SP NAME: 1820 12TH AVE SOUTH
 SP NUMBER: 2015SP-079-001
 PLAN PREPERATION: 6/11/15

 REVISION 1: 6/30/15
 REVISION 2: 7/13/15
 REVISION 3: 8/3/15

 REVISION 4: 8/6/15

COUNCIL DISTRICT 17 / COUNCIL WOMEN SANDRA MOORE

· OWNER OF RECORD:

SHAWN BAILES/FMBC INVESTMENTS 3716 WEST END AVE

NASHVILLE, TN 37214 615-479-0404

DESIGNER

MADELEINE WYATT
CAPITAL CITY CONSTRUCTION

3716 WEST END AVE

615-243-2699

013-243-2098

## 12TH AND WESTGROVE SPECIFIC PLAN

CASE NO.: 2015SP-079-001

ACREAGE: .28

DWELLING UNITS: 6

· GENERAL OFFICE UNITS: 4

FLOOR AREA RATIO: .33

IMPERVIOUS SURFACE RATIO: .33

MAXIMUM HEIGHT: 50', 4 STORIES, ROOF TOP VESTIBULE

SETBACKS:

-WEST GROVE: 1'-7" -12TH SOUTH:8'

-SIDES: 10' -REAR: 13'

PARKING: 12 PARKING SPACES AVAILABLE( 2 PER RESIDENCE )

USES: GENERAL OFFICE, MULTI FAMILY

EXTERIOR MATERIAL: METAL SIDING WITH WEATHER SEALED/TREATED CEDAR ACCENTS

## SPECIFIC PLAN DESIGN STANDARDS:

- a. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTERANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING FOR RESIDENTIAL AND 40% GLAZING FOR OFFICE.
- b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATION OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
- c. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- d. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- e. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES. RAISED FOUNDATIONS ARE NOT REQUIREDFOR THE OFFICE UNITS ALONG 12TH SOUTH.

## SPECIFIC PLAN NOTES:

- THE PURPOSE OF THE SPECIFIC PLAN IS TO PERMIT THE DEVELOPMENT OF UP TO 6 MULTI-FAMILY RESIDENTIAL UNITS AND
   SQUARE FEET OF GENERAL OFFICE FOR LIVE-WORK DEVELOPMENT
- IF A DEVELOPMENT STANDARD, NOT INCLUDING PEREMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL
  APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIRMENTS OF THE OR20-A
  ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 3. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTANT WITH THE PRINCIPELS 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 REQUIRMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED
- 4. THE REQUIRMENTS 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
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIRMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- 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
- 7. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPI (CATION
- 8. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THE SITE.
- C/D NOTE; SIZE CULVERTS PER THE DESIGN CITERIA SET FOURTH BY THE METRO STORMWATER MANAGEMENT MANUAL ( MINIMUM DRIVEWAY CULVERT IN METRO ROW 15" CMP)
- 10.MONTHLY DUMPSTER PICK UP WILL BE THE MEANS FOR SOLID WASTE REMOVAL
- 11.NES NOTE: ELECTRICAL LINES WILL BE BURIED TO PREVENT SAFELTY CLEARANCE CONCERNS
- 12.US FEMA FIRM COMMUNITY PANEL NO. 47037C0218F
- 13. SOILS NOTE: PROVIDED FROM GENERALIZED SOIL MAP 0"-12" BROWN LOAM, 12"-36" BROWN SILTY LOAM
- 14.A LANDSCAPING PLAN WILL TO DETERMINE TREE VEGETATION TO SATISFY CHAPTER 17.24 OF THE ZONING CODE. TYPE, SIZE AT PLANTING AND FUTURE GROWTH WILL BE IDENTIFIED.
- 15. FEMA NOTE: NOT IN A FLOOD PLAIN MAP NO. 47037C0218F UPDATED 4/20/01



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1820 12th Avenue South Nashville,TN

