

PRELIMINARY SPECIFIC PLAN 12th & PARIS MIXED USE

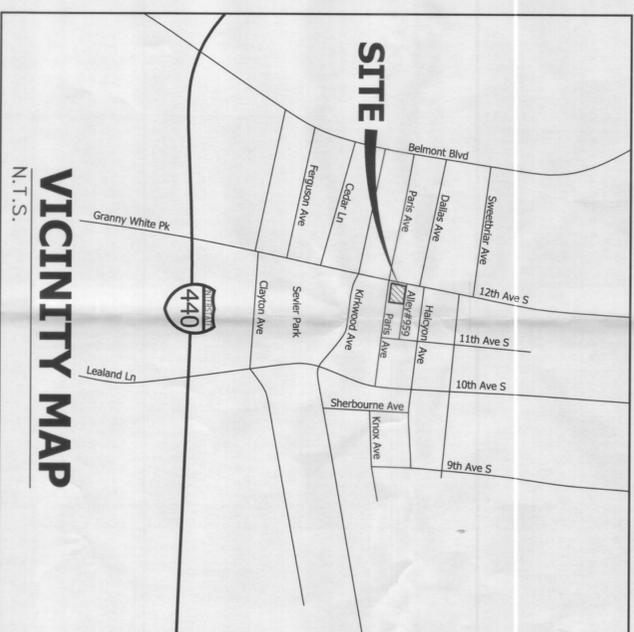
12th AVENUE SOUTH AND PARIS AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

MAP 118-01, PARCELS 163.00, 164.00, & 165.00

CASE NO. 2014SP-089-001
ORDINANCE NO. _____

SHEET INDEX

C1.00 COVER
C2.00 EXISTING CONDITIONS
C3.00 PRELIMINARY DEVELOPMENT PLAN
C4.00 GRADING, DRAINAGE, AND UTILITY PLAN
A0.01 PHASING PLAN
CONCEPTUAL ELEVATIONS



PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A
MIXED-USE OFFICE / RETAIL DEVELOPMENT.

kennon | calhoun
workshop

architects design planning management
700 Meipark | Nashville TN 37206

CIVIL SITE

DESIGN GROUP

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

OWNER / DEVELOPER

1221 PARTNERS, L.L.C.
2814 12th AVENUE SOUTH, SUITE 206
NASHVILLE, TN 37204
CONTACT: MARK DEUTSCHMANN
PHONE: (615) 297-5550

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



Nashville & Davidson County

JAN 9 0 2015

Metropolitan Planning Department

PLANNING COMMISSION RESUBMITTAL: JAN. 20, 2015
PLANNING COMMISSION SUBMITTAL: OCT. 30, 2014
JOB NO.: 14-139-01

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION



MAP 118-01, GROUP A, PARCEL 900.00
 CLC, 12/09/1004-0093140
 INST#: 20050427-0047050
 ZONED: CS

MAP 118-01, PARCEL 65.00
 TWENTY-ONE, PINE REA ESTATE
 INST#: 0004942-0000900
 ZONED: CS

MAP 118-01, PARCEL 167.00
 TREGLOWN, P. WARNER
 INST#: 20050427-0047050
 ZONED: CS

MAP 118-01, PARCEL 147.00
 20TH CENTURY REAL ESTATE CORP.
 INST#: 200112-0128099
 ZONED: CS

MAP 118-01, PARCEL 169.00
 MARY FRANCES ALLEN
 INST#: 20120125-0007031
 ZONED: R8

MAP 118-01, PARCEL 148.00
 WILLE T. & PATRICIA A. HOLT
 INST#: 00009608-0000750
 ZONED: R8

MAP 118-01, PARCEL 169.01
 DOROTHY BEASLEY
 INST#: 20051121-0140005
 ZONED: R8

MAP 118-01, PARCEL 149.00
 ROBERT MCNEIL
 & ELIZABETH MILLER
 INST#: 20130627-0066306
 ZONED: R8

MAP 118-01, PARCEL 170.00
 MELANIE K. & JOHN M. SMITH
 INST#: 20070830-0104282
 ZONED: R8

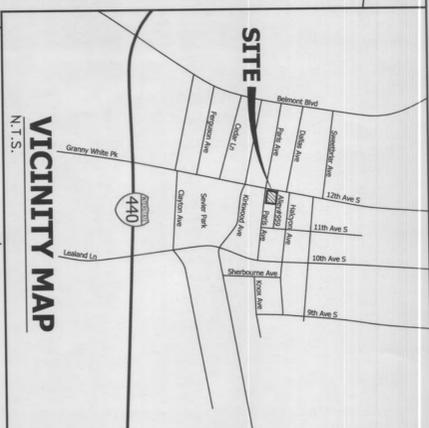
MAP 118-01, PARCEL 62.00
 ANTHONY RIBERO &
 MORGAN LYNCH
 INST#: 20090904-0083505
 ZONED: R8

