

Amended Preliminary Specific Plan

for

Glen Echo Cottages

Being Parcels 67, 68, 69, & 70 on Tax Map 117-15
Nashville, Davidson County, Tennessee
SP No. 2013SP-010-003

ORDINANCE NO. 2013-14-17

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, by changing from R10 to SP zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Road, to permit up to 8 residential units, all of which is described herein (Proposed No. 2013SP-010-003).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:
Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R10 to SP zoning for properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit up to 8 residential units, being Property Parcel Nos. 067, 068, 069, 068 as designated on Map 117-15 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described herein (Proposed No. 2013SP-010-003); and by changing the Metropolitan Planning Commission, and staff on the title of the Metropolitan Planning Department and the Metropolitan Clerk's Department and make a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, to file this ordinance and approval of this ordinance to come into effect on the date of passage of this ordinance with the Metropolitan Clerk for the Metropolitan Clerk's Department and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to residential uses.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Prior to the issuance of any permits, the applicant shall provide a 0.5 foot right-of-way dedication consistent with the Major and Collector Street Plan.

Section 5. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the zoning ordinance. The applicant shall provide a corrected copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the zoning ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or other development application for the property.

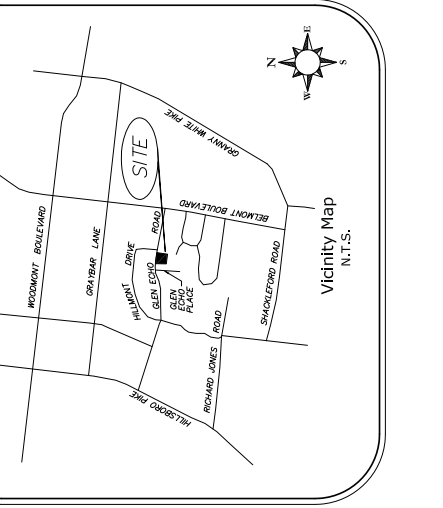
Section 6. Be it further enacted, that minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the intent of the ordinance and shall be subject to the same standards as the original ordinance. Any modification to the preliminary SP plan 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 zoning ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.

Section 7. Be it further enacted, that 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 RM9 zoning district as of the date of the applicable request or application.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Sean McGuire

Standard SP Notes
1) The purpose of this SP is to receive preliminary approval of an amended SP to permit the development of 11 residential units.
2) The existing zoning for the site is RM9. The existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 76-840 and approved by the Metropolitan Department of Water Resources.
3) This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0331F. Dated April 20, 2001.
4) All structures are to be constructed in conformance with Metro Public Works Showback Design Standards.
5) Wheel chair accessible curb ramps, complying with the Americans with Disabilities Act, shall be constructed at street crossings.
6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the start of construction.
7) Site driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" crip).
8) All utility lines shall be installed in accordance with the basic permits of the department. The final lot count and details of the plan shall be governed by the appropriate regulations at the three (3) Metro Council meetings.
9) Metro Water Services shall be provided sufficient & unobstructed ingress & egress at all times in order to maintain, repair, replace & inspect any utility lines within the property.
10) Individual water and sanitary sewer services are required for each parcel.
11) Solid waste pickup to be provided by pickup service for Glen Echo Road.
12) All development due to be completed in 1 phase.
13) The development of this project shall comply with all requirements of the adopted tree ordinance 2008-232, Chapter 17-20, Chapter 17-21, Chapter 17-40, Article X, Tree Protection and Replacement (Requirements).
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.



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 information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive and are not to be amended. These boundaries consist mainly of lot and property lines, centerlines of public and railroad right-of-way, steep slope areas, or other easily identifiable features.
The Community Plan containing the studied property indicates that the area falls within the Residential Density, RM, is designed to accommodate residential development within a density range of four to nine dwelling units per acre. Application of RM policy developed at about 4-9 units per acre and to be undeveloped 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 7.6 Units per Acre, which is within the density range allowed under the policy. The property has direct access to Belmont Blvd and indirect access to Hillmore PK, Harding Pl & Interstate 440. This site existing one (1) & two family dwellings on the north & west boundaries, with single-family to the south.

