

Amended Preliminary Specific Plan for Glen Echo Cottages

Being Parcels 67, 68, 69, & 70 on Tax Map 117-15
Nashville, Davidson County, Tennessee
SP No. 2013SP-010-003

Owner
Glen Echo Cottages, LLC
4200 West End Ave
Nashville, TN 37205
Tax Map 117-15 Parcel 67
Property: 1709 Glen Echo

Applicant
Victor Bishara
8521 Windolyn Cir North
Bartlett, TN 38133
Phone: (901) 550-7038
Email: vbishara@aol.com

Owner
STD Properties, LLC
4200 West End Ave
Nashville, TN 37205
Tax Map 117-15 Parcel 68
Property: 1705 Glen Echo

Engineer
Dewey-Estes Engineering
Kevin Estes, PE
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956

Owner
Tomas Baker, Jr.
6813 Fleetwood Drive
Nashville, TN 37205
Tax Map 117-15 Parcel 69
Property: 1705 Glen Echo

Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map # 47037C0331F.
Dated April 20, 2001

Owner
James and Carolyn Singleton
P.O. Box 150793
Nashville, TN 37215
Tax Map 117-15 Parcel 70
Property: 1625 Glen Echo

Site Benchmark
Tag Bolt on a Fire Hydrant
Located at the Northeast Corner of the Intersection of Glen Echo Road and Hillmont Drive.
NAVD 88 Elevation = 584.84

ORDINANCE NO. BL2013-417

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 R10 to SP zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit up to 8 residential units, all of which is described herein (Proposal No. 2013SP-010-001).

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 R10 to SP zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit up to 8 residential units, being Property Parcel Nos. 067, 068, 069 as designated on Map 117-15 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 the 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 117 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 uses.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Prior to the issuance of any permits, the applicant shall provide a 0.5 foot right-of-way dedication consistent with the Major and Collector Street Plan.

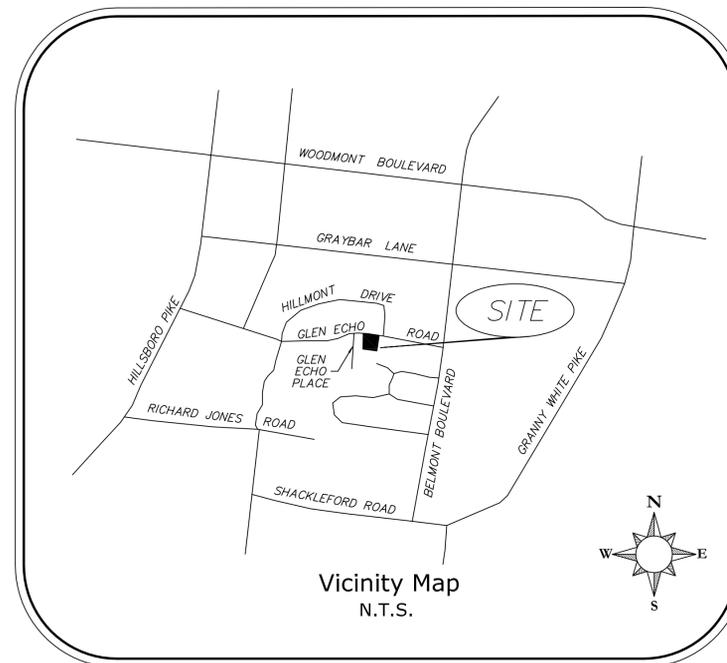
Section 5. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any 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 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 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 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 RM9 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, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Sean McGuire



Standard SP Notes

- 1) The purpose of this SP is to receive preliminary approval of an amended SP to permit the development of 11 residential units.
- 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 47037C0331F. 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) 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 final application.
- 9) 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.
- 10) Individual water and/or sanitary sewer services are required for each parcel.
- 11) Solid waste pickup to be provided by pickup along Glen Echo Road.
- 12) All development due to be completed in 1 phase.
- 13) The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures)
- 14) The Developer's Final Construction Drawings shall comply with the design regulations established by the Department of Public Works. Final Design may vary based on field conditions.

General Plan Consistency

The property in question is contained within Subarea 10: Green Hills - Midtown Community Structure Plan. The Structure Plan presents the land use policy for the community. It provides parcel-specific information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive lines that are subject to being modified only by amendment. These boundaries consist mainly of lot and property lines, centerlines of public and railroad right-of-way, steep slope areas, or other easily identifiable features.

