

PRELIMINARY SPECIFIC PLAN SOUTHGATE STATION

512, 514, 518 & 520 SOUTHGATE AVENUE
NASHVILLE , DAVIDSON COUNTY, TN

OWNERS

ALPHA ONE, LLC
521 5TH AVENUE SOUTH
NASHVILLE, TN 37203
(309.00 & 310.00)

WILLAM SMALLMAN
PO BOX 158444
NASHVILLE, TN 37215
(19.00 & 20.00)

MARVIN E. NEELY & KERRY G. CAMPBELL
1916 8TH AVE. SOUTH
NASHVILLE, TN 37203
(22.00)

DEVELOPER

AERIAL DEVELOPMENT GROUP
521 5TH AVENUE SOUTH
NASHVILLE, TN 37203
CONTACT: JOSH RANDOLPH
(615)669-6785

EMAIL: josh@aerialdevelopmentgroup.com

PLANNER/CIVIL ENGINEER

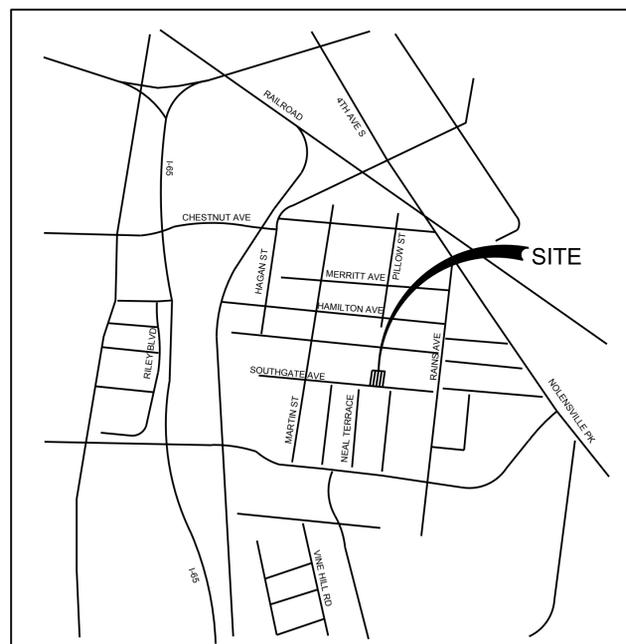
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: HAL CLARK, RLA
PHONE: (615)248-9999
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SHEET INDEX

C0.01 COVER
C1.00 EXISTING CONDITIONS PLAN
C2.00 PRELIMINARY DEVELOPMENT PLAN
C2.00 GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN

PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE A MIX OF 41 SINGLE-FAMILY DETACHED DWELLINGS, ATTACHED TOWNHOME DWELLINGS & STACKED FLATS.

CASE NO. 2015SP-037-001
ORDINANCE NO. BL2015-___



VICINITY MAP

N.T.S.