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OWNER
GLEN ECHO Cottages, LLC
4200 West End Ave
Nashville, TN 37205
Tax Map 117-15 Parcel 67
Project#: 1709 Glen Echo

OWNER
STD Properties, LLC
1000 West End Ave
Nashville, TN 37205
Tax Map 117-15 Parcel 68
Project#: 1705 Glen Echo

OWNER
Thomas Baker, Jr.
6813 Fleetwood Drive
Nashville, TN 37215
Tax Map 117-15 Parcel 69
Property#: 1705 Glen Echo

OWNER
James and Carolyn Singleton
1000 West End Ave
Nashville, TN 37215
Tax Map 117-15 Parcel 70
Property#: 1625 Glen Echo

ADJACENT
Glen Echo Cottages, LLC
8521 Windlyn Cr North
Bartlett, TN 38133
Phone: (901) 590-7038
Email: thb@glencottages.com

ENGINEER
Dewey-Estes Engineering
1000 West End Ave
Nashville, TN 37205
Phone: (615) 401-9956

ROADS
This property is located on a flood zone as depicted on FEMA Map # 47037C0331F. Dated April 20, 2001.

Site Benchmark
Tag Bolt on a Fire Hydrant located at the intersection of the Intersection of Glen Echo Road and Hillmont Drive.
MVD 88 Elevation = 584.84

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Glen Echo Cottages
Being Parcels 67, 68, 69 & 70 on Tax Map 117-15
Nashville, Davidson County, Tennessee



Cover Sheet
Job No. 13002
C0.0
1 of 5



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

Councilmatic District: 25/Councilperson: Sean McGuire

Existing Parcel Summary
Total Property: 67,15 Sq Ft = 1.44 Acres - Proposed Zoning SP
Bulk Resolutions SP Controlled, MUL Based)
Side Setback: 20' from Right of Way
5 feet into either Street Setback for Architectural Features

Rear Yard Setback: 10'
Front Yard Setback: 5'
Floor Area Ratio: 0.64 Proposed
Impervious Area Ratio: 0.64 Proposed
Total Units: 11
Garage: 11 Units @ 28 Spaces
Parking Provided: 37 Spaces
Density: 7.6 Units/Acre

Building Summary:
Garage: 11 Units @ 2 Spaces counted per Garage
Visitor Parking: 12 Spaces
Total Spaces: 37 Spaces

Councilmatic District: 25/Councilperson: Sean McGuire

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Revisions:

Drawing Notes:

Date: July 1, 2014

Glen Echo Cottages

Being Parcels 67, 68, 69 & 70 on Tax Map 117-15
Nashville, Davidson County, Tennessee



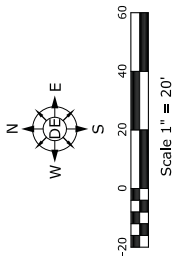
Existing Conditions

Job No. 13002

C1.0

2 of 5

Site Area = 1.44 Acres
= 62,715 ± s.f.

