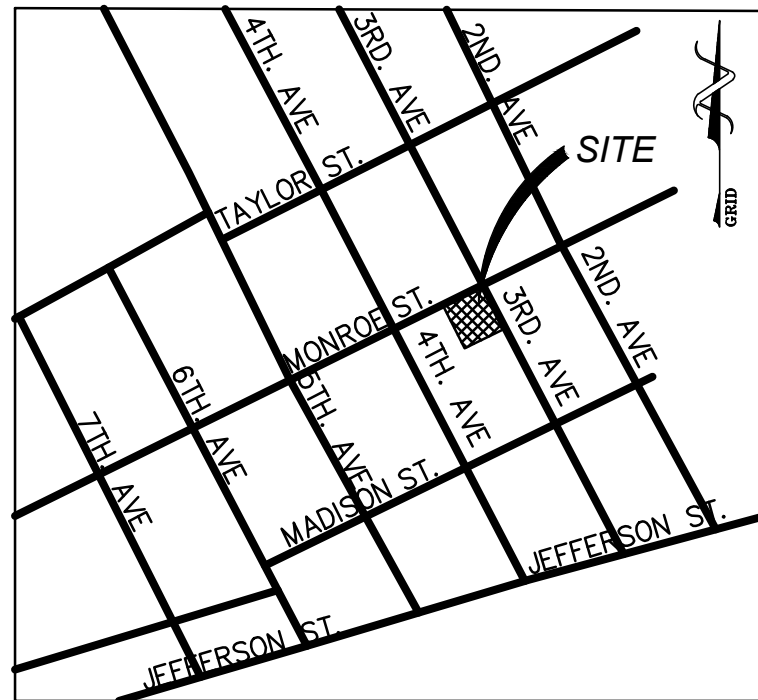


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PRELIMINARY SP FOR  
**3RD AND MONROE**  
 CASE NO. 2021SP-018-001  
 1227 3RD AVENUE NORTH  
 NASHVILLE, TN 37208



VICINITY MAP  
 NTS

<b>SHEET LIST</b>	
COVER SHEET	C0.0
EXISTING SITE CONDITIONS	C0.1
SP NOTES AND REGULATIONS	C0.2
SP SITE PLAN	C1.0
ARCHITECTURAL CONCEPT IMAGERY	C2.0

**PLAN PREPARATION DATE: 05/28/21**

<p><b>OWNER INFORMATION:</b>                  OWNER NAME: MORE ON THIRD, LLC                  OWNER ADDRESS: 1227 3RD AVE NORTH                  NASHVILLE, TN 37208</p>
<p><b>PARCEL INFORMATION:</b>                  MAP &amp; NUMBER: MAP 82-09, PARCEL 346.00                  CURRENT ZONING: IR</p>
<p><b>CIVIL ENGINEER:</b>                  COMPANY NAME: BARGE CAUTHEN &amp; ASSOCIATES                  COMPANY ADDRESS: 6606 CHARLOTTE PIKE, SUITE 210                  NASHVILLE, TN 37209                  COMPANY PHONE: 615-356-9911</p>
<p><b>SURVEYOR:</b>                  COMPANY NAME: SHARONDALE SURVEYING INC.                  COMPANY ADDRESS: 4219 HILLSBORO PIKE #301                  NASHVILLE, TN 37215                  COMPANY PHONE: 615-292-0435</p>

