



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**3000 Granny White Pike (3021 Leland Lane)**  
**April 18, 2012**

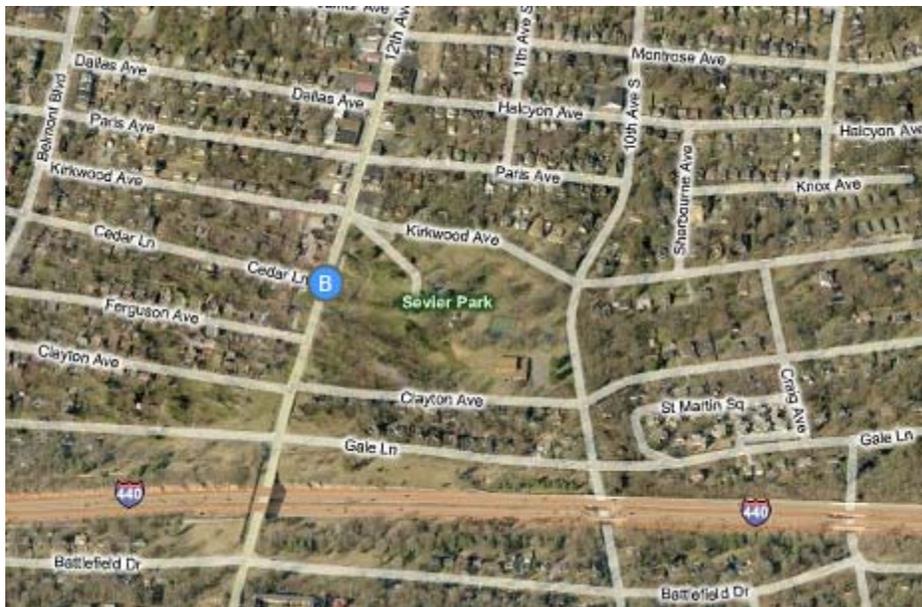
**Application:** Demolition and Infill  
**District:** Historic Landmark Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11805003000  
**Applicant:** Metro Board of Parks and Recreation  
**Project Lead:** Robin Zeigler, robin.zeigler@nashville.gov

<p><b>Description of Project:</b> This project is to demolish a 1963 community center and construct a contemporary community center in the same general location.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of demolition of the current community center and construction of a new community center, as the project meets all guidelines for demolition and new construction.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
--	--

**Vicinity Map:**



**Aerial Map:**



**Background:** Sunnyside and associated accessory buildings are the historic core of Sevier Park, a Metro-owned park bounded by Granny White Pike, Kirkwood Avenue, Clayton Avenue and Lealand Lane. The park also includes a brick veneer community center in the southwest corner, athletic fields, tennis courts, a playground and walking paths.

The historic home, known as Sunnyside, is currently the office of the Metro Historical Commission. Mary Childress Benton built it in about 1853. The land was originally part of a larger state of North Carolina grant given to Thomas Hardiman as a reward for participants in the Revolutionary War. The property changed hands several times before Mary Benton purchased about 38 acres of it in January 1852. By this time, a house of cedar logs existed on the present home site and was later incorporated into the current house.

In 1948, the property became Sevier Park. In 1954, a swimming pool (no longer extant) was added, and the community center was built in 1963. By 1985, the park had picnic shelters, a ball diamond, tennis courts, a playground, and a basketball court. The National Park Service listed Sunnyside in the National Register of Historic Places in 1974 and Metro Council designated the property as a Historic Landmark in 2004.

### **Applicable Design Guidelines:**

#### III.B. 1. Demolition is not appropriate.

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

#### 2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

#### II. Building Site

Some Historic Landmark Districts consist only of the historic building and the land immediately underneath it. Other landmark districts consist of a building *and* the landscape surrounding the landmark.

Often this landscape or *site* is an integral part of the landmark's importance and construction on or alteration of the site may have an impact on the landmark building itself. The following guidelines are intended for use when construction is proposed on a landmark site:

1. Features of the site that are important in defining the overall character of the landmark should be identified, retained, and preserved. Removal or radical change of site features which are important in defining the overall historic character of the landmark should be avoided.
2. Removal or relocation of buildings or landscape features which are historically related to the landmark shall be avoided.
3. Repair of deteriorated landscape or site features rather than replacement is encouraged where possible. Addition of conjectural landscape features which would create a false sense of historic development should not occur.
4. Construction of new buildings adjacent to the landmark building shall not detract from or diminish the value of the landmark itself. Standards 9 & 10 from the above guidelines address new construction and shall be applied when new buildings are proposed in a landmark district.
5. New or added exterior site features shall be placed so as not to detract from or diminish the value of the landmark itself.

*Signage and lighting should be appropriately scaled and styled to complement the historic landmark. Signage should be placed so as not to obscure architectural details.*

6. Site work including construction of parking and utility work shall be undertaken carefully so as not to disturb architectural or archaeological features of the landmark site.

*New parking should be placed to the rear of the landmark building to minimize adverse visual impact. Parking surface should be selected to minimize harm to the landscape surrounding the landmark. Excavation work should be carefully undertaken and care shall be used to properly record any archaeological materials encountered.*

### **Analysis and Findings:**

This project is to demolish the existing 1963 community center and construct a new community center with associated parking and vehicular entrance in the same general location at the corner of Clayton Avenue and Lealand Lane. The building will have major facades facing Clayton Avenue and Lealand Lane, with the primary entrance facing the interior of the park. The parking area will be to the left of the entrance with a new curb cut on Lealand Lane. The current curb cut at the corner of Clayton Avenue and Lealand Lane will be slightly reoriented for a walking path entrance.

**Demolition:** The period of significance for this site is 1853 to 1930, which encompasses the times when major alterations were made to Sunnyside. The community center was constructed in 1963, well outside of the period of significance. Because the current community center does not contribute to the site's historical and architectural character staff recommends approval of demolition as meeting section III.B.1 of the design guidelines.

## II. Building Site

The site around Sunnyside and its historic accessory buildings has been significantly altered over the years. The original homestead began as 38 acres and is now 20.35 acres. In addition, the property surrounding the buildings has had a park use for many years and includes park related structures. Staff finds that adding a new community center in the far south portion of the park, well away from the collection of historic structures, is appropriate and meets section II.1 and 2. of the design guidelines.

Guideline 3 requires that new construction not create a false sense of historic development. The planned building is of a contemporary design, and does not attempt to mimic the look of the historic building.

Guidelines 4 requires that a new building not detract from the landmark. In this case, the building is planned for an area far away from the historic collection of buildings. In addition, it sits behind and below Sunnyside. The project meets section II.4 and 5

An archaeological study was conducted in the 1980s and there is no evidence of archaeological features in this location. Construction is not expected to conflict with design guideline II.6.

Staff recommends approval of demolition of the current community center and construction of a new community center as the project meets all guidelines for demolition and new construction.



Lealand Lane façade.



Right and rear facades.



