

13th & Sigler

Preliminary Specific Plan
Nashville, Tennessee

July 28, 2016
REVISED - August 16, 2016

Specific Plan Location

1116 Sigler Street & 1118 Sigler Street
Map & Parcel: 09313021900 & 09313022000

Specific Plan Purpose

The purpose of this SP is to rezone the 0.28 Acre lot found at 1116 Sigler Street and the 0.22 Acre lot found at 1118 Sigler Street to allow for 11 town home units to be built on a total of 0.5 Acres. These units will be accessed via a private drive that utilizes the existing curb cut on Sigler to connect through to 13th Ave South.

Land Planner / Architect

Smith Gee Studio
Scott Morton
615-645-5520
smorton@smithgeestudio.com

Developer

Maverick Properties
Lee Schaefer
615-292-7554
lee@maverick-properties.com

Nashville & Davidson County

AUG 16 2016

Metropolitan Planning Department

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0331F DATED APRIL 20, 2001.

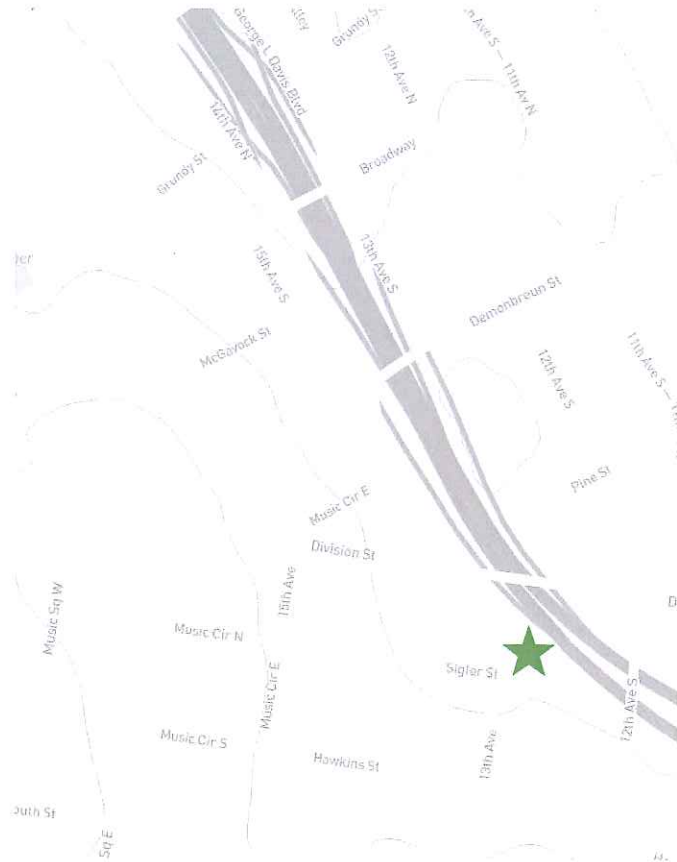
SP# 2016SP-068-001

Not to Scale- For Illustrative Purposes Only- Please refer to Site Plan Page



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Site Info

Site is 0.50 acres of land located at:

1116 Sigler Street & 1118 Sigler Street
 Map & Parcel: 09313021900 & 09313022000
 Council District 19 - Freddie O'Connell

