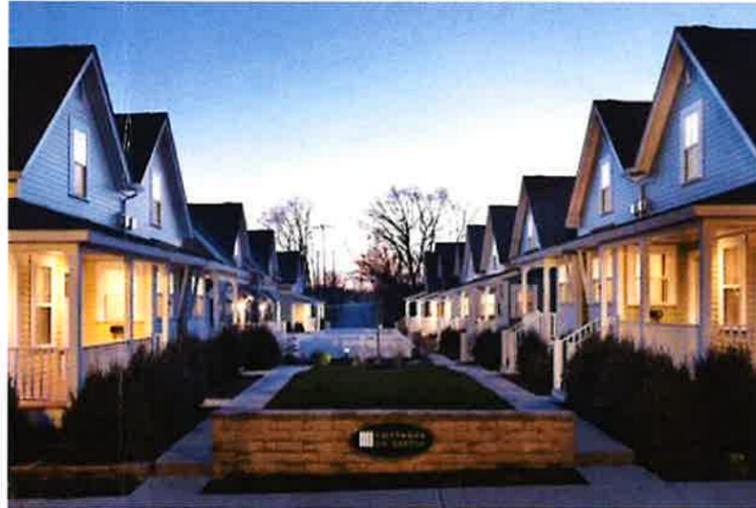




ROOTS EAST

A POCKET NEIGHBORHOOD



Preliminary Specific Plan
Mixed-Use Development at 930 McFerrin Ave +
907 W Eastland Ave

