4326 KENILWOOD DRIVE
CASE NO. 2015SP-107-001

4326 KENILWOOD DR
NASHVILLE, TN 37204

SITE DATA TABLE

PROPERTY ADDRESS: 4326 KENILWOOD DRIVE
NASHVILLE, TN 37204

MAP & PARCEL: MAP 132-08 PARCEL 002

PROPERTY ACREAGE: 1.03 ACRES (44,701 SQ-FT)

EXISTING ZONE: IWD, INDUSTRIAL/WAREHOUSE

EXISTING AND PROPOSED DEVELOPMENT STANDARDS:

	EXISTING (IWD)	PROPOSED (SP)
FRONT SETBACK:	75 FT (FROM RECORDED PLAT)	5-FT (PLAT TO BE AMENDED)
SIDE SETBACK:	NONE	NONE
REAR SETBACK:	20 FT	20 FT
MAX. BUILDING HEIGHT AT FRONT SETBACK:	30-FT	30-FT
SLOPE OF HEIGHT CONTROL PLANE:	(1.5 TO 1 HEIGHT SLOPE)	(1.5 TO 1 HEIGHT SLOPE)
IMPERVIOUS SURFACE RATIO:	0.90	0.90
FLOOR AREA RATIO:	0.80	2.04

FLOOR AREA RATIO:
EXISTING: 0.16
(7,098 SF/44,701 SF)
PROPOSED: 2.04
(91,200 SF/44,701 SF)

IMPERVIOUS SURFACE RATIO:

EXISTING:

CONCRETE =	804 SF
BUILDING =	7,098 SF
GRAVEL =	9,132 SF
SIDEWALK =	975 SF
TOTAL =	18,009 SF

ISR = 18,009 / 44,701 = 0.40

PROPOSED:

PARKING =	5,611 SF
BUILDING =	25,200 SF
SIDEWALK =	300 SF
TOTAL =	31,111 SF

ISR = 41018 / 44,701 = 0.70

BUILDING HEIGHT: PROPOSED: MAX. 38-FT AT FRONT
MAX. 44-FT AT REAR

PARKING: REQUIRED:
SELF-STORAGE = MIN. 4 SPACES

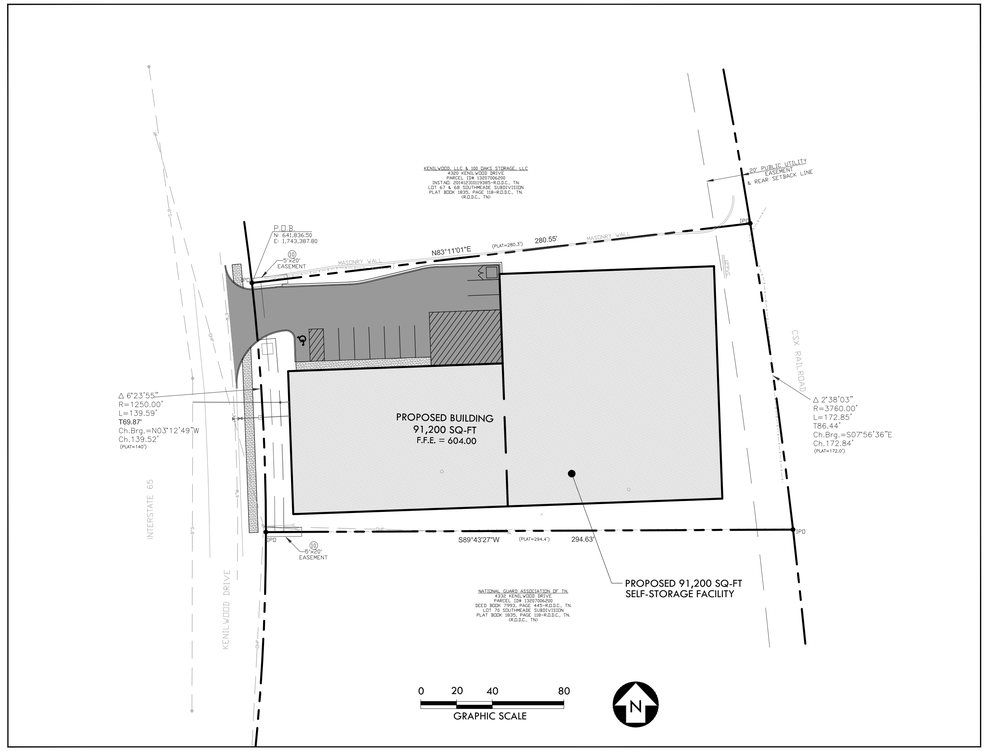
PROVIDED:
10 SPACES (1 ADA)

