



Know what's below.
Call before you dig.

PRELIMINARY SP PLANS FOR: 12TH AVENUE SOUTH & BEECHWOOD 2024SP-038-001

2501 12TH AVENUE SOUTH NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37204 TAX MAP: 118, PARCEL: 11801001400, 11801044800, 11801001500, 11801001600

DEVELOPER
URBAN GRUB PROPERTIES
2506 12TH AVE S
NASHVILLE, TENNESSEE 37204

CONTACT: JAY PENNINGTON
JAY@URBANGRUB.NET

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: JAY FULMER, PE
615-345-3770

LAND SURVEYOR
CHASTAIN SKILLMAN
BRANDON LAMBERT
NASHVILLE, TENNESSEE 37027

CONTACT: 863-646-1402

ARCHITECT
JASON HITCHCOCK - DRYDEN ARCHITECTURE
NASHVILLE, TENNESSEE 37204

CONTACT: 615-248-3223

LANDSCAPE ARCHITECT - IRONWOOD DESIGN
JOSH BETHEA
NASHVILLE, TENNESSEE 372203

CONTACT: 615-378-5016

COUNCIL DISTRICT#: 18 - TOM CASH



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	SURVEY
C1.0	PRELIMINARY SP PLAN
ARCH	ARCHITECTURAL PLANS

SITE CRITERIA

MAP & PARCEL NO.	MAP 118 PARCEL 014.00, 016.00, 015.00, 448.00
COUNCIL DISTRICT	COUNCIL DISTRICT 18 - CM TOM CASH
LOT SIZE:	0.73 AC
FEMA MAP AND PANEL NUMBER, DATE, FLOOD ZONE	47037C0243H (4/5/2017) ZONE X

SURVEY INFO
PROVIDED BY: CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

NOT FOR
CONSTRUCTION
09.20.24

SITE DEVELOPMENT PLANS FOR:
12TH AVE S & BEECHWOOD
2501 12TH AVENUE SOUTH
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37204