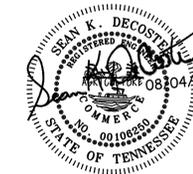


MAP 105.11 PARCELS 19.00, 20.00,
22.00, 309.00 & 310.00

CIVIL SITE

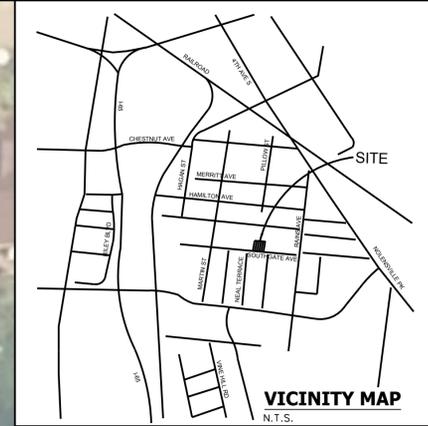
DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
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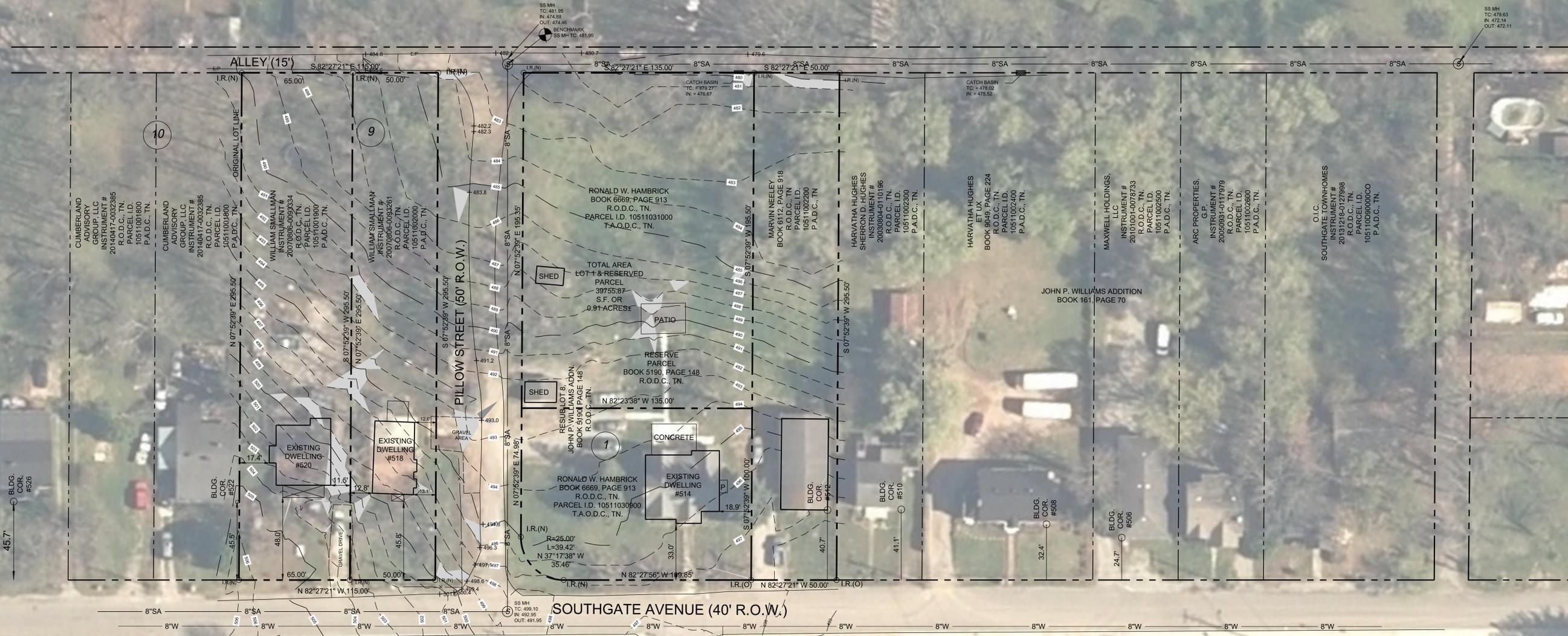


RESUBMITTAL: AUGUST 4, 2015
RESUBMITTAL: MAY 4, 2015
RESUBMITTAL: MARCH 3, 2015
RELIMINARY SP SUBMITTAL: FEBRUARY 12, 2015
JOB NO.: 14-050-01

Jul 25, 2016 - 3:32pm T:\CADD\2014\14-050-01\Civil\Preliminary\SP14-050-01.d01 Existing Conditions Plan.dwg



CIVIL SITE
 DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
 619 SOUTH GLENN AVENUE SUITE 411 NASHVILLE, TN 37203
 (615) 259-8888 FAX (615) 259-8888



