

PRELIMINARY SPECIFIC PLAN

60th AVENUE COTTAGES

60th AVENUE & MORROW ROAD
 NASHVILLE , DAVIDSON COUNTY, TN

DEVELOPER

HR PROPERTIES/MIKEN DEVELOPMENT
 4219 HILLSBORO ROAD
 NASHVILLE, TN 37217
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 (615)294-4535

OWNER

STEPHENS MILLWORK & LUMBER CO.
 104 SUNSET DR.
 NASHVILLE, TN 37207
 CONTACT: TOM STEPHENS
 (615)650-5300

PLANNER/CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVE., SUITE A
 NASHVILLE, TN 37203
 CONTACT: SEAN DECOSTER, P.E.
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	LANDSCAPE PLAN

PURPOSE NOTE:
 THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A
 RESIDENTIAL DEVELOPMENT TO INCLUDE 60 SINGLE FAMILY
 DETACHED UNITS.

CASE NO. 2014SP-001-001

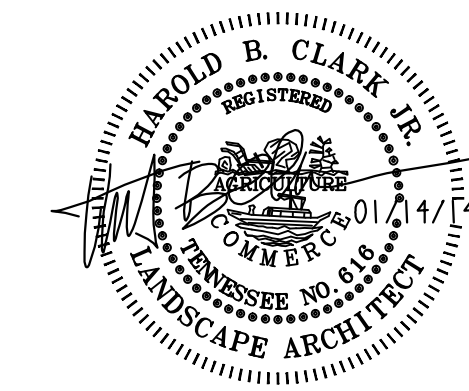
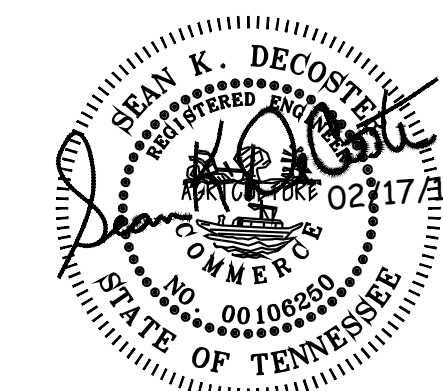


VICINITY MAP

N.T.S.



MAP 91.06 PARCEL 22.00



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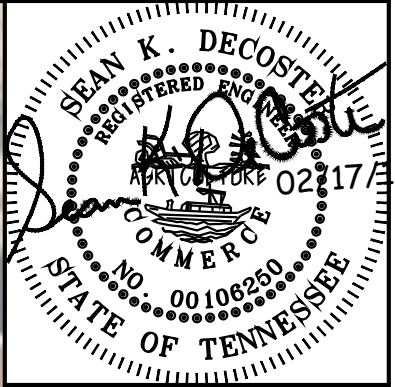


CONDITIONS OF APPROVAL: 01-14-14
 CITY COMMENTS: 12-20-13
 CITY COMMENTS: 12-16-13
 PRELIMINARY SP SUBMITTAL: 11-26-13
 JOB NO.: 13-118-01

Apr 18, 2014 - 12:28pm T:\CAD\2013\13-118-01\CADD\Civil\Primary\SP113-118-01-0001 Existing Conditions Plan.dwg



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EXISTING CONDITIONS PLAN
PRELIMINARY SPECIFIC PLAN
60TH AVENUE COTTAGES
60TH AVENUE & MORROW ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS
	PLANNING COMMISSION SUBMITTAL
	CITY COMMENTS
	CONDITIONS OF APPROVAL
	OUT PARCEL

MAP 91.06 PARCEL 22.00

PROJECT BENCHMARK:
DESCRIPTION:
ELEVATION:

DATE

DATE	BY:	CHK:
11/26/2013	SKD	SKD
12/16/2013	SKD	SKD
12/20/2013	SKD	SKD
01/14/2014	SKD	SKD
02/17/2014	SKD	SKD

GRAPHIC SCALE 1"=40'

