

Drawn By: Author
Checked By: Checker
Approved By: Approver

PRELIMINARY SP 2416 WEST END AVENUE

SITE DATA

PURPOSE NOTE

THE PURPOSE OF THIS SP IS TO REZONE TO PERMIT A MAXIMUM OF 375 RESIDENTIAL UNITS AND A MAXIMUM OF 70,000 SF OF OTHER USES PERMITTED WITHIN THE MUG-A. SHORT TERM RENTAL PROPERTY OWNER OCCUPIED AND NOT OWNER OCCUPIED SHALL BE PERMITTED.

EXISTING PROPERTY INFORMATION

COUNCIL DISTRICT NUMBER: 21

DISTRICT COUNCIL MEMBER: BRANDON TAYLOR

PROPERTY OWNER(1): GTOM WEST END, LLC
9010 OVERLOOK BLVD
BRENTWOOD, TN 37027

PROPERTY OWNER(2): TIDMAN, J. HASKELL JR. ET AL
1155 CRATER HILL DRIVE
NASHVILLE, TN 37215

PROPERTY OWNER(3): BAURLLE, ERIC J & EADS,
MATTHEW B & ELLIS, TRUITT ETAL
4421 SHEPPARD PL
NASHVILLE, TN 37205

PARCELS & ACREAGE: (PARCELS 016, 131, 132, 133)
TOTAL AREA: 37.897 SF (0.87 AC)
(CS = 0.49 AC; MUG-A = 0.38 AC)

EX. BUILDING SF: 22,197 SF

TAX MAP: 104-03, 92-15

METRO GIS ID: 10403001600, 09215013100,
09215013200, 09215013300

STREET ADDRESS: 2416 WEST END AVE, 2413 ELLISTON PL,
2412 WEST END AVE, 2410 WEST END AVE
NASHVILLE, TN 37203

ZONING: OV-UZO, CS (COMMERCIAL SERVICE)
MUG-A (MIXED USE GENERAL -ALTERNATIVE)

EXISTING LAND USE: PARCEL 016: RESTAURANT/VACANT
PARCEL 131: VACANT
PARCEL 132: RESTAURANT
PARCEL 133: RETAIL

COMMUNITY PLAN: GREEN HILLS-MIDTOWN COMMUNITY PLAN

POLICY AREA: 10-MT-T5-MU-01
(T5 CENTER MIXED USE NEIGHBORHOOD AREA 1)

BUILDING SETBACKS
FRONT 0'-15' Measured from back of sidewalk
SIDE 0' Measured from back of sidewalk
REAR 20'

MAX HEIGHT: 20 STORIES (AND ABOVE)

BUFFER YARDS: N/A

MAX FAR: CS: 0.6; MUG-A: 3.0

MAX ISR: CS: 0.9; MUG-A: 0.9

EXISTING SIDEWALKS:
ELLISTON PLACE: SIDEWALK WIDTH VARIES 8'-10', NO GRASS STRIP
WEST END AVE: SIDEWALK WIDTH VARIES 8'-10', NO GRASS STRIP

PROPOSED DEVELOPMENT SUMMARY

APPLICATION DATE: 06/09/2021

SP NUMBER: 2021SP-045-001

ZONING: SP

LOTS: LOT 1; TOTAL LOT AREA = 37,897 SF (0.87 AC)

PROPOSED LAND USE: ALL USES ALLOWED UNDER MUG-A ZONING

PROPOSED BUILDING ABOVE GRADE GROSS AREA (SF): 556,000 SF GROSS BUILDING AREA

MAX SF OF NON-RESIDENTIAL: NON-RESIDENTIAL MAX SF IS LIMITED TO 70,000 SF. ABOVE GRADE NON-RESIDENTIAL USES SHALL BE LOCATED ON LEVELS 1 AND 2. THE TOTAL SQUARE FOOTAGE SHALL INCLUDE ANY LEASABLE SPACES ABOVE OR BELOW GRADE ASSOCIATED WITH THE NON-RESIDENTIAL USES

MAX RESIDENTIAL UNITS: MAXIMUM RESIDENTIAL UNITS = 375 UNITS

(PROPOSED DEVELOPMENT SUMMARY CONTINUED)

STRP (SHORT TERM RENTAL PROPERTY) NOTE: NON-OWNER OCCUPIED AND OWNER OCCUPIED STRPs SHALL BE PERMITTED

BULK REGULATIONS:
MIN BUILDING SETBACKS
FRONT 0' Measured from back of sidewalk
SIDE 0' Measured from back of sidewalk
REAR 0'

MAX BUILDING HEIGHT: THE BUILDING HEIGHT AT THE TALLEST POINT IS 374'-0" FROM THE LOBBY, NOT INCLUDING THE PARAPET AS SHOWN ON THE UPDATED ELEVATION. WHEN MEASURING THE HIGHEST POINT OF THE BUILDING FROM THE LOWEST ADJACENT STREET GRADE (THE NORTHEAST CORNER OF THE PROPERTY), THE TALLEST POINT OF THE BUILDING IS 380'-0" ABOVE STREET GRADE.

MAX BUILDING STORIES: 27 STORIES ABOVE GRADE (MECHANICAL EQUIPMENT PENTHOUSES ARE NOT INCLUDED)

BUFFER YARDS: N/A

MAX FAR: 15.0 (THE MAX FAR EXCLUDES ALL BELOW GRADE AREAS). (16.0 MAX FAR IF INCLUDING ALL LEASABLE SPACE EXCLUDING GARAGE)

MAX ISR: 1.0

PROPOSED SIDEWALKS (PER MCSP):
ELLISTON PLACE (T5-M-AB3): 4' FURNISHING ZONE (4'X6" TREE WELLS), 10' SIDEWALK
WEST END AVE (T5-M-AB6-IM): 4' FURNISHING ZONE (4'X6" TREE WELLS), 10' SIDEWALK, 4' FRONTAGE ZONE

PARKING SUMMARY

REQ. PARKING STATEMENT: BASED ON METRO REQUIREMENTS FOR USES. (17.20.030 & 17.20.040)

PARKING ADJUSTMENT PER 17.20.040:
17.20.040.G - WITHIN THE URBAN ZONING OVERLAY, NO PARKING SHALL BE REQUIRED FOR USES LOCATED ON MULTIMODAL CORRIDORS, AS DESIGNATED IN THE MAJOR AND COLLECTOR STREET PLAN (MCSF). THE MCSP DESIGNATES WEST END AVENUE AS A MULTIMODAL CORRIDOR.

PROPOSED PARKING: 4.5 STORIES BELOW GRADE

REQ. ADA PARKING SPACES: PER CODE

PROP. ADA PARKING SPACES: PER CODE

LOADING SPACE REQ.: PER 17.20.130

LOADING SPACES PROPOSED: SEE PLANS

REQ. BICYCLE STATEMENT: BASED ON METRO REQUIREMENTS [BL2014-714] (17.20.135)

PROPOSED BICYCLE SPACES: BASED ON METRO REQUIREMENTS [BL2014-714] (17.20.135)