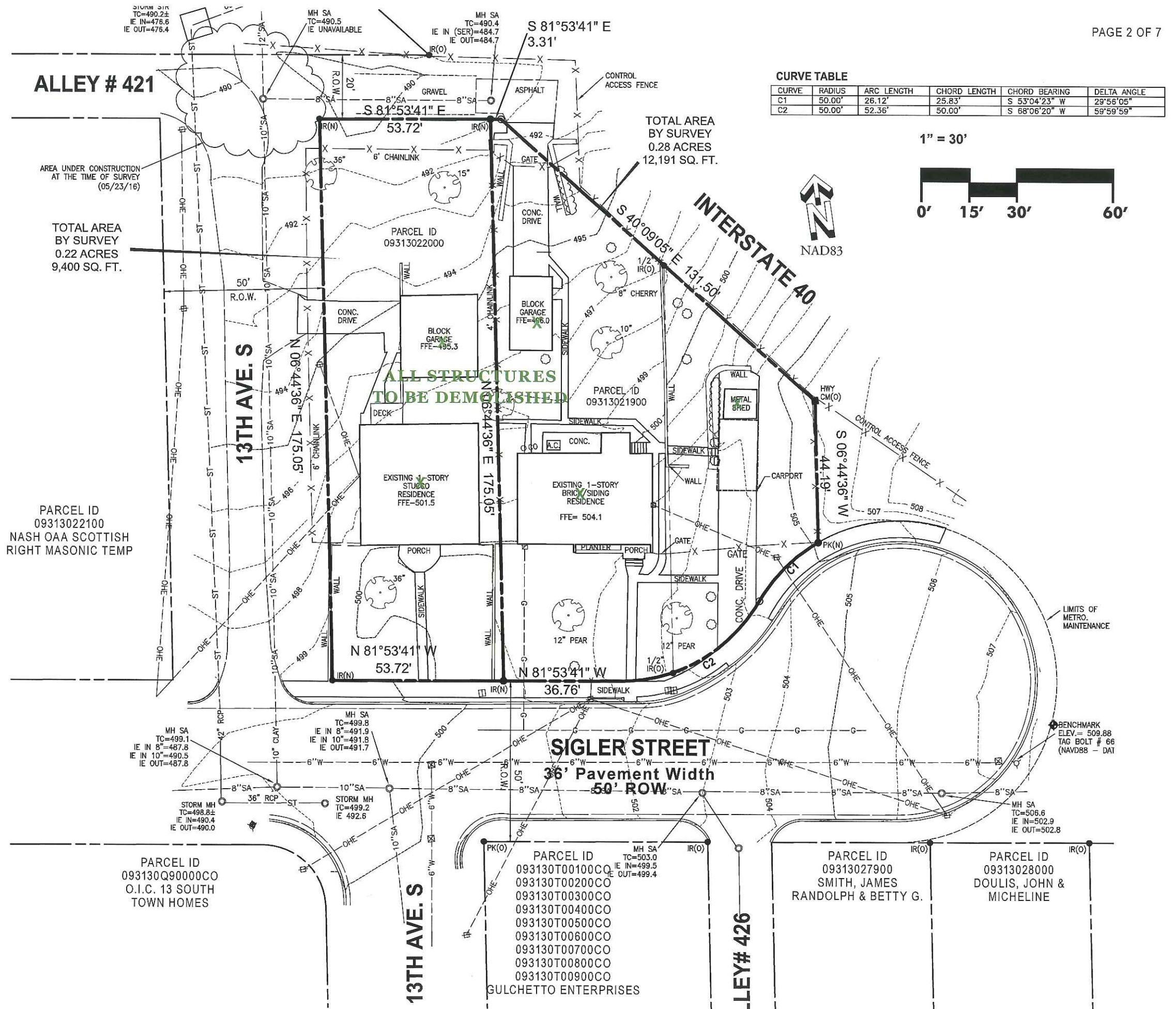
Current and Proposed Policy:
 T4 Neighborhood Evolving

Owners of Record

1116 Sigler Street:
 Fanning, Alice D. & Bobby D.
 103 Nan Dr.
 Hendersonville, TN 37075

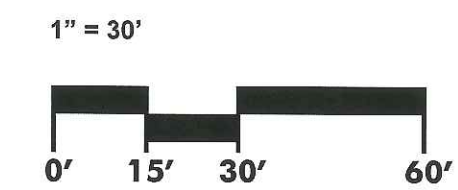
1118 Sigler Street:
 Parks, Angela B
 597 Watson Cove
 Stone Mountain, GA 30087

Survey by:
 Weatherford and Associates, LLC
 P.O. Box 8248
 Hermitage, TN 37076
 Phone = 615-391-3044
 Cell = 615-300-6474
 www.walandsurveying.com



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	26.12'	25.83'	S 53°04'23" W	29°56'05"
C2	50.00'	52.36'	50.00'	S 68°06'20" W	59°59'59"



ALL STRUCTURES TO BE DEMOLISHED

TOTAL AREA BY SURVEY
 0.22 ACRES
 9,400 SQ. FT.

