

# 4326 KENILWOOD DRIVE CASE NO. 2015SP-107-001

4326 KENILWOOD DR  
NASHVILLE, TN 37204

CRUNK ENGINEERING LLC  
1894 GENERAL GEORGE PATTON DR.  
SUITE 600  
FRANKLIN, TN 37067  
(615) 873-1795  
WWW.CRUNKENG.COM



4326 KENILWOOD DRIVE  
CASE No. 2015SP-107-001  
4326 KENILWOOD DR  
NASHVILLE, TN 37204

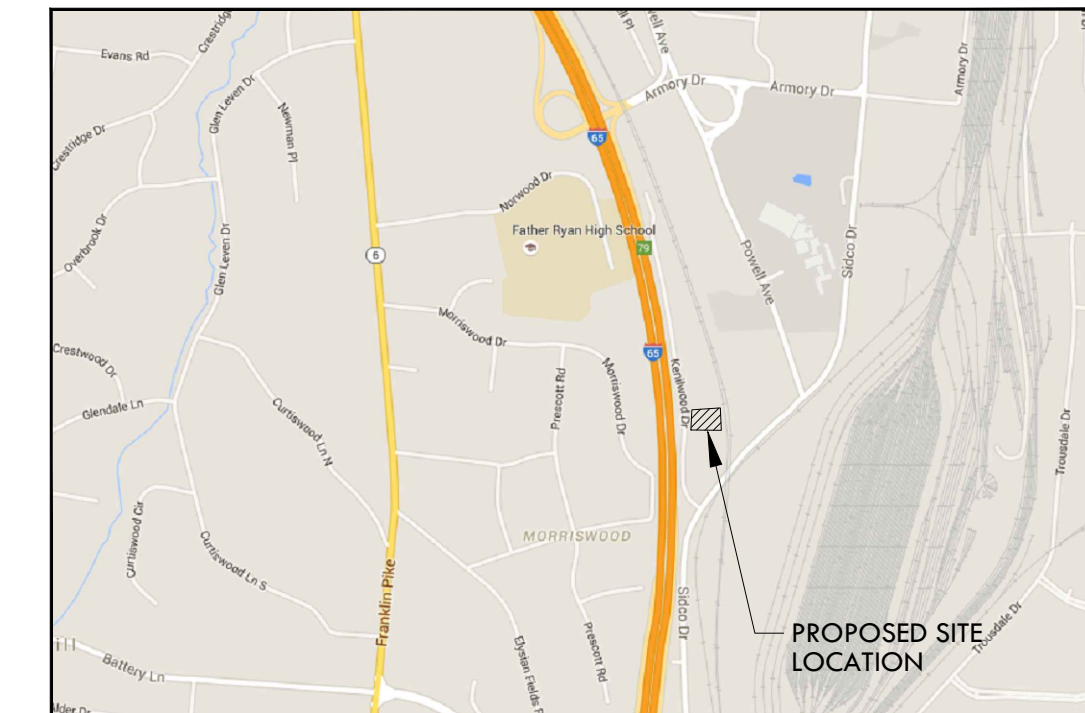
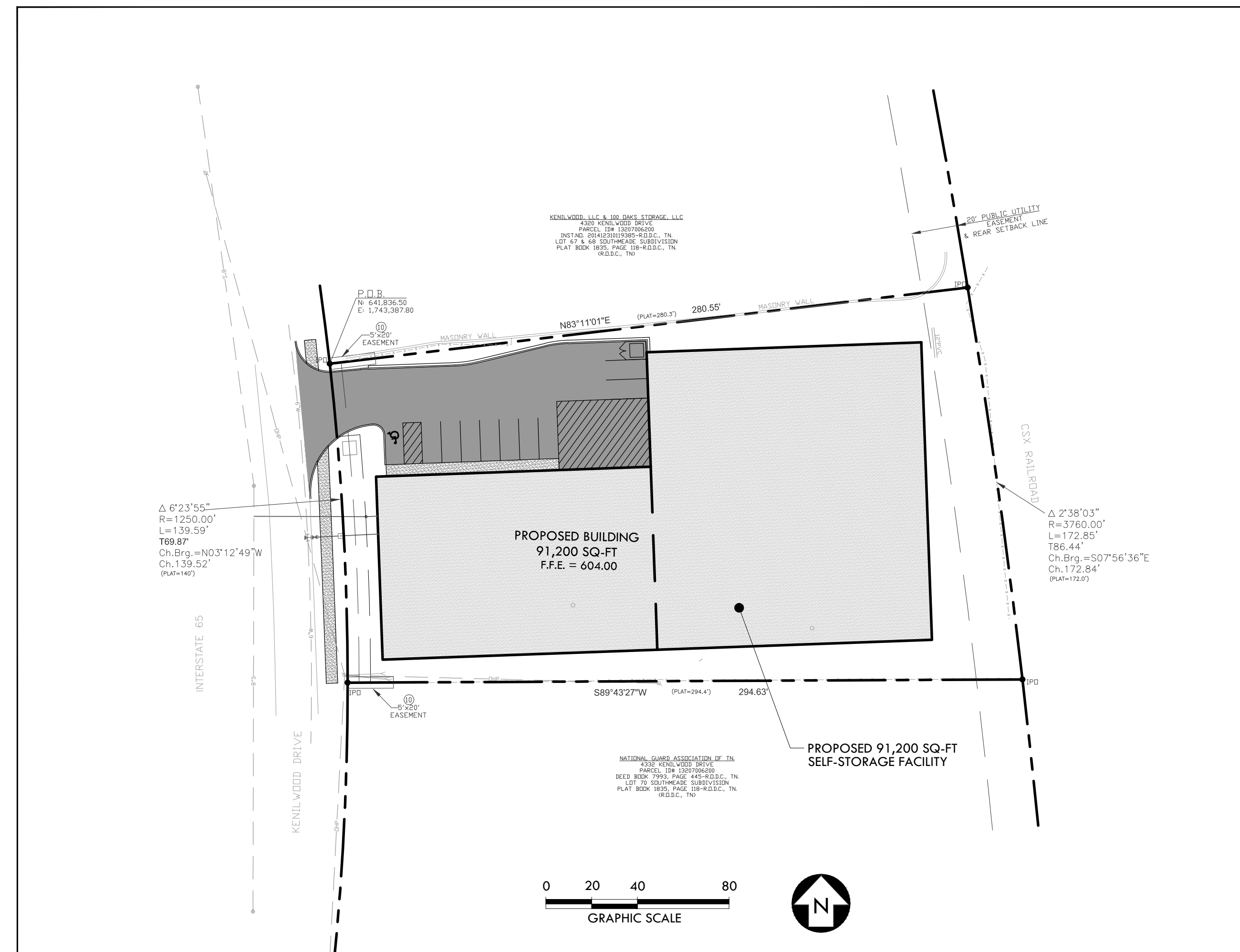
REVISIONS	DATE
No.	

