

MAP 116-03
PARCELS 179, 180, 181,
188, 189, 190 & 191

PURPOSE NOTE:
THE PURPOSE OF THIS SP IS TO REZONE 1.3 ACRES TO ALLOW FOR 75 MULTIFAMILY UNITS AND 14,000 S.F. MAXIMUM OF COMMERCIAL SPACE, A MAXIMUM OF 5,000 SF OF THE TOTAL COMMERCIAL AREA SHALL BE RESTAURANT USE.

SITE DATA TABLE:

MAP/PARCEL	MAP 82-13 / PARCELS 179, 180, 181, 188, 189, 190 & 191
OWNER/DEVELOPER	CENTERSTONE COMMUNITY MENTAL HEALTH CENTER P.O. BOX 40406 NASHVILLE TN 37204
SURROUNDING ZONING	IR/MUN/CS
COUNCIL DISTRICT	19 - GILMORE
TOTAL AREA =	1.34 AC.
MAX ALLOWABLE ISR	0.9
MAX ALLOWABLE FAR	3.0
MAX HEIGHT	3 STORIES MAX
MAX PROPERTY LINE SETBACK	0'

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF MUG-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

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.

BUILDING IS FULLY-SPRINKLERED

RAISED FOUNDATIONS OF 18" TO 36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.

ON-SITE PARKING:
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED.

PROPOSED USES:
MULTI-FAMILY RESIDENTIAL
POTENTIAL FIRST FLOOR COMMERCIAL SPACE. (ALL USES ALLOWED IN MUG-A)
RESTAURANT SF SHALL NOT EXCEED 5,000 SF

METRO WATER SERVICES NOTE:

- 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.
- METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNNUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

STORMWATER NOTES:

- 78-840 NOTE: 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.
- PRELIMINARY PLAN NOTE: 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 SERVICE SHALL BE PROVIDED SUFFICIENT AND UNNUMBERED ACCESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W IS 15" CMP)

FEMA NOTE:
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH INSURANCE RATE MAP PANEL NUMBER 47037C0216 F, DATED: APRIL 20, 2001.

STORMWATER CONCEPT:
STORMWATER DETENTION - NONE PROPOSED EXISTING SITE IS 100% IMPERVIOUS
STORMWATER QUALITY BMP: WATER QUALITY VAULT

TREE ORDINANCE NOTE:
PROPOSED DEVELOPMENT SHALL PROVIDE STREET TREES AS SHOWN ON THIS PLAN. ADDITIONAL ON SITE TREES TO MEET THE METRO TREE ORDINANCE SHALL NOT BE REQUIRED.



PARKING TABLE:

EAST AND WEST SP SITES	
75 MULTIFAMILY UNITS	
28 RENOVATED UNITS IN ELLIOTT SCHOOL	
103 UNITS TOTAL	
1 BEDROOM (11 PER BR)	82 UNITS 82 SPACES
2 BEDROOM (11.5 PER BR)	21 UNITS 32 SPACES
RESTAURANT 5,000sf	
5000-1000 = 4,000 / 150 = 27 SPACES	
RETAIL 9,000sf	
9,000 - 2,000 = 7,000 / 200 = 35 SPACES	
TOTAL COMMERCIAL 62 SPACES	
TOTAL 176 SPACES	

NOTE: THE ABOVE PARKING TOTALS ARE A THEORETICAL PARKING TOTAL BASED ON PRELIMINARY DATA. FINAL PARKING TOTALS SHALL BE BASED ON FINAL DESIGN. USE: SQUARE FOOTAGE. ALL PARKING SHALL BE ON SITE PER THE REQUIREMENTS OF THE METRO ZONING ORDINANCE.

NOTE: PARKING FOR THE FUTURE ELLIOTT SCHOOL RENOVATED BUILDING SHALL BE PROVIDED IN THE UNDERGROUND PARKING STRUCTURE ON THE WEST SIDE.

