



M-RESIDENCES

▶ SPECIFIC PLAN RE-SUBMITTAL

2014SP-074-001

Nashville, TN



September 16, 2014

LENNAR

Kimley»Horn

Expect More. Experience Better.



THE PRESTON
PARTNERSHIP, LLC

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2014SP-074-001



M-RESIDENCES

NASHVILLE, TN



SP NAME: M-RESIDENCES
COUNCIL DISTRICT:19
COUNCILMEMBER: ERICA GILMORE

ADDRESS/MAP AND PARCELS/OWNERS OF RECORD:

- 824 19th Ave. S Map 92-16 Parcel 308, Dale C. Morris
- 822 19th Ave. S Map 92-16 Parcel 307, Dale C. Morris
- 818 19th Ave. S Map 92-16 Parcel 306, Dale C. Morris
- 816 19th Ave. S Map 92-16 Parcel 304, Dale C. Morris
- 814 19th Ave. S Map 92-16 Parcel 303, Dale C. Morris

US FEMA FIRM PANEL: 47037C0218F

EXISTING ZONING: ORI-A/OV-UZO

DEVELOPER:

LENNAR MULTI-FAMILY COMMUNITIES
JAY DANIEL
678.298.4073

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES
BRENDAN BOLES, P.E.
615.564.2701

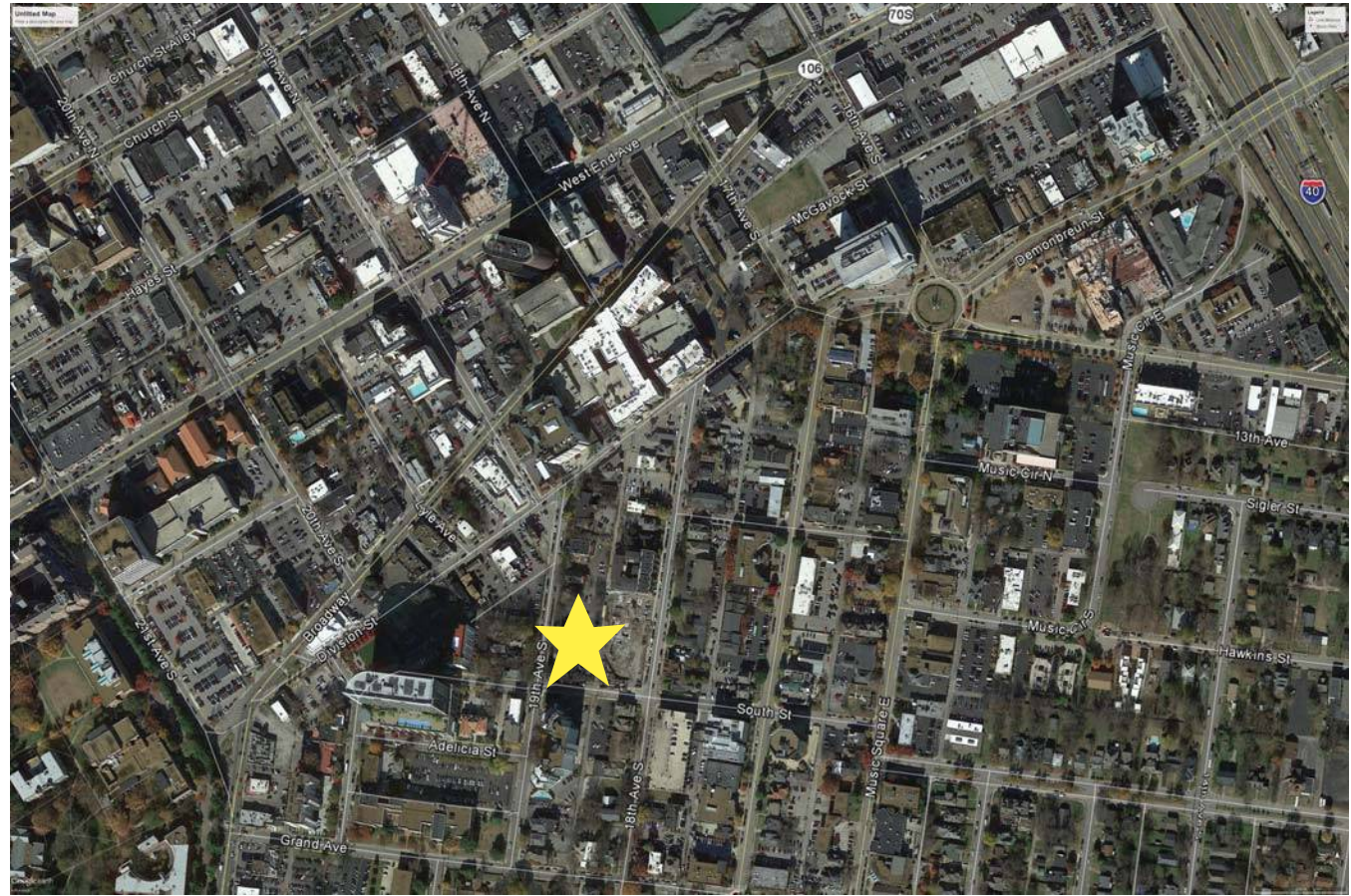
LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES
DAVID COODE, PLA, AICP
615.564.2701

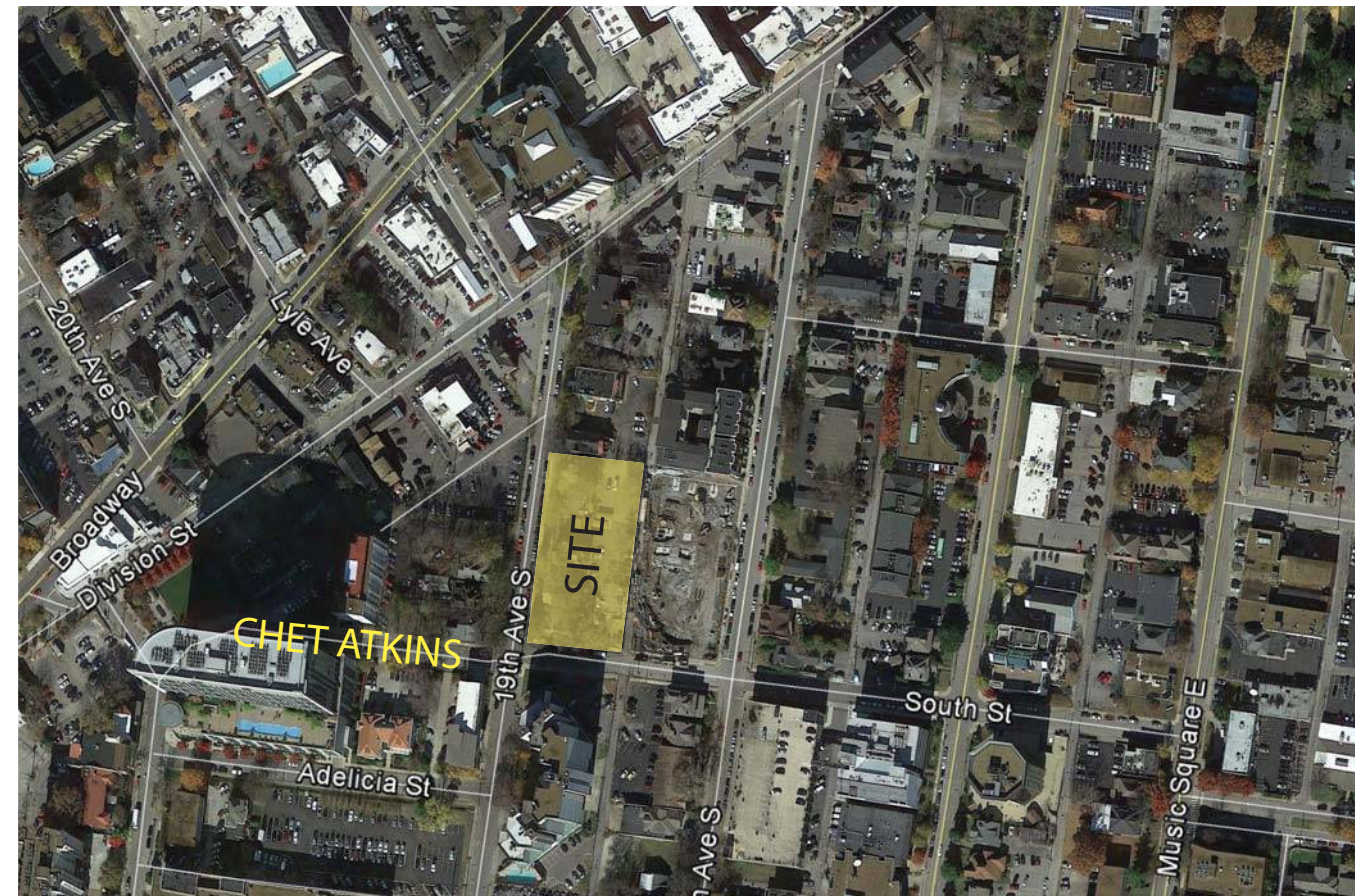
ARCHITECT:

THE PRESTON PARTNERSHIP
ANDREW BUTLER, RA
770.396.7248

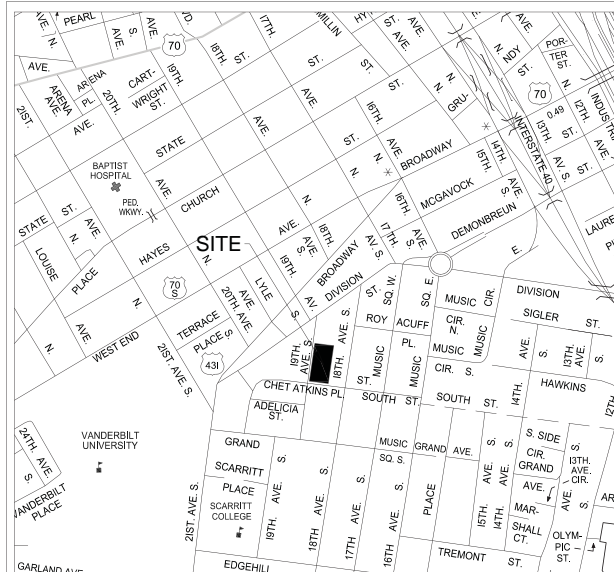
LOCATION MAP



PROPOSED SITE



SITE OVERVIEW



VICINITY MAP

SURVEYOR'S NOTES

- The subject property does not lie within a flood hazard area as per FEMA flood insurance rate map 47037C0218 F dated April 20, 2001 (panel not in print). Property is located in Zone "X" - areas determined to be outside 500-year floodplain.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- North Orientation and Coordinates shown hereon are based on Tennessee State Plane Coordinate System (NAD 83). Coordinates obtained from TDOT (TGRN).
- This surveyor was provided a copy of Commitment for Title Insurance prepared by First American Title Insurance Company, File Number NCS-663294-NAS, dated April 10, 2014.
- The subject property is currently zoned ORI-A, with an urban zoning overlay.
- The subject property is the same property as described in Schedule A in the Commitment for Title Insurance prepared by First American Title Insurance Company, File Number NCS-663294-NAS, dated April 10, 2014.

