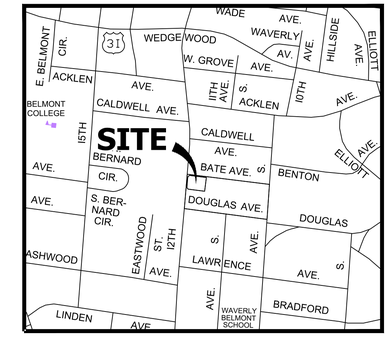
PRELIMINARY SPECIFIC PLAN SUBMITTAL

BATE AVENUE RESIDENCES

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO. 2019SP-004-001
CATALYST PROJECT NO. 20180129
November 28, 2018; December 18, 2018; January 2, 2019



VICINITY MAP
NTS

DEVELOPMENT SUMMARY

- SP NAME: BATE AVENUE RESIDENCES
- SP NUMBER: 2019SP-004-001
- COUNCIL DISTRICT: 17
- COUNCIL MEMBER: COLBY SLEDGE

OWNER: SOUTHSIDE COMMUNITY CHURCH
ADDRESS: 2080 12TH AVE S, NASHVILLE, TN 37204
PHONE: 615.460.7722
CONTACT: JERRY MAYNARD
CONTACT EMAIL:

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
PHONE: 615.866.2410
CONTACT: JEFFREY D. HEINZE
CONTACT EMAIL: jheinze@catalyst-dg.com

DEVELOPER: COTTAGE PARTNERS, LLC
ADDRESS: 84 ALTENTANN, NASHVILLE, TN 37215
PHONE: 615.351.5858
CONTACT: RICHARD BACON
CONTACT EMAIL: richardbacon@comcast.net

- FEMA PANEL:
  THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE 'X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0237 H, DATED APRIL 5, 2017.

- 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 RM15-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL ORDINANCE.

DEVELOPMENT SITE DATA

PARCEL ID.: 10509025100
SITE ADDRESS: 2080 12TH AVENUE SOUTH, NASHVILLE, TN 37204
SITE ACREAGE: 0.63 AC. (27,551 S.F.)
R.O.W. DEDICATION: 0.02 AC. (900 S.F.)
TOTAL SITE ACREAGE: 0.61 AC. (26,651 S.F.)
EXISTING ZONING: R8 (RESIDENTIAL-MEDIUM DENSITY)
EXISTING LAND USE: CHURCH
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY: 16.4 UNITS / ACRE
FLOOR AREA RATIO (FAR): N/A
IMPERVIOUS SURFACE RATIO (ISR);
BUILDINGS 37.48% (0.23 AC./9,990 S.F.)
ROADS/SIDEWALKS/DRIVES 17.92% (0.11 AC./4,776 S.F.)

OPEN SPACE 44.60% (0.27 AC./11,885 S.F.)

BUILDING DATA
PROPOSED LAND USE: UNATTACHED MULTI-FAMILY RESIDENCES
NUMBER & TYPE OF UNITS: 10 RESIDENTIAL UNITS

TOTAL UNITS 10 UNITS

BUILDING SQUARE FOOTAGE 2,250 S.F. / BLDG. (UNITS 1-8)
2,100 S.F. / BLDG. (UNITS 9 & 10)

TOTAL 22,200 S.F.

BUILDING HEIGHT: UNITS 1-8: 3 STORIES WITHIN 35' PLUS ONE BASEMENT LEVEL.
UNITS 9 & 10: 2 STORIES PLUS ONE BASEMENT LEVEL.

PARKING REQUIREMENTS:
METRO CODE REQUIRED
2.0 SP/RESIDENCE; (2 x 10) 20 SPACES
TOTAL PARKING REQUIRED 20 SPACES

PARKING PROVIDED:
GARAGE PARKING (2/UNIT) 20 SPACES
TOTAL PARKING PROVIDED 20 SPACES
TOTAL PARKING RATIO: 2 SPACES / UNIT

Sheet List	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
A1	ELEVATIONS - W, N
A2	ELEVATIONS - S, E

DEVELOPMENT NOTES

1. THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 10 RESIDENTIAL UNITS.
2. TRASH AND RECYCLING SERVICE SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE.

