1631 N 16th AVENUE
Nashville, Davidson County, Tennessee

Specific Plan Zoning
Case No. 2023SP-067-001

STANDARD SP NOTES:

1) The purpose of this SP is to permit up to two (2) residential units. This will be completed in one phase.
2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78-840 & approved by the metropolitan department of water services.
3) This property does not lie within a flood hazard area as identified by FEMA on map 47037C0241H DATED APRIL 05, 2017.
4) The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
5) Size driveway culverts per the design criteria set forth by the metro stormwater manual (minimum driveway culvert in metro right-of-way is 18" RCP).
6) Metro water services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
7) If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A-NS zoning district as of the date of the applicable request or application
8) 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.
9) All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

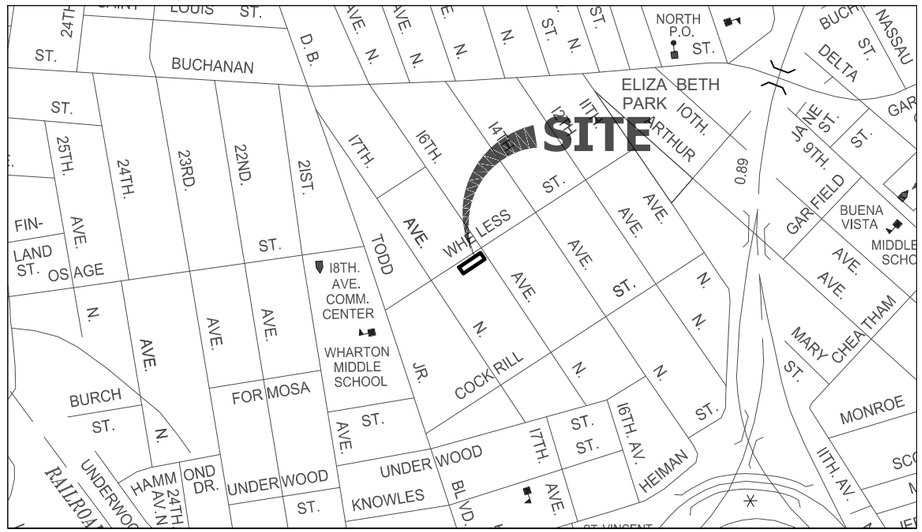
10)

a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing
b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
c. Building facades shall be constructed or brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
d. Porches shall provide a minimum of six feet of depth.
e. Raised foundations of 18"-36" are required for residential buildings.

11) The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.

12) Landscaping and tree density requirements per Metro Zoning Ordinance to include one canopy tree and 12 shrubs unless other approved on the final site plan

13) -Height to be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (vertical distance from the eve to the midpoint) or to the top of the parapet for a flat roof.
-Vehicular ingress/egress is not permitted is only permitted from the alley. No driveways are permitted onto Wheless Street or 16th Avenue North
-Minor modifications to the 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.
-The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
-Detached Accessory Dwelling Units (DADU) are not permitted
-STRP, owner and not-owner occupied are prohibited



VICINITY MAP
1" = 1000'

Specific Plan Development Summary

USE	DETACHED MULTI FAMILY
PROPERTY ZONING: SP	SURROUNDING ZONING: RS5/DADU
NUMBER OF UNITS	TWO (2) TOTAL DWELLING UNITS
FAR	.28
TOTAL BUILDING FLOOR AREA	5,572 SQ FT
IMPERVIOUS SURFACE RATIO	.48
MAX HEIGHT	35' (3 STORIES)

PROPERTY INFORMATION

1631 16TH AVENUE N
METRO PARCEL ID = 08111030300
COUNCIL DISTRICT 21 (BRANDON TAYLOR)
TOTAL AREA = 8,500 SF (.21 AC)