The Community Plan containing the studied property indicates that the area falls within the Residential Medium (RM) Land Use Policy. Residential Medium Density, RM, is designed to accommodate residential development within a density range of four to nine dwelling units per acre. Application of RM policy should be applied to areas which are currently developed at about 4-9 units per acre and to undeveloped or underdeveloped areas that are suitable for medium density policy. Accessibility is important for properties located within a RM policy.

This project meets the intent of the RM policy. The proposed density of this Specific Plan is 7.6 Units per Acre which falls within the four to nine units per acre allowed under the policy. The property has direct access to Belmont Blvd and indirect access to Hillsboro Pk, Harding Pl & Interstate 440. This site has utilities readily available and is bound by existing one & two family dwellings on the north & west boundaries, with single-family to the south.

Councilmatic District: 25/Councilperson: Sean McGuire

Existing Parcels Summary
Tax Map 117-15, Parcel 67: 15,933 Sq Ft - 0.366 Acres - Zoned SP
Tax Map 117-15, Parcel 68: 16,282 Sq Ft - 0.374 Acres - Zoned SP
Tax Map 117-15, Parcel 69: 15,159 Sq Ft - 0.348 Acres - Zoned SP
Tax Map 117-15, Parcel 70: 15,341 Sq Ft - 0.352 Acres - Zoned R10
Total Property 62,715 Sq Ft - 1.44 Acres - Proposed Zoning SP

Bulk Regulations (SP Controlled, MUL Based)

Street Setback : 20' from Right of Way
Note: A maximum of 50% of the Building's Facade may Encroach up to 5 feet into either Street Setback for Architectural Features
Side Yard Setback: 5'
Rear Yard Setback: 10'
Maximum Height at Setback: 2 Stories measuring 30 ft at Eave Height
Floor Area Ratio: 0.64 Proposed
Impervious Area Ratio: 0.60 Proposed
Total Units: 11
Parking Required: 28 Spaces
Parking Provided: 37 Spaces
Density: 7.6 Units/Acre

Parking Summary
Garage: 11 Units @ 2 Spaces counted per Garage
Parking Pad: 2 Spaces for Unit 1
Visitor Parking: 13 Spaces
Total Spaces: 37 Spaces

Sheet Schedule

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions
- 3 C2.0 Layout and Utility Plan
- 4 C3.0 Grading and Landscape Plan
- 5 C4.0 Details

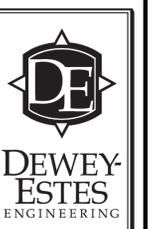


Revisions:

Drawing Notes:

Date: July 1, 2014

Glen Echo Cottages
 Being Parcels 67, 68, 69 & 70 on Tax Map 117-15
 Nashville, Davidson County, Tennessee



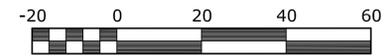
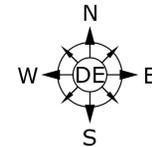
Cover Sheet

Job No. 13002

C0.0

1 of 5

Site Area = 1.44 Acres
= 62,715± s.f.



Scale 1" = 20'

