

# PRELIMINARY SPECIFIC PLAN SALEMTOWN COTTAGES

7TH AVENUE NORTH & BUCHANAN ST.  
NASHVILLE , DAVIDSON COUNTY, TN

## SHEET INDEX

COVER  
EXISTING CONDITIONS  
PRELIMINARY DEVELOPMENT PLAN  
GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN  
ARCHITECTURAL CHARACTER  
LANDSCAPE

PURPOSE NOTE:  
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A  
RESIDENTIAL DEVELOPMENT TO INCLUDE 24 SINGLE FAMILY  
DETACHED UNITS.

MAP 081-08  
PARCEL 198.00  
PARCEL 520.00  
PARCEL 519.00  
PARCEL 181.00  
PARCEL 182.00  
PARCEL 183.00  
PARCEL 184.00  
PARCEL 185.00  
PARCEL 186.00  
PARCEL 187.00

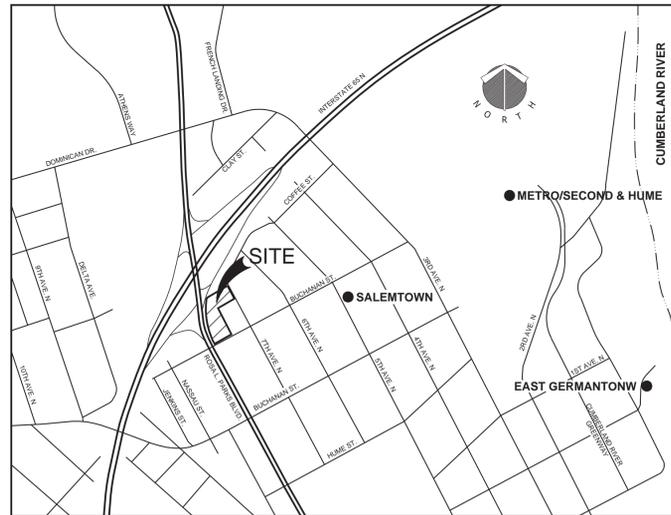
CASE NO. 2013SP-017-001

## OWNER / DEVELOPER

MIKEN DEVELOPMENT / HR PROPERTIES /  
AERIAL DEVELOPMENT GROUP  
4219 HILLSBORO ROAD  
NASHVILLE, TN 37215  
CONTACT: MICHAEL KENNER  
615-294-4535

## DESIGNER

CIVIL SITE DESIGN GROUP, PLLC  
630 SOUTHGATE AVE., SUITE A  
NASHVILLE, TN 37203  
CONTACT: HAL CLARK  
PHONE: (615)248-9999  
EMAIL: halc@civil-site.com