ARCHITECT
QUIRK DESIGNS
2931 BERRY HILL DRIVE, SUITE 200
NASHVILLE, TENNESSEE 37204
615.269.9248

PREPARED FOR
COTTAGE PARTNERS
84 ALTENTANN
NASHVILLE, TN 37215
615-351-5858

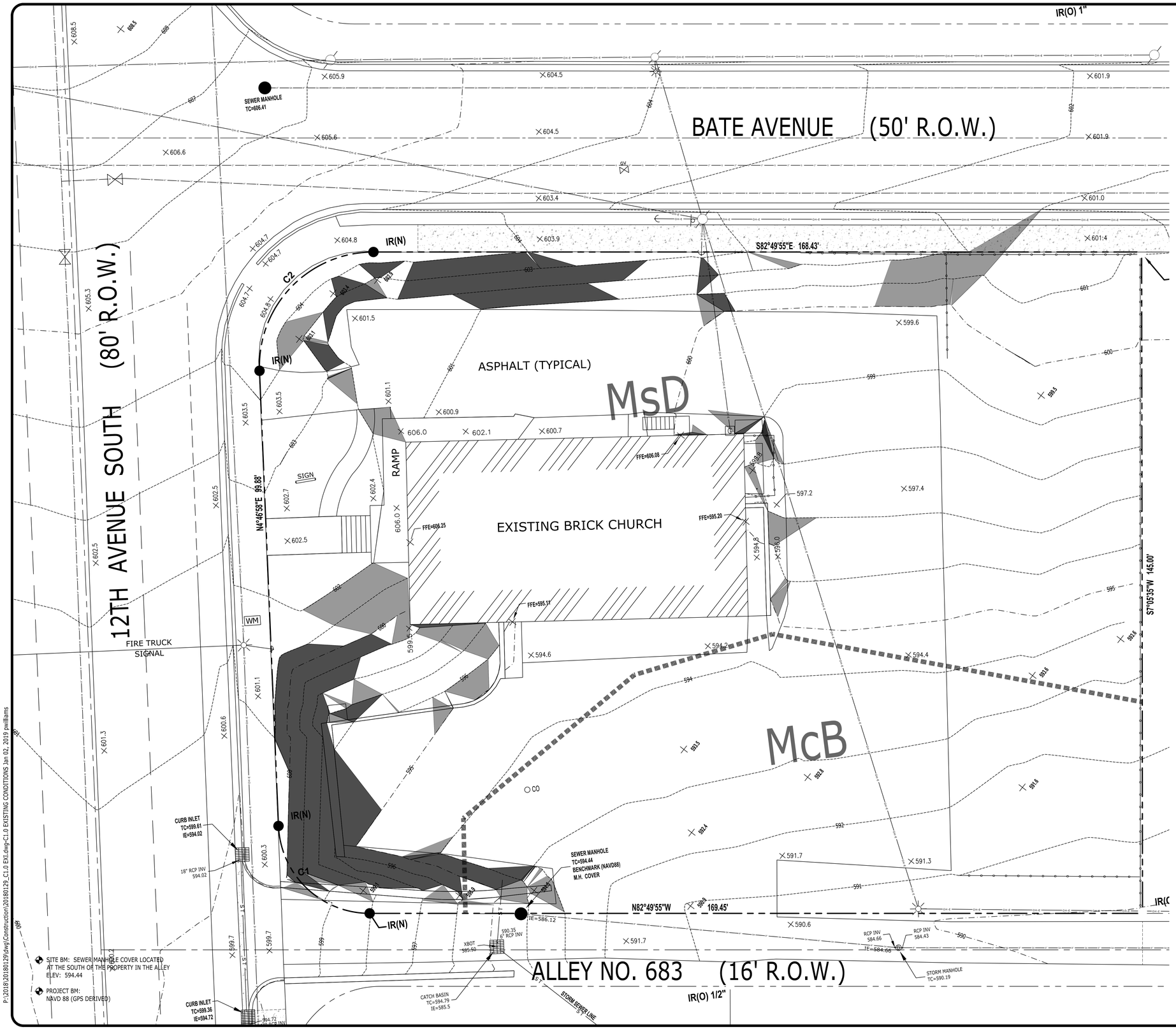
CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

