PRELIMINARY SPECIFIC PLAN

PILLOW STREET RESIDENTIAL

PILLOW STREET AND MERRITT AVENUE
NASHVILLE , DAVIDSON COUNTY, TN
MAP 105-07, PARCEL 194,195, & 196

Nashville & Davidson County
MAY 05 2015
Metropolitan Planning Department

CASE NO. 2014SP-056-001
ORDINANCE NO. _____-___

SHEET INDEX

	COVER
C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY DEVELOPMENT PLAN
C3.00	GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
L1.00	LANDSCAPE ORDINANCE PLAN

PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE UP TO 34 ATTACHED, MULTI-FAMILY RESIDENTIAL DWELLINGS.

MAP 105.07 P/O PARCEL
194.00, 195.00 & 196.00

VICINITY MAP
N.T.S.

NORTH

DEVELOPER

CORE DEVELOPMENT
2206 21ST AVE. SOUTH, SUITE 200
NASHVILLE, TN 37212
CONTACT: ANDREW BEAIRD
(615) 279-7325
EMAIL: andrew@corenashville.com

PLANNER/CIVIL ENGINEER

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

HAROLD B. CLARK JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 615 05/05/15

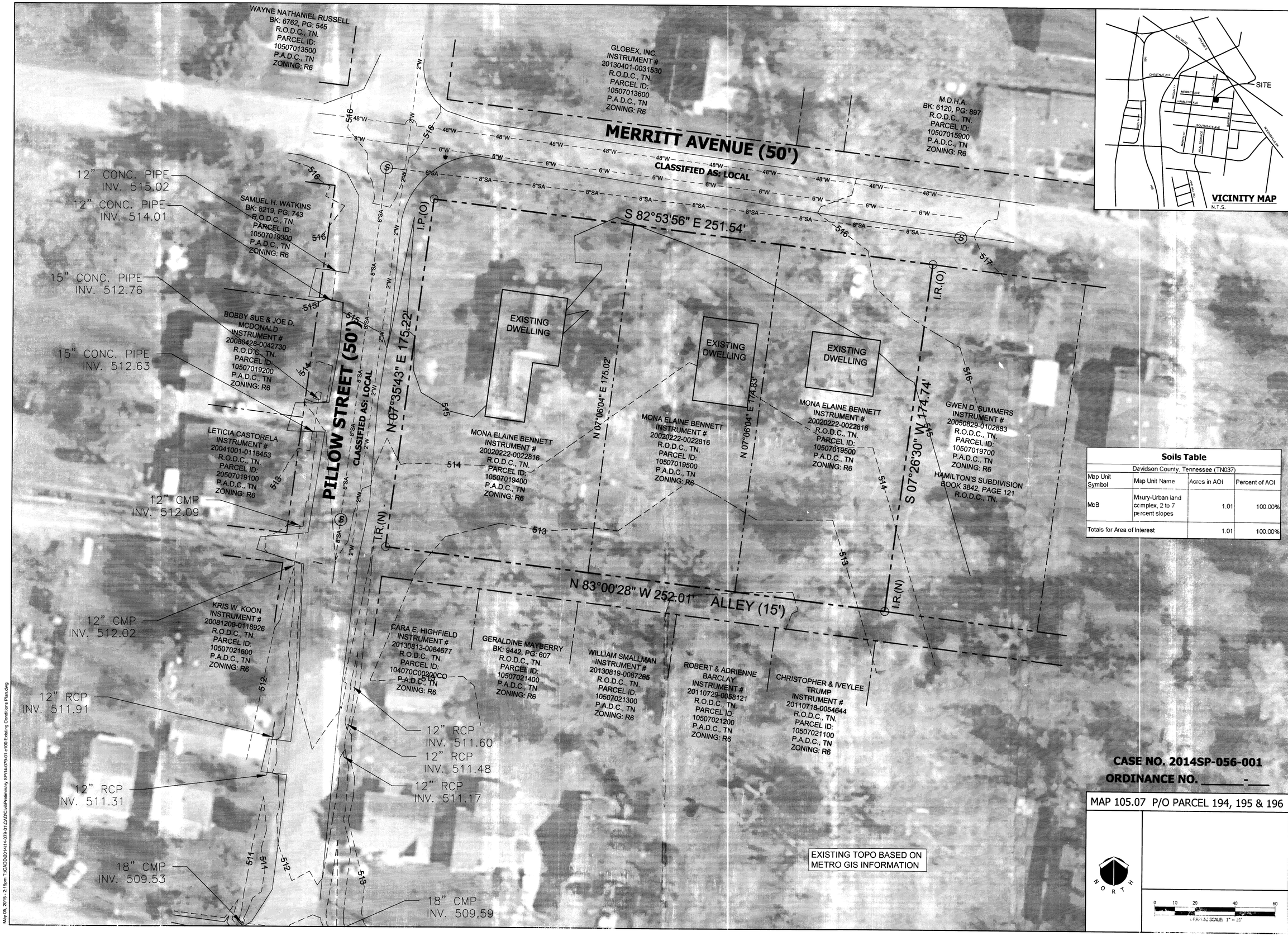
JEREMY J. WESTMORELAND REGISTERED ENGINEER AGRICULTURAL STATE OF TENNESSEE 05/05/15