C0.01

JOB NO.: 13-118-01

PRELIMINARY SPECIFIC PLAN NOTES:

- Purpose and Intent:**
The purpose of this specific plan is to permit a residential development to include 60 single family detached units.
- Development Plan:**
The developer of this project intends to develop a 60 unit, cottage residential project with integrated courtyard areas and open space.
- Existing Conditions:**
The property currently is undeveloped.
- Applicability to the General Plan:**
This property is within the West Nashville Community Planning area updated May 2013.
- 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 enabling ordinance, or add vehicular access points not currently present or approved.
 - 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 unit.
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
- 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 (47037CD211F, 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 to 7 percent slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- There are 0.55 acres of the site that have existing slopes from 15% to 25% and 0.03 acres that have existing slopes above 25%.
- All access roads and driveways shall be private streets with public access easements.
- There are no known existing wetlands within the SP boundary.
- Signage shall meet Metro design standards.
- All development within the boundaries of this plan will be designed based on 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.

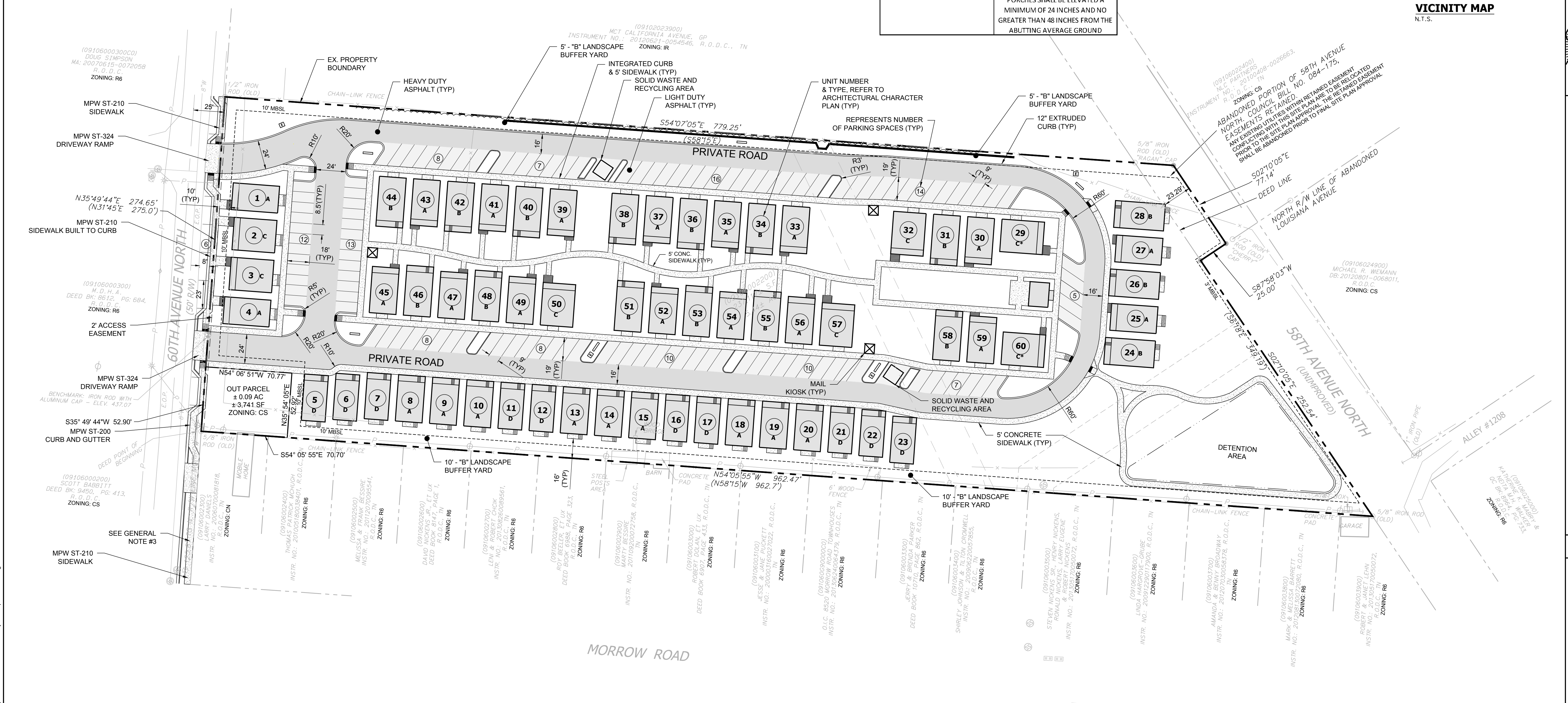
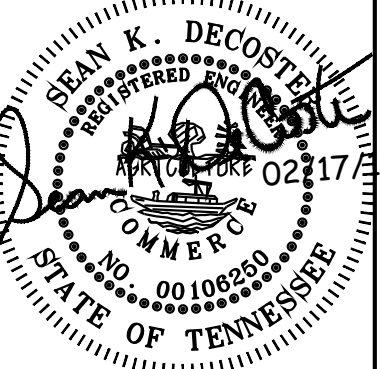
- For any development standards, regulations and requirements not specifically shown on the SP plan and for inclusion as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20A zoning district as of the date of the applicable request or application.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final count and details of this 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).
- Metro Water Services may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
- HOA to contract solid waste and recycling pickup with a private hauler.
- Landscape: The development of this project shall comply with and exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article x. Tree protection and replacement procedures. Landscape ordinance plan to be submitted with the final sp submittal.
- Courtyards: Refer to site plan for typical courtyard width. 5ft sidewalks to be provided with final alignment to be determined to work with existing tree locations.
- Architectural note: Allowable materials: acceptable materials for the residences and secondary structures include brick, cast stone, stone, cultured stone, stucco, and cementitious siding. Vinyl and metal siding, and chain-link fencing are prohibited.

