

14th and Wedgewood Preliminary SP

Being Parcels 21 and 22 on Tax Map 105-09
Nashville, Davidson County, Tennessee

TOTAL AREA = 0.25 ACRES
= 10,729.26 S.F.
DISTURBED AREA = 0.25 ACRES

Case 2015SP-025-001

Sheet Schedule

- 1 C1.0 Notes and Project Standards
- 2 C2.0 Existing Conditions and Layout Plan
- 3 C3.0 Grading and Landscape Plans

SPECIFIC PLAN DEVELOPMENT SUMMARY	
Use	Multifamily - 4 units
Property zoning	Surrounding Zoning R-6 & RM20
Minimum lot size	Not Applicable
Number of Residential Units/Density	4 units
FAR	0.60 max / 0.1.21 proposed
ISR	0.70 max / 0.60 proposed
Street Setbacks	20' from 14th Ave, 12' from Wedgewood Ave.
Side yard	5' from North property line
Rear yard	20' from Alley
Height standards	3 stories / 45 feet max (measured from the rear to the roofline) Front height standard shall be 2 stories
Parking and Access	
Ramp Location and Number	One access from Alley
Distance to nearest existing ramp (Min. 30')	Alley Access to Wedgewood 60 L.F.
Distance to intersection	Property at Intersection of 14th and Wedgewood
	165 L.F. to Alley # 434
Required Parking	8 stalls required
Provided Parking	10 stalls provided
**Note: Specific into setbacks encroachments permitted by SP:	
(Not to encroach into Right Of Way)	6 Ft. - Covered Porches 2 Ft. - Bay Windows 6 Ft. - Stoops & Balconies

Stormwater Notes

- Stormwater for this site will be treated by a rain garden on the east side of the property.
- This site is responsible for water quality treatment in accordance with the Metro Storm Water Management Manual. In order to provide the full water quality treatment of 80% TSS removal.
- Final design of stormwater treatment will be provided during the Final SP process and will meet the requirements of the Stormwater Management Manual.
- 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. R6 zoning shall be used for any standards not specified in this SP.

Utility Notes

- Water and sewer service to be provided by Metro Water Services.
- Water and sewer services are schematically shown. Final water and sewer service locations will be provided during Final SP process.
- Water service shall be provided by an 8" public water line extension. Individual water meters shall be provided for each unit in meter bank.
- Sewer service shall be provided via a proposed 8" sewer main with 6" service laterals to each unit.

Public Works Notes

- The developers final construction drawings shall comply with the design standards established by the Department of Public Works. Final design may vary based upon field conditions.

Architectural Notes

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Building elevations shall be required with the final Site Plan. Building 4 shall have facade requirements on front and side.
- Windows shall be vertically oriented at a ratio of 2:1 or greater.
- EIFS and vinyl siding shall be prohibited on front facade, excluding areas above roof line.
- Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 36 inches from the abutting average ground elevation.
- Porches shall provide a minimum of six feet in depth.

General Plan Consistency Note

This property falls within the sub-area #10 or Green Hills-Midtown community plan. The land use policy is T4 NM (transect 4, Neighborhood Maintenance). Appropriate uses include residential or civic benefit with density ranging up to RM20 (20 units/acre) if supported by a specific site plan based zoning request.

Building setbacks, scale and mass should blend well with the existing streetscape with alley access when available or side access when it is not.

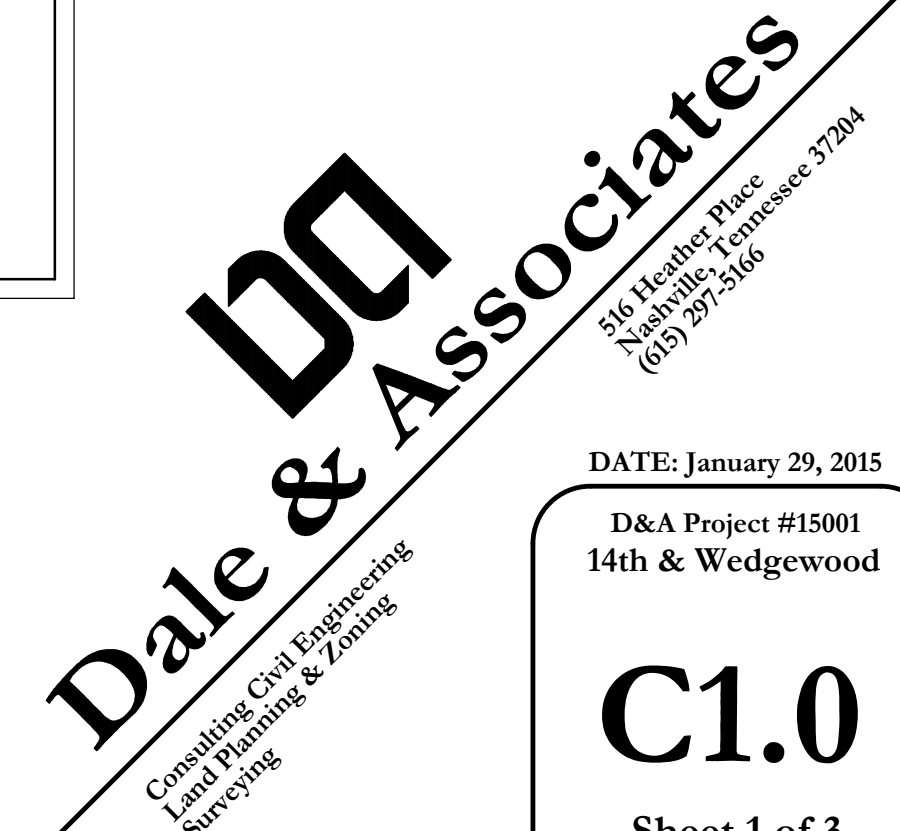
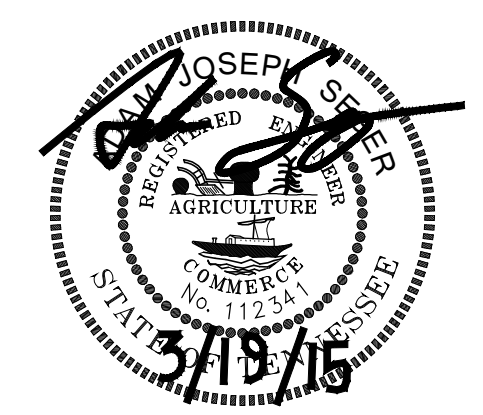
The proposed specific plan will provide for rear loaded, single family attached product which is allowed within the policy. By combining the two parcels, the proposed plan will continue to carry the existing character of the Wedgewood corridor in this area. It also eliminates any direct access to 14th and proposes all alley loaded product, which helps preserve the existing streetscapes and lends into the goals of the existing policy. The plan creates a development that works well within its surroundings and provides walkable access and routes to all publicways it abuts, as well as provides very close access to Belmont University across Wedgewood.

