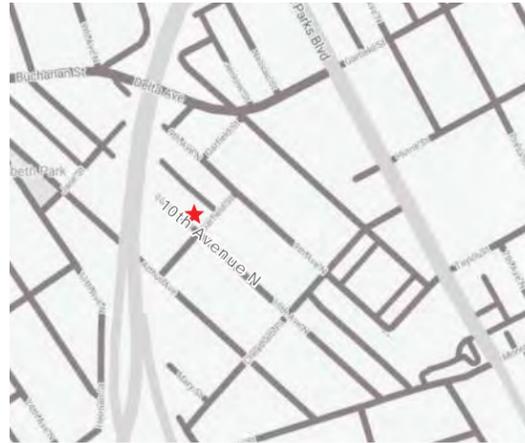


Development Plan Purpose

The intent of the creation of this district is to enact further additional historical governance and controls to the property that will ensure the integrity and cultural significance of the property will serve future generations of the community and Nashville. The stewardship of the property will help stabilize and improve area property values, foster civic beauty and enhance the neighborhood by creating a strong sense of place and pride in the community.



Existing Site Info

Site is 0.36 acres +/- of land located at:

1600 10th Avenue North, Nashville, TN 37203
 Map & Parcel: 08112045100
 Council District 19 -Freddie O'Connell
 Current Zoning: OV- UZO, R6-A
 Community Policy: T4-NM

U.S. FEMA FIRM: 47037C0241H - 04/05/2017 Zone X
 Area of minimal flood hazard

Owners of Record

Amani Kelly
 1426 12th Avenue North, Nashville, TN 37203

Land Planner

Smith Gee Studio, LLC
 209 10th Avenue South, #425
 Nashville, TN 37203
 Scott Morton
 smorton@smithgeestudio.com



Development Summary	
Total Acreage	14,885 GSF (0.36 Acres +/-)
Principal Structure	6,742 GSF +/-
Uses Permitted	7 Multifamily units
Access	Alley off of Garfield Street
F.A.R.	Per Base Zoning
I.S.R.	Per Base Zoning

Parking Requirement		
Use	Parking Req.	Parking Provided
Residential	10 Spaces	18 Spaces
Parking calculated per Urban Zoning Overlay Requirements		

Regulatory Conditions

- Any alterations, additions, or new construction to any structure on site shall be approved by the MHZC and meet all applicable historic guidelines.
- No lighting is currently proposed. If lighting is provided in the future, no off site light trespass shall be allowed to adjacent properties and shall be submitted to MHZC staff for review.
- This project is expected to be built in one phase of development.



Waste Bin area shall be screened with a min. 5 ft. tall fence and/or vegetation.



A max 30" ornamental fence may be installed around private yard areas.

