PRELIMINARY SPECIFIC PLAN

HAMILTON & MARTIN RESIDENTIAL

607 & 609 HAMILTON AVENUE

NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2015SP-096-001
ORDINANCE NO. BL2015-___

MAP 105.07 PARCELS 246.00, 247.00 & 248.00

PLANNER | ENGINEER
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TENNESSEE 37203
PHONE: 615-248-9999
CONTACT: HAL CLARK, RLA, LEED AP
EMAIL: halc@civil-site.com

DEVELOPER
MAGNESS GROUP, INC.
28141 12th AVE SOUTH, SUITE 204
NASHVILLE, TN 37204
PHONE: 615.424.8776
CONTACT: WILLIAM SMALLMAN
EMAIL: wsmallman@gmail.com

OWNER
JUNE AYERS LAVENDER
1503 MARTIN ST.
NASHVILLE, TN 37203

SEAN K. DECOSTA REGISTERED ENGINEER NO. 00106250 STATE OF TENNESSEE — 10-22-15

HAROLD B. CLARK JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 614 STATE OF TENNESSEE — 10-22-15

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C2.00	GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
A1.00	ARCHITECTURAL & SITE SECTIONS

VICINITY MAP
N.T.S.

NORTH

DEVELOPMENT SUMMARY

Council District Number:	17
Council Member Name:	Colby Sledge
Owner of Record:	June Ayers Lavender 1503 Martin St. Nashville, TN 37203
SP Name:	Hamilton & Martin Residential
SP Number:	2015SP-096-001
Designer:	Civil Site Design Group, PLLC 630 Southgate Avenue, Suite A Nashville, TN 37203 Phone: (615) 248-9999 Contact: Hal Clark, RLA halc@civil-site.com
U.S. FEMA FIRM:	47037C0219F (dated April 20, 2001)

PURPOSE AND INTENT

THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE A MAXIMUM 27 MULTI-FAMILY RESIDENTIAL DWELLINGS.

CIVIL·SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

Tennessee 811
Know what's below. Call before you dig.

RESUBMITTAL: 10-22-15
RESUBMITTAL: 10-12-15
RESUBMITTAL: 09-29-15
PRELIMINARY SP SUBMITTAL: 09-10-15
JOB NO.: 15-129-01

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CAMPBELL, MCRAE & ASSOCIATES, SURVEYING, INC., DATED 7/24/2015. 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 105.07 PARCELS 246.00, 247.00 & 248.00

NORTH

PROJECT BENCHMARK:
DESCRIPTION: TOP OF MANHOLE
NORTHING: 658,046.15
EASTING: 1,741,218.57
ELEVATION: 507.55'
NAVD 1988

0 5 10 15 20 40 60
GRAPHIC SCALE 1"=20'

EXISTING CONDITIONS PLAN

PRELIMINARY SPECIFIC PLAN

HAMILTON & MARTIN RESIDENTIAL

607 & 609 HAMILTON AVE.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2015SP-096-001

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	PLANNING COMMISSION SUBMITTAL	09/10/2015	SKD	LEB
	RESUBMITTAL	09/29/2015	SKD	LEB
	RESUBMITTAL	10/12/2015	SKD	JJB
	RESUBMITTAL	10/22/2015	SKD	LEB

C0.01

JOB NO.: 15-129-01

Oct 22, 2015 - 9:46am T:\CADD\2015\15-129-01\CAD\Civil\Prelim SP\15-129-01_c001 Existing Conditions Plan.dwg

PRELIMINARY SPECIFIC PLAN NOTES

Purpose and Intent
The purpose of this specific plan is to permit a residential development to include a maximum 27 multi-family residential dwellings.

Development Plan
The developer of this project intends to develop a 27 unit residential project with a mix of unit sizes.