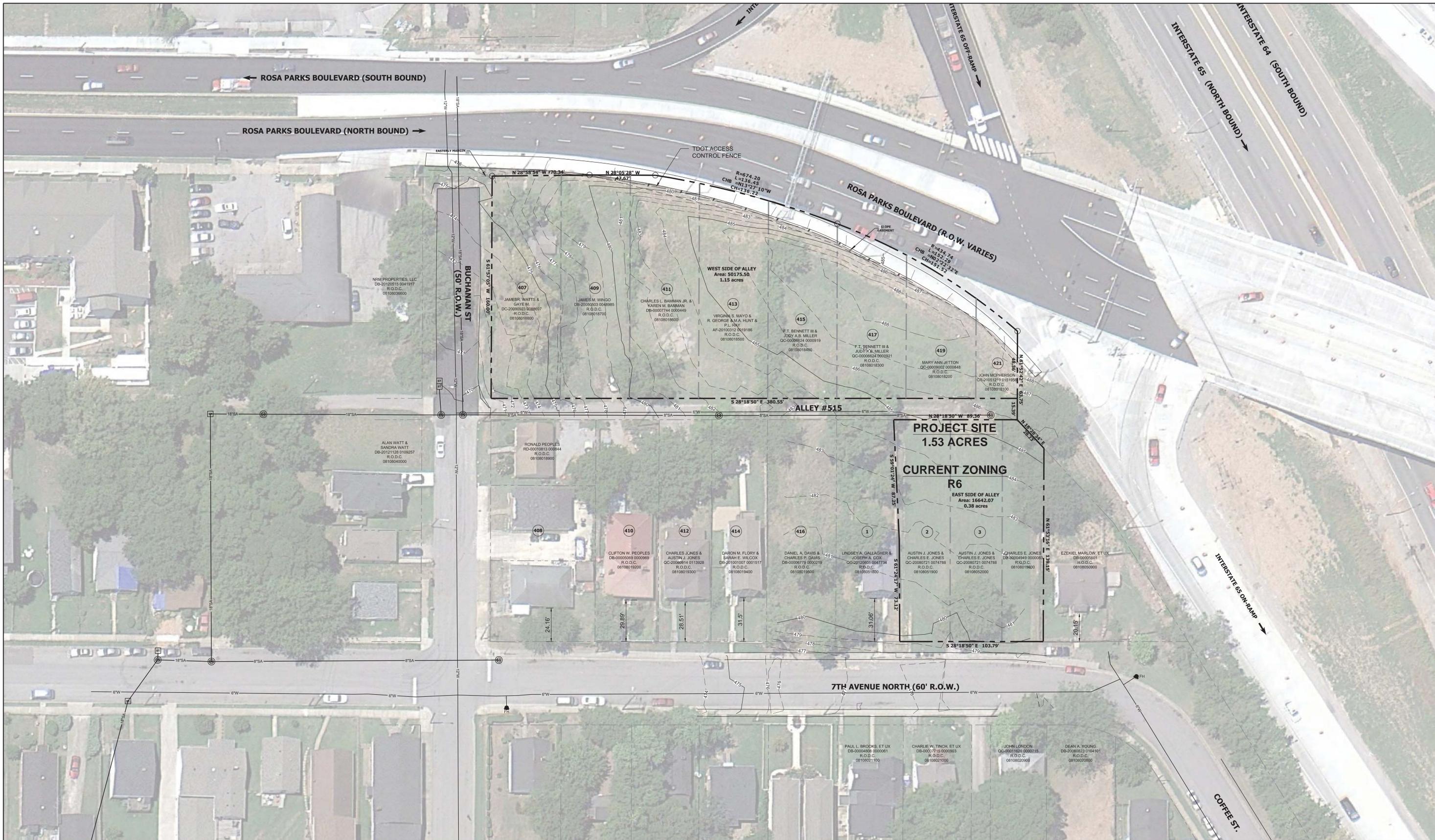
VICINITY MAP  
N.T.S.



**CIVIL SITE**  
DESIGN GROUP  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203  
615.248.9999 www.civil-site.com



REV: 4-23-13 CITY COMMENTS  
REV: 4-18-13 CITY COMMENTS  
PLANNING COMMISSION SUBMITTAL 03-28-13  
JOB NO.: 13-012-01



EXISTING CONDITIONS

# SALEMTOWN COTTAGES

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO. 2013SP-017-001

REV: 4-23-13 - CITY COMMENTS  
REV: 4-18-13 - CITY COMMENTS  
JOB NO: 13-012-01



**PRELIMINARY SPECIFIC PLAN NOTES:**

**Purpose and Intent:**  
The purpose of this Preliminary Specific Plan is to allow the redevelopment of this property into a cottage residential development.

**Development Plan:**  
The developer of this project intends to develop a 24 unit, cottage residential project with integrated courtyard areas and open space.

