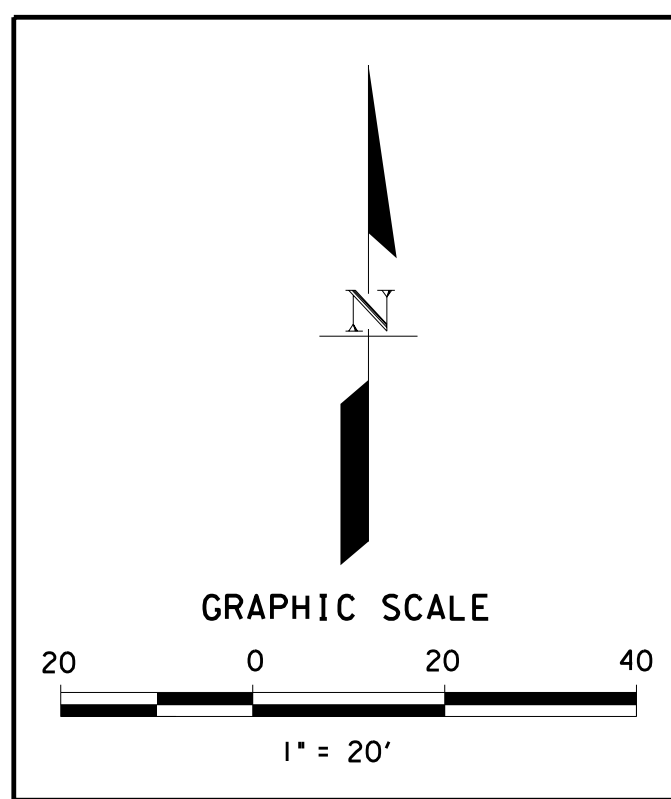


VICINITY MAP  
N.T.S.



MAP 116-03  
PARCELS 179, 180, 181,  
188, 189, 190 & 191

**ZONED MUN**

MAP 82-13  
(178)  
KATHLEEN WALLER, FELL  
BK 9793, PG. 748  
P/O LOT 99  
MCGAVOCK'S 1ST ADDITION  
TO NASHVILLE  
PBK. 10, PG. 606

**ZONED IR**

MAP 82-13  
(192)  
STELLA V. EDWARDS  
BK 10574, PG. 371  
P/O LOT 103  
MCGAVOCK'S 1ST ADDITION  
TO NASHVILLE  
PBK. 10, PG. 606

**ZONED CS**

**PURPOSE NOTE:**  
THE PURPOSE OF THIS SP IS TO REZONE 1.3 ACRES TO ALLOW FOR 75 MULTIFAMILY UNITS AND 14,000 S.F. MAXIMUM OF COMMERCIAL SPACE.

**SITE DATA TABLE:**

MAP/PARCEL	MAP 82-13 / PARCELS 179, 180, 181, 188, 189, 190 & 191
OWNER/DEVELOPER	CENTERSTONE COMMUNITY MENTAL HEALTH CENTER P.O. BOX 40406 NASHVILLE TN 37204
SURROUNDING ZONING	IR/MUN/CS
COUNCIL DISTRICT	19 - GILMORE
TOTAL AREA =	1.34 AC.
MAX ALLOWABLE ISR	0.9
MAX ALLOWABLE FAR	3.0
MAX HEIGHT	3 STORIES MAX
MAX PROPERTY LINE SETBACK	0'

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF MUG-A ZONING DISTRICT 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.

BUILDING IS FULLY-SPRINKLERED

RAISED FOUNDATIONS OF 18" TO 36" ARE REQUIRED FOR RESIDENTIAL BUILDINGS.

**ON-SITE PARKING:**  
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE

**PROPOSED USES:**  
MULTI-FAMILY RESIDENTIAL  
POTENTIAL FIRST FLOOR COMMERCIAL SPACE. (ALL USES ALLOWED IN MUG-A)

**METRO WATER SERVICES NOTE:**

1. 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.
2. METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

**STORMWATER NOTES:**

1. 78-840 NOTE: 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.
2. 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.
3. METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP)

**FEMA NOTE:**

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0216 F", DATED: APRIL 20, 2001.

**STORMWATER CONCEPT:**

STORMWATER DETENTION - NONE PROPOSED EXISTING SITE IS 100% IMPERVIOUS. WATER QUALITY VAULT

**TREE ORDINANCE NOTE:**

PROPOSED DEVELOPMENT SHALL PROVIDE STREET TREES AS SHOWN ON THIS PLAN. ADDITIONAL ON-SITE TREES TO MEET THE METRO TREE ORDINANCE SHALL NOT BE REQUIRED.



