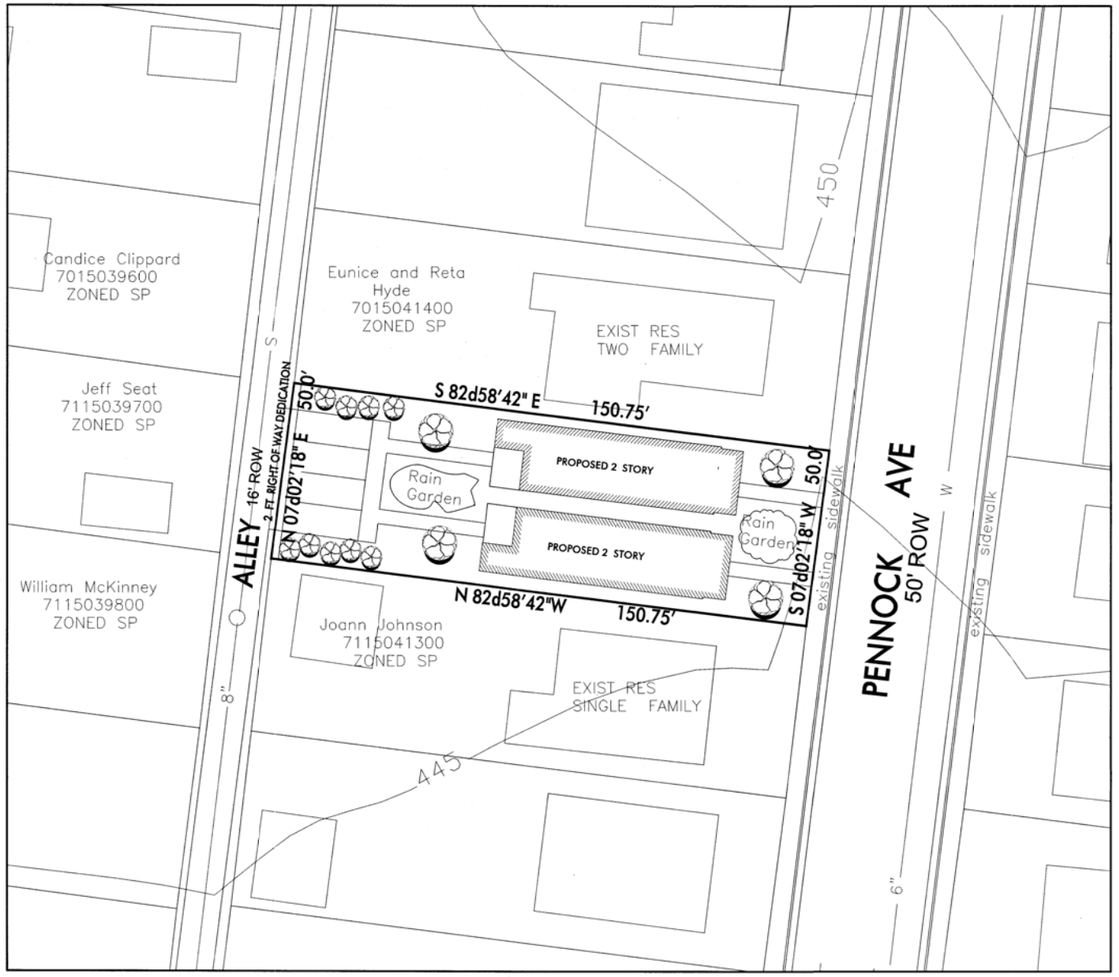



**To Be Completed in Onee Phase**

# Proposed Plan

## EROSION CONTROL & GRADING NOTES

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

2) ALL CUTFILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS CR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.

3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.

4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.

6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.

7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.

8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.

9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSEPCTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.

10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.

11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.

14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.

15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

## STANDARD SP NOTES

1) THE PURPOSE OF THIS SP IS TO RECEIVEAPPROVAL TO BUILD 2 DETACHED HOMES.

2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3)THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0209F DATED APRIL 20, 2001.

4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.

5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).

8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.

10) SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS AS SHOWN ON THIS PLAN.

11) 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 ORIDANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

12) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECFICIALLY 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 RS3.75 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

13) ALL BUILDINGS SHALL BE WITHIN 500 FEET OF A FIRE HYDRANT.

14) THIS DEVELOPMENT WILL OCCUR IN ONE PHASE.

15) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

## SPECIFIC SP NOTES

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
   a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
   b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
   c. EIFS and vinyl siding shall be prohibited.
   d. A raised foundation of 18" - 36" is required for all residential structures.
   e. Porches shall provide a minimum of six feet of depth.
8. Vehicular access shall be from the alley and no driveways and parking shall be permitted ontoPennock Avenuet.
9. 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 RS3.75 zoning district as of the date of the applicable request or application.
10. 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
11. The final plan shall depict a minimum 5 foot clear path for predestrian ways, including public sidewalks, and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of tavel shall be relocated to provide a minimum of 5 feet of clear access.

Fire Marshal Comments

Approved with conditions
Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.
(contact: Melanie Hutchison melanie.hutchison@nashville.gov or 862-6242)

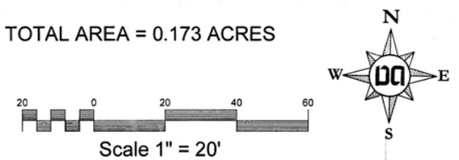
Public Works Comments

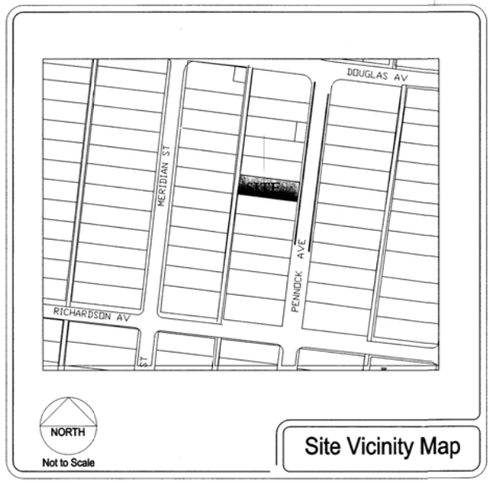
The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
Submit dimensioned site plan.
Indicate on the plans 2' ROW dedication on the alley, to be recorded prior to the building permit.
Indicate on the plans a minimum of 24' between the rear of the proposed alley parking stalls and the opposite ROW line.
(contact: Ben York ben.york@nashville.gov or 862-8758)

## STORMWATER NOTES

1) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY.
TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TSS REMOVAL A WATER QUANTITY/QUALITY BMP IS PROPOSED. DESIGN OF THIS FEATURE WILL BE PROVIDED DURING THE FINAL SP PROCESS.
2) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

TOTAL AREA = 0.173 ACRES




## SPECIFIC PLAN DEVELOPMENT SUMMARY

| | |
|---|---|
| USE | SINGLE OR TWO FAMILY RESIDENTIAL DETACHED |
| PROPERTY ZONING SP | SURROUNDING ZONING SP |
| MINIMUM LOT SIZE | AS SHOWN |
| NUMBER OF LOTS | 1 LOT |
| FAR | MAX. 0.60 |
| ISR | MAX. 0.70 |
| FRONT YARD SETBACK: | 20' MIN. OR IN LINE WITH ADJ. CONTEXT |
| SIDE YARD | 3.0' FROM PROPERTY LINE |
| REAR YARD | 20' FROM PROPERTY LINE |
| HEIGHT STANDARDS | 2 STORIES |
| LOT ACCESS | LOT ACCESS FROM REAR ALLEY ONLY |

## GENERAL PLAN CONSISTENCY

T4 Urban Neighborhood Maintenance Policy is applied to areas that are zoned residential, where the primary land use is residential, or that are envisioned to remain primarily residential. T4 Urban Neighborhood Maintenance Policy is applied in situations where there is an expressed interest in maintaining the predominant, existing developed condition. Alley access is common, while driveway access from the street is occasionally found. Building height, form, and orientation fit in with the urban character and development pattern of the specific area to which the T4 Urban Neighborhood Maintenance policy has been applied. T4 Urban Neighborhood Maintenance areas may contain a wide variety of housing types, with each individual neighborhood having its own unique character. Building massing results in building footprints with moderate to high lot coverage. Density is secondary to the form of development; however, T4 Urban Neighborhood Maintenance areas are intended to be moderate- to high-density.

