

VICINITY MAP

PURPOSE NOTE:
1. THE PURPOSE OF THIS PLAN IS TO REZONE 1.72 ACRES FROM RM20 TO SP TO PERMIT 90 MULTIFAMILY RESIDENTIAL UNITS. (MAP 17-14, PARCEL 89)

SITE DATA TABLE:

COUNCIL DISTRICT	34-CARTER TODD		
TOTAL AREA	1.72 ACRES	1.37 ACRES	
IMPERVIOUS AREA*	0.35 ACRES		
ISR	0.80		
59,938 S.F. (IMPERVIOUS AREA) / 74,923 S.F. (SITE AREA)			
BUILDING "A" EXISTING	8,248SF	2-STORY	8 UNITS
BUILDING "B" EXISTING	12,414SF	2-STORY	10 UNITS
BUILDING "A" PROPOSED	120,500SF	6-STORY	72 UNITS
TOTAL:	141,162SF		90 UNITS
PROPOSED FAR	1.6 (52 UNITS/AC)		
200,500 S.F. (BUILDING AREA) / 74,923 S.F. (SITE AREA)			
PROPOSED:	90 APARTMENTS		
SOIL TYPE:	MsD, HYDROLOGIC GROUP: C		

FOR ANY DEVELOPMENT STANDARDS NOT SHOWN ON THE PLAN, THE STANDARDS OF THE ROAD ZONING DISTRICT SHALL APPLY.

PARKING TABLE:

PROPOSED PARKING	NUMBER OF SPACES
PARKING GARAGE	PER CODE
APARTMENT VISITORS	PER CODE
ACCESSIBLE	PER CODE
TOTAL PARKING:	PER CODE

PROPOSED USES:
1. MULTIFAMILY RESIDENTIAL

MAXIMUM HEIGHT / SITE PLANE / SETBACK

MAX. HEIGHT: 60' AT SETBACKS
HEIGHT PLANE: 2'11" (VERTICAL TO HORIZONTAL)

PROHIBITED BUILDING MATERIALS

1. VINYL SIDING
2. ALUMINUM SIDING
3. EIFS

PUBLIC WORKS NOTE:
ALL PUBLIC WORKS DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCE. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS APPROVAL OF THE CONSTRUCTION PLANS.

FIRE MARSHAL NOTES:

1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.10. See Table H.10.10.
2. Project Engineer needs to meet with the Fire Marshals office concerning this project.
3. No part of any building shall be more than 500 ft from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1588.020 B.
4. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
5. All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.
6. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
7. If more than three stories above grade, Class I standpipe system shall be installed.
8. If more than one story below grade, Class I standpipe system shall be installed.
9. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
10. A fire hydrant shall be provided within 100 ft of the fire department connection.
11. Fire hydrants shall be in-service before any combustible materials brought on site.

STORMWATER NOTES:

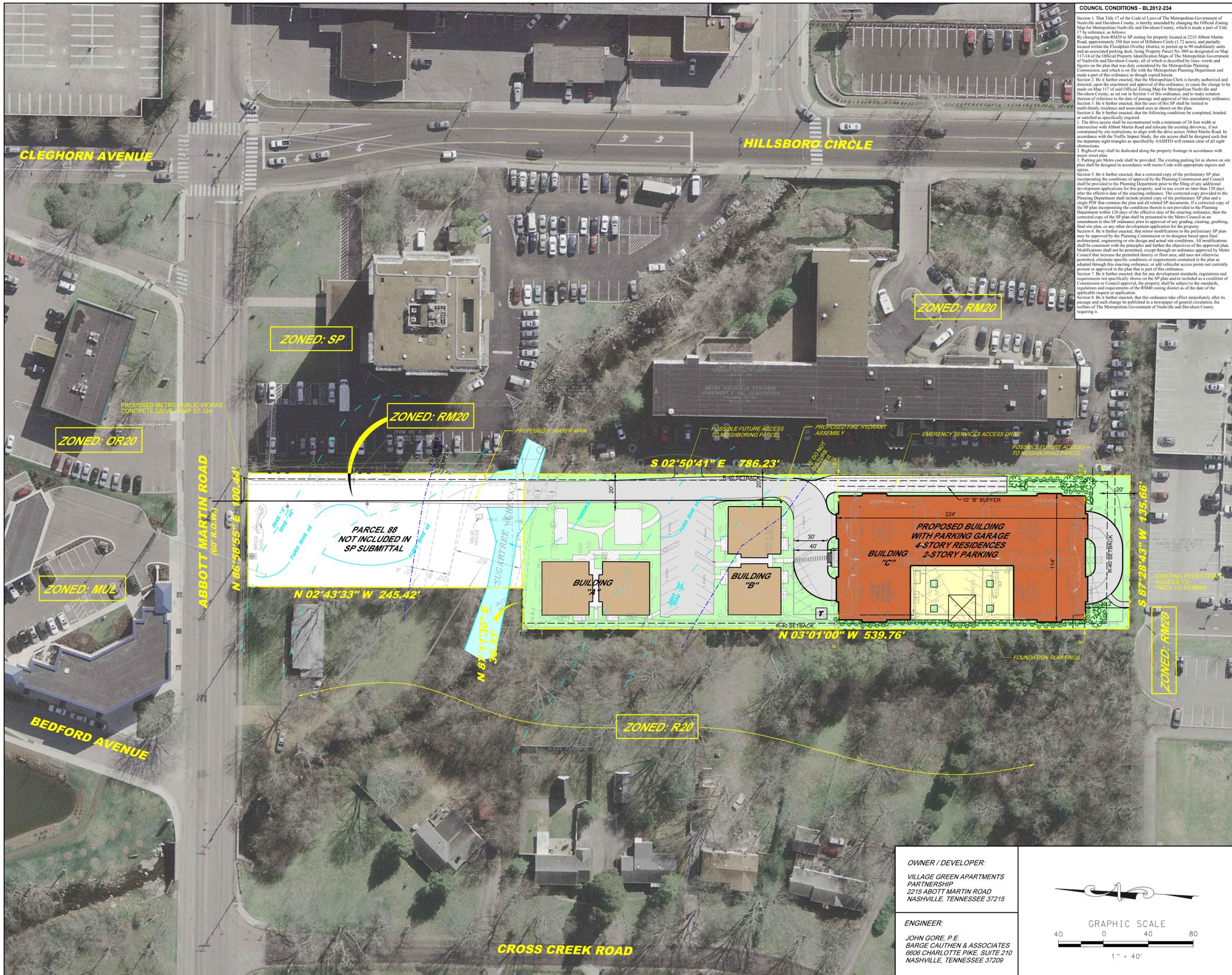
1. This site is categorized by flood plain as shown on FEMA Map 47037C Flood037.
2. FEMA 840 Note: Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
3. Preliminary Plan Note: This drawing is for illustration purposes to indicate the basic premises of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
4. Metro Water Services shall be provided sufficient and unnumbered access in order to maintain and repair utilities in this site.
5. Site driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

