



**Vicinity Map**  
K.T.S.

**PURPOSE NOTE:**

1. THE PURPOSE OF THIS PLAN IS TO REZONE 71 ACRES OF RAGS PROPERTY TO SF TO ALLOW FOR A MULTIFAMILY BUILDING WITH A MAX OF 19 UNITS

**SITE DATA TABLE:**

MAP/PARCEL:	MAP 80-13 (PARCELS 276, 277, & 299)
SURROUNDING ZONING:	RM20RS
COUNCIL DISTRICT:	19 - GILMORE
TOTAL AREA:	71 AC.
MAX ALLOWABLE ISR:	0-9
MAX ALLOWABLE FAR:	3.5
MAX HEIGHT (TOP OF BUILDING):	42' & 3 STORIES
MAX HEIGHT (ROOF TOP STRUCTURES):	45'
STREET SETBACKS:	9' MIN - 10' MAX (SIDWALK STREET) 8' MIN - 10' MAX (HAWKINS STREET)
SIDE AND REAR MIN SETBACK:	0' OR AS SHOWN ON PLAN

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SF PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE JURISDICTION OF THE METRO ZONING DEPARTMENT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

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.

**ON-SITE PARKING:**

ALL UNITS TO BE PARKED ON SITE PER METRO ZONING ORDINANCES AND LEO REDUCTIONS

**PROPOSED USES:**

MULTI-FAMILY RESIDENTIAL - 19 UNITS MAX

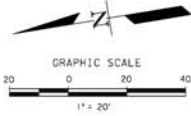
**STORMWATER NOTES:**

- 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METRO PLANNING DEPARTMENT OF WATER SERVICES.
- PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNCLAMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

NO PORTION OF THIS PARCEL (DECREASED HERON LIES WITHIN ALLOWED BEARING AREA IN ACCORDANCE WITH THE BEARING STATE MAP PANEL NUMBER 432/0278 P., DATED APRIL 20, 2001)

**STORMWATER CONCEPT:**

STORMWATER DETENTION - UNDERGROUND PER METRO REGULATIONS  
STORMWATER QUALITY BMP: COMBINATION OF BIORETENTION AND WATER QUALITY VAULT



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**CASE NO. 2014SP-041-001**

REV: DATE: DISC:  
1 06.01.14 FOR SF APPROVAL

PROPOSED CONSTRUCTION:  
**1212 HAWKINS**  
13TH AVE SOUTH, NASHVILLE, TN



**F1** STREET ELEVATION ALONG 13TH AVE S



**A1** STREET ELEVATION ALONG 13TH AVE S

EXTERIOR ELEVATIONS

REV.	DATE	DESC.
0	05.01.14	FOR SP APPROVAL
1	09.25.14	CORNER UNIT CHANGE

PROPOSED CONSTRUCTION:  
**1212 HAWKINS**  
 13TH AVE SOUTH, NASHVILLE, TN

**A4.1**

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“SERVICE ALLEY”  
 SEE PLANS FOR CONT.

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 SEE PLANS FOR CONT.





**F1** STREET ELEVATION ALONG SIEGLER  
1/32" = 1'-0"



**F8** STREET ELEVATION ALONG HAWKINS  
1/32" = 1'-0"



**A1** PERSPECTIVE FROM HAWKINS & 13TH



**A6** AERIAL FROM SOUTHWEST

REV.	DATE	DESC.
0	05.01.14	FOR SP APPROVAL
1	09.26.14	CORNER UNIT CHANGE
2	10.13.14	ELEVATOR NOTES