

STANDARD SP NOTES:

- 1) The purpose of this SP is to permit up to two (2) attached residential units as shown.
- 2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78-840 & approved by the metropolitan department of water services.
- 3) This property does not lie within a flood hazard area as identified by FEMA on map 47037C0217F dated April 20, 2001.
- 4) All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- 5) Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- 6) The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- 7) 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).
- 8) 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.
- 9) A master service for water and/or sanitary sewer services are required.
- 10) Solid waste pickup to be provided by roll out cans placed along alley.
- 11) 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 the plan as adopted through this enacting ordinance, or add vehicular points not currently present or approved.
- 12) 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 RS3.75 zoning district as of the date of the applicable request or application.
- 13) Access shall be limited to the alley.
- 14) The final construction drawings shall comply with the design regulations established by the department of public works. Final design may vary based on field conditions.
- 15) Raised foundations of 18"-66" are required for residential buildings.
- 16) The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

715 Stockell Street

Nashville, Davidson County, Tennessee

Preliminary Specific Plan Zoning

2016SP-048-001

PROPERTY INFORMATION

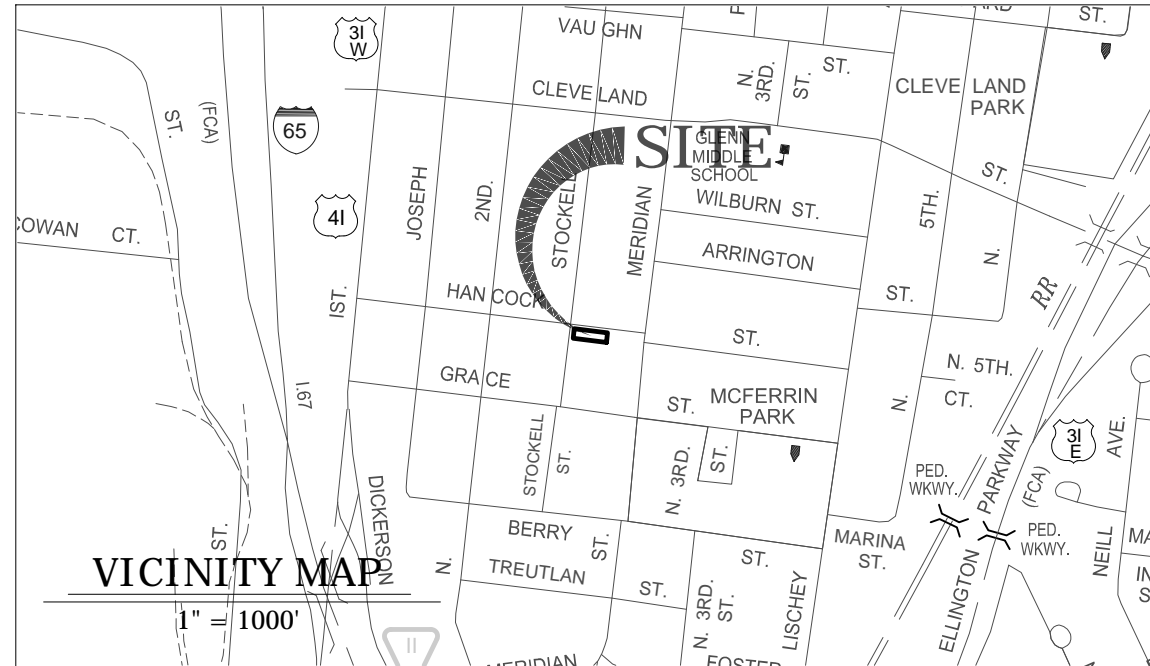
715 STOCKELL STREET
 METRO PARCEL ID = 08207029700
 COUNCIL DISTRICT 5 (SCOTT DAVIS)
 TOTAL AREA = 8713 SF (0.20 Ac)