OWNERS OF RECORD

1631 16TH AVENUE N LLC
NASHVILLE, TN 37207
615-397-3073

SURVEYOR

JASON GARRETT
P.O. BOX 331875
NASHVILLE TN, 37203
615.490.3236

PREPARATION DATE: 1-31-2024

INDEX OF DRAWINGS

CLINT ELLIOTT SURVEY
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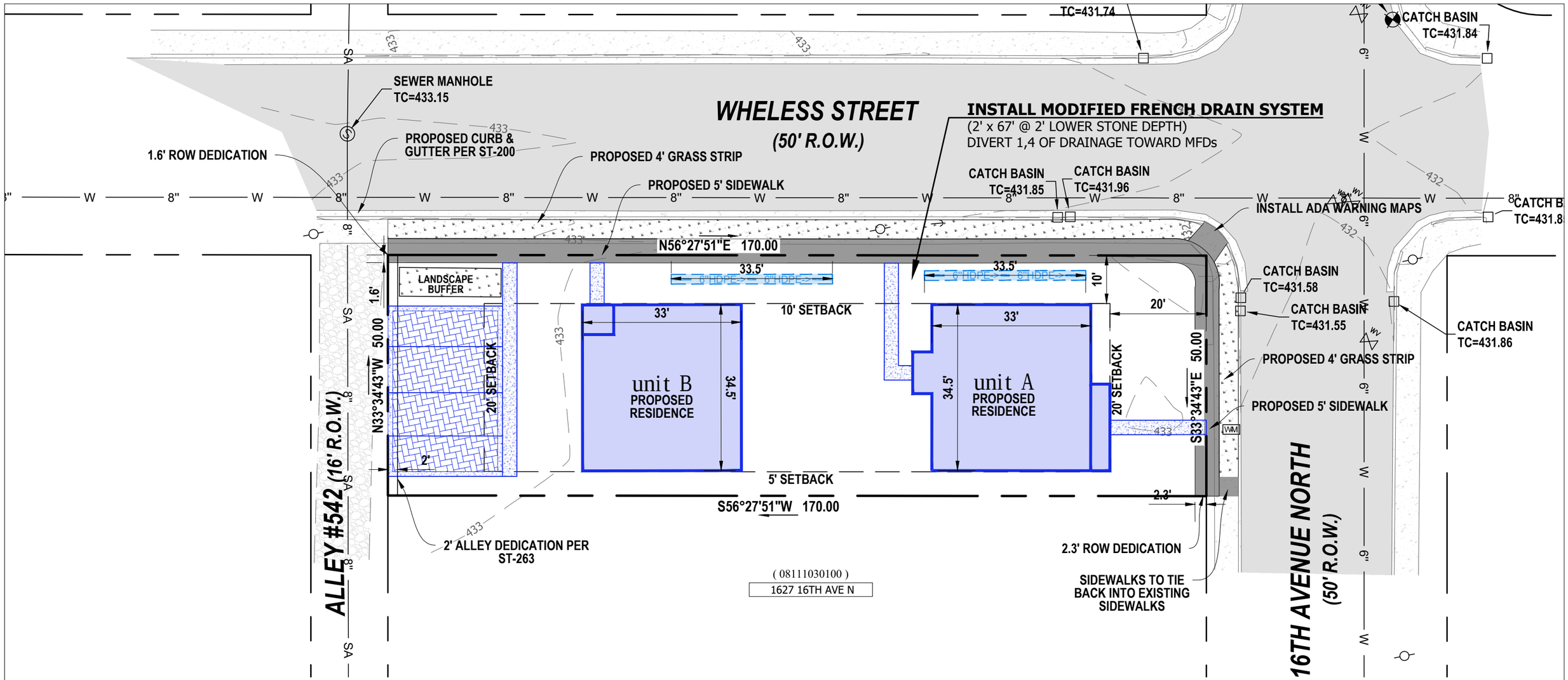
Drafted By: MH

Sheet No.
V-2.1



GRAPHIC SCALE (IN FEET)

20 0 10 20 40

1 inch = 20 ft.

