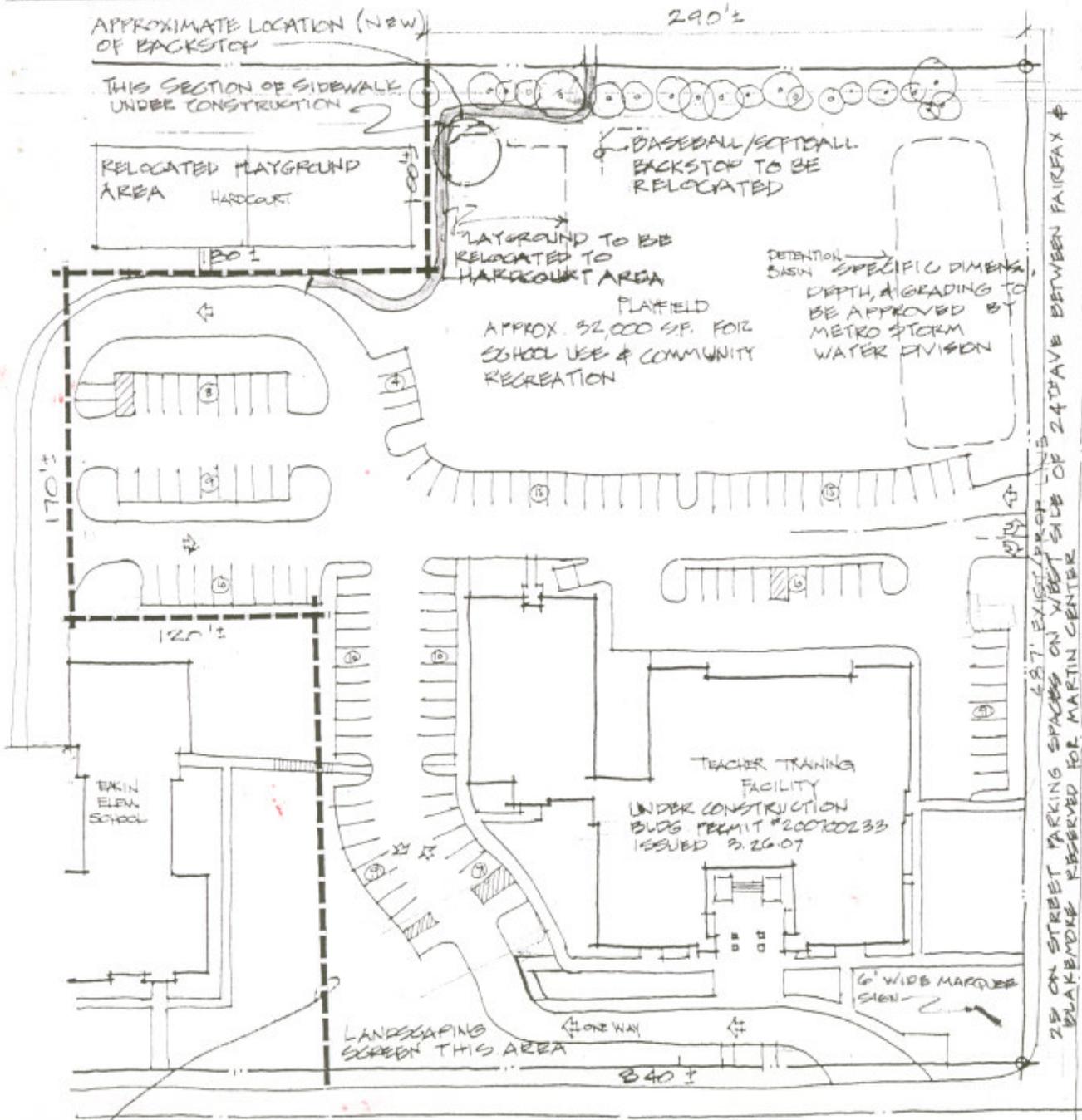


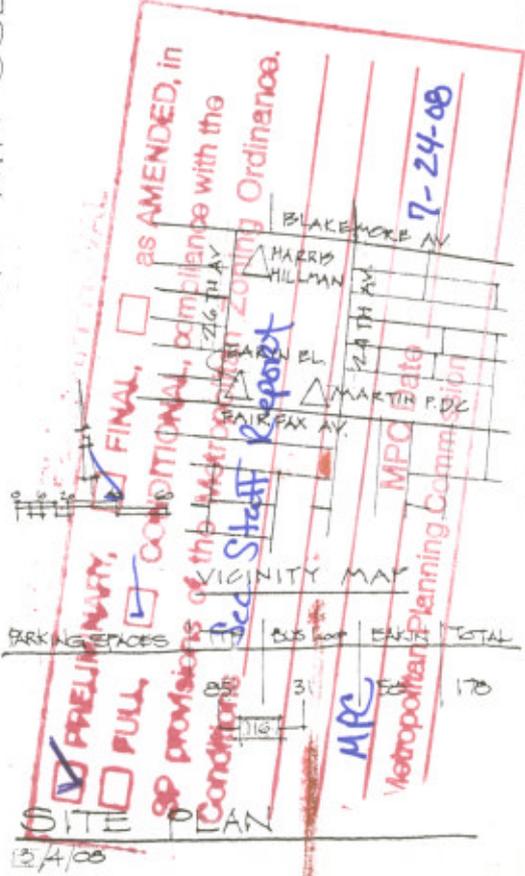
MARTIN PROFESSIONAL DEVELOPMENT CENTER SP DEVELOPMENT PLAN AND FINAL SITE PLAN



SP ZONE REQUEST

SEE ATTACHED SHEET FOR GENERAL NOTES

NASHVILLE & DAVIDSON COUNTY
 JUL 03 2008
 METROPOLITAN PLANNING DEPARTMENT



PROPOSED SP BOUNDARY, NOT A PROPOSED PROPERTY LINE
 FAIRFAX AVE.
 NOTE: SIDEWALKS SHOWN IN SP ZONING AREA ARE EXISTING UNLESS OTHERWISE NOTED



EVERTON OGLESBY ARCHITECTS

humanizing.design
 488 SOUTH AVE. SOUTH
 NASHVILLE, TENNESSEE 37203
 615.259.0884
 WWW.EOA-ARCHITECTS.COM

EAKIN TEACHER'S TRAINING FACILITY
 SITE DOCUMENTS

2400 FAIRFAX AVE.
 NASHVILLE
 TENNESSEE

PRICING DOCUMENTS



C3.1
 LAYOUT PLAN
 FOR SP-08-01
 AS PRELIMINARY PLAN

SP-2008SP-015U-10

SP Zoning Request for Martin Professional Development Center

(Information Below Responds to Applicable Items on SP Zoning Checklist)

DATA

Development Summary:

- Metro Council District 18, Council Representative Mr. Keith Durbin
- Property owner – Metropolitan Board of Public Education
- Plan preparation date - 3/4/08
- Scale noted on attached site plan
- Design Professional – Everton Oglesby Architects
400 Fourth Avenue South
Nashville, TN 37201
Phone (615) 242-4004
Fax (615) 256-9805
- U.S. FEMA FIRM – Case #2008SP-O15U-10

Notes:

- The purpose of the SP Zoning is to allow the existing buildings and parking areas to be used for Community Education, Staff and/or Teacher Training, and offices for the Nashville Alliance for Public Education at The Martin Professional Development Center (Old Eakin Elementary School), as well as establishing site arrangements as shown on the attached site plan dated 3/4/08.

Development/Site Data Table

- Acreage – Approximately 4.2 acres, see site plan.
- All bulk standard shall comply with RS 7.5. Zoning
- Impervious surface ratio – As indicated with parking layout and tabulation on site plan
- Parking: A total of 116 spaces on SP site. MNPS is requesting from Public Works the establishment of 25 permitted parking spaces on the west side of 24th Avenue South. MNPS will also use best efforts to locate up to 38 additional parking spaces on the Harris-Hillman campus.
- Square Footage – 44,568 square footage in the Martin Professional Development Center
- Uses: Community Education, Staff Development/or Teacher Training, offices for The Nashville Alliance for Public Education
- All development shall comply with the RS 7.5 standards of the Metro Zoning Code if not explicitly identified on the adopted plan.

