



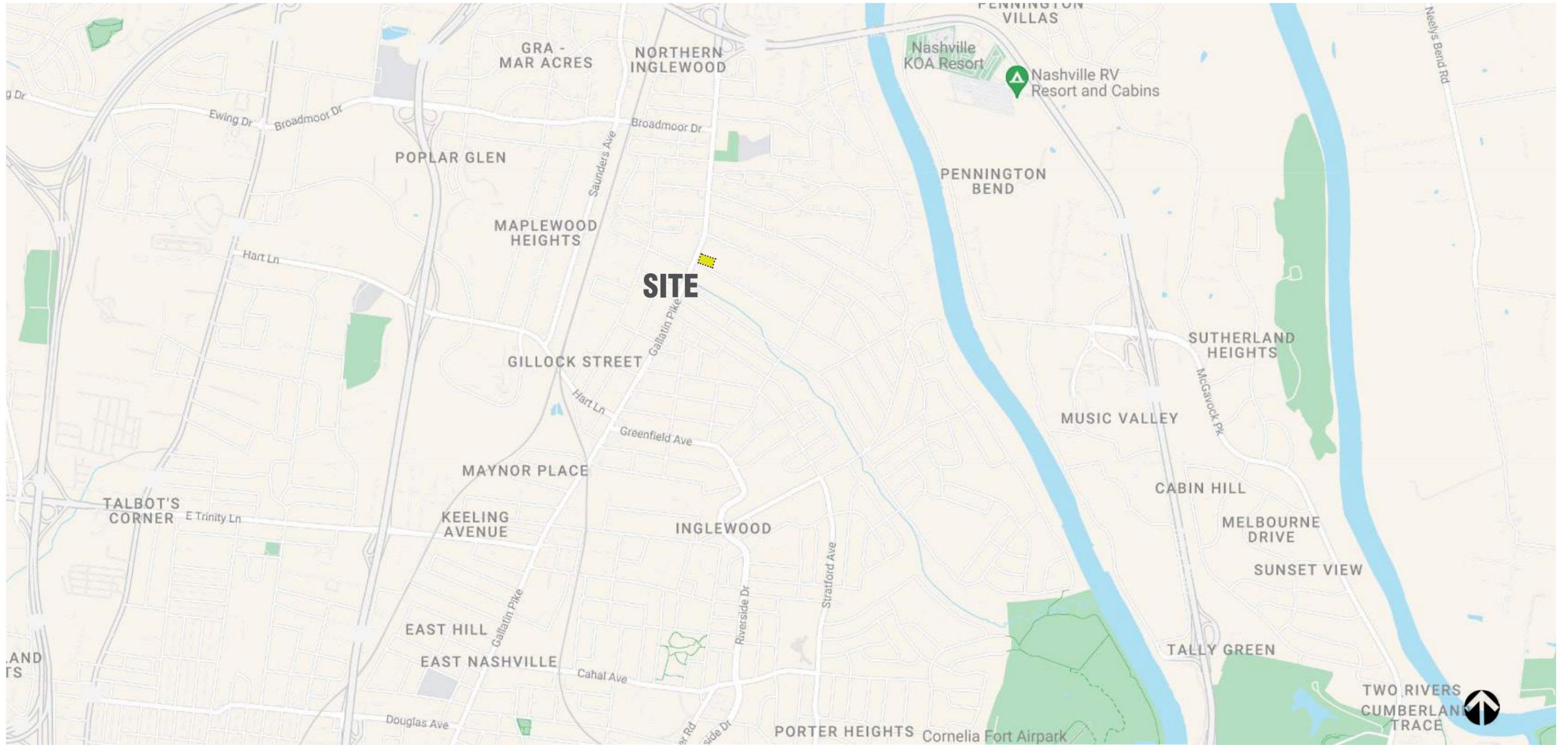
Specific Plan

# MCALPINE SP

Mixed-Use Development



MPC# 2023SP-047-001 | May 17, 2023 11:48 AM



Developers: MW Real Estate  
 Address: 1305 Dickerson Pike  
 Nashville, TN 37207

Parcel ID/	06111026400	0 MCALPINE AVE
Address	06111026800	1103 MCALPINE AVE
	06111027800	4102 GALLATIN PIKE

Owners: The Vivian R. Bates Living Trust  
 Address: 1103 MCALPINE AVE C/O PAUL BATES TRUSTEE  
 NASHVILLE, TN 37216

Civil Engineer:  
 Catalyst Design Group



Applicant / Land Planner:  
 Smith Gee Studio  
 602 Taylor St., Suite 201  
 Nashville, TN 37208  
 ATTN: Scott Morton  
 smorton@smithgeestudio.com



Council District: (7) Emily Benedict

# 02

## CONTEXT MAP

# 03

## EXISTING CONDITIONS



**Parcel ID:**  
06111026400  
06111026800  
06111027800

# 04 SITE SURVEY

### NOTES

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).
- PROPERTY IS ZONED "IR" (INDUSTRIAL RESTRICTED) WITHIN THE OV-UZO OVERLAY DISTRICT. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT ONLINE MAPPING. PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470040, PANEL NO. 0241 H, DATED APRIL 5, 2017, ZONE "X".
- ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
- TITLE COMMITMENT NO. 20210101CTN DATED 2/04/2021 AT 8:00 AM PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WAS FURNISHED TO THIS SURVEYOR.
- THESE PARCELS CONTAIN NO MARKED PARKING SPACES.
- THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE BUILDING FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS. NO ATTEMPT WAS MADE TO DETERMINE THE LEASABLE AREA.
- BEARINGS AND DISTANCES INDICATED THUS ( ) ARE DEED CALLS, AND [ ] ARE PLAT CALLS.
- NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
- POSSIBLE CHANGES IN STREET RIGHT-OF-WAY PER METRO NASHVILLE MAJOR AND COLLECTOR STREET PLAN, HERMAN STREET AS T4-M-CA2 (CONSTRAINED STREET - ROW SET, 12TH AVENUE NORTH AND 14TH AVENUE NORTH ARE LOCAL STREETS AND HAVE NO LISTED PROPOSED CHANGE IN STREET RIGHT-OF-WAY AVAILABLE FROM THE CONTROLLING JURISDICTION.
- NO WETLAND DELINEATION BY OTHERS WAS APPARENT IN THE FIELD, HOWEVER THIS DOES NOT CERTIFY THE EXISTENCE OR ABSENCE OF WETLANDS, ONLY THE ABSENCE OF A DELINEATION.

