

VICINITY MAP - NOT TO SCALE

THE PURPOSE OF THIS SP AMENDMENT IS TO PERMIT A SELF-STORAGE FACILITY ON LOT 1, AND TO PERMIT ALL USES PERMITTED BY THE MUL-A ZONING DISTRICT ON LOT 2.

DEVELOPMENT SUMMARY:

ALL PROPERTIES CONTAINED WITHIN THE SP ARE LOCATED IN THE 5TH METRO COUNCIL DISTRICT - SCOTT DAVIS

- PROPERTY OWNER: PARCEL ID: 08301045900
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- DEVELOPER:
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- SP NAME: 1216 GALLATIN AVENUE
- SP CASE NUMBER: 2016SP-069-003
- PLAN PREPARATION DATE: 11/29/2018
- DESIGN PROFESSIONAL
GRESHAM SMITH
JESSICA K. LUCYSHYN, P.E.
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- PROPERTIES CONTAINED WITHIN THE "SP" ARE LOCATED ON FEMA FIRM MAP NUMBER 470702D29F, DATED APRIL 20, 2007, ZONE "X". ALL OF THE PROPERTIES ARE CLASSIFIED AS ZONE X AND ARE DETERMINED TO BE OUTSIDE OF THE FLOODPLAIN.

SITE DEVELOPMENT TABLE	PROPOSED LOT 1	PROPOSED LOT 2
FALLBACK ZONING	CL-COMMERCIAL LIMITED	CL-COMMERCIAL LIMITED
SETBACKS (PER CL ZONING)	FRONT: 15' / REAR: 20' / SIDE: N/A	FRONT: 15' / REAR: 20' / SIDE: N/A
SITE DATA		
AREA (AC)	3.27	1.19
AREA (SF)	142,441	51,836
DENSITY	N/A	N/A
DWELLING UNITS	N/A	N/A
EXISTING BLDG. AREA (SF)	39,852	0
PROPOSED BLDG. AREA (SF)	120,000	14,509
EXISTING FAR	0.28	0.00
PROPOSED FAR	0.84	0.28
MAXIMUM ISR	0.90	0.90
EXISTING ISR	0.83	0.85
PROPOSED ISR	0.85	0.85
EXISTING USE(S)	FORMER WAL-MART NEIGHBORHOOD MARKET	WAL-MART PARKING LOT
PROPOSED USES	SELF-STORAGE (120,000 SF)	ALL USES PERMITTED BY THE MUL-A ZONING DISTRICT
PARKING REQUIRED	4	83
PARKING PROVIDED	16 + 2 LOADING = 18	36 ONSITE + 81 BY EASEMENT = 117

*NOTE: REQUIRED PARKING BASED ON (4) SPACES FOR SELF-STORAGE, 1 SPACE PER 100 SF OF RESTAURANT SPACE (18), AND 1 SPACE PER 200 SF OF PERSONAL CARE SERVICE, RETAIL, MEDICAL OFFICE, OUTPATIENT CLINIC (65)

GENERAL NOTES:

- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT. ADA: <http://www.ada.gov/>
 - IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE CL ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL APPROVED PLAN.
 - TRIPS STATEMENT: RETAIL USE IS REDUCED BY 30,052 S.F. THE TRAFFIC TRIPS WILL ALSO BE REDUCED. AN UPDATED TIS HAS NOT BEEN PREPARED FOR THIS SITE.
- PUBLIC WORKS NOTES:**
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 - SOLID WASTE AND RECYCLING WILL BE PROVIDED PER CODE REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE FINAL SP PLAN. AN EASEMENT WILL BE PROVIDED TO ALLOW THE LOT 2 DUMPSTER WITHIN THE LIMITS OF LOT 1.
- STORMWATER NOTES:**
- 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.
 - THIS DRAWING INDICATES 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.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. THE MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15' C.M.P.
- SOIL TYPE:**
- 100% OF SITE CONSISTS OF MCB, MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES.

LANDSCAPE LEGEND (LOT 2)

	3" CALIPER CANOPY TREE LACEBARK ELM SEEDLESS SWEETGUM SWAMP WHITE OAK
	2" CALIPER UNDERSTORY TREE TRIDENT MAPLE REDBUD
	2" CALIPER (6' HT.) EVERGREEN TREE RED CEDAR ARBORVITAE HOLLY
	SHRUB/GROUNDCOVER MASSING VIBURNUM HOLLY JUNIPER NANDINA SWEETSPIRE ABELIA LIRIOPE DAYLILY

LANDSCAPE CALCULATIONS (LOT 1)

