

# PRELIMINARY SPECIFIC PLAN LC GERMANTOWN

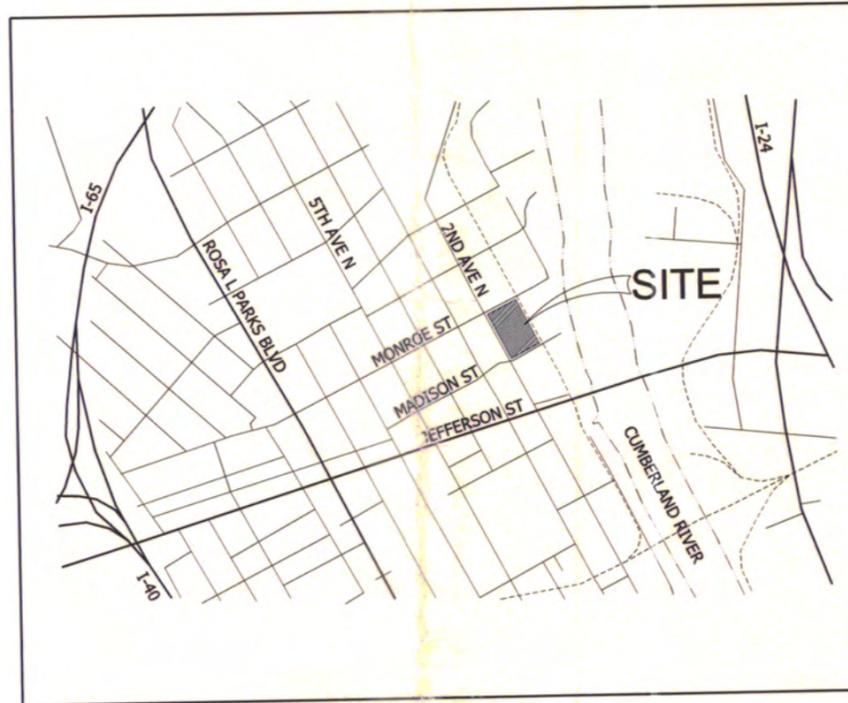
2nd AVE NORTH  
NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2014SP-081-001  
ORDINANCE NO. BL2014-\_\_\_

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PURPOSE NOTE:  
THE PURPOSE OF THIS PRELIMINARY SP IS TO ALLOW  
A MIXED USE DEVELOPMENT TO INCLUDE UP TO 450  
MULTI-FAMILY UNITS WITH NEIGHBORHOOD  
COMMERCIAL AND RETAIL SPACE.



VICINITY MAP  
N.T.S.



## DEVELOPER

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## PLANNER/CIVIL ENGINEER

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630 SOUTHGATE AVE., SUITE A  
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CONTACT: HAL CLARK  
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EMAIL: halc@civil-site.com

