

# Glen Echo Cottages

## A Preliminary Specific Plan

1701, 1705, & 1709 Glen Echo Road  
 Being Parcels 67-69 on Tax Map 117-15  
 Nashville, Davidson County, Tennessee

### Standard SP Notes

- 1) The purpose of this SP is to receive preliminary approval to permit the development of a 8 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" cnp).
- 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.

### Architectural Design Elements

Siding- Shall be Hardiplank or smooth Hardpanel  
 Cast Stone Planter Caps- Limestone Color  
 Windows- Aluminum w/ Insulated Clear Glass  
 Parapet Caps- Aluminum, Dark Bronze in Color  
 Doors- Wood or Fiberglass, Insulated & Painted, Two Tall Panels w/ 6 Small Glass Panels at the Top.  
 Door Trim- Color same as Doors  
 Hardware- Single Oil Rubbed Bronze or Brushed Stainless Finish  
 Exterior Lighting- Craftsman Style Wall Scones  
 Landings, Porches & Rafts- Poured Concrete w/ Light Broom Finish with Rafts.

### Site Data

**Owners of Record:**  
 (1701 Glen Echo Rd)  
 Thomas Baker, Jr.  
 6813 Fleetwood Drive  
 Nashville, TN 37205  
 (1705 & 1709 Glen Echo Rd)  
 Nancy Shields  
 P.O. Box 159353  
 Nashville, TN 37215

**Site Info:**  
 1701, 1705, & 1709 Glen Echo Road  
 Nashville, TN 37215

**Current User:** Residential (Single-Family)  
**Proposed User:** Residential (Single-Family)

**Current Zoning:** R10  
**Proposed Zoning:** SP

**Surrounding Zoning:** R10, R10(PUD), RS10

**Plan Preparation Date:** 1/31/13

**Drawing Scale:** 1"=20'

**Applicant:**  
 Victor Bisnara  
 8521 Windown Cir North  
 Bartlett, TN 38133  
 Phone: 901-556-7038  
 Email: vbisnara@aol.com

**Engineer:**  
 Dewey-Estes Engineering  
 Contact: Kevin Estes, PE  
 2925 Berry Hill Drive  
 Nashville, TN 37204  
 Phone: 615-401-9956  
 Email: kestes@dewey-estes.com



Vicinity Map

NTS

### Councilmanic District: 25 / Councilperson: Sean McCuire

**Existing Parcels Summary**  
 Tax Map 117-15, Parcel 309: 15,374.2 Sq Ft - 0.35 Acres - Zoned R10  
 Tax Map 117-15, Parcel 310: 15,956.4 Sq Ft - 0.37 Acres - Zoned R10  
 Tax Map 117-15, Parcel 311: 14,969.7 Sq Ft - 0.34 Acres - Zoned R10  
 Total Property 46,300.3 Sq Ft - 1.067 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: 0.41 Proposed (Excluding Porous Pavement)  
 Total Units: 8 (All 3 Bedroom)  
 Parking Required: 20 Spaces  
 Parking Provided: 24 Spaces

**Parking Summary**  
 Garage: 8 Units @ 1 Space counted per Garage  
 Parking Pad: 2 Spaces Per Unit on 5 Units (10 Spaces total)  
 Visitor Parking: 6 Spaces  
 Total Spaces: 24 Spaces

### 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 8 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.

### Sheet Schedule

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



Cover Sheet

C0.0

1 of 5



## Glen Echo Cottages

Tax Map 117-15, Parcels 67, 68 & 69  
 Nashville, Davidson County, Tennessee

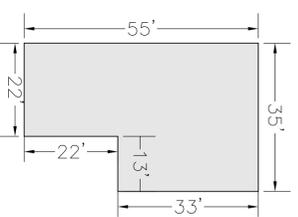
Date: January 2013

Drawing Notes:

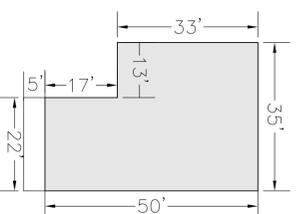
Revisions:



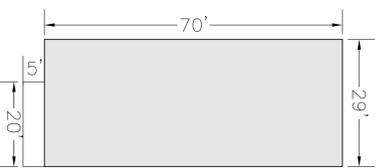
Site Area = 1.1 Acres  
= 46,300± s.f.



