

# VILLERY PLACE

## PRELIMINARY SPECIFIC PLAN

### PARCEL IDENTIFICATION NUMBERS

08212002300

### SP NUMBER

2017SP-039-001

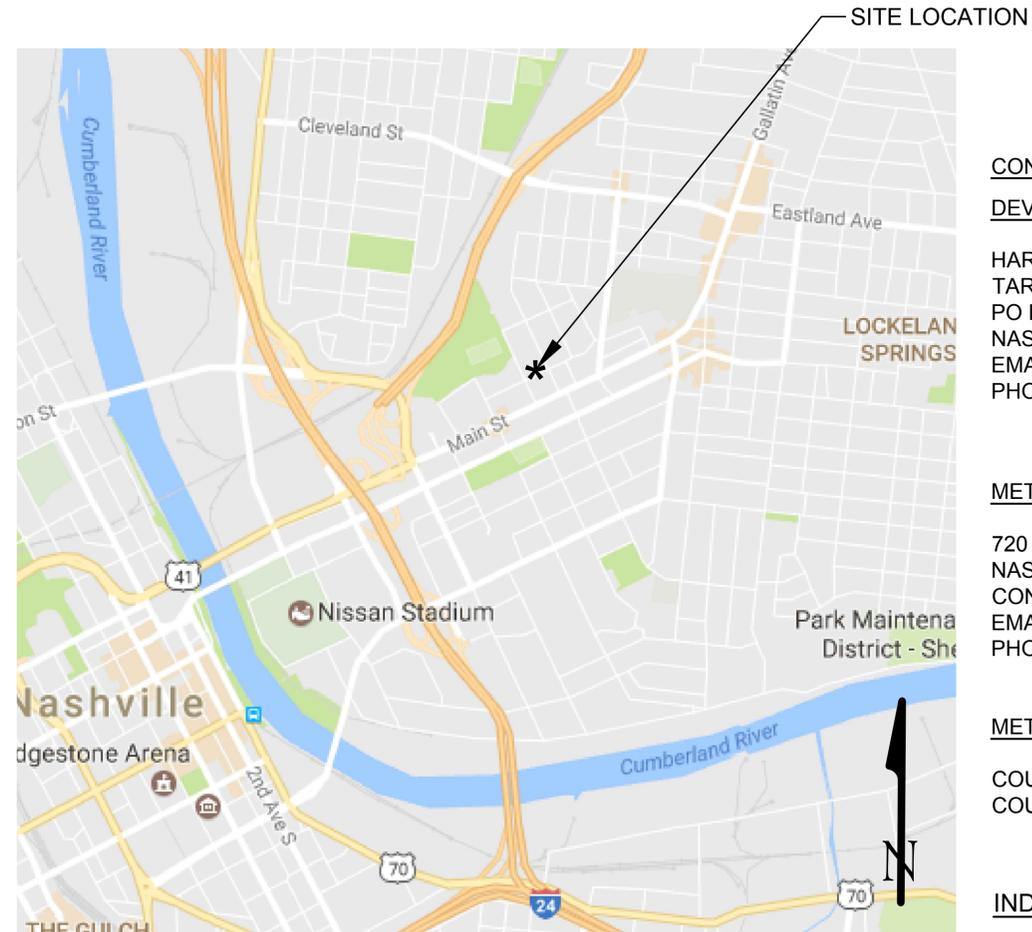
### GENERAL PLAN CONSISTENCY NOTE

THE PROPOSED SPECIFIC PLAN IS LOCATED WITHIN SUBAREA 5 OR THE EAST NASHVILLE COMMUNITY PLAN. THE SPECIFIC PROPERTY IS TRANSECT T4 NE URBAN NEIGHBORHOOD EVOLVING ("T4 NE"). T4 NE IS INTENDED TO CREATE AND ENHANCE URBAN RESIDENTIAL NEIGHBORHOODS THAT PROVIDE MORE HOUSING CHOICES, IMPROVED PEDESTRIAN, BICYCLE, AND VEHICULAR CONNECTIVITY, AND MODERATE TO HIGH DENSITY DEVELOPMENT PATTERNS WITH SHALLOW SETBACKS AND MINIMAL SPACING BETWEEN BUILDINGS.

