

PRELIMINARY SPECIFIC PLAN 4TH & HUME STREET

NASHVILLE, TENNESSEE 37208 DAVIDSON COUNTY - CASE NO.: 2017SP-008-001

PROJECT NOTES:

1. PROPERTY OWNER INFORMATION

JULIUS OLDS
110 LINDSEY DRIVE
GOODLETTSVILLE, TN 37072
PHONE: 615-512-6742

HARRY LEE & CAROLYN JOHNSON
5020 FRANKLIN ROAD
NASHVILLE, TN 37220

2. DEVELOPER INFORMATION

URBAN DEVELOPMENT GROUP, LLC
4462 HARPETH SCHOOL ROAD
FRANKLIN, TN 37064
PHONE: 615-861-1624

3. CIVIL ENGINEER

4SITE
5123 VIRGINIA WAY, STE A-21
BRENTWOOD, TN 37027
CONTACT: DON COLLINS
PHONE: 615-915-2620
EMAIL: dcollins@4siteinc.biz

4. PROPERTY INFORMATION

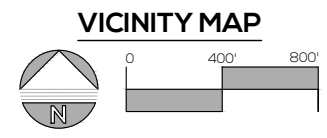
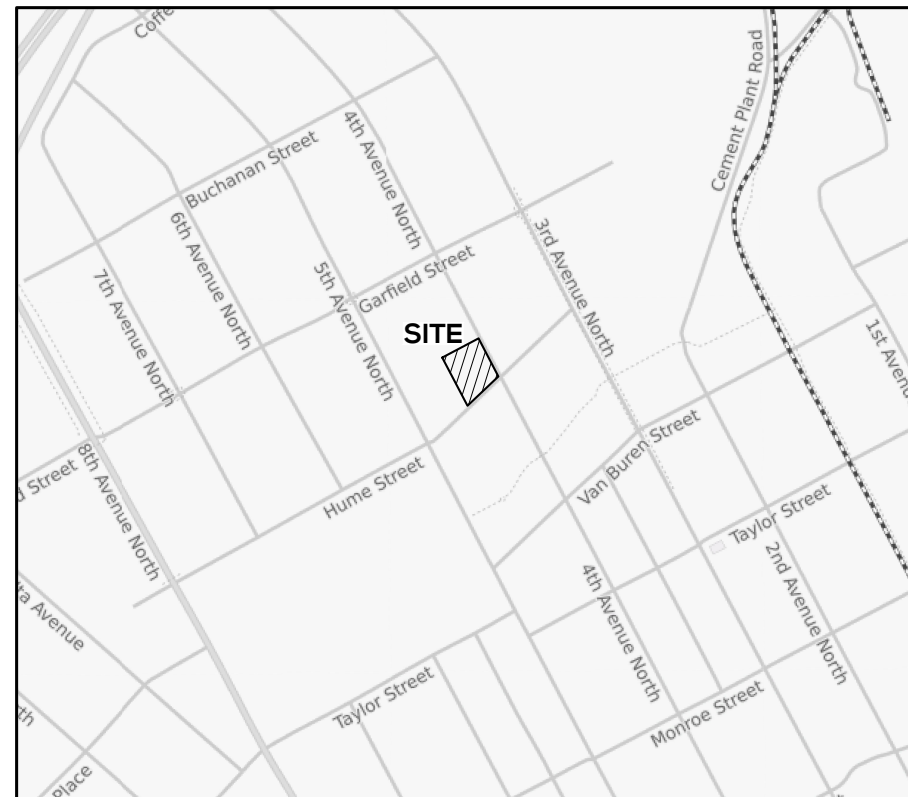
400, 402, 404 HUME ST
NASHVILLE, TN 37208
TAX MAP 82-05 PARCELS 67.00, 68.00, 69.00

406, 408, 408B HUME ST
NASHVILLE, TN 37208
TAX MAP 82-05-B PARCELS 1.00CO, 2.00CO, 3.00CO

1603A, 1603B, 1603C 4TH AVE N
NASHVILLE, TN 37208
TAX MAP 82-05-F PARCELS 1.00CO, 2.00CO, 3.00CO

5. GOVERNING MUNICIPALITY

METROPOLITAN NASHVILLE PLANNING DEPARTMENT
800 SECOND AVENUE SOUTH
NASHVILLE, TN 37620
PHONE: 615-862-7190



INDEX TO DRAWINGS:

SHT. NO.	SHT. NAME
COVER	COVER SHEET
C2	EXISTING CONDITIONS / DEMOLITION PLAN
C3	SITE DEVELOPMENT PLAN
C4	GRADING, DRAINAGE & UTILITY PLAN

SPECIFIC PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 0.80 ACRE PARCELS TO ALLOW A 18 UNIT RESIDENTIAL DEVELOPMENT AS SHOWN HEREIN.

GENERAL PLAN CONSISTENCY NOTE

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN SUBAREA #8 OR THE NORTH NASHVILLE COMMUNITY PLAN. THE SPECIFIED LAND USE IS URBAN NEIGHBORHOOD EVOLVING, TRANSECT 4 (T4 NE). THE PRIMARY GOALS OF THE T4 NE POLICY ARE TO ENHANCE PARTICULAR CORRIDORS BY INCREASING HOUSING DIVERSITY AND CONNECTIVITY WHILE COMPLEMENTING EXISTING DEVELOPMENT CONDITIONS. THE NEIGHBORHOODS ARE TO BE SERVICED BY HIGH LEVELS OF CONNECTIVITY THAT ACCOMMODATE EFFICIENT USE OF STREET NETWORKS, SIDEWALKS, BIKEWAYS, AND MASS TRANSIT.

AS PROPOSED, THIS SPECIFIC PLAN WILL ENHANCE THE STREETScape ALONG BOTH HUME STREET AND 4TH AVE N WITH THE DEVELOPMENT OF NEW RESIDENTIAL UNITS, STREET TREES, NEW PUBLIC SIDEWALKS, AND WATER QUALITY FEATURES. THE STREET SETBACKS AS SHOWN ON THIS PLAN ARE IN LINE WITH DEVELOPMENT PATTERNS AND ADEQUATE ONSITE PARKING IS BEING PROVIDED. WALKABILITY IS ENCOURAGED WITH THE ADDITION OF NEW SIDEWALKS. THIS PROJECT MEETS THE INTENT OF THE T4 NE POLICY WHILE GENERATING AN IMPROVED PRODUCT FOR THIS LOCATION.

