

PRELIMINARY SPECIFIC PLAN 1700 MCKINNEY AVE

NASHVILLE, TENNESSEE 37208
DAVIDSON COUNTY - CASE NO.: 2016SP-050-001
TAX MAP 81-3 PARCEL 27.00 / DEED BOOK 5809 PAGE 249

PROJECT NOTES:

1. PROPERTY OWNER INFORMATION

DOROTHY R. HYDE
PO BOX 280351
NASHVILLE, TN 37208

2. DEVELOPER INFORMATION

L.A.N.D. GROUP LLC
277 MALLORY STATION RD, STE. 102
FRANKLIN, TN 37067
PHONE: 615-881-3856

3. CIVIL ENGINEER

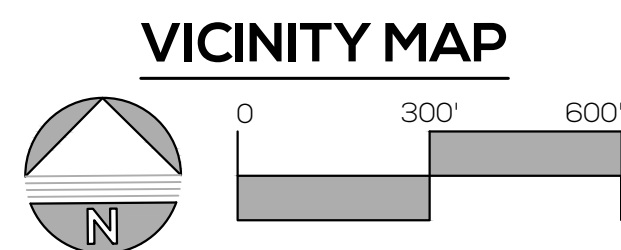
4SITE
5123 VIRGINIA WAY, STE A-21
BRENTWOOD, TN 37027
CONTACT: DON COLLINS
PHONE: 615-915-2620
EMAIL: dcollins@4siteinc.biz

4. PROPERTY INFORMATION

1700 MCKINNEY AVE
NASHVILLE, TN 37208
DEED BOOK 5809 PAGE 249
TAX MAP 81-3 PARCEL 27.00

5. GOVERNING MUNICIPALITY

METROPOLITAN NASHVILLE
PLANNING DEPARTMENT
METRO OFFICE BUILDING
800 SECOND AVENUE SOUTH
NASHVILLE, TN 37620
PHONE: 615-862-7190



INDEX TO DRAWINGS:

SHT. NO.	SHT. NAME
COVER	COVER SHEET
C1	SITE DEVELOPMENT PLAN
C2	GRADING, DRAINAGE & UTILITY PLAN

SPECIFIC PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 0.24 ACRE PARCEL TO ALLOW A FOUR UNIT RESIDENTIAL DEVELOPMENT AS SHOWN HEREIN.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #8 OR THE NORTH NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE IS URBAN NEIGHBORHOOD MAINTENANCE, TRANSECT 4 (T4 NM). THE PRIMARY GOALS OF THE T4 NM POLICY ARE TO ENHANCE PARTICULAR CORRIDORS BY MAINTAINING & PRESERVING THE PREDOMINANT, EXISTING DEVELOPED CONDITION, AND THAT THE CONDITION IS STABLE AND SUSTAINABLE OVER TIME. THE NEIGHBORHOODS ARE TO BE SERVICED BY HIGH LEVELS OF CONNECTIVITY THAT ACCOMMODATE EFFICIENT USE OF STREET NETWORKS, SIDEWALKS, BIKEWAYS, AND MASS TRANSIT.

AS PROPOSED, THIS SPECIFIC PLAN WILL ENHANCE THE STREETScape ALONG BOTH 18TH AVENUE AND MCKINNEY AVENUE WITH THE DEVELOPMENT NEW RESIDENTIAL UNITS, STREET TREES, NEW PUBLIC SIDEWALKS, AND WATER QUALITY FEATURES. THE STREET SETBACKS ARE MODIFIED TO ALLOW FOR ADEQUATE REAR LOADED PARKING. WALKABILITY IS ENCOURAGED WITH THE ADDITION OF NEW SIDEWALKS. THIS PROJECT MEETS THE INTENT OF THE T4 NM POLICY WHILE GENERATING AN IMPROVED PRODUCT FOR THIS LOCATION.