PUBLIC WORKS CONDITIONS OF APPROVAL

- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- INDICATE THE LOCATION OF THE SOLID WASTE AND RECYCLING CONTAINER(S). ONE CONTAINER IS SHOWN. ADDITIONAL WILL BE REQUIRED AT FINAL DESIGN. ONE CONTAINER IS NOT SUFFICIENT.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER MPW STANDARDS AND SPECS.
- ALL ROW DEDICATIONS ARE TO BE RECORDED PRIOR TO MPW SIGN OFF ON THE BUILDING PERMIT.
- IF RESIDENTIAL DWELLINGS WITH STOOPS OUT ONTO MADISON, AT GROUND LEVEL, ARE PROPOSED THEN THE STREET SHOULD BE WIDENED TO PROVIDE AN 8 FOOT PARKING BAY ON THE NORTH SIDE OF MADISON ST.

REQUIRE BICYCLE PARKING

USE	BICYCLE SPACES
Multifamily Apartments 75 units	1 space per 4 dwelling units = 19
Commercial	1 space per 5,000 sf = 3 spaces
Total Minimum Spaces Provided	22 spaces

Note: Final required parking numbers shall be based on final uses and Metro Council Bill BL2014-714

Planning Commission Conditions of Approval - Approved June 11, 2015

- Provide a detailed landscaping plan with the submittal of the Final SP.
- On the corrected set, add the following note to the Bicycle Parking Table: 20% of the spaces for the residential uses shall be publicly available and all of the spaces for the non-residential uses shall be publicly available.
- A minimum of 50% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
- The number of building stories, height, placements and elevations, as well as all site improvements shall be approved by the Metro Historic Zoning Commission.
- The final site plan shall meet the conditions of Metro Public Works. A parking and access study shall be submitted for review and approval to Metro Traffic and Parking.
- The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate the site plan is illustrative, conceptual, etc.

SHEET TITLE: 1200 7TH AVE NORTH

PRELIMINARY SP

MANUEL ZEITLIN ARCHITECTS

TEL: 615 254-2880
FAX: 615 254-4859

516 HAGAN ST, SUITE 100 NASHVILLE TN 37203

CONSULTANT: Barge Cauthen ASSOCIATES

REVISIONS:

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SHEET TITLE: SP SITE LAYOUT PLAN

RESIDENCES

DATE: 15 MAY 2015

DRAWN BY: PS

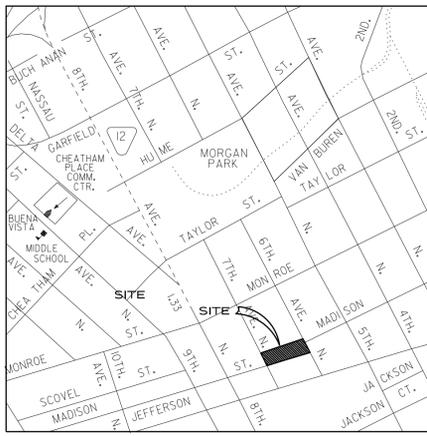
PROJECT NO: 1478

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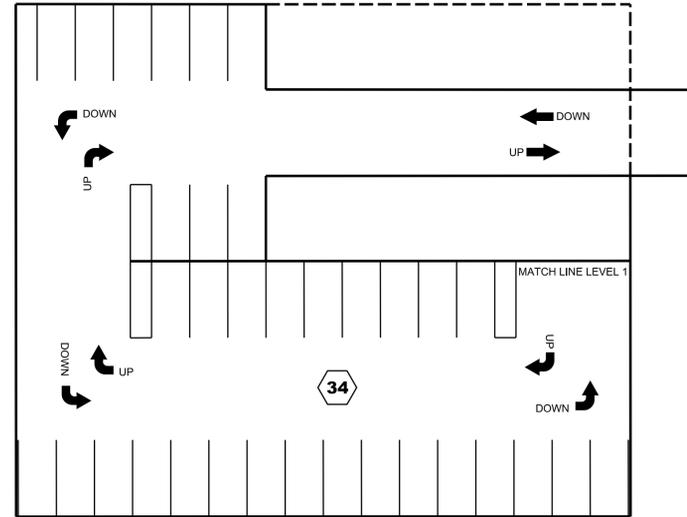
CASE NO. 2015SP-058-001

