

Kirtland Cottages

A Preliminary Specific Plan

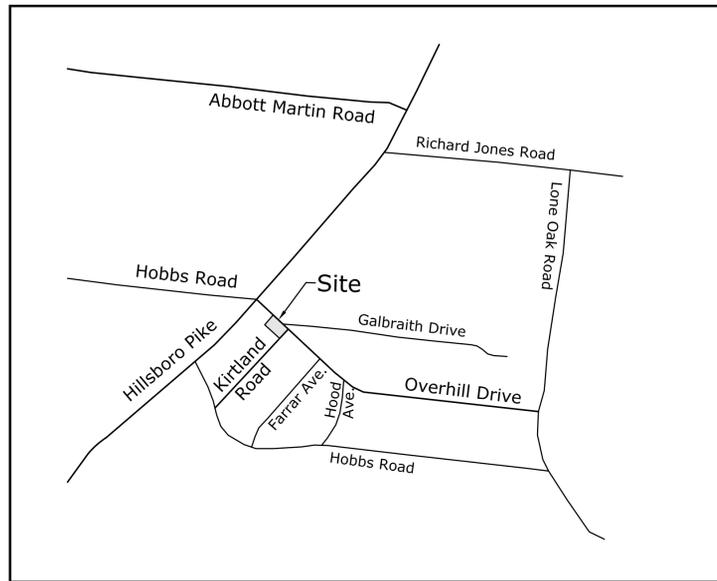
Drawing Notes:

Date: June 19, 2014

Standard SP Notes

- 1) The purpose of this SP is to receive preliminary approval to permit the development of a 4 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 47037C0327F. 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) Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. (The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,000 gallons per minutes for a duration of 2 hours.)
- 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 permise 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 the city.
- 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.
- 15) Porch height to be no more than 5 feet from grade to maintain stronger relationship to adjacent street frontages.
- 16) Plans are taken from State Plane Coordinate System (NAD83). Final Plat will display state plane coordinates for at least two lot corners.

4201 Kirtland Road
Being Parcel 144 on Tax Map 131-2
Nashville, Davidson County, Tennessee



Vicinity Map

NTS

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 High (RMH) Land Use Policy. Residential Medium High Density, RMH, is designed to accommodate residential development within a density range of nine to twenty dwelling units per acre. Application of RMH policy should be applied to areas which are currently developed at about 9-20 units per acre and to undeveloped or underdeveloped areas that are suitable for medium to high density policy. Accessibility is important for properties located within a RMH policy.

This project meets the intent of the RMH policy. The proposed density of this Specific Plan is 14 Units per Acre which falls within the nine to twenty units per acre allowed under the policy. The property has direct access to Kirtland Road and indirect access to Hillsboro Pike and is bound by High Density and Two Family Dwellings on the north & west boundaries.

Kirtland Cottages
Tax Map 131-2, Parcel 144
Nashville, Davidson County, Tennessee

Architectural Design Elements*

Kirtland Cottages to Establish Home Owners Association
Building Facades Fronting a Street and Courtyard Shall Provide a Minimum of One Principal Entrance and a Minimum of 25% Glazing. Windows Shall be Vertically Oriented at a Ratio of 2:1 or Greater.
Siding- Shall be Hardiplank or Smooth Hardiplank, Brick, Stone, or Stone Veneer - EIFS and Vinyl Siding is Prohibited.
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 Panes at the Top.
Door Trim- Color same as Doors.
Hardware Style- Oil Rubbed Bronze or Brushed Stainless Finish.
Exterior Lighting- Craftsman Style Wall Sconces.
Landings, Porches & Rails- Poured Concrete w/ Light Broom Finish with Rails.
Units to be Minimum of 2,200 Square Feet.
Finished Ground Floors and Porches Shall be Elevated a Minimum of 18 Inches to a Maximum of 30 Inches from the Abutting Average Ground Elevation.
Porches Shall Provide a Minimum of Six Feet of Depth.
Elevations to be Approved by ARC.