Tennessee811 Know what's below. Call before you dig.

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

RESUBMITTAL: MAY 5, 2015
RESUBMITTAL: APRIL 16, 2015
INITIAL PRELIMINARY SP SUBMITTAL: JUNE 12, 2014
CSDG JOB NO.: 14-079-01

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	Mury-Urban land complex, 2 to 7 percent slopes	1.01	100.00%
Totals for Area of Interest		1.01	100.00%

CASE NO. 2014SP-056-001
ORDINANCE NO. _____-___

MAP 105.07 P/O PARCEL 194, 195 & 196

NORTH

0 10 20 40 60
GRAPHIC SCALE: 1" = 20'

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 3RD PLACE AVENUE, SUITE A · NASHVILLE, TN 37201
615.248.9999 www.civilsite.com

JEREMY J. WESTMORELAND
REGISTERED ENGINEER
AGRICULTURE
No. 120852
STATE OF TENNESSEE
5-5-15

EXISTING CONDITIONS PLAN

PRELIMINARY SPECIFIC PLAN
PILLOW STREET RESIDENTIAL
PILLOW STREET AND MERRITT AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2014SP-056-001

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-12-14	SKD	LEB
	RESUBMITTAL	04-16-15	JJW	DDG
	RESUBMITTAL	05-05-15	JJW	DDG

C1.00

PROJECT NO.: 14-079-01

May 05, 2015 - 2:15pm T:\CAD\D\2014\14-079-01\CAD\Civil\Preliminary SP\14-079-01 c100 Existing Conditions Plan.dwg

PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
The purpose of this Specific Plan is to permit a Residential Development to include up to 34 attached, multi-family residential dwellings.

Development Plan:
The developer of this project intends to develop a Residential Development to include up to 34 attached, multi-family residential dwellings.

Illustrative Drawing:
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.