COVER SHEET
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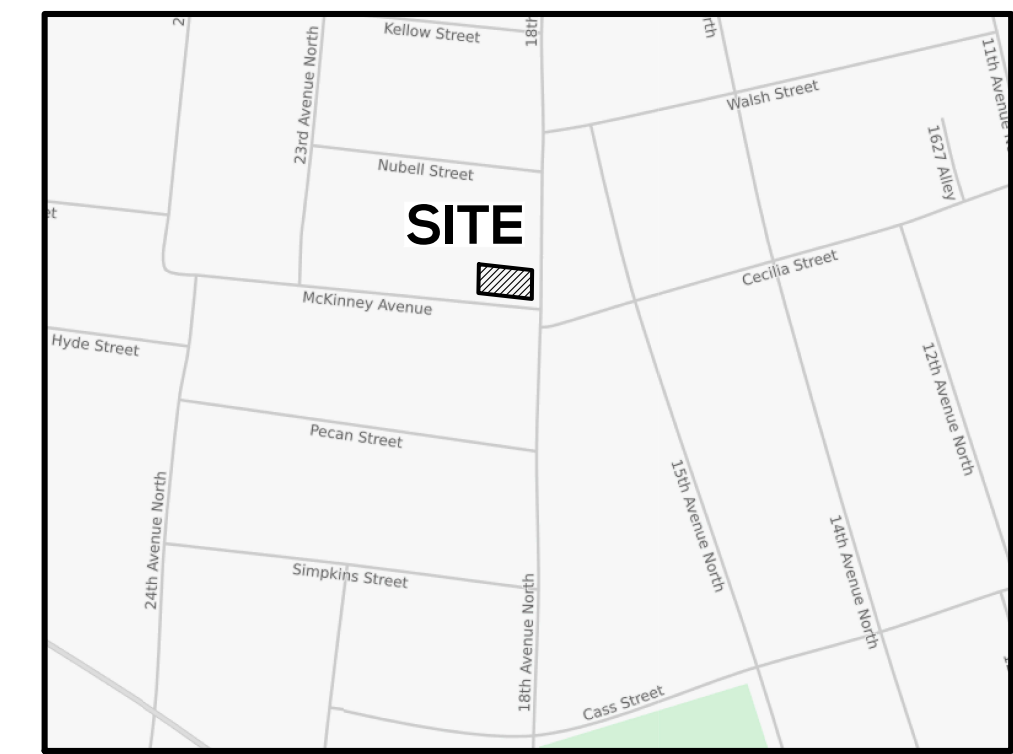
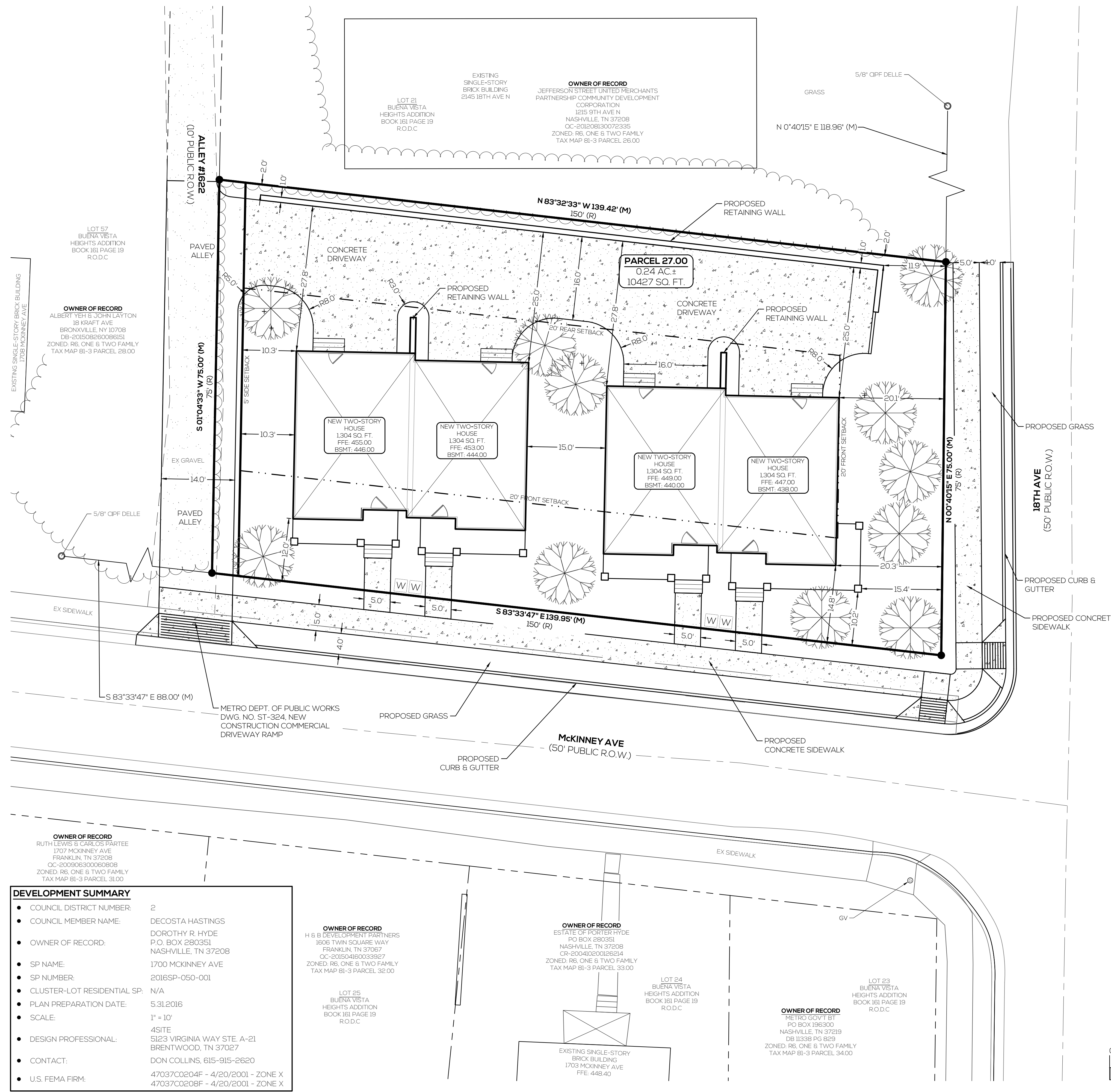


