



VIEW SOUTH FROM ELLIOTT AVE

BROADSTONE EIGHTH SOUTH
SPECIAL PLAN RE-SUBMITTAL
DECEMBER 23, 2014

ALLIANCE RESIDENTIAL COMPANY

LORD
AECK
SARGENT

Kimley»Horn



BROADSTONE EIGHTH SOUTH

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BROADSTONE EIGHTH SOUTH

SITE OVERVIEW

SP Name: Broadstone Eighth South
 Council District: 17
 Council Member: Sandra Moore

Address/Map and Parcels/Owners of Record:
 0 Elliott Ave, Map 118-02 Parcel 057, 8th South, LLC

FEMA Firm Panel: 47037C0219F, 47037C0332F

Existing Zoning: CS, OV-UZO

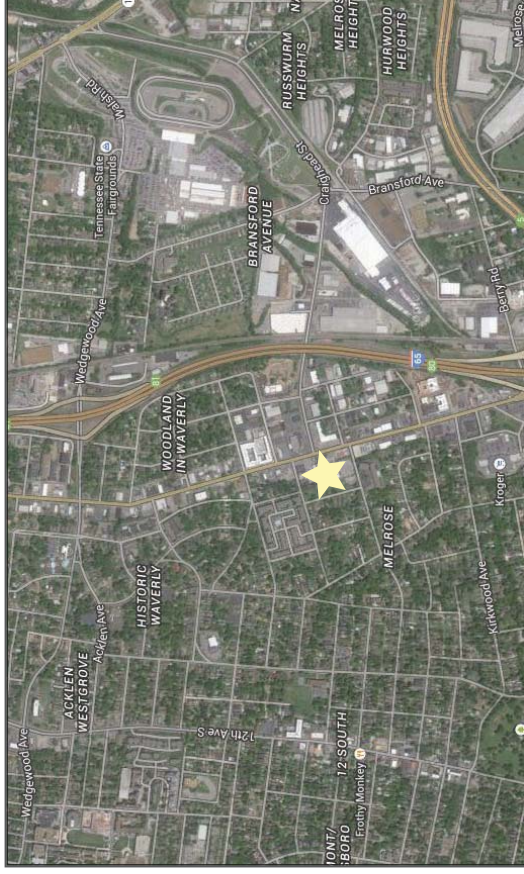
Developer: Alliance Residential Company
 Andrew Steffens
 615.585.2075

Civil Engineer: Kimley-Horn and Associates, Inc.
 Brendan Boles, P.E.
 615.564.2701

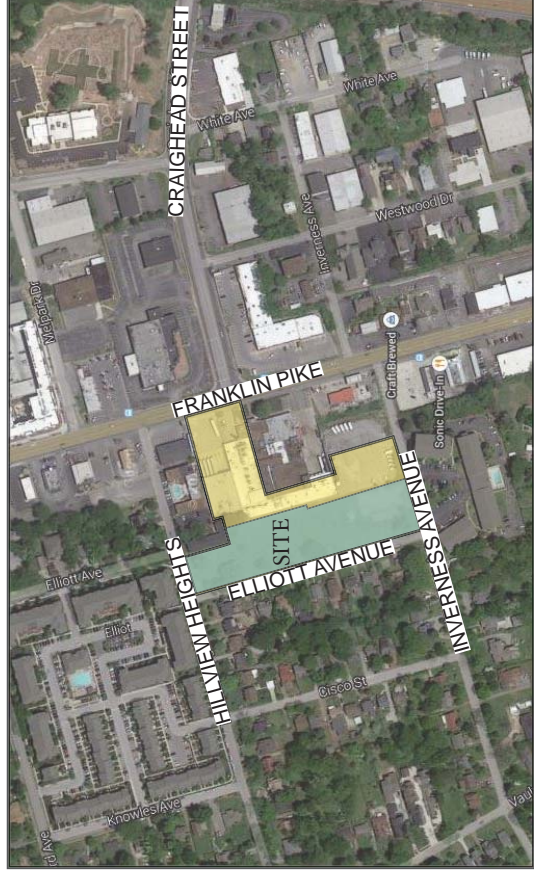
Landscape Architect: Kimley-Horn and Associates, Inc.
 David Cooder, PLA, AICP
 615.564.2701