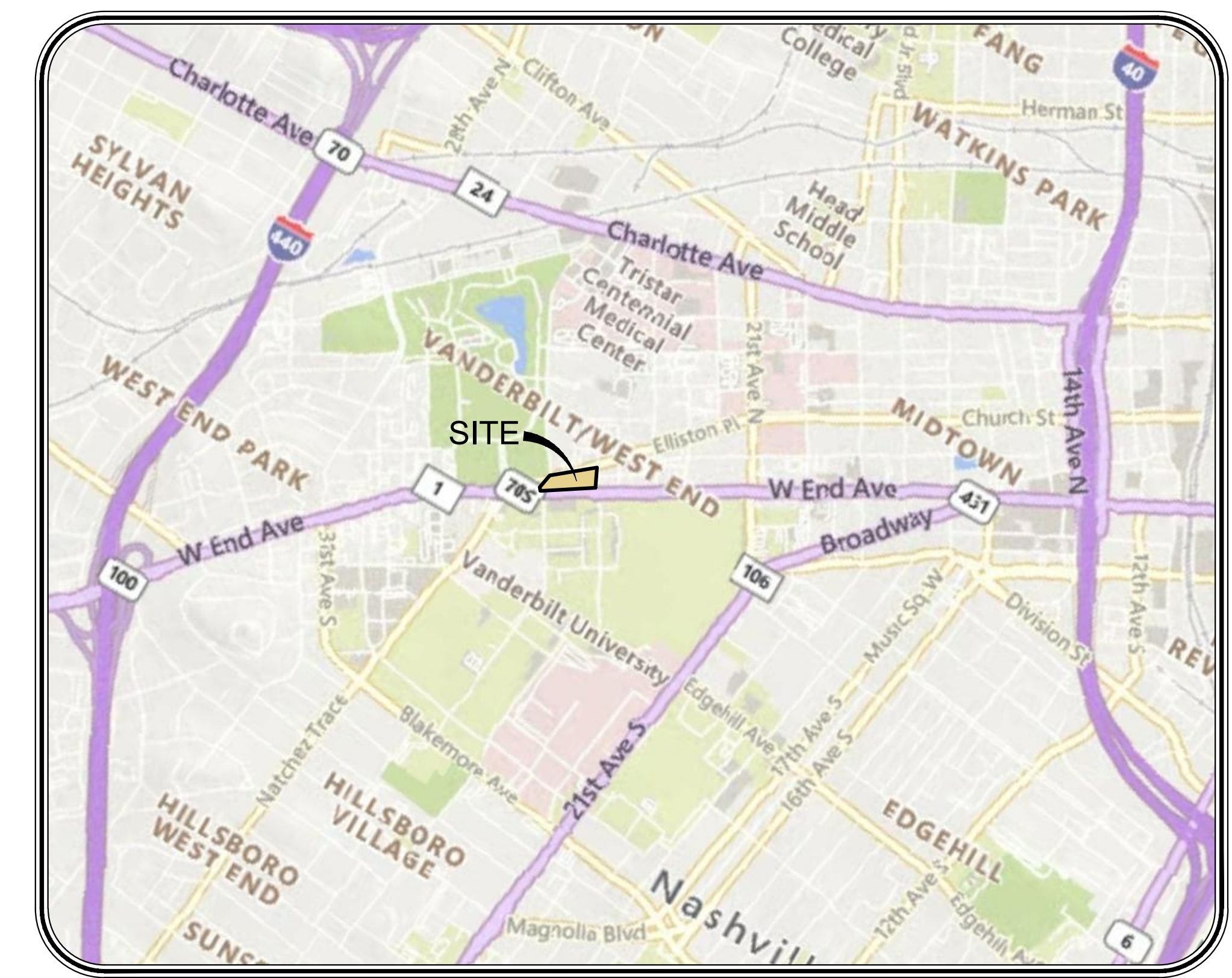
THE FINAL SP WILL ALLocate BIKE PARKING PER THE CODE WHICH IS DETERMINED BY THE FINAL RESIDENTIAL UNIT COUNT AND RETAIL SF.

DEVELOPMENT STANDARDS

- BUILDINGS SHALL AVOID CONTINUOUS UNINTERRUPTED BLANK FACADES. SEE ARCHITECTURAL ELEVATIONS AND RENDERINGS FOR ADDITIONAL DETAIL.
- SIDEWALKS SHALL BE CONSTRUCTED TO THE STANDARD OF THE MAJOR AND COLLECTOR STREET PLAN OR, IF ON A LOCAL STREET, TO LOCAL STREET STANDARDS. THE BUILD-TO ZONE FOR ALTERNATIVE ZONING DISTRICTS SHALL BE MEASURED SHAI BE MEASURED FROM THE STANDARD RIGHT-OF-WAY LINE AS ESTABLISHED BY THE TABLE ENTITLED "STANDARD STREET RIGHT-OF-WAY WIDTHS" IN THE MAJOR AND COLLECTOR STREET PLAN.
- THE POTENTIAL PEDESTRIAN ENTRANCES DISPLAYED ON THE SITE LAYOUT PLAN ARE SUBJECT TO CHANGE IN THE FINAL SP AND TENANT IMPROVEMENT PLANS SUBMITTAL TO CODES.

GENERAL NOTES

- ANY STANDARD NOT SPECIFICALLY ADDRESSED HEREIN SHALL COMPLY WITH THE MUG-A BASE ZONING REQUIREMENTS AS OF THE APPLICATION DATE OF THIS PRELIMINARY SP.
- LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
- SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
- REFUSE COLLECTION, RECYCLING AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY THE COMBINATION OF FENCES, WALLS OR LANDSCAPING (SECTION 17.24.060 OF THE METRO ZONING CODE).
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- 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.
- IF REQUIRED, A SUBDIVISION PLAT WILL BE SUBMITTED WITH THE FINAL SP DOCUMENTS.
- 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, IT SHALL BE CONSIDERED FOR EXISTING VERTICAL OBSTRUCTIONS TO BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- BILLBOARDS SHALL NOT BE PERMITTED.
- SIDEWALK CONSTRUCTION TO COMPLY WITH MCSP. SIDEWALKS ARE TO BE LOCATED WITHIN DEDICATED R.O.W.
- FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: [HTTP://WWW.ADA.ORG](http://www.ada.org) US JUSTICE DEPT: [HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTML](http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html)
- 78-840 NOTE: 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 DEPT. OF WATER SERVICES.
- ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2012 EDITION; AS AMENDED.
- PRELIMINARY PLAN NOTE: MINOR MODIFICATIONS TO THIS 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.
- STORMWATER PRELIMINARY PLAN NOTE: 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.
- FEMA NOTE: NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NO. 47037C0243H", DATED: APRIL 5, 2017 (PANEL NOT PRINTED).
- SURVEY NOTE: TOPOGRAPHIC INFORMATION AND BOUNDARY INFORMATION TAKEN FROM SURVEYS PREPARED BY YOUNG - HOBBS AND ASSOCIATES DECEMBER 20, 2020.
- BUFFER NOTE: THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
- C/D NOTE: SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).
- SITE SOILS: THE HYDROLOGIC SOIL GROUP CLASSIFICATION FOR THIS 0.87 LAND AREA IS McB (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES) WHICH IS GROUP B RATING
- BALCONIES ARE TO BE ALLOWED.



LOCATION: 821, 823, 825, & 827 19TH AVE S, NASHVILLE, TN
NTS

GENERAL PLAN CONSISTENCY

LAND USE POLICY

THIS SITE IS LOCATED IN THE T5 MU DISTRICT OF THE GREEN HILLS / MIDTOWN COMMUNITY PLAN. T5 MU IS INTENDED TO MAINTAIN, ENHANCE, AND CREATE HIGH-INTENSITY URBAN MIXED USE NEIGHBORHOODS WITH A DEVELOPMENT PATTERN THAT CONTAINS A DIVERSE MIX OF RESIDENTIAL AND NON-RESIDENTIAL LAND USES. T5 MU AREAS ARE INTENDED TO BE AMONG THE MOST INTENSE AREAS IN DAVIDSON COUNTY. T5 MU AREAS INCLUDE SOME OF NASHVILLE'S MAJOR EMPLOYMENT CENTERS SUCH AS MIDTOWN THAT REPRESENT SEVERAL SECTORS OF THE ECONOMY INCLUDING HEALTH CARE, FINANCE, RETAIL, THE MUSIC INDUSTRY, AND LODGING. T5 MU AREAS ALSO INCLUDE LOCATIONS THAT ARE PLANNED TO EVOLVE TO A SIMILAR FORM AND FUNCTION.

COMMUNITY PLAN COMPLIANCE

THE PROPOSED DEVELOPMENT WILL PROVIDE COMMERCIAL AND RESIDENTIAL LAND USES TO THE NEARBY LAND USES. ACCESS WITHIN THE OVERALL DEVELOPMENT IS DESIGNED TO BE PEDESTRIAN FRIENDLY WITH CROSSWALKS AND SIDEWALKS TO PROVIDE SAFE INTERACTION BETWEEN PEDESTRIAN AND VEHICULAR TRAFFIC. THE BUILDING IS ORIENTED TOWARDS THE STREET WITH BUILDING FORMS THAT COMPLIMENT THE ADJACENT NEIGHBORHOODS. LIGHTING WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SAFETY AT BUILDINGS AND VEHICULAR AND PEDESTRIAN AREAS WHILE ENHANCING THE CHARACTER OF THE CENTER.