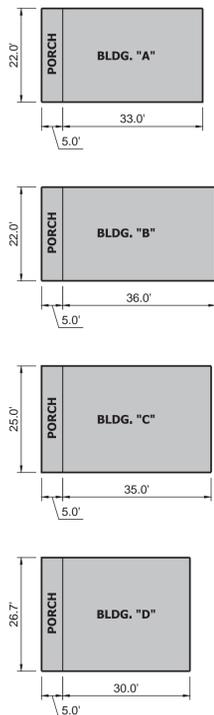
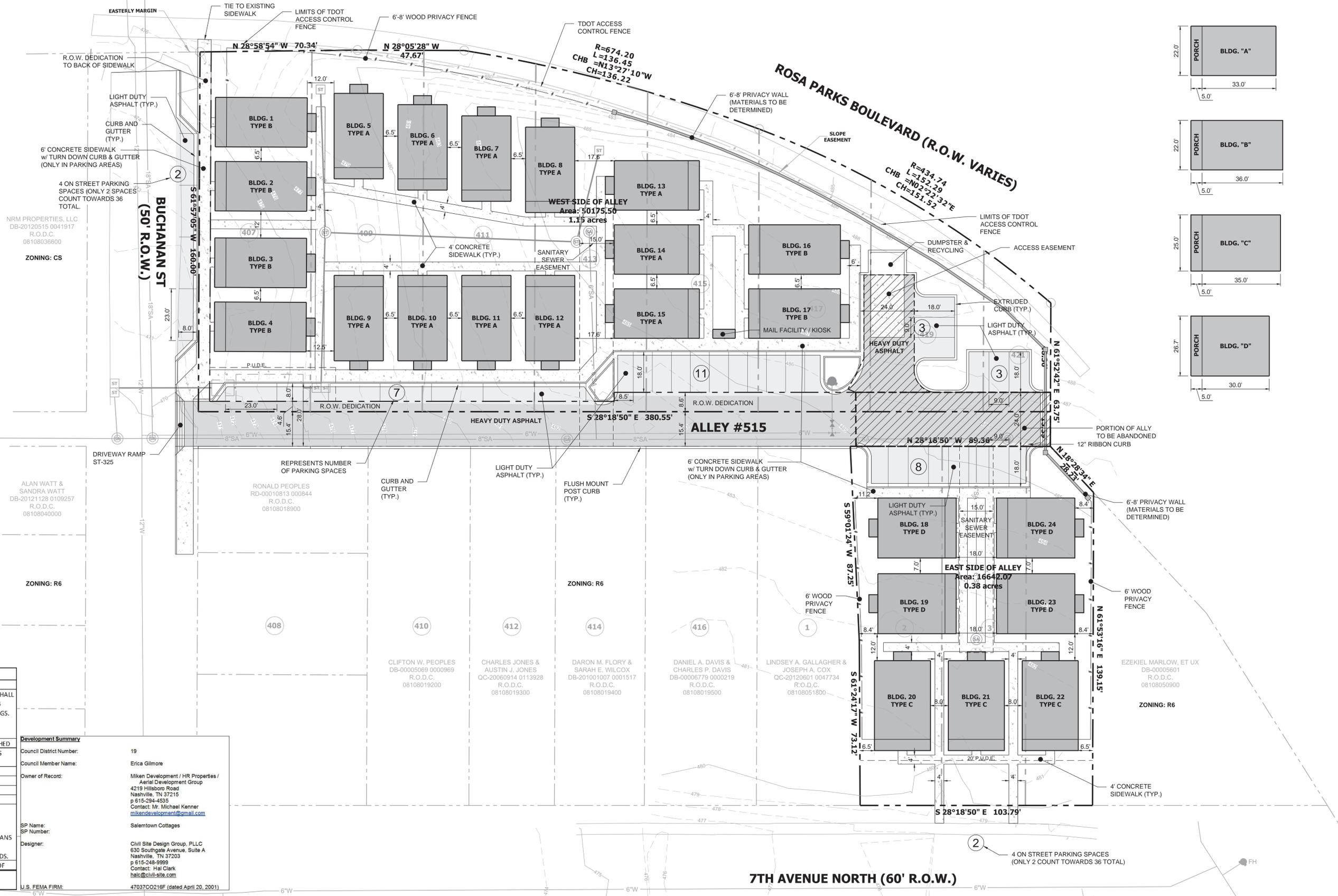
**Existing Conditions:**  
The property is currently undeveloped and has previously been used as individual residential homesites.