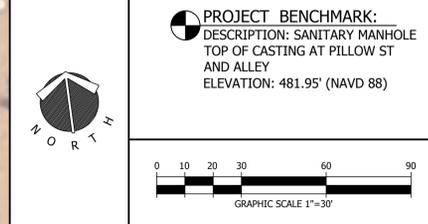
EXISTING CONDITIONS PLAN
 PRELIMINARY SPECIFIC PLAN
SOUTHGATE STATION
 512, 514, 518 & 520 SOUTHGATE AVENUE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2015SP-037-001

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CAMPBELL, MCRAE & ASSOCIATES, DATED AUGUST 27, 2014 (REVISED APRIL 17, 2015). 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 105.11 PARCELS 19.00, 20.00, 22.00, 309.00 & 310.00

Slopes Table

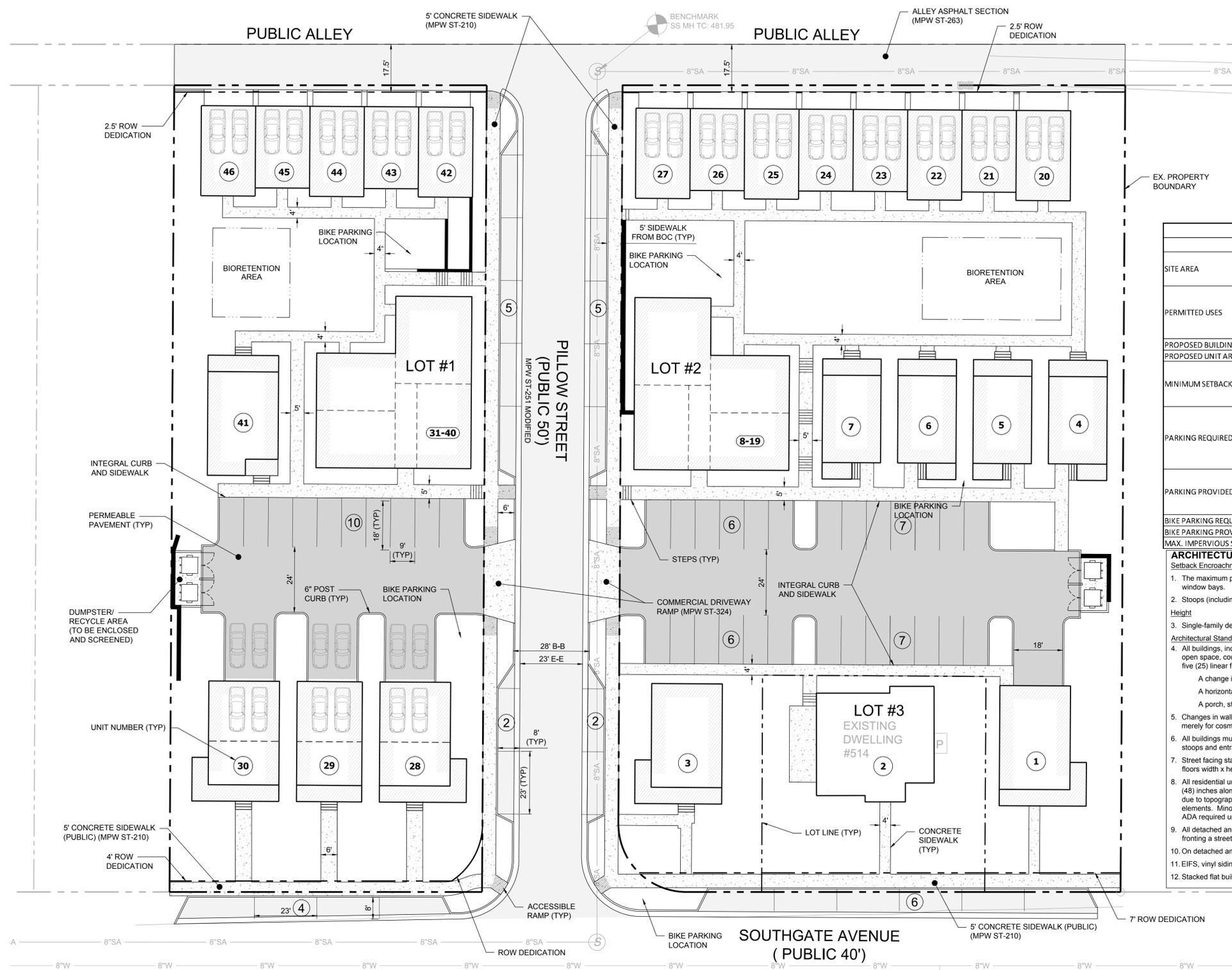
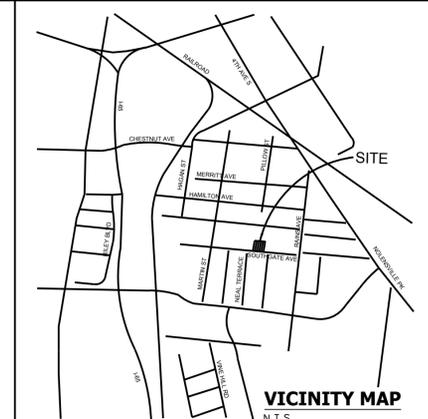
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	20.00%	2222.18	
2	20.00%	25.00%	270.95	