12/15/15 15044

**C0.0**

COVER

SITE DATA TABLE		
PROPERTY ADDRESS:	4326 KENILWOOD DRIVE NASHVILLE, TN 37204	
MAP & PARCEL:	MAP 132-08 PARCEL 002	
PROPERTY ACREAGE:	1.03 ACRES (44,701 SQ-FT)	
EXISTING ZONE:	IWD, INDUSTRIAL/WAREHOUSE	
EXISTING AND PROPOSED DEVELOPMENT STANDARDS:		
	EXISTING (IWD)	PROPOSED (SP)
FRONT SETBACK:	75 FT (FROM RECORDED PLAT)	5-FT (PLAT TO BE AMENDED)
SIDE SETBACK:	NONE	NONE
REAR SETBACK:	20 FT	20 FT
MAX. BUILDING HEIGHT AT FRONT SETBACK:	30-FT	30-FT
SLOPE OF HEIGHT CONTROL PLANE:	(1.5 TO 1 HEIGHT SLOPE)	(1.5 TO 1 HEIGHT SLOPE)
IMPERVIOUS SURFACE RATIO:	0.90	0.90
FLOOR AREA RATIO:	0.80	2.04
FLOOR AREA RATIO:		
	EXISTING: 0.16 (7,098 SF/44,701 SF)	PROPOSED: 2.04 (91,200 SF/44,701 SF)
IMPERVIOUS SURFACE RATIO:		
	EXISTING: CONCRETE = 804 SF BUILDING = 7,098 SF GRAVEL = 9,132 SF SIDEWALK = 975 SF TOTAL = 18,009 SF ISR = 18,009 / 44,701 = 0.40	PROPOSED: PARKING = 5,611 SF BUILDING = 25,200 SF SIDEWALK = 300 SF TOTAL = 31,111 SF ISR = 41018 / 44,701 = 0.70
BUILDING HEIGHT:		
	PROPOSED: MAX. 38-FT AT FRONT MAX. 44-FT AT REAR	
PARKING:		
	REQUIRED: SELF-STORAGE = MIN. 4 SPACES	PROVIDED: 10 SPACES (1 ADA)
SQUARE FOOTAGE:		
	OFFICE - 1,000 SF OF BUILDING AREA SELF STORAGE - 90,200 SF OF BUILDING AREA TOTAL - 91,200 SF	
LAND USES:		
	EXISTING: OFFICE BUILDING PROPOSED: SELF-STORAGE FACILITY	
ESTIMATED CONSTRUCTION SCHEDULE (SINGLE PHASE):		
	EARTHWORK BEGINS WINTER 2016 BUILDING CONST. BEGINS SUMMER 2016 PROJECT COMPLETION FALL 2016	



VICINITY MAP  
N.T.S.

**CONSISTENCY WITH THE GENERAL PLAN**  
THE PROPOSED DEVELOPMENT CONFORMS WITH THE POLICIES OF THE COMMUNITY CHARACTER MANUAL FOR D-IN, DISTRICT INDUSTRIAL POLICY AREA BY:  

- CONFORMING AS AN APPROPRIATE LAND USE.
- PROVIDING A BUILDING DESIGN WITH MAIN BUILDING FACADE FACING THE STREET AND A BUILDING HEIGHT MEETING EXISTING ZONING REQUIREMENTS.
- PROVIDING INFORMAL AND NATURAL LANDSCAPE, INFREQUENT LIGHTING AND OFF-STREET PARKING.

**PURPOSE NOTE:**  
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PROVIDE A 91,200 SQ-FT SELF-STORAGE FACILITY, INCREASING THE FLOOR AREA RATIO ABOVE THE MAXIMUM ALLOWED BY THE EXISTING ZONING REQUIREMENTS.

**DEVELOPMENT SUMMARY**  
 COUNCIL DISTRICT NUMBER: 16  
 COUNCIL DISTRICT MEMBER: MIKE FREEMAN  
 OWNER OF RECORD: ONE SEVEN, LLC  
 SP NAME: 4326 KENILWOOD DRIVE  
 SP NUMBER: TBD  
 PLAN PREPARATION DATE: NOVEMBER 16, 2015  
 DESIGN PROFESSIONAL: CRUNK ENGINEERING LLC  
 1894 GEN. GEORGE PATTON DR.  
 SUITE 600  
 FRANKLIN, TN  
 615-873-1795  
 CONTACT: WILL CRUNK, PE  
 will@crunkeng.com  
 US FEMA FIRM: MAP NO. 47037C0332F  
 EFFECTIVE DATE - APRIL 20, 2001  
 ZONE X - NO FLOOD HAZARD

