

Glen Echo Cottages

A Preliminary Structure Specific Plan

1701, 1705, & 1709 Glen Echo Road
 Being Parcels 67-69 on Tax Map 117-15
 Nashville, Davidson County, Tennessee

Standard SPD Notes

- 1) The purpose of this SPD is to provide preliminary approval to permit the development of a 8 residential units.
- 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) The proposed structure shall be sited in accordance with the standards set forth on Map #1037/C0331F, dated April 20, 2004.
- 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 provided at all public sidewalks.
- 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 cutovers per the design criteria set forth by the Metro Stormwater Manual (minimum driveway cutover in Metro Right of Way is 15" c/cmp).
- 8) The design of the stormwater management system shall be in accordance with the design criteria set forth in the Metro Stormwater Manual. The design of the stormwater management system shall be approved by the Metropolitan Department of Water Services at the time of final application.
- 9) 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.
- 10) All stormwater management facilities shall be designed to meet the standards set forth in the Metro Stormwater Manual.
- 11) Solid waste pickup to be provided by pickup along Glen Echo Road.
- 12) All development due to be completed in 1 phase.
- 13) The development of this project shall comply with the requirements of the adopted tree ordinance 2008/028 (Ordinance Code Chapter 1-24, Article II, Tree Preservation and Removal Provisions) and Chapter 1-340, Article 58, Tree Protection and Removal Provisions.
- 14) 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.
- 15) There is a 3' Right of Way Dedication along the Right of Way of Glen Echo Road.

Architectural Design Elements *

Submittals for Hardtack or smooth hardboard Windows/Aluminum w/ Insulated Clear Glass Doors/Wood or Fiberglass, Insulated & Painted Two Tall Panels w/ 6 Small Glass Panels at the Top. Paint or Finish/Color scheme to be chosen by Architect. Exterior Lighting-Caribbean Style Wall Scones Landings, Porches & Rail-Powder Concrete w/ Light Brown Finish with Rails.

* Architectural Design Elements shall be entered by the Home Owners Association (HOA) and any change subject to HOA approval.

Site Data

Owner of Record:
 (1701) Glen Echo Rd
 6613 Remond of Home
 Nashville, TN 37205
 (1705 & 1709) Glen Echo Rd
 (1705 & 1709) Glen Echo Rd
 Nashville, TN 37215

Site Info:
 1701, 1705, & 1709 Glen Echo Road
 Nashville, TN 37215

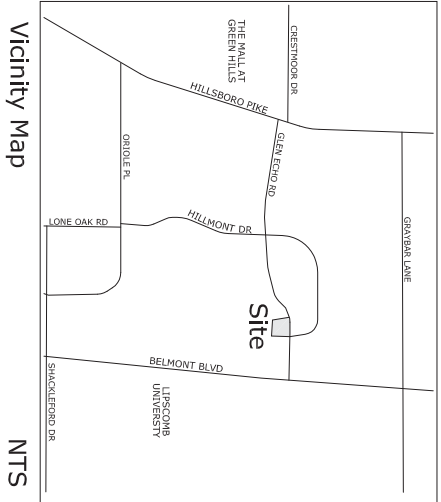
Current Use: Residential (Single-family)
 Proposed Use: Residential (Single-family)

Current Zoning: R30
 Proposed Zoning: R10, R10(PUD), MS10

Surrounding Zoning: R10, R10(PUD), MS10

Plan Preparation Date: 12/14/13
 Drawing Scale: 1"=20'

Engineer:
 Dewey-Estes Engineering
 2925 Berry Hill Drive
 Nashville, TN 37204
 Phone: 615-259-7200
 Email: keenan@dewey-estes.com



Coincidental District: 25 / Councilperson: Sean McGuire

Existing Parcels Summary

Parcel 67: 2.43 Ac. Pk. - 132 Acres - Zoned R10
 Parcel 68: 117-15 Parcel 310: 13,959.43 Sq. Ft. - 0.37 Acres - Zoned R10
 Parcel 69: 117-15 Parcel 311: 14,909.75 Sq. Ft. - 0.34 Acres - Zoned R10
 Total Property: 46,300.59 Sq. Ft. - 1.067 Acres - Proposed Zoning: SP

Bulk Regulations (SP Controlled, MTL Breach)