JASON A. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2861

Jason Garrett
1-31-2024

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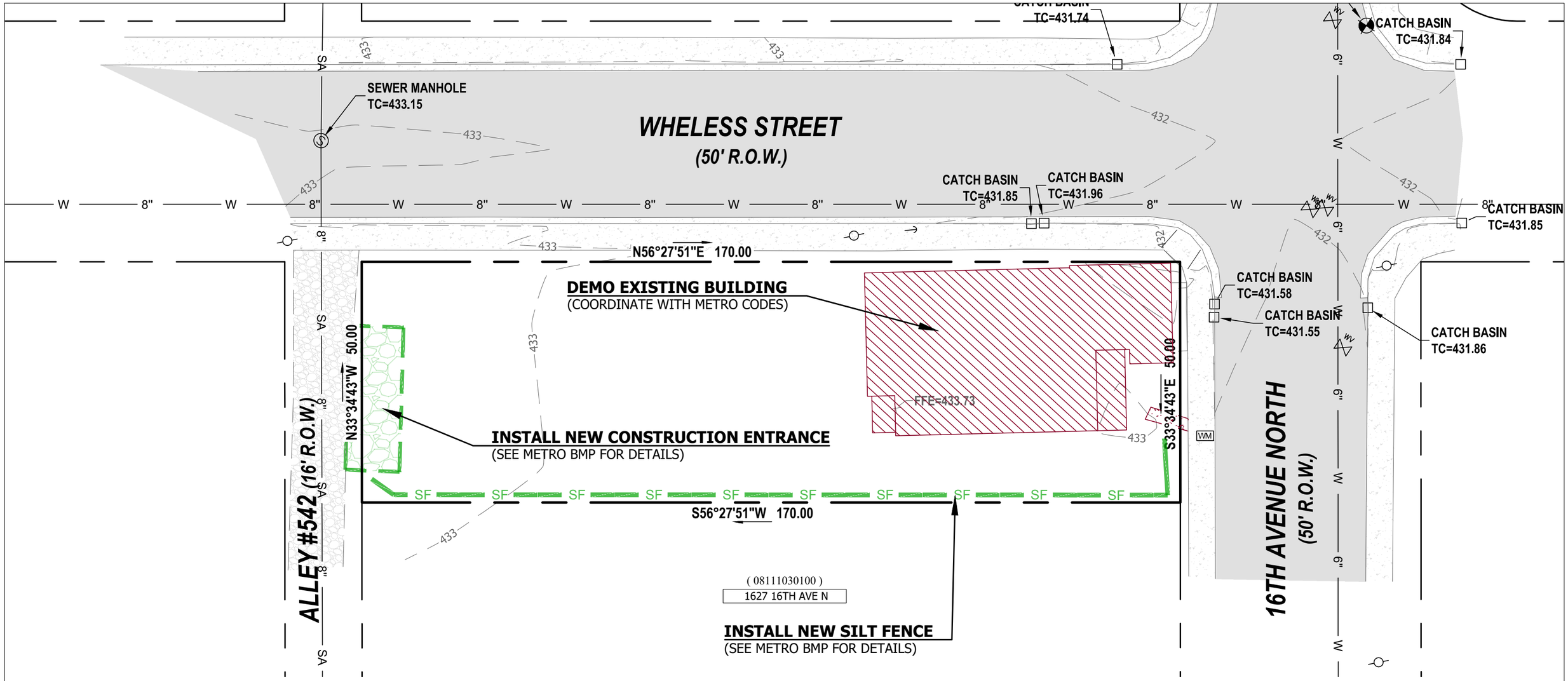
Site Plan

1631 16th Avenue N

Nashville, Davidson County, Tennessee

Sheet No.

V-2.2



GRAPHIC SCALE (IN FEET)

20 0 10 20 40

1 inch = 20 ft.

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TENNESSEE NO. 2861

Jason Garrett 1-31-2024

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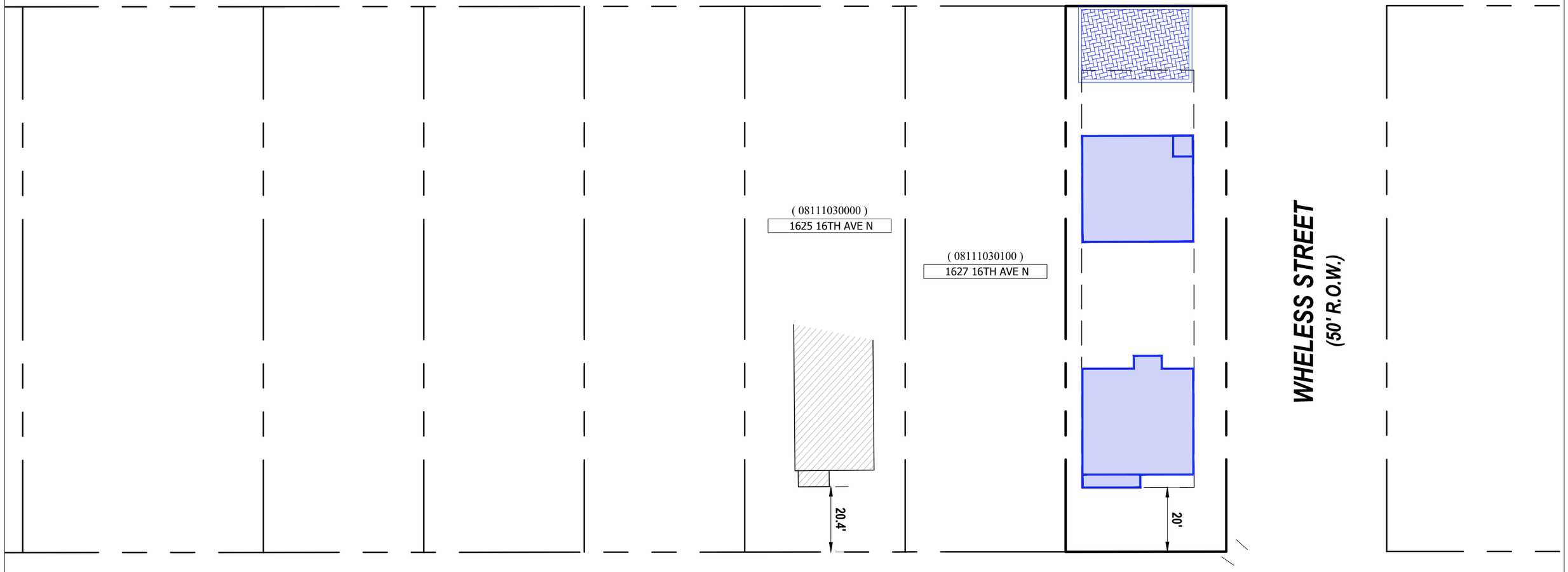
EPSC Plan