DEED REFERENCE (ADJOINER)

DAVIDSON CO. MAP 92-16, PARCEL 302
 (ADJOINING PROPERTY)
 WARRANTY DEED - INSTR. NO. 20000310-0025227, R.O.D.C.
 OWNER OF RECORD: ALEXANDER TURNER PROPERTIES, L.P.

DEED REFERENCE (SITE)
DAVIDSON COUNTY MAP 92-16

PARCEL 303
 WARRANTY DEED - INSTR. NO. 20010622-0066498, R.O.D.C.
 OWNER OF RECORD: DALE C. MORRIS

PARCEL 304
 DEED - INSTR. NO. 20010622-0066498, R.O.D.C.
 OWNER OF RECORD: Dale Morris

PARCEL 306
 QUITCLAIM DEED - BOOK 6525, PAGE 214, R.O.D.C.
 OWNER OF RECORD: Dale Morris

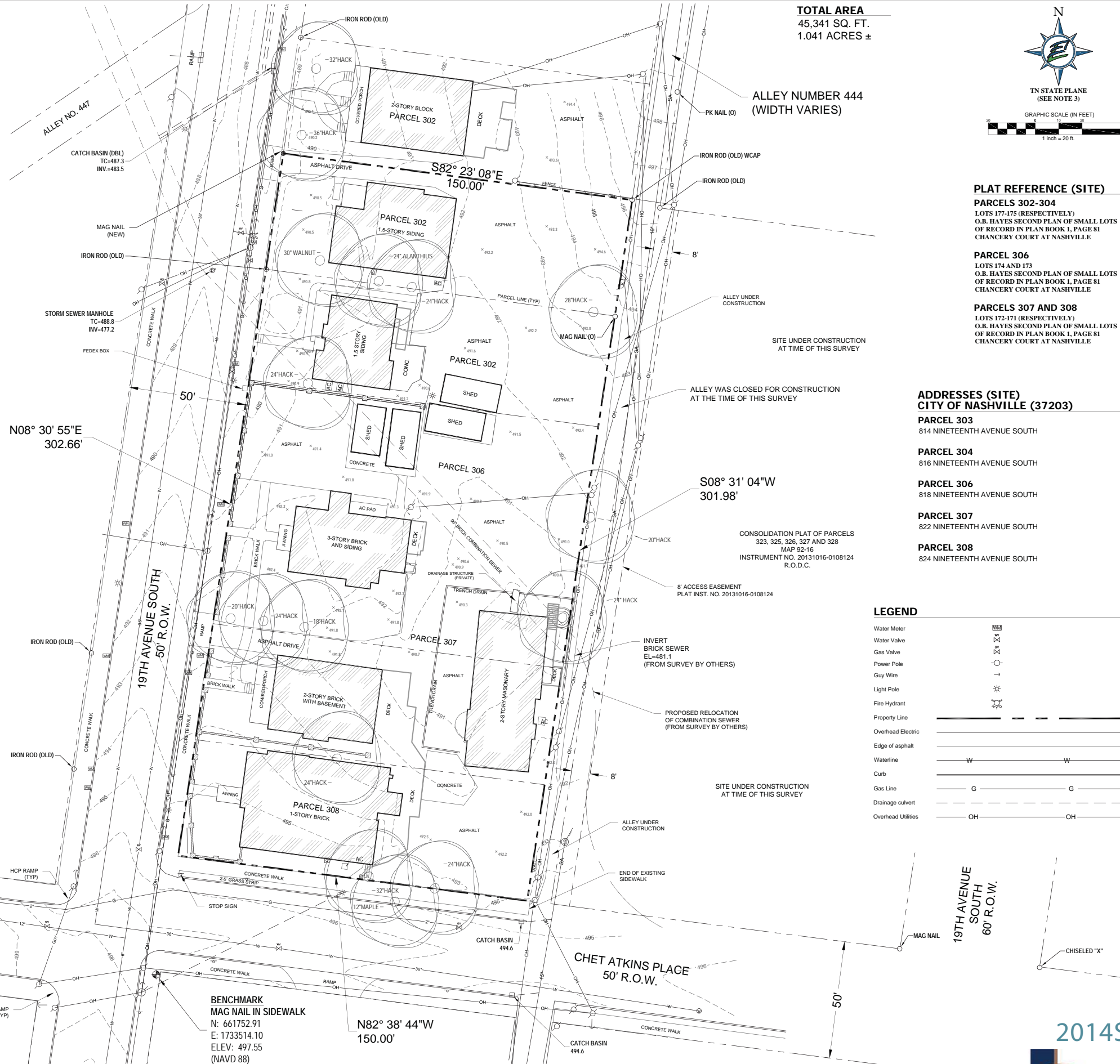
PARCEL 307
 INSTALLMENT DEED - BOOK 5446, PAGE 106, R.O.D.C.
 OWNER OF RECORD: Dale C. Morris

PARCEL 308
 QUITCLAIM DEED - INSTR. NO. 20040329-0034740, R.O.D.C.
 OWNER OF RECORD: Dale C. Morris

SURVEYORS CERTIFICATION

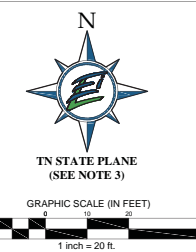
I HEREBY CERTIFY THAT TO THE BEST OF KNOWLEDGE AND BELIEF THE HEREON SHOWN BOUNDARY SURVEY REPRESENTS A CATEGORY "1" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION GREATER THAN 1:10,000 AND IS TRUE AND CORRECT.

Michael J. Moore, TN RLS # 2336
 Field Work Completed 4-30-14



TOTAL AREA
 45,341 SQ. FT.
 1.041 ACRES ±

ALLEY NUMBER 444
 (WIDTH VARIES)



PLAT REFERENCE (SITE)

PARCELS 302-304
 LOTS 177-175 (RESPECTIVELY)
 O.B. HAYES SECOND PLAN OF SMALL LOTS
 OF RECORD IN PLAN BOOK I, PAGE 81
 CHANCERY COURT AT NASHVILLE

PARCEL 306
 LOTS 174 AND 173
 O.B. HAYES SECOND PLAN OF SMALL LOTS
 OF RECORD IN PLAN BOOK I, PAGE 81
 CHANCERY COURT AT NASHVILLE

PARCELS 307 AND 308
 LOTS 172-171 (RESPECTIVELY)
 O.B. HAYES SECOND PLAN OF SMALL LOTS
 OF RECORD IN PLAN BOOK I, PAGE 81
 CHANCERY COURT AT NASHVILLE

ADDRESSES (SITE)
CITY OF NASHVILLE (37203)

- PARCEL 303**
814 NINETEENTH AVENUE SOUTH
- PARCEL 304**
816 NINETEENTH AVENUE SOUTH
- PARCEL 306**
818 NINETEENTH AVENUE SOUTH
- PARCEL 307**
822 NINETEENTH AVENUE SOUTH
- PARCEL 308**
824 NINETEENTH AVENUE SOUTH

LEGEND

Water Meter	
Water Valve	
Gas Valve	
Power Pole	
Guy Wire	
Light Pole	
Fire Hydrant	
Property Line	
Overhead Electric	
Edge of asphalt	
Waterline	
Curb	
Gas Line	
Drainage culvert	
Overhead Utilities	

EXISTING CONDITIONS

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	PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	TAX MAP	PARCEL NO.	ZONING
1	09216032300	Artisan on 18th, LLC	1800 Chet Atkins Pl	Nashville	TN	37203	92-16	323	ORI-A/OV-UZO
2	09216030200	Alexander Turner Properties, LP	812 19th Ave. S	Nashville	TN	37203	92-16	302	ORI-A/OV-UZO
3	09216026300	Paillet, Theodore H. ETAL	817 19th Ave. S	Nashville	TN	37203	92-16	263	ORI-A/OV-UZO
4	09216026400	Paillet, Theodore H. ETAL	819 19th Ave. S	Nashville	TN	37203	92-16	264	ORI-A/OV-UZO
5	09216026500	Chelsea Music Group, INC.	821 19th Ave. S	Nashville	TN	37203	92-16	265	ORI-A/OV-UZO
6	09216026600	Verges-James, LLC	823 19th Ave. S	Nashville	TN	37203	92-16	266	ORI-A/OV-UZO
7	09216026700	Verges-James, LLC	825 19th Ave. S	Nashville	TN	37203	92-16	267	ORI-A/OV-UZO
8	09216026800	Covington, P. Emery	827 19th Ave. S	Nashville	TN	37203	92-16	268	ORI-A/OV-UZO