Slopes Table

Range	Minimum Slope	Maximum Slope	Area (sq. ft.)	Color
1	15.00%	25.00%	3,830.49	
2	25.00%	500.18%	1,528.49	

Soils Table

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MSB	Maury-Urban land complex, 2 to 7 percent slopes	0.6400	100.00%
Totals for Area of Interest		0.6400	100.00%



CASE NO. 2014SP-089-001
ORDINANCE NO.
 MAP 118-01, PARCELS 163.00, 164.00, 165.00

PROJECT BENCHMARK:
 DESCRIPTION: MAG NAIL
 ELEVATION: 552.14 (NAVD88)



REV.	DATE	COMMENTS
01/20/15	10/30/14	INITIAL PRELIMINARY SP SUBMITTAL
		RESUBMITTAL

NOT FOR CONSTRUCTION

EXISTING CONDITIONS
PRELIMINARY SPECIFIC PLAN
12TH & PARIS
1221 PARTNERS LLC
 2814 TWELFTH AVENUE SOUTH
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

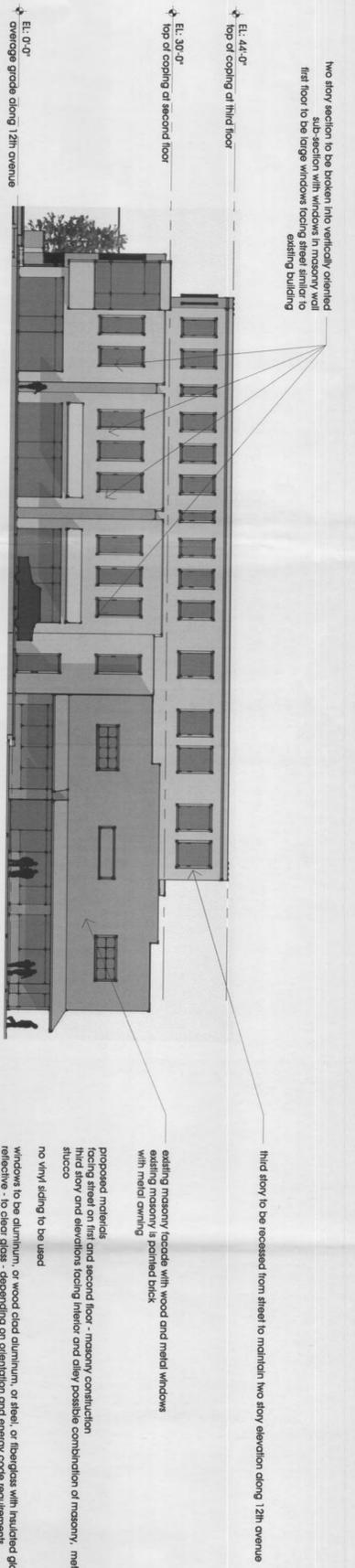
kennon | calhoun
workshop
 architects design planning management
 700 Melpark | Nashville TN 37206

CIVIL SITE
 DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
 630 SOUTHGATE CENTER BUILDING SUITE 400 NASHVILLE, TN 37203
 615.248.9999 www.civil-site.com

