



CASE NO. 2021SP-078-001



ROCHELLE CENTER
NASHVILLE, TN
PRELIMINARY SP • 02-10-2022
WOD2021-04



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CONTEXT MAP

DEVELOPER

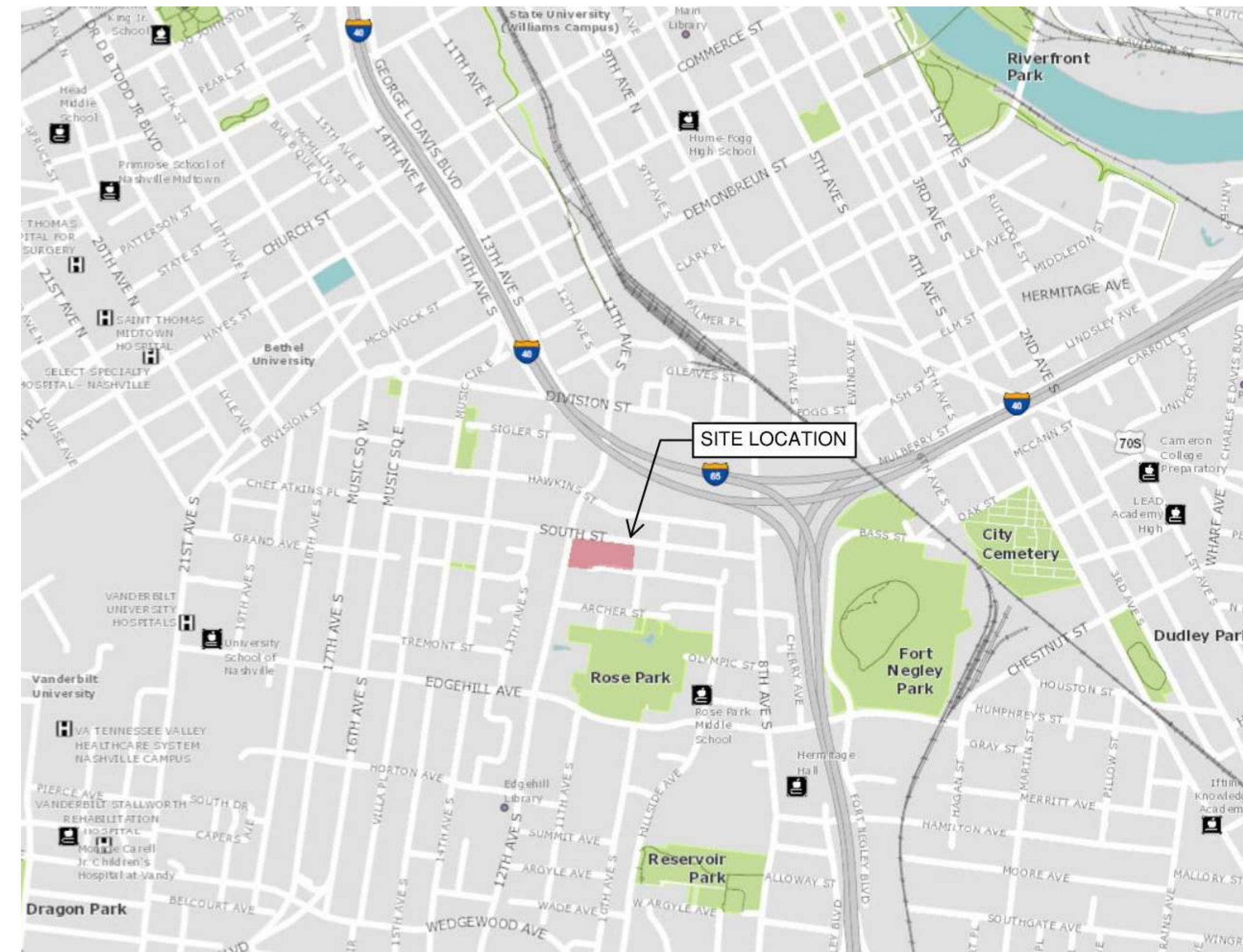
WOOD PARTNERS
ANDREW STEFFENS
15 MUSIC SQUARE WEST
NASHVILLE, TN 37203

DESIGN TEAM

CIVIL ENGINEER:
KIMLEY-HORN
BRENDAN BOLES
214 OCEANSIDE DR
NASHVILLE, TN 37204

ARCHITECT:
DYNAMIK DESIGN
5901 PEACHTREE DUNWOODY RD
BUILDING C
ATLANTA, GA 30328

SITE LOCATION MAP



SITE DATA

CURRENT ZONING:	R-6 (ONE- AND TWO-FAMILY DISTRICTS) OV-UZO (URBAN ZONING OVERLAY)
PROPOSED ZONING:	PROPOSED ZONING (SP) SPECIFIC PLAN
TOTAL ACREAGE:	3.86 ACRES (1 LOT) (168,141.6 S.F.)
PARKING REQUIREMENT:	PARKING PER METRO ZONING CODE (TABLE 17.20.030)
PARKING SIZE:	PARKING PER METRO ZONING CODE (TABLE 17.20.060) REGULAR PARKING: 8.5' X 18'; AISLE 24' COMPACT PARKING: 7.5' X 15'; AISLE: 20'
LOADING:	PARKING PER METRO ZONING CODE (TABLE 17.20.130) 2,000 S.F. TO 9,999 S.F.; 1 LOADING SPACE: 12' X 25' X 15'
PROPOSED BIKE PARKING:	10 MIN. EXTERIOR AND PUBLICLY ACCESSIBLE. 40 MIN INTERIOR AND FOR RESIDENT USE ONLY.

ZONING MAP



PARCEL DATA

PARCEL ID:	10501049400
PARCEL ADDRESS:	1020 SOUTHSIDE CT
CURRENT ZONING:	R6/OV-UZO
ACREAGE:	3.86
OWNER:	ROCHELLE CENTER

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ADJACENT PROPERTIES



1 1000 12TH AVE S
Approximate FFE: 565 FT



2 1000 SOUTHSIDE AVE
Approximate FFE: 555 FT



3 911 SOUTHSIDE PL
Approximate FFE: 543 FT



4 1014 SOUTHSIDE CT
Approximate FFE: 545 FT



5 1019 SOUTH ST
Approximate FFE: 538 FT



6 1003 SOUTH ST
Approximate FFE: 524 FT



7 918 SOUTH ST
Approximate FFE: 555 FT

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EXISTING CONDITIONS



VICINITY MAP
1" = 1000'

TOTAL LOT AREA
168,354 Square Feet or 3.864 Acres ±

MAP REFERENCE
Parcel ID for subject property is (10501049400) on Davidson County Property Map.

DEED REFERENCE
Owner : ROCHELLE CENTER, as of record in QC-201010040079123 Registers Office, Davidson County, Tennessee.