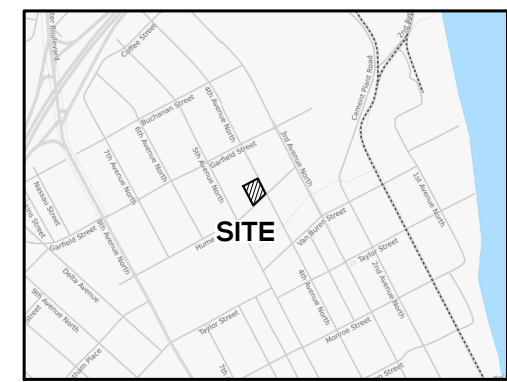
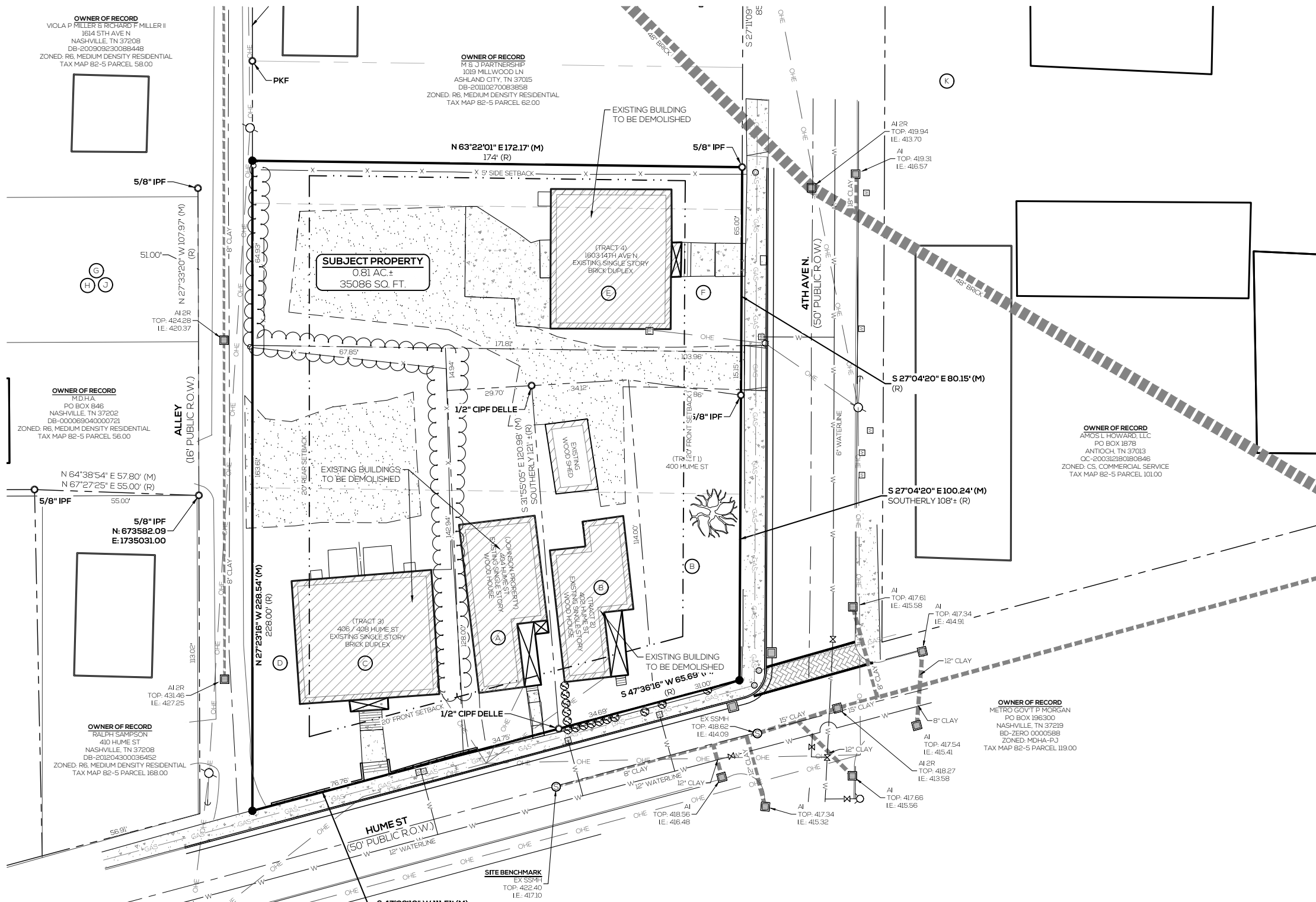
COVER SHEET
PRELIMINARY SPECIFIC PLAN
 4TH AVE N & HUME STREET - NASHVILLE, TENNESSEE 37208
 DAVIDSON COUNTY - CASE NO.: 2017SP-008-001
 MULTI-FAMILY DEVELOPMENT



REVISIONS:
01.03.2017 PLANNING COMMENTS
02.14.2017 PLANNING COMMENTS

DRAWN BY: KENGMAN
FIELD DATE: 07.11.2016
OFFICE DATE: 07.31.2016
CHECKED BY: DCOLLINS
PLOT DATE: 03.13.2017

SHEET
COVER
OF 4
PROJECT NO.: 16-104



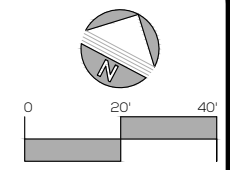
- LEGEND**
- CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET (PLS 2939)
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET (PLS 2939)
 - △ CALCULATED POINT
 - SUBJECT PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - · - · - MINIMUM BUILDING / SETBACK LINE
 - x FENCE

