

# PRELIMINARY SPECIFIC PLAN

# MUSIC SQUARE FLATS

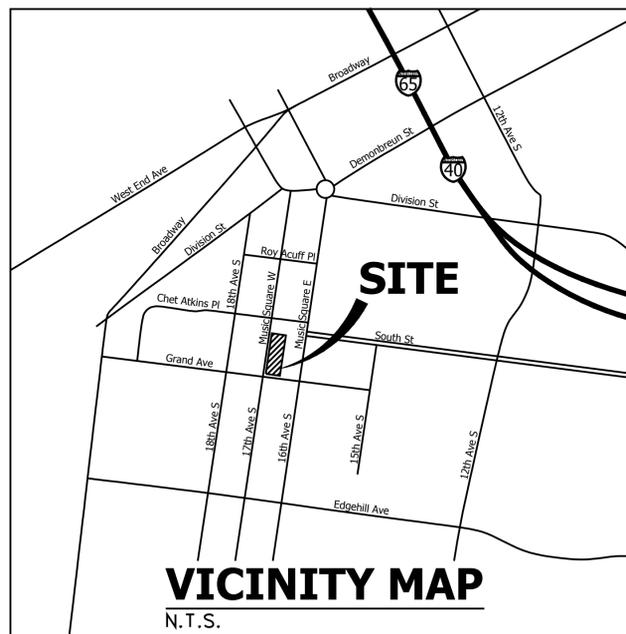
## MUSIC SQUARE WEST AND MUSIC SQUARE SOUTH

## NASHVILLE , DAVIDSON COUNTY, TN

MAP 92-16, PARCELS 420, 421, 422  
 MAP 104-04, PARCELS 79, 80, 81  
**CASE NO. 2014SP-015-001**  
**ORDINANCE NO. BL2014-735**

### SHEET INDEX

C1.00	COVER
C2.00	EXISTING CONDITIONS
C3.00	PRELIMINARY DEVELOPMENT PLAN
	GRADING, DRAINAGE, AND UTILITY PLAN



PURPOSE NOTE:  
 THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A  
 230 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

### DEVELOPER

FORESTAR GROUP  
 6300 BEE CAVE RD  
 BLDG TWO, SUITE 500  
 AUSTIN, TX 78746-5149  
 CONTACT: NELSON CROWE  
 PH: (512) 433-5246  
 EMAIL: nelsoncrowe@forestargroup.com

### ENGINEER

CIVIL SITE DESIGN GROUP, PLLC  
 630 SOUTHGATE AVE., SUITE A  
 NASHVILLE, TN 37203  
 CONTACT: KEVING GANGAWARE, P.E.  
 PHONE: (615) 248-9999  
 EMAIL: keving@civil-site.com

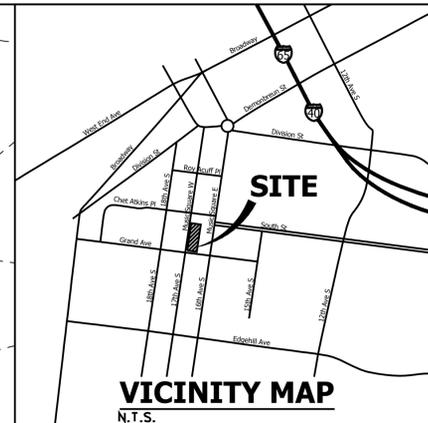


**CIVIL SITE**  
 DESIGN GROUP  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203  
 615.248.9999 www.civil-site.com



PLANNING COMMISSION CONDITIONS: MAR. 14, 2014  
 PLANNING STAFF COMMENTS: MAR. 05, 2014  
 PLANNING STAFF COMMENTS: FEB. 18, 2014  
 PLANNING COMMISSION SUBMITTAL: JAN. 30, 2014  
 JOB NO.: 13-075-01

**FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION**



**Soils Table**

Davidson County, Tennessee (TN037)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
McB	Maury-Urban land complex, 2 to 7 percent slopes	1.43	100.00%
Totals for Area of Interest		1.43	100.00%

