

PRELIMINARY SPECIFIC PLAN
**HAMILTON & MARTIN
 RESIDENTIAL**
 607 & 609 HAMILTON AVENUE
 NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2015SP-096-001
 ORDINANCE NO. BL2015-____
 MAP 105.07 PARCELS 246.00,
 247.00 & 248.00

PLANNER | ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVE., SUITE A
 NASHVILLE, TENNESSEE 37203
 PHONE: 615-248-9999
 CONTACT: HAL CLARK, RLA, LEED AP
 EMAIL: halc@civil-site.com

DEVELOPER

MAGNESS GROUP, INC.
 28141 12th AVE SOUTH, SUITE 204
 NASHVILLE, TN 37204
 PHONE: 615.424.8776
 CONTACT: WILLIAM SMALLMAN
 EMAIL: wsmallman@gmail.com

OWNER

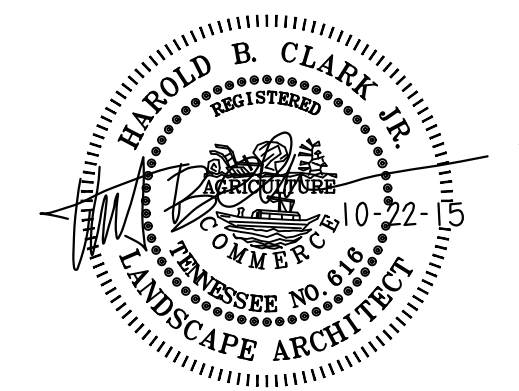
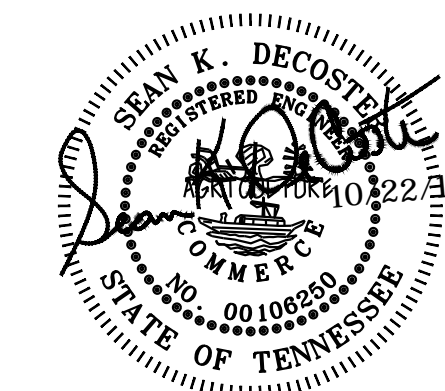
JUNE AYERS LAVENDER
 1503 MARTIN ST.
 NASHVILLE, TN 37203

SHEET INDEX

- COVER
- C0.01 EXISTING CONDITIONS
- C1.00 PRELIMINARY DEVELOPMENT PLAN
- C2.00 GRADING, DRAINAGE, AND INFRASTRUCTURE PLAN
- A1.00 ARCHITECTURAL & SITE SECTIONS



VICINITY MAP
 N.T.S.



DEVELOPMENT SUMMARY

Council District Number: 17
 Council Member Name: Colby Sledge
 Owner of Record: June Ayers Lavender
 1503 Martin St.
 Nashville, TN 37203
 SP Name: Hamilton & Martin Residential
 SP Number: 2015SP-096-001
 Designer: Civil Site Design Group, PLLC
 630 Southgate Avenue, Suite A
 Nashville, TN 37203
 Phone: (615) 248-9999
 Contact: Hal Clark, RLA
 halc@civil-site.com
 U.S. FEMA FIRM: 47037C0219F (dated April 20, 2001)