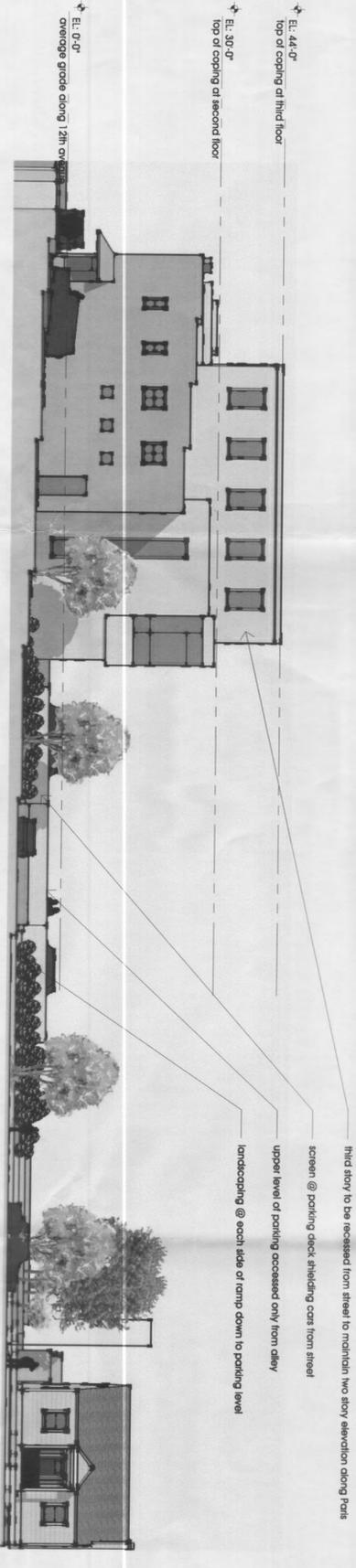
FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

C1.00

OCTOBER 30, 2014
 JOB NO.: 14-139-01



1 elevation along 12th avenue - showing existing and proposed
SCALE: 1/16" = 1'-0"



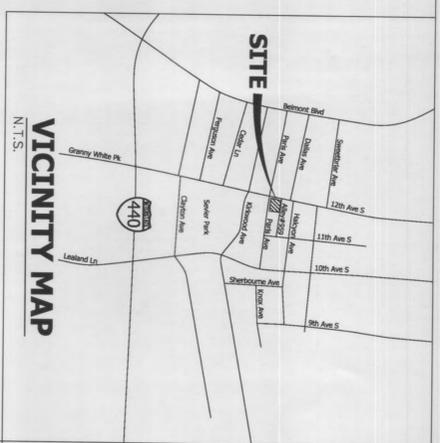
2 elevation along paris avenue - showing existing and proposed
SCALE: 1/16" = 1'-0"



3 aerial view of intersection of 12th and Paris from southwest
SCALE: n.t.s



4 aerial view of intersection of 12th and Paris from southeast
SCALE: n.t.s



VICINITY MAP
N.T.S.

CASE NO. 2014SP- _____
ORDINANCE NO. _____
MAP 118-01, PARCELS 163.00, 164.00, 165.00

PROJECT BENCHMARK:
DESCRIPTION: MKG WALK
ELEVATION: 552.14 (NAVD88)

REV.	DATE	COMMENTS
1	10/30/14	INITIAL PRELIMINARY SP SUBMITTAL
	1/19/15	COMMUNITY AND STAFF COMMENTS

NOT FOR CONSTRUCTION

conceptual elevations
PRELIMINARY SPECIFIC PLAN
12TH & PARIS
1221 PARTNERS LLC
2814 TWELFTH AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

kennon | calhoun
workshop
architects design planning management
700 Melpark | Nashville TN 37206

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

PRELIMINARY SPECIFIC PLAN NOTES:

- Purpose and Intent: The purpose of this Preliminary Specific Plan is to permit a Retail / Office / Residential Development.
- Development Plan: The development of this project intends to develop 23,162 sq. ft. of Retail / Office / Residential space and 8,500 parking spaces.
- Existing Conditions: The property currently has a two-story office building and a gravel parking lot.
- Applicability to the General Plan: This property is within the Green Hills-Midtown Community Planning area updated July 2005.
- Permitted Uses: Uses permitted in this development shall be limited to Retail, Office, and 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 intent of the objectives of the approved development plan and shall not increase the overall density of the site or area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enabling ordinance, or add vehicle access points not currently present or approved.
 - The required fire flow shall be determined by the Metro-Nashville fire ordinance.
 - Approval of any specific plan does not exempt a 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, steep slopes, unstable soils.
 - Any excavation, fill or disturbance of the existing ground must be done in accordance with the Metro Zoning Code.
 - 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 by ordinance 2008-528 (Metro Code Chapter 17.24).
- All surface parking areas must be submitted with the Final SP documents, landscaping requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (4703700331F, dated April 20, 2011), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- Map 118-01, Sub Map, the site on the property are M88 (Metro-Union land use code) and M210 (Metro-Union land use code).
- Problem soils" as noted in section 17.26.05 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.
- Signage for the development shall be submitted with the Final SP documents.
- Signage for the development shall be submitted with the Final SP documents.
- 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.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle 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 requirements of the Metro Zoning Code and the Metro Zoning Ordinance as of the date of the adoption of the SP.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Size driveway cutovers per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW 21.7' Trash and recycling service to be contracted between the developer/owner and a private hauler.
- 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.
- The development of this project shall comply with the requirements of metro zoning code 17.24 tree protection and replacement procedures, and with chapter 17.40, ordinance plan to be submitted with the final SP submittal.
- Architectural notes: acceptable materials include brick, cast stone, stone, cultured stone, stucco, and commercial stucco. Vinyl siding, and chain-link fencing are prohibited.
- Buildings: Buildings to be provided adjacent to existing residential development, utilizing existing trees where possible or type "B" landscape buffer yards for any disturbed areas.