- ABBREVIATIONS**
- (C) CALCULATED
 - CIPF CAPPED IRON PIN FOUND
 - CIPS CAPPED IRON PIN SET
 - CMF CONCRETE MONUMENT FOUND
 - CTP CRIMP TOP PIPE FOUND
 - ESMNT EASEMENT
 - F.F.E FINISHED FLOOR ELEVATION
 - (M) MEASURED
 - M.B.L MINIMUM BUILDING LINE
 - MNF MAG NAIL FOUND
 - OTP OPEN TOP PIPE
 - P.O.B POINT OF BEGINNING
 - P.O.C POINT OF COMMENCEMENT
 - (R) RECORDED
 - R.O.W RIGHT OF WAY
 - RRS RAIL ROAD SPIKE FOUND



- GENERAL NOTES:**
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
 - ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
 - ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
 - SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE RECORDED.
 - CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD '88, (GEOID 12A).
 - ALL STRUCTURES TO BE DEMOLISHED.

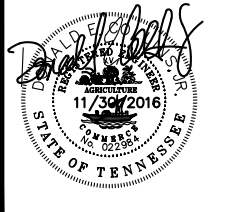
PROPERTY OWNER INFORMATION TABLE					
	OWNER NAME	MAILING ADDRESS	RECORD DOCUMENT	ZONING	TAX MAP / PARCEL
(A)	CAROLYN F & HARRY LEE JOHNSON	5020 FRANKLIN RD, NASHVILLE TN 37220	DB-200808110082347	R6	82-5 / 67.00
(B)	JULIUS OLDS	110 LINDSEY DR, GOODLETTSVILLE TN 37072	DB-200404160043335	R6	82-5 / 68.00 & 69.00
(C)	JULIUS OLDS	110 LINDSEY DR, GOODLETTSVILLE TN 37072	OC-200312170180011	R6	825-5-B / 100CO & 2.00CO
(D)	O.I.C. HUME STREET PATIO HOMES CONDOS	1603 4TH AVE N, NASHVILLE TN 37208	MA-200405070052121	R6	82-5-B / 3.00CO
(E)	JULIUS OLDS	110 LINDSEY DR, GOODLETTSVILLE TN 37072	DC-200110040107787A	R6	82-5-F / 100CO & 2.00CO
(F)	O.I.C. 1603 4TH AVENUE NORTH TOWNHOMES	110 LINDSEY DR, GOODLETTSVILLE TN 37072	MA-200704020038748	R6	82-5-F / 3.00CO
(G)	EVAN L & MORGAN P HAGEMEYER	1612 A 5TH AVE N, NASHVILLE TN 37208	DB-20150105000980	R6	82-5-E / 100CO
(H)	KYLE EUGENE MAYHALL	1612 B 5TH AVE N, NASHVILLE TN 37208	DB-201506050053164	R6	82-5-E / 2.00CO
(J)	O.I.C. SIXTEEN HUNDRED TOWNHOMES	1612 5TH AVE N, NASHVILLE TN 37208	MA-200605230060523	R6	82-5-E / 3.00CO
(K)	STEVEN R & SHERI L TRACY	2522 GRASSLAND SHORE, GALLATIN TN 37066	DB-200202130019199	CS	82-5 / 102.00



