

PROPOSED PLAN

SPECIFIC SP NOTES

- 1) PERMITTED USES INCLUDE ALL ALLOWED BY THE MUN-A ZONING DISTRICT.
- 2) THERE SHALL BE NO MINIMUM SIDE SETBACK.
- 3) THERE SHALL BE NO MINIMUM REAR SETBACK.
- 4) THE MINIMUM FRONT SETBACK SHALL BE 1.5 FEET
- 5) NO STRUCTURE SHALL EXCEED A MAXIMUM HEIGHT OF 30 FEET TOTAL BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET:
 - A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
 - B. EIFS AND VINYL SIDING SHALL BE PROHIBITED.
 - C. VEHICULAR ACCESS SHALL BE FROM THE ALLEY AND NO DRIVEWAYS SHALL BE PERMITTED ONTO MADISON STREET.
 - D. THERE SHALL BE NO MINIMUM PARKING REQUIREMENT FOR THE PROPOSED RESIDENTIAL USE HOWEVER TWO ON-SITE PARKING SPACES WILL BE PROVIDED.



SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	ALL USES PERMITTED IN THE MUN-A DISTRICT
PROPERTY ZONING	SP
SURROUNDING ZONING	IWD, CS, MUN, IR
MINIMUM LOT SIZE	AS SHOWN
NUMBER OF LOTS	1 LOT
FAR	MAX 3.0
ISR	MAX 1.0
FRONT YARD SETBACK	MINIMUM 1.5 FEET
SIDE YARD	0
REAR YARD	0
HEIGHT STANDARDS	MAX 50FT
LOT ACCESS	ACCESS FROM ALLEY
REQUIRED PARKING	NONE (TWO PARKING SPACES ARE PROVIDED)

- 6) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN IN THE SP AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE MUN-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 7) THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- 8) THE DESIGN AND MATERIALS OF THIS DEVELOPMENT SHALL BE SUBJECT TO THE PRINCIPLES AND APPROVAL OF THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (MDHA) IN ACCORDANCE WITH THE PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN.

SP Number - 2014SP-042-001

Metro Davidson County
 Nashville & Davidson County
 SEP 8 2014
 Metropolitan Planning Department

GENERAL PLAN CONSISTENCY

THIS PROPERTY IS LOCATED IN MDHA'S PHILLIPS-JACKSON STREET REDEVELOPMENT DISTRICT. THE INTENT OF MIXED USE DEVELOPMENT IN THIS DISTRICT IS TO PROVIDE FOR MIXED NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL USES IN THE SAME STRUCTURE.

THIS PROPERTY IS CURRENTLY A VACANT LOT ZONED IWD AND IS UNIQUELY SMALL, MEASURING ONLY 37.5' X 38' (.03 ACRES). AFTER CONSULTING WITH METRO PLANNING, MDHA, AND THE DISTRICTS CITY COUNCIL MEMBER, THE APPLICANT FEELS THE APPROPRIATE DEVELOPMENT SCENARIO FOR THE PROPERTY IS A MIXED USE BUILDING, COVERING THE FULL WIDTH AND DEPTH OF THE LOT, PROVIDING A COMMERCIAL SPACE FOR THE NEIGHBORHOOD AND A PERSONAL RESIDENCE FOR THE OWNER/APPLICANT.

STORMWATER NOTES

1) A SITE PLAN WILL BE SUBMITTED DURING THE BUILDING PERMIT REVIEW AS REQUIRED

PUBLIC WORKS NOTES

- 1) THE 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) SIDEWALKS ALONG THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT
- 3) DEDICATE 10 FEET FROM THE CENTER OF THE CURRENT ALLEY R.O.W.
- 4) SOLID WASTE AND RECYCLING CONTAINER(S) CAN NOT BE STORED WITHIN RIGHT OF WAY

WATER SERVICES NOTES

1) DEVELOPER WILL PAY CAPACITY & AVAILABILITY FEES AS REQUIRED

Property Information	Water Service
311 Madison Street	Metro Water Services
Metro Tax Map 82-09, Parcel 414	1600 2nd Avenue North
.03 Total Acres	Nashville, TN 37208
Council District 19 (Erica Gilmore)	615-962-4500
Owners of Record	Sewer Service
Benson Brown	Metro Water Services
7213 Stoddard Lane	1600 2nd Avenue North
Plano, TX 75025	Nashville, TN 37208
214-697-4316	615-962-4500
Electric Service	Telephone Service
Nashville Electric Service (NES)	AT&T
1214 Church Street	888-757-6600
Nashville, TN 37246	
615-736-6900	
Gas Service	Utility Location
Piedmont Natural Gas Company	Tennessee One-Call
615-734-0734	800-351-1111

