Purpose:
The purpose of this project is to create ten townhomes.

Townhome units to be cedar rainscreen siding on split faced CMU raised foundations of 18"-36". (typ.)

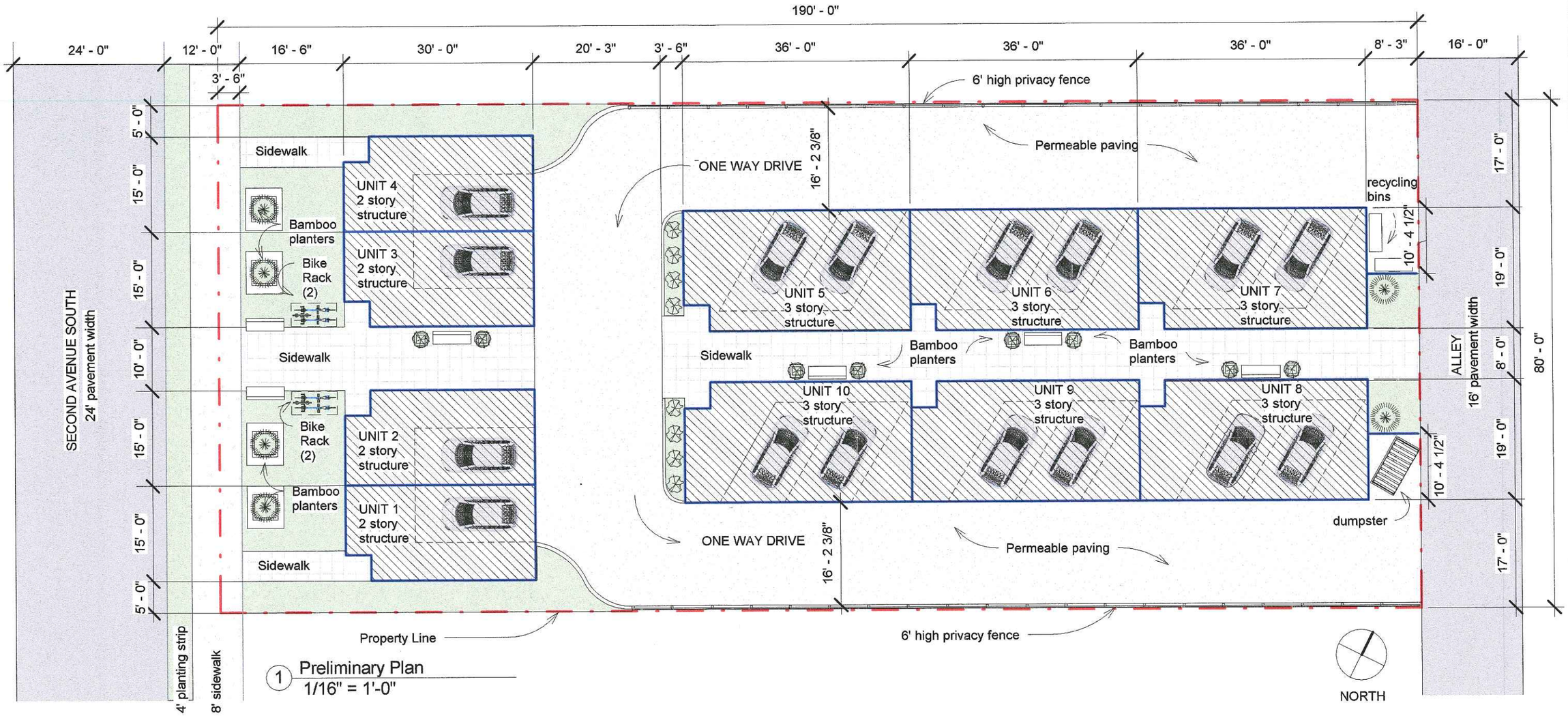
Land Use Table

(4 units) approx. 30' x 15'= 450 x 2 = 900 + roof top 200 = 1,100 sf
(6 units) approx. 36' x 19' = 684 x 2 = 1,368 + rooftop 200 = 1,568 sf
Approximate total useable floor area = 4,400 sf + 9,408 = 13,808 sf
10 multi-family residential units

Height: approximately 35'+
Building Coverage: 5,904 sf; 39% of total lot
Setbacks: 20' at front, 5 at sides, rear

Permitted Setbacks:
Front 20'
Sides: 5'.
Rear: variable.