REVISED PER MPW COMMENTS 5 29 15

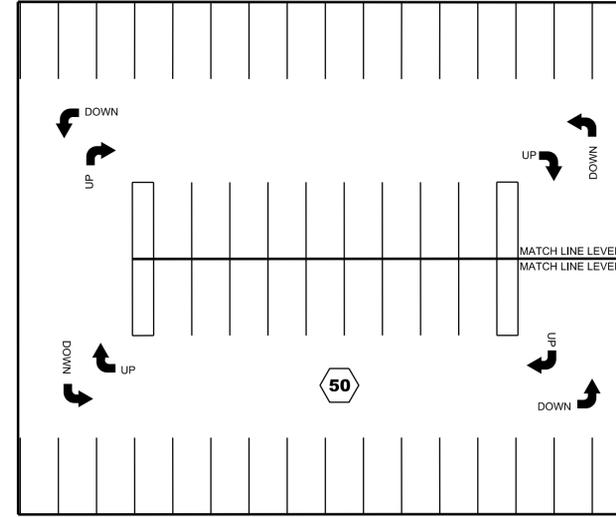
SP-100



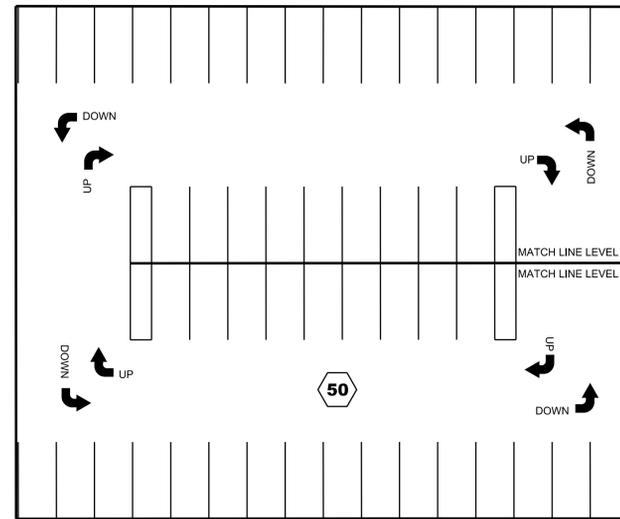
VICINITY MAP
N.T.S.



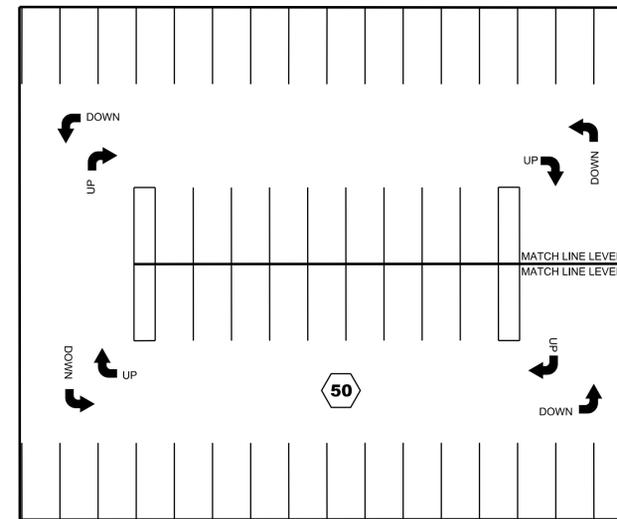
LEVEL 1



LEVEL 3



LEVEL 2



LEVEL 4

**PRELIMINARY UNDERGROUND PARKING LAYOUT
PRELIMINARY TOTAL 184 SPACES
WEST SITE ONLY**

NOTE: THE UNDERGROUND PARKING CONFIGURATION SHOWN ON THIS SHEET IS PRELIMINARY, BASE ON PRELIMINARY DESIGN. FINAL PARKING NUMBERS SHALL MEET THE FINAL DESIGN, UNIT COUNT, SQUARE FOOTAGE AND USE OF THE SP. ALL USES SHALL BE PARKED ON SITE PER THE REQUIREMENTS OF THE METRO ZONING ORDINANCE.

