SPECIFIC PLAN

Case No. 2015SP-008-001

821 PORTER ROAD MULTI FAMILY

COLLEY FAMILY PROPERTY

Nashville, Davidson County, Tennessee

November 25, 2014

December 16, 2014 (Metro Comments)

SITE DATA

PROJECT NAME:	821 PORTER ROAD MULTI FAMILY
PROJECT NUMBER:	2015SP-008-001
SUBDIVISION:	ROBERT E. POWERS LAND SUBDIVISION
LOT NUMBER:	1-5, P/O LOT 6, & 11-14
ADDRESS:	821 PORTER RD. (PARCEL 36)
CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
CIVIL DISTRICT:	6TH
MAP, GROUP AND PARCEL NUMBERS	DAVIDSON COUNTY TAX MAP 83-07, PARCELS 32-39
EXISTING ZONING:	R6 (RESIDENTIAL)
REZONING BEING REQUESTED	
PROPOSED ZONING:	SP (SPECIFIC PLAN)
CHARACTER AREA OVERLAY:	URBAN SERVICES DISTRICT
APPLICABLE DEVELOPMENT STANDARD:	.
ACREAGE AND SQUARE FOOTAGE OF SITE:	
PARCEL 08307003200	0.14 Ac.
PARCEL 08307003300	0.16 Ac.
PARCEL 08307003400	0.18 Ac.
PARCEL 08307003500	0.18 Ac.
PARCEL 08307003600	0.41 Ac.
PARCEL 08307003700	0.64 Ac.
PARCEL 08307003800	0.17 Ac.
PARCEL 08307003900	0.16 Ac.
TOTAL:	±2.20 Ac.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	5' MIN.
SIDE YARD:	0 or 5'
REAR YARD:	30'
OWNER:	John Colley and Josephine Lyn Colley
ADDRESS:	.
PHONE NO.:	(615) 467.2640
CONTACT NAME:	Mr. MATT GARDNER
E-MAIL ADDRESS:	mattgardner@imagine1co.com
APPLICANT:	LITTLEJOHN
ADDRESS:	1935 21ST AVE. SOUTH
PHONE NO.:	(615) 385-4144
FAX NO.:	(615) 385-4020
CONTACT NAME:	Mr. JASON BROUILLETTE
E-MAIL ADDRESS:	jbrouillette@leainc.com
BUILDING SQUARE FOOTAGE (GROSS):	66,125 S.F. APARTMENTS, 25,000 S.F. TOWNHOMES
BUILDING HEIGHT (MULTIFAMILY):	4 STORIES MAX. 60' HEIGHT TO ROOF RIDGELINE OR LOFT ROOF
BUILDING HEIGHT (TOWN HOMES):	3 STORIES MAX. 41' HEIGHT TO ROOF RIDGELINE
FLOOR AREA RATIO OF SITE:	0.50 (47,780 S.F./96,038 S.F.)
MINIMUM IMPERVIOUS SURFACE RATIO:	0.20 (19,208 S.F.)
PROVIDED IMPERVIOUS SURFACE RATIO:	0.57 (55,440 S.F./96,038 S.F.)
MINIMUM PARKING DETERMINATION:	1.5 SP. / APARTMENT UNIT (UNIT MIX TBD AT FINAL SP) 2 SP. / TOWNHOME (PROVIDED AS BASEMENT-LEVEL GARAGE)
PARKING REQUIRED:	81 SP. (54 MULTI-FAMILY UNITS), 18 SP. (TOWNHOMES)
MINIMUM PARKING PROVIDED:	99 SP. IN TWO-LEVEL PARKING DECK FOR MULTI-FAMILY UNITS 18 SP. PROVIDED AS BASEMENT-LEVEL GARAGES FOR TOWNHOMES 16 BICYCLE SPACES (MIN) TO BE PROVIDED IN FINAL SP PLANS
PROPOSED RESIDENTIAL DENSITY:	30.8 DUA

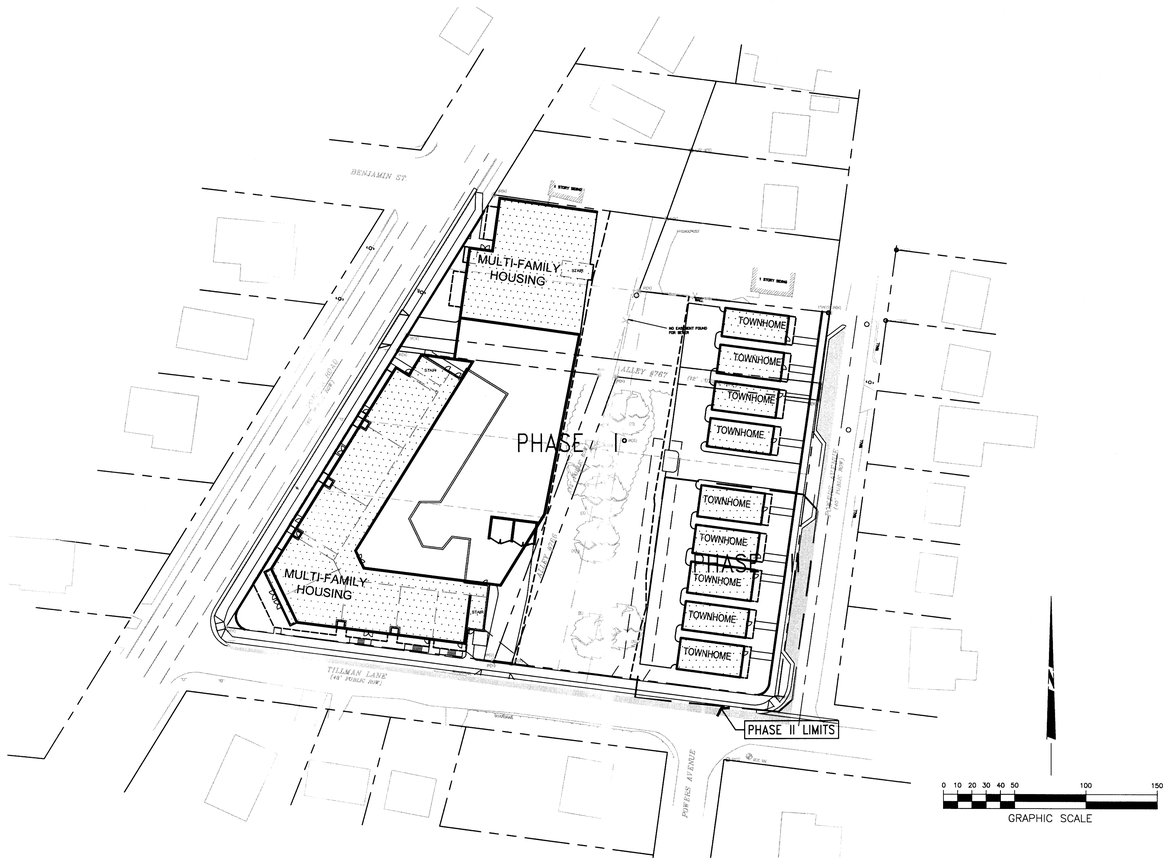
Received by Planning Department

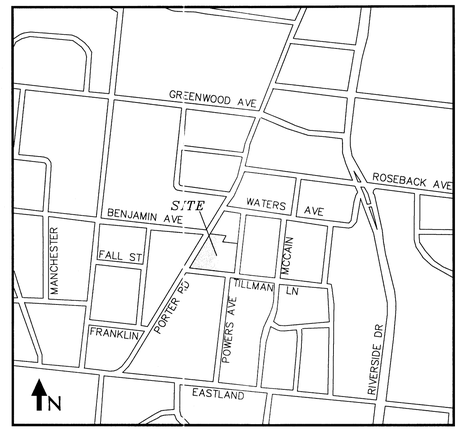
DEC 29 2014

Metropolitan Planning Department

NOTES:

