

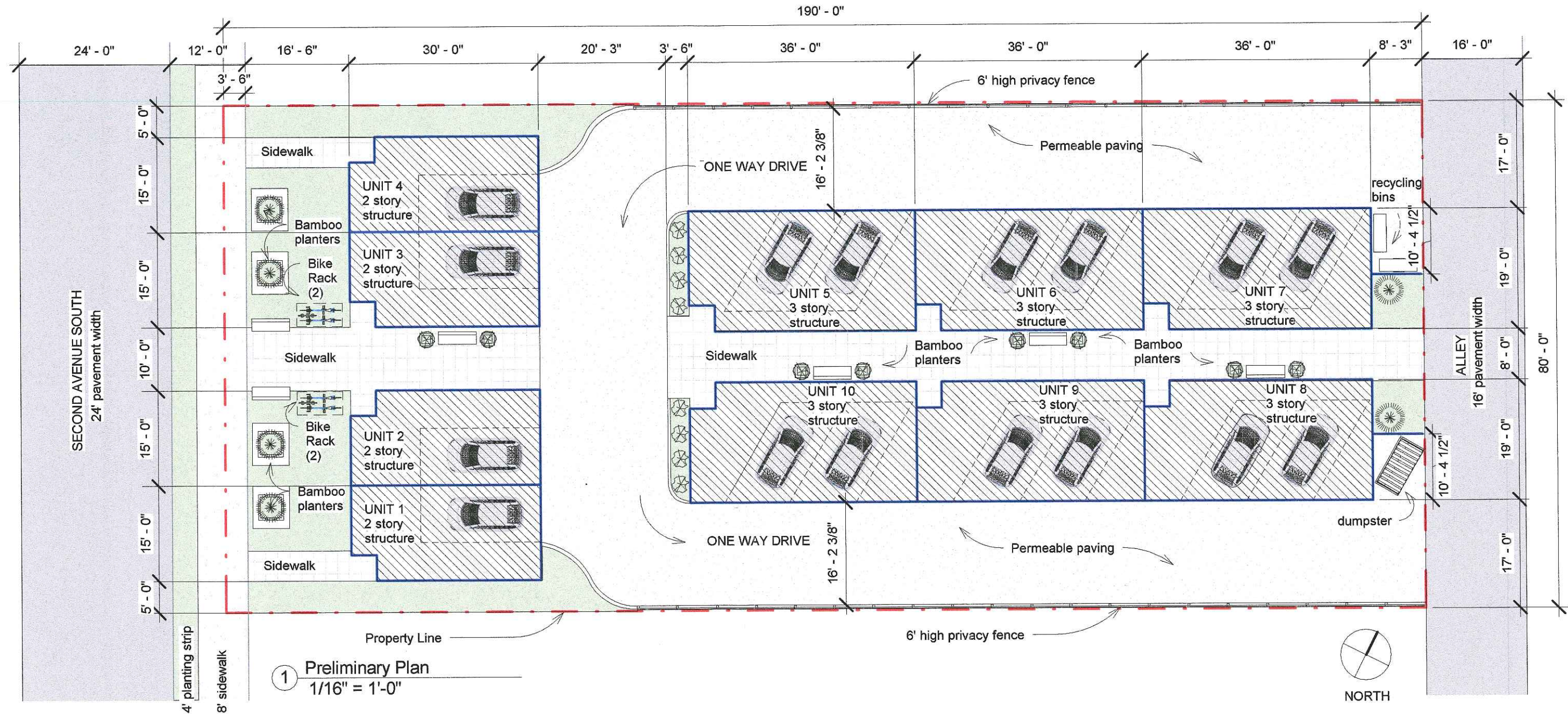
**Purpose:**  
 The purpose of this project is to create ten townhomes.  
 Townhome units to be cedar rainscreen siding on split faced CMU raised foundations of 18"-36". (typ.)

