### Purpose

Develop the property to align with the character of the West Nashville Community Plan. Remove the existing industrial zoning and replace with a residential development including a mix of single family (detached and attached) and multi-family housing. Improve neighborhood access to the Cumberland River through pedestrian friendly design, connection to public sidewalks, parking screening, and dedicated green space that is in concert with the neighborhood plan.

### Located at:

5400 Centennial Blvd
Map & Parcel(s): 09100001000, 09100000900, 09100001200
Council District 20- Mary Carolyn Roberts

### Owners of Record

R. Manuel- Centennial, GP
2319 Crestmoor Rd.
Nashville, TN 37215

### Developer & Architect

Southeast Venture, LLC
4011 Armory Oaks Drive
Nashville, TN 37204

### Civil Engineer

Barge Cauthen & Associates
6606 Charlotte Pike, Suite 210
Nashville, TN 37209

### Landscape Design

Hodgson Douglas, LLC
120 29th Ave. South
Nashville, TN 37212

## DESIGN STANDARDS

1. BUILDING FACADES FRONTING A STREET OR OPEN SPACE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.

2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.

3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED

4. PORCHES SHALL PROVIDE A MINIMUM OF 6' OF DEPTH

5. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

**STANDARD NOTE:** THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5' CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5' OF CLEAR ACCESS.

## ZONE 5 DESIGN STANDARDS (TO BE SEPARATE FROM ZONES 1-4)

ZONE 5 FOLLOWS ALL BULK STANDARDS OF IR AND ALLOWS ALL IR USES WITH THE FOLLOWING EXCEPTIONS:

- AUTOMOBILE REPAIR
- AUTOMOBILE SALES NEW/ USED
- AUTOMOBILE SERVICE
- CARPET CLEANING
- CAR WASH
- LAUNDRY PLANTS
- MAJOR APPLIANCE REPAIR
- VEHICULAR SALES AND SERVICE, LIMITED
- WRECKER SERVICE
- AMATEUR RADIO ANTENNA
- PRINTING AND PUBLISHING
- HEAVY EQUIPMENT, SALES AND SERVICE
- MANUFACTURING, LIGHT/ MEDIUM
- BUS TRANSFER STATION
- MOTOR FREIGHT
- RAILROAD YARD
- POWER/GAS SUBSTATION
- POWER PLANT
- WIND ENERGY FACILITY (UTILITY)
- FAIRGROUND
- TANK FARM
- CONSTRUCTION/ DEMOLITION LANDFILL
- CONSTRUCTION/ DEMOLITION WASTE PROCESSING
- MEDICAL WASTE
- RECYCLING FACILITY
- AIRPORT
- WATER WASTE TREATMENT
- SANITARY LANDFILL
- WASTE TRANSFER
- RACETRACK
- MINERAL EXTRACTION
- FUEL STORAGE
- ADULT ENTERTAINMENT

ZONE 5 WILL KEEP THE EXISTING GRAIN SILO AND APPLY THE APPROPRIATE SIGNAGE STANDARDS OF MUL-A.

## SP ZONING DATA

| | |
|---|---|
| **COMBINED LOT AREA:** | 1,214,165 SF (27.87 ACRES) |
| **TOTAL DEVELOPMENT AREA:** | 1,036,295 SF (23.67 ACRES) |
| **R.O.W. DEDICATION AREA:** | 100,250 SF (2.30 ACRES) |

**MAXIMUM PLANNED DENSITY:**

| | |
|---|---|
| ZONE 1 | 6.18 ACRES<br>MAXIMUM OF 192 UNITS<br>MIXTURE OF MULTI-FAMILY AND SINGLE FAMILY DETACHED UNITS |
| ZONE 2 | 3.29 ACRES<br>MAXIMUM OF 11 UNITS PER ACRE<br>MAXIMUM OF 32 SINGLE FAMILY-DETACHED UNITS |
| ZONE 3 | 3.49 ACRES<br>MAXIMUM OF 15 UNITS PER ACRE<br>MAXIMUM OF 50 SINGLE FAMILY DETACHED AND ATTACHED UNITS<br>*(UP TO 20% ATTACHED UNITS)* |
| ZONE 4 | 2.29 ACRES<br>MAXIMUM OF 120 MULTI-FAMILY UNITS<br>MAX HEIGHT OF 3 STORIES |
| ZONE 5 | 8.42 ACRES<br>TO BE A REGULATORY SP<br>SEE ZONE 5 DESIGN STANDARDS |

