R. Manuel - Centennial

Specific Plan | July 31, 2019

Purpose

The purpose of this submittal is to amend the existing R. Manuel Centennial SP to allow for 169 multi-family units on Zone 2 and to allow 4 story maximum height one Zone 1 and Zone 2. Develop the property to align with the character of the West Nashville Community Plan. Remove the existing industrial zoning and replace with a residential development including a mix of single family (detached and attached) and multi-family housing. Improve neighborhood access to the Cumberland River through pedestrian friendly design, connection to public sidewalks, parking screening, and dedicated green space that is in concert with the neighborhood plan.

Located at:
5400 Centennial Blvd
Map & Parcel(s): 09100001000, 09100000900, 09100001200
Council District 20- Mary Carolyn Roberts

Owners of Record

R. Manuel- Centennial, GP
2319 Crestmoor Rd.
Nashville, TN 37215

Developer & Architect

Southeast Venture, LLC
4011 Armory Oaks Drive
Nashvulle, TN 37204

Civil Engineer

Barge Cauthen & Associates
6606 Charlotte Pike, Suite 210
Nashville, TN 37209

Landscape Design

Hodgson Douglas, LLC
120 29th Ave. South
Nashville, TN 37212

DESIGN STANDARDS

1. BUILDING FACADES FRONTING A STREET OR OPEN SPACE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.
3. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED
4. PORCHES SHALL PROVIDE A MINIMUM OF 6' OF DEPTH
5. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

STANDARD NOTE: THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5' CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5' OF CLEAR ACCESS.

STANDARD 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.

ZONE 5 DESIGN STANDARDS (TO BE SEPARATE FROM ZONES 1-4)

ZONE 5 FOLLOWS ALL BULK STANDARDS OF IR AND ALLOWS ALL IR USES WITH THE FOLLOWING EXCEPTIONS:

- AUTOMOBILE REPAIR
- AUTOMOBILE SALES NEW/ USED
- AUTOMOBILE SERVICE
- CARPET CLEANING
- CAR WASH
- LAUNDRY PLANTS
- MAJOR APPLIANCE REPAIR
- VEHICULAR SALES AND SERVICE, LIMITED
- WRECKER SERVICE
- AMATEUR RADIO ANTENNA
- PRINTING AND PUBLISHING
- HEAVY EQUIPMENT, SALES AND SERVICE
- MANUFACTURING, LIGHT/ MEDIUM
- BUS TRANSFER STATION
- MOTOR FREIGHT
- RAILROAD YARD
- POWER/GAS SUBSTATION
- POWER PLANT
- WIND ENERGY FACILITY (UTILITY)
- FAIRGROUND
- TANK FARM
- CONSTRUCTION/ DEMOLITION LANDFILL
- CONSTRUCTION/ DEMOLITION WASTE PROCESSING
- MEDICAL WASTE
- RECYCLING FACILITY
- AIRPORT
- WATER WASTE TREATMENT
- SANITARY LANDFILL
- WASTE TRANSFER
- RACETRACK
- MINERAL EXTRACTION
- FUEL STORAGE
- ADULT ENTERTAINMENT

ZONE 5 WILL KEEP THE EXISTING GRAIN SILO AND APPLY THE APPROPRIATE SIGNAGE STANDARDS OF MUL-A.

SP ZONING DATA

COMBINED LOT AREA:	1,214,165 SF (27.87 ACRES)
TOTAL DEVELOPMENT AREA:	1,036,295 SF (23.67 ACRES)
R.O.W. DEDICATION AREA:	100,250 SF (2.30 ACRES)

MAXIMUM PLANNED DENSITY:

ZONE 1	6.18 ACRES MAXIMUM OF 192 UNITS MIXTURE OF MULTI-FAMILY AND SINGLE FAMILY DETACHED UNITS
ZONE 2	3.29 ACRES MAXIMUM OF 169 MULTI-FAMILY UNITS MAX HEIGHT OF 4 STORIES
ZONE 3	3.49 ACRES 49 SINGLE FAMILY DETACHED AND ATTACHED UNITS (UNDER CONSTRUCTION)
ZONE 4	2.29 ACRES 103 MULTI-FAMILY UNITS MAX HEIGHT OF 3 STORIES (UNDER CONSTRUCTION)
ZONE 5	8.42 ACRES TO BE A REGULATORY SP SEE ZONE 5 DESIGN STANDARDS