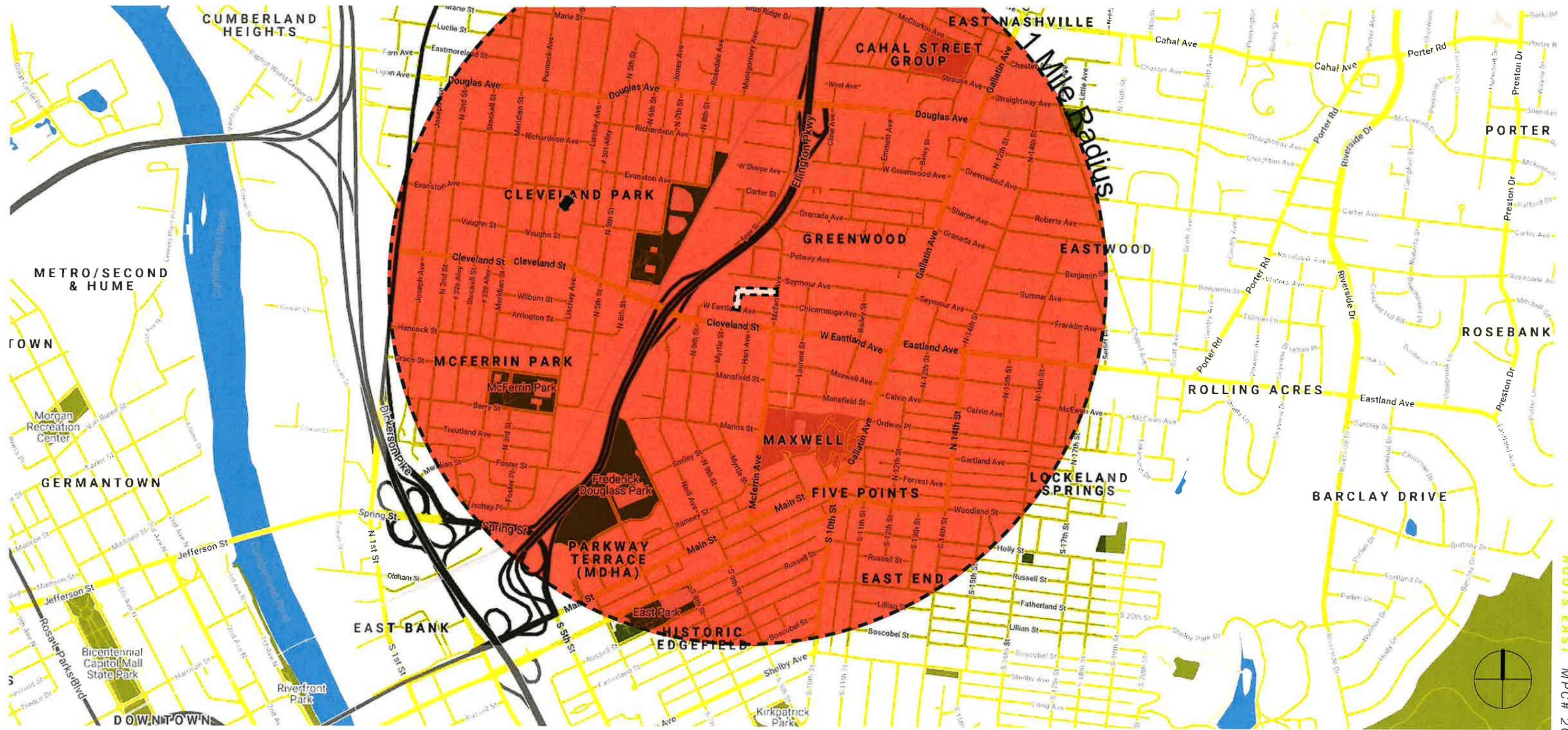
MPC# 2019SP-027-001 | June 11, 2019

NASHVILLE & DAVIDSON COUNTY

JUN 14 2019

METROPOLITAN PLANNING DEPARTMENT





02

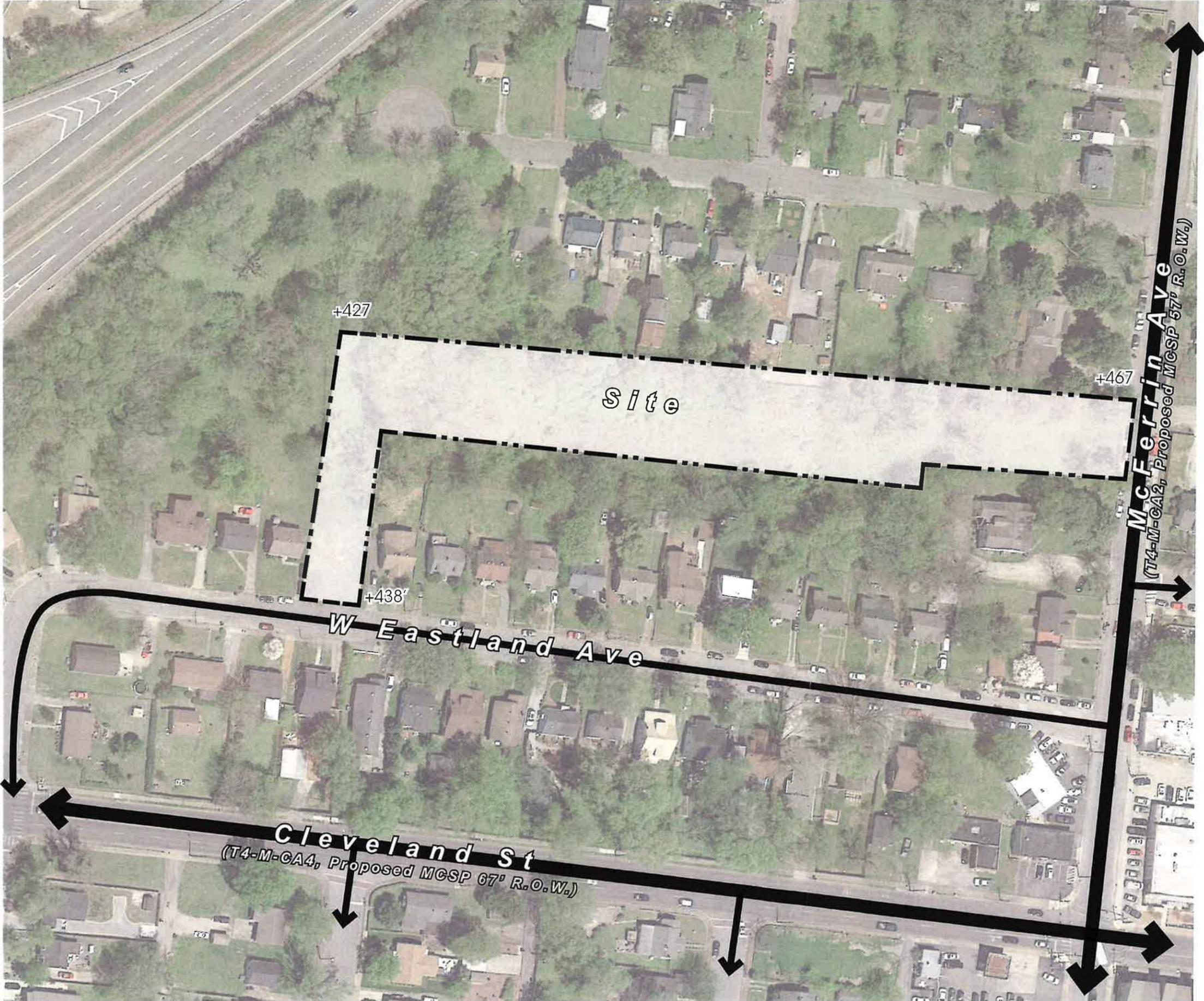
CONTEXT MAP

Property Owner:
 Woodland Street Partners, LLC
 408 Taylor Street, Suite 202
 Nashville, TN 37208

Applicant / Architect:
 Smith Gee Studio
 209 10th Avenue S., Suite 425
 Nashville, TN 37203
 ATTN: Scott Morton
 smorton@smithgeestudio.com

Parcel ID: 08208010300
 Address: 930 McFerrin Ave
 Nashville, TN 37206
 Owner(s): Woodland Street Partners, LLC
 Council District: (05) Scott Davis

Parcel ID: 08208011900
 Address: 907 W Eastland Ave
 Nashville, TN 37206
 Owner(s): Woodland Street Partners, LLC
 Council District: (05) Scott Davis