**Land Use Table**  
 (4 units) approx. 30' x 15' = 450 x 2 = 900 + roof top 200 = 1,100 sf  
 (6 units) approx. 36' x 19' = 684 x 2 = 1,368 + rooftop 200 = 1,568 sf  
 Approximate total useable floor area = 4,400 sf + 9,408 = 13,808 sf  
 10 multi-family residential units

Height: approximately 35'+  
 Building Coverage: 5,904 sf; 39% of total lot  
 Setbacks: 20' at front, 5 at sides, rear

Permitted Setbacks:  
 Front 20'  
 Sides: 5'.  
 Rear: variable.

NASHVILLE & DAVIDSON COUNTY  
 FEB 18 2015  
 METROPOLITAN PLANNING DEPARTMENT



1 Preliminary Plan  
 1/16" = 1'-0"

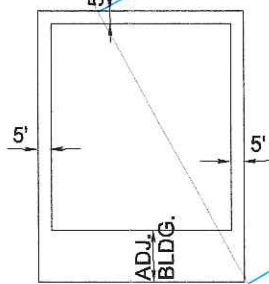
**RobinetteDyer Architects**  
 427 Chestnut Street, Suite 102  
 Nashville, TN 37203  
 615. 878.6147 www.robinettedyerarch.com

**Cottages at South View**  
 1056 2nd Avenue South - Nashville TN 37210  
 Case No. 2015SP-031-001 / 17th District

No.	Description	Date

Proposed Special Permit		
Project number	RDA 1411	<b>A1.01</b>
Date	2.17.2015	
Drawn by	RobinetteDyer Architects	Scale 1/16" = 1'-0"

**EASEMENT DETAIL**



THE PURPOSE OF THIS CONCEPT PLAN IS TO SHOW THE LAYOUT FOR TEN MULTIFAMILY RESIDENTIAL UNITS.

PROPERTY IS ZONED SP.

ALL SETBACK TO BE DETERMINED BY METRO ZONING CODE.

METRO WATER SERVICES - STORMWATER (78-840); ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

METRO WATER SERVICES - STORMWATER (CONCEPT PLAN); 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 COVERED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.

METRO WATER SERVICES - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.) METRO WATER SERVICES - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

BY REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47037C0219E EFFECTIVE DATE OF APRIL 20, 2001. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

APPLICATION NUMBER: 2015SP-031-001

NOTE: RAISED FOUNDATIONS A MINIMUM OF 18" AND A MAXIMUM OF 36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS

**LAND USE TABLE:**  
 UNITS 1-4: 30'X15' = 450 S.F. X 2-STORY = 900 S.F. + 200 S.F. ROOFTOP = 1,100 S.F. X 4 UNITS = 4,400 S.F.  
 UNITS 5-10: 36'X19' = 684 S.F. X 2-STORY = 1,368 S.F. + 200 S.F. ROOFTOP = 1,568 S.F. X 6 UNITS = 9,408 S.F.  
 TOTAL FLOOR AREA = 13,808 S.F.

- BUILDING FOOTPRINT
- PERMEABLE PAVEMENT DRIVEWAY
- PERMEABLE SIDEWALK

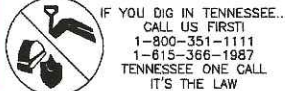
**WATER AND SEWER**  
 METRO WATER AND SEWERAGE SERVICES  
 1600 SECOND AVENUE NORTH  
 NASHVILLE, TN 37208  
 (615) 862-4505

