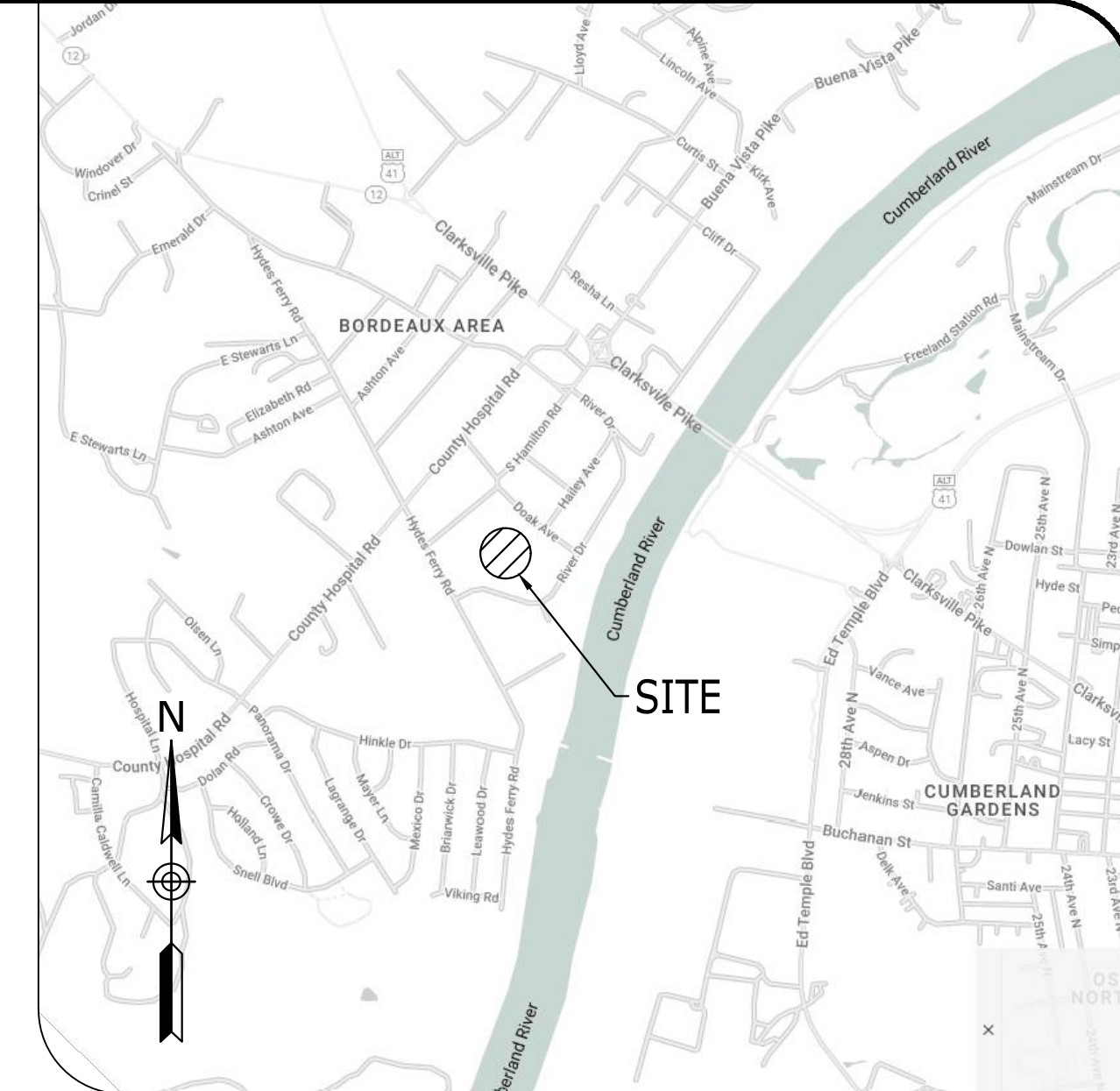


PRELIMINARY SPECIFIC PLAN SUBMITTAL

3101 DOAK AVENUE

NASHVILLE, DAVIDSON COUNTY COUNTY, TENNESSEE

2023SP-034-001
 CATALYST PROJECT NO. 20220325
 APRIL 04, 2023



VICINITY MAP
 NOT TO SCALE

SITE DATA

COUNCIL DISTRICT: 02
 COUNCIL MEMBER: KYONZTÉ TOOMBS
 TAX MAP: 8004
 PARCEL ID.: 08004010900
 SITE ADDRESS: 3101 DOAK AVE
 NASHVILLE, TN 37218
 SITE ACREAGE: 2.53 AC. (11,0642.4 FT²)
 EXISTING ZONING: R10 & RS10
 PROPOSED ZONING: SP (FALLBACK ZONING RM6-NS)
 PROPOSED USE: DETACHED COTTAGES
 PROPOSED UNITS: 14
 TOTAL UNITS: 14
 PROPOSED DENSITY: 5.54 UNITS/ACRE
 PROPOSED MAX. BUILDING HEIGHT: 3 STORIES IN 45' (HEIGHT TO BE MEASURED TO THE EAVE/ PARAPET)

IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.37 AC. (16,250 FT²)
 DRIVES/SIDEWALKS: 0.71 AC. (31,057.45 FT²)
 TOTAL PROPOSED IMPERVIOUS AREA: 1.08 AC. (47,307.45 FT²)
 OPEN SPACE: 0.45 AC. (19,602 FT²)
 PROPOSED ISR: 0.44
 ALLOWED ISR: 0.70
 PROPOSED FAR: 0.5
 ALLOWED FAR: 0.6

PARKING SUMMARY
 PARKING REQUIRED: 42 SPACES
 (1 SPACE PER BED UP TO 2 BEDS WITH AN ADDITIONAL .5 SPACE PER EACH ADDITIONAL BEDROOM)