**PARKING:**

REQUIREMENTS: PER METRO ZONING CODE

NON-UZO PARKING COUNTS:

MULTI-FAMILY: 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; .5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM

SINGLE FAMILY: 2 SPACES

## FORM GUIDELINES AND USE TABLES

**MULTI-FAMILY BUILDINGS**

USES ALLOWED

- MULTI-FAMILY RESIDENTIAL (TO MATCH MUL-A DISTRICTS)

**BUILDING, MASS LOCATION, AND FORM GUIDELINES:**

| | |
|---|---|
| BUILD-TO ZONE | 5' - 15' |
| SIDE SETBACK | 0' |
| REAR SETBACK | 0' |
| HEIGHTS | 3 STORIES IN 45' |
| PARKING REQUIREMENTS: | *BY ZONING ORDINANCE* |

**SINGLE FAMILY (DETACHED)**

**BUILDING, MASS LOCATION, AND FORM GUIDELINES:**

| | |
|---|---|
| STREET SETBACK | 5' - 15' |
| SIDE SETBACK | 2.5' MINIMUM |
| REAR SETBACK | 0' |
| HEIGHT* | 3 OCCUPIED FLOORS AT MAX OF 45' |

**SINGLE FAMILY (ATTACHED)**

**BUILDING, MASS LOCATION, AND FORM GUIDELINES:**

| | |
|---|---|
| STREET SETBACK | 5' - 15' |
| SIDE SETBACK | 0' |
| REAR SETBACK | 0' |
| HEIGHT* | 3 OCCUPIED FLOORS AT MAX OF 45' |

