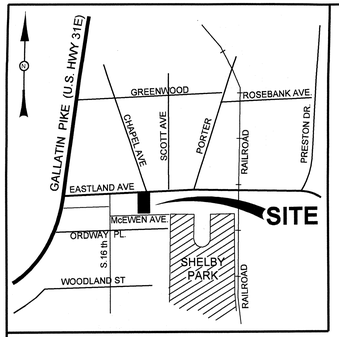
BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108143
STATE OF TENNESSEE
APR 13 2006

EXISTING CONDITIONS

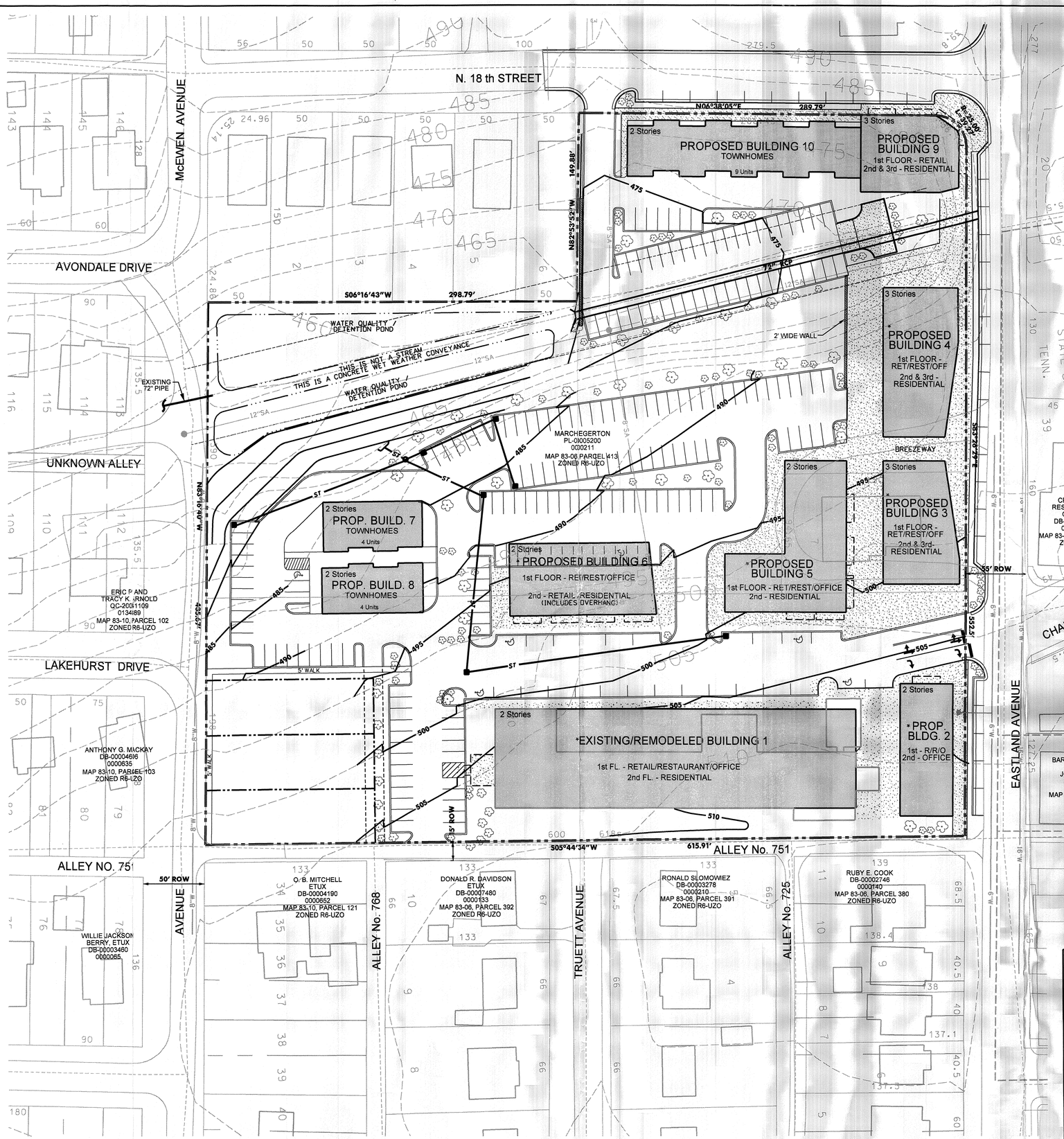
PRELIMINARY SPECIFIC PLAN
.WALDEN.
EASTLAND AVENUE AT CHAPEL AVENUE
NASHVILLE - DAVIDSON COUNTY - TENNESSEE

