

PRELIMINARY SPECIFIC PLAN CROLEYWOOD PARK

CROLEY DRIVE

Case No. 2015SP - 020 - 001

WEST NASHVILLE - DAVIDSON COUNTY - TENNESSEE

CROLEYWOOD PARK
Case No. 2015SP - 020 - 001

SPECIFIC PLAN NOTES



Vicinity Map
nts

PURPOSE AND INTENT: The purpose of this project is to create seven single family lots and fifteen townhomes on a transitional lot, transitioning from the RM20 Apartments adjacent to the project to the single family homes of the surrounding neighborhood.

DEVELOPMENT PLAN: The attached Preliminary Development Plan indicates, more specifically, the intent of this project.

EXISTING CONDITIONS: The two lots are residential lots that slope from Croley Dr. back to Charlotte Park.

APPLICABILITY TO THE GENERAL PLAN: Our moderate to high density plan has the connectivity desired and a mixture of housing options that is preferred in the T4 Urban Maintenance Area according to the West Nashville Community Plan 2009 (amended in 2014) and the 2012 Community Character Manual.

ALLOWABLE USES: Uses on this property will be residential only.

DEVELOPMENT STANDARDS: Building materials will be consistent with the neighborhood and will consist of hardy board, block, and brick.

COUNCIL DISTRICT: 20 - Buddy Baker

OWNERS OF RECORD: Goodson Family Trust & Martha Jean Goodson Et Vir

US FEMA FIRM: According to FIRM 47037CO194F & 47037CO213F this project lies in Zone X.

FOUNDATIONS: Raised foundations of 18"-36" are required for all residential buildings.

SHEET INDEX

Cover
Cp1.0 Preliminary Development Plan
(Preliminary SP Submittal Only)

DEVELOPER

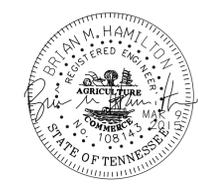
Q&A Holdings
1110 Paris Avenue
Nashville, TN 37204
615.210.8227
Ashley Quinn
Nick Alder

SITE CIVIL DESIGN

NC
Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
Brian Hamilton, PE
Brian@nashvillecivil.com



CROLEYWOOD PARK
Case No. 2015SP - 020 - 001
Plan Preparation Date: 15Jan15
Rev: 3Feb15
Rev: CP1 - 9Mar15
job#15300