- GENERAL NOTES:**
- THE 58TH AVE N R.O.W. IS UNIMPROVED AND NOT CURRENTLY FEASIBLE FOR ACCESS.
 - 60TH AVE SETBACKS ARE BASED ON CONCEPTUAL SETBACKS OF ADJACENT PROPERTIES ON THE SAME SIDE OF THE ROAD.
 - A SIDEWALK SHALL BE CONSTRUCTED TO PUBLIC WORKS STANDARDS ALONG THE 60TH AVENUE FRONTAGE, SOUTH TO MORROW ROAD PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - SOLID WASTE AND RECYCLING AREAS SHALL BE ENCLOSED BY A SCREENING FENCE (MIN. HEIGHT 6').
 - PORCH AND STAIRS ARE SHOWN AS A GRAPHIC REPRESENTATION. EXACT SIZE AND CONFIGURATIONS MAY VARY BASED ON HOUSE AND SITE CONDITIONS.
 - "NOW ENTERING PRIVATE PROPERTY" GROUND MOUNTED SIGNS SHALL BE INSTALLED AT EACH ENTRANCE.

SITE DATA TABLE	
SITE AREA	5.35 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL
PROPOSED BUILDING TYPE	2-STORY SINGLE FAMILY DETACHED
PROPOSED BUILDING AREA	• 1,400 - 1,750 SF BUILDINGS (TYP.)
MAXIMUM ISR	70%
MAXIMUM BUILDING COVERAGE	60%
MINIMUM SETBACKS	• FRONT 30' • SIDE 10' / 6' BETWEEN UNITS • 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 FINISHED GROUND FLOORS AND PORCHES SHALL BE ELEVATED A MINIMUM OF 24 INCHES AND NO GREATER THAN 48 INCHES FROM THE ABUTTING AVERAGE GROUND



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PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY SPECIFIC PLAN
60TH AVENUE COTTAGES
60TH AVENUE & MORROW ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

MAP 91.06 PARCEL 22.00

PROJECT BENCHMARK:
DESCRIPTION:
ELEVATION:

C1.00

GRAPHIC SCALE 1"=40'