AS PROPOSED, THIS SPECIFIC PLAN PROPOSES THE RESIDENTIAL DENSITY OF 30 UNITS PER ACRE THROUGH THE S.F. DWELLINGS AS SHOWN. THE SPECIFIC PLAN EXEMPLIFIES T4 NE POLICY BY PROVIDING HOUSING CHOICES, WHILE PROMOTING HIGH LEVELS OF CONNECTIVITY WITH COMPLETE STREET NETWORKS, SIDEWALKS, BIKEWAYS, AND EXISTING OR PLANNED MASS TRANSIT.

### NOTES:

1. THE PURPOSE OF THIS SP IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A SIX (6) UNIT MULTIFAMILY (SINGLE FAMILY DWELLINGS) PROJECT AS PRESENTED IN THESE PLANS.
2. 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.
3. 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 RM40 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
4. 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.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
6. FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: <http://www.ada.gov/> U.S. JUSTICE DEPT.: [http://www.justice.gov/crt/housing/fairhousing/about\\_fairhousingact.htm](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)



VICINITY MAP

PREPARED BY:  
Stone + Howorth, PLC  
2737 Larmon Drive  
Nashville, TN 37204

### SITE LOCATION

### CONTACTS:

#### DEVELOPER:

HART-LOVE ENTERPRISES  
TARRICK LOVE  
PO BOX 282036  
NASHVILLE, TN 37228  
EMAIL: [tarrick@hartlovebuilders.com](mailto:tarrick@hartlovebuilders.com)  
PHONE: 615-942-8196

#### ENGINEER:

STONE & HOWORTH, PLC  
2737 LARMON DRIVE  
NASHVILLE, TN, 37204  
CONTACT: TRIPP SMITH  
EMAIL: [tripp@stonehoworth.com](mailto:tripp@stonehoworth.com)  
PHONE: (615) 645-1560

#### METRO PUBLIC WORKS:

720 SOUTH 5TH STREET  
NASHVILLE, TN 37206  
CONTACT: RORY ROWAN  
EMAIL: [rory.rowan@nashville.gov](mailto:rory.rowan@nashville.gov)  
PHONE: (615) 862-8782

#### MWS - STORMWATER:

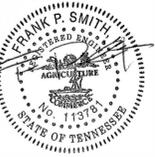
800 2ND AVE S  
NASHVILLE, TN 37210  
CONTACT: STEVE MISHU, PE  
EMAIL: [steve.mishu@nashville.gov](mailto:steve.mishu@nashville.gov)  
PHONE: (615) 252-4780

#### METRO COUNCIL

COUNCIL DISTRICT: 05  
COUNCIL MEMBER: SCOTT DAVIS

#### INDEX OF DRAWINGS

- C0.0 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 PRELIMINARY SITE LAYOUT
- C3.0 PRELIMINARY UTILITY & DRAINAGE PLAN
- L1.0 LANDSCAPE PLAN