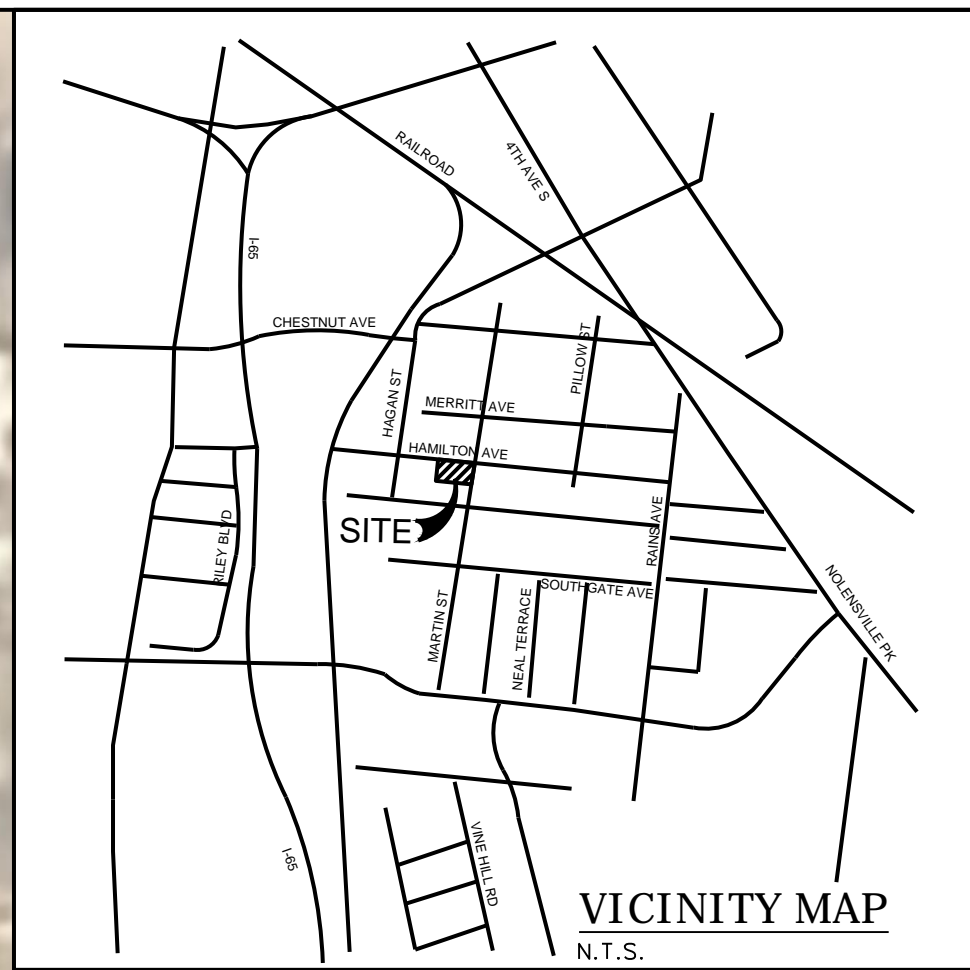
PURPOSE AND INTENT

THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A RESIDENTIAL DEVELOPMENT TO INCLUDE A MAXIMUM 27 MULTI-FAMILY RESIDENTIAL DWELLINGS.

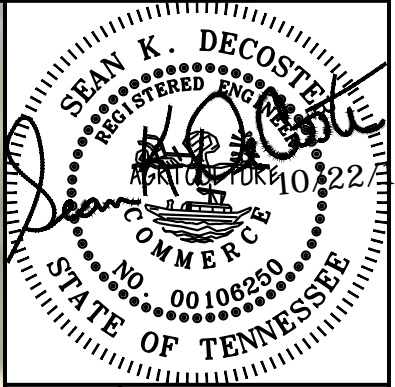


RESUBMITTAL: 10-22-15
 RESUBMITTAL: 10-12-15
 RESUBMITTAL: 09-29-15
 PRELIMINARY SP SUBMITTAL: 09-10-15
 JOB NO.: 15-129-01

Oct 22, 2015 - 9:48am T:\CAD\2015\15-129-01\CAD\Civil\Plan\15-129-01_c01 Existing Conditions Plan.dwg



CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
615 SOUTH GLENN AVENUE, SUITE 101
NASHVILLE, TN 37203



EXISTING CONDITIONS PLAN
PRELIMINARY SPECIFIC PLAN
HAMILTON & MARTIN RESIDENTIAL
607 & 609 HAMILTON AVE.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO.: 2015SP-096-001

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CAMPBELL, MCRAE & ASSOCIATES, SURVEYING, INC., DATED 7/24/2015. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

MAP 105.07 PARCELS 246.00, 247.00 & 248.00

PROJECT BENCHMARK:
DESCRIPTION: TOP OF MANHOLE
NORTHING: 658,046.15
EASTING: 1,741,218.57
ELEVATION: 507.55'
NAVD 1988

REV.	COMMENTS	DATE
1	PLANNING COMMISSION SUBMITTAL	09/10/2015
2	RESUBMITTAL	09/29/2015
3	RESUBMITTAL	10/12/2015
4	RESUBMITTAL	10/22/2015

C0.01

JOB NO.: 15-129-01

PRELIMINARY SPECIFIC PLAN NOTES

Purpose and Intent

The purpose of this specific plan is to permit a residential development to include a maximum 27 multi-family residential dwellings.