MAP PARCEL 82.09  
375.00

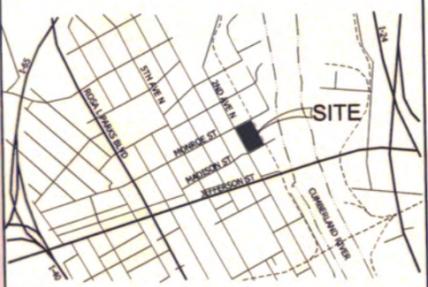
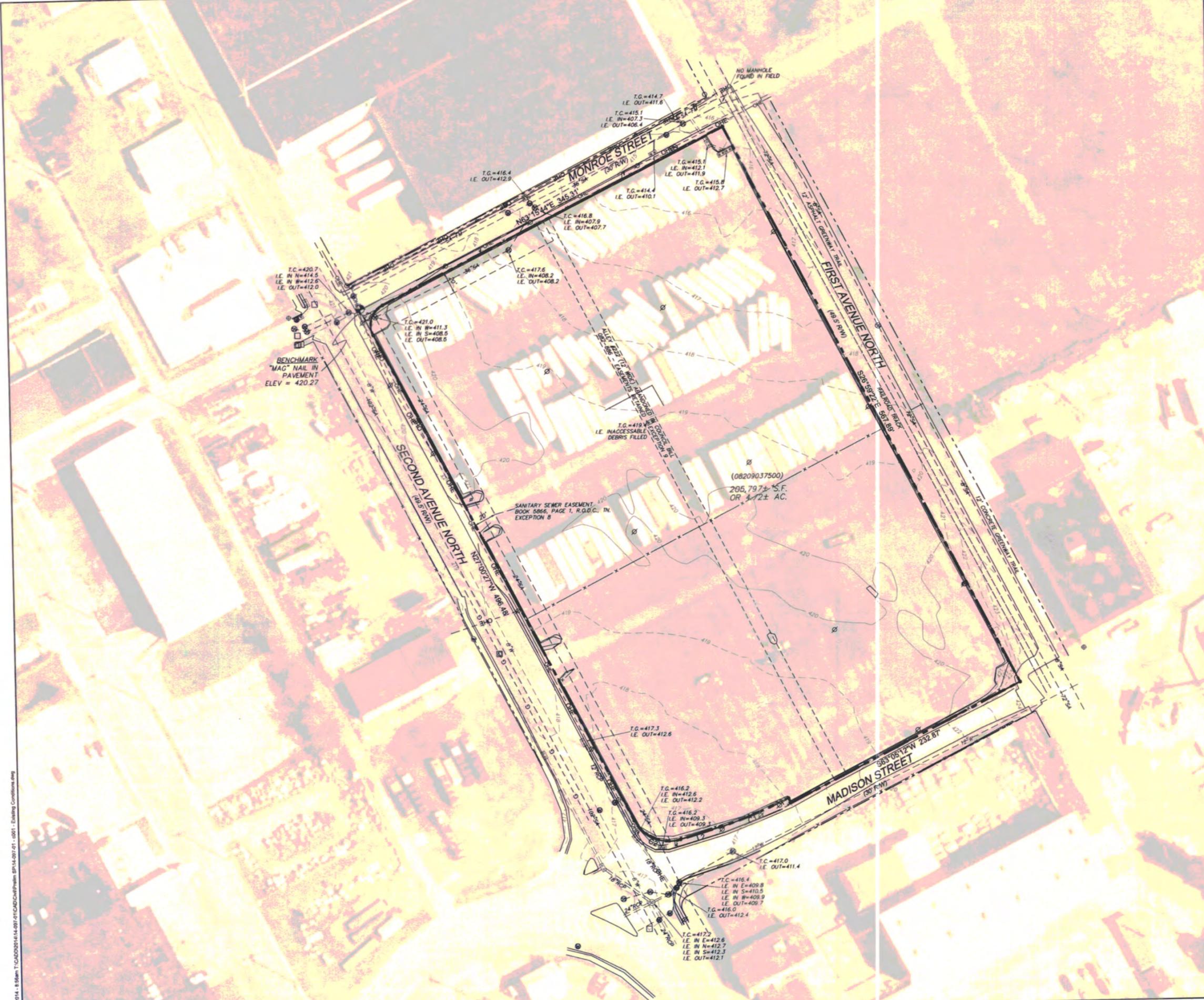
Nashville & Davidson County  
Metropolitan Planning Department  
NOV - 7 2014



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CITY COMMENTS: 11-07-14  
CITY COMMENTS: 10-21-14  
PRELIMINARY SP SUBMITTAL: 10-02-14  
JOB NO.: 14-097-01



VICINITY MAP N.T.S.

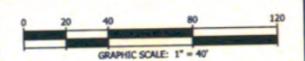
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**EXISTING CONDITIONS PLAN**  
 PRELIMINARY SPECIFIC PLAN  
 LC GERMANTOWN  
 2nd AVE NORTH  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CRAWFORD & CUMMINGS, P.C., DATED SEPTEMBER 10, 2014. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

