

6124 ROBERTSON AVENUE SPECIFIC PLAN

CASE NUMBER 2017SP-004-001



**LOCATION MAP
EXISTING CONDITIONS**
(Not to Scale)

PURPOSE

Develop the property to align with the character of the West Nashville Community Plan. Remove the existing R6 and R8 zoning and replace with a single-family and multi-family residential housing development.

TOTAL SITE AREA

**54,720 SQ. FT. OR
1.26 ACRES**

OWNER/DEVELOPER

Richland South, LLC
749 Duncan Court
Brentwood, Tn 37027

EXISTING SITE DATA

Parcel 311
Metro Davidson County Parcel ID 09109031100
Robertson Ave. - unnumbered
Owner: Richland South, LLC
Instrument: QC-20170210 0014469
0.11 acres ZONED "R6"

Parcel 11
Metro Davidson County Parcel ID 09109001100
6124 Robertson Ave.
Owner: Richland South, LLC
Instrument: QC-20170210 0014469
0.69 acres ZONED "R8"

Parcel 12
Metro Davidson County Parcel ID 09109001200
6122 Robertson Ave.
Owner: Richland South, LLC
Instrument: QC-20170210 0014469
0.16 acres ZONED "R8"

Parcel 13
Metro Davidson County Parcel ID 09109001300
6120 Robertson Ave.
Owner: Richland South, LLC
Instrument: QC-20170210 0014469
0.30 acres ZONED "R8"

COUNCIL DISTRICT

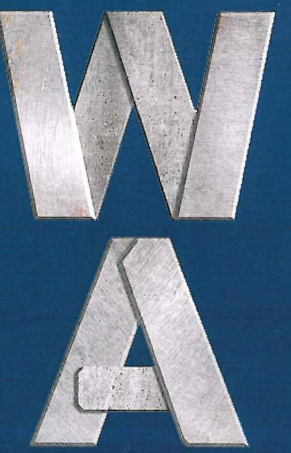
Metro Council District 20
Council Member: Mary Carolyn Roberts

PLANNING BY:

Mr. Duane Cuthbertson
1010 Acklen Avenue
Nashville, TN 37203
615.924-9618

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET - EXISTING CONDITIONS
2	SP SITE PLAN
3	SP UTILITIES AND DRAINAGE



**WAMBLE &
ASSOCIATES** P L L C

Civil Engineering
Land Surveying
Land Planning

40 Middleton Street
Nashville, TN 37210
615.251.9555



REVISIONS:
02/27/17 - revised layout
03/09/17 - revised layout
04/10/17 - revised owners

DATE: November 30, 2016

W&A NO.: 871-0316

**6124
ROBERTSON
AVENUE
SP PLAN**

**EXISTING
SHEET 1 OF 3**

6124 ROBERTSON AVENUE SPECIFIC PLAN

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TOTAL SITE AREA

54,720 SQ. FT. OR 1.26 ACRES

USES ALLOWED

Single-Family & Multi-Family Residential (to match RM-15 District)

BULK STANDARDS

Density: 15 units/1.26 acres = 11.9 units per acre

Maximum FAR: 85%

Setbacks:

Front: 10' Min. from 50' ROW Line

Side: 5' Min.

Rear: 20' Min.

Distance between Detached Buildings: 8' Min.

Height of Building: 3 stories (see elevations for detailed guidance)