Development Plan

The developer of this project intends to develop a 27 unit residential project with a mix of unit sizes.

Existing Conditions

The property currently includes 3 residential buildings & ancillary structures.

Applicability to the General Plan

This property is within the South Nashville Community Planning area adopted June 22, 2015. The structure plan for this property identifies this area as Neighborhood Evolving.

Permitted Uses

Uses permitted in this development shall be limited to residential, multi-family.

Development Standards

- 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.
- The required fire flow, emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- Individual water and sewer service lines are required for each unit.
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
- Bicycle parking shall be provided in accordance with Section 17.20.135 of the Metro Zoning Code.
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (47037CO219F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the NRCS Soils Map, the soils on the property are McB (Maury Urban Land Complex, 2-7% slopes). These soils are/are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- Site slopes range from 3-10%. There are small areas near the ROW with manmade slopes of 15-25%.
- Existing alley to be improved to provide adequate access and circulation.
- There are no known existing wetlands within the SP boundary.
- Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
- All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- All proposed public utilities and services shall be installed underground.
- For 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 RM40-A zoning district as of the date of the applicable request or application.
- The owner/developer agrees to maintain private trash & recycling service for the units as long as the development remains in place. The responsibility shall be transferred to the homeowner association for the development upon its establishment.
- Landscape:**
The development of this project shall comply with and exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article x. Tree protection and replacement procedures. Landscape ordinance plan to be submitted with the Final SP submittal.

ARCHITECTURAL NOTES:

Setback Encroachments

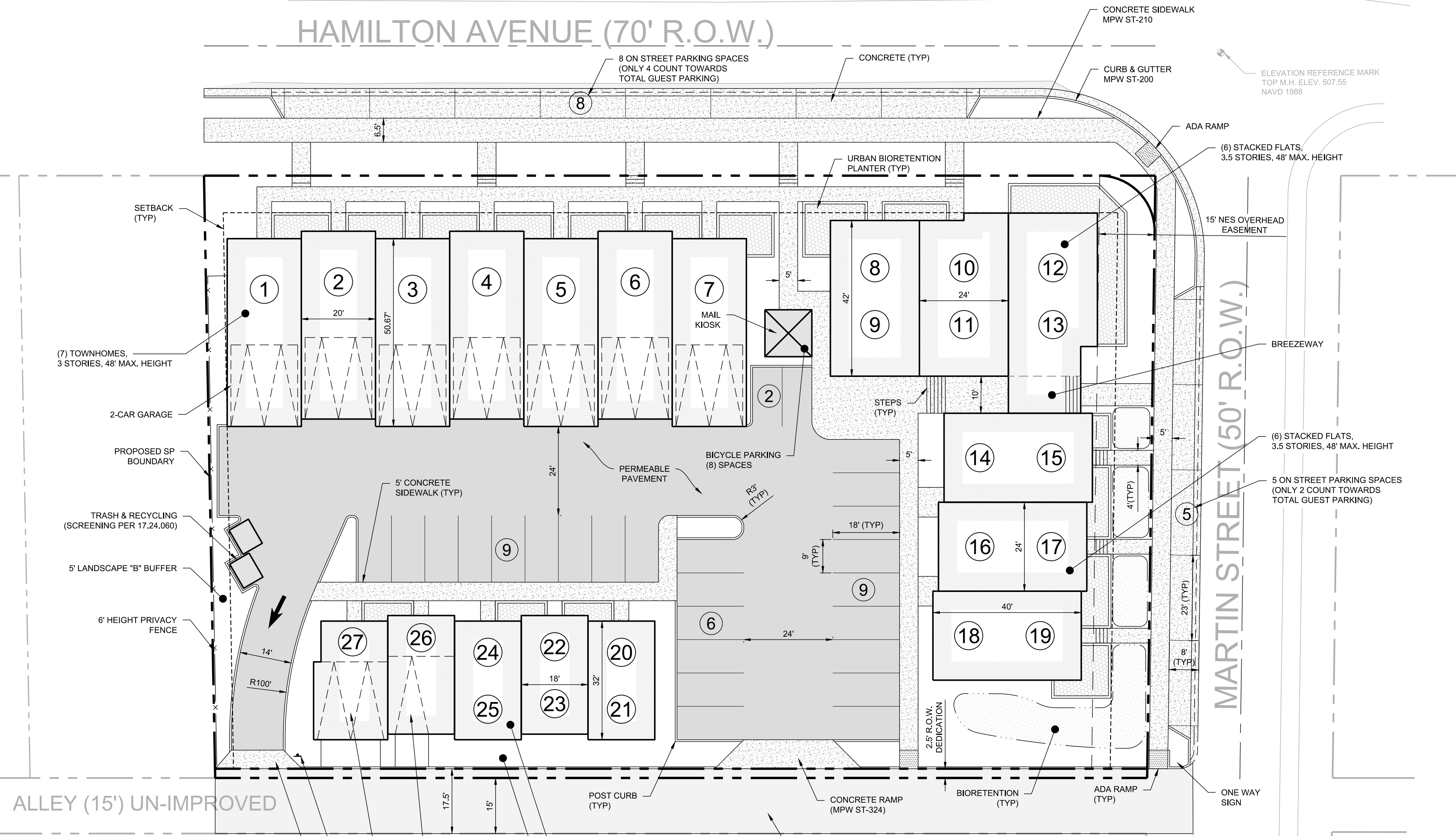
- The maximum permitted encroachment into front setbacks shall be three (3) feet for attached balconies, porches, and window bays.
- Stoops (including connecting stairs and ramps) may encroach five (5) feet into all street setbacks.