PARKING:

REQUIREMENTS: PER METRO ZONING CODE

NON-UZO PARKING COUNTS:

MULTI-FAMILY: 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; .5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM

SINGLE FAMILY: 2 SPACES

ZONE 1: 244 PARKING SPACES REQUIRED
ZONE 2: 220 PARKING SPACES REQUIRED

*PARKING SHALL BE SCREENED BY AN ACTIVE GROUND FLOOR FRONTING ON 54TH AVENUE N

FORM GUIDELINES AND USE TABLES

MULTI-FAMILY BUILDINGS

USES ALLOWED
- MULTI-FAMILY RESIDENTIAL (TO MATCH MUL-A DISTRICTS)

BUILDING, MASS LOCATION, AND FORM GUIDELINES:

BUILD-TO ZONE	5' - 15'
SIDE SETBACK	0'
REAR SETBACK	0'
HEIGHTS	4 STORIES IN 50'
PARKING REQUIREMENTS:	*BY ZONING ORDINANCE*

SINGLE FAMILY (DETACHED)

BUILDING, MASS LOCATION, AND FORM GUIDELINES:

STREET SETBACK	5' - 15'
SIDE SETBACK	2.5' MINIMUM
REAR SETBACK	0'
HEIGHT*	3 OCCUPIED FLOORS AT MAX ROOF

SINGLE FAMILY (ATTACHED)

BUILDING, MASS LOCATION, AND FORM GUIDELINES:

STREET SETBACK	5' - 15'
SIDE SETBACK	0'
REAR SETBACK	0'
HEIGHT*	3 OCCUPIED FLOORS AT MAX ROOF

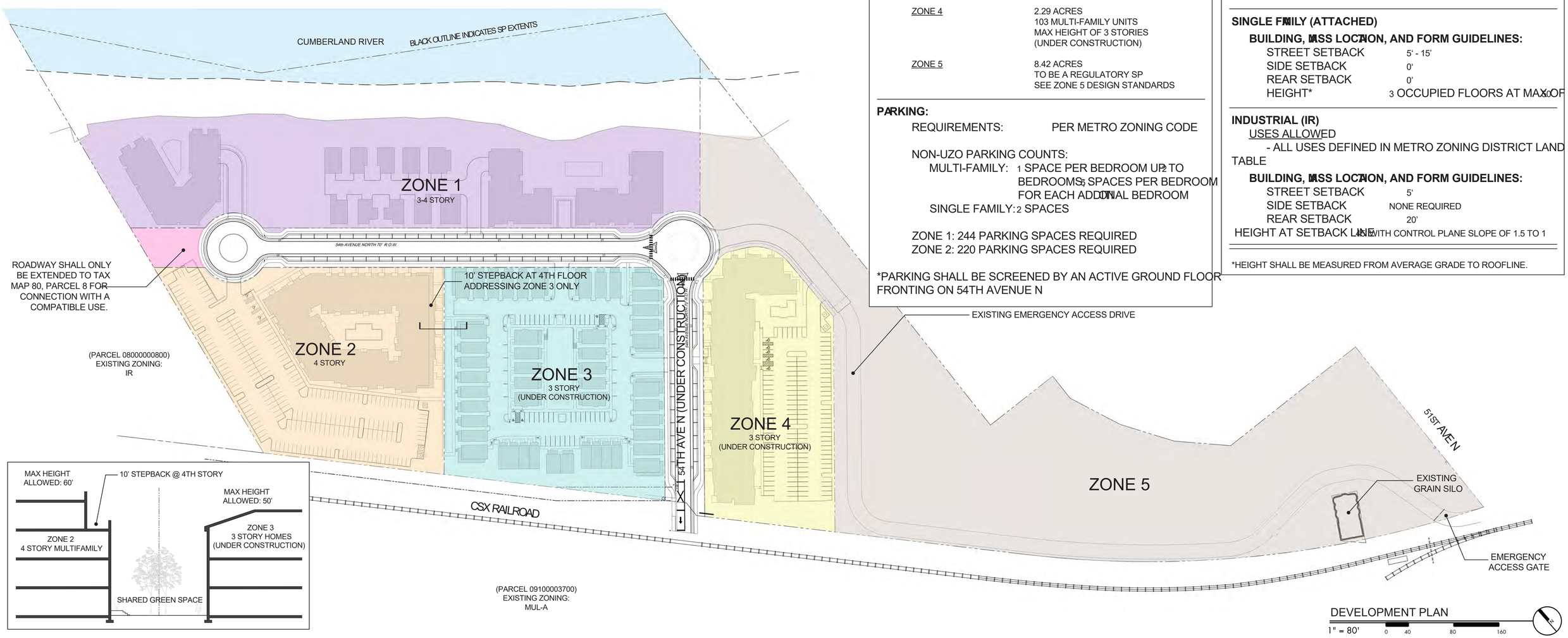
INDUSTRIAL (IR)

