SP PRELIMINARY PLAN

FOR

VENITA AXLEY TOWNHOMES

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SP NO. 2007SP-118U-05

TAX MAP 83-07, PARCEL 90

Utility Providers:

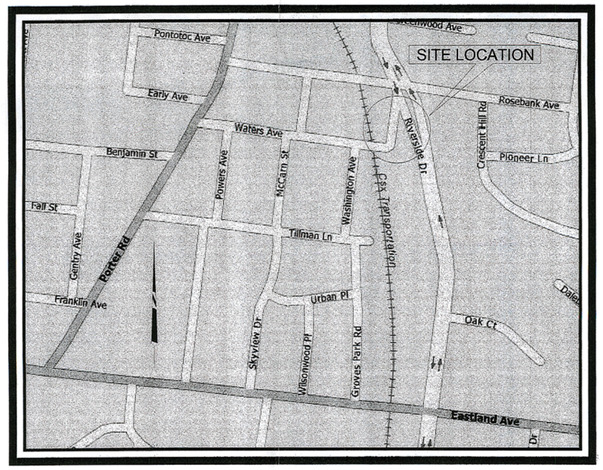
Electric Utility: NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN. 37246
(615) 736-6900

Water: METRO WATER SERVICES
1600 2ND AVENUE NORTH
NASHVILLE, TN. 37208
(615) 862-4505

Gas: NASHVILLE GAS COMPANY
665 MAINSTREAM DRIVE
NASHVILLE, TN. 37228
(615) 734-0734

Sewer: METRO WATER SERVICES
1600 2ND AVENUE NORTH
NASHVILLE, TN. 37208
(615) 862-4505

Telephone: BELL SOUTH
1155 PEACHTREE STREET NE
ATLANTA, GA. 30309-3610
(615) 214-8205



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

COVER SHEET	
SITE & UTILITY PLAN	C-1
SITE GRADING PLAN	C-2
SITE LANDSCAPE PLAN	L-1

OWNER:
VENITA AXLEY
924 RIVERSIDE DRIVE
NASHVILLE, TN 37206
CONTACT: VENITA AXLEY
PHONE: 615.268-2903
CURRENTLY ZONED: R-10

COUNCIL DISTRICT NO. 7
COUNCIL MEMBER: ERIK COLE

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions See Minutes
By Lonin Sexton MPC Date 9/27/07
Metropolitan Planning Commission

WILLIAM M. KELL
No. 101 SEALED ENGINEER
STATE OF TENNESSEE
5-20-07

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1420 Donelson Pike, Suite A12 • Nashville, Tennessee 37217
615-383-6300 • Fax: 615-383-6341 • www.fisheramold.com
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SP DEVELOPMENT SCHEDULE

Under the proposed SP Plan, the property will be sub-divided into two lots. The existing residence, located on the southerly portion of the property will be located on Lot 2, containing 0.236 acres (10,311 sf). The northerly portion of the property, identified as Lot 1, will contain 0.348 acres (15,171 sf).

It is on Lot 1, under the proposed SP Plan, that the three (3) two-story townhomes are to be constructed. Each townhome will have a base floor area of 20' x 40' (800 sf). Off-street parking for two (2) vehicles will be provided for each townhome. Lot 1 will be developed with landscaped open space (0.25 acres). It is anticipated that the development of this site will not require on-site stormwater management facilities.

The Venita Axley Townhomes are proposed to be constructed in one phase.

The development schedule for the Venita Axley Townhomes is as follows:

Obtain SP Zoning Approval:	November 2007
Submit Final SP Site Plan Documents	January 2008
Final SP Site Plan Approval	March 2008
Construction Permits	April 2008
Project Construction Start	April 2008
Project Construction Complete	February 2009

OWNER:
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942 RIVERSIDE DRIVE
NASHVILLE, TN 37206
CONTACT: VENITA AXLEY
PHONE: 615-268-2903
ZONED: R-10
VENITA AXLEY TOWNHOMES
Property Ownership
Map 83-07; Parcel 90.00
VENITA AXLEY INST.# 2007320-033363

UTILITY PROVIDERS:

Electric Utility:
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
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NOTES:

1) THE PURPOSE OF THIS APPLICATION IS TO CREATE TOWNHOMES UNDER SP ZONING.
2) ZONING: EXISTING R-10; PROPOSED SP
3) THIS PROPERTY DOES NOT LIE WITHIN AN AREA CONTAINING THE 100-YEAR FLOOD PLAIN IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD BOUNDARY (FIRM) MAP NO. 47037C0236 F DATED: JUNE 20, 2001
4) PARCEL NOS. SHOWN THRU (90) REFER TO TAX MAP 83-07
5) COUNCIL DISTRICT 7 COUNCIL MEMBER ERIC COLE
6) EXISTING SHED TO BE REMOVED AND DISPOSED OF PER STATE AND LOCAL REQUIREMENTS.
7) A SUBDIVISION PLAT WILL BE SUBMITTED TO THE METRO PLANNING DEPARTMENT FOR THE PROPOSED DIVISION OF PARCEL 90.

SP GENERAL PLAN CONSISTENCY

The Venita Axley property is identified as Parcel 90 on Tax Map 83-07. The property is currently zoned R-10. The property contains by survey 0.584 acres and is bounded by Riverside Drive on the East; Waters Avenue/RR Right of Way on the West; Rosebank Avenue on the North; and single family residential, R-10, property to the south.

The property is located in Sub-Area 5 with a current Land Use Policy of Residential, Low to Medium Density. The property is located within close proximity to the Nashville Central Business District (within a 5-mile radius), a major recreational center (Shelby Park/Shelby Bottoms Greenway) and is served by area public transportation and public utilities.

A single-family residential structure is currently located on the southerly portion of the property.