Vicinity Map

- Shown on Site Plan

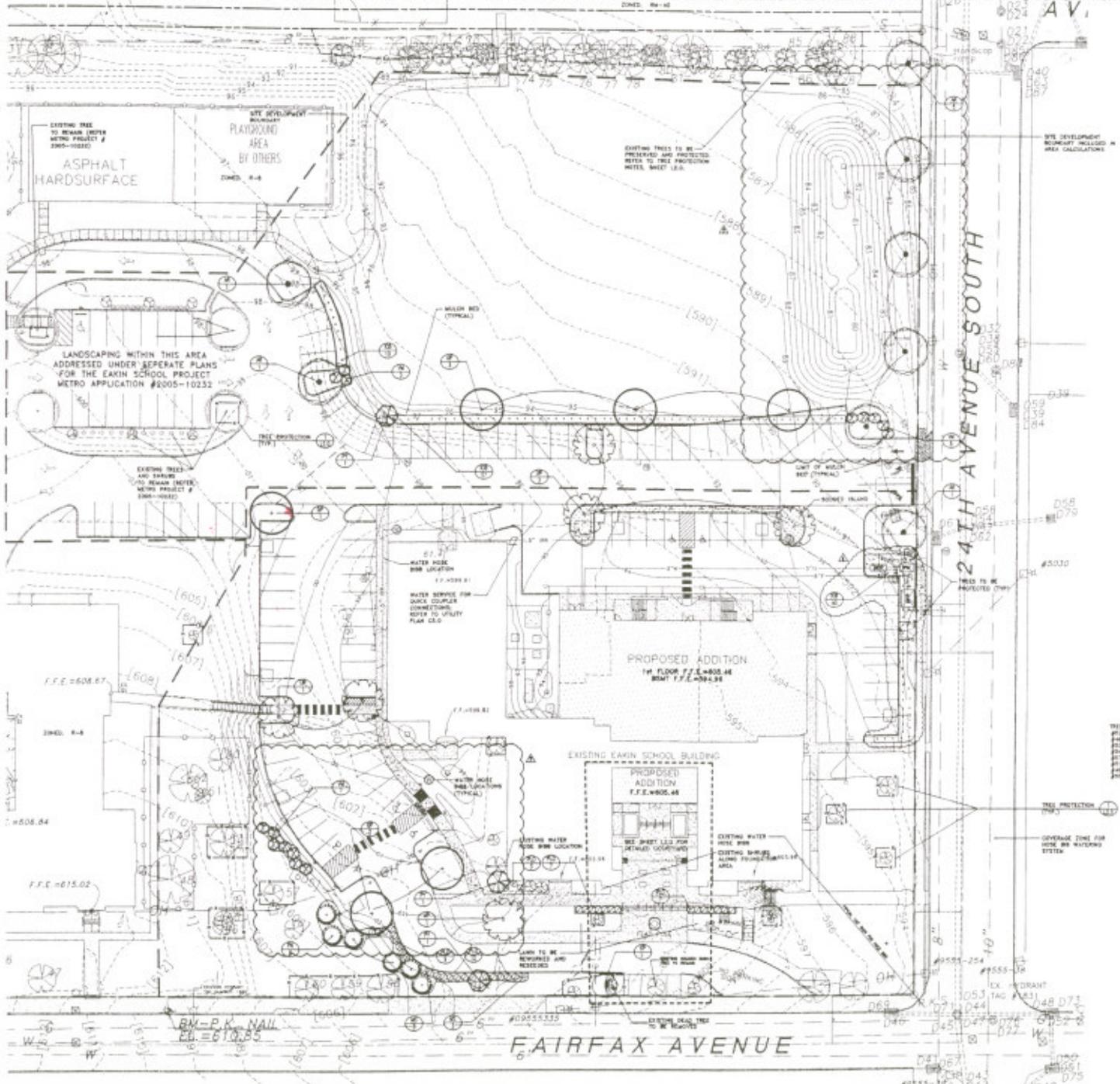
Development Plan Details

- Boundary of SP – as shown on plan
- Indicated on Site Plan Buildings

SPECIFIC PLAN APPROVAL
 DENIED PAID, AS AMENDED in
 DATA CONTINUED, compliance with the
provisions of the Metropolitan Zoning Ordinance.
Review See Staff Report

By MPC MPC Date 7-24-08
Metropolitan Planning Commission

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.