NASHVILLE & DAVIDSON COUNTY
FEB 18 2015
METROPOLITAN PLANNING DEPARTMENT



1 Preliminary Plan
1/16" = 1'-0"

RobinetteDyer Architects
427 Chestnut Street, Suite 102
Nashville, TN 37203
615. 878.6147 www/robinettedyerarch.com

Cottages at South View

1056 2nd Avenue South - Nashville TN 37210

Case No. 2015SP-031-001 / 17th District

No.	Description	Date

Proposed Special Permit

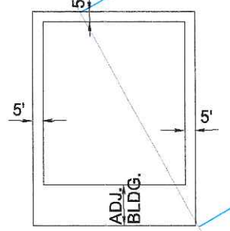
Project number	RDA 1411
Date	2.17.2015
Drawn by	RobinetteDyer Architects

A1.01

Scale 1/16" = 1'-0"

2/18/2015 10:52:49 AM

EASEMENT DETAIL



SITE DATA

PROJECT NAME: COTTAGES AT SOUTHVIEW
PROJECT ADDRESS: 1056 SECOND AVENUE SOUTH
CITY: NASHVILLE 37210
COUNTY: DAVIDSON
STATE: TENNESSEE
DISTRICT: 17TH COUNCILMANIC DISTRICT
EXISTING ZONING AND AREA DESIGNATION: SPECIFIC PLANS (SP)
PROPOSED ZONING AND AREA DESIGNATION: SPECIFIC PLANS (SP)
MAP AND PARCEL NO.= MAP 093-15, PARCEL 336
EXISTING LAND USE: SINGLE FAMILY RESIDENTIALVACANT
PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL
MINIMUM REQUIRED SETBACK LINES:
FRONT SETBACK - TO MATCH ADJACENT BUILDING
SIDE YARD: 5'
REAR YARD: 5'
ACREAGE OF SITE: 0.35± ACRES OR 15,250± S.F.
BUILDING FOOTPRINT SQ. FT. = 5,904 S.F.
PERMEABLE SIDEWALK = 1,705 S.F.
CONCRETE CURB = 142 S.F.
PERMEABLE PAVEMENT = 5,238 S.F.
TRASH BIN PADS = 120 S.F.
CONCRETE ENTRANCE = 332 S.F.
TOTAL IMPERVIOUS SURFACE = 6,398 S.F.
GRASS SURFACE = 1,909 S.F.
FLOOR AREA RATIO ALLOWED = 1.5 (PER UZO)
FLOOR AREA RATIO PROPOSED =13,808/15,250 = 0.91
IMPERVIOUS SURFACE RATIO ALLOWED = 0.8 (PER UZO)
IMPERVIOUS SURFACE RATIO PROPOSED = 6,398/15,250 = 0.42
FLOOR COVERAGE = 5,904/15,250 = 0.39
BUILDING HEIGHT = 35'

OWNER: FMBC INVESTMENTS
ADDRESS: 3716 WEST END AVENUE
PHONE: 615-297-1152
FAX: 615-297-1172

THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE LAYOUT FOR TEN MULI-FAMILY RESIDENTIAL UNITS.

PROPERTY IS ZONED SP.

ALL SETBACK TO BE DETERMINED BY METRO ZONING CODE.

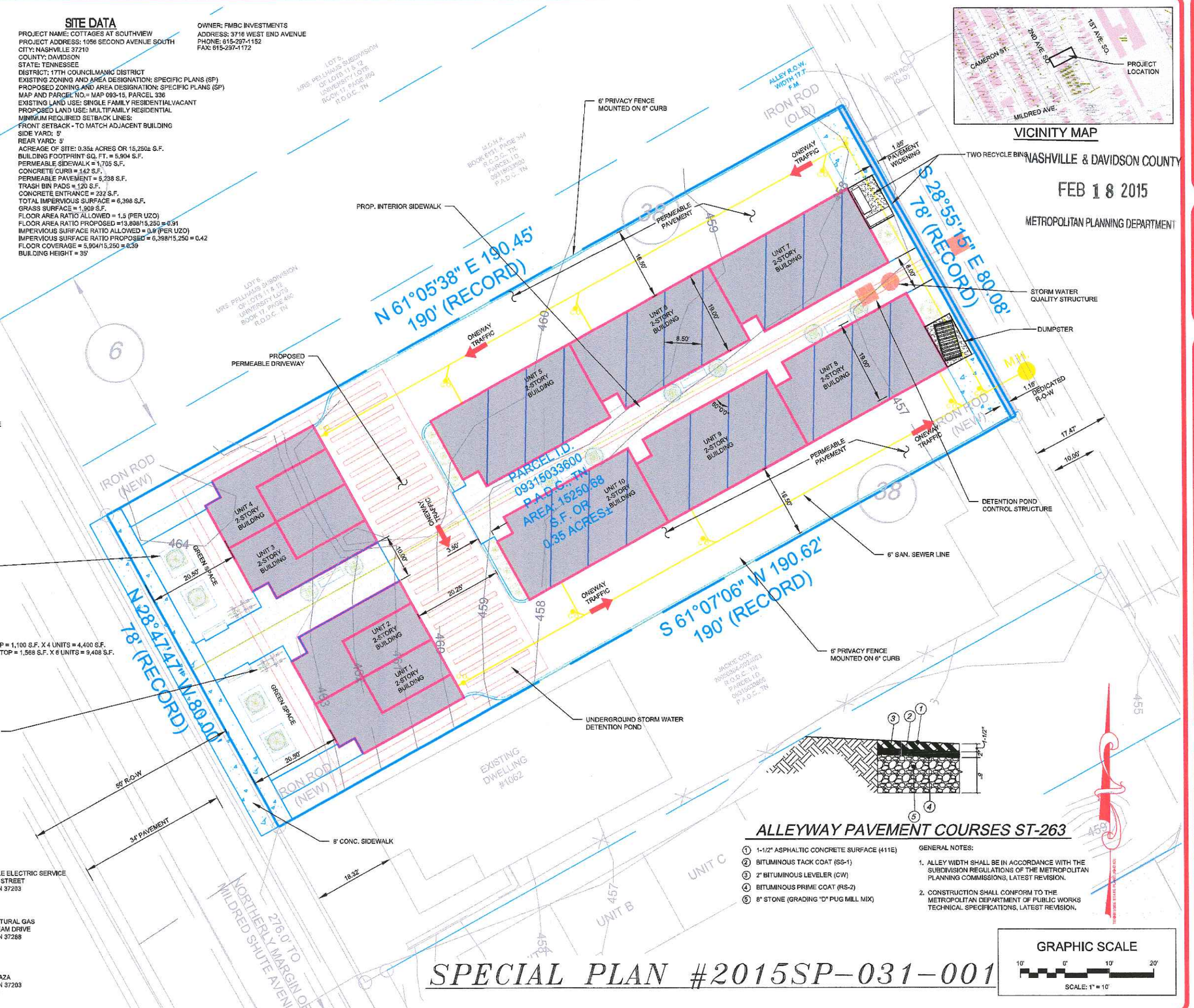
METRO WATER SERVICES - STORMWATER (78-840): "ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
METRO WATER SERVICES - STORMWATER (CONCEPT PLAN): "THIS 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."
METRO WATER SERVICES - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.)
METRO WATER SERVICES - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