### VILLERY PLACE

106 N 8TH ST  
NASHVILLE, TENNESSEE

SHEET TITLE:  
COVER SHEET

STONE + HOWORTH  
ENGINEERING • DESIGN • CONSULTING  
2737 LARMON DRIVE  
NASHVILLE, TN 37204  
TEL: 615.645.1560

DATE: APRIL 19, 2017

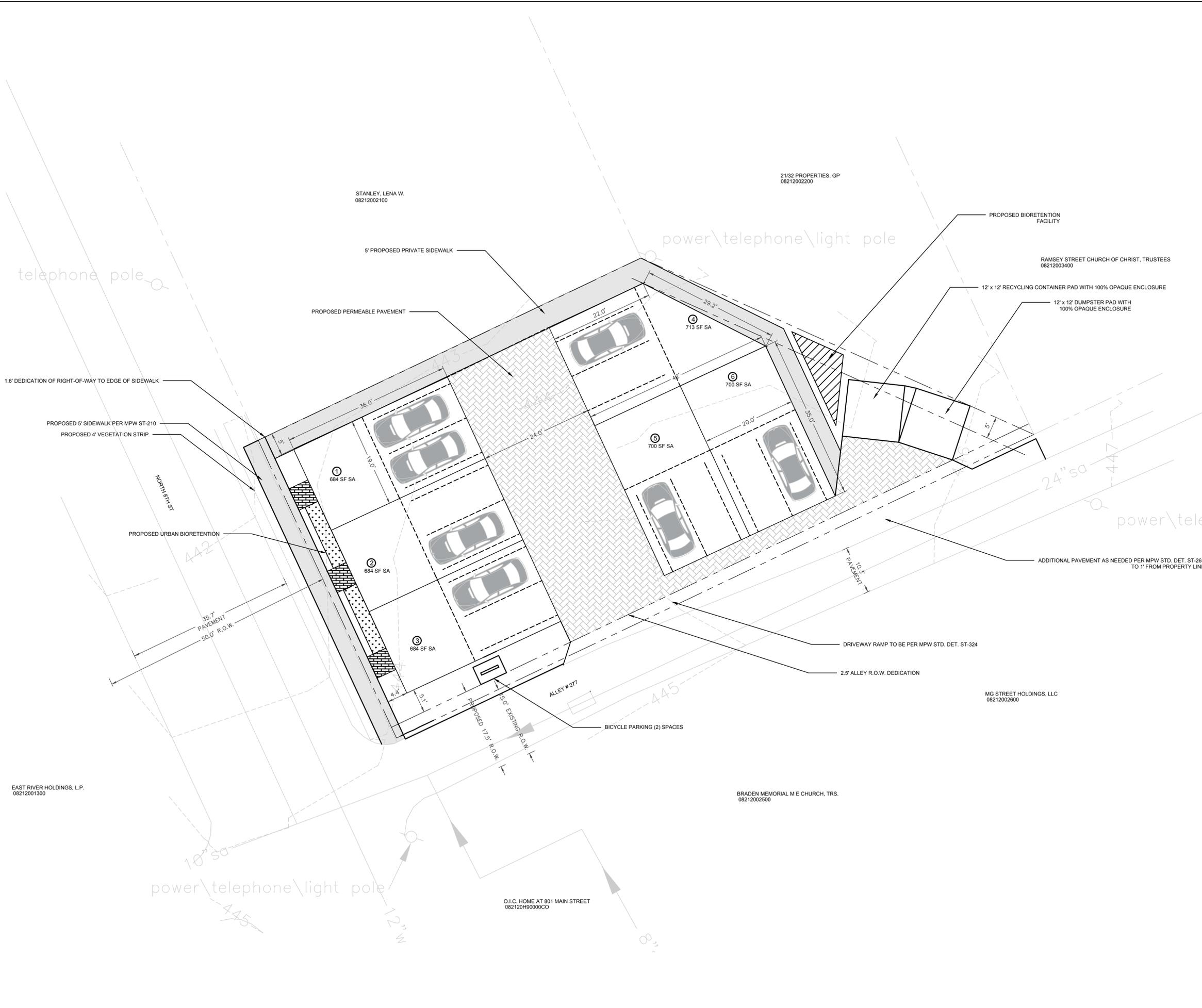
SCALE: NOT TO SCALE

DRAWN BY: C.BIRDWELL

SHEET NUMBER:

# C0.0





**SPECIFIC PLAN DEVELOPMENT SUMMARY:**

**SITE INFORMATION**

PARCEL NUMBER: 08212002300  
 COUNCIL DISTRICT: 05  
 COUNCIL MEMBER: SCOTT DAVIS  
 OWNER: MELBA JACKSON  
 ADDRESS: 106 N 8TH ST  
 CITY, STATE: NASHVILLE, TN  
 SP NAME: VILLERY PLACE  
 SP NUMBER: 2017SP-039-001  
 EXISTING ZONING: RM20  
 APPLICANT: STONE & HOWORTH, PLC  
 ADDRESS: 2737 LARMON DRIVE  
 CITY, STATE: NASHVILLE, TN 37204  
 PHONE NO.: 615-645-1560  
 FAX NO.:  
 CONTACT NAME: TRIPP SMITH  
 EMAIL ADDRESS: tripp@stonehoworth.com  
 FEMA MAP: NOT IN FLOOD ZONE  
 47037C0242H (APRIL 5, 2017)

**SITE DATA**

LAND USE: MULTI-FAMILY RESIDENTIAL  
 ACREAGE: 0.2  
 DENSITY: 30 UNITS/ACRE  
 NUMBER OF UNITS: 6  
 MAX BUILDING HEIGHT: 45  
 BUILDING AREA: 12,495  
 BUILDING SURFACE AREA: 4165  
 FLOOR AREA RATIO: 1.43  
 IMP SURFACE RATIO: 0.57  
 PARKING  
 REQUIRED: 9  
 RESIDENTIAL UZO: 1.5 STALLS/UNIT  
 PROPOSED: 12 GARAGE STALLS (2/UNIT)

**NOTES:**

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) 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 SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- 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.