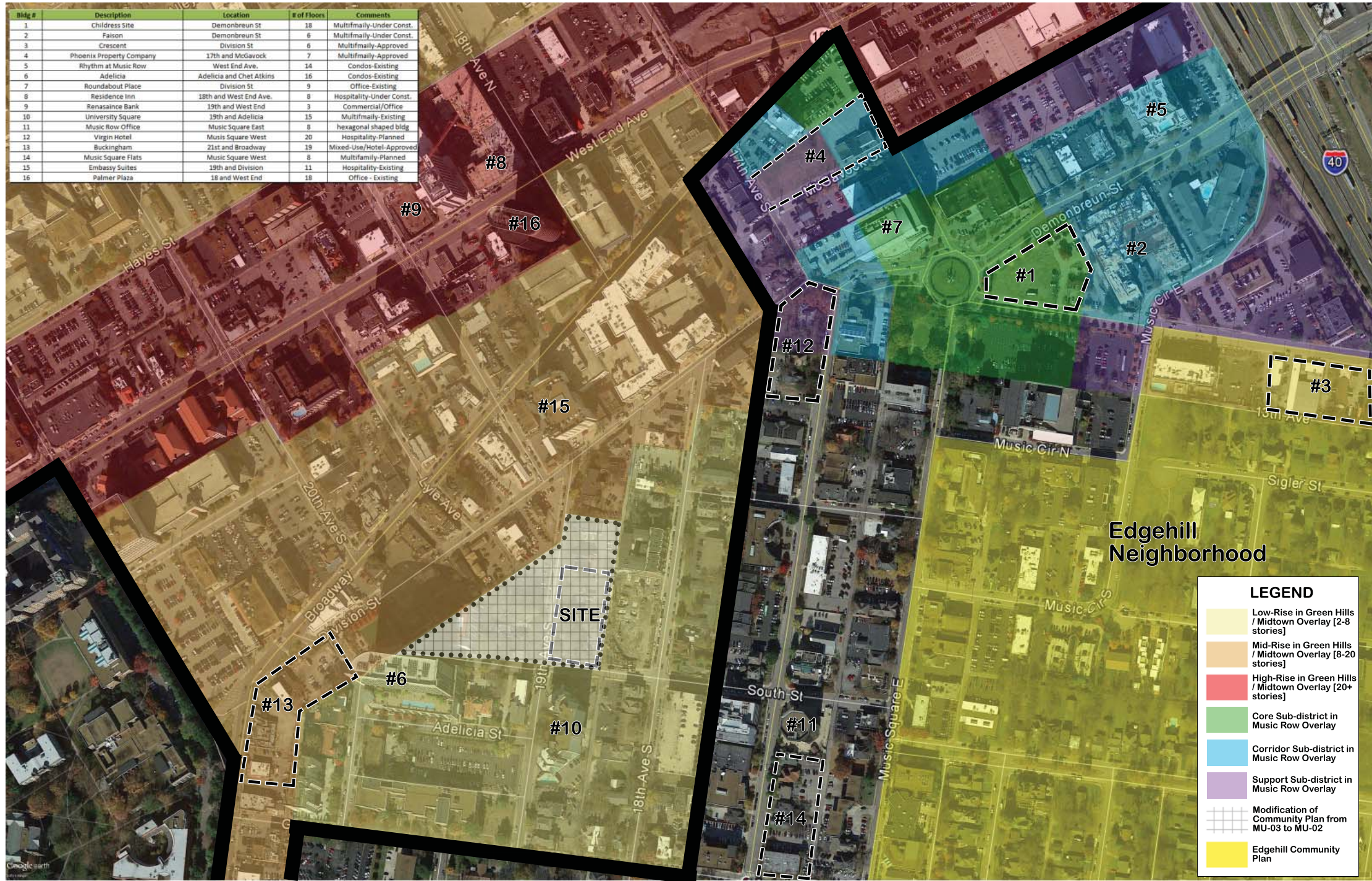
COMMUNITY PLAN REVISION

The policy area in which our site lies is denoted as T5-MU-03. Determination for this policy notes that "because of the area's numerous residential size lots; the maximum height of about eight stories is appropriate." However, multiple lots are being combined for new developments which are changing proportions upon which the policy was based. Heights of these developments that are proposed or built are shown on the map to the right. Some of these were approved prior to policy implementation and others received variances.

As time has passed, several sites in the vicinity of our site have increased in intensity well above those first envisioned for the area. Multiple parcels have been combined and have developed with appropriate land uses, but at a higher intensity than originally expected. Several parcels to the south of our site include developments over 15 stories. Current development plans of the lower intensity desired under the T5-MU-03 policy are taking place along 17th Avenue and are providing the desired transition to the Edge Hill neighborhood.

Our amendment request is to change the policy for the T5-MU-03 area which includes properties located on both sides of 19th Avenue from Division Street to South Street (approximately 4.1 acres) from T5-MU-03 (Low Rise) to T5-MU-02 (Mid Rise).

Bldg #	Description	Location	# of Floors	Comments
1	Childress Site	Demonbreun St	18	Multifamily-Under Const.
2	Faison	Demonbreun St	6	Multifamily-Under Const.
3	Crescent	Division St	6	Multifamily-Approved
4	Phoenix Property Company	17th and McGavock	7	Multifamily-Approved
5	Rhythm at Music Row	West End Ave.	14	Condos-Existing
6	Adelicia	Adelicia and Chet Atkins	16	Condos-Existing
7	Roundabout Place	Division St	9	Office-Existing
8	Residence Inn	18th and West End Ave.	8	Hospitality-Under Const.
9	Renaissance Bank	19th and West End	3	Commercial/Office
10	University Square	19th and Adelicia	15	Multifamily-Existing
11	Music Row Office	Music Square East	8	hexagonal shaped bldg
12	Virgin Hotel	Music Square West	20	Hospitality-Planned
13	Buckingham	21st and Broadway	19	Mixed-Use/Hotel-Approved
14	Music Square Flats	Music Square West	8	Multifamily-Planned
15	Embassy Suites	19th and Division	11	Hospitality-Existing
16	Palmer Plaza	18 and West End	18	Office - Existing



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Lennar - 19th Avenue South
Nashville, Tennessee

POLICY AMENDMENT

2014SP-074-001

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THE PURPOSE

The purpose of this S.P. application is to provide an exceptional residential living experience that offers first floor retail and other streetscape amenities.

THE VISION

The vision for this development is to provide urban living amenities to Nashville’s popular Midtown neighborhood. This development will create an environment for people to live, eat and shop. Ground floor retail with pedestrian-scale storefronts, restaurants with outdoor dining space, and a pedestrian-friendly streetscape featuring wide sidewalks, street trees, benches, and decorative lighting caters to existing urban dwellers as well the new residents of the residential development on this site.

This urban infill project creates housing opportunities with convenient access to everyday needs including work, shops, bike storage, fitness and leisure space. These amenities allow residents to experience a high-quality urban dwelling experience. The plan promotes pedestrian activity, walkability, and overall wellness of residents and the community.

Consistent with good urban design, the proposed project:

- reinforces a scale and form of development that emphasizes sensitivity to the pedestrian environment and balances the needs of pedestrians with the benefits provided by automobile traffic
- accommodates the area’s parking needs on-site, while still maintaining a pedestrian-oriented environment
- provides for the strategic placement of public spaces in relationship to building masses, streetscapes, and landscaping features
- encourages active ground floor uses to animate the street, such as restaurants, shops, and services
- protects and enhances the economic viability of the area, as well as a diversity of uses and activities

DEVELOPMENT NOTES:

The purpose of this Specific Plan is to establish a specific plan zoning for this proposed mixed-use development.

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <http://www.ada.gov/>

US Justice Department: http://www.justice.gov/crt/housing/fair-housing/about_fairhousingact.html

This parcel does not lie within the flood hazard areas in accordance with FEMA insurance rate map (FIRM) panel number 47037C0218F.

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78/840 and approved by the Metropolitan Department of Water Services.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

The drawings in this submittal are for illustrative purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of final application.

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 increases 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.

PROPOSED LAND USES

Multi-family residential

Commercial uses:

- Restaurant
- Bar or Nightclub
- Retail
- Business service
- Personal care service
- ATM
- Auto parking
- Nano brewery
- Personal care services
- Multi-media production
- Research service

Office uses:

- General office
- Leasing and sales office
- Financial institution
- Medical office

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUI-A zoning district as of the date of the applicable request or application.

DEVELOPMENT STATISTICS

Project Uses:

- Total Gross Acreage: 1.041 AC
- Open Space: 22,008 SF
 - Ground Level: 3,765 SF
 - Terrace Level:
 - Courtyard: 4,392 SF
 - Along 19th: 4,759 SF
 - Along Chet Atkins: 1,129 SF
 - Roof Level: 7,963 SF
- Non-Residential (Commercial/Office): 15,000 SF Maximum
- Residential: 275,000 SF Maximum

Density: 346 Units/Acre Maximum

Dwelling Units: 360 Units Maximum

Floor Area Ratio: 6.4 Maximum

Lots: 1

Pervious Surface: 3,765SF

Impervious Surface:

- Building: 36,495 SF
- Roads/sidewalks: 5,086 SF

Vehicle Parking:

- Required: 445 spaces

Space	Amount	Parking Requirement
1-BR	238	238
2-BR	92	138
3-BR	10	15
Restaurant (sf)	4,956	26
Retail (sf)	4,193	11
Leasing Office (sf)	3,427	17

- Proposed: 548 spaces
- Parking counts to be consistent with metro parking requirements

Bicycle Parking:

- Proposed: 50 spaces

BUILDING STATISTICS

- 19 story mixed-use building at the corner of 19th Avenue & Chet Atkins
- M-Residences footprint of (+/-) 37,000 SF
- 340 residential units
- 548 car parking facility
- 13,000 SF of commercial space along 19th Avenue and Chet Atkins
- Residential lobby along 19th Avenue
- Loading docks located off of alley #444

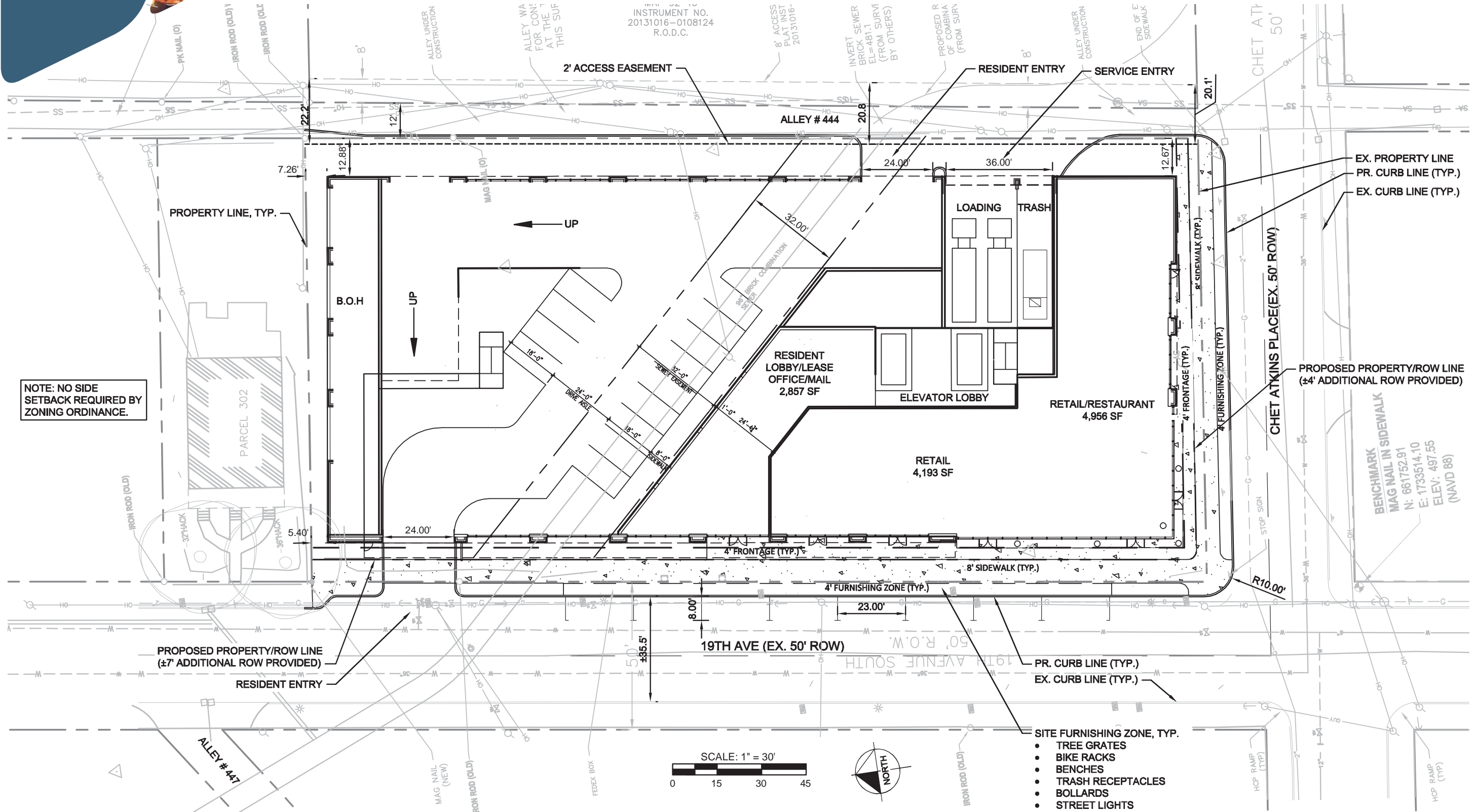
Residential Amenities

- Rooftop amenities located on 19th Floor
 - Club Room
 - Fitness Room
 - Yoga/Pilates Room
 - Roof Top Pool
- Bike Parking
- Bike Storage