### DEED REFERENCE

PARCEL NOS. 187, 188 & 322  
BEING PROPERTY CONVEYED TO NASHVILLE TENT & AWNING COMPANY, INC. BY DEED OF RECORD IN BOOK 6751, PAGE 930, R.O.D.C.

PARCEL NOS. 189, 190, 191 & 192  
BEING PROPERTY CONVEYED TO NASHVILLE TENT & AWNING COMPANY BY DEED OF RECORD IN BOOK 7336, PAGE 600, R.O.D.C.

### PROPERTY MAP REFERENCE

BEING PARCEL NOS. 187, 188, 189, 190, 191, 192 AND 322 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 92-04.

### PLAT REFERENCE

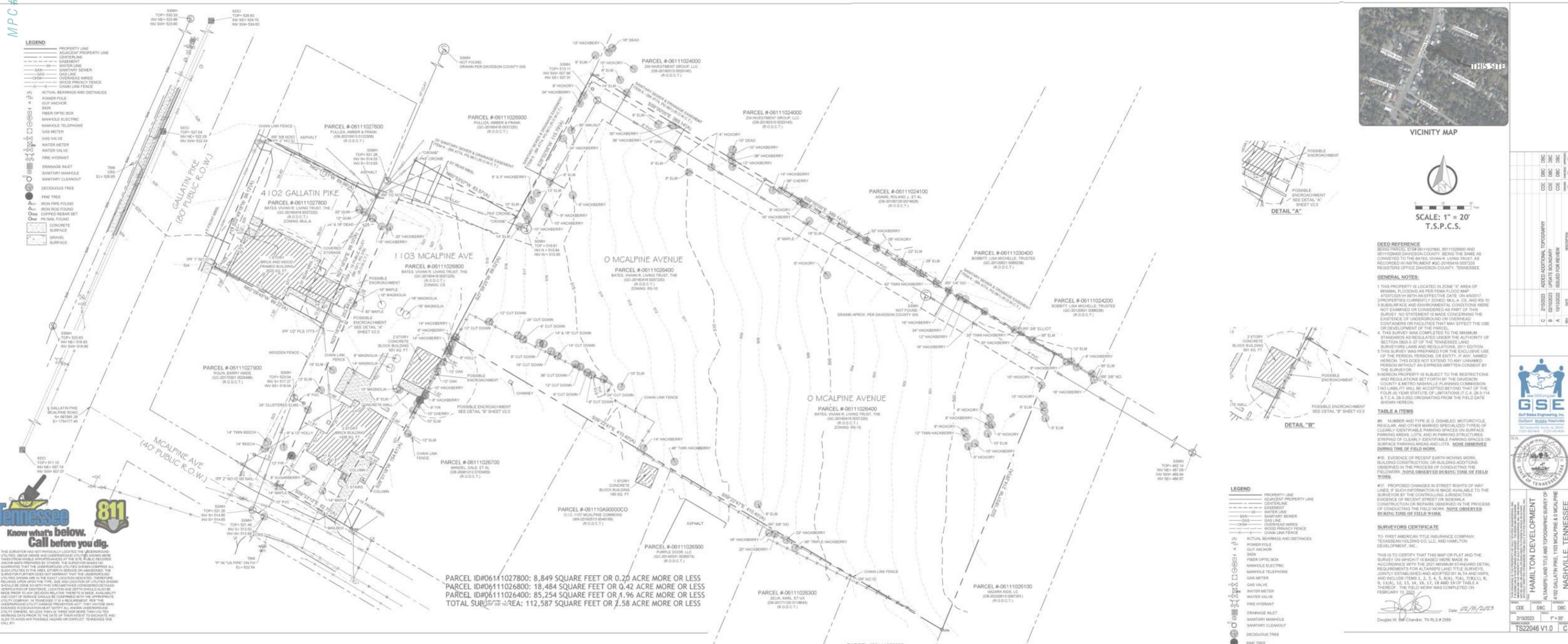
PARCEL NO. 322  
BEING LOT NO. 1 AS SHOWN ON THE SUBDIVISION PLAT OF REPLATING OF THE PHILLIPS & BUTTORF CORP. PROPERTY OF RECORD IN PLAT BOOK 5200, PAGE 169, R.O.D.C.

PARCEL NOS. 187, 188, 189, 190, 191 & 192  
BEING A PORTION OF LOT NO. 104 AND ALL OF LOT NOS. 105-114 AS SHOWN ON THE PLAT OF THOMAS HARDING'S PLAN OF RECORD IN BOOK 19, PAGE 243, R.O.D.C.

### SURVEYOR'S CERTIFICATE

TO: WPS REAL ESTATE, LLC, NASHVILLE TENT & AWNING COMPANY, INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2023.



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

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES AT THE SURVEY LOCATION AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE ONE CALL.

PARCEL ID#06111027800: 8,849 SQUARE FEET OR 0.20 ACRE MORE OR LESS  
PARCEL ID#06111026800: 18,484 SQUARE FEET OR 0.42 ACRE MORE OR LESS  
PARCEL ID#06111026400: 85,254 SQUARE FEET OR 1.96 ACRE MORE OR LESS  
TOTAL SURVEYED AREA: 112,587 SQUARE FEET OR 2.58 ACRE MORE OR LESS

**VICINITY MAP**

**SCALE: 1" = 20'**  
T.S.P.C.S.

**DEED REFERENCE**  
BEING PARCELS 187, 188, 189, 190, 191, 192 AND 322 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 92-04.