**MAP 82.09 PARCEL 375**



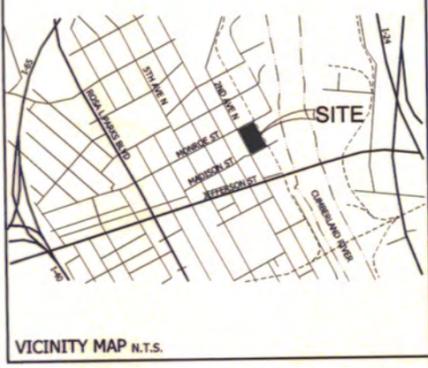
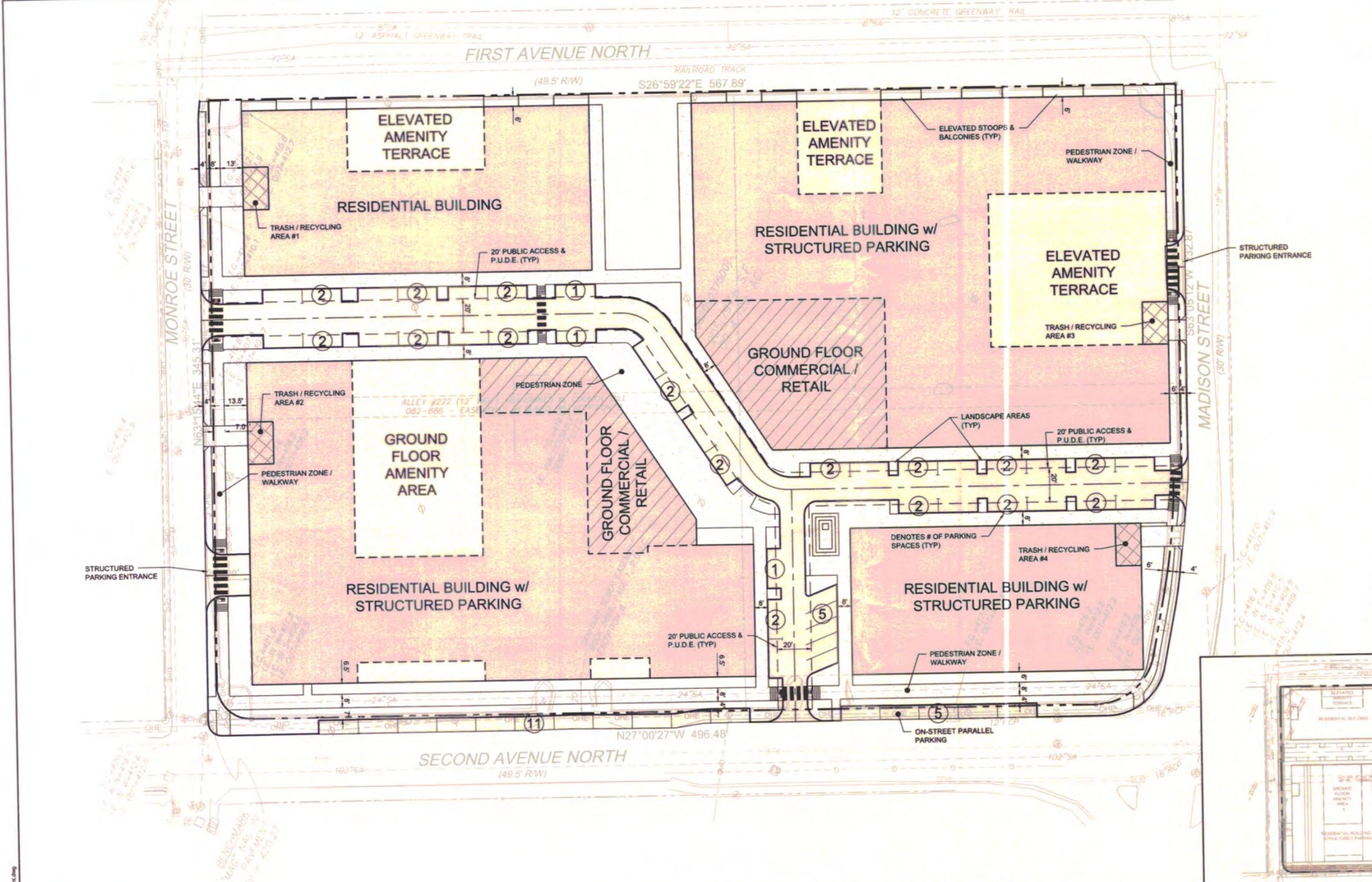
REV.	COMMENTS	DATE
	ORIGINAL SUBMITTAL	10/02/14
	CITY COMMENTS	10/21/14
	CITY COMMENTS	11/07/14

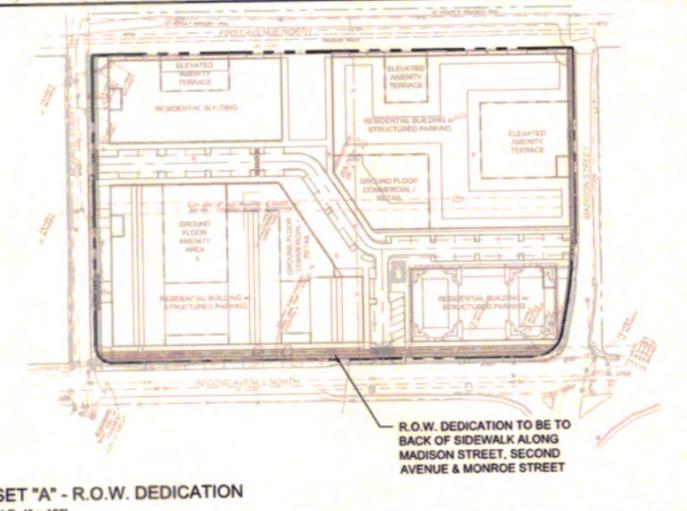
DRWN	CHKD	DATE
BY: TWG	BY: JMH	10/02/14
BY: TWG	BY: JMH	10/21/14
BY: JJB	BY: JMH	11/07/14