**Slopes Table**

Minimum Slope	Maximum Slope	Area (ft²)	Color
15.00%	MAXIMUM	4,322.84	

**LEGEND**

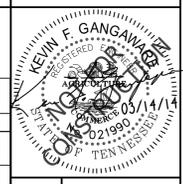
WATER VALVE	→	⊠
WATER METER	→	⊞
FIRE HYDRANT	→	⊞
GAS METER	→	⊞
TELEPHONE BOX	→	⊞
IRON ROD NEW	→	● IR(N)
IRON ROD OLD	→	○ IR(O)
RAILROAD SPIKE OLD	→	○ RRS(O)
CLEAN-OUT	→	○ CO
GUARD POST	→	○ GP
SIGN POST	→	○ SP
BENCHMARK	→	⊕
MANHOLE	→	⊞
UTILITY POLE	→	⊞
WITH UNDERGROUND ELEC.	→	⊞ UGE
LIGHT POLE	→	⊞ LP
WITH UNDERGROUND ELEC.	→	⊞ UGE
BACK FLOW PREVENTER	→	⊞ BFP
TREE	→	⊞
PROPERTY LINE	→	---
EDGE OF PAVEMENT	→	---
EDGE OF GRAVEL	→	---
EDGE OF CONC.	→	---
WALL	→	---
CURB	→	---
OVERHEAD	→	OH
WATER LINE	→	W 6"
SEWER LINE	→	SA 8"
CULVERT	→	18" R.C.P.
CONTOUR LINE	→	650

**CASE NO. 2014SP-015-001**  
**ORDINANCE NO. BL2014-735**  
 MAP 92-16, PARCELS 420, 421, 422  
 MAP 104-04, PARCELS 79, 80, 81

**PROJECT BENCHMARK:**  
 DESCRIPTION: TAG BOLT OF FIRE HYDRANT # 6771  
 ELEVATION: 513.73 (NGVD 1929)

GRAPHIC SCALE 1"=20'

**CIVIL SITE DESIGN GROUP**  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 610 SOUTH GLENN AVENUE, SUITE 410, NASHVILLE, TN 37203



**EXISTING CONDITIONS**  
**PRELIMINARY SPECIFIC PLAN**  
**MUSIC SQUARE FLATS**  
 MUSIC SQUARE WEST AND MUSIC SQUARE SOUTH  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	DATE	COMMENTS
1	02/18/14	PLANNING STAFF COMMENTS
2	03/05/14	PLANNING STAFF COMMENTS
3	03/14/14	PLANNING COMMISSION CONDITIONS

DRAWN: KFG  
 CHECKED: AGR  
 DATE: 01/30/14  
 SCALE: AS SHOWN  
 PROJECT: MUSIC SQUARE FLATS  
 SHEET: C1.00  
 JOB NO.: 13-075-01  
 JANUARY 30, 2014

Jun 20, 2014 - 3:10pm T:\CAD\2013\13-075-01\CAD\Site\Preliminary\SP13-075-01 - C1.00 - Existing Conditions.dwg

**PRELIMINARY SPECIFIC PLAN NOTES:**

**Purpose and Intent:**  
The purpose of this Preliminary Specific Plan is to permit a 230 unit Multi-Family Residential Development.

**Development Plan:**  
The developer of this project intends to develop a 230 unit, multi family residential project with courtyard areas and two level parking garage.

**Existing Conditions:**  
The property currently has five residential houses being used as offices and, and one two-story office building.

**Applicability to the General Plan:**  
This property is within the Green Hills-Midtown Community Planning area updated July 2005. The policy is OC (office concentration).

**Permitted Uses:**  
Uses permitted in this development shall be limited to Multi-Family Residential, General and Medical Office, ATM, Personal Care Services, Restaurant, and Retail. In the event all the properties included within this SP are not consolidated into single ownership, then each property included within this SP may be used for any uses permitted in the ORI-A zoning district, subject to all the bulk, parking, landscaping and other requirement applicable to properties located within an ORI-A zoning district, and the Planning Director may waive any required final site plan or other requirements imposed by this SP for any redevelopment that is consistent with the requirements applicable to properties located within an ORI-A zoning district.