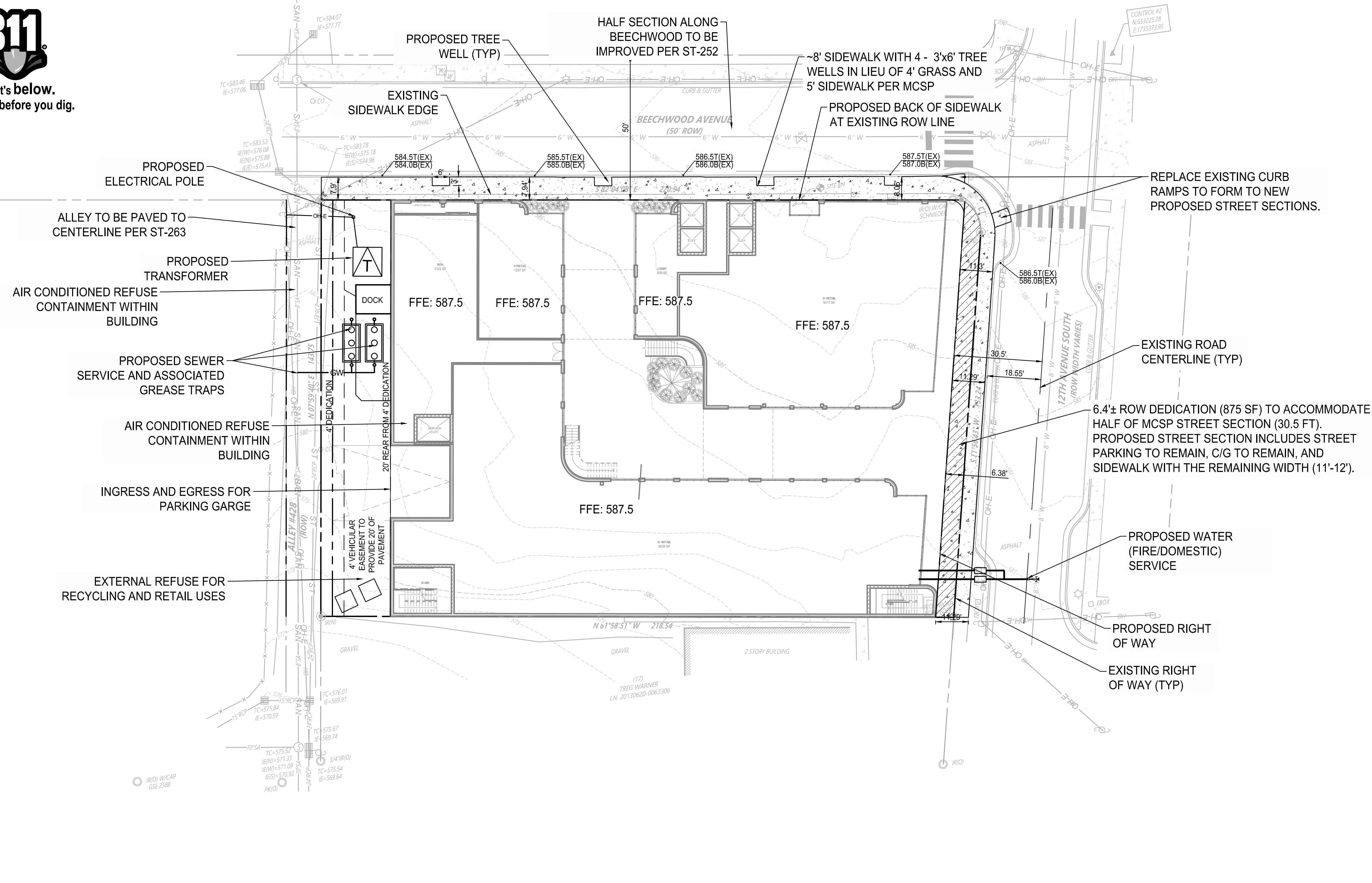
DR.	DATE	DESCRIPTION
BRD	09/13/2024	PRELIMINARY SP SUBMITTAL
BRD	09/06/2024	PRELIMINARY SP SUBMITTAL
BRD	09/17/2024	PRELIMINARY SP SUBMITTAL
BRD	09/20/2024	PRELIMINARY SP SUBMITTAL

COVER SHEET

C0.0



Know what's below. Call before you dig.

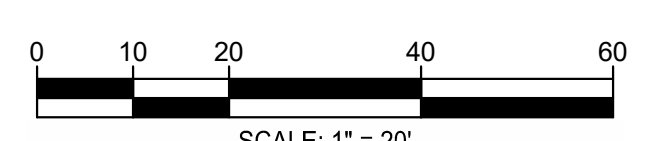


DEVELOPMENT SUMMARY:
 SP NAME: BEECHWOOD SP
 CASE NUMBER: 2024SP-038-001
 PLAN DATE: 09/6/24
 COUNCIL DISTRICT: 18 - TOM CASH
 OWNER INFO: MCMILLEN, MARY F. & THOMPSON, MARTHA F.
 ADDRESS: 4314 ESTESWOOD DR NASHVILLE, TN 37215
 CONTACT: PATRICK NAPIER
 PHONE: 615-969-3700
 EMAIL: PATRICK@FULMERLUCAS.COM
 FEMA FIRM MAP: ZONE X ON 47037C0243H, 47037C0356H (04/12/2024)
 ENGINEER: JAY FULMER
 COMPANY: FULMER LUCAS ENGINEERING
 ADDRESS: 2002 RICHARD JONES ROAD - SUITE B200 NASHVILLE, TENNESSEE 37215
 PHONE: (615) 477-9440
 EMAIL: JAY@FULMERLUCAS.COM

- SP NOTES:**
- THE PURPOSE OF THIS SP IS TO PERMIT A MIXED USE DEVELOPMENT CONSISTING OF 14,975 SQUARE FEET OF RESTAURANT USES, 36,513 SQUARE FEET OF RETAIL AND 8 LIVE-WORK UNITS WITHIN 5,455 SQUARE FEET. 130 PARKING SPACES ARE PROPOSED. SHORT TERM RENTAL OWNER OCCUPIED AND SHORT TERM RENTAL NOT OWNER OCCUPIED ARE PROHIBITED.
 - ELEVATIONS SUBMITTED WITH THE FINAL SP SITE PLAN SHALL BE CONSISTENT WITH THE ELEVATIONS SUBMITTED WITH THE PRELIMINARY SP SITE PLAN.
 - FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUL-A-NS" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
 - PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS WITH SUBMITTAL OF FINAL SP.
 - ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
 - WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
 - 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 INCREASES 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 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.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 - THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER 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.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
 - WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).
 - PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS L₁ - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), SLOPES FROM 0-3%.
 - 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.
 - ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.