**GENERAL NOTES:**

- THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, AND 13 OF TABLE A THEREOF.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES AT THE SURVEY LOCATION AND/OR MAPS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE ONE CALL.
- NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- POSSIBLE CHANGES IN STREET RIGHTS OF WAY PER METRO NASHVILLE MAJOR AND COLLECTOR STREET PLAN, HERMAN STREET AS T4-M-CA2 (CONSTRAINED STREET - ROW SET, 12TH AVENUE NORTH AND 14TH AVENUE NORTH ARE LOCAL STREETS AND HAVE NO LISTED PROPOSED CHANGE IN STREET RIGHT-OF-WAY AVAILABLE FROM THE CONTROLLING JURISDICTION.
- NO WETLAND DELINEATION BY OTHERS WAS APPARENT IN THE FIELD, HOWEVER THIS DOES NOT CERTIFY THE EXISTENCE OR ABSENCE OF WETLANDS, ONLY THE ABSENCE OF A DELINEATION.

**TABLE A ITEMS**

187 NUMBER AND TYPE (E.G. DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN-PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. NONE OBSERVED DURING TIME OF FIELD WORK.

188 EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE OBSERVED DURING TIME OF FIELD WORK.

189 PROPOSED CHANGES IN STREET RIGHTS OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NONE OBSERVED DURING TIME OF FIELD WORK.

**SURVEYOR'S CERTIFICATE**

NO WEST AMERICAN TITLE INSURANCE COMPANY; TEASABAN HOLDING CO, LLC AND HAMILTON DEVELOPMENT, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 8, 9, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2023.

Douglas W. Chandler, TN RL# 22088

**HAMILTON DEVELOPMENT**  
14125 GALLATIN PIKE, 1103 MCALPINE AVE  
NASHVILLE, TENNESSEE

CODE	DESC	DATE
01	ISSUED FOR REVIEW	03/15/2023
02	ISSUED FOR REVIEW	03/15/2023
03	ISSUED FOR REVIEW	03/15/2023
04	ISSUED FOR REVIEW	03/15/2023
05	ISSUED FOR REVIEW	03/15/2023
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07	ISSUED FOR REVIEW	03/15/2023
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95	ISSUED FOR REVIEW	03/15/2023
96	ISSUED FOR REVIEW	03/15/2023
97	ISSUED FOR REVIEW	03/15/2023
98	ISSUED FOR REVIEW	03/15/2023
99	ISSUED FOR REVIEW	03/15/2023
100	ISSUED FOR REVIEW	03/15/2023

# 05

## COMMUNITY CHARACTER POLICY



**Current Zoning:** MUL, CS, RS10

**Current Land Use Policy: T4CM & T4NM.** The property is located within the East Nashville Community Plan Area and is within the UZO. The current land use policy for the property is T4-Urban Mixed Use Corridor (T4-CM) and T4 Neighborhood Maintenance (T4-NM).

### T4-CM Urban Mixed-Use Corridor Consistency:

1. Building height, form and orientation fit in with the urban character and development pattern of the area.
2. Plan contains a wide variety of housing types.
3. Considers the mixture and placement of building types by street type and context.
4. Building massing results in building footprints with moderate to high lot coverage.
5. Buildings are oriented to the street and open spaces.
6. Stoops and porches are provided to create a pedestrian-friendly environment and there is minimal spacing between buildings.
7. Buildings are 1 to 3 stories in height and are placed to be contextually sensitive to the surrounding neighborhood and adjacent multi-modal corridor.
8. Contains moderate density that contextually transitions to the surrounding context
9. Provides inviting, functional and accessible open space as an integral part of the development.
10. Parking is provided on-site via alleys and driveways and is located behind building and is screened from view.
11. Development provides for the utilization of an existing, vacant, underutilized on a previously non-residential site.
12. Site plan provides a variety of building types that transitions in building type, orientation in order to blend new development into the surrounding neighborhood.
13. Places higher-intensity buildings near multi-modal corridor that will add value to neighborhoods, growing the market and demand for consumer services and demand for transit.
14. Is located in an area with adequate infrastructure, access and the ability to form transitions and support existing or planned mass transit and the viability of consumer services.

### T4NM Urban Neighborhood Maintenance Consistency:

1. Enhances the urban mixed-use corridor by encouraging a greater mix of higher density residential and mixed use development.
2. Enhancements are provided per the Major and Collector Street Plan that improve pedestrian, bicycle and vehicular connectivity.
3. The plan is pedestrian friendly and oriented to a prominent arterial boulevard and existing transit corridor.
4. Parking is provided on-site via alleys and driveways and is located behind building and is screened from view.
5. The building form complements the adjacent neighborhoods that it serves and the infrastructure to which it has access.
6. The proposed massing of mixed use buildings results in a footprint with moderate to high lot coverage and are oriented to the corridor.
7. The front building façade is built to the back edge of the sidewalk so that it engages the public realm and creates a pedestrian-friendly environment.
8. Proposed 3-story building height is consistent with policy guidance.
9. Mixed use buildings provide combined opportunities to live, work, and shop. Both mixed use and multifamily residential buildings support both consumer business viability and the feasibility of public investments such as sidewalks and transit.
10. Pedestrian and bicycle connectivity to surrounding urban neighborhoods, centers, existing or planned transit, and open space is high.
11. Provides high access management, served by highly connected street networks, sidewalks, and mass transit;
12. Provides clearly distinguishable boundaries identified by land uses, building types, building placement, and block structure.