TOTAL AREA BY SURVEY
 0.28 ACRES
 12,191 SQ. FT.

PARCEL ID
 09313022100
 NASH OAA SCOTTISH
 RIGHT MASONIC TEMP

SIGLER STREET
 36' Pavement Width
 50' ROW

PARCEL ID
 093130Q90000CO
 O.I.C. 13 SOUTH
 TOWN HOMES

PARCEL ID
 093130T00100CO
 093130T00200CO
 093130T00300CO
 093130T00400CO
 093130T00500CO
 093130T00600CO
 093130T00700CO
 093130T00800CO
 093130T00900CO
 GULCHETTO ENTERPRISES

PARCEL ID
 09313027900
 SMITH, JAMES
 RANDOLPH & BETTY G.

PARCEL ID
 09313028000
 DOULIS, JOHN &
 MICHELINE

Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 pounds per 1000 square feet of 6-12-12 fertilizer (unless otherwise specified in written specifications), 5 pounds or more of Kentucky 31 fescue seed per 1000 square feet, and a straw mulch cover of 70%-80% coverage (approximately 125 pounds per 1000 square feet), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan Stormwater Management Manual, volume four, section tcp-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100 feet long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County Department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the Architect. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the Architect immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.

- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 & CP-13. Location to be coordinated with the NPDES department during the pre-construction meeting.

Stormwater Notes

- The soil types for this area are Maury-Urban Land Complex, 2 to 7 percent slopes which falls within the "B" hydrological soil group.
- 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.)
- Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- This property does not lie within a flood hazard area as identified by FEMA on map 47037C0331F dated April, 20, 2001.

Landscape Notes

- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet, when trees are planted in rows, they shall be uniform in size and shape.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.
- All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.
- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. Trees located within four feet of shrub beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to

be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials

- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.
- The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

Water & Stormwater Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (rpbp) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.

Utility Notes

- Water and Sewer service to be provided by Metro Water Services
- Water and Sewer Services are schematically shown. Final Water and Sewer service locations will be provided during the final SP process.

Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.
- Solid waste removal will be provided by private trash pick-up via roll away carts to be stored with garages of units.

Development Schedule

Project is expected to break ground in February 2017 and take 14 months to complete.

Development Summary	
Acreage	0.5 Acres
Uses Permitted	11 Multi-Family Residential Units
Maximum Number of Multi-family Units	11 units
Sigler Street Build-to	5 ft. - 10 ft.
Rear Setback	5 ft.
Side Setback	0 ft.
Height Standards	3 stories maximum in 40 feet**
Raised Foundation	18" Minimum, 3' Maximum (at Front Setback)
Access	Private Drive connecting Sigler to 13th Ave South.
Parking	16.5 required (1.5 per unit UZO) 25 provided (2.0 per unit)
Floor Area Ratio (FAR)	1.02
Density	22.17 du/ac
Open Space	8,065 SF of open space
ISR	.55
* Excluding pedestrian passages, garage entries and open spaces; porches and stoops may encroach up to 4 ft. beyond setback where applicable.	
** Measured from finished floor to top of ridge line	

Any standard not specifically addressed herein shall comply with the Residential Multi-family 20 units an Acre (RM20-A) base zoning requirements as of the application date of this Preliminary SP.

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 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

Permitted Uses

All uses permitted by Residential Multi-family 20 units an Acre (RM20-A) base zoning designation.

Parking

Provided parking shall meet the requirements of the UZO parking standards of the Zoning Code (17.20).

Parking shall be predominantly provided within a parking area internal to the development.

Height

The maximum height permitted shall be three (3) stories within forty (40) feet measured from finished floor to top of ridge line or parapet.