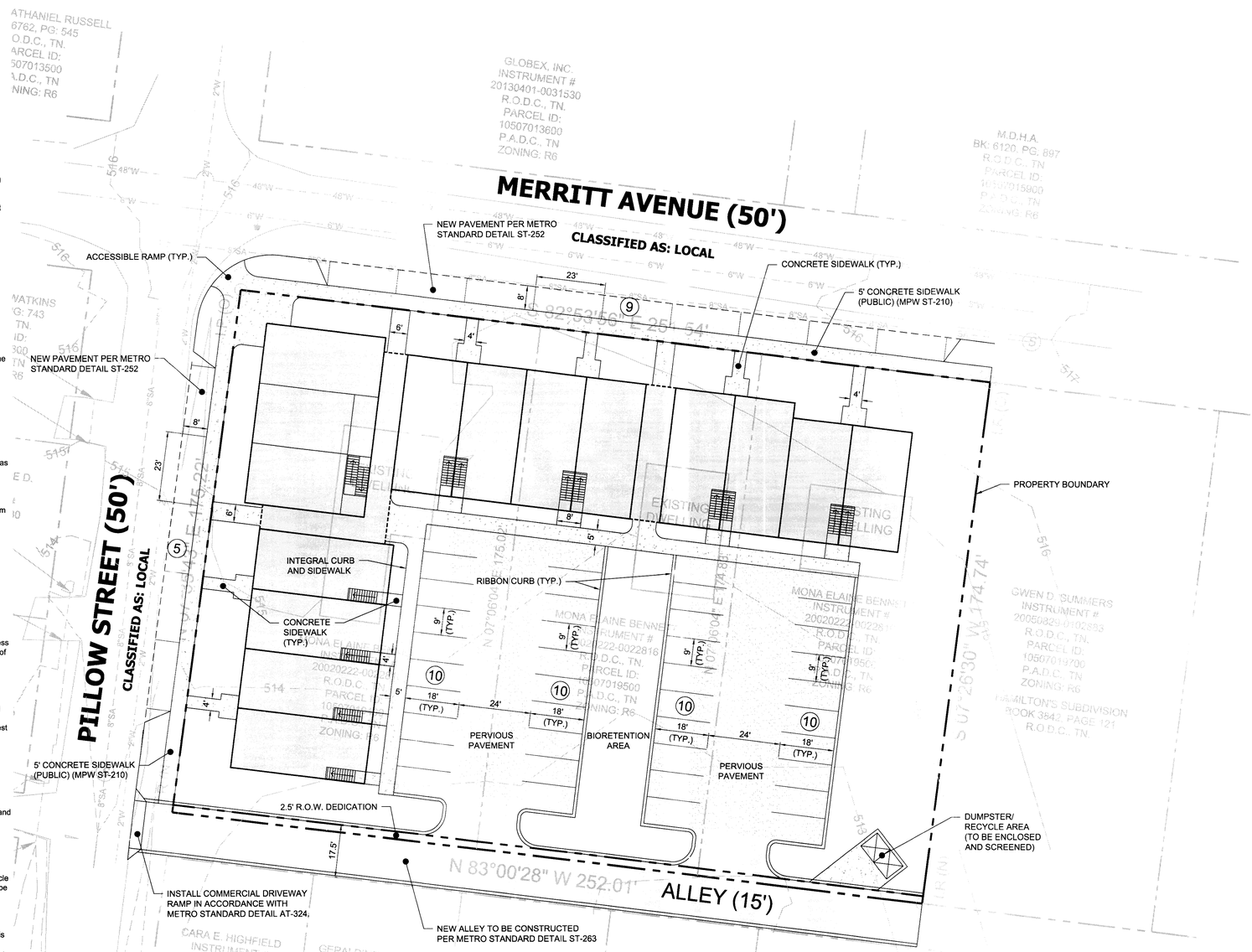
Existing Conditions:
The property currently has three residential houses.

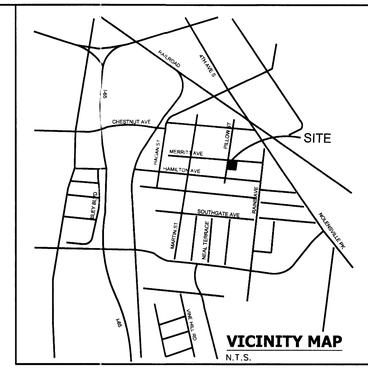
Applicability to the General Plan:
This property is within the South Nashville Community Planning area, adopted December 13, 2007, including amendments through April 10, 2014. The current policy is NG (Neighborhood General). T4 Neighborhood Evolving is the policy proposed in this area with the Growth and Conservation Map, which includes Multi-Family as a permitted use.

Permitted Uses:
Uses permitted in this development shall be limited to Multi-Family Residential.