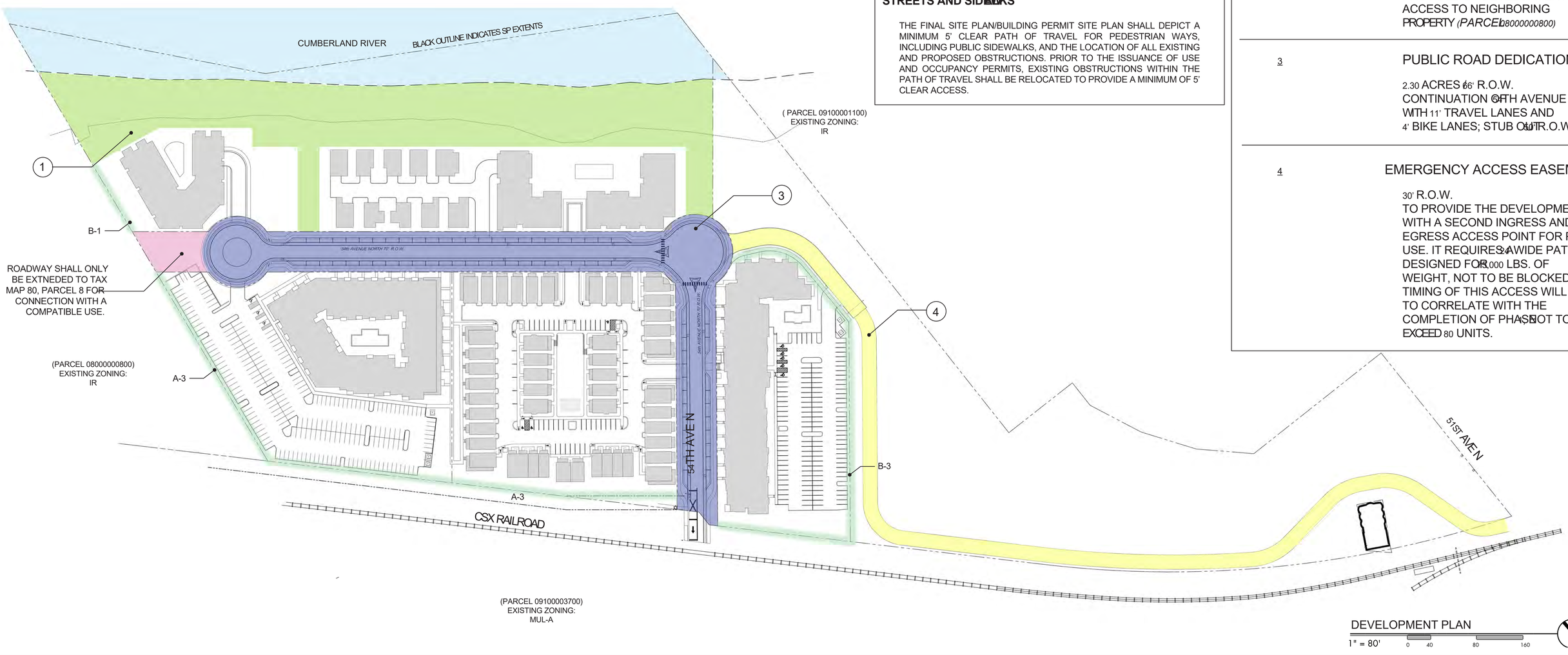
USES ALLOWED
- ALL USES DEFINED IN METRO ZONING DISTRICT LAND USE TABLE

BUILDING, MASS LOCATION, AND FORM GUIDELINES:

STREET SETBACK	5'
SIDE SETBACK	NONE REQUIRED
REAR SETBACK	20'
HEIGHT AT SETBACK LINE	45' WITH CONTROL PLANE SLOPE OF 1.5 TO 1

*HEIGHT SHALL BE MEASURED FROM AVERAGE GRADE TO ROOFLINE.





GENERAL NOTES

LANDSCAPE BUFFERS

STANDARDS ALLOWED (WHEN ABUTTING AN IR PROPERTY)
-PER METRO ZONING CODE

A-3 BUFFER YARD	**5' WIDTH**
CANOPY	1.2
UNDERSTORY	0.8
SHRUBS	8
B-1 BUFFER YARD	**20' WIDTH**
CANOPY	3.5
UNDERSTORY	1.4
SHRUBS	14
B-3 BUFFER YARD	**10' WIDTH**
CANOPY	4.5
UNDERSTORY	1.8
SHRUBS	18

STREETS AND SIDEWALKS

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM 5' CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5' CLEAR ACCESS.

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PLANNED DEDICATIONS AND EASEMENTS:

1 — DEDICATED GREENWAY PUBLIC ACCESS TRAIL EASEMENT AREA

3.27 ACRES *(INCLUDING BLUFF TO EDGE OF CUMBERLAND RIVER)*

2 — 20' ROADWAY EASEMENT

0.05 ACRES
PROVIDED BY DEVELOPMENT FOR ACCESS TO NEIGHBORING PROPERTY *(PARCEL 08000000800)*

3 — PUBLIC ROAD DEDICATION

2.30 ACRES 66' R.O.W.
CONTINUATION OF 54TH AVENUE N. WITH 11' TRAVEL LANES AND 4' BIKE LANES; STUB OUT TO 51ST R.O.W.

4 — EMERGENCY ACCESS EASEMENT

30' R.O.W.