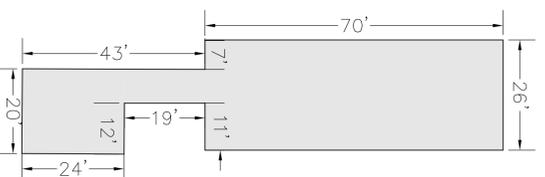
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2,878 Heated S.F.



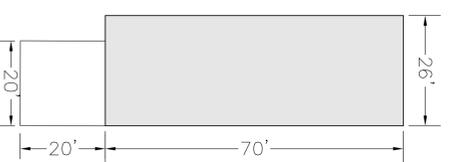
**Building Type "B"**  
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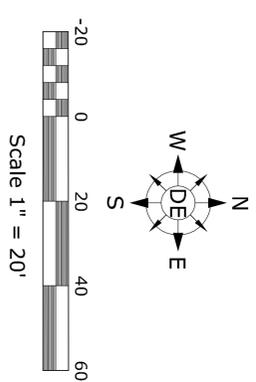
**Building Type "C"**  
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**Building Type "D"**  
3,240 Heated S.F.



**Building Type "E"**  
3,240 Heated S.F.

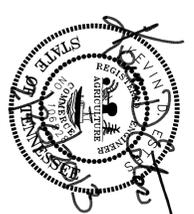


Fire Hydrant Flow Test	
Static Pressure: _____ psi	
Residual or Prio Pressure: _____ psi	
Flow at Residual: _____ gpm	
Calculated Maximum Flow at Minimum System Pressure of 20 psi: _____ gpm	
Required Flow at 20 psi per Table H.5.1 = 1,000 gpm for a Residential Structure under 3,600 s.f. of Heated Space.	

**SP Development Standards**  
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# Glen Echo Cottages

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Nashville, Davidson County, Tennessee

Date: January 2013

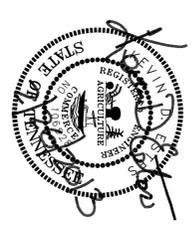
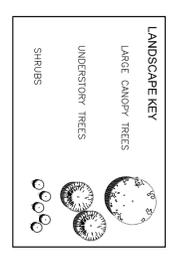
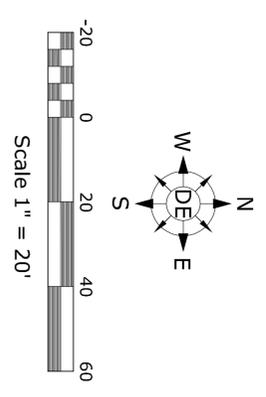
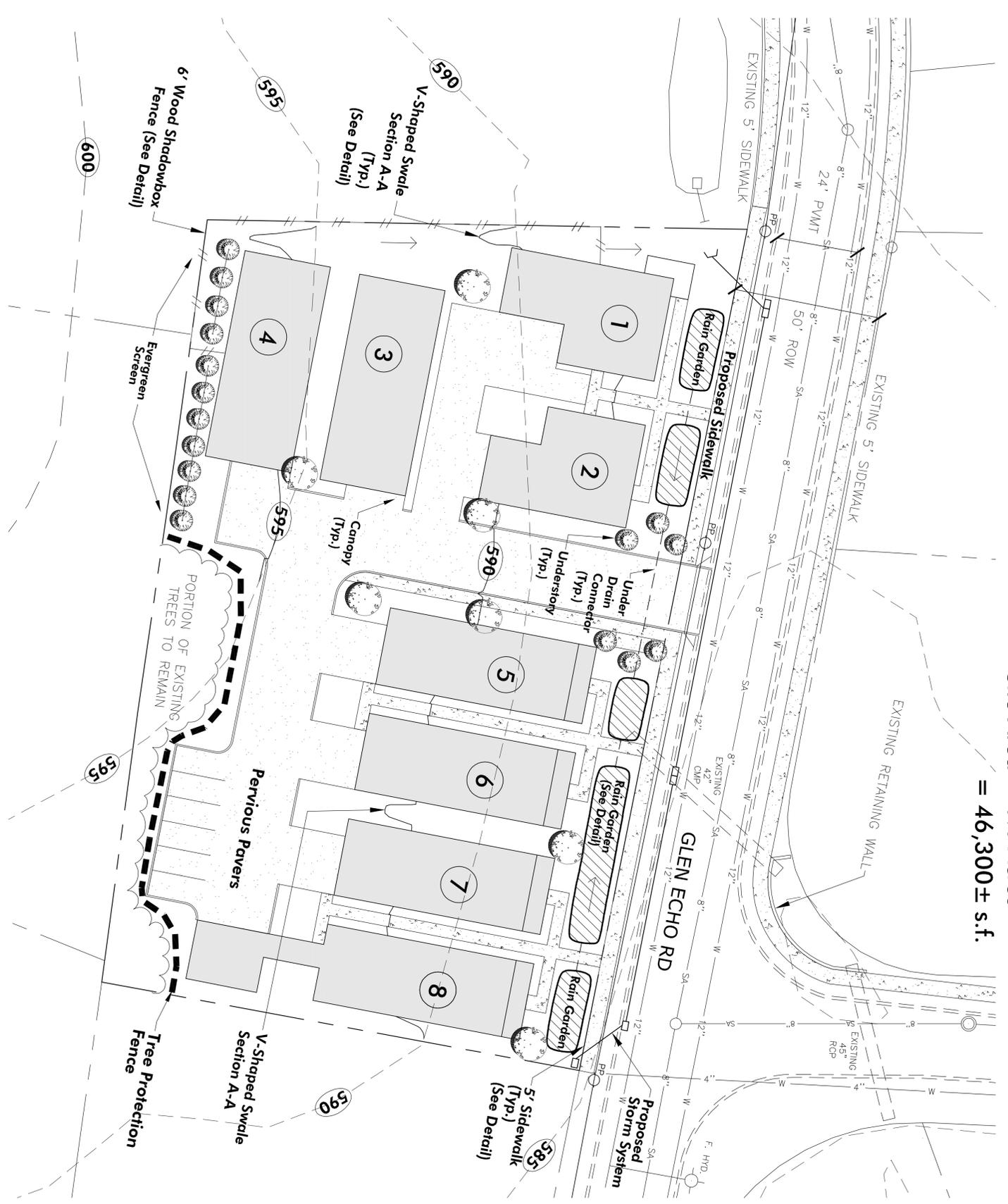
Drawing Notes:

Layout & Utility Plan

**C2.0**



**Site Area = 1.1 Acres  
= 46,300 ± s.f.**

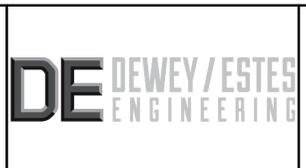


**Notes**  
 1) Site Distance is adequate to satisfy AASHTO Standards at entrance.  
 2) No Plantings are Planned in the right-of-way of Glen Echo Road.  
 3) Design of invert or existing 42" pipe to be shown on Construction Plans.  
**Solid Waste Note**  
 Units 1, 2, 5, 6, 7, and 8 to use sidewalk 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**  
 All paved areas proposed are to be constructed using porous pavers. Therefore, it is not required to be treated for suspended solids. The only proposed surface requiring treatment is the building's Water Quality Treatment for the building's roof top is proposed to be accomplished using Rain Gardens.  
**Stormwater Detention Concept Summary**  
 Detention will be provided for additional impervious area of 5410 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.

**Tree Density Requirements**  
 Site Average (1.06 Ac) - Building Coverage (0.20 Ac) = 0.77 Ac of Compliance  
 Trees Required: 14 x 0.77 = 11 TDU  
 Trees Existing: 7 TDU  
 Trees Proposed: 24 Trees @ 0.5 TDU each = 12 TDU > 11 TDU (OK)  
 Total Trees Provided = 19 TDU  
**Existing Impervious Area:** 8,590 s.f.  
**Proposed Pervious Area:** 11,170 s.f.  
**Proposed Impervious Area:** 14,000 s.f.  
**Additional Impervious Area:** 5,410 s.f.