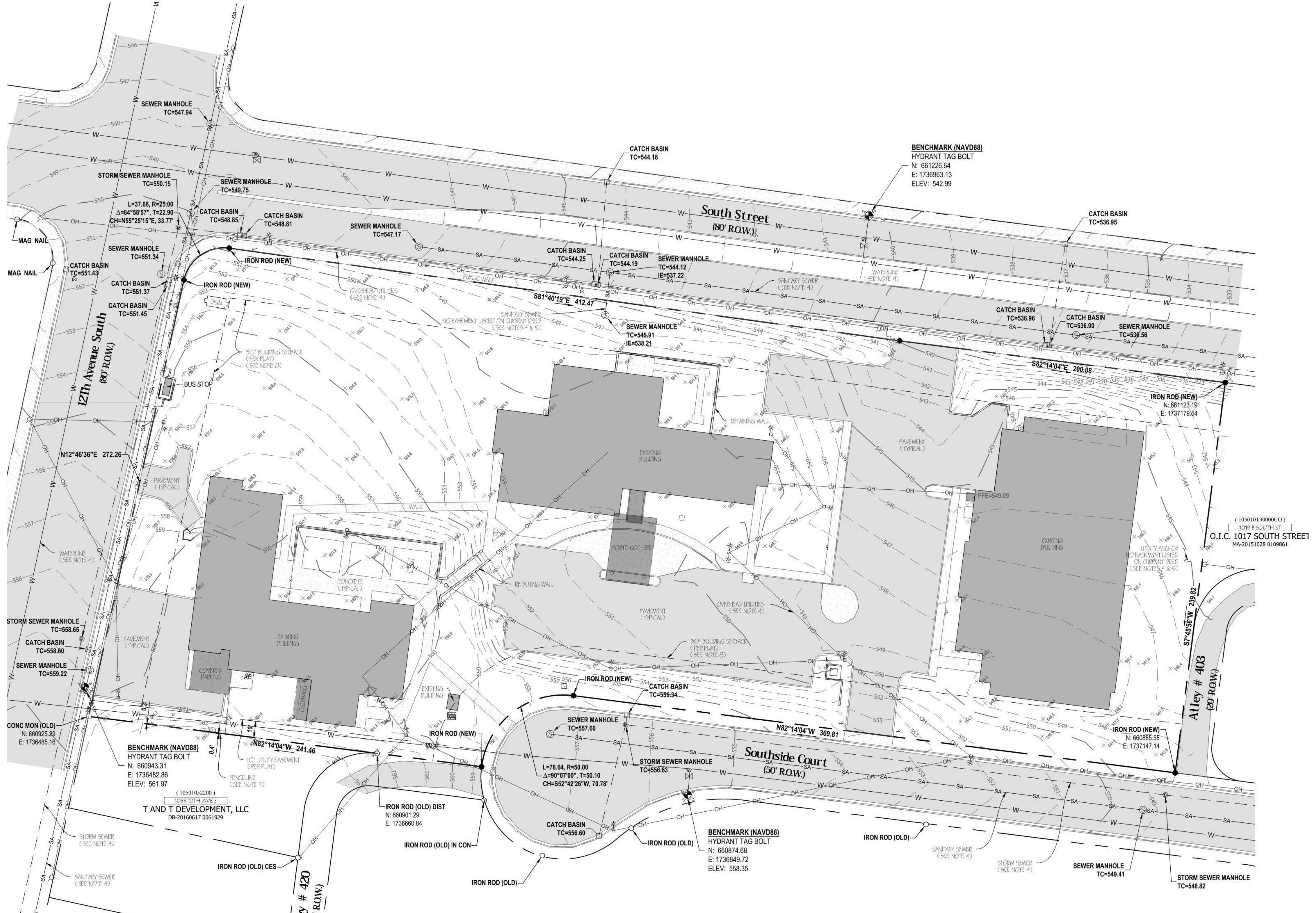
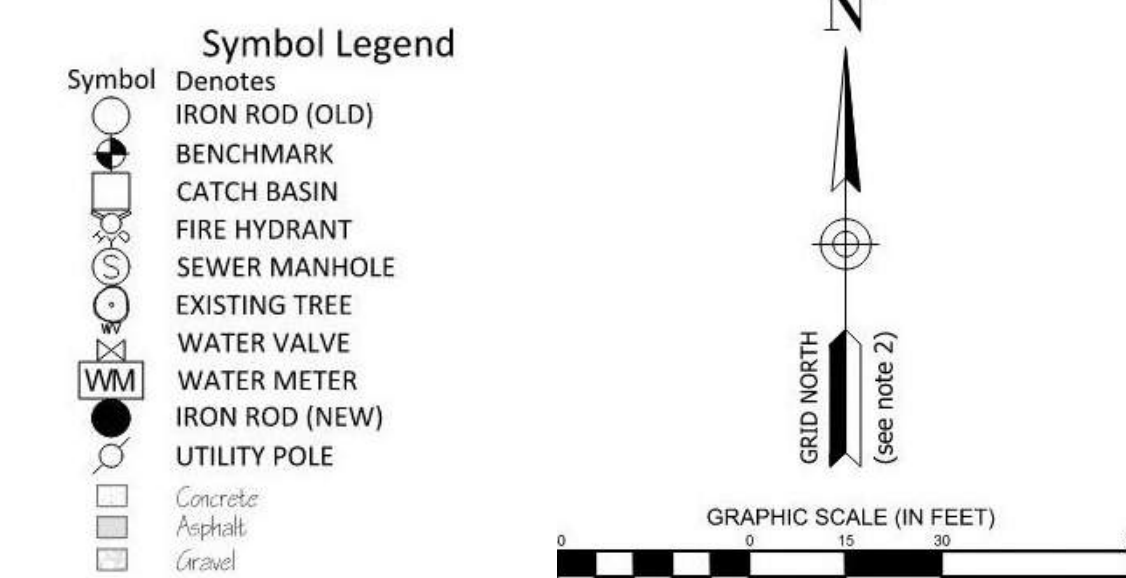
PLAT REFERENCE
Being Lot # 1 on the Plan of Section VIII, Edghill Estates, as of record in Book 4350, Page 100, Register's Office for Davidson County, Tn.

- SURVEYOR'S NOTES**
- This Property is located in the 17th Council District of Davidson County Tennessee.
 - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
 - 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 # 47037C0243H, effective on 4-5-2017.
 - 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.
 - A Title Report was not provided for the preparation of this survey, therefore this survey is subject to findings of an accurate title search.
 - 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.
 - This survey does not address the owner of any fence nor address any adverse claim of ownership of an adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
 - Property is currently Zoned R6. Setbacks per current zoning, verify with Metro Codes Administration

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861



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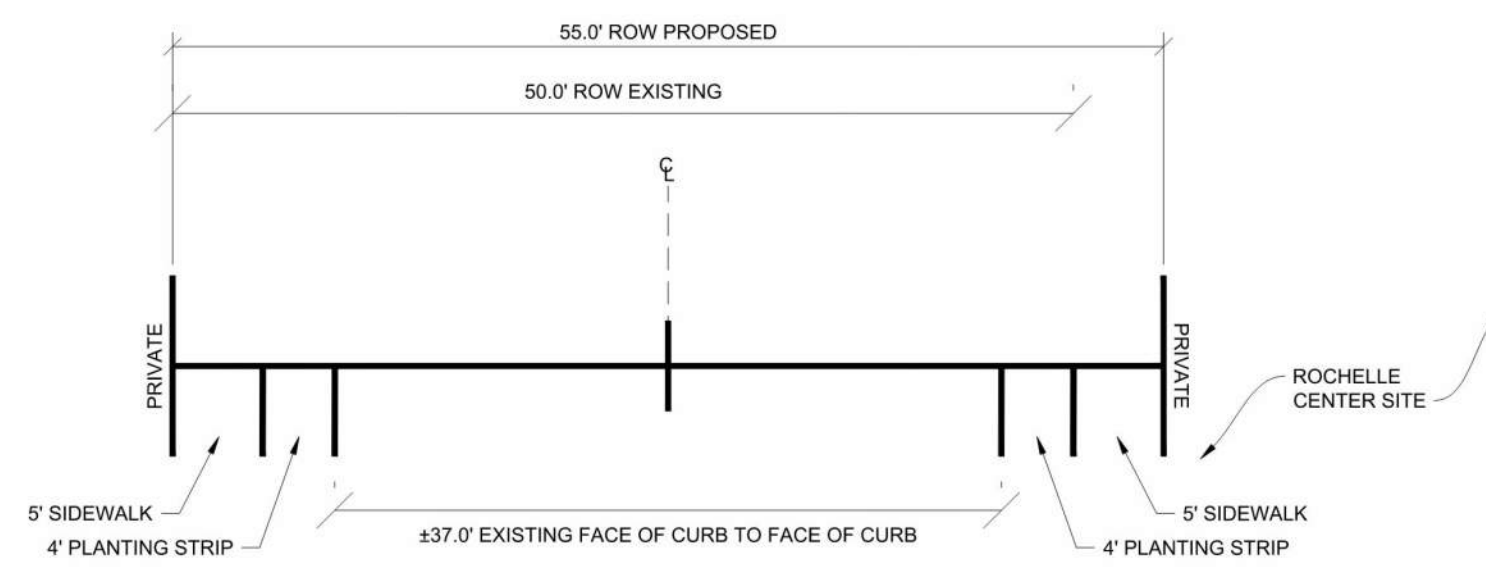


COMMUNITY POLICY PLAN



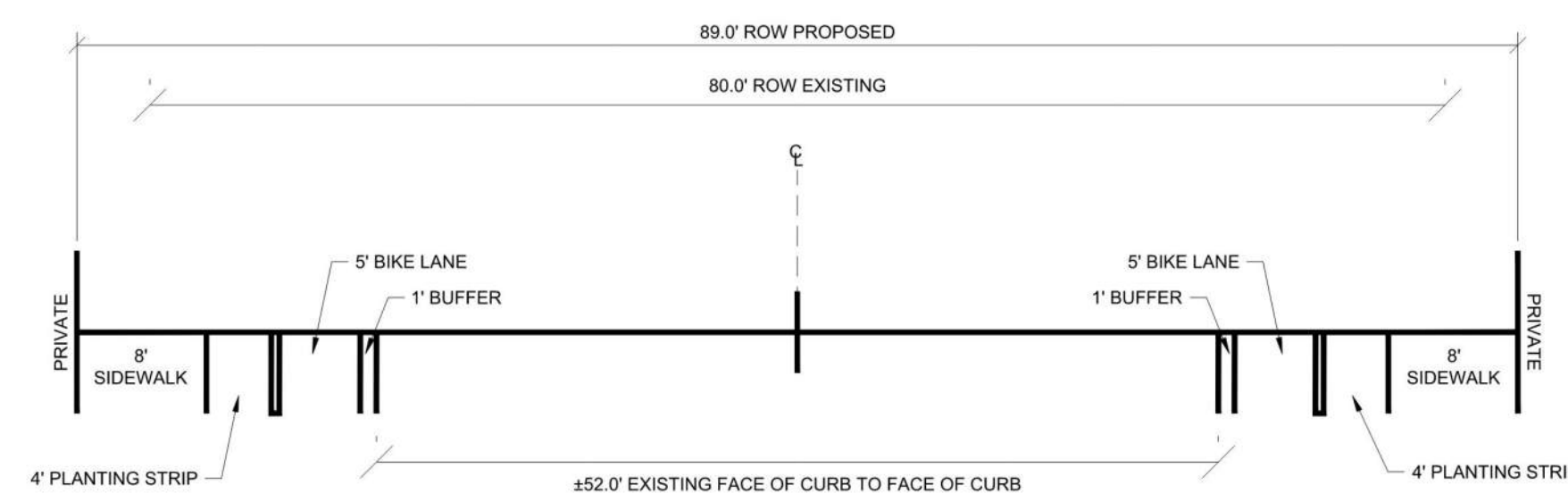
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PUBLIC STREET IMPROVEMENTS



