HARVEST HILL HOMES SPECIFIC PLAN

CASE NUMBER: 2015SP-078-001

- **SP NAME**: HARVEST HILL HOMES
- **SP NUMBER**: 2015SP-078-001
- **PLAN PREPERATION**: 6/11/15
  - **REVISION 1** : 6/30/15
  - **REVISION 2**: 7/13/15
- COUNCIL DISTRICT 17 / COUNCIL WOMEN SANDRA MOORE
- **OWNER OF RECORD**:

HARVEST HANDS COMMUNITY DEVELOPMENT
424 HUMPHREYS ST
NASHVILLE,TN 37203
CONTACT: BRIAN HICKS

- **APPLICANT:**

SHAWN BAILES/FMBC INVESTMENTS
3716 WEST END AVE
NASHVILLE, TN 37214
615-479-0404

- **DESIGNER**:

MADELEINE WYATT
CAPITAL CITY CONSTRUCTION
3716 WEST END AVE
615-243-2699

- **ACREAGE**: .54
- **DWELLING UNITS**: 10
- **FLOOR AREA RATIO**: .30
- **IMPERVIOUS SURFACE RATIO:** .46
- **MAXIMUM HEIGHT**: 40'
- **MAXIMUM STORIES:** 3
- **SETBACKS**:

-STREET: 10'
-SIDES: 5'
-REAR: 20'

- **PARKING**: 16 REAR PARKING SPACES , ADDITIONAL ON STREET PARKING
- **USES**: MULTI-FAMILTY
- **UNIT SF**: 1400 SQUARE FEET PER UNIT

SPECIFIC PLAN DESIGN DETAILS

a. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTERANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER,EXCEPT FOR DORMERS.
c. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
d. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
e. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

SPECIFIC PLAN NOTES :

1. THE PURPOSE OF THE SPECIFC PLAN IS TO PERMIT THE DEVELOPMENT OF UP TO 10 MULTI-FAMILY UNITS
2. IF A DEVELOPMENT STANDARD, NOT INCLUDING PEREMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS,REGULATIONS AND REQUIRMENTS OF THE RM20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTANT WITH THE PRINCIPELS 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 REQUIRMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED
4. THE REQUIRMENTS 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
5. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIRMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER17.40,ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
6. 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
7. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
8. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THE SITE.
9. C/D NOTE; SIZE CULVERTS PER THE DESIGN CITERIA SET FOURTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW 15" CMP)
10. U.S. FEMA FIRM COMMUNITY PANEL NO. 47037C0219F
11. SOILS NOTE: PROVIDED FROM GENERALIZED SOIL MAP 0"-12" BROWN LOAM, 12"-36 BROWN SILTY LOAM
12. A LANDSCAPING PLAN WILL DETERMINE TREE VEGETATION TO SATISFY CHAPTER 17.24 OF THE ZONING CODE. TYPE, SIZE AT PLANTING AND FUTURE GROWTH WILL BE IDENTIFIED
13. DUMPSTERS WILL BE PROVIDED FOR SOLID WASTE PICK UP
14. FEMA NOTE: NOT IN A FLOOD PLAIN MAP NO. 47037C0219F UPDATED 4/20/01
15. A WATER QUALITY CONCEPT WILL BE PROVIDED UPON SP APPROVAL