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8521 Windolyn Cir North
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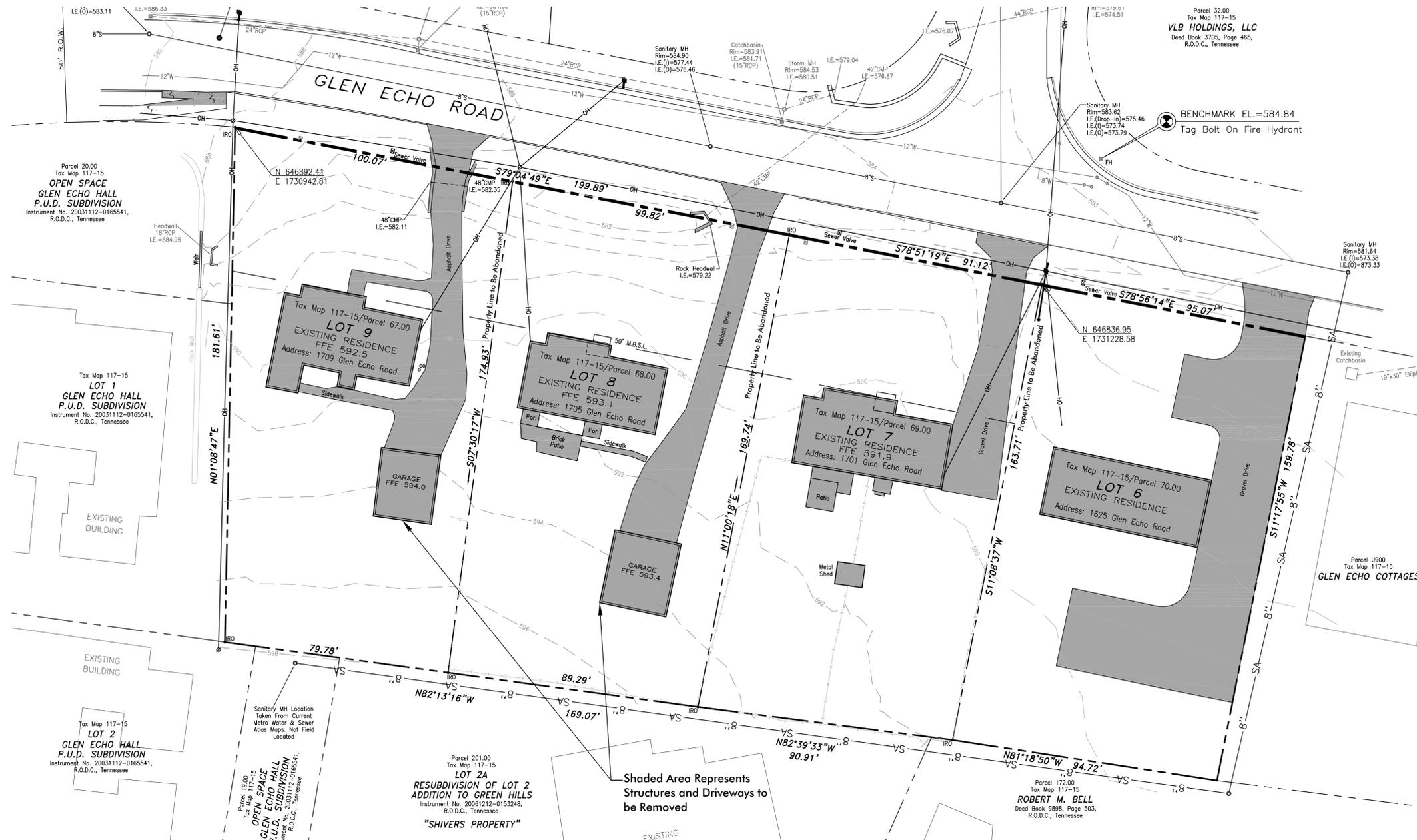
Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map # 47037C0331F.
Dated April 20, 2001

Site Benchmark
Tag Bolt on a Fire Hydrant
Located at the Northeast Corner of the Intersection of Glen Echo Road and Hillmont Drive.
NAVD 88 Elevation = 584.84

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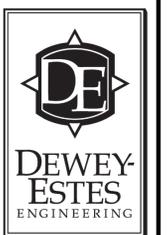


Shaded Area Represents Structures and Driveways to be Removed

Demolition Note
All Existing Structures, Driveways, Patios, etc Located Onsite Shall be Removed. The Noted Existing Trees located Onsite Shall also be Removed. Precautions shall be taken to Ensure that NO Damage is done to the Existing Trees Shown along Shared Property Lines and Offsite on Adjacent Properties. Refer to the Initial Erosion Control & Demo Plan for the Locations of Existing Trees to be Saved

Existing Impervious Area = 16,150 s.f.

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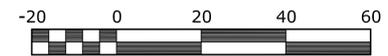
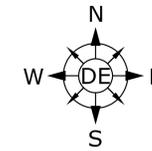


