



CSDG

Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgn.com

SEAL



FOR PLANNING COMMISSION REVIEW
NOT FOR CONSTRUCTION

Preliminary Specific Plan for Avalon Midtown

Hayes St. & 18th Ave. N
Nashville, Davidson Co,
Tennessee 37203

ISSUE SET:
Preliminary Specific Plan

ISSUE DATE: May 13, 2020

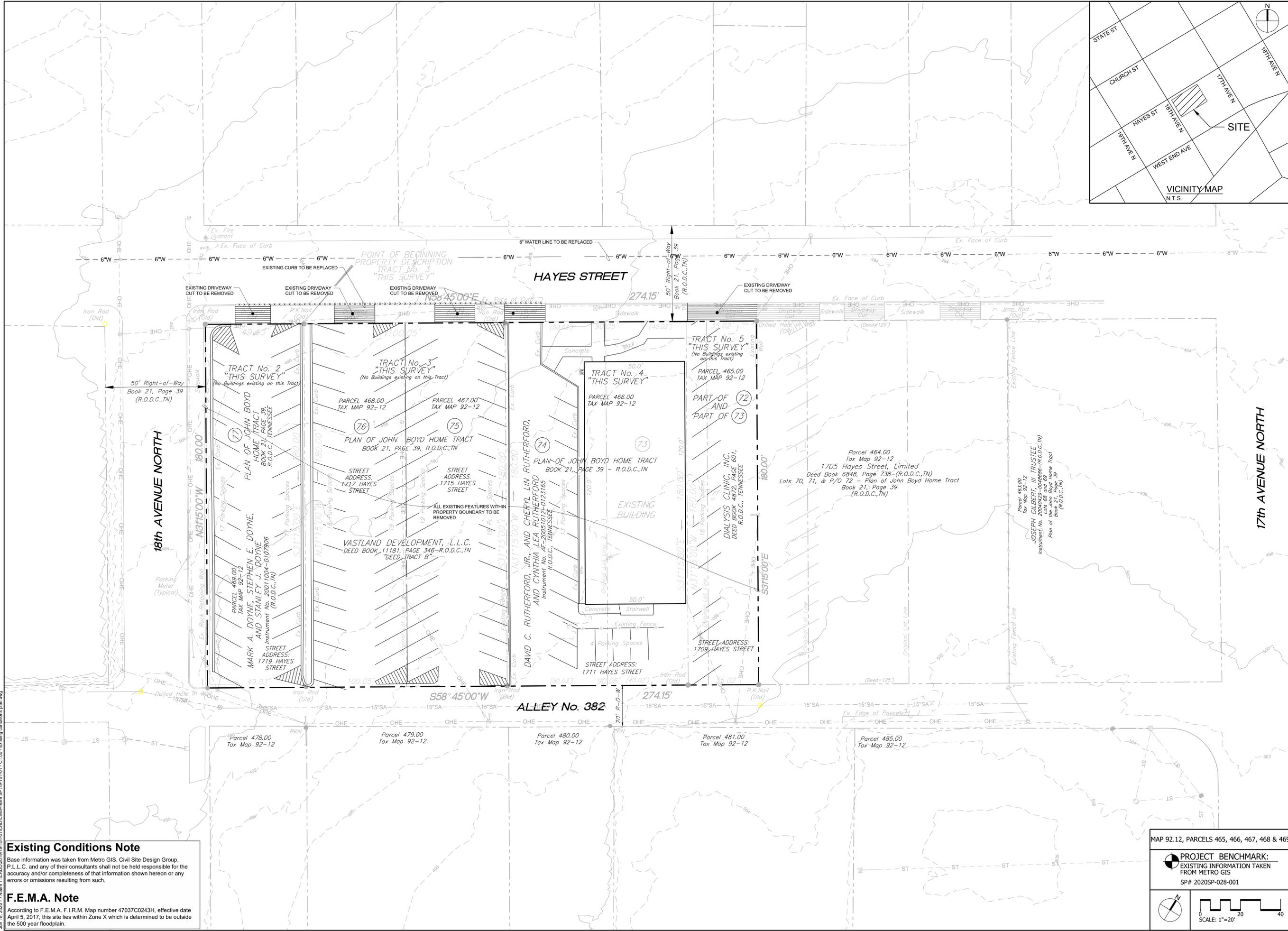
No.	Description	Date
1	Preliminary SP Resubmittal	06/02/20
2	Striping Plan and Uses added	06/17/20