**Applicability to the General Plan:**  
This property is within the North Nashville Community Planning area adopted Jan. 27, 2011. The structure plan for this property identifies this area as T4 Urban Neighborhood Maintenance Policy.

**Permitted Uses:**  
Uses permitted in this development shall be limited to Single Family Residential.

**Development Standards:**

- 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.
- The purpose of this Specific Plan is to permit a residential development to include 24 single-family residential lots.
- The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- Individual water and sewer service lines are required for each parcel.
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- A subdivision plat will be submitted with the Final SP documents.
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (47037C0216F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the NRCS Soils Map, the soils on the property are McB (Maury-Urban land complex, 2-7% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- There are .04 acres of the site that have existing slopes from 15% to 25% and .07 acres that have existing slopes above 25%.
- All of the proposed roads and driveways will be public rights of way. Existing alley to be improved to provide adequate access and circulation.
- There are no known existing wetlands within the SP boundary.
- Signage shall not meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents.
- All development with the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- All proposed public utilities and services shall be installed underground.
- 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.



SITE DATA TABLE	
SITE AREA	1.53 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 24 DETACHED RESIDENTIAL DWELLINGS.
PROPOSED BUILDING TYPE	2-STORY SINGLE FAMILY DETACHED
PROPOSED BUILDING AREA (TYP.)	• 1,500 - 1,700 SF BUILDINGS
MAXIMUM BUILDING COVERAGE	60%
SETBACKS	• FRONT 3' • SIDE 3' • REAR 3'
PARKING	PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE METRO ZONING ORDINANCE. THIS SP PLANS FOR SURFACE PARKING TO ACCOMMODATE ALL FUTURE NEEDS.
MAX HEIGHT	2 STORIES, 35' TO TOP OF ROOF
* BUILDING SETBACK FOR DWELLINGS FACING 7TH AVE. SHALL BE BETWEEN 20'-30' FROM THE FRONT PROPERTY LINE.	

**Development Summary**

Council District Number: 19  
Council Member Name: Erica Gilmore  
Owner of Record: Miken Development / HR Properties / Aerial Development Group  
4219 Hillboro Road  
Nashville, TN 37215  
p 615-294-4535  
Contact: Mr. Michael Kenner  
mikendevelopment@gmail.com

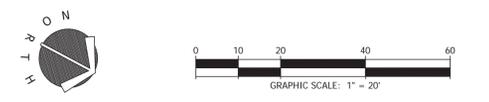
SP Name: Salemtown Cottages  
SP Number:  
Designer: Civil Site Design Group, PLLC  
630 Southgate Avenue, Suite A  
Nashville, TN 37203  
p 615-248-9999  
Contact: Hal Clark  
hal@civilsite.com