OWNERS OF RECORD

CAL-TEN, INC.
 741 MAYS CHAPEL ROAD
 MT. JULIET, TN 37122
 615.754.2859

SURVEYOR

CLINT ELLIOTT
 1700 HAYES ST. # 301
 NASHVILLE TN, 37203
 615.490.3236



Specific Plan Development Summary

USE PROPERTY ZONING: SP, UV-UZO MINIMUM LOT SIZE NUMBER OF UNITS FAR ISR FRONT YARD SETBACK SIDE YARD SIDE YARD REAR YARD HEIGHT STANDARDS DENSITY	MULTIFAMILY (ATTACHED SINGLE FAMILY) SURROUNDING ZONING: SP, OV-UZO N/A TWO TOTAL DWELLING UNITS 60% MAXIMUM 32.6% PROPOSED 70% MAXIMUM 47.7% PROPOSED 34.7' FROM STOCKELL STREET 5' FROM HANCOCK STREET 5' FROM SOUTH PROPERTY LINE 20' FROM PUBLIC ALLEY 3 STORIES PROPOSED DENSITY PER ACRE: 10 (2 UNITS/0.200)
---	--

PARKING AND ACCESS

DISTANCE TO INTERSECTION ALLEY IS 174.25' FROM STOCKELL STREET
 REQUIRED PARKING 4 STALLS (2 UNITS @ 2 STALLS PER UNIT)
 PARKING PROPOSED 4 STALLS
 * NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 5 FT. COVERED PORCHES; 5' COVERED STOOPS; HVAC UNITS

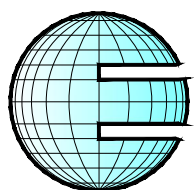
SP SUMMARY

THIS CURRENT USE OF PARCEL IS A SINGLE FAMILY RESIDENCE. THIS PROPOSED SP PLANS TO CHANGE THE USE OF THIS PARCEL TO A MEDIUM RESIDENTIAL USE WHICH IS DESIRED IN THE NEIGHBORHOOD GENERAL LAND USE POLICY. THE MEDIUM RESIDENTIAL PROPOSED WILL ENHANCE THE AREA BY CREATING ADDITIONAL RESIDENTIAL UNITS.

INDEX	OF DRAWINGS
SP.0	COVER SHEET
SP.1	EXISTING SURVEY
SP.2	PROPOSED SITE PLAN
SP.3	BUILDING SETBACKS
SP.4	IMPERVIOUS AREAS
SP.5	BUILDING ELEVATIONS
SP.6	LANDSCAPE AND TREE DENSITY NOTES