In closing, the development's perception from the street will match its surrounds and meets the critical planning goals of appropriate infill and walkability, all while preserving the natural features (existing spring and waterway such as nearby 1 acre of tree canopy) of the subject site.

Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit a development consisting of a 5 residential units.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 & approved by the Metropolitan Department of Water Services.
- This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0218F, Not printed.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" cmp).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by dumpster, stored on a concrete pad, as shown on this plan.
- 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 approved plan. Modifications shall not be permitted, except through an ordinance 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.
- 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 R6 zoning district as of the date of the applicable request or application.
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, tree protection and replacement; and Chapter 17.40, Article x, tree protection and replacement procedures).
- Ownership for units may be divided by a horizontal property regime or a subdivision with a minimum lot size of 1,000 sq ft.

Development Summary		
Property Information 1727 14th Ave. S. Nashville TN 37212 Tax Map 105-09 Parcel 21 Zoned: M6	Developer 1727 14th Ave. S. Nashville TN 37212 Brennon Mobley Phone: 615-613-5915 Email: brennon.mobley@gmail.com	Electric Service Nashville Electric Service 1214 Church Street Nashville, TN 37246 Phone: (615) 747-6807
1729 14th Ave. S. Nashville TN 37212 Tax Map 105-09 Parcel 22 Zoned: M6	Civil Engineer Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Adam Seger, PE Phone: 615-297-5166 Email: adam@daleandassociates.net	Water Service Metro Water Services 1600 2nd Avenue North Nashville, TN 37208 Phone: (615) 862-4598, Ext 4
Council District 17 (Sandra Moore)	Survey Provided by S & A Surveying, Inc. 306 Bluegrass Circle Lebanon, Tennessee 37090 Phone: 615-394-7564	Sewer Service Metro Water Services 1600 2nd Avenue North Nashville, TN 37208 Phone: (615) 862-4598, Ext 4
Owner of Record Tax Map 105-09 Parcel 21 Brennon Mobley 1727 14th Ave. S. Nashville TN 37212 Phone: 615-613-5915 Email: brennon.mobley@gmail.com	Flood Note This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C0218F, Not printed.	Gas Service Nashville Gas Phone: (615) 734-0734
Tax Map 105-09 Parcel 22 Metro Gov't BT Back Tax PO Box 196300 Nashville TN 37219	Site Area Total area - 10,729.26 sq ft or 0.25 Acres	Utility Location Tennessee One-Call Phone: 800-351-1111