SOUTHSIDE COURT PROPOSED STREET SECTION

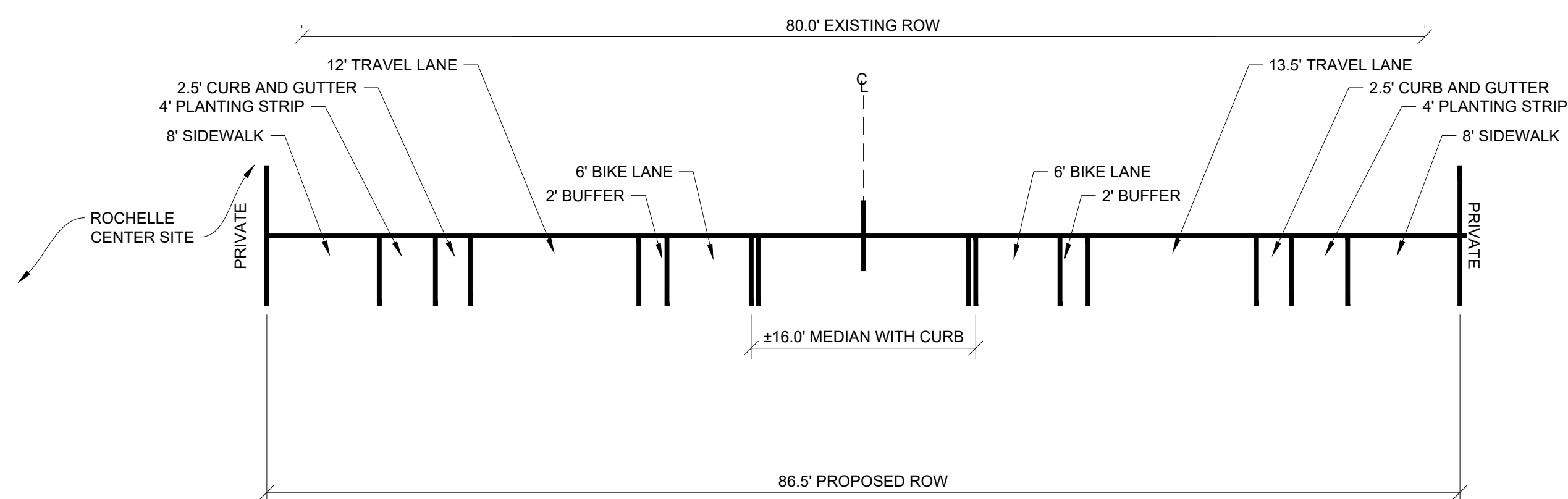
- NOTES**
- STREET IMPROVEMENTS WILL BE MADE TO THE PORTIONS OF THE PUBLIC R.O.W. ABUTTING THE PROPOSED PROJECT SITE. ONE-HALF OF THE REQUIRED FUTURE R.O.W. WILL BE DEDICATED AS A PART OF THIS PROJECT.
 - ROADWAY STRIPING IMPROVEMENTS ALONG 12TH AVENUE ARE TO BE COORDINATED WITH METRO PLANNING AND PUBLIC WORKS.



12TH AVENUE SOUTH PROPOSED STREET SECTION

- NOTES**
- STREET IMPROVEMENTS WILL BE MADE TO THE PORTIONS OF THE PUBLIC R.O.W. ABUTTING THE PROPOSED PROJECT SITE. ONE-HALF OF THE REQUIRED FUTURE R.O.W. WILL BE DEDICATED AS A PART OF THIS PROJECT.
 - ROADWAY STRIPING IMPROVEMENTS ALONG 12TH AVENUE ARE TO BE COORDINATED WITH METRO PLANNING AND PUBLIC WORKS.

SOUTH STREET PROPOSED STREET SECTION



MAJOR AND COLLECTOR STREET PLAN

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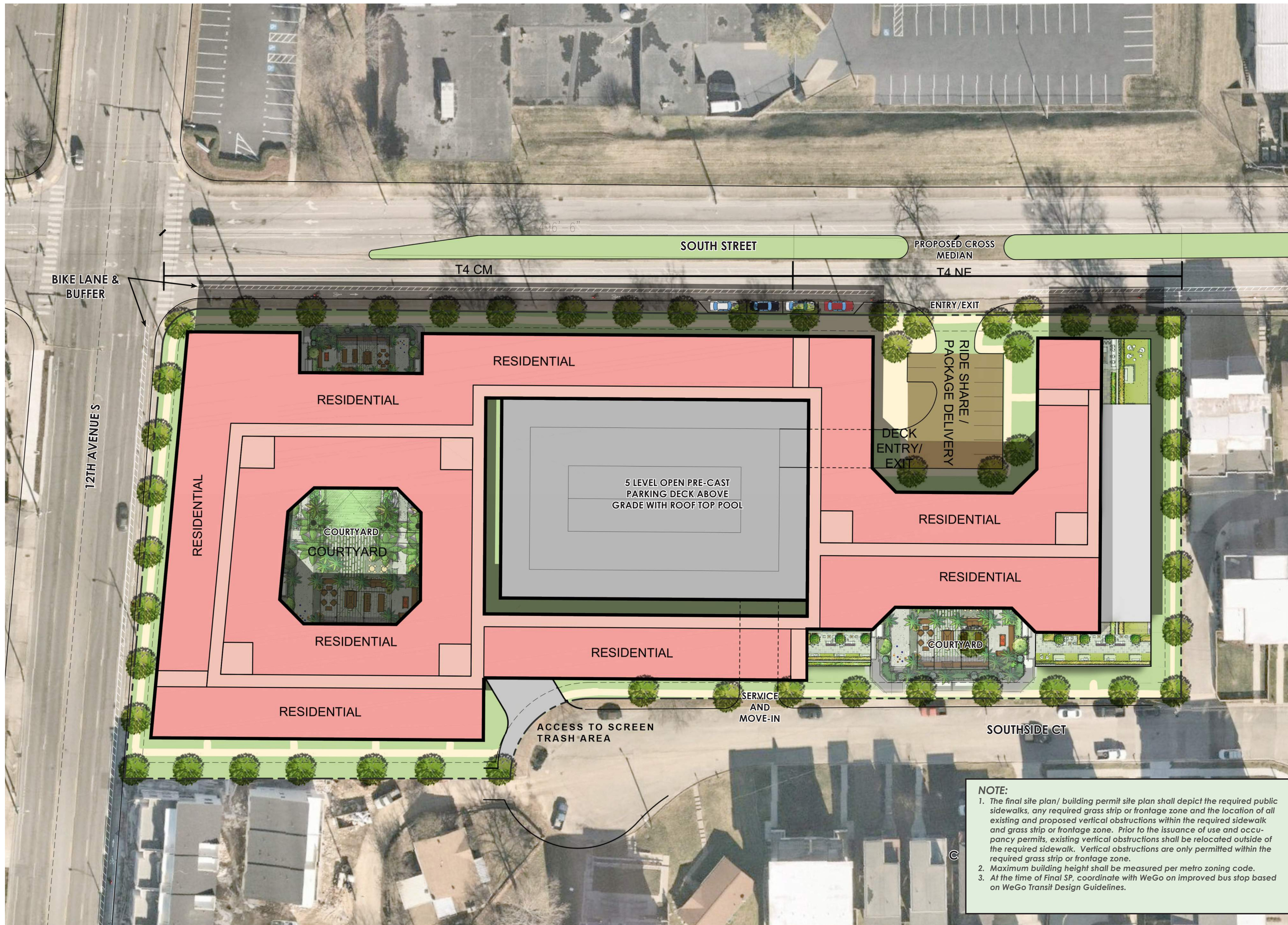


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NOTE:

- 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.
- Maximum building height shall be measured per metro zoning code.
- At the time of Final SP, coordinate with WeGo on improved bus stop based on WeGo Transit Design Guidelines.