* Architectural Design Elements shall be enforced by the Home Owners Associates (HOA) and may change subject to HOA approval

Councilmatic District: 25/Councilperson: Sean McGuire

Existing Parcel Summary

Tax Map 131-2, Parcel 144: 18,800 Sq Ft - 0.43 Acres
Current Zoning R15 - Proposed Zoning SP

Bulk Regulations (SP Controlled, RM Based)

Street Setback: 15' from Right of Way on Overhill, 30' on Kirtland
Side Yard Setback: 10' against adjoining property, 8' between Units
Rear Yard Setback: 10'
Maximum Height at Setback: 3 Stories measuring 35 ft at Eave Height
Floor Area Ratio: 0.53 Proposed
Impervious Area Ratio: 0.48 Proposed
Total Units: 4 - 3 Bedroom Units
Parking Required: 10 Spaces
Parking Provided: 11 Spaces - 8 Garage Spaces & 3 Visitor Spaces

Parking Summary

Garage: 4 Units @ 2 Spaces counted per Garage
Parallel Parking: 3 Total Spaces
Total Spaces: 11 Spaces

Site Data

Applicant & Owner of Record: Ardavan Afrakteh 798 Old Hickory Boulevard Brentwood, TN 37027 Phone: 865-310-0896 Email: ardavan@landsouthtn.com	Site Info: 4201 Kirtland Road Nashville, TN 37215
Engineer: Dewey-Estes Engineering Contact: Kevin Estes, PE 2925 Berry Hill Drive Nashville, TN 37204 Phone: 615-401-9956 Email: kestes@dewey-estes.com	Current Use: Residential (Single-Family) Proposed Use: Residential (Attached Multi-Family) Current Zoning: R15 Proposed Zoning: SP Surrounding Zoning: R15, RM20, SCR Plan Preparation Date: 4/25/13 Plan Revision Date: 6/19/14 Drawing Scale: 1"=30'

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
- 6 A4.0 Arcitctural Elevations



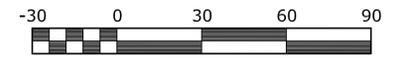
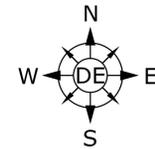
DEWEY/ESTES
ENGINEERING

Cover Sheet

Job No. 13005

C0.0

Site Area = 0.43 Acres
= 18,800± s.f.



Scale 1" = 30'

Applicant:
Ardavan Afrakteh
798 Old Hickory Boulevard
Brentwood, TN 37027
Phone: 865-310-0896
Email: ardavan@landsouthtn.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