TO PROVIDE THE DEVELOPMENT WITH A SECOND INGRESS AND EGRESS ACCESS POINT FOR PUBLIC USE. IT REQUIRES A 24' WIDE PATH DESIGNED FOR 75,000 LBS. OF WEIGHT, NOT TO BE BLOCKED. THE TIMING OF THIS ACCESS WILL NEED TO CORRELATE WITH THE COMPLETION OF PHASE 1, NOT TO EXCEED 80 UNITS.

DEVELOPMENT PLAN
1" = 80'
0 40 80 160

BUFFER NOTE:

THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.

ON-SITE PARKING:

ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE. PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUED

FEMA NOTE:

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0236H. EFFECTIVE DATE: 4/5/2017

METRO WATER SERVICES NOTE:

1. 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
2. METRO WATER SERVICE 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

METRO PUBLIC WORKS NOTE:

1. ALL STREETS AND ALLEYS TO BE PRE METRO PUBLIC WORKS AND STANDARDS
2. ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO U/O PERMIT

STORMWATER NOTES:

1. 78-840 NOTE: 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
2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE 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
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)
5. FINAL STORMWATER DESIGN SHALL MEET METRO STORMWATER REQUIREMENTS FOR BOTH PRE vs POST PEAK RUNOFF, AS WELL AS WATER QUALITY. WATER QUALITY DESIGN WILL CONSIST OF A COMBINATION OF GREEN ROOF, CISTERNS, AND URBAN BIORETENTION IN COMPLIANCE WITH METRO VOL 5 LID STANDARDS, OR IF ALLOWED BY AN LID VARIANCE, BELOW GRADE WATER QUALITY AND DETENTION VAULT.