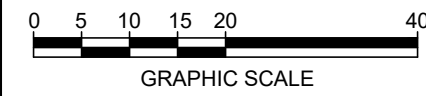
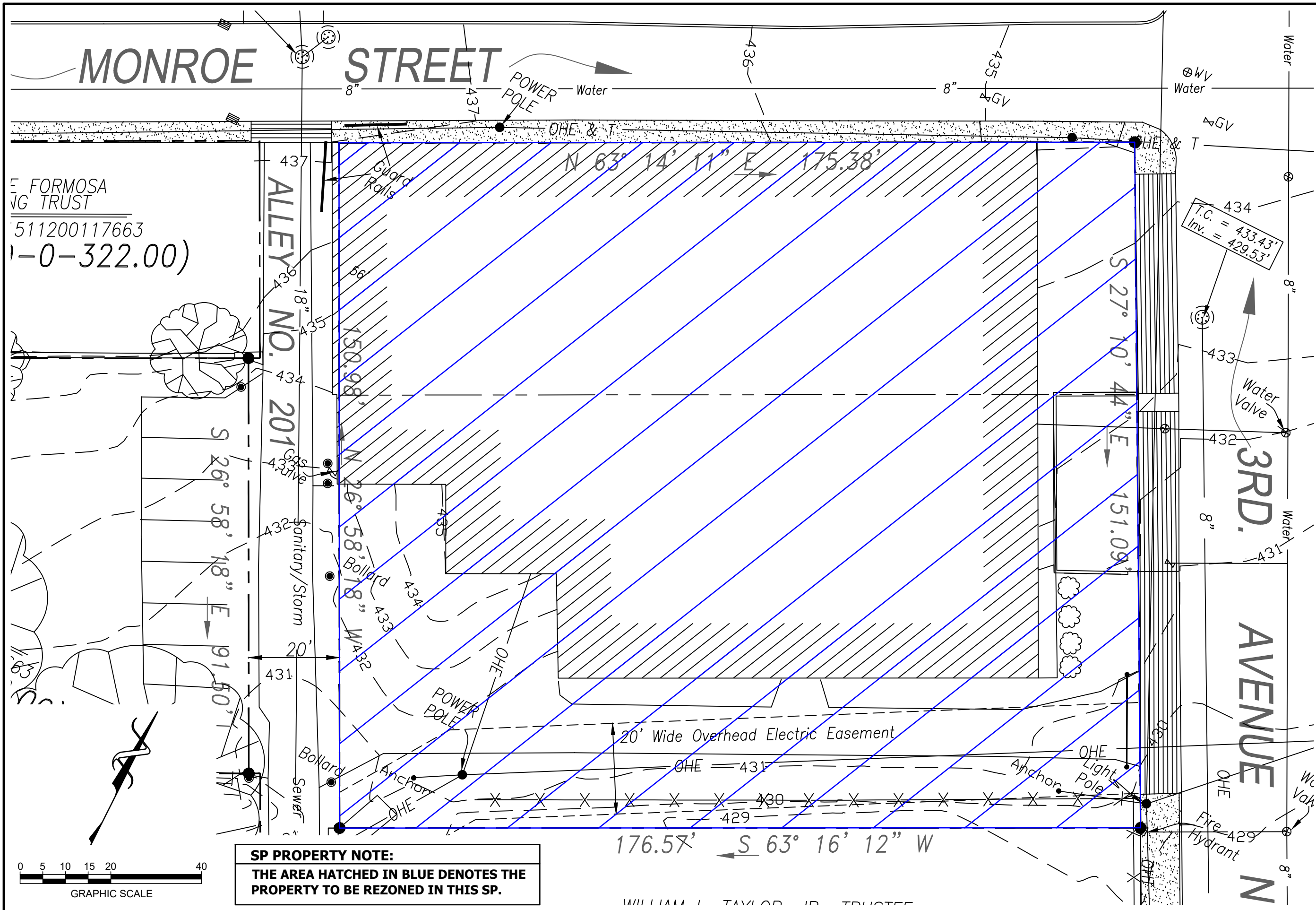
**Barge  
 Cauthen  
 & ASSOCIATES**  
 CIVIL ENGINEERS  
 6606 CHARLOTTE PIKE, STE 210  
 NASHVILLE, TENNESSEE 37209  
 615.356.9911 PHONE  
 615.352.6737 F A X