Sanitary sewer service is available from existing sewer mains located in Riverside Drive. Public water is available from an existing 16-inch water main located in Riverside Drive.

Under the proposed SP Plan, the property will be sub-divided into two lots. The existing residence, located on the southerly portion of the property will be located on Lot 2, containing 0.236 acres (10,311 sf). The northerly portion of the property, identified as Lot 1, will contain 0.348 acres (15,171 sf).

It is on Lot 1, under the proposed SP Plan, that the three (3) two-story townhomes are to be constructed. Each townhome will have a base floor area of 20' x 40' (800 sf). Off-street parking for two (2) vehicles will be provided for each townhome. Lot 1 will be developed with landscaped open space (0.25 acres). It is anticipated that the site will not required on-site stormwater management facilities.

The property owner has made a request to the Metropolitan Planning Department to amend the Land Use Policy for this site. The request is to amend the Land Use Policy for Tax Map 83-07; Parcel 90 from Residential Low to Medium (RLM) to Neighborhood General (NG). Under Neighborhood General, the development of the subject will be evaluated on the specifics of the proposed plan as opposed to density.

Once the Subarea Plan Amendment is approved, then development of this site will be in conformance with the requirements of the Neighborhood General Policy.

SITE DATA TABLE

Name of Development: Venita Axley Townhomes
Map & Parcel: 83-07; 90
Existing Zoning: R-10
Proposed Zoning (Lot 2) SP – 3 Townhomes
Council District: 7
Site Acreage (Total): 0.584 Ac (25,482 sf)
Acreage (Lot 1): 0.307 Ac (13,381 sf)
Acreage (Lot 2): 0.236 Ac (10,311 sf)
Right of Way Dedication (Lot 1): 0.041 Ac (1,789 sf)

Unit Type:
Townhomes 3 Units

Proposed Density: 8.8 Units/acre

Proposed Floor Area Ratio: 2,400 sf / 14,810 sf = 0.16

Proposed ISR: 6,060 sf / 14,810 sf = 0.409
Area in Parking

Proposed Open Space: 0.256 Ac (11,150 sf)

SP DEVELOPMENT STANDARDS

Under the proposed SP Plan, the property will be sub-divided into two lots. The existing residence, located on the southerly portion of the property will be located on Lot 2, containing 0.236 acres (10,311 sf). The northerly portion of the property, identified as Lot 1, will contain 0.348 acres (15,171 sf).

It is on Lot 1, under the proposed SP Plan, that the three (3) two-story townhomes are to be constructed. Each townhome will have a base floor area of 20' x 40' (800 sf). Off-street parking for two (2) vehicles will be provided for each townhome. Lot 1 will be developed with off-street parking for each proposed unit and a landscaped open space of 0.25 acres on the northerly portion of the site.

DEVELOPMENT OBJECTIVES:

Open Space:

To work with the natural features and beauty of the site to create community open space within the Venita Axley Townhomes that utilizes natural drainage courses and physical features.

The Homeowners Association will maintain the site open space.

Provided Open Space is 0.25 acres (75% of Lot 1)

Residential Units: Lot 2

To construct three (3) detached single family townhome residential units conforming to the following guidelines:

Unit Width:	20 feet
Unit Depth:	40 feet
Unit Height:	2 Stories (Maximum Height 30 Feet)
Parking:	2 spaces per unit (Paved Off-Street)

Setbacks:
Front: 10' (Riverside Drive)
Rear: 5' Minimum (Parcel)
Side: 5' Minimum (Waters Avenue)

Permitted Encroachments in Setbacks: Landscape treatments.

Between Buildings: 0'

Building Treatments:

Front: Hardiplank siding (6 ¼" Smooth Board; 5" Exposed Lap) with 2" x 4" Wood or 1" x 3 ½" Harditrim

Accent Areas: 'Cedar Shake' Hardishingle Cladding; Staggered-Edge Panel 48" x 16" (6" Exposure)

Side: Hardiplank siding (6 ¼" Smooth Board ; 5" Exposed Lap) with 2" x 4" Wood or 1" x 3 ½" Harditrim Sides with visual exposure to Riverside Drive shall be enhanced with windows and window trim and treatments.

NOTE:

1. THREE FIRE–HYDRANTS ARE LOCATED WITHIN 250' RADIUS OF PROPOSED TOWNHOMES
2. THE FRONT OF UNIT 1, UNIT 2, AND UNIT 3 SHALL BE TOWARD RIVERSIDE DRIVE.

N

SCALE: 1" = 30'

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SP PRELIMINARY PLAN
VENITA AXLEY TOWNHOMES
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 7

Rev.	Date	Revision Description
4	8-15-07	ADDED R.O.W. DEDICATION/PED. ESMT.
3	7-30-2007	REV. BUILDING LOCATIONS/ADDED TREES
2	7-23-2007	REV. BUILDING LOCATIONS/UTILITIES
1	6-13-2007	PER MPC COMMENTS