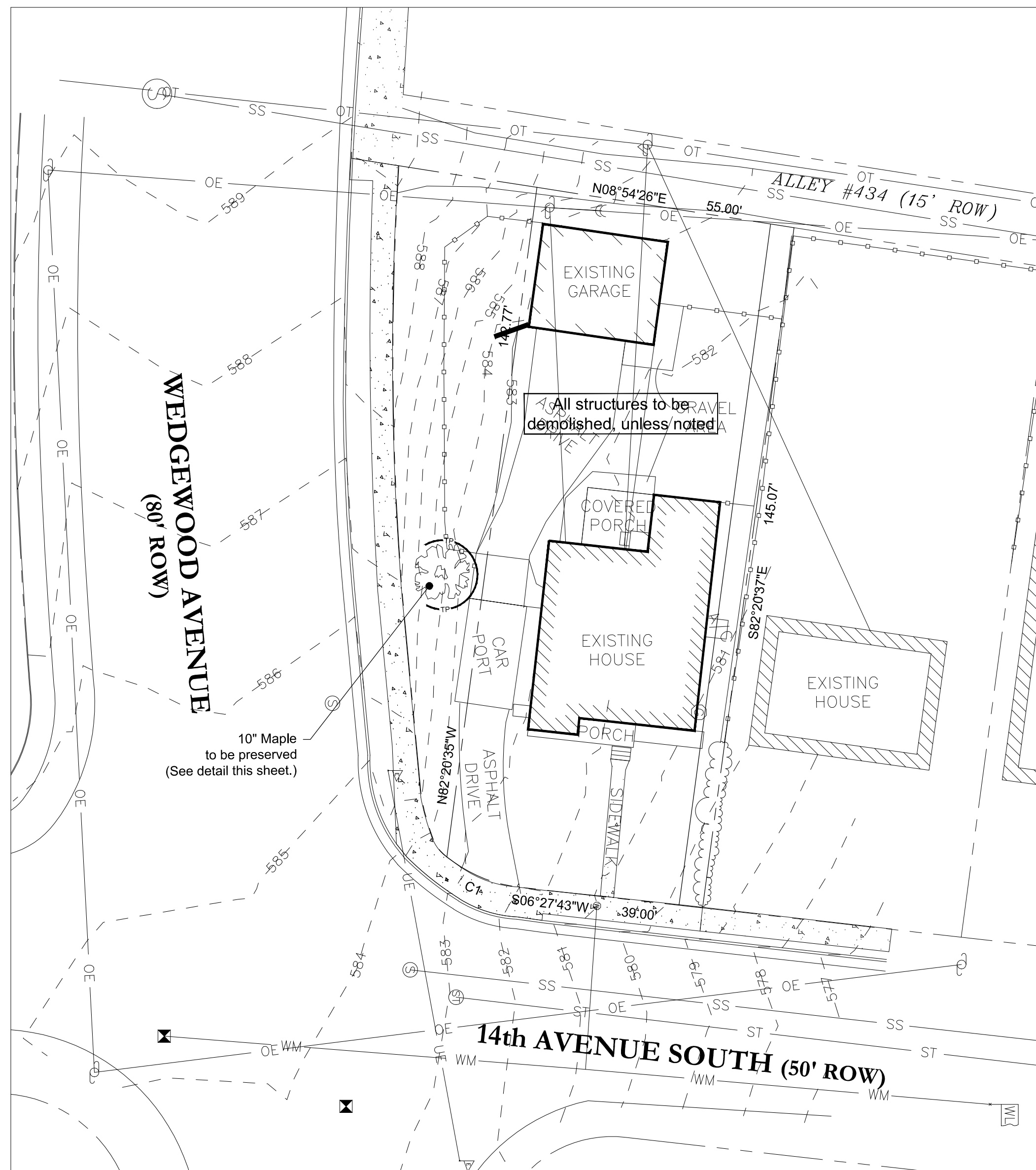


DATE: January 29, 2015

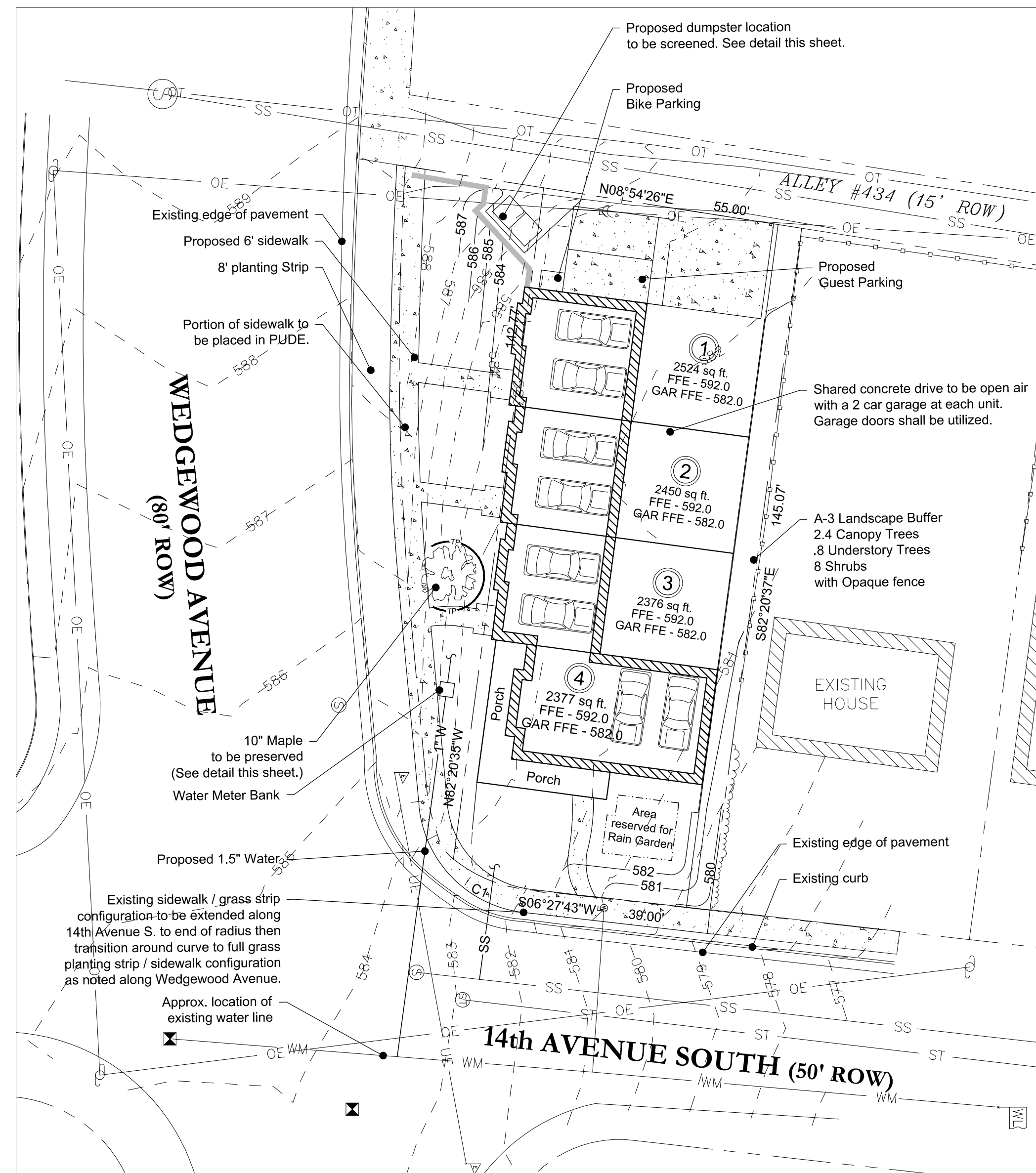
D&A Project #15001
14th & Wedgewood

C1.0
Sheet 1 of 3

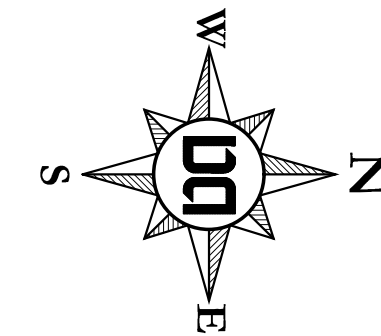
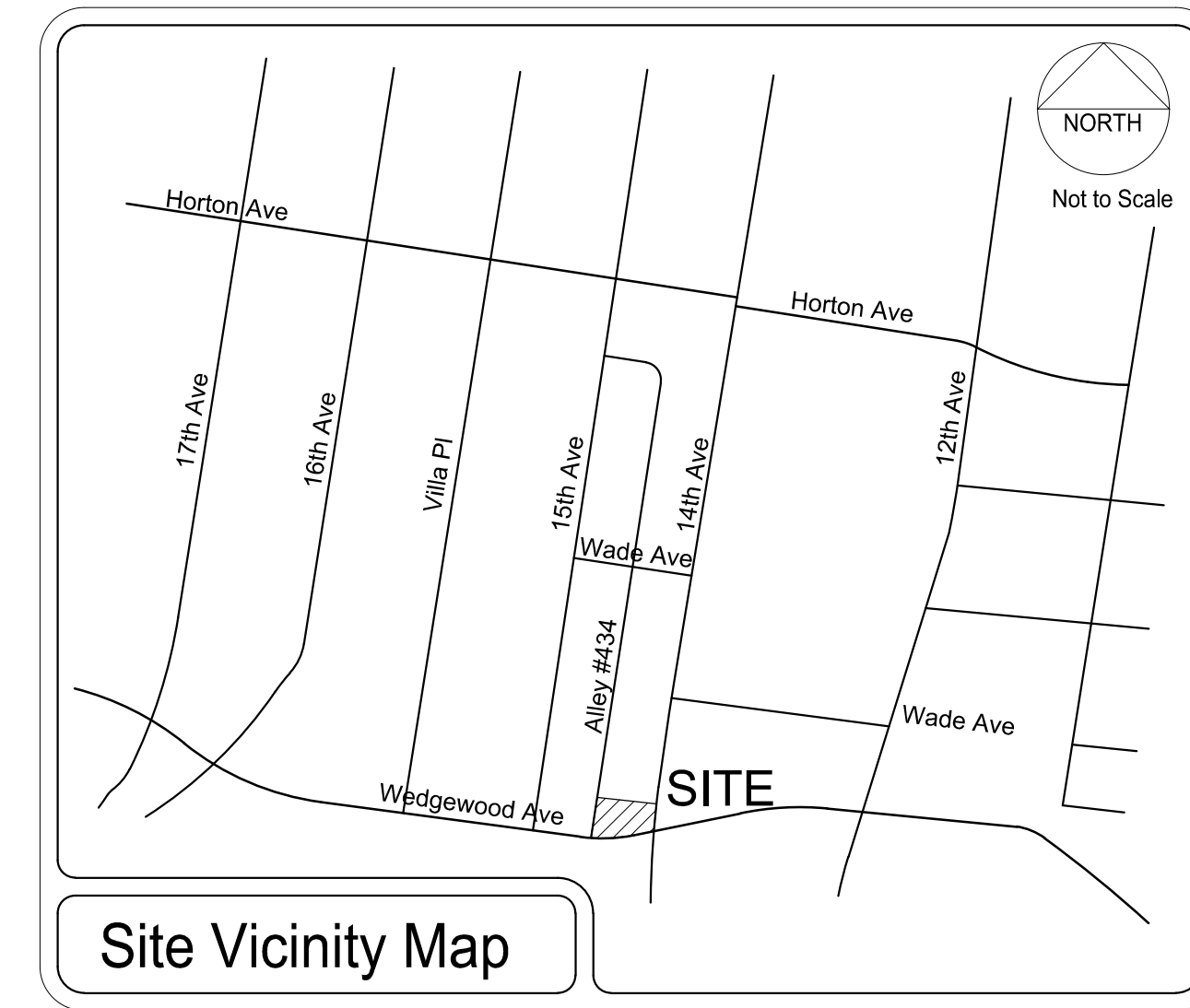
Notes and Project Standards



Existing Conditions
Scale 1" = 20'



Site Layout and Utility Plan
Scale 1" = 20'



SCALE: 1" = 20'

Property Area = 10,729.26 sq ft or 0.25 Acres
Area of Disturbance = 0.25 acres

Development Summary

Property Information
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Nashville TN 37212
Tax Map 105-09 Parcel 21
Zoned: M6

1729 14th Ave. S.
Nashville TN 37212
Tax Map 105-09 Parcel 22