The maximum height permitted for roof top structures shall be forty-five (45) feet measured from finished floor and such structures shall not be located closer than 5' from the front facade.

Architectural Standards

Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every interior unit break along the Sigler frontage:

- A change in building material
- A horizontal undulation in the building facade of eighteen (18) inches or greater
- A porch, stoop or balcony

- Building facades fronting on Sigler Street and open space/courtyard shall have a minimum of twenty-five (25) percent glazing (measured as a percentage of each floors width x height) and have a minimum of one principal entrance (doorway).

- EIFS, vinyl siding and untreated wood shall be prohibited.

- Porches shall provide a minimum of six feet of depth.

- Ground floor residential units on all street facing building facades shall have a porch or stoop with direct access to public sidewalk.

- Windows fronting Sigler Street and open space/courtyard shall be vertically oriented at a ratio of 2:1 or greater, excluding dormers.

- Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

- All residential units shall have a minimum of eighteen (18) inches and a maximum of three (3) feet raised foundations of at the Sigler Avenue frontage, measured at the front setback. Minor reductions may be granted by Planning Staff with the Final SP application for topographically challenged areas and ADA required units.

- The final 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.

Architectural Elevations

Final elevations will be provided with Final SP Submission

Other Notes

The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

General Plan Consistency

The specific plan proposed herein is located within the Green Hills/Midtown Community Plan. The specified land use is Neighborhood Evolving, Transect 4 (or T4 NE). The primary goal of T4 NE is to encourage denser housing types that are integrated into the fabric of the existing neighborhood. Neighborhood evolving encourages a diverse variety of housing types in interior neighborhoods.

This plan is consistent with the goals established throughout the policy and is also consistent with several critical planning goals.