REVISION	COMMENTS	DATE	CHECKED BY:
1	RE-SUBMIT TO PLANNING	3/02/06	BMH
2	REVISE LAYOUT/RE-SUBMIT TO MPC	3/30/06	BMH
3	REVISE LAYOUT/RE-SUBMIT TO MPC	4/12/06	BMH

C1.01
DATE: 12-01-05
JOB NO.: 05-115-01
CADD CODE: 1598



VICINITY MAP
N.T.S.



MAP 83-06 PARCEL 378, 379, 413

PROPERTY ADDRESS:
1818 EASTLAND AVENUE
1900 EASTLAND AVENUE

SCALE 1" = 40'
40 0 40 80

CIVIL SITE DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH.(615) 329-3298 FX.(615) 341-0901

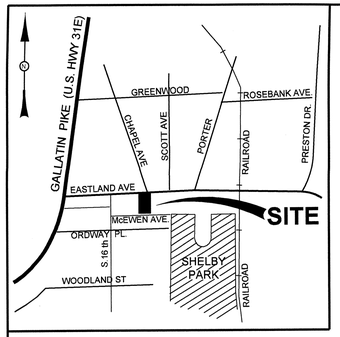
BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108143
APR 2006
STATE OF TENNESSEE

SITE GRADING AND DRAINAGE PLAN

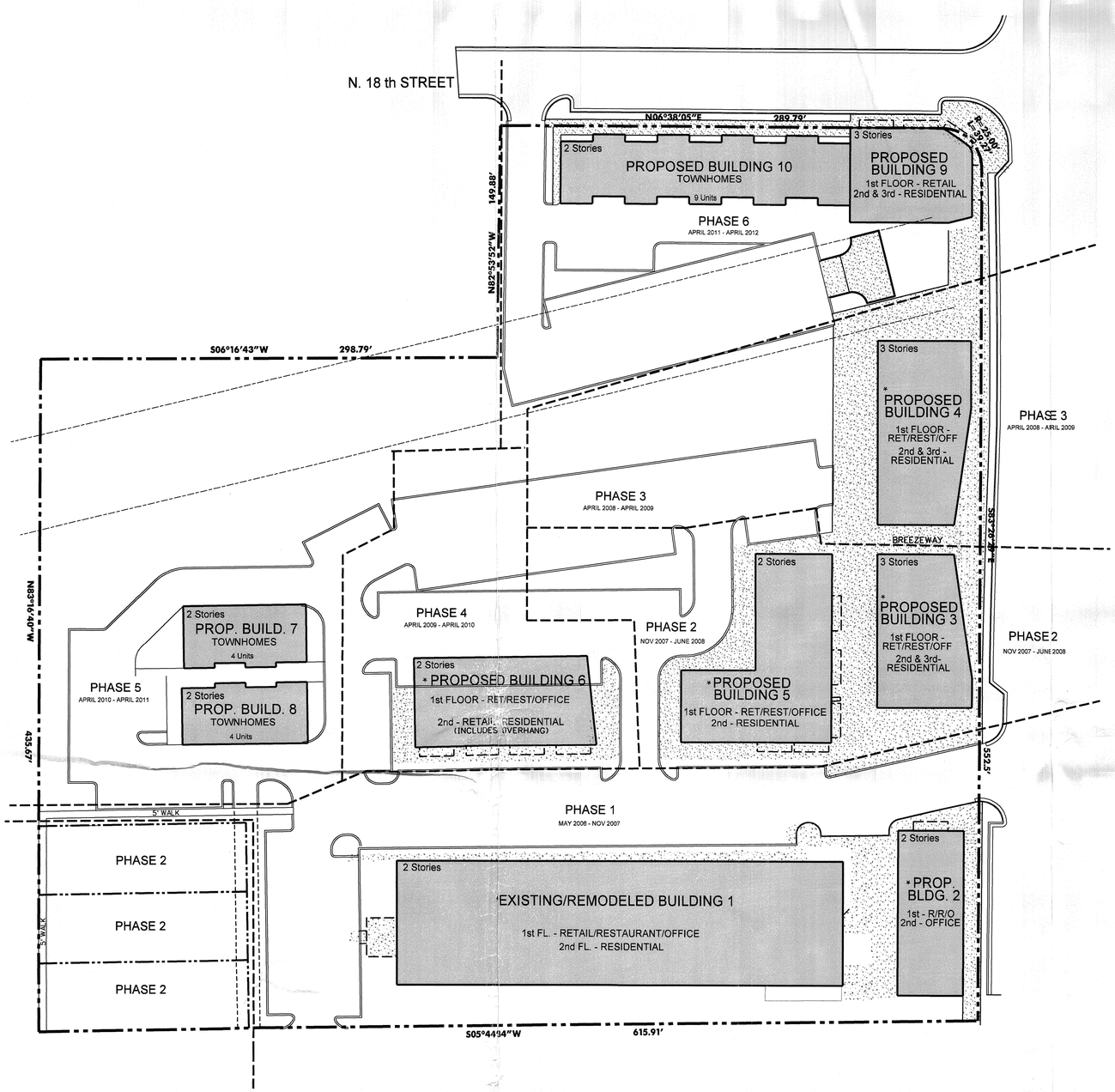
PRELIMINARY SPECIFIC PLAN
.WALDEN.
EASTLAND AVENUE AT CHAPEL AVENUE
NASHVILLE - DAVIDSON COUNTY - TENNESSEE

