

PRELIMINARY SPECIFIC PLAN 4th AVENUE COTTAGES

1706 4th AVE NORTH
NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2014SP-012-01
ORDINANCE NO. BL2014-707

SHEET INDEX

| | |
|-------|--|
| C0.01 | COVER |
| C1.00 | EXISTING CONDITIONS |
| C2.00 | PRELIMINARY DEVELOPMENT PLAN |
| C3.00 | GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN |
| L1.00 | ARCHITECTURAL CHARACTER LANDSCAPE PLAN |

PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A
RESIDENTIAL DEVELOPMENT TO INCLUDE 6 DETACHED
UNITS.



VICINITY MAP
N.T.S. 

MAP 82.05 PARCEL 73.00

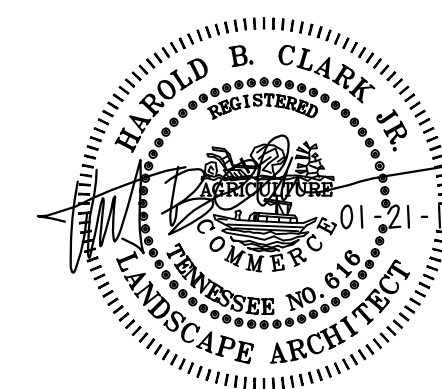
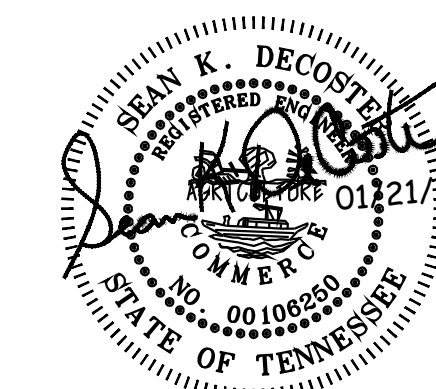
OWNER/DEVELOPER