Architect: Lord Aeck Sargent
 Ben Hudgins
 404.253.1407

LOCATION MAP



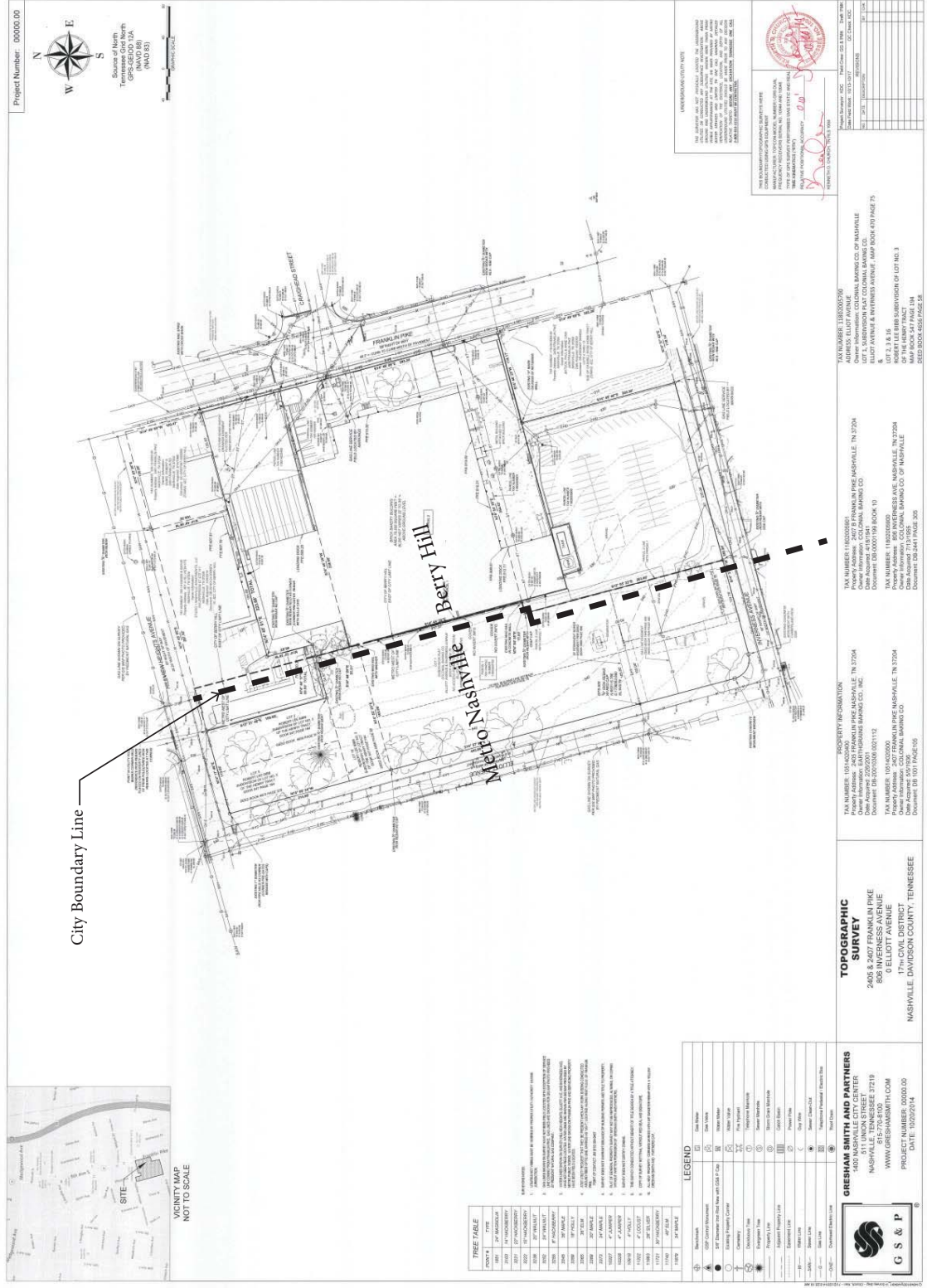
PROPOSED SITE



Municipality Legend
 Berry Hill
 Metro
 Nashville

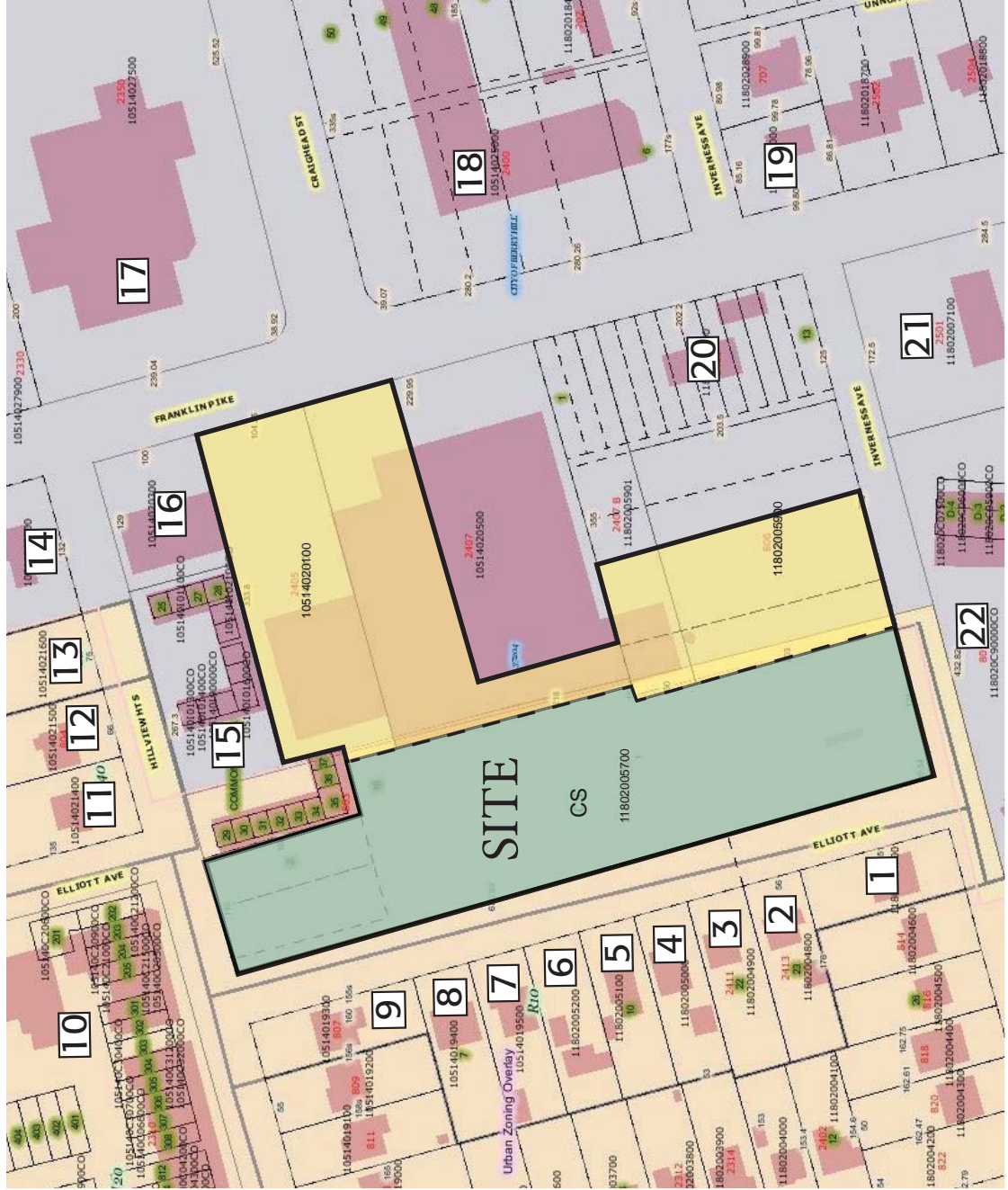
EXISTING CONDITIONS

BROADSTONE EIGHTH SOUTH



BROADSTONE EIGHTH SOUTH

ADJACENT PROPERTIES



Municipality Legend

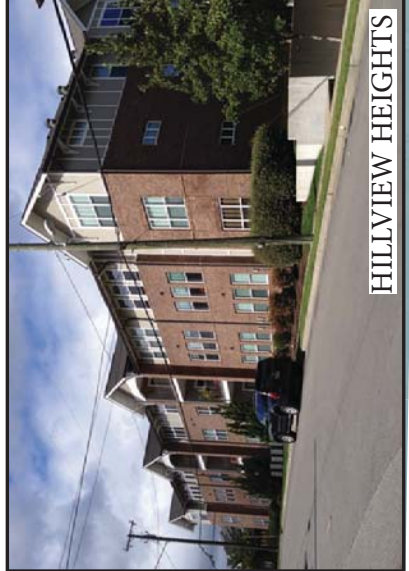
- Berry Hill
- Metro
- Nashville

BROADSTONE EIGHTH SOUTH

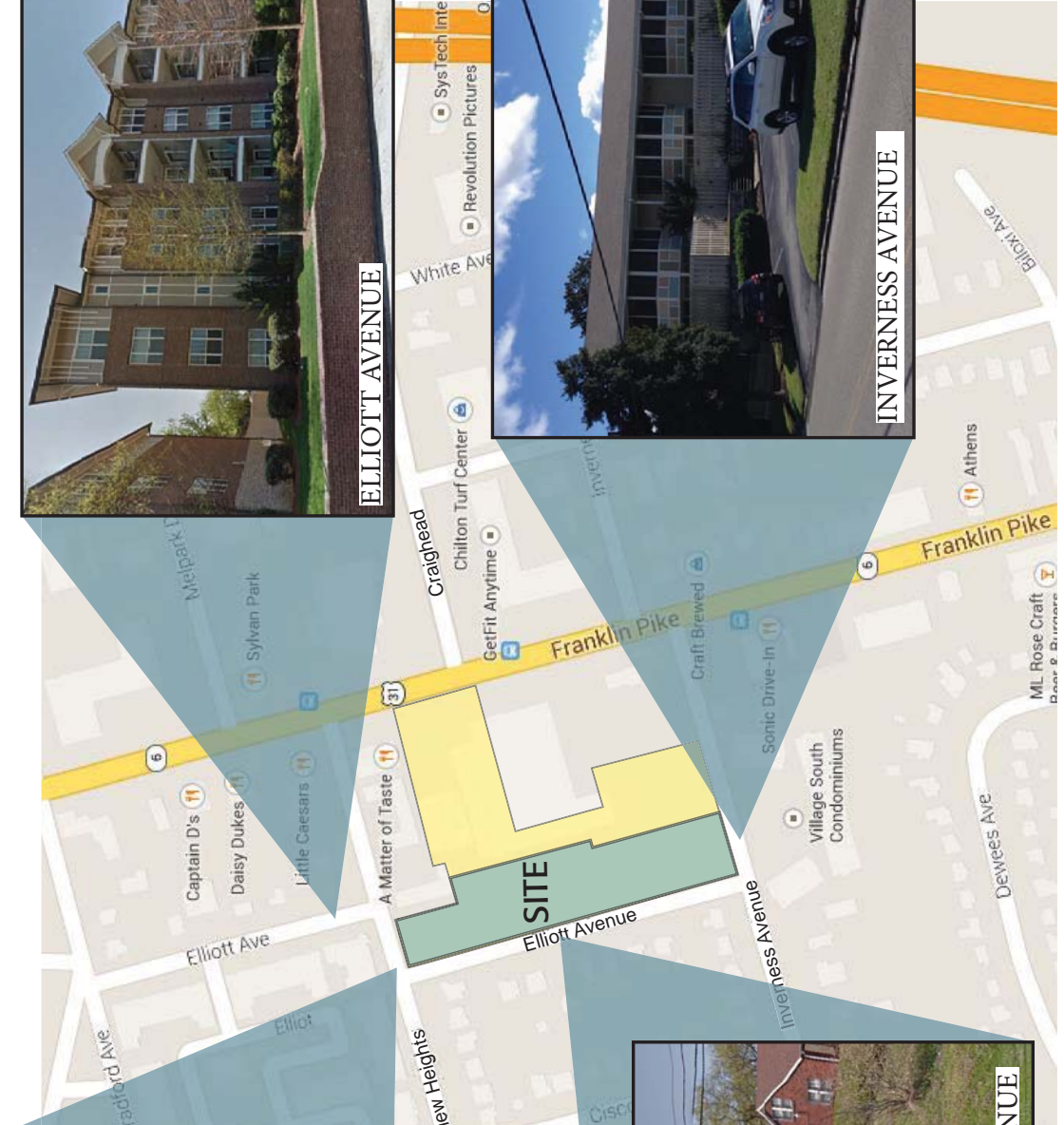
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	TAX MAP	PARCEL NO.	ZONING
1	11802004700 PRYOR, STEPHEN C	812 INVERNESS AVE	NASHVILLE	TN	37204	118-02	047	OV-UZO/R10
2	11802004800 JEMISON, CECIL CHARLENE G.	2413 ELLIOTT AVE	NASHVILLE	TN	37204	118-02	048	R10/OV-UZO
3	11802004900 MILLER, BERTHA G.	2411 ELLIOTT AVE	NASHVILLE	TN	37204	118--02	049	OV-UZO/R10
4	11802005000 FUQUA, JOHN L.	2409 ELLIOTT AVE	NASHVILLE	TN	37204	118-02	050	OV-UZO/R10
5	11802005100 THIEN, MARK R.	2407 ELLIOTT AVE	NASHVILLE	TN	37204	118-02	051	OV-UZO/R10
6	11802005200 SIEGER, BARBARA	2405 ELLIOTT AVE	NASHVILLE	TN	37204	118-02	052	OV-UZO/R10
7	10514019500 WARD, BARRETT	2403 ELLIOTT AVE	NASHVILLE	TN	37204	105-14	195	OV-UZO/R10
8	10514019400 BONNER, SCOTT/ROTA, LISA	2401 ELLIOTT AVE	NASHVILLE	TN	37204	105-14	194	OV-UZO/R10
9	10514019300 PLAGMAN, JASON & MEGAN	807 HILLVIEW HTS	NASHVILLE	TN	37204	105-14	193	OV-UZO/R10
10	105140C06600CO O.I.C. PARK AT MELROSE TOWNHOUSE CO.	2310 ELLIOTT AVE	NASHVILLE	TN	37204	105-14	066	OV-UZO/RM20
11	10514021400 HINSON, DAVID W	806 HILLVIEW HTS	NASHVILLE	TN	37204	105-14	214	OV-UZO/RM40