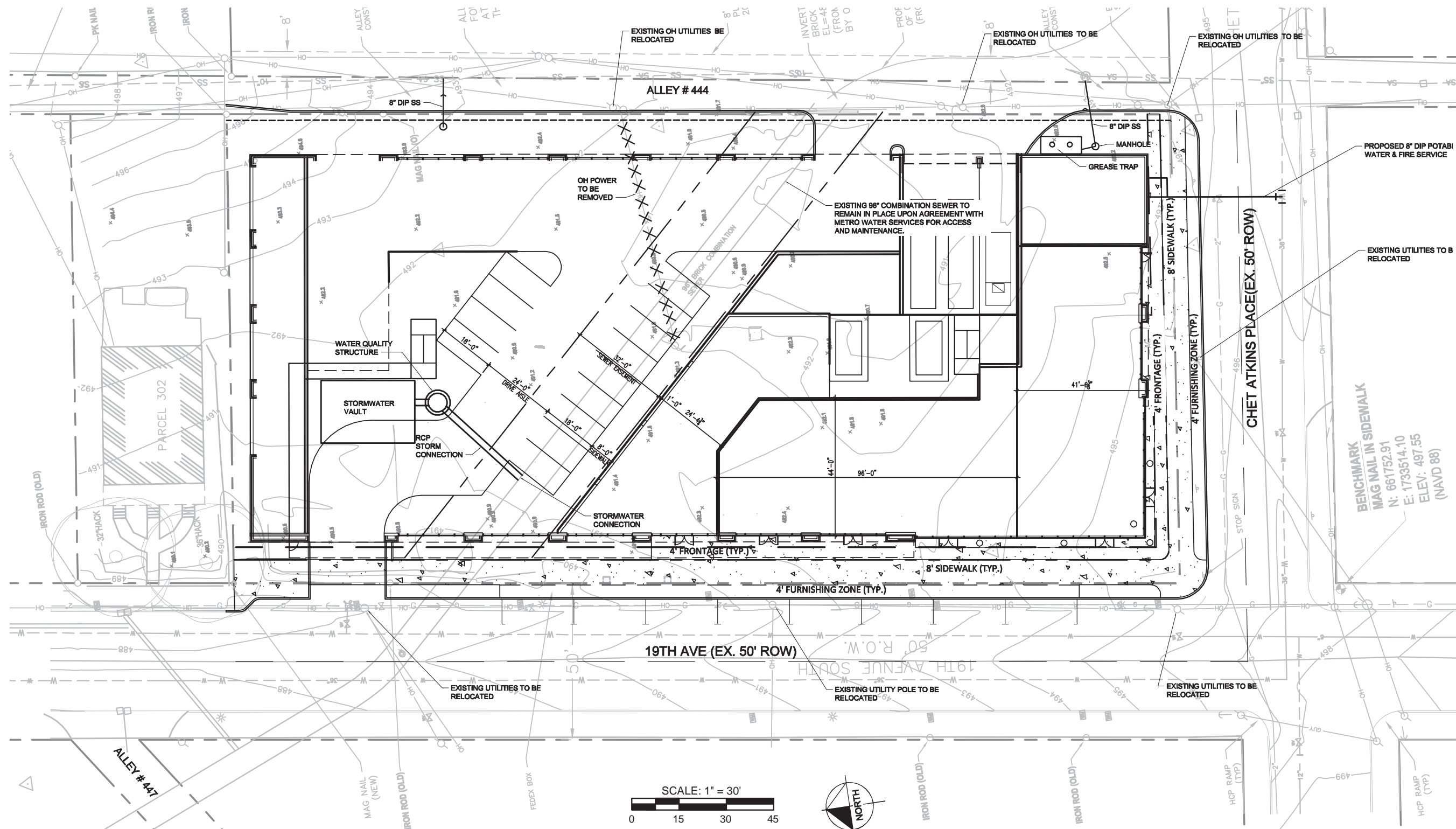
Building Features:

- Whirlpool Energy Star appliances
- Targeted to be Energy Star certified
- Three Tier Composition: Base, Middle, Top
- First floor 75% window to wall ratio and enhanced exterior detailing

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SITE PLAN



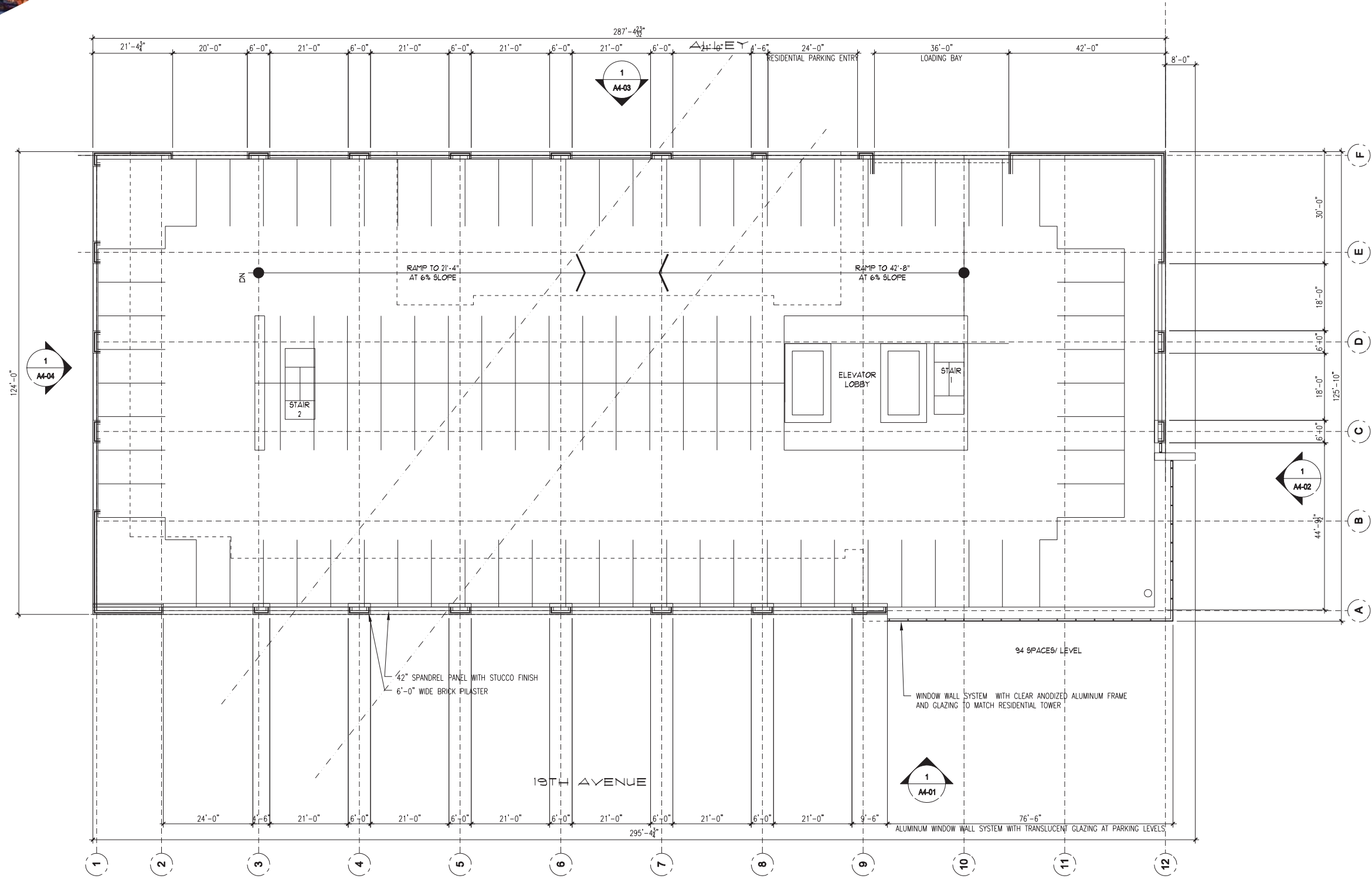
PROPOSED 8" DIP POTABLE WATER & FIRE SERVICE

EXISTING UTILITIES TO BE RELOCATED

BENCHMARK
MAG NAIL IN SIDEWALK
N: 661752.91
E: 1733514.10
ELEV: 497.55
(NAVD 88)

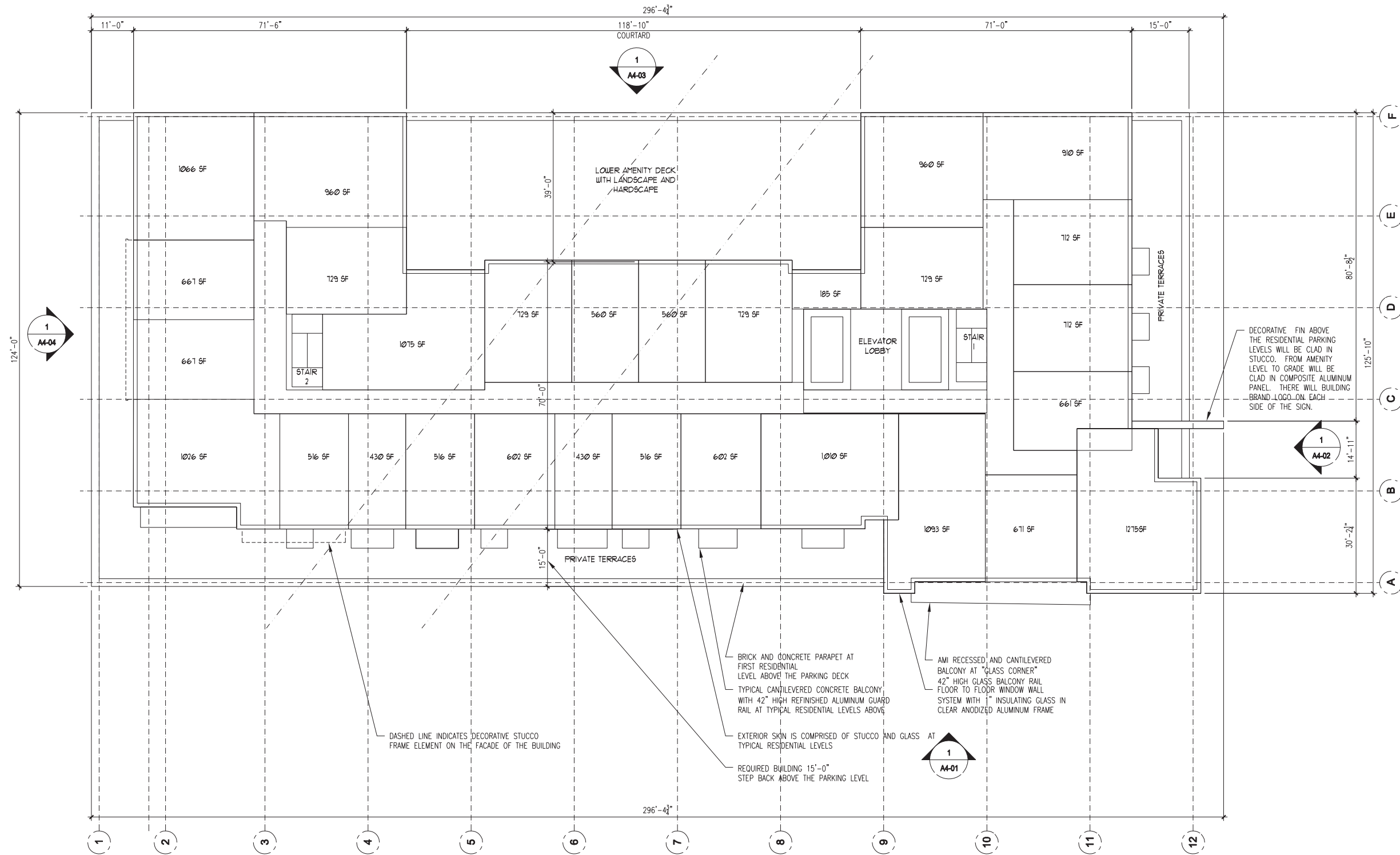
NOTE: Driveway culverts to be designed per the design criteria set forth by the Metro Stormwater Management Manual.