1631 16th Avenue N

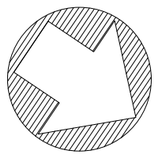
Nashville, Davidson County, Tennessee

Sheet No.

V-2.3



16TH AVENUE NORTH
(50' R.O.W.)



GRAPHIC SCALE (IN FEET)
20 0 10 20 40
1 inch = 20 ft.

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Building Setbacks

1631 16th Avenue N
Nashville, Davidson County, Tennessee

Sheet No.
V-2.4

SITE DATA: PRE-DEVELOPMENT

Total Site Area 8500 SF

PRE-DEVELOPMENT IMPERVIOUS: 2,044 SF

Buildings	2,021 SF
Parking/Drives	0 SF
Walks/Misc Pads	23 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 8500 SF

POST-DEVELOPMENT IMPERVIOUS: 3,524 SF (41.4%)

Buildings	2,383 SF
Parking/Drives	842 SF
Walks/Misc Pads	299 SF

POST- IMPERVIOUS NET GAIN: 3,524 SF (TIER II)

STORMWATER NET GAIN TREATMENT

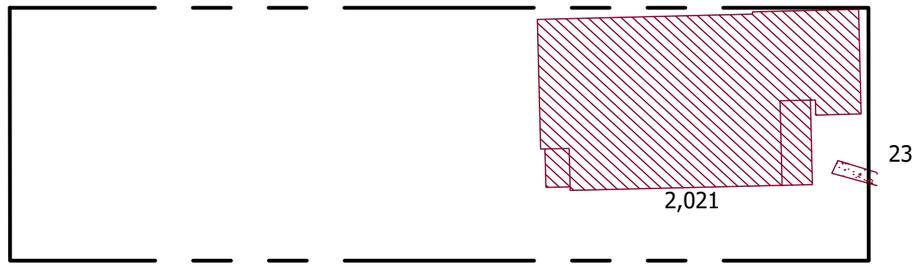
Total Site Area 8500 SF

POST-DEVELOPMENT STORMWATER TREATMENT: 3,524 SF

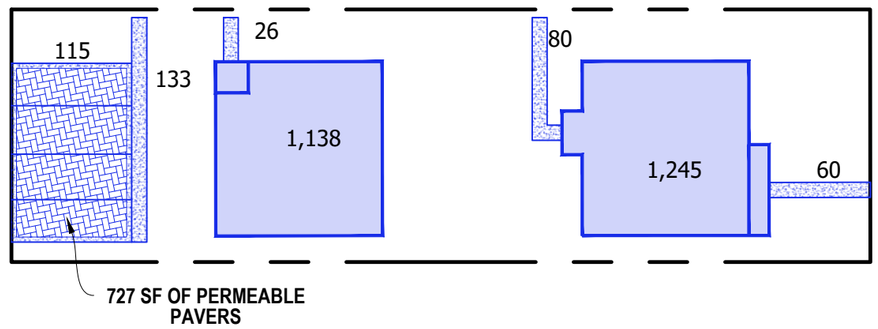
DESIGN REQUIRED TO TREAT TOTAL POST IMPERVIOUS AREA

MODIFIED FRENCH DRAIN Required: 2' x 67' @ 2' Lower Stone Depth

PERMEABLE PAVERS REQUIRED: 727 SF @ 5" Lower Stone Depth



PRE-DEVELOPMENT



POST-DEVELOPMENT

GRAPHIC SCALE (IN FEET)

30 0 15 30 60

1 inch = 30 ft.

