HILL CENTER SYLVAN HEIGHTS PLANNED DEVELOPMENT

PURPOSE
DEVELOP THE PROPERTY TO ALIGN WITH THE CHARACTER OF THE WEST NASHVILLE COMMUNITY PLAN. REMOVE THE EXISTING INDUSTRIAL ZONING AND REPLACE WITH A MIXED USE DEVELOPMENT INCLUDING COMMERCIAL, MULTI-FAMILY, AND DETACHED HOUSING. IMPROVE THE NEIGHBORHOOD ACCESS TO WALKABLE COMMERCIAL TENANTS THROUGH PEDESTRIAN FRIENDLY DESIGN, CONNECTION TO PUBLIC SIDEWALKS, PARKING SCREENING, AND VEGETATIVE PLANTING THAT IS IN CONCERT WITH THE NEIGHBORHOOD PLAN.

COMPLIANCE
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

COUNCIL DISTRICT
DISTRICT #24
COUNCIL MEMBER: JASON HOLLEMAN

OWNERS OF RECORD
HG HILL REALTY COMPANY
3011 ARMORY DRIVE #130
NASHVILLE, TN 37204
(615) 252-8100

SP NAME
HILL CENTER SYLVAN HEIGHTS

SP NUMBER
2013SP-037-001

SUBMISSION DATE
OCTOBER 3, 2013
OCTOBER 21, 2013 (REVISED)
NOVEMBER 1, 2013 (REVISED)
NOVEMBER 5, 2013 (REVISED)

SUBMITTAL INDEX
SP01 DEVELOPMENT PLAN 11/5/13
X01 SURVEY (BY OTHERS) 10/3/13

SP DEVELOPMENT FALLBACK STANDARDS

GENERAL

1. 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 NORTH OF ALLEY 1199 SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE MUL-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION AND THE PROPERTY SOUTH OF ALLEY 1199 SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20-A ZONING DISTRICT.

SP ZONING DATA

COMBINED LOT AREA	322,083 SF	(7.39 ACRES)
TOTAL DEVELOPMENT AREA:	317,413 SF	(7.29 ACRES)
R.O.W. DEDICATION AREA:	4,670 SF	(0.10 ACRES)

MAXIMUM PLANNED DENSITY:

IMPERVIOUS RATIO (ISR): **PARKING AREA INCLUDED*	0.81*	(1.36 ACRES OPEN)
COMMERCIAL / RETAIL:	0.60 MAXIMUM F.A.R.	
RESIDENTIAL UNITS:	320 MAXIMUM	
MIXED USE BLDG. #2	*9-14 UNITS*	
MULTI-FAM BLDG #3	*260-290 UNITS*	
SINGLE FAMILY	*14-16 UNITS*	

GENERAL FORM GUIDELINES:
CHARLOTTE AVENUE:

BUILD-TO ZONE	8' - 16' **
BUILDING FRONTAGE	50%
HEIGHTS	PER MUL-A STANDARDS

***SETBACK OF OUTDOOR DINING AREAS ALLOWED TO BE ZERO (0) PROVIDED THERE IS PUBLIC SIDEWALK OF AT LEAST 8' IN WIDTH IN ADJACENT PUBLIC R.O.W.*

40TH AVENUE:
SEE SPECIFIC DATA

PARKING:

REQUIREMENTS:***	BY ZONING
1 PER ONE BEDROOM	256 SPACES (~256 ONE BED)
1.5 PER MULTI-BED	90 SPACES (~64 MULTI-BED)
2.500 RESTAURANT	17 SPACES***
8,000 RESTAURANT	47 SPACES***
20,000 GEN RETAIL	90 SPACES***
	500 SPACES
	X 20% REDUCTION ALLOWED***
	400 SPACES REQUIRED