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET

CIVIL PLANS

C0.2	EXISTING CONDITIONS
C1.1	SITE LAYOUT PLAN
C1.2	TRUCK MOVEMENT PLAN

ARCHITECTURAL PLANS

A01	BUILDING ELEVATION - NORTH
A02	BUILDING ELEVATION - SOUTH
A03	BUILDING ELEVATION - WEST AND EAST
A04	CONCEPTUAL RENDERINGS
A228	ROOF PLAN

CONTACTS

DEVELOPER

FIONA HAULTER
GBT REALTY CORPORATION
9010 OVERLOOK BLVD
BRENTWOOD, TN 37027
(615) 370-0670
fhaalter@gbtrealty.com

CIVIL

BRAD SLAYDEN, PE
RAGAN SMITH & ASSOCIATES, INC.
315 WOOLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
bslayden@ragansmith.com

ARCHITECTURE

GRESHAM SMITH & PARTNERS
222 2nd AVE, SUITE 1400
NASHVILLE, TN 37201
(615) 770-8100

SURVEY

YOUNG-HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
931-645-2524

METRO CASE #: 2021SP-045-001
EXCAVATION PERMIT #:
SWGR PERMIT #:
SEWER PROJECT #:
BUILDING PERMIT #:
PARCEL IDS:



GreshamSmith.com

222 2nd Avenue South,
Nashville, TN 37201
615.770.8100

CONSULTANT



RaganSmith

CLIENT



9010 OVERLOOK BOULEVARD
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PROJECT

SEAL



Revision		
No.	Date	Description
1	6.29.21	SP Resubmittal
2	7.08.21	SP Resubmittal
3	8.05.21	SP Resubmittal

COVER SHEET

C0.0

PROJECT: 20203-2083
DATE: 08/09/21

LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 34"x44"

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12/18/2020 1:48:13 PM BIM 360://14011.00 Circle South R21/44011.01_CS_Office_500K_R21.rvt

- LEGEND**
- IRON PIN FOUND, AS NOTED
 - P. K. NAIL SET (PKS)
 - P. K. NAIL FOUND (PKF), AS NOTED
 - BENCHMARK, AS NOTED
 - SIGN, AS NOTED
 - SEWER CLEAN OUT
 - PARKING METER
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - UTILITY POLE
 - TRAFFIC POLE
 - ELECTRIC METER
 - ROOF DRAIN
 - GATE POST
 - GAS METER
 - GAS VALVE
 - FOG PULL BOX
 - TELEPHONE BOX
 - CURB INLET
 - GRIZE INLET
 - STORM MANHOLE
 - ROUND GRATE INLET
 - GROUND LAMP
 - LAMP
 - LIGHT POLE
 - EASEMENT LINE
 - PROPERTY LINE
 - SETBACK LINES
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC
 - UGE
 - X
 - G
 - W
 - FOC
 - SS
 - MEASURED RECORD
 - CALCULATED RECORD
 - NO MONUMENT SET

OWNER: MARSHALL-DONNELLY-COMBS
FUNERAL DIRECTOR
ADDRESS: 201 25TH AVE N
PARCEL ID: 10403001500
SALE INSTRUMENT: DB-00004596 0000445

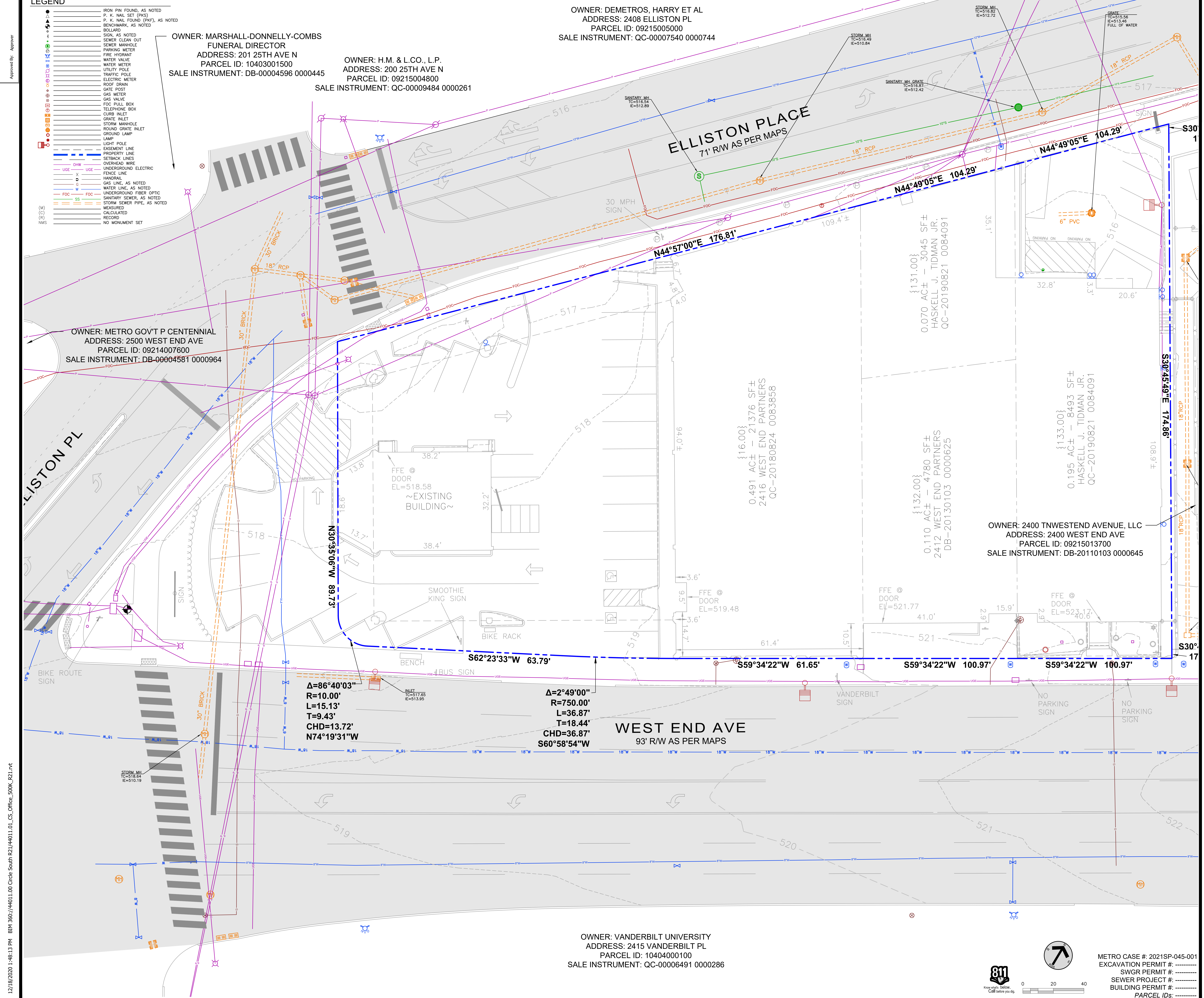
OWNER: H.M. & L.CO., L.P.
ADDRESS: 200 25TH AVE N
PARCEL ID: 09215004800
SALE INSTRUMENT: QC-00009484 0000261

OWNER: DEMETROS, HARRY ET AL
ADDRESS: 2408 ELLISTON PL
PARCEL ID: 09215005000
SALE INSTRUMENT: QC-00007540 0000744

OWNER: METRO GOV'T P CENTENNIAL
ADDRESS: 2500 WEST END AVE
PARCEL ID: 09214007600
SALE INSTRUMENT: DB-00004581 0000964

OWNER: 2400 TNWESTEND AVENUE, LLC
ADDRESS: 2400 WEST END AVE
PARCEL ID: 09215013700
SALE INSTRUMENT: DB-20110103 0000645

OWNER: VANDERBILT UNIVERSITY
ADDRESS: 2415 VANDERBILT PL
PARCEL ID: 10404000100
SALE INSTRUMENT: QC-00006491 0000286



Drawn By: _____
Checked By: _____
Approved By: _____

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PROJECT
2416 West End
Nashville, Davidson County, TN
PRELIMINARY SP
METRO CASE# 2021-SP-045-001

