Fern Avenue Lofts

A (SP) Specific Plan District

SP

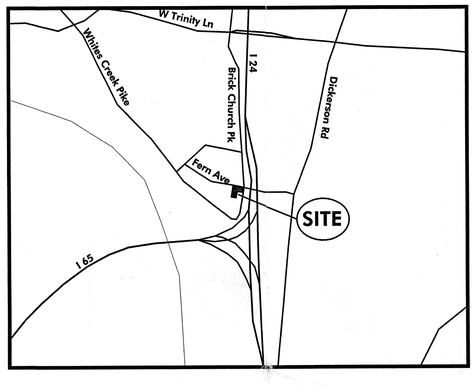
Being Parcels 29 & 59; On Tax Map 71-14

Nashville, Davidson County, Tennessee

LOCATION

SP DEVELOPMENT STANDARDS	
DESCRIPTION	SP ZONE W/ BASE ZONING RM60
EXISTING USES	AUTO REPAIR/BODY SHOP
PROPOSED USES	MULTIFAMILY RESIDENTIAL
MAXIMUM # UNITS	64 UNITS
PROPOSED # UNITS	45 UNITS.
OPEN AREA	8,116.69 SF
% OPEN AREA	20%
FAR	1.08 (LIVING SPACE)
FRONT SETBACK	0'-FERN AVE (PL)
	10'-BRICK CHURCH PIKE (PL)
REAR SETBACK	5' (PL)
SIDE SETBACK	NONE
ISR	0.80
BUILDING HEIGHT	4 STORIES MAX, 48 FT
REQ'D BUFFER YARDS	NONE
REQ'D PARKING	1.5 STALLS/UNIT = 68 STALLS
PARKING PROVIDED	68 GARAGES/12 STALLS=80 TOTAL

LAND USE TABLE
1) TOWNHOUSES



Vicinity Map **N.T.S.**

Area Map

SITE DATA
MAP 71-14, PARCELS 29 & 59
TOTAL AREA = 1.06 ACRES
SITE ZONING: CURRENT CS/ PROPOSED SP
PROPOSED UNITS = 45 TOWNHOMES
PROPOSED ZONING: SP
PROPERTY DENSITY: 48 UNITS/ACRE

Sheet Schedule

1 C0.0 Cover Sheet
2 C1.0 Existing Conditions & Demolition Plan
3 C2.0 SP Layout Plan
4 C3.0 Grading & Drainage Plan
5 C4.0 Conceptual Landscape Plan

X PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☐ CONDITIONAL, compliance with the
SP ~~☐~~ provisions of the Metropolitan Zoning Ordinance
Conditions See MPC minutes 10/26/06
By Kathy Mitchell Date 10/30/06
Metropolitan Planning Commission

PURPOSE:
TO CREATE A SPECIFIC PLAN DISTRICT (SP)

NOTES:
1.) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.23, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

2.) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3.) THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0209F DATED APRIL 20, 2001.

4.) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION

5.) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.

6.) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

7.) BUILDING SETBACKS SHALL BE PER THIS SPECIFIC PLAN

8) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

9.) PER FIRE MARSHAL NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA AN AN APPROVED HARD SURFACED ROAD. METRO ORDINANANCE 095-1541 SECTION 1568.020 B. FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 600FT. IN LENGTH SHOULD BE INCREASED TO THE NEXT SIZE LARGER IN DIAMETER.

