

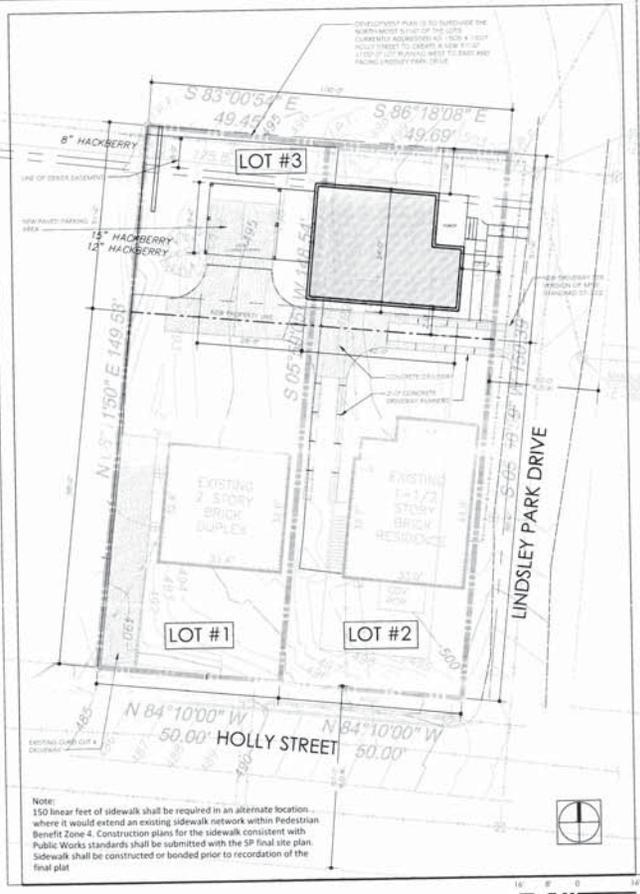
Preliminary Specific Plan

TAX MAP 83-09 PARCELS 453 & 454
NASHVILLE, DAVIDSON CO. TENNESSEE

Case No. 2014SP-087-001



EXISTING CONDITIONS SURVEY



PROPOSED LAYOUT



SITE VICINITY MAP

STANDARD SPECIFIC PLAN NOTES

1. THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A MAXIMUM OF FIVE DWELLING UNITS ON THREE LOTS.
2. COUNCIL DISTRICT 6 (PETER WESTERHOLM)
3. THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #47037C0236 F.
4. 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.
5. THIS DRAWING IS FOR ILLUSTRATIVE 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 UNENCOMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES TO THIS SITE.
7. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERTS IN METRO ROW IS 15' CMP).
8. THIS PROJECT MEETS THE CONDITIONS REQUIRED FOR A GRADING PERMIT EXEMPTION PER METRO STORMWATER ORDINANCE 3.5.2