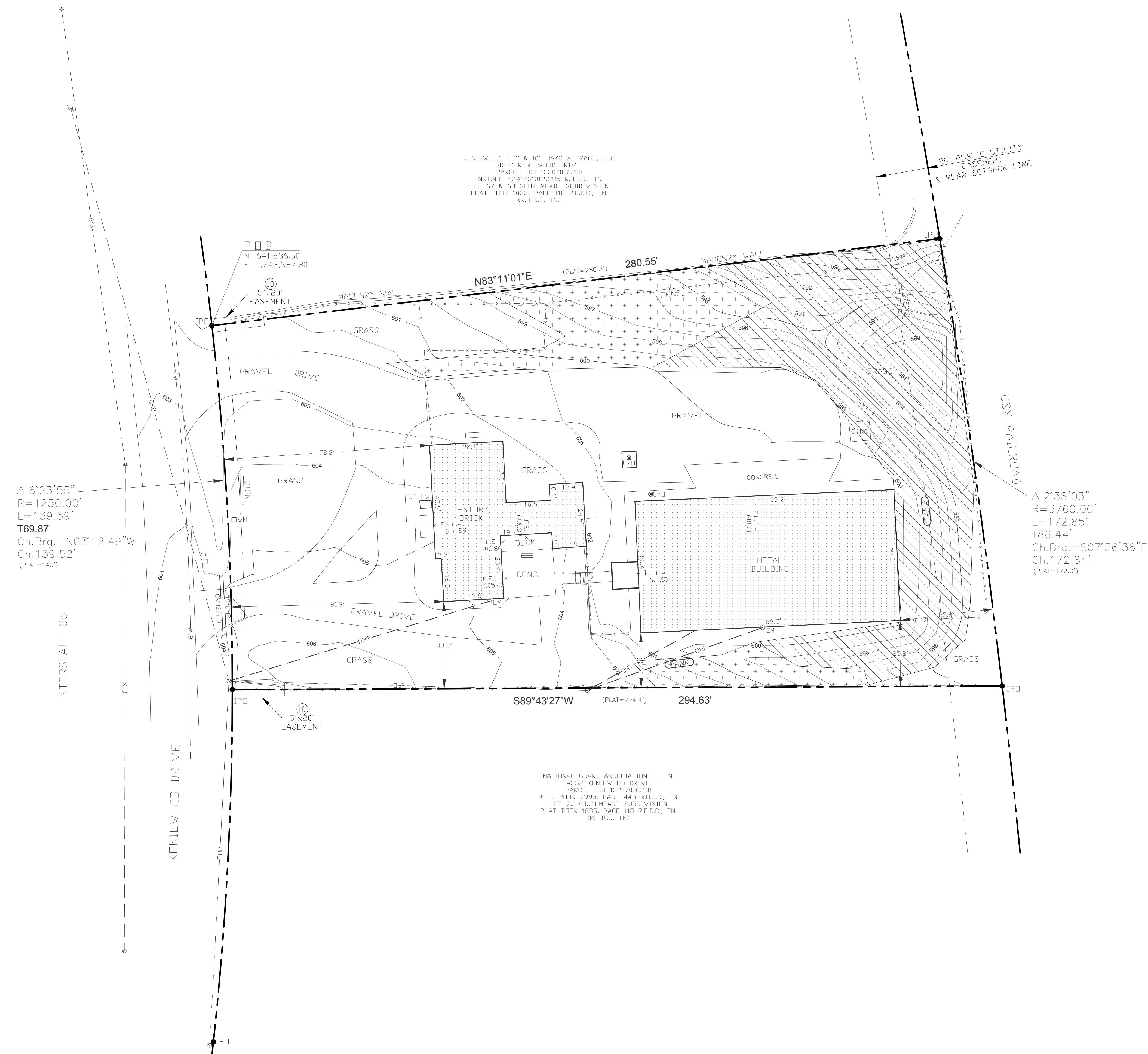
**NOTE:**  
IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE IWD ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