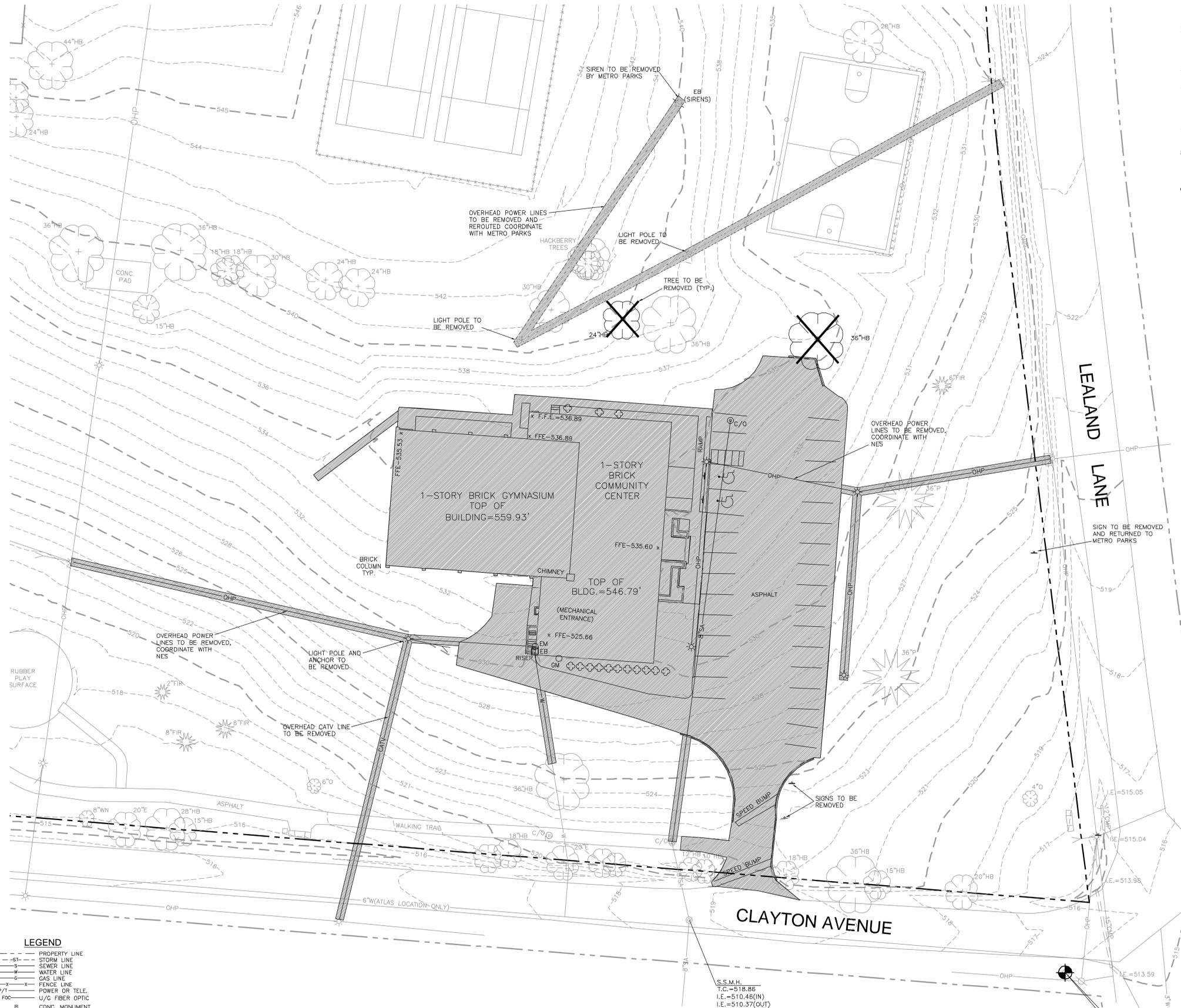
Tile mural on rear.



Clayton Avenue façade.



Current vehicular entrance that will become a walking path entrance.



**DEMOLITION NOTES:**

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE METRO PUBLIC WORKS DEPT., THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK WHICH MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR METRO PUBLIC WORKS DEPT. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS. ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
4. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND ITEMS OF CONSTRUCTION.
5. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING ALL AFFECTED UTILITIES PRIOR TO SUBMITTING HIS BID TO DETERMINE THE EXTENT TO WHICH UTILITY DISCONNECTIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF THE WORK FOR THE PROJECT. SOME UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS, WHILE SOME WORK MAY BE REQUIRED "AROUND" UTILITY FACILITIES THAT WILL REMAIN IN PLACE. IT IS UNDERSTOOD AND AGREED THAT THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DELAYS OR INCONVENIENCE CAUSED BY THE UTILITY ADJUSTMENT.

**UTILITY CONTACTS:**

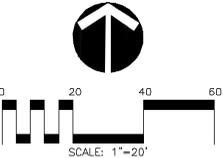
WATER & SEWER	METRO WATER AND SEWERAGE SERVICE (615) 862-4505
PUBLIC WORKS	METRO PUBLIC WORKS (615) 862-8700 PERMITS
ELECTRIC	NASHVILLE ELECTRIC SERVICE (615) 747-3045 MARTY ROCHELLE
GAS	PIEDMONT NATURAL GAS (615) 734-1753 LAMAR MORGAN
TELEPHONE	AT&T (615) 214-7337 DON CROHAN
CABLE	COMCAST (615) 244-7462

**LEGEND**

- PROPERTY LINE
- S- STORM LINE
- S- SEWER LINE
- W- WATER LINE
- G- GAS LINE
- X- FENCE LINE
- P- POWER OR TELE.
- U/C FOC- U/C FIBER OPTIC
- ⊙ CONC. MONUMENT
- ⊙ IRON PIN
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙/C/O CLEAN-OUT
- ⊙/GM GAS METER
- ⊙/EM ELECTRIC METER
- ⊙ CATCH BASIN
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙/HM YARD HYDRANT
- ⊙/EB ELECTRIC BOX
- ⊙/UT U/G TELEPHONE
- ⊙ GAS VALVE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ DOWN SPOUT

**NOTE:**  
SHADING DEPICTS AREA WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, WALLS, LIGHT POLES AND TREES ARE TO BE DEMOLISHED AND REMOVED.

IF YOU DIG TENNESSEE...  
CALL US FIRST!!  
1-800-351-1111  
1-615-365-9877  
TENNESSEE ONE CALL  
IT'S THE LAW



EOA ARCHITECTS PLLC  
400 FOURTH AVE. SOUTH  
NASHVILLE, TENNESSEE 37201  
p 615 . 242 .  
f 615 . 256 .  
www.eoa-architects.com

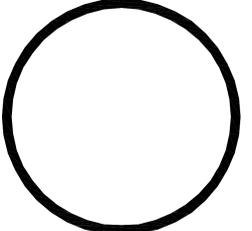
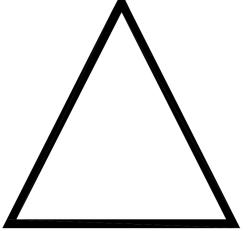
SEVIER PARK  
COMMUNITY  
CENTER  
3021 LEALAND LANE  
NASHVILLE, TN 37204



RAGAN • SMITH  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
RAGAN • SMITH • ASSOCIATES, INC.  
315 WOODLAND ST. P.O. BOX 6070 NASHVILLE, TN 37206  
(615) 244-8091 FAX (615) 244-6739 WWW.RAGANSMITH.COM

CONSTRUCTION  
DOCUMENTS

REVISIONS
DELTA



EXISTING CONDITIONS  
AND DEMOLITION PLAN  
C1.1  
JOB NO.11-043 WK. ORDER:9379  
MARCH 09, 2012



**EOA**  
ARCHITECTS  
*humanizing design*

EOA ARCHITECTS PLLC  
400 FOURTH AVE. SOUTH  
NASHVILLE, TENNESSEE 37201  
p 615 . 242 . 4004  
f 615 . 256 . 9805  
WWW.EOA-ARCHITECTS.COM

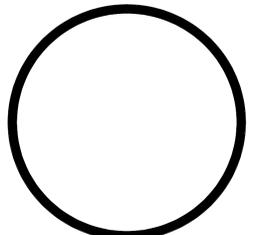
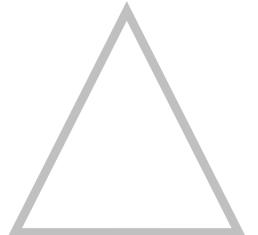
**SEVIER PARK COMMUNITY CENTER**