Seal

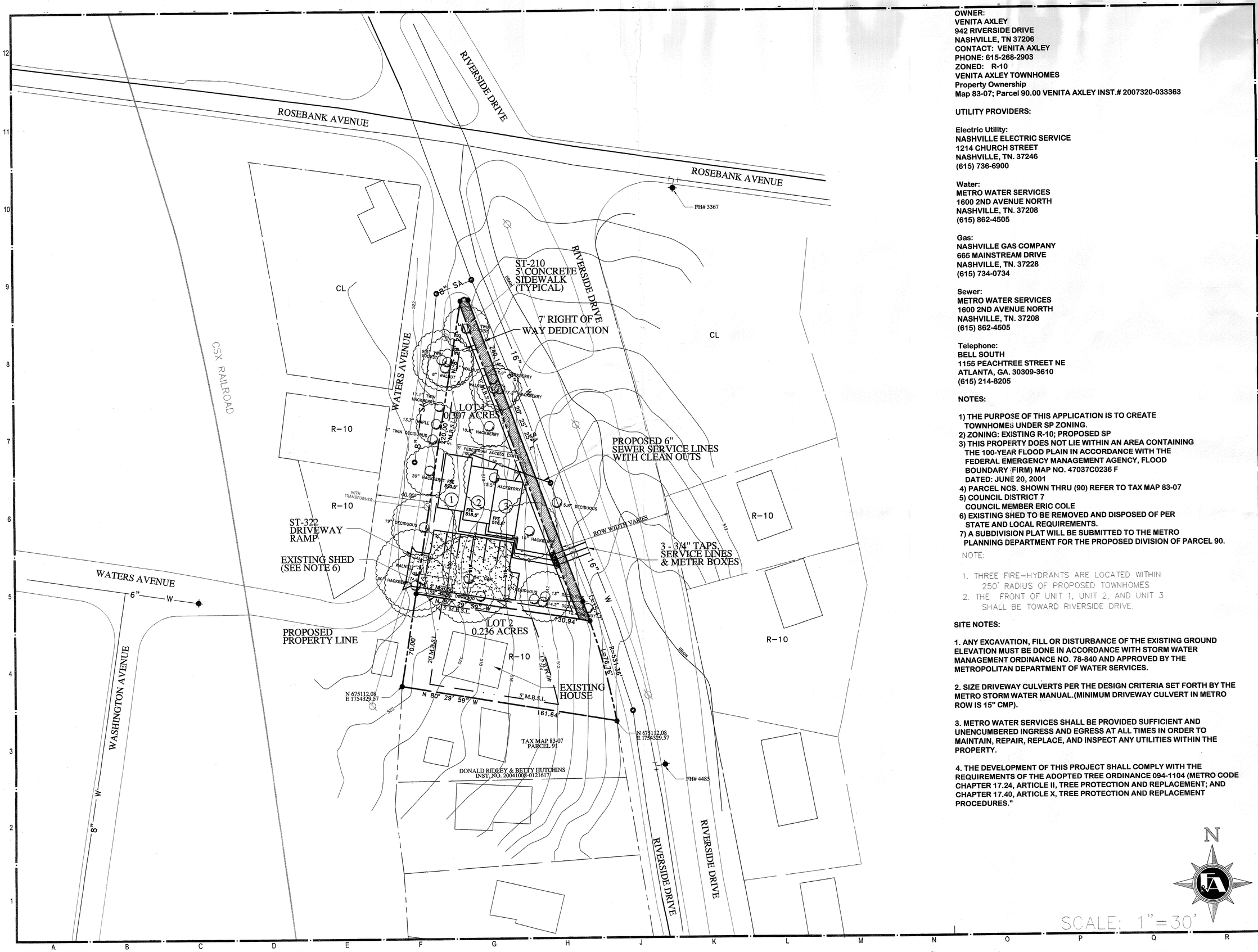
WILLIAM M. KELLY III
No. 102371
STATE OF TENNESSEE
8-20-07

Issue Date:	MAY 17, 2007
Project No:	BN6528
Drawn By:	HDL / TSM
Checked By:	WMK

Sheet Title:

SITE & UTILITY PLAN

C-1



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NOTE:

1. THREE FIRE-HYDRANTS ARE LOCATED WITHIN 250' RADIUS OF PROPOSED TOWNHOMES
2. THE FRONT OF UNIT 1, UNIT 2, AND UNIT 3 SHALL BE TOWARD RIVERSIDE DRIVE.

SITE NOTES:

1. 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.

2. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANUAL.(MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY UTILITIES WITHIN THE PROPERTY.

4. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES."

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VENITA AXLEY TOWNHOMES
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 7

Rev.	Date	Revision Description
1	6-13-2007	PER MPC COMMENTS
2	7-23-2007	REV. BUILDING LOCATIONS/ADDED TREES
3	7-30-2007	REV. BUILDING LOCATIONS/UTILITIES
4	8-15-07	ADDED R.O.W. DEDICATION/FED. ESMT.