CHECKED BY:	DATE	COMMENTS	REVISION
BMH	3/02/06	RE-SUBMIT TO PLANNING	1
BMH	3/30/06	REVISE LAYOUT/RE-SUBMIT TO MPC	2
BMH	4/12/06	REVISE LAYOUT/RE-SUBMIT TO MPC	3

C3.01
DATE: 12-01-05
JOB NO.: 05-115-01
CADD CODE: 1598



VICINITY MAP
N.T.S.



MAP 83-06 PARCEL 378, 379, 413

PROPERTY ADDRESS:
1818 EASTLAND AVENUE
1900 EASTLAND AVENUE

SCALE 1" = 40'
40 0 40 80

CIVIL • SITE DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH.(615) 329-3298 FX.(615) 341-0901

BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108143
STATE OF TENNESSEE
APR 2006

PHASING PLAN

PRELIMINARY SPECIFIC PLAN
.WALDEN.
EASTLAND AVENUE AT CHAPEL AVENUE
NASHVILLE - DAVIDSON COUNTY - TENNESSEE

REVISION	COMMENTS	DATE	CHECKED BY:
1	RE-SUBMIT TO PLANNING	3/02/06	BMH
2	REVISE LAYOUT/RE-SUBMIT TO MPC	3/30/06	BMH
3	REVISE LAYOUT/RE-SUBMIT TO MPC	4/12/06	BMH

C5.01
DATE: 12-01-05
JOB NO.: 05-115-01
CADD CODE: 1598

N. 18 th STREET

McEWEN AVENUE

AVONDALE DRIVE

NKNOWN ALLEY

KEHURST DRIVE

ALLEY NO. 751

ALLEY

CHAPEL AVENUE

EASTLAND AVENUE

N06°38'05"E 289.79'

S06°16'43"W 298.79'

N82°53'52"W 149.88'