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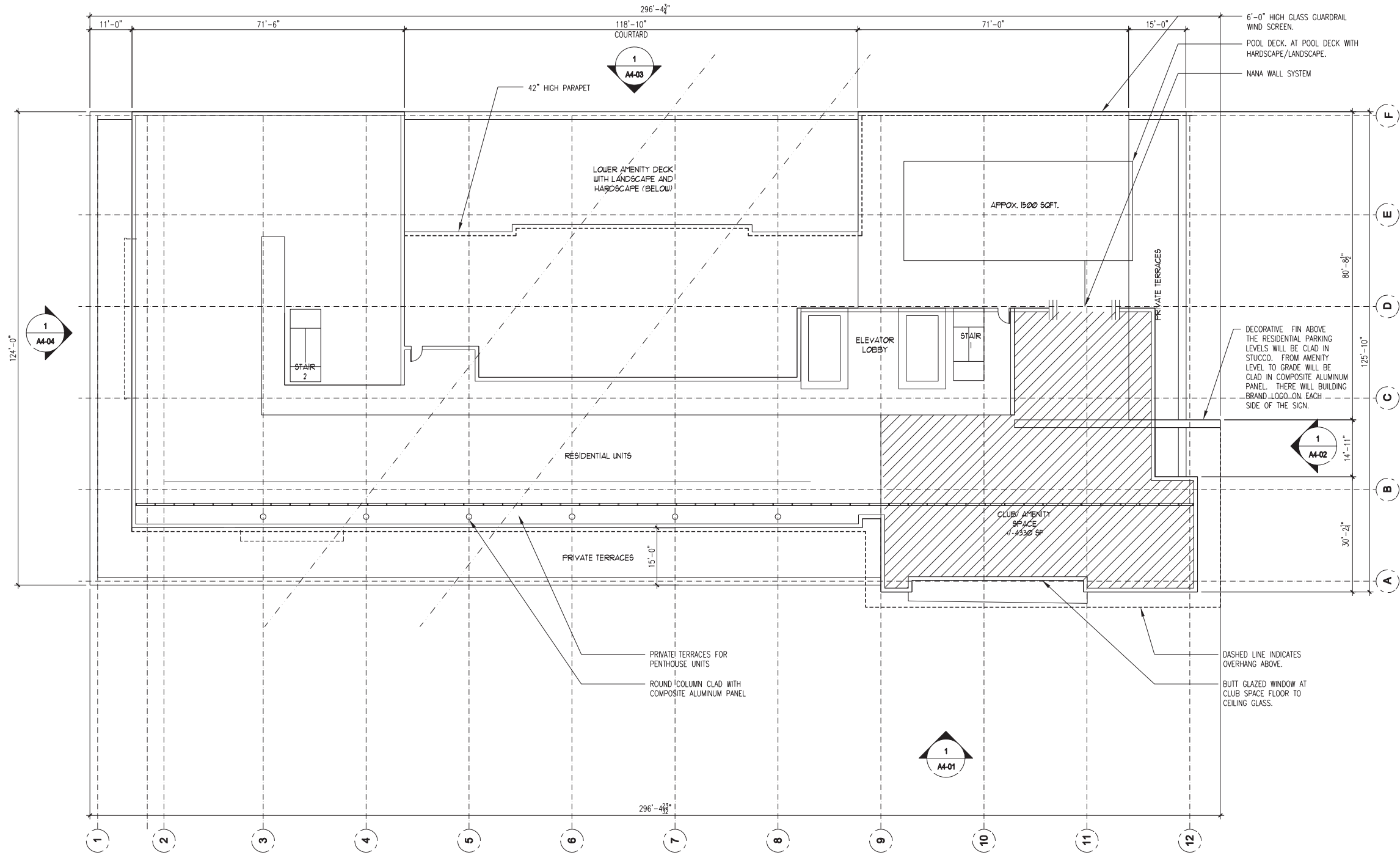