General Plan Consistency

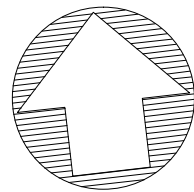
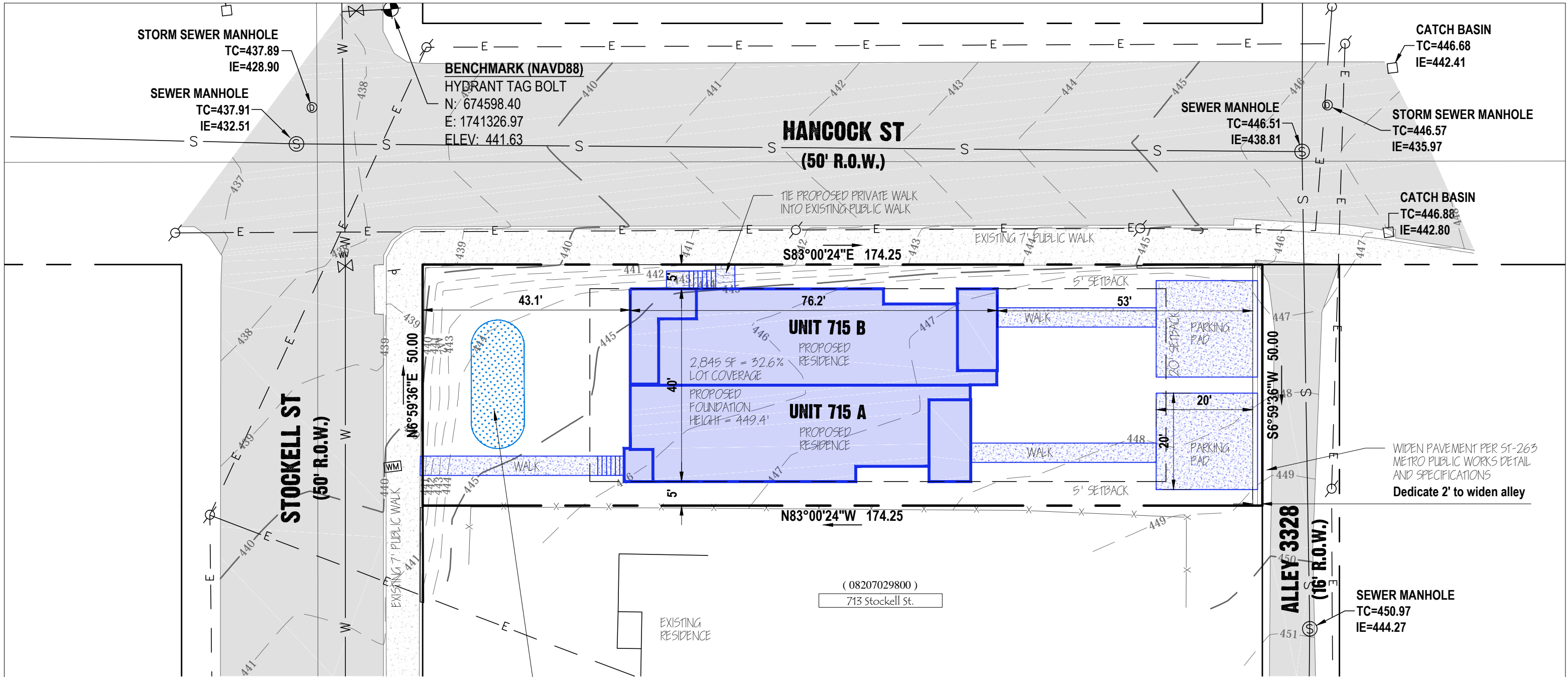
This property falls within the T4 urban neighborhood maintenance classification. Appropriate uses include single family & multifamily w/ densities as intense as 20 units/acre. Buildings with shallow to deep setbacks with medium density housing closer to the street and lower density housing away from the street, pedestrian connectivity, are located within close proximity to neighborhood center or community center, and the street networks have a high level of connectivity are some design parameters of the T4-NM classification. As shown, this SP proposes two attached residential units on 0.200 acres of land, for a density yield of 10 units/acre which falls within the desired range of the site's defined land use.



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 1700 Hayes St. Nashville, TN 37221
 clint@clintelliottsveyor.com
 (615) 490-3236

Sheet No.

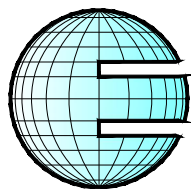
SP.0



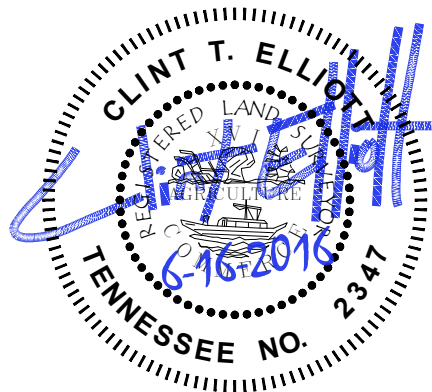
GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsvey.com



