

PRELIMINARY SPECIFIC PLAN

ORAL SURGICAL INSTITUTE 28TH AVE.

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NO. 2018SP-078-001
T&H PROJECT NO. 27541.0000
JANUARY 14, 2019



VICINITY MAP
NOT TO SCALE

DEVELOPMENT SUMMARY / SITE DATA

PROJECT NAME: ORAL SURGICAL INSTITUTE 28TH AVENUE
MAP/PARCEL: MAP 92-10 PARCELS 264, 265, 266, 267, 267-01, & 267-02
SITE ADDRESS: 500 28TH AVENUE NORTH
SITE ACREAGE: 1.55 AC

COUNCIL DISTRICT: 21
COUNCIL MEMBER: ED KINDALL

EXISTING USE: OFFICE/WAREHOUSE
EXISTING ZONING: CS (PARCELS 264, 265, 266, 267, & 267-01)
IR (PARCEL 267-02)

PROPOSED USE: MEDICAL OFFICE BUILDING
PROPOSED ZONING: SP

SP DISTRICT STANDARDS

LOT SIZE: 1.55 AC
FAR: 0.52
ISR: 0.90

STREET TYPES

28TH AVENUE NORTH (T5-M-AB2-LM): 4FT. GRASS STRIP, 8FT. SIDEWALK

BUILDING HEIGHT: 3 STORIES IN 61 FT.

BUILDING DATA: 37,000 SF LEASABLE MEDICAL OFFICE SPACE

PARKING REQUIREMENTS:

MEDICAL OFFICE BUILDING: 1 SPACE PER 200 S.F.

UZO REDUCTIONS:

-FIRST 2,000 S.F. EXEMPT
-1 SPACE PER 400 S.F. AFTER FIRST 2,000 S.F.
-10% REDUCTION IF LOCATED WITHIN 660' OF PUBLIC TRANSIT ROUTE

$(37,000 \text{ S.F.} - 2,000 \text{ S.F.}) * (1 \text{ SPACE} / 400 \text{ S.F.}) * (0.90) = 795 \text{ REQUIRED SPACES}$

PARKING PROPOSED: 128 SPACES (2 ADA)