TYPICAL PARKING LEVEL PLAN

TYPICAL LEVEL PLAN



2014SP-074-001



AMENITY LEVEL PLAN



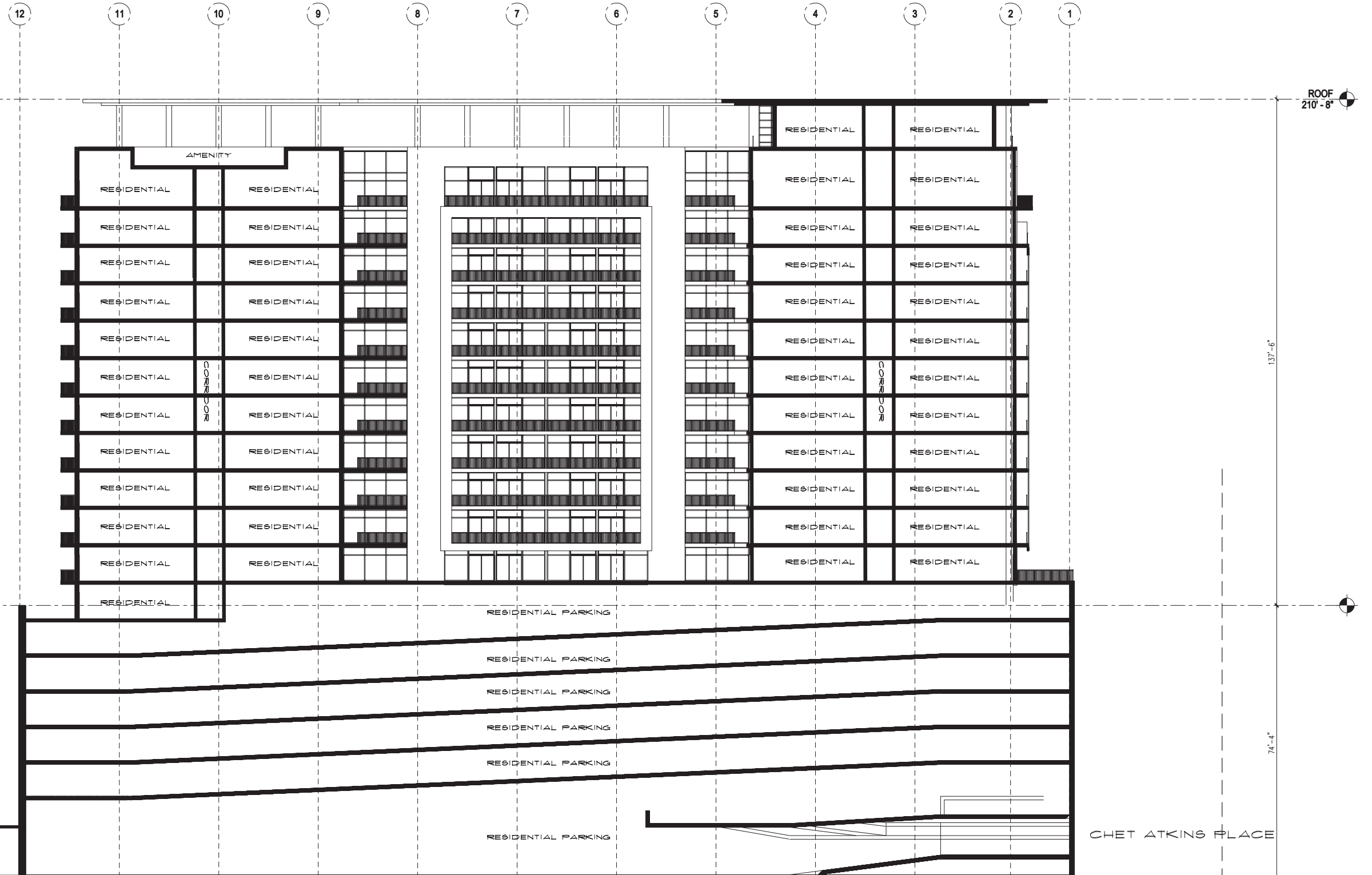
M-RESIDENCES BUILDING



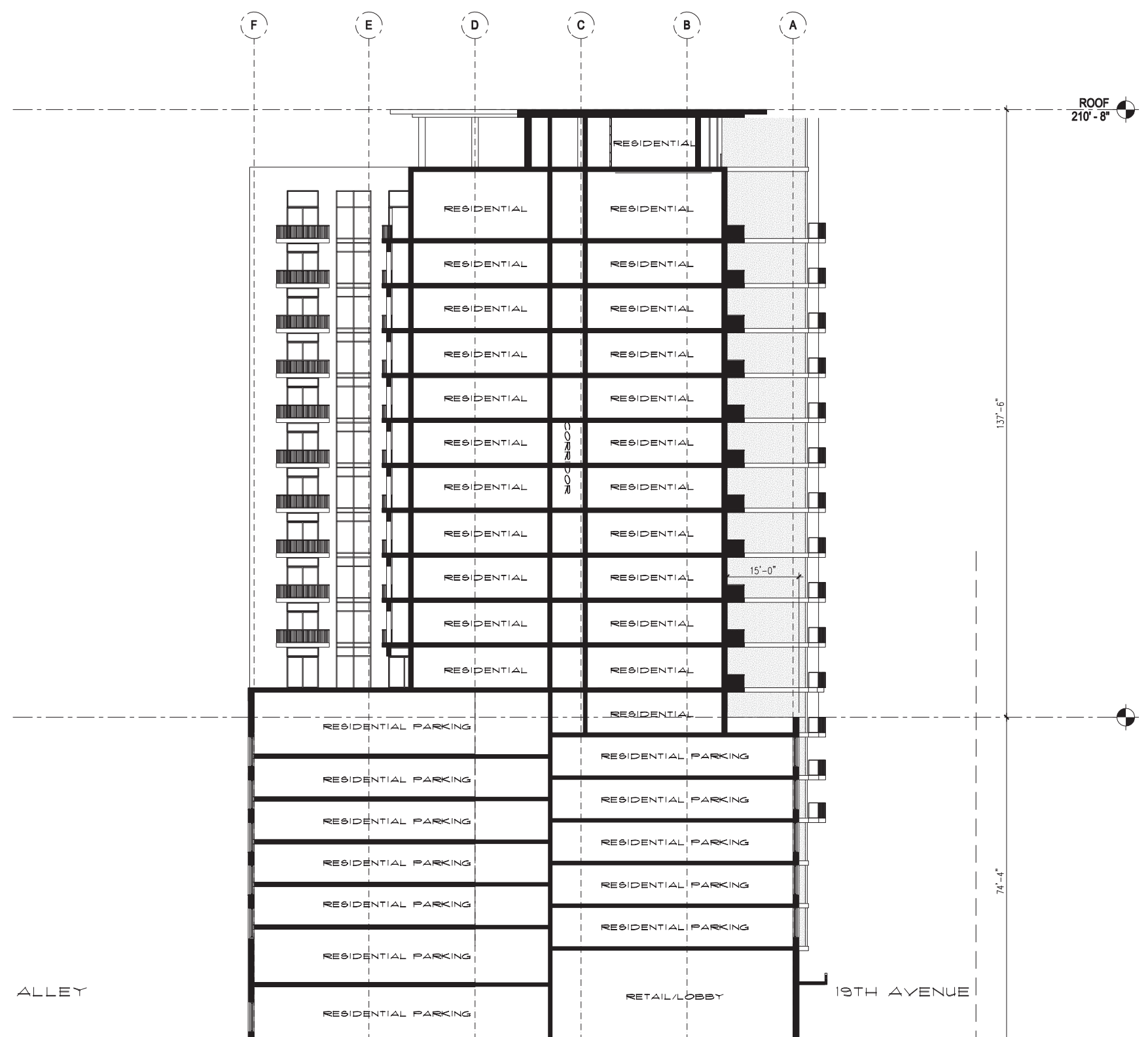
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NASHVILLE, TN



BUILDING SECTIONS



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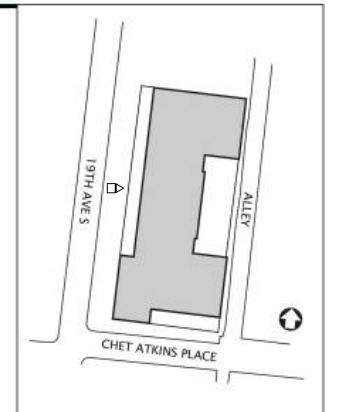
NASHVILLE, TN



WEST ELEVATION

WEST ELEVATION

SCALE 1"=40'



BUILDING ELEVATIONS

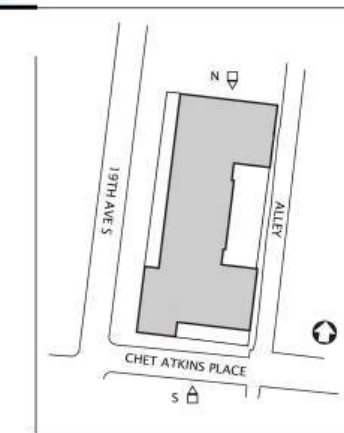


NORTH ELEVATION

SCALE 1" = 40'



SOUTH ELEVATION



ALUMINUM CANOPY

STUCCO

ALUMINUM WINDOW FRAME AT PARKING DECK

BRICK

METAL CANOPY AT RETAIL

CONCRETE COLUMN

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M-RESIDENCES

NASHVILLE, TN



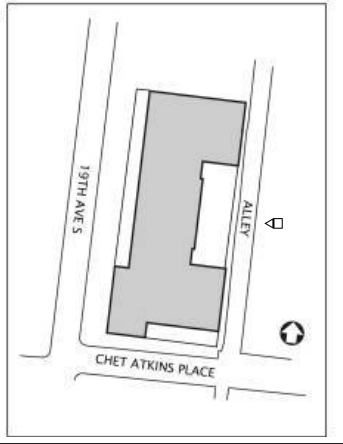
TOP OF PARAPET
217'-8"
ROOF
210'-8"
SKY LOUNGE
197'-8"
LEVEL 18
181'-6"
LEVEL 17
171'-4"
LEVEL 16
161'-2"
LEVEL 15
151'-0"
LEVEL 14
140'-10"
LEVEL 13
130'-8"
LEVEL 12
120'-6"
LEVEL 11
110'-4"
LEVEL 10
100'-2"
LEVEL 9
90'-0"
LEVEL 8
79'-10"
LEVEL 7
69'-8"
PARKING LEVEL 6
60'-0"
PARKING LEVEL 5
50'-4"
PARKING LEVEL 4
40'-8"
PARKING LEVEL 3
31'-0"
PARKING LEVEL 2
21'-4"
GROUND LEVEL



ALUMINUM CANOPY
STUCCO
STUCCO INFILL PANEL
ALUMINUM PICKET RAILING TYP.
ALUMINUM WINDOW FRAME AT PARKING DECK WINDOW
BRICK

LOADING
PARKING DECK ENTRY
REMOVABLE STORFRONT AT SEWER EASEMENT

EAST ELEVATION
SCALE 1"=40'





19TH & CHET ATKINS

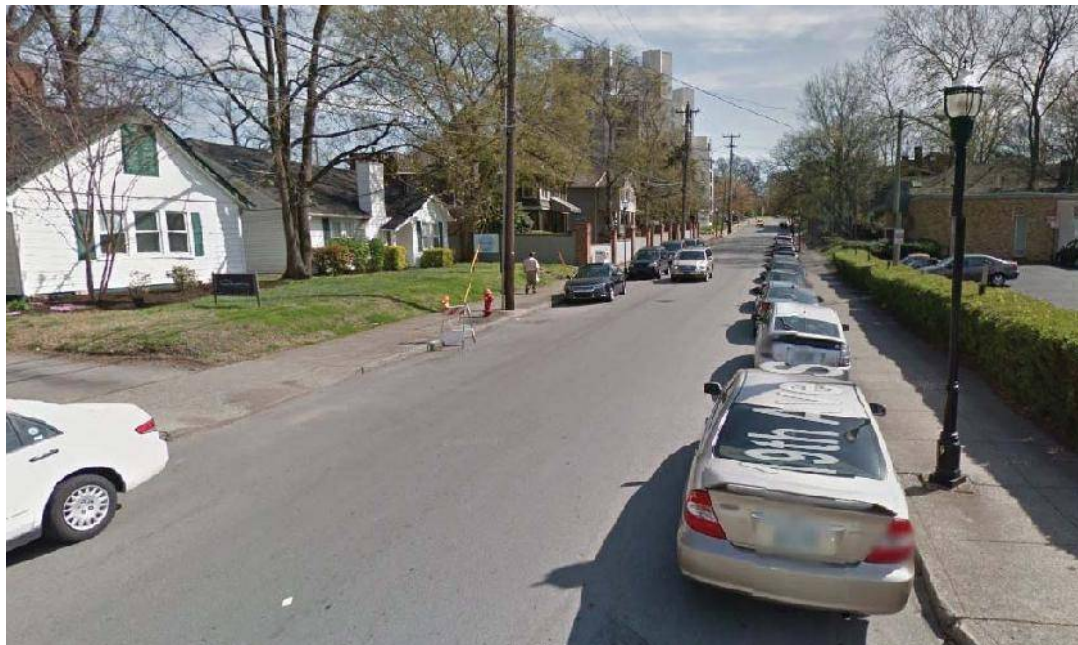
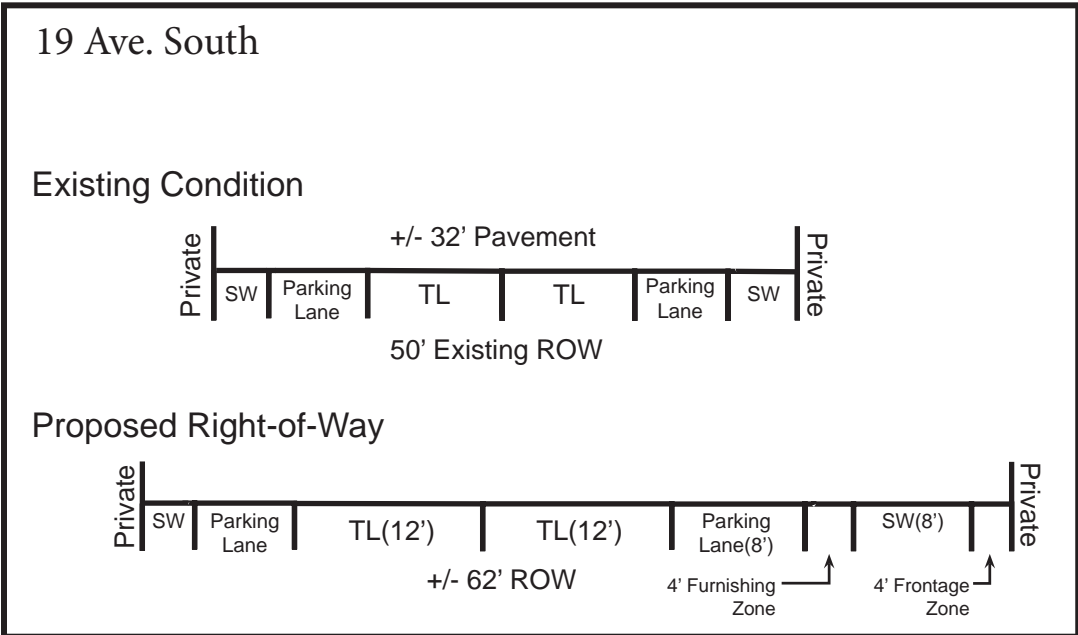
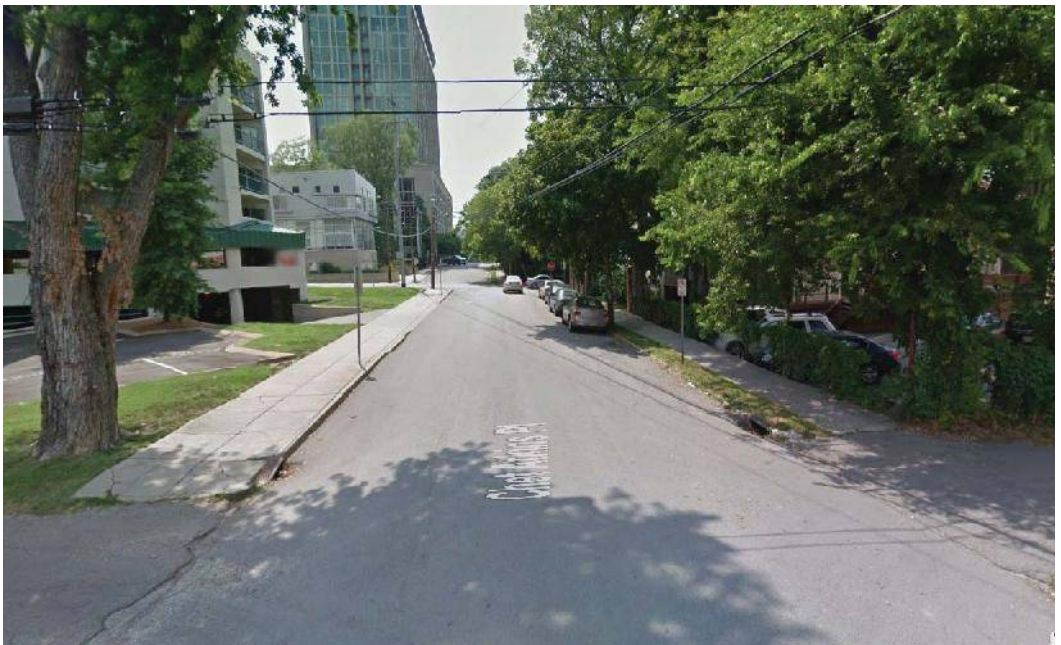
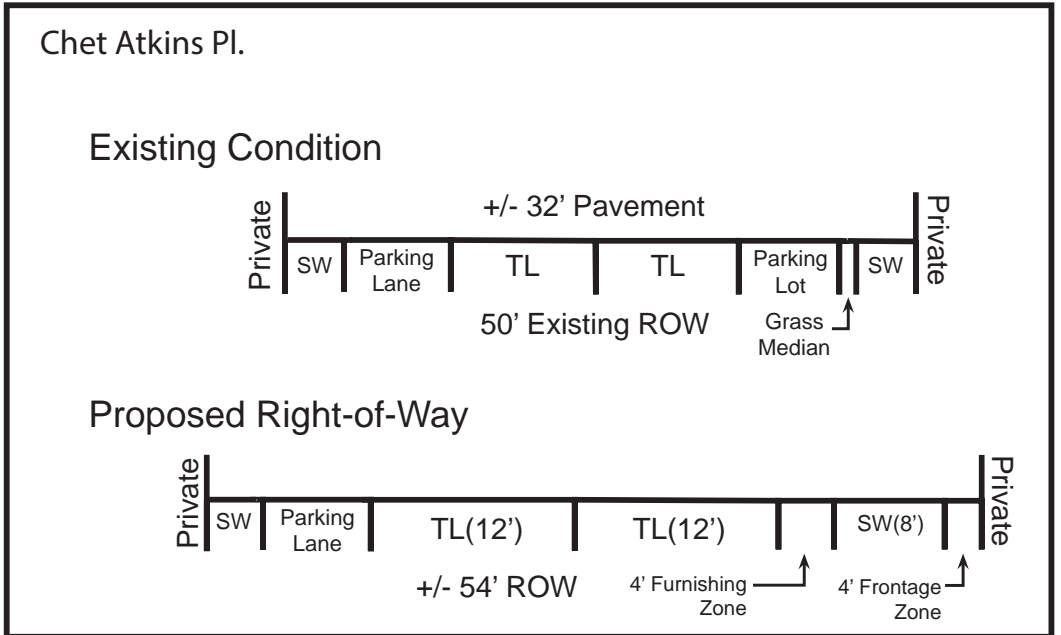
2014SP-074-001