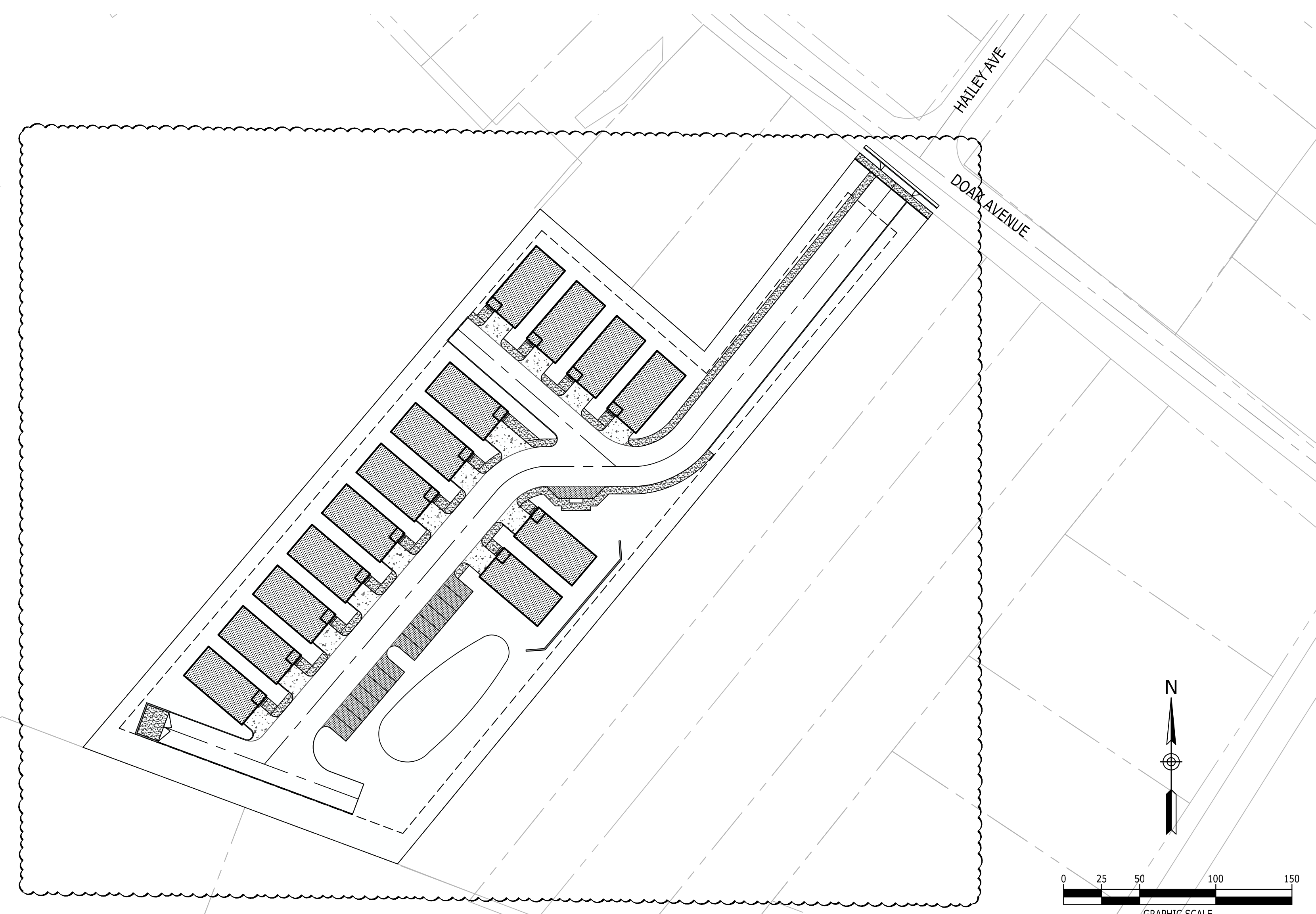
(PARKING REQUIREMENTS)
 PARKING PROVIDED:
 GARAGE: 28 SPACES
 SURFACE: 14 SPACES
 TOTAL: 42 SPACES PROVIDED

OWNER:
 ADDRESS: JOSEPHINE TENNESSEE INVESTMENT SERVICES TRUST
 2720 HYDES FERRY RD.
 NASHVILLE, TN 37218

PROJECT REPRESENTATIVE:
 ADDRESS: CATALYST DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TN, 37209
 615.622.7200
 ANDREW WISEMAN
 awiseman@catalyst-dg.com

PHONE NO.:
 CONTACT NAME:
 CONTACT E-MAIL ADDRESS:

FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0229H, 04/05/2017, COMMUNITY NAME: DAVIDSON COUNTY.



DEVELOPMENT NOTES

- THE PURPOSE OF THIS PROPOSED PRELIMINARY SP IS TO CREATE A SITE SPECIFIC ZONING TO PERMIT THE DEVELOPMENT OF THE 14 COTTAGE STYLE DETACHED MULTI-FAMILY UNITS AS DEPICTED HEREIN, BASED ON THE UNIQUE CHARACTERISTICS OF THE LOT SHAPE AND LOCATION THE PROPOSED SP INTENDS TO PROVIDE A SLIGHTLY INCREASED DENSITY WHICH IS SUPPORTED BY THE COMMUNITY CHARACTER POLICY, WHILE STILL HONORING THE CONTEXTUAL SINGLE FAMILY NEIGHBORING PROPERTIES. DUE TO THE FLAG SHAPE OF THE PROPERTY THE DENSITY IS ALLOWED TO BE SET BACK OFF THE FRONTAGE TO MAINTAIN THE EXISTING CONTEXT AND THE PROJECT INTENDS TO PROVIDE TYPE B LANDSCAPE BUFFERS ALONG ALL THE PERIMETER TO ENHANCE SCREENING AND INTRUSION FOR NEIGHBORING PROPERTIES. THIS DEVELOPMENT WILL BE A NEW RESIDENTIAL PRODUCT TYPE TO THE NEIGHBORHOOD FOSTERING A COMMUNITY ATMOSPHERE WITH ITS OWN AMENITIES.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
 ADA: [HTTP://WWW.ADA.GOV/](http://www.ada.gov/)
 U.S. JUSTICE DEPT.: [HTTP://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM](http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm)
 - THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALK, 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.
 - SHORT TERM RENTAL IS NOT A PERMITTED USE WITHIN THIS DEVELOPMENT INCLUDING BUT NOT LIMITED TO OWNER OCCUPIED OR NON-OWNER OCCUPIED SHORT TERM RENTALS.