BICYCLE PARKING REQUIRED: 2 SPACES
BICYCLE PARKING PROPOSED: 2 SPACES

DEVELOPER

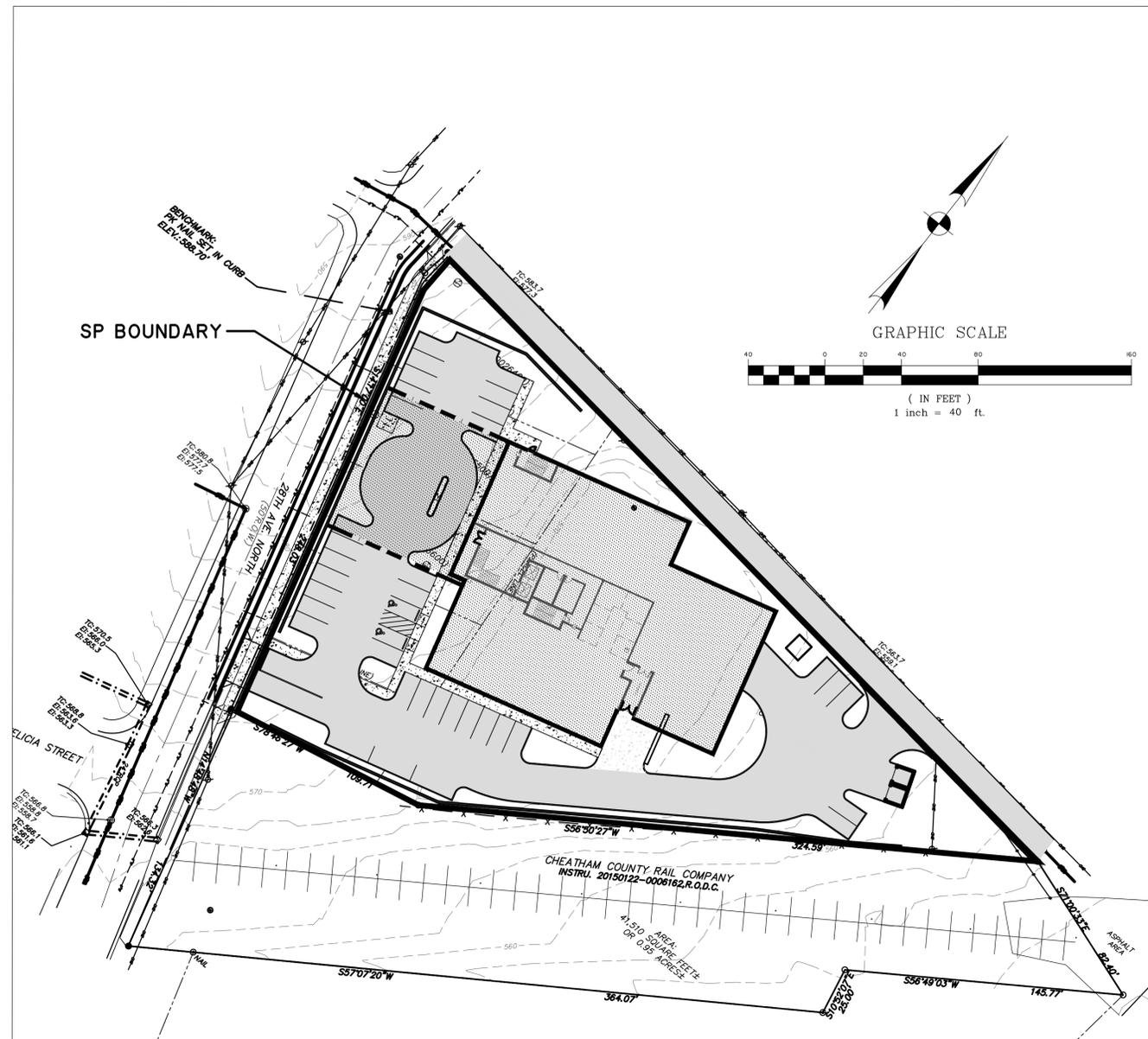
UPPER 38TH PROPERTIES
3602 WOODMONT BLVD.
NASHVILLE, TN 37215
(865)804-2113

APPLICANT

THOMAS & HUTTON
615 MAIN STREET, SUITE 124
NASHVILLE, TN 37206
CONTACT: ALAN MAHER, PE
(615) 349-4970
MAHER.A@THOMASANDHUTTON.COM

NOTES

- THE PURPOSE OF THIS SP IS TO PERMIT A MEDICAL OFFICE BUILDING.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- 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).
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN AUGUST OF 2019 AND WILL TAKE APPROXIMATELY 13 MONTHS TO BE COMPLETED.
- METRO GRADING PERMIT NUMBER: SWCR XXXXXXXXXX
- 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.



ARCHITECT
STG DESIGN
211 UNION STREET, SUITE 103
NASHVILLE, TN 37201

PREPARED FOR
UPPER 38TH PROPERTIES, LLC
3602 WOODMONT BLVD.
NASHVILLE, TN 37215

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE
THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
615 Main Street • Suite 124
Nashville, TN 37206
p.615.961.0913
www.thomasandhutton.com



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UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

SURVEYOR'S CERTIFICATE

To DIVISION STREET DEVELOPMENT,LLC:

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION FOR THE UNADJUSTED FIELD SURVEY DOES NOT EXCEED 1:10,000.

CRAWFORD & CUMMINGS, P.C.
1929 21ST. AVE. SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: ALAN@CCSURVEYORS.NET

DRAFT
GENERAL PROPERTY
SURVEY
WEHBY PROPERTY
510 28TH AVE. NORTH,
21ST COUNCILMANIC DISTRICT,
CITY OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