Parking

2 spaces per unit (2-car garage) + 21 surface spaces = 51 Spaces Total

COUNCIL DISTRICT

Metro Council District 20

Council Member: Mary Carolyn Roberts

STANDARD SP NOTES

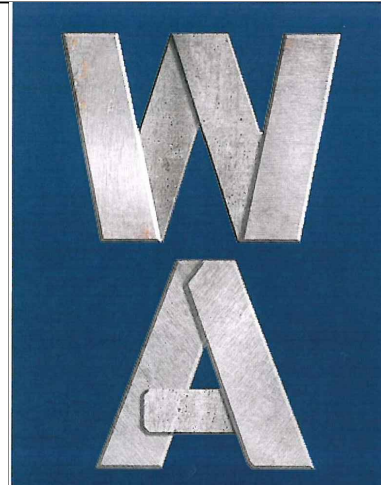
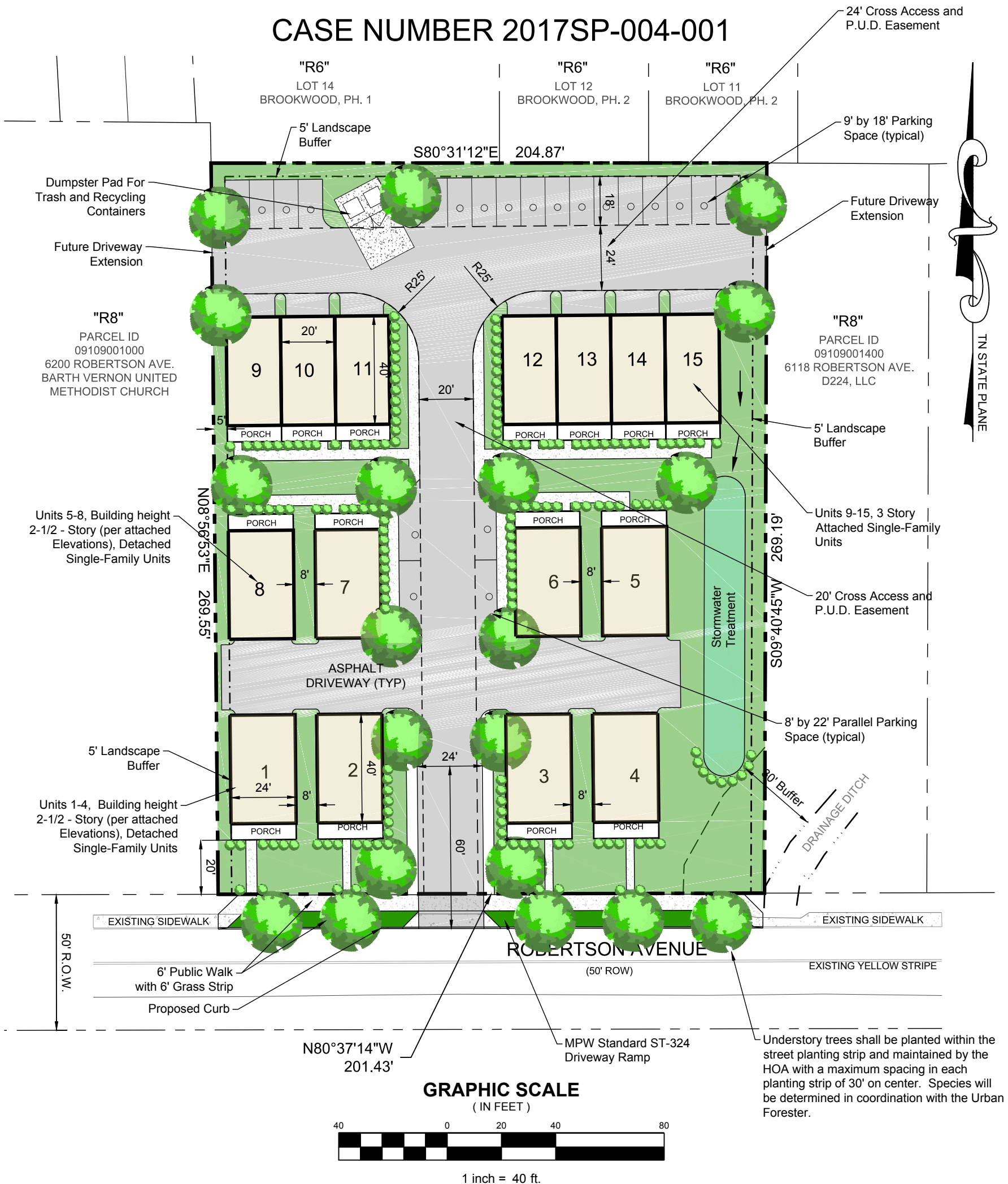
- The Purpose of this SP is to develop the property to align with the character of the West Nashville Community Plan. Remove the existing R6 and R8 zoning and replace with a single-family & multi-family residential housing development.
- All public sidewalks are to be constructed in conformance with Metro Public Works sidewalk design standards. 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 of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- Wheel chair accessible curb ramps, complying with applicable Metro Public Works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's office, prior to the issuance of a building permit.
- 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.
- If a development standard, not including permitted uses, is absent from the SP and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district for multi-family units as of the date of the applicable request or application. Uses are limited to the uses specified in the Council ordinance.
- Boundary and Topographic Information taken from a Boundary & Topographic Survey prepared by DBS & Associates Engineering, dated September 29, 2016.