Development Standards:

1. 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.
2. The required fire flow shall be determined by the Metro/Nashville fire marshall's office prior to the issuance of a building permit.
3. 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.
4. 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.
5. Individual water and sewer service lines are required for each home (where applicable).
6. The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
7. If required, a subdivision plat will be submitted with the Final SP documents.
8. According to FEMA's current flood maps (47037C0219F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
9. 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
10. All access drives and driveways within the community shall be private.
11. There are no known existing wetlands within the SP boundary.
12. Signage shall meet Metro design standards as described in chapter 17.32 of Metro's Code of Ordinances. A detailed signage plan will be submitted with the Final SP documents.
13. All development with the boundaries of this plan will be designed based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
14. 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.
15. All proposed public utilities and services shall be installed underground.
16. 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 RM40A zoning district as of the date of the applicable request or application.
17. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
18. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).
19. Trash and recycling service is to be contracted between the developer / owner and a private hauler.
20. Bicycle parking to be provided in accordance with Metro code.
21. Landscape:
    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.
22. Architectural note:
    Allowable materials: acceptable materials include brick, cast stone, stone, cultured stone, stucco, wood, metal, efis, and cementitious siding. Vinyl siding is prohibited.





SITE DATA TABLE

SITE ACRES	1.01± Ac. (44,054 sq. ft.)
DWELLING UNITS	MIX OF TOWNHOME AND STACKED FLAT RESIDENTIAL UNITS (MAX OF 34 UNITS)
PROPOSED DENSITY	33.7 UNITS/AC
ISR (ALLOWED)	0.70
ISR (PROPOSED)	0.69
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO MULTI-FAMILY ATTACHED RESIDENTIAL UNITS.
PARKING	REQUIRED = 46 1 SPACE PER 1 BEDROOM = 10 1.5 SPACES PER 2 BEDROOM+ = 36 PROPOSED = 47
MINIMUM REQUIRED SETBACKS	FRONT 10'
	SIDE 5'
	REAR (ALLEY) 0'
MAXIMUM HEIGHT	3.5 STORIES / 48'
CURRENT ZONING	R6 - UZO
PROPOSED ZONING	SP
BICYCLE PARKING REQ.	8
BICYCLE PARKING PROVIDED	8

Development Summary

Council District Number:	17
Council Member Name:	Sandra Moore
Developer:	Core Development 2206 21st Avenue South, Suite 200 Nashville, TN 37212 Phone: (615) 279-7325 Contact: Andrew Beaird E-mail: andrew@corenashville.com
Owners of Record: Parcels 194, 195, & 196	Mona Elaine Bennett 55 Hope Drive Mt. Juliet, TN 37122
SP Name:	Pillow Street Residential
SP Number:	2014SP-056-001
Engineer:	Civil Site Design Group, PLLC 630 Southgate Avenue, Suite A Nashville, TN 37203 Phone: (615) 248-9999 Contact: Hal B. Clark, RLA, LEED AP E-mail: halc@civil-site.com
Plan Preparation Date:	April 16, 2015
Plan Scale:	1" = 20' - 0"
U.S. FEMA FIRM:	47037C0219F (dated April 20, 2001)

CASE NO. 2014SP-056-001
ORDINANCE NO. _____-___

MAP 105.07 P/O PARCEL 194, 195 & 196

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.

NORTH

0 10 20 40 60
SCALE: 1" = 20'