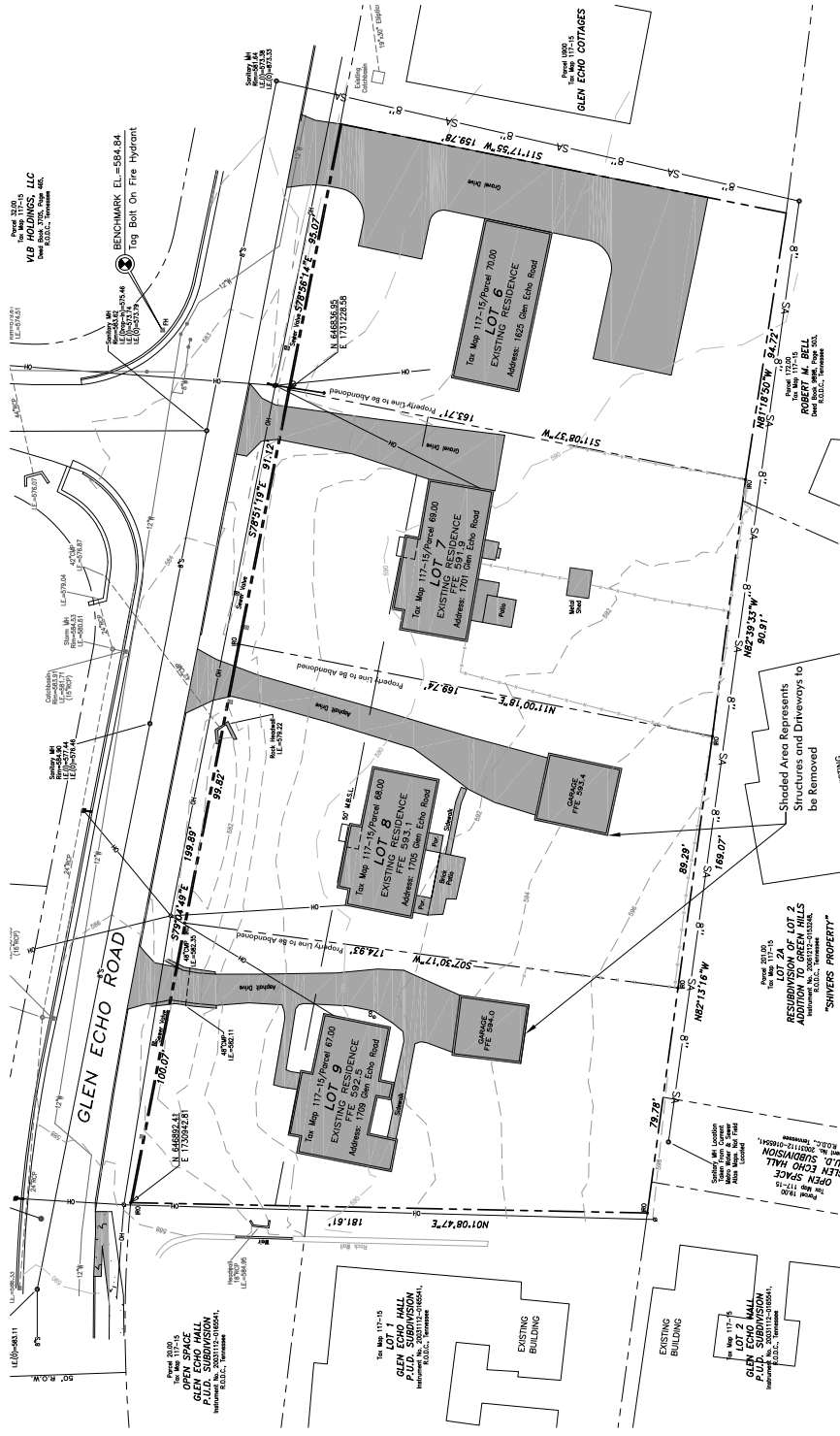


Applicant
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1000 17th Ave. N.
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Engineer
Dewey-Estes Engineering
Kevin Estes, PE
2925 Berry Hill Dr.
Nashville, TN 37217
Phone: (615) 401-0955

Floodnote
No portion of this property is located in a flood zone as shown on FEMA Map # 47037C0331F.
Dated April 20, 2001

Site Benchmark
Tag Bolt on a Fire Hydrant Located at the Northeast Corner of the Intersection of Glen Echo Road and 17th Avenue North
NAVD 88 Elevation = 584.84



Demolition Note
All Existing Structures, Driveways, Patios, etc Located Onsite Shall be Removed. The Noted Existing Trees located Onsite Shall also be Removed. Precautions shall be taken to ensure that any trees, shrubs, and existing trees shown along Street, Property Lines and Onsite on Adjacent Properties, Refer to the Initial Erosion Control & Demo Plan for the Locations of Existing Trees to be Saved

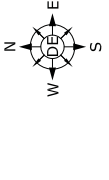


Existing Impervious Area = 16,150 s.f.

Site Area = 1.44 Acres
= 62,715 ± s.f.