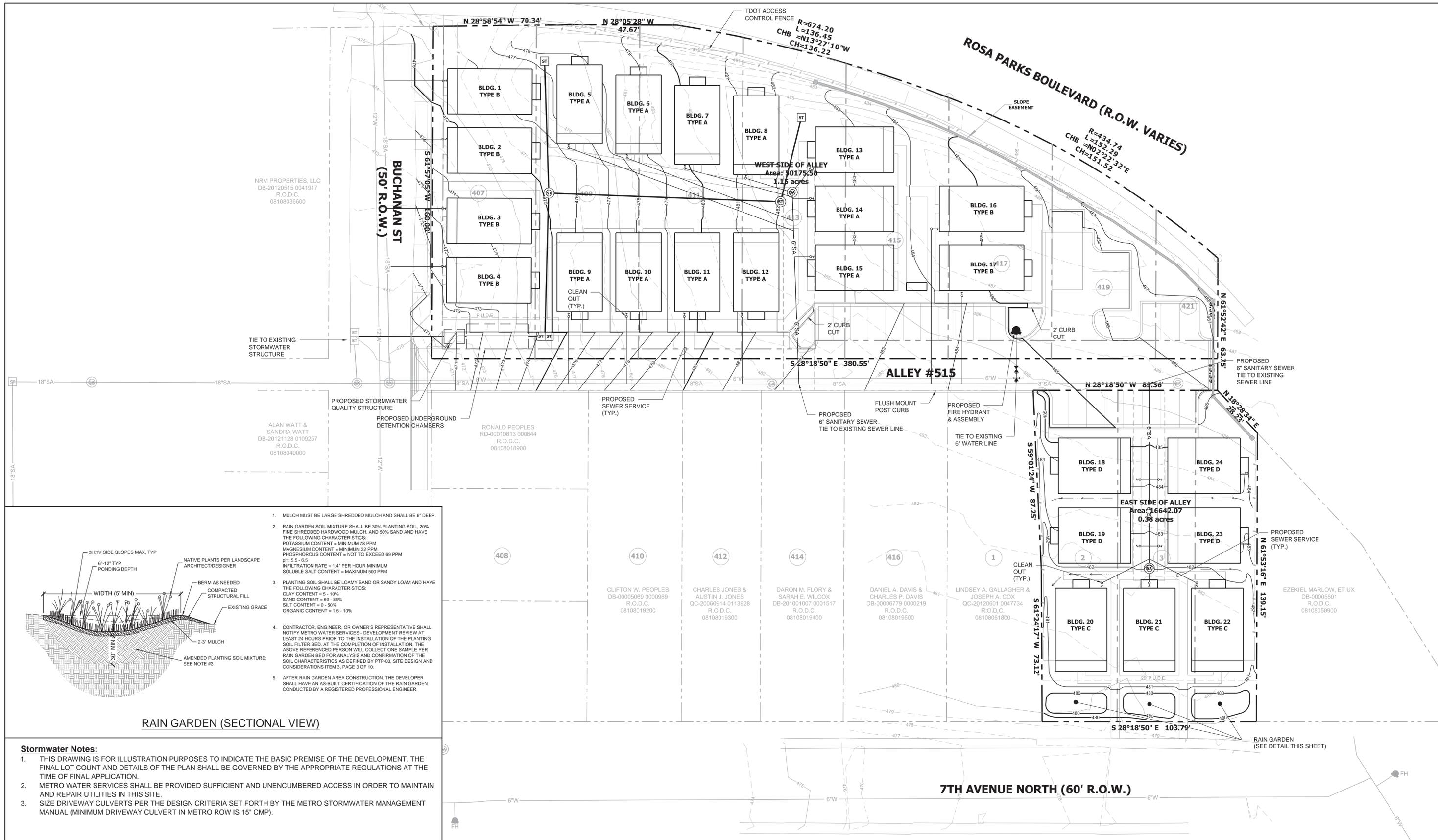
U.S. FEMA FIRM: 47037C0216F (dated April 20, 2001)

**PRELIMINARY DEVELOPMENT PLAN**

**SALEMTOWN COTTAGES**

NASHVILLE, DAVIDSON COUNTY, TENNESSEE





NRM PROPERTIES, LLC  
 DB-20120515 0041917  
 R.O.D.C.  
 08108036600

ALAN WATT &  
 SANDRA WATT  
 DB-20121128 0109257  
 R.O.D.C.  
 08108040000

RONALD PEOPLES  
 RD-00010813 000844  
 R.O.D.C.  
 08108018900

CLIFTON W. PEOPLES  
 DB-00005069 0000969  
 R.O.D.C.  
 08108019200

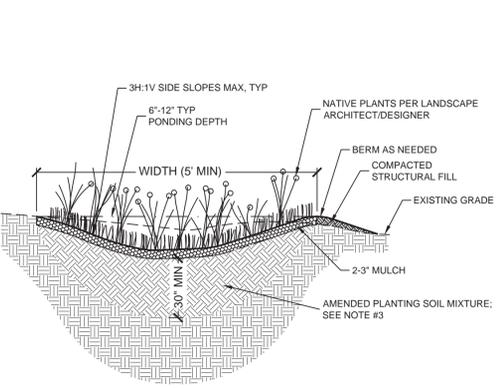
CHARLES JONES &  
 AUSTIN J. JONES  
 QC-20060914 0113928  
 R.O.D.C.  
 08108019300