REVISION: DRAWN: CHECKED:
MD KG

EXISTING CONDITIONS PLAN

C1.00

PROJECT NO.: 19-151-01



Existing Conditions Note
Base information was taken from Metro GIS. Civil Site Design Group, P.L.L.C. 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.

F.E.M.A. Note
According to F.E.M.A. F.I.R.M. Map number 47037C0243H, effective date April 5, 2017, this site lies within Zone X which is determined to be outside the 500 year floodplain.

MAP 92.12, PARCELS 465, 466, 467, 468 & 469

PROJECT BENCHMARK:
EXISTING INFORMATION TAKEN FROM METRO GIS
SP# 2020SP-028-001

SCALE: 1"=20'

Jun 19, 2020 - 7:45am T:\CAD\2019\19-151-01\CADD\Civil\Plan\SP19-151-01 - C1.00 - Existing conditions plan.dwg



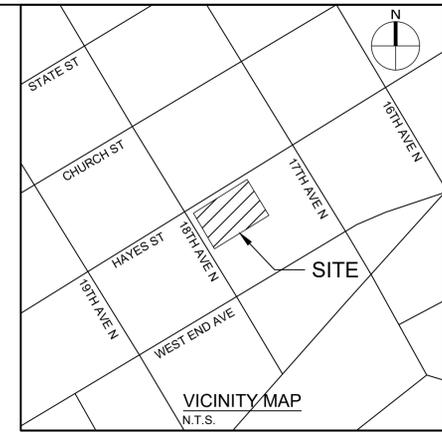
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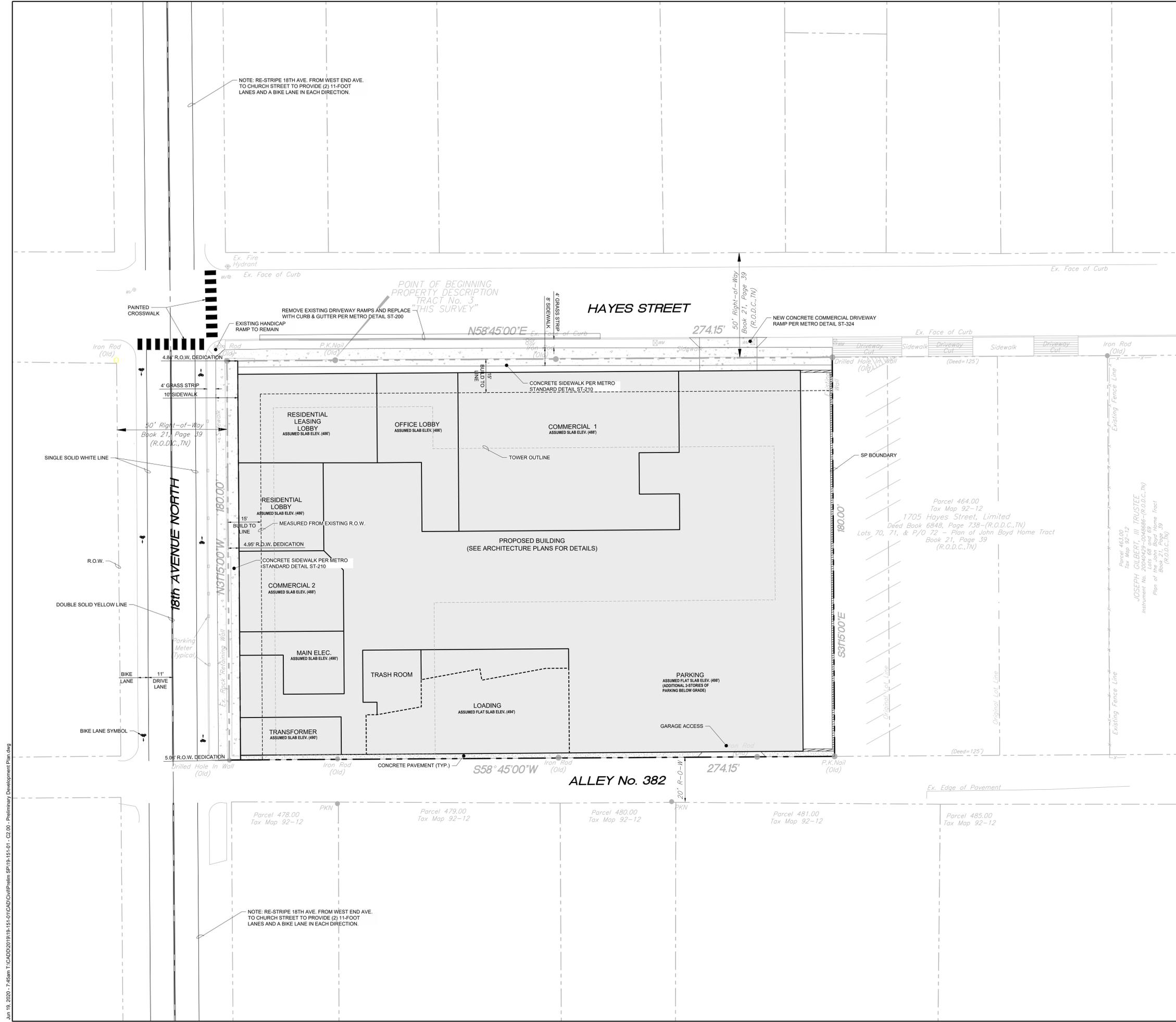
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SITE DATA TABLE	
TOTAL SITE ACRES	1.15± Ac. (50,172 sq. ft.)
EXISTING ZONING	MUI-A
PROPOSED ZONING	SP
EXISTING USES	OFFICE / PARKING
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL OR HOTEL - UP TO 310 UNITS COMMERCIAL - UP TO 15,000 SF OFFICE - UP TO 90,000 SF (SEE BELOW FOR LAND USE CONDITION NOTE)