ZONING INFORMATION		
TOTAL SITE AREA (APPROX.) :		3.86 AC
CURRENT ZONING :		R6
PROPOSED ZONING :		SP
COMMUNITY POLICY		T4 NE & T4 CM
PERMITTED USES	MULTIFAMILY	
PROHIBITED USES	OWNER AND NON-OWNER OCCUPIED STRP	
RESIDENTIAL USES	355 UNITS	
NON-RESIDENTIAL USES	9,000 SF LEASING / AMENITIES 5,000 SF MAX	
MAXIMUM FAR	2.75	
MAXIMUM ISR	0.90	
MAXIMUM BUILDING HEIGHT	SHALL BE MEASURED PER ZONING CODE.	
BUILD-TO ZONE ALONG 12TH AVE AND SOUTH STREET	0-15'	
REAR SETBACK ALONG SOUTHSIDE COURT	10'-0"	
SIDE SETBACKS	10'-0"	
PARKING REQUIREMENTS	PER METRO ZONING CODE	
RAISED FOUNDATIONS	RESIDENTIAL	18" MIN - 36" MAX.
	COMMERCIAL	0" MIN - 36" MAX.
RESIDENTIAL FLOOR TO CEILING HEIGHT	10'-0" MIN.	
GROUND FLOOR TO CEILING HEIGHT	14'-0" MAX.	
PROPOSED BIKE PARKING	EXTERIOR & PUBLIC ACCESSIBLE	10 MIN.
	INTERIOR & RESIDENT USE	40 MIN.
1. STOOPS AND STAIRS MAY ENCR OACH INTO THE BUILD-TO ZONES. 2. BUILD-TO ZONES TO BE MEASURED FROM BACK OF PROPOSED SIDEWALKS ON PUBLIC STREETS, PRIVATE DRIVES, AND OPEN SPACES. 3. STOOPS AND STAIRS MAY ENCR OACH INTO THE SETBACK ON SOUTHSIDE COURT.		

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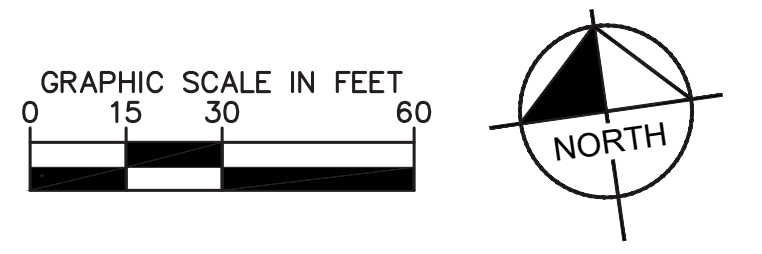
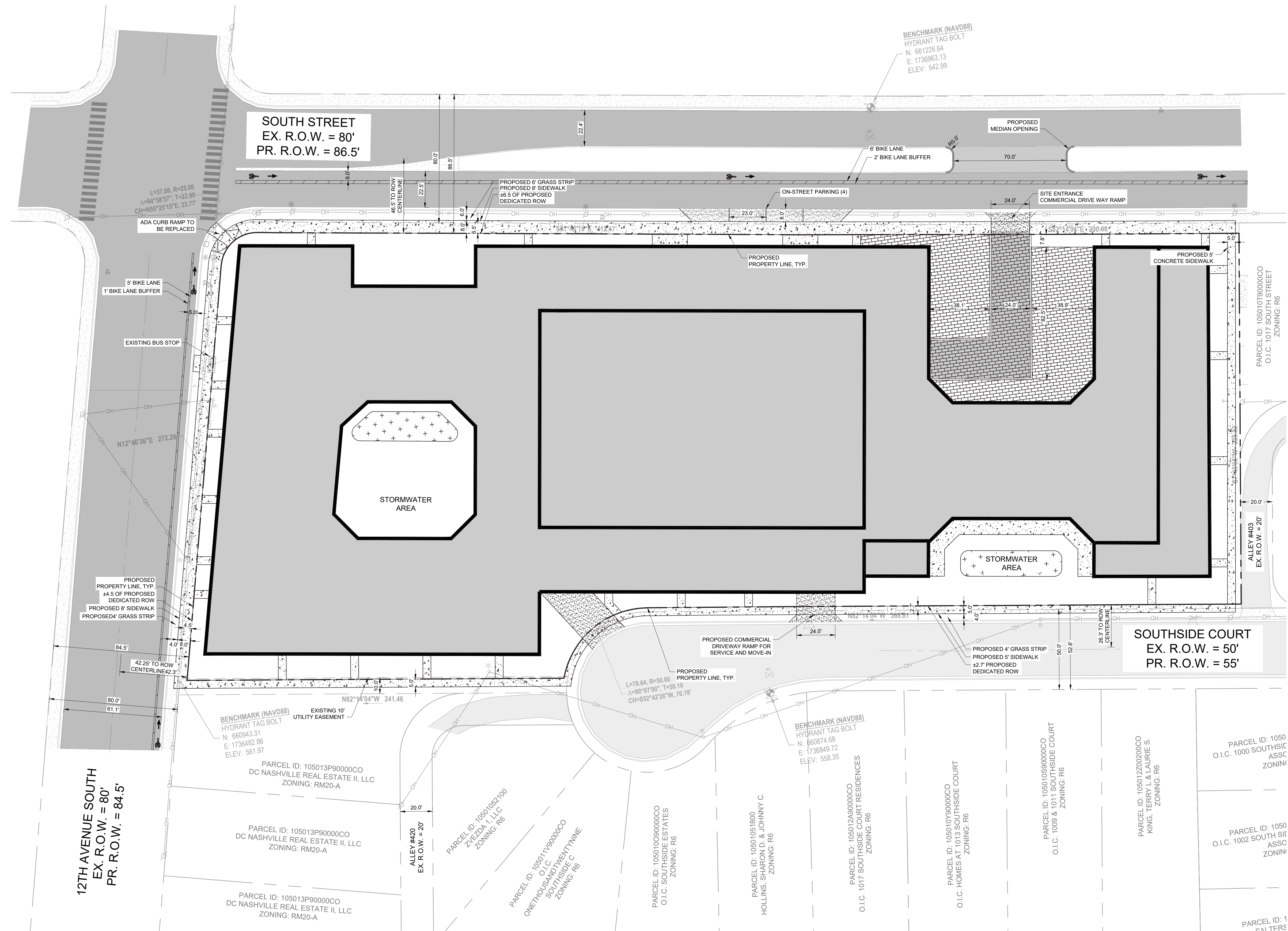


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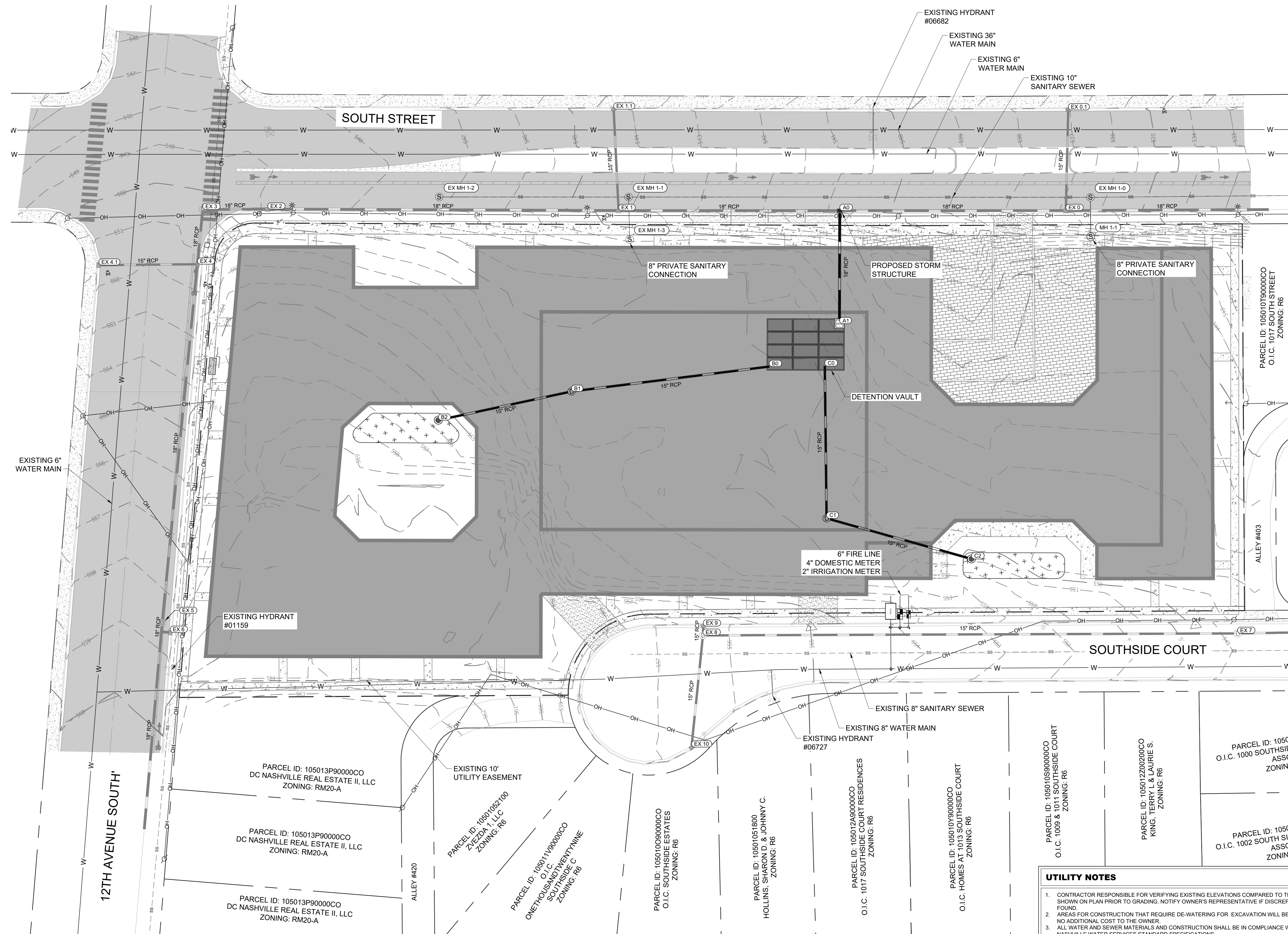


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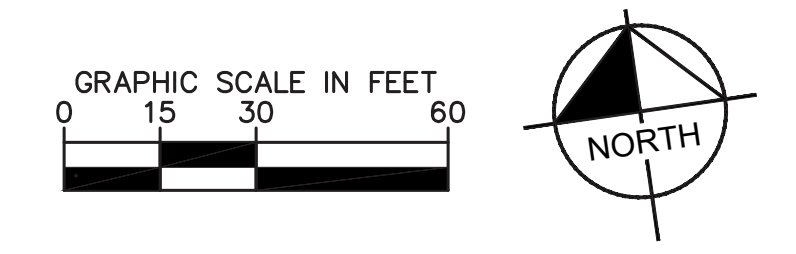


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- UTILITY NOTES**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS.
 4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
 5. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
 6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
 7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
 8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.