**C0.01**

JOB NO.: 14-097-01



SITE DATA TABLE	
SITE AREA	4.72 AC
PRELIMINARY SP CASE No.	2014SP-081-001
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO MULTI-FAMILY RESIDENTIAL, RESTAURANT / DISTILLERY AND OTHER AMENITY SERVICES.
PROPOSED BUILDING TYPE	4-6 STORY RESIDENTIAL COMMUNITY
PROPOSED BUILDING AREA	UP TO 450 MULTI-FAMILY RESIDENTIAL UNITS UP TO 25,000 SF OF NON-RESIDENTIAL USES
MAXIMUM ISR	100%
MAX BUILDING COVERAGE	100%
MINIMUM SETBACKS	FRONT 0' SIDE 0' REAR 0'
PARKING	DUE TO THE URBAN SETTING & CONTEXT OF THE EXISTING NEIGHBORHOOD & SITE, THIS SP PLANS FOR A SHARED PARKING SCENARIO BETWEEN THE DIFFERENT USES. PARKING WILL BE A COMBINATION OF STRUCTURED & ON-STREET SPACES & WILL ALSO INCLUDE SEPARATE PARKING FOR BICYCLES. THE INTENDED PARKING RATIO IS PROPOSED AT 1 SPACE PER RESIDENTIAL UNIT.
BIKE PARKING (PROPOSED):	RESIDENTIAL USES: 50 SPACES (10 PUBLIC) RESTAURANT: 4 SPACES (PUBLIC) RETAIL: 2 SPACES (PUBLIC) PER ESTABLISHMENT OR 1 SPACE / 5k sf. (WHICHEVER IS GREATER)
MAX HEIGHT	6 STORIES
MAX FLOOR AREA RATIO (BEFORE DEDICATIONS)	9.50



**PRELIMINARY SPECIFIC PLAN NOTES:**

- Purpose and Intent:**  
The purpose of this Preliminary SP is to permit a mixed use development to include up to 450 multi-family residential units & up to 25,000 sf. of commercial / non-residential.
- Development Plan:**  
The developer of this project intends to develop a multi-story structure with up to 450 multi-family residential units, and up to 25,000 sf. of other commercial. Both residential and non-residential uses will have pools and structured parking.
- Existing Conditions:**  
The property currently includes asphalt parking lots, and small storage structures.
- Applicability to the General Plan:**  
This property is within the North Nashville Community Plan adopted January 27, 2011 with amendments through June 9, 2011. The structure plan for this property identifies this area as Neighborhood Urban.
- Permitted Uses:**  
Uses permitted in this development shall be limited to multi-family residential, restaurant/bar, distillery and other commercial, amenity & support services.
- 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 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.
  - 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 (47037C0216F, dated April 20, 2001, panel not printed), 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 Ln (Lindell-Urban land complex). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- Site slopes range from 1-2%. 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 within the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act, as applicable.
- 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.
- 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 MU-A zoning district as of the date of the applicable request or application.
- The owner/developer agrees to maintain private trash & recycling service for the development as long as the development remains in place. The responsibility shall be transferred to the property owners association for the development upon its establishment.
- This plan is an illustrative depiction intended to demonstrate the conceptual layout and character of the proposed development. The configuration of plan elements including building configurations and sizes, street layout, access points, parking design, open space network and the specific location of buildings may range without rendering the SP invalid. Plan may alter to adjust for these factors, but the development standards set forth in the Preliminary SP document shall be met.
- This drawing is for illustrative 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 final application.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- The owner intends to begin development of this project by fall of 2015. It may take 2-4 years to complete this project.
- All of the proposed internal private drives and sidewalks adjacent to the proposed buildings will be within a "public utility, drainage and access easement" to allow vehicular and pedestrian access as well as public utility services to all of the buildings and the public spaces within the development.
- Parking deck exposed to public streets shall be minimal. In these conditions, portions of the exposed deck will be integrated into the overall building facade & architectural elevation with similar materials.
- Exterior building facades shall be consistent with the representative images shown on sheet A2.00 of the plan.
- The percent of glazing per street facing facade shall be a minimum of 20%.
- The window style for residential frontages shall exceed the size of a standard residential window and shall be consistent in character with the warehouse district images shown on sheet A2.00 of the plan.
- The minimum number of doors/entrances per side for residential frontages shall be two (2).
- The maximum width for parking garage entrances shall comply with the standards outlined in the Metro Downtown Code.
- A separate pedestrian entrance shall be provided for parking garages. This entrance shall be either external from the street or internal from the building.