12	10514021500 SMALLMAN, ERNEST	804 HILLVIEW HTS	NASHVILLE	TN	37204	105-14	215	OV-UZO/RM40
13	10514021600 MANGUM, DAVID G. & PATTI	802 HILLVIEW HTS	NASHVILLE	TN	37204	105-14	216	OV-UZO/CS
14	10514030100 MANGUM, DAVID G. & PATTI	2317 FRANKLIN PIKE	NASHVILLE	TN	37204	105-14	301	4ZZ
15	105140190000CO O.I.C. STUDIO 1 LOFTS CONDOMINIUM	HILLVIEW HTS	NASHVILLE	TN	37204	105-14	900	OV-UZO/CS/4ZZ
16	10514020300 BUBIS, ROBERT S.	2401 FRANKLIN PIKE	NASHVILLE	TN	37204	105-14	203	4ZZ
17	10514027500 SRE TENNESSEE-4, LLC	2350 FRANKLIN PIKE	NASHVILLE	TN	37204	105-14	275	4ZZ
18	10514025000 EGG MELROSE, LLC	2400 FRANKLIN PIKE	NASHVILLE	TN	37204	105-14	250	4ZZ
19	11802029000 JL REAL ESTATE, G.P.	2500 FRANKLIN PIKE	NASHVILLE	TN	37204	118-02	290	4ZZ
20	11802006000 BATSON, PAUL & ANNE CAIN	2409 FRANKLIN PIKE	NASHVILLE	TN	37204	118-02	060	4ZZ
21	11802007100 MASON-GRAVLEE ENTRPS INC & WEST	2501 FRANKLIN PIKE	NASHVILLE	TN	37204	118-02	071	4ZZ
22	118020C90000CO O.I.C VILLAGE SOUTH CONDOMINIUMS	801 INVERNESS AVE	NASHVILLE	TN	37204	118-02	090	4ZZ

BROADSTONE EIGHTH SOUTH

CONTEXT PLAN



The proposed project site sits within a community that is made up of both single and multi-family residences and is located on the back side of a site that fronts onto a major corridor in a metropolitan area. Along Elliott Avenue there are both single-story and four-story residences, as well as Hillview Heights, both bordering our project site.



Municipality Legend

- Berry Hill
- Metro
- Nashville

THE PURPOSE

The purpose of this S.P. application is to provide an exceptional living experience that offers urban amenities within a walkable distance to community retail opportunities.

THE VISION

This urban infill project creates housing opportunities with convenient access to everyday needs including work, shops, fitness, and green space; these amenities allow residents to experience a high-quality urban dwelling experience. The proposed project reinforces a scale and form of development that emphasizes sensitivity to the pedestrian environment and balances the needs of pedestrians with the benefits provided by automobile traffic. It also accommodates the project's parking needs on-site, while still maintaining a pedestrian-oriented environment. The plan promotes pedestrian activity, walkability, and overall wellness of residents and the community.

The existing policy for the project site is T4 Urban Neighborhood Maintenance (NM) which is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

In keeping with the policy, the proposed project is providing a residential land use along Elliott as a transition between the existing single family residential and the commercial and retail along Franklin Pike. The architectural style will blend with the existing neighborhood while providing pedestrian access into the multi-family units along with architectural variation and interest with undulations, material changes, and lots of windows. The building façade along Elliott relates well to the single family as courtyards break up the architectural elevations with inviting green space. New sidewalks will also line all of the streets surrounding this project in order to better improve the pedestrian access in this neighborhood.