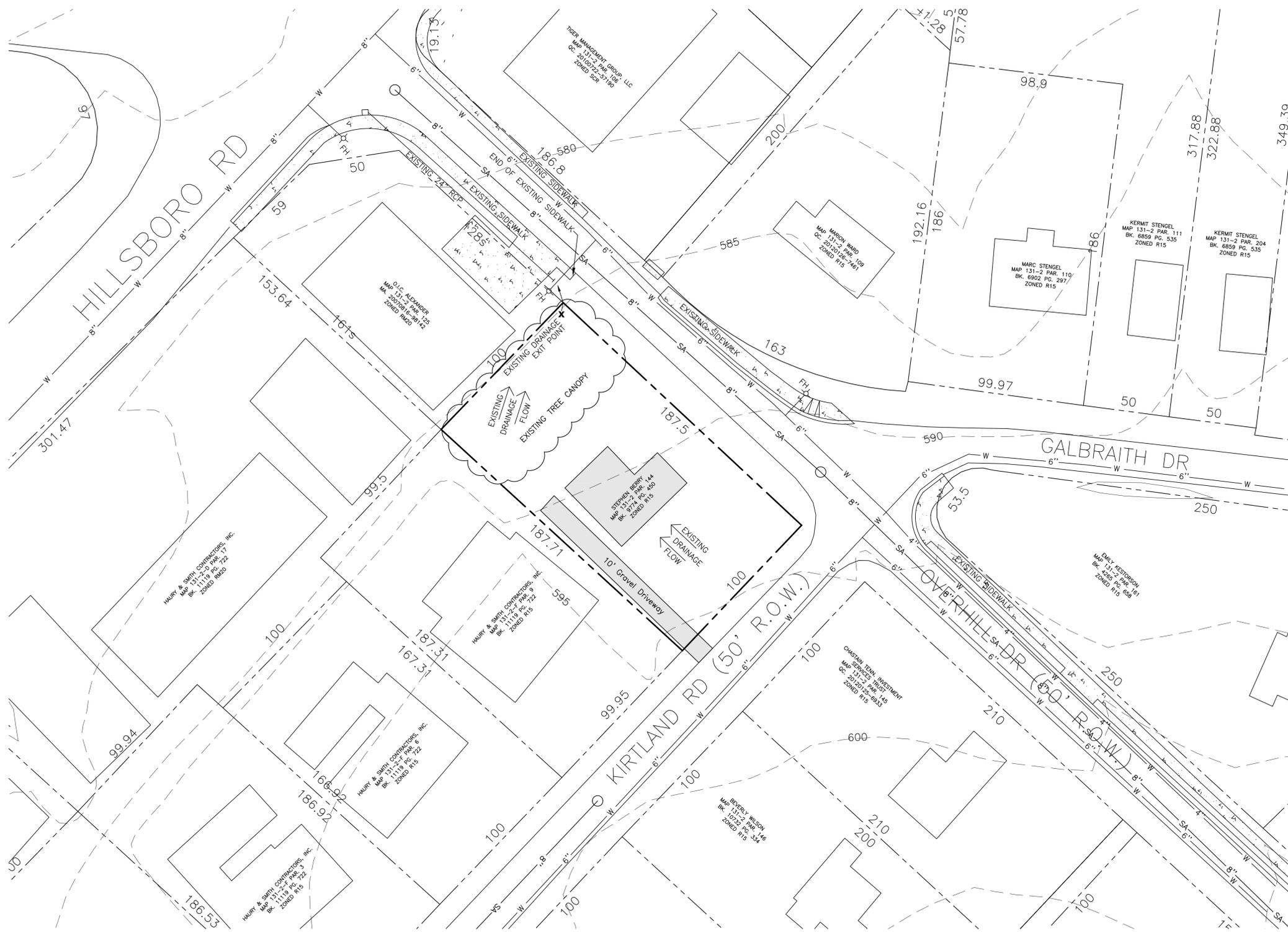
Flood Note:
This Property Does NOT Lie in a
Flood Hazard Zone as Identified
by FEMA Map 47037C0327F
Dated April 20, 2001

Existing Impervious Surface
Ratio: 0.19

Revisions:
6/3/2014 - Revised per
Planning Comments

Drawing Notes:

Date: June 3, 2014



Existing Impervious Area = 3571 s.f.

Shaded Areas to be Demolished

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



Kirtland Cottages
Tax Map 131-2, Parcel 144
Nashville, Davidson County, Tennessee

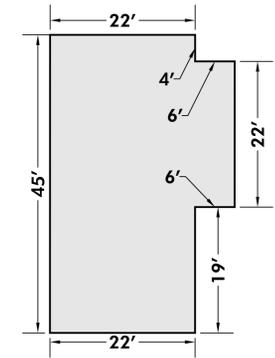
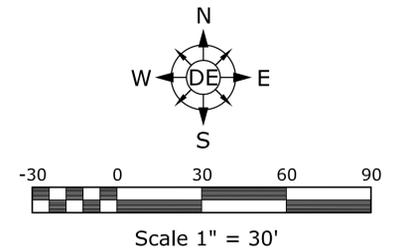


Existing
Conditions

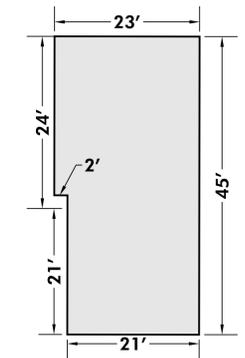
Job No. 13005

C1.0

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= 18,800± s.f.