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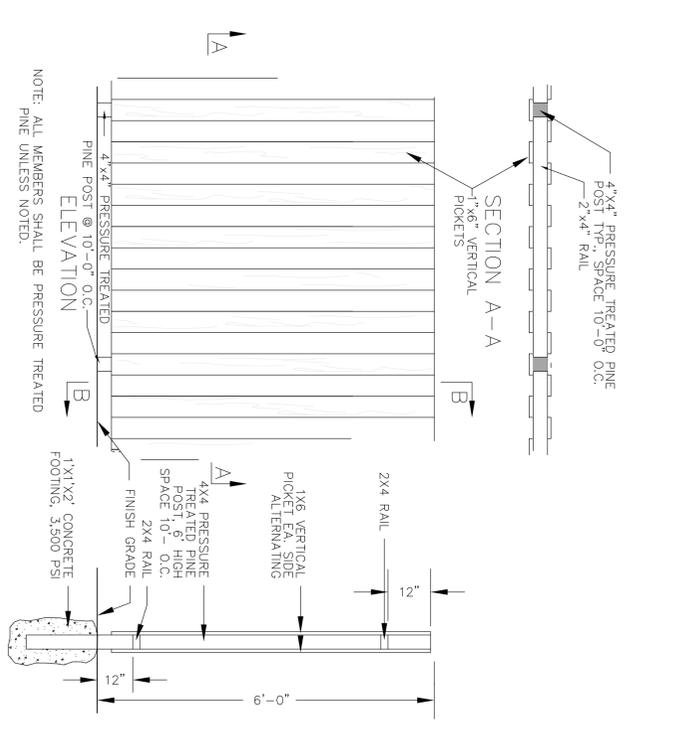
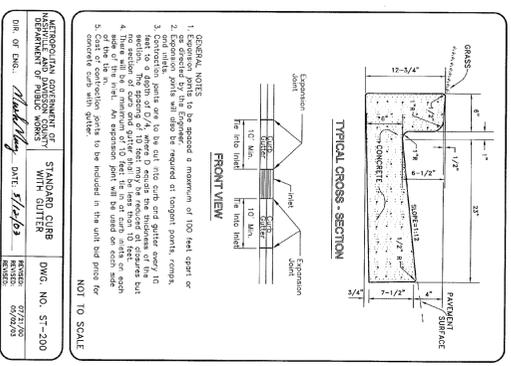
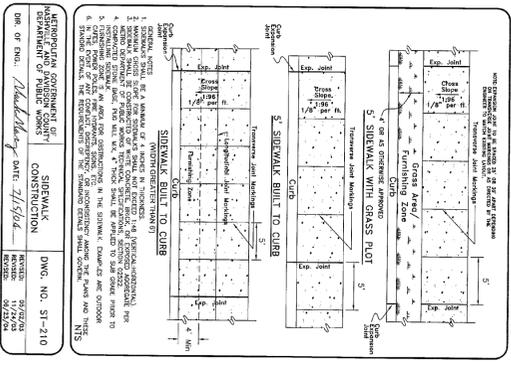
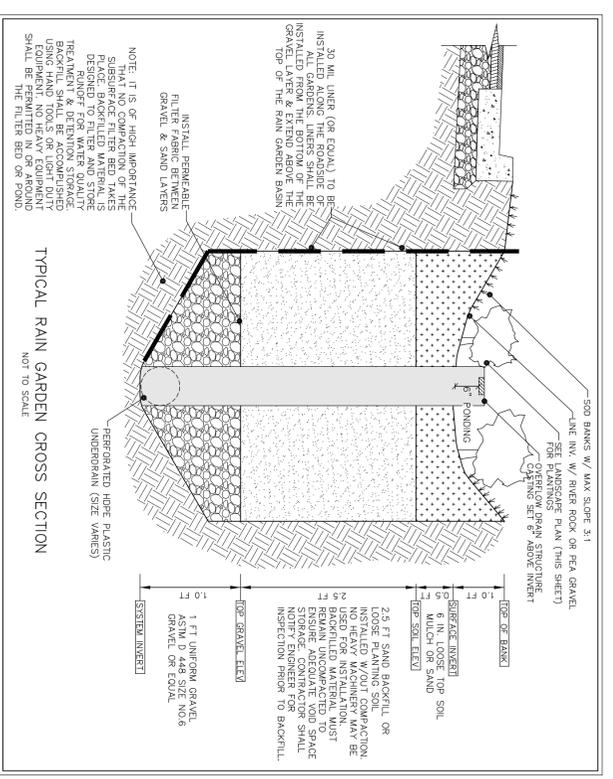
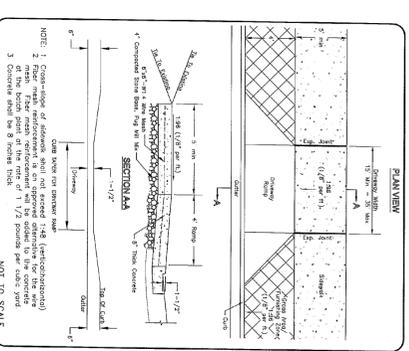
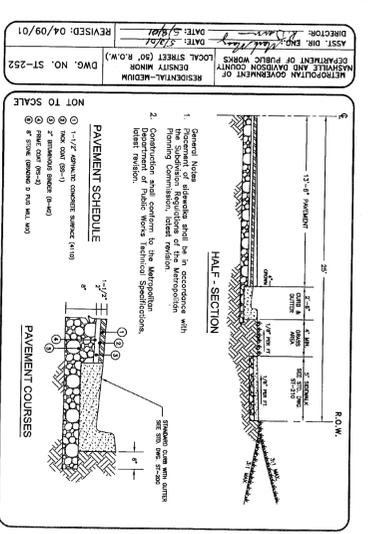