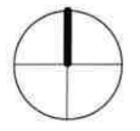


03

EXISTING CONDITIONS

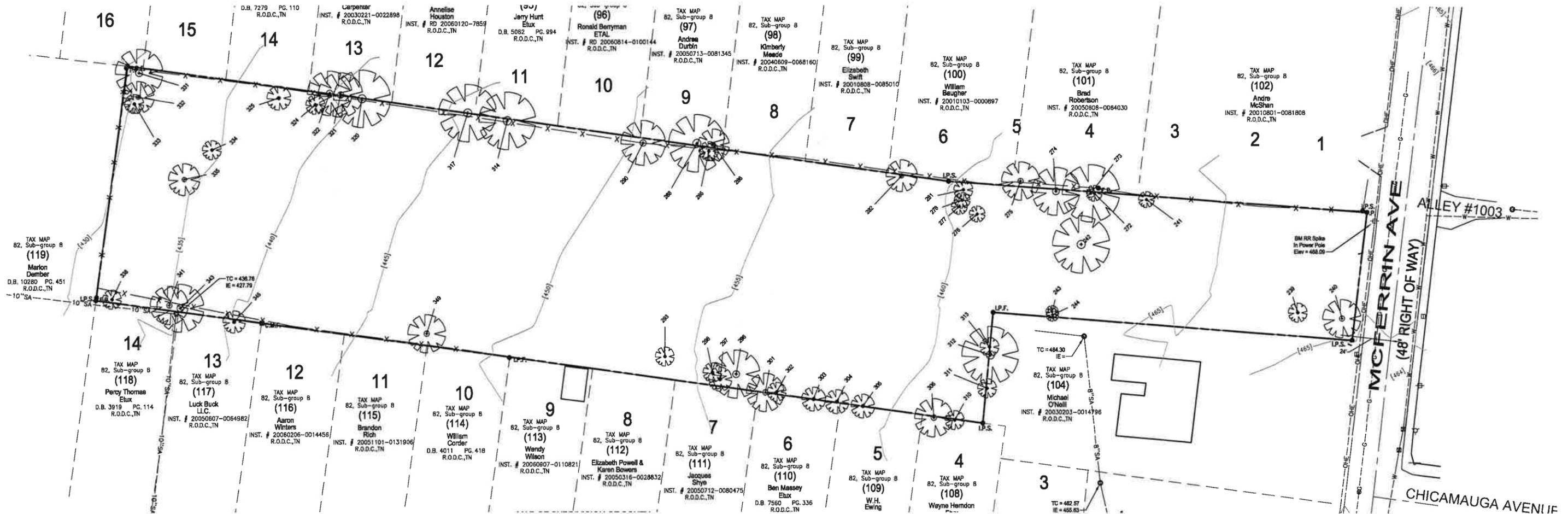
↔ Existing Connections

- - - Property Line



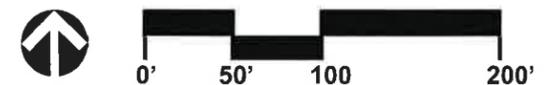
Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure. Bearings are based on the Tennessee State Plane, Zone 4100. All elevations are referenced to NAD 83 and bearings are based on TN State Plane, as observed using GPS techniques.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is equal to or greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within Davidson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the Davidson County, TN Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
- The total area of the parcels shown hereon is 2.09± acres, or 91,108± square feet.
- This property is currently identified as parcels #08208010300. Tax Map 82, Sub Group 08, Parcel 103.00.
- Plat references: N/A
- Deed references: Deed Book 20060502, page 0050649, Register's Office of Davidson County, TN.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in an area designated as a "Special Flood Hazard Area" as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47037C0217 F, Effective date: APRIL 20, 2001.



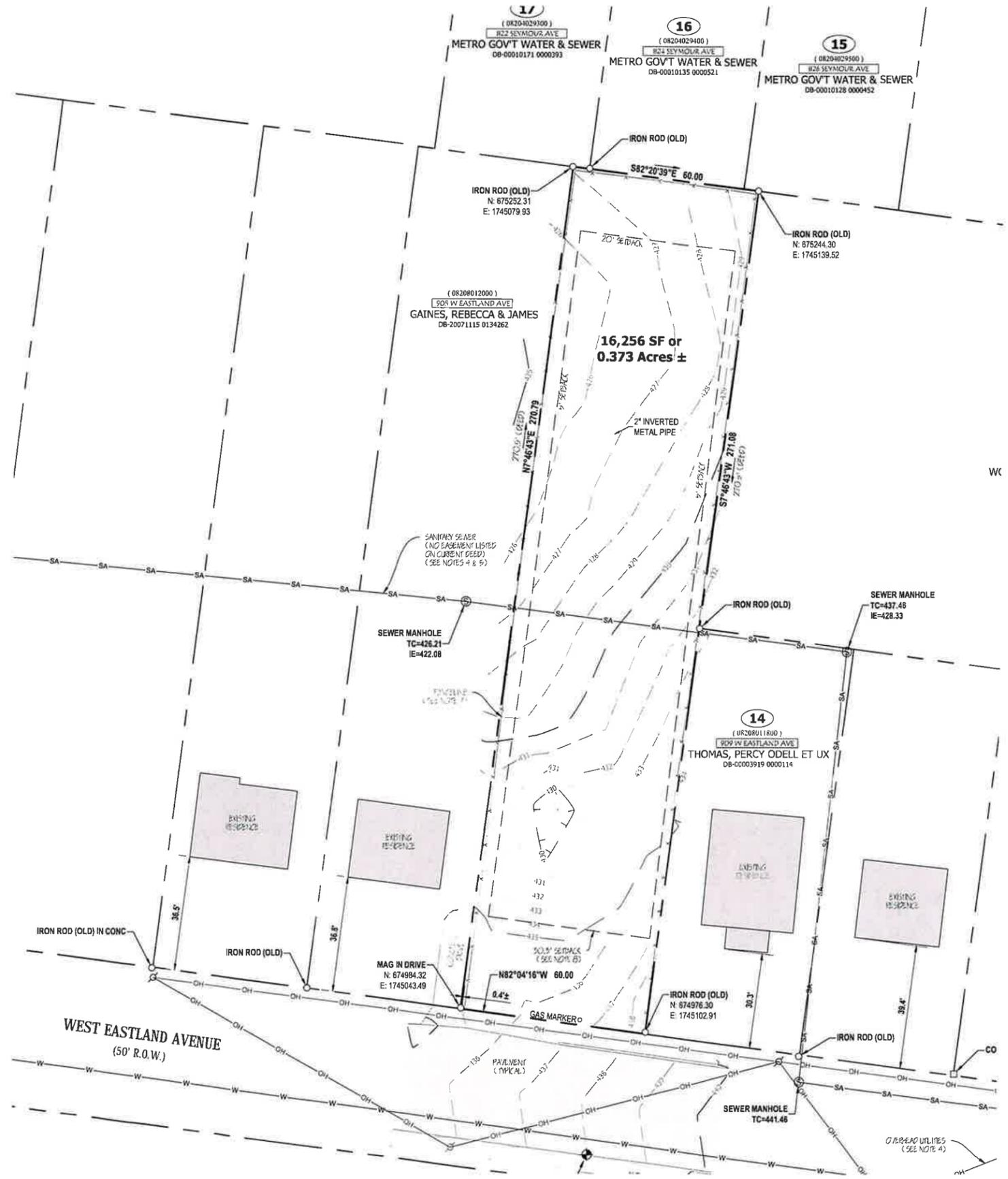
04
PROPERTY SURVEY A

Parcel ID: 08208010300
 Address: 930 McFerrin Ave
 Nashville, TN 37206
 Owner(s): Woodland Street Partners, LLC
 Council District: (05) Scott Davis



SURVEYOR'S NOTES

1. This Property is located in the 5th Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0242H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned RS5. Setbacks per current zoning, verify with Metro Codes Administration.
 Front Building Setback = 909 W Eastland Ave Distance = 30.3' Minimum (Per Historic)
 Rear Building Setback = 20' Minimum
 Side Building Setback = 5' Minimum