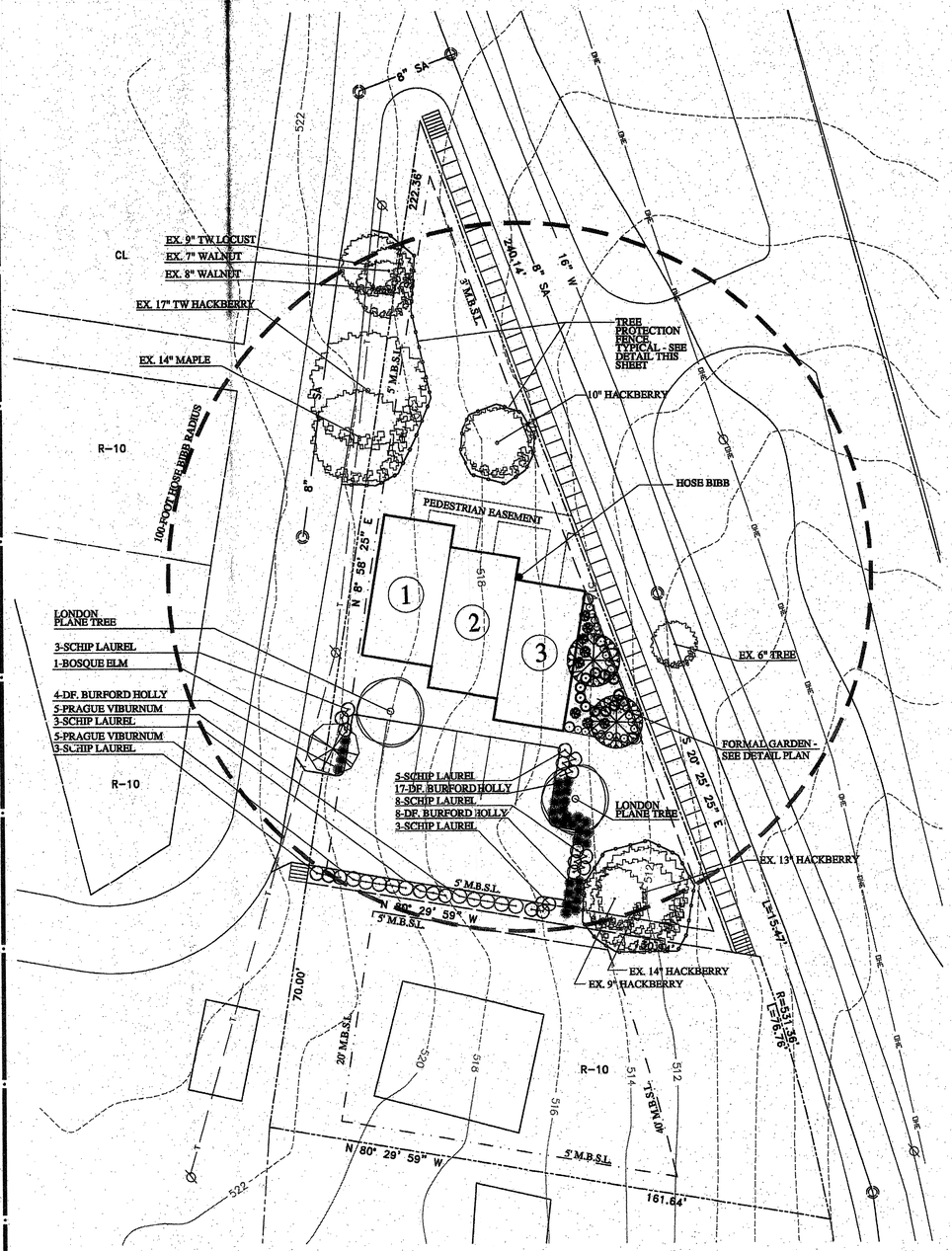
Seal

WILLIAM M. KEY, JR. REGISTERED ENGINEER NO. 106131 STATE OF TENNESSEE
8-20-07

Issue Date: MAY 17, 2007
Project No: BN6528
Drawn By: HDL / TSM
Checked By: WMK
Sheet Title:

SITE GRADING PLAN

C-2



A3 OVERALL PLANTING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE (IN FEET)

1 inch = 20 ft.

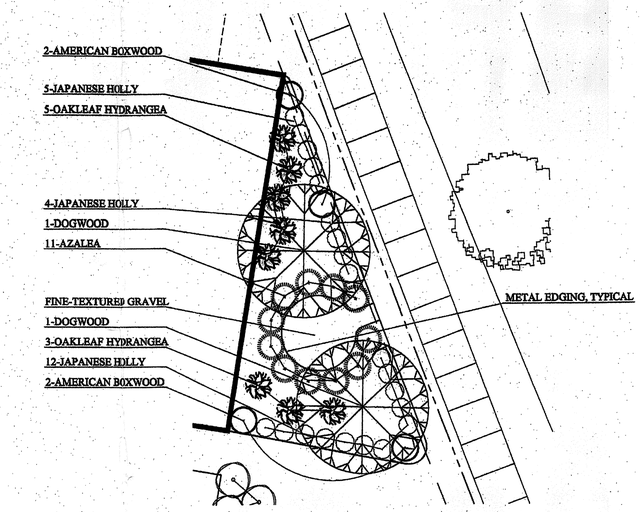
PLANT SCHEDULE:

QTY.	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	MATURE SIZE
1	Bosque Elm	Ulmus parvifolia 'Bosque'	2" cal., 12' ht., B&B	50'
2	Dogwood	Cornus florida 'Cloud Nine'	10' ht., B&B	25'
2	London Plane Tree	Platanus x acerifolia 'Bloodgood'	2" cal., 12' ht., B&B	100'
4	American Boxwood	Buxus sempervirens	24"	4'
11	Azalea	Rhododendron obtusum 'Hinodegiri'	18"	3'
29	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	24"	4'
21	Japanese Holly	Ilex crenata 'Stokes'	18"	3'
8	Oakleaf Hydrangea	Hydrangea quercifolia	36", min. 4 canes	6'
10	Prague viburnum	Viburnum x pragense	24"	3'
22	Schip Laurel	Prunus laurocerasus 'Schipkaensis'	36"	6'

NOTE:
THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES."

A1 PLANT LIST

NOT TO SCALE

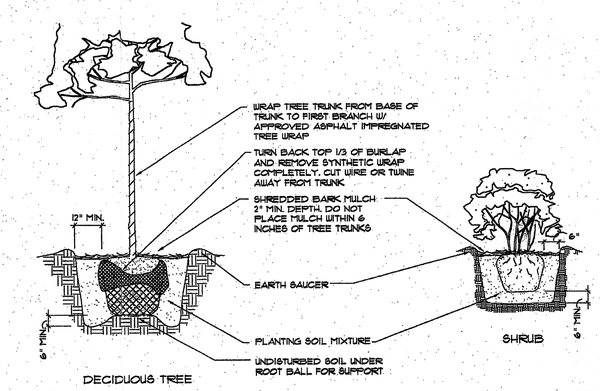


GRAPHIC SCALE (IN FEET)

1/8 inch = 1 ft.