AERIAL DEVELOPMENT GROUP
1100 DOUGLAS AVE.
NASHVILLE, TN 37206
CONTACT: BRITNIE TURNER
(615)669-6785

EMAIL: britnie@aerialdevelopmentgroup.com

PLANNER/CIVIL ENGINEER

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

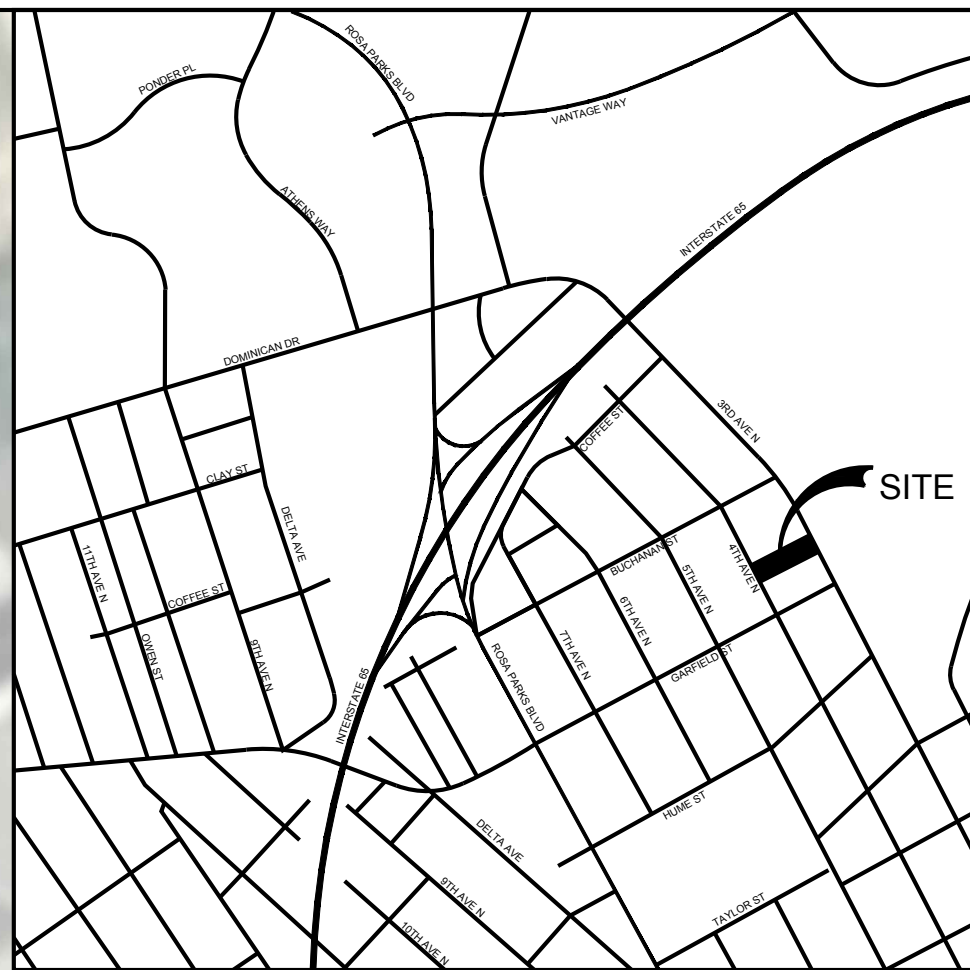


CIVIL SITE
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630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com



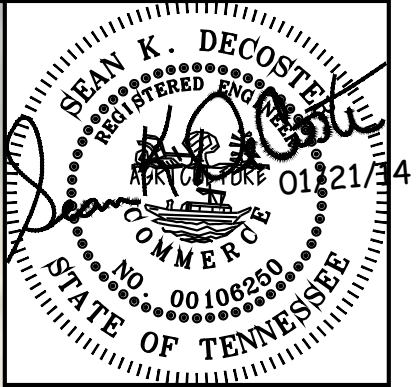
METRO COMMENTS: 01-21-14
PRELIMINARY SP SUBMITTAL: 01-02-14
JOB NO.: 13-119-01

Apr 21, 2014 - 11:58am T:\CADD\2013\13_119_01\CADD\Civil\Primary_SPH\13-119-01_001 Existing Conditions Plan.dwg



VICINITY MAP
N.T.S.

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
810 SOUTH GLENN AVENUE, SUITE 410, MEMPHIS, TN 37203
TEL: 901.521.1888 FAX: 901.521.1888



EXISTING CONDITIONS PLAN
PRELIMINARY SPECIFIC PLAN
4TH AVENUE COTTAGES
1706 4TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2014SP-012-01

| REV. | COMMENTS |
|------|-------------------------------|
| | PLANNING COMMISSION SUBMITTAL |
| | METRO COMMENTS |

MAP 82.05 PARCEL 73.00

PROJECT BENCHMARK:
DESCRIPTION: SANITARY MANHOLE
TOP OF CASTING
NORTHING: 674,386.22
EASTING: 1,735,095.71
ELEVATION: 434.73'
NAVD 88

GRAPHIC SCALE 1"=20'

| DRAWN | DATE | COMMENTS | |
|-------|------------|----------|----------|
| | | DATE | COMMENTS |
| DF | 01/02/2014 | | |
| LEB | 01/21/2014 | | |

C0.01

JOB NO.: 13-119-01

Apr 21, 2014 - 11:46am T:\CADD\2013\13-119-01\CAD\Civil\Preliminary_SPL13-119-01.dwg Preliminary Development Plan.dwg

SIDEWALK

4TH AVENUE NORTH (49.5' R.O.W.)

SIDEWALK

N 27°07'07" W 150.00'