DEVELOPMENT SITE PLAN

1600 10th Avenue North
 Nashville, TN

AMK Re Investments, LLC

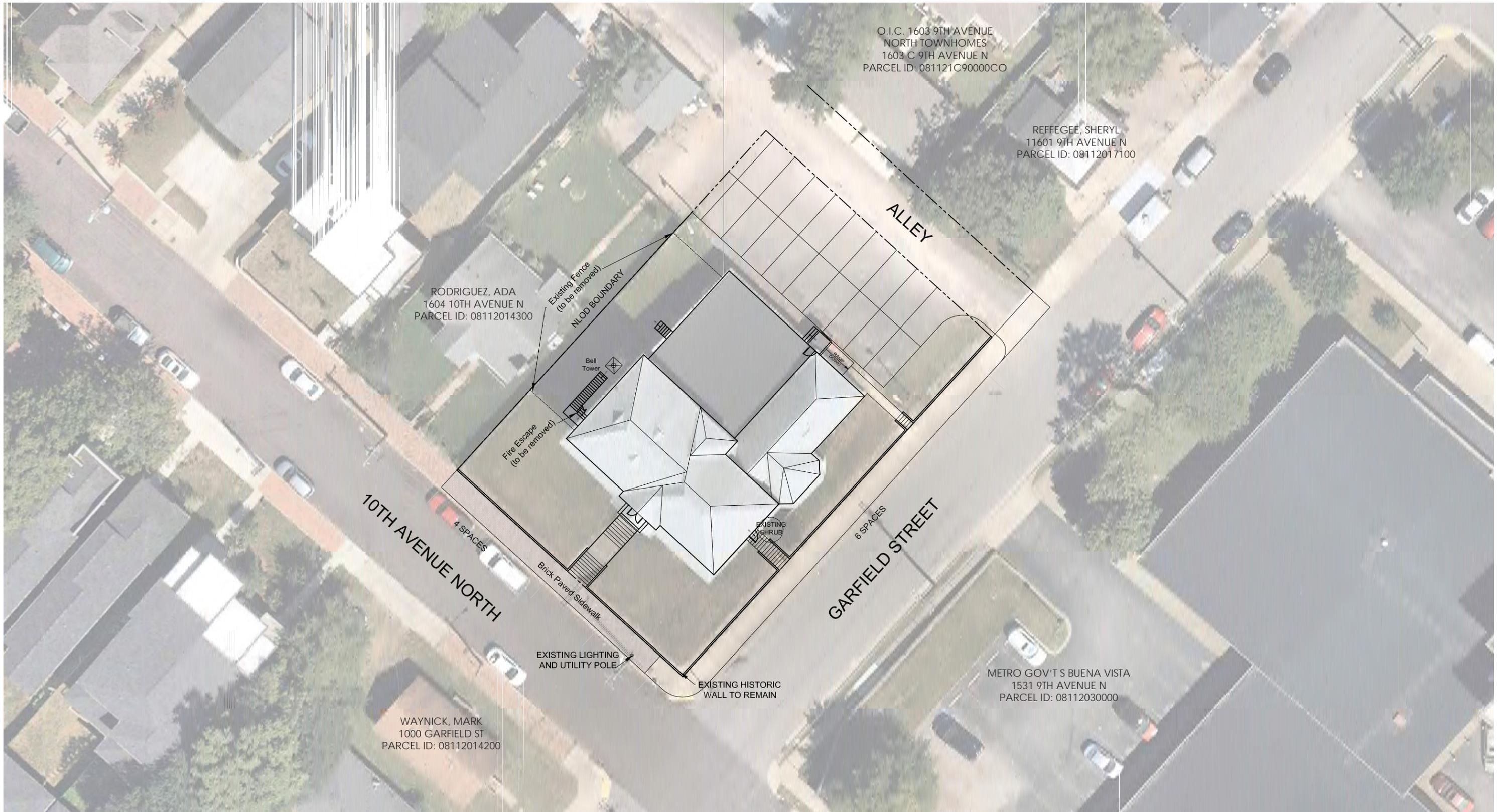
February 4, 2019

SGS #19107.00



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 209 10th Avenue South • Suite 425
 Nashville, Tennessee 37203
 p: 615.739.5555
 www.smithgeestudio.com

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O.I.C. 1603 9TH AVENUE
 NORTH TOWNHOMES
 1603 C 9TH AVENUE N
 PARCEL ID: 081121C90000CO

REFFEGEE, SHERYL
 11601 9TH AVENUE N
 PARCEL ID: 08112017100

RODRIGUEZ, ADA
 1604 10TH AVENUE N
 PARCEL ID: 08112014300

10TH AVENUE NORTH

ALLEY

GARFIELD STREET

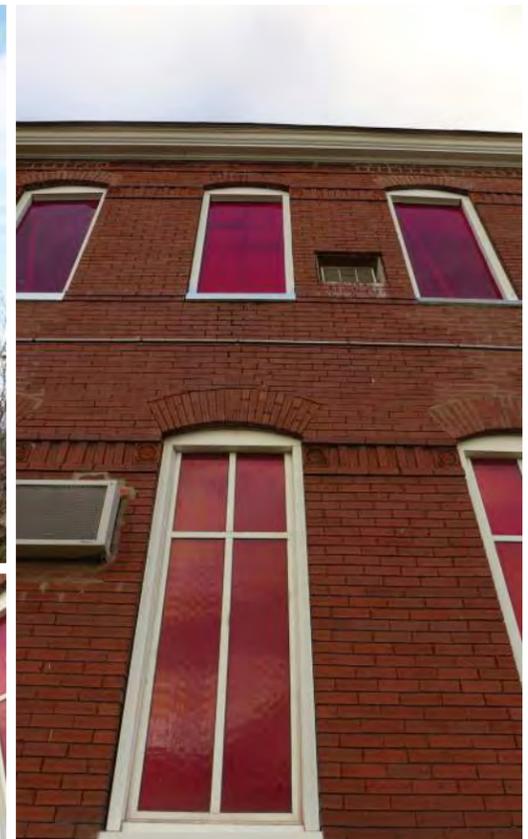
METRO GOV'T S BUENA VISTA
 1531 9TH AVENUE N
 PARCEL ID: 08112030000