SPECIFIC PLAN DETAILS

Project Number	
Date	Issue Da
Drawn By	Auth
Checked By	Chack

A100

3015 5:18:00 PM





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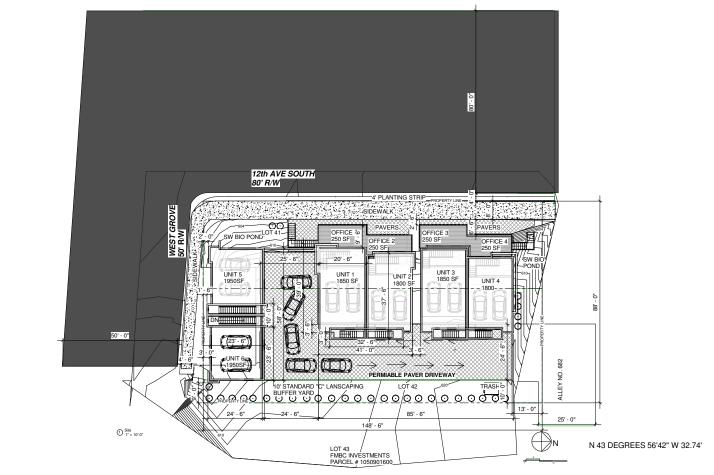
1820 12th Avenue South Nashville,TN

SITE MAP

A100-B

## **1820 12TH AVENUE SOUTH SPECIFIC PLAN**





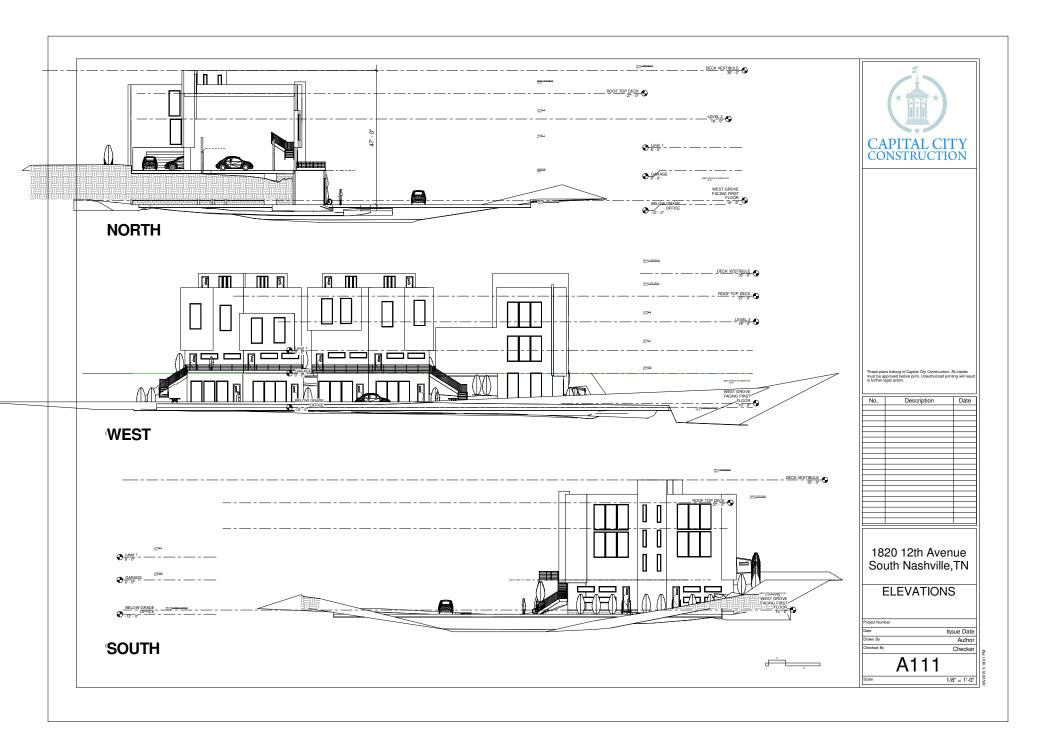
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1820 12th Avenue South Nashville,TN

SPECIFIC PLAN

Issue Date A101

Author Checker 1" = 10'-0"







**WEST GROVE FACING ISOMETRIC** 



**REAR ENTRY RESIDENT PARKING** 



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1820 12th Avenue South Nashville,TN

RENDERINGS

Issue Date A112