Existing Conditions

Job No. 13002

C1.0

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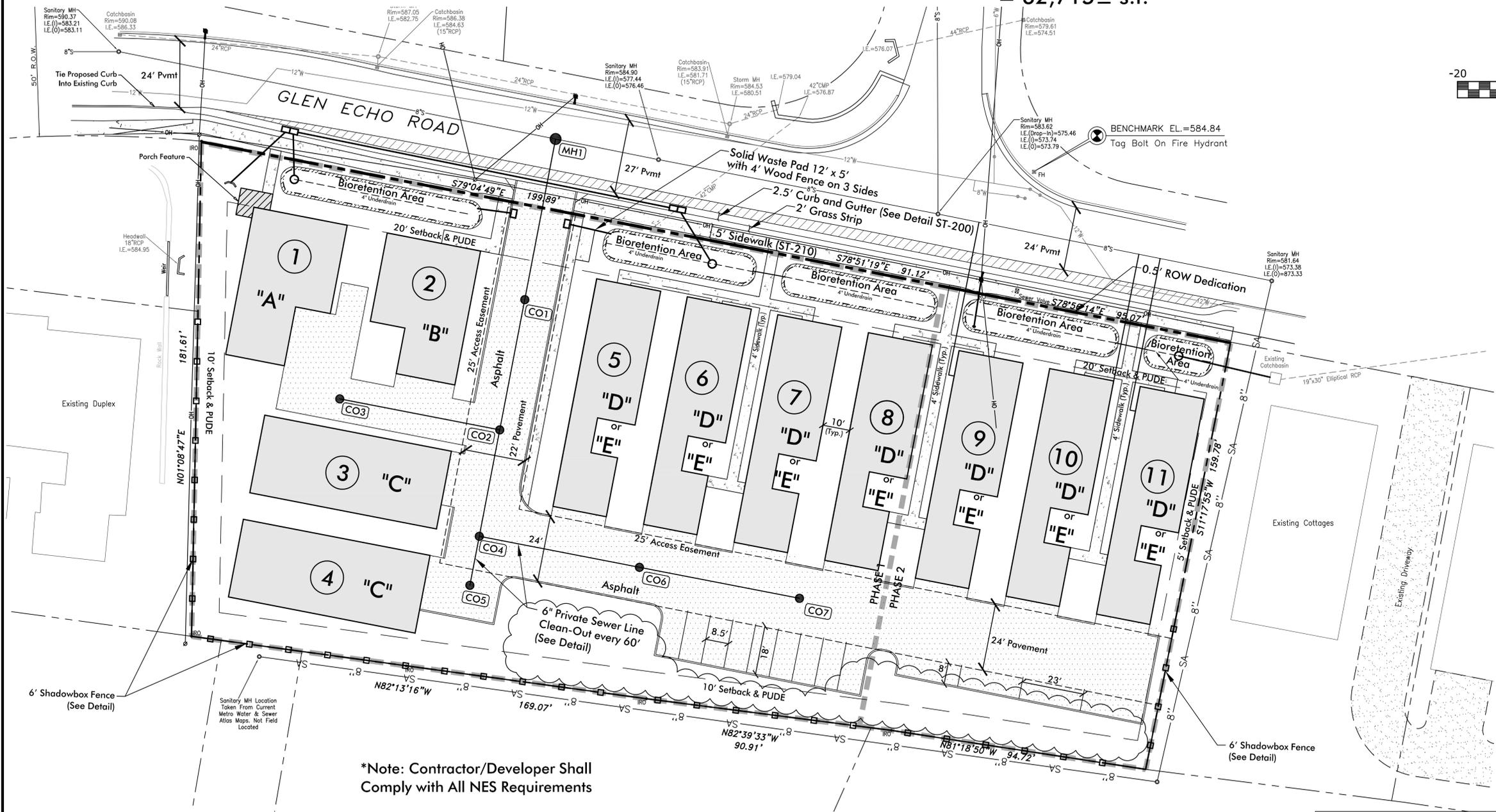
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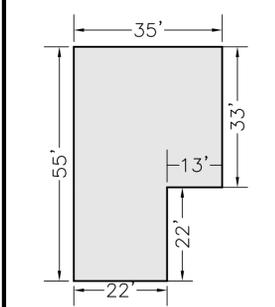
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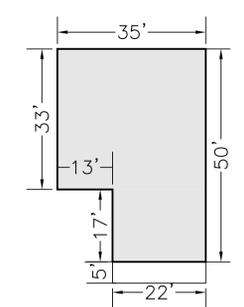
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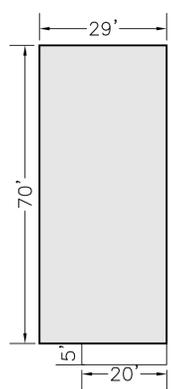
*Note: Contractor/Developer Shall Comply with All NES Requirements



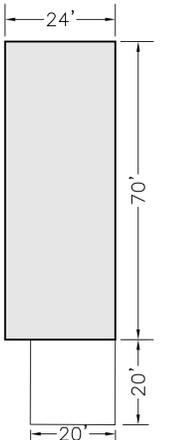
Building Type "A"