**Grading & Landscape Plan**

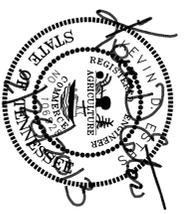
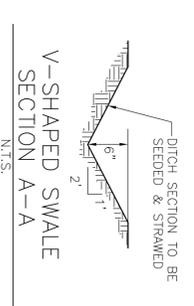
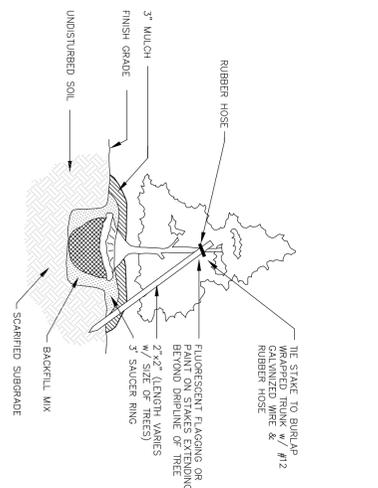
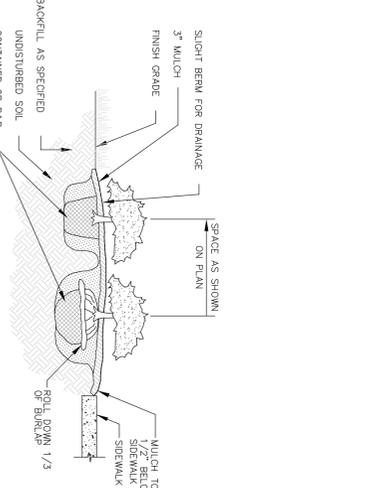
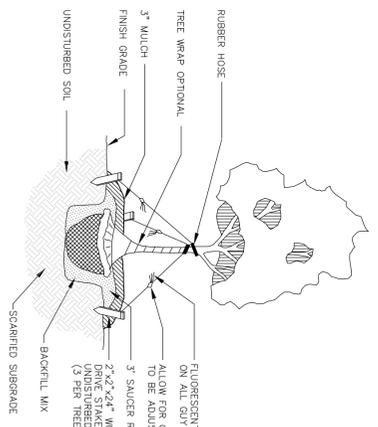
**C3.0**

Nashville Electric Service Notes

- 1) 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.
- 2) Developer to provide a civil duct and pad locations for NES review and approval.
- 3) Developer maybe required to install meter pedestals if the clearances between units dose not maintain the 10 foot separation as shown on layout plan.
- 4) Developer drawing shall show the existing utilities easements on property and the utility poles on the property and the P-o-w (on both sides of the roadway). Also survey the high voltage line down the west side of property.
- 5) A PUE shall be maintained down the west side of property. East side of property shall have a 5' as PUE.
- 6) 20-foot public utility easement required adjacent to public P-o-w along Glen Echo Rd.
- 7) NES may require 20' PUE centered on conduit runs.
- 8) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- 9) Postal plan is required before NES's final construction drawings can be approved.
- 10) 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).
- 11) NES needs any drawings that will cover any road improvements or lane improvements). Any of these items may require electric facilities to be relocated and may be an impact to the developers.
- 12) Developer's vegetation design under the existing power line shall meet NES Vegetation Management requirements.
- 13) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NFESC Section 15 - 152.A.2 for complete rules.
- 14) NES needs load information for each different type and size. (required to determine load capacity)
- 15) There is an existing high voltage line down the west side of property. That has to stay overhead.
- 16) If poles or walks 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 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, snags, inflammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plats.
- 17) 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.
- 18) 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:
  - A) 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 placed in the NES construction drawing. This step is required if there is less than a 20foot PUE.
  - B) Second survey can be completed at the same time the Metro as-built drawing file is completed.
- Send the as-built, dry-g 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.



6 SHADOWBOX FENCE DETAIL



Glen Echo Cottages

Tax Map 117-15, Parcels 67, 68 & 69  
Nashville, Davidson County, Tennessee

Revisions:

Drawing Notes:

Date: January 2013

Details Sheet