SHEET TITLE

**1200 7TH AVE
NORTH**

1329 7TH AVE NORTH, NASHVILLE, TN 37208

PRELIMINARY SP

MANUEL ZEITLIN ARCHITECTS

TEL: 615 254-2800
FAX: 615 254-4839

516 HAGAN ST., SUITE 100, NASHVILLE, TN 37203

CONSULTANT:



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SHEET TITLE
**SP SITE
LAYOUT
PLAN**

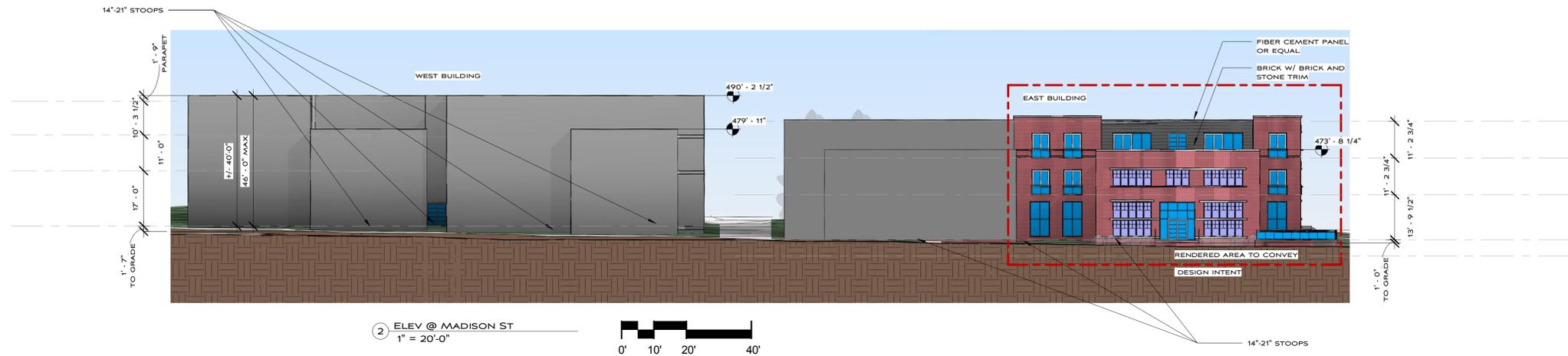
RESIDENCES
DATE: 15 MAY 2015
DRAWN BY: PS
PROJECT NO: 1478

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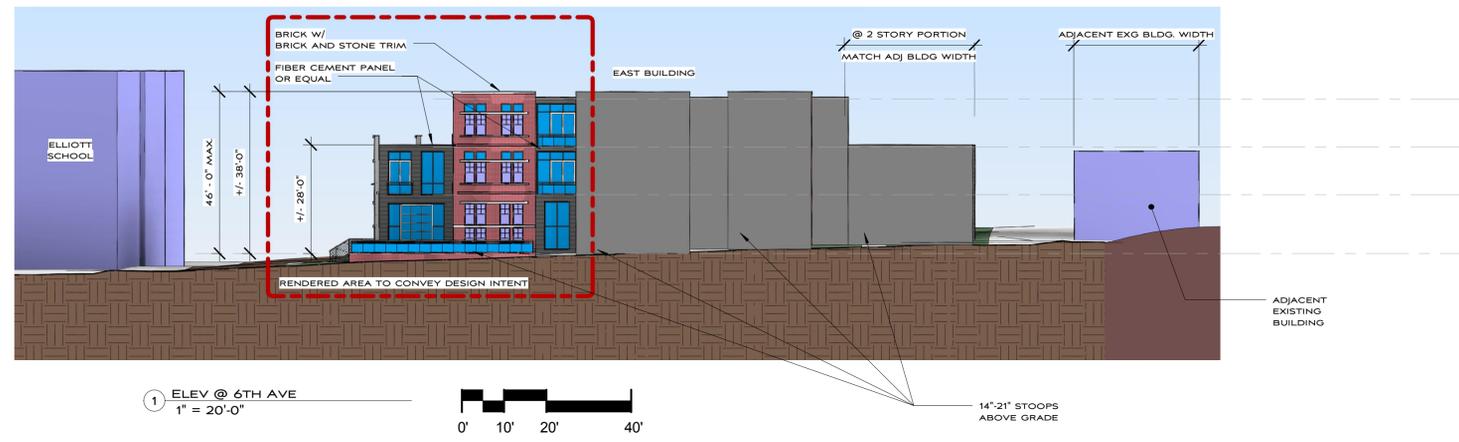
SP-100

