

PRELIMINARY SPECIFIC PLAN RUE SIX COTTAGES

1816 & 1818 6TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TN

CASE NO. 2015SP-071-01
ORDINANCE NO. BL2015-___

SHEET INDEX

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

PURPOSE NOTE:
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A
DEVELOPMENT TO INCLUDE 7 DETACHED RESIDENTIAL
DWELLINGS

PARCEL ID 08108024000 &
08108024100



VICINITY MAP
N.T.S.

PROPERTY OWNERS

(PARCEL # 08108024000)
ELJAY ENTERPRISES, LLC
95 WHITE BRIDGE RD. #17
NASHVILLE, TN 37205
C/O KEITH KRAFT

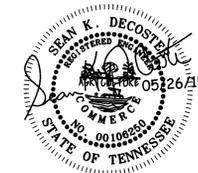
(PARCEL # 08108024100)
RICHARD & MARCIA SHAFFER
200 SANDERS FERRY RD. #2312
HENDERSONVILLE, TN 37075

OWNER/DEVELOPER

AERIAL DEVELOPMENT GROUP
521 5TH AVENUE SOUTH
NASHVILLE, TN 37203
CONTACT: JOSH RANDOLPH
(615)673-4362
EMAIL: josh@aerialdevelopmentgroup.com

PLANNER/CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACTS: SEAN DECOSTER & HAL CLARK
PHONE: (615)248-9999
EMAIL: seand@civil-site.com &
halc@civil-site.com

