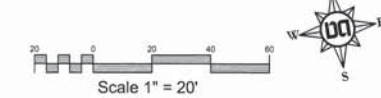


TOTAL AREA = 0.16 ACRES



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 17.13.030, 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 facing 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. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
 - f. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto Joseph Street.
8. 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 R55.73 zoning district as of the date of the applicable request or application.
9. The requirements of the Metro Five Marshall's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	SINGLE OR TWO FAMILY RESIDENTIAL DETACHED
PROPERTY ZONING	R55 SURROUNDING ZONING CL R55
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

Proposed Plan

SP Number - 2014SP-048-01

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP OUT WITH TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL OUTLETT AREAS TO HAVE A MINIMUM OF 4" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 2" OF SOIL PER 1000 SQUARE FEET OF 1-1/2" FERTILIZER (UNLESS OTHER RISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR 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 WITH WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TOP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEGMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND 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 INSTALLATION, FULL REPAIR WILL BE ACCOMPANIED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH GROUNDSTONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 4" 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 4" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT) SAID FILL MATERIAL IS TO BE FREE OF SOIL ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 90% 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 AND THE FIELD FOR INSPECTION 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 CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE NEGLIGENCE 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 OWE ALL NECESSARY NOTICES, 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 ORDINANCES 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-19-A OR-13. LOCATION TO BE COORDINATED WITH THE HPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE APPROVAL 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. 78-60 AS 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 47033200P DATED APRIL 26, 2005.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMP, 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) SOLE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 18" CAP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNNUMBERED INGRESS & EGRESS AT ALL TIE-INS 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) SOIL WASTE PUMP-UP TO BE PROVIDED BY ROLL-OUT DAMS AS SHOWN ON THIS PLAN.
- 11) MAJOR 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 INCREASES 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 ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- 12) 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 R55.73 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 13) ALL BUILDINGS SHALL BE WITHIN 90 FEET OF A FIRE HYDRANT.
- 14) THIS DEVELOPMENT WILL OCCUR IN ONE PHASE.

GENERAL PLAN CONSISTENCY

THIS PROPERTY IS LOCATED IN SUBAREA #1 EAST NASHVILLE COMMUNITY PLAN AND IS FURTHER DEFINED WITH THE BULK OF MIXED HOUSING IN NEIGHBORHOOD GENERAL. THE APPROPRIATE USES INCLUDE SINGLE FAMILY & MULTIFAMILY W/ DENSITIES AS INTENSE AS 20 UNITS/ACRE, BUILDINGS WITH SHALLOW TO DEEP SETBACKS WITH MEDIUM DENSITY HOUSING CLOSER TO THE STREET AND LOWER DENSITY HOUSING AWAY FROM THE STREET. PEDESTRIAN CONNECTIVITY ARE LOCATED WITHIN CLOSE PROXIMITY TO NEIGHBORHOOD CENTER OR COMMUNITY CENTER, AND THE STREET NETWORKS HAVE A HIGH LEVEL OF CONNECTIVITY AND SOME DESIGN PARAMETERS OF THE NEIGHBORHOOD.

THIS PROPERTY IS CURRENTLY ZONED R55 BUT IS ALMOST 700 SF. THE APPLICANT FEELS THE MORE APPROPRIATE DEVELOPMENT SCENARIO FOR THE PROPERTY WOULD BE TO BUILD 2 DETACHED HOMES. THE RESULTING DENSITY WOULD BE 0.3 UNITS PER ACRE WHICH FALLS WITHIN THE PERMITTED LIMITS OF THE POLICY WITH THE USES PROPOSED AS SINGLE FAMILY DETACHED WHICH FURTHER COMPLES WITH SAID POLICY.

Property Address 1008 Joseph Avenue Metro Tax Map 82-03, Parcel 26 0.16 Total Acres Council District 5 (Scott Davis)	Owners of Record Nagel Homes 290 68 Harris Road Ashland City, Tennessee 37015 615.403.7002
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Civil Engineer Dale & Associates (Roy Dale, PE) 216 Heather Place Nashville, Tennessee 37204 615.297.5166	Electric Service Nashville Electric Service (NES) 1214 Church Street Nashville, Tennessee 37246 615.747.6807
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Water Service Metro Water Service 1600 2nd Avenue North Nashville, Tennessee 37208 615.862.4598	Gas Service Nashville Gas (Piedmont) 615.734.0734 615.747.6807
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Telephone Service BellSouth 866.420.4000	Utility Location Metro Water Service Nashville One-Call 800.351.1111
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- 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 SFI Plan stage.

Preliminary Specific Plan



REVISIONS: 6/2/14

Preparation Date: 5/14/14

1008 Joseph Avenue
BEING PARCEL 26 ON TAX MAP 82-03
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



03/22/14

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

D&A Project #14084
1008 Joseph Street

C1.0
Sheet 1 of 2

516 Heather Place
Nashville, Tennessee 37204
(615) 297-3466



FRONT ELEVATION

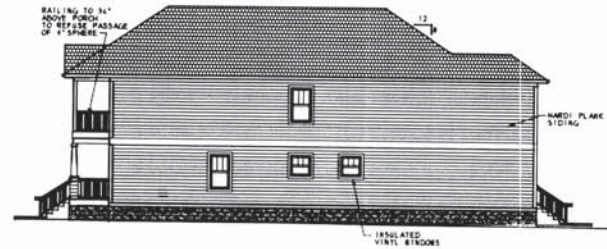


FRONT ELEVATION

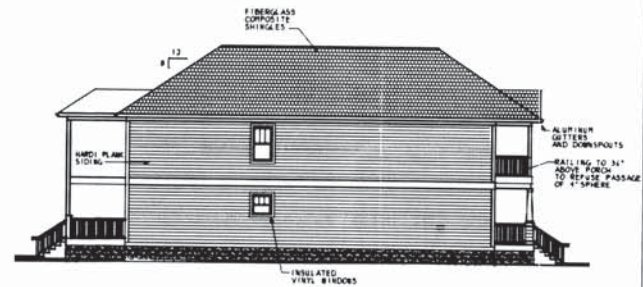


FRONT ELEVATION

THESE DRAWINGS ARE COPYRIGHTED BY THE ARCHITECT - JOHN F. WERNE III.
 THE CLIENT'S 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 OR 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.



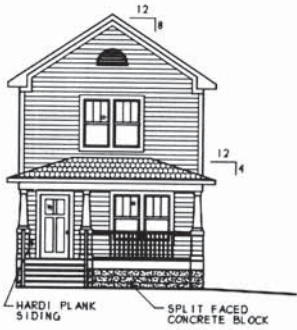
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

SPECIFIC SP NOTES

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 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
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Architectural Elevations are Conceptual

Architectural Elevations and Requirements



REVISIONS:

Preparation Date: 3/28/14

1008 Joseph Avenue
 BEING PARCEL 26 ON TAX MAP 82-03
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



03/22/14

Dale DA & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #14044
 1008 Joseph Street

C2.0

Sheet 2 of 2

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-3366