3021 LEALAND LANE  
NASHVILLE, TN 37204



90%  
CONSTRUCTION  
DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE

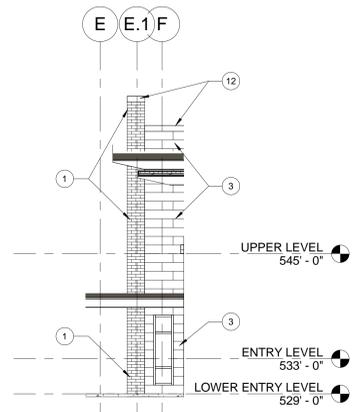


© EOA ARCHITECTS PLLC 2012

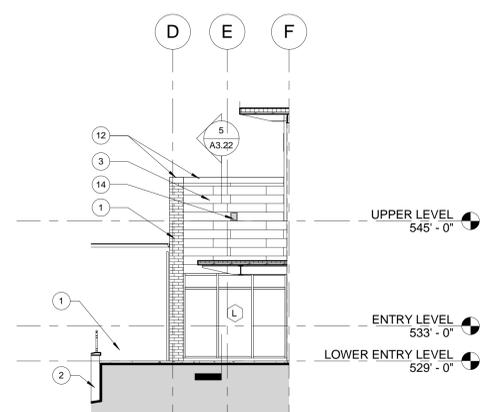
EXTERIOR ELEVATIONS

**A2.02**

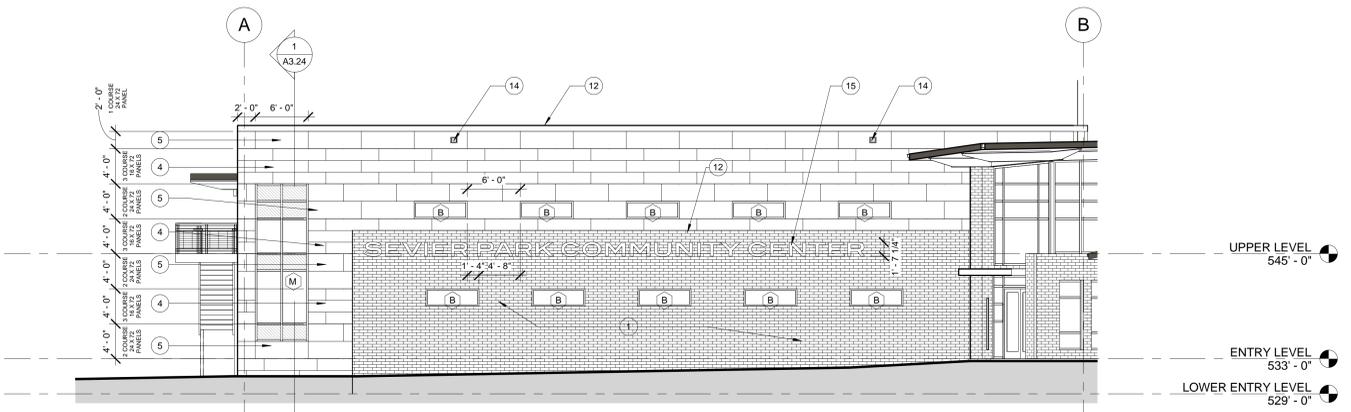
011.010.00  
30 MARCH 2012



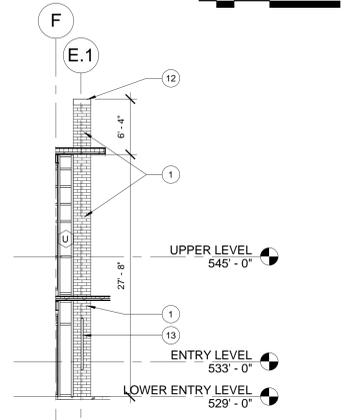
**8 NORTHWEST ELEVATION**



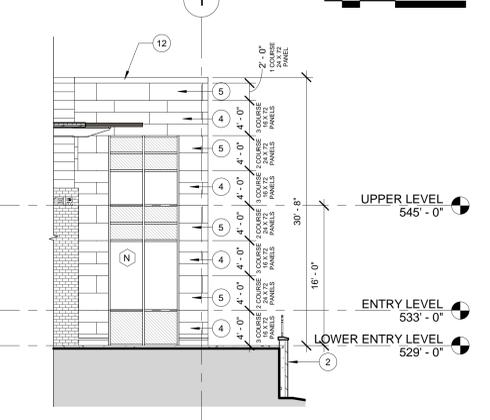
**6 GAME ROOM- SOUTHEAST ELEVATION**



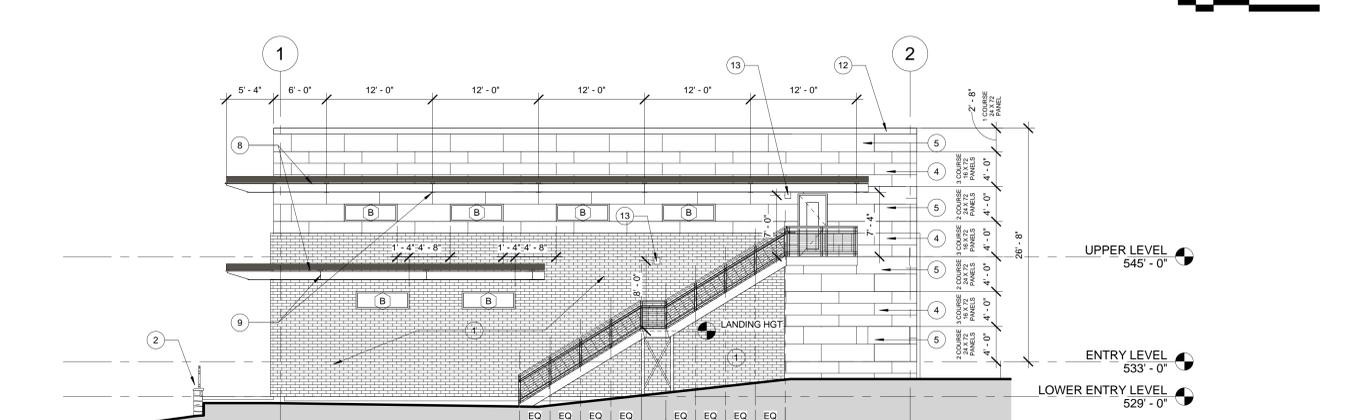
**3 GYMNASIUM - NORTH ELEVATION**



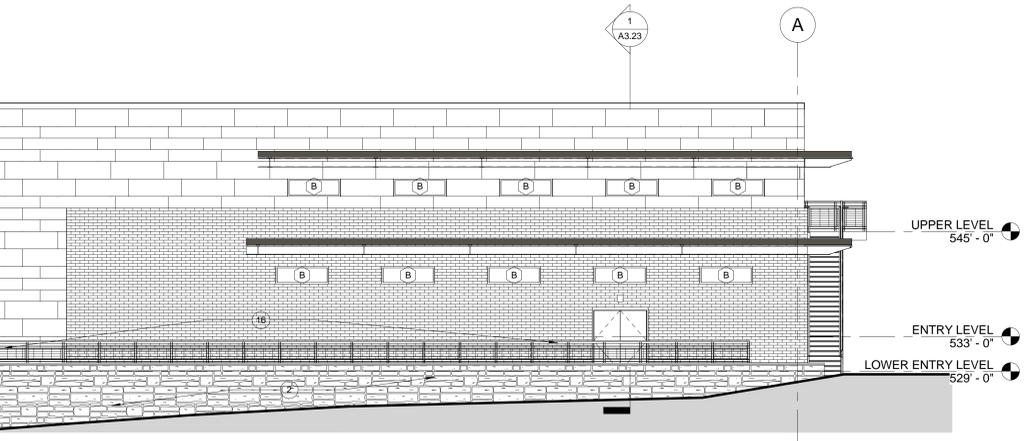
**7 SOUTHWEST ELEVATION**



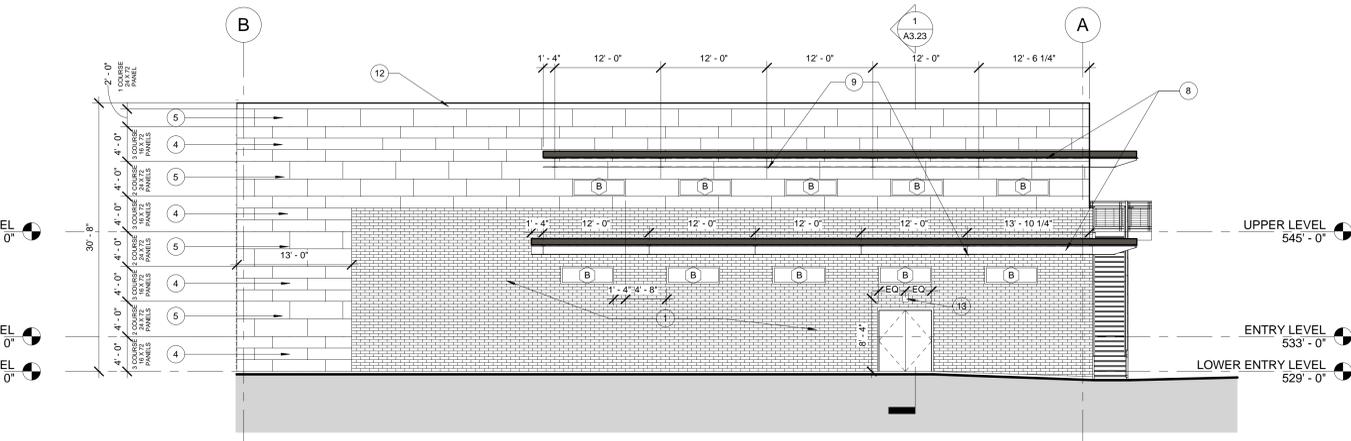
**5 GYMNASIUM WEST ELEVATION**



**2 GYMNASIUM- EAST ELEVATION**



**4 TERRACE WALL AT GYMNASIUM- SOUTH ELEVATION**



**1 GYMNASIUM- SOUTH ELEVATION**

EXTERIOR FINISHES KEYNOTE LEGEND

1 BRICK STYLE: DARK IRONSPOT VELOUR UTILITY SIZE: 3-5/8"W X 3-5/8"H X 11-5/8"L MANUFACTURER: ENDICOTT CLAY PRODUCTS GRADE: SW TYPE: FBX MORTAR COLOR: E-311; FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND	3 METAL PANEL STYLE: ANODIZED SIZE: 24"H X 72" L X 1-1/4"D MANUFACTURER: DRI-DESIGN COLOR: COPPER ANODIZED	5 METAL PANEL STYLE: ANODIZED SIZE: 24"H X 72" L X 1-1/4"D MANUFACTURER: DRI-DESIGN COLOR: COPPER ANODIZED	7 METAL DOWNSPOUTS COLOR: MATCH PT-6 (STEEL) SEE SPEC	9 STEEL BEAMS/ RAFTERS/ PURLINS COLOR: PT-6 (STEEL) SEE STRUCTURAL, SEE SPEC	11 TRANSLUCENT GLASS	13 EXTERIOR WALL SCIENCE SEE RCP AND ELEC.	15 EXTERIOR SIGNAGE- WALL MOUNTED LETTERING FONT: BLAIR TFC BOLD STAINLESS STEEL	17 GUTTER
2 STONE: STONES RIVER ASHLAR LIMESTONE SIZE: 3-5/8"W X VARIES 3-1/4" L MANUFACTURER: STONES RIVER MORTAR COLOR: X-10; FLAMINGO BRIXMENT OHIO RIVER MASONRY SAND	4 METAL PANEL STYLE: ANODIZED SIZE: 16"H X 72" L X 1-1/4"D MANUFACTURER: DRI-DESIGN COLOR: COPPER ANODIZED	6 BREAK METAL COLOR: MATCH PT-6 (STEEL) SEE SPEC	8 METAL CANOPY STYLE: ANODIZED COLOR: RED SEE SPEC	10 WOOD SOFFIT- SEE STRUCTURAL SEAL AT EXTERIOR	12 PARAPET COPING @ BRICK @ PANEL	14 OVERFLOW SCUPPERS	16 STEEL GUARDRAIL AT TERRACE, SEE DETAILS ON A/4.33	



**EOA**  
ARCHITECTS  
*humanizing design*

EOA ARCHITECTS PLLC  
400 FOURTH AVE. SOUTH  
NASHVILLE, TENNESSEE 37201  
p 615 . 242 . 4004  
f 615 . 256 . 9805  
WWW.EOA-ARCHITECTS.COM

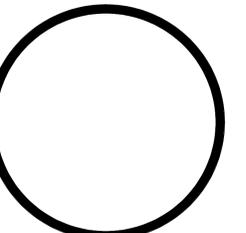
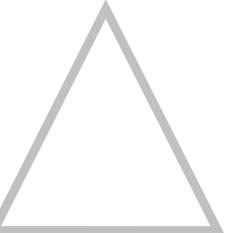
**SEVIER PARK  
COMMUNITY  
CENTER**