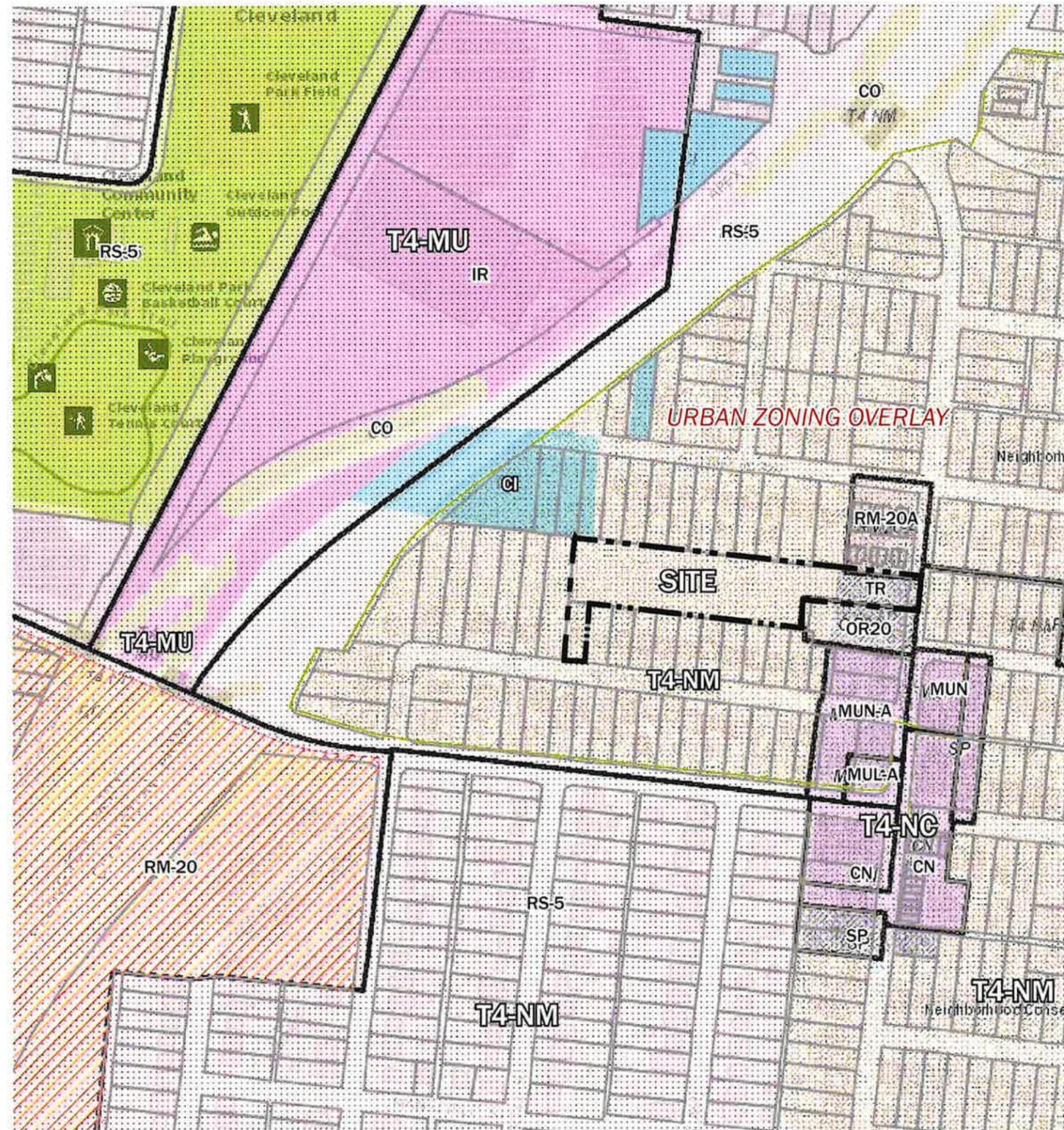


04 PROPERTY SURVEY B

Parcel ID: 08208011900
 Address: 907 W Eastland Ave
 Nashville, TN 37206
 Owner(s): Woodland Street Partners, LLC
 Council District: (05) Scott Davis



ROOTS EAST MPC# 2019SP-027-001 | June 11, 2019



Current Zoning: Single Family Residential (RS 5)

Current Land Use Policy: The property is located within the East Nashville Community Plan. The current land use policy for the property is T4 NM Transition. Current overlays include: Urban Zoning Overlay and Greenwood Neighborhood Conservation.

T4 Neighborhood Maintenance: is applicable to areas that are zoned residential, where the primary land use is residential, or that are envisioned to remain primarily residential. T4-NM policy is applied in situations where there is an expressed interest in maintaining the predominant, existing developed condition and that condition is to be stable and sustainable over time. The building form is generally in character with the existing development pattern of the urban neighborhood in terms of its mass, orientation, and placement. The mixture and placement of building types consider the street type and effects on nearby sensitive environmental features guided by Conservation policy and the overall health of the watershed.

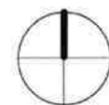
Building massing results in building footprints with moderate to high lot coverage. Buildings are oriented to the street or to an open space where a street does not exist. Types of open spaces may vary and could include courtyards or other types of functional and accessible open spaces. Buildings have shallow and regular setbacks, typically incorporating porches to create a pedestrian-friendly environment. Spacing between buildings is minimal. Density is secondary to the form of development, however, these areas are intended to be moderate- to high-density and determined by the existing character of the neighborhood. Buildings are generally one to three stories tall within the interior of the neighborhood. Taller buildings up to four stories may be found abutting Centers and Corridors. New developments that create their own street or internal drive systems also provide inviting, functional, and accessible open space as an integral part of the development.

Landscaping is generally formal, incorporating street trees and retaining existing mature trees. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs and burden on infrastructure. Parking for single- and two-family buildings is provided on-street, or on-site, via alleys or driveways. Parking for multi-family buildings is provided in parking lots or structured parking, accessed by alleys or driveway, and located beside or behind buildings, screened from view. Bicycle parking is provided at multifamily and institutional uses.

Allowing for higher-intensity residential building types in such locations will add value to neighborhoods, growing the market and demand for consumer services and the demand for transit. Areas with adequate infrastructure, access, and the ability to form transitions and support existing or planned mass transit and the viability of consumer businesses are most appropriate for higher density.

Vehicular connectivity is high, and is provided in the form of local streets, collector-avenues and arterial-boulevards. This creates a complete street network and provides residents with multiple routes and reduced trip distances. Pedestrian and bicycle connectivity is high and, where available, is provided in the form of sidewalks and bikeways throughout the neighborhood. Pedestrian and bicycle connectivity includes connectivity to existing or planned transit.

Transition: Established T4-NM areas may include areas of land that is vacant, underutilized, or in a nonresidential use that could redevelop. Examples could include large tracts of undeveloped land, an undeveloped farm, a former country club or church, etc. These areas differ from T4 Neighborhood Evolving areas because they are generally smaller and interior to the neighborhood. Such areas may be developed or redeveloped with a broader mix of housing types than the rest of the T4-NM area subject to appropriate design that transitions in building type, massing, and orientation in order to blend new development into the surrounding neighborhood.