Proposed Site Plan

715 Stockell Street

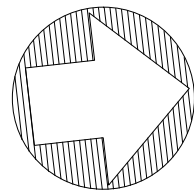
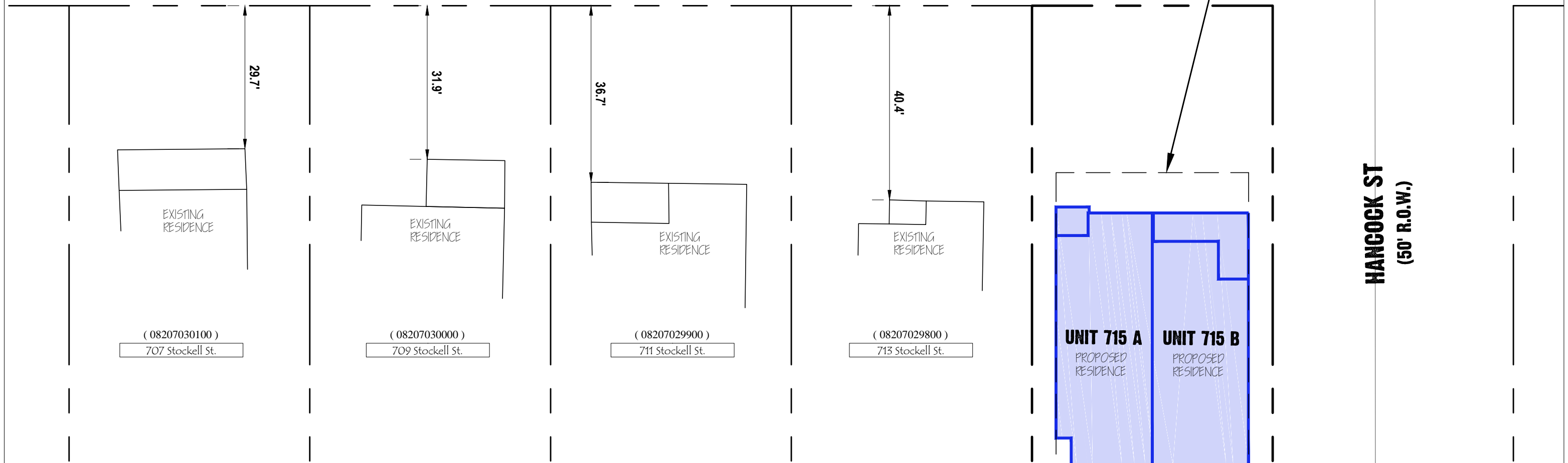
Nashville, Davidson County, Tennessee

Sheet No.

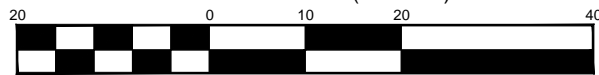
SP.2

STOCKELL ST
(50' R.O.W.)

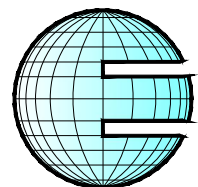
34.7' FRONT SETBACK
(CONTEXTUAL AVERAGE)



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.



CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
7930 Hwy 70 South, Nashville Tn, 37221
p| (615) 533-2054
e| clint@clintelliottsury.com



Building Setbacks
715 Stockell Street
Nashville, Davidson County, Tennessee

Sheet No.

SP.3

SITE DATA: PRE-DEVELOPMENT

Total Site Area 8,713 SF

PRE-DEVELOPMENT IMPERVIOUS: 53 SF

Buildings 0 SF
 Parking/Drives 0 SF
 Walks/Mics Pads 53 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 8,713 SF

POST-DEVELOPMENT IMPERVIOUS: 4,158 (47.7 %)

Buildings 2,845 SF
 Parking/Drives 800 SF
 Walks/Mics Pads 513 SF

POST- IMPERVIOUS NET GAIN: 4,105 SF (TIER 2)