DEVELOPER:  
**PSI ATLANTIC NASHVILLE TN, LLC**  
530 OAK COURT DRIVE  
SUITE 185  
MEMPHIS, TN 38117  
(901) 290-0184

ENGINEER:  
**CRUNK ENGINEERING LLC**  
1894 GENERAL GEORGE PATTON DR.  
SUITE 600  
FRANKLIN, TN 37067  
(615) 873-1795

ARCHITECT:  
**BARRY BYRD ARCHITECTURE**  
5421 FOUNTAIN ROAD  
KNOXVILLE, TN 37918  
(865) 687-6500

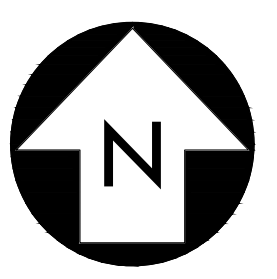
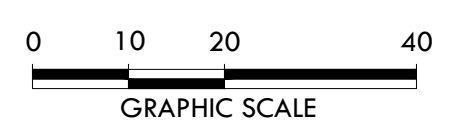




- NOTES:
- EXISTING SOIL IS PREDOMINATELY MAURY-URBAN LAND COMPLEX SOIL (Mc8). THE NORTHEASTERN CORNER OF THE SITE CONSISTS OF LINDELL-URBAN LAND COMPLEX SOIL (Ln). MAURY IS CHARACTERIZED AS SILT LOAM AND CONSISTS OF DEEP, GENITLY SLOPING TO MODERATELY STEEP, WELL DRAINED SOILS THAT FORMED IN RESIDIUM OF PHOSPHATIC LIMESTONE. MAURY SOILS ARE GENERALLY 40 TO 60 INCHES THICK OVER BEDROCK. MAURY IS CLASSIFIED AS HYDROLOGIC SOIL GROUP A.

**EXISTING SLOPE LEGEND**

EXISTING SLOPES GREATER THAN 25%  
 EXISTING SLOPES BETWEEN 15% AND 25%



**CRUNK ENGINEERING LLC**  
 1894 GENERAL GEORGE PATTON DR.  
 SUITE 600  
 FRANKLIN, TN 37067  
 (615) 873-1795  
 WWW.CRUNKENG.COM