**COVER SHEET**

**3RD & MONROE PRELIMINARY SP**  
**1227 3RD AVENUE NORTH**  
**NASHVILLE, TN 37208**

**C0.0**

P:\2525 Landmark Rly\2525-10-01 Rezoning 1227 3rd Ave\Drawg\C1.0 2525-10.dwg-C0.1 - EXISTING SITE CONDITIONS



**SP PROPERTY NOTE:**  
 THE AREA HATCHED IN BLUE DENOTES THE  
 PROPERTY TO BE REZONED IN THIS SP.

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 CIVIL ENGINEERS  
 6606 CHARLOTTE PIKE, STE 210  
 NASHVILLE, TENNESSEE 37209  
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**EXISTING SITE CONDITIONS**  
**3RD & MONROE PRELIMINARY SP**  
**1227 3RD AVENUE NORTH**  
**NASHVILLE, TN 37208**

**C0.1**  
 BCA JOB NO. 2525-10-01

**PURPOSE NOTE:**

THE PURPOSE OF THIS SP IS TO REZONE 0.62 ACRES TO ALLOW FOR A MAXIMUM OF 18 MULTI-FAMILY RESIDENTIAL UNITS AND A MAXIMUM OF 1,600 SF OF COMMERCIAL SPACE. "OWNER OCCUPIED" STRPs PERMITTED, AND "NON-OWNER OCCUPIED" STRPs PROHIBITED.

**SITE DATA TABLE:**

MAP/ PARCEL:	MAP 82-09, PARCEL 346.00
OWNER / CONTACT:	STEVEN D. EZELL MORE ON FIFTH, LLC 1227 3RD AVENUE NORTH NASHVILLE, TN 37208 615-948-8460 STEVE.EZELL@LANDCORP.COM
EXISTING ZONING:	IR
COUNCIL DISTRICT:	19, FREDDIE O'CONNELL
TOTAL AREA:	0.64 ACRES
MAX ALLOWABLE ISR:	0.9
MAX ALLOWABLE RESIDENTIAL DENSITY:	18 UNITS
MAX ALLOWABLE COMMERCIAL USE:	1,600 SF
MAX ALLOWABLE HEIGHT/ STORIES IN BUILT-TO ZONE:	3 STORIES IN 45 FEET
MAX ALLOWABLE HEIGHT/ STORIES W/ 15' STEP-BACK:	4 STORIES IN 60 FEET
BUILD-TO ZONE:	0 - 15 FEET
MIN REAR SETBACK:	5 FEET
MIN SIDE SETBACK:	NONE REQ.

FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS SPECIFICALLY NOT SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS OF A MUN-A ZONING DISTRICT WITHIN THE UZO AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

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

**PROPOSED USE(S):**

- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL (ALL COMMERCIAL USES ALLOWED AS PERMITTED WITHIN A MUN-A ZONING DISTRICT).

**ON-SITE PARKING NOTE:**

- ALL FINAL SITE DEVELOPMENTS SHALL PROVIDE ON-SITE PARKING AS REQUIRED BY THE METRO ZONING ORDINANCE, OR BY AN APPROVED SHARED PARKING PLAN. FINAL SP PLANS SHALL INCLUDE A COMPREHENSIVE PARKING TABLE DETAILING EACH USE, REQUIRED PARKING TOTALS, AND PROVIDED PARKING TOTALS.

**LANDSCAPE NOTES:**

- ALL FINAL SITE DEVELOPMENT SHALL MEET LANDSCAPE REQUIREMENTS OF THE LANDSCAPE SECTION OF THE METRO ZONING ORDINANCE, CHAPTER 17.24 "LANDSCAPING, BUFFERING AND TREE REPLACEMENT".
- FINAL SITE DEVELOPMENT SHALL PROVIDE STREET TREES IN ACCORDANCE WITH THE REQUIREMENTS OF METRO ZONING ORDINANCE, CHAPTER 17.20.120.
- FINAL SITE PLAN SHALL INCLUDE SUBMITTAL OF A LANDSCAPE PLAN.