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" TOPSOIL COVER.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME 4.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF THE CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE 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 ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, AT LEAST 6" 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 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAND FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% 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 WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS OF THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY.
- 10) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 12) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, 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.
- 13) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED AND CONSTRUCTION IS COMPLETE.
- 14) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE APPROVAL TO CONSTRUCT A SINGLE BUILDING WITH MULTIPLE USES, INCLUDING A STREET LEVEL NON-RESIDENTIAL UNIT AND A SINGLE FAMILY RESIDENCE ABOVE.
- 2) ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78-840 AND 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 4703/G0216F DATED APRIL 20, 2001.
- 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 CONSTRUCTED AS NECESSARY.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 7) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 8) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 9) SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS.
- 10) 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 APPROVAL PLAN. MODIFICATIONS SHALL NOT BE PERMITTED EXCEPT THROUGH ORDINANCES APPROVED BY METRO COUNCIL. THAT INCREASE 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.
- 11) 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 MUN-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 12) ALL BUILDINGS SHALL BE WITHIN 500 FEET OF A FIRE HYDRANT.
- 13) THIS DEVELOPMENT WILL OCCUR IN ONE PHASE.

NOTES

PRELIMINARY SPECIFIC PLAN



615.598.1392
 tarl@tccodesigns.com

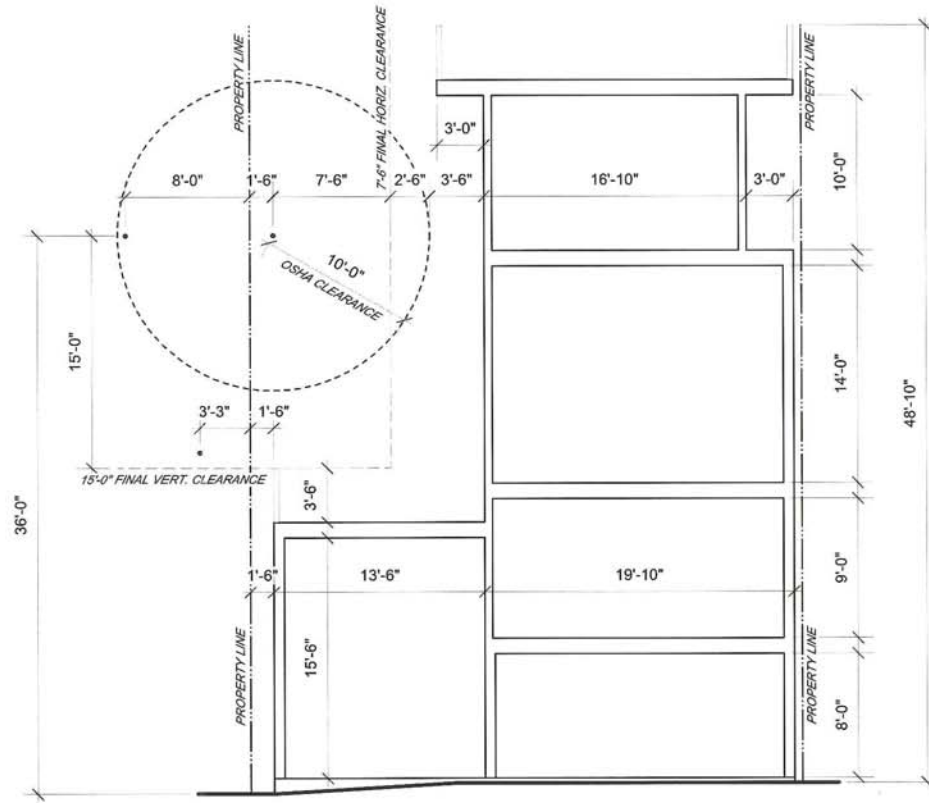
TARL L.
 TCCO DESIGNS
 311 MADISON ST
 NASHVILLE, TN 37203
 7/25/14



311 Madison Street
 Nashville, TN
 Parcel ID# 082-09-00-14



CONCEPTUAL STREET ELEVATION
SCALE: 1/8"=1'



SECTION/ CLEARANCE DIAGRAM
SCALE: 1/8"=1'

NOTES



615.598.1392
t.laroco@outlook.com

DESIGNED BY TARL L.
DRAWN BY TARL L.
CHECKED BY MADISON
DATE 9/05/14



311 Madison St
Nashville, TN
Parcel #002-09-4-414