J8 FORMAL GARDEN DETAIL PLAN

SCALE: 1/8" = 1'-0"



J3 TYPICAL PLANTING DETAILS

NOT TO SCALE

LANDSCAPING REQUIREMENTS:

WEST PERIMETER PARKING LOT:
- PARKING AREA ELEVATION: NEARLY LEVEL WITH ADJACENT WATERS AVENUE
- PARKING PERIMETER: 44 LF (INCLUDING 24 LF DRIVE)
- REQUIRED: 1 TREE (1/50 LF), CONTINUOUS ROW OF SHRUBS
- PROVIDED: 1 TREE, SINGLE CONTINUOUS ROW OF SHRUBS

EAST PERIMETER PARKING LOT:
- PARKING AREA ELEVATION: APPROXIMATELY 6 FEET ABOVE ADJACENT RIVERSIDE DRIVE
- PARKING PERIMETER: ±60 LF
- REQUIRED: 1 TREE (1/100 LF), TWO CONTINUOUS ROWS OF SHRUBS
- PROVIDED: 1 TREE, TWO CONTINUOUS ROW OF SHRUBS

INTERIOR PARKING LOT:
- PARKING AREA: 3,190 SF
- REQUIRED: 1 TREE, 255 SF PLANTING AREA
- PROVIDED: 1 TREE, 325 SF (SOUTH LINE OF PARKING AREA)

BUFFER YARD: NONE REQUIRED (ADJACENT ZONING R-10 OR C-L

J1 REQUIRED LANDSCAPING SUMMARY

NOT TO SCALE

TREE DENSITY WORKSHEET
(Ordinance 94-1104)

Date August 20, 2007
Map 83-07 Parcel 90.00
Application Number
Project Name Venita Axley Townhomes
Address 942 Riverside Drive

1. Acreage (area of building site) 13,381 SF / 0.307 AC
2. Minus building coverage area - 2400 SF / 0.06 AC
3. Equals adjusted acreage = 0.252
4. Multiplied by required density units per acre x 14
5. Equals required tree density units for project = 3.53 Units

PROTECTED TREES (existing trees 6" DBH or larger)
DBH (diameter at 4 1/2') Example: 3 trees 6" DBH x 0.2 = .6 density units

DBH	# OF TREES		VALUE		UNITS	DBH	#OF TREES		VALUE		UNITS
6	0	X	0.2	=	0	20	0	X	3.3	=	0
8	1	X	0.4	=	0.4	22	0	X	3.9	=	0
10	1	X	0.6	=	0.6	24	0	X	4.7	=	0
12	1	X	0.8	=	0.8	26	0	X	5.6	=	0
14	1	X	1.1	=	1.1	28	0	X	6.5	=	0
16	0	X	1.4	=	0	30	0	X	7.4	=	0
18	0	X	1.8	=	0	32	0	X	8.4	=	0
34	0	X	09.5	=	0	48	0	X	25.1	=	0
36	0	X	10.7	=	0	50	0	X	27.3	=	0
38	0	X	11.9	=	0	52	0	X	29.5	=	0
40	0	X	17.4	=	0	54	0	X	31.8	=	0
42	0	X	19.2	=	0	56	0	X	34.2	=	0
44	0	X	21.1	=	0	58	0	X	36.7	=	0
46	0	X	23.1	=	0	60	0	X	39.3	=	0

REPLACEMENT TREE SCHEDULE
UNITS represent Basal Area CAL represents caliper inches at planting

CAL	# OF TREES		VALUE		UNITS	CAL	#OF TREES		VALUE		UNITS
2	3	X	0.5	=	1.5	5	0	X	0.9	=	0
3	0	X	0.6	=	0	6	0	X	1.0	=	0
4	0	X	0.7	=	0	7	0	X	1.2	=	0

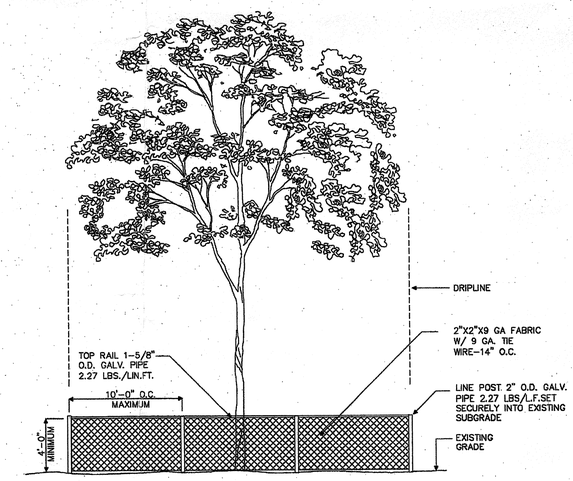
Density units provided on above schedules.

Total density units for protected trees		2.9
Total density units for new trees	+	1.5
Total density units provided	=	4.4

Note: The total density units provided must equal or exceed the requirements of #5 above. All protected and replacement trees must be shown on site plan.

N7 TREE DENSITY WORKSHEET

NOT TO SCALE



N3 TREE PROTECTION DETAIL

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IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW

N

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VENITA AXLEY TOWNHOMES
DAVIDSON COUNTY
NASHVILLE, TENNESSEE
COUNCIL DISTRICT 7

