

- LIVE/WORK NOTES:**
- LIVE/WORK AND ARTISAN MANUFACTURING ARE PROPOSED FOR BUILDINGS C AND D.
 - STANDARDS ARE TO BE SIMILAR TO HOME OCCUPATIONS IF NOT EXPLICITLY LISTED ON THIS PLAN. OFFICE IS INCLUDED IN THIS CLASSIFICATION.
 - FUNCTIONS RELATED TO ARTISAN MANUFACTURING ARE TO CONDUCTED IN THE DWELLING UNIT.
 - CLIENTS SHALL ONLY BE SERVED WITHIN THE LIVE/WORK UNITS BETWEEN THE WEEKDAY HOURS OF 8 AM AND 5 PM.
 - NO MORE THAN ONE PART-TIME OR FULL-TIME EMPLOYEE NOT LIVING WITHIN THE DWELLING UNIT MAY WORK AT THE HOME OCCUPATION.
 - THE HOME OCCUPATION SHALL NOT OCCUPY MORE THAN 25% OF THE TOTAL FLOOR AREA OF THE STRUCTURE AND IN NO EVENT MORE THAN 700 SQUARE FEET OF FLOOR AREA OF EACH UNIT.
 - THE UNITS SHALL HAVE A RESIDENTIAL DESIGN WITH MORE GLAZING AT THE HOME OCCUPATION LEVEL.
 - EACH HOME OCCUPATION SHALL BE ALLOWED ONE SQUARE FOOT OF NON-ILLUMINATED SIGNAGE. ALL SPECIFICATIONS AND LOCATIONS SHALL BE REQUIRED WITH THE FINAL SITE PLAN.

DEVELOPMENT SUMMARY:

SP NAME: 665 & 677 VERNON AVENUE

CASE NUMBER: 2016SP-074-001

PLAN DATE: AUGUST 11, 2016

REVISIONS: SEPTEMBER 9, 2016
OCTOBER 4, 2016
OCTOBER 18, 2016

COUNCIL DISTRICT: 20 - MS. MARY CAROLYN ROBERTS

OWNER INFO - PHASE 1:
NAME: PREWETT HOLDINGS, LLC
ADDRESS: BRUCE PREWETT
PO BOX 386
SOUTHAVEN, MISSISSIPPI 38671

OWNER INFO - PHASE 2:
NAME: TMPC, LLC
ADDRESS: GINA EMANUEL
665 VERNON AVE
NASHVILLE, TENNESSEE 37209

FEMA FIRM MAP: ZONE X ON 47037C0211F (4/20/2001)

ENGINEER:
COMPANY: JAY FULMER, PE
FULMER ENGINEERING, LLC
ADDRESS: 2002 RICHARD JONES ROAD
SUITE C304
NASHVILLE, TENNESSEE 37215
615-516-8477

PHONE:
EMAIL: JAY@FULMERENG.COM

SITE DATA (PHASE 1):

PARCEL ID: 09105025500

COMMUNITY PLAN: 7 - WEST NASHVILLE

EX LAND USE POLICY: T4-NE

EXISTING ZONING: CS - COMMERCIAL SERVICE

PROPOSED ZONING: SP - SPECIFIC PLAN

EXISTING USE: INDUSTRIAL/OFFICE

PROPOSED USE: MULTIFAMILY, RETAIL (INCLUDES RESTAURANT), OFFICE MANUFACTURING, ARTISAN

ACREAGE: 1.96 ACRES (85,487 SF)

LOTS: 1 EXISTING / 1 PROPOSED

DENSITY: MULTIFAMILY - 60 UNITS (MAX)
RETAIL - 4.510 SF MAXIMUM W/ 1,000 SF PATIO

FAR: 1.0 MAXIMUM

HEIGHT: 38' MAXIMUM (3 STORIES)