WAYNICK, MARK
 1000 GARFIELD ST
 PARCEL ID: 08112014200

EXISTING CONDITIONS

1600 10th Avenue North
 Nashville, TN





EXISTING CONDITIONS - EXTERIOR

AMK Re Investments, LLC

February 4, 2019

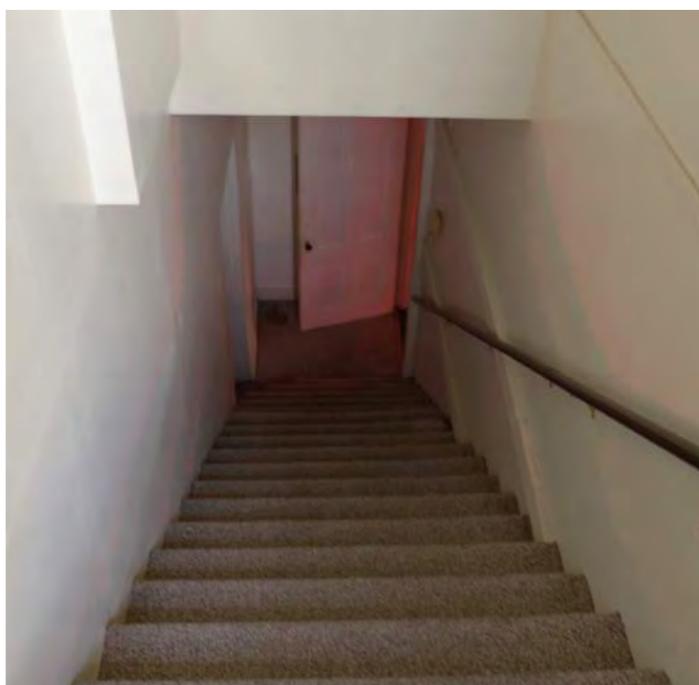
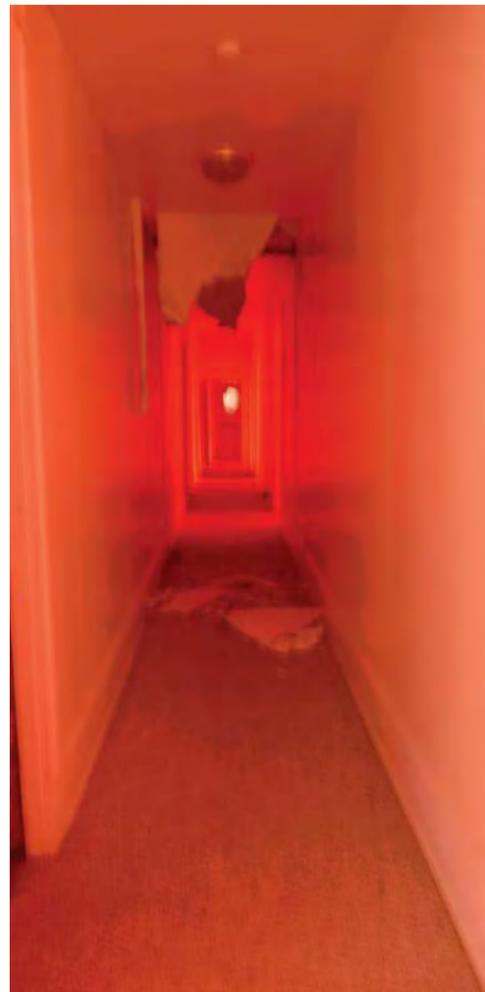
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EXISTING CONDITIONS - INTERIOR

AMK Re Investments, LLC

February 4, 2019

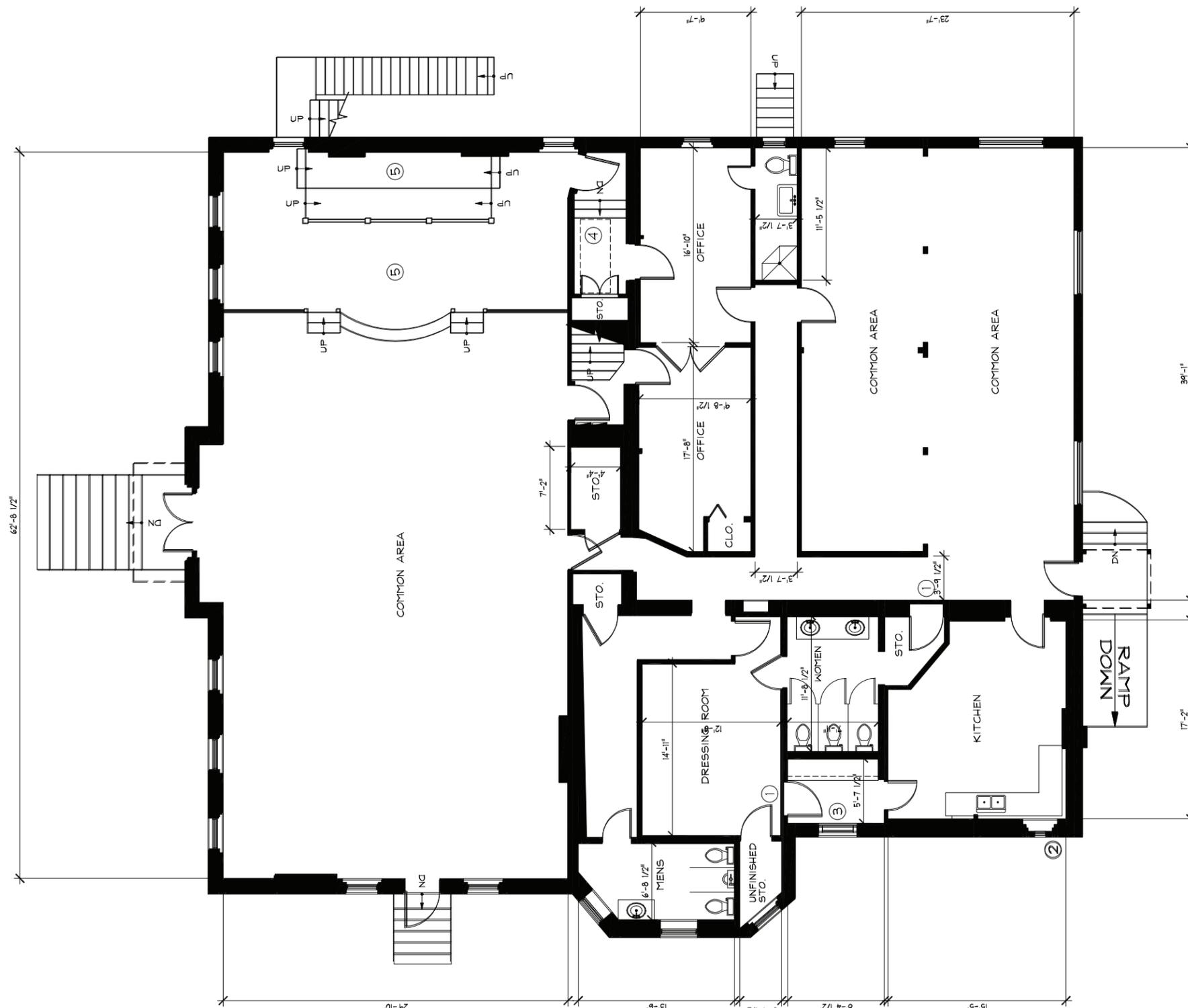
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FIRST FLOOR NOTED PLAN