In looking at the Community Character Manuals T4 NM characterizations, the project aligns with:

Building Forms

- In character with the existing development pattern of the urban neighborhood in terms of its mass, orientation and placement
- Massing of buildings results in a building footprint with moderate to high lot coverage oriented to the street
- Setbacks are shallow and regular, providing some distinction between the public realm of the sidewalk and the private residences; stoops and porches provide for interaction between the public and private realm and create a pedestrian friendly environment
- Minimal spacing between buildings
- Higher intensity buildings nearer to centers and corridors, used as land use transitions

Connectivity

- Pedestrian and bicycle connectivity in the form of sidewalks
- Vehicular connectivity in the form of local streets that provides residents with multiple routes
- Bike parking and storage on site to support and encourage multi-modal transportation

Density

- T4 Urban Neighborhood Maintenance Areas are intended to be moderate to high density
- Adequate infrastructure, access, and the ability to form transitions and support future mass transit and the viability of consumer businesses

Parking

- On-street for residential along Elliott Avenue
- Structured parking for residential and retail
- Parking located behind the buildings such that the majority of the structure is screened from public view.
- Bicycle parking will be provided per Metro Codes Requirements

BROADSTONE EIGHTH SOUTH

SITE PLAN

This site plan shows the overall re-development plan for the Colonial Bakery site that consists of retail and residential components split across two municipalities. This SP submittal is for the residential portion that sits within Metro Nashville's boundary. In keeping with the policy, the proposed project is providing a residential land use along Elliott as a transition between the existing single family residential and the commercial and retail along Franklin Pike. The architectural style will blend with the existing neighborhood while providing pedestrian access into the multi-family units along with architectural variation and interest with undulations, material changes, and lots of windows. The building façade along Elliott relates well to the single family as courtyards break up the architectural elevations with inviting green space. New sidewalks will also line all of the streets surrounding this project in order to better improve the pedestrian access in this neighborhood.



- STREET IMPROVEMENTS**
- TURN LANE
 - CROSSWALKS
 - 10' R.O.W. DEDICATION
 - TRAFFIC SIGNAL MAST ARMS

Legend

- - - - - Alliance Property

GRAPHIC SCALE IN FEET
0 20 40 60

NORTH

ARCHITECTURAL FEATURES

BROADSTONE EIGHTH SOUTH



VIEW SOUTH FROM ELLIOTT AVE

Multi-family Residential Architectural Features:

- Stoops
- Direct pedestrian access to sidewalk
- Picture windows relating to street
- Facade undulations
- Balconies
- Courtyards
- Decorative fencing



VIEW NORTH FROM ELLIOTT AVE

DEVELOPMENT NOTES:

The purpose of this Specific Plan (SP) is to establish a specific plan zoning for this proposed multi-family development.

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM100-A zoning district as of the date of the applicable request or application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designer 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, eliminates specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or adds vehicular access points not currently present or approved.

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <http://www.ada.gov/>

US Justice Department: http://www.justice.gov/crt/housing/fair-housing/about_fairhousingact.html

This parcel does not lie within the flood hazard areas in accordance with FEMA insurance rate map (FIRM) panel numbers 47037C0219F and 47037C0332F.

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.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

Stormwater Note:

The drawings in this submittal are for illustrative purposes to indicate the basic premise of the development. The final details of the plan shall be governed by appropriate regulations at the time of final application.

DEVELOPMENT STATISTICS

Proposed Land Use: Multi-family residential

Overall Site Total

Acres	Open Space (Acres)	Residential Area (Acres)	Retail Area (Acres)
6.41	1.03	4.43	1.98

Overall Unit Mix:

Type	# of Units	Description	Square Feet	Total Area (S.F.)
A1	80	1 BR/1 BA	610	48,974
A2	67	1 BR/1 BA	705	47,235
A3	55	1 BR/1 BA	750	41,388
A4	33	1 BR/1 BA	800	26,400
B1	59	2 BR/2 BA	1,100	64,900
B2	34	2 BR/2 BA	1,175	39,951
Total	328			268,535

Metro Nashville

Acres	Open Space (Acres)	Impervious Area (Acres)	Retail Area (Acres)	Residential FAR	Residential ISR	Density (DU/AC)
2.34	0.55	1.79	-	1.4	0.76	74

Metro Nashville Unit Mix:

Type	# of Units	Description	Square Feet	Total Area (S.F.)
A1	42	1 BR/1 BA	610	25,864
A2	36	1 BR/1 BA	705	25,035
A3	29	1 BR/1 BA	750	21,863
A4	17	1 BR/1 BA	800	13,992
B1	31	2 BR/2 BA	1,100	34,397
B2	18	2 BR/2 BA	1,175	21,174
Total	174			142,324

-Maximum number of units in Metro Nashville: 200

-Maximum ISR: 0.90

-Maximum Density: 86 DU/AC

-Maximum FAR: None

Building Front Setbacks:

Elliott Avenue: 0' minimum

Inverness Avenue: 5' minimum

Hillview Heights: 5' minimum

PROJECT STATISTICS

328-unit luxury, multi-family rental community consisting of a maximum four-story (48' height maximum), brick and stucco structure with metal and wood accents. The property will feature one and two bedroom apartments with a boutique recreational facility and amenity package.