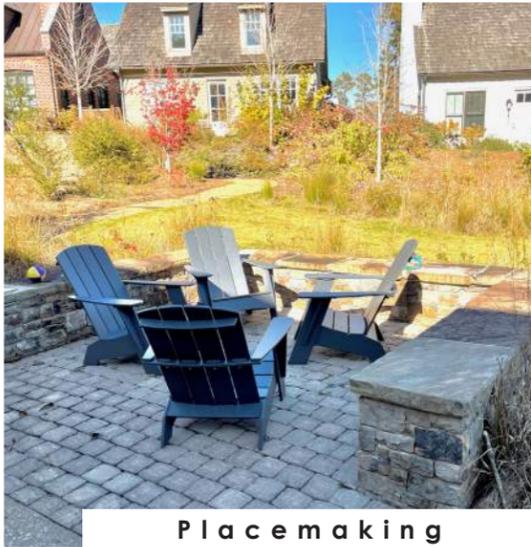
Plex House



Townhouse



Duplex



Placemaking



Community Gathering



Creative Stormwater



1103 McAlpine Ave Existing House



Green Screen



Permeable Pavers



Garage

# 06 VISION

The proposed vision for the site is to create a residential development with diverse housing options in an ideal location in proximity to a major corridor. This unique site configuration presents an opportunity to provide much needed housing options on an existing underutilized parcel, while complementing and respecting the existing neighborhood development pattern in both scale and layout.

The proposed design scenario on the following pages intends to provide holistic development approach, allowing for housing options, tying into the existing major corridor and neighborhood, and providing an opportunity to respect the history of the site. This includes preserving and renovating the existing historic house along McAlpine Avenue. The current plan provides improved alley access onto McAlpine Avenue with adjacency to Gallatin Pike, to prioritize minimal disruption to the existing residential vehicular patterns on McAlpine Avenue. Following best practices for stormwater management, the concept plan proposes providing permeable pavers and incorporating stormwater areas within common open spaces. These common open spaces provide greening and place making opportunities for residents to gather.

The intentional use of diverse Missing Middle scale housing types aligns with the demand for variety of housing options within the neighborhood. The plan provides an incremental change in intensity of housing from less intense development to the east, adjacent to existing single-family homes, to more intense development to the west in proximity to Gallatin Pike.

Overall, the proposed plan is a tailored approach to a unique site, intended to remain consistent with the T4 Urban Mixed Use and T4 Urban Neighborhood Maintenance.

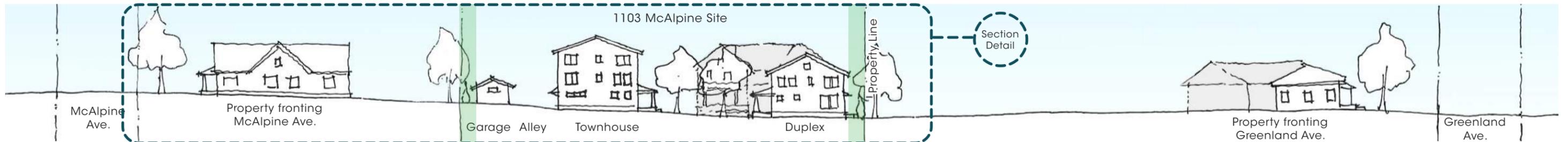


# 07

## SITE PLAN

The purpose of this SP application is to permit a 2.58 mixed-use development. The area will be regulated in three (3) districts in order to best respond to the intensity planned for the Gallatin Avenue corridor while respecting the zoning adjacent to the property.

The property lies within the East Nashville community plan. The regulations will remain consistent with the Urban Mixed Use Corridor (T4-CM) and the Urban Neighborhood Maintenance (T4-NM) policy areas on the property as described in the Nashville Next Community Character Manual.