STORMWATER NET GAIN TREATMENT

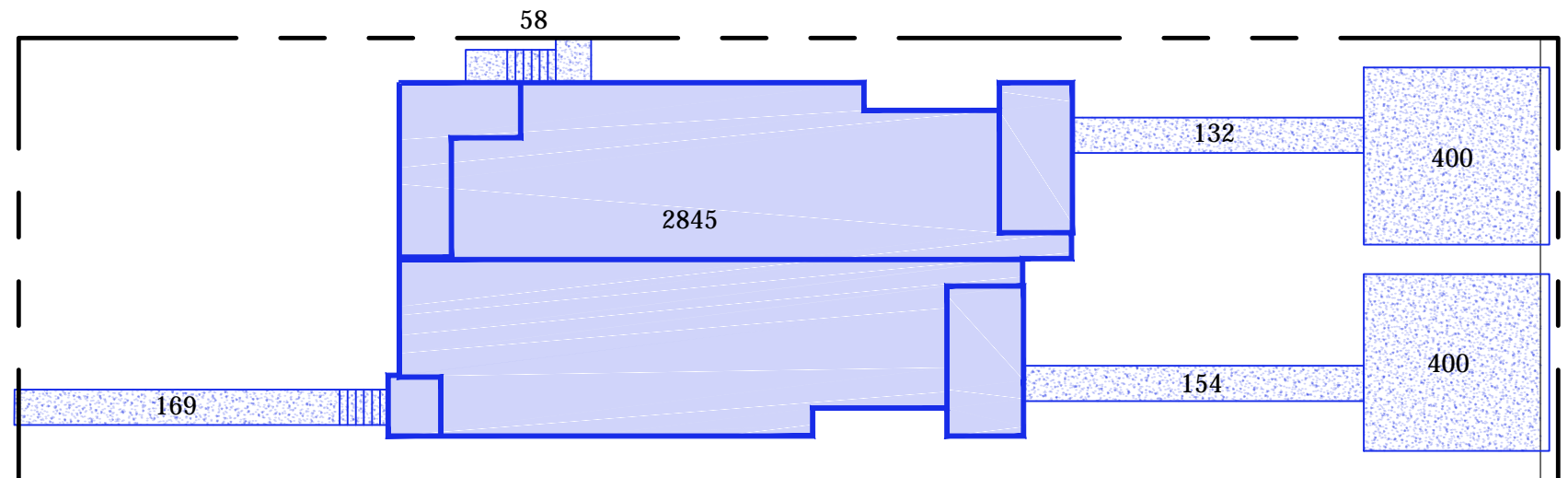
Total Site Area 8,713 SF

POST-DEVELOPMENT STORMWATER TREATMENT: 4,105 SF

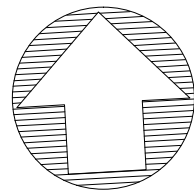
RAINGARDEN 267SF @ 18" AMENDED SOIL DEPTH



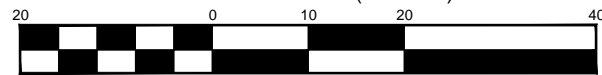
PRE-DEVELOPMENT



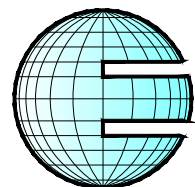
POST-DEVELOPMENT



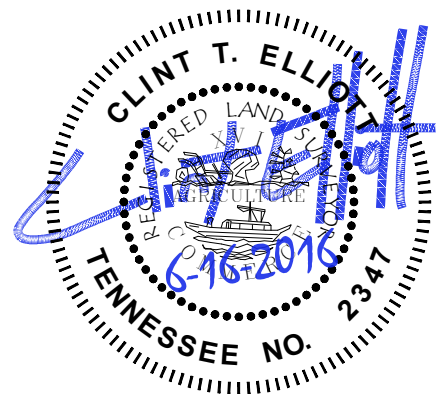
GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