1. RAISED FOUNDATIONS OF 18-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.
2. BICYCLE PARKING TO BE PROVIDED PER BL2014-714 (MIN 16 SPACES)





VICINITY MAP
NOT TO SCALE

SHEET INDEX

	Cover Sheet
C1.0	Existing Conditions
C2.0	Site Demolition Plan
C3.0	Site Layout Plan - Lower Level (Basement)
C3.1	Site Layout Plan - Upper Level (Ground/First Floor)
C4.0	Site Grading Plan
C5.0	Site Utility Plan
L1.0	Site Landscape
	Architectural Palette Summary
	Architectural Elevations
	Architectural Elevations
	Architectural Elevations
	Architectural/Site Cross-Section

Imagine 1 Co.
c/o Matt Gardener
3901 Wallace Lane
Nashville, TN 37215
(615) 467-2640

CENTRIC ARCHITECTURE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
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Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 83-07, DAVIDSON COUNTY, TENNESSEE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47037C0236F, DATED APRIL 20, 2001.

5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.

9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

10. SURVEY FIELD DATA COLLECTED ON 11-18-14.

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP
MAP 83-07, PARCELS 32-39

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
DISTRICT:	6
SITE ADDRESS:	831 PORTER RD. (PAR 32)
OWNER:	JOSEPHINE LYNN COLLEY I.N. 201001110002622
SITE ADDRESS:	829 PORTER RD. (PAR 33)
OWNER:	JOHN G. MILDRED'S COLLEY BK. 5161 PG. 939
SITE ADDRESS:	827 PORTER RD. (PAR 34)
OWNER:	JOHN G. MILDRED'S COLLEY BK. 5140 PG. 992
SITE ADDRESS:	PORTER RD. (PAR 35)
OWNER:	JOSEPHINE LYNN COLLEY I.N. 20051102132800
SITE ADDRESS:	821 PORTER RD. (PAR 36)
OWNER:	JOSEPHINE LYNN COLLEY I.N. 20051102132800
SITE ADDRESS:	2109 TILLMAN LN. (PAR 37)
OWNER:	JOHN G. COLLEY TRUST I.N. 200509210113673
SITE ADDRESS:	POWERS (PAR 38)
OWNER:	JOHN G. COLLEY TRUST BK. 8219 PG. 652
SITE ADDRESS:	809 PORTER RD. (PAR 39)
OWNER:	JOSEPHINE LYNN COLLEY I.N. 200905080042638

SITE BM:
TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF TILLMAN AND POWERS AVE.
ELEV: 507.81

PROJECT BM:
NAVD 88 (GPS DERIVED)

VICINITY MAP
NOT TO SCALE

LEGEND

PARCEL NO.	( )	ELECTRIC METER	E
IRON ROD (OLD)	IR(O)	UTILITY POLE	
IRON ROD (SET)	IR(N)	GUY WIRE	←
IRON PIPE (OLD)	IP(O)	LIGHT POST	
PROPERTY LINE		TRAFFIC SIGNAL BOX	TSB
CONTOUR LINE	502	SANITARY SEWER MANHOLE	S
FENCE	X X	FIRE HYDRANT	
OVERHEAD POWER LINE	OH	WATER METER	W
SANITARY SEWER LINE	8"SA	WATER VALVE	WV
STORM SEWER LINE	15"RCP	GAS METER	G
WATER LINE	8"W	GAS VALVE	GV
GAS LINE	2"G	SIGN	
GUARDRAIL		CONCRETE	

PROPERTY DESCRIPTION TRACT 1

A tract of land in the 6th District, Davidson County Tennessee. Tract being Lot 5 and part of Lot 6 of the Robert E. Powers Land Subdivision as recorded in Plat Book 421, Page 56, Register's Office, Davidson County Tennessee (RODC). Tract being bounded on the north part of Lot 7 on the east by part of Lot 6 of said Subdivision and by the western Right of Way (ROW) of Powers Avenue a 60' ROW, on the south by the northern ROW of Alley Number 767 a 12' ROW and on the west by the eastern ROW of Porter Road a 40' ROW. Tract being described as follows:

POINT OF BEGINNING being at the northwestern intersection of ROW of said Alley Number 767 and Porter Road; thence along said eastern ROW N 31° 51' 28" E 115.49 feet to an iron rod new; thence with the common line of said Lot 7 S 82° 05' 46" E 122.12 feet to an iron rod new; thence with the common line of said Lot 6 S 20° 59' 47" W 54.28 feet to an iron rod new; thence S 83° 19' 00" E 134.61 feet to an iron rod new; thence with said western ROW S 07° 42' 33" W 50.00 feet to an iron rod new; thence with said northern ROW N 83° 11' 07" W 291.52 feet to the point of beginning.

Tract contains 20,870 square feet or 0.46 acres.

Bearings based on Tennessee State Plane Coordinate System.

PROPERTY DESCRIPTION TRACT 2

A tract of land in the 6th District, Davidson County, Tennessee, Tract being Lots 1 through 4 of the Robert E. Powers Land Subdivision as recorded in Plat Book 421, Page 56, Register's Office, Davidson County Tennessee (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley number 767 a 12' ROW, on the east by the western ROW of Alley Number 766 a 12' ROW, on the south by the northern ROW of Tillman Lane a 48' ROW and on the west by the eastern ROW of Porter Road a 60' ROW. Tract being described as follows:

POINT OF BEGINNING being at the northeastern intersection of ROW of Tillman Lane and Porter Road; thence along said eastern ROW N 31° 51' 28" E 228.01 feet to an iron rod new; thence along said southern ROW S 83° 11' 08" E 142.30 feet to an iron rod new; thence along said western ROW S 20° 17' 14" W 214.11 feet to an iron rod new; thence along said northern ROW N 82° 41' 09" W 188.94 feet to the point of beginning.

Tract contains 34,408 square feet or 0.79 acres.

Bearings based on Tennessee State Plane Coordinate System.