REV.	COMMENTS	DATE
	PLANNING COMMISSION SUBMITTAL	02/12/2015
	RESUBMITTAL	03/03/2015
	RESUBMITTAL	05/04/2015
	RESUBMITTAL	08/04/2015

C0.01

JOB NO.: 14-050-01



SITE DATA TABLE		
	LOT 1 & 2	LOT 3
SITE AREA	LOT 1 = 0.76 AC LOT 2 = 1.07 AC TOTAL = 1.83 AC	0.14 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 45 RESIDENTIAL UNITS	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 1 RESIDENTIAL UNIT
PROPOSED BUILDING TYPE	RESIDENTIAL	RESIDENTIAL
PROPOSED UNIT AREAS	600 - 2,600 SF BUILDINGS (TYP)	EXISTING
MINIMUM SETBACKS	FRONT: SOUTHGATE - 30' PILLOW - 5' SIDE - 5' REAR - 5'	FRONT - 30' SIDE - 5' REAR - 0'
*Refer to Architectural notes below for setback encroachments		
PARKING REQUIRED	18 - SINGLE FAMILY (2/UNIT) = 22 MULTI-FAMILY IN UZO 7 - 1 BEDROOM (1.0/UNIT) = 7 28 - 2 BEDROOM (1.5/UNIT) = 42 TOTAL SPACES = 71	INCLUDED IN LOT 1 & 2 CALCULATIONS
PARKING PROVIDED	ON STREET PARKING = 23 SURFACE PARKING = 33 GARAGE PARKING = 36 TOTAL PARKING PROVIDED = 92	
BIKE PARKING REQUIRED	11 TOTAL SPACES - 2 PUBLICLY ACCESSIBLE	
BIKE PARKING PROVIDED	11 TOTAL SPACES - 2 PUBLICLY ACCESSIBLE	
MAX. IMPERVIOUS SURFACE RATION (ISR)	80%	80%