*REDUCTIONS (NOT TAKEN) ***PROPERTY IN UZO; ***(10%) PUBLIC TRANSIT WITHIN 660'; ***(10%) PEDESTRIAN MIXED USE*

PROVIDED BY DEVELOPMENT:	
LOADING	3 SPACES (NOT COUNTED)
ON SITE - SURFACE	113 SPACES
ON SITE - GARAGE	380 SPACES
ON STREET (40TH)	26 PROVIDED (IF APPLICABLE)
	506 TOTAL PROVIDED

PARKING

1. PRELIMINARY: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

2. PARKING SHALL BE PER METROPOLITAN ZONING ORDINANCE.

FEMA NOTE

1. THIS DEVELOPMENT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #47037C0214 F. DATED APRIL 20, 2001.

SP GENERAL NOTES

STORMWATER

1. PRELIMINARY: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

2. 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.

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).

3. ACCESS: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.

DRIVEWAYS

1. ST-324 DRIVEWAY RAMPS REQUIRED AT CONNECTIONS OF PRIVATE DRIVEWAYS TO ALLEYS OR PUBLIC R.O.W.

LANDSCAPE

1. PRELIMINARY: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

2. ALL UTILITY BOXES / DEVICES LOCATED ABOVE GROUND WILL BE SCREENED APPROPRIATELY.

3. LANDSCAPING SHALL BE PER METROPOLITAN ZONING ORDINANCE, WITH THE EXCEPTION THAT NO ZONING BUFFERS AT PROPERTY LINES WILL BE PROVIDED.

4. SEPARATION / SCREENING WILL BE PROVIDED BETWEEN THE PROPOSED PRIVATE PUBLIC ACCESS EASEMENT AND ADJACENT HEAD-IN PARKING SPACES. THE SEPARATION / SCREENING WILL BE IDENTIFIED AND SHOWN ON THE FINAL SITE PLAN.

MATERIALS

1. PRELIMINARY: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

2. FOR COMMERCIAL OR MIXED USE BUILDINGS FACING CHARLOTTE AVENUE OR 40TH AVENUE THE GROUND FLOOR SHALL BE MASONRY. ANY ACCENT AND TRIM ELEMENTS TO BE PAINTED METAL OR SIMULATED WOOD (FIBER CEMENT), AND WINDOW OPENINGS ON THE GROUND FLOOR SHALL BE ALUMINUM STOREFRONT OR ALUMINUM CLAD WOOD.

3. PROHIBITED MATERIALS: VINYL SIDING AND EIFS (EXTERIOR INSULATED FINISH SYSTEM, I.E. DRYVIT) IS PROHIBITED ON ALL FACADES

4. AWNINGS AND CANOPIES: FIRST FLOOR CANOPIES/AWNINGS ARE APPROPRIATE ABOVE BUILDING ENTRANCES AND ABOVE STOREFRONTS. AWNINGS AND CANOPIES SHALL NOT BE OF PLASTIC MATERIAL AND SHOULD NOT BE TRANSLUCENT OR INTERNALLY ILLUMINATED.

FORM GUIDELINES AND USE TABLES

COMMERCIAL / RETAIL SPACE PROPOSED USES

COMMERCIAL BUILDING #1: 8,000 MAXIMUM LEVEL 1 GSF

USES ALLOWED - TO MATCH MUL-A ZONING DISTRICTS

BUILDING MASS, LOCATION, AND FORM GUIDELINES:

BUILD-TO ZONE	8' - 16' **
SIDE SETBACK	0'
REAR SETBACK	0'
HEIGHT MAXIMUM	PER MUL-A STANDARDS
HEIGHT MINIMUM	26' (1 STORIES)

***SETBACK OF OUTDOOR DINING AREAS ALLOWED TO BE ZERO (0) PROVIDED THERE IS PUBLIC SIDEWALK OF AT LEAST 8' IN WIDTH IN ADJACENT PUBLIC R.O.W.*