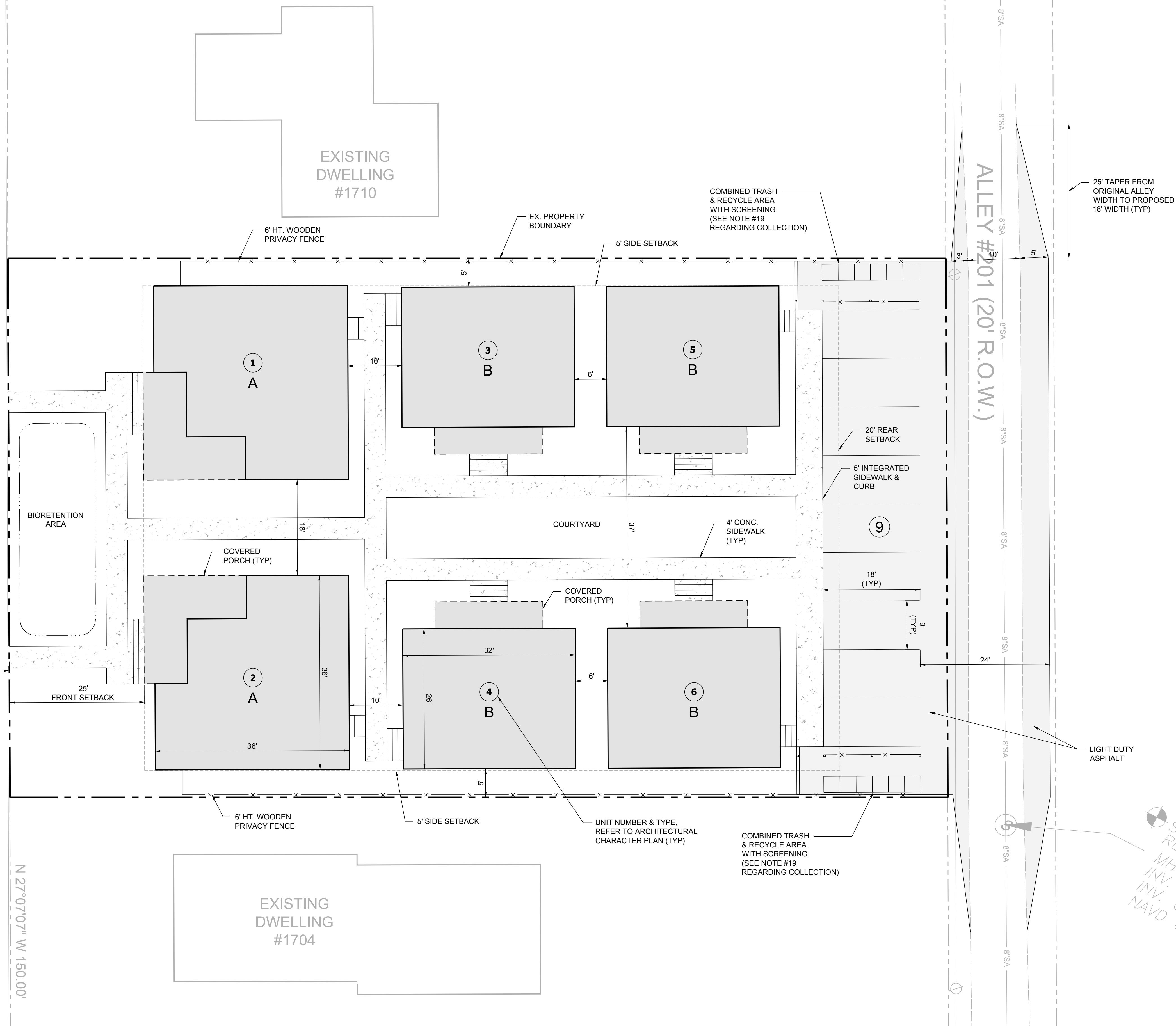
SIDEWALK

SIDEWALK

PRELIMINARY SPECIFIC PLAN NOTES:

- Purpose and Intent:**
The purpose of this specific plan is to permit a residential development to include 6 detached units.
- Development Plan:**
The developer of this project intends to develop a 6 unit, cottage residential project with integrated courtyard area and open space.
- Existing Conditions:**
The property currently includes two triplex residential buildings and associated parking.
- 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 detached 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 required fire flow shall be determined by the Metro/Nashville Fire Marshall'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).
- Ownership for units may be divided by a horizontal property regime or a subdivision approved by the Metro Planning Commission, with a minimum lot size of 1,000 square feet.
- 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.
- Site slopes range from 2-8%. There are no naturally occurring slopes over 15%.
- Existing alley to be improved to provide adequate access and circulation.
- There are no known existing wetlands within the SP boundary.
- Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
- All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshall'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 RM15 zoning district as of the date of the applicable request or application.
- The owner/developer agrees to maintain private trash & recycling service for the units as long as the development remains in place. The responsibility shall be transferred to the homeowner association for the development upon its establishment.