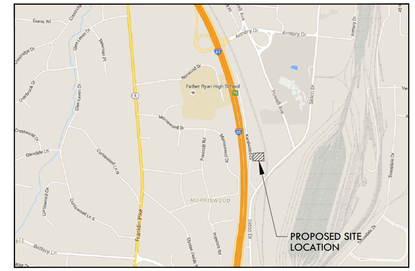
SQUARE FOOTAGE: OFFICE - 1,000 SF OF BUILDING AREA
SELF STORAGE - 90,200 SF OF BUILDING AREA
TOTAL - 91,200 SF

LAND USES: EXISTING: OFFICE BUILDING
PROPOSED: SELF-STORAGE FACILITY

ESTIMATED CONSTRUCTION SCHEDULE (SINGLE PHASE):

EARTHWORK BEGINS	WINTER 2016
BUILDING CONST. BEGINS	SUMMER 2016
PROJECT COMPLETION	FALL 2016





VICINITY MAP
N.T.S.

CONSISTENCY WITH THE GENERAL PLAN

THE PROPOSED DEVELOPMENT CONFORMS WITH THE POLICIES OF THE COMMUNITY CHARACTER MANUAL FOR D-IN, DISTRICT INDUSTRIAL POLICY AREA BY:

- CONFORMING AS AN APPROPRIATE LAND USE.
- PROVIDING A BUILDING DESIGN WITH MAIN BUILDING FACADE FACING THE STREET AND A BUILDING HEIGHT MEETING EXISTING ZONING REQUIREMENTS.
- PROVIDING INFORMAL AND NATURAL LANDSCAPE, INFREQUENT LIGHTING AND OFF-STREET PARKING.

PURPOSE NOTE:

THE PURPOSE OF THIS SPECIFIC PLAN IS TO PROVIDE A 91,200 SQ-FT SELF-STORAGE FACILITY, INCREASING THE FLOOR AREA RATIO ABOVE THE MAXIMUM ALLOWED BY THE EXISTING ZONING REQUIREMENTS.

DEVELOPMENT SUMMARY

COUNCIL DISTRICT NUMBER:	16
COUNCIL DISTRICT MEMBER:	MIKE FREEMAN
OWNER OF RECORD:	ONE SEVEN, LLC
SP NAME:	4326 KENILWOOD DRIVE
SP NUMBER:	TBD
PLAN PREPARATION DATE:	NOVEMBER 16, 2015
DESIGN PROFESSIONAL:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 615-873-1795 CONTACT: WILL CRUNK, PE will@crunkeng.com
US FEMA FIRM:	MAP NO. 47037C0332F EFFECTIVE DATE - APRIL 20, 2001 ZONE X - NO FLOOD HAZARD

NOTE:

IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE IWD ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

DEVELOPER:

PSI ATLANTIC NASHVILLE TN, LLC

530 OAK COURT DRIVE
SUITE 185
MEMPHIS, TN 38117
(901) 290-0184

ENGINEER:

CRUNK ENGINEERING LLC

1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795

ARCHITECT:

BARRY BYRD ARCHITECTURE

5421 FOUNTAIN ROAD
KNOXVILLE, TN 37918
(865) 687-6500

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(615) 873-1795
WWW.CRUNKENG.COM