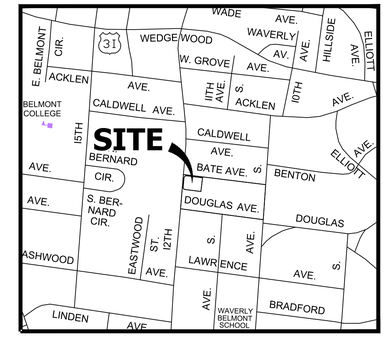
01/02/2019

01/02/2019

COVER SHEET

C0.0





VICINITY MAP
NTS

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	20.00'	30.58'	87°36'53"	N39°01'28"W	27.69'
C2	25.00'	40.31'	92°23'07"	N50°58'32"E	36.08'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	20.00%	1055 S.F.	
2	25.00%	99.00%	1647 S.F.	

Hydrologic Soil Groups

Symbol	Name and Description	Rating	Acres in AOI	Percent in AOI
McB	Maury-Urban land complex, 2 to 7 percent slopes	B	0.2	31.1
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	C	0.5	69.9

NOTE: SOIL INFORMATION ON THIS SHEET WAS OBTAINED FROM NRCS ONLINE SOIL SURVEY DATA. AREAS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CLINT ELLIOT SURVEY, DATED 11/01/2018. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0243H, DATED APRIL 5, 2017.

SYMBOL LEGEND

Symbol	Denotes
	IRON ROD (OLD)
	CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	GAS VALVE
	WATER VALVE
WM	WATER METER
	IRON ROD (NEW)
	UTILITY POLE
	STORM MANHOLE
	LIGHT POLE
	UTILITY POLE with LIGHT
CO	CLEAN OUT

N

0 5 10 20 30
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

COTTAGE PARTNERS
84 ALTENTANN
NASHVILLE, TN 37215
615-351-5858

CASE NO.: 2019SP-004-001
PRELIMINARY SP

BATE AVE RESIDENCES

2080 12TH AVE S
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209

NO.	DATE	DESCRIPTION
	01/02/2019	PRELIMINARY SP RESUBMITTAL
	12/18/2018	PRELIMINARY SP RESUBMITTAL
	11/28/2018	PRELIMINARY SP SUBMITTAL