VICINITY MAP
N.T.S.

| SITE DATA TABLE | |
|--------------------------------|---|
| SITE AREA | 0.40 AC |
| PERMITTED USES | THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 6 RESIDENTIAL UNITS. |
| PROPOSED BUILDING TYPE | 2-STORY RESIDENTIAL |
| PROPOSED BUILDING AREA | 1,600 - 2,200 SF BUILDINGS (TYP) |
| MAXIMUM BUILDING COVERAGE | 60% |
| MINIMUM SETBACKS | • FRONT 25' • SIDE 5'/6' BETWEEN UNITS • REAR 20' |
| PARKING REQUIRED | 9 SPACES (1.5 SPACES/UNIT) |
| PARKING PROVIDED | 11 TOTAL SPACES (1.83/UNIT RATIO) 9 SURFACE / 2 ON STREET |
| IMPERVIOUS SURFACE RATIO (ISR) | 0.65 |
| MAX HEIGHT | 2 STORIES, 35' TO TOP OF ROOF |

Development Summary

Council District Number: 19
 Council Member Name: Erica Gilmore
 Owner of Record: University of Tennessee
 310 Andy Holt Tower
 Knoxville, TN 37996

SP Name: 4th Avenue Cottages
 SP Number: 2014SP-012-01
 Designer: Civil Site Design Group, PLLC
 630 Southgate Avenue, Suite A
 Nashville, TN 37203
 p 615-248-9959
 Contact: Sean DeCoster
seand@civil-site.com

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

SITE ELEVATION
 REFERENCE MARK
 MH T.C. 434.73
 INV. IN 427.80
 NAVD 88
 INV. OUT 427.77

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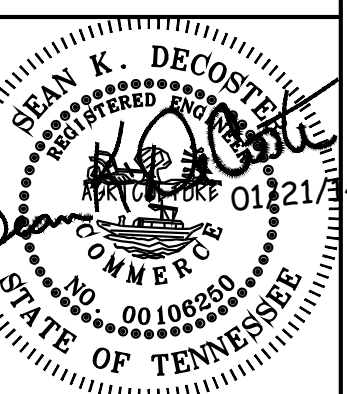
COMMENTS
 PLANNING COMMISSION SUBMITTAL
 METRO COMMENTS

DRWN
 DT: LEB
 LEB

GRID
 SKD
 SKD

SCALE
 GRAPHIC SCALE 1"=10'

CIVIL SITE
 DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
 819 SOUTHGATE AVENUE, SUITE 410
 NASHVILLE, TN 37203



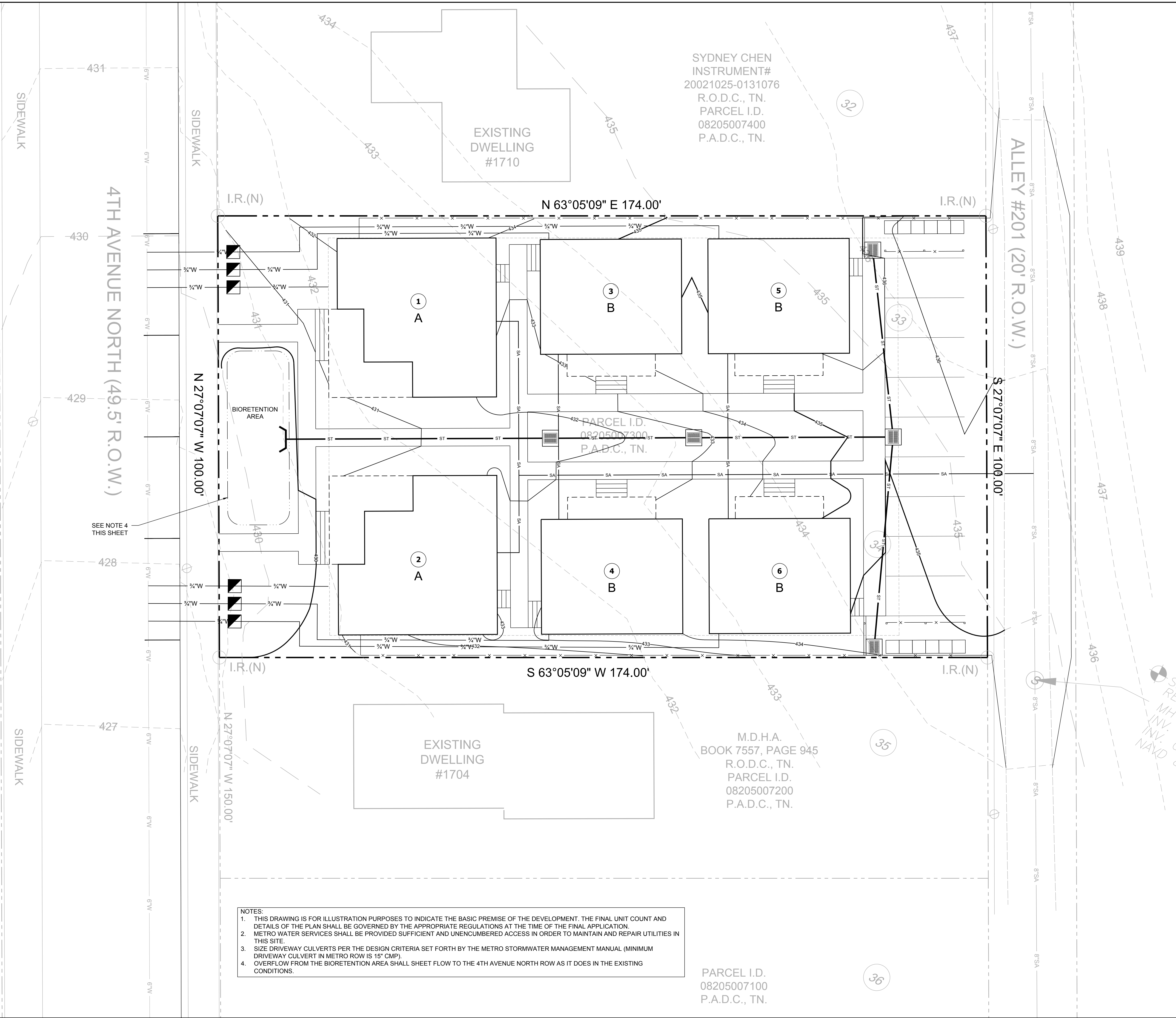
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PRELIMINARY SPECIFIC PLAN
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 1706 4TH AVENUE NORTH
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2014SP-012-01