- PLANTING NOTES**
1. SEE INFORMATION TAKEN FROM A SURVEY PROVIDED BY CLIENT AND SURVEY DATED 12/17/04. REFER TO PLANS, UTILITY DRAWINGS GENERATED AND ANY OF THEIR EXPLANATIONS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. SURVEY WORK OR ANY ERRORS OR OMISSIONS RESULTING FROM THIS.
 2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO OBTAIN ALL MATERIAL QUANTITIES, IN ALL KINDS OF A QUANTITY, AND QUANTITIES SHOWN IN THE PLAN SHALL HAVE PRECEDENCE OVER THE MATERIAL SCHEDULE.
 3. NO INTERFERENCE AS TO THE SIZE, OR SPACING OF PLANT MATERIAL SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT REPRESENTATIVE.
 4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
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SITE LANDSCAPE DATA

OVERALL SITE AREA: 6.285 ACRES (269,100 S.F.)
 PROJECT SITE AREA: 3.888 ACRES (168,215 S.F.)
 ZONE: R-4
 MAP: T-04-11
 PLANNING: 51
 UNDEVELOPED AREA ALLOWED: 6.7% (11,174 S.F.)
 UNDEVELOPED AREA REQUIRED: 0.4% (1,614 S.F.)

TREE DENSITY CALCULATION

PROJECT SITE AREA: 3.888 ACRES (168,215 S.F.)
 BUILDING AREA: 1,811,000 S.F.
 UNDEVELOPED AREA: 2,071,150 S.F.
 CALCULATED TREE QUANTITY: 12.8 TREES PER ACRE
 TREE QUANTITY REQUIRED (12.8 TREES/ACRE): 49.8

EXISTING TREES BEING PROTECTED:

TREE NO.	SIZE	STATUS	QTY	VALUE
001	4" DBH	PROTECTED	1	\$1.0
002	4" DBH	PROTECTED	1	\$1.0
003/04	4" DBH	PROTECTED	2	\$2.0
005	4" DBH	PROTECTED	1	\$1.0
006	4" DBH	PROTECTED	1	\$1.0
007	4" DBH	PROTECTED	1	\$1.0
008/09/10/11	4" DBH	PROTECTED	4	\$4.0
012/13	4" DBH	PROTECTED	2	\$2.0
014/15	4" DBH	PROTECTED	2	\$2.0
016/17	4" DBH	PROTECTED	2	\$2.0
018/19	4" DBH	PROTECTED	2	\$2.0
020/21	4" DBH	PROTECTED	2	\$2.0
022/23	4" DBH	PROTECTED	2	\$2.0
024/25	4" DBH	PROTECTED	2	\$2.0
026/27	4" DBH	PROTECTED	2	\$2.0
028/29	4" DBH	PROTECTED	2	\$2.0
030/31	4" DBH	PROTECTED	2	\$2.0
032/33	4" DBH	PROTECTED	2	\$2.0
034/35	4" DBH	PROTECTED	2	\$2.0
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392/393	4" DBH	PROTECTED	2	

- Existing Teacher Training Facility (Martin Professional Development Center) shown on plan. Eakin Elementary School on same property also indicated on plan

Drainage:

- Detention basin location shown on plan. Engineered storm water drawings per storm water regulations. Revisions to plans approved for building permit #200700233 are being reviewed by Metro Storm Water.

- Drainage as per approved plans for building permit # 200700233. Revisions to those plans to match SP submitted site layout are under review by Metro Storm Water

Fire Hydrants:

- As indicated on plans approved for permit # 200700233

Landscape Plan:

- See attached plan approved for permit #200700233

North arrow

- Shown on plan

Property Tax Map Parcel

- A portion of map 104-11-0 parcel 92.00

Sidewalk Location

- As shown on attached drawing C 3.1

Topography

- As per plans approved for building permit #200700233 and shown on attached landscape plan

Water Sewer Lines

- As per plans approved for building permit #200700233

Documents

General Plan Consistency

- The Open Space (OS) policy is intended to preserve the parkland surrounding schools and other civic institutions. The adaptive reuse of a school as another education related institution meets the intent of the OS policy. OS policy is intended to encompass public, private not-for-profit, and membership-based open space and recreational activities. The OS designation indicates that recreational activity has been secured for an open space use.

Land Uses

- Community Education, Staff and/or Teacher Training, offices for The Nashville Alliance for Public Education
Metro Water Services Availability Letter - attached
Stormwater Drainage Calculations: Approved with building permit # 200700233.