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REVISIONS

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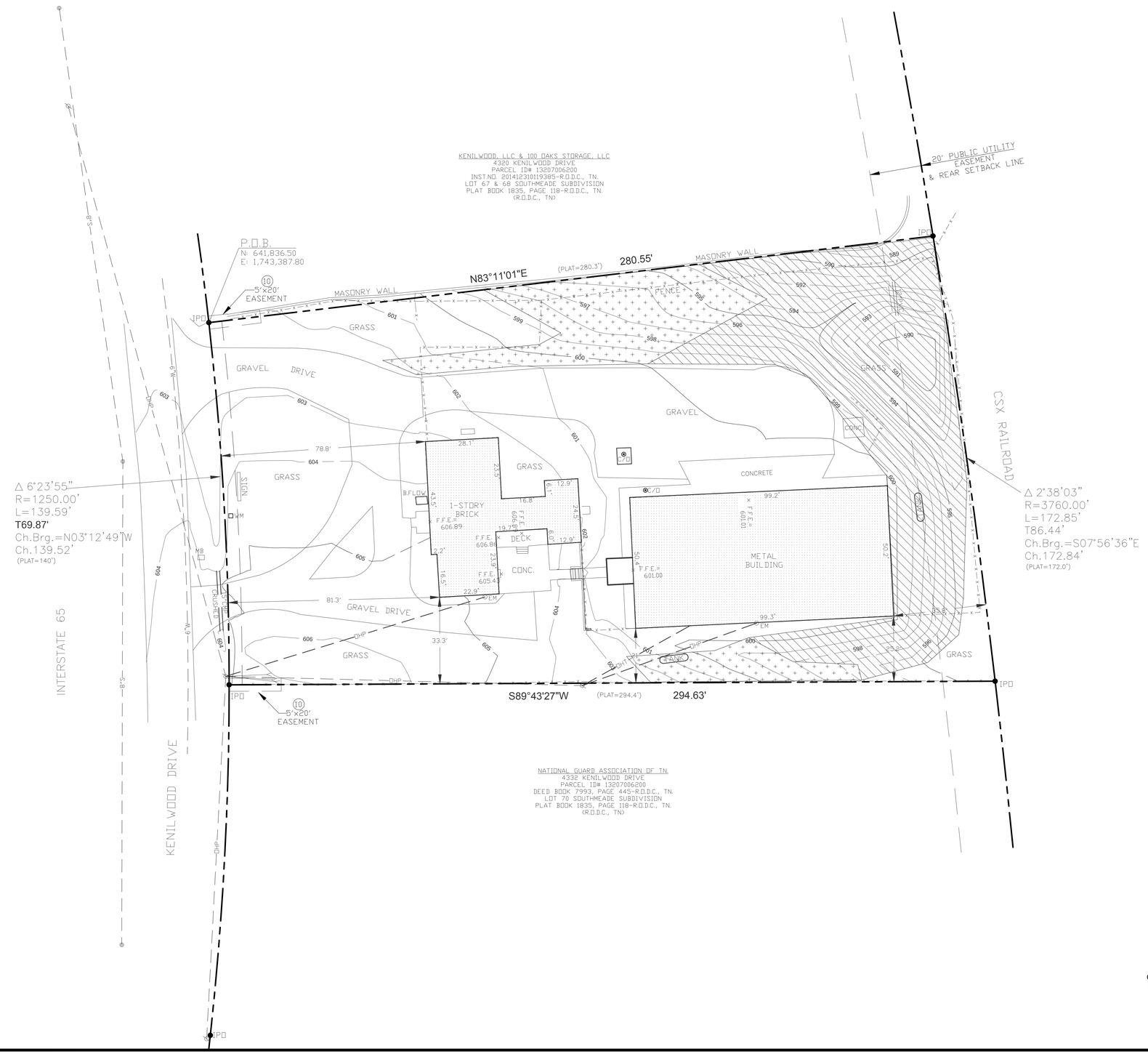
COVER



NOTES:

1. EXISTING SOIL IS PREDOMINATELY MAURY-URBAN LAND COMPLEX SOIL (McB). THE NORTHEASTERN CORNER OF THE SITE CONSISTS OF LINDELL-URBAN LAND COMPLEX SOIL (Ln). MAURY IS CHARACTERIZED AS SILT LOAM AND CONSISTS OF DEEP, GENLTY SLOPING TO MODERATELY STEEP, WELL DRAINED SOILS THAT FORMED IN RESIDUUM OF PHOSPHATIC LIMESTONE. MAURY SOILS ARE GENERALLY 40 TO 60 INCHES THICK OVER BEDROCK. MAURY IS CLASSIFIED AS HYDROLOGIC SOIL GROUP A.