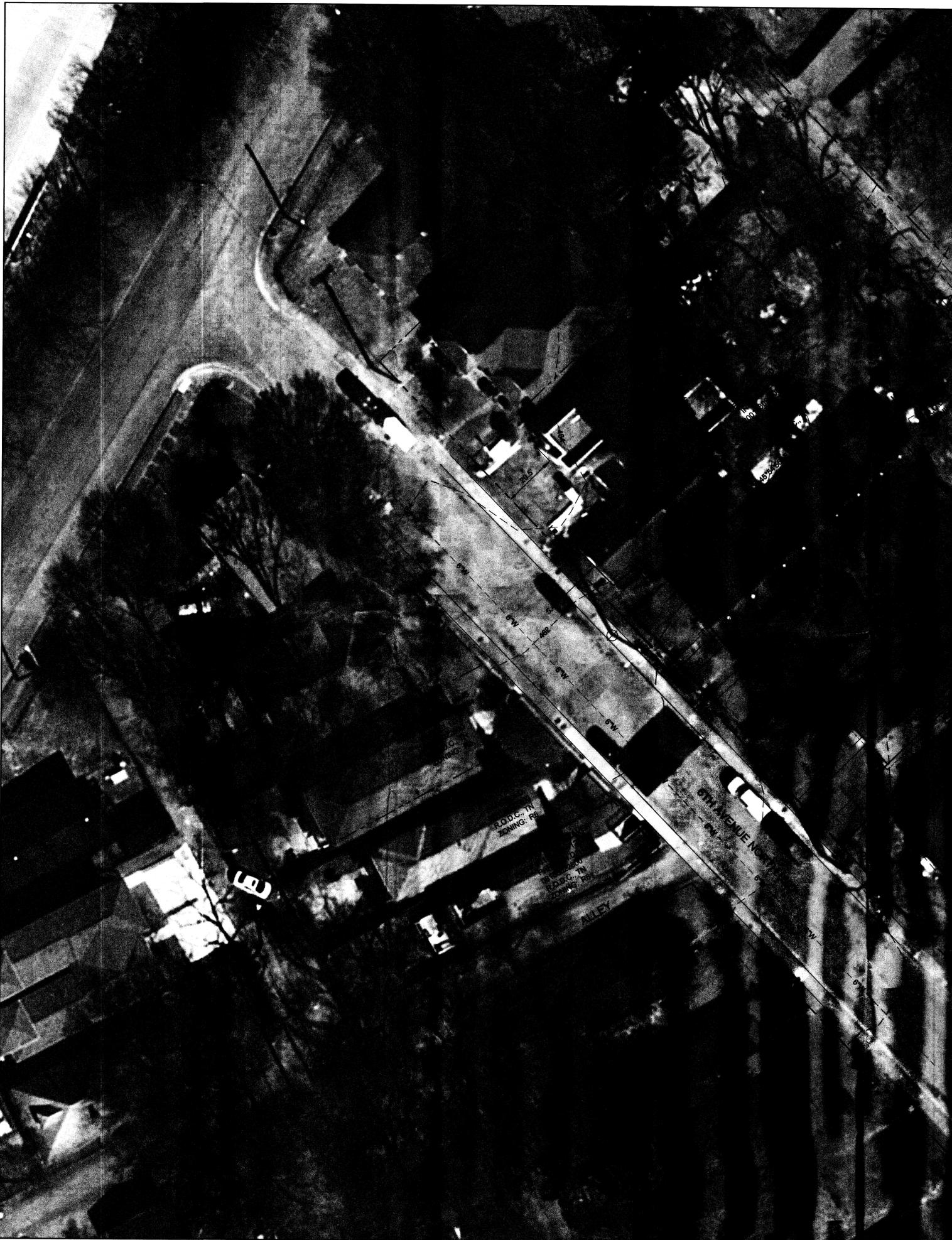


CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

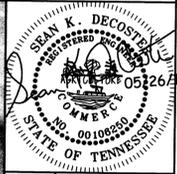


Nashville
05/26/15
PRELIMINARY SP SUBMITTAL: 04-30-15
JOB NO.: 15-041-01

May 22, 2015 - 12:40pm T:\CADD\2015\15-041-01\CADD\Civil\Plan\SP15-041-01_001_Existing Conditions Plan.dwg



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
919 TOWNHALL DRIVE, SUITE 200
NASHVILLE, TN 37203
WWW.CIVILSITEGROUP.COM



EXISTING CONDITIONS PLAN
PRELIMINARY SPECIFIC PLAN
RUE SIX COTTAGES
1816 & 1818 6TH AVENUE NORTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2015SP-071-01

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CAMPBELL, MCRAE & ASSOCIATES, DATED MARCH 13, 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 THE INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

PARCEL ID 08108024000 & 08108024100

CHKD BY:	DATE	COMMENTS	REV.
LEB SKD	04/30/2015	PRELIMINARY SP SUBMITTAL	
LEB SKD	05/26/2015	METRO COMMENTS	

PROJECT BENCHMARK:
DESCRIPTION: TOP OF MANHOLE
NORTHING: 674,659.48
EASTING: 1,733,509.51
ELEVATION: 468.24
NAVD88



DRWN BY:	DATE	COMMENTS	REV.
LEB SKD	04/30/2015	PRELIMINARY SP SUBMITTAL	
LEB SKD	05/26/2015	METRO COMMENTS	

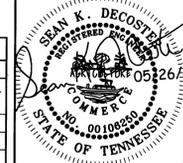
C0.01

JOB NO.: 15-041-01



VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	0.44 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE DETACHED RESIDENTIAL
PROPOSED BUILDING TYPE	2.5 STORY RESIDENTIAL
PROPOSED BUILDING AREA	1,800 - 2,600 SF BUILDINGS (TYP)
MAXIMUM BUILDING COVERAGE	60%
MINIMUM SETBACKS	• FRONT 20' • SIDE 5' • REAR 20'
PARKING REQUIRED	11 SPACES (1.5 SPACES/UNIT)
PARKING PROVIDED	13 TOTAL SPACES (1.85/UNIT RATIO) 11 SURFACE / 2 ON STREET
IMPERVIOUS SURFACE RATIO (ISR)	0.64
MAX HEIGHT	2.5 STORIES, 35' TO TOP OF ROOF