PROPERTY DESCRIPTION TRACT 3

A tract of land in the 6th District, Davidson County, Tennessee. Tract being Lots 11 through 14 of the Robert E. Powers Land Subdivision as recorded in Plat Book 421, Page 56, Register's Office, Davidson County Tennessee (RODC). Tract being bounded on the north by the southern Right of Way (ROW) of Alley Number 767 a 12' ROW, on the east by the western ROW of Powers Avenue a 40' ROW, on the south by the northern ROW of Tillman Lane a 48' ROW and on the west by the eastern ROW of Alley Number 766 a 12' ROW. Tract being described as follows:

POINT OF BEGINNING being at the northwestern intersection of ROW of Powers Avenue and Tillman; thence along said northern ROW N 82° 41' 09" W 188.94 feet to an iron rod new; thence along said eastern ROW N 20° 17' 14" E 214.22 feet to an iron rod new; thence along said southern ROW S 83° 11' 08" E 142.30 feet to an iron rod new; thence along said western ROW S 07° 42' 33" W 210.00 feet to the point of beginning.

Tract contains 34,660 square feet or 0.80 acres.

Bearings based on Tennessee State Plane Coordinate System.

0 10 20 30 60 90
GRAPHIC SCALE

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SPECIFIC PLAN
Case No: 2015SP-008-001

821 PORTER ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

IMAGINE 1 CO.
P.O.C. MATT GARDNER
(615) 467-2640

ANDREW WOLTHERS
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 109529
STATE OF TENNESSEE
12/29/14

DATE	REVISIONS
12.29.14	PUBLIC WORKS COMMENTS
12.16.14	PER CITY COMMENTS

11.25.2014 20140901

C1.0

EXISTING CONDITIONS

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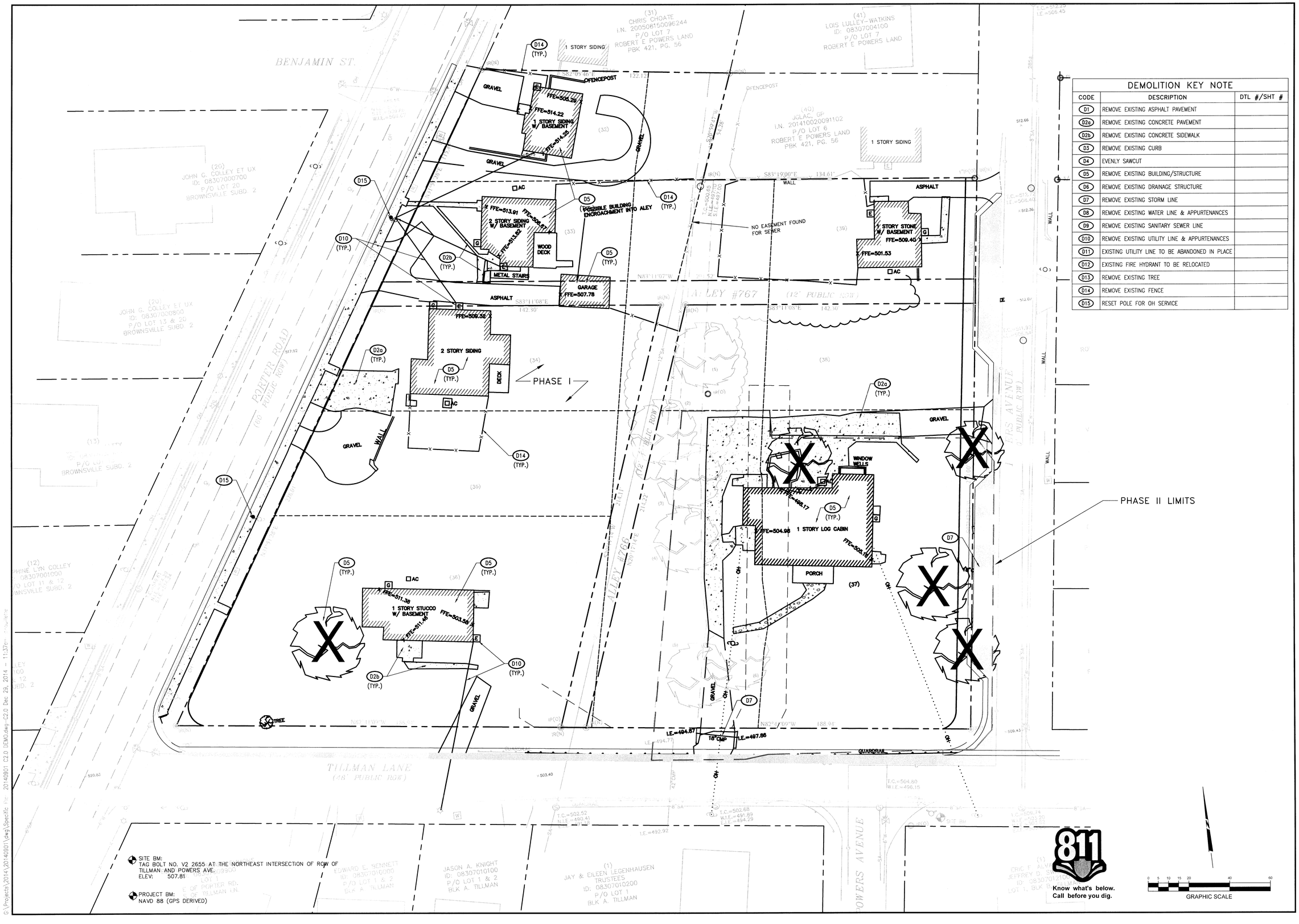

DEMOLITION KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
D1	REMOVE EXISTING ASPHALT PAVEMENT	
D2a	REMOVE EXISTING CONCRETE PAVEMENT	
D2b	REMOVE EXISTING CONCRETE SIDEWALK	
D3	REMOVE EXISTING CURB	
D4	EVENLY SAWCUT	
D5	REMOVE EXISTING BUILDING/STRUCTURE	
D6	REMOVE EXISTING DRAINAGE STRUCTURE	
D7	REMOVE EXISTING STORM LINE	
D8	REMOVE EXISTING WATER LINE & APPURTENANCES	
D9	REMOVE EXISTING SANITARY SEWER LINE	
D10	REMOVE EXISTING UTILITY LINE & APPURTENANCES	
D11	EXISTING UTILITY LINE TO BE ABANDONED IN PLACE	
D12	EXISTING FIRE HYDRANT TO BE RELOCATED	
D13	REMOVE EXISTING TREE	
D14	REMOVE EXISTING FENCE	
D15	RESET POLE FOR OH SERVICE	

Know what's below. Call before you dig.