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REGULATIONS

STANDARD SP NOTES

- 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.
- Required parking consistent with the parking requirements of the Metro Zoning Code shall not be counted as floor area.
- Permitted Uses : Permitted uses shall be the uses listed in the MUG-A zone. Uses shall be limited to 355 multifamily residential units and 9,000 SF of Leasing.
- Fall back zoning : MUG-A

ARCHITECTURAL STANDARDS

- Buildings shall avoid continuous uninterrupted blank facades and at a minimum, the facade plane shall be interrupted by one of the following for every thirty-five linear feet of street frontage:
 - A change in building material
 - A horizontal undulation in the building facade of three feet or greater
 - A porch, stoop or balcony; porches shall be a minimum six feet in depth
- Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.
- HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building. HVAC units on roof must be screened from view along Primary and Secondary Frontages
- Where feasible due to site elevations and conditions, ground floor residential units fronting a public street may provide an active entrance point from the public sidewalk in the form of a stoop.
- All ground level porches accessed directly from a public sidewalk shall provide a minimum of six (6) feet of depth.
- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
- Building facades fronting a street shall provide a minimum of one principle entrance (doorway).
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- All internal sidewalks must be a minimum of five (5) feet wide.
- All ROW dedication will occur prior to the issuance of building permits.
- Signs denoting "Now Entering Private Property" shall be installed at each connection between public roadways and private drives.

PARKING STANDARDS

- Parking shall be provided within designated parking areas and private garages internal to the development and meet the minimum parking required by Metro Code.
- Bicycle parking shall be provided per Metro Standards.

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.

STORMWATER NOTES

- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any storm water facilities within the property.
- 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 Service 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).
- 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.
- Properties contain no FEMA designated floodplain per map 47037C0243H, dated April 5, 2017.

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REGULATIONS

LANDSCAPE STANDARDS

- The development of this project shall comply with the street tree, tree density, and tree replacement requirements of Metro Nashville. Landscape plan to be submitted in Final SP Submittal.
- Street trees shall be provided along all street frontage at an average of fifty (50) linear feet on center and be 3.5" caliper minimum.
- All landscaping shall be properly irrigated and maintained
- Where trees are planted in rows, they shall be uniform in size and shape.
- Reference Metro L.I.D. Manual for design and planting materials for LID measures.
- Ornamental trees may be used as street trees where existing conflicts with overhead utilities occur.
- Metro tree density and tree replacement worksheets shall be utilized to calculate required planting.

METRO PUBLIC WORKS NOTES

- The final site plan/building permit site plan shall depict the required public side-walks, 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.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
- Developer will ensure bike lanes are continuous through intersections.
- 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.
- All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
- Developer should coordinate with WeGo to up-grade the nearby bus stops on Dickerson Pike.
- If sidewalks are required, then they should be shown on the plans per MCSP and MPW standards and specs.
- Submit copy of ROW dedications prior to bldg. permit sign off.
- Primary access to the site shall be from Marshall Street.
- An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

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.
- All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
- Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
- If more than three stories above grade, Class I standpipe system shall be installed.
- If more than one story below grade, Class I standpipe system shall be installed
- When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
- 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, pad-mounted transformers.
- NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bioswales and the like. This includes primary duct between padmounted equipment, as well as service duct to a meter.

SCHEDULES AND PHASING

- The project will be completed in one phase and is anticipated to start in the Fall of 2022.