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C1.00

JOB NO.: 13-119-01

Apr 21, 2014 - 11:46am T:\CAD\2013\13-119-01\CAD\Civil\Pre\13-119-01-2000 Grading, Drainage and Infrastructure Plan.dwg



SYDNEY CHEN
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P.A.D.C., TN.

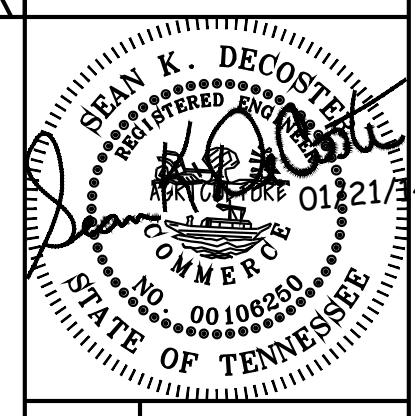
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P.A.D.C., TN.

M.D.H.A.
BOOK 7557, PAGE 945
R.O.D.C., TN.
PARCEL I.D.
08205007200
P.A.D.C., TN.

PARCEL I.D.
08205007100
P.A.D.C., TN.



VICINITY MAP
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GRADING, DRAINAGE AND INFRASTRUCTURE PLAN
PRELIMINARY SPECIFIC PLAN
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1706 4TH AVENUE NORTH
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DESCRIPTION: SANITARY MANHOLE
TOP OF CASTING
NORTHING: 674,386.22
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- NOTES:
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE 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).
 - OVERFLOW FROM THE BIORETENTION AREA SHALL SHEET FLOW TO THE 4TH AVENUE NORTH ROW AS IT DOES IN THE EXISTING CONDITIONS.

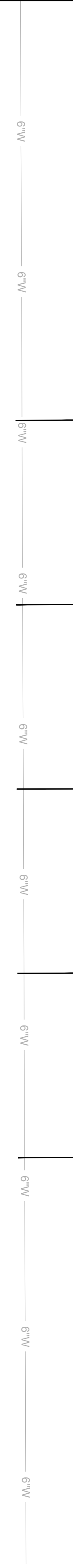
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JOB NO.: 13-119-01

Apr 21, 2014 - 11:50am T:\CADD\2013\13-119-01\CAD\Civil\Preliminary_SPl13-119-01_L100_Landscape_Plan.dwg

SIDEWALK

SIDEWALK

4TH AVENUE NORTH (49.5' R.O.W.)