IMP. SURFACE RATIO: 0.70 MAXIMUM

SETBACKS: 5'-20' FRONT BUILD TO ZONE (OR AS OTHERWISE DIMENSIONED)
0' SIDE SETBACK
20' REAR SETBACK

PARKING: REQUIREMENTS: PER 17.20.030 OF METRO ZONING CODE

1 PER ONE BEDROOM: 51 SPACES (51 ONE BEDROOM)

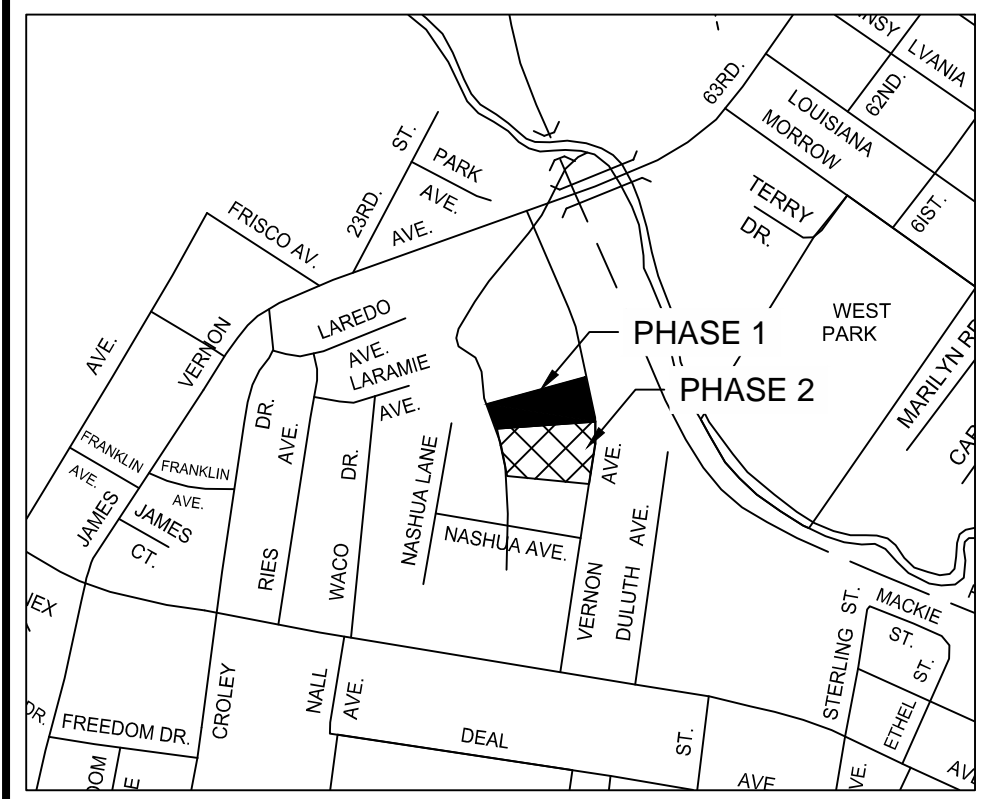
2 PER TWO BEDROOM: 18 SPACES (9 TWO BEDROOM)

RESTAURANT (1 SP/100 SF): 25 SPACES (2,500 SF RESTAURANT)

OFFICE (1 SP/300 SF): 7 SPACES (2,000 SF OFFICE)

****101 SPACES REQUIRED**

PROVIDED: 94 SURFACE SPACES PROVIDED
****7 SPACES ARE SHARED PER 17.20.100**



SITE DATA / DESIGN INTENT (PHASE 2):

PARCEL ID: 09105025500 & 09105025300

COMMUNITY PLAN: 7 - WEST NASHVILLE

EX LAND USE POLICY: T4-NE

EXISTING ZONING: CS - COMMERCIAL SERVICE

PROPOSED ZONING: SP - SPECIFIC PLAN

EXISTING USE: INDUSTRIAL/OFFICE

PROPOSED USES: SINGLE FAMILY, MULTIFAMILY, LIVE/WORK ARTISAN MANUFACTURING, OFFICE

DENSITY: SEE BEDROOM CHART

ACREAGE: 7.96 ACRES ±

LOTS: 2 EXISTING / 1 PROPOSED

FAR: 1.0 MAXIMUM

HEIGHT: 38' MAX OR 3 STORIES (BLDG'S C, D, E & F)
32' OR 2 STORIES (SINGLE FAMILY NO GARAGE)
41' OR 3 STORIES (SINGLE FAMILY W/ GARAGE)

IMP. SURFACE RATIO: 0.70 MAXIMUM

SETBACKS: 5'-20' FRONT BUILD TO ZONE (OR AS OTHERWISE DIMENSIONED ON THIS PLAN)
0' SIDE SETBACK
20' REAR SETBACK

PARKING: REQUIREMENTS: PER 17.20.030 OF METRO ZONING CODE

MULTIFAMILY: 1 PER ONE BEDROOM: 83 SPACES (83 ONE BEDROOM UNITS)
2 PER TWO BEDROOM: 38 SPACES (19 TWO BEDROOM UNITS)
2 PER LIVE/WORK: 20 SPACES (10 LIVE/WORK UNITS)