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JASON A. GARRETT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2861
Jason Garrett
1-31-2024

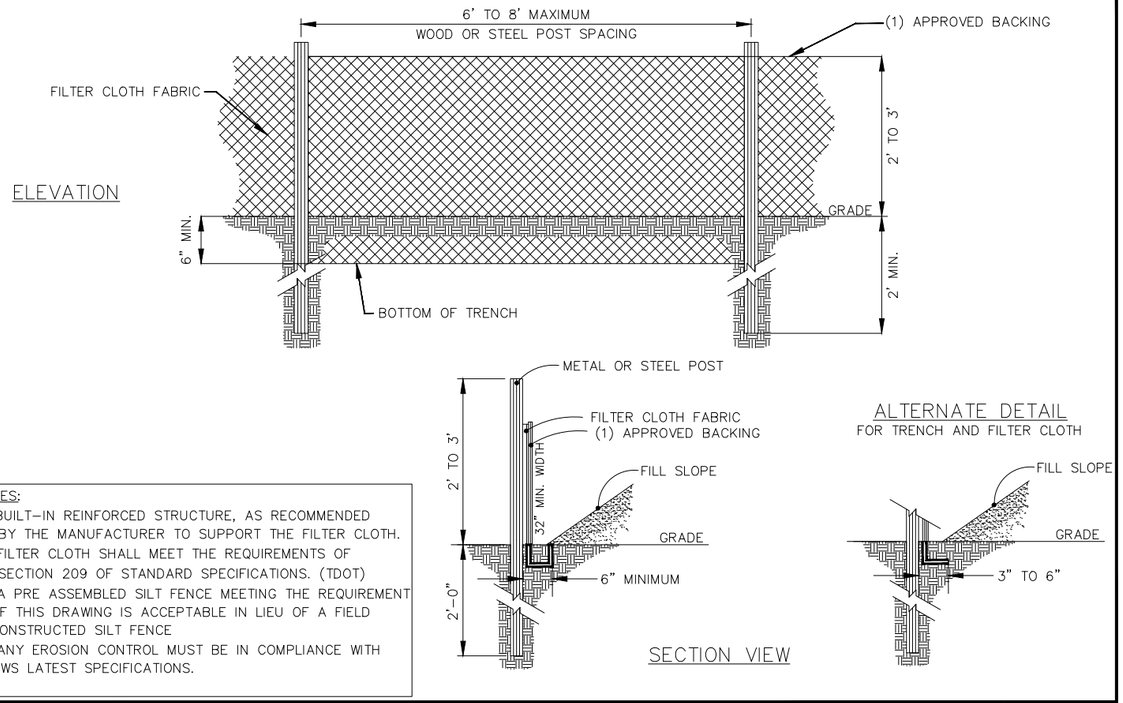
Impervious Areas

1631 16th Avenue N

Nashville, Davidson County, Tennessee

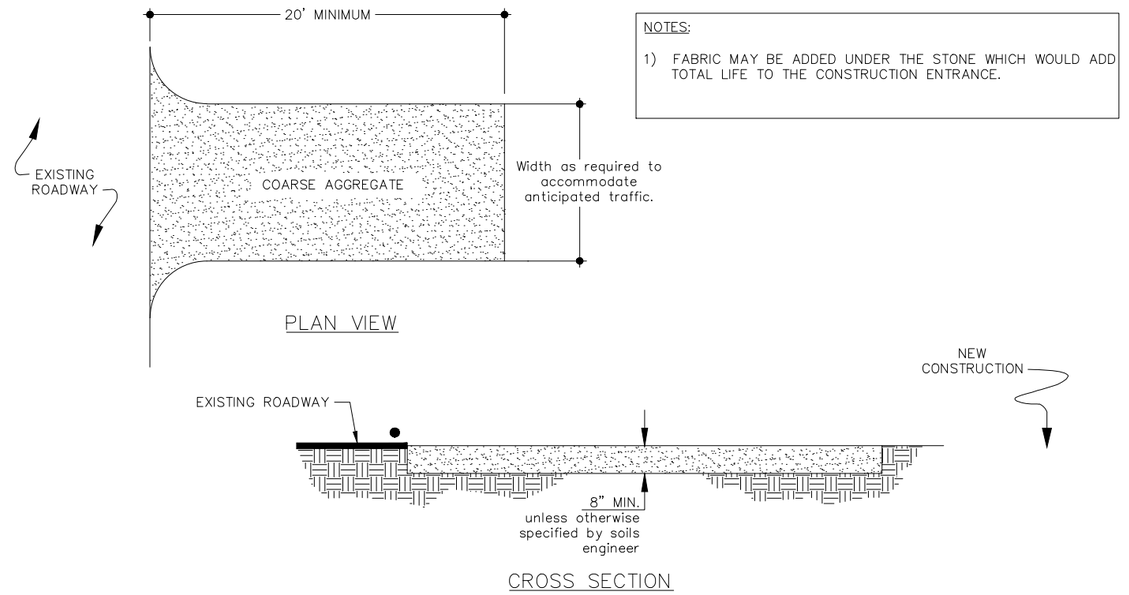
Sheet No.