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No.	Description	Date

HARVEST HILL SP

SPECIFIC PLAN DETAILS

Project Number
Date — Issue Date
Drawn By — Author
Checked By — Checker

A102

Scale

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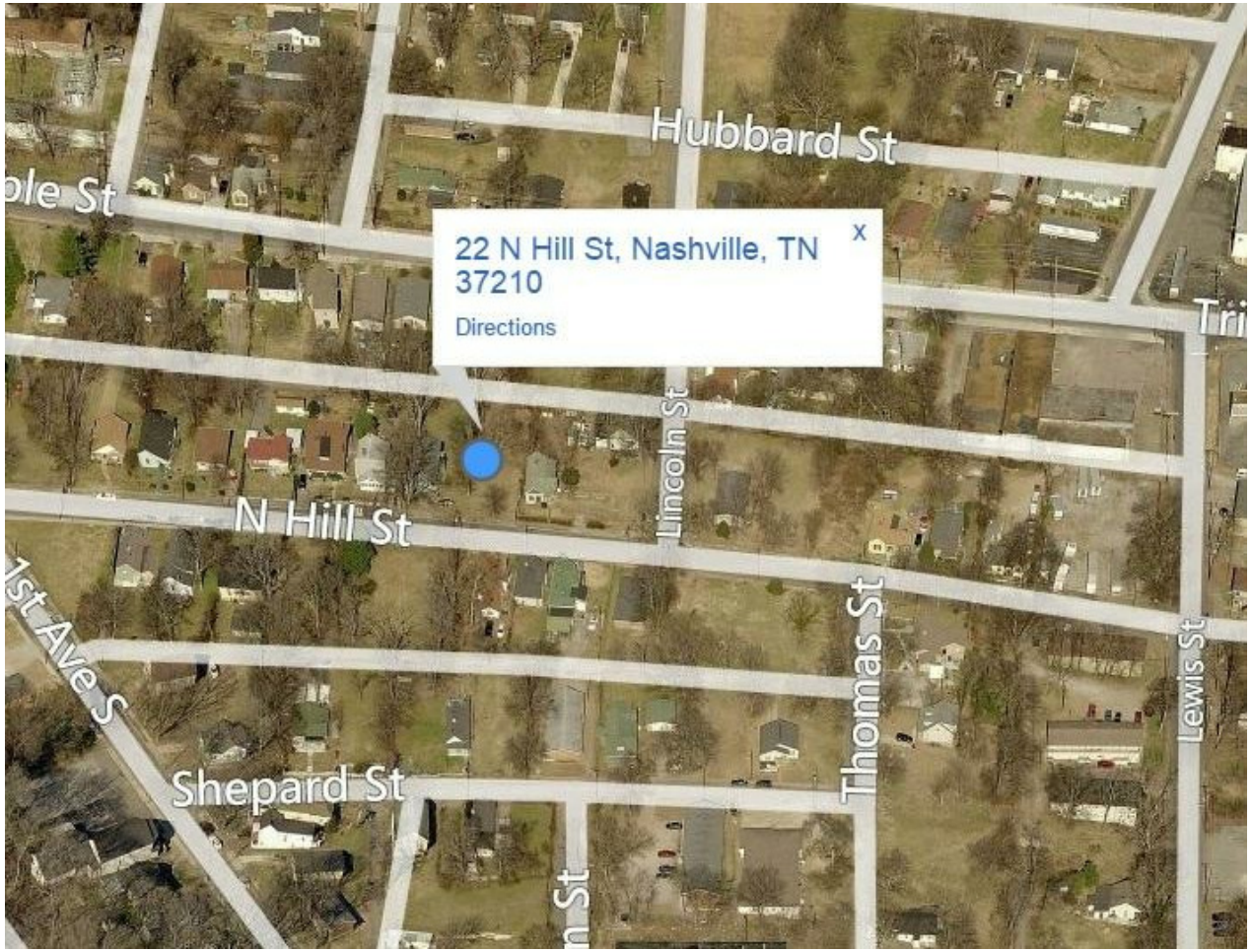

N 06 DEGREES 50'56" E 160.00'
EASTERLY MARGIN OF 1ST AVE
NORTH

N

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HARVEST HILL SP

SITE MAP

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Drawn By	Author
Checked By	Checker

A102-1

Scale

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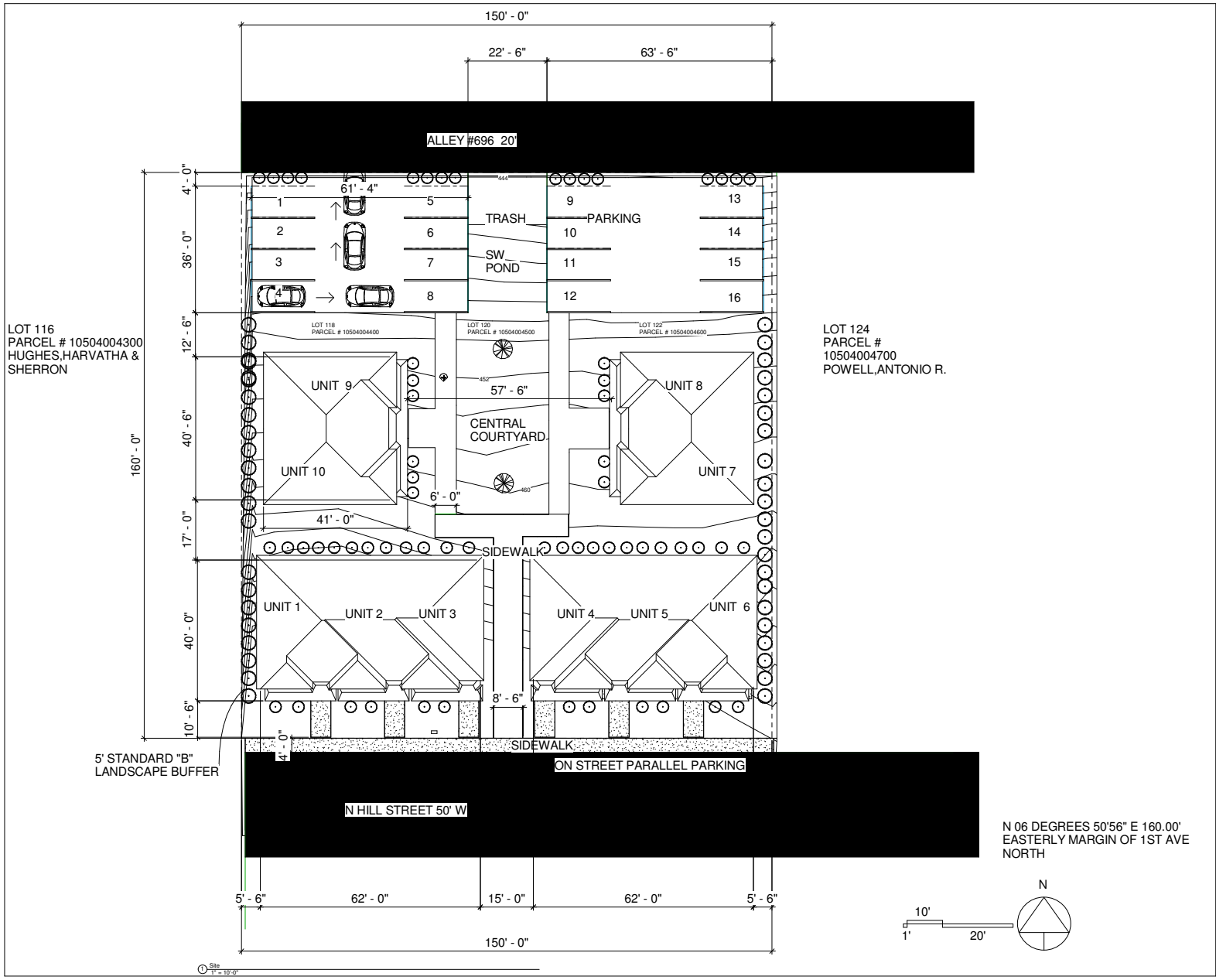