Revisions to match SP submitted site layout are under review by Metro Storm Water

Plans

- Plans submitted and approved for building permit #200700233, issued 3/26/07

BILL PURCELL
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

January 24, 2007

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2206

Mr. H. Ross Lucas
Littlejohn Engineering Associates
1935 21st Avenue South
Nashville, TN 37212

Re: Availability of Water and Sewer Services, Eakin Teacher Training Facility, Proposed Renovation and Addition to
Easternmost School on Parcel For Teacher Training Facility, 2400 Fairfax Avenue, Map 104-11, Parcel 92. (9.31 Acres)

Dear Mr. Lucas:

Water service will be available with the installation of a private metered service line from the existing 6 inch main in 24th Avenue South. There will be no water capacity charge as the land credit exceeds the capacity fee. This pressure system has a service elevation of 630 feet. Pressure regulating devices will be required when pressures exceed 100 psi. It is the responsibility of the engineer to contact the Fire Marshall's Office regarding adequate fire protection.

Sanitary sewer service will be available with the installation of a private sanitary sewer service line from the existing 10 inch line in 24th Avenue South. There will be no sewer capacity charge as the land credit exceeds the capacity fee. In addition to these charges, all applicable tap fees and any remaining fees must be paid at the time of the application for the sewer/water connection permits.

All cost incurred in the installation of the private water and/or sewer facilities will be at the expense of the developer. Submit detailed site utility plans to Metro Water Services, Permits Office, Metro Office Building, 800 Second Avenue South, Nashville, TN 37210 for Departmental approval.

These statements of availability are effective for one year from the date of this letter. If construction has not begun within this period, a renewal of the availability statement will be required. All applicable Departmental regulations and fees will then be imposed at that time. Engineering data for this facility indicates a maximum 525 gallons per day contribution to the public sewer system.

Should you have any questions, please contact Ms. Diane Martindale at (615) 862-4598 and select Option 1.

Sincerely,


Alan W. Hand, P.E.
Engineer 2

AWH:DM:sd

cc: Mr. Scott A. Potter, P.E., Director
Mr. Cyrus Q. Toosi, P.E., Chief Engineer
Mr. Michael D. Morris, P.E., Engineer 3
Ms. Mary Ellen Jackson, Customer Service Assistant Manager/Permits
Ms. Ginger Hauser, Council District 18