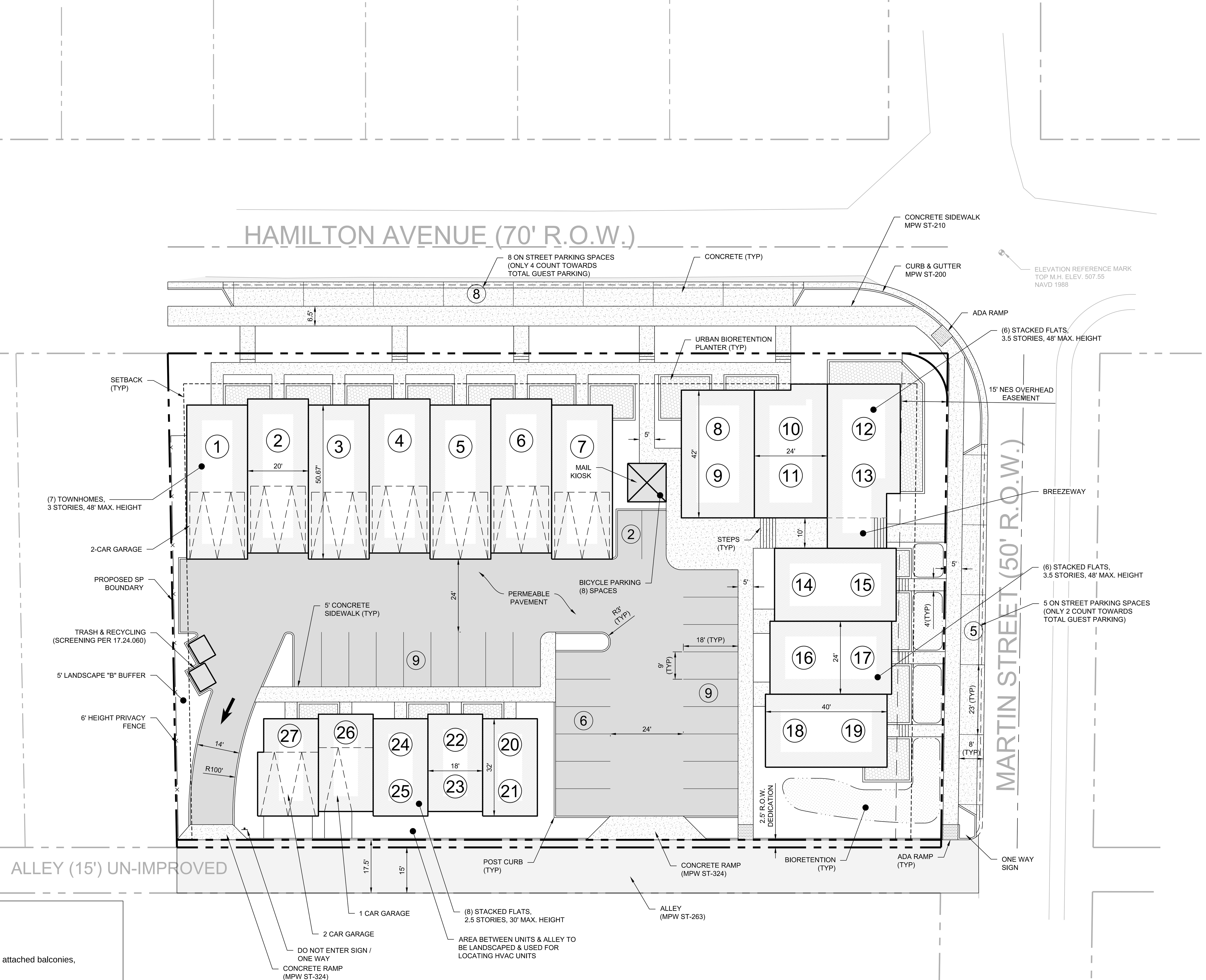
Existing Conditions
The property currently includes 3 residential buildings & ancillary structures.

Applicability to the General Plan
This property is within the South Nashville Community Planning area adopted June 22, 2015. The structure plan for this property identifies this area as Neighborhood Evolving.

Permitted Uses
Uses permitted in this development shall be limited to residential, multi-family.

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, emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
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. Bicycle parking shall be provided in accordance with Section 17.20.135 of the Metro Zoning Code.
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 (47037CO219F, 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 (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 3-10% . There are small areas near the ROW with manmade slopes of 15-25%.
12. Existing alley to be improved 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. All proposed public utilities and services shall be installed underground.
17. For 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 RM40-A zoning district as of the date of the applicable request or application.
18. 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.
19. Landscape:

    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.