Street Setback: 30' from Right of Way
 Front Setback: 10' from Right of Way
 Side Setback: 10' from Right of Way
 Rear Setback: 10' from Right of Way
 Impervious Area Ratio: 1:4 Proposed (Excluding Porch Pavement)

Parking Summary

Garage 8 Units @ 1.5 Space count per Garage
 Parking Pad: 2 Spaces per Unit on 1 Unit (0) Spaces total
 Visitor Parking: 6 Spaces
 Total Spaces: 24 Spaces

General Plan Consistency

The property in question is contained within Subarea 10: Green Hills - Midtown Community Structure Plan. The Structure Plan presents the land use policy for the community. It provides parcel-specific information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive lines that are subject to being modified only by amendment. These boundaries consist mainly of lot and property lines, corridors of public and railroad right-of-way, steep slope areas, or other easily identifiable features.

The Community Plan containing the studied property, Subarea 10: Green Hills - Midtown Community Structure Plan (RM) Land Use Policy, Residential Medium Density (RM), is designed to allow for a residential medium density within a design of four to six attached single family units within a application of RM policy should be applied to areas which are currently developed at about 49 units per acre and to underdeveloped or underdeveloped areas that are suitable for medium density policy. Accessibility is important for properties located within a RM policy.

This project meets the intent of the RM policy. The proposed density of this Specific Plan is 8 Units per Acre which falls within the four to nine units per acre allowed under the policy. The property has direct access to Belmont Blvd and indirect access to Hillboro Pike, Harding Pike & Interstate 440. This site has utilities readily available and is bound by existing one & two family dwellings on the north & west boundaries, with single-family to the south.

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Existing Conditions
3	C2.0	Layout & Utility Plan
4	C3.0	Grading & Landscape Plan
5	C4.0	Details Sheet



Nashville Electric Service, NESC

- 1) Existing overhead high voltage lines running down west side of property will have to be temporarily relocated due to utility construction project (NESC clearance). This will be at 100% developer cost.
- 2) Developer to provide a steel dead end post foundation for NESC review and approval.
- 3) Developer to provide a steel dead end post foundation for NESC review and approval.
- 4) Developer to provide a steel dead end post foundation for NESC review and approval.
- 5) A PUE shall be maintained down the west side of property. East side of property shall have a 2" PVC.
- 6) Public utility easement required adjacent to public 24" water along Glen Echo Rd.
- 7) NESC must provide 2" PVC content on conductors.
- 8) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- 9) Final plan is required before NESC's final construction drawings can be approved.
- 10) NESC can meet with developer/engineer upon request to determine electrical service options.
- 11) NESC must approve any changes that will cover any road improvements to Glen Echo Rd. Public Works will require (i.e., turning lanes, sidewalk improvements or lane improvements). Any of these items may require electric utilities to be relocated and may be an impact to the developer.
- 12) Developer's vegetation design under the existing power line shall meet NESC Vegetation Management requirements.
- 13) NESC must provide a final report to NESC.
- 14) NESC needs load information for each different lot type and size. (required to determine load capacity)
- 15) There is an existing high voltage line down the west side of property. That has to stay overhead.
- 16) Overhead electric power lines are allowed to be constructed beyond the minimum setback limits and from the public utility easements; their placement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for required or limited access to equipment. NESC reserves the right to enter and to erect, maintain, repair, rebuild, operate and partial electric power overhead and underground conductors and communications systems with all necessary equipment reasonably incident thereto including the buildings, permanent structures, and fire hydrants, all over, under, upon, and across the easement as granted on any plans.
- 17) Overhead electric power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Utilities Code, existing 2011. NESC project is subject to the public utility code and existing building codes. The National Electrical Safety Code, 2007 edition, clearance distances in Article 234 and Article G to provide the minimum horizontal and vertical clearances from live conductors. Thus, NESC is requesting that public utility easements be provided parallel to the right-of-way for this safety zone. The 25' NESC line must have a horizontal clearance of 7.5 feet from the right-of-way for this safety zone.
- 18) NESC may require the conductors to be supported from NESC still require the flagpoles to be supported from the building.
- 19) NESC may require the conductors to be supported from the building and before the 1st NESC inspection is done and ground is placed on top of the conductors. Send the to NESC designer to be placed in the NESC construction drawing. This step is required if there is less than a 20-foot PUE.
- 20) Second survey can be completed at the same time the Metro setback drawing is completed. The setback map file to the NESC designer to check if the NESC items are installed in easements. This must be done before any pole can be completed.