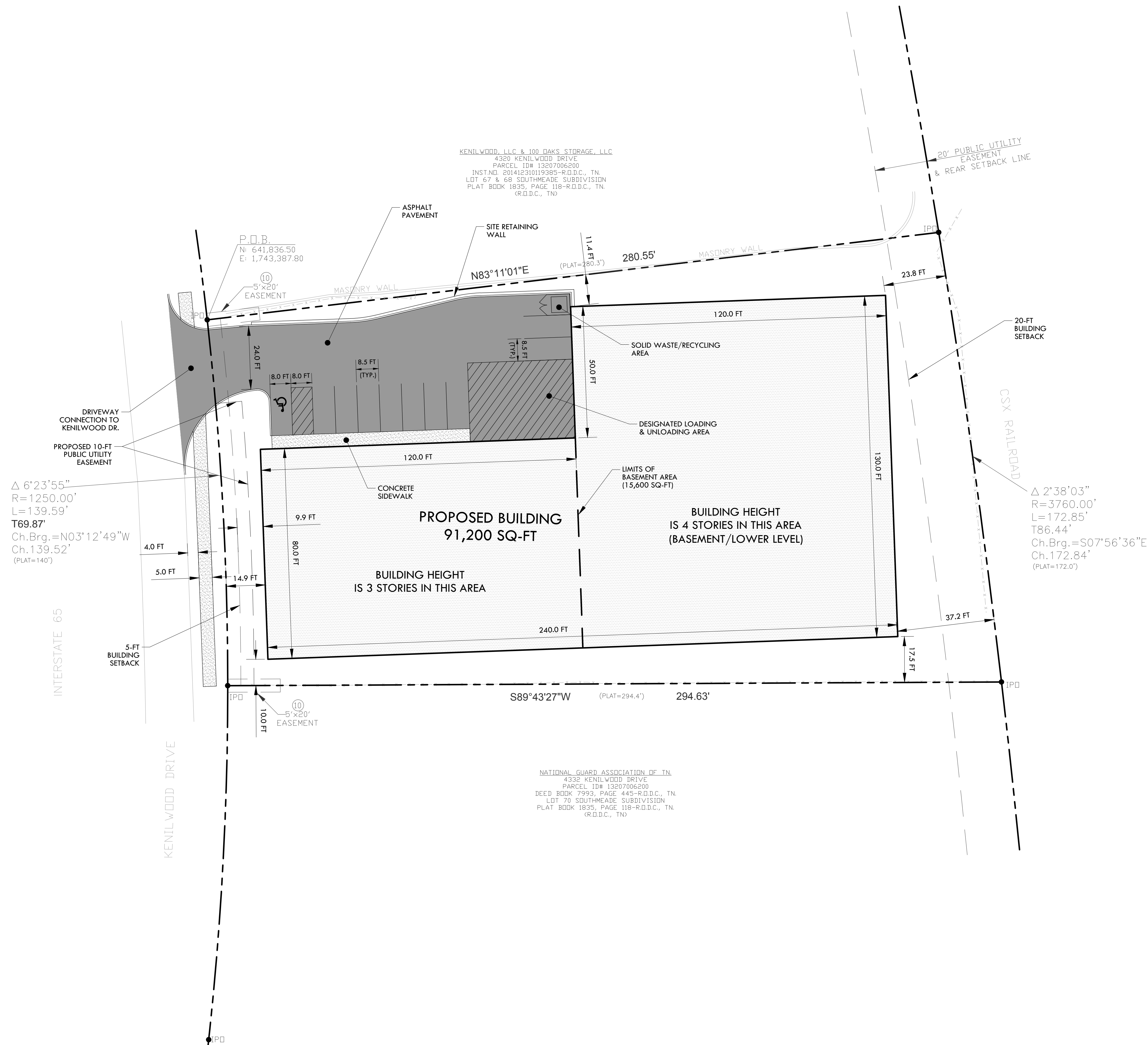


**4326 KENILWOOD DRIVE**  
**CASE No. 2015SP-107-001**  
 4326 KENILWOOD DR  
 NASHVILLE, TN 37204

REVISIONS	DATE
No.	