3021 LEALAND LANE  
NASHVILLE, TN 37204



90%  
CONSTRUCTION  
DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE



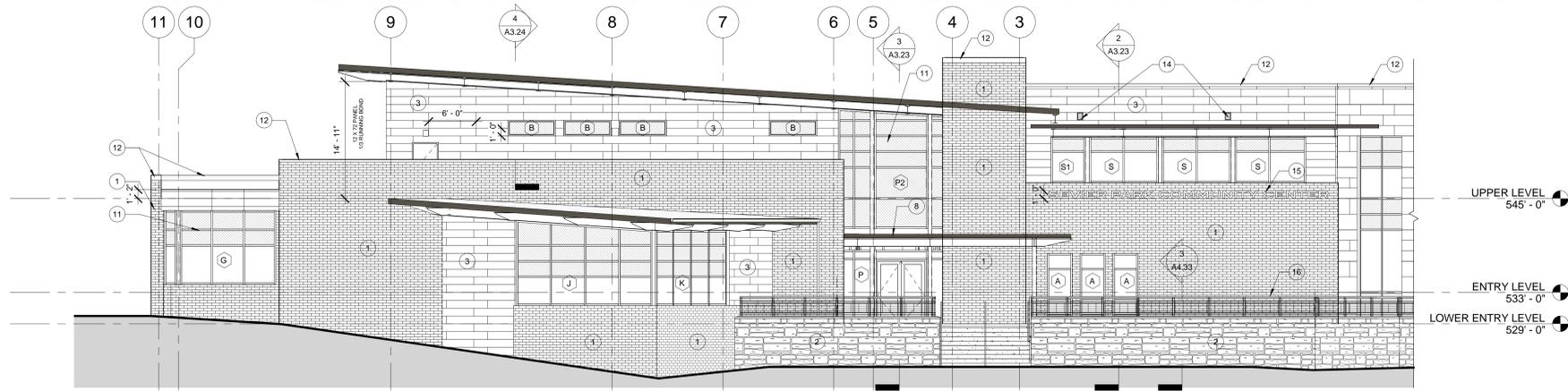
© EOA ARCHITECTS PLLC 2012

EXTERIOR ELEVATIONS

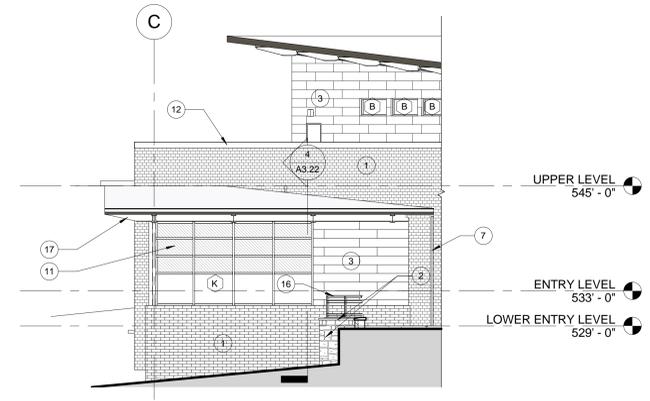
**A2.01**

011.010.00  
30 MARCH 2012

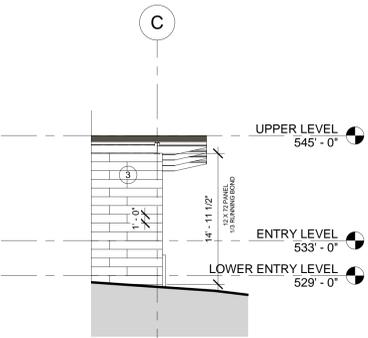
**12** SOUTHWEST BUILDING ELEVATION



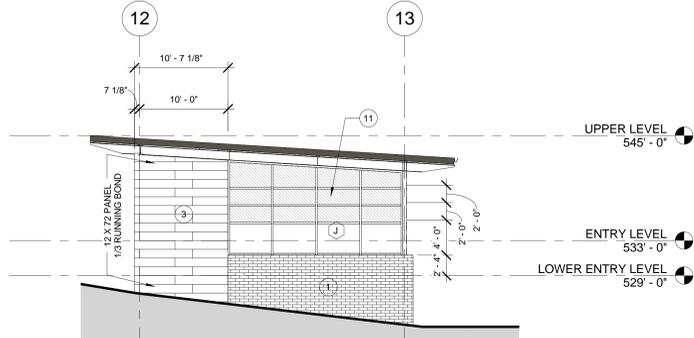
**11** GAME ROOM- SE ELEVATION



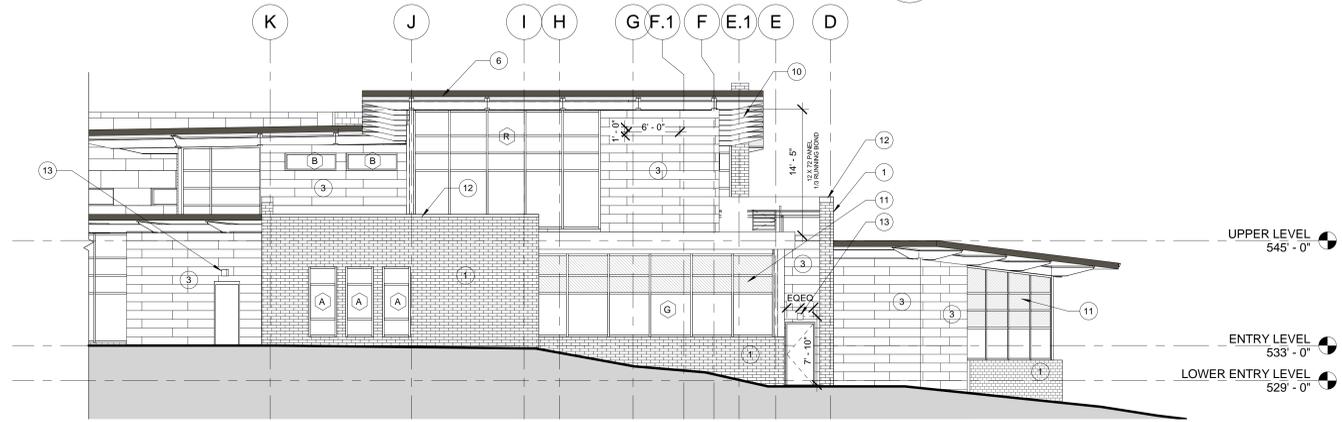
**10** GAME ROOM- NW ELEVATION



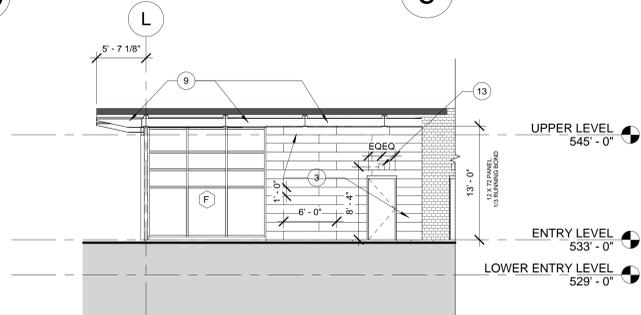
**9** GAME ROOM- SW ELEVATION



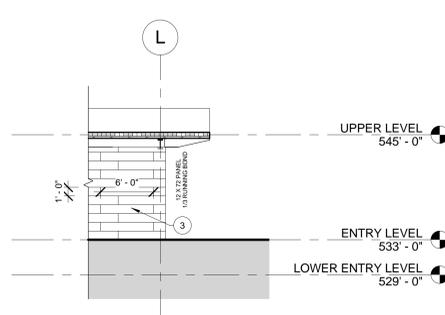
**8** FITNESS AND DANCE- NW ELEVATION



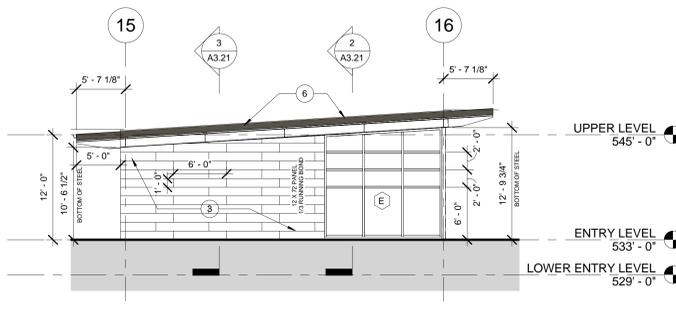
**7** MULTI-PURPOSE NW ELEVATION



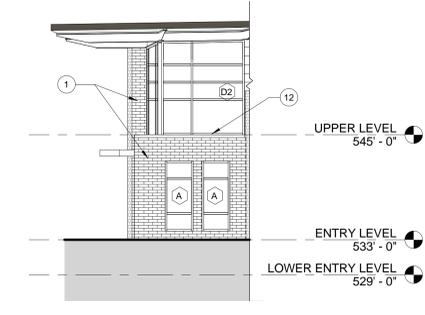
**6** MULTI-PURPOSE SE ELEVATION



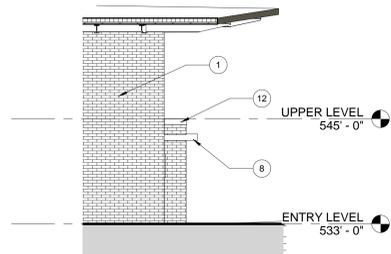
**5** MULTI-PURPOSE NORTHEAST ELEVATION



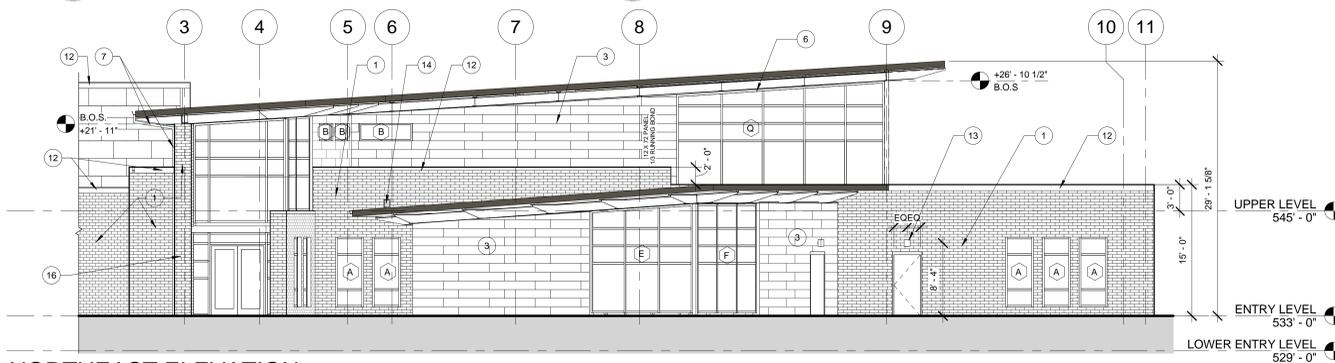
**4** MAIN ENTRY NORTHWEST ELEVATION



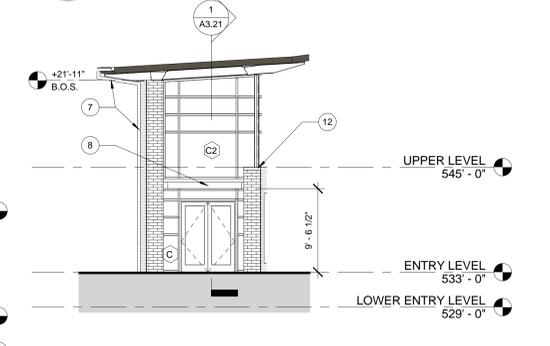
**3** MAIN ENTRY SOUTHEAST ELEVATION



**2** NORTHEAST ELEVATION



**1** MAIN ENTRY-NORTHEAST ELEVATION



EXTERIOR FINISHES KEYNOTE LEGEND