CASE NO. 2015SP-058-01 NO. 2015SP-058-001

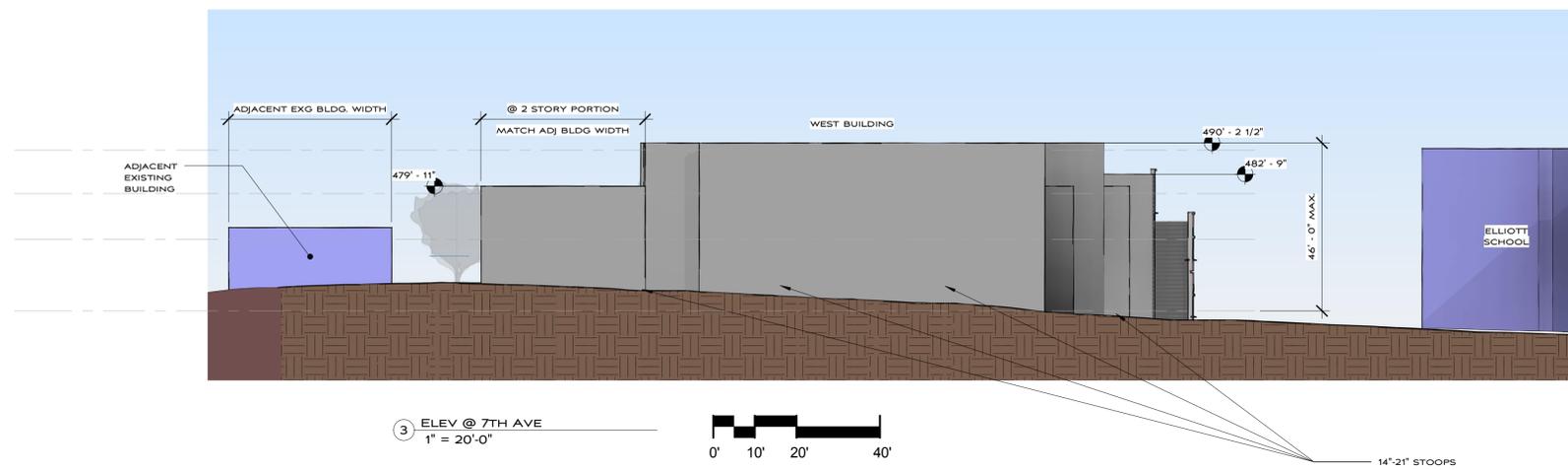
NOTE: HEIGHTS WILL BE LIMITED TO THOSE APPROVED FOR THIS PROJECT BY METRO HISTORICAL COMMISSION



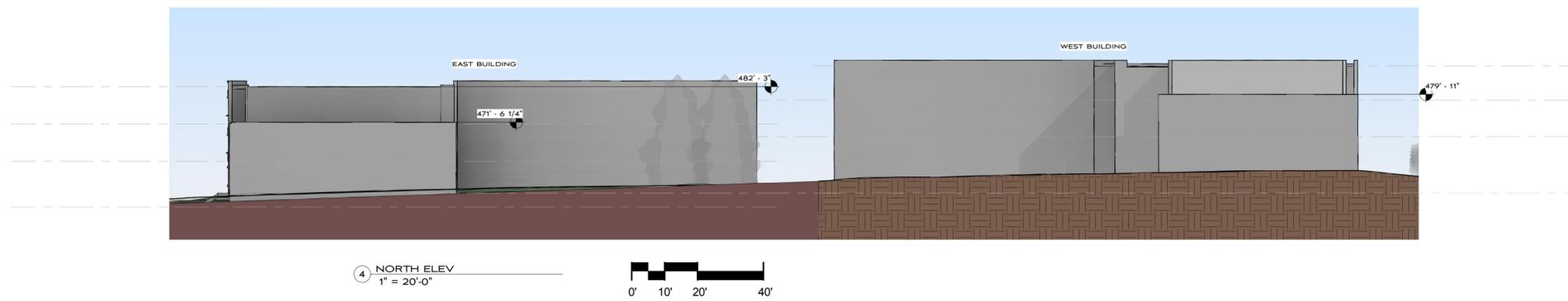
2 ELEV @ MADISON ST
1" = 20'-0"



1 ELEV @ 6TH AVE
1" = 20'-0"



3 ELEV @ 7TH AVE
1" = 20'-0"



4 NORTH ELEV
1" = 20'-0"