EXISTING CONDITIONS / DEMOLITION

PRELIMINARY SPECIFIC PLAN

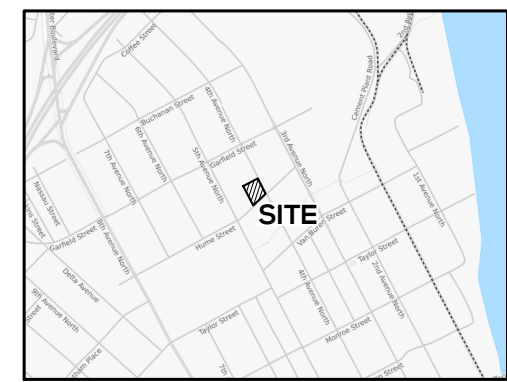
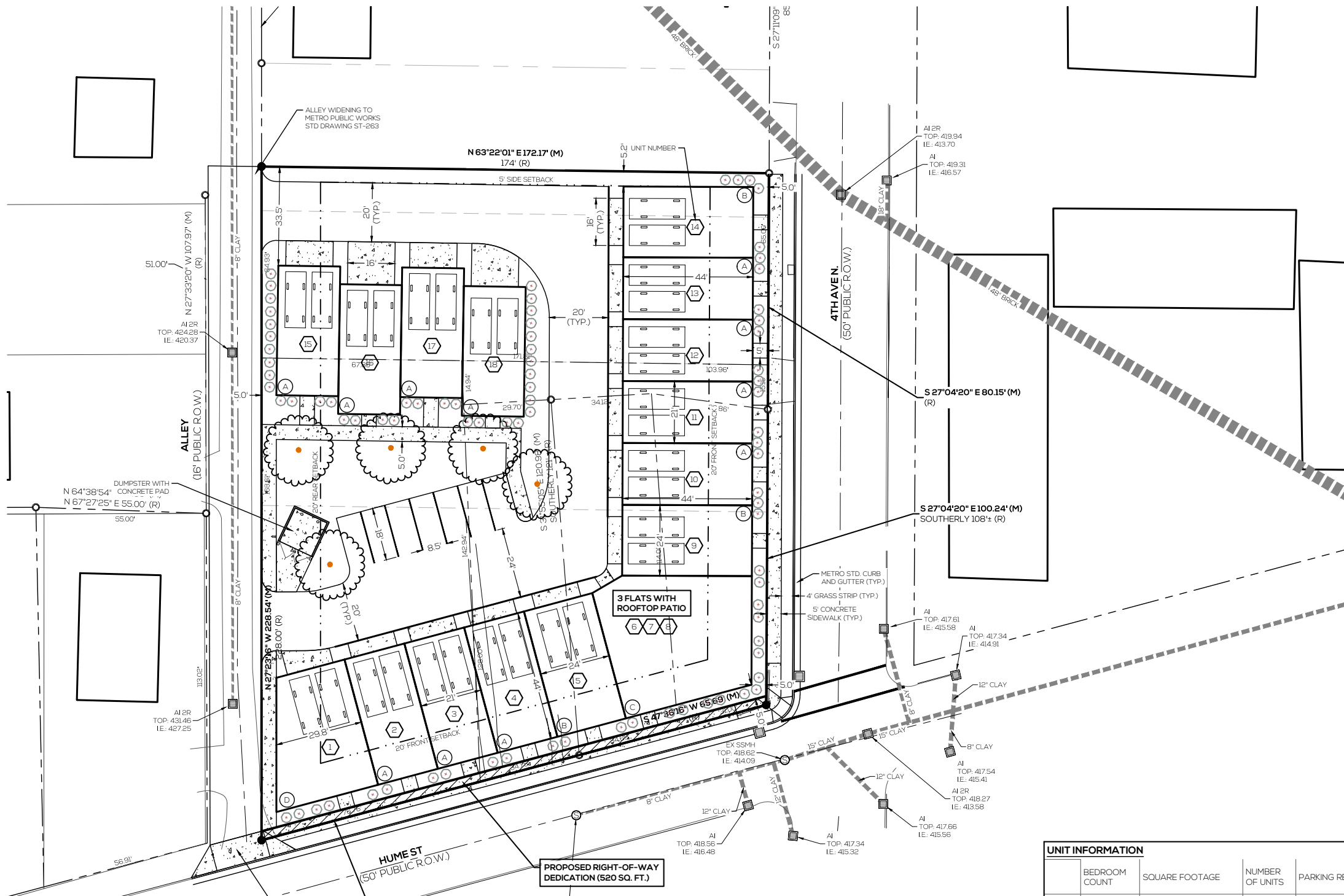
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STANDARD SP NOTES:

1. THE PURPOSE OF THIS PLAN IS TO REZONE THE CURRENT 0.81 ACRE PARCELS TO ALLOW A 16 UNIT RESIDENTIAL DEVELOPMENT, 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 ZONE AS IDENTIFIED BY FEMA ON MAP(S) 47037C0216F, DATED APRIL 20, 2001.
4. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
5. 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)
6. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
7. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
8. SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS.
9. 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 PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH DENSITY OR FLOOR AREA, ADD USERS 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.
10. 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 R6 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
11. THIS PLAN IS INTENDED TO BE CONSTRUCTED IN A SINGLE PHASE.
12. 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.