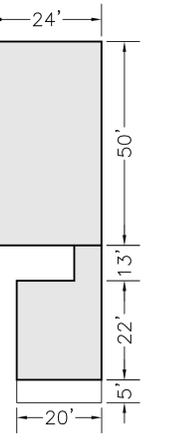
Building Type "B"



Building Type "C"



Building Type "D"



Building Type "E"

Fire Hydrant Flow Test
Static Pressure: 99 psi
Residual or Pito Pressure: 84 psi
Flow at Residual: 1,511 gpm
Calculated Maximum Flow at Minimum System Pressure of 20 psi: 4,259 gpm

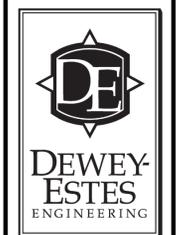
Required Flow at 20 psi per Table H.5.1 = 1,000 gpm for a Residential Structure under 3,600 s.f. of Heated Space.

SP Development Standards
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Glen Echo Cottages
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Nashville, Davidson County, Tennessee

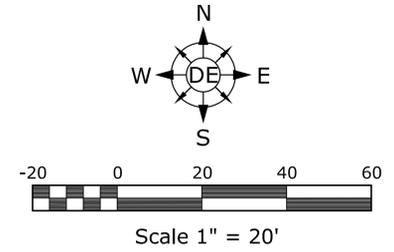


Layout & Utility Plan

Job No. 13002

C2.0

Site Area = 1.44 Acres
= 62,715± s.f.

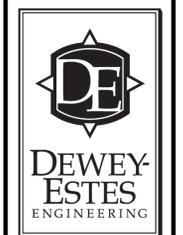


Revisions:

Drawing Notes:

Date: July 1, 2014

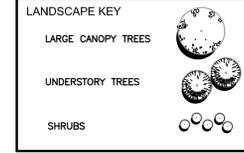
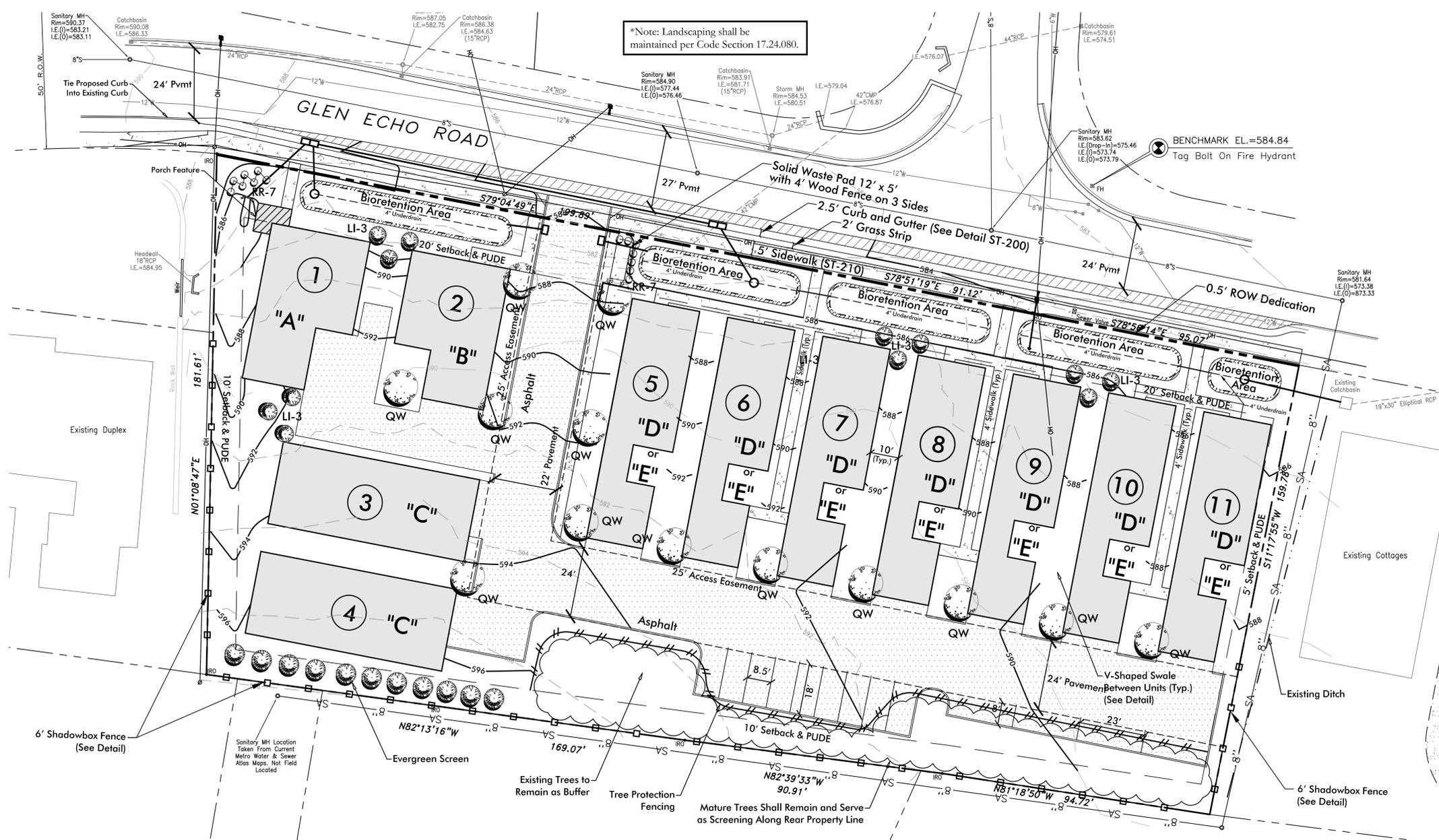
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Nashville, Davidson County, Tennessee