10.) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS

COUNCIL PERSON - JAMIE ISABEL
COUNCILMANIC DISTRICT - 2nd
MAP 71-14
PARCELS 29 & 59

APPLICANT - THE MARCHETTI CO
CONTACT PERSON - MIKE MARCHETTI
ADDRESS -112 30TH AVE N
NASHVILLE, TN 37203
PHONE: (615) 327-9168

ENGINEER
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166
CONTACT PERSON - CHARLEY DEAN, PE

NASHVILLE & DAVIDSON COUNTY
OCT - 2 2006
METROPOLITAN PLANNING COMMISSION

CHARLES TAYLOR DEAN 106415 REGISTERED ENGINEER STATE OF TENNESSEE

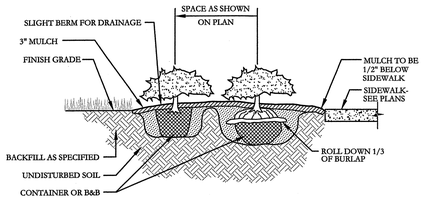
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

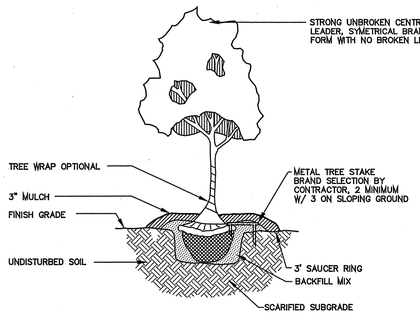
PROJECT #06138
Fern Avenue Lofts

C0.0

1 OF 5



SHRUB / GROUNDCOVER PLANTING DETAIL



GUYING NOT ALLOWED, TREES MAY BE SET WITHOUT SUPPORT IF IN STABLE GROUND

LARGE TREE PLANTING / GUYING DETAIL

KEY

LARGE CANOPY TREES

UNDERSTORY TREES

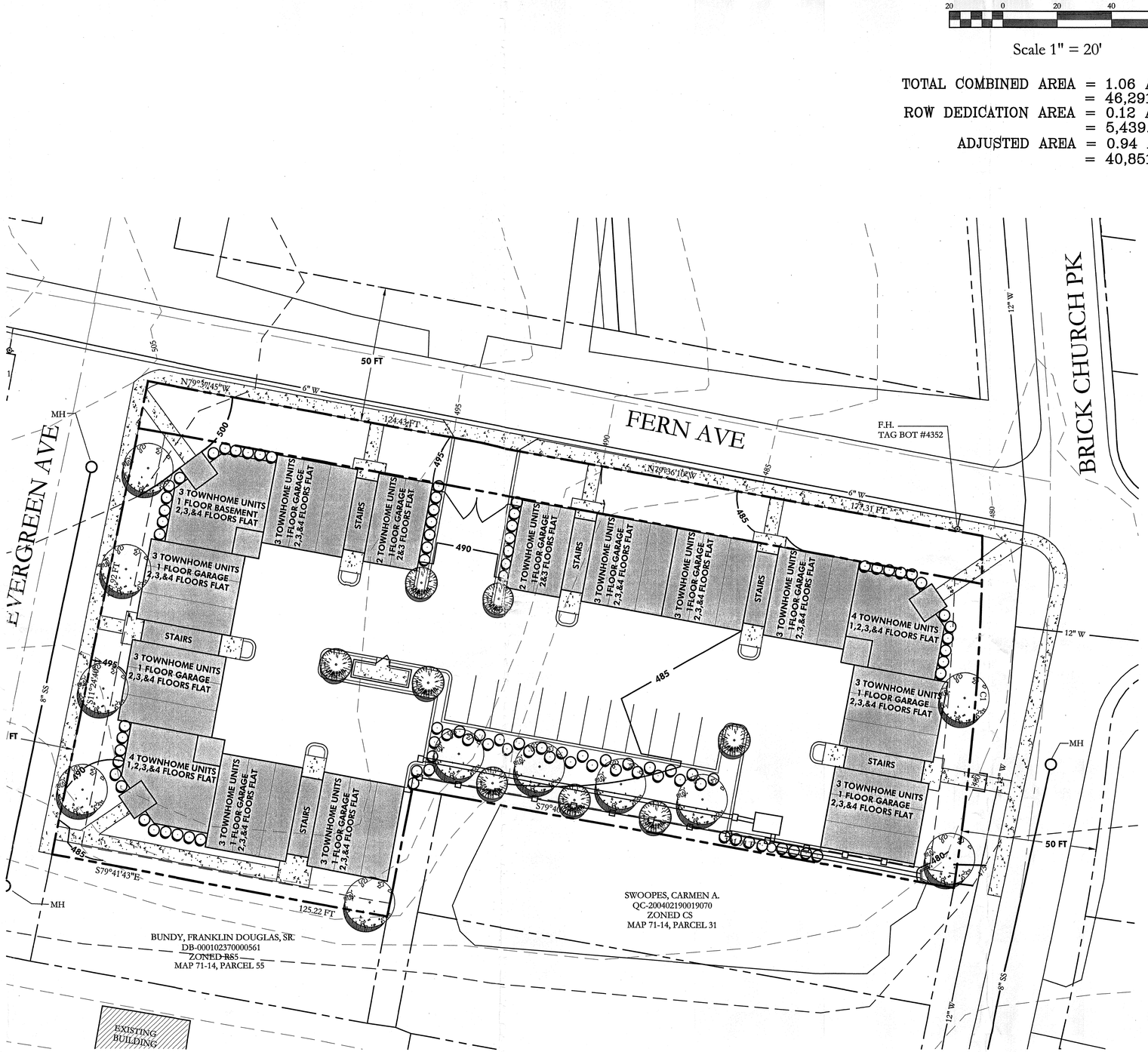
SHRUBS

TREE DENSITY REQUIREMENTS

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED WITH FINAL SP DEVELOPMENT PLAN

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE HAND WEEDED OR SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
13. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE AND ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
14. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.



Conceptual Landscape Plan

REVISIONS:
LAYOUT CHANGES: 9/28/06

DATE: AUGUST 3, 2006

Fern Avenue Lofts

BEING PARCELS 29 & 59 ON TAX MAP 71-14
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CHARLES TAYLOR DALE III — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 106 — STATE OF TENNESSEE

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #06138
Fern Avenue Lofts

C4.0

5 OF 5

TOTAL COMBINED AREA = 1.06 ACRES
= 46,291.338 S.F.

Scale 1" = 20'

20 0 20 40 60

MAGNETIC
REGISTERED TO
TN STATE PLANE
COORDINATE SYSTEM
(NAD83)
(NGVD83)

N

REVISIONS:
LAYOUT CHANGES: 9/28/06

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Fern Avenue Lofts

BEING PARCELS 29 & 59 ON TAX MAP 71-14
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FERN AVE