(419) RAY HESTER BK. 11,412, PG. 135 DUPLEX ZONED R6-UZO

(418) RAY HESTER BK. 9,460, PG. 263 DUPLEX ZONED R6-UZO

(417) CORNERSTONE PROPERTIES BK. 10,642, PG. 636 DUPLEX ZONED R6-UZO

(416) RAY HESTER BK. 11,412, PG. 138 DUPLEX ZONED R6-UZO

(415) RAY HESTER BK. 9,460, PG. 263 DUPLEX ZONED R6-UZO

(414) RAY HESTER BK. 9,460, PG. 263 DUPLEX ZONED R6-UZO

MAP 83-10, PARCEL 90 RAY & JANICE STEWART BK. 10,519, PG. 760 TRIPLEX ZONED R6-UZO

ERIC P. AND TRACY K. ARNOLD QC-20041109 0134889 MAP 83-10, PARCEL 102 ZONED R6-UZO

ANTHONY G. MACKAY DB-00004606 0000635 MAP 83-10, PARCEL 103 ZONED R6-UZO

WILLIE JACKSON BERRY, ETUX DB-00003460 0000065

O. B. MITCHELL ETUX DB-00004190 0000652 MAP 83-10, PARCEL 121 ZONED R6-UZO

DONALD R. DAVIDSON ETUX DB-00007480 0000133 MAP 83-06, PARCEL 392

RONALD SLOMOWIEZ DB-00003278 0000210 MAP 83-06, PARCEL 391

RUBY E. COOK DB-00002746 0000140 MAP 83-06, PARCEL 380 ZONED R6-UZO

(257) CHAD KELLY & LINDA WEI INSTRUMENT 200507140081660 ZONED R6-UZO

STATE OF TENNESSEE ZONED CN

CREATIVE RESTAURANT GROUP DB-00004639 0000224 MAP 83-06, PARCEL 259 ZONED MUL

JOSEF GOLLER DB-00009800 0000618 MAP 83-06, PART OF PARCEL 275 ZONED R6

ZONED CN

ZONED CC

BARBARA A. BROWN AND JOSEF GOLLER DB-00009800 0000618 MAP 83-06, PARCEL 275 ZONED MUL

2 Stories
PROPOSED BUILDING 10
TOWNHOMES
9 Units

3 Stories
PROPOSED BUILDING 9
1st FLOOR - RETAIL
2nd & 3rd - RESIDENTIAL

3 Stories
PROPOSED BUILDING 4
1st FLOOR - RET/REST/OFF
2nd & 3rd - RESIDENTIAL

BREEZEWAY

2 Stories
3 Stories
PROPOSED BUILDING 3
1st FLOOR - RET/REST/OFF
2nd & 3rd- RESIDENTIAL

2 Stories
*PROPOSED BUILDING 5
1st FLOOR - RET/REST/OFFICE
2nd - RESIDENTIAL

2 Stories
PROP. BUILD. 7
TOWNHOMES
4 Units

2 Stories
PROP. BUILD. 8
TOWNHOMES
4 Units

2 Stories
*PROPOSED BUILDING 6
1st FLOOR - RET/REST/OFFICE
2nd - RETAIL / RESIDENTIAL (INCLUDES OVERHANG)

LOT 1

LOT 2 (6,000 SF)

LOT 3 (6,000 SF)

LOT 4 (6,000 SF)

15' ACCESS EASEMENT

15' ROW

50' ROW

55' ROW

PRIVATE STREET

PROPOSED TEMPORARY PARKING DURING COMPLETION OF PHASE 1

END OF PAVEMENT TRANSITION TO TEMP. PARKING.

2 Stories
*EXISTING/REMODELED BUILDING
1st FL. - RETAIL/RESTAURANT/OFFICE
2nd FL. - RESIDENTIAL

EXISTING BUILDING REMOVED

PROPOSED BUILDING PHASE 1A
NEW PARKING

"SEE L1.01 FOR" LANDSCAPE CONCEPT PLAN

5' WALK

S05°44'34"W 615.91'