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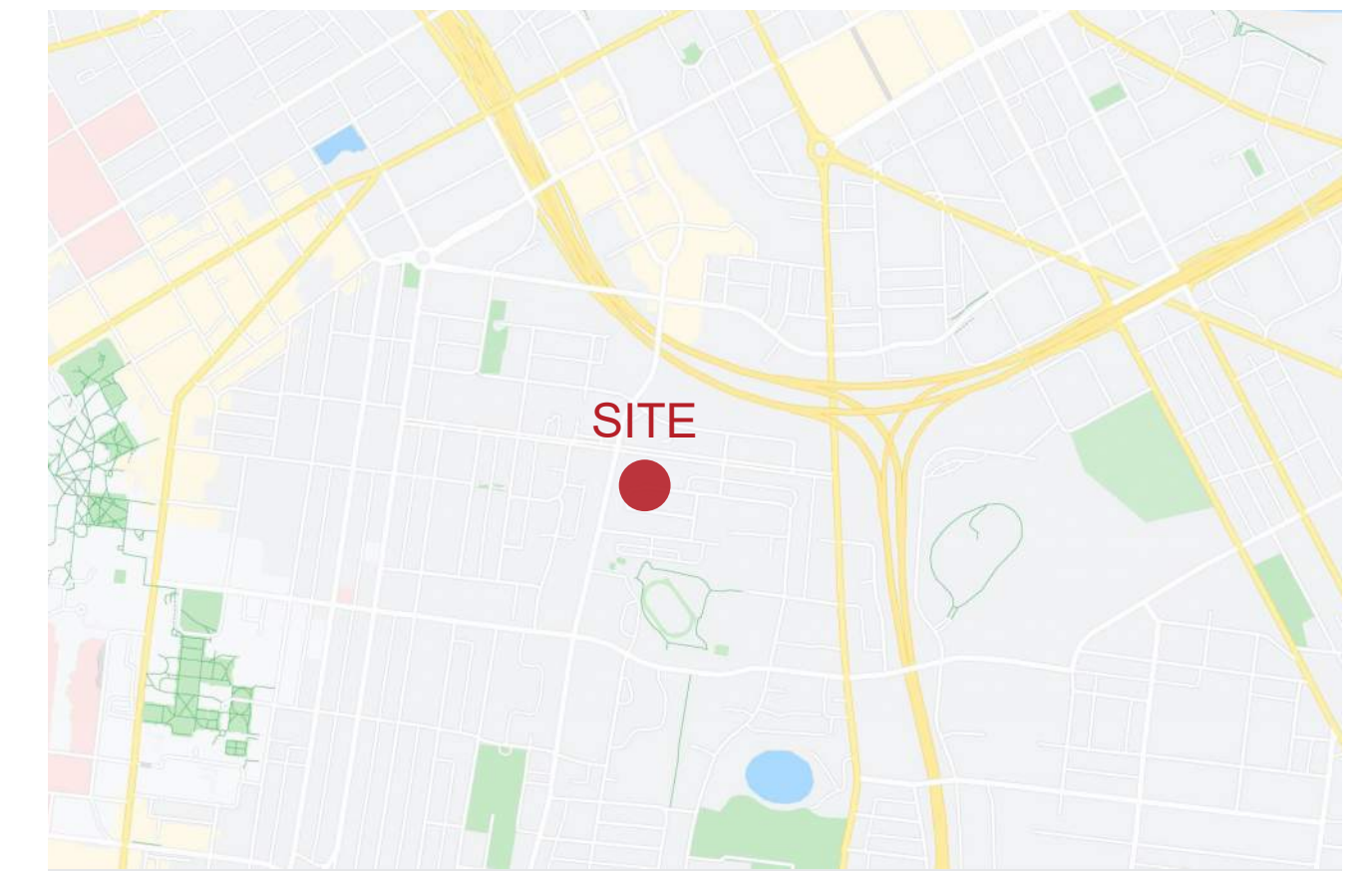
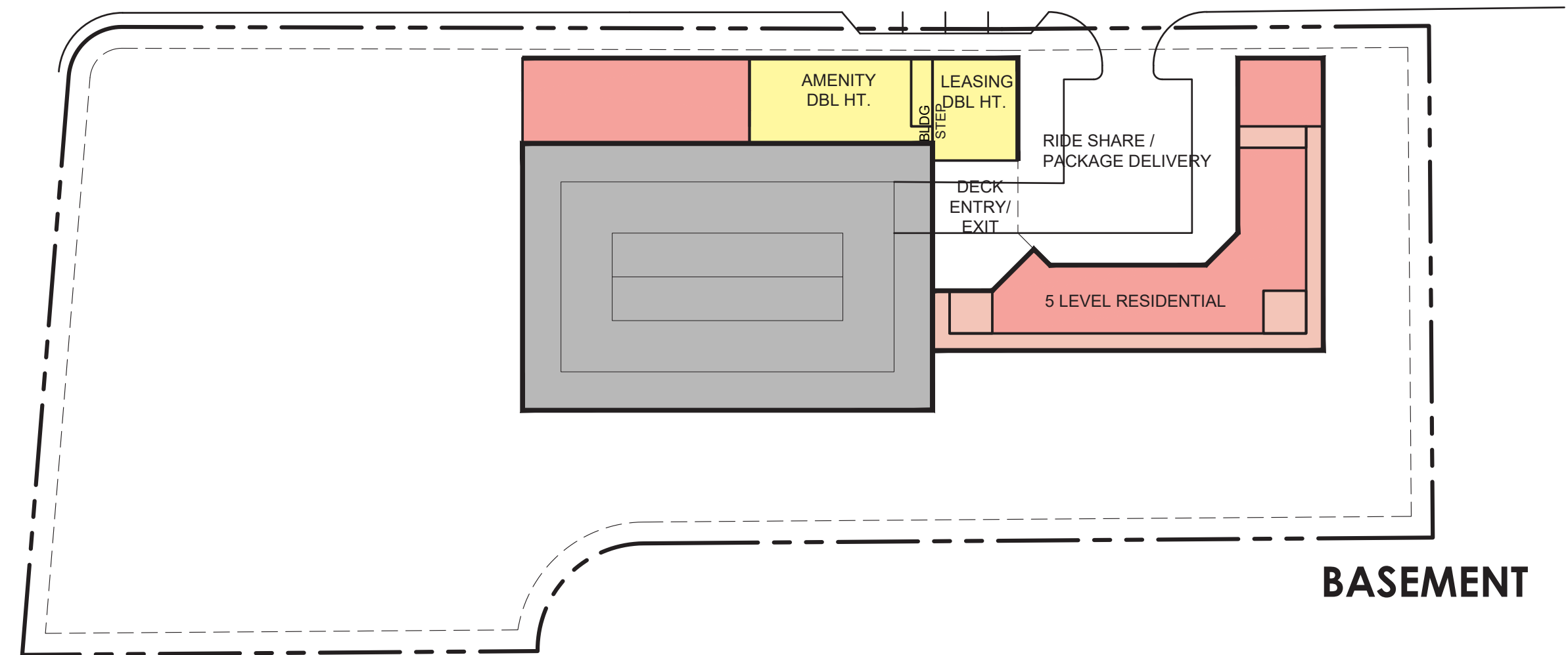
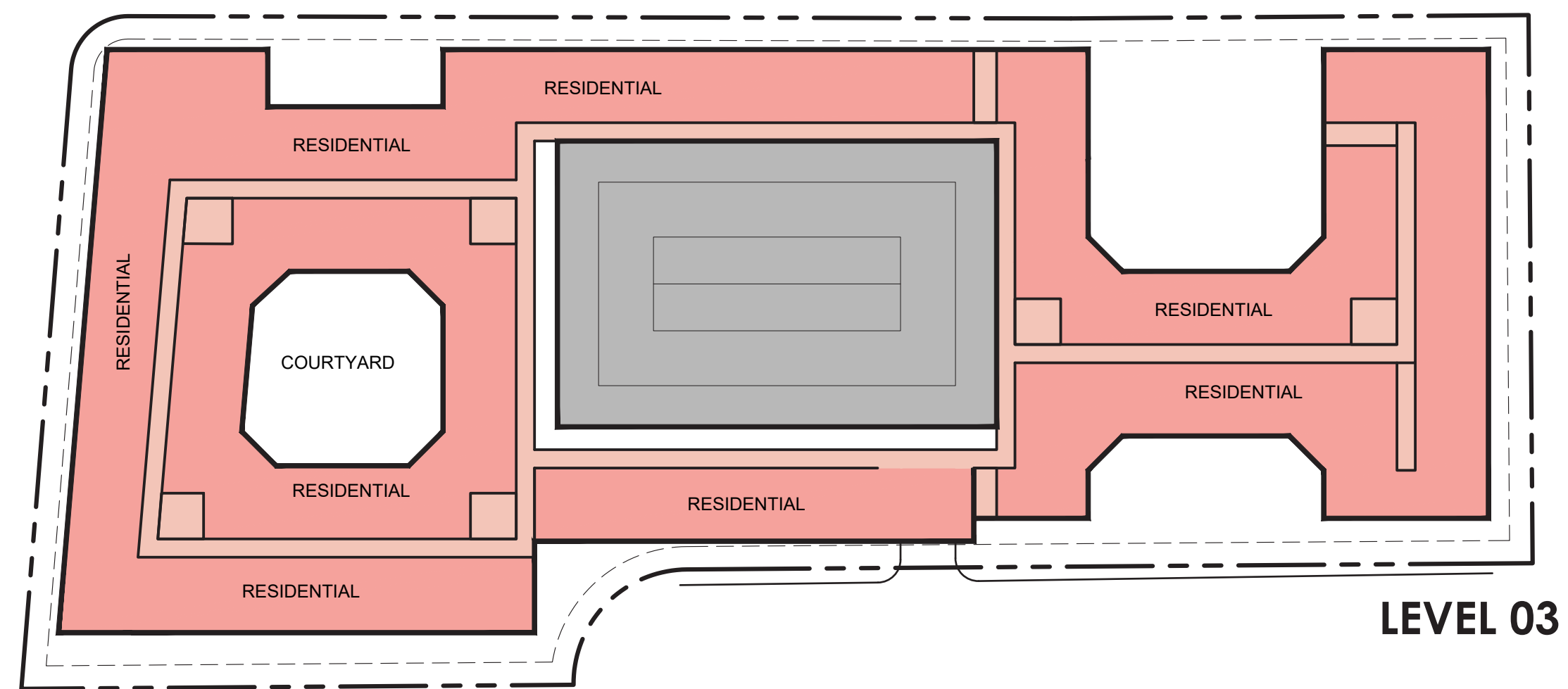