Revisions:

Drawing Notes:



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Floodnote
No portion of this property is located in a flood zone as depicted on FEMA Map # 15090C0210001
Dated April 20, 2001

Site Benchmark
Top of the Benchmark is located at the Northeast Corner of the Intersection of Glen Echo Road and Hillmont Drive, NAVD 88 Elevation = 584.84

Glen Echo Cottages
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Nashville, Davidson County, Tennessee

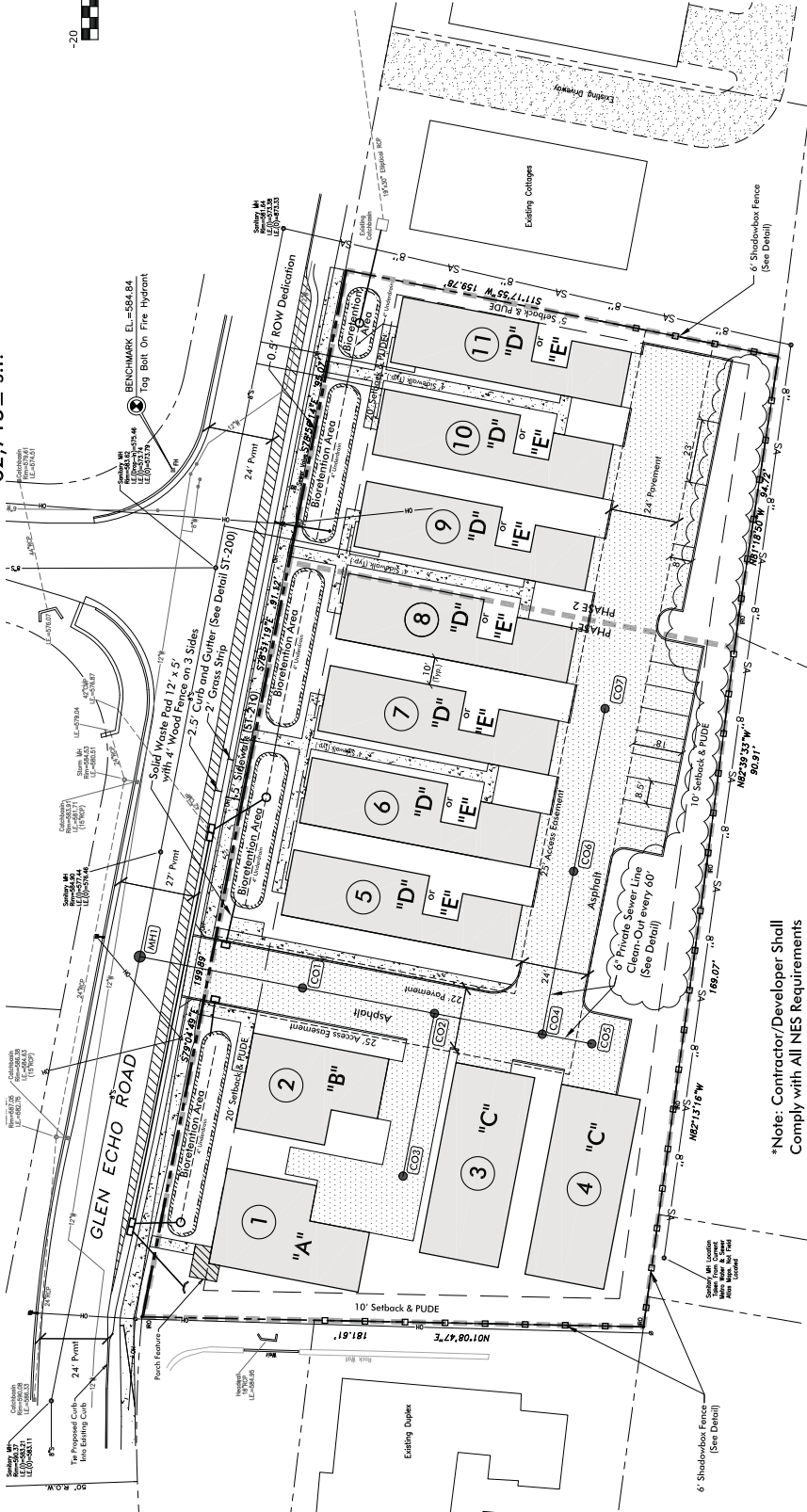


Layout &
Utility Plan

Job No. 13002

C2.0

3 of 5

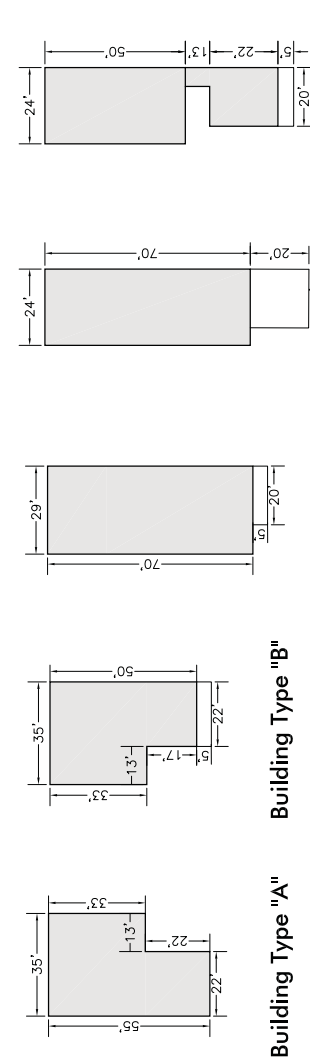


SIP Development Standards
Exclusion Parcel Summary
Parcel 67: 15.838 Ac. R - 0.356 Acres - Zoned SP
Parcel 68: 15.293 Ac. R - 0.348 Acres - Zoned SP
Parcel 69: 15.199 Ac. R - 0.348 Acres - Zoned SP
Parcel 70: 15.341 Ac. E - 0.352 Acres - Zoned R10
Total Property 62,715 Sq Ft - 1.44 Acres - Proposed Zoning SP

Bulk Regulations (SP Controlled, M.U.L. Based)
Street Setback: 20' from Right of Way
Eave: A maximum of 50% of the Building's Facade may Encroach up to 10' from the Right of Way
Rear Yard Setback: 5'