NOT FOR CONSTRUCTION

Revision		
No.	Date	Description
1	6.29.21	SP Resubmittal
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EXISTING CONDITIONS
C0.2
PROJECT: 20203-2083
DATE: 06/09/21
PARCEL IDS:

12/18/2020 1:48:13 PM BIM 360://144011.00 Circle South R21.44011.01_CS_Office_500K_R21.rvt

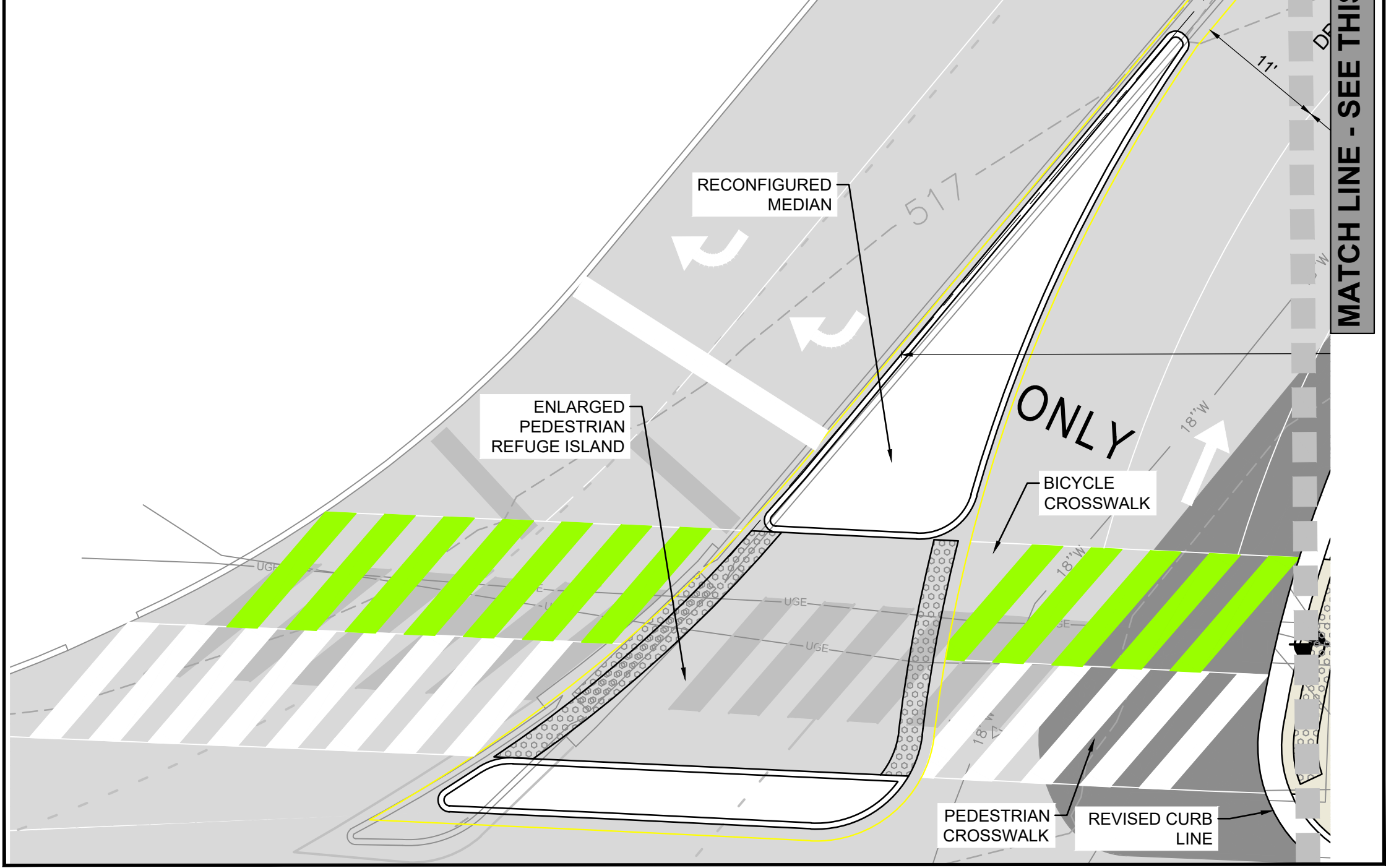
METRO CASE #: 2021SP-045-001
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SEWER PROJECT #:
BUILDING PERMIT #:
PARCEL IDS:

811
Know what's below.
Call before you dig.

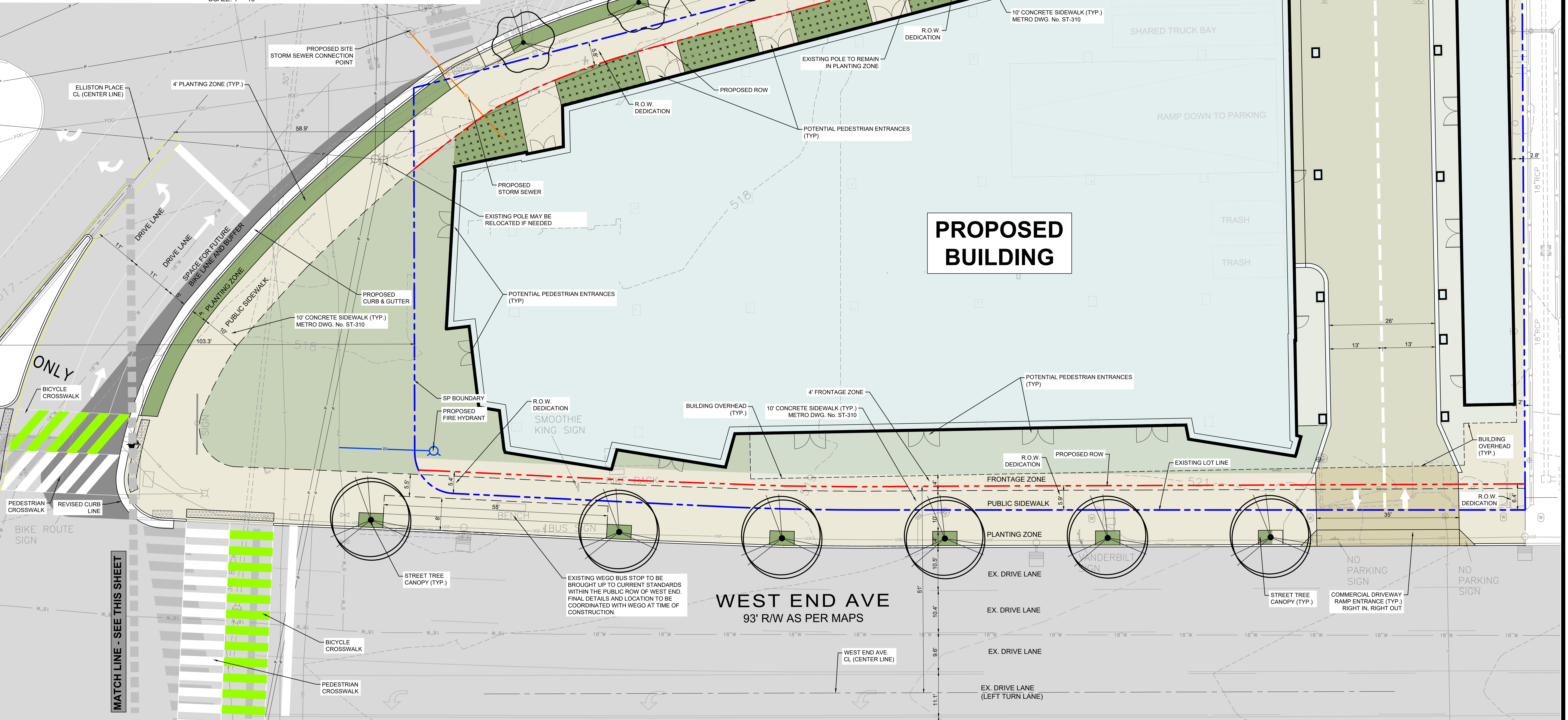
0 20 40

Drawn By: Author
 Checked By: Checker
 Approved By: Approver

NOTE:
 WEST END AVENUE AND 25TH AVENUE INTERSECTION
 IMPROVEMENTS DISPLAYED PER TRAFFIC IMPACT STUDY
 RECOMMENDATIONS BY KCI TECHNOLOGIES.