REVISIONS:
08.31.2016 PLANNING COMMENTS

DRAWN BY: AGILLESPIE
FIELD DATE: 01.26.2016
OFFICE DATE: 05.31.2016
CHECKED BY: DCOLLINS
PLOT DATE: 08.31.2016

SHEET
COVER

OF 2
PROJECT NO.: 16-008

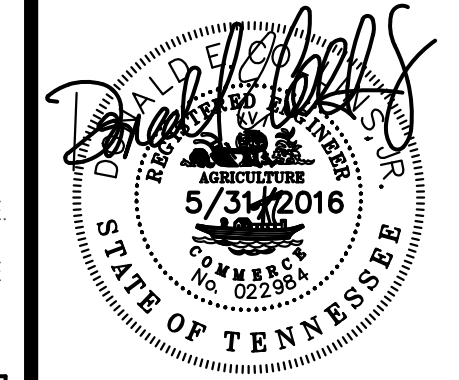


- STANDARD SP NOTES:**
- THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 0.24 ACRE PARCEL TO ALLOW A 4 UNIT RESIDENTIAL DEVELOPMENT, AS SHOWN.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEAM ON MAP(S) 47037C0204F & 47037C0208F. DATED APRIL 20, 2001.
 - ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
 - WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
 - THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - 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)
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 - INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
 - SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS.
 - 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 PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH DENSITY OR FLOOR AREA, ADD USERS 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.
 - 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 RM20-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 - RAISED FOUNDATIONS OF 18"-36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.
 - THIS PLAN IS INTENDED TO BE CONSTRUCTED IN A SINGLE PHASE
 - THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE GRASS STRIP OR FRONTAGE ZONE.
 - BUILDING FAÇADES FRONTING MCKINNEY AVENUE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) PER UNIT AND A MINIMUM OF 25% GLAZING.

