

Preliminary Specific Plan Zoning (SP) 515 Southgate Ave

Metro Ordinance No. BL2012-326 Case Number 2012SP-027-001

Council Bill No BL2012-326

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6 to SP zoning for property located at 515 Southgate Avenue, at the southwest corner of Southgate Avenue and Carvell Avenue (0.46 acres), to permit up to six residential units, all of which is described herein (Proposal No. 2012SP-027-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

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 R6 to SP zoning for property located at 515 Southgate Avenue, at the southwest corner of Southgate Avenue and Carvell Avenue (0.46 acres), to permit up to six residential units, being Property Parcel No. 190 as designated on Map 105-11 of the Official Property Identification Maps 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 Metropolitan Clerk's 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 105 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 this SP shall be limited to residential.

Section 4. 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 in any event no later than 120 days after the effective date of the enacting 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 enacting 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 5. 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 principles 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 enacting ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.

Section 6. 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 RM15 zoning district as of the date of the applicable request or application.

Section 7. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Sandra Moore

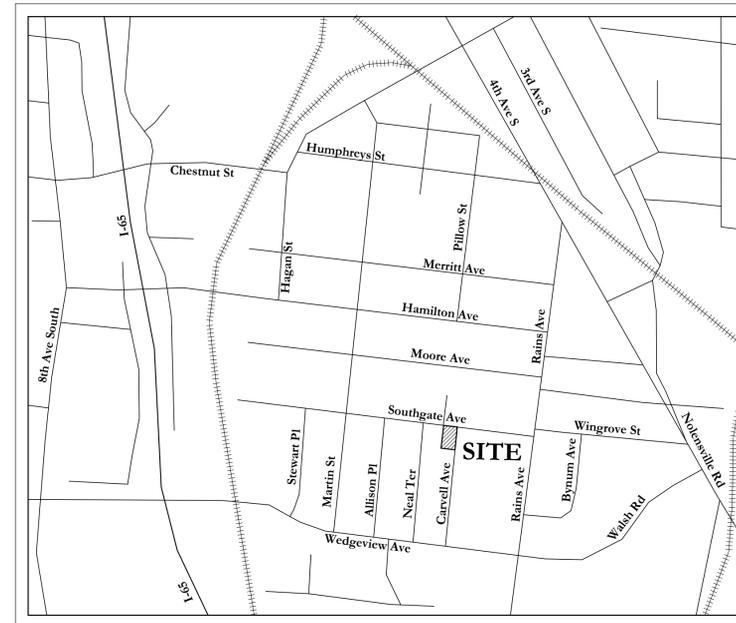
General Plan Consistency

This property falls within the Neighborhood General classification. Appropriate uses include single family & multifamily w/ densities as intense as 20 units/acre. Buildings with shallow to deep setbacks with medium density housing closer to the street and lower density housing away from the street, pedestrian connectivity, are located within close proximity to Neighborhood Center or Community Center, and the street networks have a high level of connectivity are some design parameters of the NG classification.

As proposed, this SP proposes 6 detached residential units on 0.46 acres of land, for a density yield of 13 units/acre which falls within the desired range of the site's defined land use. Shallow setbacks are proposed for the medium density shown herein. Additionally sidewalks and road improvements are proposed to increase pedestrian access and connectivity.

Sheet Schedule

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions and Layout Plan
- 3 C2.0 Grading, Utilities, & Landscape Plan



VICINITY MAP
N.T.S.

515 Southgate Ave
Being Parcel 190 On Tax Map 105-11
Nashville, Davidson County, Tennessee

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6 (UZO)
MINIMUM LOT SIZE	6,000 SF
NUMBER OF UNITS	6 TOTAL DWELLING UNITS
FAR	60% MAXIMUM 57% PROPOSED
ISR	70% MAXIMUM 46% PROPOSED
FRONT YARD SETBACK:	15' - CARVELLE & 10' - SOUTHGATE (PER SP) *SEE NOTE
SIDE YARD	10' FROM PROPERTY LINE (MIN 6' BETWEEN INTERIOR BUILDINGS)
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	2 STORIES
DENSITY	13 UNITS/AC
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	2 ACCESSES ON SOUTHGATE, 2 ACCESS ON CARVELLE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	40' ± TO CARVELLE
	50' MINOR STREET 185' ARTERIAL STREET 100' COLLECTOR 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	9 STALLS (6 UNITS @ 1.5 STALLS PER UNIT)
PARKING PROPOSED	10 STALLS (8 FOR UNITS & 2 GARAGE)
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 6 FT - COVERED PORCHES 6 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS	