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AGENCY NO. 109529
STATE OF TENNESSEE
12/29/14

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C2.0

SITE DEMOLITION

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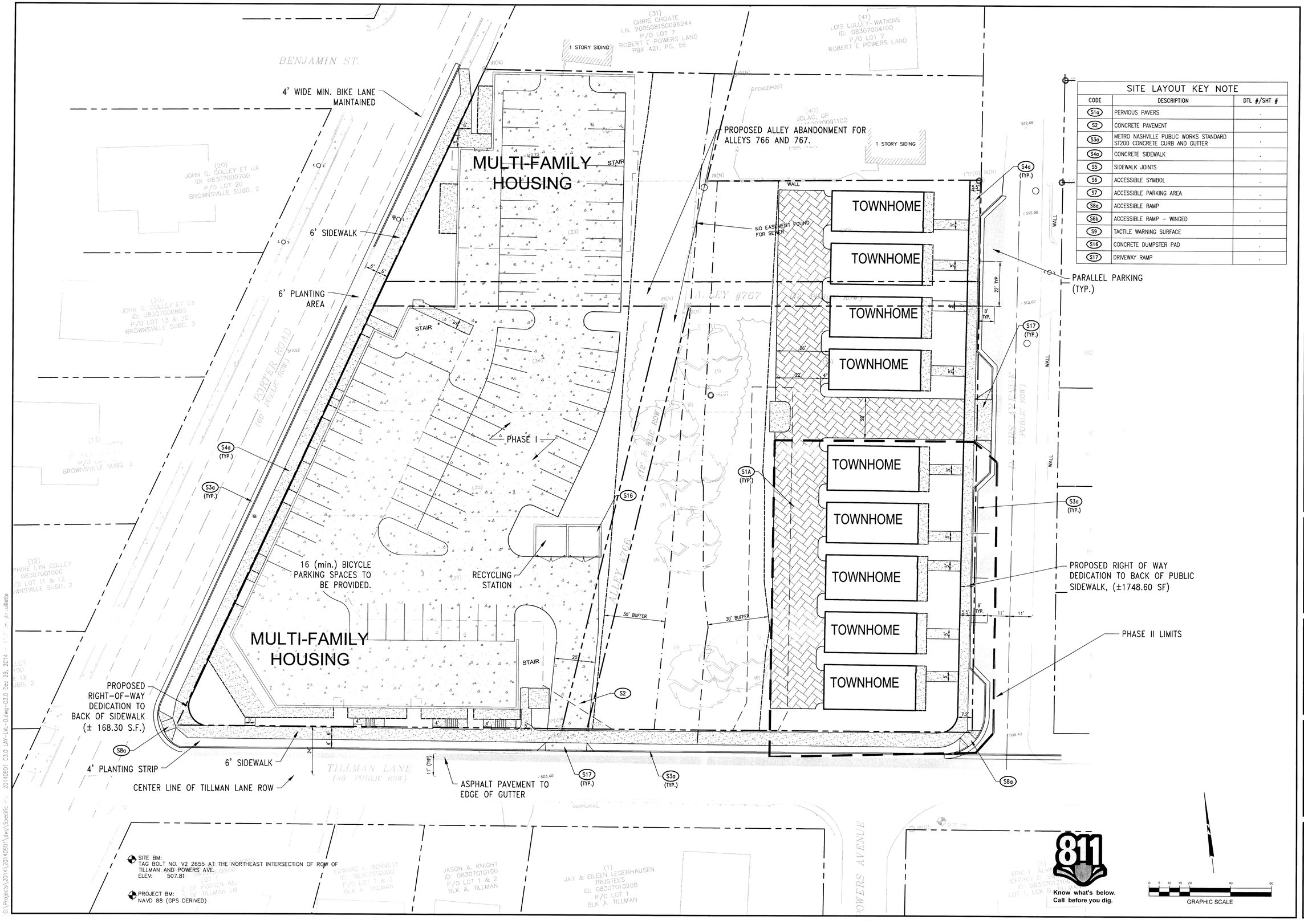

SITE LAYOUT KEY NOTE		
CODE	DESCRIPTION	DTL #/SHT #
S1a	PERVIOUS PAVERS	.
S2	CONCRETE PAVEMENT	.
S3a	METRO NASHVILLE PUBLIC WORKS STANDARD ST200 CONCRETE CURB AND GUTTER	.
S4a	CONCRETE SIDEWALK	.
S5	SIDEWALK JOINTS	.
S6	ACCESSIBLE SYMBOL	.
S7	ACCESSIBLE PARKING AREA	.
S8a	ACCESSIBLE RAMP	.
S8b	ACCESSIBLE RAMP – WINGED	.
S9	TACTILE WARNING SURFACE	.
S16	CONCRETE DUMPSTER PAD	.
S17	DRIVEWAY RAMP	.

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12/29/14

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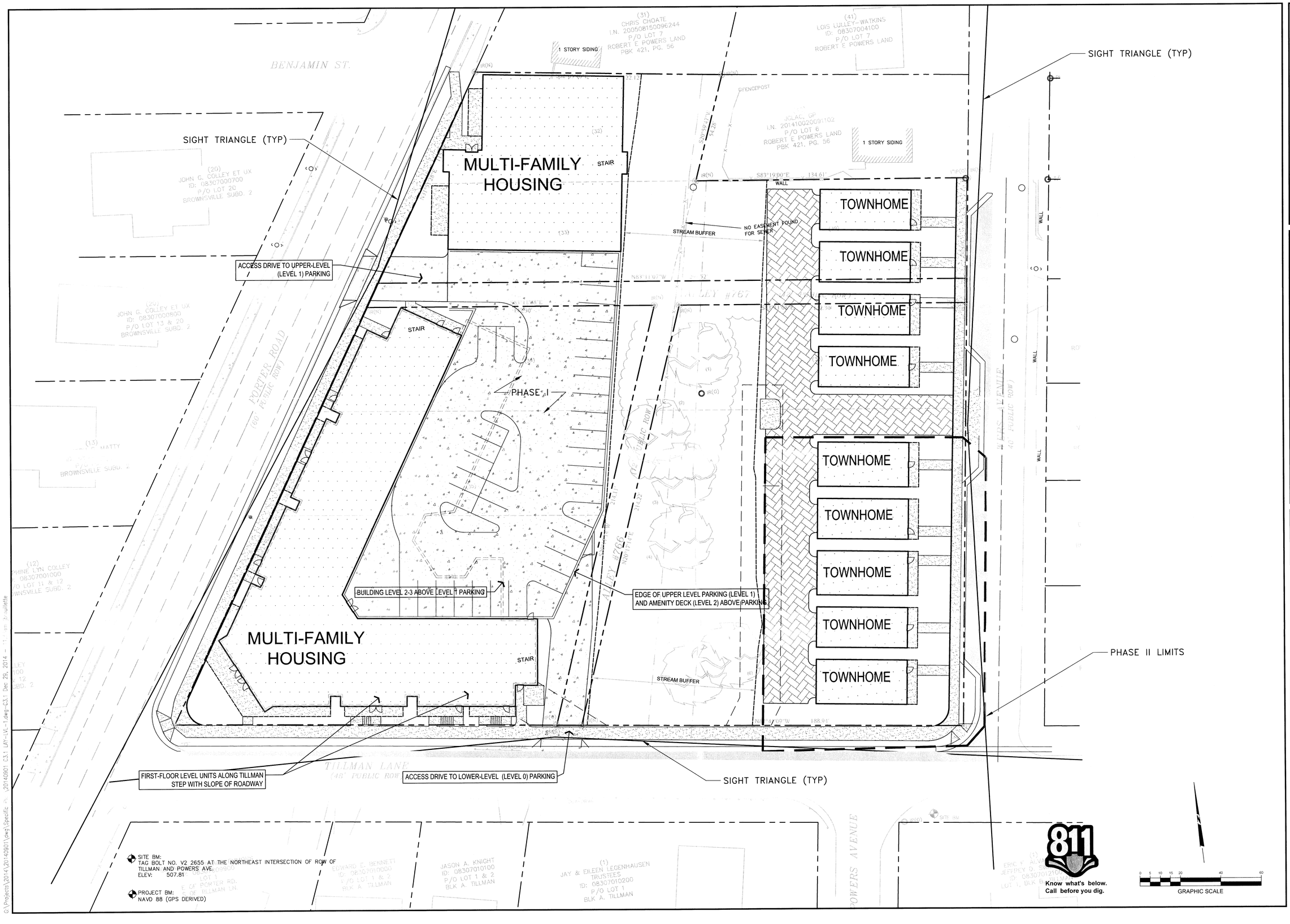
C3.0