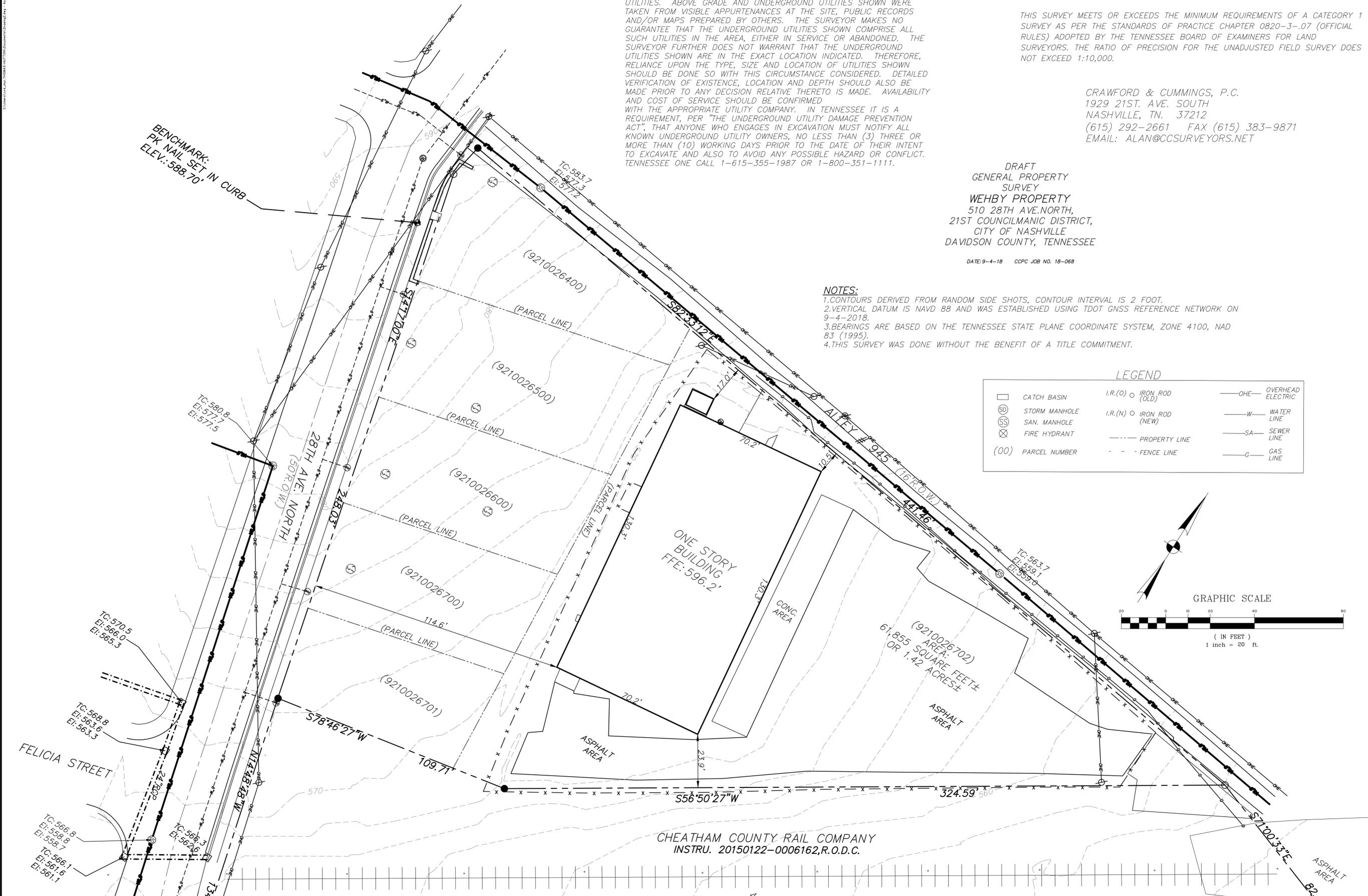
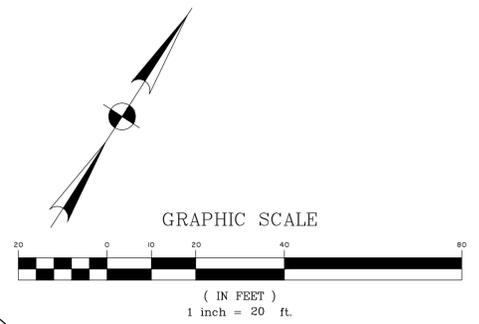
DATE: 9-4-18 CCPC JOB NO. 18-068

NOTES:

1. CONTOURS DERIVED FROM RANDOM SIDE SHOTS, CONTOUR INTERVAL IS 2 FOOT.
2. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED USING TDOT GNSS REFERENCE NETWORK ON 9-4-2018.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1995).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

	CATCH BASIN		I.R.(O) IRON ROD (OLD)		OHE OVERHEAD ELECTRIC
	STORM MANHOLE		I.R.(N) IRON ROD (NEW)		W WATER LINE
	SAN. MANHOLE		PROPERTY LINE		SA SEWER LINE
	FIRE HYDRANT		FENCE LINE		G GAS LINE
	PARCEL NUMBER				