BY REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47037C0219F EFFECTIVE DATE OF APRIL 20, 2001. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

APPLICATION NUMBER: 2015SP-031-001

NOTE:
RAISED FOUNDATIONS A MINIMUM OF 18" AND A MAXIMUM OF 36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS

LAND USE TABLE:
UNITS 1-4: 30'X15' = 450 S.F. X 2-STORY = 900 S.F. + 200 S.F. ROOFTOP = 1,100 S.F. X 4 UNITS = 4,400 S.F.
UNITS 5-10: 36'X19' = 684 S.F. X 2-STORY = 1,368 S.F. + 200 S.F. ROOFTOP = 1,568 S.F. X 6 UNITS = 9,408 S.F.
TOTAL FLOOR AREA = 13,808 S.F.



BUILDING FOOTPRINT
PERMEABLE PAVEMENT DRIVEWAY
PERMEABLE SIDEWALK

WATER AND SEWER
METRO WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TN 37208
(615) 862-4505

CABLE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(615) 244-5900

ELECTRIC
NES NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 747-3641

GAS
PEIDMONT NATURAL GAS
665 MAINSTREAM DRIVE
NASHVILLE, TN 37288
(615) 734-0734

TELEPHONE
AT&T
250 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288

IF YOU DIG IN TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

VICINITY MAP

NASHVILLE & DAVIDSON COUNTY

FEB 18 2015

METROPOLITAN PLANNING DEPARTMENT

ALLEYWAY PAVEMENT COURSES ST-263

1. 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
2. BITUMINOUS TACK COAT (SS-1)
3. 2" BITUMINOUS LEVELER (CW)
4. BITUMINOUS PRIME COAT (RS-2)
5. 8" STONE (GRADING "D" PUG MILL MIX)

GENERAL NOTES:

1. ALLEY WIDTH SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE METROPOLITAN PLANNING COMMISSIONS, LATEST REVISION.
2. CONSTRUCTION SHALL CONFORM TO THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, LATEST REVISION.

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

SPECIAL PLAN #2015SP-031-001

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821 Fax
nasoudfathi@comcast.net

NASOUDFATHI JOSEPH 2009 STATE OF TENNESSEE REGISTERED ENGINEER

SPECIAL PLAN APP. #2015SP-031-001
COTTAGES AT SOUTHVIEW
1056 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210
DAVIDSON COUNTY, NASHVILLE, TENNESSEE
SUBDIVISION
PART OF LOT 38 OF UNIVERSITY
TAX MAP 93-15, PARCEL 336, 17TH COUNCIL DISTRICT

General Notes

No.	Revision/Issue	Date

Date: FEB. 17, 2015
Scale:
Sheet: C1.0 OF
Project No. 2015-04
Prepared By: MF

Robinette Dyer Architects
427 Chestnut Street
Suite 103
Nashville, TN 37203
615-878-6147
615-519-4169
www.robinettedyerarch.com

The Cottages at SouthView

1056 2nd Avenue South - Nashville TN 37210

Case No. 2015SP-031-001