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NASHVILLE, TN



19TH AVENUE STREETSCAPE



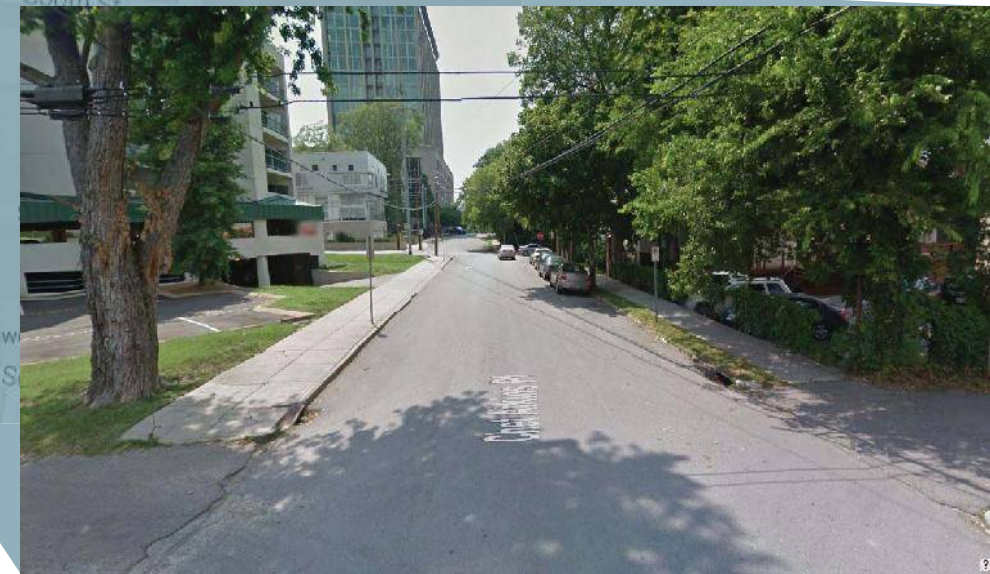
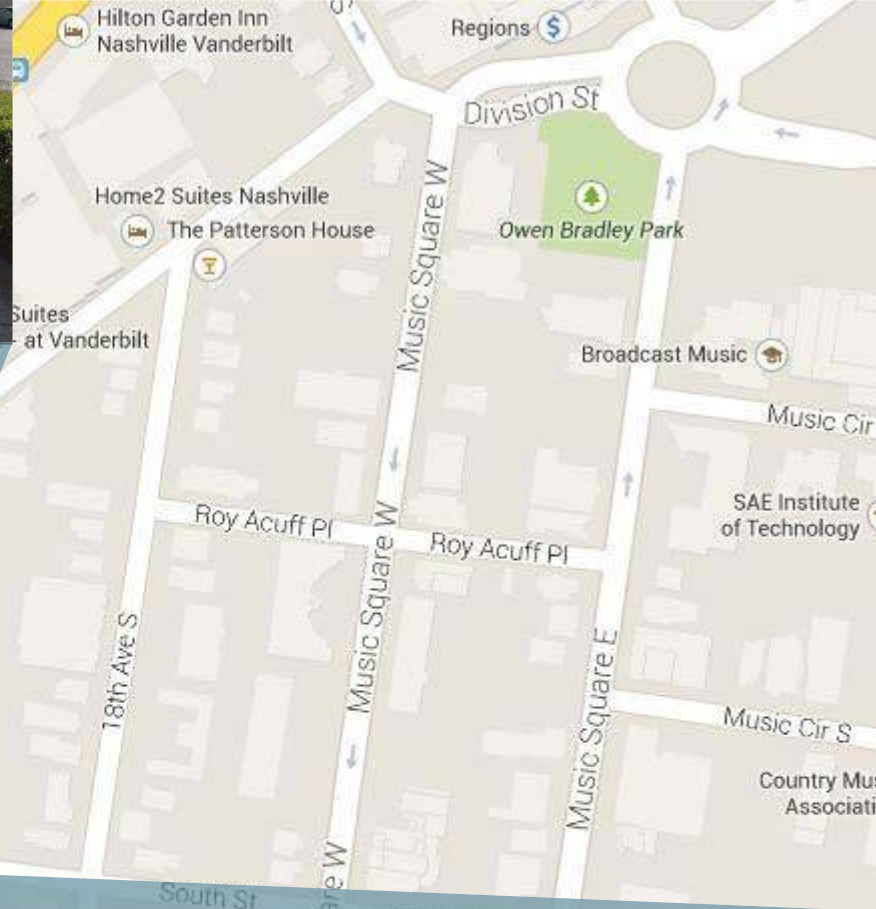
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NASHVILLE, TN



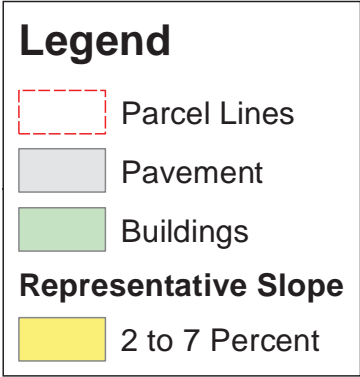
VIEW FROM 19TH AVE.



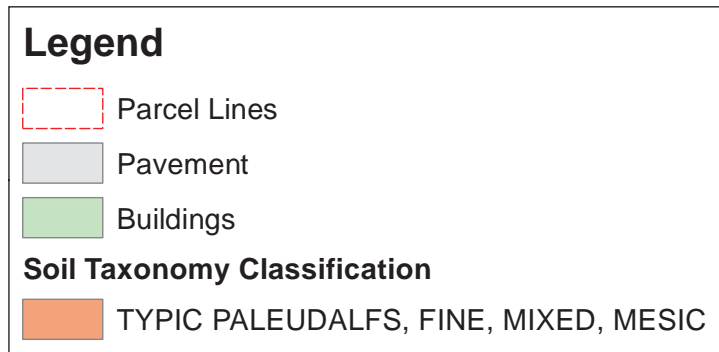
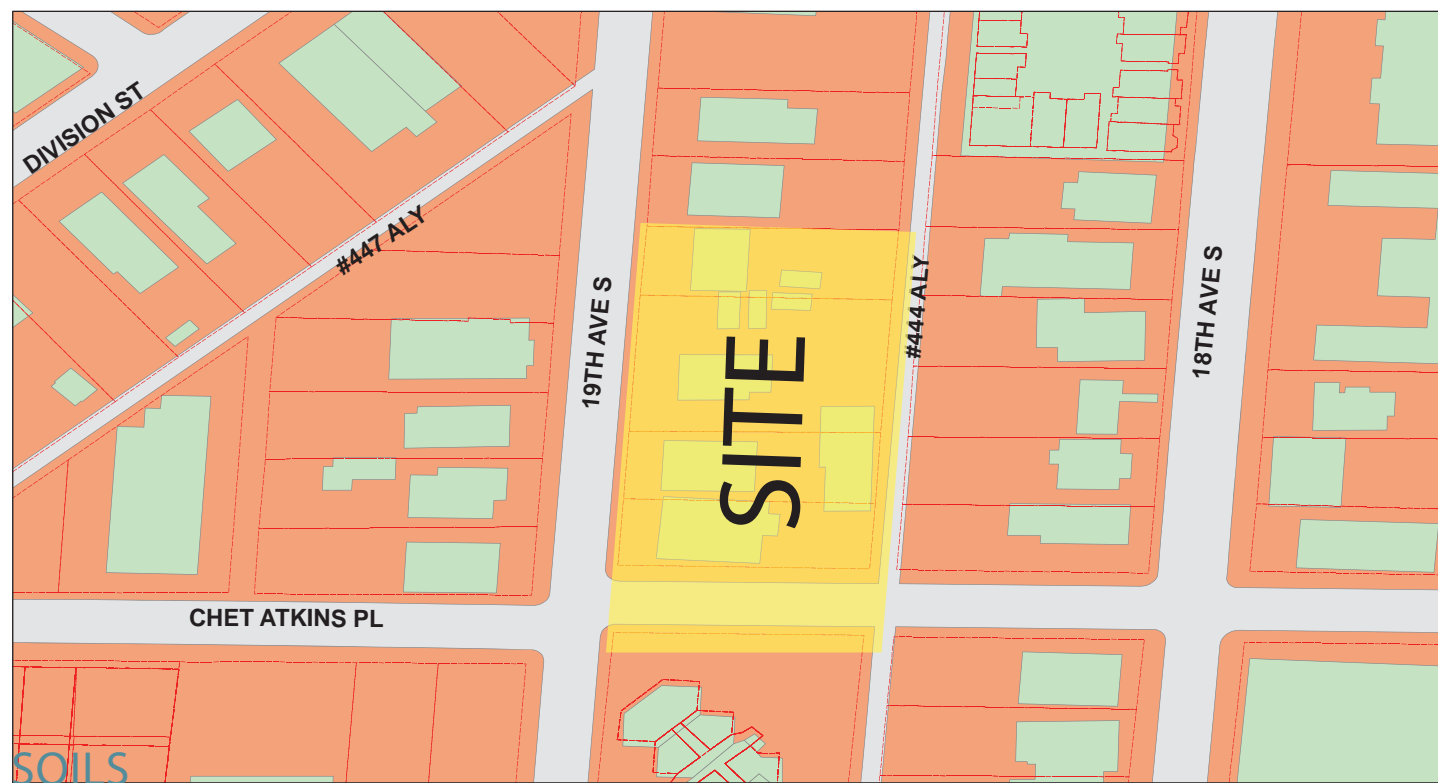
VIEW FROM 19TH AVE. & CHET ATKINS