MATCH LINE INSERT
 SCALE: 1" = 10'



LANDSCAPE SITE DATA

PROPERTY INFORMATION:
 PROJECT NAME: 2416 WEST END PRELIMINARY SP
 PARCELS ADDRESS: 216 AC (BY 881 SF)
 STREET ADDRESS: 2416 WEST END SP
 ZONING: SP

TREE DENSITY WORKSHEET
 STORAGE (CUBIC FEET): 79 ± AC
 MINUS BUILDING COVERAGE AREA: 63 ± AC
 EQUALS ADJUSTED ACREAGE: 16 ± AC
 MULTIPLIED BY REQ. T/DUACRE: x 22
 EQUALS REQ. T/DUPROJECT: 352

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES
 TOTAL TDU FOR PROTECTED TREES: 3.52
 TOTAL TDU FOR NEW TREES: 3.52
 TOTAL TDU PROVIDED: 3.56 (STREET TREES)
 TOTAL \$ TO TREE BANK: N/A

BUFFER REQUIREMENTS
 N/A

STREET TREE REQUIREMENTS
 WEST END AVE - 236.52 LF OF FRONTAGE
 REQUIRED (236.82/40): 6 TREES
 PROVIDED: 6 TREES
 ELLISTON PLACE - 281.03 LF OF FRONTAGE
 REQUIRED (281.03/40): 7 TREES
 PROVIDED: 7 TREES

LANDSCAPE NOTES:
 1. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
 2. ALL TREES SHALL BE PLANTED A MIN. OF 15' AWAY FROM ANY UTILITY POLE.

STORMWATER NOTES:
 1. IT IS ANTICIPATED THE PROJECT WILL PROPOSE TO UTILIZE LOW IMPACT DEVELOPMENT (LID) MEASURES WHERE POSSIBLE, INCLUDING THE CONSIDERATION OF SOME EXTENT OF URBAN BIoretention, GREEN ROOF, ETC. THE SITE IS LOCATED IN THE T5 MU DISTRICT OF THE GREEN HILLS / MIDTOWN COMMUNITY PLAN, WHICH PER DEVELOPMENTAL STANDARDS ARE INTENDED TO BE AMONGST THE MOST INTENSE HIGH DENSITY DEVELOPMENT AREAS IN DAVIDSON COUNTY. THIS THE MAJORITY OF THE SITE IS PROPOSED TO BE OCCUPIED BY PROPOSED BUILDING OR GARAGE LEVEL FOOTPRINT. THEREFORE IF DEEMED INADEQUATE SPACE IS AVAILABLE TO FULLY SATISFY LID REQUIREMENTS, THE PROJECT MAY CONSIDER APPLYING FOR A PSOPF OR LID WAIVER TO ACHIEVE FULL COMPLIANCE.
 2. NOTE: 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. THIS THE MAJORITY OF THE SITE IS PROPOSED TO BE OCCUPIED BY PROPOSED BUILDING OR GARAGE LEVEL FOOTPRINT. THEREFORE IF DEEMED INADEQUATE SPACE IS AVAILABLE TO FULLY SATISFY LID REQUIREMENTS, THE PROJECT MAY CONSIDER APPLYING FOR A PSOPF OR LID WAIVER TO ACHIEVE FULL COMPLIANCE.
 3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15' CMP)
 4. METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANT STORMWATER FACILITIES WITHIN THE PROPERTY.
 5. ALL LOTS SHALL HAVE INDIVIDUAL WATER AND SEWER SERVICE.

METRO PUBLIC WORKS NOTES
 1. 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.
 2. SUBMIT RECORDED COPY OF ROW DEDICATION PRIOR TO BUILDING PERMIT APPROVAL BY MPW.

NOTE
 THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN PICTS 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. THERE SHALL BE NO VERTICAL OBSTRUCTION (UTILITY POLES) BLOCKING PUBLIC SIDEWALKS.

LEGEND

	EXISTING ASPHALT		CONCRETE		EXISTING PROPERTY LINE
	PROPOSED ASPHALT		CONCRETE (HEAVY DUTY)		POTENTIAL PEDESTRIAN ENTRANCE
	PROPOSED BUILDING		AT GRADE AMENITY AREA (FINAL DESIGNS TO BE ESTABLISHED AT FINAL SP)		PROPOSED PROPERTY LINE
	PROPOSED GRASS STRIP AND TREE WELLS		PROPOSED URBAN BIORETENTION AREA		

Scale: 0 10 20
 811
 Know what's below. Call before you dig.

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 EXCAVATION PERMIT #: _____
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PROJECT

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 Nashville, Davidson County, TN
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1	6.29.21	SP Resubmittal
2	7.08.21	SP Resubmittal
3	8.05.21	SP Resubmittal

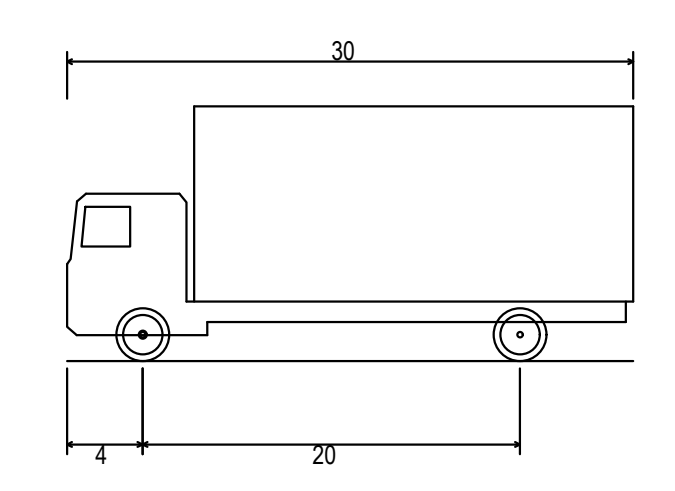
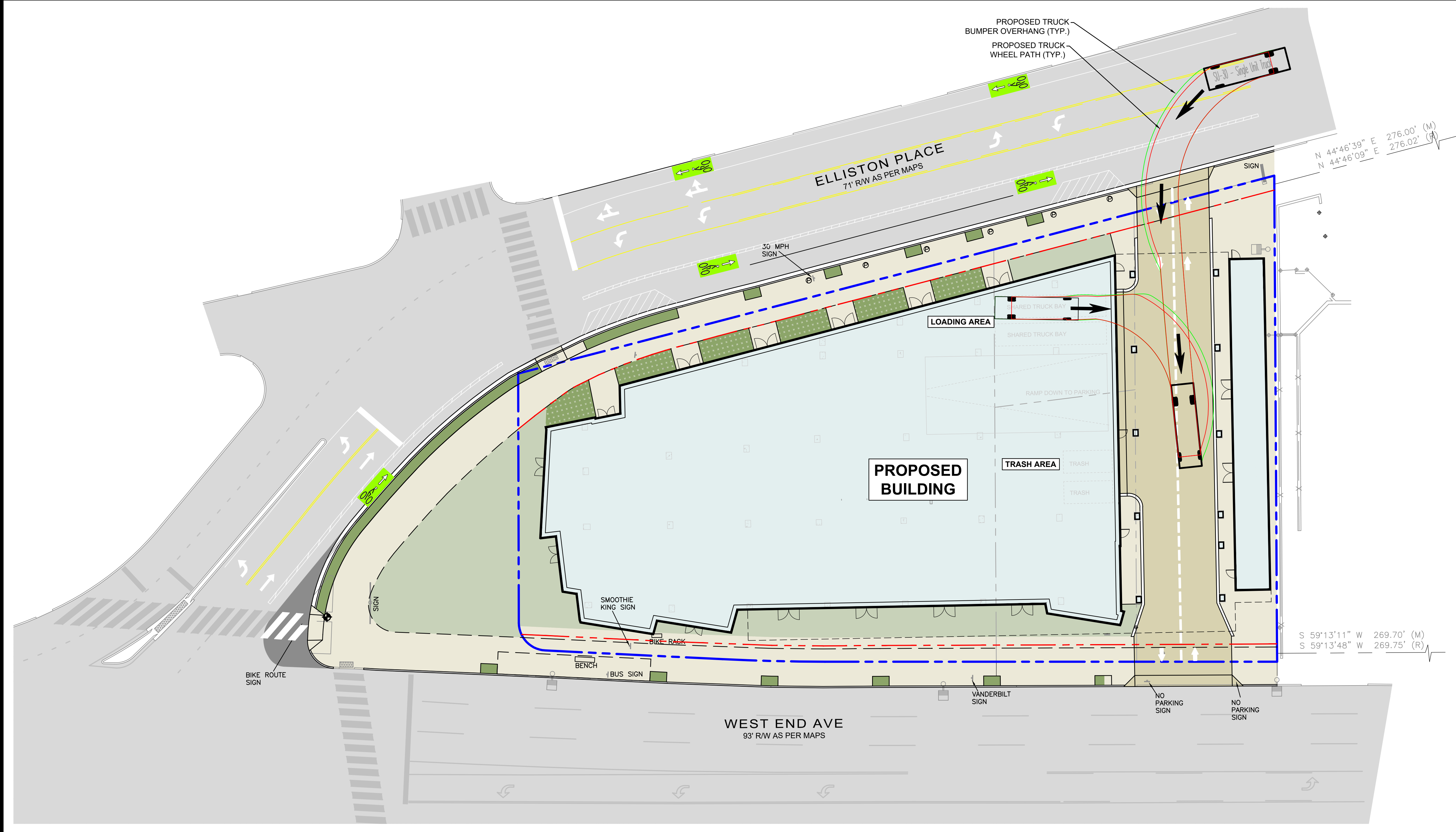
SITE LAYOUT PLAN