**DEVELOPMENT SUMMARY**

COUNCIL DISTRICT NUMBER: 19  
 COUNCIL MEMBER NAME: LERICA GILMORE  
 OWNER OF RECORD: ANITA SHIRKIAN  
 SP NAME: LC GERMANTOWN  
 DEVELOPMENT SP NUMBER (PRELIMINARY): 2014SP-081-001  
 DESIGNER: CIVIL SITE DESIGN GROUP, PLLC  
 630 SOUTHGATE AVENUE, SUITE A  
 NASHVILLE, TN 37203  
 P 615-248-9999  
 CONTACT: HAL CLARK  
 HAL@CIVILSITE.COM  
 U.S. FLSA FORM: 4/03/CO216F (DATE) APRIL 20, 2001)

**MAP 82.09 PARCEL 375**

DATE	REV.	COMMENTS
10/02/14	1	ORIGINAL SUBMITTAL
10/21/14	2	CITY COMMENTS
11/07/14	3	CITY COMMENTS

**C1.00**

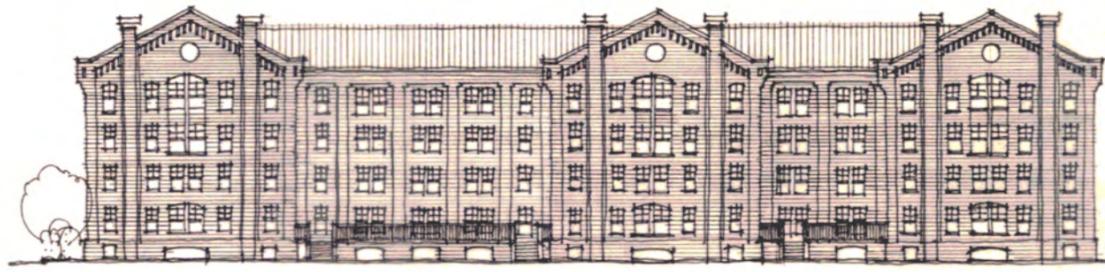
JOB NO.: 14-097-01

**CIVIL SITE DESIGN GROUP**  
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**PRELIMINARY DEVELOPMENT PLAN**  
**PRELIMINARY SPECIFIC PLAN**  
**LC GERMANTOWN**  
 2nd AVE NORTH  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