SP# 2016SP-068-001



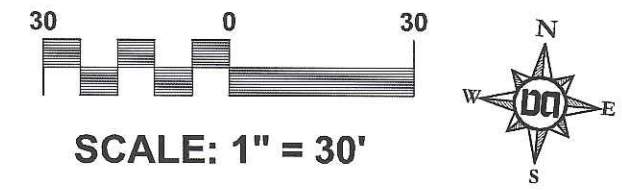
July 28, 2016

1116 Sigler Street Preliminary Specific Plan
Nashville, Tennessee

SGS #16036.00



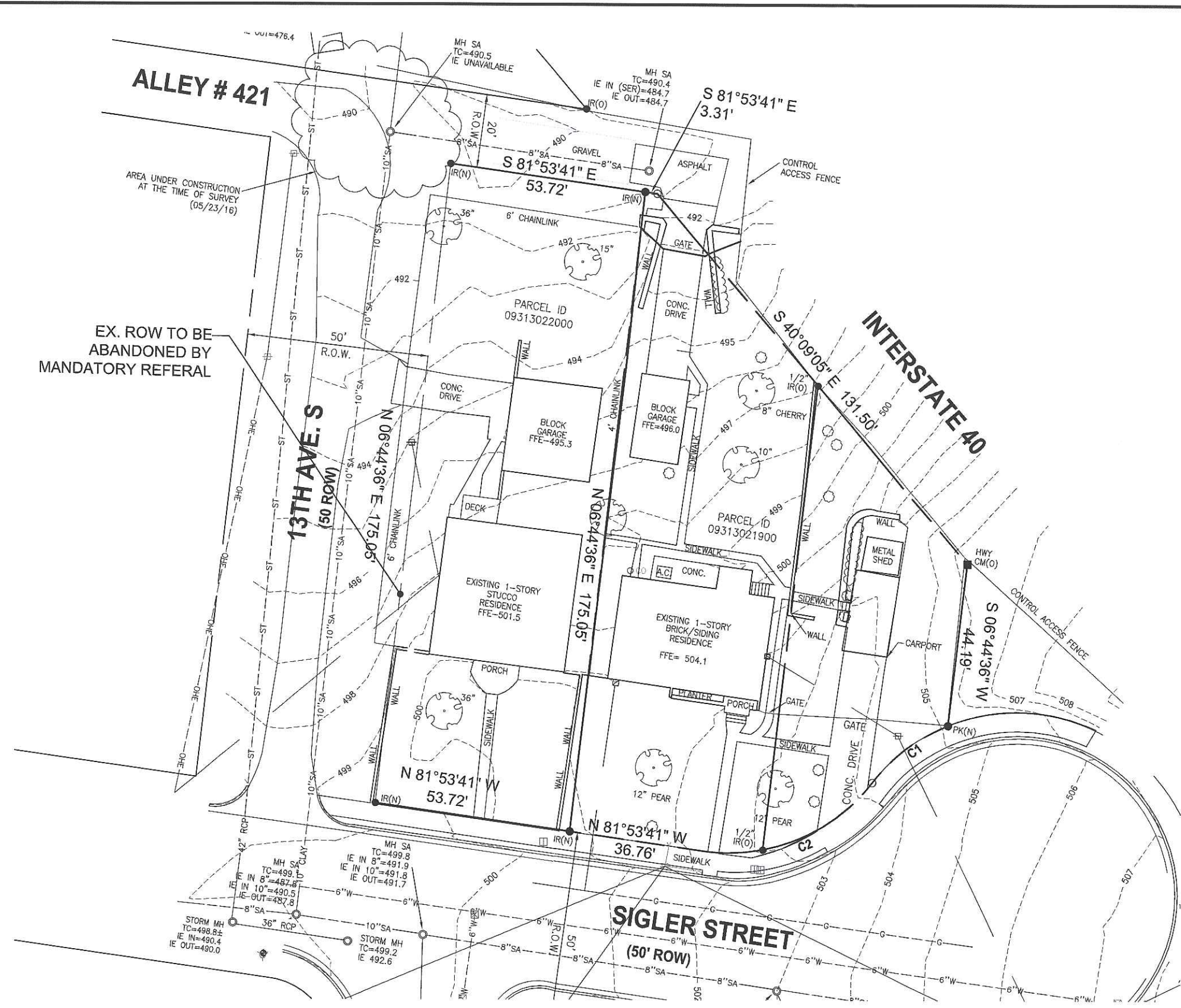
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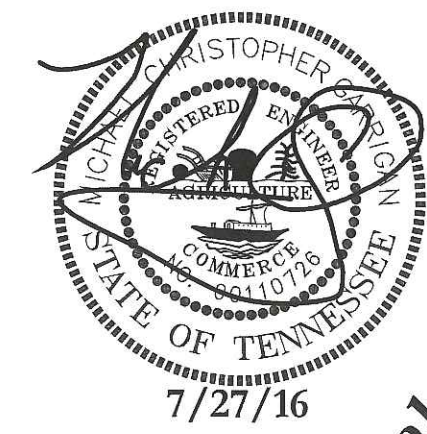
21,591 Square Feet or 0.50 Total Acres
 Note: Survey Not Provided by Dale & Associates

Preparation Date: Jul 2016

13th and Sigler Townhomes
 Preliminary Specific Plan
 Being Parcels 219 & 220 on Tax Map 93-13
 Nashville, Davidson County, Tennessee



Existing Conditions (1"=30')