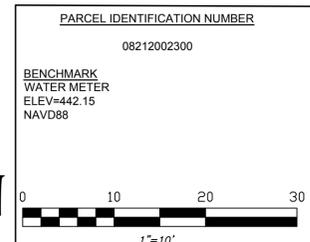
**VILLERY PLACE**  
 106 N 8TH ST  
 NASHVILLE, TENNESSEE

SHEET TITLE:  
**PRELIMINARY SITE LAYOUT**

**STONE + HOWORTH**  
 ENGINEERING • DESIGN • CONSULTING  
 2737 LARMON DRIVE  
 NASHVILLE, TN 37204  
 TEL: 615.645.1560

DATE: APRIL 19, 2017  
 SCALE: 1" = 10'  
 DRAWN BY: C. BIRDWELL  
 SHEET NUMBER:

**C2.0**



**PRELIMINARY STORMWATER:**

**PREDEVELOPMENT**

TOTAL SITE AREA: 0.20 ACRES  
 IMPERVIOUS AREA: 0.04 ACRES  
 PERVIOUS AREA: 0.16 ACRES  
 SITE CN: 51

**POST-DEVELOPMENT**

TOTAL SITE AREA: 0.20 ACRES  
 IMPERVIOUS AREA: 0.11 ACRES  
 PERVIOUS AREA: 0.09 ACRES  
 LANDSCAPE:

**STORMWATER NOTES**

FINAL DESIGN OF BIORETENTION FACILITY, PERMEABLE PAVEMENT, AND URBAN BIORETENTION AREAS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF METRO WATER SERVICES - STORM WATER DIVISION.

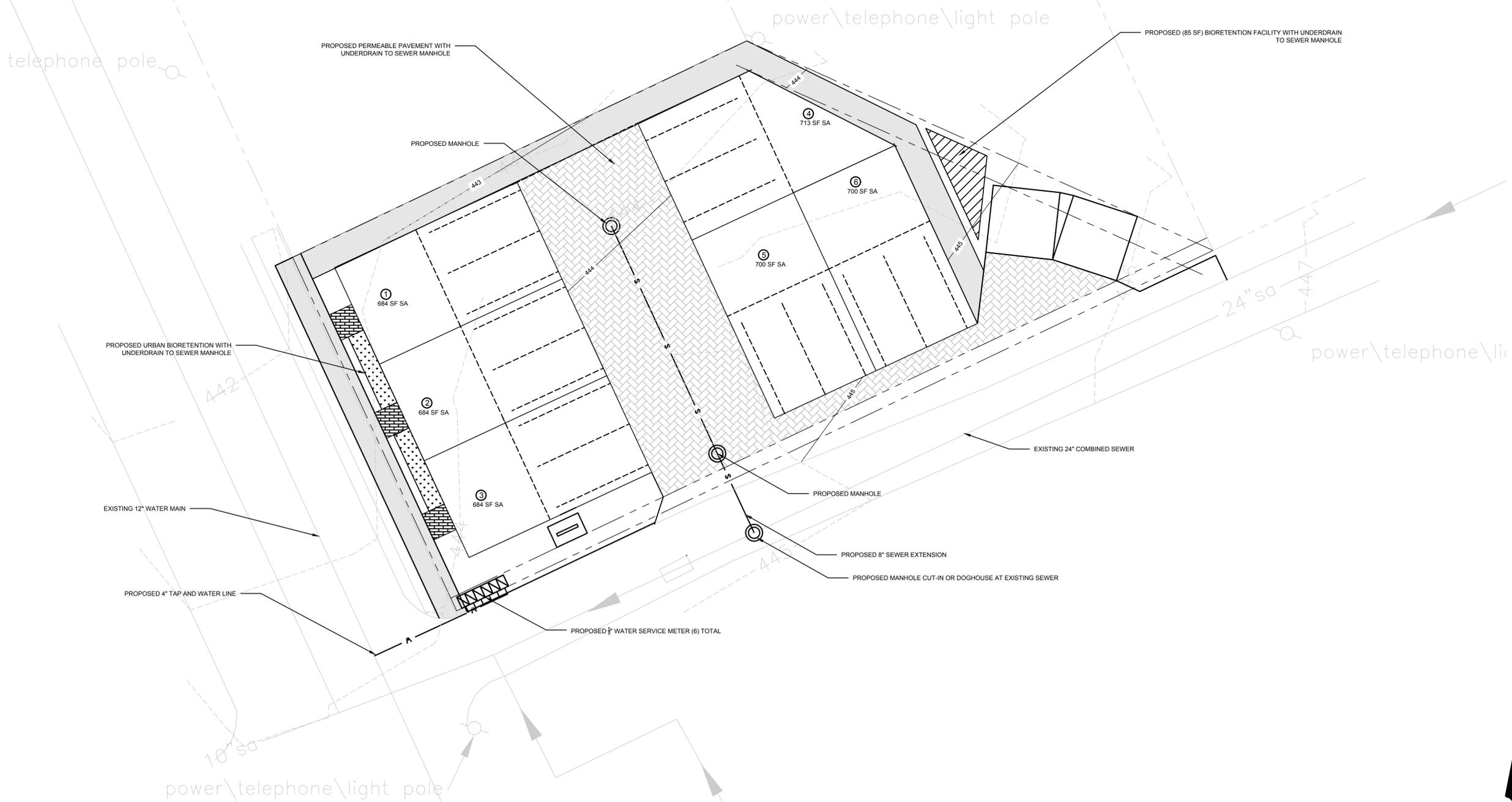
DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