PROPOSED PHASED SITE PLAN
N.T.S

EXISTING HOUSE

TEMPORARY PARKING DURING COMPLETION
OF PHASE 1

EXISTING BUILDING
TO BE PART OF PHASE 1B
NO PERMIT REQUESTED AT THIS TIME

NEW ROAD

PROPOSED BUILDING 1
PHASE 1A

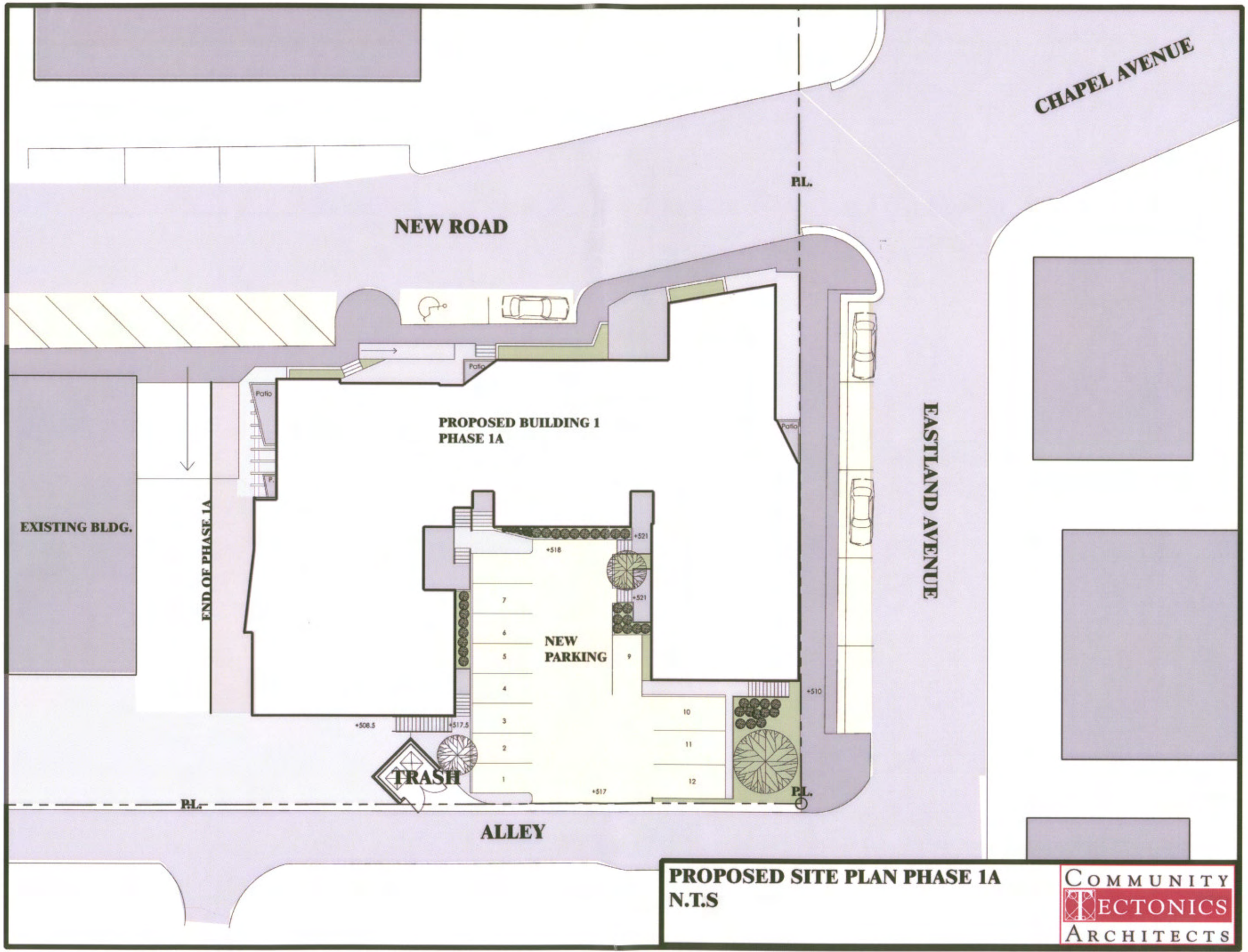
NEW
PARKING

EASTLAND AVENUE

CHAPEL AVENUE

**PROPOSED SITE PLAN SHOWING
TEMPORARY PARKING, NEW PARKING
AND EXISTING STRUCTURES**

COMMUNITY TECTONICS ARCHITECTS



PROPOSED SITE PLAN PHASE 1A
N.T.S

COMMUNITY TECTONICS ARCHITECTS

EASTLAND AVE. ELEVATION

COMMUNITY TECTONICS ARCHITECTS

CHAPEL ELEVATION (NEW ENTRANCE)

COMMUNITY TECTONICS ARCHITECTS