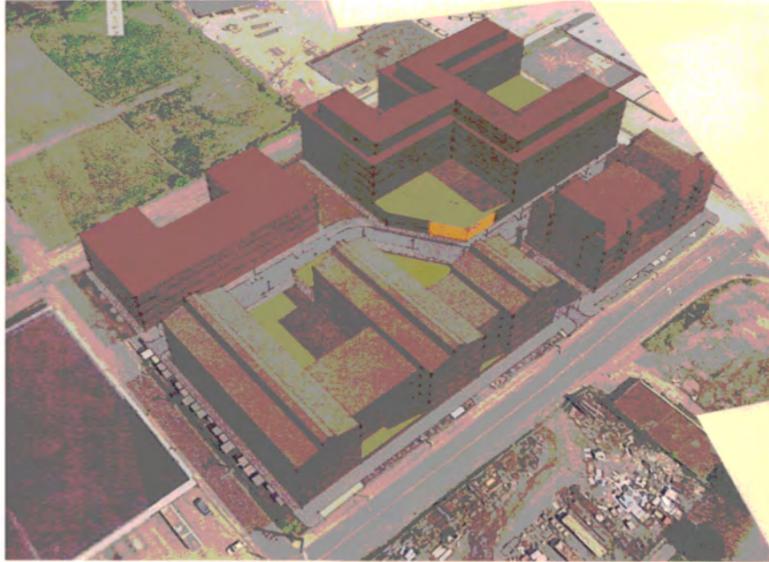


THE FACTORY BUILDING

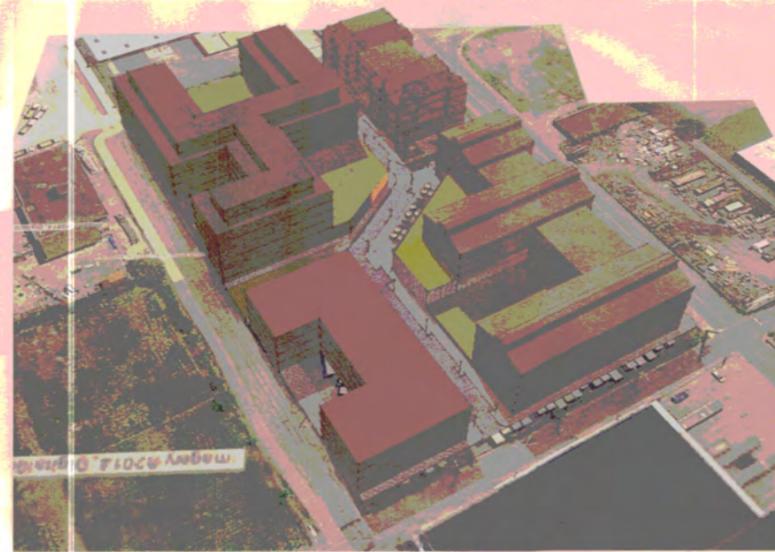


THE COMPANY BUILDING

CONCEPTUAL ELEVATION - FROM 2ND AVENUE



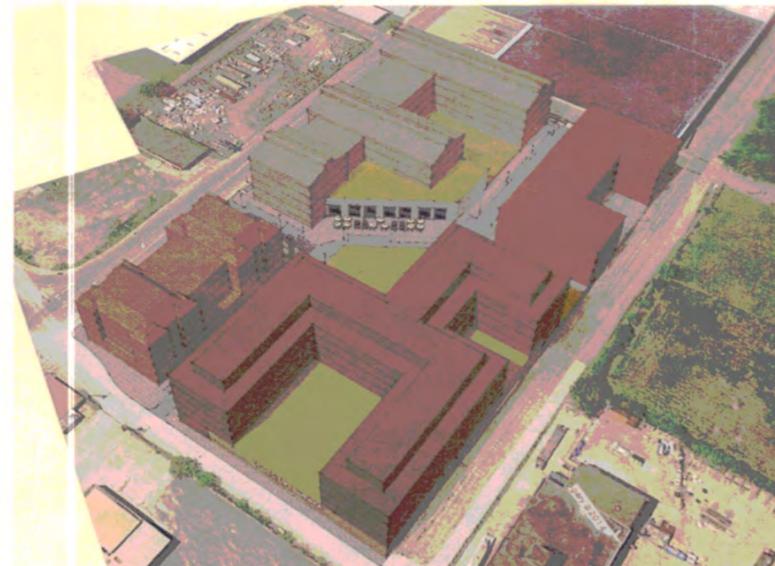
NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