SITE DESIGN

Through the Specific Plan, the community will be assured a level of quality and a sense of community. The purpose of the 930 McFerrin Ave SP application is to permit a cottage development with a mixed-use component, integrating urban agriculture and a pedestrian friendly development. More specifically, the SP is intended to:

- Encourage community with shared open spaces through urban agriculture and flexible programming.
- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment and contextual transitions.
- Increase connections within the neighborhood by introducing a new private street, connecting McFerrin to W. Eastland Ave.
- Introduces more sustainable parking areas with increased stormwater management and tree canopy.
- Incorporates micro-units and cottages for a variety of housing choices
- Incorporates small neighborhood office spaces to front McFerrin Ave with enhanced pedestrian facilities.

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.

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.



| | | |
|---|---|-----------------|
| Site Acreage | 2.42 acres | |
| Zone 1 Permitted Uses | All uses per OR-20A | |
| Max. Number of Residential Units Permitted | 11 units | |
| Maximum Non-residential + Live-Work units Permitted | 13,000 SF | |
| Prohibited Uses | Non-owner occupied short-term rental properties | |
| Zone 2 Permitted Uses | All uses per RM-20 | |
| Max. Number of Residential Units Permitted | 22 units | |
| Prohibited Uses | Non-owner occupied short-term rental properties | |
| Parking | Total Parking: 67 spaces | |
| | Cottage + Live/Work | 1.5 spaces/unit |
| | Office | 2/1,000sf |

07 REGULATIONS

STANDARD NOTES

- The purpose of this SP is to receive preliminary approval to permit the development of up to thirty-three (33) residential units and 13,000 SF of office and live/work.
- This SP is expected to be built in multiple phases of development. Construction will likely begin in the first quarter of 2020 and will take 1 year for full project build-out.
- 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 OR20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- 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.

ARCHITECTURAL STANDARDS

- Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every twenty (20) linear feet of street frontage:
 - A change in building material;
 - A horizontal undulation in the building facade of two (2) feet or greater;
 - A porch, stoop, window or balcony; if provided, porches shall be a min. six (6) feet in depth;
 - Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers, decorative windows, clerestory windows, and egress windows; Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows and other special conditions.
- EIFS, vinyl siding and untreated wood shall be prohibited for all uses.
- HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.
- Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Foundation Height: A raised foundation of 18"- 36" is required for all residential structures along the street frontage. Modifications may be granted by Planning Staff with the Final SP ap-

plication for topographically challenged areas or ADA required units. Where raised foundations exceed heights of 36 inches, additional landscaping and fenestration may be required for additional screening.

- Bicycle parking will be provided per the Metro Zoning code. Bicycle parking locations to be identified in Final SP.
- Elevations for all units will be required with the submittal of the final SP site plan.
- "Architectural Standards" of an SP would be superseded by the Greenwood Neighborhood Conservation Zoning Overlay design guidelines and must be reviewed and approved by the MHZC.

METRO PUBLIC WORKS NOTES

- The final site plan/building permit 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
- Parking ratios shall be provided at or above the Metro Zoning Code UZO Parking Standards.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- The design of the public infrastructure is to be coordinated with the Final SP. The roads, pedestrian infrastructure, bicycle routes, etc. are to be designed and constructed per MPW standards and specifications.
- All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
- Installation of "Now Entering Private Property" signage at the driveway connection to the public roadway will be added.

FIRE MARSHAL NOTES

- New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
- No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
- If more than three stories above grade, Class I standpipe system shall be installed.

- A fire hydrant shall be provided within 100 ft. of the fire department connection.
- Fire hydrants shall be in-service before any combustible material is brought on site.

NES NOTES

- Where feasible, this development will be served with underground power and pad-mounted transformers.
- New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

FEMA NOTE

- This property does not lie in an area designated as a special flood hazard area according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0242H, dated April 5, 2017.

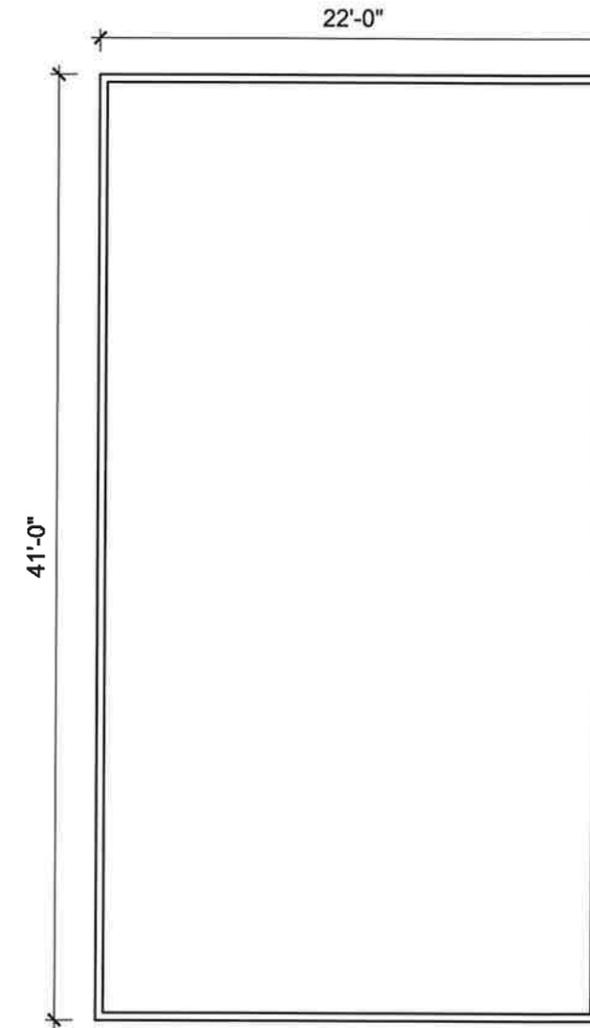
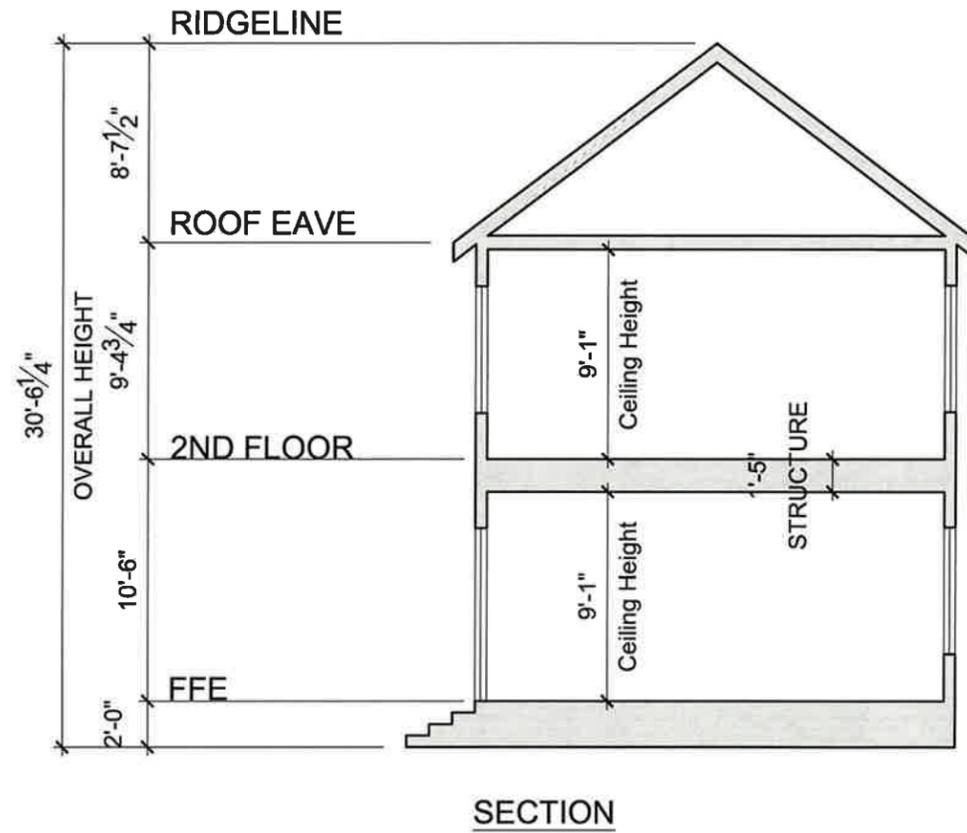
STORMWATER NOTES