Standard SP Notes

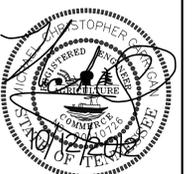
- 1) The purpose of this SP is to receive preliminary approval to permit the development of a 6 Unit Multifamily development as shown.
- 2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- 3) This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0219F Dated April 20, 2001.
- 4) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
- 5) Wheel chair accessible curb ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.
- 6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- 7) Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" cmp).
- 8) Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any Stormwater facilities within the property.
- 9) A master service for water and/or sanitary sewer services are required.
- 10) Solid waste pickup to be provided by roll out cans placed on a screened concrete pad as shown on this plan.
- 11) 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 principles 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 enacting ordinance, or add vehicular access points not currently present or approved.
- 12) 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 RM15 zoning district as of the date of the applicable request or application.

COUNCIL DISTRICT-17
COUNCILMEMBER-SANDRA MOORE

DEVELOPER/OWNER
515 SOUTHGATE, LLC
CONTACT: BRYAN KRABOUSANOS
4516 SHYS HILL RD
NASHVILLE, TENNESSEE 37215
PHONE: (615) 642-4068
EMAIL: bryankrob1267@gmail.com

ENGINEER
DALE & ASSOCIATES
516 HEATHER PLACE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL GARRIGAN, PE
PHONE: (615) 297-5166
EMAIL: michael@daleandassociates.net

FLOODNOTE
NO PORTION OF THIS PROPERTY LIES WITHIN
A FLOOD HAZARD AREA AS DEPICTED ON THE
CURRENT FLOOD INSURANCE RATE MAP (FIRM)
NUMBER 47037C0219F. DATED APRIL 20, 2001.



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

MPC Case Number
2012SP-027-001

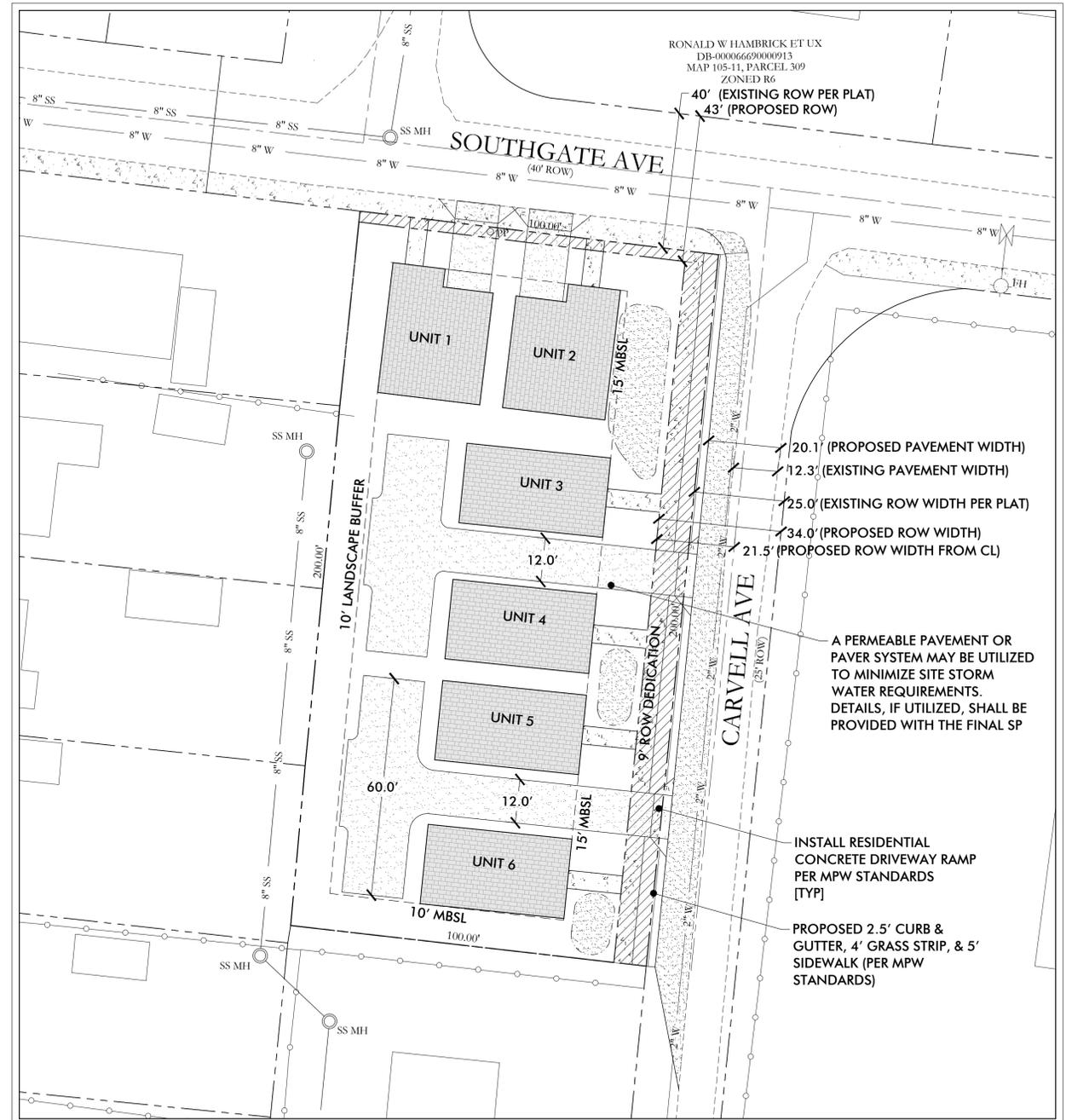
D&A Project No 12080
515 Southgate Ave
Preliminary SP Drawings