Zoned: M6

Council District 17 (Sandra Moore)

Owner of Record
Tax Map 105-09 Parcel 21
Brennon Mobley
1727 14th Ave. S.
Nashville TN 37212
Phone: 615-613-5915
Email: brennon.mobley@gmail.com

Tax Map 105-09 Parcel 22
Metro Gov't BT Back Tax
PO Box 196300
Nashville TN 37219

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Adam Seger, PE
Phone: 615-297-5166
Email: adam@daleandassociates.net

Flood Note
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Stormwater Notes

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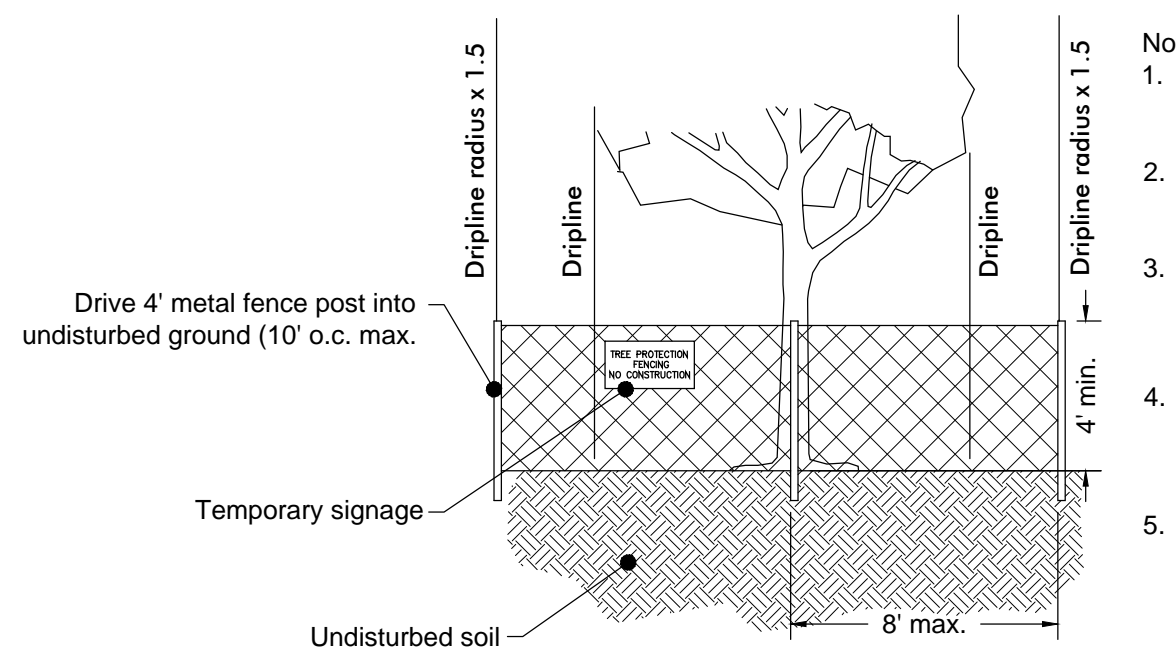
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Pre / Post Calculations