DARON M. FLORY &  
 SARAH E. WILCOX  
 DB-201001007 0001517  
 R.O.D.C.  
 08108019400

DANIEL A. DAVIS &  
 CHARLES P. DAVIS  
 DB-00006779 0000219  
 R.O.D.C.  
 08108019500

LINDSEY A. GALLAGHER &  
 JOSEPH A. COX  
 QC-20120601 0047734  
 R.O.D.C.  
 08108051800

EZEKIEL MARLOW, ET UX  
 DB-00005601  
 R.O.D.C.  
 08108050900



RAIN GARDEN (SECTIONAL VIEW)

- Stormwater Notes:**
- 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.
  - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
  - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).

- MULCH MUST BE LARGE SHREDDED MULCH AND SHALL BE 6" DEEP.
- RAIN GARDEN SOIL MIXTURE SHALL BE 30% PLANTING SOIL, 20% FINE SHREDDED HARDWOOD MULCH, AND 50% SAND AND HAVE THE FOLLOWING CHARACTERISTICS:  
 POTASSIUM CONTENT = MINIMUM 78 PPM  
 MAGNESIUM CONTENT = MINIMUM 32 PPM  
 PHOSPHOROUS CONTENT = NOT TO EXCEED 69 PPM  
 pH: 5.5 - 6.5  
 INFILTRATION RATE = 1.4" PER HOUR MINIMUM  
 SOLUBLE SALT CONTENT = MAXIMUM 500 PPM
- PLANTING SOIL SHALL BE LOAMY SAND OR SANDY LOAM AND HAVE THE FOLLOWING CHARACTERISTICS:  
 CLAY CONTENT = 5 - 10%  
 SAND CONTENT = 50 - 85%  
 SILT CONTENT = 0 - 50%  
 ORGANIC CONTENT = 1.5 - 10%
- CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY METRO WATER SERVICES - DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER RAIN GARDEN BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY PTP-03, SITE DESIGN AND CONSIDERATIONS ITEM 3, PAGE 3 OF 10.
- AFTER RAIN GARDEN AREA CONSTRUCTION, THE DEVELOPER SHALL HAVE AN AS-BUILT CERTIFICATION OF THE RAIN GARDEN CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER.

GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN

SALEMTOWN COTTAGES

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO. 2013SP-017-001



FRONT

REAR  
OPTION 1

SIDE



FRONT



REAR  
OPTION 2



SIDE



FRONT



REAR  
OPTION 3



SIDE



FRONT



REAR  
OPTION 4



SIDE

FRONT, REAR, AND SIDE ELEVATIONS - BUILDINGS A, B, AND C  
N.T.S.



FRONT (OPTION 1)

FRONT (OPTION 2)

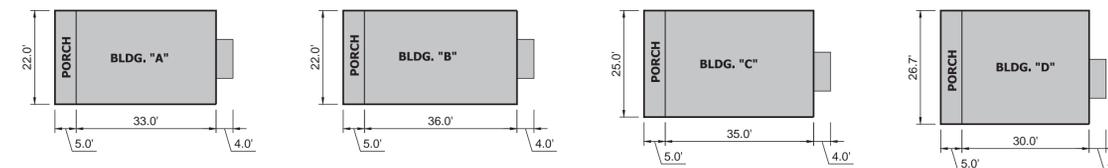


REAR



SIDE

FRONT, REAR, AND SIDE ELEVATIONS - BUILDING D  
N.T.S.



TYPICAL BUILDING FOOTPRINT  
N.T.S.