1600 10th Avenue North
 Nashville, TN
 SF - 4,626

DRAWINGS ARE NOT TO SCALE

NOTES:

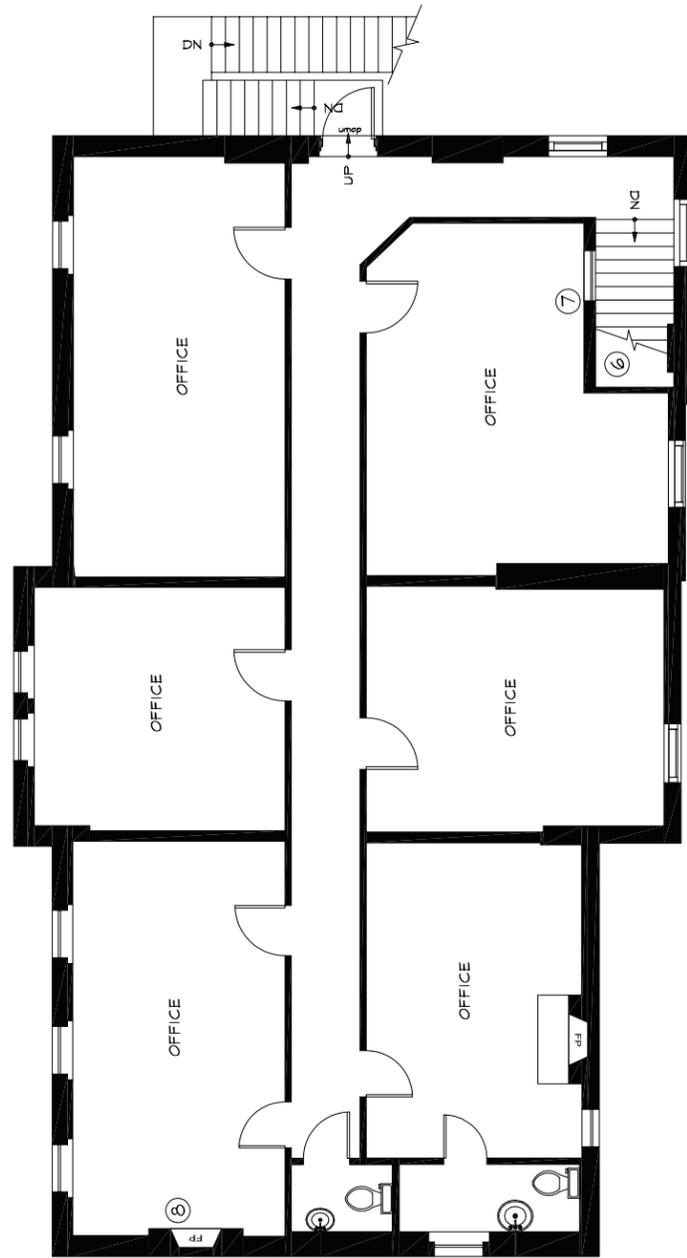


- ① door opening covered
- ② exhaust fan
- ③ window blocked by brick wall exterior
- ④ floor access to crawl space below
- ⑤ elevated surfaces

EXISTING PLAN - FIRST FLOOR

1600 10th Avenue North
 Nashville, TN





SECOND FLOOR NOTED PLAN

1600 10th Avenue North
Nashville, TN

SF - 2,116

NOTES:

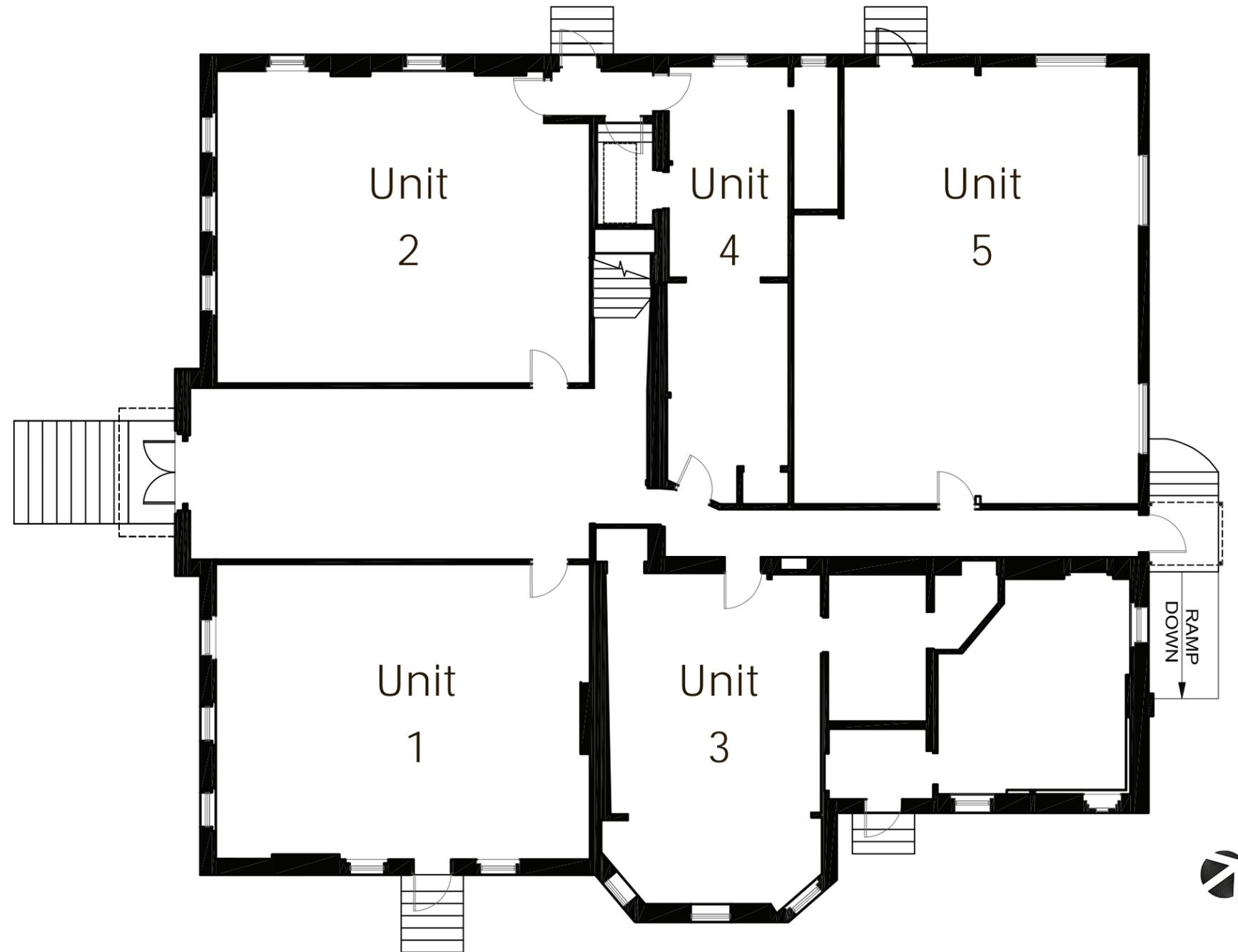


- ⑥ 21 total steps
- ⑦ covered window from stair side
- ⑧ fireplace is not operable