C0.0

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Existing Conditions



Layout

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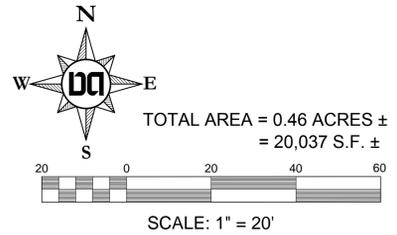
SP Summary

THE CURRENT USE OF THIS PACEL IS A DAY CARE WHICH HAS BEEN CLOSED. THIS PROPOSED SP PLANS TO CHANGE THE USED OF THIS PARCEL TO A MEDIUM RESIDENTIAL USE WHICH IS DESIRED IN THE NEIGHBORHOOD GENERAL (NG) LAND USE POLICY. THE MEDIUM RESIDENTIAL PROPOSED WILL ENHANCE THE AREA BY CREATING ADDITIONAL RESIDENTIAL UNITS.

Data

TOTAL SITE AREA = 0.46 ACRES
 CURRENT ZONING: R6
 PROPOSED ZONING: SP [SPECIFIC PLAN]
 COUNCIL PERSON - SANDRA MOORE
 COUNCILMANIC DISTRICT - 17TH

ENGINEER- DALE AND ASSOCIATES, INC.
 516 HEATHER PLACE
 NASHVILLE, TN 37204
 (615) 297-5166 x 115
 CONTACT PERSON - MICHAEL GARRIGAN, PE