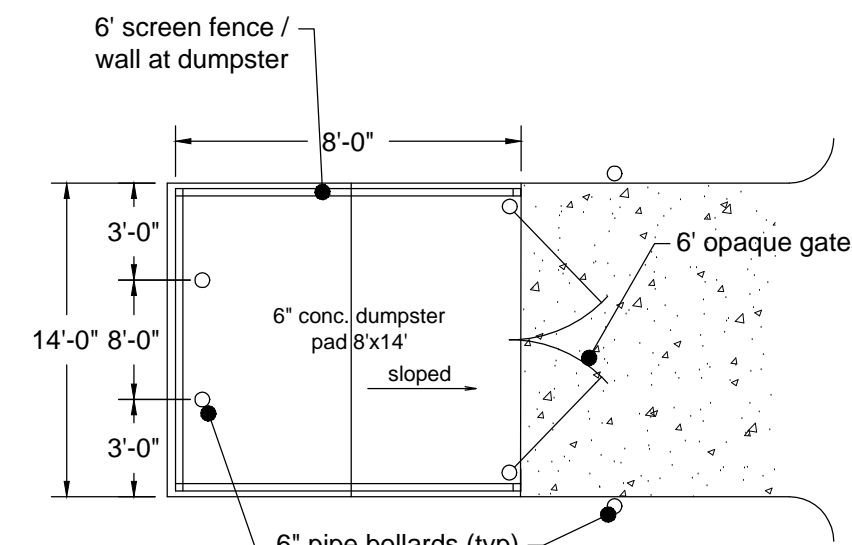
Pre-development
Total site area = 0.25 acres
Pre-developed impervious = 0.09 ac @ 98
Pre-developed grass = 0.15 ac @ 69
Composite CN = 80

Post-development
Total site area = 0.25 acres
Post-developed impervious = 0.15 ac @ 98
Post-developed green space = 0.10 ac @ 69
Composite CN = 86

Preliminary calculations above shows that this project will increase the amount of runoff generated by this site. Onsite mitigation shall be provided through the proposed rain gardens to ensure no adverse impacts & all water quantity requirements are met.



TREE PROTECTION FENCING DETAIL
N.T.S.



SOLID WASTE ENCLOSURE
N.T.S.

- Note:**
- Any required excavation within the protection zone shall be excavated by hand.
 - No stockpiling or storage of materials is permitted within the limits of the protection area.
 - Continuous barrier of 4" high chain link fencing with temporary signage delineating boundaries of tree protection fencing.
 - Fencing to encompass the critical root zone or 1.5 x the dripline of the tree. min. 10' square protected area required.
 - Filling may be allowed in certain areas, see grading plans.

Contractors responsibility to acquire tree removal permits.



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



Drawing Date:
January 29, 2015

REVISIONS:
Planning Comments 2/12/15

Preliminary SP
14th and Wedgewood
1727 14th Ave. S.
Nashville, Davidson County, Tennessee
Being Parcels 21 and 22 on Tax Map 105-09

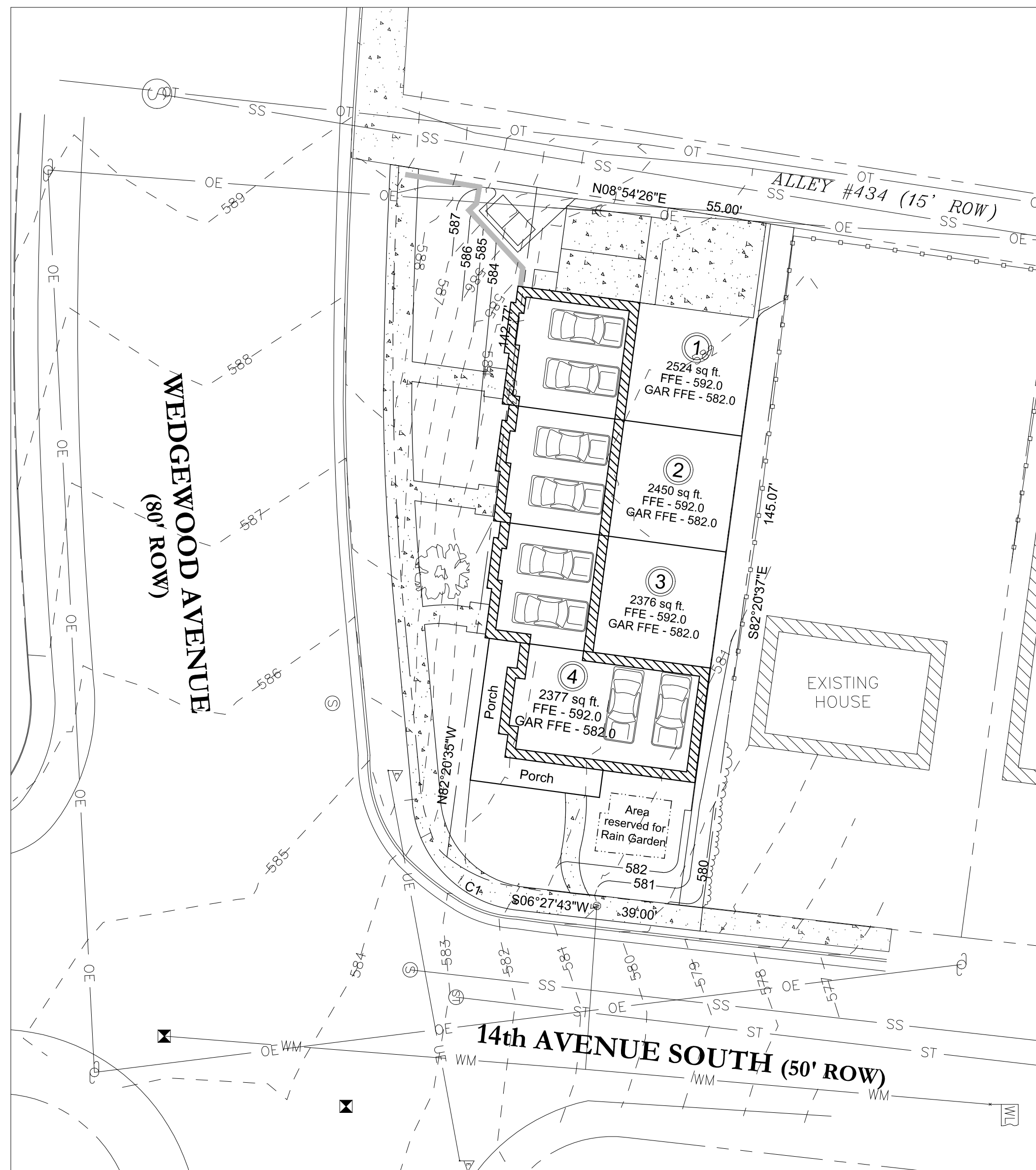
PERMITS:

D&A Project #15001
14th & Wedgewood

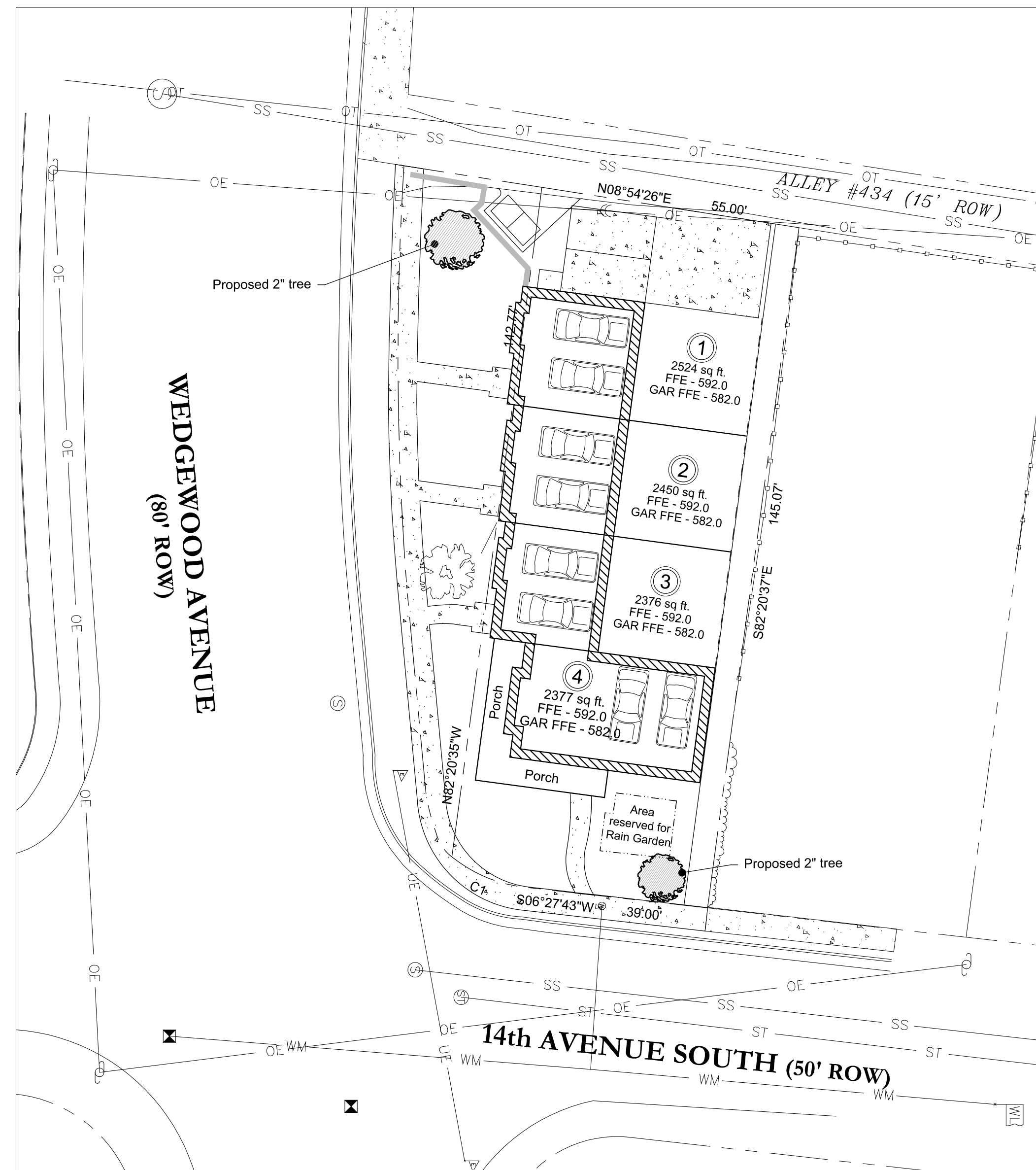
C2.0
Sheet 2 of 3

Case 2015SP-025-001

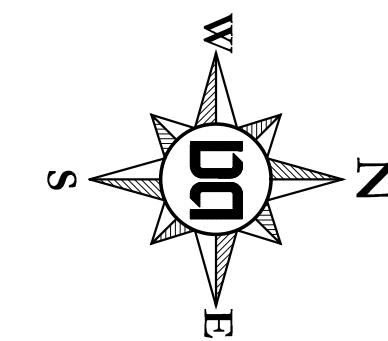
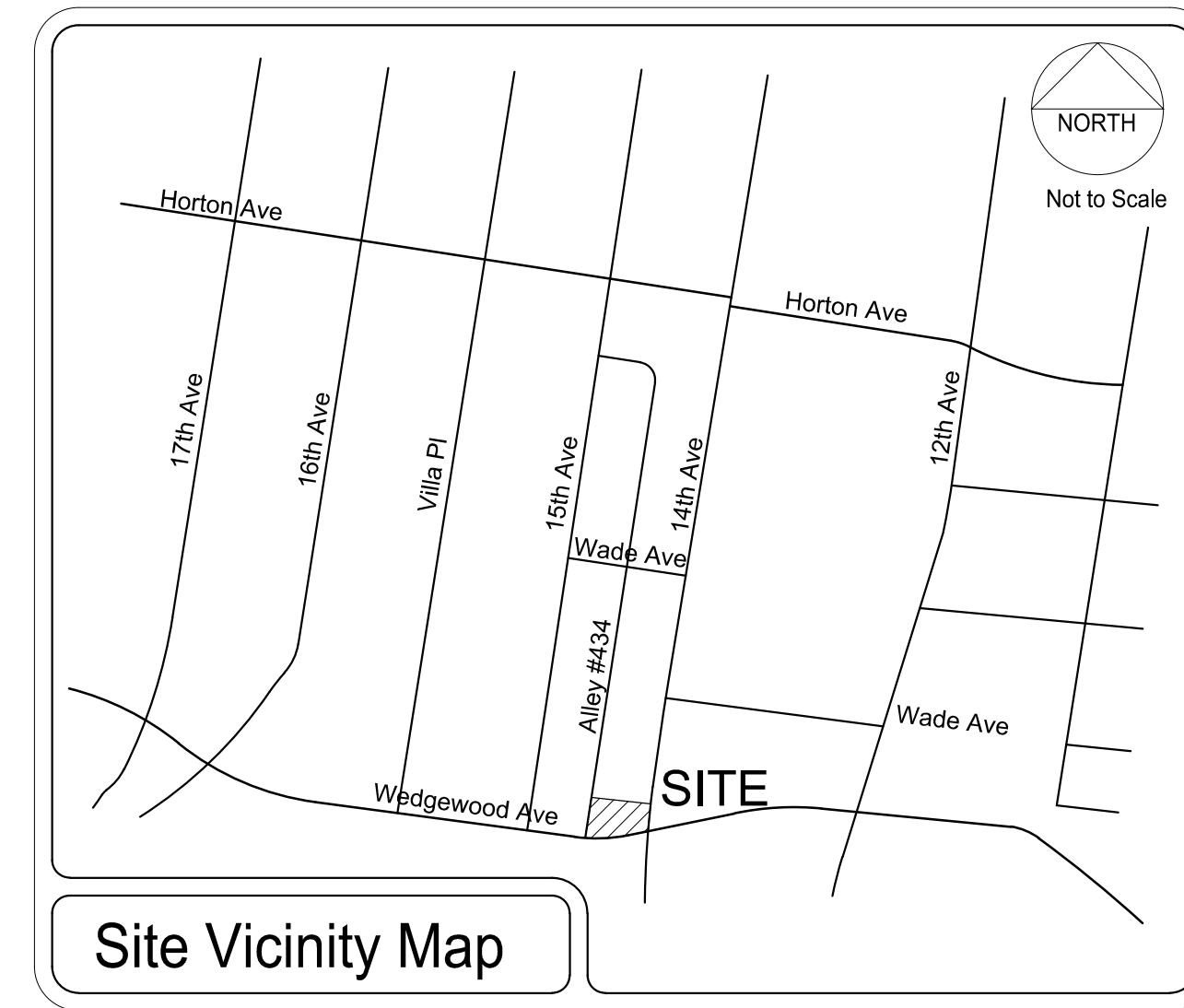
Existing Conditions, Site Layout and Utilities Plan