Side Yard Setback: 5'
Maximum Height at Setback: 2 Stories measuring 30 ft at Eave Height
Impervious Area Ratio: 0.60 Proposed
Total Units: 11
Parking Required: 28 Spaces
Density: 7.6 Units/Acre

Zoning Summary
@ 2 Spaces counted per Garage
Parking Pad: 2 Spaces for Unit 1
Visitor Parking: 13 Spaces
Total Spaces: 37 Spaces

Fire Hydrant Flow Test
Site Pressure: 99 psi
Residual or Pro Pressure: 84 psi
Flow: 1,000 gpm
Calculated Maximum Flow at Minimum System Pressure of 20 psi: 4,259 gpm
Required Flow at 20 psi per Table H-5.1 = 1,000 gpm for a Residential Structure under 3,000 s.f. of heated space.



*Note: Contractor/Developer Shall
Comply with All NES Requirements

Building Type "A"

Building Type "B"

Building Type "C"

Building Type "D"

Building Type "E"

Revisions:

Drawing Notes:

Date: July 1, 2014

Glen Echo Cottages

Being Parcels 67, 68, 69 & 70 on Tax Map 17-15
Nashville, Davidson County, Tennessee



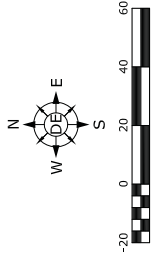
Grading &
Landscape Plan

Job No. 13002

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4 of 5

Site Area = 1.44 Acres
= 62,715± s.f.