Height

- The maximum height permitted shall be three and one half (3-1/2) stories within forty-eight (48) feet. Height shall be measured from average grade to top of roofline.

Architectural Standards

- Stacked flat buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every twenty five (25) linear feet of facades fronting streets, open space & parking areas:
A change in building material
A horizontal undulation in the building facade
A porch, stoop or balcony
- Changes in wall planes shall be related to entrances, the integral structure or the organization of interior spaces and activities and not merely for cosmetic effect.
- All buildings must address the street frontage and greens spaces with architectural treatments including, but not limited to: windows, stoops and entrances, balconies, porches and other functional architectural elements
- Street facing stacked flat building facades shall have a minimum of fifteen (15) percent glazing (measured as a percentage of each floors width x height).
- Street facing townhome building facades shall have a minimum of twenty-five (25) percent glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
- EIFS, vinyl siding and untreated wood shall be prohibited.
- Porches shall provide a minimum of six feet of depth.
- Raised foundations shall be a minimum of 18" and shall not exceed 36". Minor reductions may be granted by Planning staff with the Final SP application due to topography and ADA required units.



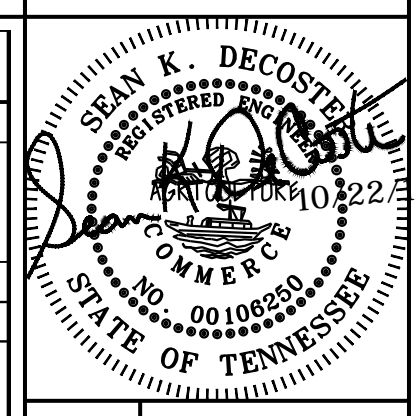
SITE DATA TABLE	
SITE AREA	0.93 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO A MAXIMUM OF 27 RESIDENTIAL, MULTI-FAMILY UNITS
PROPOSED BUILDING TYPE	RESIDENTIAL
PROPOSED UNIT AREAS	500 - 2,000 SF BUILDINGS (TYP)
MINIMUM SETBACKS	FRONT- 10' SIDE - 5' REAR - 5'
PARKING REQUIRED	MULTI-FAMILY IN UZO 8 - 1 BEDROOM (1.0/UNIT) = 8 6 - 2 BEDROOM (1.5/UNIT) = 9 13 - 3 BEDROOM (1.5/UNIT) = 19.5 TOTAL SPACES = 37
PARKING PROVIDED	ON STREET PARKING = 6 SURFACE PARKING = 26 GARAGE PARKING = 17 TOTAL PARKING PROVIDED = 49
BICYCLE PARKING	REQUIRED = 7 (27/4) PUBLICLY ACCESSIBLE = 2 (20% of 7)
MAX. IMPERVIOUS SURFACE RATION (ISR)	80%
PROPOSED DENSITY	31.2 UNITS/AC
MAX. HEIGHT	3-1/2 STORIES / 48' (MEASURED FROM AVERAGE GRADE TO TOP OF ROOFLINE)