V-2.5



NOTES:
1) BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
2) FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF STANDARD SPECIFICATIONS. (TDOT)
3) A PRE ASSEMBLED SILT FENCE MEETING THE REQUIREMENT OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE
4) ANY EROSION CONTROL MUST BE IN COMPLIANCE WITH MWS LATEST SPECIFICATIONS.

NOT TO SCALE	TYPICAL TEMPORARY SILT FENCE	DWG. No.
DATE: 05/05/08		SDET012 SHEET 1 OF 1



NOTES:
1) FABRIC MAY BE ADDED UNDER THE STONE WHICH WOULD ADD TOTAL LIFE TO THE CONSTRUCTION ENTRANCE.

STANDARD RESIDENTIAL CONSTRUCTION ENTRANCE	NOT TO SCALE
	SHEET 1 OF 1

SITE GRADING & EROSION CONTROL NOTES

1. NO PORTION OF THE PROPERTY SHOWN LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE CURRENNT FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP.
2. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT, SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN THEY ARE NO LONGER NEEDED.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.

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CALL US FIRST!
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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

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Site Details
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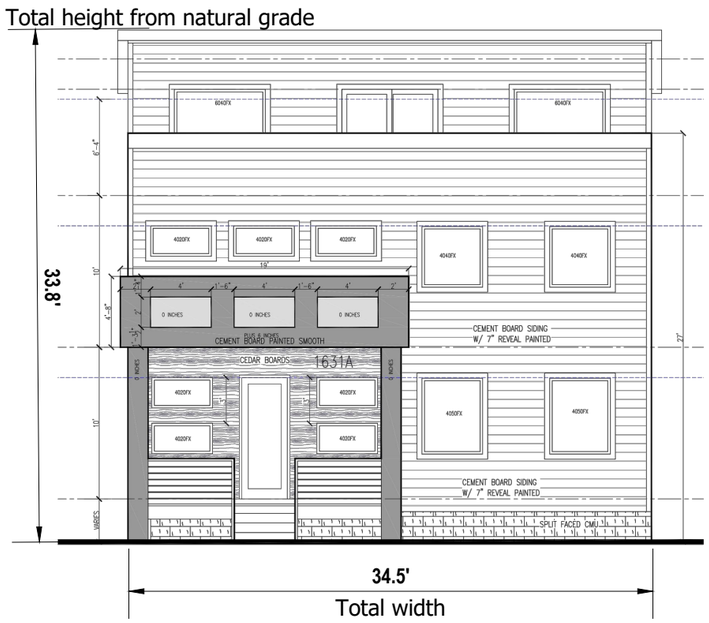
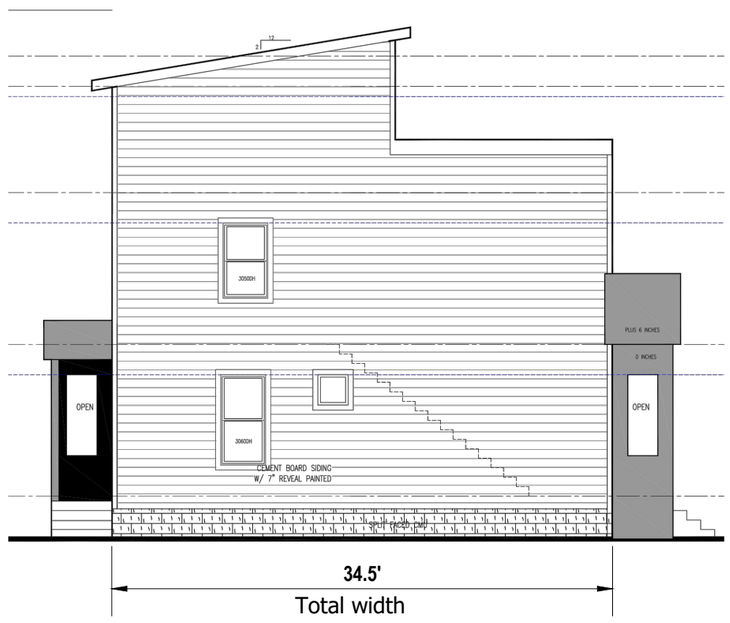
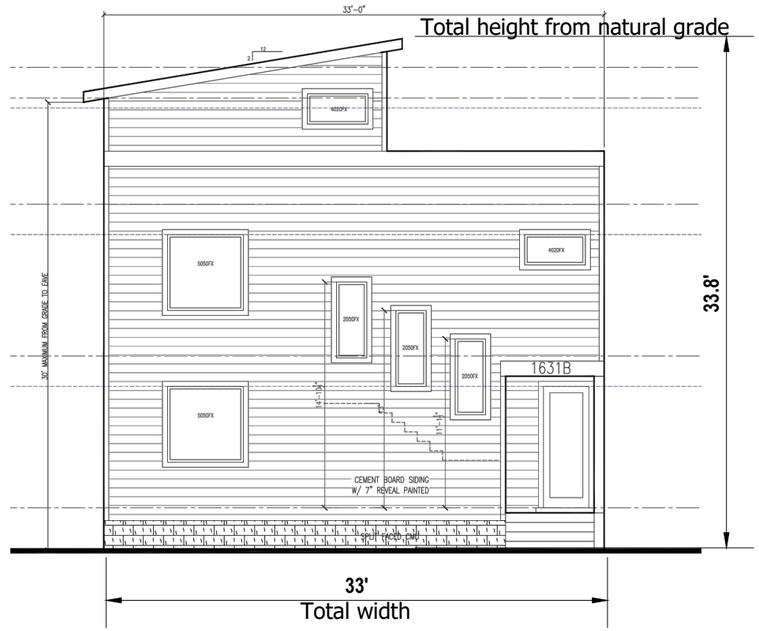
Sheet No.
V-2.6