C1.1

PROJECT: 20203-2083
 DATE: 08/09/21
 LINE IS 3 INCHES WHEN PRINTED FULL SIZE
 FULL SHEET SIZE = 34"x44"

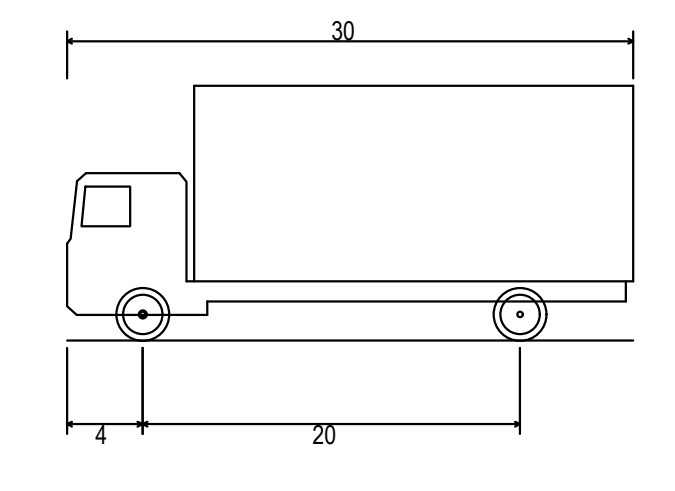
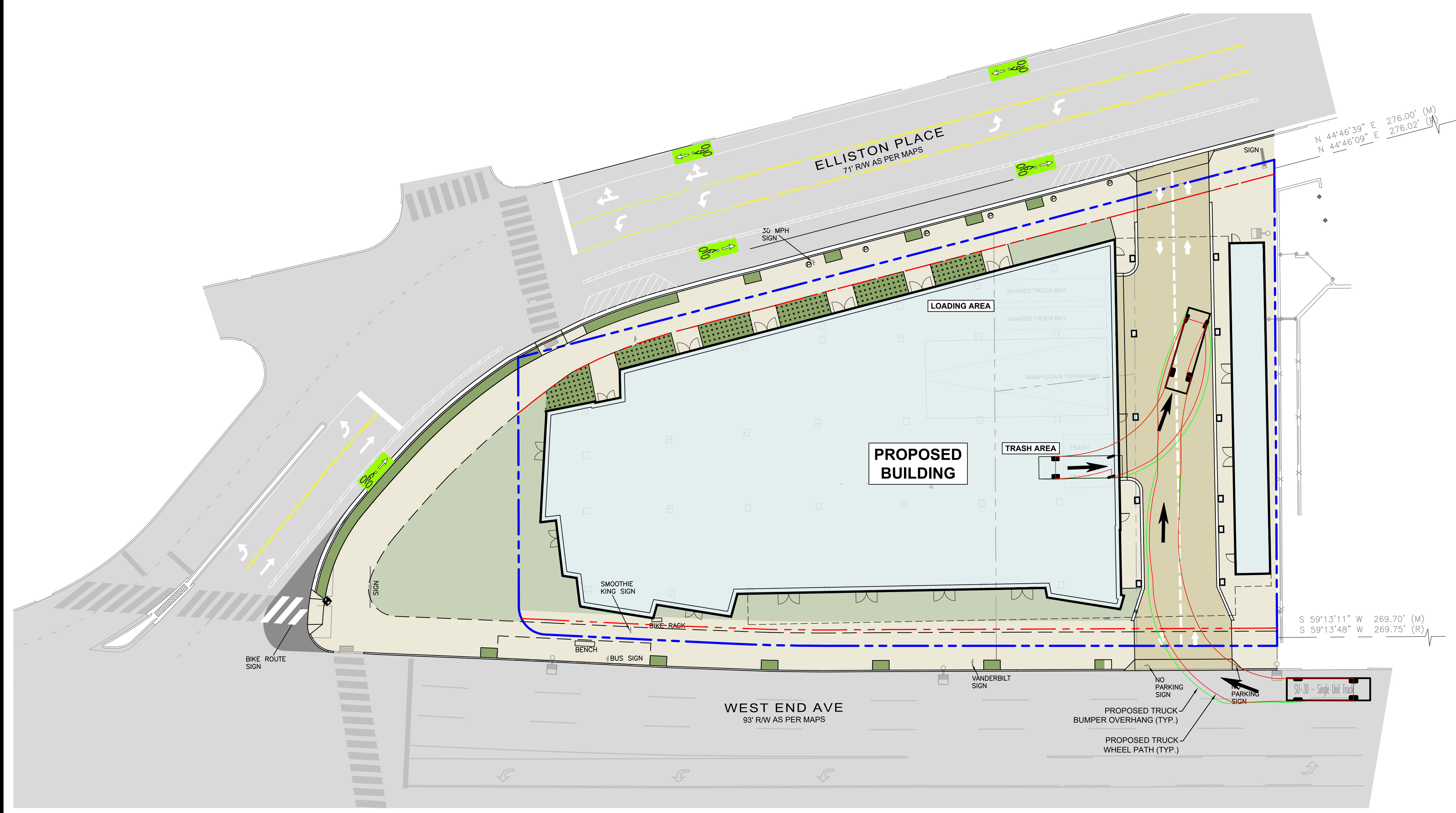
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Drawn By: Author
 Checked By: Checker
 Approved By: Approver



SU-30 - Single Unit Truck	30.000ft
Overall Length	8.000ft
Overall Width	13.500ft
Overall Body Height	1.367ft
Min Body Ground Clearance	8.000ft
Track Width	5.00s
Lock-to-lock time	31.80°
Max Steering Angle (Virtual)	

CLIENT
GBT REALTY CORPORATION
 9010 OVERLOOK BOULEVARD
 BRENTWOOD, TENNESSEE 37027
 (615) 370-0670 • (615) 373-3111 FAX
 www.gbtrealty.com



SU-30 - Single Unit Truck	30.000ft
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Overall Body Height	1.367ft
Min Body Ground Clearance	8.000ft
Track Width	5.00s
Lock-to-lock time	31.80°
Max Steering Angle (Virtual)	