1 BRICK STYLE: DARK IRONSPOT VELOUR UTILITY SIZE: 3 5/8\" W X 3 5/8\" H X 11 5/8\" L MANUFACTURER: ENDICOTT CLAY PRODUCTS GRADE: SW TYPE: FBX MORTAR COLOR: E-311; FLAMINGO BRIXMONT OHIO RIVER MASONRY SAND	2 STONE: STONES RIVER ASHLAR LIMESTONE SIZE: 3 5/8\" W X 3 5/8\" H X 11 5/8\" L MANUFACTURER: STONES RIVER MORTAR COLOR: X-10; FLAMINGO BRIXMONT OHIO RIVER MASONRY SAND	3 METAL PANEL STYLE: ANODIZED SIZE: 12\" H X 72\" L X 1-1/4\" D MANUFACTURER: DRI-DESIGN COLOR: COPPER ANODIZED	4 METAL PANEL STYLE: ANODIZED SIZE: 16\" H X 72\" L X 1-1/4\" D MANUFACTURER: DRI-DESIGN COLOR: COPPER ANODIZED	5 METAL PANEL STYLE: ANODIZED SIZE: 24\" H X 72\" L X 1-1/4\" D MANUFACTURER: DRI-DESIGN COLOR: COPPER ANODIZED	6 BREAK METAL COLOR: MATCH PT-6 (STEEL) SEE SPEC	7 METAL DOWNSPOUTS COLOR: MATCH PT-6 (STEEL) SEE SPEC	8 METAL CANOPY COLOR: RED SEE SPEC	9 STEEL BEAMS/ RAFTERS/ PURLINS COLOR: PT-6 (STEEL) SEE STRUCTURAL, SEE SPEC	10 WOOD SOFFIT- SEE STRUCTURAL SEAL AT EXTERIOR.	11 TRANSLUCENT GLASS	12 PARAPET COPING @ BRICK @ PANEL:	13 EXTERIOR WALL SCONCE SEE RCP AND ELEC.	14 OVERFLOW SCUPPERS	15 EXTERIOR SIGNAGE- WALL MOUNTED LETTERING FONT: BLAIR ITO BOLD STAINLESS STEEL	16 STEEL GUARDRAIL AT TERRACE. SEE DETAILS ON A4.33	17 GUTTER
---	--	---	---	---	--	---	--	--	---	----------------------	--	--	----------------------	---	---	-----------