**INDUSTRIAL (IR)**

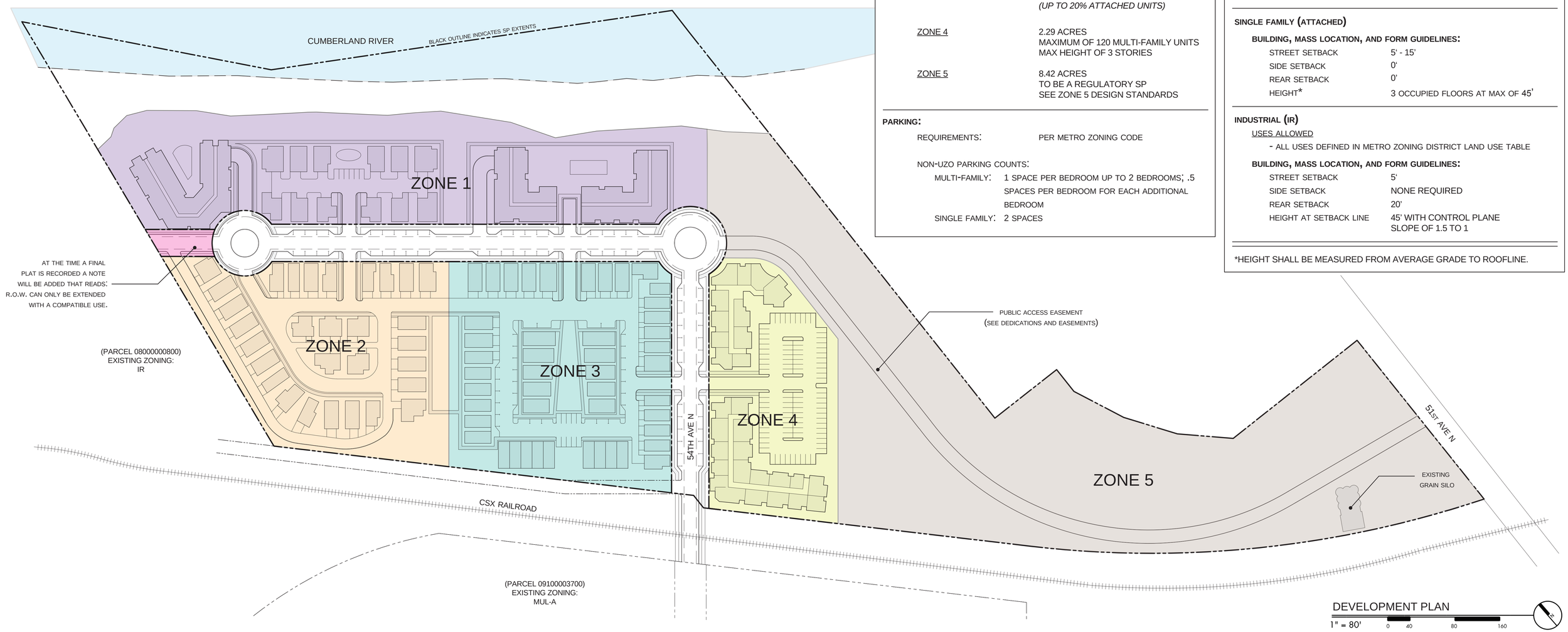
USES ALLOWED

- ALL USES DEFINED IN METRO ZONING DISTRICT LAND USE TABLE

**BUILDING, MASS LOCATION, AND FORM GUIDELINES:**

| | |
|---|---|
| STREET SETBACK | 5' |
| SIDE SETBACK | NONE REQUIRED |
| REAR SETBACK | 20' |
| HEIGHT AT SETBACK LINE | 45' WITH CONTROL PLANE SLOPE OF 1.5 TO 1 |

*HEIGHT SHALL BE MEASURED FROM AVERAGE GRADE TO ROOFLINE.




DEVELOPMENT PLAN

1" = 80' 0 40 80 160

## GENERAL NOTES

**LANDSCAPE BUFFERS**

STANDARDS ALLOWED (WHEN ABUTTING AN IR PROPERTY)

-PER METRO ZONING CODE

| | |
|---|---|
| **B-1 BUFFER YARD** | **20' WIDTH** |
| CANOPY | 3.5 |
| UNDERSTORY | 1.4 |
| SHRUBS | 14 |
| **B-3 BUFFER YARD** | **10' WIDTH** |
| CANOPY | 4.5 |
| UNDERSTORY | 1.8 |
| SHRUBS | 18 |

**STREETS AND SIDEWALKS**

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5' CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5' CLEAR ACCESS.

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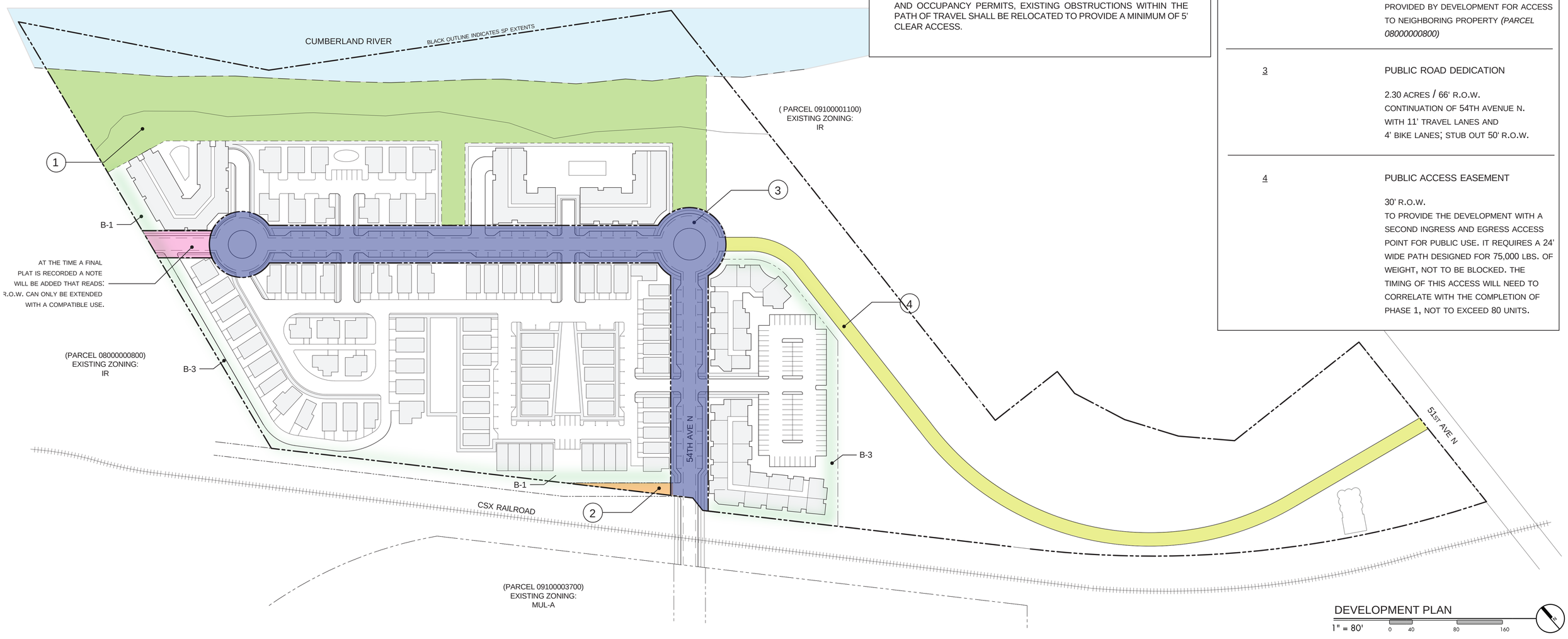
| **R.O.W. DEDICATION AREA:** | 100,250 SF (2.30 ACRES) |