BRICK CHURCH PK

EVERGREEN AVE

ALLEY TO BE ABANDONED

EXISTING BUILDING

F.H.
TAG BOT #4351

F.H.
TAG BOT #4352

MH

ZONED RS5

6" W

N79°37'45"W

124.43 FT

N79°36'10"W

177.31 FT

505

495

490

485

480

12" W

50 FT

177.92 FT

EXISTING PAVEMENT
TO BE DEMOLISHED

EXISTING BUILDING
TO BE DEMOLISHED

EXISTING PAVEMENT
TO BE DEMOLISHED

177.76 FT

S11°24'40"W

S11°01'57"W

N11°09'30"W

8" SS

SOIL TYPE: MsD
HYDROLOGICAL SOIL GROUP C

HOZELL ANDERSON
DB-000082280000861
ZONED CS
MAP 71-14, PARCEL 59

HOZELL ANDERSON
QC-000082610000573
ZONED CS
MAP 71-14, PARCEL 29

EXISTING BUILDING
TO BE DEMOLISHED

EXISTING BUILDING
TO BE DEMOLISHED

S79°40'26"E

191.91 FT

EXISTING PAVEMENT

SWOOPES, CARMEN A.
QC-20040219019070
ZONED CS
MAP 71-14, PARCEL 31

C1

173

S79°41'43"E

125.22 FT

BUNDY, FRANKLIN DOUGLAS, SR.
DB-000102370000561
~~ZONED RS5~~
MAP 71-14, PARCEL 55

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

CHARLES TAYLOR DEAN
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
COMMERCE
NO. 1064
STATE OF TENNESSEE

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C1.0

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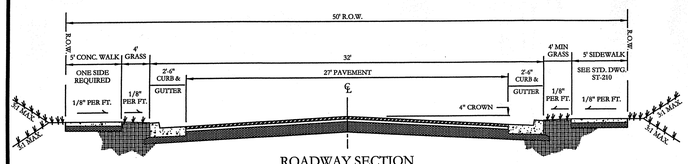
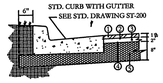
Existing Conditions & Demolition Plan



ROADWAY SECTION

NOT TO SCALE

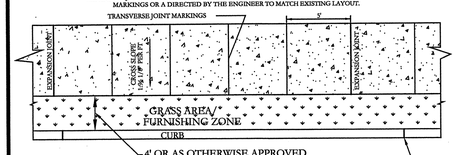


PAVEMENT COURSES

① 1 1/2" ASPHALTIC CONCRETE SURFACE (411D)
② TACK COAT (SS-1)
③ 2" BITUMINOUS BINDER (B-M2)
④ PRIME COAT (RS-2)
⑤ 8" STONE (GRADING D PUG MILL MIX)

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.) ST-252

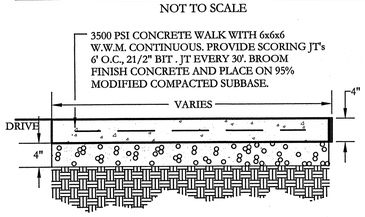


5' SIDEWALK WITH GRASS PLOT

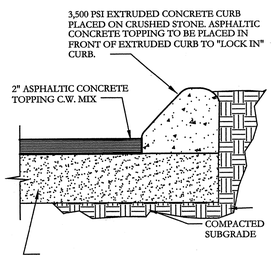
General Notes:
1. Sidewalks shall be a minimum of 4" in thickness.
2. Maximum cross slope for sidewalks shall not exceed 1:48 (vertical:horizontal)
3. Sidewalk shall be constructed of white concrete, brick or exposed aggregate per Metro Department of Public Works Technical Specifications, Section 02522.
4. Compacted stone base, pug mill mix, 4" thick shall be applied to sub grade prior to installing sidewalk.
5. Furnishing zone is an area for obstructions in the sidewalk. Examples are outdoor cafes, power poles, fire hydrants, signs, etc.
6. In the event of any conflict, discrepency, or inconsistency among the plans and these standard details, the requirements of the standard details shall govern.