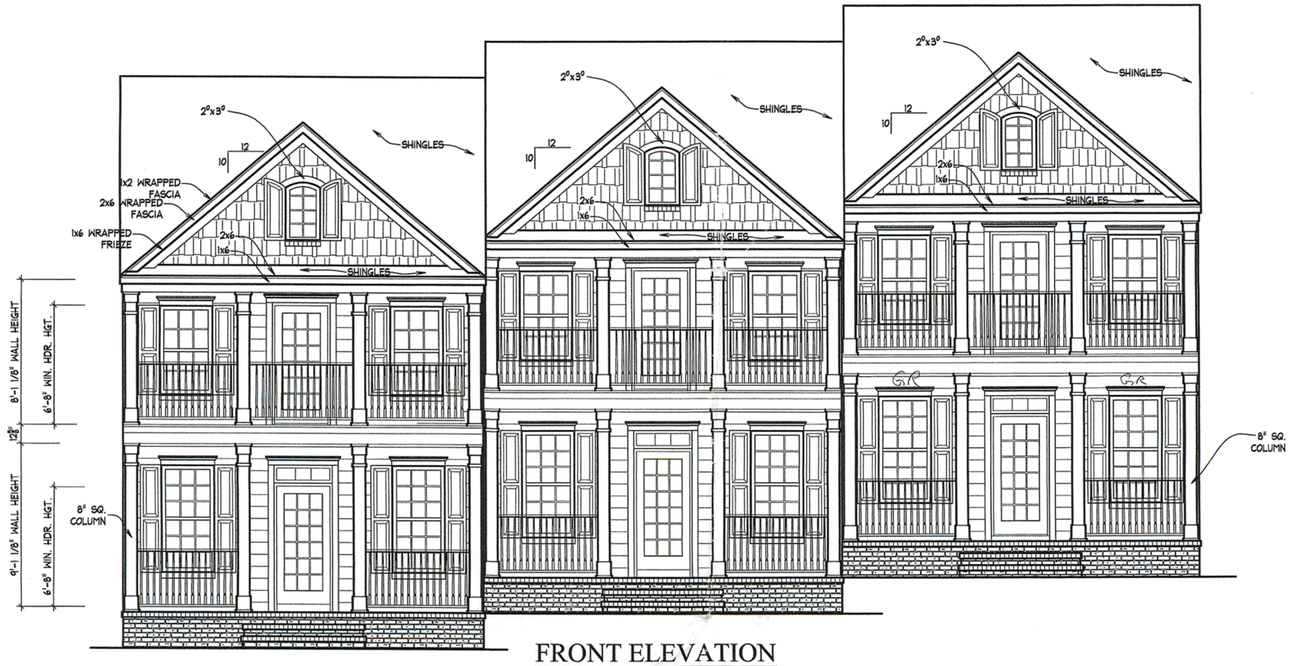
Rev.	Date	Revision Description
3	8-20-2007	WALK LOC., WORKSHEET, DETL. GRN.
2	7-27-2007	BLDG. LOC., REM. WALK, RETAINED TREES
1	6-13-2007	REV. BUILDING LOCATIONS/ADDED TREES

Seal: ISOBEL R. RITCHIE, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE

Issue Date: JULY 24, 2007
Project No: BN6528
Drawn By: IRR
Checked By: WMK
Sheet Title:

LANDSCAPE PLAN

1 of 1



FRONT ELEVATION

SCALE 1/4"=1'-0"

LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

SPECIFIC PLAN APPROVAL
☐ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in
☐ FULL, ☐ ... with the
SP provisions of ... Planning Ordinance.
Conditions See Staff Report
By Brian Sun MPC Date 9/27/07
Metropolitan Planning Commission

REVISIONS
REVISION1
REVISION2
REVISION3
REVISION4
REVISION5

While every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes, the designer can not guarantee against human error. The contractor and/or client shall verify all conditions, dimensions, details and specifications and be responsible for same. The designer will not be liable for human error after construction begins.

CREATIVE HOME DESIGNS, INC.
OF MIDDLE TENNESSEE
745 S. Church St. Suite 230
Murfreesboro, TN (615) 890-2855
5123 Virginia Way Suite B-11
Brentwood, TN 37027 (615) 370-4481

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take presidence over those shown.

DATE 8-27-07
DRAWN D.C./B.M.
JOB NO.
AXLEY
SHEET 2

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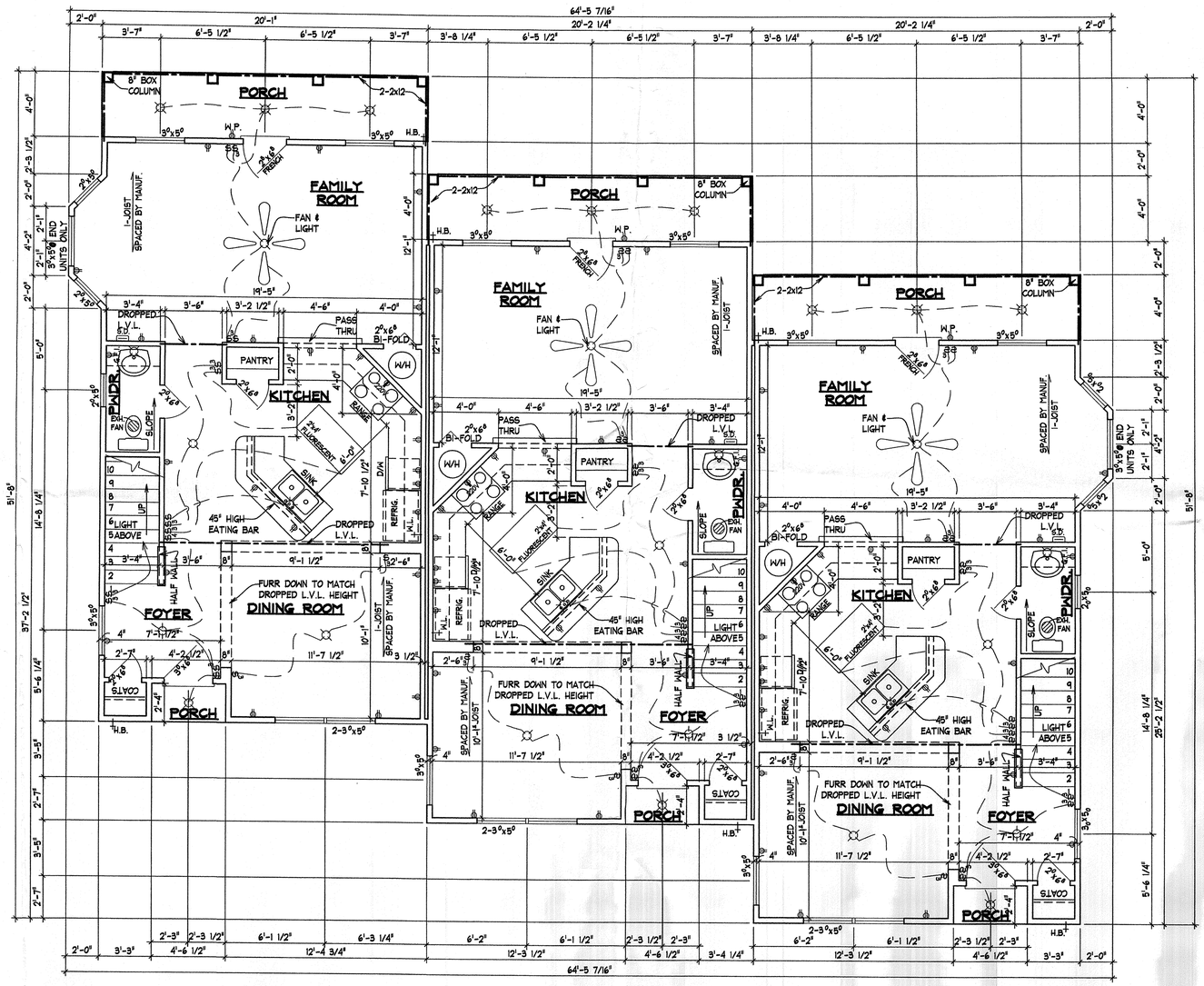

FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

REVISIONS

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REVISION2
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REVISION4
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CREATIVE HOME DESIGNS, INC.
OF MIDDLE TENNESSEE
745 S. Church St. Suite 230 Murfreesboro, TN (615) 890-2855
5123 Virginia Way Suite B-11 Brentwood, TN 37027 (615) 370-4481

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DATE 8-27-07
DRAWN D.C./B.M.
JOB NO.
AXLEY
SHEET 1

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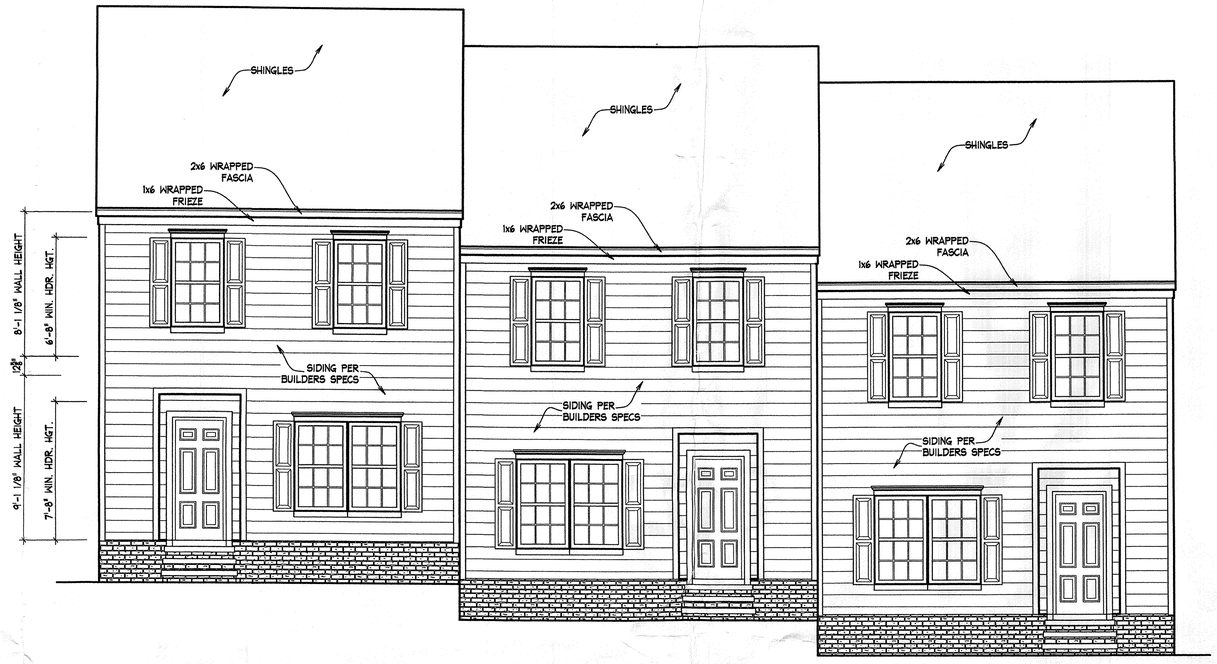
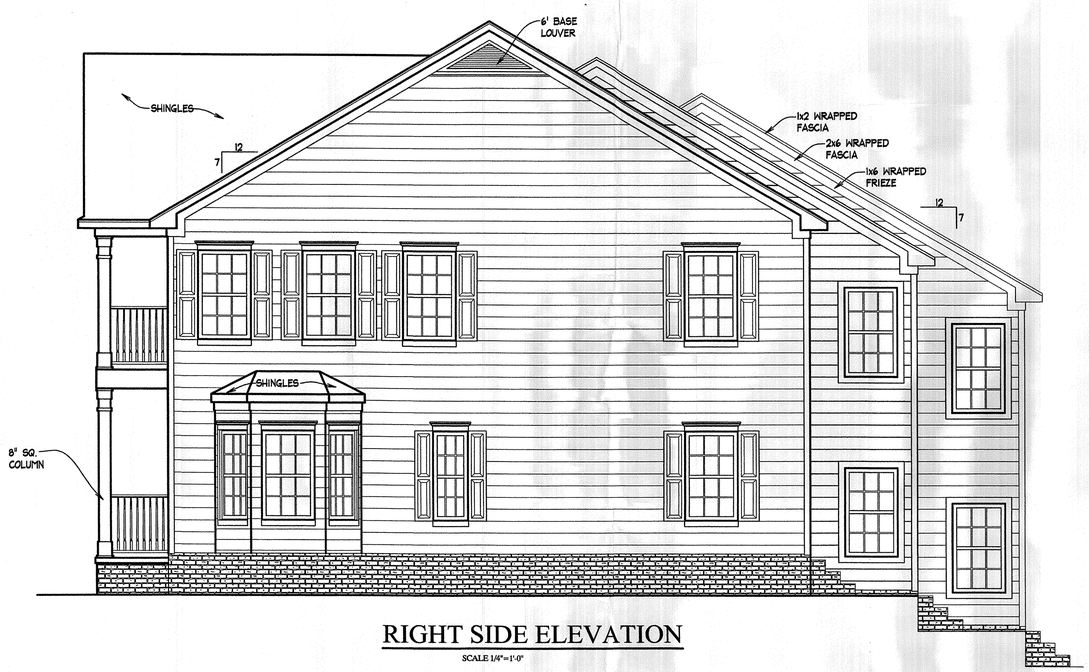