**Development Standards:**

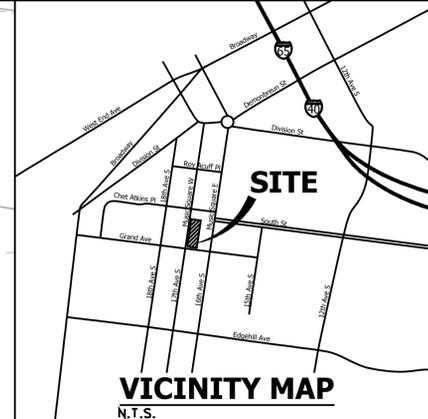
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. 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 home (where applicable).
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
- If required, 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 (470370218F, 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 .06 acres of the site that have existing slopes from 15% to 25% and .04 acres that have existing slopes above 25%.
- All access drives and driveways within the community shall be private.
- 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.
- 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/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM 100 zoning district as of the date of the applicable request or 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).
- Trash and recycling service is to be contracted between the developer / owner and a private hauler.
- Each ground level residential unit shall have access onto the sidewalk. Any non-residential use shall have primary access onto the sidewalk.
- Landscaping:**  
The development of this project shall comply with 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.
- Architectural note:**  
Allowable materials: acceptable materials for the residences and secondary structures include brick, cast stone, stone, cultured stone, stucco, wood, metal, and cementitious siding. Vinyl siding, and chain-link fencing are prohibited.

TAX MAP 92-16, PARCEL 370  
SFX OPERATING CO. OF TN., INC  
INST. #: QC-00010510-0000797  
R.O.D.C., TN  
ZONED: ORI

INSTALL COMMERCIAL DRIVEWAY  
RAMP IN ACCORDANCE WITH  
METRO STANDARD DETAIL ST-325

TAX MAP 104-04, PARCEL 72  
61 MUSIC SQUARE, LLC  
INST. #: 20130404-0033218  
R.O.D.C., TN  
ZONED: ORI

TAX MAP 104-04, PARCEL 73  
BENNY M. & CAROLYN J. BROWN  
INST. #: 20140117-0004838  
R.O.D.C., TN  
ZONED: ORI



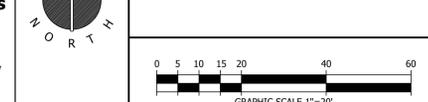
SITE DATA TABLE	
SITE AREA	1.43 AC
DENSITY	160.84 UNITS / Ac.
DWELLING UNITS	230
ISR (ALLOWED)	1.00
ISR (PROPOSED)	0.91
PERMITTED USES	MULTI FAMILY RESIDENTIAL, LEASING OFFICE, AMENITY FOR RESIDENTIAL UNITS, PARKING FOR RESIDENTIAL UNITS
PROPOSED PARKING	1 SPACE PER 1BR UNIT 1.5 SPACE PER 2BR UNIT = 253 SPACES
PROPOSED BUILDING TYPE	5-STORY MULTIFAMILY OVER 2-STORY PARKING GARAGE
FAR (MAX ALLOWED)	4.00
FAR (PROPOSED)	3.30
MINIMUM SETBACKS	• FRONT 0' • SIDE 10' • REAR (ALLEY) 5' (0' FOR BELOW GRADE PARKING)
MAXIMUM HEIGHT	7 STORIES, 85'
CURRENT ZONING	ORI / OV-UZO
PROPOSED ZONING	SP