ARCHITECTURAL NOTES:

Setback Encroachments
1. The maximum permitted encroachment into front setbacks shall be three (3) feet for attached balconies, porches, and window bays.
2. Stoops (including connecting stairs and ramps) may encroach five (5) feet into all street setbacks.

Height
3. The maximum height permitted shall be three and one half (3-1/2) stories within forty-eight (48) feet. Height shall be measured from average grade to top of roofline.

Architectural Standards
4. Stacked flat buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every twenty five (25) linear feet of facades fronting streets, open space & parking areas:
   - A change in building material
   - A horizontal undulation in the building facade
   - A porch, stoop or balcony
5. 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.
6. 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
7. Street facing stacked flat building facades shall have a minimum of fifteen (15) percent glazing (measured as a percentage of each floors width x height).
8. Street facing townhome building facades shall have a minimum of twenty-five (25) percent glazing.
9. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
10. EIFS, vinyl siding and untreated wood shall be prohibited.
11. Porches shall provide a minimum of six feet of depth.
12. Raised foundations shall be a minimum of 18" and shall not exceed 36". Minor reductions may be granted by Planning staff with the Final SP application due to topography and ADA required units.

VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	0.93 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 27 RESIDENTIAL, MULTI-FAMILY UNITS
PROPOSED BUILDING TYPE	RESIDENTIAL
PROPOSED UNIT AREAS	500 - 2,000 SF BUILDINGS (TYP)
MINIMUM SETBACKS	FRONT: 10' SIDE - 5' REAR - 5'
PARKING REQUIRED	MULTI-FAMILY IN UZO 8 - 1 BEDROOM (1.0/UNIT) = 8 6 - 2 BEDROOM (1.5/UNIT) = 9 13 - 3 BEDROOM (1.5/UNIT) = 19.5 **TOTAL SPACES = 37**
PARKING PROVIDED	ON STREET PARKING = 6 SURFACE PARKING = 26 GARAGE PARKING = 17 **TOTAL PARKING PROVIDED = 49**
BICYCLE PARKING	REQUIRED = **7** (27/4) PUBLICLY ACCESSIBLE = **2** (20% of 7)
MAX. IMPERVIOUS SURFACE RATION (ISR)	80%
PROPOSED DENSITY	31.2 UNITS/AC
MAX. HEIGHT	3-1/2 STORIES / 48' (MEASURED FROM AVERAGE GRADE TO TOP OF ROOFLINE)

DEVELOPMENT SUMMARY

Council District Number: 17

Council Member Name: Colby Sledge

Owner of Record: June Ayers Lavender
1503 Martin St.
Nashville, TN 37203

SP Name: Hamilton & Martin

SP Number: 2015SP-096-001

Designer: Civil Site Design Group, PLLC
630 Southgate Avenue, Suite A
Nashville, TN 37203
Phone: (615) 248-9999
Contact: Hal Clark, RLA
halc@civil-site.com

U.S. FEMA FIRM: 47037C0219F (dated April 20, 2001)

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NORTH

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615.248.9999 www.civil-site.com

SEAN K. DECOSTER
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 00106250
STATE OF TENNESSEE
10/22/15