ISR (ALLOWED)	1.00
ISR (PROPOSED)	0.97
PROPOSED FLOOR AREA	401,000 sq. ft.
YARD REQUIREMENTS	STREET: 0'-15' BUILD TO SIDE YARD: NONE REAR YARD: NONE
MAX HEIGHT ALLOWED IN BUILD TO ZONE	95' IN 8 STORIES
MIN. STEP BACK (REQUIRED)	15'
STEP BACK (PROPOSED)	HAYES ST: 18.9' 18TH AVE: 24'
PARKING (REQUIRED)	UZO DISTRICT PARKING REQUIREMENTS HOTEL/MOTEL: 1 PER UNIT + 1 PER (4) EMPLOYEES RETAIL: FIRST 2,000 sq. ft. EXEMPT; 1 PER 200 sq. ft. FOR 2,000 TO 50,000 sq. ft. OFFICE: FIRST 2,000 sq. ft. EXEMPT; 1 PER 500 sq. ft. IN EXCESS OF 2,000 sq. ft.
PARKING (PROPOSED) *	DEVELOPER WILL MEET OR EXCEED REQUIRED PARKING. ACTUAL COUNT MAY VARY BASED ON FINAL ALLOCATION OF USES.

* ADDITIONAL PARKING SPACES MAY BE PROPOSED IN FINAL SP TO SERVE ADJACENT OR NEARBY PROPERTIES.

NOTE:
PERMITTED USES SHALL BE LIMITED TO 105,000 SQUARE FEET OF COMMERCIAL USE CONSISTENT WITH THE USES PERMITTED IN THE MUI-A ZONING DISTRICT AND 310 HOTEL OR MULTI-FAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL PROPERTIES - OWNER OCCUPIED AND SHORT-TERM RENTAL PROPERTIES - NOT-OWNER OCCUPIED SHALL BE PROHIBITED.