DEVELOPMENT STANDARDS	
ACREAGE	0.24± ACRES (10,427 SQ. FT.)
DENSITY	16.67 / ACRE
DWELLING UNITS	4
FLOOR AREA RATION (FAR)	0.50
LOTS	1
IMPERVIOUS SURFACE RATION (ISR)	
ALLOWED:	
PROPOSED BUILDINGS:	3,270 SQ. FT.
PROPOSED SIDEWALKS & DRIVEWAYS:	1,600 SQ. FT.
TOTAL PROPOSED ISR:	0.47
PARKING REQUIRED:	8
PARKING PROVIDED:	8
CURRENT ZONING SETBACKS:	FRONT - 20 FEET REAR - 20 FEET SIDE - 5 FEET
MAXIMUM BUILDING HEIGHT	2 STORIES IN 35' @ ROOF EAVE
CURRENT ZONING:	R6, ONE & TWO FAMILY 6,000 SQ. FT. LOT, OV-UZO, URBAN ZONING OVERLAY
PROPOSED ZONING:	SP, SPECIFIC PLAN
USES:	SINGLE FAMILY RESIDENTIAL

4SITE
 CIVIL ENGINEERING LAND PLANNING PROJECT MANAGEMENT
 COLLABORATIVE DESIGN • CREATIVE SOLUTIONS
 5123 Virginia Way, Ste. A-21, Brentwood, TN 37027
 615.915.2620 www.4siteinc.biz

SITE DEVELOPMENT PLAN
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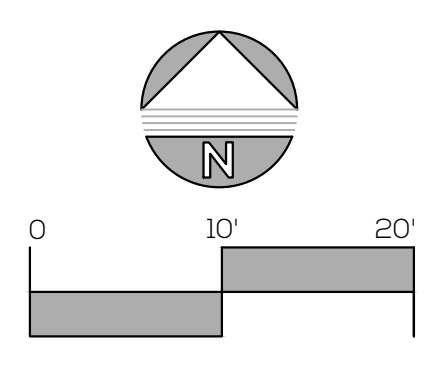
DEVELOPMENT SUMMARY

