

# PRELIMINARY SPECIFIC PLAN TENTH AND RUSSELL

210 SOUTH 10TH STREET  
NASHVILLE , DAVIDSON COUNTY, TN

## PROPERTY OWNER

EAST NASHVILLE FREE WILL BAPTIST CHURCH  
210 SOUTH 10TH STREET  
NASHVILLE, TN 37206  
(615) 262-9507

## DEVELOPER

RICE PROPERTY MANAGEMENT  
8007 KNOLL COURT  
BRENTWOOD, TN 37027  
CONTACT: TOM FORD  
(615)202-5766  
EMAIL: FORDT82@YAHOO.COM

## PLANNER

HEIBERT & BALL LAND DESIGN  
1894 GEN. GEO. PATTON DR, SUITE 400  
FRANKLIN, TN 37067  
CONTACT: SKIP HEIBERT  
PHONE: (615)376-2421  
EMAIL: skip@hblanddesign.com

## CIVIL ENGINEER

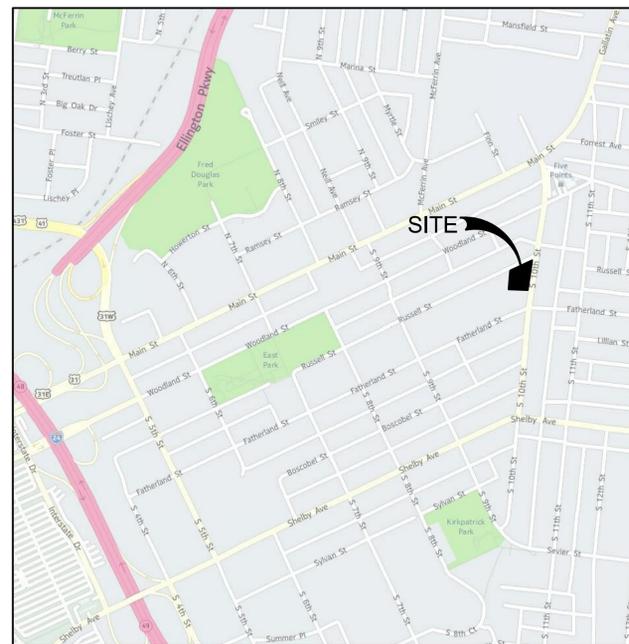
CIVIL SITE DESIGN GROUP, PLLC  
630 SOUTHGATE AVE., SUITE A  
NASHVILLE, TN 37203  
CONTACT: SEÁN DECOSTER  
PHONE: (615)248-9999  
EMAIL: seand@civil-site.com

## SHEET INDEX

C0.1 COVER  
C1.0 EXISTING CONDITIONS  
C2.0 PRELIMINARY DEVELOPMENT PLAN  
GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN

PURPOSE NOTE:  
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A  
RESIDENTIAL DEVELOPMENT THAT INCLUDES 8  
RESIDENTIAL UNITS

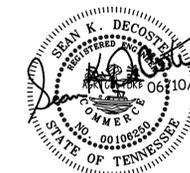
CASE NO. 2015SP-070-01  
ORDINANCE NO. BL2015-\_\_\_

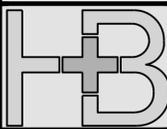


VICINITY MAP  
N.T.S.

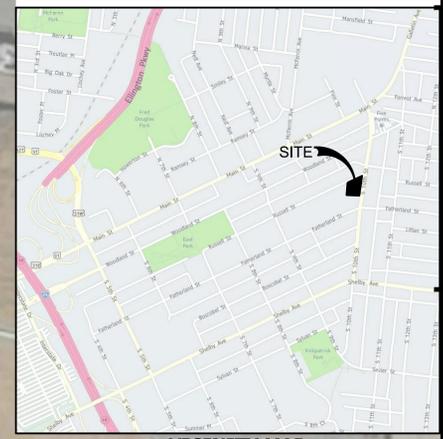


PARCEL ID P/O 08216016600





**Heibert+Ball**  
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**VICINITY MAP**  
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**PRELIMINARY SITE PLAN FOR:**  
**TENTH AND RUSSELL**  
 210 SOUTH 10TH STREET  
 NASHVILLE, DAVIDSON CO., TENNESSEE  
 CASE NO. 2015SP-