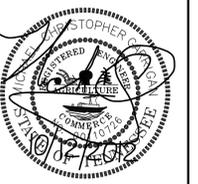
Existing Conditions & Layout Plan



REVISIONS:
Oct 2012: Staff Comments

Preparation Date: Sept 2012

515 Southgate Ave SP
 Preliminary SP
 Tax Map 105-11, Parcel 190
 Nashville, Davidson County, Tennessee



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

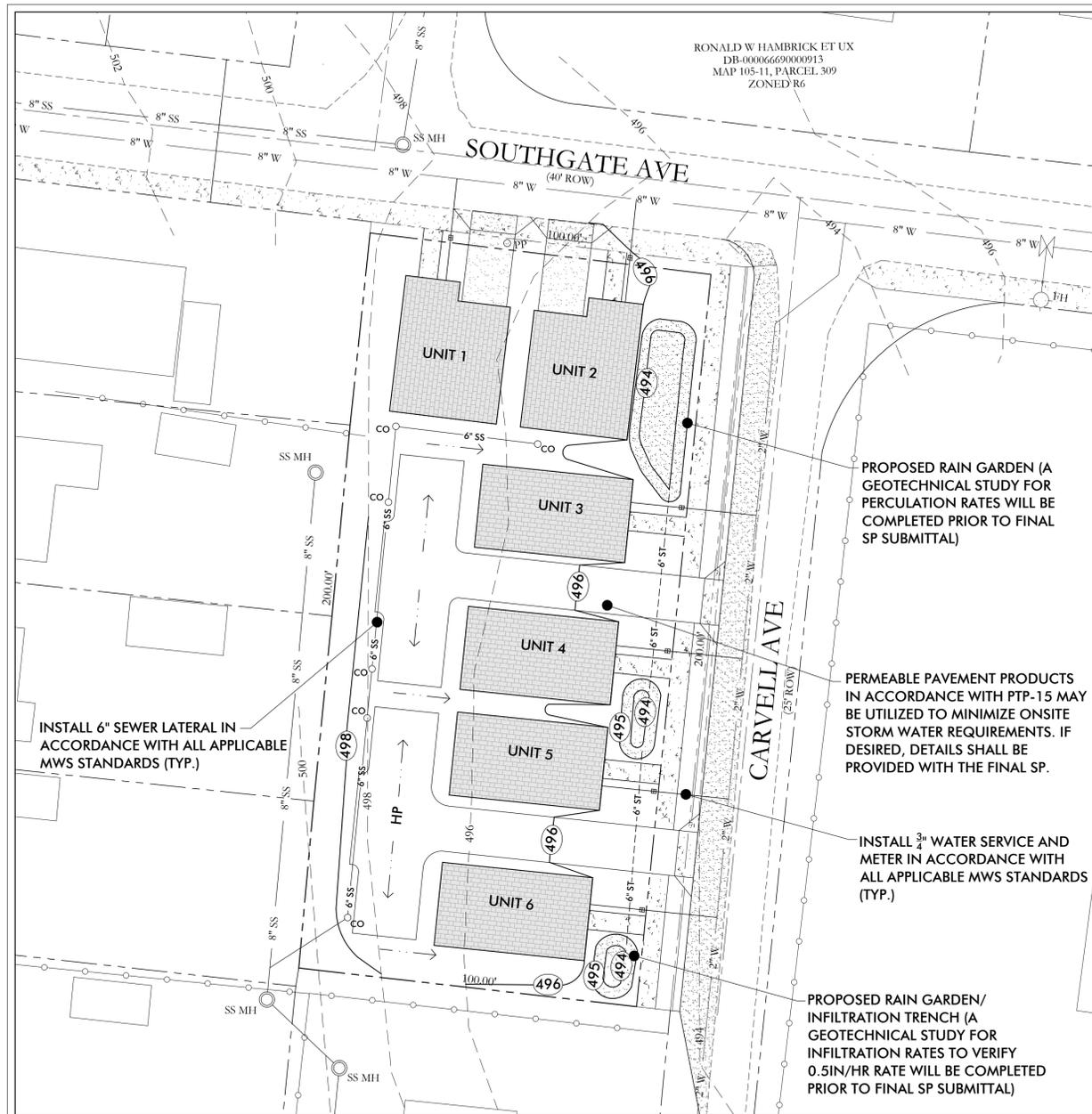
D&A Project No 12080
 515 Southgate Ave
 Preliminary SP Drawings

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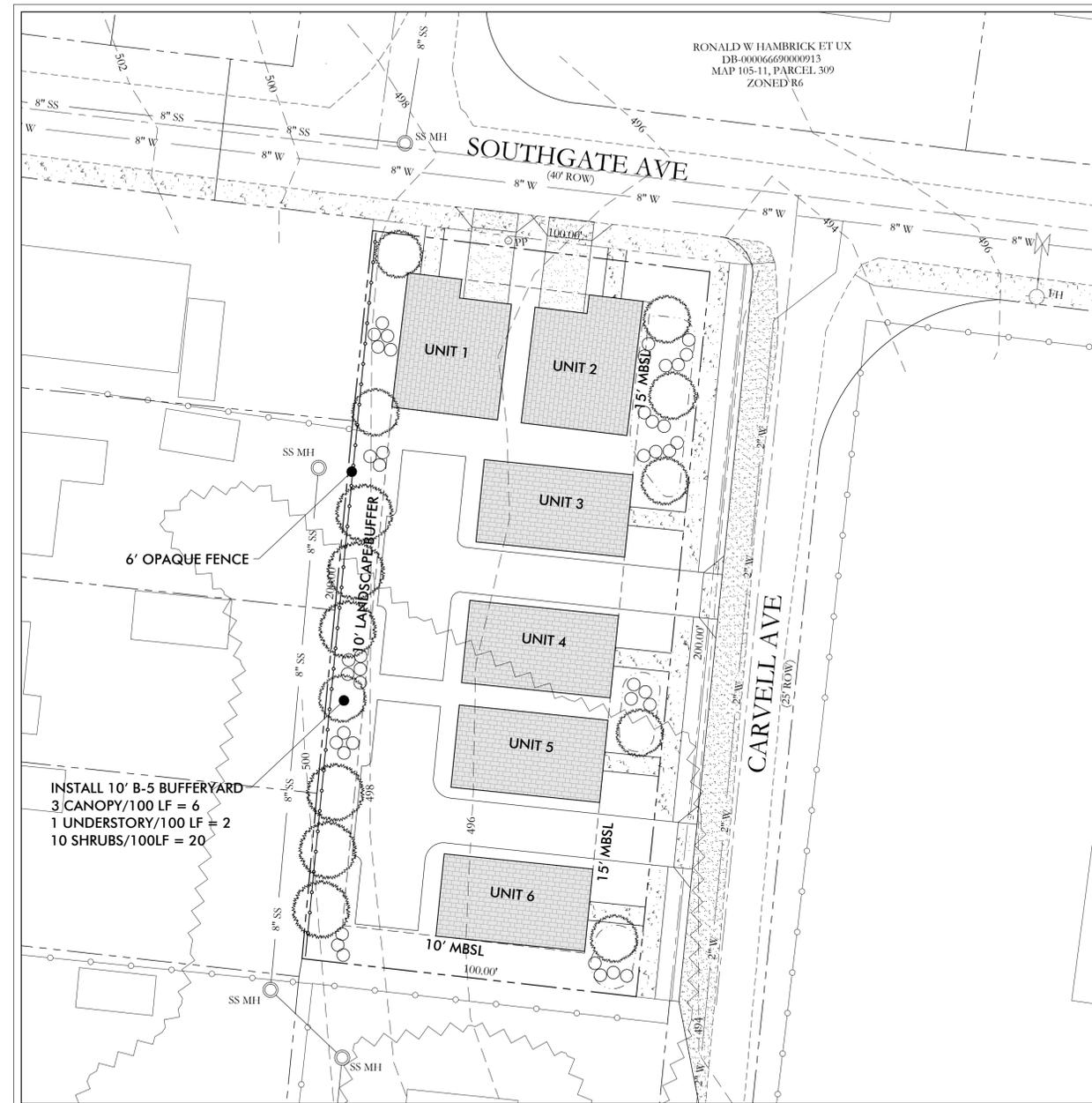
516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