PARKING REQUIREMENTS: *BY ZONING ORDINANCE + 4 BICYCLE SPACES*

MIXED-USE BUILDING #2: 20,000 MAXIMUM LEVEL 1 GSF +9-14 RESIDENTIAL UNITS

USES ALLOWED - TO MATCH MUL-A ZONING DISTRICTS

BUILDING MASS, LOCATION, AND FORM GUIDELINES:

CHARLOTTE AVENUE	
BUILD-TO ZONE	8' - 16' **
40TH AVENUE	
BUILD-TO ZONE	5' - 20' **
SIDE SETBACK	0'
REAR SETBACK	0'
HEIGHT MAXIMUM	PER MUL-A STANDARDS
HEIGHT MINIMUM	35' (2 STORIES)

***SETBACK OF OUTDOOR DINING AREAS ALLOWED TO BE ZERO (0) PROVIDED THERE IS PUBLIC SIDEWALK OF AT LEAST 8' IN WIDTH IN ADJACENT PUBLIC R.O.W.*

PARKING REQUIREMENTS: *BY ZONING ORDINANCE + 4 BICYCLE SPACES*

MULTI-FAMILY BUILDING #3: 2,500 MAX COMMERCIAL GSF 260-290 RESIDENTIAL UNITS

USES ALLOWED (IN MIXED USE AREA) - TO MATCH MUL-A ZONING DISTRICTS

BUILDING MASS, LOCATION, AND FORM GUIDELINES:

BUILD-TO ZONE	5' - 30' *SEE SETBACK DIAGRAM
SIDE SETBACK	0'
REAR SETBACK	0'
HEIGHTS	4 STORIES IN 55'

PARKING REQUIREMENTS: *BY ZONING ORDINANCE + 12 BICYCLE SPACES*

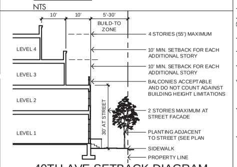
RESIDENTIAL (DETACHED SINGLE FAMILY) #4: 16 UNITS

BUILDING MASS, LOCATION, AND FORM GUIDELINES:

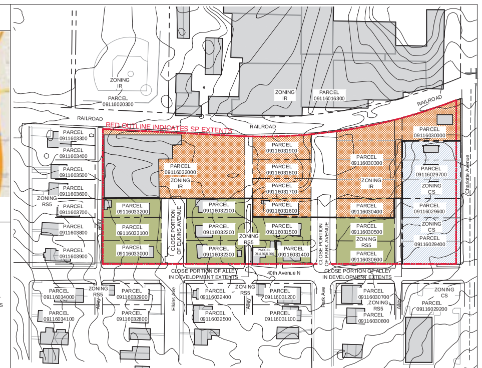
STREET SETBACK	50'
SIDE SETBACK	0'
REAR SETBACK	0'
HEIGHTS	3 STORIES IN 40' *(to peak of roof)*