EXISTING PLAN - SECOND FLOOR

1600 10th Avenue North
Nashville, TN

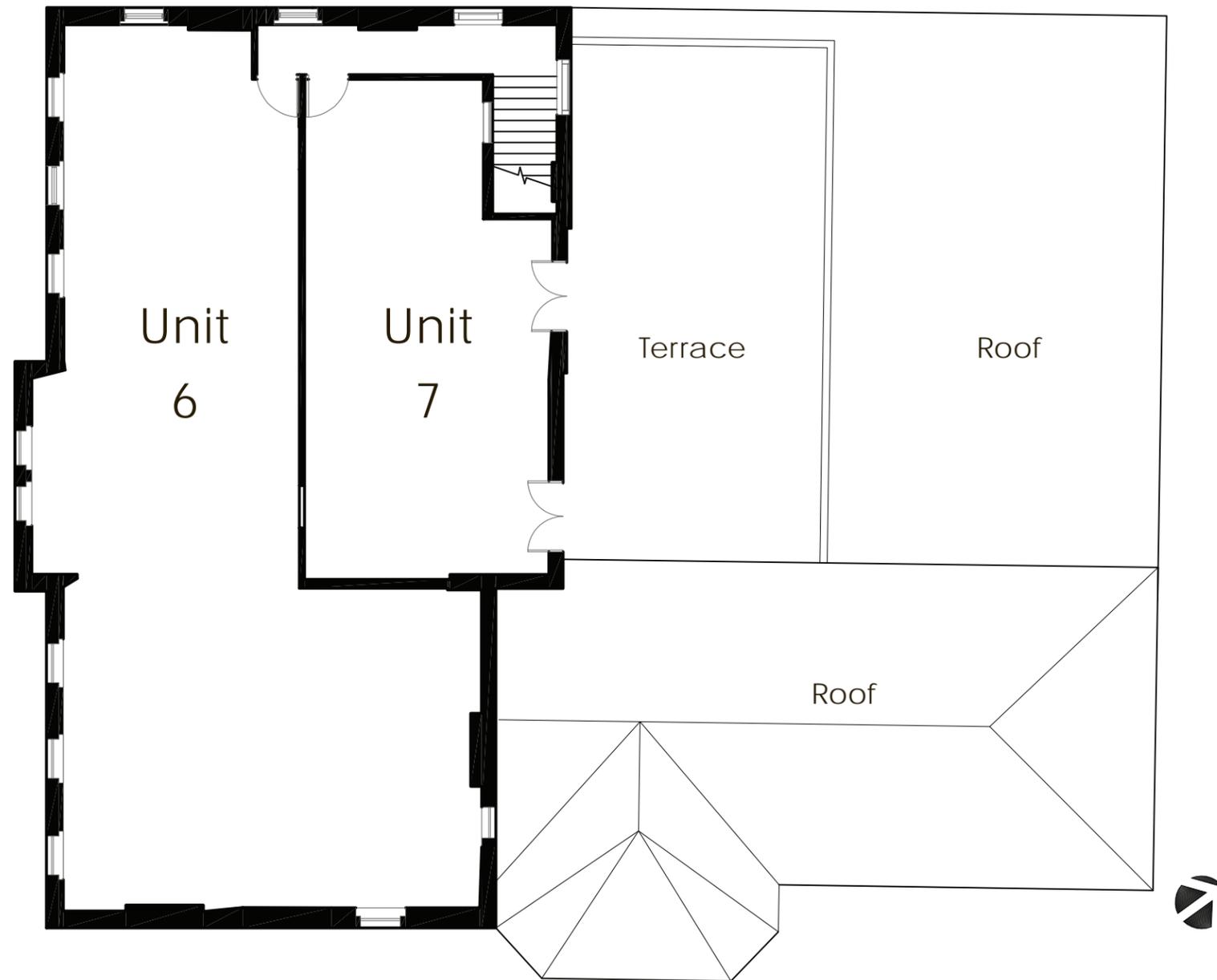




PROPOSED PLAN - FIRST FLOOR

1600 10th Avenue North
Nashville, TN





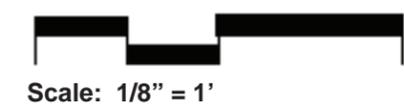
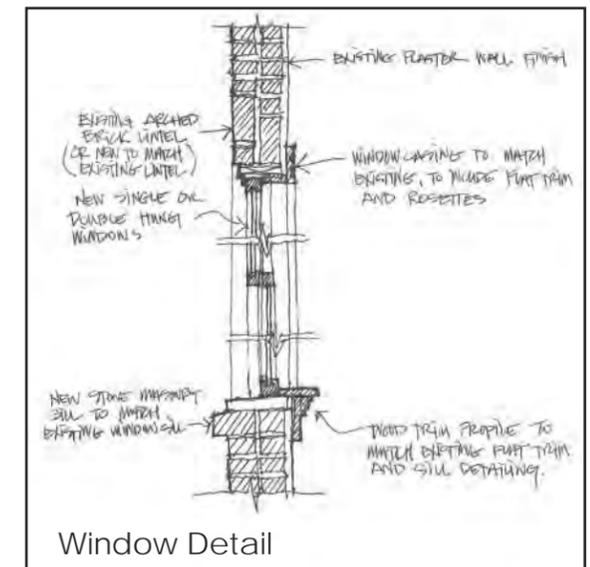
PROPOSED PLAN - SECOND FLOOR





Notes:

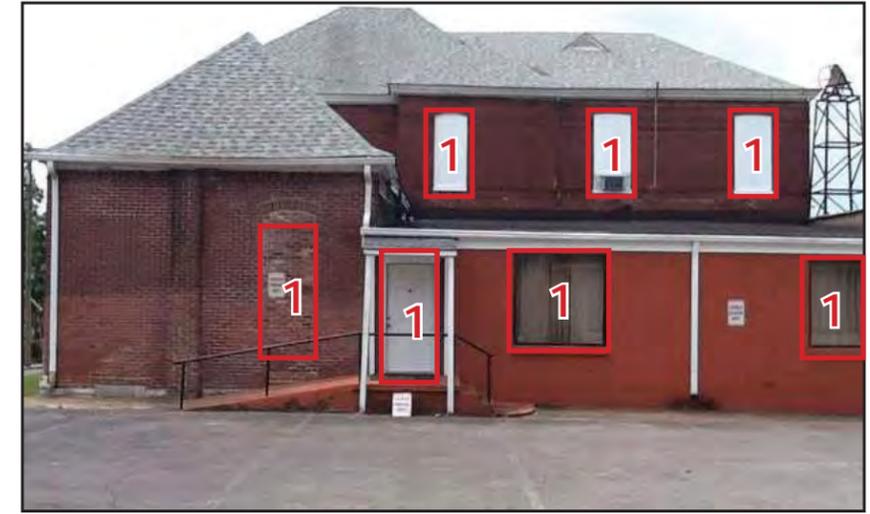
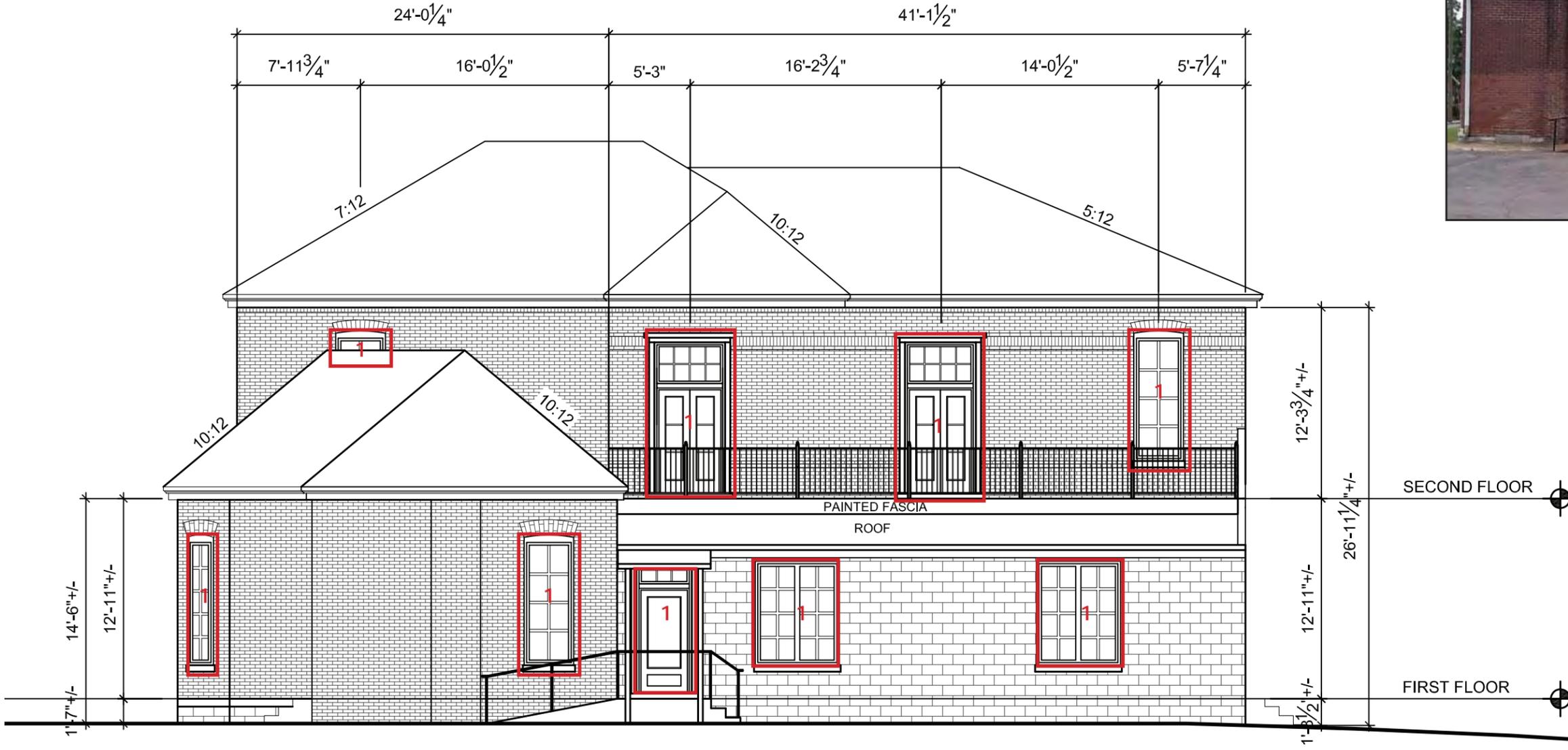
1. Windows and doors shall be replaced in accordance with the MHZC Historic Landmark Zoning Overlays guidelines.
2. Wall openings that are no longer needed should be replaced with and match the old in design, color, texture, and other visual qualities and, where possible, materials.