VIEW FROM CHET ATKINS PLACE & ALLEY

CONTEXT PLAN



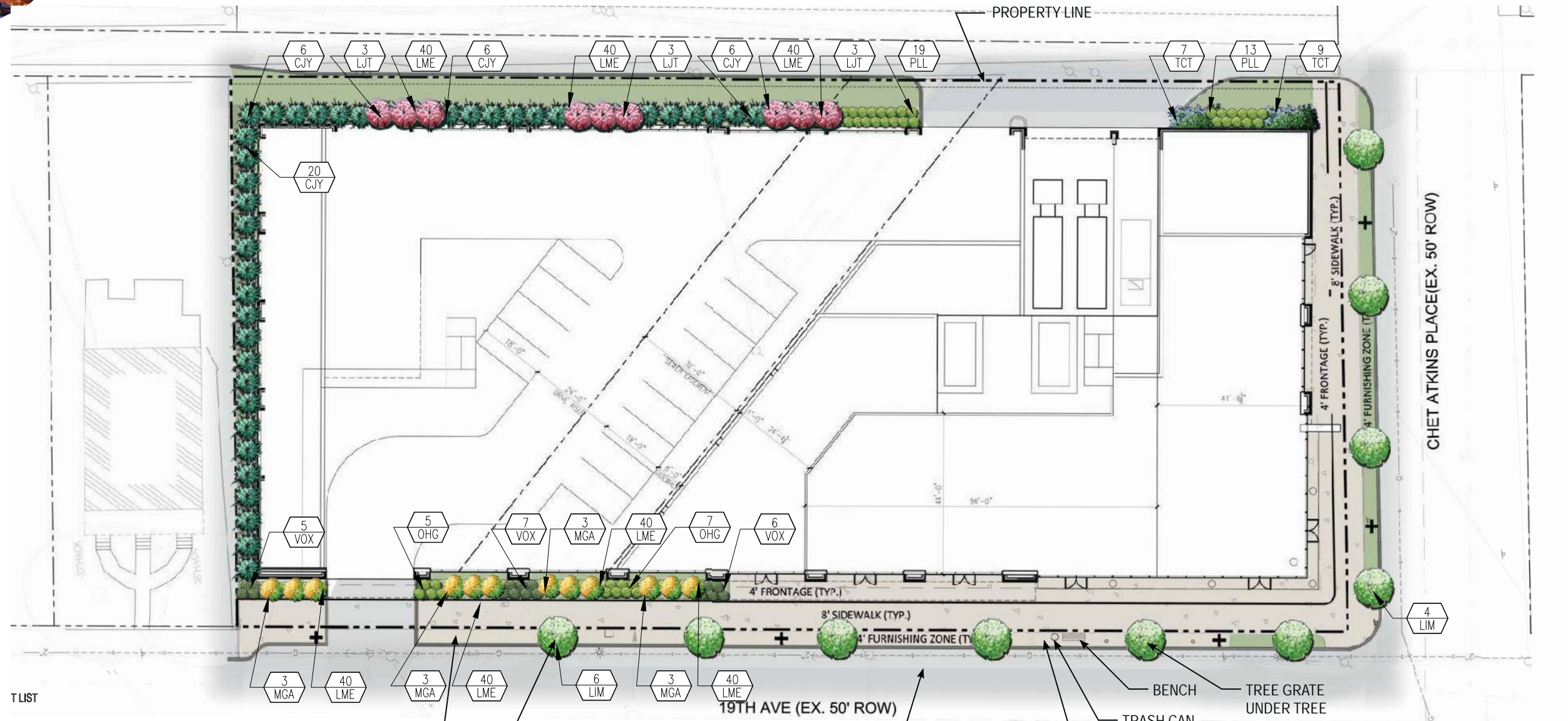
SLOPE



*GEO-SPATIAL DATA FROM DAVIDSON COUNTY GIS

SOILS AND SLOPES

2014SP-074-001



T LIST

Botanical Name	Common Name	Size & Spec	Quantity
<i>Cryptomeria japonica</i> 'Yoshino'	Yoshino Cryptomeria	8' HT.; Full; Matched	38
<i>Lagerstroemia indica</i> 'Lipan'	Lipan Crape Myrtle	12' HT.; 5-trunks @ 2" Cal. Each; Full; Matched	10
<i>Ligustrum japonica</i>	Tree Form Ligustrum	8' HT.; Full; Nursery Grown; Matched	9
<i>Magnolia grandiflora</i> 'Alta'	Alta Magnolia	3" Cal.; Full; Nursery Grown; Matched	12

S

Botanical Name	Common Name	Size & Spec	Quantity
<i>Osmantinus heterophyllus</i> 'Goshiki'	Goshiki Osmantinus	3 Gal.; Full; Nursery Grown; Matched	12
<i>Prunus laurocarpus</i> 'Zabeliana'	Zabel Laurel	3 Gal.; Full; Nursery Grown; Matched	32
<i>Taxus x intermedia</i> 'Thayerae'	Medium Yew	3 Gal.; Full; Nursery Grown; Matched	16
<i>Viburnum obovatum</i> 'Dense'	Chindo Sweet Viburnum	3 Gal.; Full; Nursery Grown; Matched	18

idcover

Botanical Name	Common Name	Size & Spec	Quantity
<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	4" pots; rooted out	280

GRASS AREA (TYP.)

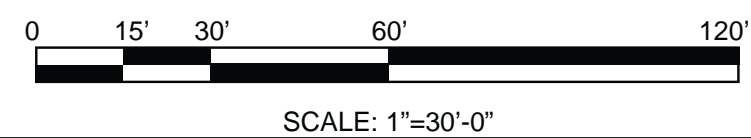
SITE TREE DENSITY CALCULATIONS

ACREAGE (TOTAL SITE AERE):	1.04 AC
BUILDING ACREAGE:	0.77 AC
ADJUSTED ACREAGE:	0.27 AC
TREE DENSITY UNITS REQUIRED: (14 TDU/AC. X .27 AC)	3.78 TDU
TREE DENSITY UNITS PROVIDED:	
EXISTING TREE CREDITS:	0 TDU
PROPOSED TREES:	
57 - 2" Cal. Trees x 0.5	28.5 TDU
12 - 3" Cal. Trees x 0.6	7.2 TDU
TOTAL PROPOSED:	35.7 TDU
TOTAL DENSITY UNITS PROVIDED:	35.7 TDU

LANDSCAPE LEGEND

- PROPOSED TREE
- PROPOSED SHRUB OR SMALL TREE
- TREE STRING
- PLANT QUANTITY & TYPE (CONSULT PLANT LIST FOR COMPLETE PLANT INFORMATION)
- TREE PRESERVATION FENCE (CONSULT TREE PRESERVATION DETAILS FOR MORE INFORMATION)
- SHRUB AND/OR GROUNDCOVER BEDS. (HATCHING PROVIDED TO DIFFERENTIATE ONE PLANT TYPE FROM ANOTHER AND IS NOT INDICATIVE OF PLANT TYPE)

NOTE: ALL TREES TO BE MULCHED WITH PINE STRAW MULCH OR APPROVED EQUAL.

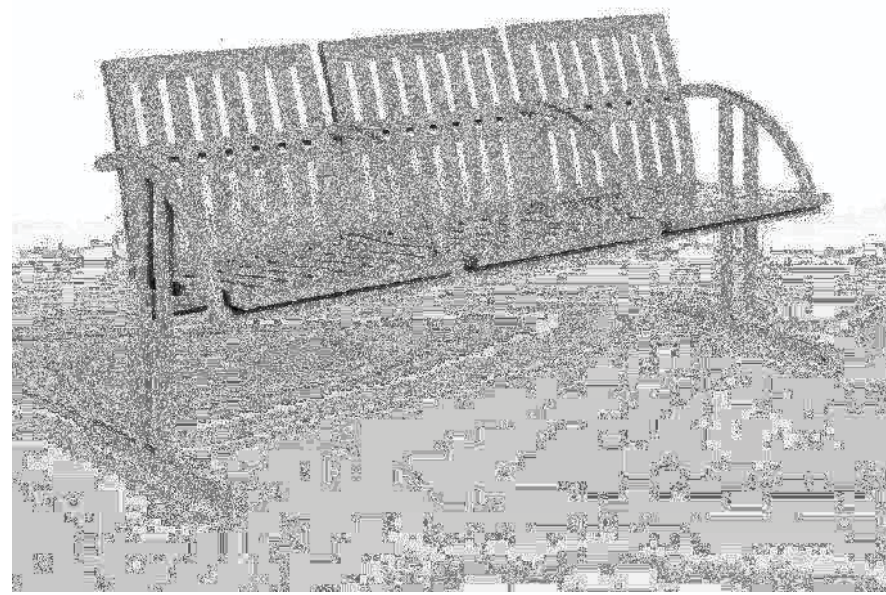


LANDSCAPE PLAN





BOLLARD - VICTOR STANLEY, L-289



BENCH - LANDSCAPE FORMS, CHASE PARK



TRASH RECEPTACLE - LANDSCAPE FORMS, CHASE PARK



TREE GRATE - IRONSMITH, VIA RIZO



PEDESTRIAN LIGHT - HOLOPHANE, TEAR DROP



BIKE RACK - VICTOR STANLEY, BRBS

KIT OF PARTS

2014SP-074-001



30' BLADE SIGN



3-DIMENSIONAL LETTERING SIGN
AT CANOPY EDGE



SIGNAGE



2014SP-074-001