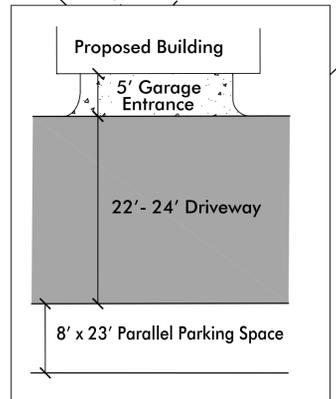
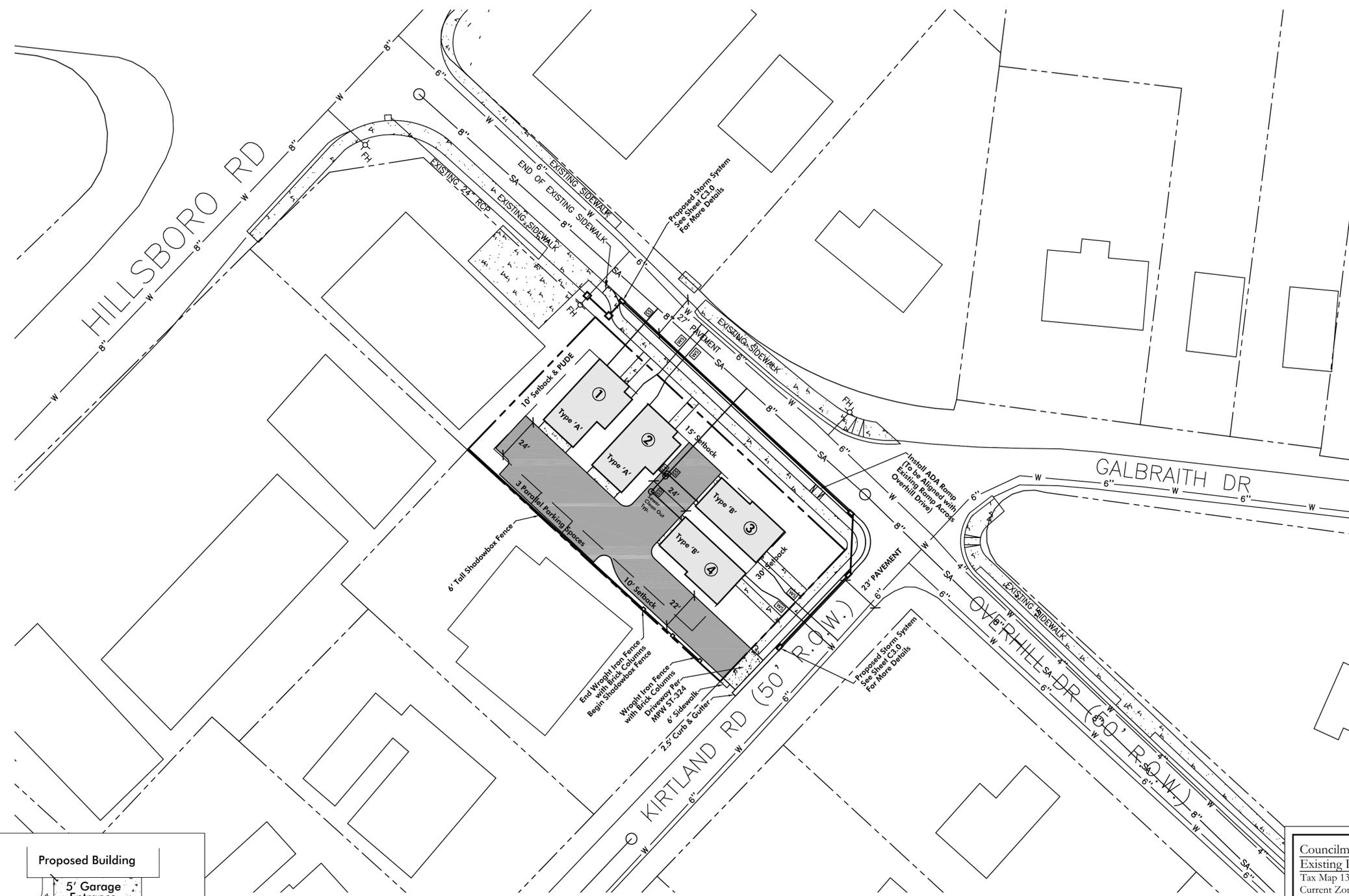


Building Type 'A'



Building Type 'B'

SS - Sewer Service
WS - Water Service



Driveway Exhibit

Notes:

- 1) The north side of Kirtland Road along subject property shall be improved to a Minor Road specification (11.5' pavement from centerline, 2.5' curb and gutter, 5' grass strip, 6' sidewalk). Current paving is sufficiently wide.
- 2) The west side of Overhill Drive along subject property shall be improved to Local Road specification (13.5' pavement from centerline, 2.5' curb and gutter, 5' grass strip, 6' sidewalk, with transitional section to connect to existing sidewalk). Current paving is sufficiently wide.
- 3) "No Parking or Loading" Zone will be signed on Overhill Drive.