LITTLEJOHN ENGINEERING
INCORPORATED

FEB 01 2007

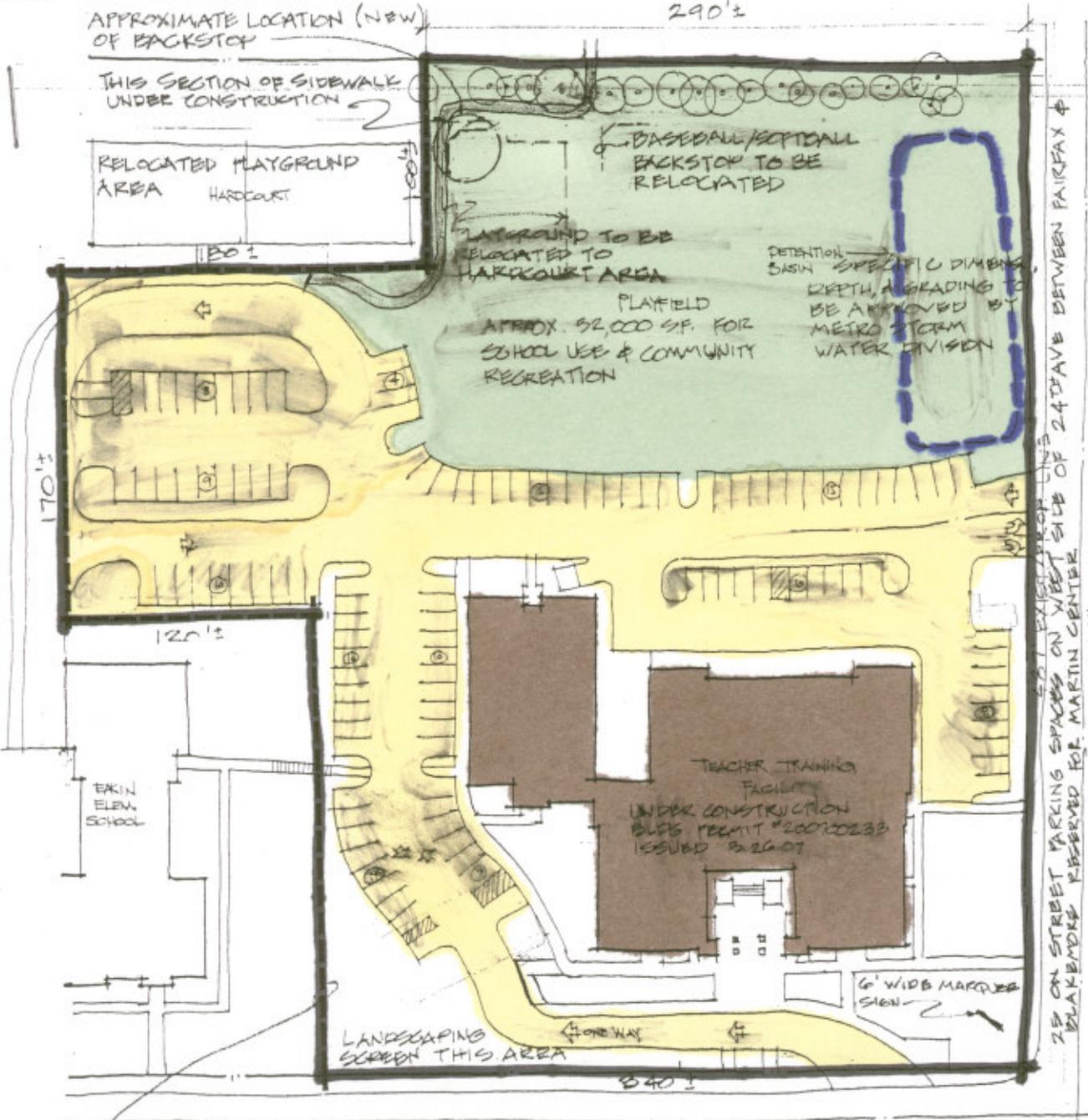
RECEIVED

 If you need assistance or an accommodation, please contact Metro Water Services, Mr. Joseph A. Estes, Sr. at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.

SP ZONE REQUEST

The Teacher Training Facility shown is under construction. Permit #200700233, RS 7.5 Zoning. SP Zoning is requested for approximately 4.2 acres shown on site plan. SP Zoning is to establish a public school building to be used for Community Education and staff or teacher training and offices for The Nashville Alliance for Public Education, maximum number and arrangement of parking spaces, and location of landscape screen as shown on site plan. Playfield shall be generally as shown. Specific grading at playfield shall be according to approved storm water drawings around detention basin, and shall be consistent with continued school use and community recreation. Any additional consistent details not shown on this Site Plan shall comply with the standards of RS7.5 zoning and Historic Preservation Landmark (OV-HPL) and Urban Zoning (OV-UZO) overlay zoning, as applicable. The property shall remain subject to the existing Historic Preservation Landmark (OV-HPL) and Urban Zoning (OV-UZO) zoning overlays.

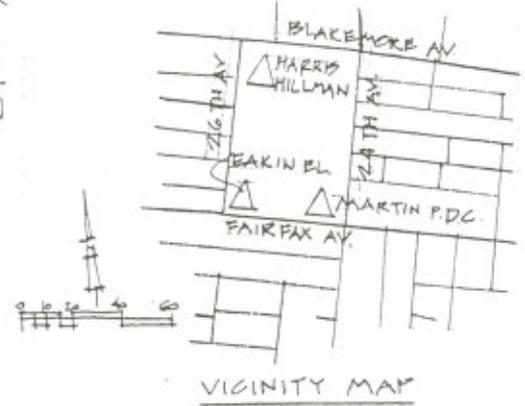
MARTIN PROFESSIONAL DEVELOPMENT CENTER SP DEVELOPMENT PLAN
AND FINAL SITE PLAN



SP ZONE REQUEST

SEE ATTACHED SHEET FOR GENERAL NOTES

NASHVILLE & DAVIDSON COUNTY
 JUL 03 2008
 METROPOLITAN PLANNING DEPARTMENT



PARKING SPACES	TFP	BUS LOOP	EAKIN	TOTAL
85	31	50	170	

SITE PLAN
 3/4/08



EVERTON
 OGLESBY
 ARCHITECTS

humanizing design

EVERTON OGLESBY ARCHITECTS PLLC
 400 FOURTH AVE SOUTH
 NASHVILLE, TENNESSEE 37203
 P 615.259.4000
 F 615.259.4000
 WWW.EOA-ARCHITECTS.COM

EAKIN
 TEACHER'S
 TRAINING FACILITY
 SITE DOCUMENTS

2400 FAIRFAX AVE.
 NASHVILLE
 TENNESSEE

PRICING
 DOCUMENTS



C3.1
 LAYOUT
 PLAN
 FOR SP-2008-0154-10
 08/04/08

SP-2008SP-0154-10