REAR ELEVATION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

REVISIONS
REVISION1
REVISION2
REVISION3
REVISION4
REVISION5

While every attempt has been made in the preparation of this plan to avoid errors, omissions, and mistakes, the designer can not guarantee against human error. The contractor and/or client shall verify all conditions, dimensions, details and specifications and be responsible for same. The designer will not be liable for human error after construction begins.

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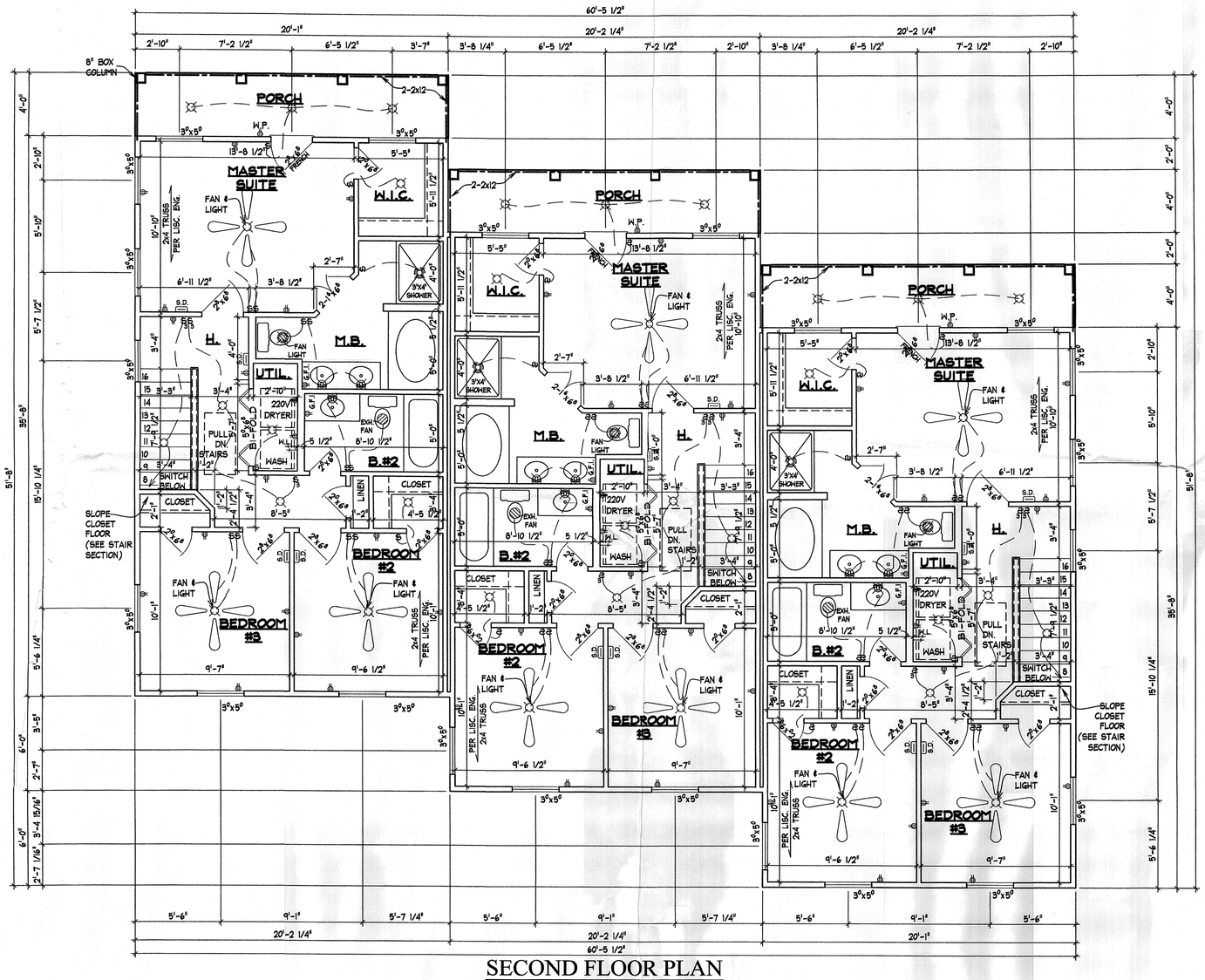

SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

REVISIONS
REVISION1
REVISION2
REVISION3
REVISION4
REVISION5

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