MAP 118-01, GROUP DL, PARCEL 900.00
O.I.C. 12th & PARIS CONDOS
INST# 20091008-0093140
ZONED: CS

MAP 118-01, PARCEL 65.00
TWENTIETH CENTURY REAL ESTATE
INST# 00004942-0000900
ZONED: CS

MAP 118-01, PARCEL 147.00
20th CENTURY REAL ESTATE CORP.
INST# 2001121-0128099
ZONED: CS

MAP 118-01, PARCEL 148.00
WILLIE T. & PATRICIA A. HOLT
INST# 00009608-0000750
ZONED: R8

MAP 118-01, PARCEL 149.00
CHARLES ALDEN
& ELIZABETH MILLER
INST# 20130627-00066306
ZONED: R8

MAP 118-01, PARCEL 167.00
THE GUYTON PARTNER
INST# 20050427-00497850
ZONED: CS

MAP 118-01, PARCEL 169.00
MARY FRANCES ALLEN
INST# 20120125-0007031
ZONED: R8

MAP 118-01, PARCEL 169.01
DOROTHY BEASLEY
INST# 20051121-0140005
ZONED: R8

MAP 118-01, PARCEL 170.00
MELANIE K. & JOHN M. SMITH
INST# 20070830-0104282
ZONED: R8

MAP 118-01, PARCEL 62.00
ANTHONY RIBBERO &
MORGAN LYNCH
INST# 20090904-00083505
ZONED: R8



SITE DATA TABLE	
SITE AREA	0.64 AC. (22,971 sq. ft.)
CURRENT ZONING	CS & R8, OLV, U20
PROPOSED ZONING	SP
EXISTING USE	OFFICE BUILDING (non-medical low-rise)
PROPOSED USE	OFFICE, RETAIL, RESIDENTIAL
MAX BUILDING AREA	23,662 sq. ft.
REQUIRED PARKING	RETAIL (8,581 sq. ft.): 142,000 sq. ft. EXEMPT, THEN 1.5 SPACE PER 200 sq. ft. = 33 SPACES OFFICE (8,581 sq. ft.): 142,000 sq. ft. EXEMPT, THEN 1.5 SPACE PER 500 sq. ft. = 13 SPACES RESIDENTIAL (6,500 sq. ft.): 1.5 SPACE PER 200 SQ UNIT @ 6 UNITS = 9 SPACES
PROPOSED PARKING	52 SPACES
MAX BUILDING HEIGHT	3-STORY RETAIL / OFFICE / RESIDENTIAL
PROPOSED BUILDING TYPE	3-STORY RETAIL / OFFICE / RESIDENTIAL
MINIMUM SETBACKS	FRONT (STREET FRONT): 0' SIDE: 15' REAR (ALLEY): 5'

Development Summary
 Council District Number: 17
 Council Member Name: Sandra Moore
 Developer: 1221 Partners, L.L.C., 2814 12th Avenue South, Suite 206, Nashville, TN 37203
 Contact: Mark Deuschmann
 1221 Partners, L.L.C., 2814 12th Avenue South, Suite 206, Nashville, TN 37203
 Contact: Mark Deuschmann
 SP Name: 12th & Paris Mixed Use
 SP Number: 2014SP-089-001
 Engineer: Civil Site Design Group, P.L.L.C., 630 5th Avenue South, Suite A, Nashville, TN 37203
 Contact: Kevin F. Gangsworn, P.E., Email: kfgangsworn@csdgroup.com
 Plan Preparation Date: October 30, 2014
 Revised: January 20, 2015
 Plan Scale: 1" = 20' - 0"
 U.S. FEMA FIRM: 4703700331F (dated April 20, 2011)