**CABLE**  
 COMCAST  
 660 MAINSTREAM DRIVE  
 NASHVILLE, TN 37228  
 (615) 244-5900

**ELECTRIC**  
 NES NASHVILLE ELECTRIC SERVICE  
 1214 CHURCH STREET  
 NASHVILLE, TN 37203  
 (615) 747-3641

**GAS**  
 PEIDMONT NATURAL GAS  
 665 MAINSTREAM DRIVE  
 NASHVILLE, TN 37288  
 (615) 734-0734

**TELEPHONE**  
 AT&T  
 250 PARK PLAZA  
 NASHVILLE, TN 37203  
 (615) 344-5288



**SITE DATA**

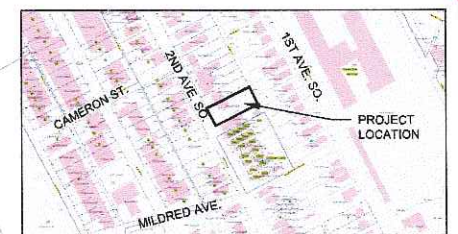
PROJECT NAME: COTTAGES AT SOUTHWEST  
 PROJECT ADDRESS: 1056 SECOND AVENUE SOUTH  
 CITY: NASHVILLE 37210  
 COUNTY: DAVIDSON  
 STATE: TENNESSEE  
 DISTRICT: 17TH COUNCILMANIC DISTRICT  
 EXISTING ZONING AND AREA DESIGNATION: SPECIFIC PLANS (SP)  
 PROPOSED ZONING AND AREA DESIGNATION: SPECIFIC PLANS (SP)  
 MAP AND PARCEL NO.: MAP 093-15, PARCEL 336  
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL/VACANT  
 PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL  
 MINIMUM REQUIRED SETBACK LINES:  
 FRONT SETBACK - TO MATCH ADJACENT BUILDING  
 SIDE YARD: 5'  
 REAR YARD: 5'  
 ACREAGE OF SITE: 0.35± ACRES OR 15,250± S.F.  
 BUILDING FOOTPRINT SQ. FT. = 5,904 S.F.  
 PERMEABLE SIDEWALK = 1,705 S.F.  
 CONCRETE CURB = 142 S.F.  
 PERMEABLE PAVEMENT = 6,238 S.F.  
 TRASH BIN PADS = 120 S.F.  
 CONCRETE ENTRANCE = 232 S.F.  
 TOTAL IMPERVIOUS SURFACE = 6,398 S.F.  
 GRASS SURFACE = 1,909 S.F.  
 FLOOR AREA RATIO ALLOWED = 1.5 (PER UZO)  
 FLOOR AREA RATIO PROPOSED = 13,808/15,250 = 0.91  
 IMPERVIOUS SURFACE RATIO ALLOWED = 0.8 (PER UZO)  
 IMPERVIOUS SURFACE RATIO PROPOSED = 6,398/15,250 = 0.42  
 FLOOR COVERAGE = 5,904/15,250 = 0.39  
 BUILDING HEIGHT = 35'

OWNER: FMBC INVESTMENTS  
 ADDRESS: 3716 WEST END AVENUE  
 PHONE: 615-297-1152  
 FAX: 615-297-1172

LOT 5, SUBDIVISION OF LOTS 11 & 12 UNIVERSITY LOTS BOOK 17, PAGE 489 R.O.C. - TN

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PARCEL I.D. 09315033600 P.A.D.C. - TN AREA 15250.68 S.F. OR 0.35 ACRES