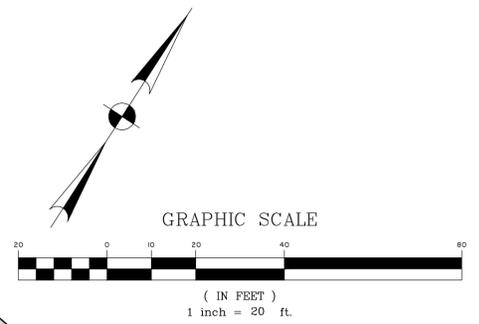
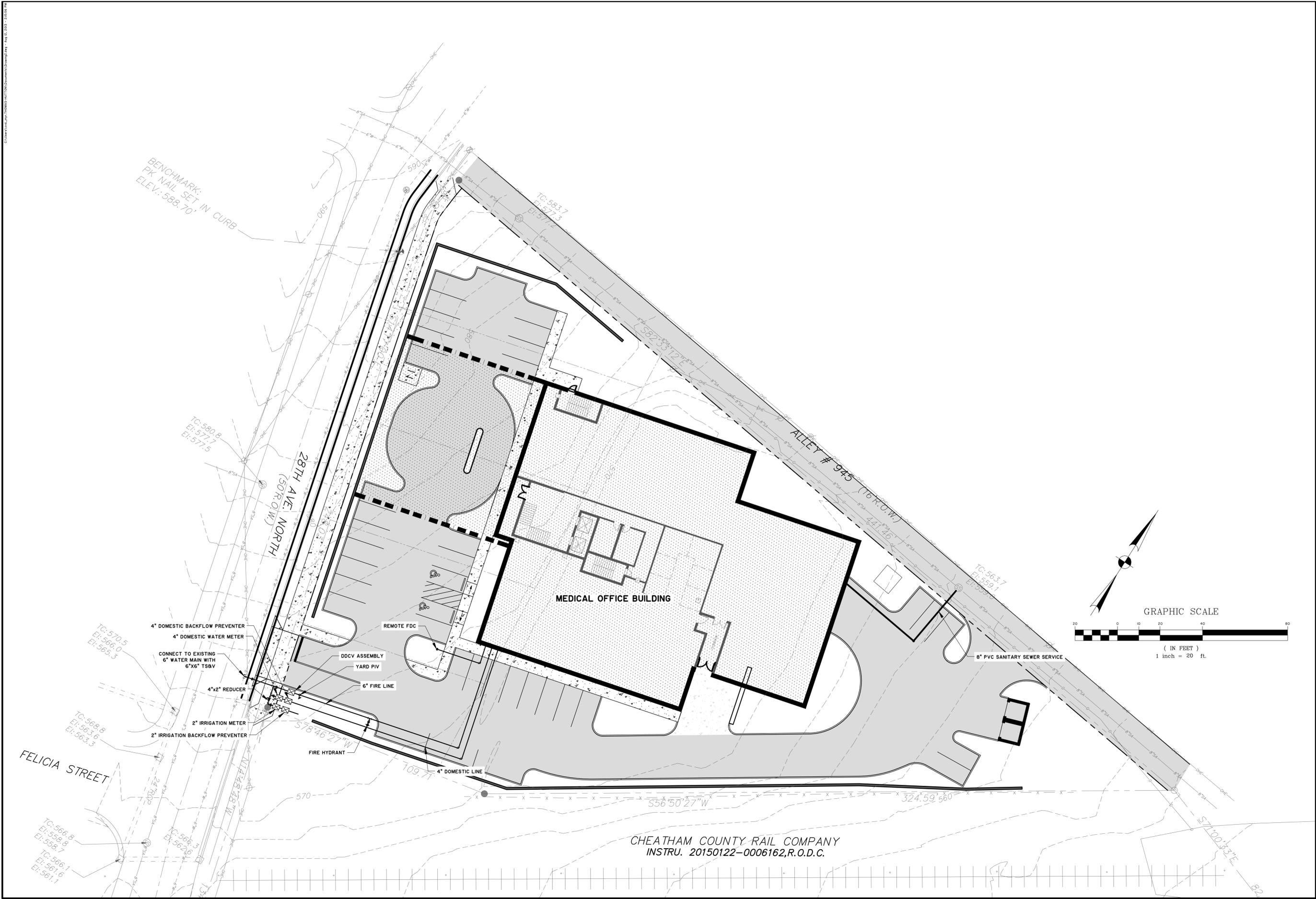
NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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Nashville, TN 37206 • 615.961.0913
www.thomasandhutton.com

2018SP-78-001
NASHVILLE, TN
ORAL SURGICAL INSTITUTE
EXISTING CONDITIONS

JOB NO:	J-275410000
DATE:	1/14/19
DRAWN:	S.H.
DESIGNED:	A.M.
REVIEWED:	T.T.
APPROVED:	
SCALE:	1"=20'

C1.0



CHEATHAM COUNTY RAIL COMPANY
INSTRU. 20150122-0006162, R.O.D.C.