0' 4' 8' 16'



**EOA**  
ARCHITECTS  
*humanizing design*

EOA ARCHITECTS PLLC  
400 FOURTH AVE. SOUTH  
NASHVILLE, TENNESSEE 37201  
p 615 . 242 . 4004  
f 615 . 256 . 9805  
WWW.EOA-ARCHITECTS.COM

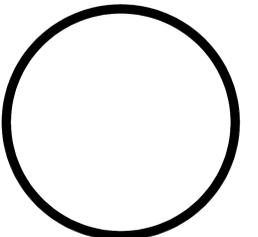
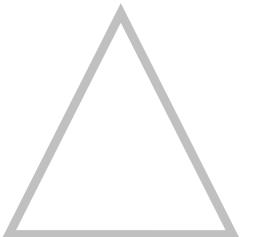
**SEVIER PARK  
COMMUNITY  
CENTER**

3021 LEALAND LANE  
NASHVILLE, TN 37204



**90%  
CONSTRUCTION  
DOCUMENTS**

REVISIONS		
DELTA	ISSUE	DATE

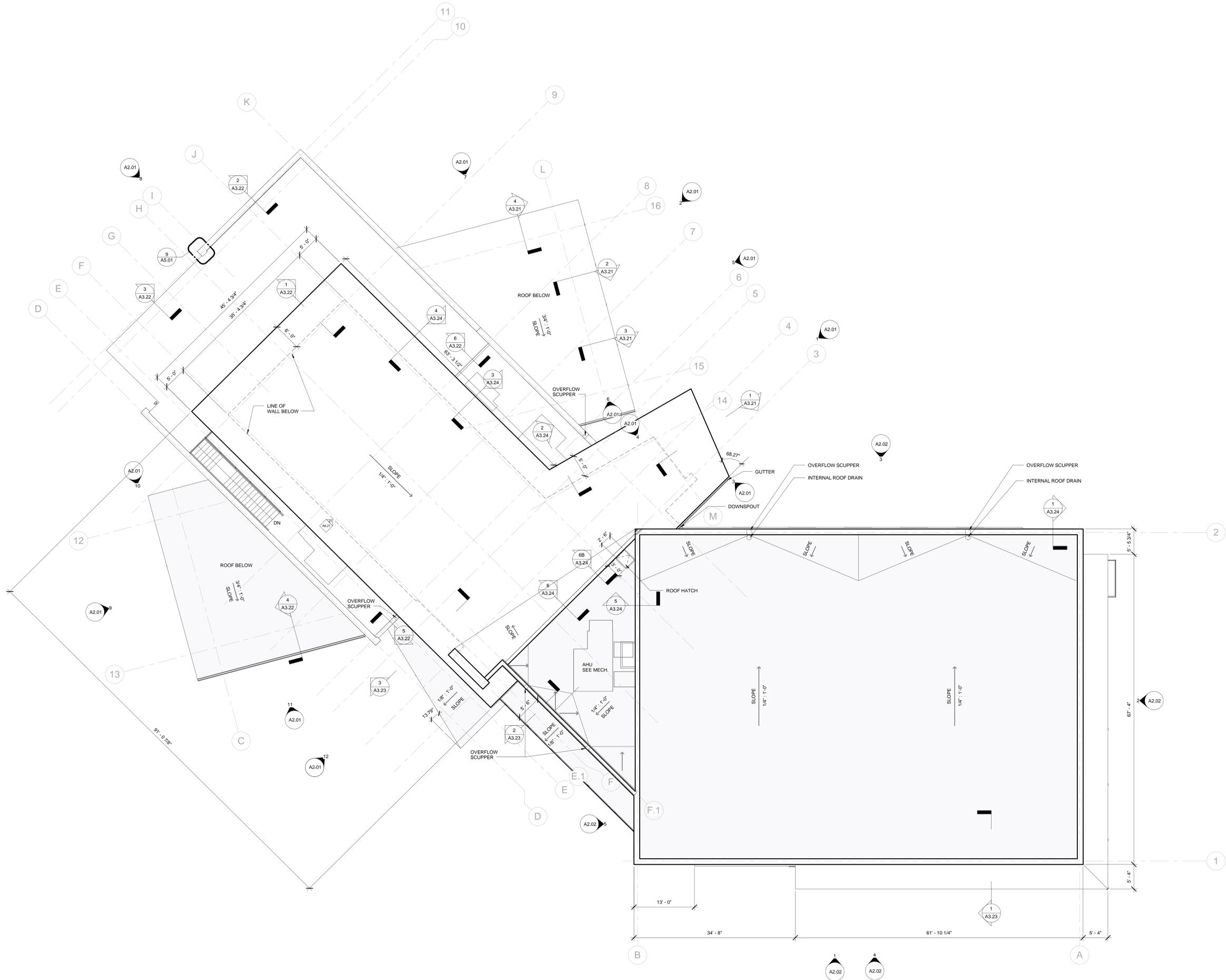


© EOA ARCHITECTS PLLC 2012

ROOF PLAN

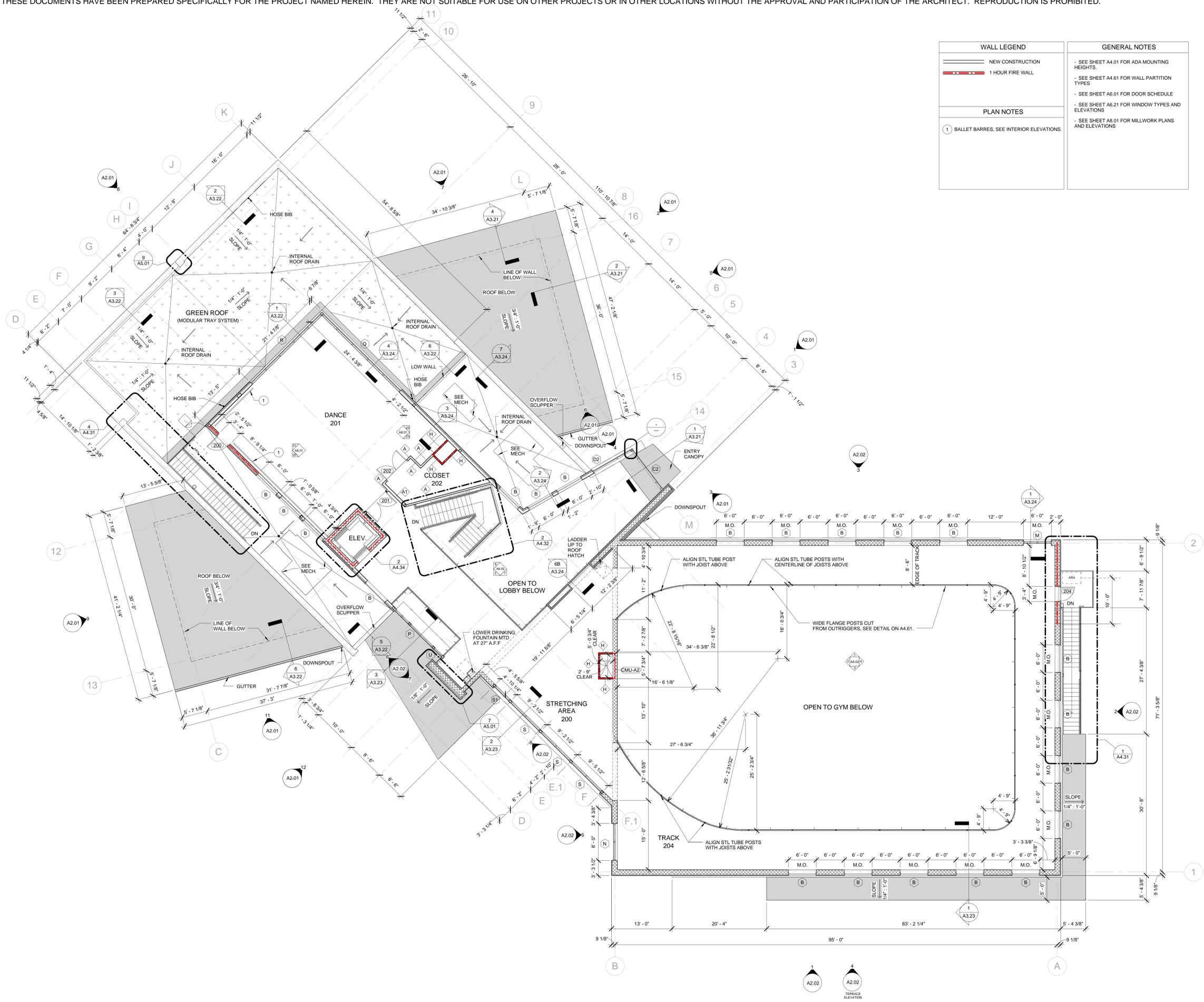
**A1.03**

011.010.00  
30 MARCH 2012



**1 ROOF PLAN**





WALL LEGEND	GENERAL NOTES
NEW CONSTRUCTION	- SEE SHEET A4.01 FOR ADA MOUNTING HEIGHTS.
1 HOUR FIRE WALL	- SEE SHEET A4.61 FOR WALL PARTITION TYPES
	- SEE SHEET A6.01 FOR DOOR SCHEDULE
	- SEE SHEET A6.21 FOR WINDOW TYPES AND ELEVATIONS
	- SEE SHEET A8.01 FOR MILLWORK PLANS AND ELEVATIONS
PLAN NOTES	
1 BALLET BARRES, SEE INTERIOR ELEVATIONS.	



EOA ARCHITECTS PLLC  
 400 FOURTH AVE. SOUTH  
 NASHVILLE, TENNESSEE 37201  
 p 615 . 242 . 4004  
 f 615 . 256 . 9805  
 WWW.EOA-ARCHITECTS.COM