Grading & Landscape Plan

Job No. 13002

C3.0



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Site Benchmark
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Notes
1) Site Distance is adequate to satisfy AASHTO Standards at entrance.
2) Sidewalks shall be ST-210 and curb shall be ST-200.
3) No Plantings are planned in the right-of-way of Glen Echo Road.

Solid Waste Note
Units 1, 2, and 5 - 11 to use sidewalk between units to transport cans to Glen Echo Road.
Units 3 and 4 to use sidewalk beside Unit 5 to transport cans to pad adjacent to Glen Echo Road.

Stormwater Treatment Concept Summary
Water Quality Treatment for the site's impervious area is proposed to be accomplished using Rain Gardens.

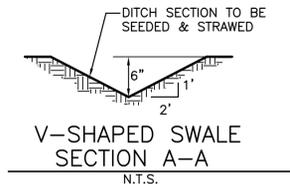
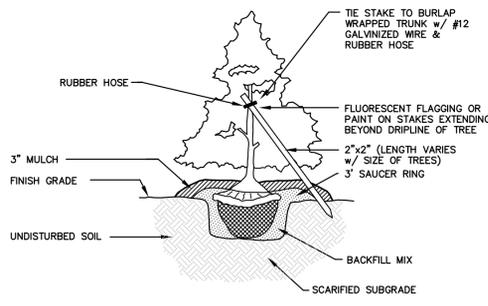
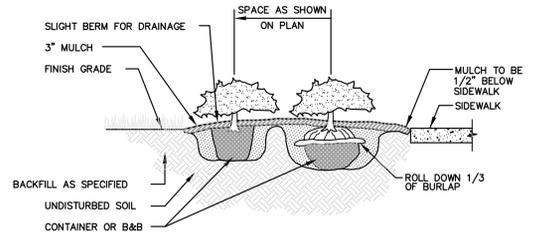
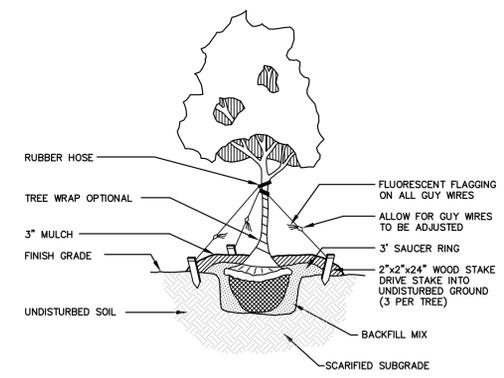
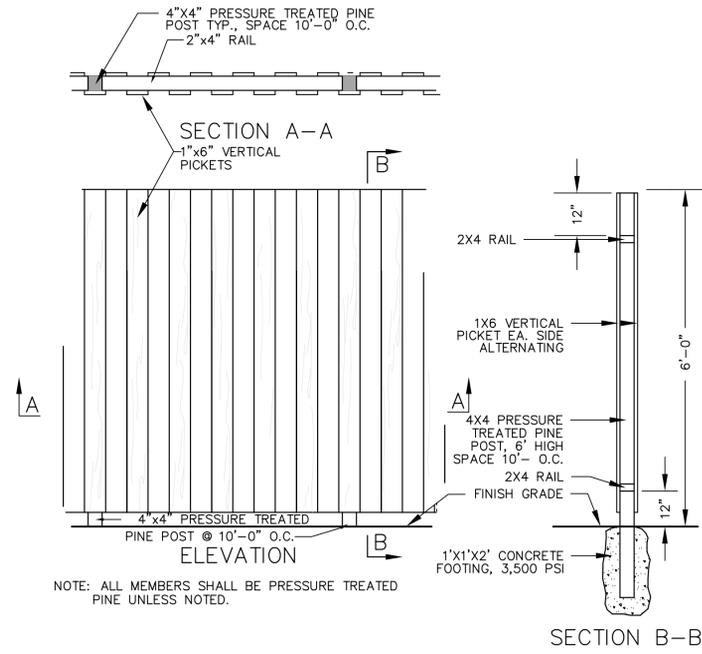
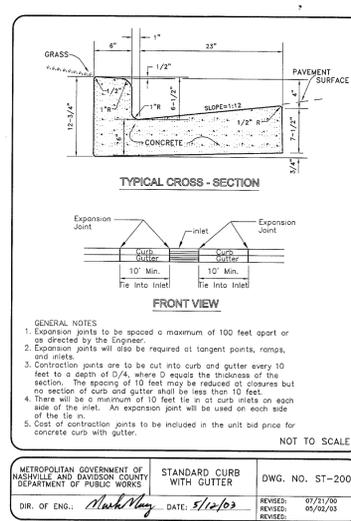
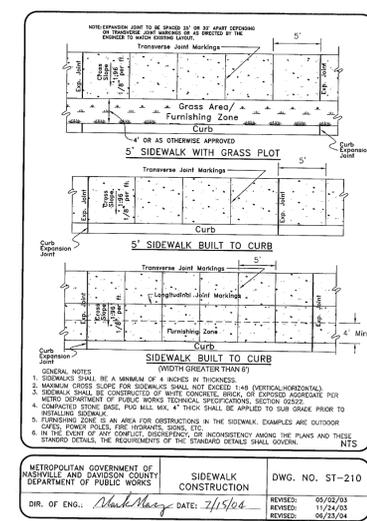
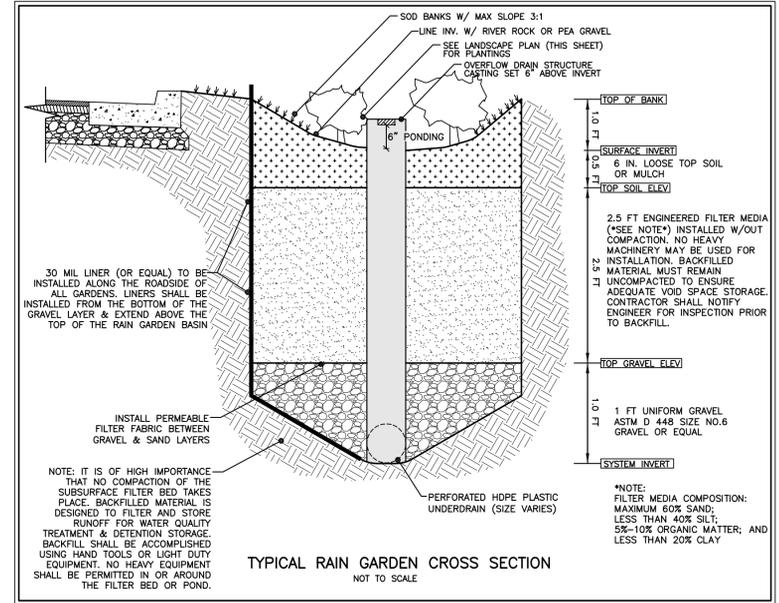
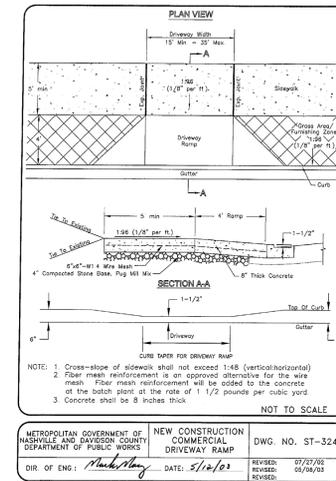
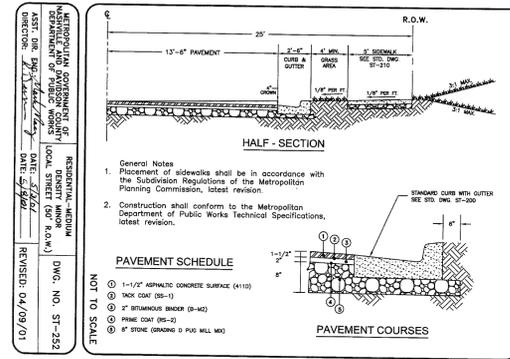
Stormwater Detention Concept Summary
Detention will be provided for additional impervious area of 21,290 s.f. This will be accomplished through additional volume in either the voids under the pavers or additional volume in the rain gardens or a combination of both.