**ZONED IR**

**ZONED CF**

**PARKING TABLE:**

EAST AND WEST SP SITES 75 MULTIFAMILY UNITS 28 RENOVATED UNITS IN ELLIOTT SCHOOL		
103 UNITS TOTAL		
1 BEDROOM	82 UNITS	82 SPACES
2 BEDROOM	21 UNITS	42 SPACES
WEST COMMERCIAL 7,000sf		
ASSUME 1/2 RETAIL	2,334sf	2 SPACES
ASSUME 1/2 RESTURANT	2,334sf	9 SPACES
ASSUME 1/2 OFFICE	2,334sf	1 SPACES
EAST COMMERCIAL 7,000sf		
ASSUME 1/2 RETAIL	2,334sf	2 SPACES
ASSUME 1/2 RESTURANT	2,334sf	9 SPACES
ASSUME 1/2 OFFICE	2,334sf	1 SPACES
TOTAL		148 SPACES

**REQUIRE BICYCLE PARKING**

USE	BICYCLE SPACES
Multifamily Apartments 75 units	1 space per 4 dwelling units = 19 spaces
Commercial	1 space per 5,000 sf = 3 spaces
Total Minimum Spaces Provided	22 spaces

Note: Final required parking numbers shall be based on final uses and Metro Council Bill BL2014-714

SHEET TITLE  
**1200 7TH AVE NORTH**

PRELIMINARY SP

MANUEL ZEITLIN ARCHITECTS  
TEL: 615 254-2880  
FAX: 615 254-4859  
516 HAGAN ST, SUITE 100 NASHVILLE TN 37203

CONSULTANT:  
**Barge Cauthen ASSOCIATES**

REVISIONS:

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SHEET TITLE  
**SP SITE LAYOUT PLAN**

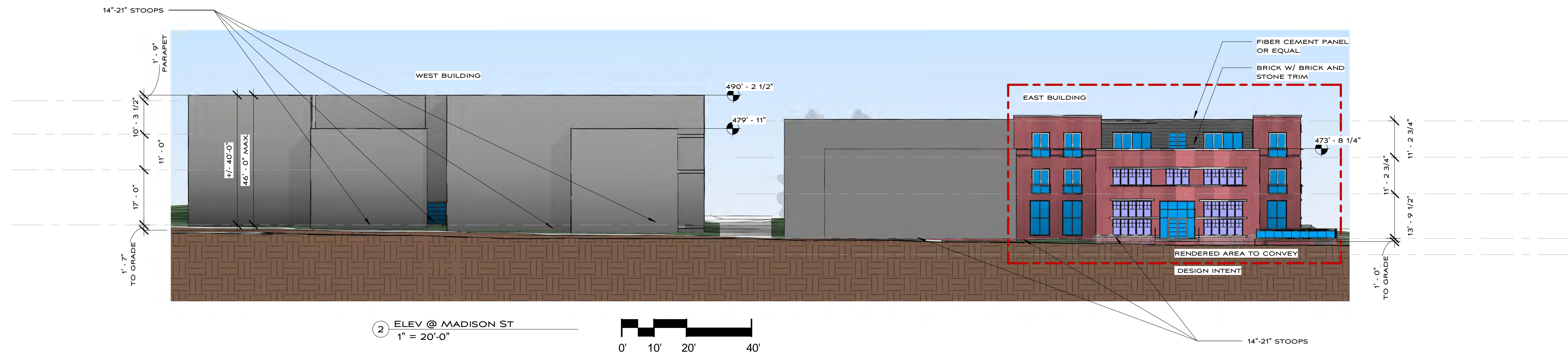
RESIDENCES  
DATE: 15 MAY 2015  
DRAWN BY: PS  
PROJECT NO.: 1478

SHEET NO.:

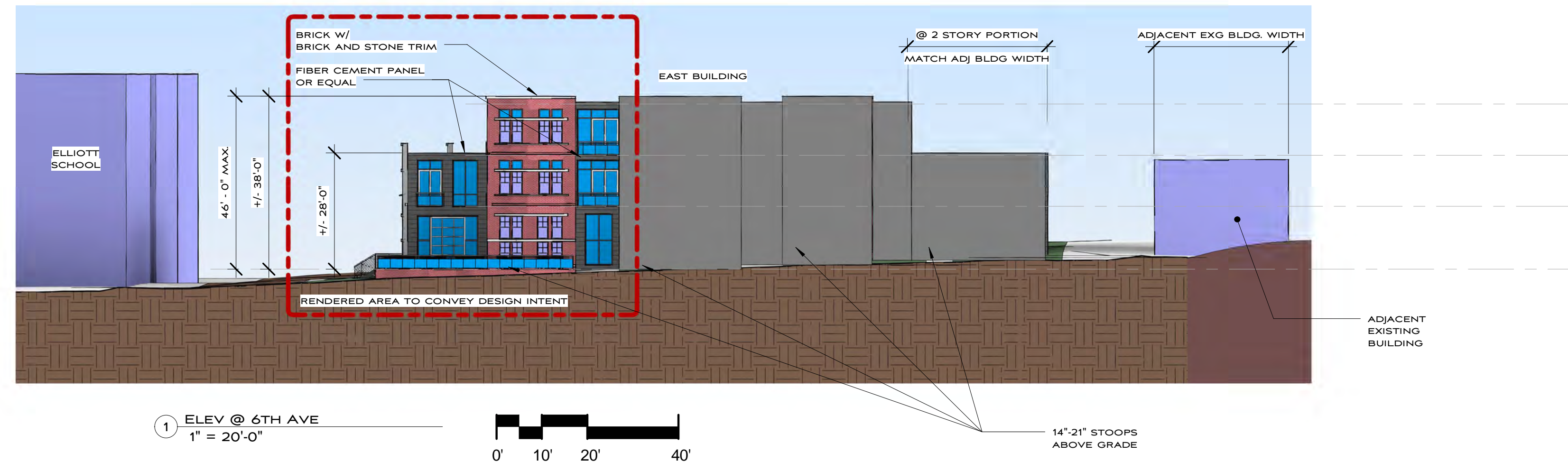
**SP-100**

**CASE NO. 2015SP-058-001**

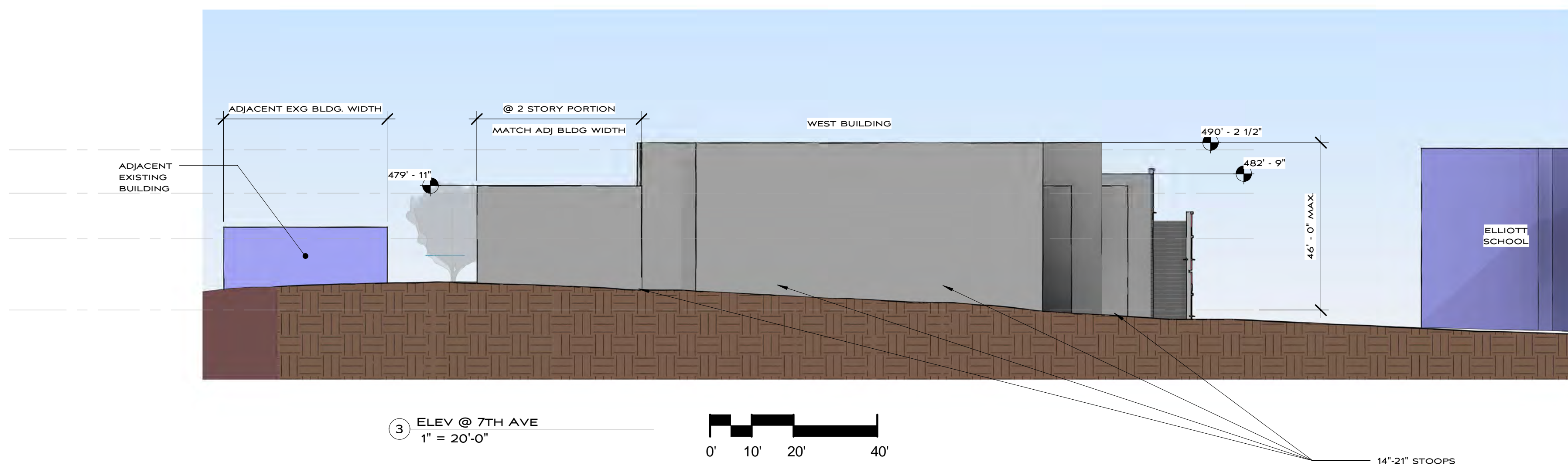
NOTE: HEIGHTS WILL BE LIMITED TO THOSE APPROVED FOR THIS PROJECT BY METRO HISTORICAL COMMISSION



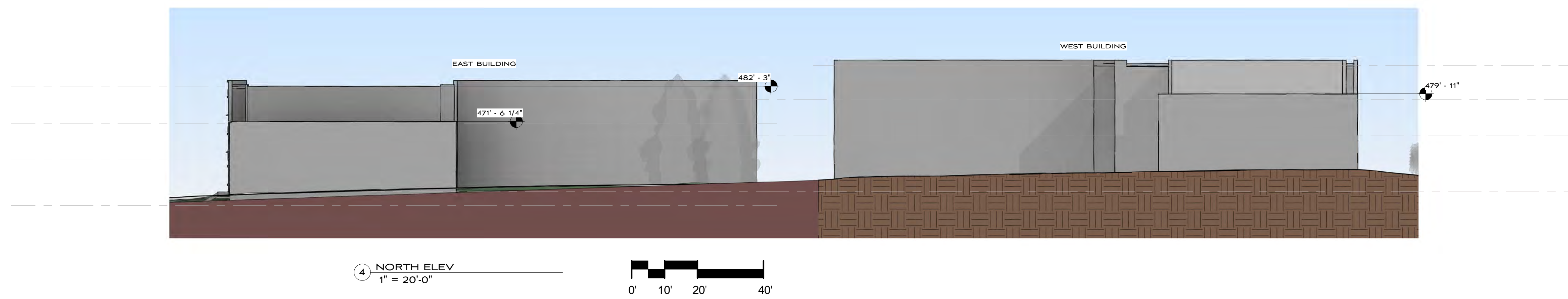
② ELEV @ MADISON ST  
1" = 20'-0"



① ELEV @ 6TH AVE  
1" = 20'-0"



③ ELEV @ 7TH AVE  
1" = 20'-0"



④ NORTH ELEV  
1" = 20'-0"