**UTILITY NOTES**

FINAL WATER AND SEWER INFRASTRUCTURE TO BE IN ACCORDANCE WITH MWS AND WILL BE PROVIDED WITH FINAL SP.

THE SOILS ON THIS SITE ARE IDENTIFIED AS MSB (MAURY - URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH FALLS WITHIN THE HYDROLOGICAL SOILS GROUP "A".



**VILLERY PLACE**  
 106 N 8TH ST  
 NASHVILLE, TENNESSEE

SHEET TITLE:  
**PRELIMINARY UTILITY AND DRAINAGE PLAN**

**STONE + HOWORTH**  
 ENGINEERING • DESIGN • CONSULTING  
 2737 LARMON DRIVE  
 NASHVILLE, TN 37204  
 TEL: 615.645.1500

DATE: APRIL 19, 2017  
 SCALE: 1" = 10'  
 DRAWN BY: C. BIRDWELL  
 SHEET NUMBER:

**C3.0**

PARCEL IDENTIFICATION NUMBER  
 08212002300

BENCHMARK  
 WATER METER  
 ELEV=442.15  
 NAVD88

1"=10'

DO NOT HEAVILY PRUNE TREE AT PLANTING AND DO NOT SHEAR TREE CROWN. PRUNE ONLY CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

**NOTE:**  
In the event proposed Canopy Trees are in conflict (within 15') with proposed lightpole locations, the Landscape Contractor shall contact the Landscape Architect immediately for coordination of field adjustment.

21.32 PROPERTIES, GP  
08212002200

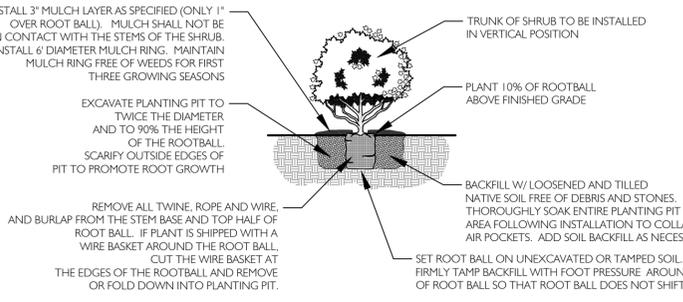
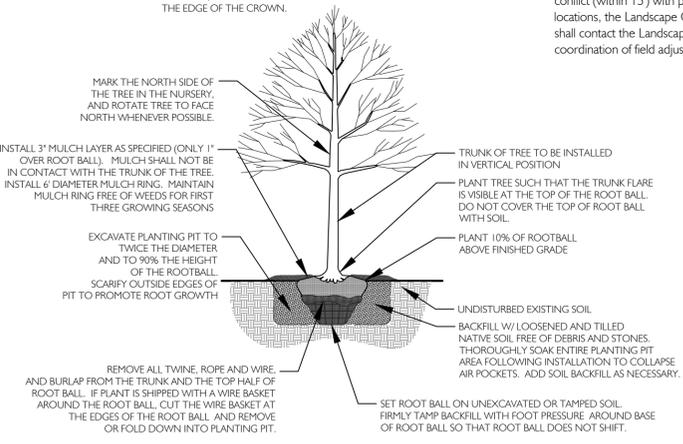
STANLEY, LENA W.  
08212002100