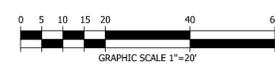


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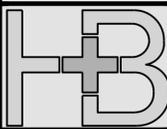
**PROJECT BENCHMARK:**  
 DESCRIPTION: TOP OF MANHOLE  
 NORTHING: 671,356  
 EASTING: 1,746,434  
 ELEVATION: 524.95



BY: SD  
 RELEASE DATE: 04/30/15 - PRELIMINARY SP  
 REV 1: 06/10/15 RESUBMITAL

**C0.1**

**EXISTING CONDITIONS PLAN**



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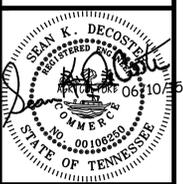
**VICINITY MAP**  
 N.T.S.

SITE DATA TABLE	
SITE AREA	0.57 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE RESIDENTIAL
PROPOSED BUILDING TYPE	3 STORY
PROPOSED BUILDING AREA	2,500 - 3,000 SF
MAXIMUM BUILDING COVERAGE	60%
MINIMUM SETBACKS	• FRONT (10th - 0') (RUSSELL - 20') • SIDE 0' • REAR 0'
PARKING REQUIRED	SINGLE FAMILY - 2 SPACES/UNIT = 10 MULTIFAMILY - 1.5 SPACES/UNIT = 4.5 <b>TOTAL SPACES REQUIRED = 15</b>
PARKING PROVIDED	GARAGE = 10 SURFACE = 6 <b>TOTAL SPACES PROVIDED = 16</b>
MAX HEIGHT	3 STORIES

**Development Summary**

Council District Number: 6  
 Council Member Name: Peter Westerholm  
 Owner of Record: East Nashville Free Will Baptist Church  
 210 South 10<sup>th</sup> Street  
 Nashville, TN 37206  
 SP Name: Tenth and Russell  
 SP Number: 2015SP-070-01  
 Designer: Civil Site Design Group, PLLC  
 630 Southgate Avenue, Suite A  
 Nashville, TN 37203  
 P 615-248-9999  
 Contact: Sean DeCoster  
[seand@civil-site.com](mailto:seand@civil-site.com)  
 U.S. FEMA FIRM: 47037CO217F (dated April 20, 2001)

**PRELIMINARY SITE PLAN FOR:**  
**TENTH AND RUSSELL**  
 210 SOUTH 10TH STREET  
 NASHVILLE, DAVIDSON CO., TENNESSEE  
 CASE NO. 2015SP-