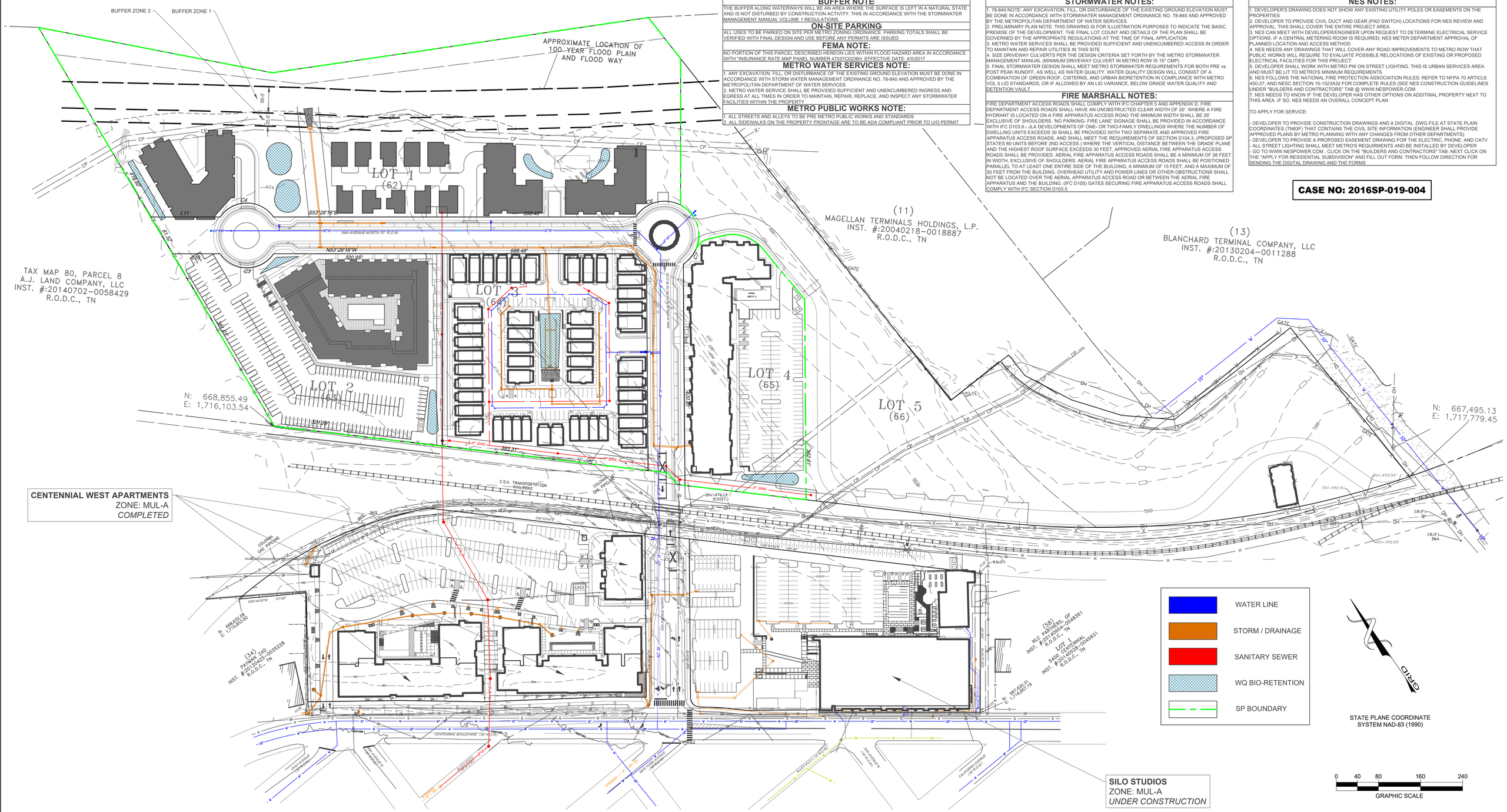
FIRE MARSHALL NOTES:

FIRE DEPARTMENT ACCESS ROADS SHALL COMPLY WITH IFC CHAPTER 5 AND APPENDIX D. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED CLEAR WIDTH OF 20'. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD THE MINIMUM WIDTH SHALL BE 26'
EXCLUSIVE OF SHOULDERS. 'NO PARKING- FIRE LANE' SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IFC D103.6.- (LA DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS, AND SHALL MEET THE REQUIREMENTS OF SECTION D104.3. (PROPOSED SP STATES 80 UNITS BEFORE 2ND ACCESS.) WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 26 FEET IN WIDTH, EXCLUSIVE OF SHOULDERS. AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE POSITIONED PARALLEL TO AT LEAST ONE ENTIRE SIDE OF THE BUILDING, A MINIMUM OF 15 FEET, AND A MAXIMUM OF 30 FEET FROM THE BUILDING. OVERHEAD UTILITY AND POWER LINES OR OTHER OBSTRUCTIONS SHALL NOT BE LOCATED OVER THE AERIAL APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS AND THE BUILDING. (IFC D105) GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH IFC SECTION D103.5

NES NOTES:

1. DEVELOPER'S DRAWING DOES NOT SHOW ANY EXISTING UTILITY POLES OR EASEMENTS ON THE PROPERTIES
2. DEVELOPER TO PROVIDE CIVIL DUCT AND GEAR (PAD SWITCH) LOCATIONS FOR NES REVIEW AND APPROVAL. THIS SHALL COVER THE ENTIRE PROJECT AREA
3. NES CAN MEET WITH DEVELOPER/ENGINEER UPON REQUEST TO DETERMINE ELECTRICAL SERVICE OPTIONS. IF A CENTRAL METERING ROOM IS REQUIRED; NES METER DEPARTMENT APPROVAL OF PLANNED LOCATION AND ACCESS METHOD
4. NES NEEDS ANY DRAWINGS THAT WILL COVER ANY ROAD IMPROVEMENTS TO METRO ROW THAT PUBLIC WORKS WILL REQUIRE TO EVALUATE POSSIBLE RELOCATIONS OF EXISTING OR PROPOSED ELECTRICAL FACILITIES FOR THIS PROJECT
5. DEVELOPER SHALL WORK WITH METRO PW ON STREET LIGHTING. THIS IS URBAN SERVICES AREA AND MUST BE LIT TO METRO'S MINIMUM REQUIREMENTS
6. NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES; REFER TO NFPA 70 ARTICLE 450-27; AND NESC SECTION 15-1523A32 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS" TAB @ WWW.NESPOWER.COM
7. NES NEEDS TO KNOW IF THE DEVELOPER HAS OTHER OPTIONS ON ADDITINAL PROPERTY NEXT TO THIS AREA. IF SO, NES NEEDS AN OVERALL CONCEPT PLAN

TO APPLY FOR SERVICE:

- DEVELOPER TO PROVIDE CONSTRUCTION DRAWINGS AND A DIGITAL DWG FILE AT STATE PLAIN COORDINATES (TN83F) THAT CONTAINS THE CIVIL SITE INFORMATION (ENGINEER SHALL PROVIDE APPROVED PLANS BY METRO PLANNING WITH ANY CHANGES FROM OTHER DEPARTMENTS)
- DEVELOPER TO PROVIDE A PROPOSED EASEMENT DRAWING FOR THE ELECTRIC, PHONE, AND CATV
- ALL STREET LIGHTING SHALL MEET METRO'S REQUIRMENTS AND BE INSTALLED BY DEVELOPER
- GO TO WWW.NESPOWER.COM , CLICK ON THE "BUILDERS AND CONTRACTORS" TAB. NEXT CLICK ON THE "APPLY FOR RESIDENTIAL SUBDIVISION" AND FILL OUT FORM. THEN FOLLOW DIRECTION FOR SENDING THE DIGITAL DRAWING AND THE FORMS

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