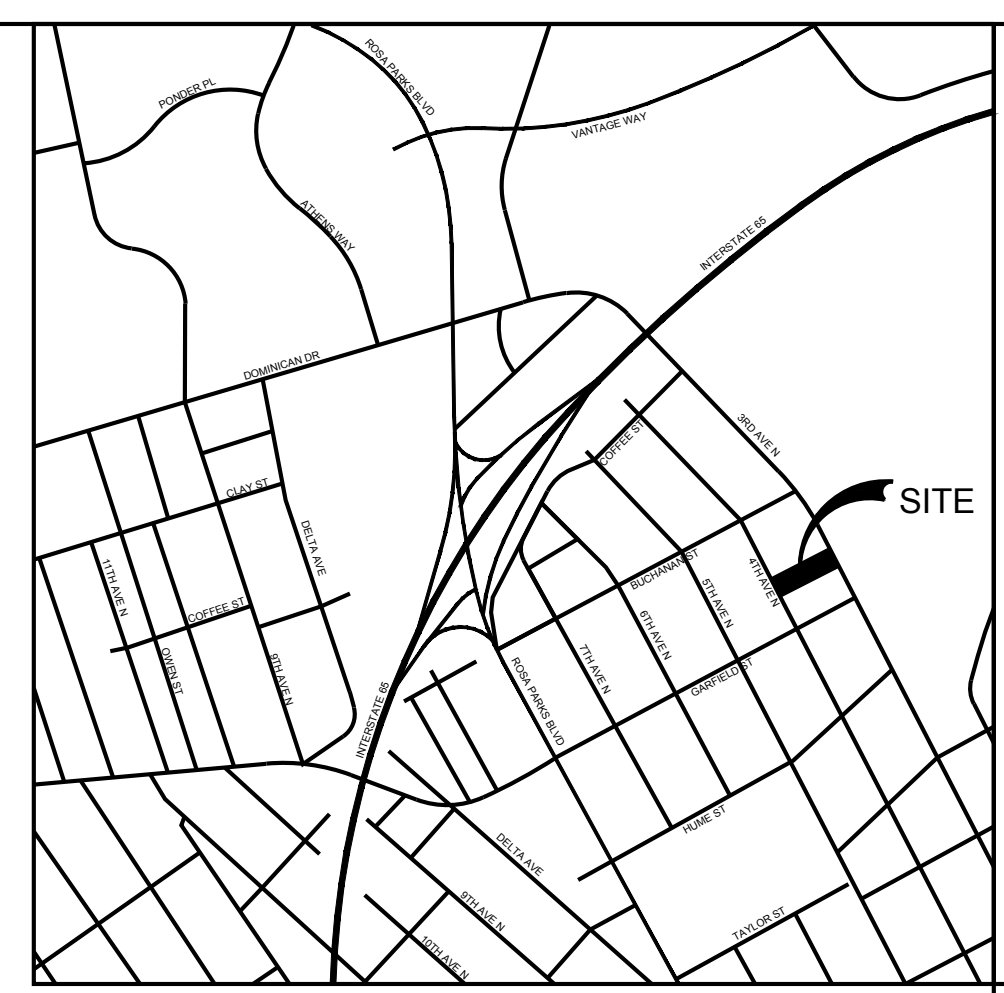
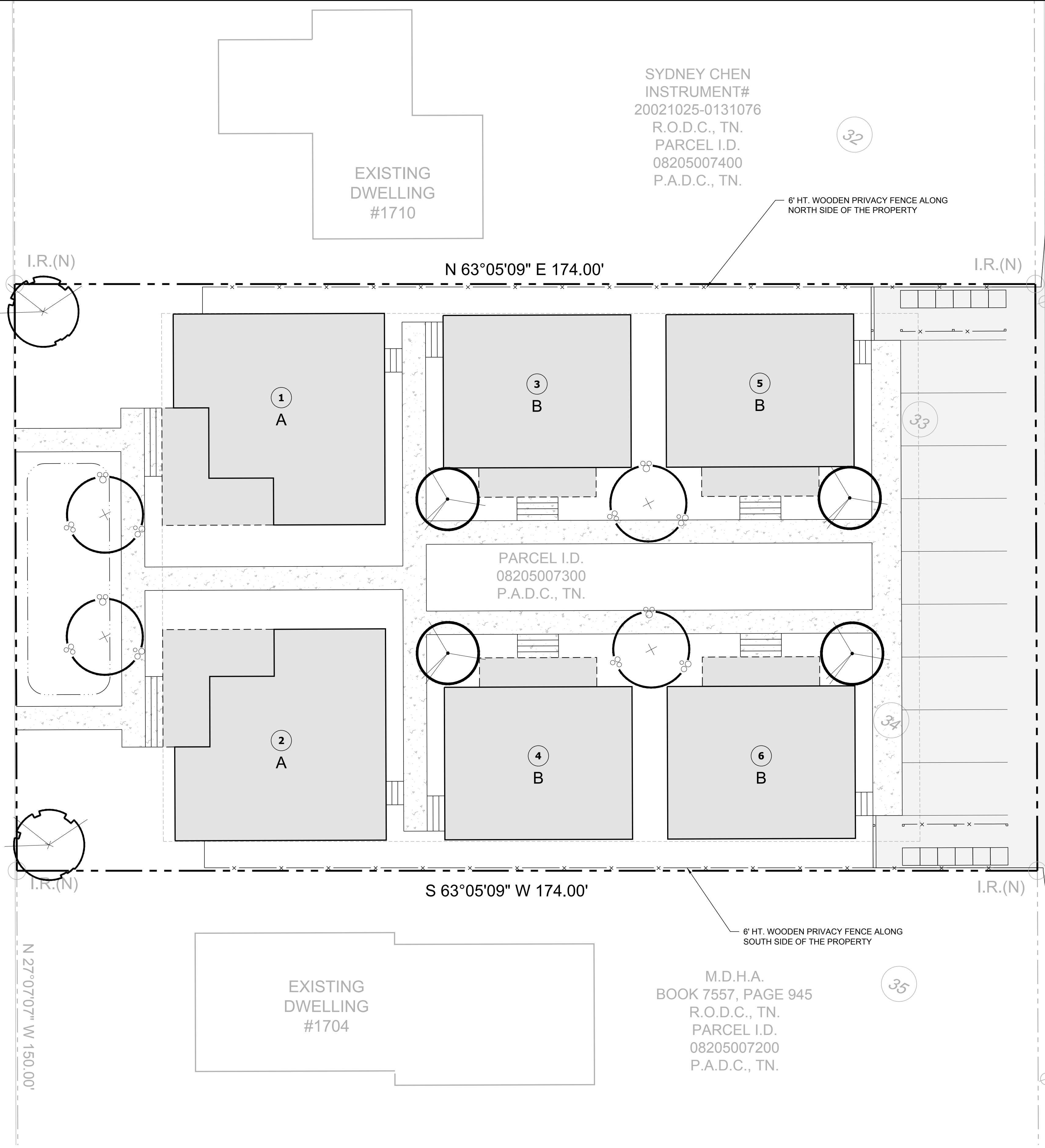