**PLANNED DEDICATIONS AND EASEMENTS:**

| | |
|---|---|
| 1 | DEDICATED CONSERVATION GREENWAY PUBLIC ACCESS TRAIL EASEMENT AREA<br><br>3.27 ACRES (*INCLUDING BLUFF TO EDGE OF CUMBERLAND RIVER*) |
| 2 | 20' ROADWAY EASEMENT<br><br>0.05 ACRES<br>PROVIDED BY DEVELOPMENT FOR ACCESS TO NEIGHBORING PROPERTY *(PARCEL 08000000800)* |
| 3 | PUBLIC ROAD DEDICATION<br><br>2.30 ACRES / 66' R.O.W.<br>CONTINUATION OF 54TH AVENUE N. WITH 11' TRAVEL LANES AND 4' BIKE LANES; STUB OUT 50' R.O.W. |
| 4 | PUBLIC ACCESS EASEMENT<br><br>30' R.O.W.<br>TO PROVIDE THE DEVELOPMENT WITH A SECOND INGRESS AND EGRESS ACCESS POINT FOR PUBLIC USE. IT REQUIRES A 24' WIDE PATH DESIGNED FOR 75,000 LBS. OF WEIGHT, NOT TO BE BLOCKED. THE TIMING OF THIS ACCESS WILL NEED TO CORRELATE WITH THE COMPLETION OF PHASE 1, NOT TO EXCEED 80 UNITS. |



# R. Manuel - Centennial | Site Utility Plan

**FEMA NOTE:**

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0211 F", DATED: APRIL 20, 2001.

**BUFFER NOTE:**

THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.

**FIRE MARSHAL NOTES:**

1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: ( http://www.nashfire.org/prev/tableH51.htm)
2. Project Engineer needs to meet with the Fire Marshals office concerning this project.
3. No part of any building shall be more than 500 ft from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B
4. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet.
5. All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.
6. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
7. If more than three stories about grade, Class I standpipe system shall be installed.
8. If more than one story below gradem Class I standpipe system shall be installed.
9. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
10. A fire hydrant shall be provided within 100 ft of the fire department connection.
11. Fire hydrants shall be in-service before any combustible material is brought on site.

**ON-SITE PARKING:**

ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUES

**METRO WATER SERVICES NOTE:**

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINACE NO. 78-840 AND APROVED BY THE METROPOLITAN DEPARMENT OF WATER SERVICES.
2. METRO WATER SERVICE SHALL BE PROVIDED SUFFIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

**STORMWATER NOTES:**

1. 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.)
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.

**STORM DRAINAGE DESIGN INTENT**

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.

WATER QUALITLY SITE IS TO BE DESINGED PER 2016 METRO LID STORM MANUEL UPDATE USING A COMBINATION OF BIORETENTION AREAS, GRASS SWALES, AND PERVIOUS PAVEMENTS