This propsal is consistent with similar construction within this neighborhood, will use existing alley access, will meet the height and form of architecture in the area, and additionally will continue to provide a variety of housing types.

**SP Number - 2015SP- 111-001**

| Property Information | Developer |
|---|---|
| 1212 Pennock Avenue<br>Metro Tax Map 51-15, Parcel 413<br>0.173 Total Acres<br>Council District 5 (Scott Davis) | Regal Homes<br>290 Ed Harris Road<br>Ashland City, Tennessee 37015<br>615.403.7002 |
| **Civil Engineer** | **Owner of Record** |
| Dale & Associates (Roy Dale, PE)<br>516 Heather Place<br>Nashville, Tennessee 37204<br>615.297.5166 | Derik Peel<br>1212 Pennock Ave<br>Nashville, Tennessee 37207 |

| | |
|---|---|
| **Electric Service** | Nashville Electric Service (NES)<br>1214 Church Street<br>Nashville, Tennessee 37246<br>615.747.6807 |
| **Gas Service** | Nashville Gas (Piedmont)<br>615.734.0734 |
| **Water Service** | Metro Water Service<br>1600 2nd Avenue North<br>Nashville, Tennessee 37208<br>615.862.4598 |
| **Sewer Service** | Metro Water Services<br>1600 2nd Avenue North<br>Nashville, Tennessee 37208<br>615.862.4598 |
| **Telephone Service** | Bellsouth<br>866.620.6000 |
| **Utility Location** | Tennessee One-Call<br>800.351.1111 |

STORMWATER NOTES

1) An Infill site plan will be required during the Building Permit Review

PUBLIC WORKS NOTES

1) The developer's final construction drawings shall comply with the design standards established by the Department of Public Works. Final Design may vary based upon field conditions.
2) This drawing is for illustrative purposes to indicate the basic premise of the development. The final lot count and/or the details of the plan shall be governed by the appropriate regulations at the time of the development.

WATER SERVICES

1) Developer will be required to pay required capacity fees before Final SP/ Plat stage.

# Preliminary Specific Plan


Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166


REVISIONS:

Preparation Date: 10/26/15

# 1212 Pennock Avenue

BEING PARCEL 413 ON TAX MAP 71-15
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

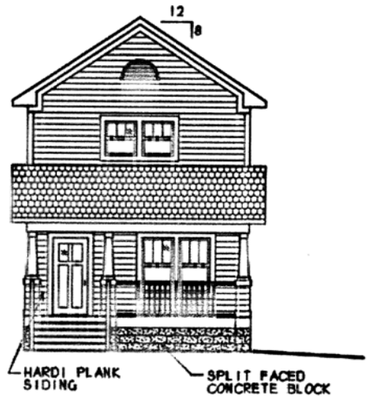
10/28/15

Nashville & Davidson County
DEC 21 2015
Metropolitan Planning Department

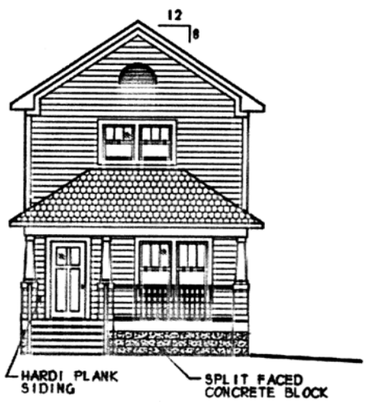
D&A Project #15320
1212 Pennock Ave

C1.0

Sheet 1 of 2




FRONT ELEVATION




FRONT ELEVATION

FRONT ELEVATION

THESE DRAWINGS ARE COPYRIGHTED BY THE ARCHITECT – JOHN F. WERNE III.