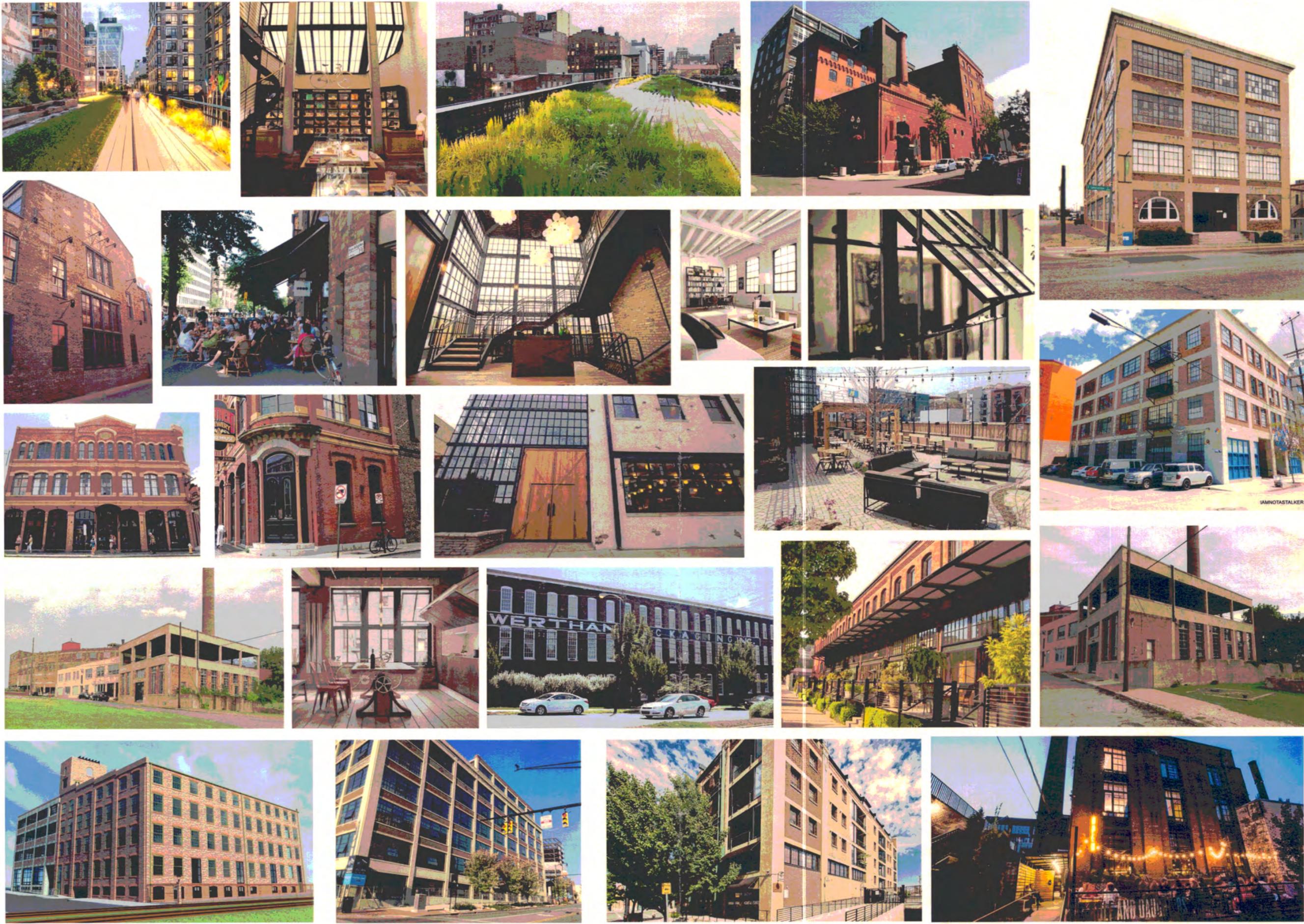
SOUTHEAST CORNER

CONCEPTUAL BUILDING MASSING

REV.	COMMENTS	DATE
	ORIGINAL SUBMITTAL	10/02/14
	CITY COMMENTS	10/21/14
	CITY COMMENTS	11/07/14

CHKD BY:	DATE
JMH	10/02/14
TWG	10/21/14
JJB	11/07/14

A1.00



May 07, 2014 - 4:48pm T:\CAD\2014\14-097-01\CAD\CS\plan 01\14-097-01 - a200 - Architectural Concept Imagery.dwg

**CIVIL·SITE**  
 DESIGN·GROUP  
ENGINEERS·PLANNERS·LANDSCAPE ARCHITECTS  
410 JEFFERSON STREET, SUITE 400, NASHVILLE, TN 37203