STANDARD CONCRETE SIDEWALK ST-210

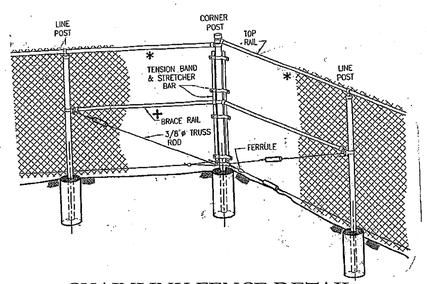
NOT TO SCALE



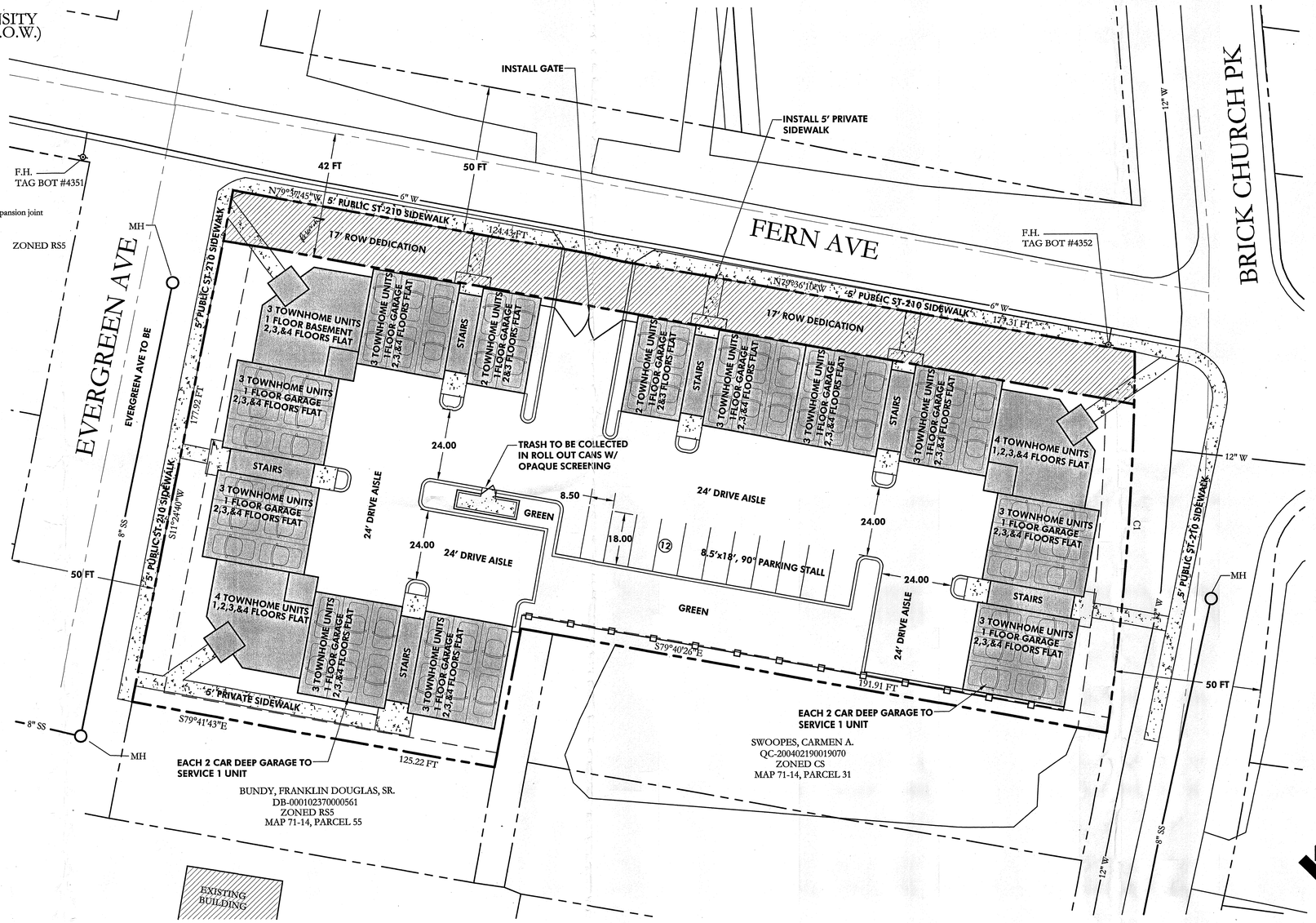
FLUSH SIDEWALK DETAIL



REGULAR-DUTY PAVEMENT DETAIL



CHAINLINK FENCE DETAIL



20 0 20 40 60

Scale 1" = 20'

TOTAL COMBINED AREA	=	1.06 ACRES
	=	46,291.338 S.F.
ROW DEDICATION AREA	=	0.12 ACRES
	=	5,439.429 S.F.
ADJUSTED AREA	=	0.94 ACRES
	=	40,851.571 S.F.
IMPERVIOUS AREA	=	0.751 ACRES
	=	32,734.884 S.F.