C1.0

2 of 3



Grading & Utilities



Landscape

WATER QUALITY CALCULATIONS

PRELIMINARY CALCULATIONS SHOW THAT THIS PROJECT WILL REQUIRE APPROXIMATELY 800 CF OF WQV STORAGE IN THE PROPOSED RAIN GARDEN/INFILTRATION BASIN (80% TSS BMP). PRELIMINARY DESIGN PROPOSES POCKET RAIN GARDEN INFILTRATION TRENCHES CONNECTED BY UNDERDRAIN TO PROVIDE OVERALL VOLUME.

A GEOTECHNICAL STUDY WILL BE COMPLETED TO ENSURE THE INFILTRATION RATE IS 0.5 IN/HR OR GREATER PRIOR TO FINAL SP SUBMITTAL.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
 TOTAL SITE AREA = 0.46 ACRES
 PRE-DEVELOPED GRAVEL= 0.10 AC @ 85
 PRE-DEVELOPED IMPERVIOUS= 0.06 AC @ 98
 PRE-DEVELOPED GRASS= 0.30 AC @ 61
 COMPOSITE CN= 71.0

POST-DEVELOPMENT
 TOTAL SITE AREA = 0.46 ACRES
 POST-DEVELOPED IMPERVIOUS= 0.21 AC @ 98
 POST-DEVELOPED GRASS= 0.25 @ 61
 COMPOSITE CN= 77.9

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ONSITE MITIGATION SHALL BE PROVIDED THROUGH THE PROPOSED RAIN GARDENS TO ENSURE NO ADVERSE IMPACTS.

STORMWATER NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS SvD (STIVERSVILLE) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL, A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
- 4) THE INFILTRATION SHOWN WILL REQUIRE A PERCOLATION TEST OF THE SOILS TO SHOW THAT THE INFILTRATION RATE IS ADEQUATE FOR POST DEVELOPED FLOWS TO THE RAIN GARDEN AREAS.

UTILITY NOTES

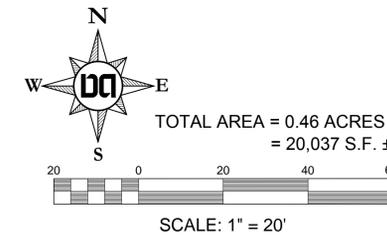
- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER AND SEWER WILL BE TIED TO EXISTING SERVICES FOUND IN THE FIELD.

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

THIS PROJECT IS NOT A PLANNED UNIT DEVELOPMENT

0.46 AC-0.13 AC = 0.33 AC x 14 = 4.6 TDU's REQ'D
 14 @ 0.5" (2" CAL TREE) = 7.0 TDU's PROP



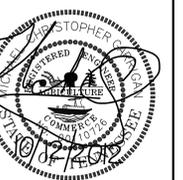
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