DEVELOPMENT SUMMARY	
Council District Number:	17
Council Member Name:	Colby Sledge
Owner of Record:	June Ayers Lavender 1503 Martin St. Nashville, TN 37203
SP Name:	Hamilton & Martin
SP Number:	2015SP-096-001
Designer:	Civil Site Design Group, PLLC 630 Southgate Avenue, Suite A Nashville, TN 37203 Phone: (615) 249-9999 Contact: Hal Clark, RLA halc@civil-site.com
U.S. FEMA FIRM:	47037CO219F (dated April 20, 2001)

MAP 105.07 PARCELS 246.00, 247.00 & 248.00

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615 SOUTHGATE AVENUE, SUITE A
NASHVILLE, TN 37203
PH: 615.249.9999 FAX: 615.249.1456



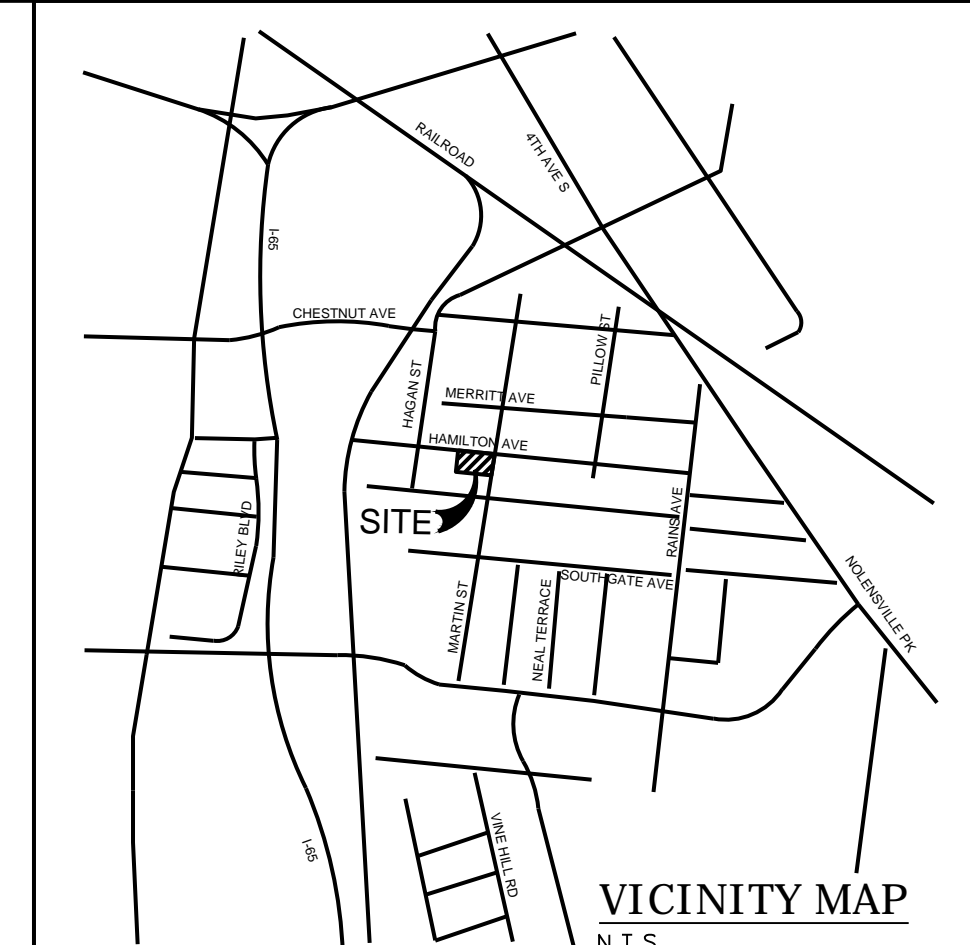
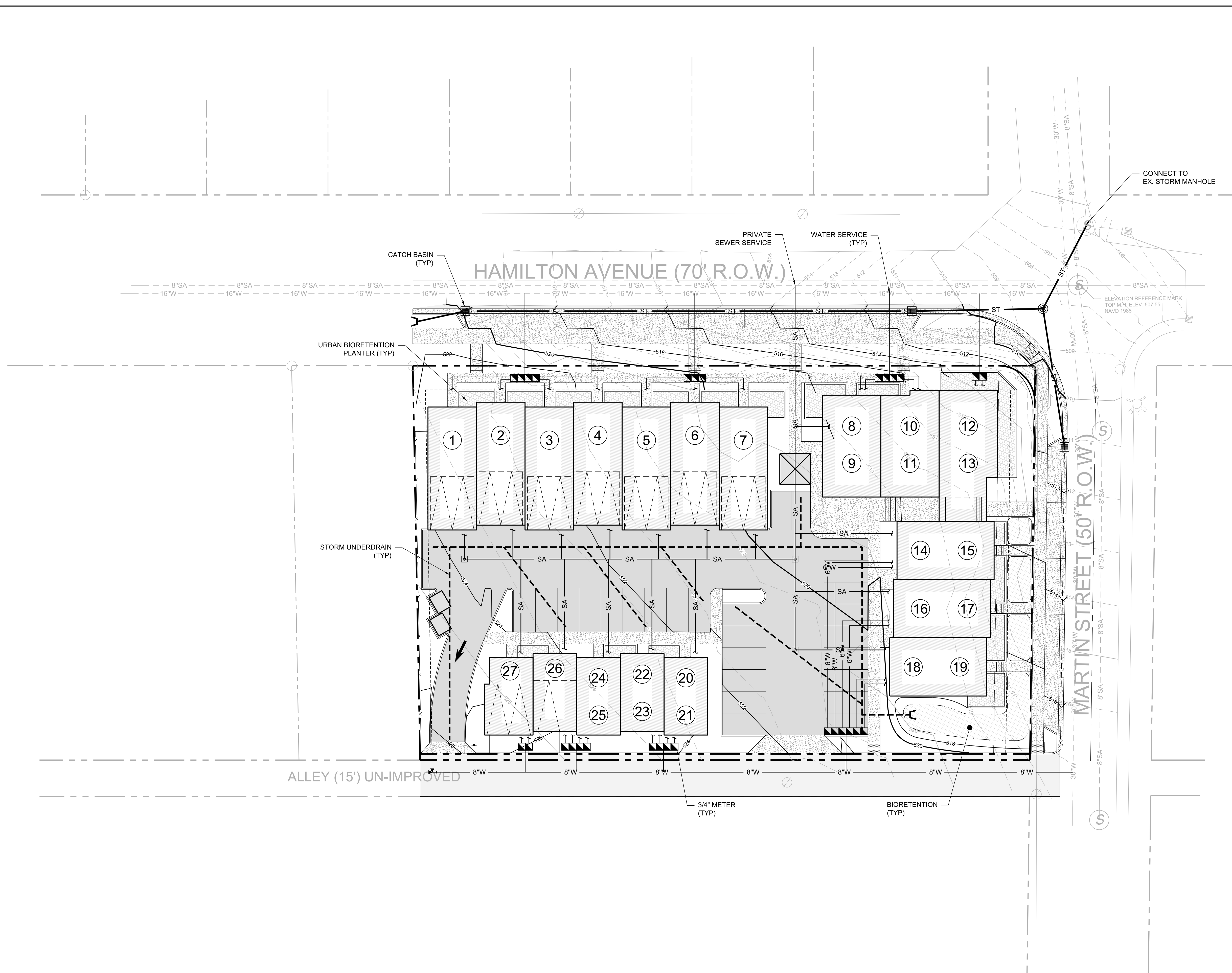
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PRELIMINARY SPECIFIC PLAN
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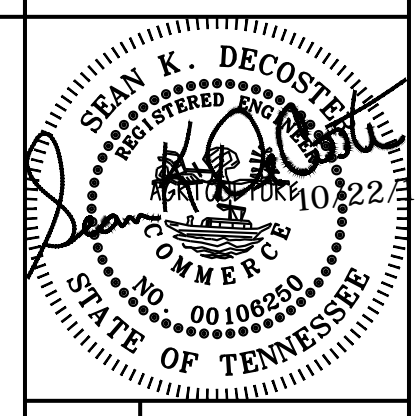
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CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
819 SOUTH GLENN AVENUE, SUITE 100, NASHVILLE, TN 37203
615.259.8888