**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 FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.020B.
- ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
- IF MORE THAN THREE STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.
- IF MORE THAN ONE STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.
- A FIRE HYDRANT SHALL BE PROVIDED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION.
- FIRE HYDRANTS SHALL BE IN SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

**METRO PUBLIC WORKS NOTES:**

- THE FINAL SITE PLAN / BUILDING PERMIT SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE 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. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE REQUIREMENTS OF THE METRO ZONING ORDINANCE WITH FINAL SP SUBMITTAL.
- REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
- 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.
- THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP. THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- ALL SOLID WASTE AND RECYCLING COLLECTION FOR THE SITE WILL BE HANDLED BY A PRIVATE HAULER/SERVICE.

**NES NOTES:**

- WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS.
- NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH BIOTENTION AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMER EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.

**METRO WATER & SEWER NOTES:**

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
- ALL LOTS SHALL HAVE INDIVIDUAL WATER AND SEWER SERVICE.

**GENERAL 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.
- THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- DRIVEWAY CULVERTS TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
- 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.

**STORMWATER TREATMENT NOTES:**

- SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW.
- ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LIEU FEE PAYMENT IN PLACE OF TREATMENT.

**FEMA NOTE:**

- THIS PROPERTY IS NOT LOCATED IN AN AREA OF FLOOD HAZARD OR SPECIAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 47037C0241H, EFFECTIVE APRIL 5, 2017.

**ARCHITECTURAL STANDARDS:**

- ALL BUILDING FACADES FRONTING THE STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY), AND GROUND FLOOR UNITS SHALL HAVE DIRECT ACCESS TO THE STREET.
- GROUND FLOOR BUILDING FACADES FRONTING THE STREET SHALL HAVE A MINIMUM OF 40% GLAZING FOR COMMERCIAL USE AND 25% GLAZING FOR RESIDENTIAL USE. UPPER STORY RESIDENTIAL BUILDING FACADES FRONTING THE STREET SHALL HAVE A MINIMUM OF 25% GLAZING. ON CORNER BUILDINGS GLAZING SHALL ADDRESS BOTH STREET FRONTAGES.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.
- RAISED FOUNDATIONS OF 8" - 36" ARE REQUIRED FOR ALL RESIDENTIAL UNITS.
- MAX ALLOWABLE HEIGHT IS MEASURED FROM FINISHED GRADE AT FRONT OF UNITS.
- THE ARCHITECTURAL DESIGN OF THE BUILDINGS WITHIN THIS SP DEVELOPMENT SITE IS TO BE CONSISTENT WITH THE GENERAL FABRIC AND DEVELOPMENT PATTERN OF THE EXISTING GERMANTOWN NEIGHBORHOOD.
- BUILDING FACADE HAVE A MINIMUM OF 45% BRICK.



CIVIL ENGINEERS  
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NASHVILLE, TENNESSEE 37209  
615.356.9911 PHONE  
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**SP NOTES AND REGULATIONS**  
**3RD & MONROE PRELIMINARY SP**  
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**CO.2**