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Landscape Plan
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Tree Density Notes

Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no tree information is available.

$$0.25 \text{ ac} - 0.15 \text{ ac} = 0.1 \text{ ac} \times 14 = 2 \text{ tdu's req'd}$$

$$2 @ 0.5 (2" \text{ cal tree}) = 1 \text{ tdu's prop}$$

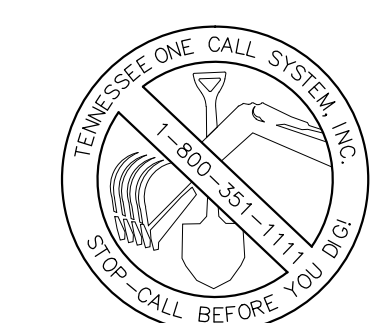
Note: Existing trees to be preserved have not been included in the required TDU..



Drawing Date:
January 29, 2015
REVISIONS:
Planning Comments 2/12/15

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1727 14th Ave. S.
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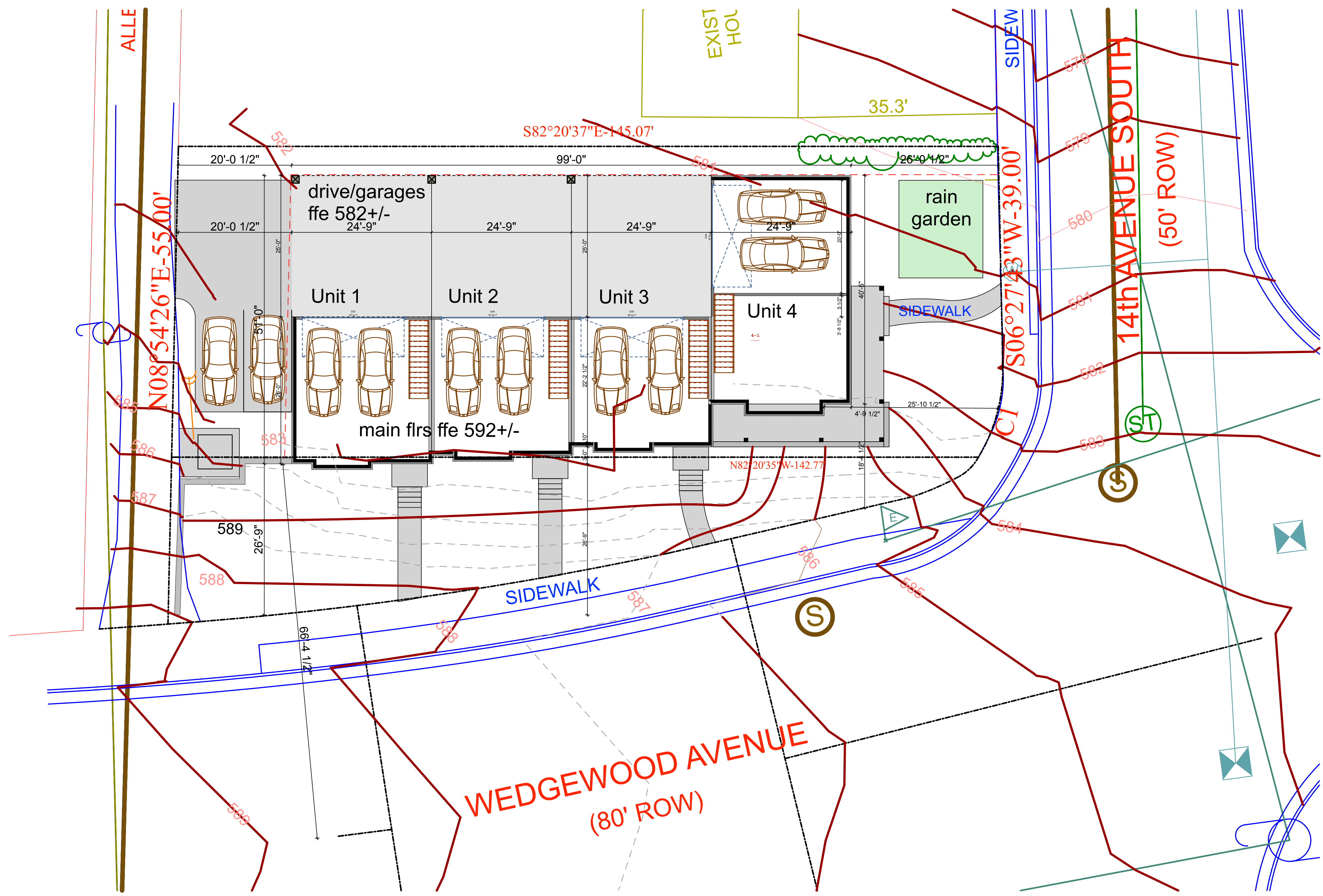
PERMITS:



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Case 2015SP-025-001
Grading and Landscape Plan

D&A Project #15001
14th & Wedgewood
C3.0
Sheet 3 of 3



1 FOUNDATION PLAN
SCALE: 1" = 10'

2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9246 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

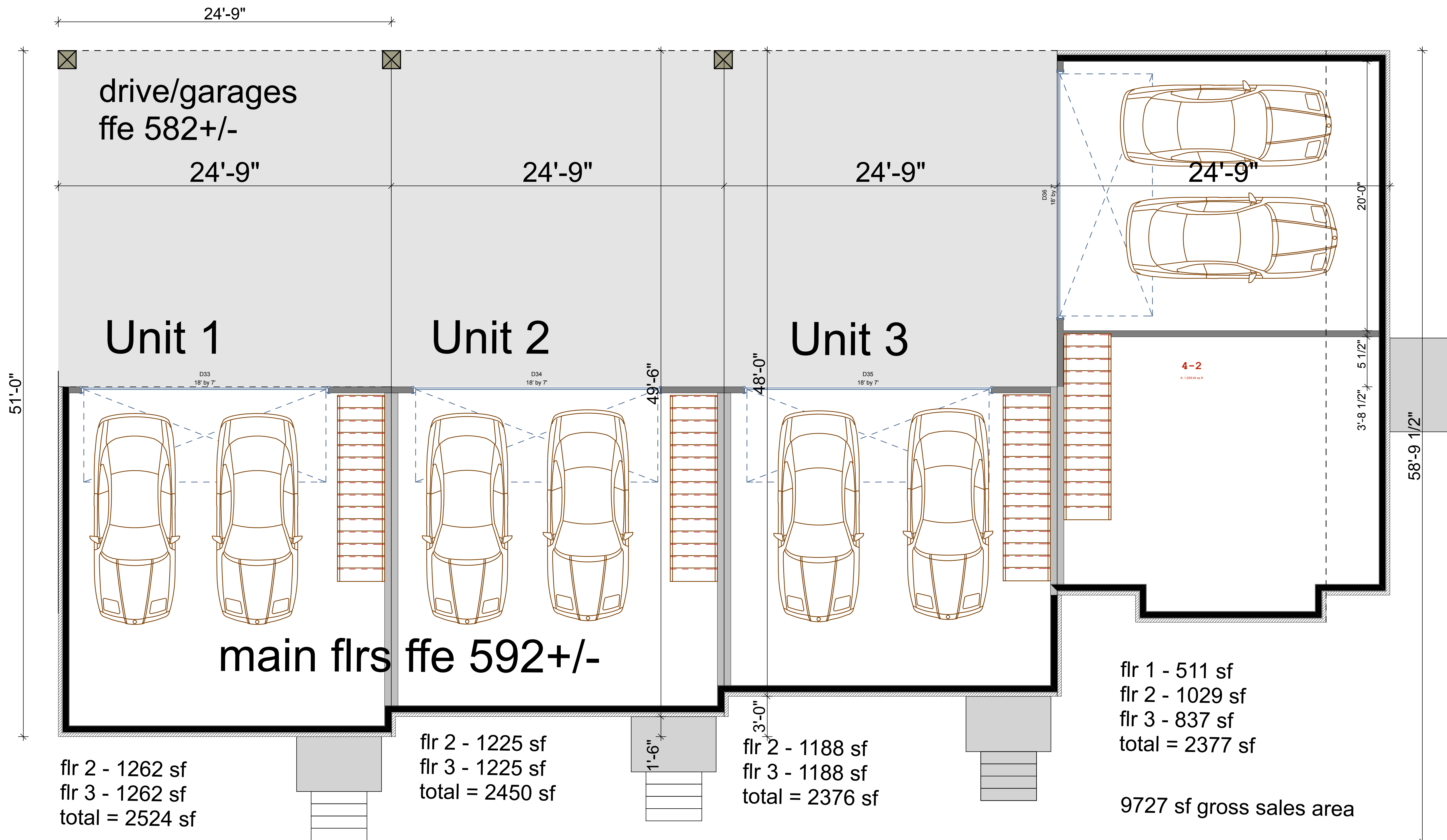
PHONE:
W335-0732
H298-1508

SP Townhomes
Brennon Mobley
1727 14th Ave South
Nashville, TN 37212

DATE: 2/15/15
REVISION
PROJECT NO: 15-001
COPYRIGHT 2007 QUIRK DESIGNS

SITE PLAN

C1
SHEET 1



drive/garages
ffe 582+/-

Unit 1

Unit 2

Unit 3

main flrs ffe 592+/-

flr 2 - 1262 sf
flr 3 - 1262 sf
total = 2524 sf

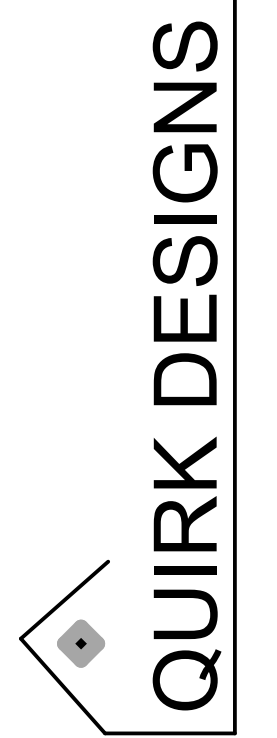
flr 2 - 1225 sf
flr 3 - 1225 sf
total = 2450 sf

flr 2 - 1188 sf
flr 3 - 1188 sf
total = 2376 sf

flr 1 - 511 sf
flr 2 - 1029 sf
flr 3 - 837 sf
total = 2377 sf

9727 sf gross sales area

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H298-1508

SP Townhomes
Brennon Mobley
1727 14th Ave South
Nashville, TN 37212

DATE: 2/15/15
REVISION

PROJECT NO: 15-001
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QUIRK DESIGNS

1ST FLOOR PLAN

A1
SHEET 2



5 CONCEPT ELEVATIONS

SCALE: 1/8" = 1'-0"

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SP Townhomes
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DATE: 2/15/15
REVISION

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ELEVATIONS

A2
SHEET 3