MAGNETIC REGISTERED TO TN STATE PLANE COORDINATE SYSTEM (NAD83) (NGVD83)

PARKING REQUIREMENTS

45-2 BR UNITS @ 1.5 STALLS/BR=68 STALLS REQUIRED
80 STALLS PROVIDED (68 GARAGES, 12 STALLS)

REVISIONS:
LAYOUT CHANGES: 9/28/06

DATE: AUGUST 3, 2006

Fern Avenue Lofts

BEING PARCELS 29 & 59 ON TAX MAP 71-14
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CHARLES TAYLOR DALE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 106443
STATE OF TENNESSEE

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PROJECT #06138
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C2.0

3 OF 5

SP Layout Plan

EROSION & GRADING NOTES

1. EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
2. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED.
3. EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
4. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
6. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
8. THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO THE BEGINNING OF WORK.
9. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
10. SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
11. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS, AND LIGHTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
13. ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION FOR HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

20 0 20 40 60

Scale 1" = 20'

TOTAL COMBINED AREA = 1.06 ACRES
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ROW DEDICATION AREA = 0.12 ACRES
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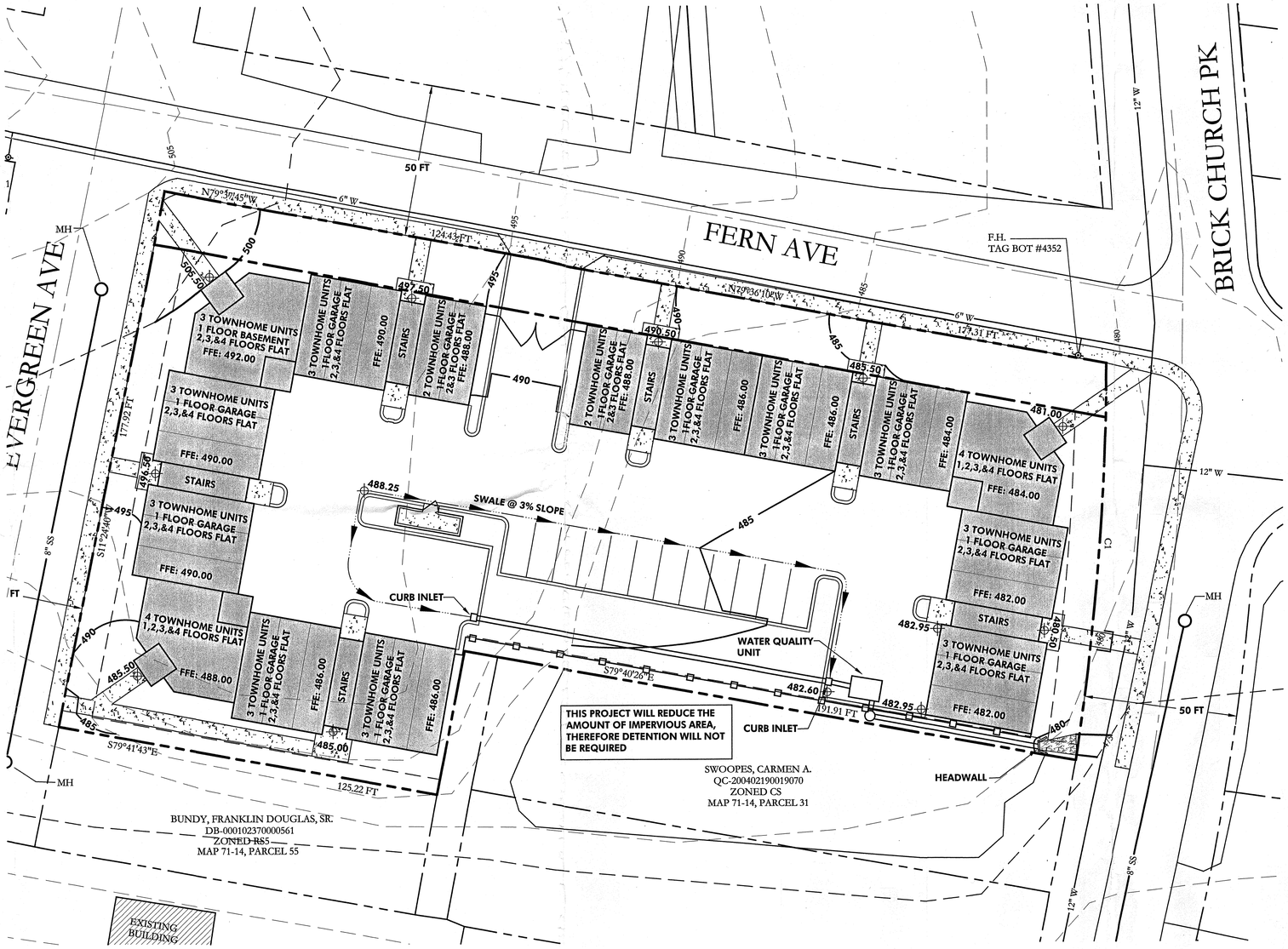