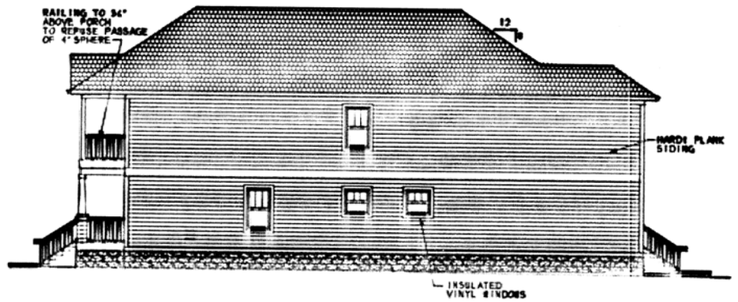
THE CLIENTS RIGHT TO DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.

THE DESIGN REPRESENTED IN THESE DRAWINGS BELONGS TO THE ARCHITECT EXCLUSIVELY.

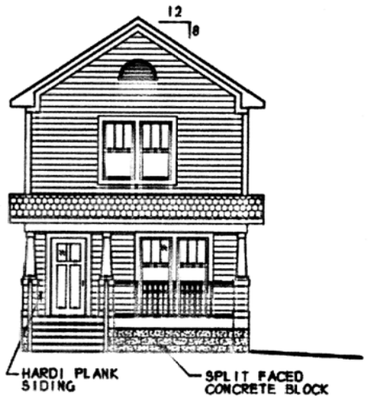
PLANS MAY NOT BE SOLD, LOANED OF GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTION OF ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

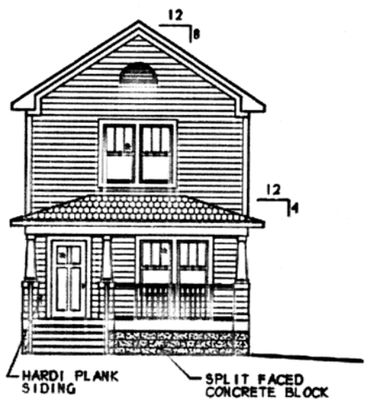
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERRORS NOT REPORTED.




SIDE ELEVATION

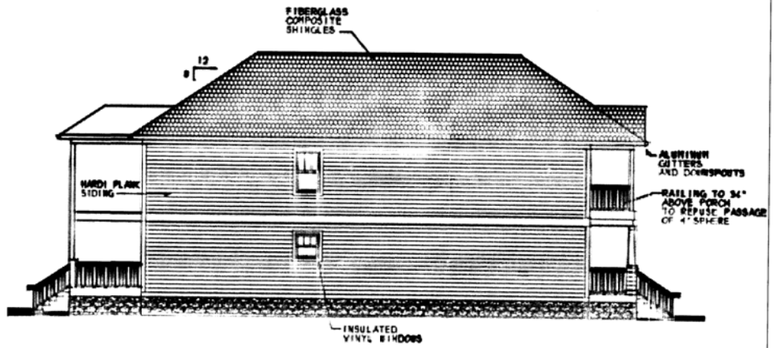



FRONT ELEVATION




FRONT ELEVATION

FRONT ELEVATION




SIDE ELEVATION

# Architectural Elevations are Conceptual

SPECIFIC SP NOTES

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
   a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
   b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
   c. EIFS and vinyl siding shall be prohibited.
   d. A raised foundation of 18" - 36" is required for all residential structures.
   e. Porches shall provide a minimum of six feet of depth.
8. Vehicular access shall be from the alley and no driveways and parking shall be permitted ontoPennock Avenuet.
9. 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 RS3.75 zoning district as of the date of the applicable request or application.
10. 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
11. The final plan shall depict a minimum 5 foot clear path for predestrian ways, including public sidewalks, and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of tavel shall be relocated to provide a minimum of 5 feet of clear access.

# Architectural Elevations and Requirements

REVISIONS:

Preparation Date: 10/26/15

## 1212 Pennock Avenue

BEING PARCEL 413 ON TAX MAP 71-15
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

10/28/15

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #15320
1212 Pennock Ave

C2.0

Sheet 2 of 2