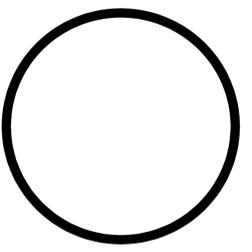
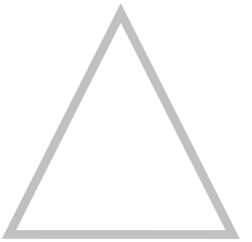
**SEVIER PARK COMMUNITY CENTER**

3021 LEALAND LANE  
 NASHVILLE, TN 37204



90%  
 CONSTRUCTION DOCUMENTS

REVISIONS		
DELTA	ISSUE	DATE



© EOA ARCHITECTS PLLC 2012

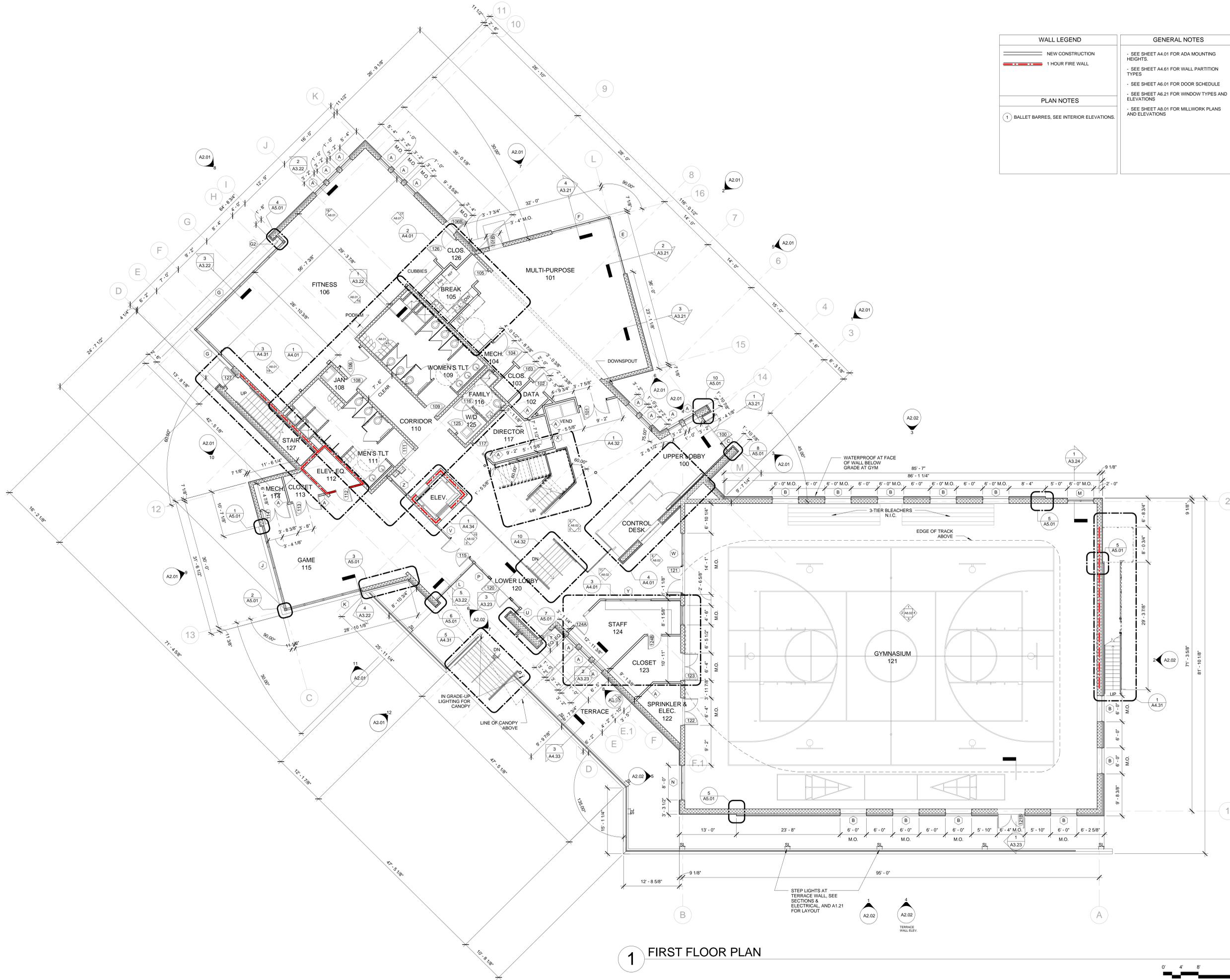
SECOND FLOOR PLAN

**A1.02**

011.010.00  
 30 MARCH 2012

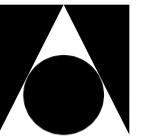
1 SECOND FLOOR PLAN





WALL LEGEND	GENERAL NOTES
NEW CONSTRUCTION 1 HOUR FIRE WALL	- SEE SHEET A4.01 FOR ADA MOUNTING HEIGHTS. - SEE SHEET A4.61 FOR WALL PARTITION TYPES - SEE SHEET A6.01 FOR DOOR SCHEDULE - SEE SHEET A6.21 FOR WINDOW TYPES AND ELEVATIONS - SEE SHEET A8.01 FOR MILLWORK PLANS AND ELEVATIONS
PLAN NOTES	
① BALLET BARRES, SEE INTERIOR ELEVATIONS.	

1 FIRST FLOOR PLAN



**EOA**  
ARCHITECTS  
*humanizing design*

EOA ARCHITECTS PLLC  
400 FOURTH AVE. SOUTH  
NASHVILLE, TENNESSEE 37201  
p 615 . 242 . 4004  
f 615 . 256 . 9805  
WWW.EOA-ARCHITECTS.COM

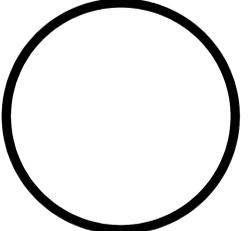
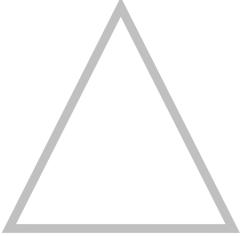
**SEVIER PARK  
COMMUNITY  
CENTER**