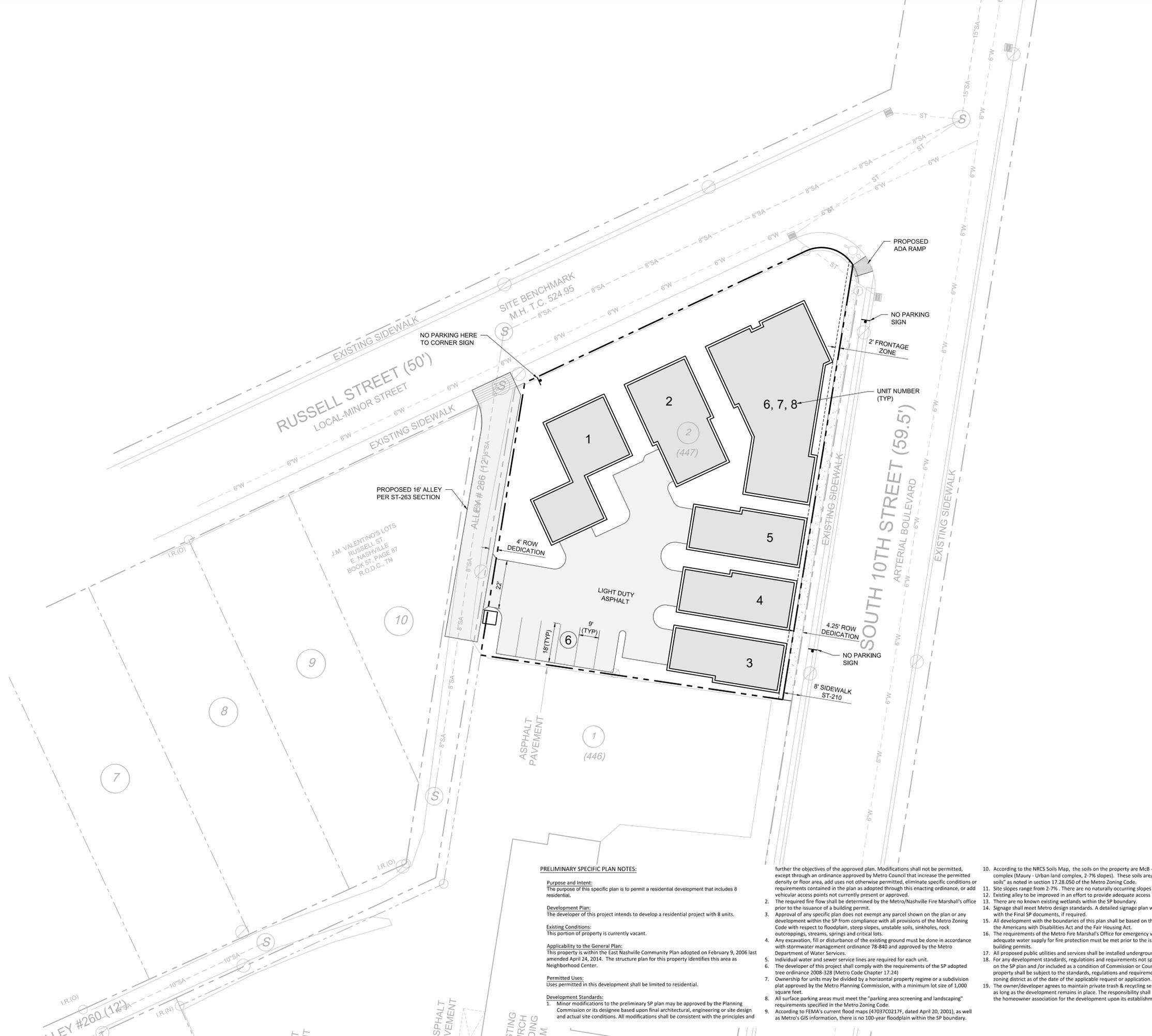


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**C1.0**  
**PRELIMINARY DEVELOPMENT PLAN**

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**PARCEL ID P/O 08216016600**

**PROJECT BENCHMARK:**  
 DESCRIPTION: TOP OF MANHOLE  
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 ELEVATION: 524.95



**PRELIMINARY SPECIFIC PLAN NOTES:**

**Purpose and Intent:**  
 The purpose of this specific plan is to permit a residential development that includes 8 residential.

**Development Plan:**  
 The developer of this project intends to develop a residential project with 8 units.

**Existing Conditions:**  
 This portion of property is currently vacant.

**Applicability to the General Plan:**  
 This property is within the East Nashville Community Plan adopted on February 9, 2006 last amended April 24, 2014. The structure plan for this property identifies this area as Neighborhood Center.

**Permitted Uses:**  
 Uses permitted in this development shall be limited to residential.

**Development Standards:**  
 1. 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.

2. The required fire flow shall be determined by the Metro/Nashville Fire Marshall's office prior to the issuance of a building permit.

3. 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.

4. 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.

5. Individual water and sewer service lines are required for each unit.

6. The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).

7. Ownership for units may be divided by a horizontal property regime or a subdivision plat approved by the Metro Planning Commission, with a minimum lot size of 1,000 square feet.

8. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.

9. According to FEMA's current flood maps (47037CO217F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.

10. According to the NRCS Soils Map, the soils on the property are McB - Urban land complex (Maury - Urban land complex, 2-7% slopes). These soils are/are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.

11. Site slopes range from 2-7%. There are no naturally occurring slopes over 15%.

12. Existing alley to be improved in an effort to provide adequate access and circulation.

13. There are no known existing wetlands within the SP boundary.

14. Signage shall meet Metro design standards. A detailed signage plan will be submitted with the final SP documents, if required.

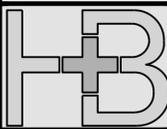
15. All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.

16. 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.

17. All proposed public utilities and services shall be installed underground.

18. 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 MUL zoning district as of the date of the applicable request or application.

19. The owner/developer agrees to maintain private trash & recycling service for the units as long as the development remains in place. The responsibility shall be transferred to the homeowner association for the development upon its establishment.