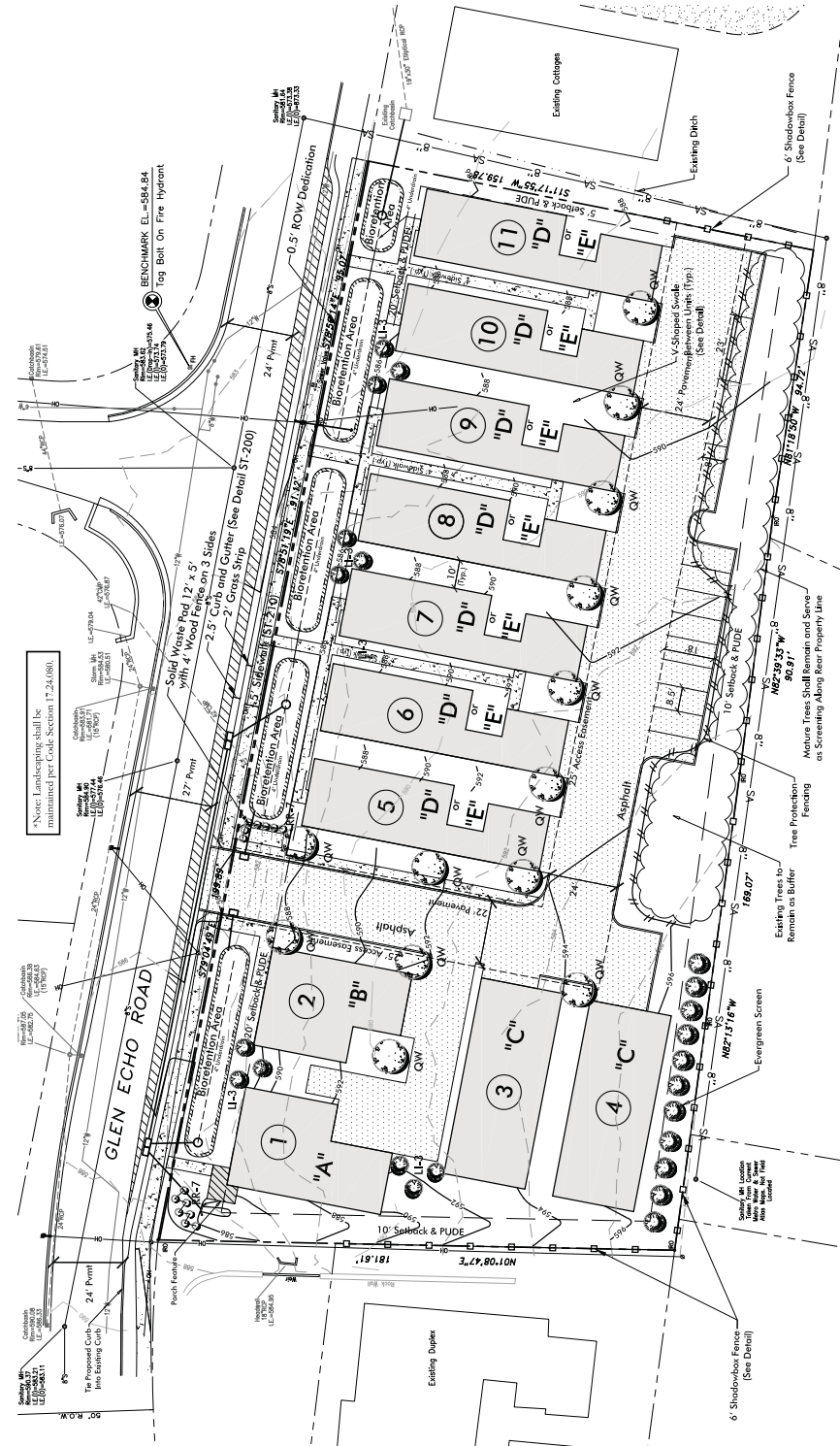


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Engineer
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Phone: (615) 401-9956

Floods
No portion of this property is located in a flood zone as depicted on FEMA Map # 7027-0337-0100
Date: April 20, 2001

Site Benchmark
Tag Bolt on a Fire Hydrant located at the intersection of Glen Echo Road and Hillmont Drive, NAVD 88 Elevation = 584.84



Existing Impervious Area:	16,150 s.f.
Proposed Impervious Area:	25,275 s.f.
Proposed Impervious Area:	37,440 s.f.
Additional Impervious Area:	21,290 s.f.