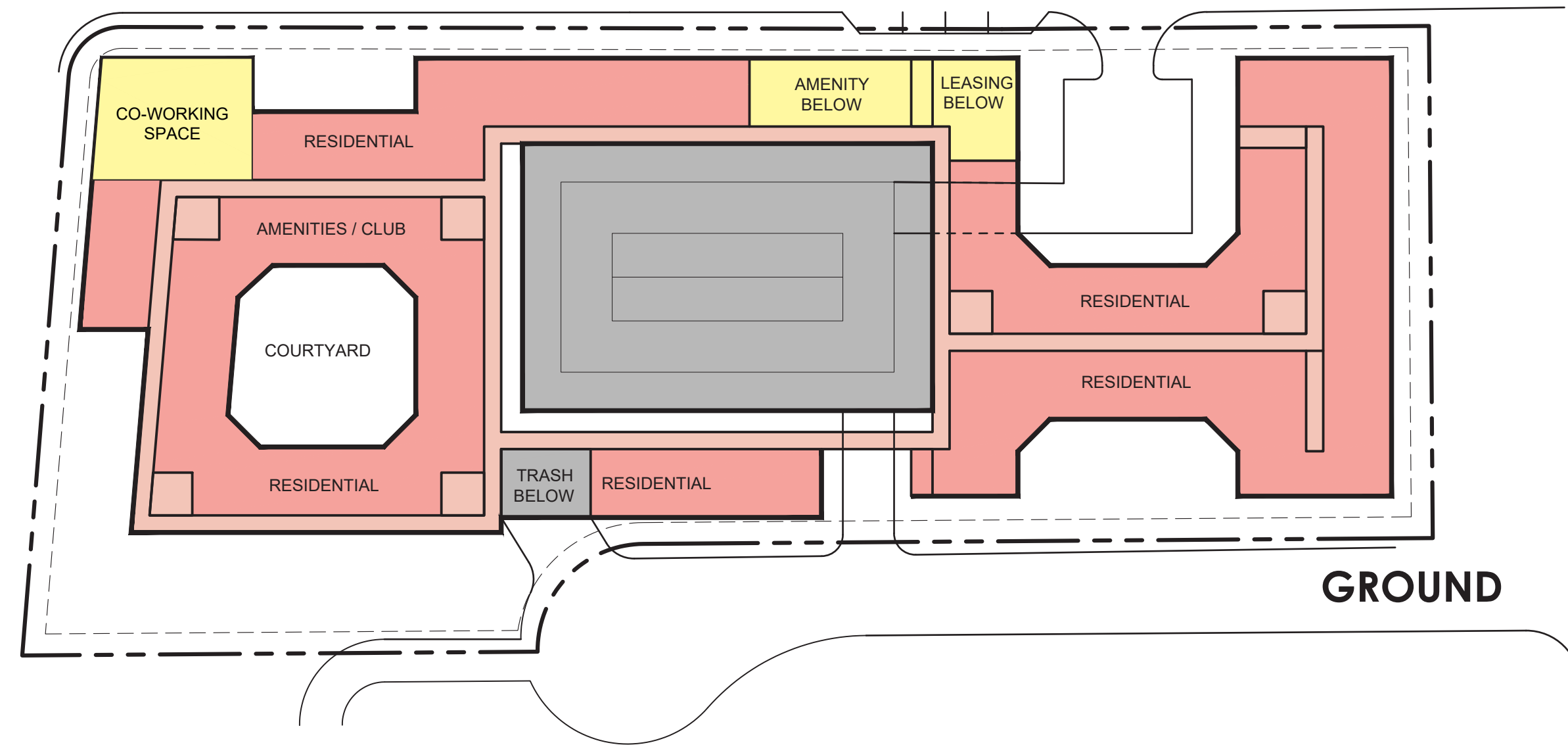
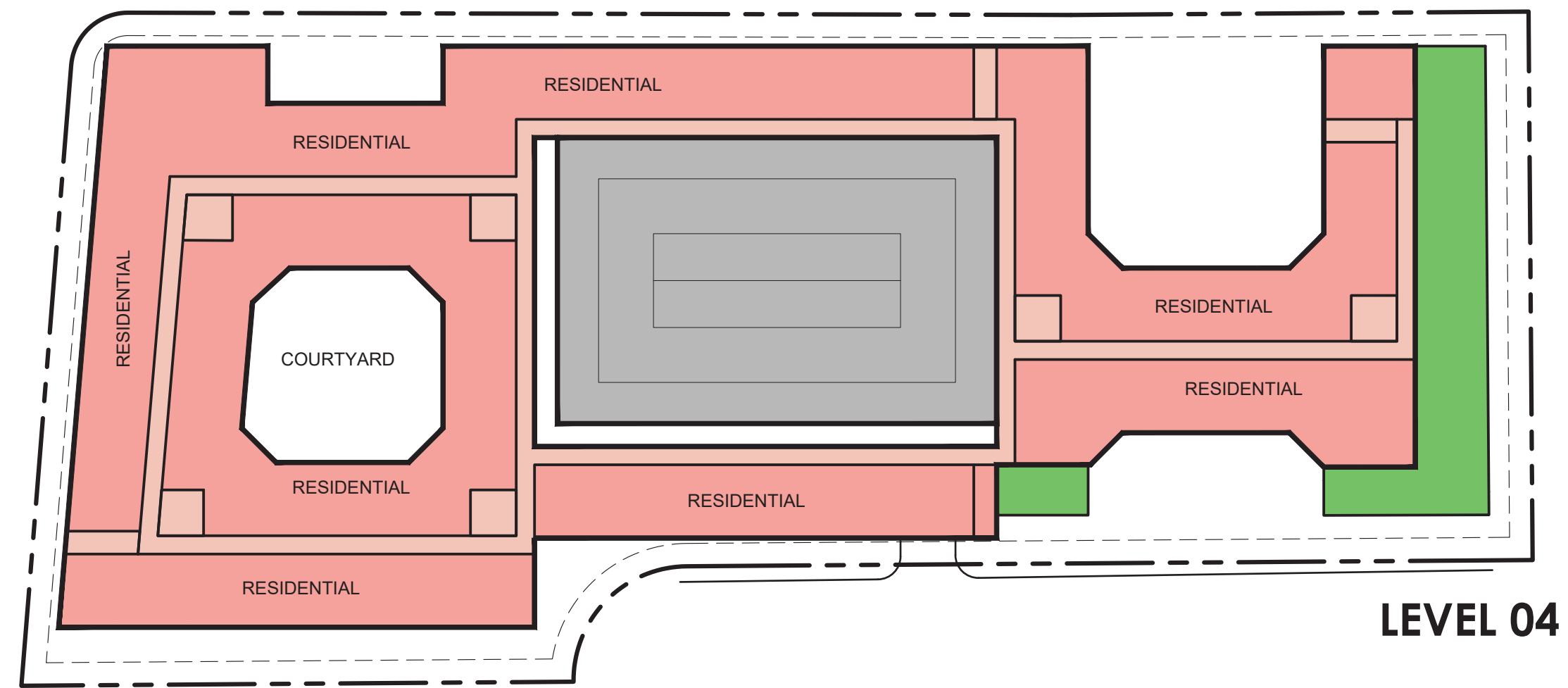
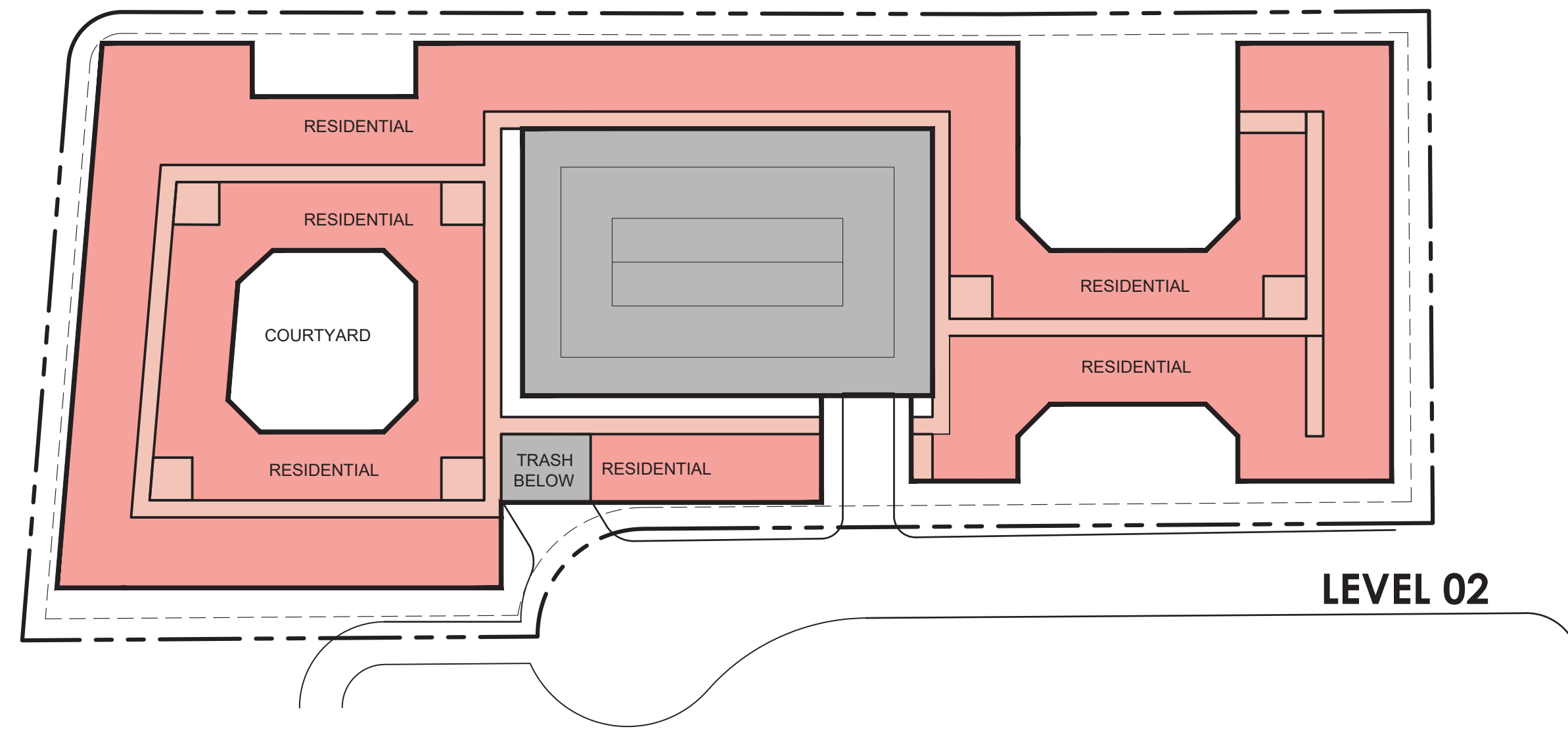
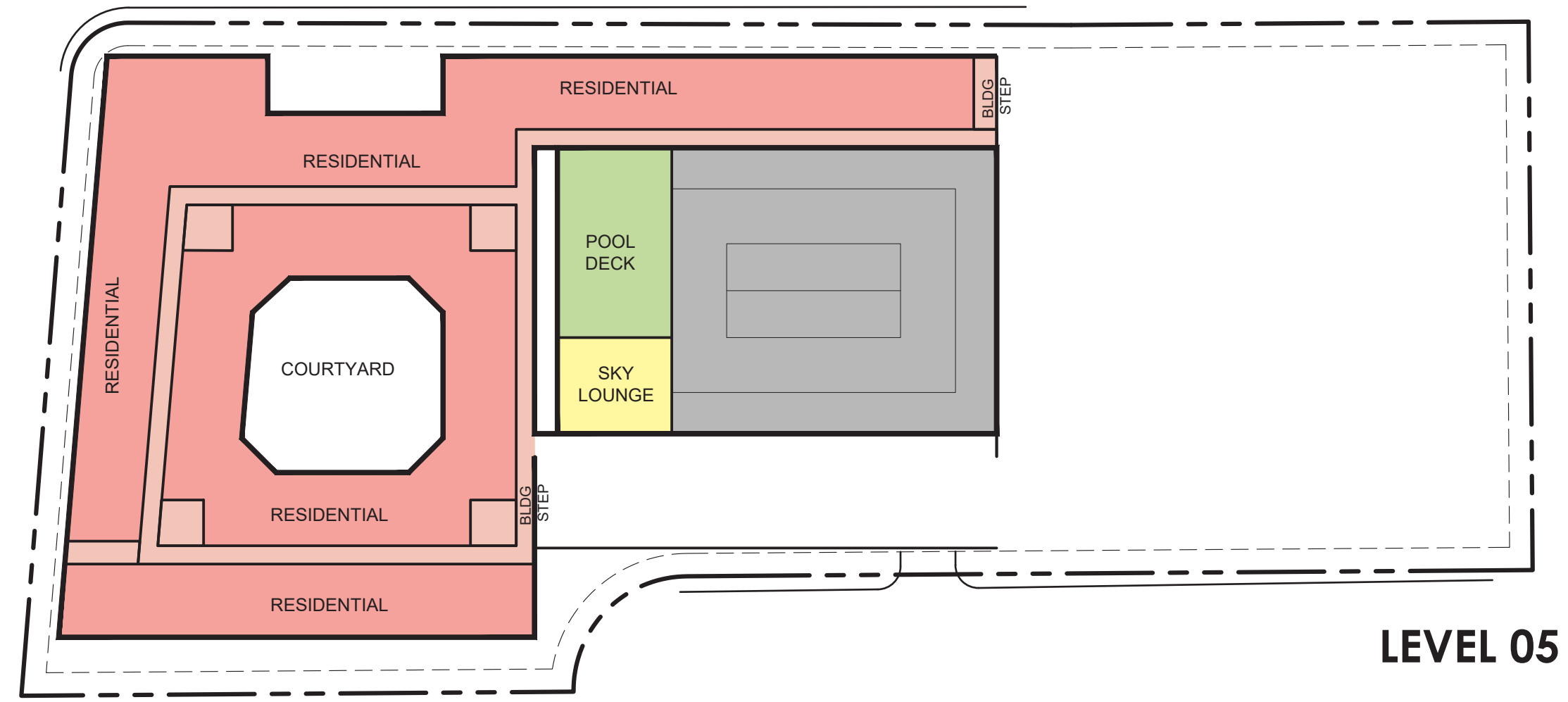