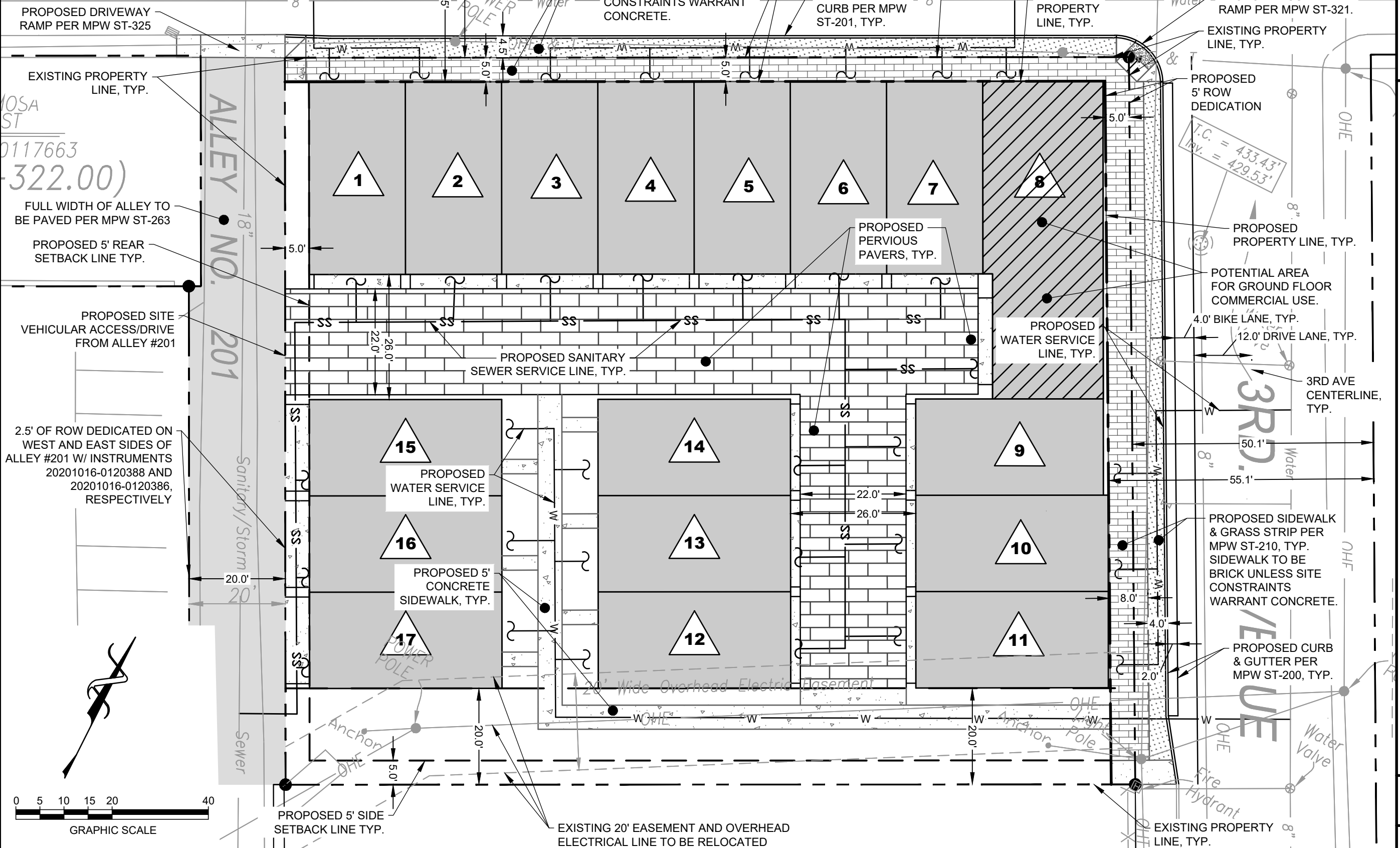


# MONROE STREET

# STREET

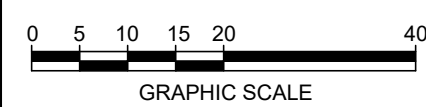


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YOSA ST  
 0117663  
 (-322.00)

2.5' OF ROW DEDICATED ON WEST AND EAST SIDES OF ALLEY #201 W/ INSTRUMENTS 20201016-0120388 AND 20201016-0120386, RESPECTIVELY



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**SP SITE PLAN**  
**3RD & MONROE PRELIMINARY SP**  
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**C1.0**

BCA JOB NO. 2525-10-01



P:\2525 Landmark Rlty\2525-10-01 Rezoning 1227 3rd Ave\Drawg\C1.0 2525-10.dwg-C2.0 - ARCHITECTURAL CONCEPT IMAGERY



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**ARCHITECTURAL CONCEPT IMAGERY**

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**C2.0**