SITE DATA:
 PARCEL ID: 11801001400, 11801044800, 11801001500, 11801001600
 COMMUNITY PLAN: 10 - GREEN HILLS - MDTOWN
 EX LAND USE POLICY: T4 - URBAN NEIGHBORHOOD CENTER
 EXISTING ZONING: CS - COMMERCIAL SERVICE
 PROPOSED ZONING: SP-MR
 FALLBACK ZONING: MUL-A-NS
 EXISTING USE: PARKING - SEASONAL SALES
 PROPOSED USE: RESTAURANT, RETAIL, LIVE/WORK
 ACREAGE: 0.73 ACRES (±31,798 SF)
 LOTS: 4 EXISTING / 1 PROPOSED
 DENSITY: 10.9 UNITS/AC
 MAX # OF UNITS: 8 LIVE/WORK
 NUMBER OF BEDROOMS: 9 BEDROOMS
 FAR: 1.69 MAX. - 54,400 TOTAL SQUARE FOOTAGE
 HEIGHT: 4 STORIES IN 66' (MAX. HEIGHT) - MEASURED FROM THE EXISTING AVERAGE GRADE ALONG THE SIDEWALK TO THE TOP OF THE PROPOSED ROOF LINE. STEP BACK MEASURED FROM THE SECOND STORY TO THE FRONT FACADE OF THE LIVE WORK UNITS IS 15'.
 ISR: 0.98 MAX.
 SETBACKS: 0' FRONT SETBACK - MEASURED FROM THE EDGE OF PUBLIC RIGHT OF WAY
 0' SIDE SETBACK
 20' REAR SETBACK
 PARKING REQUIRED: NONE REQUIRED WITHIN THE UZO - 215 SPACE MAXIMUM PARKING PER PROPOSED USES.
 PARKING PROVIDED: 130 GARAGE SPACES - 84 SPACES RESERVED FOR RETAIL USE, 38 SPACES RESERVED FOR RESTAURANT USE, 8 SPACES RESERVED FOR LIVE WORK.
 DEVELOPMENT PHASES: ONE

- PUBLIC SIDEWALK NOTE:**
- THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALK, 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.
- WATER QUALITY / DETENTION NOTE:**
- VOLUME 5 STORMWATER REGULATIONS SHALL BE SATISFIED UNLESS AN LID WAIVER IS ALLOWED.
- LANDSCAPING NOTE:**
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.



SURVEY INFO PROVIDED BY: CHASTAIN SKILLMAN DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200 NASHVILLE, TENNESSEE 37215 INFO@FULMERLUCAS.COM - (615) 346-3770

NOT FOR CONSTRUCTION 09.20.24

SITE DEVELOPMENT PLANS FOR:
12TH AVE S & BEECHWOOD
2501 12TH AVENUE SOUTH NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37204

SR.	DATE	DESCRIPTION
BRD	09/13/2024	PRELIMINARY SP SUBMITTAL
BRD	09/06/2024	PRELIMINARY SP SUBMITTAL
BRD	08/17/2024	PRELIMINARY SP SUBMITTAL