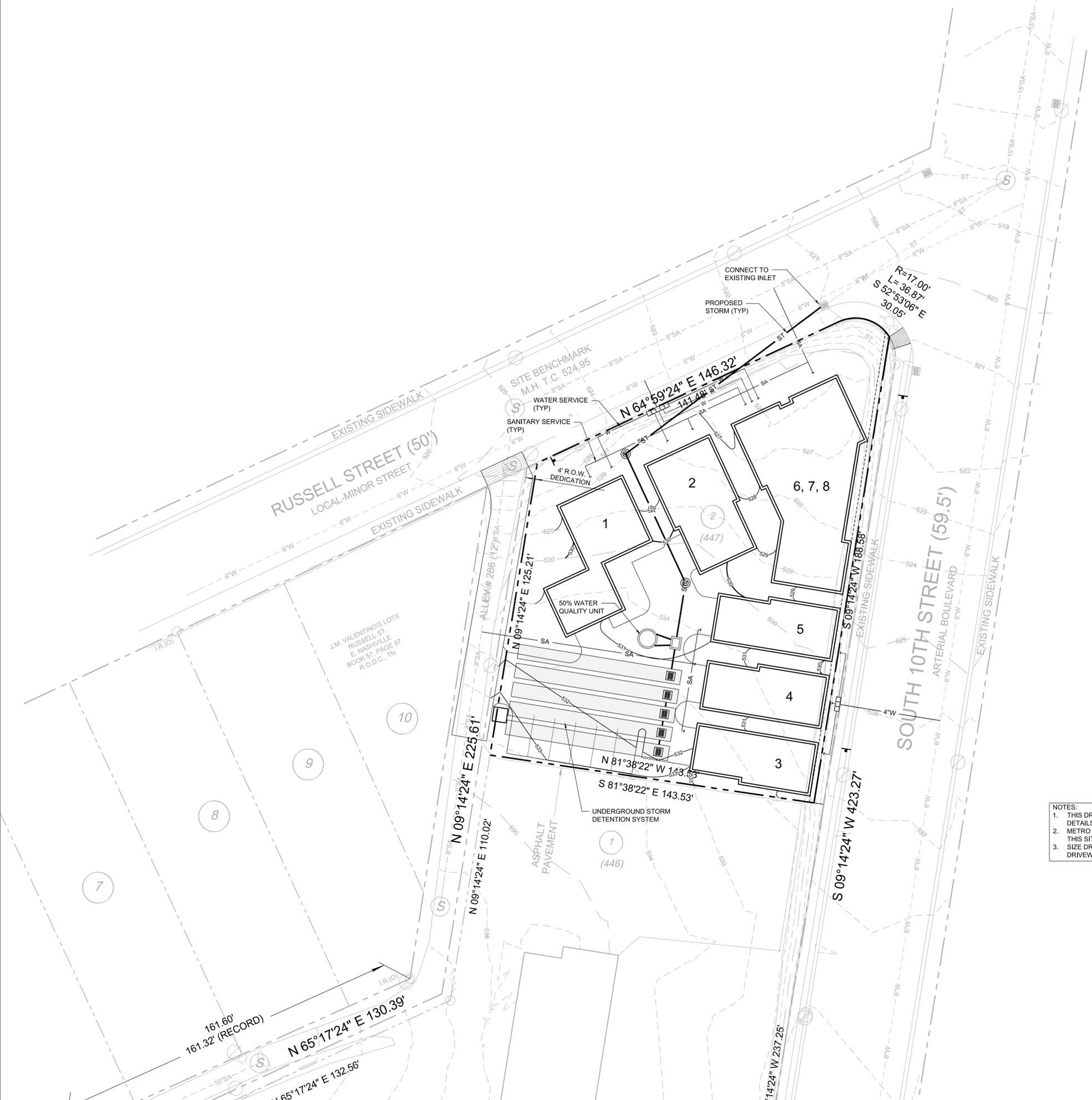


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 CASE NO. 2015SP



- NOTES:**
1. 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.
  2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
  3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).

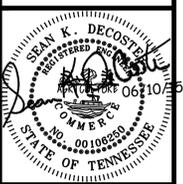
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**GRAPHIC SCALE 1"=10'**

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