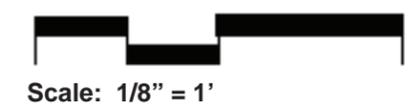
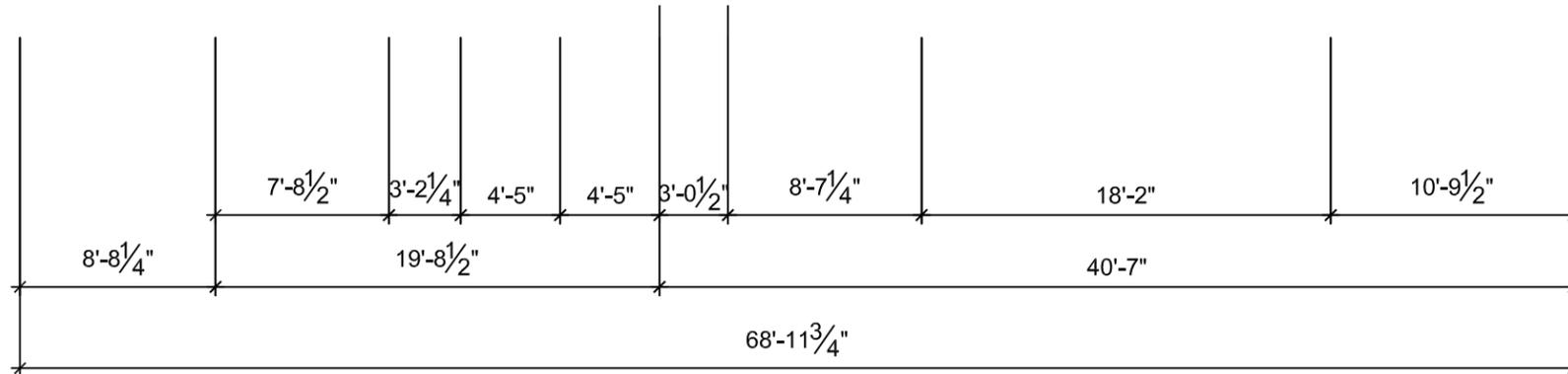
FRONT ELEVATION - 10TH AVENUE NORTH

1600 10th Avenue North
Nashville, TN





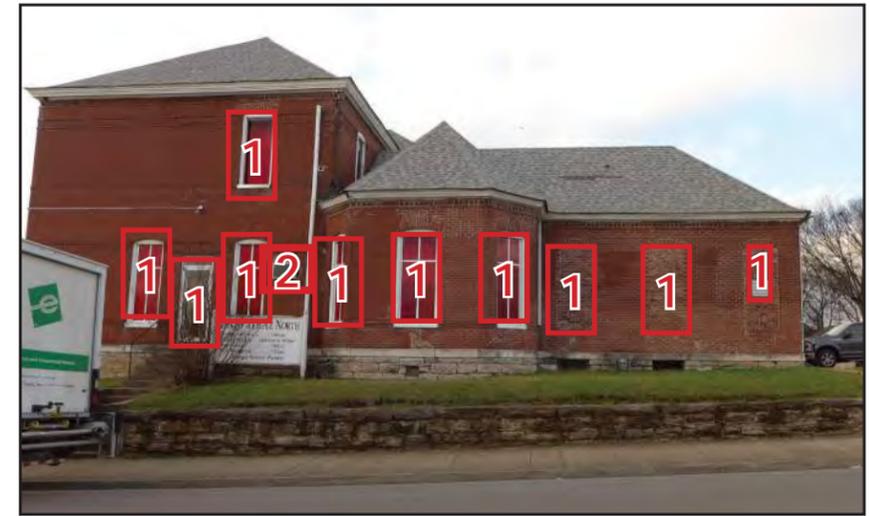
Notes:
 1. Windows and doors shall be replaced in accordance with the MHZC Historic Landmark Zoning Overlays guidelines.



BACK ELEVATION - ALLEY

1600 10th Avenue North
 Nashville, TN





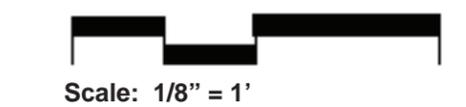
Notes:

1. Windows and doors shall be replaced in accordance with the *MHZC Historic Landmark Zoning Overlays* guidelines.
2. Wall openings that are no longer needed should be replaced with and match the old in design, color, texture, and other visual qualities and, where possible, materials.



SIDE ELEVATION - GARFIELD STREET

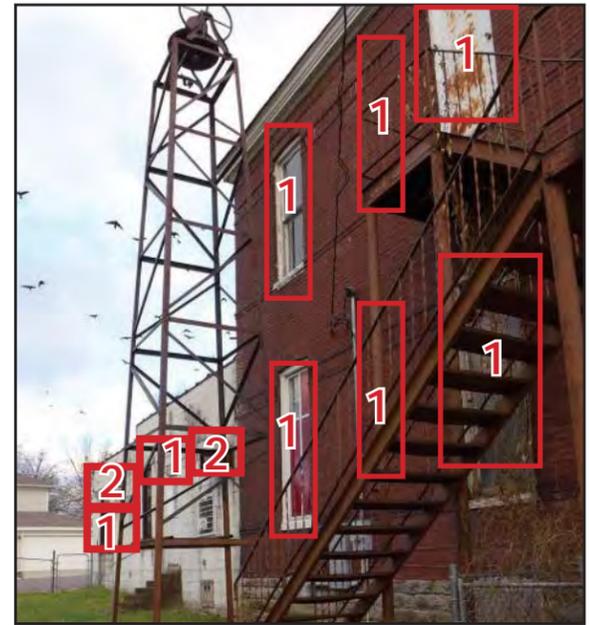
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Nashville, TN



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Notes:

1. Windows and doors shall be replaced in accordance with the *MHZC Historic Landmark Zoning Overlays* guidelines.
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SIDE ELEVATION - INTERIOR

1600 10th Avenue North
Nashville, TN





WATER AND SEWER AVAILABILITY

1600 10th Avenue North
Nashville, TN