POLICY COMPLIANCE NOTE:

THE PROPOSED RESIDENTIAL USES PROVIDES FOR AN INCREASE IN DENSITY AND HOUSING OPTIONS HONORING THE EXISTING CHARACTER OF THE EXISTING NEIGHBORHOOD WHICH IS CONSISTENT WITH THE 13 NEIGHBORHOOD EVOLVING POLICY. DENSITY IS SECONDARY TO THE FORM OF DEVELOPMENT; HOWEVER, 13-NE AREAS ARE INTENDED TO BE MODERATE DENSITY WITH SMALLER LOTS AND A MORE DIVERSE MIX OF HOUSING TYPES TO CREATE AND ENHANCE SUBURBAN NEIGHBORHOODS WITH THE BEST QUALITIES OF CLASSIC SUBURBAN NEIGHBORHOODS—GREATER HOUSING CHOICE, IMPROVED CONNECTIVITY, AND MORE CREATIVE, INNOVATIVE, AND ENVIRONMENTALLY SENSITIVE DEVELOPMENT TECHNIQUES.

ARCHITECTURAL STANDARDS

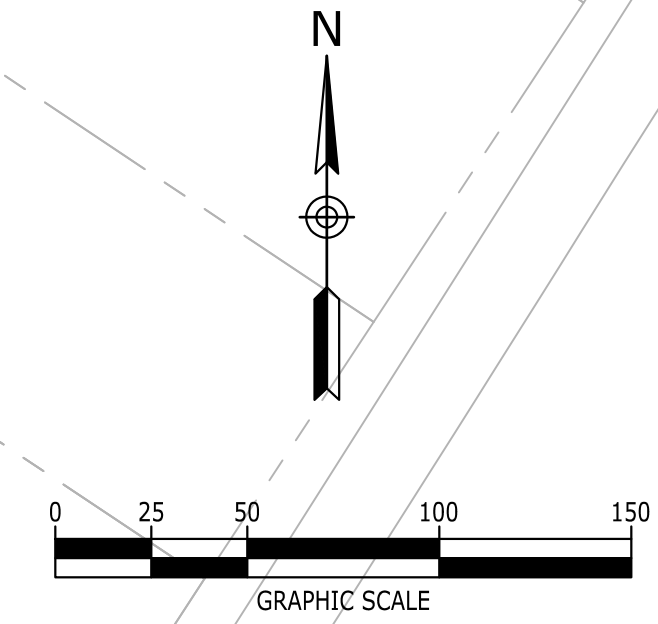
- VINYL SIDING, EPS AND UNTREATED WOOD SHALL NOT BE PERMITTED AS A PRIMARY MATERIAL BUT CAN BE USED AS AN ACCENT MATERIAL BASE
- OVERALL BUILDING HEIGHT IN FEET SHALL BE MEASURED FROM FINISHED FLOOR ELEVATION TO THE TOP OF THE ROOF DECK OR EAVE OF BUILDING. A MAXIMUM SKY EXPOSURE PLANE OF 2:1 (VERTICAL TO HORIZONTAL) SHALL BE REQUIRED FOR ANY PROVIDED SLOPED ROOF FORMS. ROOFTOP MECHANICAL EQUIPMENT, STAIR SILLS/SCREENS, ROOFTOP AMENITIES AND INTERNAL PARKING STRUCTURES, MEZZANINES SHALL NOT BE CONSIDERED A STORY FOR THE PURPOSES OF CALCULATING OVERALL # OF STORIES. ADDITIONAL "BASEMENT" LEVEL MAY BE PROVIDED INTERNALLY TO THE DEVELOPMENT WHERE TOPOGRAPHY ALLOWS FOR ADDITIONAL SUB-SURFACE DEVELOPMENT INCLUDING PARKING AND CONDITIONED RESIDENTIAL.
- THE MAXIMUM SLOPE OF ANY ROOF FORM SHOULD BE NO GREATER THAN A 12:12 PITCH. FLAT AND SLOPED ROOF FORMS ARE PERMITTED. SLOPED ROOF FORMS MAY CONTAIN CONDITIONED SPACE AND SHALL NOT BE CONSIDERED A "STORY" FOR THE PURPOSES OF CALCULATING MAXIMUM NUMBER OF STORIES.
- WITH THE EXCEPTION OF ACCESSIBLE UNITS, VISITABLE UNITS, AND TOPOGRAPHICALLY CHALLENGED UNITS; CHALLENGING SITE TOPOGRAPHY MAY RESULT IN RAISED/LOWERED FOUNDATIONS AT STRATEGIC LOCATIONS. TYPICALLY 18"-36" EXPOSED FOUNDATIONS ARE PROVIDED. SCREENING MAY BE REQUIRED WHEN RAISED FOUNDATIONS EXCEED 36" ALONG PUBLIC STREETS AND OPEN SPACES.