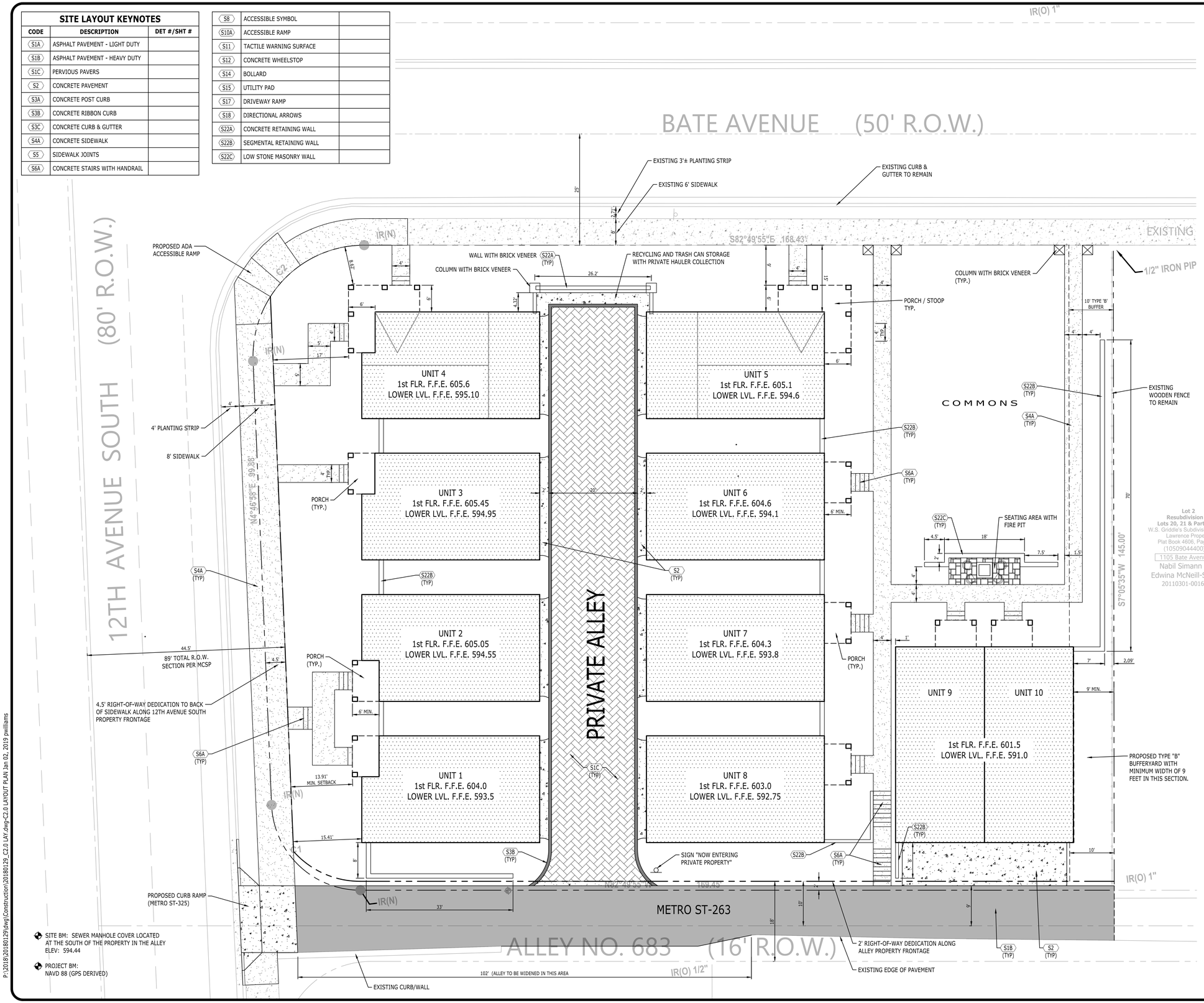
DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20180129

DRAWING NUMBER
C1.0

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	PERVIOUS PAVERS	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE RIBBON CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S8	ACCESSIBLE SYMBOL	
S10A	ACCESSIBLE RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S14	BOLLARD	
S15	UTILITY PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S22C	LOW STONE MASONRY WALL	



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TOTAL PARKING PROVIDED	20 SPACES
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LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	

NOTE:

1. 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.
2. ALL CONSTRUCTION WITHIN THE R.O.W. IS TO BE PER ADA AND MPW STANDARDS AND SPECIFICATIONS.

DESIGN STANDARDS

a. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
c. EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.
d. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
e. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

COTTAGE PARTNERS
84 ALTENTANN
NASHVILLE, TN 37215
615-351-5858

STATE OF TENNESSEE
JAMES WOLTER HEINZE
REGISTERED ENGINEER
No. 109529
01/02/19

CASE NO.: 2019SP-004-001
PRELIMINARY SP
BATE AVENUE RESIDENCES
2080 12TH AVE S
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209

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DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20180129