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
- Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

Federal Compliance:

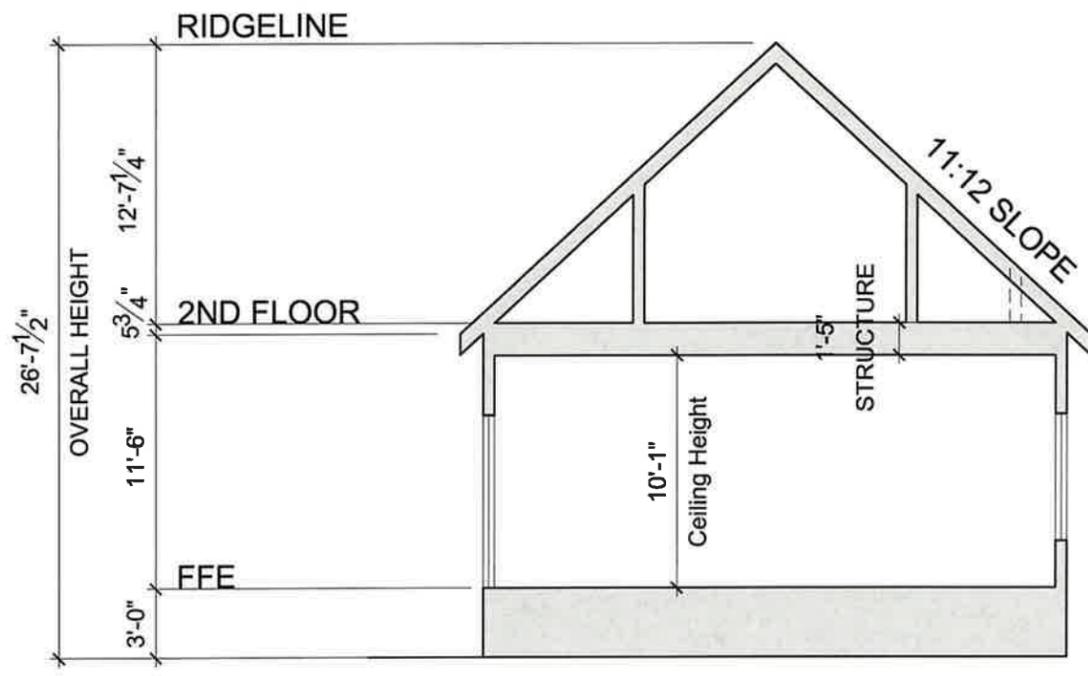
- All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> U.S. Justice Dept.: <https://www.justice.gov/crt/fair-housing-act-1>

| | | |
|--|------------------------------|----------------------------|
| Site Acreage | 2.42 acres | |
| Open Space | 28,423.09 SF | |
| | 26.96% of total site | |
| Pervious Space | 48,297.29 SF | |
| Impervious Space | 57,117.91 SF | |
| FAR | 0.80 | |
| ISR | 0.70 | |
| Height Standards ¹ | Residential | 2 Stories within 35 feet |
| | Residential W. Eastland | 1.5 Stories within 30 feet |
| | Mixed-Use | 2 Stories within 35 feet |
| West Eastland Street Setback | Contextual | |
| Street Build-To-Zone ² | 3 feet - 20 feet | |
| Side / Rear Setback | 5 feet minimum | |
| Building separation | 6 feet minimum | |
| Parking Requirements | Per UZO Parking Requirements | |
| Glazing ³ | Residential | 20% min. |
| | Non-Residential | 50% Ground Floor |
| | | 30% Upper Floor |
| Raised Foundations ⁴ | Residential | 18 in. min. to 36 in. max |
| | Non-Residential | 36 in. max. |
| <ol style="list-style-type: none"> Overall building height in feet shall be measured from finished grade to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories. No protrusions above the stated maximum height within the site data table are allowed. Build-To-Zone to be measured from back of proposed sidewalks on public streets, private drives and garden courtyards. Minimum glazing requirements shall be required on building facades facing public easements. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor. With the exception of commercial uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces. | | |