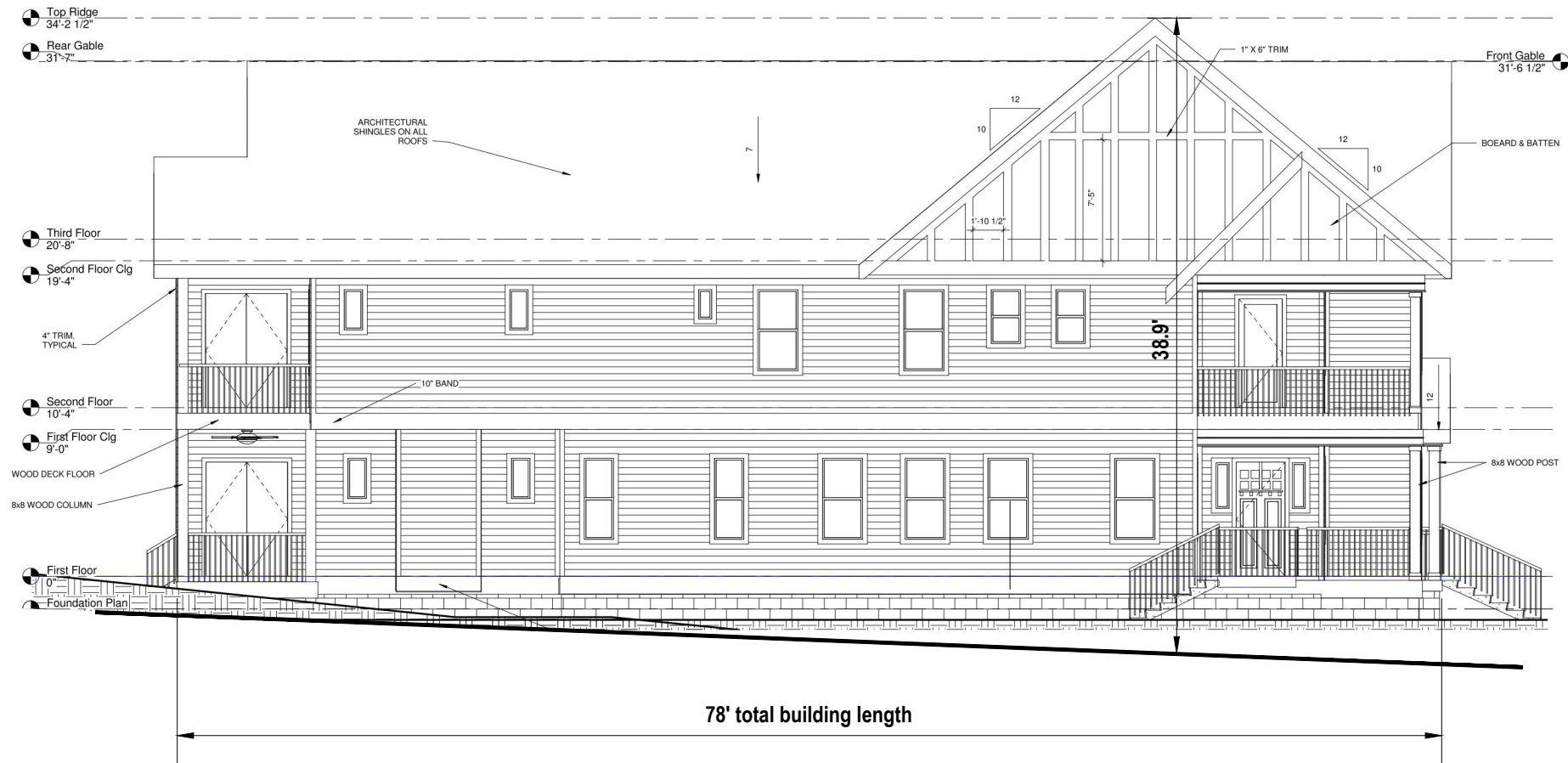


CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsuryey.com



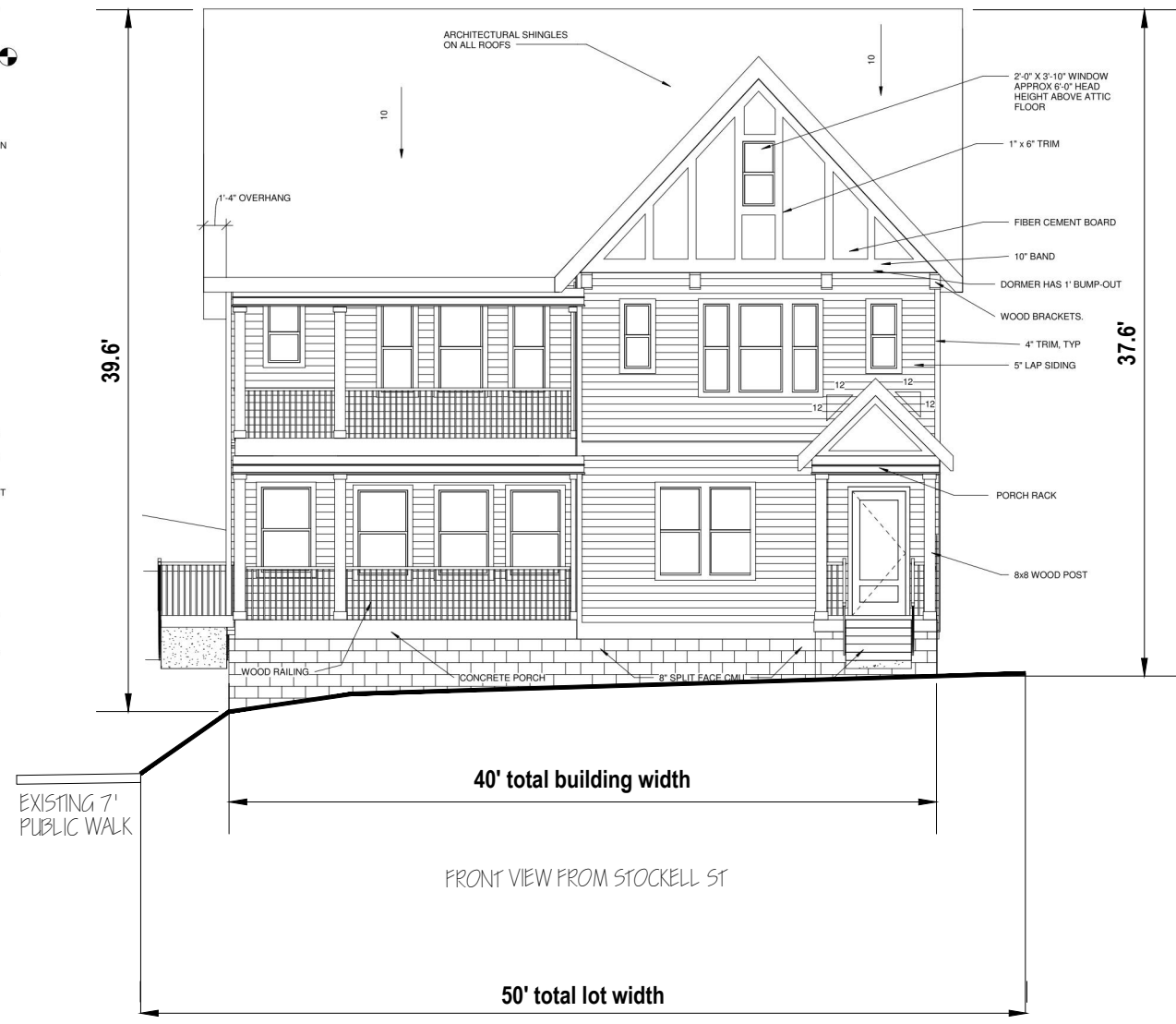
Impervious Areas
 715 Stockell Street
 Nashville, Davidson County, Tennessee

Sheet No.
SP.4



78' total building length

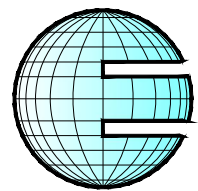
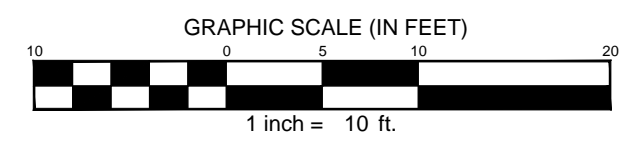
SIDE VIEW FROM HANCOCK ST