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY SPECIFIC PLAN

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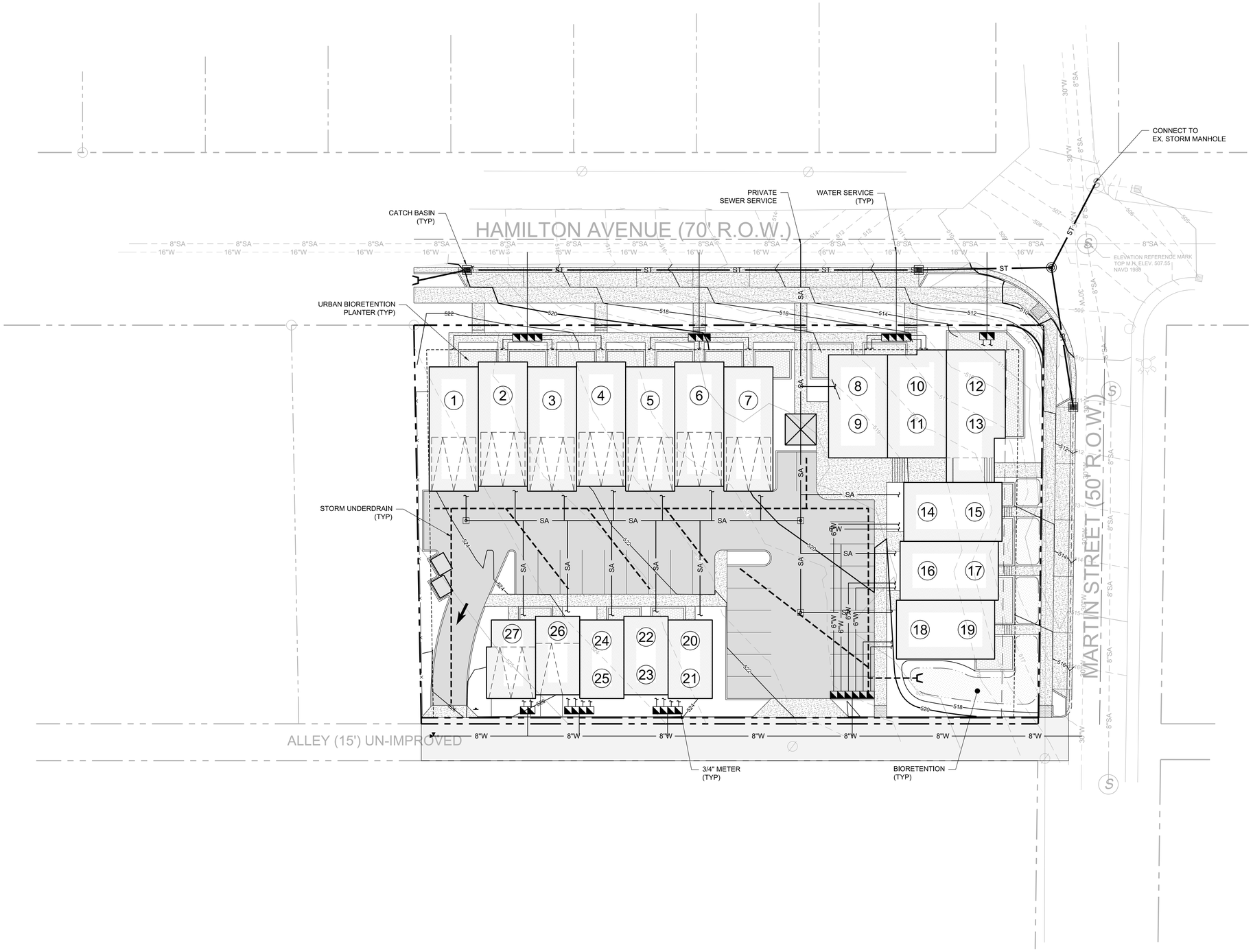
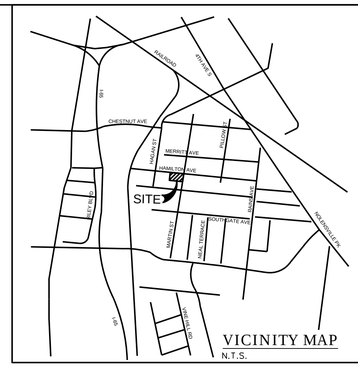
C1.00

JOB NO.: 15-129-01

Oct 22, 2015 - 9:47am T:\CADD\2015\15-129-01\CAD\Civil\Prelim SP\15-129-01_c100 Preliminary Development Plan.dwg





VICINITY MAP
N.T.S.

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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GRADING, DRAINAGE AND INFRASTRUCTURE PLAN