PROJECT
 2416 West End
 Nashville, Davidson County, TN
 PRELIMINARY SP
 METRO CASE# 2021-SP-045-001

NOT FOR CONSTRUCTION

Revision		
No.	Date	Description
1	6.29.21	SP Resubmittal
2	7.08.21	SP Resubmittal

LEGEND

	EXISTING ASPHALT		CONCRETE
	PROPOSED ASPHALT		CONCRETE (HEAVY DUTY)
	PROPOSED BUILDING		AT GRADE AMENITY AREA (FINAL DESIGNS TO BE ESTABLISHED AT FINAL SP)
	EXISTING PROPERTY LINE		PROPOSED URBAN BIORETENTION AREA
	PROPOSED PROPERTY LINE		

METRO CASE #: 2021SP-045-001
 EXCAVATION PERMIT #:
 SWGR PERMIT #:
 SEWER PROJECT #:
 BUILDING PERMIT #:
 PARCEL IDS:

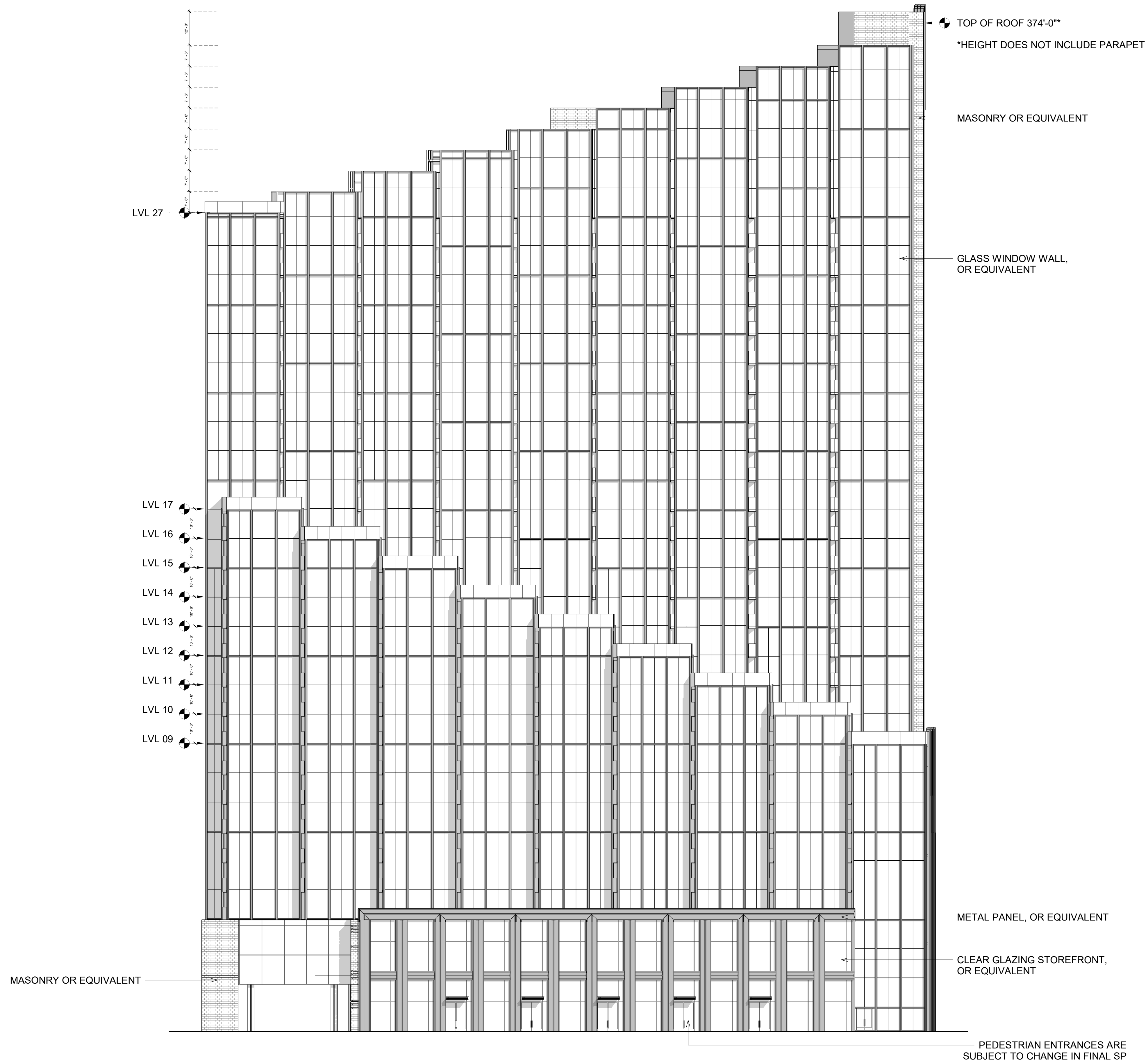
TRUCK MOVMENT PLAN
C1.2
 PROJECT: 20203-2083
 DATE: 06/09/21
 LINE IS 3 INCHES WHEN PRINTED FULL SIZE
 FULL SHEET SIZE = 34"x44"

12/18/2020 1:48:13 PM BIM 360://44011.00 Circle South R21/44011.01_CS_Office_500K_R21.rvt