40' total building width

50' total lot width

FRONT VIEW FROM STOCKELL ST



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsvey.com

Building Elevations

715 Stockell Street
 Nashville, Davidson County, Tennessee

Sheet No.
SP.5

TREE DENSITY NOTES

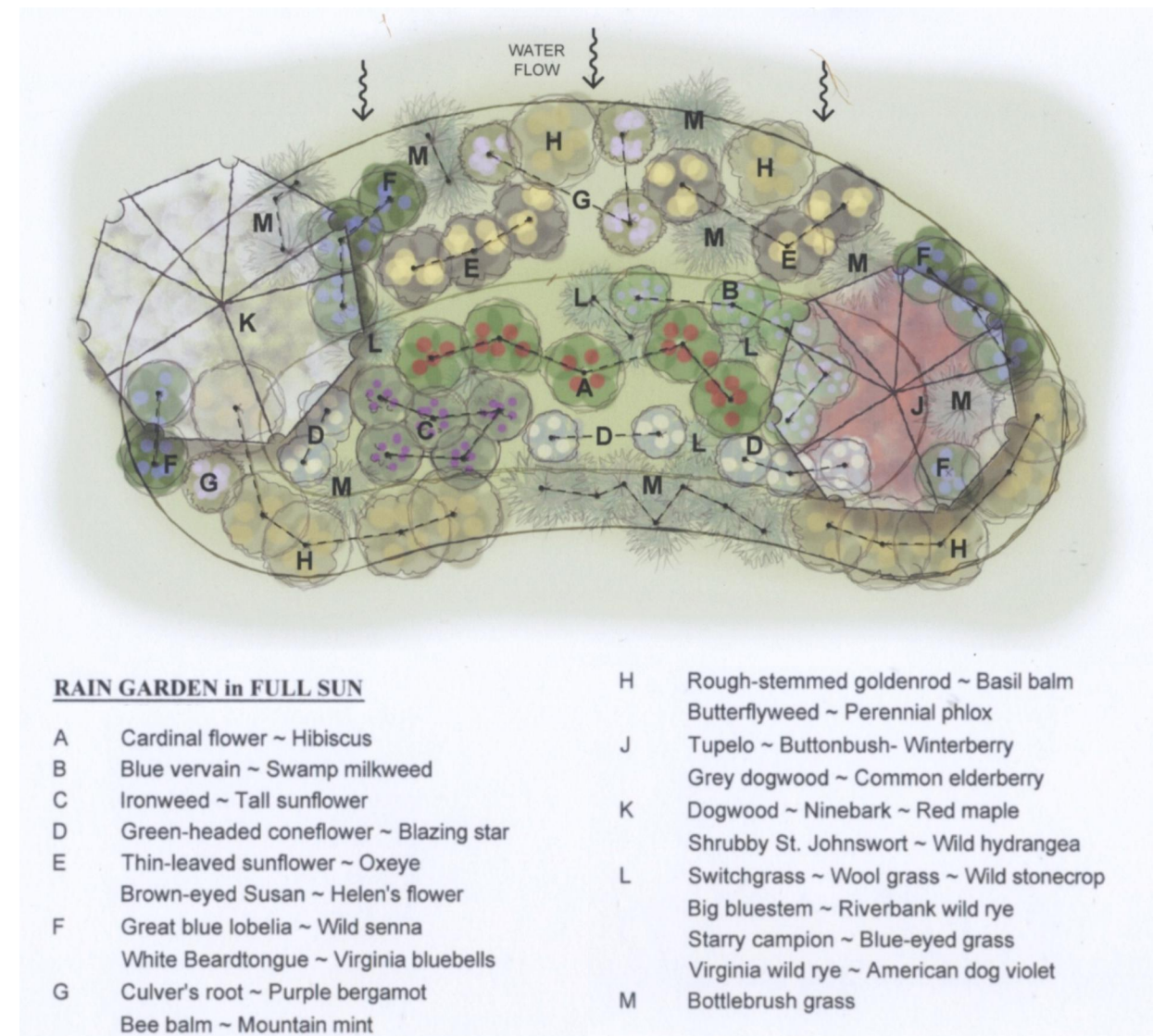
METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

1. ACREAGE (AREA OF BUILDING SITE)	0.200 ACRES
2. MIN BUILDING COVERAGE AREA (2,845 SF)	- .06 ACRES
3. EQUALS ADJUSTED ACREAGE	= 0.140 ACRES
4. MULTIPLIED Y REQUIRED DENSITY UNITS PER ACRE	x 14
5. EQUALS REQUIRED TREE DENSITY UNITS	= 1.96 TDU

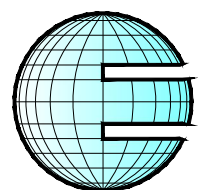
EXISTING TREES:

1. TOTAL DENSITY UNITS FOR PROTECTED TREES	0
2. TOTAL DENSITY UNITS FOR NEW TREES (4 * .5)	= 2
3. TOTAL DENSITY UNITS PROVIDED	= 2

THIS PROJECT IS NOT A PLANNED UNIT DEVELOPMENT



RAIN GARDEN TYPICAL PLANTING SCHEDULE



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsuryey.com

Landscape & Tree Density Notes

715 Stockell Street
 Nashville, Davidson County, Tennessee

Sheet No.

SP.6