Pre-cast parking deck with dedicated residential parking: 480 spaces + 5 visitor spaces

Residential Amenities

The clubhouse and leasing facility will contain an active clubhouse, a conference room with access to computers, printer and fax, comfortable media lounge with coffee bar, and a fully-equipped fitness center complete with computerized aerobic and weight training equipment as well as a separate studio.

Common areas will include a large pool with lounge deck, barbeque areas, and several unique courtyards.

Bike parking and storage consistent with Metro requirements.

Building Features:

4-story wood frame construction (type IIIA). The units will feature 9' ceiling heights.

Brick and stucco exterior with metal and wood accents.

Interior finish includes solid surface granite countertops with upgraded kitchen and bathroom cabinets. Custom faucets throughout kitchen and bath. Hard surface flooring in kitchen and living spaces with upgraded tile flooring in bathrooms.

Stainless steel appliances, dishwasher, full size washer/dryer in select units, garbage disposal, microwave/range hood combination and electric range/oven.

Signage

3 double-sided blade signs, 90 square feet each

3 double-sided ground-mounted signs, 40 square feet each

PARKING REQUIREMENTS

Metro Residential Units: 174 (Max. 200)
 Parking based on Metro UZO requirements
 Nashville

Space	Amount	Parking Requirement	Calculation Notes
1-BR	125	125	1 space/unit
2-BR	49	74	1.5 spaces/unit
3-BR	0	0	1.5 spaces/unit
Restaurant (sf)	in Berry Hill	0	1 space/150 SF, First 1,000 SF exempt
Retail (sf)	in Berry Hill	0	1 space/200 SF, First 2,000 exempt
Leasing Office (sf)	in Berry Hill	0	1 space/ 200 SF
Total:	174	199	

Project Total Required: 727
 Project Total Provided: 825

Note:

Parking counts to be consistent with Metro parking requirements.

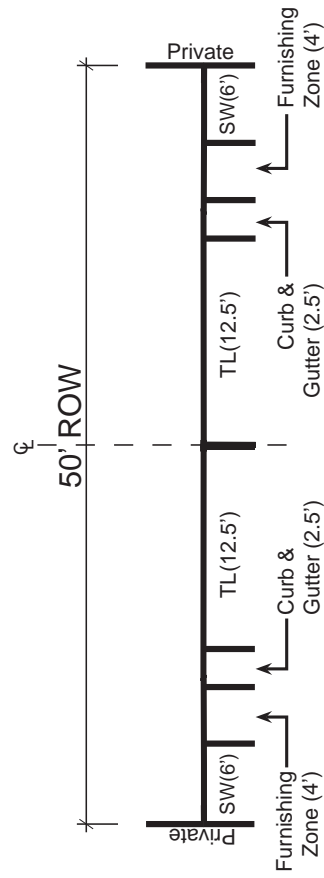
PLANNING REQUIREMENTS

- Maximum of three stories and 38' tall along Elliott Avenue with minimum 20' building step-back to a maximum of four stories and 48' tall.
- 6' sidewalks and 4' furnishing zone along Elliott Avenue, Hillview Heights Avenue, and Inverness Avenue. The 4' furnishing zone can be eliminated when adjacent to parallel parking.
- One-foot ROW dedication along Elliott Avenue such that the 6' sidewalk and parallel parking are within the public ROW.
- Decorative fencing with max height of 6' and landscaping along Elliott Avenue at the courtyards. No walls or chain link fencing allowed.
- Residential units along Elliott Avenue shall have stoops and direct access to the street and courtyards. Stoops shall be a minimum of 18" above finished grade. Final stoop designs and elevations to be provided to the Planning Department with the Final SP for review and approval.
- Driveway location on Elliott Avenue to be offset from the existing residential house to minimize impacts to neighbors.

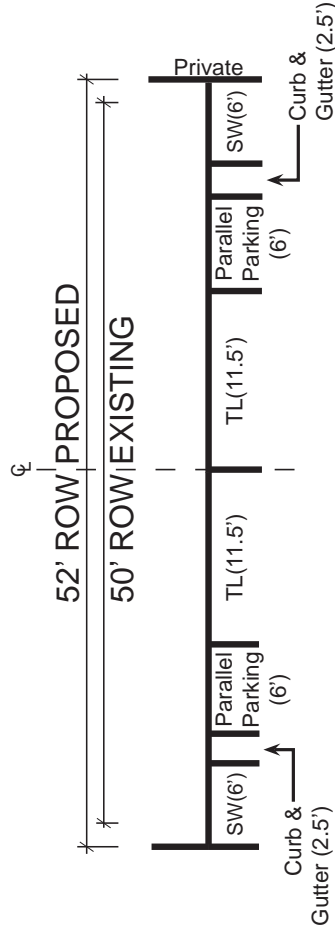
BROADSTONE EIGHTH SOUTH

STREET CORRIDORS

(A) Hillview Heights/Inverness Avenue
Proposed Street Section



(B) Elliott Avenue
Proposed Street Section



Note: Street improvements will be made to the portions of the R.O.W. highlighted adjacent to our site. Improvements will only be made to half (1/2) of the R.O.W. on the proposed development side of street.