DRAWING NUMBER
C2.0

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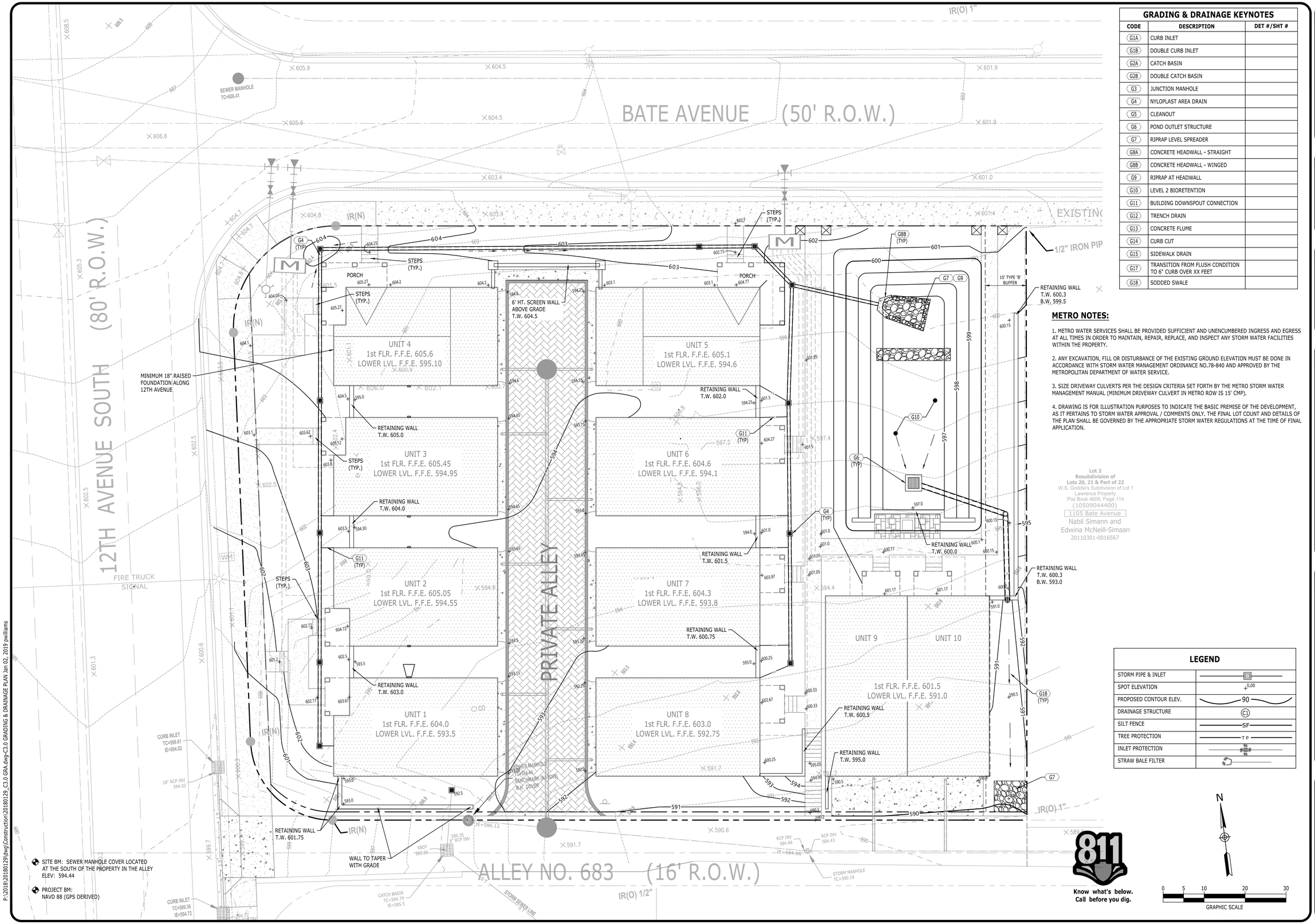

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	
G1B	DOUBLE CURB INLET	
G2A	CATCH BASIN	
G2B	DOUBLE CATCH BASIN	
G3	JUNCTION MANHOLE	
G4	NYLOPLAST AREA DRAIN	
G5	CLEANOUT	
G6	POND OUTLET STRUCTURE	
G7	RIPRAP LEVEL SPREADER	
G8A	CONCRETE HEADWALL - STRAIGHT	
G8B	CONCRETE HEADWALL - WINGED	
G9	RIPRAP AT HEADWALL	
G10	LEVEL 2 BIORETENTION	
G11	BUILDING DOWNSPOUT CONNECTION	
G12	TRENCH DRAIN	
G13	CONCRETE FLUME	
G14	CURB CUT	
G15	SIDEWALK DRAIN	
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	
G18	SODDED SWALE	

METRO NOTES:

1. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.

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 SERVICE.

3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).