DATE	REV.	COMMENTS
11/26/2013		PLANNING COMMISSION SUBMITTAL
12/16/2013		CITY COMMENTS
12/20/2013		CITY COMMENTS
01/14/2014		CONDITIONS OF APPROVAL
02/17/2014		OUT PARCEL

DATE	DRWN	CHKD
11/26/2013	SKD	SKD
12/16/2013	SKD	SKD
12/20/2013	SKD	SKD
01/14/2014	SKD	SKD
02/17/2014	SKD	SKD

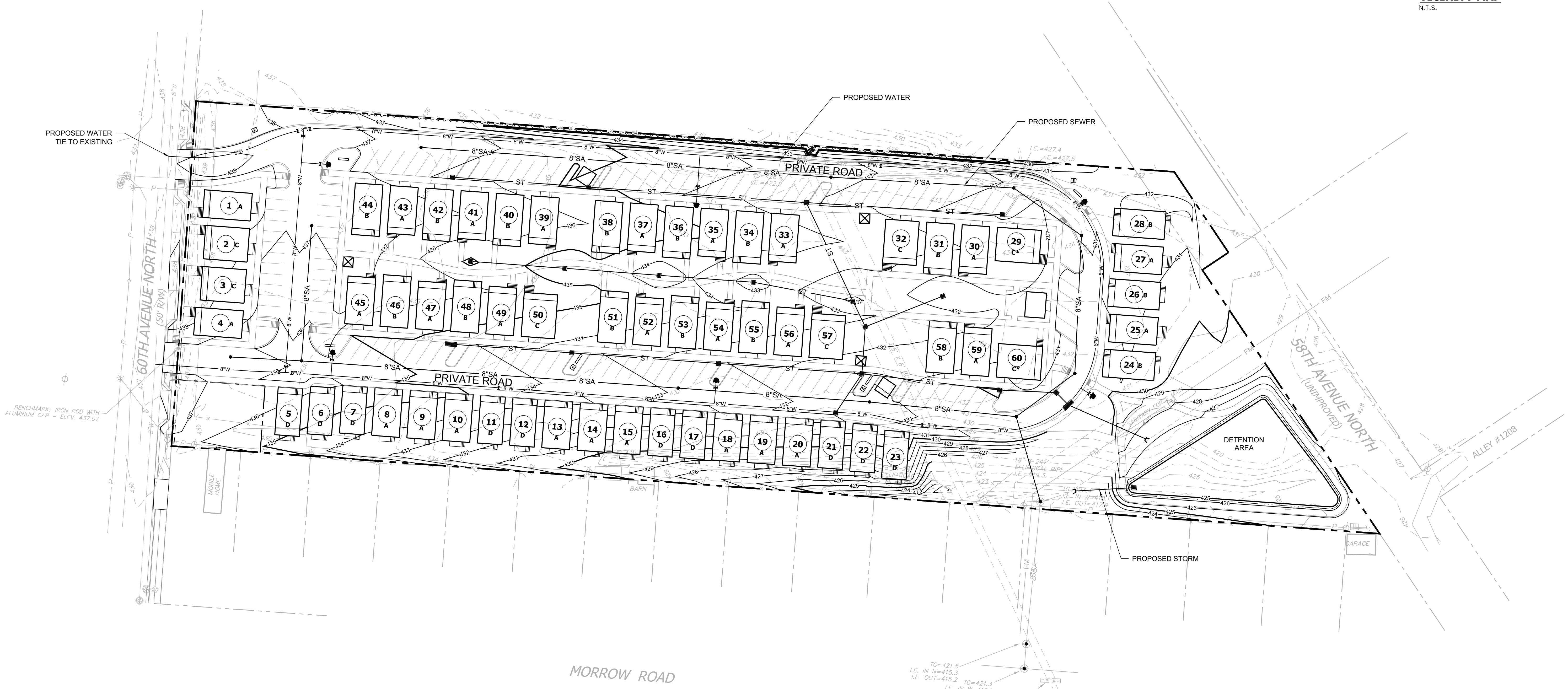
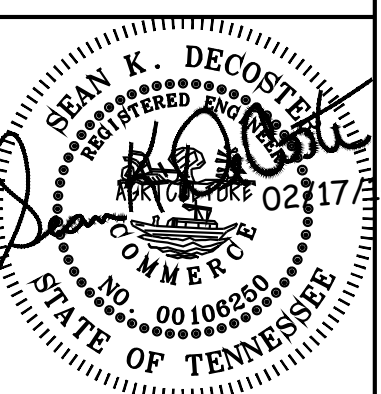
JOB NO.: 13-118-01