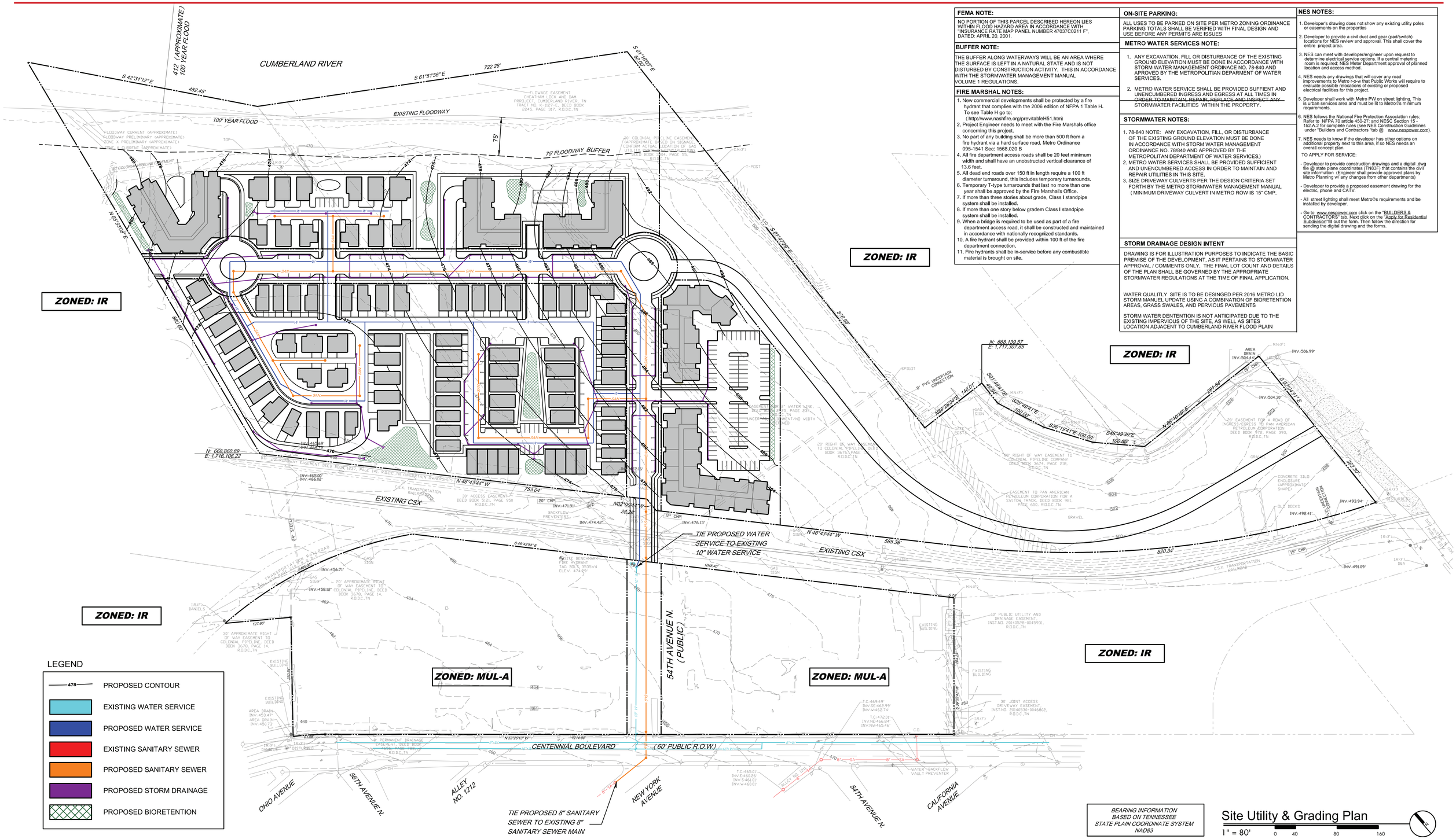
STORM WATER DENTENTION IS NOT ANTICIPATED DUE TO THE EXISTING IMPERVIOUS OF THE SITE, AS WELL AS SITES LOCATION ADJACENT TO CUMBERLAND RIVER FLOOD PLAIN

**NES NOTES:**

1. Developer's drawing does not show any existing utility poles or easements on the properties
2. Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
3. NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method.
4. NES needs any drawings that will cover any road improvements to Metro r-o-w that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.
5. Developer shall work with Metro PW on street lighting. This is urban services area and must be lit to Metro?s minimum requirements.
6. NES follows the National Fire Protection Association rules: Refer to NFPA 70 article 450-27, and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors "tab @ www.nespower.com).
7. NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan.

TO APPLY FOR SERVICE:

- Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TNSF) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
- Developer to provide a proposed easement drawing for the electric, phone and CATV.
- All street lighting shall meet Metro?s requirements and be installed by developer.
- Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.

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