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

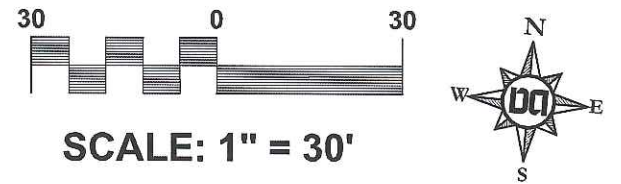
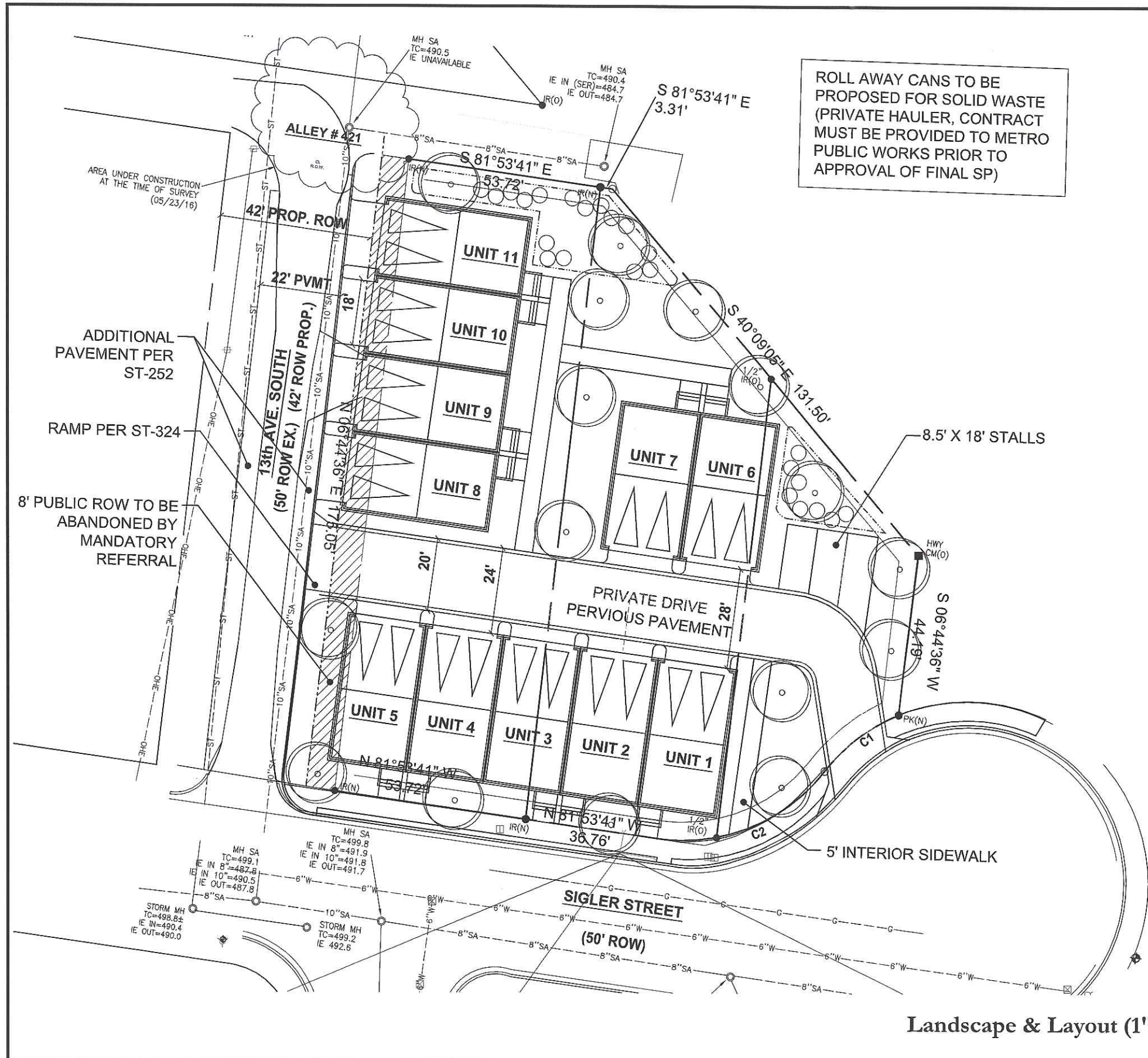
D&A Project #16056
 Case # 2016SP-068-001

13th and Sigler
 Townhomes

C1
 Sheet 5

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

SP# 2016SP-068-001



SCALE: 1" = 30'

21,591 Square Feet or 0.50 Total Acres
 Note: Survey Not Provided by Dale & Associates