GREEN SCREENING



HOUSING DIVERSITY



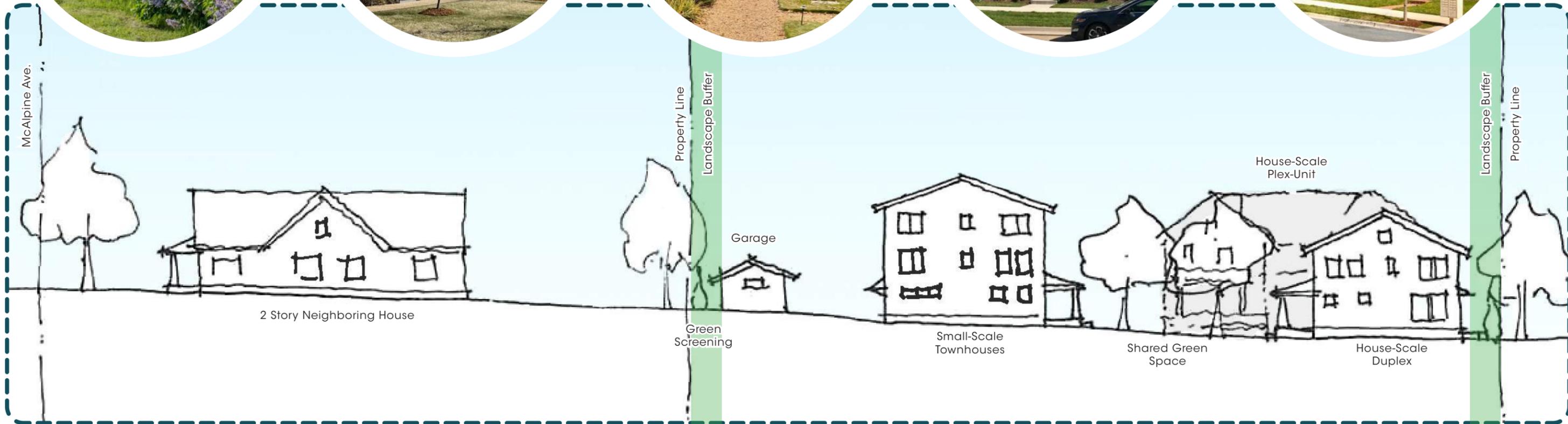
SHARED GREEN SPACES



HOUSE-SCALE DEVELOPMENT



SMALL SCALE TOWNHOUSE



SECTION DETAIL



TRANSITIONS TO ADJACENT DEVELOPMENT



# CONCEPTUAL 3D MASSING



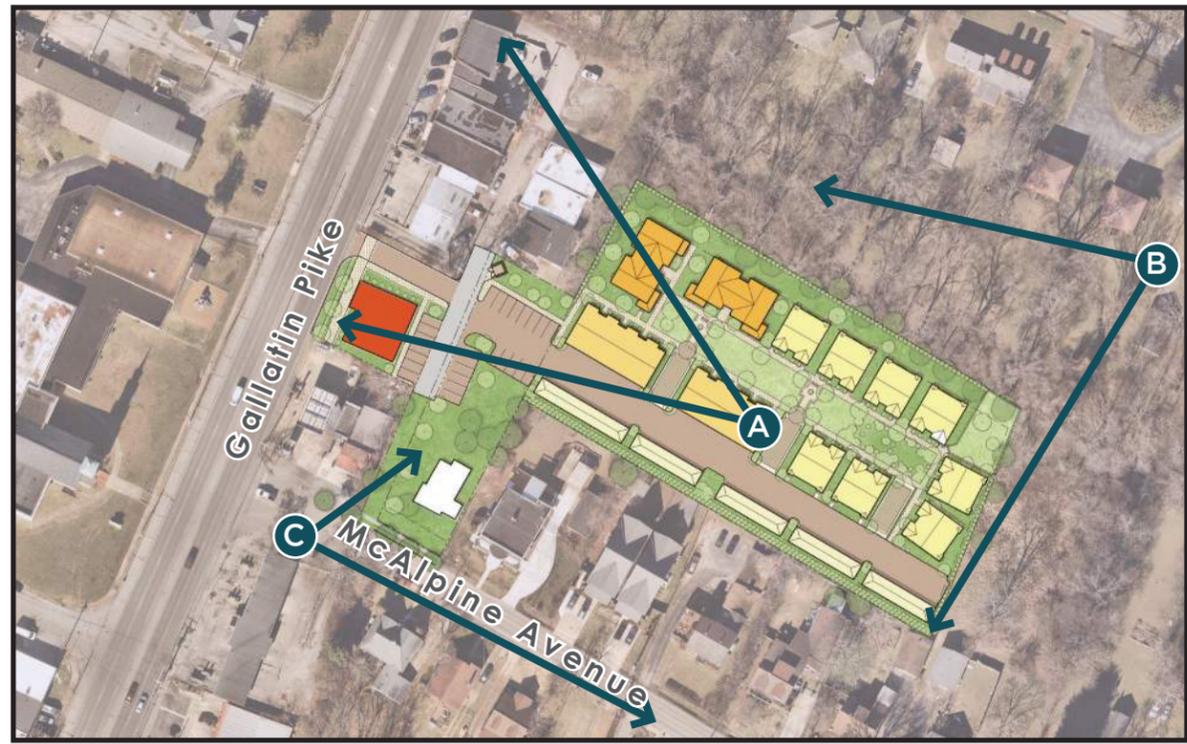
**A** Aerial - View from Center of Site Looking Towards Gallatin Pike



**B** Aerial - View from NE Corner of Site Looking Towards Gallatin Pike



**C** View from McAlpine Avenue, Looking East



Key Plan

# CONCEPTUAL 3D MASSING



**D** Central Lawn, Looking East



**E** West Entry into Green Access Lane



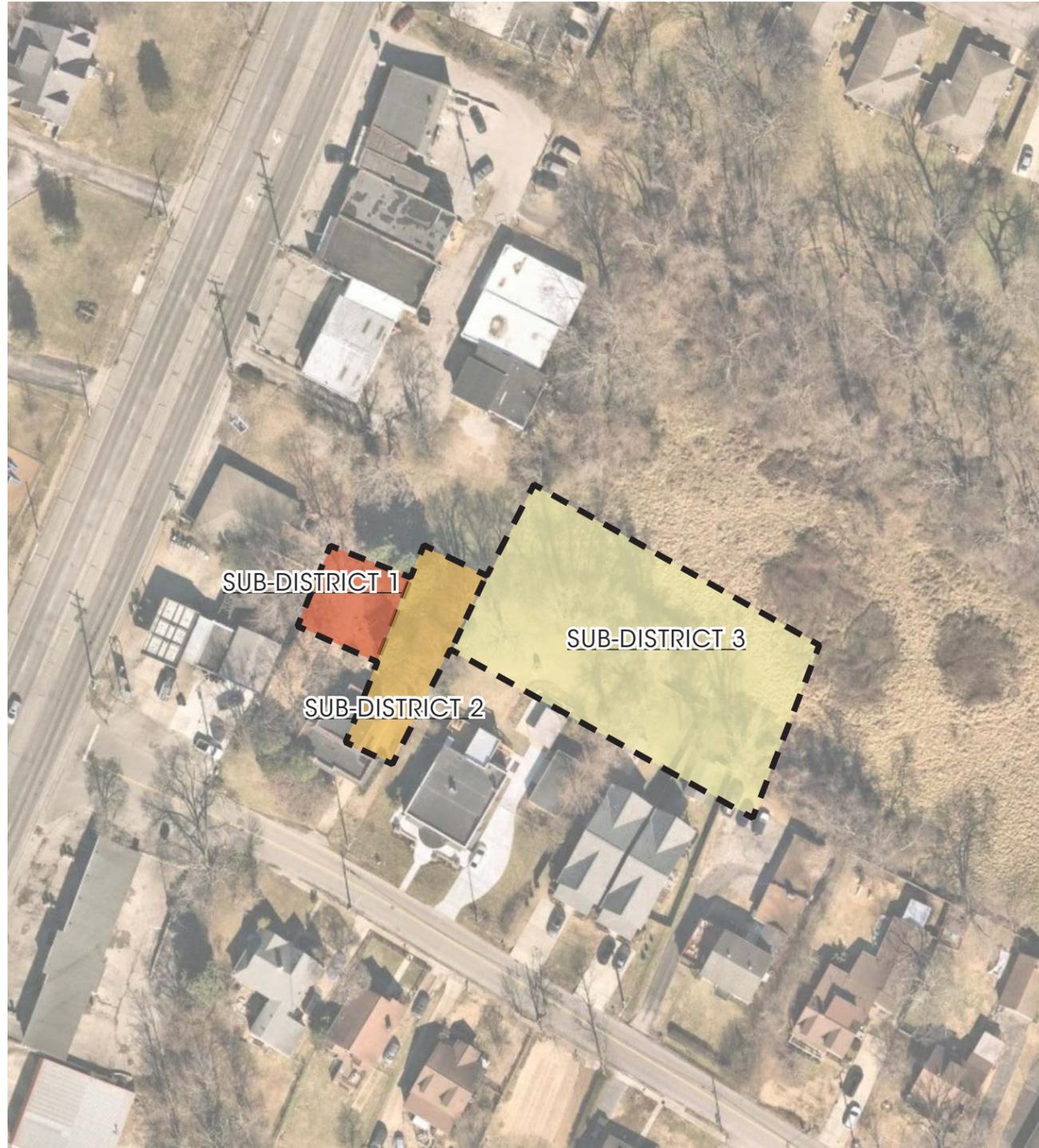
**F** Multifamily Rain Garden Court, Looking West