- ARCHITECTURAL NOTES:**
 Setback Encroachments
- The maximum permitted encroachment into the Pillow Street front setback shall be three (3) feet for attached balconies, porches, and window bays.
 - Stoops (including connecting stairs and ramps) may encroach five (5) feet into all street setbacks.
- Height
- Single-family detached units limited to 3 stories in 35 feet. Stacked flat and single-family attached units limited to 3 stories in 45 feet.
- Architectural Standards
- All buildings, including stacked flat buildings shall avoid continuous uninterrupted blank facades along street frontages as well as facing open space, courtyards, and parking lots. At a minimum, the facade plane shall be interrupted by one of the following for every twenty five (25) linear feet of street frontage:
 A change in building material
 A horizontal undulation in the building facade
 A porch, stoop or balcony
 - Changes in wall planes shall be related to entrances, the integral structure or the organization of interior spaces and activities and not merely for cosmetic effect
 - All buildings must address the street frontage and greens spaces with architectural treatments including, but not limited to: windows, stoops and entrances, balconies, porches and other functional architectural elements
 - Street facing stacked flat building facades shall have a minimum of fifteen (15) percent glazing (measured as a percentage of each floor width x height).
 - All residential units shall have a minimum raised foundation of eighteen (18) inches and a maximum raised foundation of forty-eight (48) inches along all street frontages, measured from average grade at the front setback, except where additional foundation is needed due to topography. Foundations over forty-eight (48) inches without pedestrian entrances shall include articulation and landscaping elements. Minor reductions may be granted by Planning Staff with the Final SP application for topographical challenged areas and ADA required units.
 - All detached and attached units shall provide a minimum of 1 principal entrance and a minimum of 25% glazing along all facades fronting a street or open space.
 - On detached and attached units, windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
 - EIFS, vinyl siding, and untreated wood shall be prohibited.
 - Stacked flat buildings must address Pillow Street through primary pedestrian entrances and use of balconies, glazing or other methods.

- SITE NOTES:**
- THIS DRAWING IS FOR ILLUSTRATION 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 THE FINAL APPLICATION.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 - OVERFLOW FROM THE BIORETENTION AREAS SHALL BE PIPED TO THE PROPOSED CLOSED STORM DRAIN SYSTEM IN PILLOW STREET.

PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
 The purpose of this Specific Plan is to permit a residential development to include a mix of 46 single-family detached dwellings, attached townhome dwellings & stacked flats.

Development Plan:
 The developer of this project intends to develop a 46 unit, residential project with integrated courtyard area, and open space.

Existing Conditions:
 The property currently includes 3 residential buildings, and ancillary structures.

Applicability to the General Plan:
 This property is within the South Nashville Community Planning area adopted Dec. 13, 2007. The structure plan for this property identifies this area as Neighborhood Evolving.

Permitted Uses:
 Uses permitted in this development shall be limited to 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 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 enacting ordinance, or add vehicular access points not currently present or approved.
- The required fire flow shall be determined by the Metro/Nashville Fire Marshal'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)
- Ownership for units may be divided by a horizontal property regime or a subdivision approved by the Metro Planning Commission, with a minimum lot size of 1,000 square feet.
- 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 (47037CO219F, dated April 20, 2001), 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 Svd (Stiversville-Urban land complex, 3-25% slopes) and M8b (Maury-Urban land complex, 2-7% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- Site slopes range from 3-25%. 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 with the boundaries of this plan shall be 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 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.
- 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 RM20A zoning district as of the date of the applicable request or application.
- Landscaping:**
 The development of this project shall comply with and 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: 17
 Council Member Name: Sandra Moore
 Owner of Record: William Smallman
 1100 Douglas Avenue
 Nashville, TN 37215
 (615) 246-9999

Alpha One, LLC
 1100 Douglas Avenue
 Nashville, TN 37206
 (615) 246-9999
 Contact: Hal Clark
 halc@civilsite.com

Southgate Station
 2015SP-037-001

Civil Site Design Group, PLLC
 630 Southgate Avenue, Suite A
 Nashville, TN 37203
 p 615-246-9999
 Contact: Hal Clark
 halc@civilsite.com

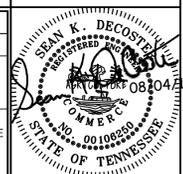
SP Name:
 SP Number:
 Designer:
 U.S. FEMA FIRM: 47037CO219F (dated April 20, 2001)

MAP 105.11 PARCELS 19.00 20.00, 22.00, 309.00 & 310.00

PROJECT BENCHMARK:
 DESCRIPTION: SANITARY MANHOLE TOP OF CASTING AT PILLOW ST AND ALLEY
 ELEVATION: 481.95' (NAVD 88)

C1.00

GRAPHIC SCALE 1"=20'



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