NDOT CONSTRUCTION NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR, REQUEST TO BE MADE 24 HOURS IN ADVANCE.
- STOP SIGNS TO BE 30 INCH BY 30 INCH.
- STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.
- STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.
- ALL SIGNS TO HAVE 3M REFLECTIVE COATING.

STORMWATER NOTES:

- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
- DRAWING IS TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL DENSITY AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION. OFFSITE INFRASTRUCTURE AND EASEMENTS MAY BE NECESSARY TO CONVEY STORMWATER FROM THE SITE AND SHALL BE REVIEWER AT FINAL SP.



Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT & LANDSCAPE PLAN
C3.0	GRADING DRAINAGE & UTILITY PLAN

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALK, 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.

PREPARED FOR
XE DEVELOPMENT
 P.O. BOX 282324
 NASHVILLE, TN 37228
 615.627.8100



CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
 DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TN 37209
 (615) 622-7200

COVER SHEET

C0.0

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	2.50	100.00%
Totals for Area of Interest		2.50	100.00%

EXISTING INFORMATION IS FROM GIS DATA

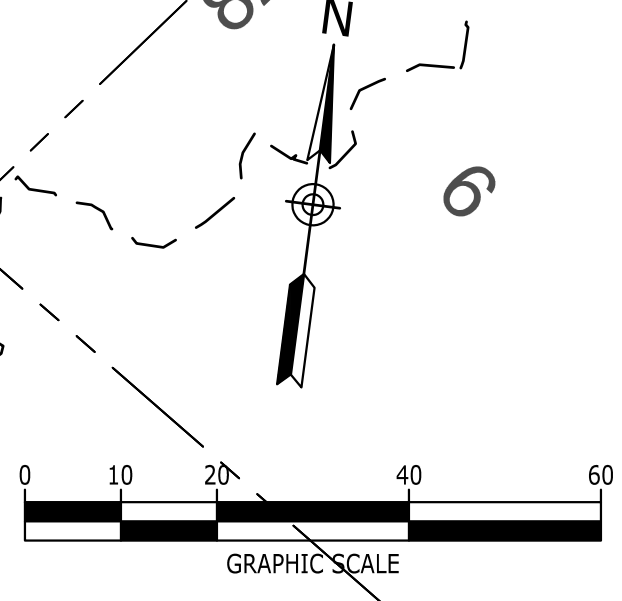
PARCEL ID:
08001008400
OWNER:
GRAVES, J.A., J.W. & S.J.
RB: 3972, PG. 715
ZONING: RS10