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C2.00

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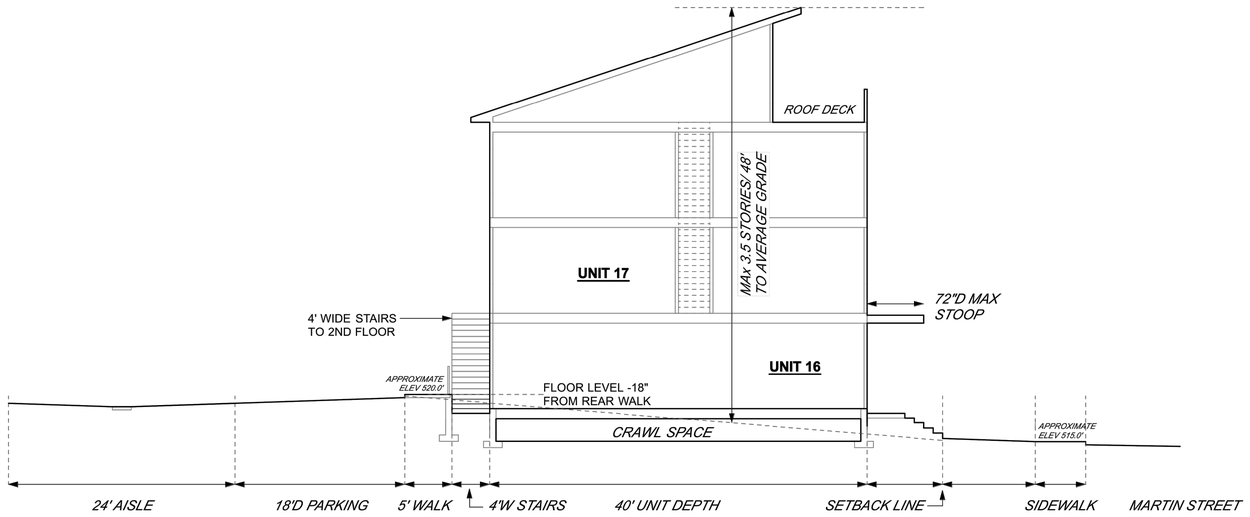
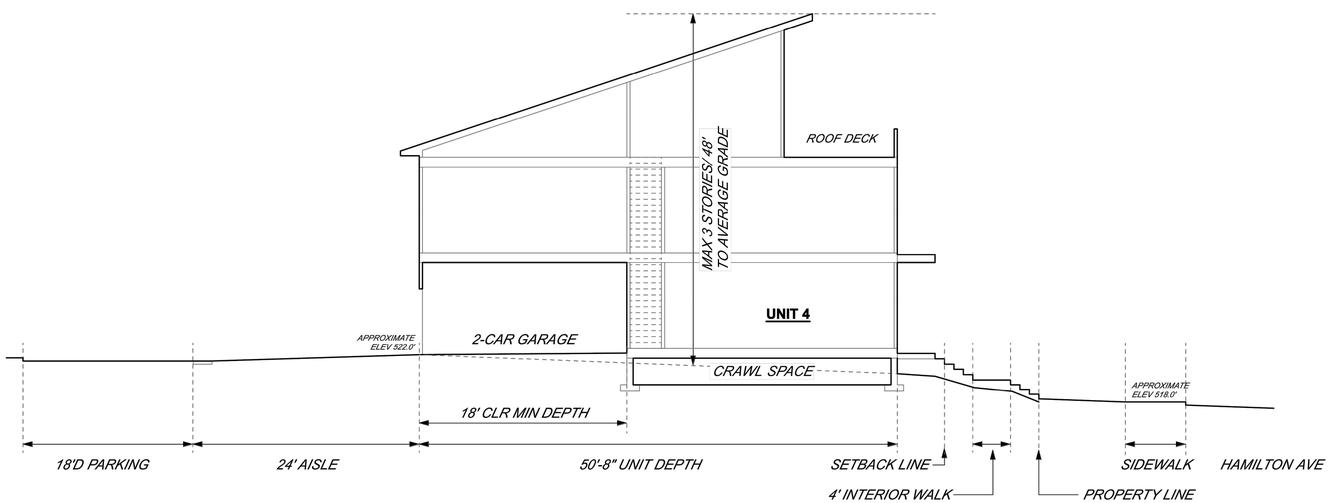
Oct 22, 2015 - 9:47am T:\CADD\2015\15-129-01\CAD\Civil\Prelim SP\15-129-01_c200 Grading, Drainage and Infrastructure Plan.dwg



TYPICAL STACKED FLAT UNITS

CONCEPTUAL CROSS SECTION

NOT TO SCALE



TYPICAL TOWNHOME UNITS

CONCEPTUAL CROSS SECTION

NOT TO SCALE

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ARCHITECTURAL AND SITE SECTIONS

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Oct 22, 2015 - 9:47am T:\CADD\2015\15-129-01\CAD\Civil\Prelim SP\15-129-01_a100 Architectural and Site Sections.dwg