Councilmatic District: 25/Councilperson: Sean McGuire
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Parking Summary
 Garage: 4 Units @ 2 Spaces counted per Garage
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Revisions:
6/3/2014 - Revised per
Planning Comments

Drawing Notes:

Date: June 3, 2014

Kirtland Cottages
 Tax Map 131-2, Parcel 144
 Nashville, Davidson County, Tennessee

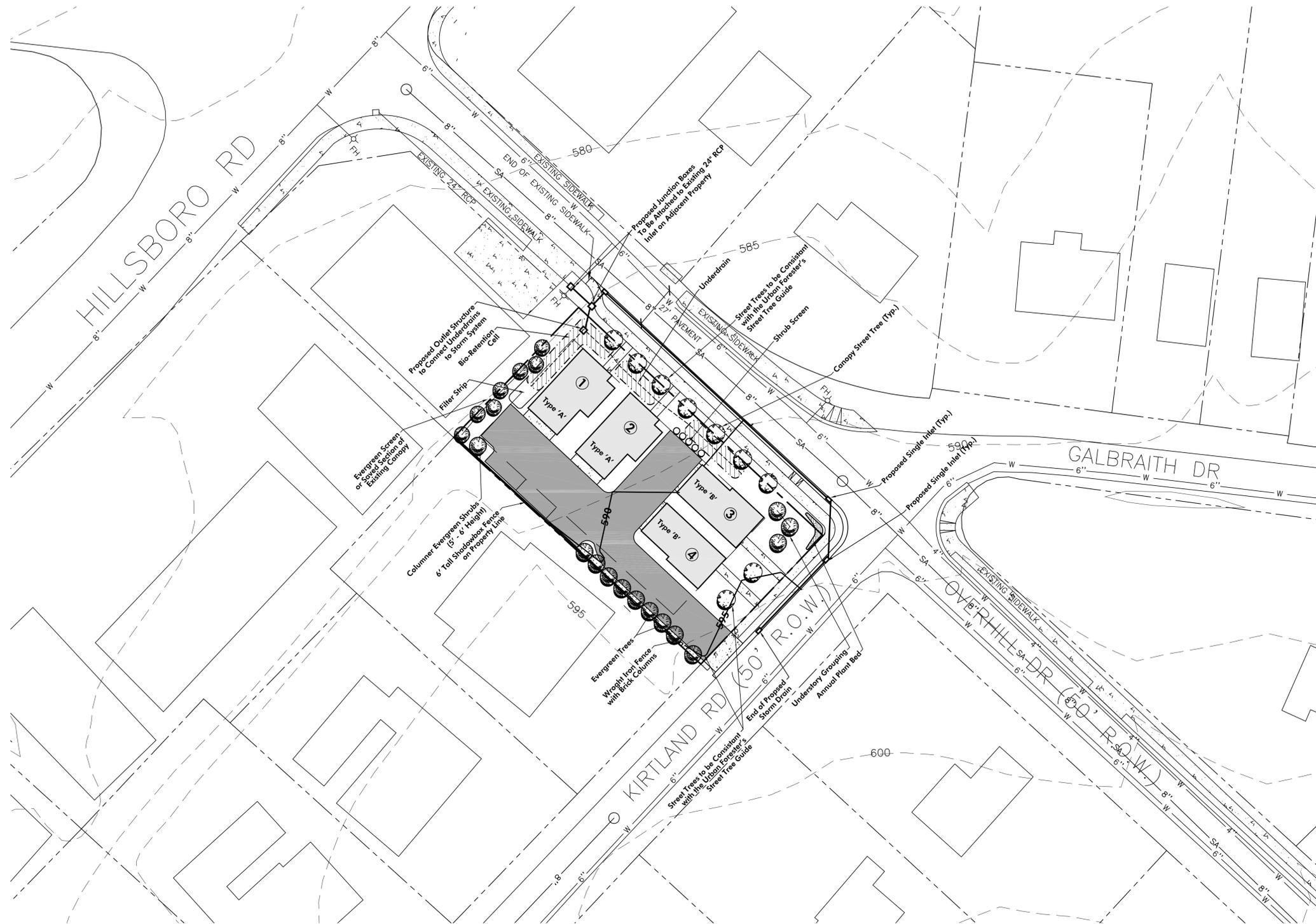
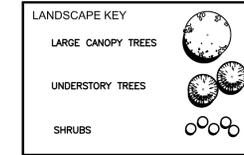
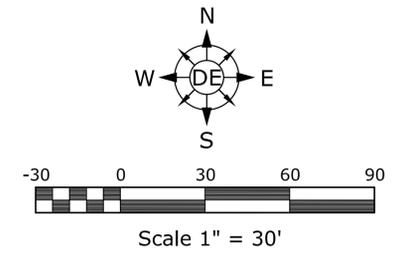