3021 LEALAND LANE  
NASHVILLE, TN 37204



**90%  
CONSTRUCTION  
DOCUMENTS**

REVISIONS		
DELTA	ISSUE	DATE

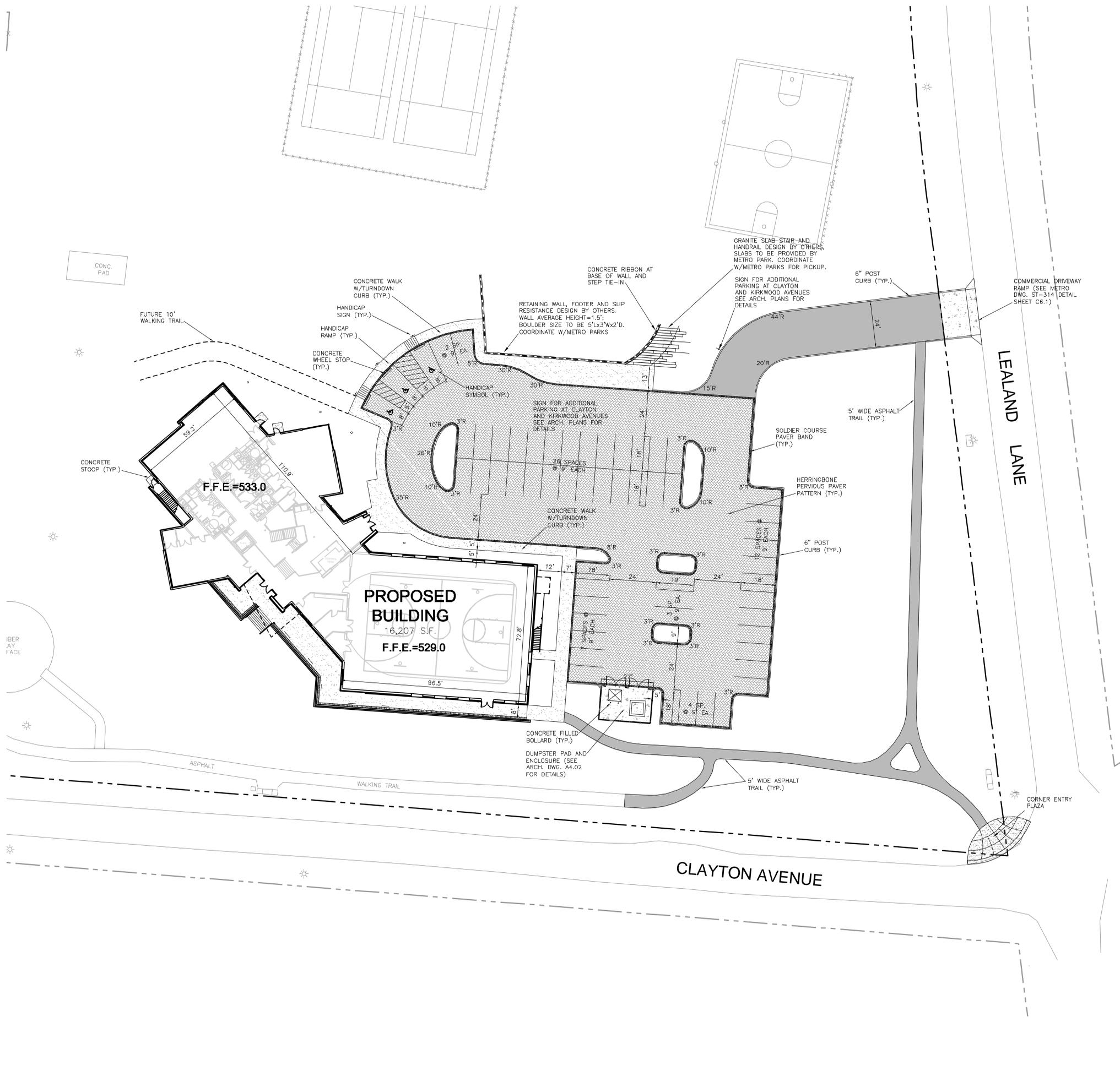


© EOA ARCHITECTS PLLC 2012

FIRST FLOOR PLAN

**A1.01**

011.010.00  
30 MARCH 2012



**SITE DATA:**

**PROPERTY INFORMATION:**  
 STREET ADDRESS: 3021 LEILAND LANE  
 NASHVILLE, TN 37204  
 COUNCIL DISTRICT: 17  
 TAX MAP: 118-05  
 PARCEL: 30  
 LOT SIZE: 20.35 AC.

**OWNER REPRESENTATIVE:**  
 MR. TIM NETSCH  
 METROPOLITAN PARKS AND RECREATION  
 511 OMAN STREET  
 NASHVILLE, TN 37203  
 (615) 862-8400  
 TIM.NETSCH@NASHVILLE.GOV

**ARCHITECT:**  
 MS. TRACEY FORD  
 EOA ARCHITECTS  
 400 FOURTH AVENUE SOUTH  
 NASHVILLE, TN 37201  
 (615) 242-4004  
 TFORD@EOA-ARCHITECTS.COM

**PROJECT ENGINEER:**  
 MR. BRAD SLAYDEN  
 RAGAN-SMITH & ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 BSLAYDEN@RAGANSMITH.COM

**PROJECT LANDSCAPE ARCHITECT:**  
 MR. GARY HAWKINS  
 HAWKINS PARTNERS, INC.  
 131 SECOND AVENUE NORTH, 3rd FLOOR  
 NASHVILLE, TN 37201  
 (615) 255-5218  
 G.HAWKINS@HAWKINSPARTNERS.COM

**ZONING INFORMATION:**  
 ZONING CLASSIFICATION: RB  
 ZONING OVERLAY: OV-U20, 2007Z-06DU-05  
 OV-HL, 2004Z-10BU

**BUILDING SETBACKS:**  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 20'

**PROJECT INFORMATION:**  
 EXISTING USE: PARK / RECREATIONAL AREA  
 ALLOWABLE BLDG. HEIGHT: 20' @ SETBACK LINE (2:1 CONTROL PLANE)  
 PROPOSED BLDG. HEIGHT: (2 STORIES)  
 PROPOSED BLDG. SQUARE FOOTAGE: 20,826 S.F.  
 ALLOWABLE FAR: 50%  
 PROPOSED PARKING PROVIDED: 54 SPACES  
 IMPERVIOUS SURFACE: 39,829 S.F. SURFACES  
 16,207 S.F. BUILDING FOOTPRINT  
 TOTAL 52,213 S.F.

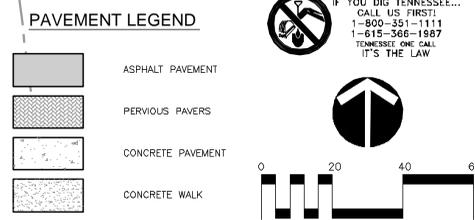
**ALLOWABLE ISR:**  
 GREEN SPACE REQUIREMENT: 20% MIN.

**SURVEY INFORMATION:**  
 BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY THORNTON & ASSOCIATES, INC. DATED AUGUST 17, 2011

**FLOOD INFORMATION:**  
 FEMA MAP #: 4703370331F  
 EFFECTIVE DATE: APRIL 20, 2001  
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703370331F, WITH AN EFFECTIVE DATE OF APRIL 20, 2001, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 47037, PANEL NO. 0331, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**GEOTECHNICAL INFORMATION:**  
 A GEOTECHNICAL STUDY WAS CONDUCTED ON THIS SITE BY KSWA DATED NOVEMBER 23, 2011. THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON THE DATA, CONCLUSIONS AND RECOMMENDATIONS OF THAT STUDY. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER, BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
  2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
  3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
  4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
  5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING STAKEOUT AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
  6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
  8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE DOOR LOCATIONS AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.



EOA ARCHITECTS PLLC  
 400 FOURTH AVE. SOUTH  
 NASHVILLE, TENNESSEE 37201  
 p 615.242.9906  
 f 615.242.2666  
 WWW.EOA-ARCHITECTS.COM

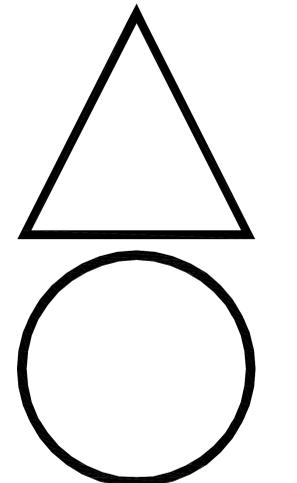
SEVIER PARK  
 COMMUNITY  
 CENTER  
 3021 LEILAND LANE  
 NASHVILLE, TN 37204



RAGAN-SMITH  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 RAGAN-SMITH-ASSOCIATES, INC.  
 315 WOODLAND ST., P.O. BOX 6070 NASHVILLE, TN 37206  
 (615) 244-8591 FAX (615) 244-6739 WWW.RAGANSMITH.COM

CONSTRUCTION  
 DOCUMENTS

REVISIONS
DELTA



©EOA ARCHITECTS PLLC 2009

**SITE LAYOUT  
 PLANS**

C2.1

JOB NO.11-043 WK. ORDER:9379  
 MARCH 09, 2012