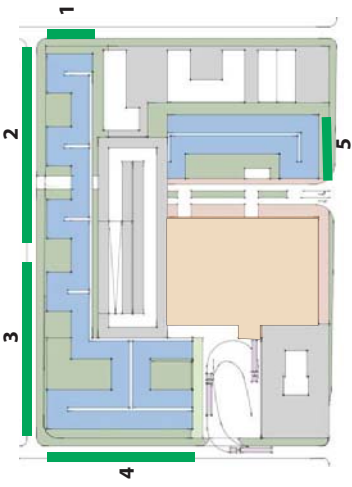


Municipality Legend

- Berry Hill
- Metro
- Nashville

BUILDING ELEVATIONS

BROADSTONE EIGHTH SOUTH



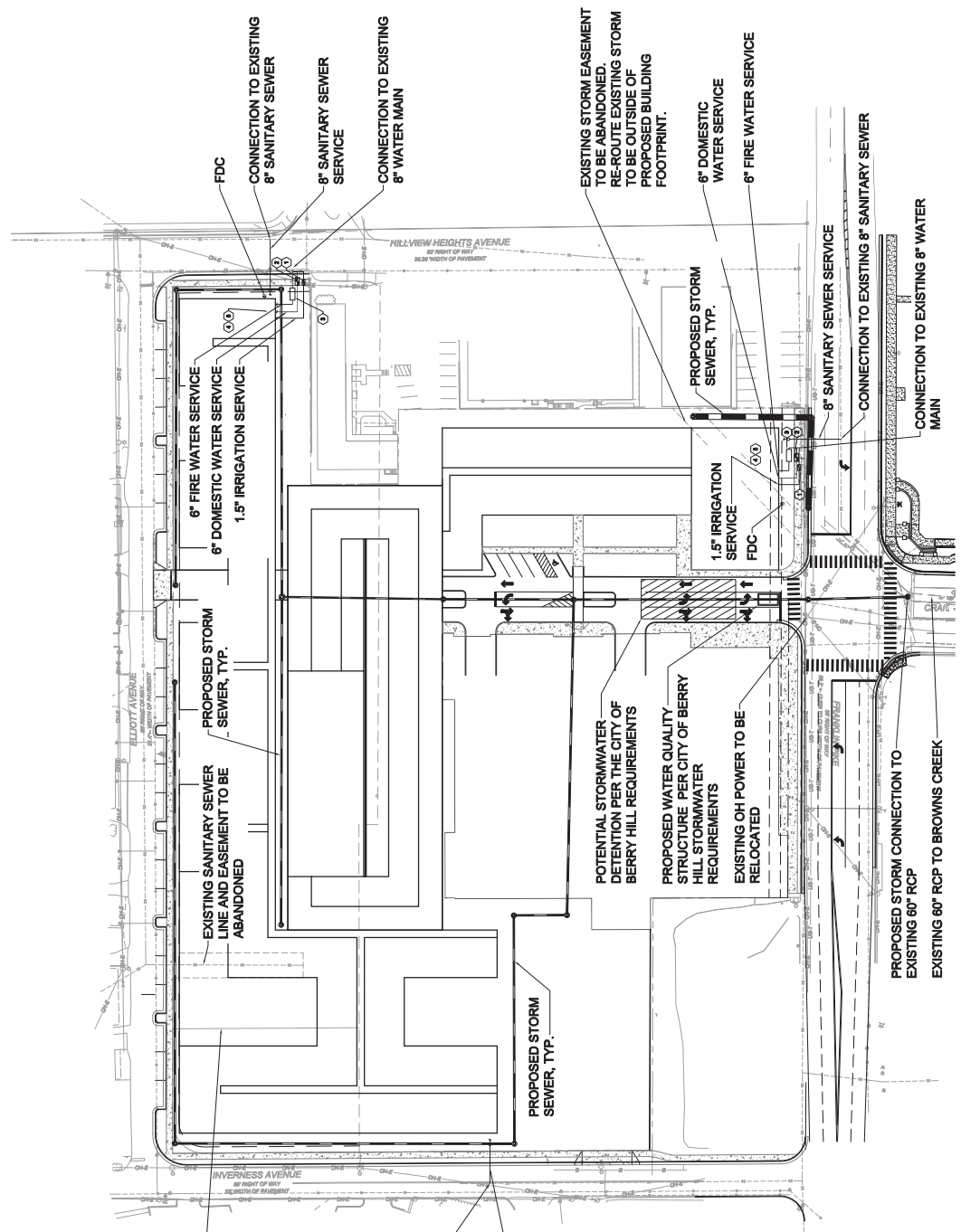
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BROADSTONE EIGHTH SOUTH

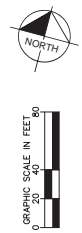
UTILITY PLAN

Notes:

1. This is a preliminary, conceptual utility plan. Final utility plan will be submitted to Metro Water Services for review and approval.
2. Driveway culverts to be designed per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).
3. Proposed retail development to have separate water and sanitary sewer connections. All water and sanitary sewer plans to be provided to Metro Water for review and approval.
4. All surface stormwater runoff to be collected, treated and detained per the City of Berry Hill stormwater requirements.