Drawn By: Author
 Checked By: Checker
 Approved By: Approver

BM 360/144904.00 GBT West End R2/144904_210629_GBT_West_End_092_2.rvt

7/8/2021 10:02:14 PM



1 BUILDING ELEVATION - NORTH
 1" = 20'-0"



Revision		
No.	Date	Description

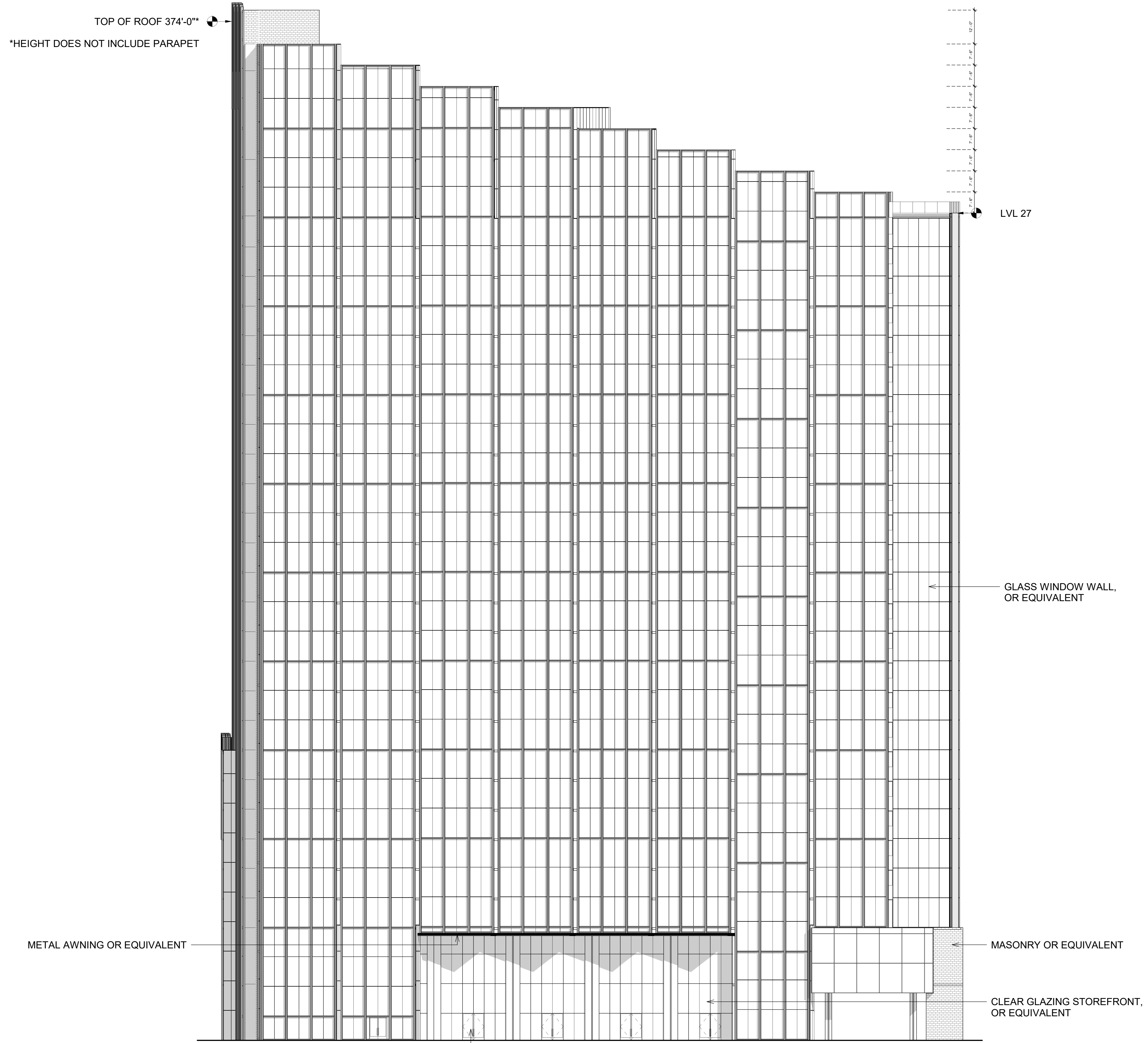
ELEVATION

A01

44904.00
 07.07.2021

Drawn By: Author
 Checked By: Checker
 Approved By: Approver

TOP OF ROOF 374'-0"
 *HEIGHT DOES NOT INCLUDE PARAPET



METAL AWNING OR EQUIVALENT

PEDESTRIAN ENTRANCES ARE SUBJECT TO CHANGE IN FINAL SP

LVL 27

GLASS WINDOW WALL, OR EQUIVALENT

MASONRY OR EQUIVALENT

CLEAR GLAZING STOREFRONT, OR EQUIVALENT

BM 360/44904.00 GBT West End R2/144904_210629_GBT_West_End_0p2_2.rvt

7/8/2021 10:02:33 PM

1 BUILDING ELEVATION - SOUTH
 1" = 20'-0"
 0' 10' 20' 40' 60'



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 615.770.8100

2416 West End Ave., Nashville,
 Tennessee 37203

Revision		
No.	Date	Description

ELEVATION

A02

44904.00
 07.07.2021

Drawn By: Author
 Checked By: Checker
 Approved By: Approver



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 Tennessee 37203

Revision		
No.	Date	Description

ELEVATION

A03

44904.00
 07.07.2021

TOP OF ROOF 374'-0"
 *HEIGHT DOES NOT INCLUDE PARAPET

MASONRY OR EQUIVALENT

GLASS WINDOW WALL, OR EQUIVALENT

MASONRY OR EQUIVALENT

MASONRY OR EQUIVALENT

1 BUILDING ELEVATION - EAST
 1" = 20'-0"

TOP OF ROOF 374'-0"
 *HEIGHT DOES NOT INCLUDE PARAPET

EXTRUDED METAL MULLION

GLASS WINDOW WALL, OR EQUIVALENT

EXTRUDED METAL MULLION

METAL PANEL, OR EQUIVALENT

PEDESTRIAN ENTRANCES ARE SUBJECT TO CHANGE IN FINAL SP

2 BUILDING ELEVATION - WEST
 1" = 20'-0"

BM_360/44904.00 GBT West End R2144904_210629_GBT_West_End_002_2.rvt

7/8/2021 10:02:54 PM

Drawn By: Author
Checked By: Checker
Approved By: Approver



VIEW FROM WEST END LOOKING NORTHWEST



VIEW FROM ELLISTON PLACE LOOKING EAST



VIEW FROM WEST END LOOKING EAST



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Revision		
No.	Date	Description

RENDERINGS

A04

44904.00
06.03.2021

Drawn By: Author
Checked By: Checker
Approved By: Approver



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2416 West End Ave., Nashville,
Tennessee 37203

06.03.2021

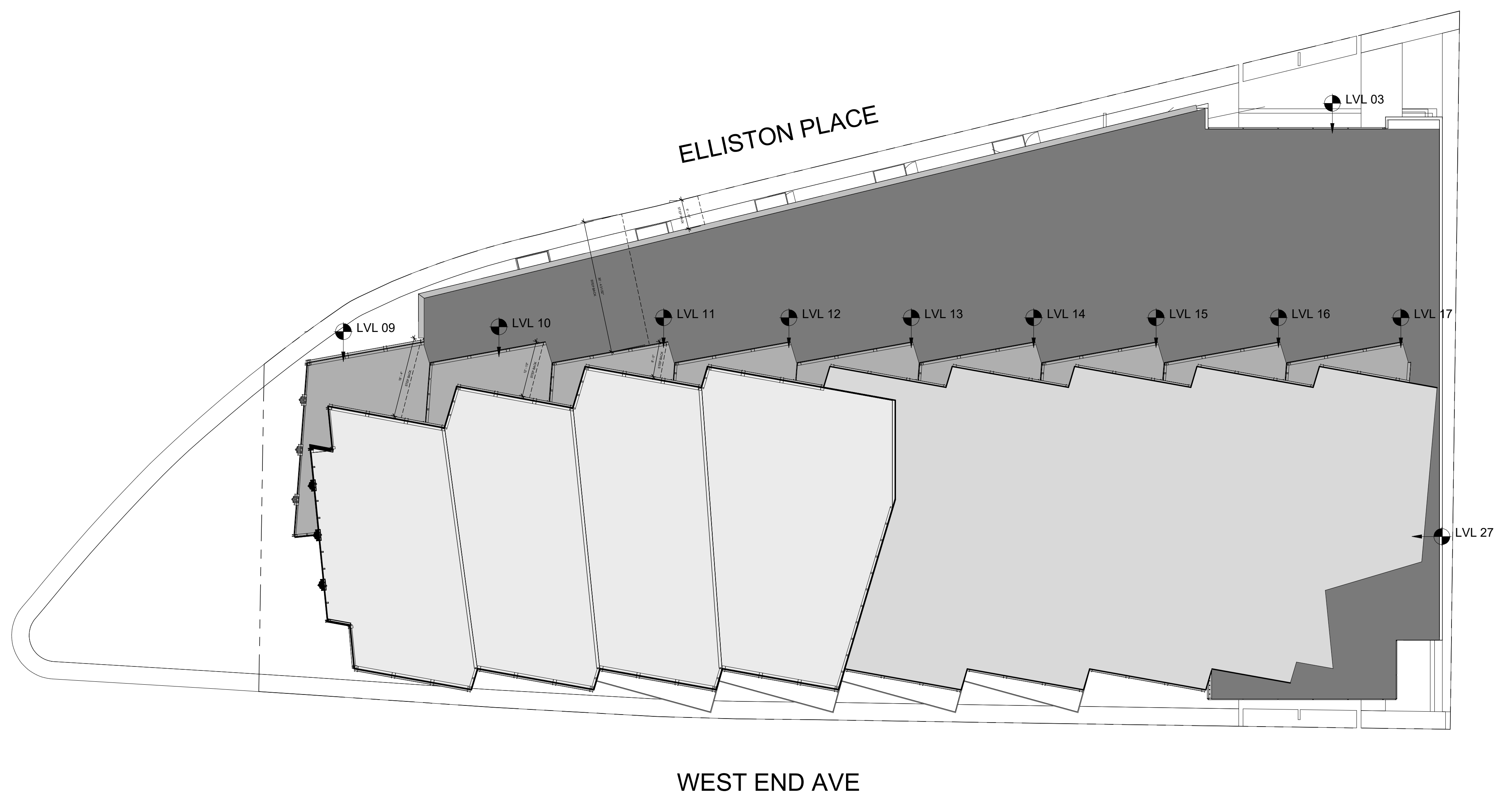
Revision		
No.	Date	Description

ROOF PLAN

A228

44904.00
07.07.2021

This Line is 3 Inches When Printed Full Size



1 LEVEL ROOF
1/16" = 1'-0"
0' 2' 4' 8' 12'

BM 380/44904.00 GBT West End R2/144904_2/1629 GBT West End_092_2.rvt

7/8/2021 10:02:56 PM