SITE LAYOUT
LOWER LEVEL



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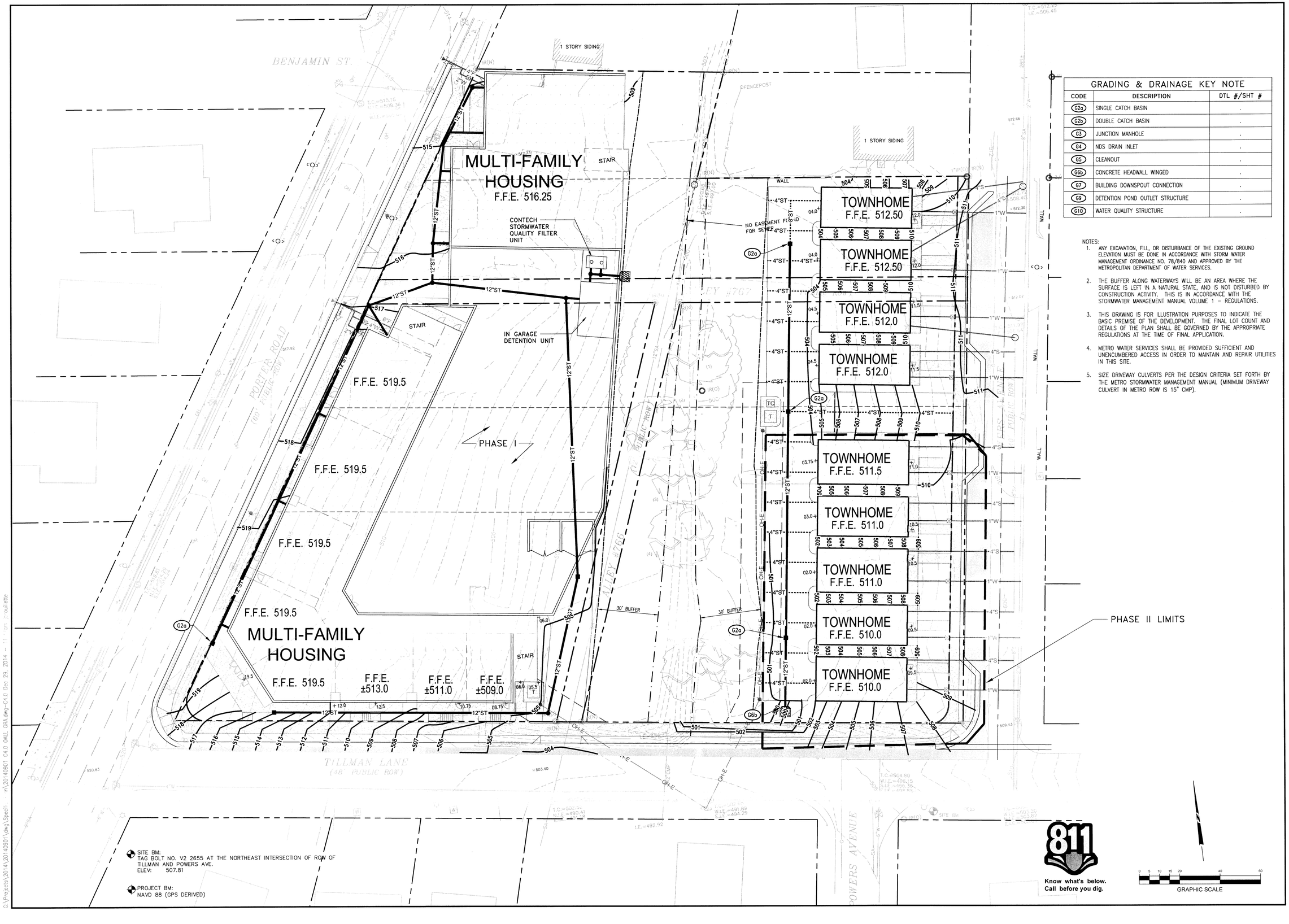
C3.1

SITE LAYOUT
LEVEL I



SITE BM:
TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF TILLMAN AND POWERS AVE.
ELEV: 507.81

PROJECT BM:
NAVD 88 (GPS DERIVED)

811
Know what's below.
Call before you dig.

GRAPHIC SCALE

GRADING & DRAINAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
G2a	SINGLE CATCH BASIN	.
G2b	DOUBLE CATCH BASIN	.
G3	JUNCTION MANHOLE	.
G4	NDS DRAIN INLET	.
G5	CLEANOUT	.
G6b	CONCRETE HEADWALL WINGED	.
G7	BUILDING DOWNSPOUT CONNECTION	.
G9	DETENTION POND OUTLET STRUCTURE	.
G10	WATER QUALITY STRUCTURE	.

NOTES:

1. 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.
2. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 – REGULATIONS.
3. 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.
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