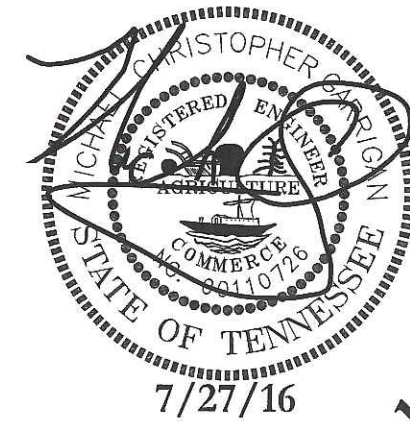
TREE DENSITY NOTES

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

TREE DENSITY UNITS:
 0.5 AC-0.22 AC = 0.28 AC x 14 = 3.92 TDU's REQ'D
 16 PROPOSED 2" CALIPER TREES = 8 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED

Preparation Date: Jul 2016

13th and Sigler Townhomes
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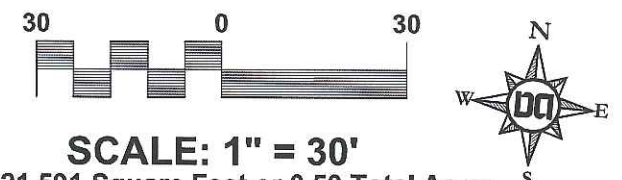
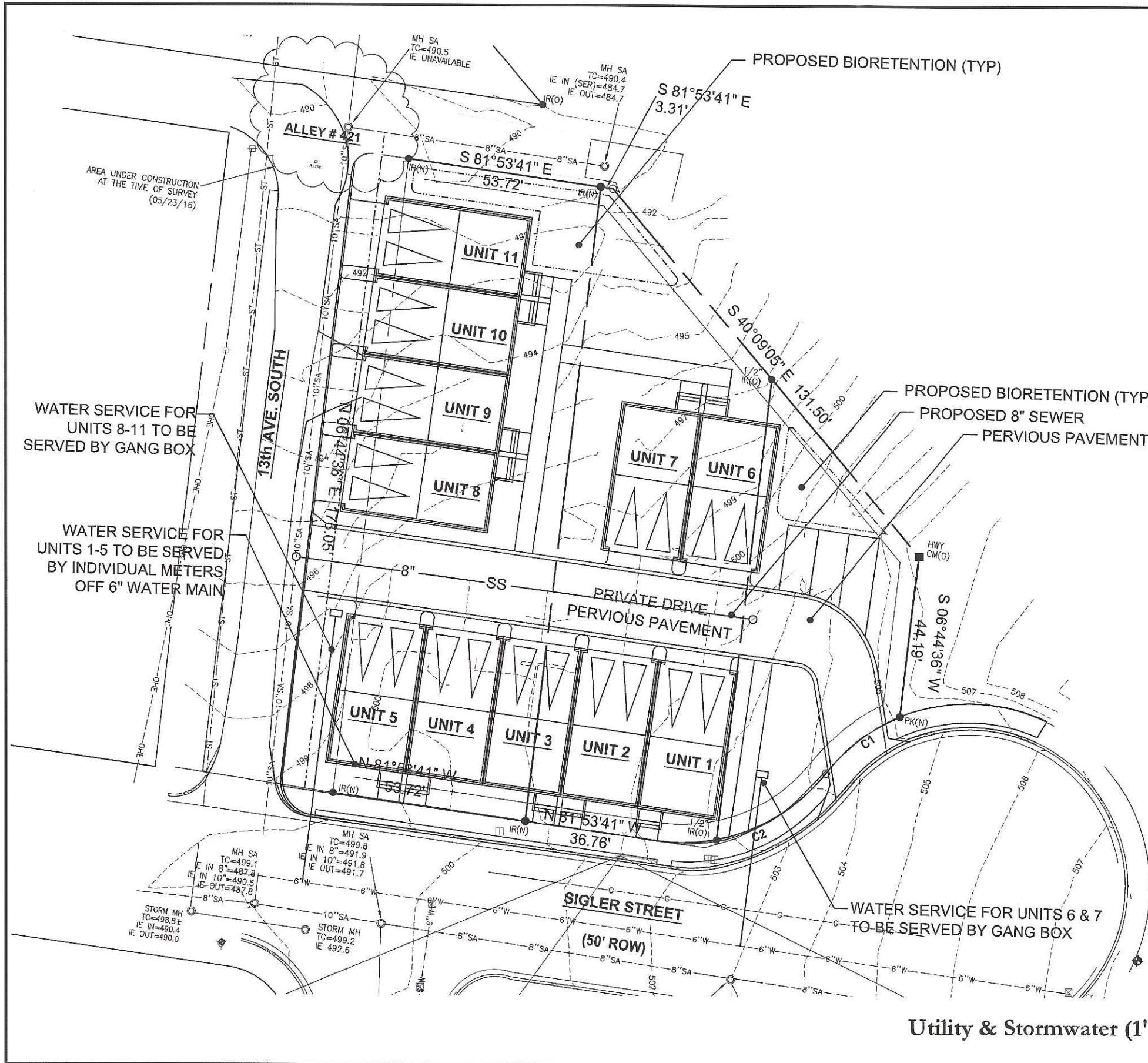
Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #16056
 Case # 2016SP-068-001
 13th and Sigler Townhomes
C2
 Sheet 6