\*SEE PRELIMINARY DEVELOPMENT PLAN FOR BUILDING LOCATIONS

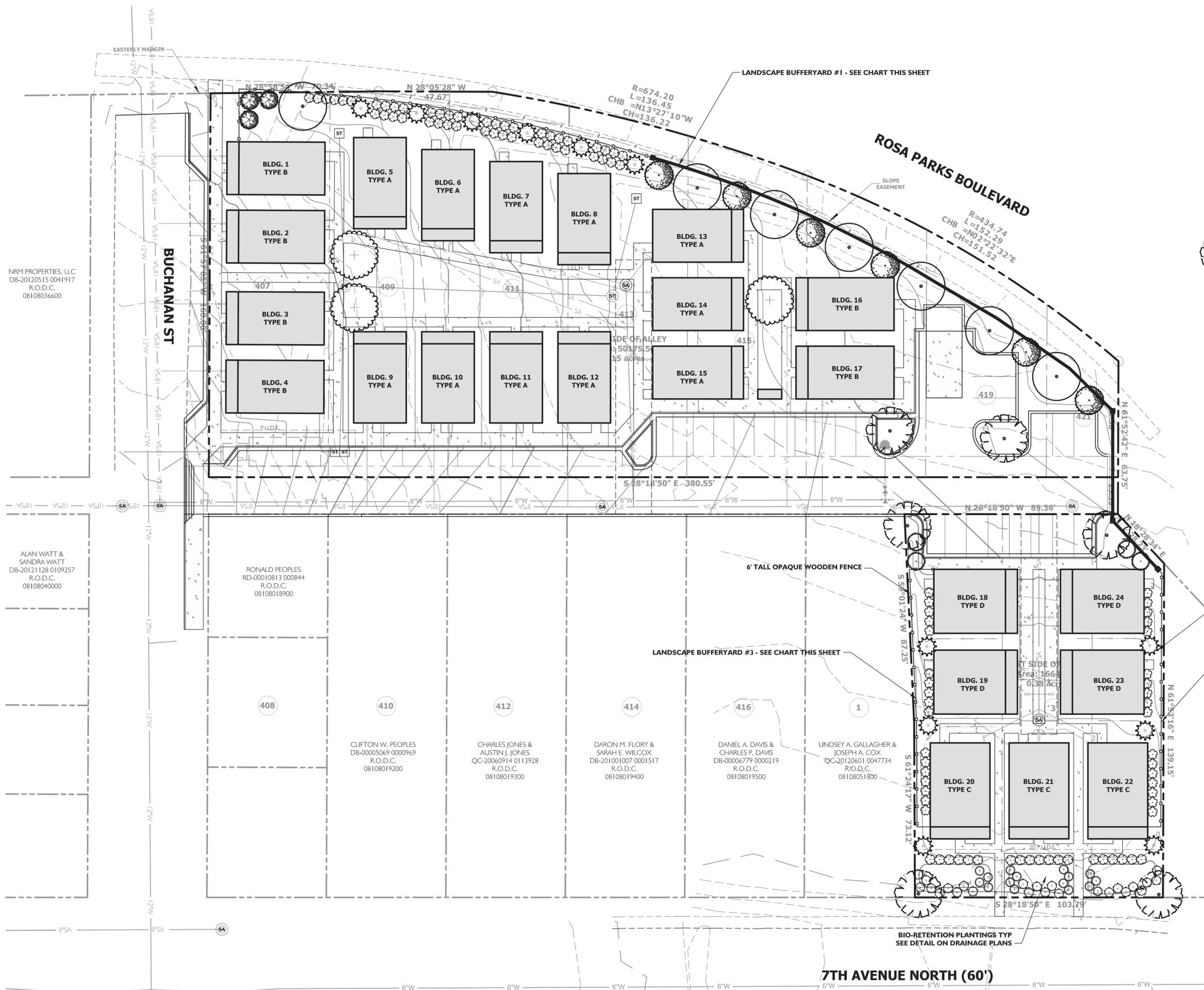
ARCHITECTURAL CHARACTER

SALEMTOWN  
COTTAGES

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO. 2013SP-017-001

REV: 4-23-13 - CITY COMMENTS  
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JOB NO: 13-012-01