UNIT A
(facing 16th Ave)



UNIT A Left Elevation
(facing Wheless St)



UNIT B
(facing Wheless St)

GRAPHIC SCALE (IN FEET)
10 0 5 10 20
1 inch = 10 ft.

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TENNESSEE NO. 2861
Jason Garrett
1-31-2024

Building Elevations

1631 16th Avenue N
Nashville, Davidson County, Tennessee

Sheet No.
V-2.7

SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF MFD AND HOUSE SHOWING ROOF AREA DIRECTED TO MFD AND KEY DIMENSIONS, CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

Modified French Drain

SIZING CALCULATION:

Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18	24	30	36
	Required Linear Feet of MFD			
100	6	5	4	3
500	30	25	20	15
1000	60	45	40	35
2000	120	95	75	65
3000	185	140	115	100
4000	245	190	155	130
5000	305	235	195	165

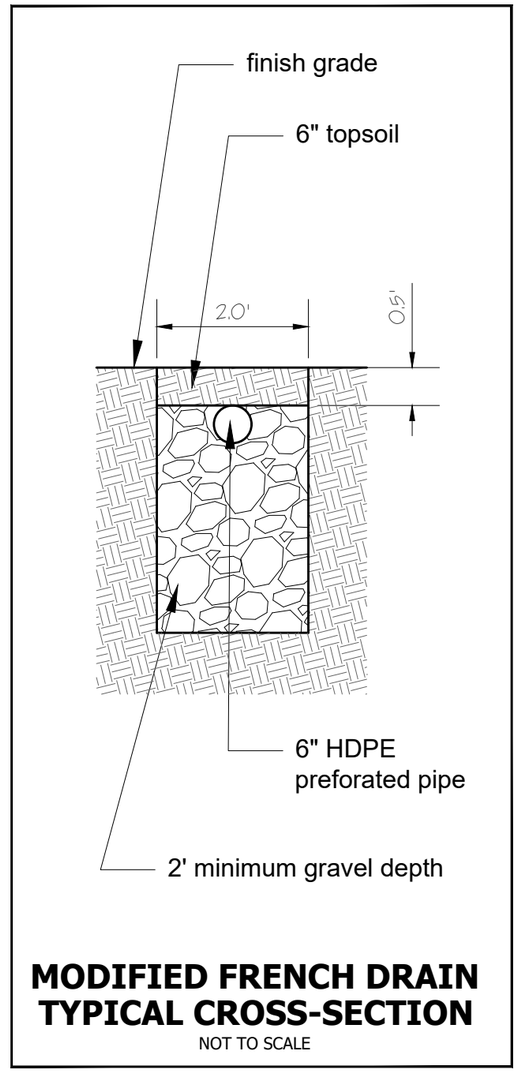
MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= __1,786__ SQ FT
DEPTH OF STONE MEDIA= ___24___ INCHES
WIDTH OF TRENCH= ___24___ INCHES
LENGTH OF MFD= ___67___ FT

MAINTENANCE:

1. INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS.
3. INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

METRO NASHVILLE DEPARTMENT OF WATER SERVICES	ATTACHED THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 2 OF 2



MODIFIED FRENCH DRAIN TYPICAL CROSS-SECTION
NOT TO SCALE

JASON A. GARRETT
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TENNESSEE NO. 2861
Jason Garrett 1-31-2020