Existing Impervious Area: 16,150 s.f.
Proposed Pervious Area: 25,275 s.f.
Proposed Impervious Area: 37,440 s.f.
Additional Impervious Area: 21,290 s.f.

Tree Density Requirements
Site Acreage (1.44 Ac) - Building Coverage (0.46 Ac) = 0.98 Ac of Compliance
Trees Required: 14 x 0.77 = 14 TDU
Trees Existing: 7 TDU
Trees Proposed: 25 Trees @ 0.5 TDU each = 12.5 TDU
Total Trees Provided = 19 TDU

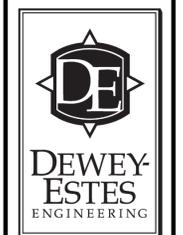
Nashville Electric Service Notes

- Existing overhead high voltage line running down west side of property will have to be temporary relocated due to unit construction (meet OSHA clearances). This will be at 100% developer cost.
- Developer to provide a civil duct and pad locations for NES review and approval.
- Developer may be required to install meter pedestals if the clearances between units dose not maintain the 10 foot separation as shown on layout plan.
- Developer drawing shall show the existing utilities easements on property and the utility poles on the property and the r-o-w (on both sides of the roadway). Also survey the high voltage line down the west side of property.
- A PUE shall be maintained down the west side of property. East side of property shall have a 5' as PUE.
- 20-foot public utility easement required adjacent to public r-o-w along Glen Echo Rd.
- NES may require 20' PUE centered on conduit runs.
- Any addition easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- Postal plan is required before NES's final construction drawings can be approved.
- NES can meet with developer/engineer upon request to determine electrical service options (may want to consider 1st before your HV layout. Will need loads).
- NES needs any drawings that will cover any road improvements to Glen Echo Rd that Public Works will require (i.e., turning lanes, sidewalk improvements or lane improvements). Any of these items may require electric facilities to be relocated and may be an impact to the developers.
- Developer's vegetation design under the existing power line shall meet NES Vegetation Management requirements.
- NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules.
- NES needs load information for each different lot type and size. (required to determine load capacity)
- There is an existing high voltage line down the west side of property. That has to stay overhead.
- If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, inflammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plats.
- Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts, 2007. The existing 23.9 kV power lines located in the public right-of-way and the existing public utility easement require an electrical safety clearance that must be maintained after construction of any buildings. The National Electrical Safety Code, 2007 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. Thus, NES is requesting that public utility easements be provided parallel to the right-of-ways for this safety zone. The 23.9kV line must have a horizontal clearance of 7.5 feet away from the nearest conductor to allow for blow-out conditions as it is configured today. Check with OSHA regulations to meet the crane operating clearances for construction near energized 23.9 kV conductors for additional clearance requirements. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Also survey the high voltage line down the west side of property
- NES may require the conduit, stub outs to be surveyed but NES will require the fiberglass bases to be surveyed at state plane coordinates as listed below:
 - First survey between the time the contractor installs the conduit and before the 1st NES inspection is done and gravel is placed on top of the conduit. Send file to NES designer to be place in the NES construction drawing. This step is required if there is less than a 20foot PUE.
 - Second survey can be completed at the same time the Metro as-built drawing file is completed.
 - Send the as-built .dwg file to the NES designer to check if the NES items are installed in easements. This must be done before riser pole can be energized.



Revisions:
 Drawing Notes:
 Date: July 1, 2014

Glen Echo Cottages
 Being Parcels 67, 68, 69 & 70 on Tax Map 117-15
 Nashville, Davidson County, Tennessee



Details Sheet

Job No. 13002
C4.0
 5 of 5