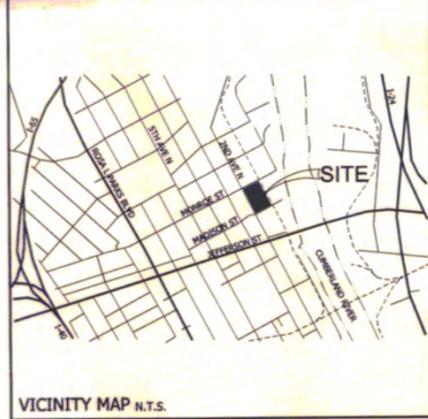
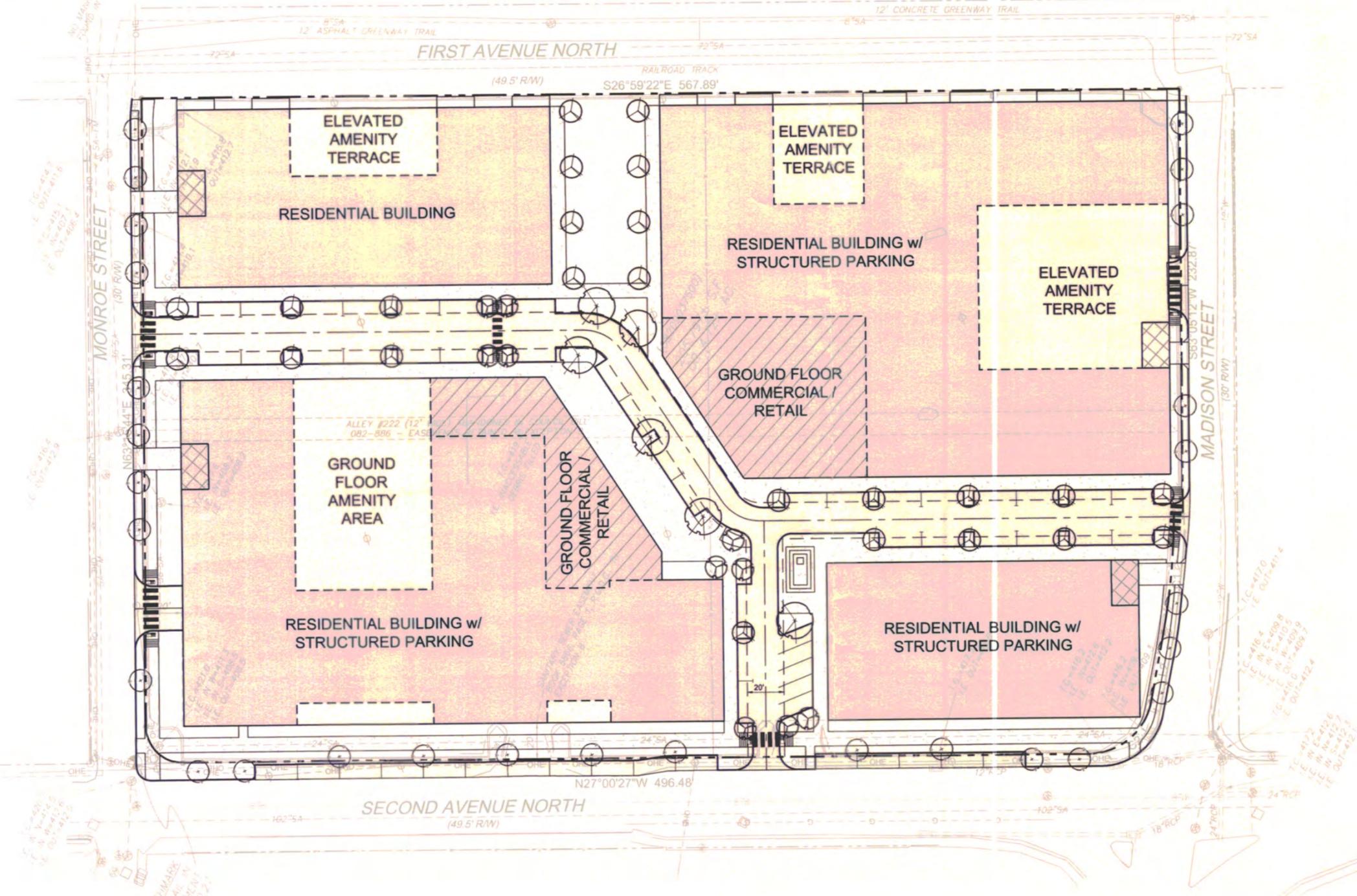
**ARCHITECTURAL CONCEPT IMAGERY**  
**PRELIMINARY SPECIFIC PLAN**  
**LC GERMANTOWN**  
2nd AVE NORTH  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	BY:
	ORIGINAL SUBMITTAL	10/02/14	JMH
	CITY COMMENTS	10/21/14	JMH
	CITY COMMENTS	11/07/14	JMH

**A2.00**

JOB NO.: 14-097-01

Nov 07, 2014, 8:58am T:\CAD\2014\14-097-01\CAD\Civil\Plan\14-097-01-1.L00 - Preliminary Landscape Plan.dwg



**CIVIL SITE DESIGN GROUP**  
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**PRELIMINARY LANDSCAPE PLAN**  
 PRELIMINARY SPECIFIC PLAN  
**LC GERMANTOWN**  
 2nd AVE NORTH  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TREE SCHEDULE							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	10	Cercis canadensis	Redbud	8'-10'	4'-5'	2"	4' Clear Trunk
	28	Cornus florida	Flowering Dogwood	8'-10'	4'-5'	2"	4' Clear Trunk
	24	Quercus robur 'Fastigiata'	Fastigate English Oak	12'-14'	4'-5'	2"	5' Clear Trunk
	6	Ulmus parvifolia 'Bosque'	'Bosque' Elm	12'-14'	6'-7'	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.

**DEVELOPMENT SUMMARY**  
 COUNCIL DISTRICT NUMBER: 29  
 COUNCIL MEMBER NAME: ERICA GILMORE  
 OWNER OF RECORD: ANITA SHERIDAN  
 SP NAME: LC GERMANTOWN  
 DEVELOPMENT SP NUMBER: 180  
 DESIGNER: CIVIL SITE DESIGN GROUP, PLLC  
 630 SOUTHGATE AVENUE, SUITE A  
 NASHVILLE, TN 37203  
 P 615-248-9999  
 CONTACT: PAUL CLARK  
[www.civilsite.com](http://www.civilsite.com)  
 U.S. FLMA #RM: 47037C0216P (DATED APRIL 20, 2001)

**MAP 82.09 PARCEL 375**

REV.	COMMENTS	DATE
	ORIGINAL SUBMITTAL	10/02/14
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**L1.00**

JOB NO.: 14-097-01