NOTE: RE-STRIPE 18TH AVE. FROM WEST END AVE. TO CHURCH STREET TO PROVIDE (2) 11-FOOT LANES AND A BIKE LANE IN EACH DIRECTION.

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REVISION:	DRAWN:	CHECKED:
	MD	KG

PRELIMINARY DEVELOPMENT PLAN

C2.00

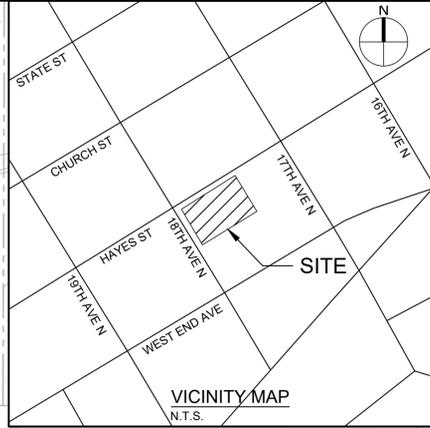
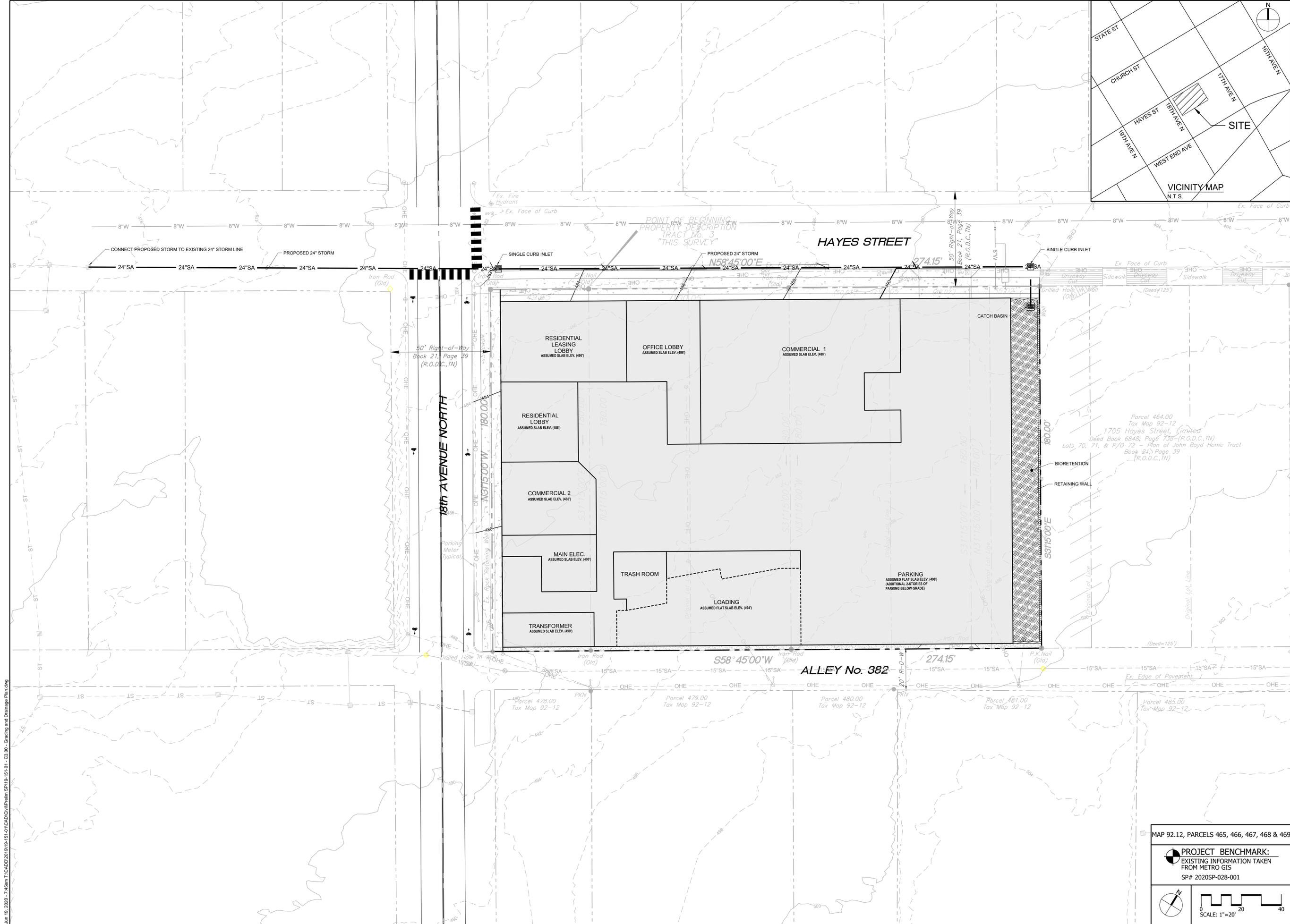
PROJECT NO.: 19-151-01