Key Plan

# 08

## SUBDISTRICT MAP



### BULK STANDARDS TABLE

<b>Permitted Uses</b>	<b>Sub-district 1<sup>2</sup>:</b> All uses permitted by MUG-A Base Zoning at the time of Metro Council approval of this SP. <b>Sub-district 2 &amp; 3:</b> All uses permitted by RM-20 Base Zoning at the time of Metro Council approval of this SP.	
<b>Non-residential uses</b>	<b>Sub-district 1:</b> 15,000 GSF Max.	
<b>Residential uses</b>	<b>Sub-district 2:</b> 36 dwelling units max. (approximately 62 bedrooms) <b>Sub-district 3:</b> 2 dwelling units max. (approximately 4 bedrooms)	
<b>Maximum FAR</b>	N/A	
<b>ISR</b>	1.0	
<b>Maximum Building Height<sup>1</sup></b>	<b>Sub-district 1:</b> 3 stories within 50 ft. <b>Sub-district 2:</b> 3 stories within 45 ft. <b>Sub-district 3:</b> 3 stories within 45 ft.	
<b>Build-to-zone<sup>3</sup></b>	0 to 15 feet	
<b>Side Setback</b>	5 feet	
<b>Rear Setback</b>	0 feet	
<b>Glazing<sup>4</sup></b>	Residential	20% min.
	Commercial	50% Ground Floor
<b>Raised Foundations<sup>5</sup></b>	Residential	18 in. Min. to 36 in. Max.
	Commercial	36 in. Max
<b>Parking Requirement</b>	None	
<b>Parking Provided</b>	Off Street	26 Spaces
	1 Story Garage	32 Spaces
	Townhome Garage	16 Spaces

#### Notes

- Overall max. building height in feet shall be measured from finished floor elevation to roof deck or eave; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads and rooftop amenities; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories (must remain within the overall building height maximum per district)
- The property along Gallatin Pike (Subdistrict 1) shall meet the requirements of the Urban Design Overlay (UDO) where applicable.
- Build-To-Zone to be measured from back of proposed sidewalks on public streets, private drives and open spaces. Stoops/stairs may encroach setbacks and build-to-zones.
- Minimum glazing requirements shall be required on building facades facing public rights of way. The first floor transparent glazing area calculation shall be measured from finished floor elevation of the ground floor to finished floor elevation of the second floor.
- With the exception of commercial uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.

### ARCHITECTURAL STANDARDS

- Non-residential uses shall be limited to District 1.
- Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to public sidewalk.
- For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Any portion of the parking garage facade visible from public streets, shall complement the architectural character of the primary structure. This may be accomplished through one or a combination of the following design strategies: vertical and/or horizontal articulation, opening design and rhythm, architectural cladding, screening, materiality or color.
- 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
- Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 4 feet.

### ACCESS & PARKING

- Site Access shall be from Gallatin Avenue.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
- All parking to meet Metro parking requirements and standards
- If deemed necessary by WeGo Public Transit, a bus stop/shelter shall be provided along Gallatin Avenue. The design and location shall be determined with the final site plan.

### LANDSCAPE STANDARDS

- Street trees shall be provided, irrigated and maintained along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24. No landscape buffer requirements of Title 17.24 shall apply.

### PROHIBITED USES

- Short Term Rental Property (Owner Occupied and Not Owner Occupied)



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## ADDITIONAL REGULATIONS + NOTES

The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.

### Standard SP Notes:

1. The purpose of this SP is to permit a maximum of 15,000 square feet of non-residential uses and a maximum of 38 residential units. Short Term Rental Property (Owner Occupied and Not Owner Occupied) uses are prohibited.
2. For any development standards, regulations and requirements not specifically shown on the Regulatory SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUG-A (Sub-district 1) and RM-20 (Sub-district 2 &3), as of the date of the application request or application.
3. 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 the 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.
4. All development is currently planned to be constructed in one phase and will begin the

planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

### FEMA Note:

5. This property lies in an area designated as zone "x" area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0251H, dated April 5, 2017.