Development Summary	
Council District Number:	19
Council Member Name:	Erica Gilmore
Developer:	Forestar Group 6300 Bee Cave Road Bldg Two, Suite 500 Austin, TX 78746-5149 Phone: (512) 433-5246 Contact: Neilson Crowe neilsoncrowe@forestar.com
Owners of Record:	64 Music Square West 66 MSW Partnership P.O. Box 12846 Nashville, TN 37212 Phone: (615) 550-5575 Contact: Thomas McDaniel
Owners of Record:	62 Music Square West BB & L Enterprises, LLC 7008 Summer Hill Drive Georgetown, TN 47122 Contact: Branden Miller
Owners of Record:	54, 56, 58, 60 Music Square West Melrose Properties Partners P.O. Box 323 Brentwood, TN 37024 Phone: (615) 726-7351 Contact: John Gupton
SP Name:	Music Square Flats
SP Number:	2014SP-015-001
Engineer:	Civil Site Design Group, PLLC 630 Southgate Avenue, Suite A Nashville, TN 37203 Phone: (615) 248-9999 Contact: Kevin F. Gangaware, P.E. keving@civil-site.com
Plan Preparation Date:	January 30, 2014
Plan Scale:	1" = 20' - 0"
U.S. FEMA FIRM:	470370218F (dated April 20, 2001)

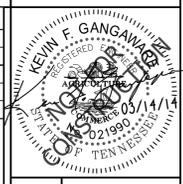
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DATE	DESCRIPTION
02/18/14	PLANNING STAFF COMMENTS
03/05/14	PLANNING STAFF COMMENTS
03/14/14	PLANNING COMMISSION CONDITIONS



**CIVIL SITE DESIGN GROUP**  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
819 SOUTH GLENN AVENUE, SUITE 101, NASHVILLE, TN 37203



**PRELIMINARY DEVELOPMENT PLAN  
PRELIMINARY SPECIFIC PLAN  
MUSIC SQUARE FLATS  
MUSIC SQUARE WEST AND MUSIC SQUARE SOUTH  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE**

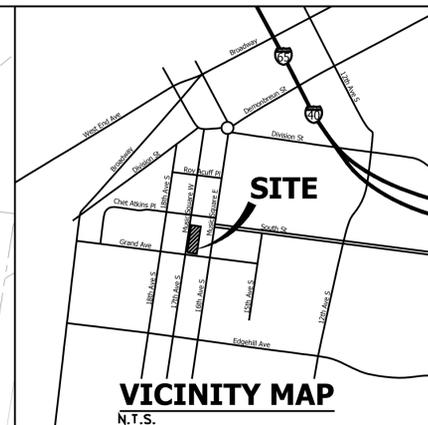
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**C2.00**  
JANUARY 30, 2014  
JOB NO.: 13-075-01

**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.**

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**CIVIL SITE DESIGN GROUP**  
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
819 SOUTH GLENN AVENUE, SUITE 410, NASHVILLE, TN 37203  
615.259.1988 FAX 615.259.1989

**General Notes:**

1. Base information was taken from a current boundary and topo survey by Cherry Land Surveying, Inc., dated January 14, 2014
2. All roadway, driveway, sidewalk, and curb construction shall conform to the requirements and specifications of Metro Public Works.
3. Handicap ramps shall have a maximum slope of 1:12.
4. According to F.E.M.A. F.I.R.M. Map number 47037C0218 F, effective date April 20, 2001, this site lays within Zone X which is determined to be outside the 100 year floodplain.
5. The disturbed area for this project is approximately 1.43 acres.
6. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
7. The sanitary sewer line shall be PVC-SDR 35 or Class 52 DIP.
8. The water lines shall be class 52 ductile iron pipe.
9. Water meters shall be no deeper than 24" from the top of meter to proposed finished grade unless otherwise required by the local water department.
10. The proposed stormwater management for this project includes collection of the site Stormwater from the roof drains and directed to a Stormwater detention pond as shown in this plan. The discharge from the detention pond shall then be routed to a 50% water quality unit and then discharged to the existing storm sewer located in Music Square West. The stormwater quality and detention measures for this project will meet the requirements of the Metro Stormwater Ordinance that are in effect at the time of the final SP submittal.

**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.**



**GRADING, DRAINAGE, AND UTILITY PLAN**  
**PRELIMINARY SPECIFIC PLAN**  
**MUSIC SQUARE FLATS**  
MUSIC SQUARE WEST AND MUSIC SQUARE SOUTH  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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**C3.00**

JANUARY 30, 2014  
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