PARCEL ID:
08101008800
SUBDIVISION:
2005S-010U-03
OWNER:
SUMMEY, CLARENCE
ZONING: RS10

PARCEL ID:
08101005000
OWNER:
MILLER, JACQUELINE
& JAMES LOVETT
RB: 3282, PG. 433
ZONING: RS10

PARCEL ID:
08101005100
OWNER:
HENRY, THERESA ANN
RB: 1019, PG. 569
ZONING: RS10

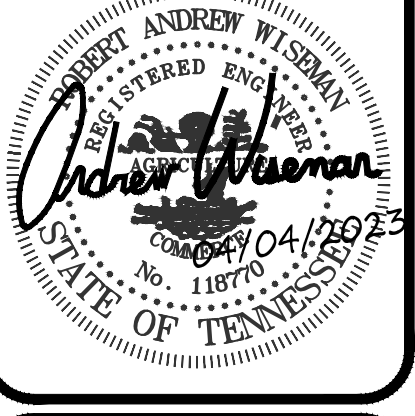
MsD



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XE DEVELOPMENT
P.O. BOX 282324
NASHVILLE, TN 37228
615.627.8100



PRELIMINARY SPECIFIC PLAN SUBMITTAL
3101 DOAK AVENUE
3101 DOAK AVE
NASHVILLE, TENNESSEE, 37218
DAVIDSON COUNTY

NO.	DATE	GENERAL REVISION	DESCRIPTION
1	03/30/2023		

DRAWING TITLE
EXISTING CONDITIONS
PROJECT NUMBER
20220325
DRAWING NUMBER
C1.0

P:\2022\20220325_3101 Doak Avenue.dwg Construction\20220325_C2.0_LAN.dwg-C2.0 LAYOUT & LANDSCAPE PLAN Apr 04, 2023 tthaxton

SITE DATA

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 (HEIGHT TO BE MEASURED TO THE EAVE/ PARAPET)
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DRIVE TO ALIGN WITH HAILEY AVE.
 DEDICATION TO BE PROVIDED AS REQUIRED TO ACCOMMODATE STREET SCAPES PER MCPS (5' SIDEWALK 4' GRASS STRIP)
 5' SIDEWALK (TYP.)



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 DAVIDSON COUNTY

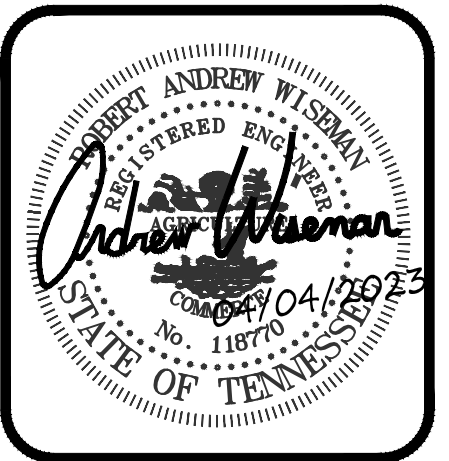
NO.	DATE	GENERAL REVISION	DESCRIPTION

DRAWING TITLE
LAYOUT & LANDSCAPE PLAN
 PROJECT NUMBER
 20220325
 DRAWING NUMBER
C2.0

P:\2022\20220325_3101 Doak Avenue.dwg Construction\Primary Design\20220325_C3-0_GRA.dwg C2.0 GRADING DRAINAGE & UTILITY PLAN Apr 04, 2023 10:08:00



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 NASHVILLE, TENNESSEE, 37218
 DAVIDSON COUNTY

NO.	DATE	GENERAL REVISION	DESCRIPTION

DRAWING TITLE
GRADING DRAINAGE & UTILITY PLAN

PROJECT NUMBER
 20220325

DRAWING NUMBER
C3.0