### NDOT Notes:

6. 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.
7. 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.
8. Developer will ensure bike lanes are continuous through intersections.
9. 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.

10. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Primary access to the site shall be from Gallatin Avenue.
14. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

### Fire Marshal Notes:

15. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
16. 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
17. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
18. All dead-end roads over 150 ft. in length require an approved fire-turnaround
19. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
20. If more than three stories above grade, Class I standpipe system shall be installed.
21. If more than one story below grade, Class I standpipe system shall be installed.
22. 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.
23. A fire hydrant shall be provided within 100 ft. of the fire department connection.
24. Fire hydrants shall be in-service before any combustible material is brought on site.

### NES Notes:

25. Where feasible, this development will be served with underground power and pad-mounted transformers.

26. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bio-retention areas, bios-wales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

### Stormwater Notes:

27. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services
28. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
29. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
30. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

### Soils:

31. Soils on the site are in the "Maury Urban Land Complex (McB)", which are a soil Group "B".

### Federal Compliance:

32. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.



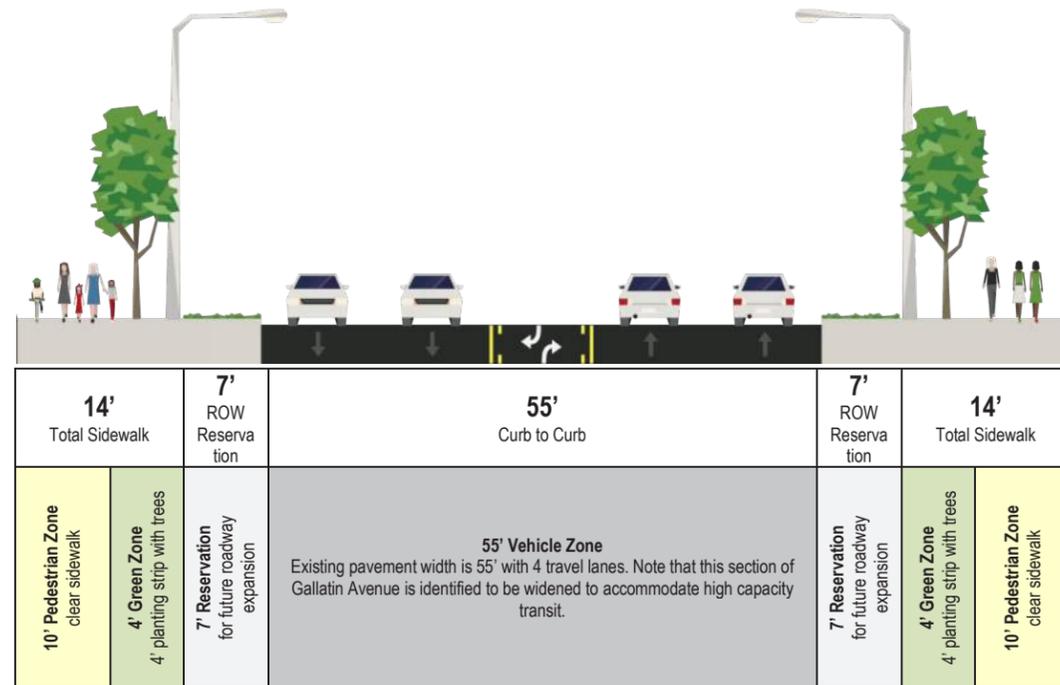
**Implementing Complete Streets  
Major and Collector Street Plan of Metropolitan Nashville  
A Component of NashvilleNext and Access Nashville 2040  
Adopted June 22, 2015**

**Right-of-Way Departmental Modification Page 1 of 2**

**Street:** Gallatin Pike **Segment:** 19  
**Termini:** Virginia Avenue to Inglewood Drive **Direction:** North  
**Classification:** T4-M-AB5-IM

**Updated ROW: 97\*\***

\*\*see next page for guidance on the street's final design



*The Vehicle Zone can fluctuate between termini because of turn lanes and bulb-outs to accommodate on-street parking. In most instances, the Green Zone, Pedestrian Zone, and Frontage Zone are intended to remain constant between termini with varying pavement conditions. Therefore with final building placement, the total ROW can be more than indicated above at specific sites.*

**Approved by Planning:** 8/24/2017

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# 10

## MAJOR AND COLLECTOR STREET PLAN



**Implementing Complete Streets  
Major and Collector Street Plan of Metropolitan Nashville  
A Component of NashvilleNext and Access Nashville 2040  
Adopted June 22, 2015**

**Right-of-Way Departmental Modification Page 2 of 2**

The following is the final design concept that uses minimal dimensions for most modes along the corridor and keeps the final ROW at 97'.