PARKING REQUIREMENTS: *BY ZONING ORDINANCE SEE DEV. DATA*

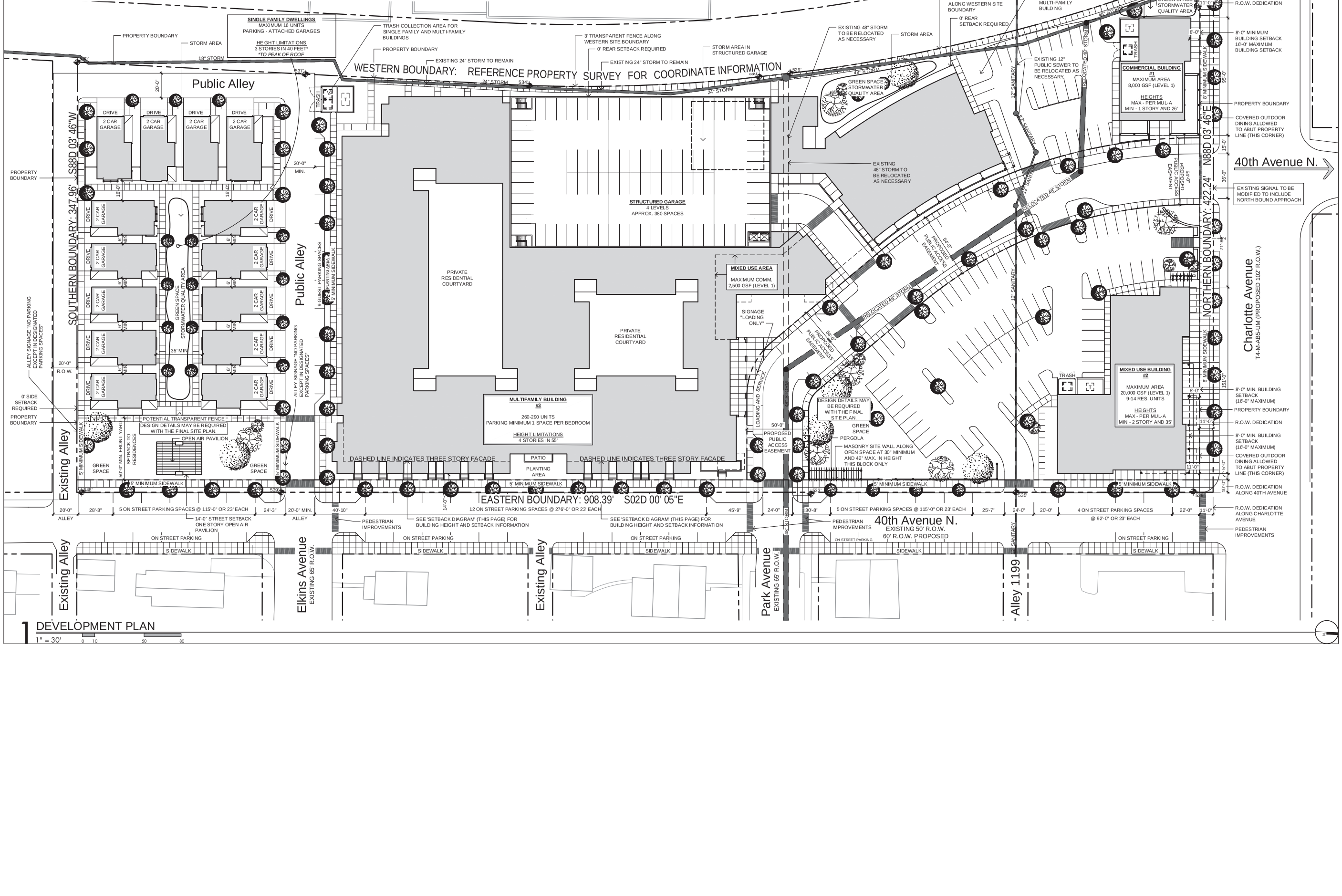
VICINITY MAP
NTS



40TH AVE SETBACK DIAGRAM
1/16" = 1'-0"



1 VICINITY CONDITIONS PLAN
1" = 100'



1 DEVELOPMENT PLAN
1" = 30'

SPECIFIC PLAN SUBMISSION
HILL CENTER
SYLVAN HEIGHTS
40th AVENUE N. AND CHARLOTTE AVENUE
NASHVILLE, TN 37209
CASE NO. 2013SP-037-001

PROJECT 12088.00

H.G.HILL REALTY COMPANY, LLC

Southeast Venture
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Hawkins Partners, Inc.

SEAL

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ISSUED	DATE
00 SPECIFIC PLAN	[illegible]

REVISED	DATE
01 REVISION 01	[illegible]
02 REVISION 02	11/01/2013
03 REVISION 03	11/05/2013
04 REVISION 04	[illegible]

DRAWN: JB
CHECKED: PP

DEVELOPMENT DATA
DEVELOPMENT PLAN
USE TABLES

SP01