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PROJECT BENCHMARK:
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SP# 2020SP-028-001

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Preliminary Specific Plan for Avalon Midtown
 Hayes St. & 18th Ave. N
 Nashville, Davidson Co,
 Tennessee 37203

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REVISION SCHEDULE:

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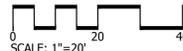
GRADING AND DRAINAGE PLAN

C3.00
 PROJECT NO.: 19-151-01

Jun 19, 2020 - 7:45am T:\CAD\2019\19-151-01\CAD\Civil\Prelim\SP19-151-01 - C3.00 - Grading and Drainage Plan.dwg

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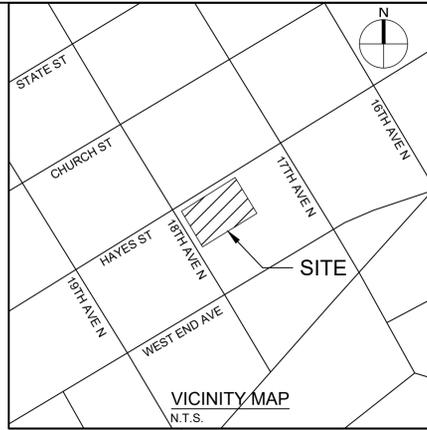
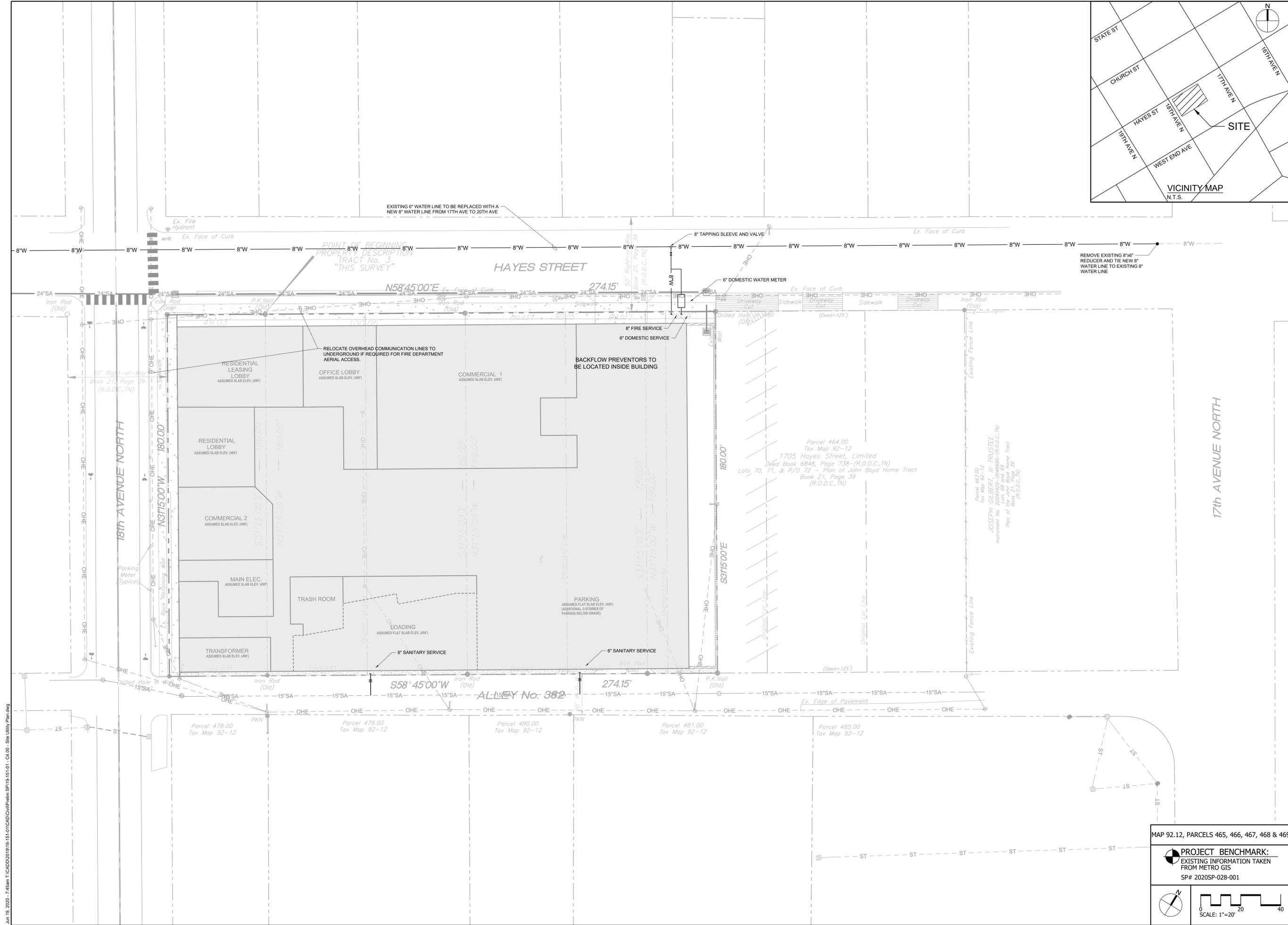
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SITE UTILITY PLAN

C4.00

PROJECT NO.: 19-151-01



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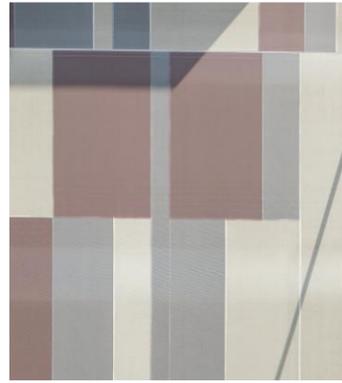
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massing and materials