**Final Design Concept**

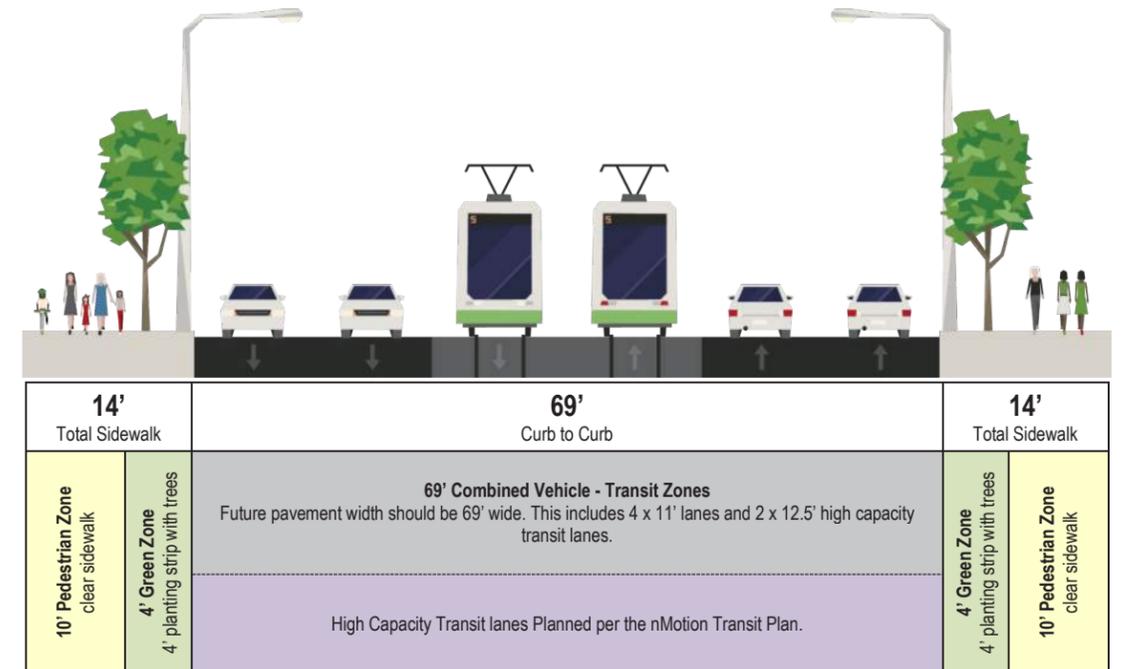
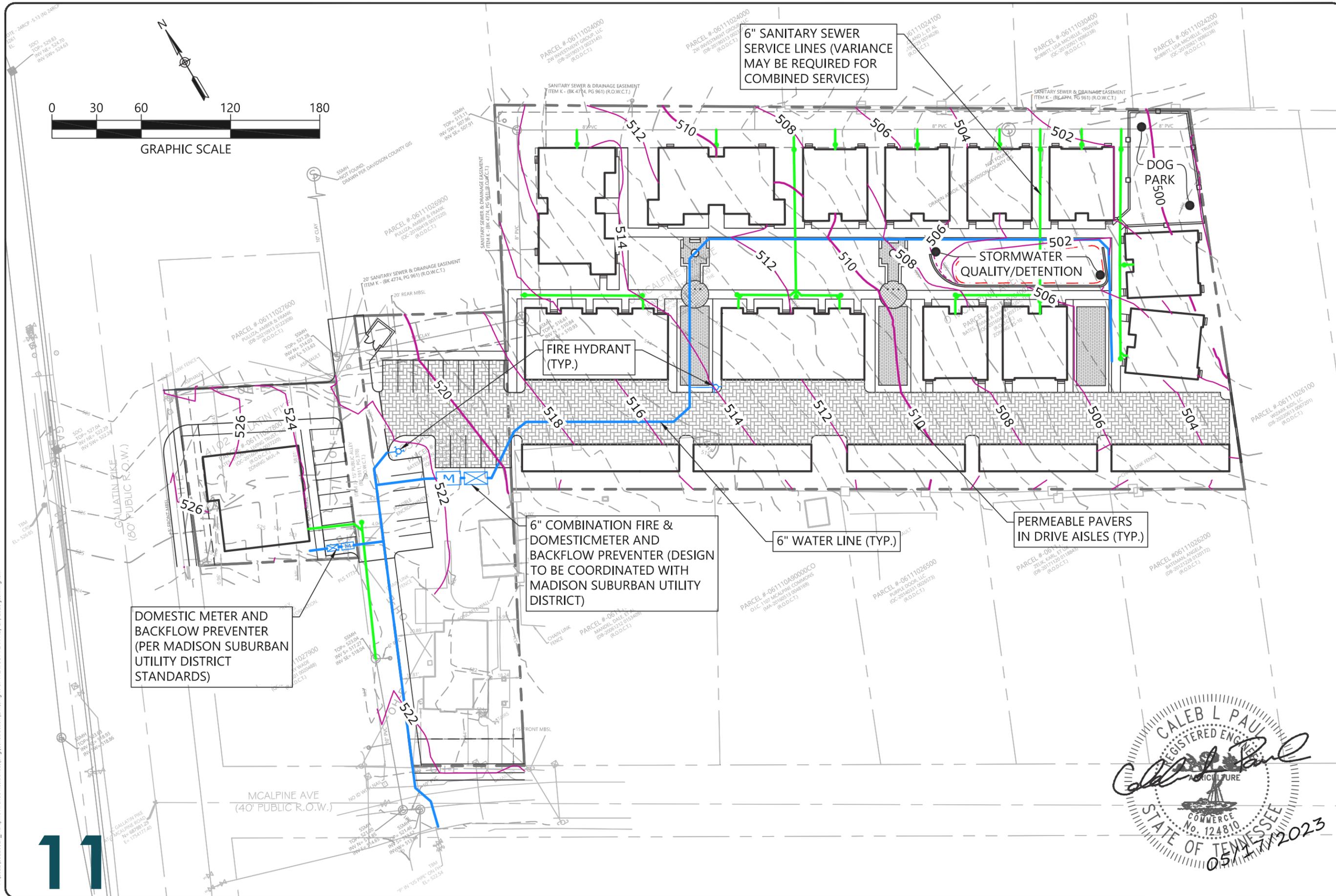


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# 11

## GRADING AND UTILITIES PLAN



MW REAL ESTATE  
1305 DICKERSON PIKE  
NASHVILLE, TN 37207

PRELIMINARY SPECIFIC PLAN  
**MCALPINE SP**  
MIXED-USE DEVELOPMENT  
1403 MCALPINE AVENUE  
NASHVILLE, TENNESSEE 37216  
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION
1	05/17/2023	PRELIMINARY SP RESUBMITTAL
2	03/29/2023	PRELIMINARY SP SUBMITTAL



DRAWING TITLE  
**GRADING AND UTILITIES PLAN**

PROJECT NUMBER  
20220327

DRAWING NUMBER  
**C1.0**