Apr 18, 2014 - 12:28pm T:\CADD\2013\13-118-01\CADD\Civil\Primary_S\13-118-01-2200 Grading Drainage and Infrastructure Plan.dwg



VICINITY MAP
N.T.S.

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GRADING, DRAINAGE AND INFRASTRUCTURE PLAN
PRELIMINARY SPECIFIC PLAN
60TH AVENUE COTTAGES
60TH AVENUE & MORROW ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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02/17/2014	02/17/2014

C2.00
JOB NO.: 13-118-01

MAP 91.06 PARCEL 22.00

PROJECT BENCHMARK:
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GRAPHIC SCALE 1"=40'



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 AND B
N.T.S.

GENERAL NOTES:

- PORCH AND STAIRS ARE SHOWN AS A GRAPHIC REPRESENTATION. EXACT SIZE AND CONFIGURATIONS MAY VARY BASED ON HOUSE AND SITE CONDITIONS.
- FRONT PORCH STEPS MAY BE SHIFTED TO SIDE OF PORCH WHEN PORCH IS ADJACENT TO SIDEWALK.



FRONT (OPTION 1)

FRONT (OPTION 2)

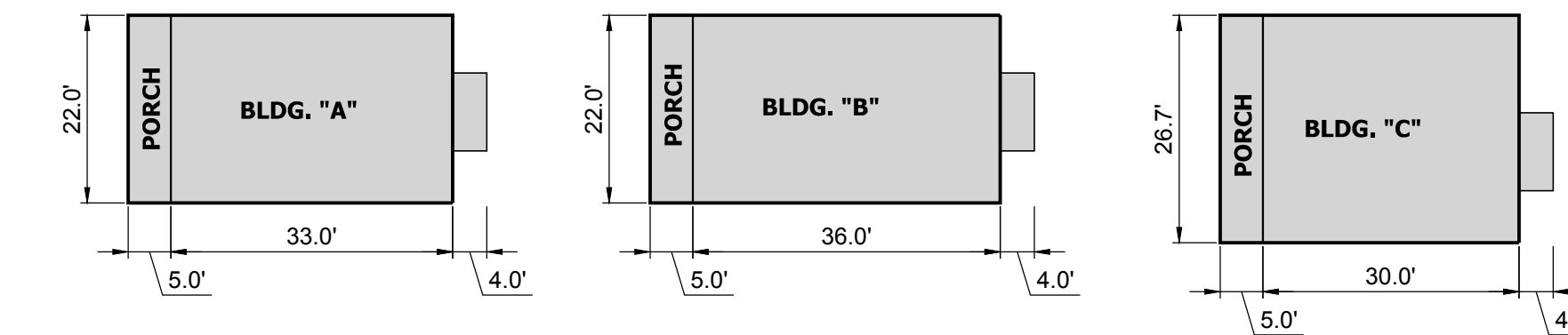


REAR



SIDE

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



*SEE PRELIMINARY DEVELOPMENT PLAN FOR BUILDING LOCATIONS

TYPICAL BUILDING FOOTPRINT
N.T.S.

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		CITY COMMENTS
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		OUT PARCEL

DRWN	CHKD	DATE
LEB	SKD	11/26/2013
LEB	SKD	12/16/2013
LEB	SKD	12/20/2013
LEB	SKD	01/14/2014
LEB	SKD	02/17/2014

C3.00