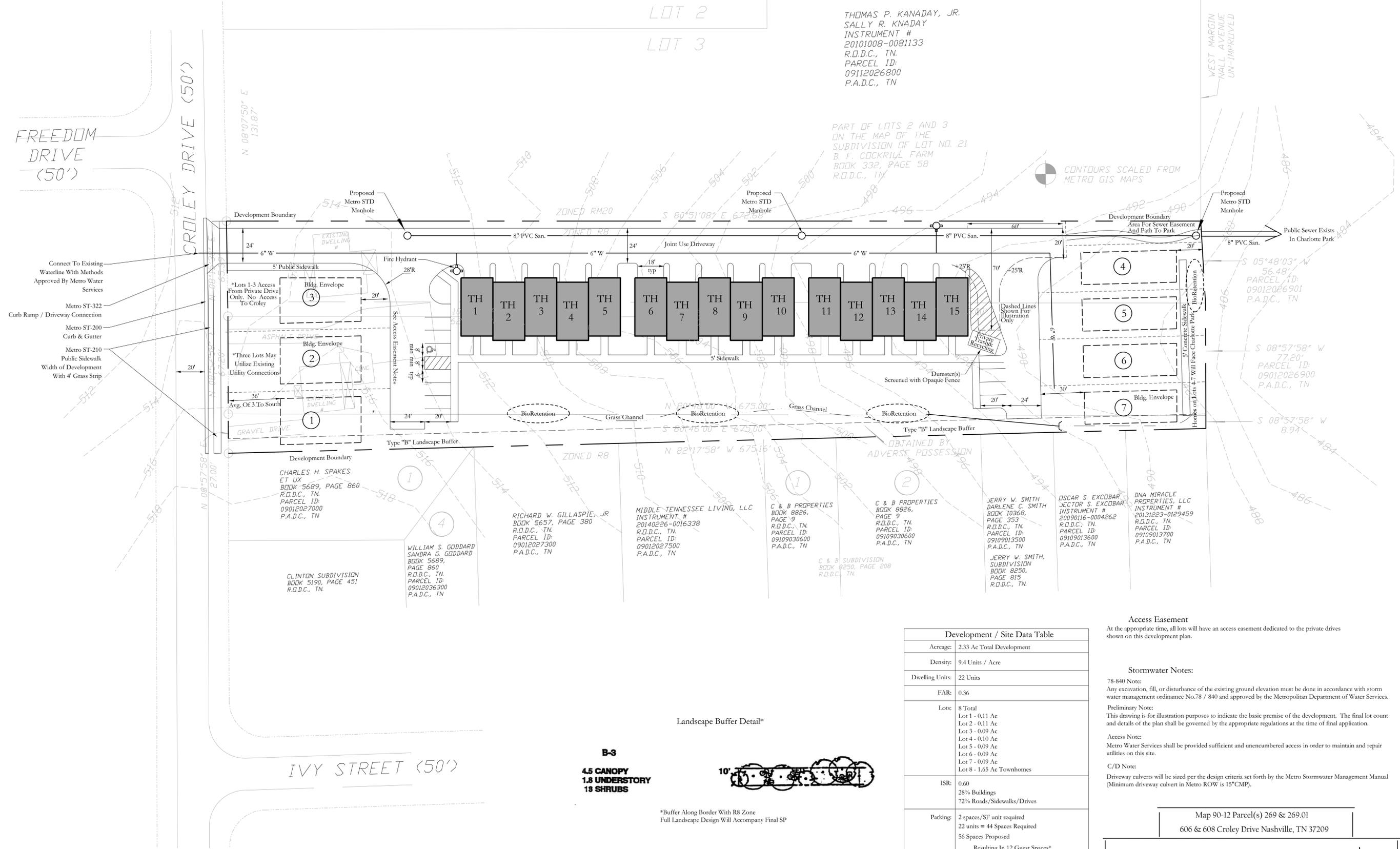


Case No. 2015SP - 020-001

Preliminary Development Plan
Croleywood Park
 606 & 608 Croley Drive
 Nashville, Tennessee

Project #:
 NC 15300
 Revisions:
 1 - 3Feb15 - Dept. Comments Addressed
 2 - 9Mar15 - App. Preliminary Planning Plan Noted
 Phase:
 Preliminary SP
 Date:
 15 Jan 2015
 Preliminary Development Plan

Cp1.0



THOMAS P. KNADAY, JR.
 SALLY R. KNADAY
 INSTRUMENT #
 20101008-0081133
 R.O.D.C., TN.
 PARCEL ID:
 09112026800
 P.A.D.C., TN

PART OF LOTS 2 AND 3
 ON THE MAP OF THE
 SUBDIVISION OF LOT NO. 21
 B. F. COCKRILL FARM
 BOOK 332, PAGE 58
 R.O.D.C., TN

CONTOURS SCALED FROM
 METRO GIS MAPS

Landscape Buffer Detail*



*Buffer Along Border With R8 Zone
 Full Landscape Design Will Accompany Final SP

Development / Site Data Table	
Acreage:	2.33 Ac Total Development
Density:	9.4 Units / Acre
Dwelling Units:	22 Units
FAR:	0.36
Lots:	8 Total Lot 1 - 0.11 Ac Lot 2 - 0.11 Ac Lot 3 - 0.09 Ac Lot 4 - 0.10 Ac Lot 5 - 0.09 Ac Lot 6 - 0.09 Ac Lot 7 - 0.09 Ac Lot 8 - 1.65 Ac Townhomes
ISR:	0.60 28% Buildings 72% Roads/Sidewalks/Drives
Parking:	2 spaces/SF unit required 22 units = 44 Spaces Required 56 Spaces Proposed Resulting In 12 Guest Spaces* <small>* 27% of required parking</small>
Uses:	Residential
Max Height:	3 Stories
Min Lot Size:	3,750 SF

Access Easement
 At the appropriate time, all lots will have an access easement dedicated to the private drives shown on this development plan.

Stormwater Notes:
 78-840 Note:
 Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No.78 / 840 and approved by the Metropolitan Department of Water Services.
 Preliminary Note:
 This drawing is for illustration 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.

Access Note:
 Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities on this site.

C/D Note:
 Driveway culverts will be sized per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

Map 90-12 Parcel(s) 269 & 269.01
 606 & 608 Croley Drive Nashville, TN 37209

Owner: Goodson Family Trust
 Developer: Q&A Holdings
 Engineer: Nashville Civil, LLC
 Brian Hamilton, PE
 615.353.9622
 brian@nashvillecivil.com

Graphic Scale: 30
 1" = 30'
 0 30 60