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

JEREMY J. WESTMORELAND
REGISTERED ENGINEER
AGRICULTURE
5-5-15
STATE OF TENNESSEE

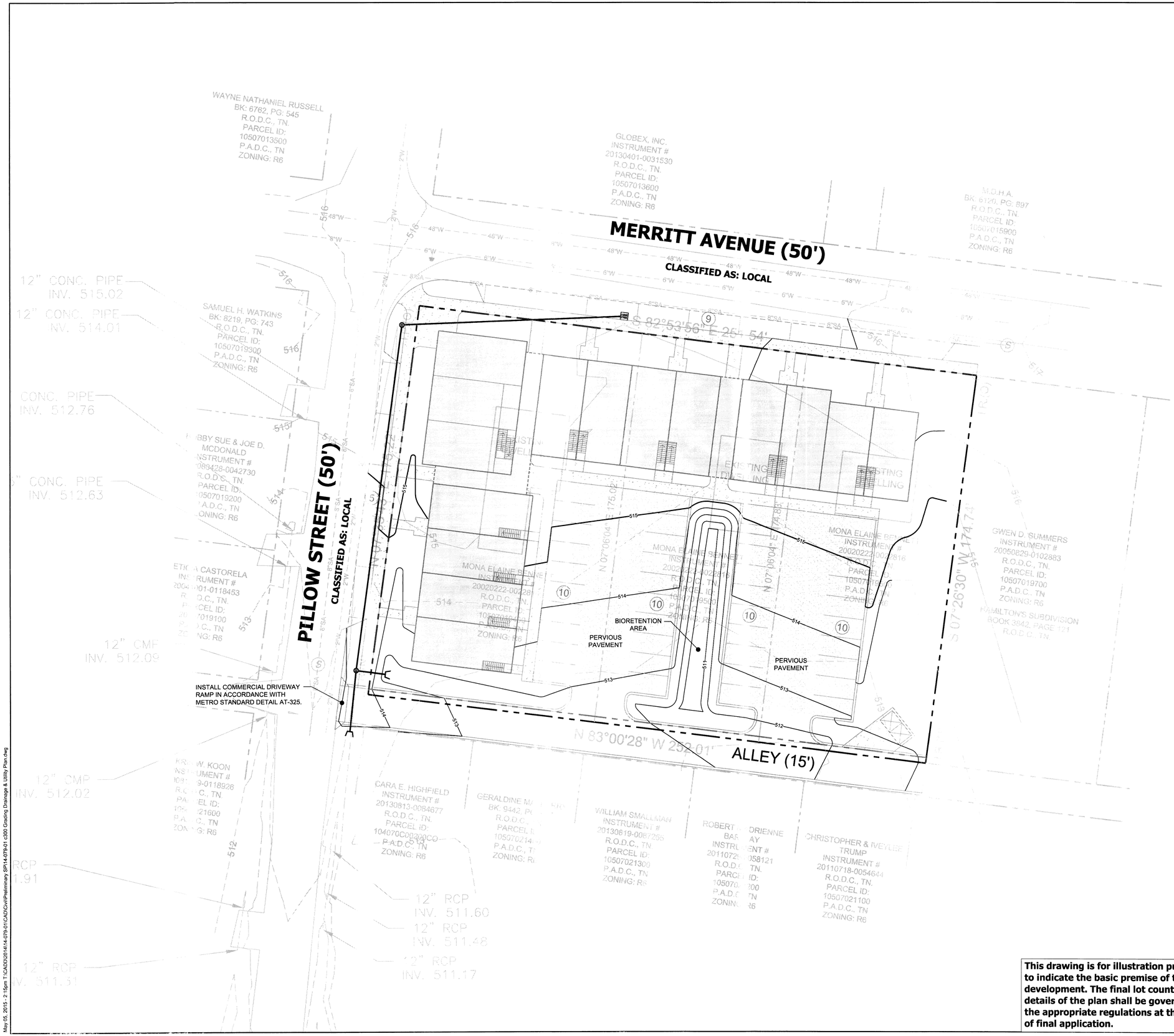
PRELIMINARY DEVELOPMENT PLAN

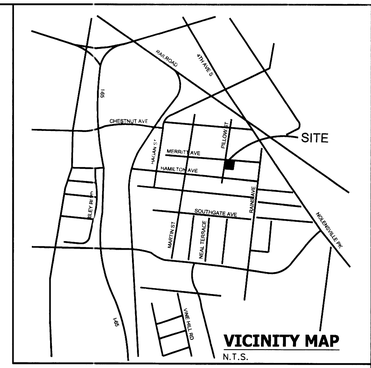
PRELIMINARY SPECIFIC PLAN
PILLOW STREET RESIDENTIAL
PILLOW STREET AND MERRITT AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2014SP-056-001