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

LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
STRAW BALE FILTER	

811
Know what's below.
Call before you dig.

N

GRAPHIC SCALE
0 5 10 20 30

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

COTTAGE PARTNERS
84 ALTENTANN
NASHVILLE, TN 37215
615-351-5858

STATE OF TENNESSEE
No. 1090209
REGISTERED ENGINEER
JAMES A. WORTHAM
COMMERCE
01/02/2019

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PRELIMINARY SP

BATE AVE RESIDENCES

2080 12TH AVE S
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37209

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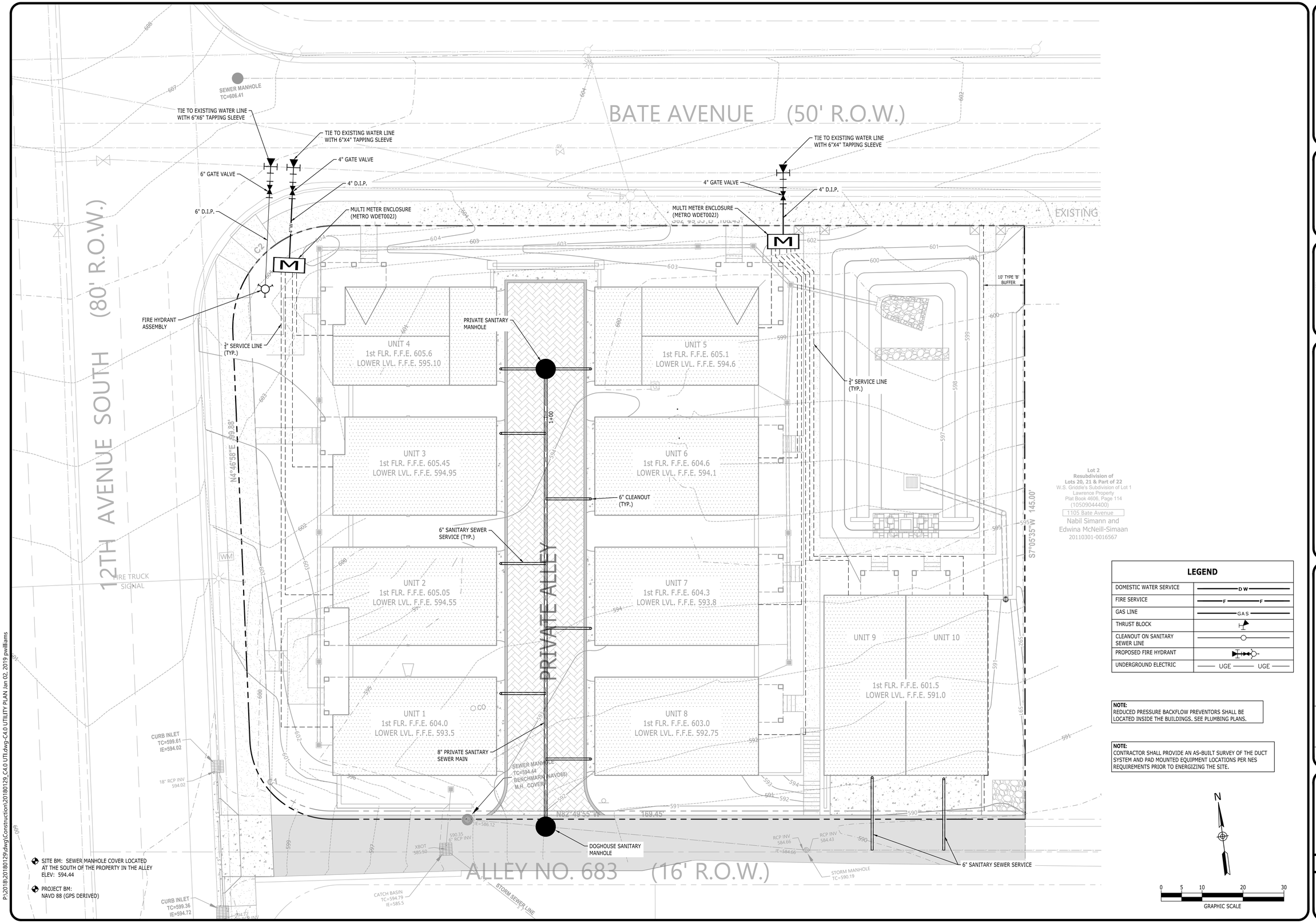
GRADING & DRAINAGE PLAN

PROJECT NUMBER
20180129

DRAWING NUMBER
C3.0



LEGEND

DOMESTIC WATER SERVICE	D W
FIRE SERVICE	F F
GAS LINE	GAS
THRUST BLOCK	
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	UGE UGE

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTORS SHALL BE LOCATED INSIDE THE BUILDINGS. SEE PLUMBING PLANS.

NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.

N

0 5 10 20 30
GRAPHIC SCALE

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UTILITY PLAN

PROJECT NUMBER
20180129

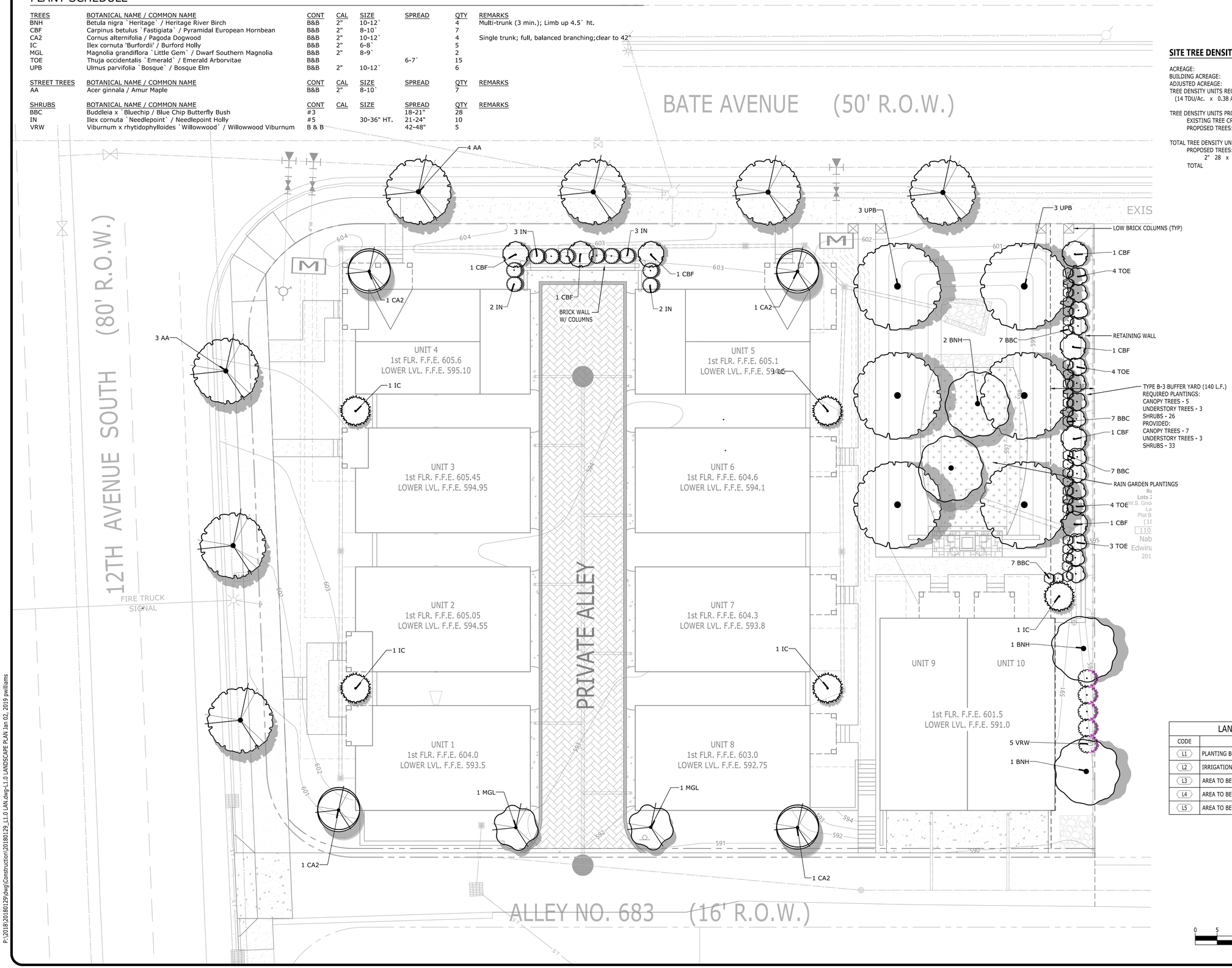
DRAWING NUMBER
C4.0

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY	REMARKS
BNH	Betula nigra `Heritage` / Heritage River Birch	B&B	2"	10-12`		4	Multi-trunk (3 min.); Limb up 4.5` ht.
CBF	Carpinus betulus `Fastigiata` / Pyramidal European Hornbean	B&B	2"	8-10`		7	
CA2	Cornus alternifolia / Pagoda Dogwood	B&B	2"	10-12`		4	Single trunk; full, balanced branching;clear to 42"
IC	Ilex cornuta 'Burfordii' / Burford Holly	B&B	2"	6-8`		5	
MGL	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia	B&B	2"	8-9`		2	
TOE	Thuja occidentalis `Emerald` / Emerald Arborvitae	B&B			6-7`	15	
UPB	Ulmus parvifolia `Bosque` / Bosque Elm	B&B	2"	10-12`		6	

STREET TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY	REMARKS
AA	Acer ginnala / Amur Maple	B&B	2"	8-10`		7	

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY	REMARKS
BBC	Buddleia x `Bluechip / Blue Chip Butterfly Bush	#3			18-21"	28	
IN	Ilex cornuta `Needlepoint` / Needlepoint Holly	#5		30-36" HT.	21-24"	10	
VRW	Viburnum x rhytidophylloides `Willowwood` / Willowwood Viburnum	B & B			42-48"	5	



SITE TREE DENSITY CALCULATIONS

ACREAGE:	0.61 ACRES
BUILDING ACREAGE:	0.23 ACRES
ADJUSTED ACREAGE:	0.38 ACRES
TREE DENSITY UNITS REQUIRED:	
(14 TDU/Ac. x 0.38 ACRES)	5.32 TDU'S
TREE DENSITY UNITS PROVIDED:	
EXISTING TREE CREDITS:	--
PROPOSED TREES: (SEE CHART BELOW)	10.5
TOTAL TREE DENSITY UNITS PROVIDED:	10.5
PROPOSED TREES:	