SITE LAYOUT PLAN

C1.0

GLAZING PERCENTAGES:
50% OVERALL
73% AT GROUND LEVEL



.....WOOD SOFFITS

.....GREENERY

.....MASONRY FACADE

.....METAL PLANTERS

.....STOREFRONT GLAZING



WOOD SOFFITS

GREENERY

METAL PLANTERS

MASONRY FACADE

STOREFRONT GLAZING



GLAZING PERCENTAGES:
44% OVERALL
53% GROUND LEVEL

.....GREENERY

.....MASONRY FACADE

.....METAL PLANTERS

.....STOREFRONT GLAZING





TOTAL PARKING:
 +/- 130 OVER TWO LEVELS
 +/- 65 PER LEVEL

BEECHWOOD AVE

1
8



GROUND LEVEL
RETAIL:
18,500 SF

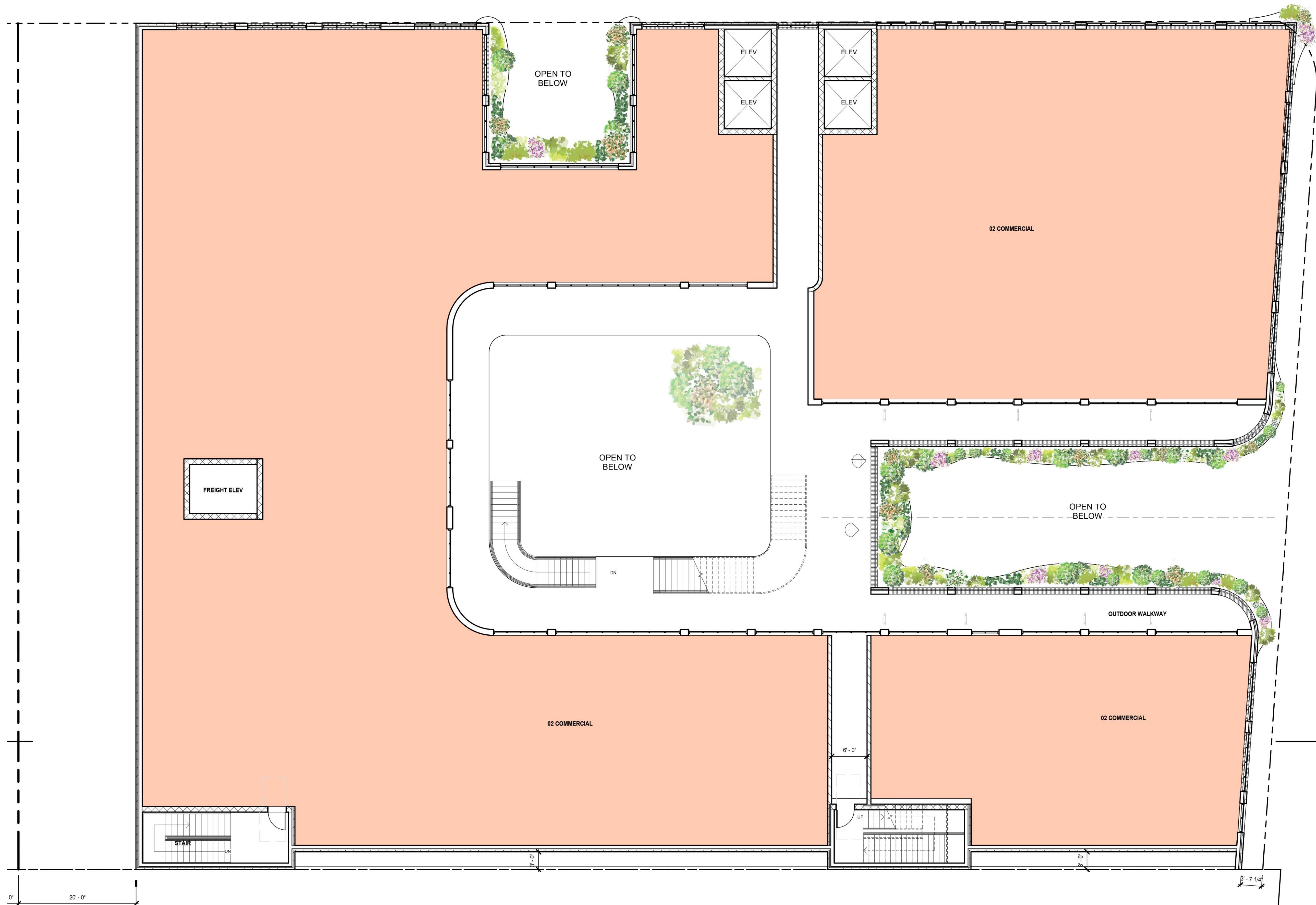
OPEN SPACE:
6,140 SF

2
8

GROUND LEVEL FLOOR PLAN 12TH & BEECHWOOD

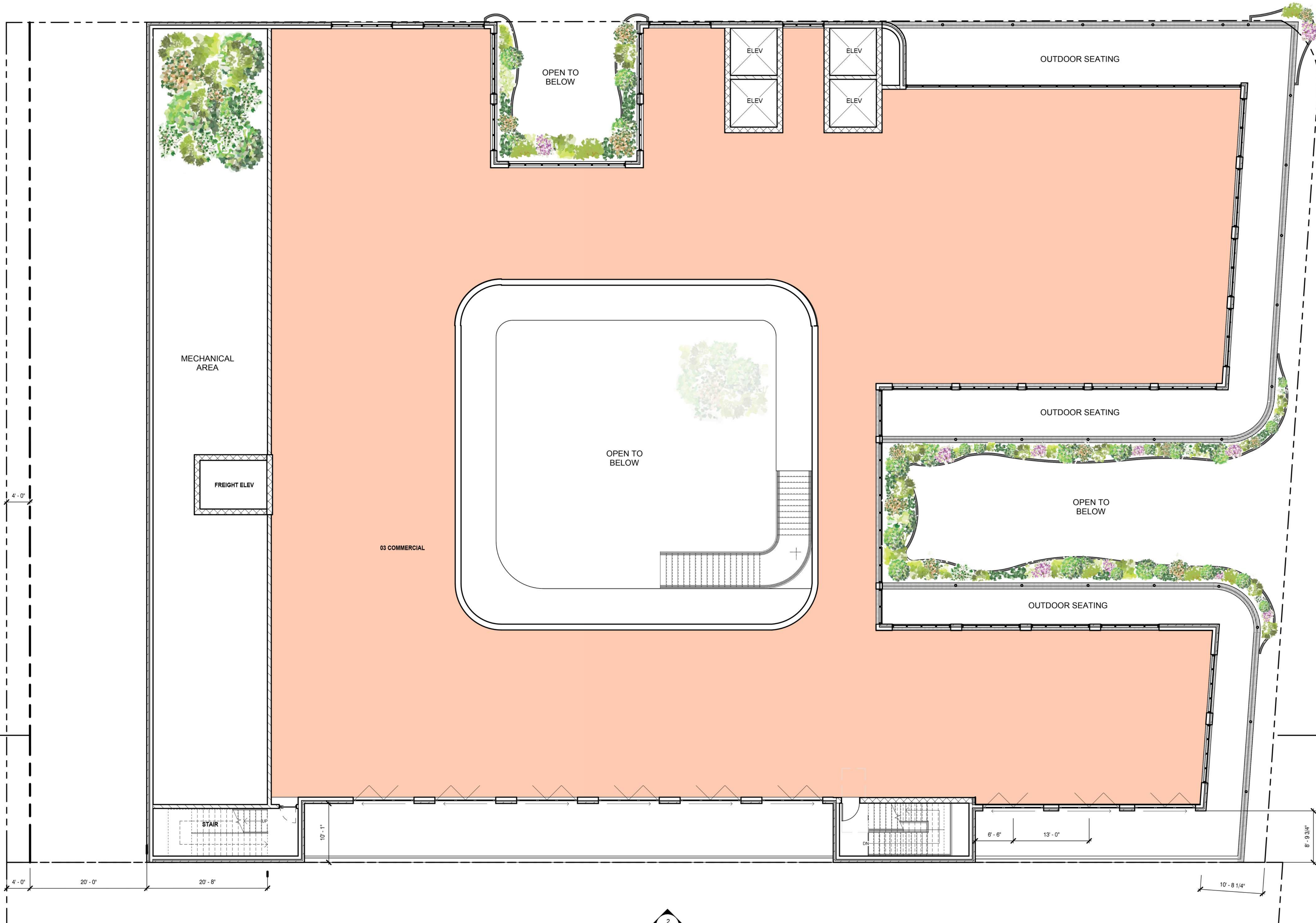
Revised 19 SEP 2024
13 AUG 2024
© Copyright 2024 Dryden Architecture + Design, PLLC.