NO.	REVISIONS	BY	DATE

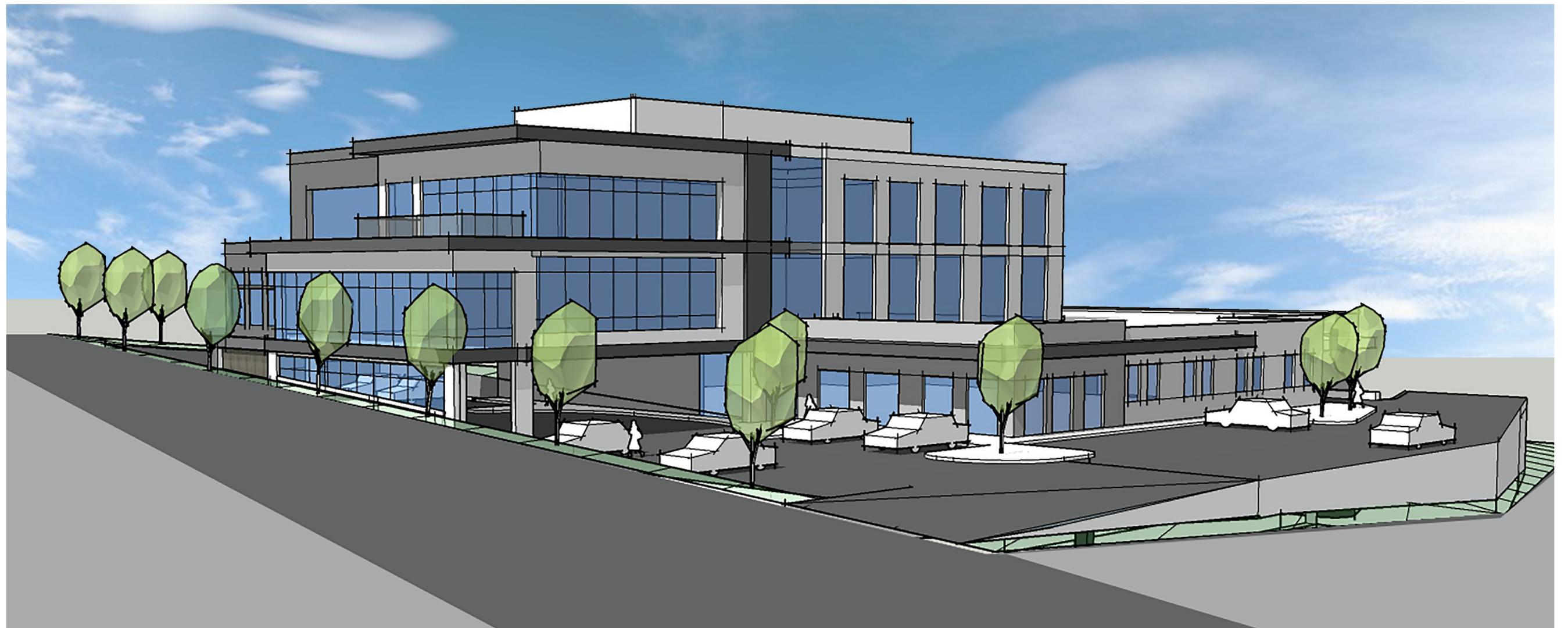
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 Nashville, TN 37206 • 615.961.0913
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2018SP-78-001
 NASHVILLE, TN
ORAL SURGICAL INSTITUTE
UTILITY PLAN

JOB NO:	J-27541.0000
DATE:	1/14/19
DRAWN:	S.H.
DESIGNED:	A.M.
REVIEWED:	T.T.
APPROVED:	
SCALE:	1"=20'

C6.0

NOTES:



PRELIMINARY DESIGN - VIEW ON 28TH AVE NORTH FROM CHARLOTTE AVENUE



Architecture. Interior Design. Planning.

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ORAL SURGICAL INSTITUTE
PRELIMINARY DESIGN INTENT

01/10/19