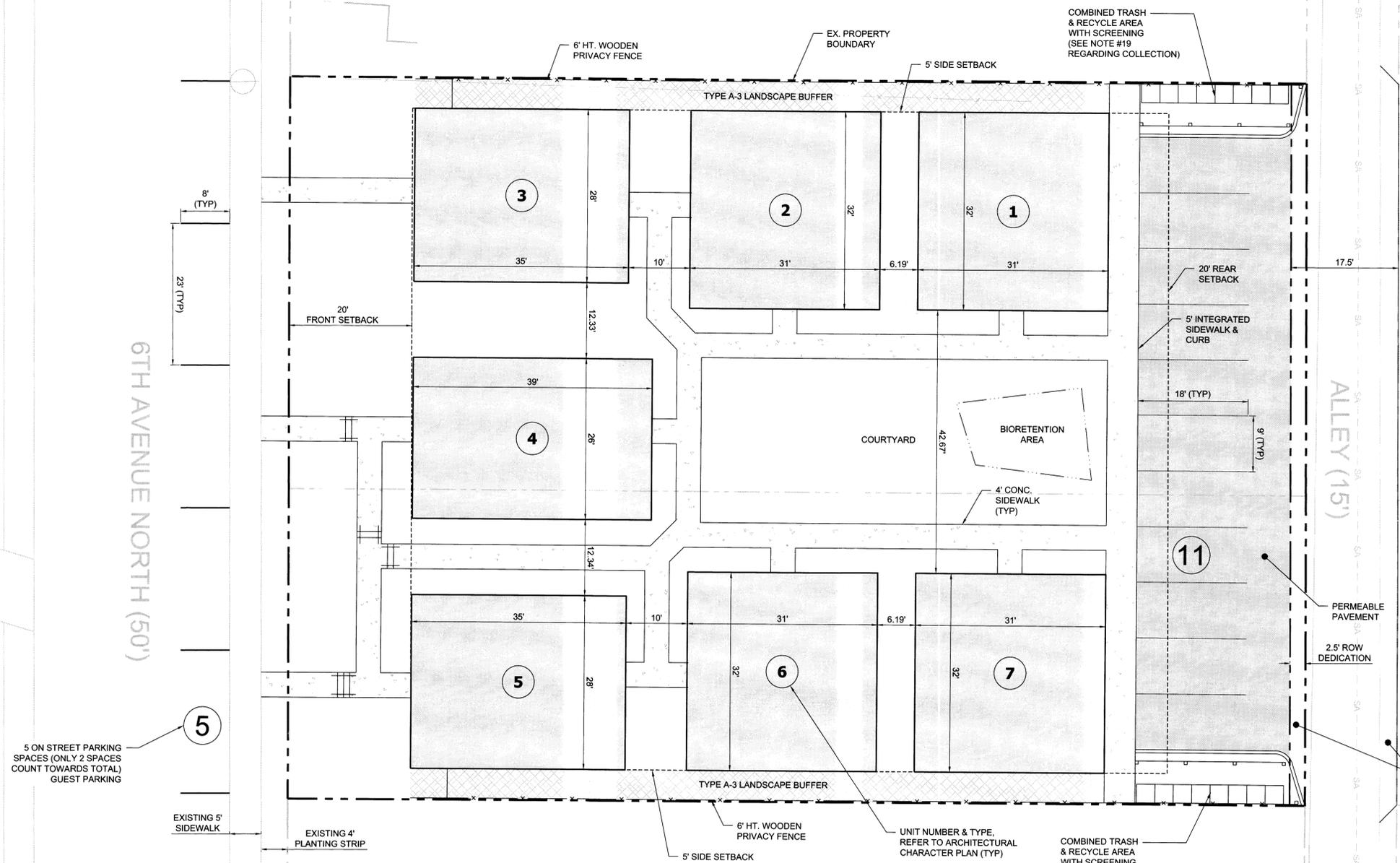


Development Summary

Council District Number: 19th
 Council Member Name: Erica Gilmore
 Owner of Record: (Parcel # 08108024000) Eljay Enterprises, LLC
 95 White Bridge Rd. #17
 Nashville, TN 37205
 c/o Keith Kraft
 (Parcel # 08108024100) Richard & Marcia Shaffer
 200 Sanders Ferry Rd. #2312
 Hendersonville, TN 37075
 SP Name: Rue Six Cottages
 SP Number: 2015SP-_____
 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
 U.S. FEMA FIRM: 47037CO216F (dated April 20, 2001)

REQUIRED BICYCLE PARKING	
RESIDENTIAL MULTI-FAMILY (1 SP/4 UNITS OR A MAXIMUM OF 50 WITH 20% PUBLICALLY ACCESSIBLE)	2

BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP



PRELIMINARY SPECIFIC PLAN NOTES:

- Purpose and Intent:**
The purpose of this specific plan is to permit a development to include 7 detached residential dwellings.
- Development Plan:**
The developer of this project intends to develop a 7 unit cottage style residential project with integrated courtyard area and open space.
- Existing Conditions:**
The property currently includes quadplex and triplex units.
- Applicability to the General Plan:**
This property is within the North Nashville Community Planning area adopted/revised January 23, 2014. The structure plan for this property identifies this area as T4 Urban Neighborhood Maintenance Policy.
- Permitted Uses:**
Uses permitted in this development shall be limited to detached 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.
 - Individual water and sewer service lines are required for each unit.
 - 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 plat 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 (47037CO216F, 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 McB (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.
 - Site slopes range from 4-15%. There are no naturally occurring slopes over 15%.
 - Existing alley to be improved in an effort to provide adequate access and circulation.
 - There are no known existing wetlands within the SP boundary.
 - Signage shall meet Metro design standards. A detailed sign plan will be submitted with the Final SP documents, if required.
 - All development within the boundaries of this plan shall be in accordance with the requirements of the Americans with Disabilities Act and the Fair Housing Act.
 - The requirements of the Metro Fire Marshal's Office for fire protection shall 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 RM15 zoning district as of the date of the applicable request or application.
 - 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.
 - Raised foundations of 18-36" are required for residential buildings.
 - Building facades fronting a street or courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
 - EIFS, vinyl siding and untreated wood siding shall be prohibited.
 - Porches shall provide a minimum of six feet of depth.

5 ON STREET PARKING SPACES (ONLY 2 SPACES COUNT TOWARDS TOTAL) GUEST PARKING

6TH AVENUE NORTH (50')

ALLEY (15')

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