12/15/15 15044

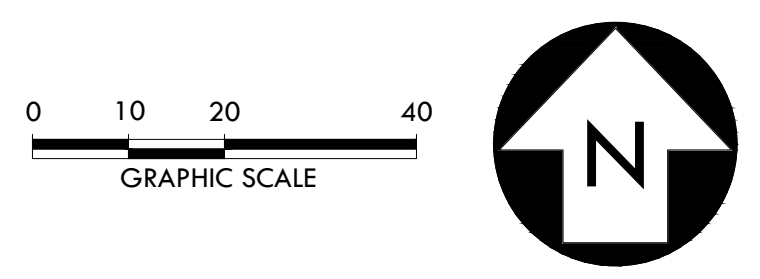
**C1.0**  
 EXISTING  
 CONDITIONS



**4326 KENILWOOD DRIVE**  
**CASE No. 2015SP-107-001**  
4326 KENILWOOD DR  
NASHVILLE, TN 37204

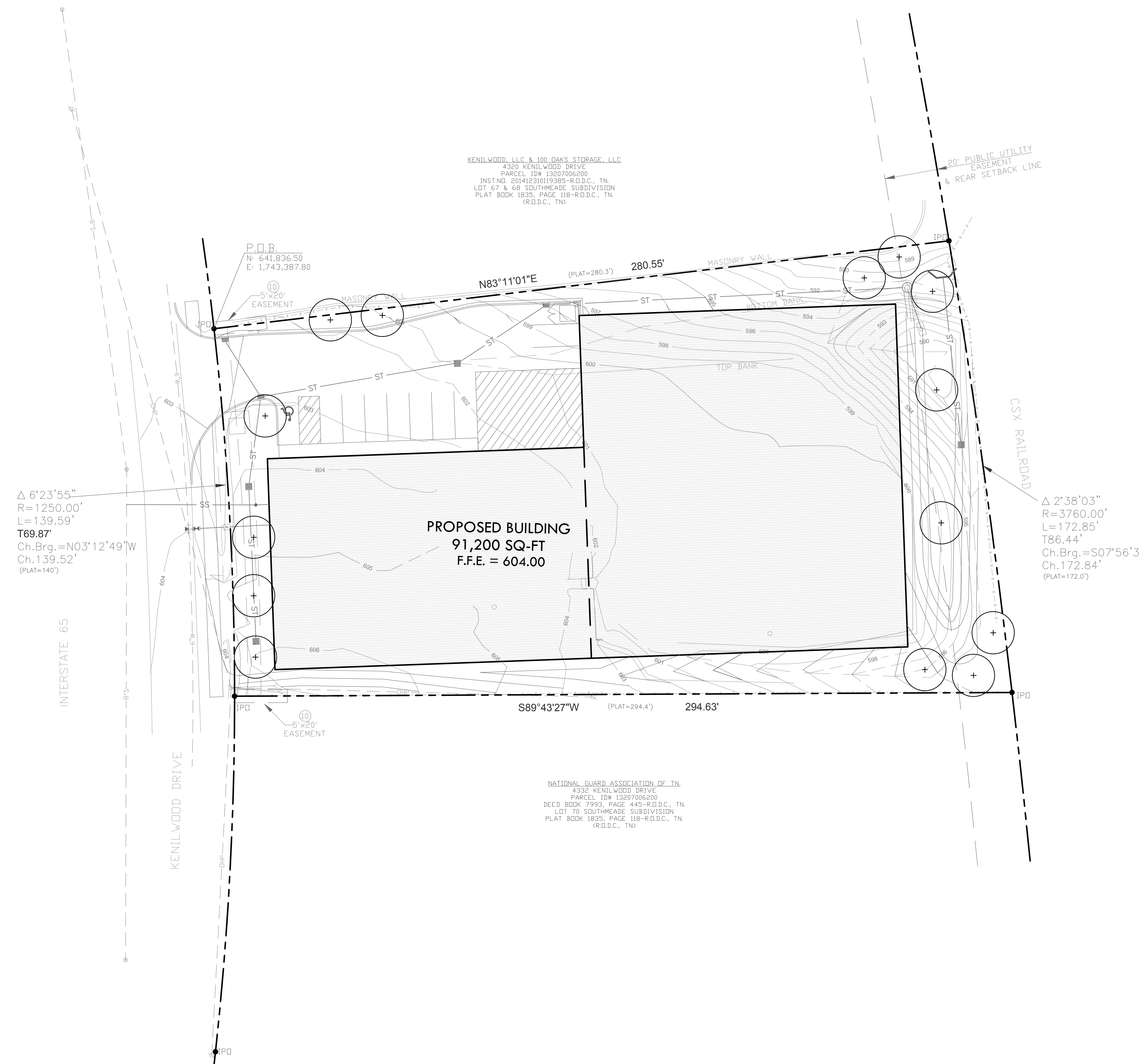
REVISIONS	DATE
No.	

12/15/15 15044









KENILWOOD, LLC & 100 OAKS STORAGE, LLC  
 4320 KENILWOOD DRIVE  
 PARCEL ID# 13207006200  
 INSTAND. 201412310119385-R.D.D.C., TN.  
 LOT 67 & 68 SOUTHMEADE SUBDIVISION  
 PLAT BOOK 1835, PAGE 118-R.D.D.C., TN.  
 (R.D.D.C., TN)

$\Delta 6^{\circ}23'55''$   
 $R=1250.00'$   
 $L=139.59'$   
 $T69.87'$   
 $Ch.Brg.=N03^{\circ}12'49''W$   
 $Ch.139.52'$   
 (PLAT=140')