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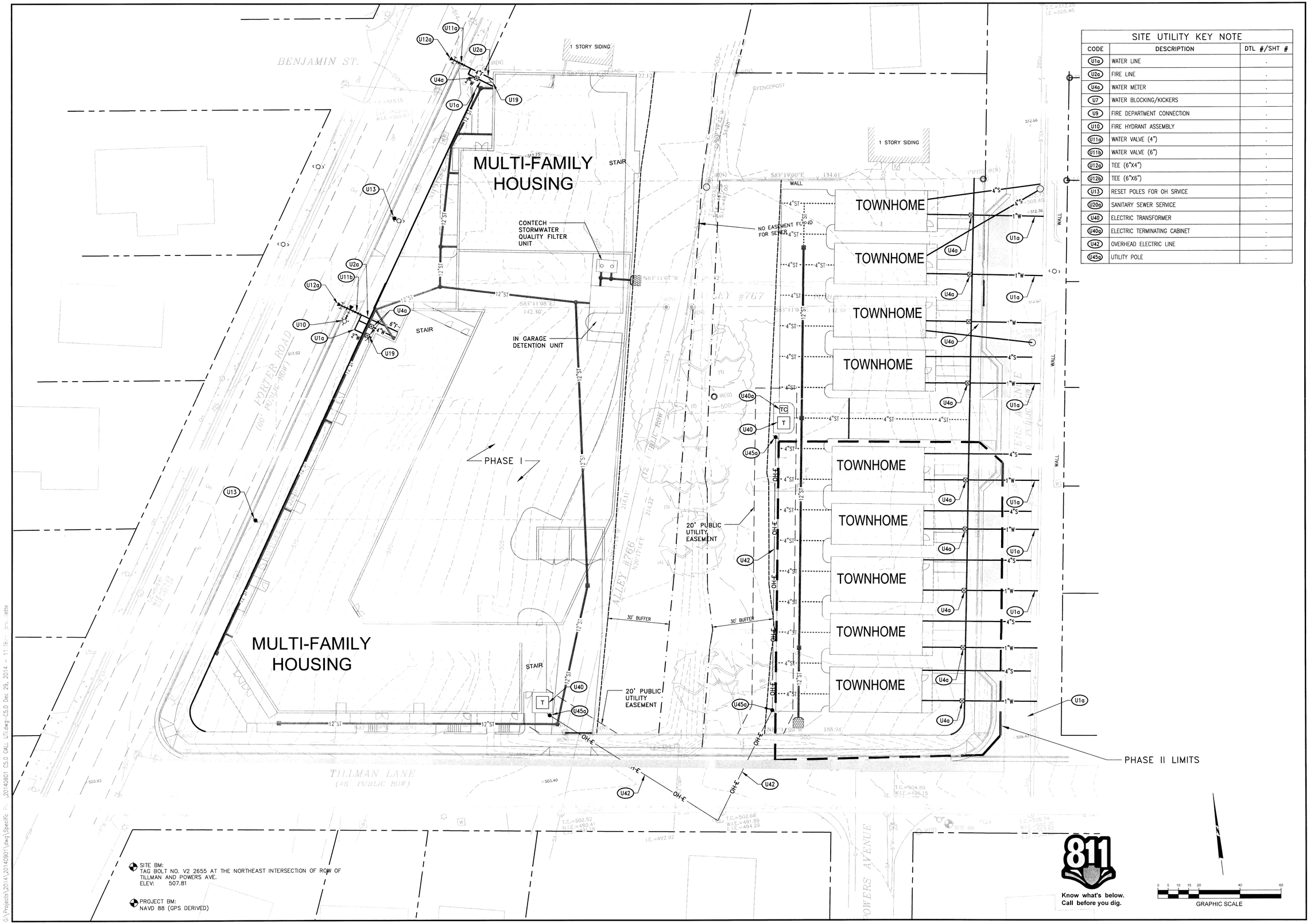
C4.0

SITE GRADING & DRAINAGE



SITE UTILITY KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
U1a	WATER LINE	.
U2a	FIRE LINE	.
U4a	WATER METER	.
U7	WATER BLOCKING/KICKERS	.
U9	FIRE DEPARTMENT CONNECTION	.
U10	FIRE HYDRANT ASSEMBLY	.
U11a	WATER VALVE (4")	.
U11b	WATER VALVE (6")	.
U12a	TEE (6"X4")	.
U12b	TEE (6"X6")	.
U13	RESET POLES FOR OH SRVICE	.
U20a	SANITARY SEWER SERVICE	.
U40	ELECTRIC TRANSFORMER	.
U40a	ELECTRIC TERMINATING CABINET	.
U42	OVERHEAD ELECTRIC LINE	.
U45a	UTILITY POLE	.

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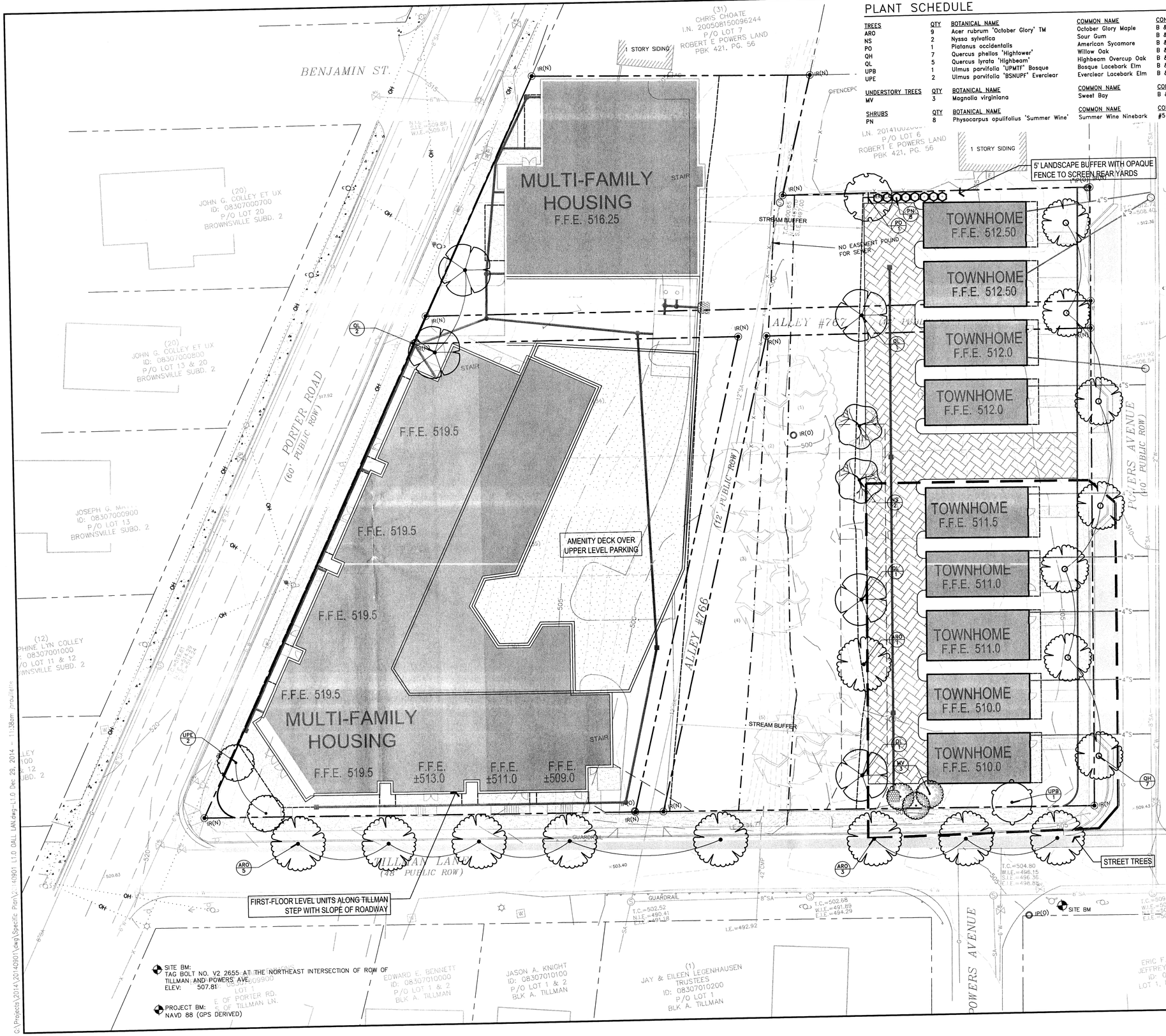
C5.0
SITE UTILITIES



SITE BM:
TAG BOLT NO. V2 2655 AT THE NORTHEAST INTERSECTION OF ROW OF TILLMAN AND POWERS AVE.
ELEV: 507.81

PROJECT BM:
NAVD 88 (GPS DERIVED)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
ARO	9	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	3"	13-15' Ht.	4-5'	
NS	2	Nyssa sylvatica	Sour Gum	B & B	3"	14-15'	5'	Well branched
PO	1	Platanus occidentalis	American Sycamore	B & B	2.5"Cal	10'-12'	4-4.5'	
QH	7	Quercus phellos 'Hightower'	Willow Oak	B & B	3"	14-16'	5-6'	
QL	5	Quercus lyrata 'Highbeam'	Highbeam Overcup Oak	B & B	3"	14-16'	4-5'	
UPB	1	Ulmus parvifolia 'UPMTF' Bosque	Bosque Lacebark Elm	B & B	3"	12-14'	4.5-5'	Matched; Well formed & balanced matched
UPE	2	Ulmus parvifolia 'BSNUPF' Everclear	Everclear Lacebark Elm	B & B	3"	12-15'	3-4'	

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
MV	3	Magnolia virginiana	Sweet Bay	B & B	2"Cal	10-12'	3'-4'	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	SPREAD	SPACING	REMARKS
PN	8	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	#5 Cont.		24-30"	21-24"	48" o.c.	