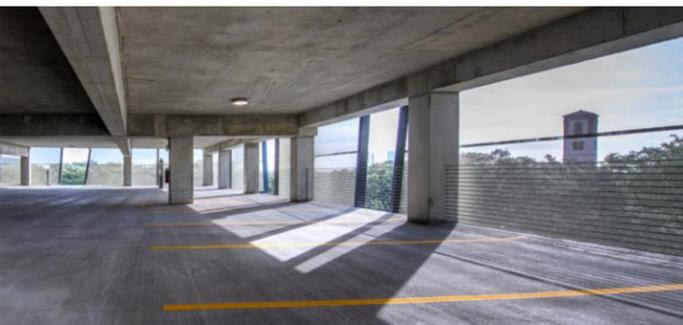
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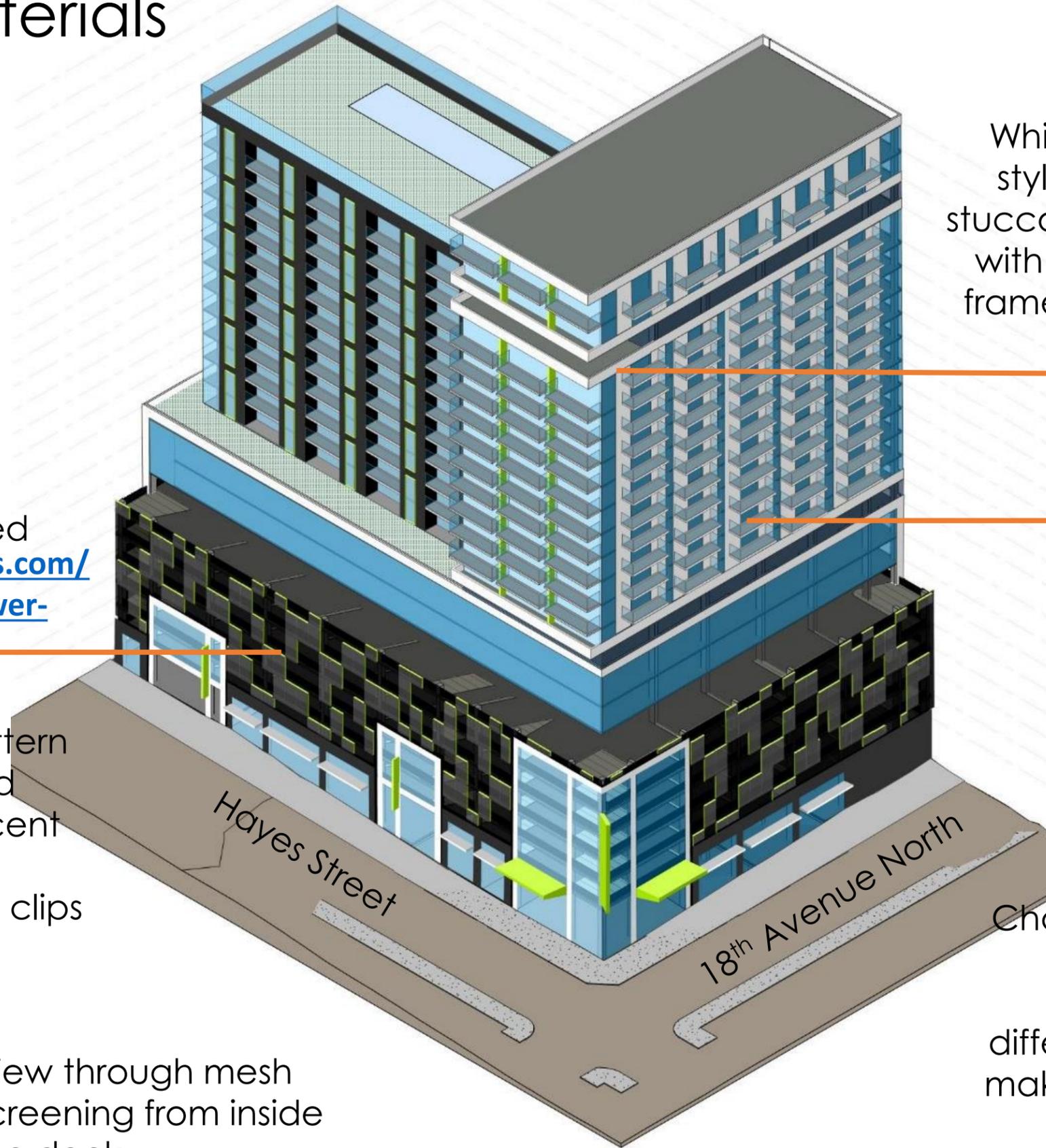
Tensile mesh screening in colored pattern to be determined <https://flexfacades.com/projects/sobro-tower-garage/>



Dark tensile background pattern with lighter raised pattern and accent color. Modular panels with steel clips



View through mesh screening from inside the deck



White "frame" style design in stucco and glass with portions of frame acting as balconies



Charcoal and white to delineate different forms making up the massing