Tree Density Requirements
Site Average (1.44 Ac) - Building Coverage (0.46 Ac) = 0.98 Ac of Compliance
Tree Requirement: 188 @ 0.77 = 14 TDU
Trees Proposed: 29 Trees @ 0.5 TDU each = 14.5 TDU
Total Trees Provided = 19 TDU

Stormwater Treatment Concept Summary
Water Quality Treatment for the site's impervious area is proposed to be accomplished using Rain Gardens.

Stormwater Detention Concept Summary
Detention will be provided for additional impervious area of 21,290 s.f. This will be accomplished through additional volume in either the voids under the pavers or additional volume in the rain gardens or a combination of both.

Notes:
1) Tree Distance is adequate to satisfy ASHTO Standards at entrance.
2) Sidewalks shall be S1'20" (and curb shall be S1'200).
3) No Plantings are planned in the right-of-way of Glen Echo Road.

Solid Waste Note
Units 1, 2, and 3-11 to use sidewalk between units to transport cans to Glen Echo Road.
Units 3 and 4 to use sidewalk, beside Unit 5 to transport cans to pad adjacent to Glen Echo Road.

Revisions:

Drawing Notes:

Date: July 1, 2014

Glen Echo Cottages

Being Parcels 67, 68, 69 & 70 on Tax Map 17-15
Nashville, Davidson County, Tennessee

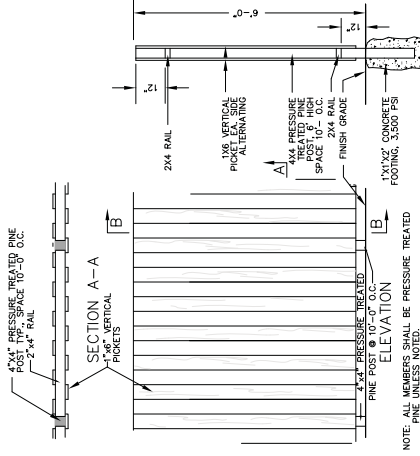
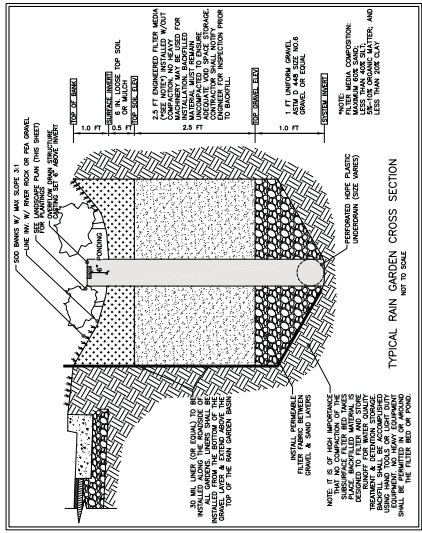


Details
Sheet

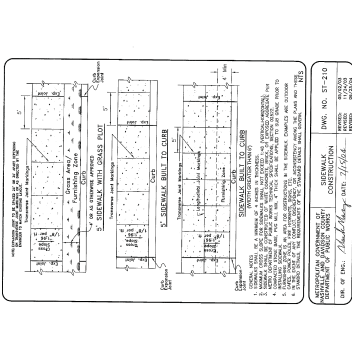
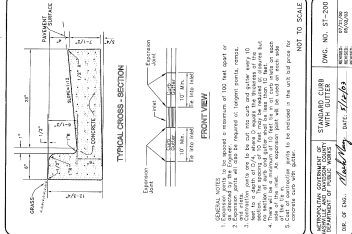
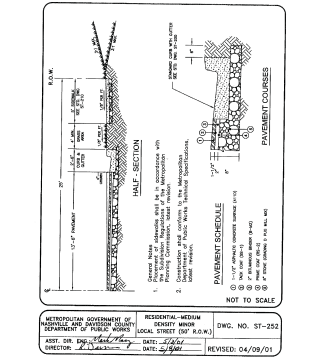
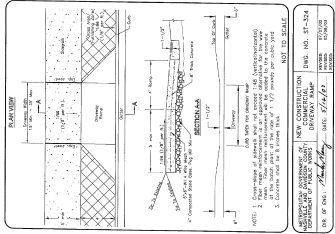
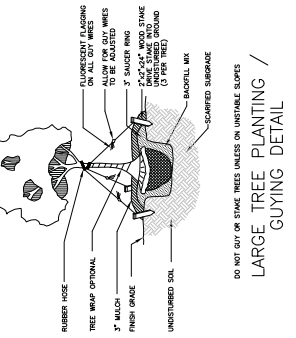
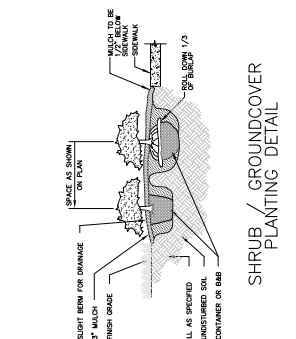
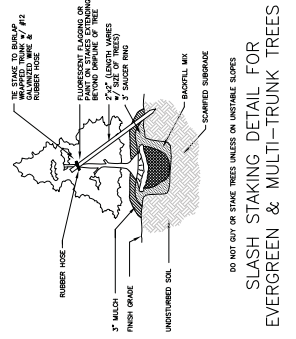
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5 of 5