Layout &
Utility Plan

Job No. 13005

C2.0

Site Area = 0.43 Acres
= 18,800± s.f.



Revisions:
6/3/2014 - Revised per
Planning Comments

Drawing Notes:

Date: June 3, 2014

Kirtland Cottages
Tax Map 131-2, Parcel 144
Nashville, Davidson County, Tennessee



Grading &
Landscape Plan

Job No. 13005

C3.0

4 of 6



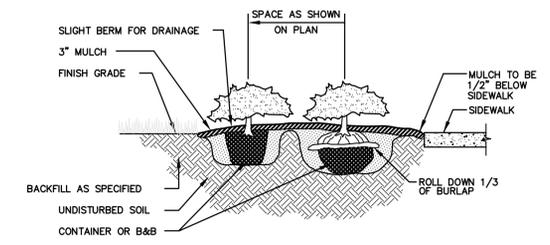
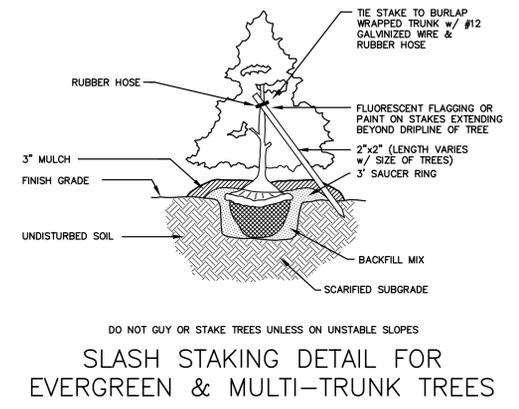
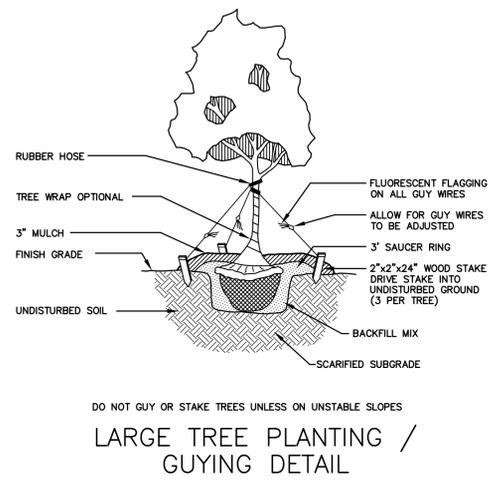
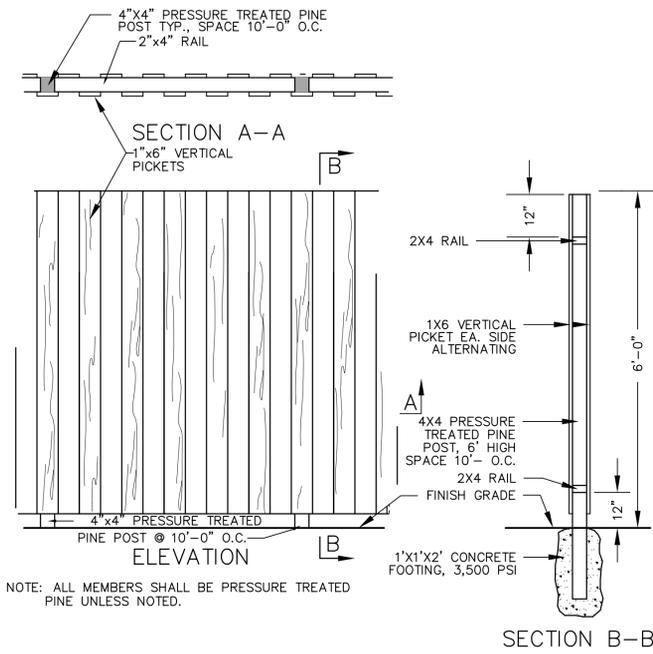
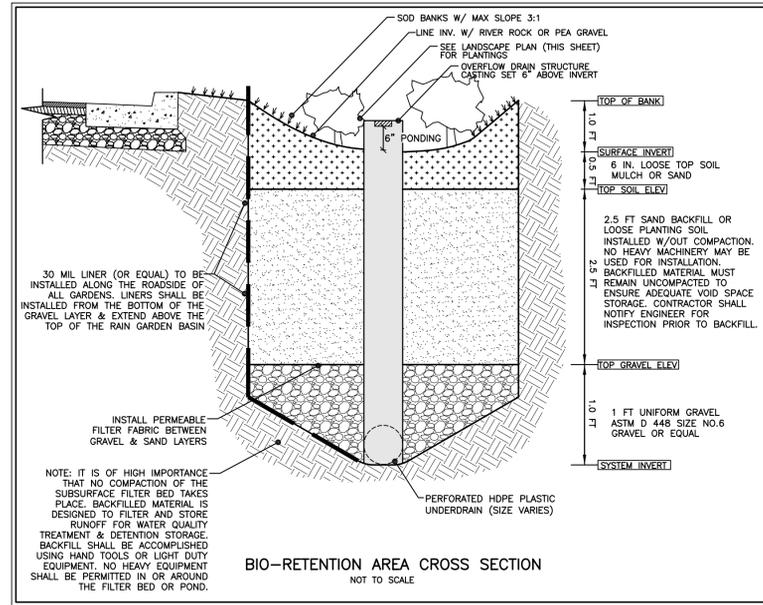
Notes
1) Site Distance is adequate to satisfy AASHTO Standards at entrance.
2) Irrigation shall be provided for all landscaping.
3) Landscaping maintained per Code Section 17.24.080.
4) At time of construction, proposed landscaping within ROW may be relocated so as to not obstruct the vehicular line of site.