DESIGN STANDARDS:

1. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

UNIT INFORMATION

	BEDROOM COUNT	SQUARE FOOTAGE	NUMBER OF UNITS	PARKING REQ.
(A)	3	2,300 HEATED SQ. FT.	11	16.5 (1.5 PER UNIT IN UZO)
(B)	3	2,600 HEATED SQ. FT.	3	4.5 (1.5 PER UNIT IN UZO)
(C)	1	1,300 HEATED SQ. FT.	3	3 (1 PER UNIT IN UZO)
(D)	3	3,000 HEATED SQ. FT.	1	4.5 (1.5 PER UNIT IN UZO)

DEVELOPMENT SUMMARY

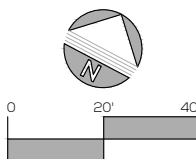
- COUNCIL DISTRICT NUMBER: 19
- COUNCIL MEMBER NAME: FREDDIE O'CONNELL
- OWNER OF RECORD: SEE EXISTING CONDITIONS (SHEET C-2)
- SP NAME: 4TH & HUME
- SP NUMBER: 2017SP-008-001
- CLUSTER-LOT RESIDENTIAL SP: N/A
- PLAN PREPARATION DATE: 03/13/2017
- SCALE: 1" = 20' 4SITE
- DESIGN PROFESSIONAL: 5123 VIRGINIA WAY STE. A-21 BRENTWOOD, TN 37027
- CONTACT: DON COLLINS, 615-915-2620
- U.S. FEMA FIRM: 47037C0216F - 4/20/2001 - ZONE X

DEVELOPMENT STANDARDS

ACREAGE	0.81± ACRES (35,086 SQ. FT.)
DENSITY	22.22 / ACRE
DWELLING UNITS	18
FLOOR AREA RATION (FAR)	114
LOTS	1
IMPERVIOUS SURFACE RATION (ISR)	
ALLOWED:	N/A
PROPOSED BUILDINGS:	16,743 SQ. FT.
PROPOSED SIDEWALKS & DRIVEWAYS:	11,319 SQ. FT.
TOTAL PROPOSED ISR:	0.79
PARKING REQUIRED:	29 TOTAL
PARKING PROVIDED:	37 TOTAL (33 RESIDENT; 4 GUEST)
CURRENT ZONING SETBACKS:	FRONT & REAR - 20 FEET, SIDE - 5 FEET
PROPOSED SP SETBACKS:	FRONT, SIDE, REAR - 5 FEET
MAXIMUM BUILDING HEIGHT	4 STORIES, 45' MEASURED TO ROOF EAVE
CURRENT ZONING:	R6, MEDIUM DENSITY RESIDENTIAL, ONE AND TWO-FAMILY DWELLINGS
PROPOSED ZONING:	SP, SPECIFIC PLAN
USES:	MULTIPLE FAMILY RESIDENTIAL

GENERAL NOTES:

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83.
2. SITE SOILS ARE S-D, STIVERSVILLE-URBAN LAND COMPLEX AND M-B, MAURY-URBAN LAND COMPLEX.
3. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.