GRADING, DRAINAGE AND INFRASTRUCTURE PLAN
PRELIMINARY SPECIFIC PLAN
HAMILTON & MARTIN RESIDENTIAL
607 & 609 HAMILTON AVE.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
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NOTES:
1. THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

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C2.00

GRAPHIC SCALE 1"=20'

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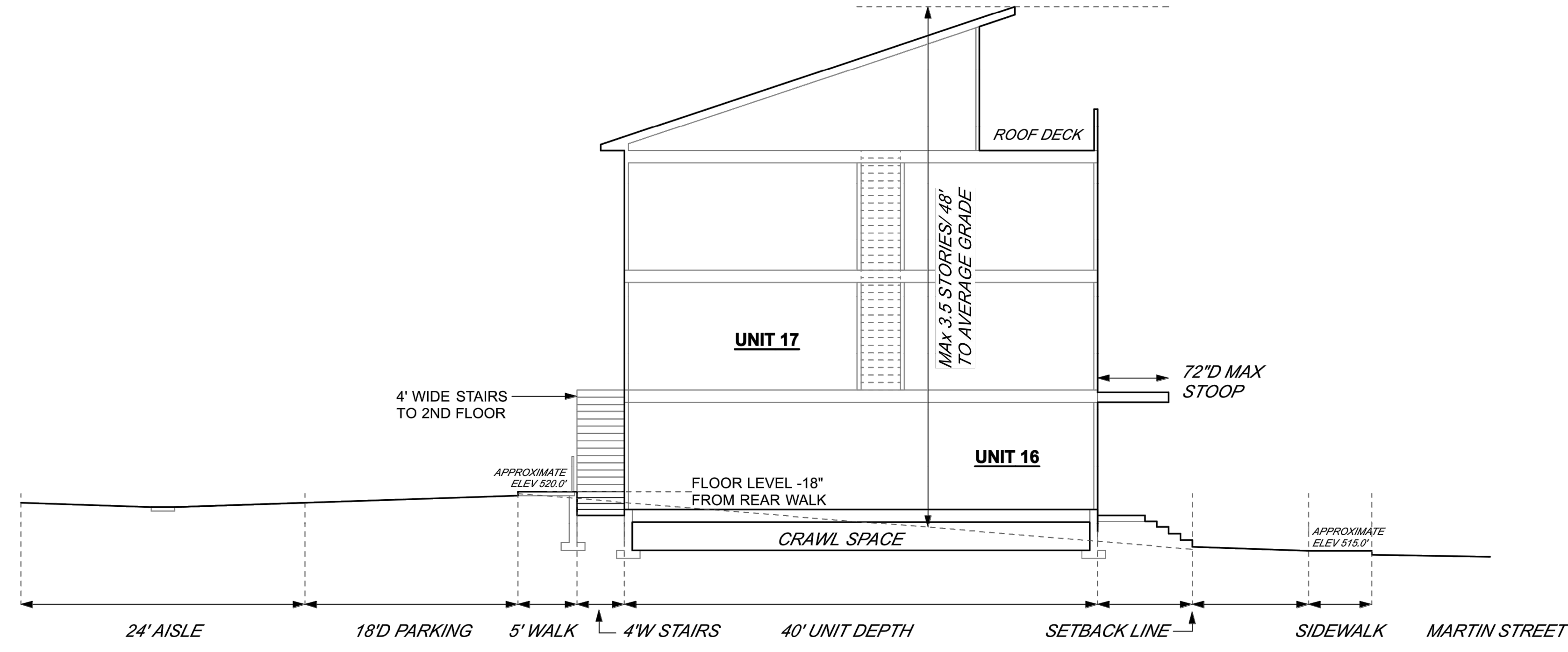
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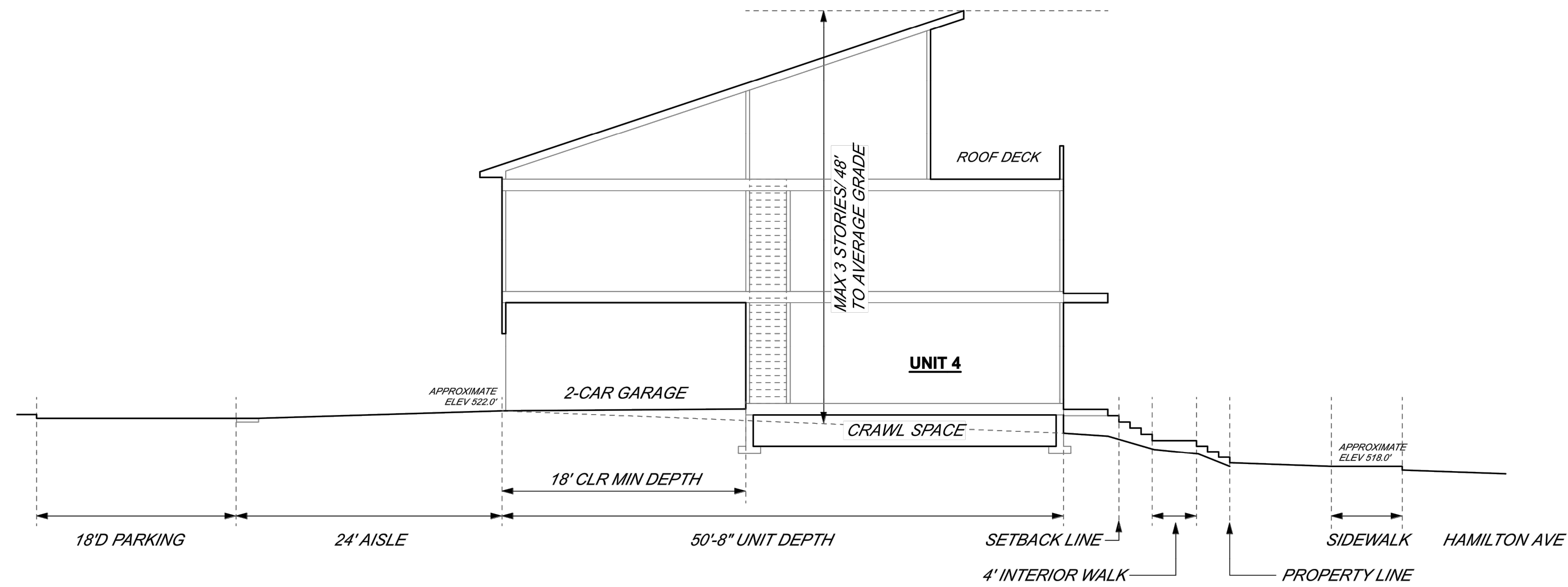
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JOB NO.: 15-129-01



TYPICAL STACKED FLAT UNITS
 CONCEPTUAL CROSS SECTION
 NOT TO SCALE



TYPICAL TOWNHOME UNITS
 CONCEPTUAL CROSS SECTION
 NOT TO SCALE

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