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-12-14	SKD	LEB
	RESUBMITTAL	04-16-15	JJW	DDG
	RESUBMITTAL	05-05-15	JJW	DDG

C2.00

May 05, 2015 - 2:40pm T:\CADD\2014\14-079-01\CADD\Civil\Preliminary SP\14-079-01 c200 Preliminary Development Plan.dwg





General Notes:

1. Base information was taken from a boundary survey by Cambell, McRae & Associates Surveying, Inc., dated May 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 47037C0219 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 1.00 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.
20. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).

CASE NO. 2014SP-056-001

ORDINANCE NO. _____-___

MAP 105.07 P/O PARCEL 194, 195 & 196

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.

NORTH

0 10 20 40 60
GRAPHIC SCALE: 1" = 20'

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
3310 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37217
615.248.9999 www.civilsite.com

JEREMY J. WESTMORELAND
REGISTERED ENGINEER
AGRICULTURE
NUMBER 109835
STATE OF TENNESSEE
5.5.15

GRADING, DRAINAGE AND UTILITY PLAN

PRELIMINARY SPECIFIC PLAN

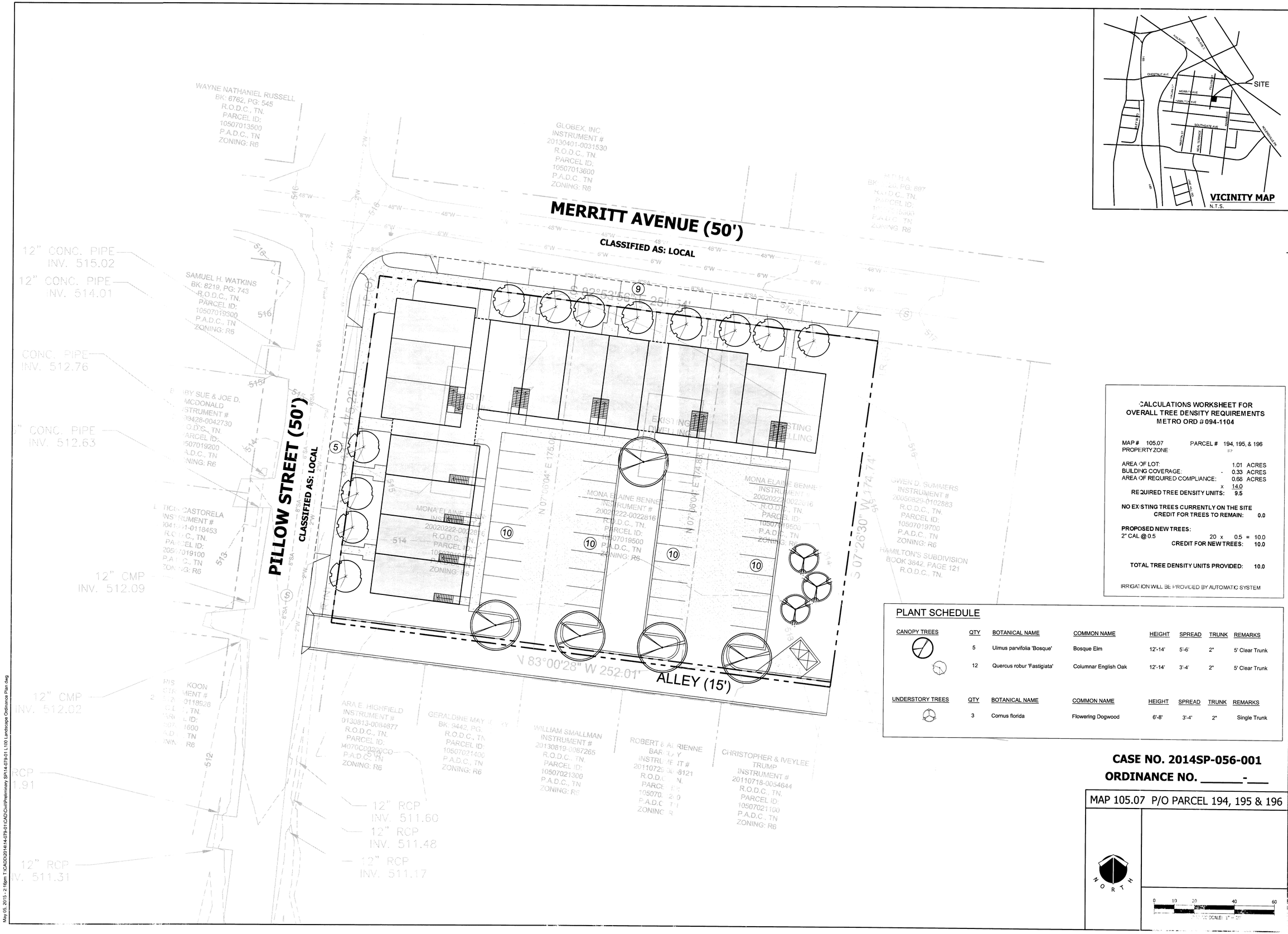
PILLOW STREET RESIDENTIAL

PILLOW STREET AND MERRITT AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2014SP-056-001

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-12-14	SKD	LEB
	RESUBMITTAL	04-16-15	JJW	DDG
	RESUBMITTAL	05-05-15	JJW	DDG

C3.00

May 05, 2015 - 2:15pm T:\CAD\D\2014\14-079-01\CAD\Civil\Preliminary SP\14-079-01 c300 Grading Drainage & Utility Plan.dwg



CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