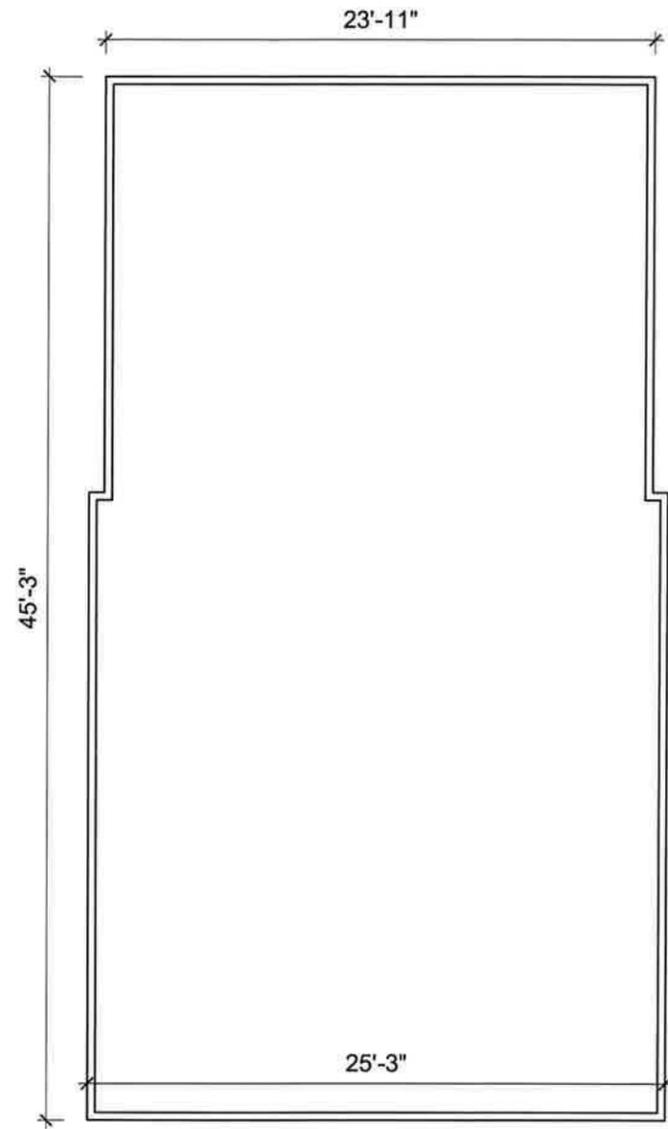


FIRST FLOOR: 672 SF
 SECOND FLOOR: 672 SF
 THIRD FLOOR: ~426 SF
 TOTAL HEATED: 1,770 SF

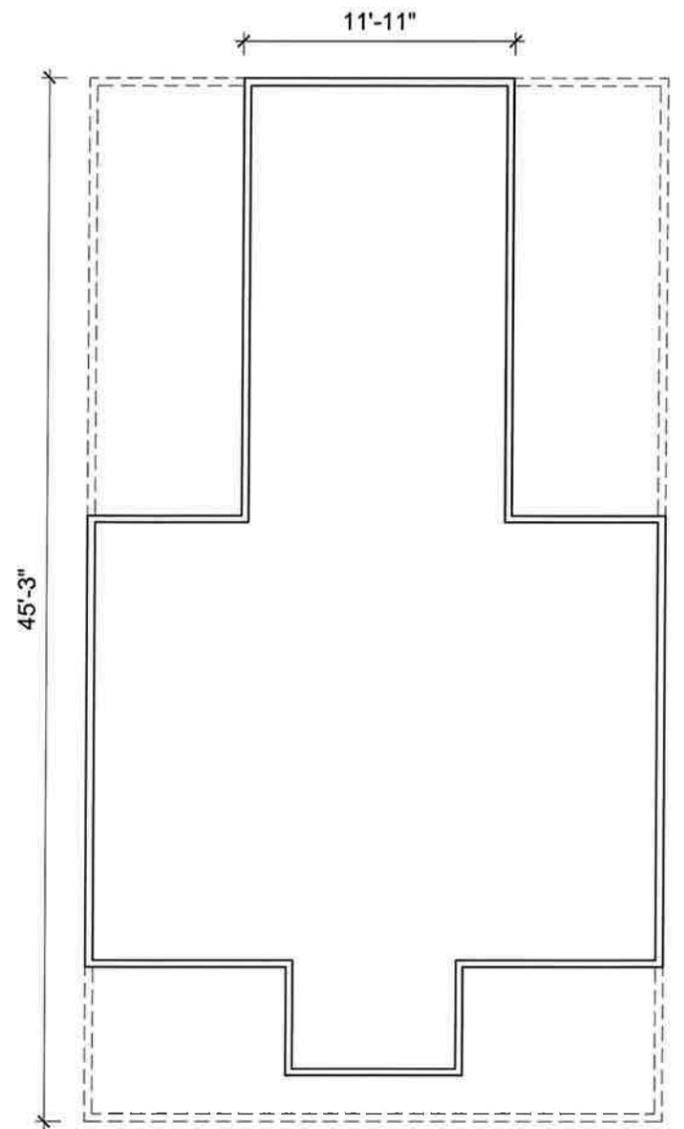




SECTION



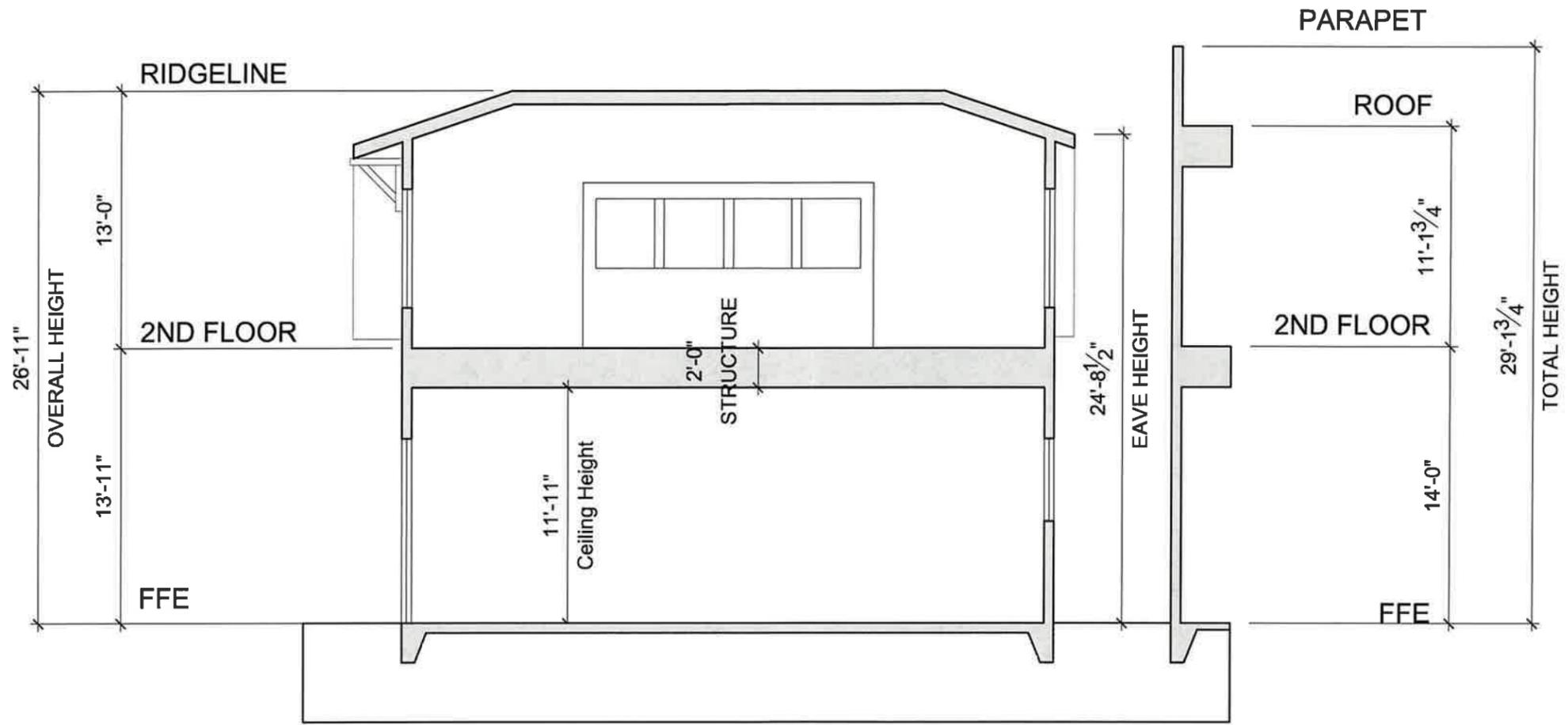