Solid Waste Notes
1) Trash will be picked up by city in front of units.

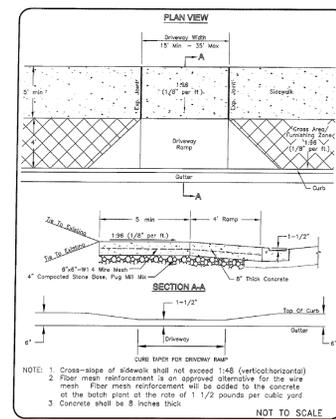
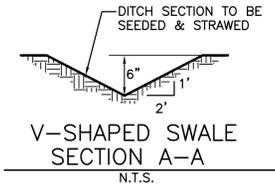
Stormwater Summary
1) Stormwater will be treated in Bio Retention Cells and connected via Underdrain to existing storm system.
2) Detention will be accomplished by having additional voids in Media under Bio Retention Cells.

Existing Impervious Area: 3,571 s.f.
Proposed Pervious Area: 8,300 s.f.
Proposed Impervious Area: 10,500 s.f.
Additional Impervious Area: 6,929 s.f.

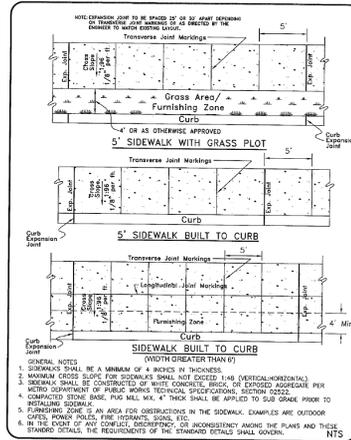
Tree Density Requirements
Site Acreage (0.43 Ac) - Building Coverage (0.09 Ac) = 0.34 Ac of Compliance
Trees Required: 14 x 0.34 = 5 TDU
Trees Existing: 0 TDU
Trees Proposed: 29 Trees @ 0.5 TDU each = 14.5 TDU > 5 TDU (OK)
Total Trees Provided = 14.5 TDU



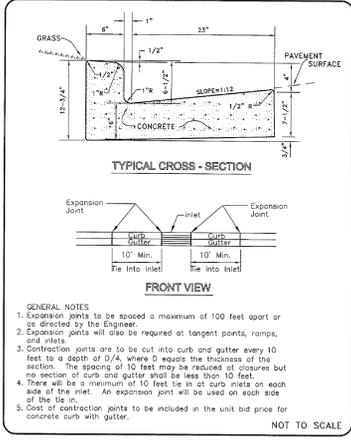
SHRUB / GROUND COVER PLANTING DETAIL



NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP
DWG. NO. ST-324
REVISED: 07/23/03
REVISION: 06/18/03

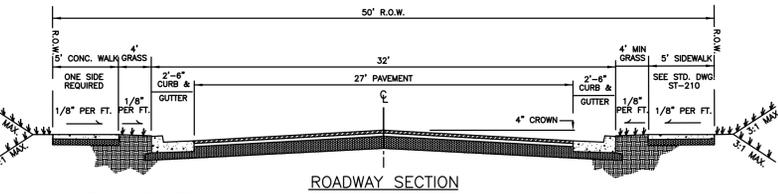
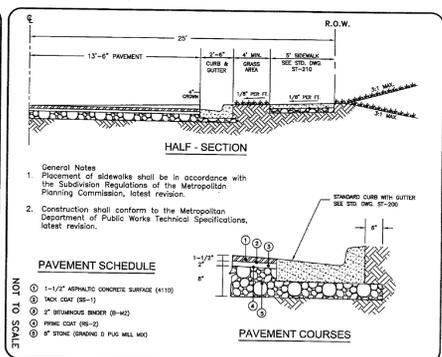


SIDEWALK CONSTRUCTION
DWG. NO. ST-210
REVISED: 08/12/03
REVISION: 11/24/03
REVISION: 06/23/04



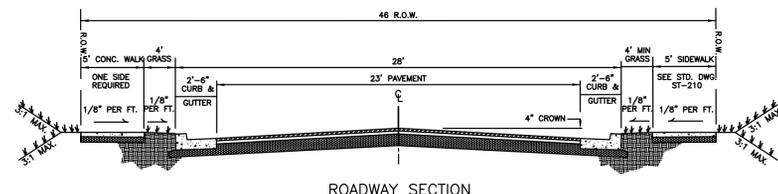
STANDARD CURB WITH GUTTER
DWG. NO. ST-200
REVISED: 07/31/00
REVISION: 05/02/05

REVISIONS:
LAST DATE: 08/26/03
BY: [Signature]
DATE: 08/26/03
REVISION: 04/09/03
DATE: 04/09/03



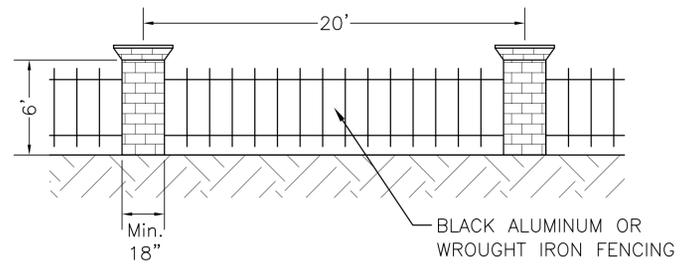
RESIDENTIAL-MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.) ST-252

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.



RESIDENTIAL-LOW DENSITY MINOR LOCAL STREET (46' R.O.W.) ST-251

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.



BRICK COLUMN AND FENCE DETAIL



CONCEPTUAL ELEVATION: KIRTLAND DRIVE

3/16" = 1'-0"
0 5 10 15



CONCEPTUAL ELEVATION: OVERHILL DRIVE

3/16" = 1'-0"
0 5 10 15