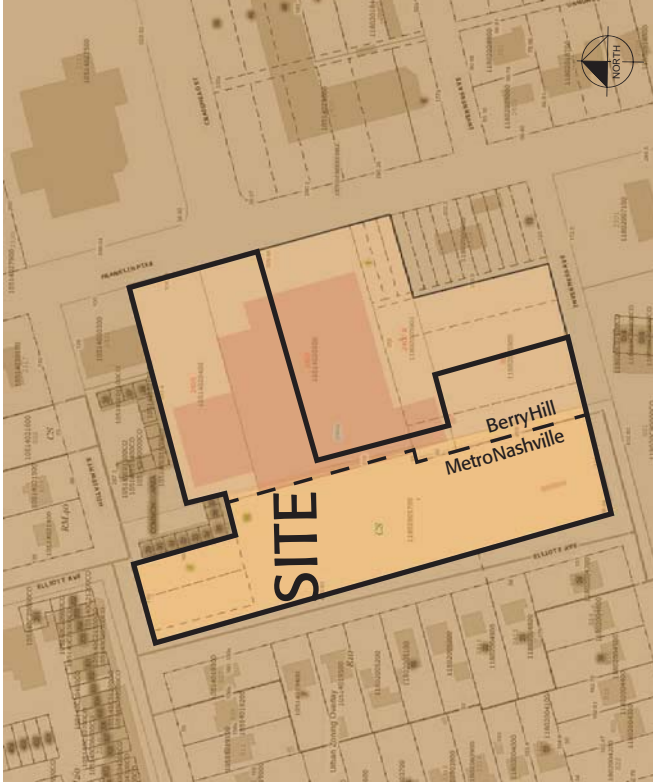


KEY NOTE LEGEND	
①	1.5" IRRIGATION METER AND METER BOX (SEE MWS DETAIL)
②	6" DOMESTIC WATER METER AND METER BOX (SEE MWS DETAIL)
③	8" FIRE WATER DOUBLE DETECTOR CHECK VALVE IN ABOVE-GROUND ENCLOSURE (SEE MWS DETAIL)
④	1.5" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER LOCATED INSIDE BUILDING
⑤	6" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER LOCATED INSIDE BUILDING

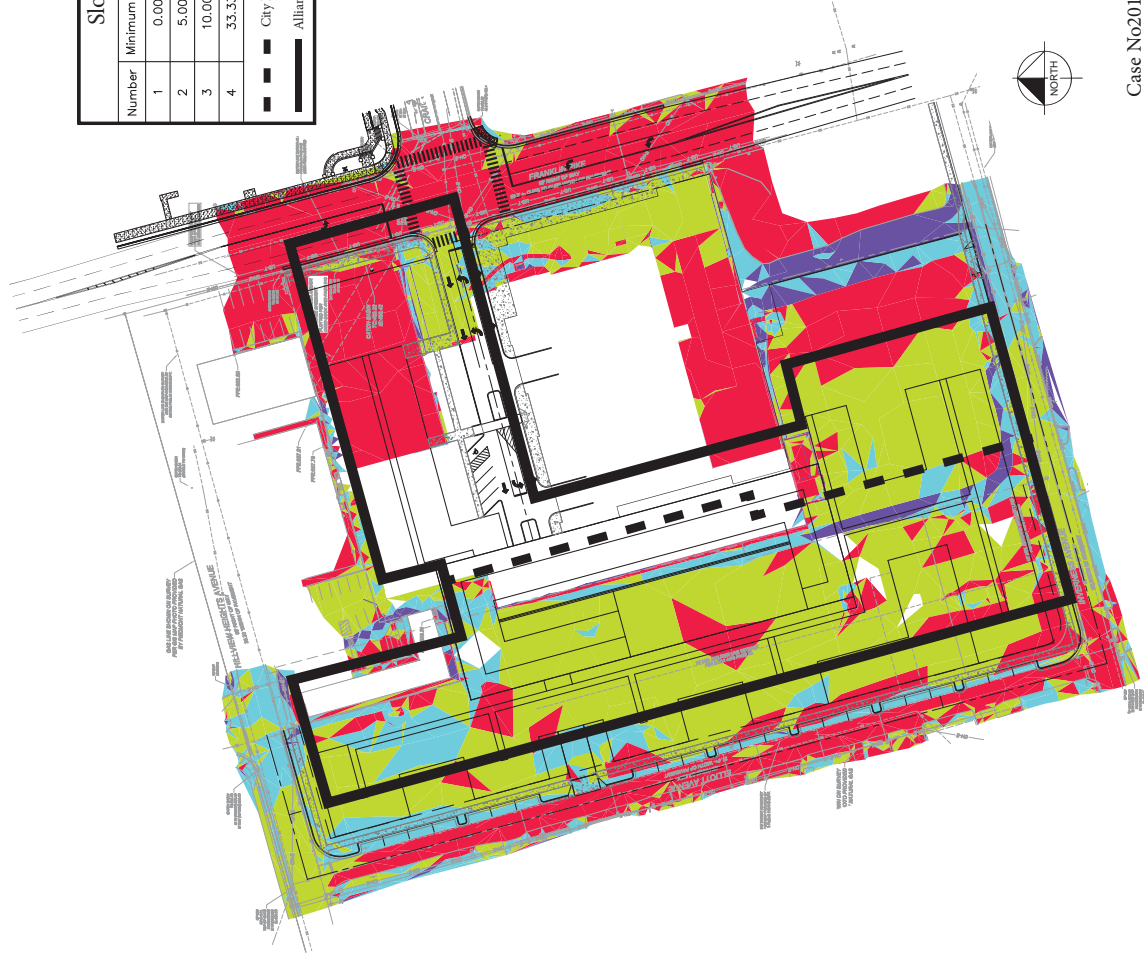
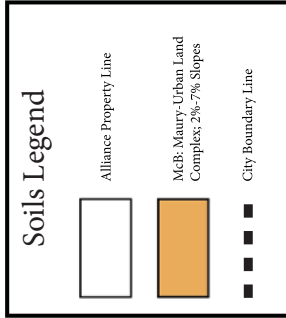


SOILS AND SLOPES

BROADSTONE EIGHTH SOUTH



*GEO-SPATIAL DATA FROM DAVIDSON COUNTY GIS



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	Red
2	5.00%	10.00%	Yellow
3	10.00%	33.33%	Blue
4	33.33%	50.00%	Purple

- - - City Boundary Line
 Alliance Property Line