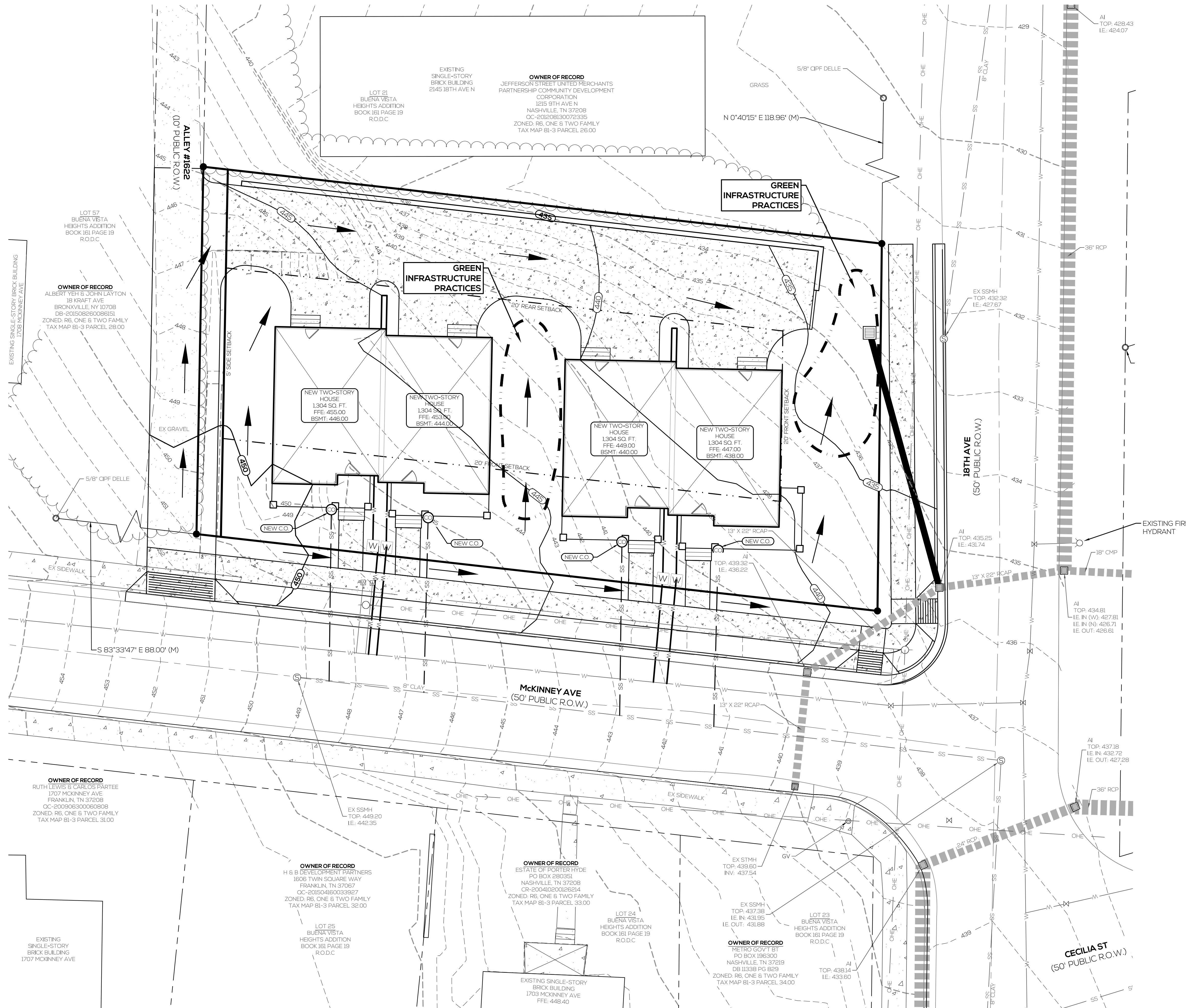
- COUNCIL DISTRICT NUMBER: 2
- COUNCIL MEMBER NAME: DE COSTA HASTINGS
- OWNER OF RECORD: DOROTHY R. HYDE
P.O. BOX 280351
NASHVILLE, TN 37208
- SP NAME: 1700 MCKINNEY AVE
- SP NUMBER: 2016SP-050-001
- CLUSTER-LOT RESIDENTIAL SP: N/A
- PLAN PREPARATION DATE: 5.31.2016
- SCALE: 1" = 10'
- DESIGN PROFESSIONAL: 5123 VIRGINIA WAY STE. A-21
BRENTWOOD, TN 37027
- CONTACT: DON COLLINS, 615-915-2620
- U.S. FEMA FIRM: 47037C0204F - 4/20/2001 - ZONE X
47037C0208F - 4/20/2001 - ZONE X

OWNER OF RECORD
 H & B DEVELOPMENT PARTNERS
 1606 TWIN SQUARE WAY
 FRANKLIN, TN 37067
 OC-201504180033927
 ZONED: R6, ONE & TWO FAMILY
 TAX MAP 81-3 PARCEL 32.00

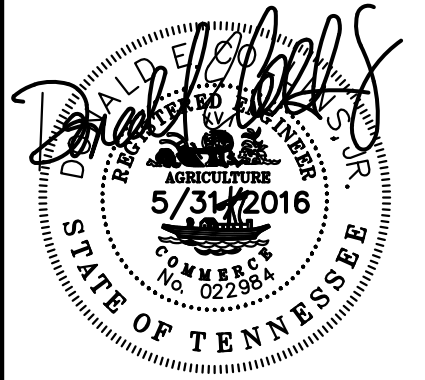
OWNER OF RECORD
 ESTATE OF PORTER HYDE
 PO BOX 280351
 NASHVILLE, TN 37208
 CR-200410200126214
 ZONED: R6, ONE & TWO FAMILY
 TAX MAP 81-3 PARCEL 33.00

OWNER OF RECORD
 METRO GOV'T BT
 PO BOX 196300
 NASHVILLE, TN 37219
 D19-13339 PG 829
 ZONED: R6, ONE & TWO FAMILY
 TAX MAP 81-3 PARCEL 34.00





GRADING, DRAINAGE & UTILITY PLAN
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