SIDEWALK

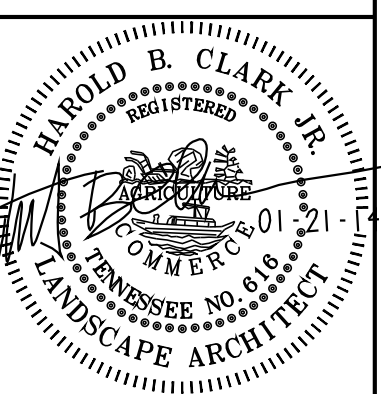
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N 27°07'07" W 100.00'

N 27°07'07" W 150.00'



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
819 SOUTH GLENN AVENUE SUITE 4111 NASHVILLE, TN 37203
615.241.1444



CONCEPTUAL LANDSCAPE PLAN
PRELIMINARY SPECIFIC PLAN
4TH AVENUE COTTAGES
1706 4TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2014SP-012-01

SITE ELEVATION
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INV. IN 427.80
NAV. OUT 427.77

| TREE SCHEDULE | | | | | | | |
|---------------|-----|-------------------------------|-----------------------|---------|--------|-------|----------------|
| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | TRUNK | REMARKS |
| | 4 | Carpinus betulus 'fastigiata' | Columnar Hornbeam | 8'-10' | 4'-5' | 2" | 4' Clear Trunk |
| | 4 | Cornus florida | Flowering Dogwood | 8'-10' | 4'-5' | 2" | 4' Clear Trunk |
| | 2 | Quercus robur 'Fastigiata' | Fastigate English Oak | 12'-14' | 4'-5' | 2" | 5' Clear Trunk |

LANDSCAPE NOTES:
The development of this project shall comply with or 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.

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DRWN: []
CHKD: []
DATE: []

L1.00

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