**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	7	Acer rubrum 'October Glory'™	'October Glory' Maple	12'-14'	6'-7'	2"	5' Clear Trunk
	12	Magnolia grandiflora 'Bracken Brown Beauty'	Bracken's Southern Magnolia	6'-8'	3'-4'	2"	F.T.B.
	3	Quercus phellos 'Hightower'	Willow Oak	12'-14'	6'-7'	2"	5' Clear Trunk
	6	Ulmus parvifolia 'Bosque'	Bosque Elm	12'-14'	6'-7'	2"	5' Clear Trunk
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	4	Ilex x 'Nellee R Stevens'	Nellee Stevens Holly	6'-8'	3'-4'	2"	F.T.B.
	3	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	6'-8'	3'-4'	2"	F.T.B.
	6	Prunus x yedoensis	Yoshino Cherry	8'-10'	4'-5'	2"	4' Clear Trunk
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	34	Ilex cornuta 'Carissa'	Carissa Holly	18"-24"	12"-18"		F.T.B.
	19	Ilex glabra 'Shamrock'	Inkberry	18"-24"	18"-24"		F.T.B.
	16	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	18"-24"	12"-18"		F.T.B.
	46	Rosa x 'Knockout'™	Rose	18"-24"	12"-18"		F.T.B.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	23	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	18"-24"			#3 Container

**LANDSCAPE BUFFER YARD CHARTS**

LANDSCAPE BUFFER YARD #1			
REQUIRED BUFFER:	10' WIDE- *C* TYPE (C-5)		
LENGTH:	406.75 LF		
CANOPY	3.0 / 100 LF	13	13
UNDERSTORY	2.0 / 100 LF	9	9
SHRUBS	10.0 / 100 LF	41	42
LANDSCAPE BUFFER YARD #2			
REQUIRED BUFFER:	10' WIDE- *B* TYPE (B-5)		
LENGTH:	167.38 LF		
CANOPY	3.0 / 100 LF	5	5
UNDERSTORY	1.0 / 100 LF	2	2
SHRUBS	10.0 / 100 LF	17	17
LANDSCAPE BUFFER YARD #3			
REQUIRED BUFFER:	10' WIDE- *B* TYPE (B-5)		
LENGTH:	160.37 LF		
CANOPY	3.0 / 100 LF	5	5
UNDERSTORY	1.0 / 100 LF	2	2
SHRUBS	10.0 / 100 LF	16	17

**CALCULATIONS WORKSHEET FOR TREE DENSITY REQUIREMENTS METRO ORD # 094-11 104**

MAP # 081-08 PARCEL # 198,519-520,181-187  
 PROPERTY ZONE: SP

AREA OF LOT: 1.53 ACRES  
 BUILDING COVERAGE: 0.41 ACRES  
 AREA OF REQUIRED COMPLIANCE: 1.12 ACRES  
 x 14.0  
 REQUIRED TREE DENSITY UNITS: 15.7

EXISTING TREES TO REMAIN: 0  
 NO EXISTING TREES TO REMAIN  
 CREDIT FOR TREES TO REMAIN: 0.0

PROPOSED NEW TREES: 41 x 0.5 = 20.5  
 2" CAL @ 0.5 CREDIT FOR NEW TREES: 20.5

TOTAL TREE DENSITY UNITS PROVIDED: 20.5

IRRIGATION WILL BE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM THIS PROPERTY IS NOT A PLANNED UNIT DEVELOPMENT.

**LANDSCAPE PLAN**  
**SALEMTOWN COTTAGES**  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

2013SP-017-001

REV: 4.23.13 - CITY COMMENTS JOB NO: 13-012-01





Conceptual images of proposed wall along Rosa Parks Boulevard