FIRST FLOOR PLAN

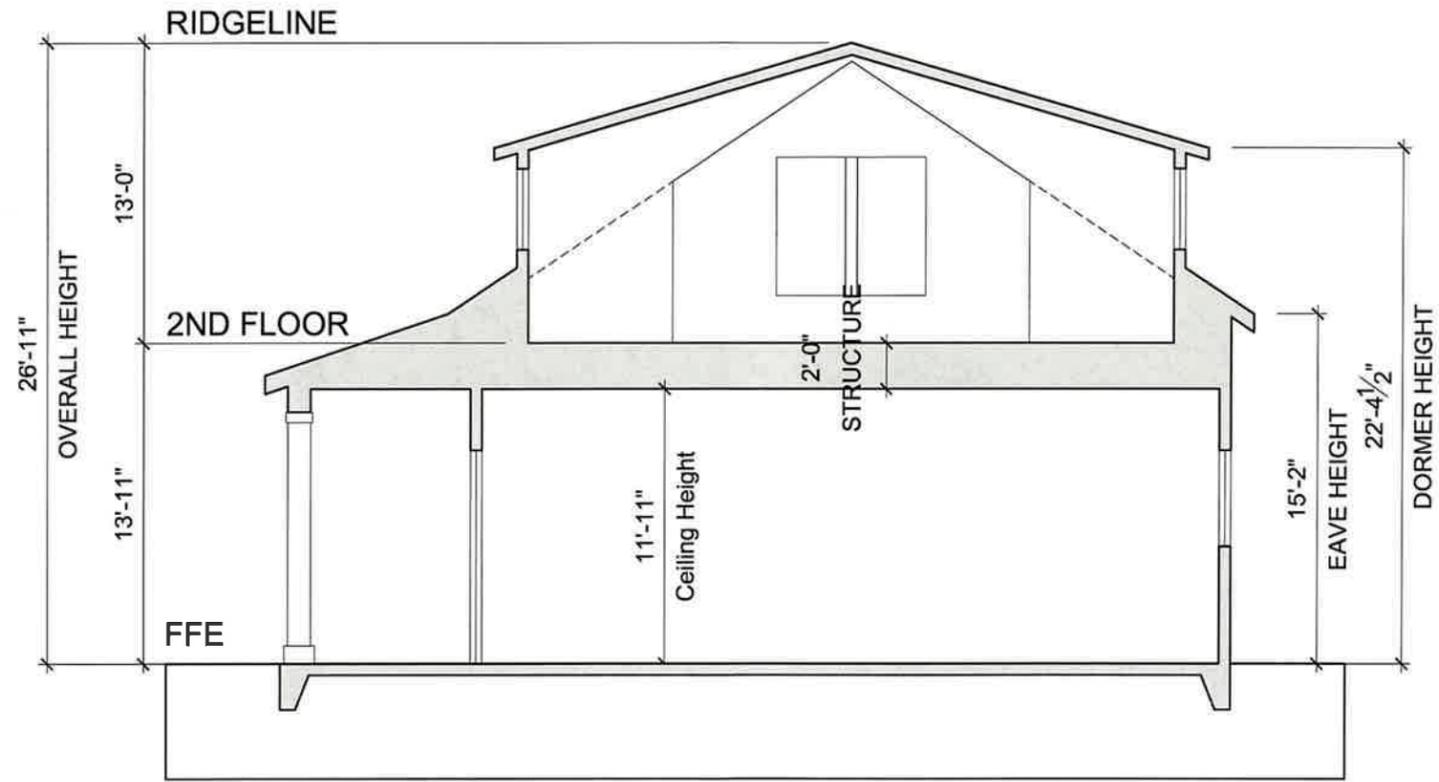


SECOND FLOOR PLAN

FIRST FLOOR: 1120 SF
 SECOND FLOOR: ~750 SF
 TOTAL HEATED: 1,870 SF







ARCHITECTURE



OPEN SPACE



PARKING BOSQUE