2" 28 x 0.5 =	14.0
TOTAL	14.0

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCK	

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JEREMY D. HENZE
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LANDSCAPE PLAN

PROJECT NUMBER
20180129

DRAWING NUMBER
L1.0

#Client Company
#Architect Address1
Nashville, TN 372

Exterior colors/materials:
Brick, Siding, parapet caps - painted white
Windows - black frames, dark bronze shutters,
Window boxes, shutters - dark bronze paint
Doors - stained
Shingles - gray dimensional shingles
Metal roofing - dark bronze

NORTH ELEVATION - BATE AVENUE

WEST ELEVATION - 12TH AVE SOUTH

0 5 10 20 30

SCALE - 1/8" = 1' 0"

case 2019SP-004-001

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

TOWNHOMES
THE BACON GROUP
2028 12TH AVENUE SOUTH
Nashville, TN 37212

DATE: 12/27/18
REVISION

PROJECT NO: 18-011

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QUIRK DESIGNS

ELEVATIONS - W, N

A1

/CAD FILES/Work 2018/Bacon 2080 12th Ave church 18-011/2080 f.pln

#Client Company
#Architect Address1
Nashville, TN 372

Exterior colors/materials:
Brick, Siding, parapet caps - painted white
Windows - black frames, dark bronze shutters,
Window boxes, shutters - dark bronze paint
Doors - stained
Shingles - gray dimensional shingles
Metal roofing - dark bronze

EAST ELEVATION

SOUTH ELEVATION - ALLEY SIDE

0 5 10 20 30

SCALE - 1/8" = 1' 0"

case 2019SP-004-001

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
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QUIRK DESIGNS

ELEVATIONS - S, E

A2

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