EXISTING SLOPE LEGEND

- EXISTING SLOPES GREATER THAN 25%
- EXISTING SLOPES BETWEEN 15% AND 25%

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GRAPHIC SCALE

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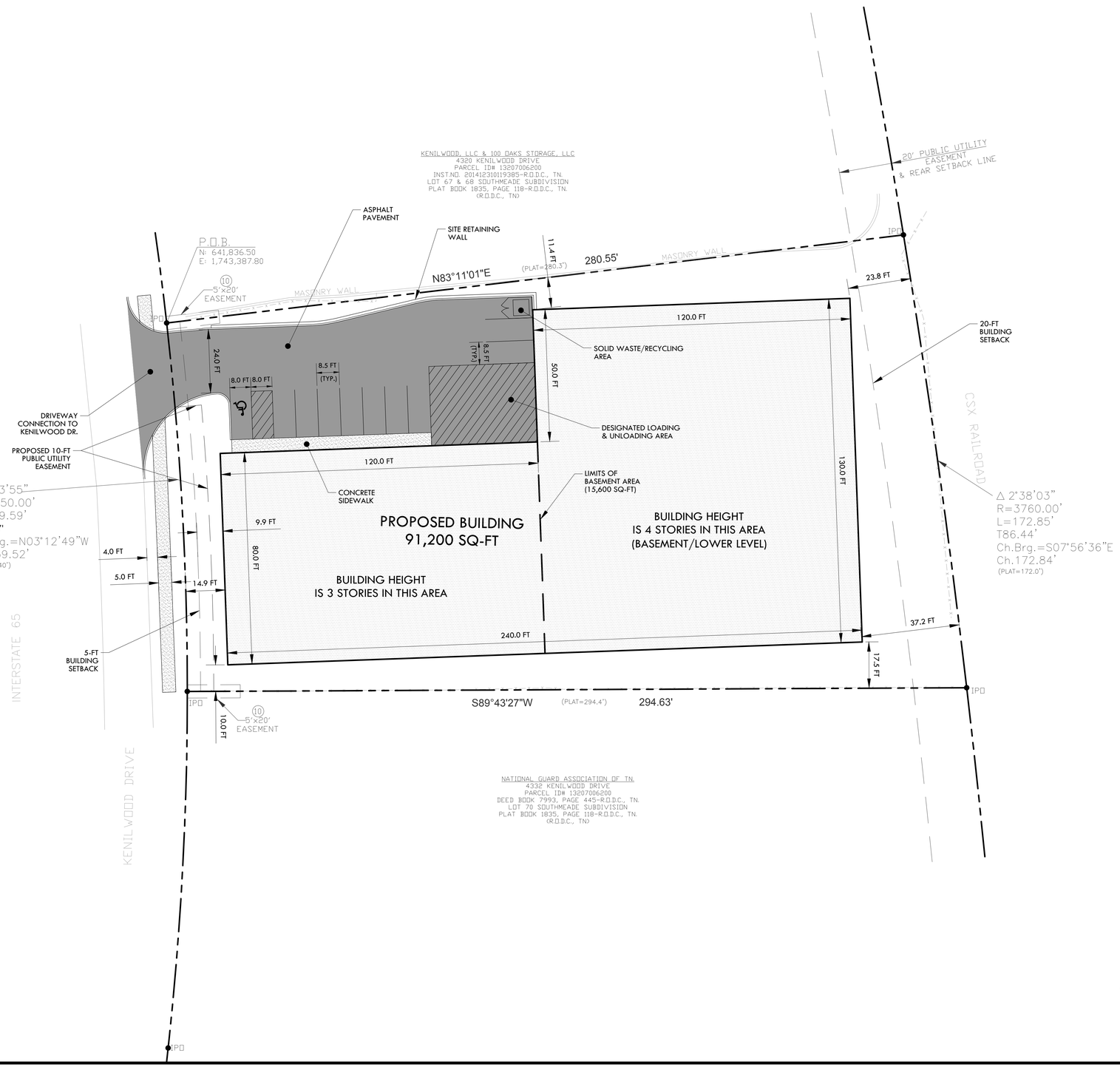
EXISTING CONDITIONS