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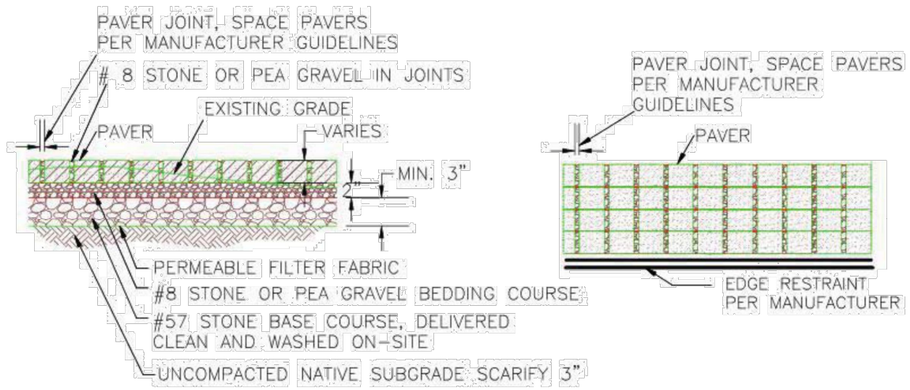
Stormwater Details

1631 16th Avenue N
Nashville, Davidson County, Tennessee

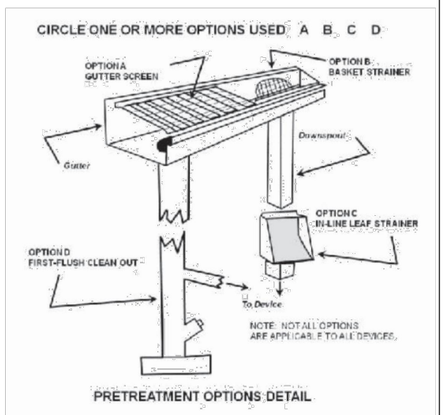
Sheet No.
V-2.8



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential paver areas and layout. Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
2. Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
3. If soil is a concern perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the pave area may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Excavate area to appropriate depth and scarify soil to 3-4".
5. Place, level and compact gravel to planned depth in no more than 6" lifts. Three inch minimum depth.
6. Place, level and compact #8 stone or pea gravel bedding layer. Two inch minimum depth.
7. Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
8. Install edge restraints per manufacturer's specifications.
9. Sweep more #8 stone or pea gravel into stone joints until filled and even.
10. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.



PRETREATMENT OPTIONS DETAIL

METRO NASHVILLE DEPARTMENT OF WATER SERVICES	NAME/ADDRESS:	PERMEABLE PAVER SPECIFICATIONS PAGE 1 OF 2

SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF PERVIOUS PAVER AND HOUSE SHOWING ROOF AREA DIRECTED TO PAVERS AND KEY DIMENSIONS, CONNECTIONS AND ANY APPLICABLE OVERFLOW RELATIVE TO PROPERTY LINE. ATTACH MANUFACTURER'S SPECIFICATIONS IF APPLICABLE.

PERMEABLE PAVERS

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (inches)				
	3	4	5	6	8
	Area of Pavers (square feet)				
100	54	45	39	34	27
500	280	230	200	170	140
1000	550	460	390	340	280
2000	1090	910	780	680	550
3000	1630	1360	1170	1020	820
4000	2180	1810	1560	1360	1090
5000	2720	2270	1940	1700	1360

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= __1,864__ SQ FT
DEPTH OF STONE MEDIA= ___5____ INCHES
PAVER AREA= __727__ SQ FT

MAINTENANCE:

1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM JOINT SPACE MONTHLY.
2. OBSERVE THE PERMEABLE PAVER SYSTEM FOR EXCESSIVE PONDING DURING STORM EVENTS AND REPAIR AS NEEDED.
3. VACUUM, SWEEP, OR BLOW PERMEABLE PAVER SURFACE QUARTERLY TO KEEP THE SURFACE FREE OF SEDIMENT. NEW STONE MAY NEED TO BE SWEPT INTO THE JOINTS AS NEEDED.
4. INSPECT PERMEABLE PAVER SURFACE FOR DETERIORATION ANNUALLY. REPAIR OR REPLACE ANY DAMAGED AREAS AS NEEDED.

METRO NASHVILLE DEPARTMENT OF WATER SERVICES	ATTACHED THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	PERMEABLE PAVER SPECIFICATIONS PAGE 2 OF 2

JASON A. GARRETT REGISTERED LAND SURVEYOR TENNESSEE NO. 2861
Jason Garrett 1-31-2024

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Stormwater Details

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