615.244.3949 www.civilsite.com

HAROLD B. CLARK JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 616
5-05-2015

CALCULATIONS WORKSHEET FOR OVERALL TREE DENSITY REQUIREMENTS METRO ORD # 094-1104

MAP # 105.07 PARCEL # 194, 195, & 196
PROPERTY ZONE SP

AREA OF LOT:		1.01	ACRES
BUILDING COVERAGE:	-	0.33	ACRES
AREA OF REQUIRED COMPLIANCE:		0.68	ACRES
	x	14.0	
REQUIRED TREE DENSITY UNITS:		9.5	

NO EXISTING TREES CURRENTLY ON THE SITE
CREDIT FOR TREES TO REMAIN: 0.0

PROPOSED NEW TREES:
2" CAL @ 0.5 20 x 0.5 = 10.0
CREDIT FOR NEW TREES: 10.0

TOTAL TREE DENSITY UNITS PROVIDED: 10.0

IRRIGATION WILL BE PROVIDED BY AUTOMATIC SYSTEM

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	5	Ulmus parvifolia 'Bosque'	Bosque Elm	12'-14'	5'-6'	2"	5' Clear Trunk
	12	Quercus robur 'Fastigiata'	Columnar English Oak	12'-14'	3'-4'	2"	5' Clear Trunk

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	3	Cornus florida	Flowering Dogwood	6'-8'	3'-4'	2"	Single Trunk

CASE NO. 2014SP-056-001
ORDINANCE NO. _____-___

MAP 105.07 P/O PARCEL 194, 195 & 196

NORTH

0 10 20 40 60
SCALE: 1" = 20'

LANDSCAPE ORDINANCE PLAN

PRELIMINARY SPECIFIC PLAN
PILLOW STREET RESIDENTIAL

PILLOW STREET AND MERRITT AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2014SP-056-001

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	INITIAL SUBMITTAL	06-12-14	SKD	LEB
	RESUBMITTAL	04-16-15	JJW	DJG
	RESUBMITTAL	05-05-15	JJW	DJG

L1.00

© 2015 CIVIL SITE DESIGN GROUP

May 05, 2015 - 2:16pm T:\CAD\D\2014\14-079-01\CAD\Civil\Preliminary SP\14-079-01 L100 Landscape Ordinance Plan.dwg