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CRUNK ENGINEERING

WILLIAM W. CRUNK
REGISTERED ENGINEER
12/15/15
No. 115895
STATE OF TENNESSEE

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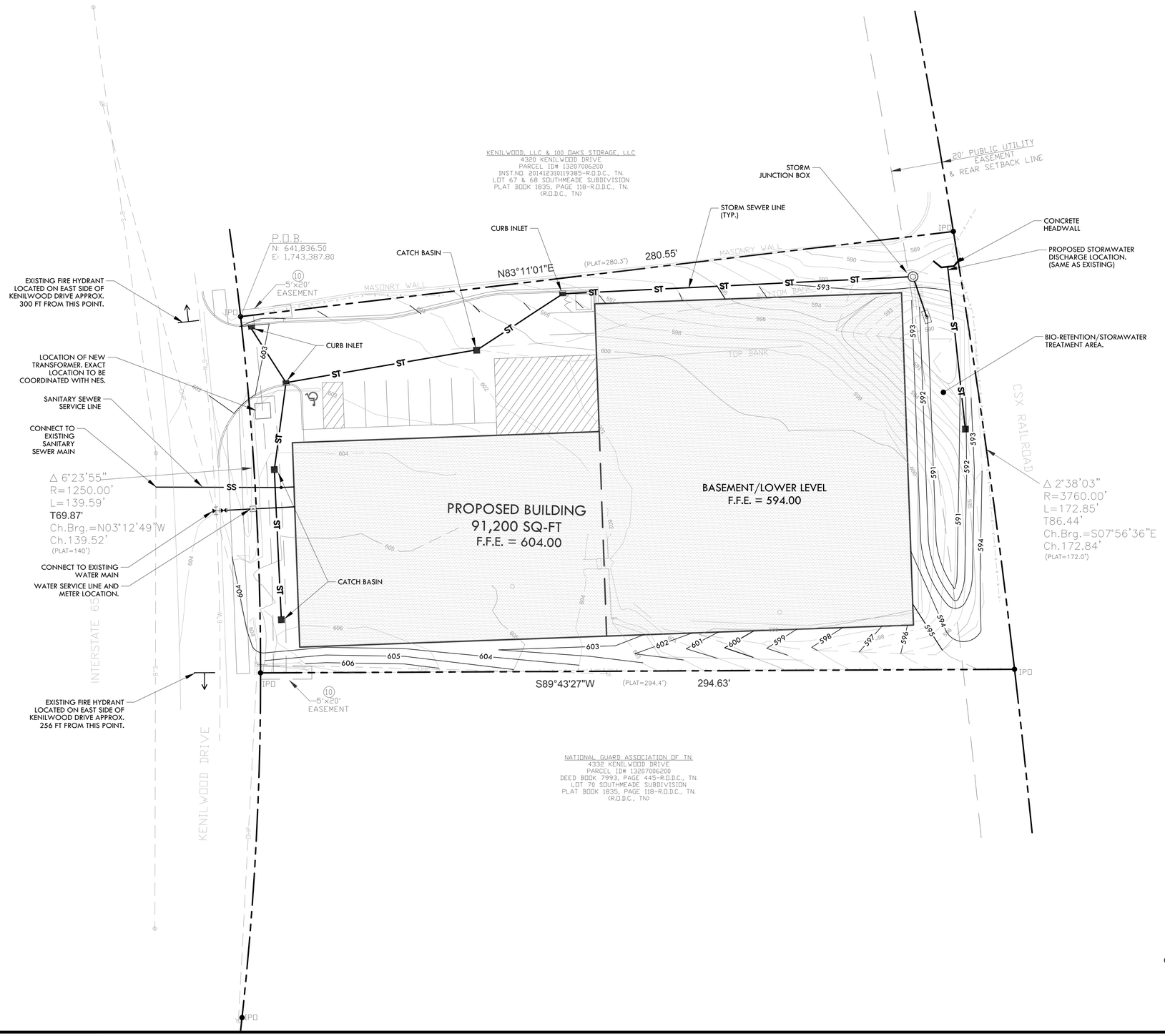
SITE LAYOUT PLAN



NOTES:

1. 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.
2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METYRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