REVISIONS:
LAYOUT CHANGES: 9/28/06

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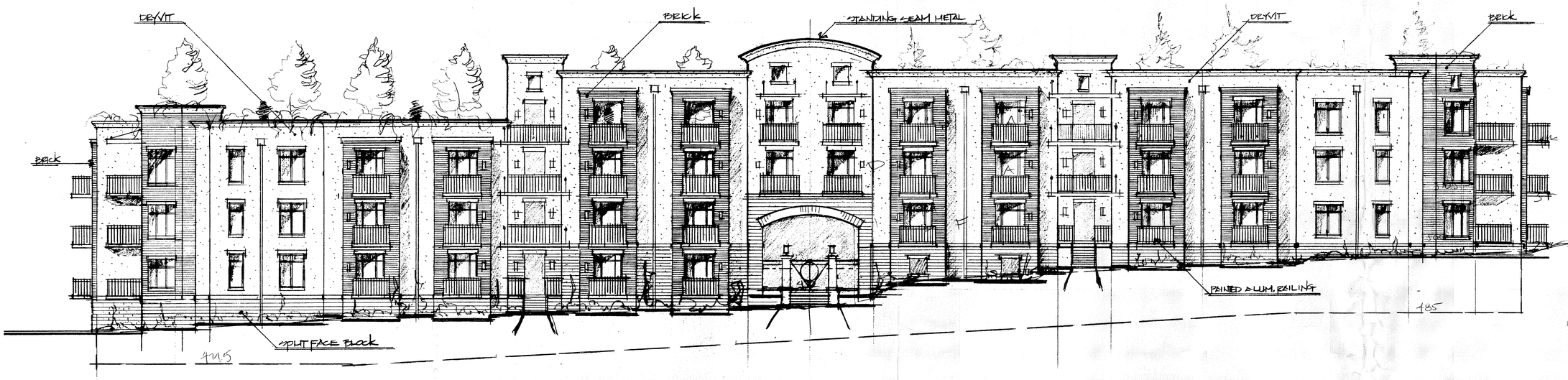
C3.0

4 OF 5

Grading & Drainage Plan



FERN AVENUE ELEVATION

FERN AVENUE LOFTS

SC. 3/32"

BRICK CHURCH PIKE ELEVATION

SC. 3/32"

200GSP-1590-03
NASHVILLE & DAVIDSON COUNTY
NOV 30 2007
METROPOLITAN PLANNING DEPARTMENT

FERN AVENUE LOFTS

THE MARCHETTI CO.
112 30th Ave. North
Nashville, TN 37203
☎ 615 • 327 • 9168
Fax: 615 • 327 • 9150

MICHAEL V. MARCHETTI
REGISTERED ARCHITECT
COMMERCE
FEB. 2007
STATE OF TENNESSEE

11.29.07

A-1