VICINITY MAP

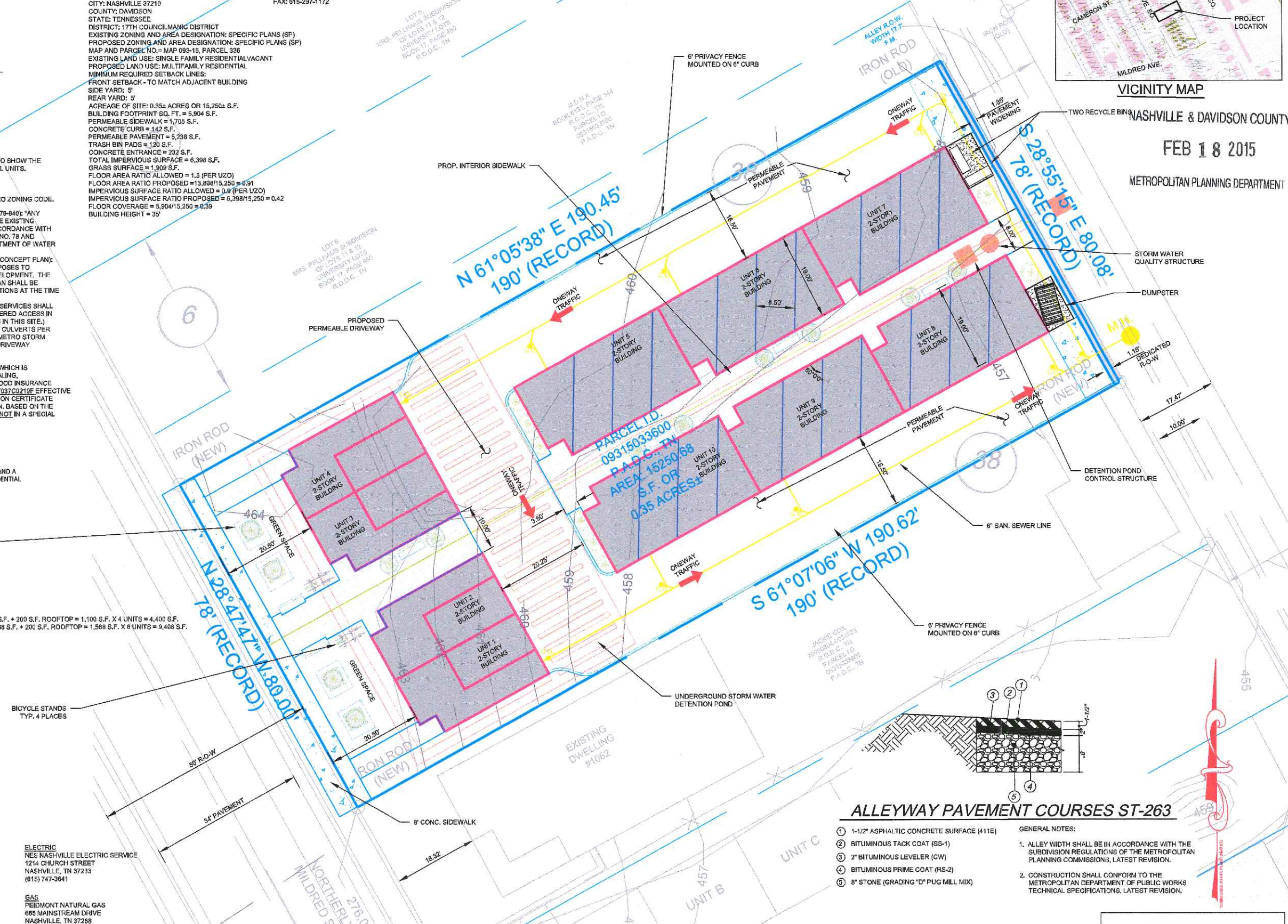
NASHVILLE & DAVIDSON COUNTY

FEB 18 2015

METROPOLITAN PLANNING DEPARTMENT



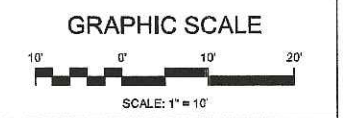
SPECIAL PLAN APP. #2015SP-031-001  
**COTTAGES AT SOUTHWEST**  
 1056 SECOND AVENUE SOUTH  
 DAVIDSON COUNTY, NASHVILLE, TENNESSEE 37210  
 PART OF LOT 38 OF UNIVERSITY SUBDIVISION  
 TAX MAP 93-15, PARCEL 336, 17TH COUNCIL DISTRICT



**ALLEYWAY PAVEMENT COURSES ST-263**

- 1 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 BITUMINOUS TACK COAT (SS-1)
- 3 2" BITUMINOUS LEVLER (CW)
- 4 BITUMINOUS PRIME COAT (RS-2)
- 5 8" STONE (GRADING "D" PUG MILL MIX)

- GENERAL NOTES:
1. ALLEY WIDTH SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE METROPOLITAN PLANNING COMMISSIONS, LATEST REVISION.
  2. CONSTRUCTION SHALL CONFORM TO THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, LATEST REVISION.



**SPECIAL PLAN #2015SP-031-001**

**General Notes**

No.	Revision/Issue	Date

Date: **FEB. 17, 2015**  
 Sheet: **C1.0** OF   
 Project No. 2015-04 Prepared By: MF



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