SITE TREE DENSITY CALCULATIONS

	SPECIFIC PLAN (SP)
ZONED:	
ACREAGE	2.20 Ac.
BUILDING ACREAGE:	1.10 Ac.
ADJUSTED ACREAGE:	1.10 Ac.
TREE DENSITY UNITS REQUIRED: (14 TDU/Ac. x 0.79 Ac.)	15.4 TDU
TREE DENSITY UNITS PROVIDED:	
PROTECTED TREES:	28.8 TDU
EXISTING STREET TREES:	TDU
PROPOSED TREES:	7.8 TDU
2" 6 x 0.5 = 3.0	
3" 8 x 0.6 = 4.8	
TOTAL 7.8	
TOTAL DENSITY UNITS PROVIDED	36.6 TDU

LANDSCAPE DATA

OVERALL SITE ACREAGE	2.20 ACRES
MAP AND PARCEL	SEE COVER SHEET
ZONING	SPECIFIC PLAN (SP)
LAND USE:	MULTI FAMILY APARTMENTS
IMPERVIOUS SURFACE RATIO (ISR)	
MAX. ALLOWED	0.20
PROPOSED	0.57

EXISTING TREES TO BE PRESERVED

PT. NO.	SIZE/TYPE	HEALTH	TDU
1	18"	-	
2	20"	-	
3	18"	-	
4	24" HALESIA	-	
5	26" POPLAR	-	
6	26" POPLAR	-	

132 TOTAL INCHES PRESERVED
6 TOTAL TREES

LANDSCAPE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-

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Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

SPECIFIC PLAN
Case No: 2015SP-008-001

821 PORTER ROAD

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

IMAGINE I CO.
P.O.C. MATT GARDNER
(615) 467-2640

JASON M. BROUILLETTE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
12/9/14

DATE	REVISIONS
12.29.14	PUBLIC WORKS COMMENTS
12.16.14	PER CITY COMMENTS
11.25.2014	20140901

L1.0

OVERALL SITE LANDSCAPE

C:\Projects\2014\20140901\dwg\Specific Plan\20140901 L1.0 OALL LAN.dwg-L1.0 Dec 29, 2014 - 11:38am jmbrouillette

ARCHITECTURAL PALETTE

ARCHITECTURAL STYLES

East Nashville is a neighborhood with a long and memorable history. It is known for its recognizable building styles and architectural language dating back to the 1800s. Eastwood Neighbors is the site of this project and has been in the ownership of the Colley family for over 100 years.

The plan set forth in this document demonstrate the desire to portray a consistent architectural character in line with the surrounding neighborhood's heavy Arts and Crafts presence. The buildings will be scaled appropriately to fit with adjacent properties and continue the rhythm of the neighborhood as one moves down the sidewalks.

ARCHITECTURAL DETAILS

Buildings will be articulated to create a scale and diversity that activate the sidewalk and promote the walkable neighborhood that much of East Nashville is accustomed to. Building masses will be broken up by porches, landscaping, and glazing to create points of interest.

ARCHITECTURAL STANDARDS

FRONTAGE:
Architectural features shall be incorporated to provide interest to the streetscape elevations and rhythm.

ROOFS:
All roofs will have architectural shingles with certain accent porches and elements potentially using a metal roof. The parking deck roof will be utilized as an outdoor recreation area with planters and lounge seating.

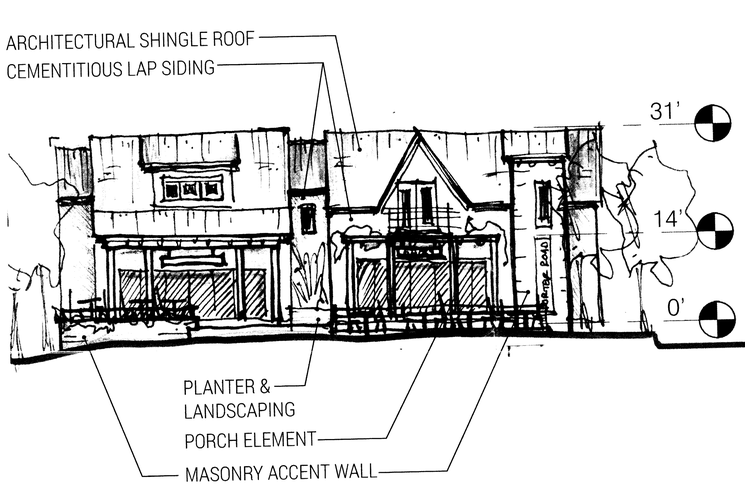
SITE UTILITIES:
Site utilities will be located as much as possible in areas not visible from the road. These areas will be screened as needed.

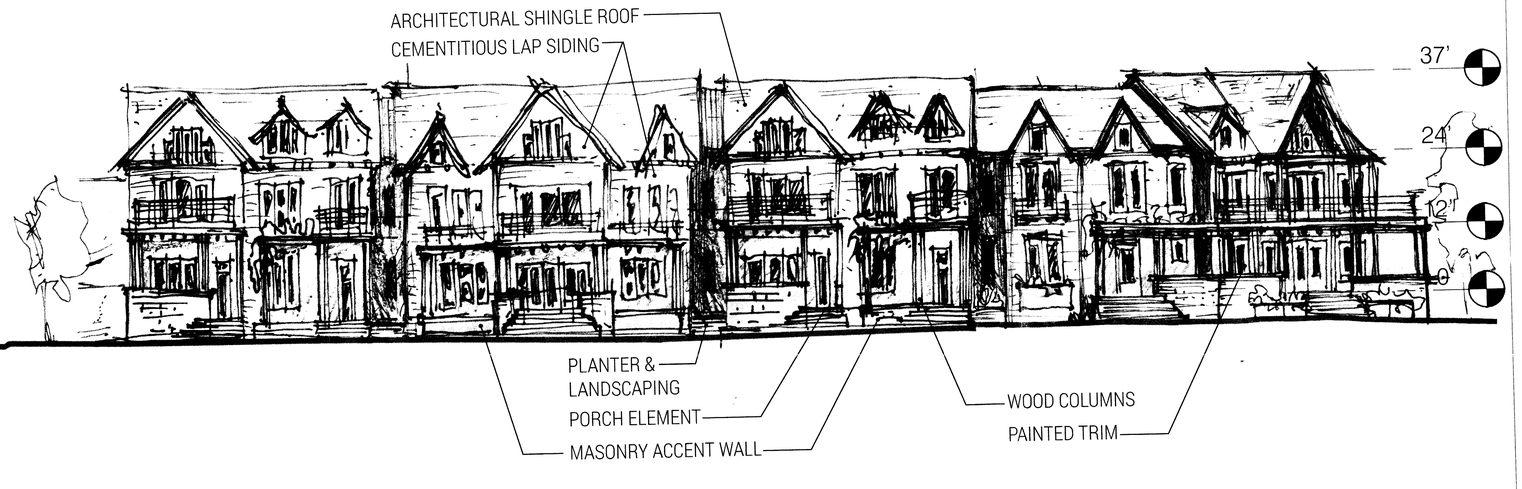
LIGHTING:
All porch lighting will be metal halide, LED, or other high quality light source.