Landscape & Layout (1"=30')

SP# 2016SP-068-001

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166



SCALE: 1" = 30'
 21,591 Square Feet or 0.50 Total Acres
 Note: Survey Not Provided by Dale & Associates

PRE/POST CALCULATIONS

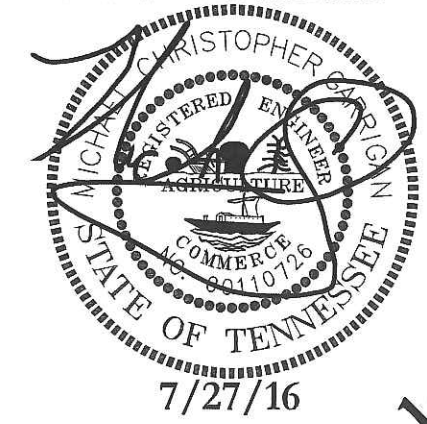
EXISTING CONDITIONS	
TOTAL SITE AREA	= 0.50 ACRES
EXISTING IMPERVIOUS	= 0.15 AC @ 98
PRE-DEVELOPED GRASS	= 0.35 AC @ 69
COMPOSITE CN = 77.7	
POST-DEVELOPMENT	
TOTAL SITE AREA	= 0.50 ACRES
IMPERVIOUS	= 0.24 AC @ 98
POST-DEVELOPED GRASS	= 0.26 AC @ 69
COMPOSITE CN = 82.9	

PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. THEREFORE, WATER QUANTITY OR DETENTION IS REQUIRED AND PROPOSED THROUGH POCKET RAIN GARDENS AS WELL AS PERVIOUS PAVEMENT.

- STORMWATER NOTES**
- 1) THE SOIL TYPE FOR THIS SITE IS McB (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
 - 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY. TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% Rv TREATMENT.
 - 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.
 - 4) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - 5) 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.
 - 6) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - 7) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0218F DATED APRIL 20, 2001.

- UTILITY NOTES**
- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
 - 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
 - 3) SEWER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC SEWER EXTENSION. INDIVIDUAL SERVICES TO BE PROVIDED FOR EACH UNIT.

WATER QUALITY CALCULATIONS
 PRELIMINARY CALCULATIONS SHOW THAT 912 CF OF Tv STORAGE WILL BE REQUIRED & CONCEPTUALLY WILL BE PROVIDED IN THE PROPOSED BIORETENTION BASINS & PERVIOUS PAVERS SHOWN ON THIS PLAN PER PRELIM CALCULATIONS.



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

D&A Project #16056
 Case # 2016SP-068-001
 13th and Sigler
 Townhomes
C3
 Sheet 7

Utility & Stormwater (1"=30")

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