TOWNHOME: 2 PER 2 BEDROOM: 48 SPACES (24 TWO BEDROOM UNITS)

SINGLE FAMILY: 2 PER TWO BEDROOM: 22 SPACES (11 TWO BEDROOM HOUSES)
2.5 PER THREE BEDROOM: 28 SPACES (11 THREE BEDROOM HOUSES)

PROVIDED: 239 SPACES REQUIRED
164 SURFACE SPACES PROVIDED
42 SPACES UNDER LIVE/WORK BUILDINGS
22 SPACES WITHIN SINGLE FAMILY GARAGES
34 SPACES UNDER TOWNHOME BUILDINGS

262 SPACES SHOWN

BEDROOM COUNT (PHASE 1 AND 2):

BUILDING A:	35 UNITS	TOTAL UNITS:	60 PHASE 1
BUILDING B:	(30 - 1 BEDROOM / 5 - 2 BEDROOM)	243 TOTAL UNITS	183 PHASE 2
BUILDING C:	25 UNITS		48 TOWNHOME
BUILDING D:	(21 - 1 BEDROOM / 4 - 2 BEDROOM)		55 SINGLE FAMILY
BUILDING E:	24 UNITS (6 MAY BE LIVE WORK)		313 TOTAL
BUILDING F:	(18 - 1 BEDROOM / 6 - 2 BEDROOM)		
BUILDING G:	16 UNITS (4 MAY BE LIVE WORK)		
BUILDING H:	(12 - 1 BEDROOM / 4 - 2 BEDROOM)		
BUILDING I:	42 UNIT MULTIFAMILY		
BUILDING J:	(31 - 1 BEDROOM / 11 - 2 BEDROOM)		
BUILDING K:	30 UNIT MULTIFAMILY		
BUILDING L:	(22 - 1 BEDROOM / 8 - 2 BEDROOM)		
SINGLE FAMILY:	22 UNITS (11 W/ GARAGES)		
TOWNHOME:	(11 - 2 BEDROOM / 11 - 3 BEDROOM)		
	24 TOWNHOMES (ALL 2 BEDROOM)		

- NOTES:**
- THE PURPOSE OF PHASE 1 OF THIS SP IS TO ALLOW FOR 4,510 SF OF MIXED USE AND UP TO 60 MULTIFAMILY UNITS. THE PURPOSE OF PHASE 2 OF THIS SP IS TO CREATE A MIXED USE COMMUNITY PER THE USES AND DENSITY LISTED IN THE SITE DATA CHART (THIS SHEET).
 - 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 DEVELOPER 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.
 - ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
 - WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
 - LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
 - MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING STAFF OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND OBJECTIVES OF THE APPROVED PLAN.
 - EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, MODIFICATIONS SHALL NOT BE PERMITTED 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.
 - THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - THIS 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 PUBLIC UTILITIES ON THIS SITE.
 - WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
 - PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS M6B - MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES (HYDROLOGIC SOIL GROUP B).
 - THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION SHALL BE MET PRIOR TO THE CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS. 2016SP-074-001
 - ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
- DESIGN STANDARDS:**
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING FOR RESIDENTIAL USES AND A MINIMUM OF 40% GLAZING FOR COMMERCIAL USES.
 - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
 - EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED BUILDING MATERIALS WITHIN THE SP BOUNDARY.
 - PORCHES SHALL PROVIDE A MINIMUM OF 6' IN DEPTH.
 - A RAISED FOUNDATION OF 12"-42" SHALL BE REQUIRED FOR ALL RESIDENTIAL USES.
 - THE FIRST FLOOR OF RETAIL AND LIVE/WORK UNITS SHALL BE 14' IN HEIGHT.
- SIDEWALK/VERTICAL OBSTRUCTION NOTE:**
- THE FINAL SITE PLAN/BUILDING PERMIT 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 THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- STORMWATER BUFFER NOTE:**
- THE ZONE 1 BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS. 2016SP-074-001

PRELIMINARY SPECIFIC PLAN

PRELIMINARY SPECIFIC PLANS FOR:

665 & 677 VERNON AVE

2016SP-074-001

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

DR.	DATE	DESCRIPTION
JAF	08-11-16	PRELIMINARY SP SUBMITTAL
JAF	09-09-16	PRELIMINARY SP SUBMITTAL
JAF	10-04-16	PRELIMINARY SP RESUBMITTAL
JAF	10-18-16	PRELIMINARY SP RESUBMITTAL

PSP-1