LAND USE POLICY CONSISTENCY

The site is designated Urban Neighborhood Evolving (T4-NE) according to the West Nashville Community Plan. The proposed SP is consistent with the land use policy in that it enhances the neighborhood with an urban character in terms of building form and land use. The proposed townhomes are an ideal housing type that will increase the variety of housing available in the neighborhood. The proposed development improves the shape of the public realm by placing buildings closer and orienting them to Robertson Avenue. This SP will also improve the walking environment along its portion of Robertson Avenue by widening the sidewalk and planting trees along the walk so that the experience is enhanced. The SP further provides density along a major corridor within walking distance to a proposed Neighborhood Center and a major neighborhood park. The density will increase the viability of both of those community assets without creating a burden to the surrounding community.

ARCHITECTURAL STANDARDS

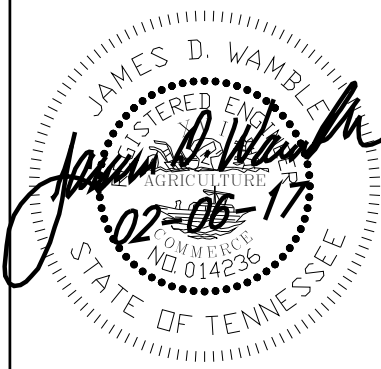
- Building facades fronting a street or common open landscaped space shall provide a minimum of one principal entrance and a minimum of 25% glazing.
- Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
- EIFS, Vinyl siding and Untreated wood shall be prohibited.
- Porches on front facades shall provide a minimum of six feet depth.
- Finished ground floors and porches shall be elevated a minimum of 18" and a maximum of 36" from the abutting average ground elevation for all units.
- All unit dimensions shown are approximate and my change with final architecture design.



WAMBLE & ASSOCIATES P.L.L.C.

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REVISIONS:	02/27/17 - revised layout
	03/09/17 - revised layout
	05/01/17 - revised layout
	05/18/17 - revised building heights

DATE: November 30, 2016

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6124 ROBERTSON AVENUE
SP PLAN

SITE PLAN
SHEET 2 OF 3

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GRAPHIC SCALE
(IN FEET)



1 inch = 40 ft.

WATER AND SEWER NOTES

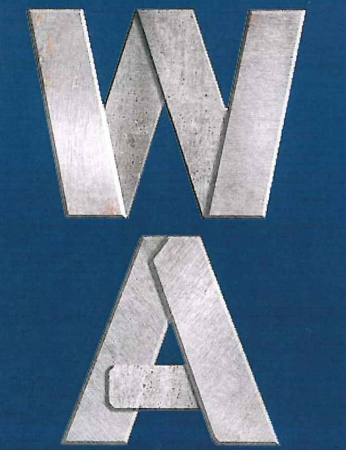
1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. All water meters shall be a minimum of 24" below finished grade and not to exceed a maximum of 28" below finished grade.
3. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
4. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
5. Individual water and/or sanitary sewer service lines are required for each unit.
6. Fire hydrants shall be located in such a manner that any portion of a building shall be no further than 500 feet from a fire hydrant as measured via a hard surface road - not a direct line from a hydrant. Locations that meet this requirement will be shown on Final Site Plans for approval by the Metro Fire Marshals Office.

STORMWATER NOTES

1. The proposed method for the collection, discharge and treatment of on-site stormwater will be primarily surface channels to convey the run-off to sub-surface structures that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual Volume 1 - Regulations.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 & approved by the Metropolitan Department of Water Services.
3. 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).
4. 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.
5. This property is located within an area designated as "Zone X", areas determined to be outside 500-year flood plain, as noted on Flood Insurance Rate Map Number 47037C0211F.
6. The 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.)
7. This drawing is for illustration purpose, as it pertains to stormwater, 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
8. Stormwater quality design to meet the current Volume 5 LID requirements.

PUBLIC WORKS NOTES

1. 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.
2. Existing and proposed utilities, signs, power poles, should be shown on the site plan and should not be located within the proposed sidewalk.



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**UTILITIES AND
DRAINAGE
SHEET 3 OF 3**