RAMSEY STREET CHURCH OF CHRIST, TRUSTEES  
08212003400

MG STREET HOLDINGS, LLC  
08212002600

BRADEN MEMORIAL M E CHURCH, TRS.  
08212002500

O.I.C. HOME AT 801 MAIN STREET  
082120H900000



EXISTING 4.9' SIDEWALK

PROPOSED URBAN BIORETENTION

NORTH 8TH ST

ALLEY - 277

2.5' ALLEY R.O.W. DEDICATION

**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
1	1	Liriodendron tulipifera	Tulip Poplar	12'-14'	6'-7'	2"	5' Clear Trunk

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
2	2	Betula nigra	Multi-Trunk River Birch	8'-10'	4'-5'	2"	Min. 3 Cane

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
2	2	Buxus sempervirens	American Boxwood	24'-30'	18"-24"	F.T.B.	
1	1	Hydrangea quercifolia	Oakleaf Hydrangea	18"-24"	12"-18"	F.T.B.	
17	17	Ilex cornuta 'Carissa'	Carissa Holly	18"-24"	12"-18"	F.T.B.	
6	6	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24'-30'	18"-24"	F.T.B.	
6	6	Ilex glabra 'Shamrock'	Inkberry	18"-24"	18"-24"	F.T.B.	

**Tree Quality Notes:**  
1. Unless specifically noted, all trees shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous well branched, and densely foliated when in leaf, free of disease and insects; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.  
2. Trees with co-dominant leaders and/or included bark shall be rejected. Trees with a damaged or crooked leader, girdled trunk, bark abrasions, sunscald, disfiguring knots, insect damage, sheared crown, cuts of limbs over 3/4" diameter that are not completely closed shall be rejected.

**Landscape Notes:**

- All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the contractor's responsibility for care.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. The Landscape Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
- The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- No material shall be planted before finish grading has been completed.
- The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
- Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and contractor shall take responsibility for the cost of any revision.
- It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed or the planting relocated to an area approved by the Owner's Representative.
- Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- New tree plantings are to be staked per planting details. Trees that are not staked according to detail will be rejected.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
- All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and meeting all plant list specifications.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any plant installation.
- All planting areas shall receive a 3" layer of the mulch as specified in the materials schedule, which is to be watered-in after installation.
- All plants shall be vigorous, healthy material, free of pests and disease.
- All plants and trees must meet all requirements specified in the plant list, details, and specifications.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- Existing sod shall be removed as necessary to accommodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
- The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
- The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- ATTENTION OWNER/INSTALLER:  
This landscape plan has been designed to meet the minimum requirements of the City of Nashville zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting trunk, bark abrasions, sunscald, disfiguring knots, insect damage, sheared crown, cuts of limbs over 3/4" diameter that are not completely closed shall be rejected.

**CALCULATIONS WORKSHEET FOR TREE DENSITY REQUIREMENTS METRO ORD # 094-1104**

PARCEL ID #	8212002300
PROPERTY ZONE:	VILLERY PLACE
AREA OF LOT:	0.20 ACRES
BUILDING COVERAGE:	0.15 ACRES
AREA OF REQUIRED COMPLIANCE:	0.05 ACRES
	x 14.0
REQUIRED TREE DENSITY UNITS:	0.7

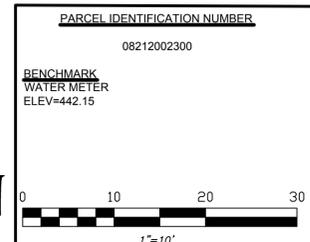
EXISTING TREES TO REMAIN  
-NO EXISTING TREES TO REMAIN

CREDIT FOR TREES TO REMAIN: 0.0

PROPOSED NEW TREES:  
2" CAL @ 0.5 3 x 0.5 = 1.5  
CREDIT FOR NEW TREES: 1.5

TOTAL TREE DENSITY UNITS PROVIDED: 1.5

IRRIGATION WILL BE PROVIDED BY AUTOMATIC IRRIGATION - SEE PLAN.



**VILLERY PLACE**  
106 N 8TH ST  
NASHVILLE, TENNESSEE

SHEET TITLE:  
**LANDSCAPE PLAN**

**STONE + HOWORTH**  
ENGINEERING • DESIGN • CONSULTING  
2737 LARAMON DRIVE  
NASHVILLE, TN 37204  
TEL: 615.645.1500

DATE: MARCH 30, 2017  
SCALE: 1" = 10'  
DRAWN BY: HENRICK  
SHEET NUMBER:

**L1.0**