CASE NO. 2014SP-089-001
ORDINANCE NO. _____

MAP 118-01, PARCELS 163.00, 164.00, 165.00

PROJECT BENCHMARK:
 DESCRIPTION: MAG NAIL
 ELEVATION: 552.14' (NAVD89)

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

REV.	DATE	COMMENTS
1	10/30/14	INITIAL PRELIMINARY SP SUBMITTAL
2	01/20/15	RESUBMITTAL
3	03/06/15	REVISED RESIDENTIAL TO 6 UNITS

C2.00

OCTOBER 30, 2014
 JOB NO.: 14-139-01

kennon | calhoun
workshop
 architects design planning management
 700 Melpark | Nashville TN 37206

CIVIL SITE DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
 610 SOUTHGATE AVENUE, SUITE 200, NASHVILLE, TN 37203
 615.248.9999 www.civil-site.com



MAP 118-01, GROUP 04, PARCEL 900.00
O.L.C. 12TH & PARIS CONDOS
INST# 20091006-0093140
ZONED: CS

MAP 118-01, PARCEL 65.00
TWEENTH CENTURY REAL ESTATE CORP.
INST# 0000942-0000950
ZONED: CS

MAP 118-01, PARCEL 147.00
20th CENTURY REAL ESTATE CORP.
INST# 20011121-0128099
ZONED: CS

MAP 118-01, PARCEL 148.00
WILIE T. & PATRICIA A. HOLT
INST# 0000605-0000750
ZONED: R8

MAP 118-01, PARCEL 149.00
CHARLES ALDEN
ROBERT MCNEIL
& ELIZABETH MILLER
INST# 20130627-0066306
ZONED: R8

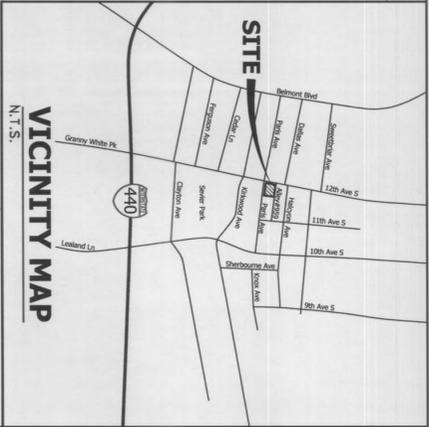
MAP 118-01, PARCEL 162.00
TREGLOUN F. WANNER
INST# 0000474-0000750
ZONED: CS

MAP 118-01, PARCEL 169.00
MARY FRANCES ALLEN
INST# 0000703-0000703
ZONED: R8

MAP 118-01, PARCEL 169.01
DOROTHY BEASLEY
INST# 20051121-0140005
ZONED: R8

MAP 118-01, PARCEL 170.00
MELANIE K. & JOHN M. SMITH
INST# 20070830-0104282
ZONED: R8

MAP 118-01, PARCEL 62.00
ANTHONY RIBBERO &
MORGAN LYNCH
INST# 20090104-0083505
ZONED: R8

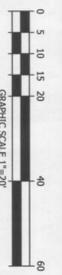


General Notes:

1. Base information was taken from a current boundary and topo survey by Delle Land Surveying, Inc., dated April 25, 2012.
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 4703C0331 F, effective date April 20, 2001, this site lies within Zone X which is determined to be outside the 100-year floodplain.
5. The disturbed area for this project is approximately 0.64 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 detention storage, detention, and runoff divided to a bio-retention pond as shown on this plan. The discharge from the bio-retention pond shall then be routed to the existing storm sewer located in Paris Avenue. 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.

CASE NO. 2014SP-089-001
ORDINANCE NO. _____
MAP 118-01, PARCELS 163.00, 164.00, 165.00

PROJECT BENCHMARK:
DESCRIPTION: MAG NAIL
ELEVATION: 552.14' (NAVD88)



FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

OCTOBER 30, 2014
10:53:23 AM

C3.00

DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
AGM	KFG	10/30/14	INITIAL PRELIMINARY SP SUBMITTAL	
AGM	KFG	01/20/15	RESUBMITTAL	

NOT FOR CONSTRUCTION

GRADING, DRAINAGE, AND UTILITY PLAN
PRELIMINARY SPECIFIC PLAN
12TH & PARIS
1221 PARTNERS LLC
2814 TWELFTH AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

kennon | calhoun
workshop
architects design planning management
700 Melpark | Nashville TN 37206

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