$\Delta 2^{\circ}38'03''$   
 $R=3760.00'$   
 $L=172.85'$   
 $T86.44'$   
 $Ch.Brg.=S07^{\circ}56'3$   
 $Ch.172.84'$   
 (PLAT=172.0')

NATIONAL GUARD ASSOCIATION OF TN.  
 4332 KENILWOOD DRIVE  
 PARCEL ID# 13207006200  
 DEED BOOK 7993, PAGE 445-R.D.D.C., TN.  
 LOT 70 SOUTHMEADE SUBDIVISION  
 PLAT BOOK 1835, PAGE 118-R.D.D.C., TN.  
 (R.D.D.C., TN)

**LANDSCAPE LEGEND:**

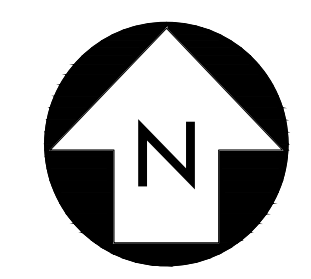
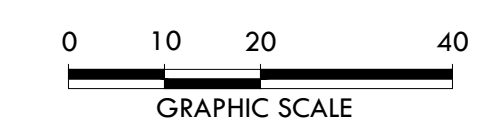
⊕ 2" CANOPY TREES

**PROTECTED TREE/TREE DENSITY:**

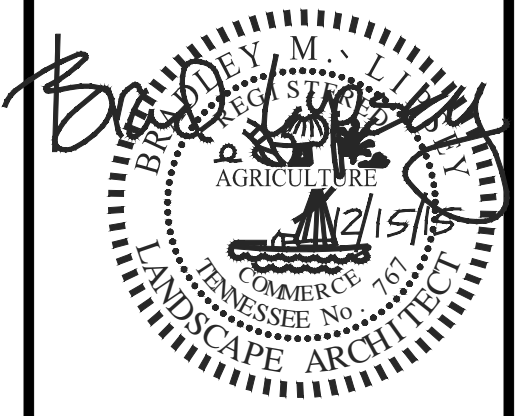
1. THE DEVELOPMENT WILL COMPLY WITH THE TREE DENSITY REQUIREMENT IN METRO ZONING CODE 17.24 OF 14 UNITS PER ACRE.
2. THE PROPERTY IS .45 ACRES RESULTING IN A TREE DENSITY REQUIREMENT OF 7 UNITS.
3. EXISTING TREES TO REMAIN PROVIDE 0 UNITS
4. A MINIMUM OF 14 2" CALIPER REPLACEMENT TREES WILL BE PLANTED TO PROVIDE 7 UNITS.
5. THE TOTAL UNITS PROPOSED WILL BE A MINIMUM OF 7 UNITS.

**LANDSCAPE REGULATIONS:**

1. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT REQUIREMENTS.
2. PARKING AREAS WILL BE SCREENED FROM ADJOINING PROPERTY AND ROAD R.O.W. WITH A CONTINUOUS HEDGE OF EVERGREEN SHRUBS AND TREE PLANTINGS.
3. FOUNDATION AND INTERIOR PLANTINGS WILL BE A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUB PLANTINGS, CANOPY AND ORNAMENTAL TREES, GROUND COVER AND SEASONAL PLANTINGS.
4. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24.080 REQUIREMENTS FOR WATERING.
5. ALL PLANT MATERIAL WILL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.



CRUNK ENGINEERING LLC  
 1894 GENERAL GEORGE PATTON DR.  
 SUITE 600  
 FRANKLIN, TN 37067  
 (615) 873-1795  
 WWW.CRUNKENG.COM



4326 KENILWOOD DRIVE  
 CASE No. 2015SP-107-001  
 4326 KENILWOOD DR  
 NASHVILLE, TN 37204

REVISIONS	DATE
No.	

12/15/15 15044

**L1.0**  
 LANDSCAPE PLAN