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HARVEST HILL SP

2015SP-078-001

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A103

Scale 1" = 10'-0"

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NORTH HILL FRONTING

NORTH COURTYARD VIEW

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RENDERINGS

Project Number	
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Checked By	Checker

A104

Scale	12" = 1'-0"

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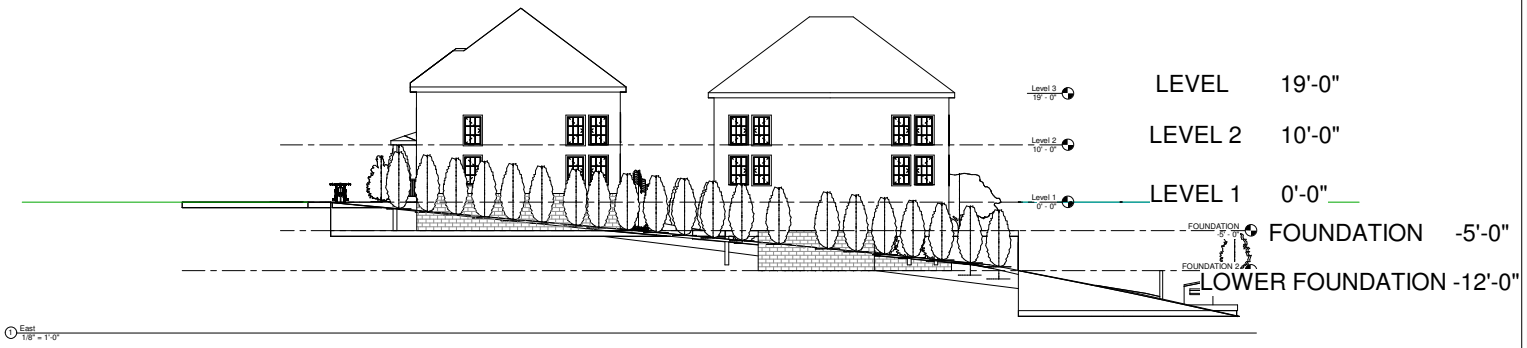
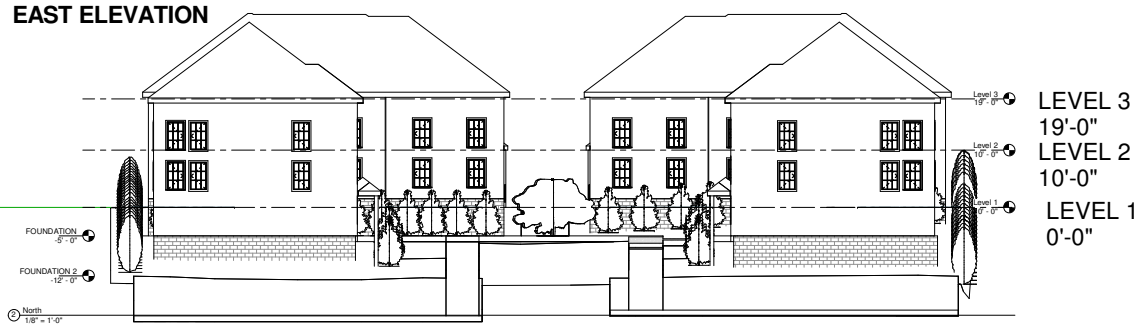


1 East
1/8" = 1'-0"

EAST ELEVATION

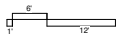


2 North
1/8" = 1'-0"

NORTH ELEVATION

3 South
1/8" = 1'-0"

SOUTH ELEVATION



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ELEVATIONS

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A105

Scale	1/8" = 1'-0"

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