SITE DEVELOPMENT PLAN

PRELIMINARY SPECIFIC PLAN

4TH AVE & HUME STREET - NASHVILLE, TENNESSEE 37208

DAVIDSON COUNTY - CASE NO.: 2017SP-008-001

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CIVIL ENGINEERING

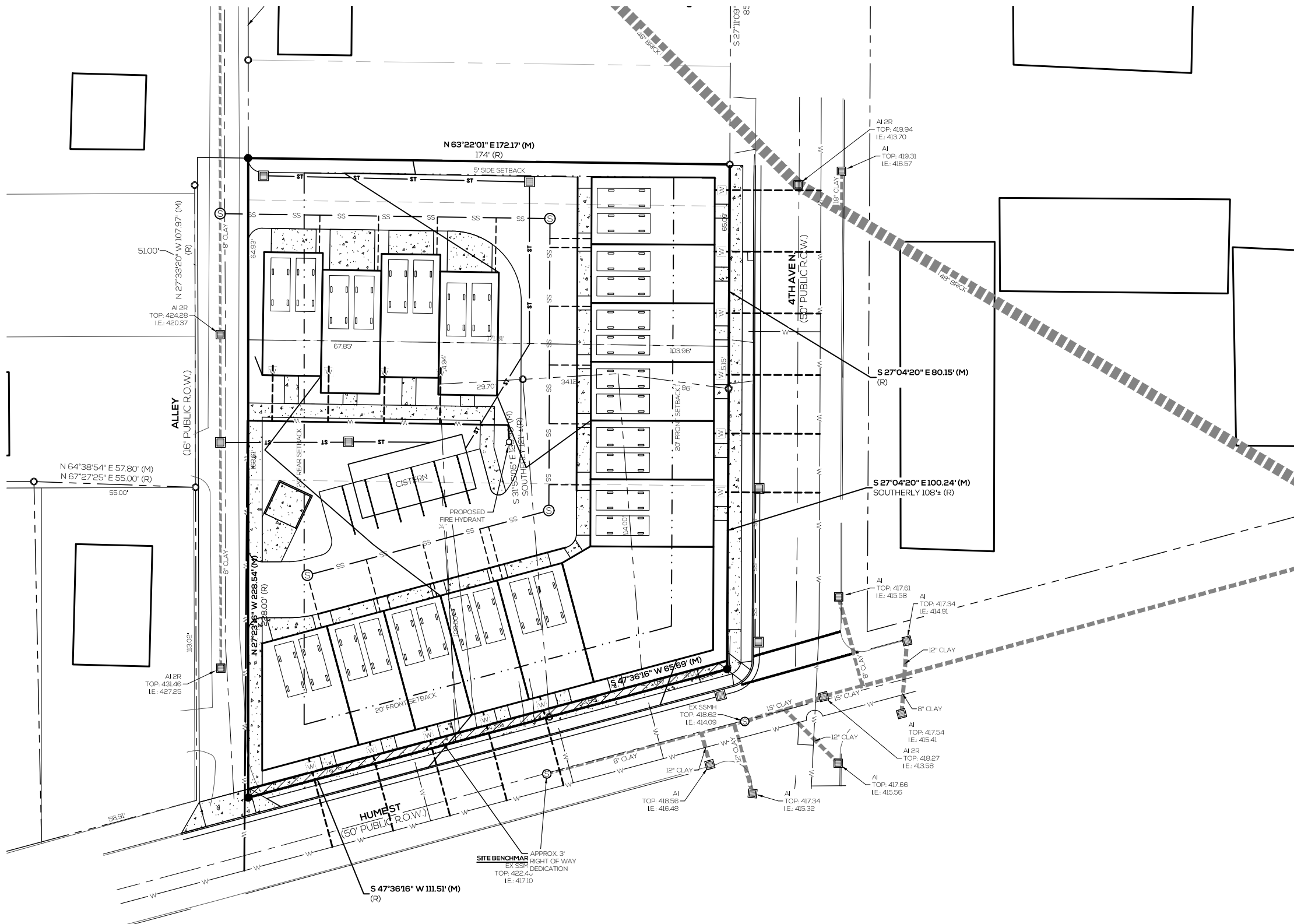
LAND PLANNING

PROJECT MANAGEMENT

COLLABORATIVE DESIGN + CREATIVE SOLUTIONS

5123 Virginia Way, Ste. A-21, Brentwood, TN 37027

615.915.2620 www.dcollinscbz



- GRADING & UTILITY PLAN NOTES:**
1. ALL UTILITY INFORMATION SHOWN IS TAKEN FROM MAPS PROVIDED BY RESPECTIVE UTILITY OR MUNICIPALITY.
 2. LID MEASURES WILL INCLUDE URBAN BIORETENTION AREAS AND A CISTERN.

GRADING, DRAINAGE, UTILITY PLAN

PRELIMINARY SPECIFIC PLAN

 4TH AVE N & HUME STREET - NASHVILLE, TENNESSEE 37208

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