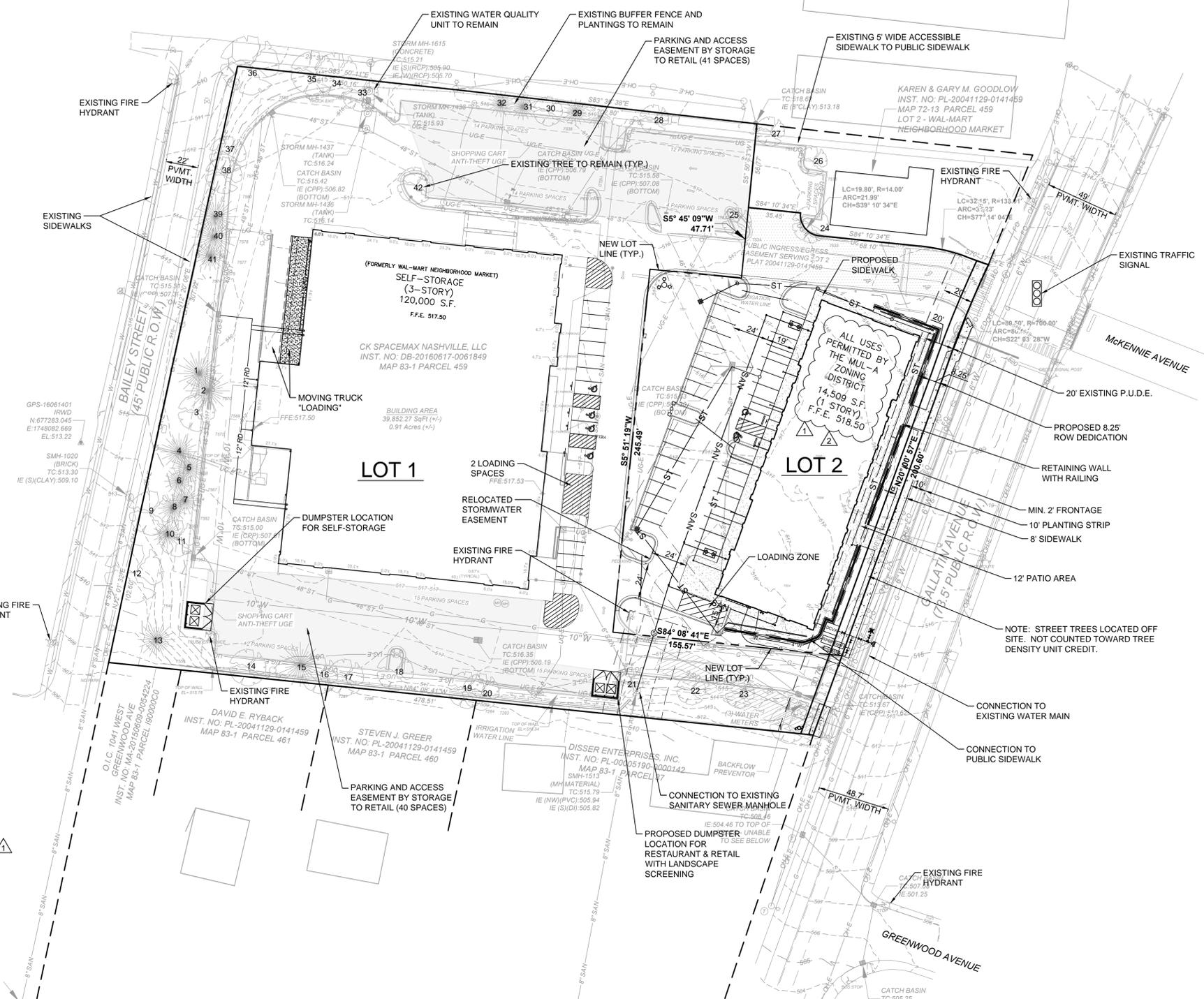
SITE AREA.....	3.27 AC.
LESS BUILDING COVERAGE.....	0.91 AC.
NET AREA.....	2.36 AC.
TREE DENSITY UNITS REQUIRED	X 14
TREE DENSITY UNITS PROVIDED (EXISTING TO REMAIN)	33.04
6-6" @ 1.2 =.....	7.2
4-7" @ 1.2 =.....	4.8
19-8" @ 1.4 =.....	26.6
2-9" @ 1.4 =.....	2.8
5-10" @ 1.8 =.....	9.0
2-18" @ 2.8 =.....	5.6
1-20" @ 4.3 =.....	4.3
1-22" @ 4.9 =.....	4.9
1-24" @ 5.7 =.....	5.7
TOTAL	70.9

LANDSCAPE CALCULATIONS (LOT 2)

SITE AREA.....	1.19 AC.
LESS BUILDING COVERAGE.....	0.35 AC.
NET AREA.....	0.84 AC.
TREE DENSITY UNITS REQUIRED	X 14
TREE DENSITY UNITS PROVIDED	11.8
11-3" CALIPER CANOPY TREES @ 0.6 EACH.....	6.6
11-2" CALIPER UNDERSTORY & EVERGREEN TREES @ 0.5 EACH.....	5.5
TOTAL	12.1

EXISTING TREES TO REMAIN (LOT 1)

1-8" CEDAR	22-10" CHERRY
2-8" CEDAR	23-10" CHERRY
3-8" REDBUD	24-8" CHERRY
4-10" CEDAR	25-6" OAK
5-8" CEDAR	26-6" OAK
6-8" CEDAR	27-8" GOLDEN RAIN TREE
7-10" CEDAR	28-8" CHERRY
8-8" CEDAR	29-8" CEDAR
10-8" CEDAR	30-8" OAK
9-22" HACKBERRY	31-8" CEDAR
11-7" MAPLE	32-8" CEDAR
12-24" HACKBERRY	33-6" OAK
13-8" CEDAR	34-20" HACKBERRY
14-6" MAPLE	35-18" HACKBERRY
15-8" CEDAR	36-18" LOCUST
16-6" MAPLE	37-6" OAK
17-8" REDBUD	38-6" REDBUD
18-8" OAK	39-8" CEDAR
20-7" REDBUD	40-9" CEDAR
21-10" CHERRY	41-8" CEDAR
	42-7" OAK



NOTE: 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.



Source of North
Tennessee Grid North
GPS-GEIOD 12A
(NAVD 88)
(NAD 83)



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Revision

No.	Date	Description
△	11/28/2018	USE CHANGE
△	12/17/18	PLANNING COMMENTS

SP DEVELOPMENT PLAN

C100

PROJECT: 42065.00
DATE: NOVEMBER 18, 2016