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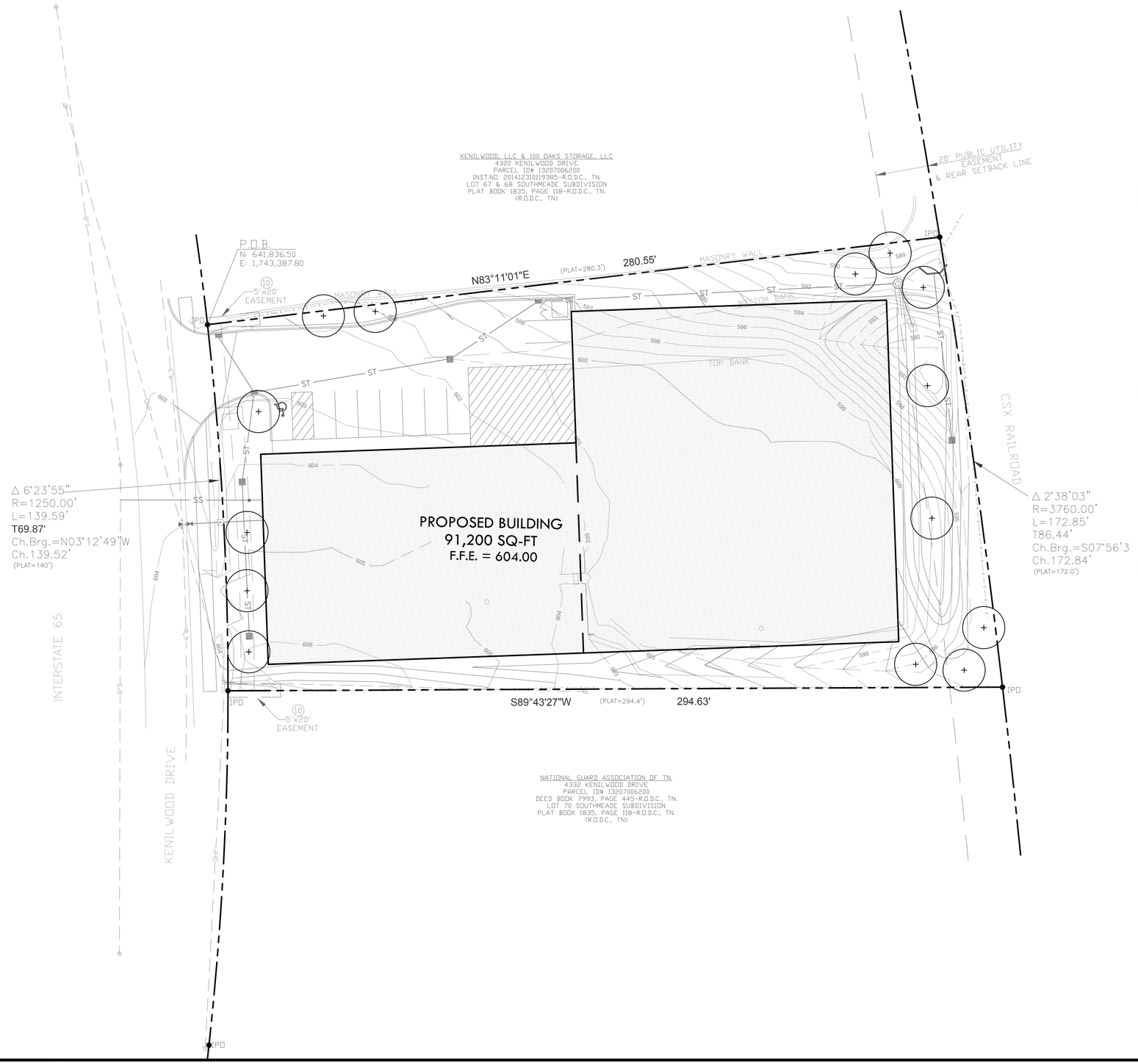
GRADING & UTILITY PLAN



LANDSCAPE LEGEND:

2" CANOPY TREES

PROTECTED TREE/TREE DENSITY:

1. THE DEVELOPMENT WILL COMPLY WITH THE TREE DENSITY REQUIREMENT IN METRO ZONING CODE 17.24 OF 14 UNITS PER ACRE.
2. THE PROPERTY IS .45 ACRES RESULTING IN A TREE DENSITY REQUIREMENT OF 7 UNITS.
3. EXISTING TREES TO REMAIN PROVIDE 0 UNITS
4. A MINIMUM OF 14 2" CALIPER REPLACEMENT TREES WILL BE PLANTED TO PROVIDE 7 UNITS.
5. THE TOTAL UNITS PROPOSED WILL BE A MINIMUM OF 7 UNITS.

LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT REQUIREMENTS.
2. PARKING AREAS WILL BE SCREENED FROM ADJOINING PROPERTY AND ROAD R.O.W. WITH A CONTINUOUS HEDGE OF EVERGREEN SHRUBS AND TREE PLANTINGS.
3. FOUNDATION AND INTERIOR PLANTINGS WILL BE A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUB PLANTINGS, CANOPY AND ORNAMENTAL TREES, GROUNDCOVER AND SEASONAL PLANTINGS.
4. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24.080 REQUIREMENTS FOR WATERING.
5. ALL PLANT MATERIAL WILL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

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GRAPHIC SCALE

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LANDSCAPE PLAN