STORMWATER BUFFER NOTE:
THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE SURFACE IS LEFT IN NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.

NES NOTES:

1. Developer's drawing (Overall Site Utilities Plan Sheet C2.0) does not show any existing utility poles or easements on the properties, along with the poles along the side of the teacher's building property, and the Cross Creek Road road may be in conflict with the site grading.
2. Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area. (The existing 4 kV high voltage lines along Cross Creek Road will not be able to supply additional service for this site.)
3. A 20-foot public utility easement required adjacent to public road (Cross Creek Rd and Abbott Martin Rd). And a 25 foot easement is required down the drive next to the Teachers Apartments property.
4. NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method.
5. NES needs any drawings that will cover any road improvements to Metro crew that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.
6. Developer shall work with Metro PW on street lighting. This is an urban services area and must be in Metro's minimum requirements.
7. NES follows the National Fire Protection Association rules: Refer to NFPA 70 article 450.217 and NEC Section 15.152 A.2, for complete rules (see NES Construction Guidelines under "Subcontractors and Contractors" (Vital@metroservices.com)).
8. NES needs to know if the developer has other options on additional property next to this site, if so NES needs an overall concept plan.
9. NES must maintain the existing 4 kV line route and rights down Cross Creek Road to maintain service to approximately 45 homes.
10. Part of the existing Cross Creek Rd pavement must remain for NES and other utilities access from Abbott Martin Rd to pole #0543-085.

TO APPLY FOR SERVICE:
Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (NAD83) that contains the civil site information. (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
- Developer to provide a proposed easement drawing for the electric, phone and CATV.
- All street lighting shall meet Metro's requirements and be installed by developer.
- Go to www.metroservices.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" link. Then follow the direction for sending the digital drawing and the forms.



COUNCIL CONDITIONS - BL2012-234

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:
By changing from RM20 to SP zoning for property located at 2215 Abbott Martin Road, approximately 350 feet west of Hillsboro Circle (1.72 acres), and partially located within the Floodplain Overlay District, to permit up to 90 multifamily units, and an associated parking deck, being Property Parcel No. 009 as designated on Map 17-14 of the Official Property Identification Map of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 17 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of the SP shall include, but not be limited to, multi-family residential and associated uses as shown on the plan.

Section 4. Be it further enacted, that the following conditions be completed, bonded or satisfied as specifically required:
1. The drive access shall be reconstructed with a minimum of 24 feet width at intersection with Abbott Martin Road and relocate the existing driveway, if not constrained by site restrictions, to align with the drive across Abbott Martin Road. In accordance with the Traffic Impact Study, the site access shall be designed such that the departure sight triangles as specified by AASHTO will remain clear of all sight obstructions.
2. Right-of-way shall be dedicated along the property frontage in accordance with major street plan.
3. Parking per Metro code shall be provided. The existing parking lot as shown on site plan shall be designed in accordance with Metro Code with appropriate ingress and egress.
Section 5. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and no later than 120 days after the effective date of the ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

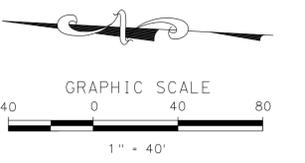
Section 6. Be it further enacted, that minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the priorities and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.

Section 7. Be it further enacted, that for any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, to the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

OWNER / DEVELOPER:
VILLAGE GREEN APARTMENTS PARTNERSHIP
2215 ABBOTT MARTIN ROAD
NASHVILLE, TENNESSEE 37215

ENGINEER:
JOHN GORE, P.E.
BARGE CAUTHEN & ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209



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BCA JOB NO. 2019-03

an addition to the:

VILLAGE GREEN APARTMENTS

2215 Abbott Martin Road | Nashville, Tennessee 37215 | Map 17-14 Parcel 89

CASE NO. 2012SP-021-001

Project #:
12.xxx

Revisions:

Phase:
ZONING DOCUMENTS

Date:
June 14, 2012

OVERALL SITE LAYOUT PLAN

C1.0
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