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SITE INFORMATION

TOTAL SITE AREA (APPROX.) : 3.8 AC
 CURRENT ZONING : R6
 REZONE TO : SP
 URBAN OVERLAY POLICY: T4 NE & T4 CM

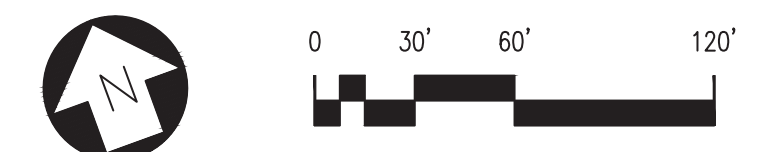
LEGEND

MULTIFAMILY

TOTAL UNITS : 355
 AVERAGE UNIT HEATED: 810 SF
 TOTAL PARKING : 485 SPACES
 PARKING RATIO PROVIDED : 1.35 SPACES/DU
 @ 5 LEVEL PRE-CAST OPEN PARKING DECK
 ABOVE GRADE

AMENITIES

- (C1) LEASING / AMENITY
TOTAL : 7,000 SF
- (C2) AMENITIES / CLUB
TOTAL : 2,000 SF
- (C3) CO-WORKING
TOTAL : 2,000 SF



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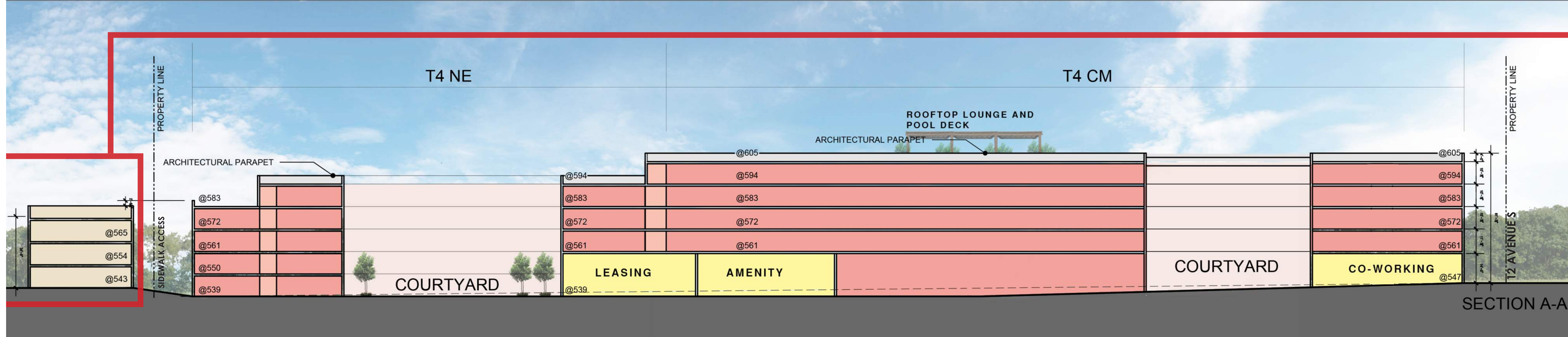
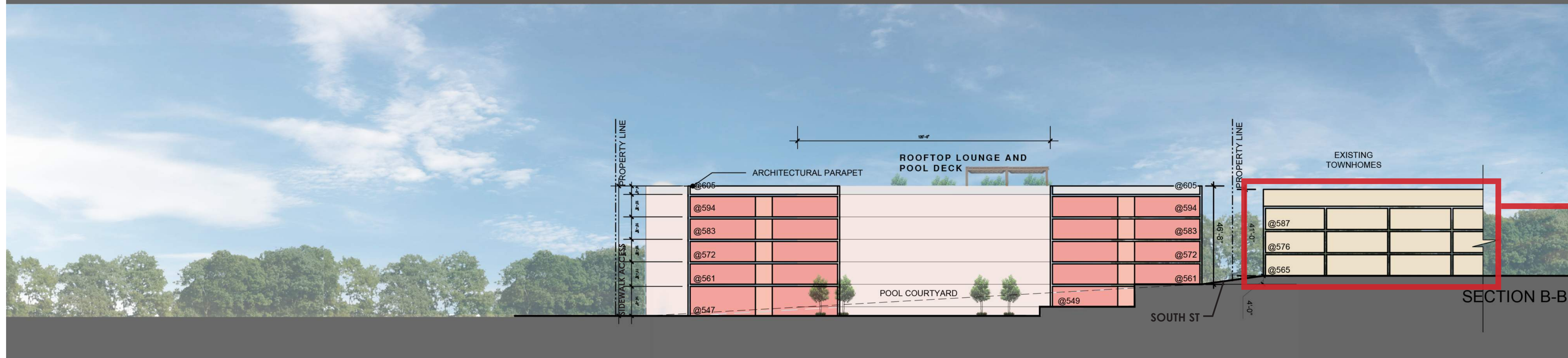
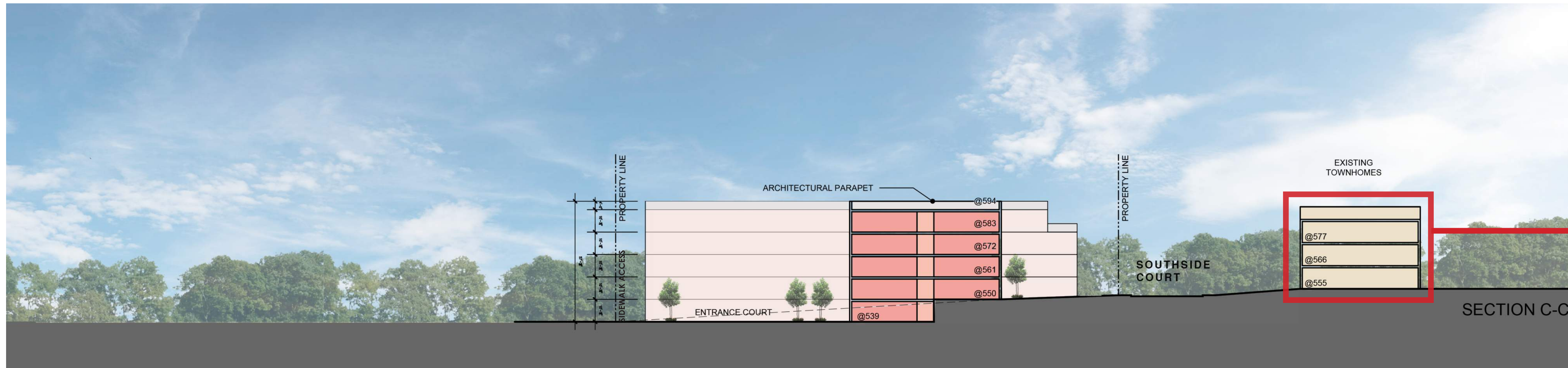
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BUILDING SECTIONS



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MOTOR COURT VIEW

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