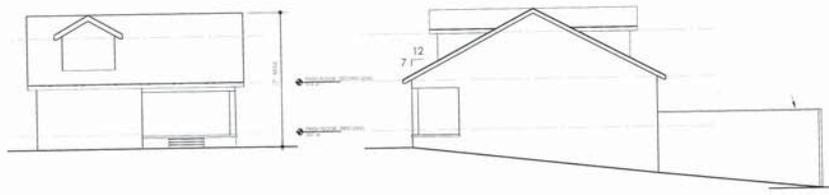
- A. ADDS LESS THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE (ADDS 2.00 SF OF IMPERVIOUS AREA)
- B. FILL MATERIAL CONTAINS ONLY INERT SOIL, ROCK, CONCRETE WITHOUT REBAR AND NO MORE THAN 24" IN LENGTH, AND/OR BRICK RUBBLE
- C. FILL IS NOT IN THE 100-YEAR FLOODPLAIN AND IS LESS THAN FIVE (5) FEET IN VERTICAL DEPTH AT ITS DEEPEST POINT AS MEASURED FROM THE NATURAL GROUND
- D. DOES NOT RESULT IN A TOTAL QUANTITY OF MORE THAN 100 CUBIC YARDS OF MATERIAL BEING REMOVED FROM, DEPOSITED ON, OR DISTURBED ON ANY LOT, PARCEL, OR SUBDIVISION THEREOF (DOES NOT INCLUDE CLEAN STONE BACKFILL PLACED BEHIND RETAINING WALL)
- E. DOES NOT IMPAIR EXISTING SURFACE STORMWATER MANAGEMENT SYSTEMS, CONSTITUTE A POTENTIAL EROSION HAZARD, OR ACT AS A SOURCE OF SEDIMENTATION ON ANY ADJACENT LAND OR WATER COURSE
- F. HAS NO FILL PLACED ON A SURFACE HAVING SLOPE STEEPER THAN FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (STEEPER SLOPES CAN BE ALLOWED IF JUSTIFIED BY CALCULATIONS FOR APPROPRIATE STABILIZATION MEASURES)
- G. HAS NO FINAL SLOPES STEEPER THAN (1) FOOT VERTICAL TO THREE (3) FEET HORIZONTAL (STEEPER SLOPES CAN BE ALLOWED IF JUSTIFIED BY CALCULATIONS FOR APPROPRIATE STABILIZATION MEASURES)
- H. HAS TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES APPLIED TO DENUDED AREAS WITHIN 15 DAYS OF DISTURBANCE
- I. DOES NOT CONTAIN HAZARDOUS SUBSTANCES
- J. IS NOT PARTIALLY OR TOTALLY IN A WATERSHED WITH OUTLET TO A SINKHOLE OR DRAINAGE WELL
- K. DOES NOT RESULT IN THE EXPOSURE OR DISTURBANCE OF MORE THAN 10,000 SQUARE FEET OF LAND
- 9. WATER SERVICES COMMENTS TO BE ADDRESSED BY THE FINAL SP IF NECESSARY:

- A. ENCROACHMENT EASEMENT AT MWS PUBLIC SEWER
- B. MINIMUM AMOUNT OF COVER (TYPICALLY 48 INCHES UNDER PAVED SURFACES, 30 INCHES UNDER UNPAVED) MUST BE LEFT ON TOP OF ALL PUBLIC SEWER.

LOT AREA TABLE

- LOT #1 is 4925 square feet or .11 acre
- LOT #2 is 4925 square feet or .11 acre
- LOT #3 is 5150 square feet or .12 acre

CONCEPT ELEVATIONS OF SINGLE-FAMILY DWELLING



SPECIFIC PLAN DEVELOPMENT SUMMARY

1. General Plan Consistency - The subject properties are located within the T4 Urban Neighborhood Maintenance Policy (T4 NM). T4 NM Policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will be characterized by their development pattern, building form, land use and associated public realm. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity. The proposed SP is consistent with the T4 NM policy. The proposed lot sizes are in character with properties at 1509, 1511, 1513 & 1515 Holly Street all of which are 50'-0" x 100'-0" or smaller. Also, the orientation of the new property facing Lindsley Park Drive will be consistent with 113 Lindsley Park Drive. The proposed set-backs will be in keeping with the other properties along the west side of Lindsley Park Drive. The use of this property and development matches the General Plan for One & Two Family Dwellings at medium density. This development is not affected by being in the Urban Zoning Overlay. This Preliminary development plan has been approved by the Metro Historic Zoning Commission - See attached. Final construction plans will require approval by Metro Historic Zoning Commission prior to SP final site plan approval.

2. Land Use Table - All land uses within this SP will be consistent with R-6 Zoning other than the minimum lot size.

Property Zoning	Use
Max Building Coverage	Lot 1: One and Two - Family Residential
Number of Units	Lot 2: One and Two - Family Residential
Max SF	Lot 3: Single Family Residential
Min Street, Rear, & Side Setback	R6 existing and SP-R proposed
Max Height	0-50
	Maximum of 5
	6-70
	To be Determined by MHZC with final site plan
	To be Determined by MHZC with final site plan

- 4. Parking & Access**
 - Lot 1 Existing driveway that is accessed from existing curb out to Holly Street
 - Lot 2 & 3 Existing curb out relocated to create 1 shared driveway from Lindsley Park Drive
- 5. Sidewalks are required.** Due to ROW constraints on Lindsley Park Drive, the applicant has requested construction in an alternate location to be approved by Public Works & the Planning Department prior to final site plan approval.

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Preliminary Specific Plan
Revised - 18 NOVEMBER 2014

REVISIONS

Revised per Comments	Date
1	DECEMBER 2014
15	DECEMBER 2014
26	DECEMBER 2014

PLANS, NOTES & PROJECT STANDARDS

SP100