WINDOWS & DOORS:
The windows and doors will be consistent with the surrounding neighborhood structures.

MATERIALS:
The predominant material used at the exterior walls of the buildings will be cementatious lap siding. It will mimic size and profile of adjacent structures in the surrounding neighborhood. Accent walls will be composed of masonry (brick or stone), mostly relating to the porch areas. Wood columns will be incorporated at each porch area with a mixture of concrete and wood stairs leading up to each porch and entryway. Window trim and siding will be painted.

COLORS:
Color selections will be neutral and will be selected to relate to the surrounding structures.





ELEVATION AT PORTER ROAD

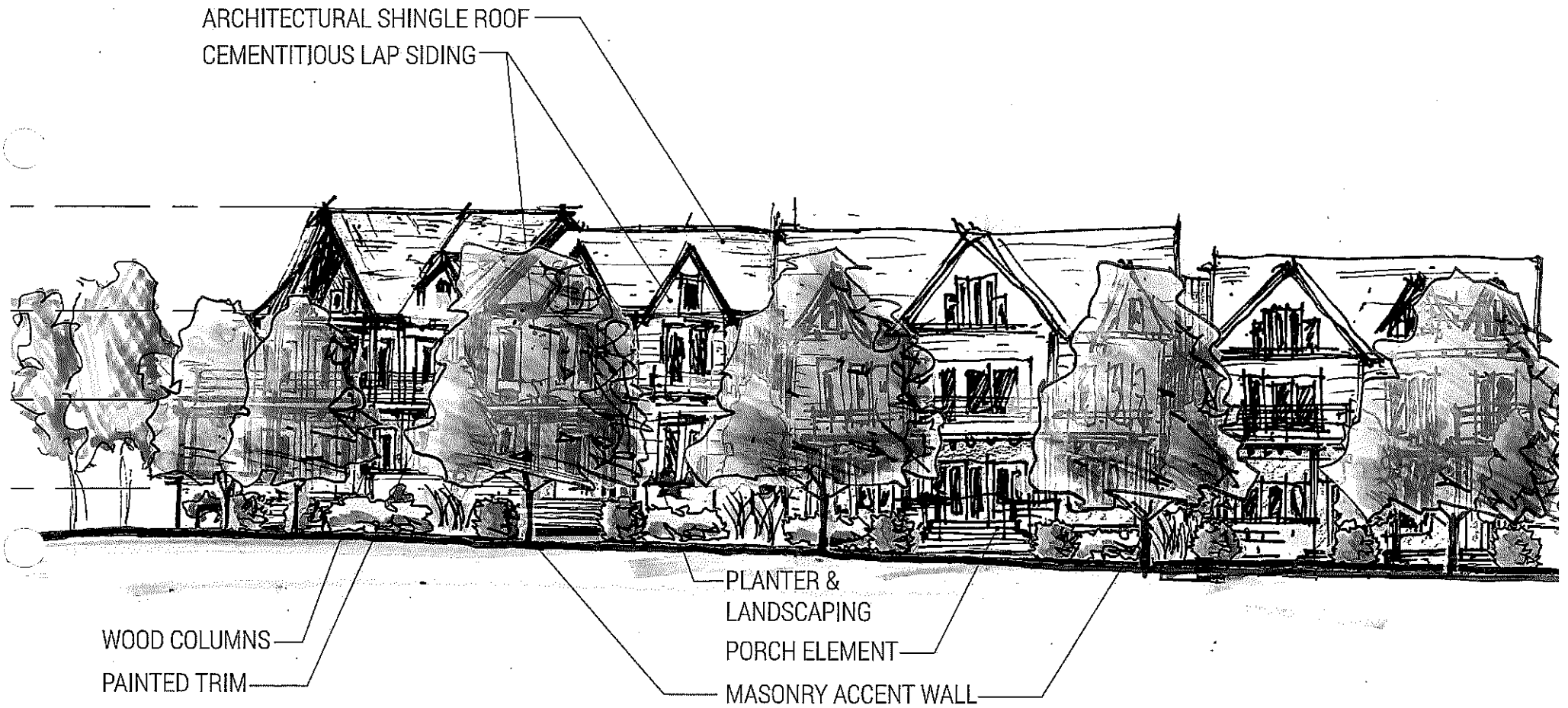
PORTER ROAD DEVELOPMENT

CENTRIC ARCHITECTURE

MULTIFAMILY ELEVATION AT CORNER OF PORTER RD & TILLMAN LN

PORTER ROAD DEVELOPMENT

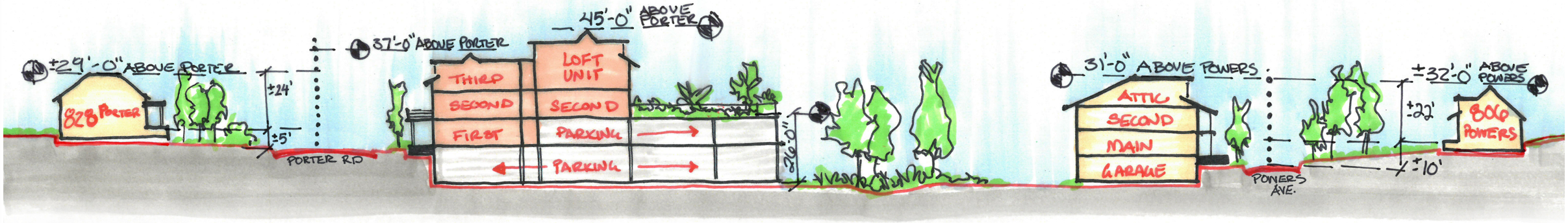
CENTRIC ARCHITECTURE


ARCHITECTURAL SHINGLE ROOF
CEMENTITIOUS LAP SIDING
PLANTER &
LANDSCAPING
WOOD COLUMNS
PORCH ELEMENT
PAINTED TRIM
MASONRY ACCENT WALL

SINGLE FAMILY RESIDENTIAL ELEVATION AT POWERS AVENUE

PORTER ROAD DEVELOPMENT

CENTRIC
ARCHITECTURE



SITE SECTION THROUGH PORTER ROAD AND POWERS AVENUE

PORTER ROAD DEVELOPMENT

CENTRIC ARCHITECTURE