6 SHADOWBOX FENCE DETAIL



- Nashville Electric Services Notes
- Essence electrical high voltage line running down west side of property will have to be temporary relocated due to unit construction (nest OSHA clearance). This will be at 100% developer cost.
- Developer to provide a civil dieter and paid locations for NES review and approval.
- Developer to provide a civil dieter to install meter pedestal, if the clearances between units, does not meet NES requirements.
- Developer drawing shall show the existing utility easements on property and the utility poles down the west side of property.
- A PUE shall be maintained down the west side of the roadway. East side of property shall have a PUE.
- Public utility easement required adjacent to public 60-w along Glen Echo Rd.
- NES may require 20" PUE centered on conduit runs.
- Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- Final plan is required before NES' final construction drawings can be approved.
- NES can meet with developer/engineer upon request to determine electrical service options.
- NES may require any drawings that will cover any road improvements to Glen Echo Rd that Public Works will require (i.e., turning lanes, sidewalk, improvements or lane improvements). Any of these items may require electric facilities to be relocated and may be an impact to the developer.
- Developer's vegetation design under the existing power line shall meet NES Vegetation Management requirements.
- NES will require a Fire Protection Association rules, Refer to NHPA, 70 article 450-27; and NES Section 15 - 152.A.2 for complete rules.
- NES needs load information for each different lot type and size, (required to determine load capacity)
- There is an existing high voltage line down the west side of property. That has to stay.
- If overhead lines or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and paint electric power overhead and underground conductors and equipment, and to install and maintain any other equipment necessary for the safe and proper operation of the power lines and equipment and keep the same clear of brush, timber, inflammable materials, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plans.
- Overhead electrical 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, and the National Electrical Safety Code, 2007 edition, and the existing public utility easement require a electrical safety clearance that must be maintained after construction of any buildings. The National Electrical Safety Code, 2007 edition, dictates the clearances in Rule 234-C and G-to provide the minimum horizontal and vertical clearances from live conductors. Thus, NES is requesting that public utility easements be provided parallel to the right-of-ways for this safety zone. The 25'x8' line must have a horizontal clearance of 7.5 feet from any building. The 25'x8' line must have a horizontal clearance of 7.5 feet from any building. Check with OSHA regulations to meet the crane operating clearances for construction near buildings. Also survey the high voltage line down the west side of property.
- NES may require the conduit, sub-vents to be surveyed but NES will require the fiberglass bundles to be surveyed.
- A) First survey between the time the contractor install the conduit and before the 1st NES inspection is done and gravel is placed on top of the conduit. Send file to NES designer to be placed in the NES construction drawing. This step is required if there is less than a 2' floor PUE.
- B) Second survey can be completed at the same time the Metro as-built drawing file is completed.
- C) Send the as-built file to the NES designer to check if the NES items are installed in easements. This must be done before meter pole can be energized.