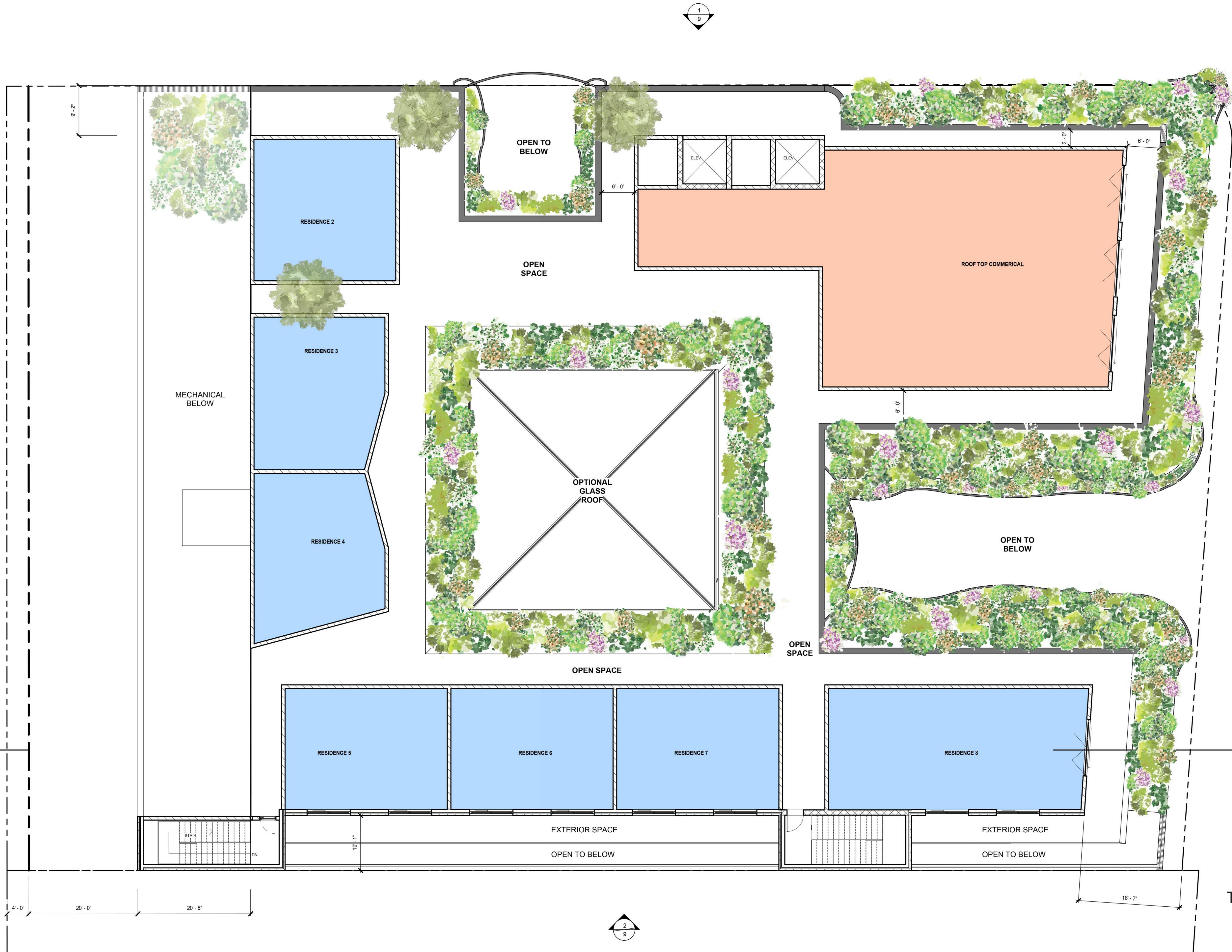
SECOND FLOOR RETAIL:
18,015 SF

OPEN SPACE:
3,000 SF

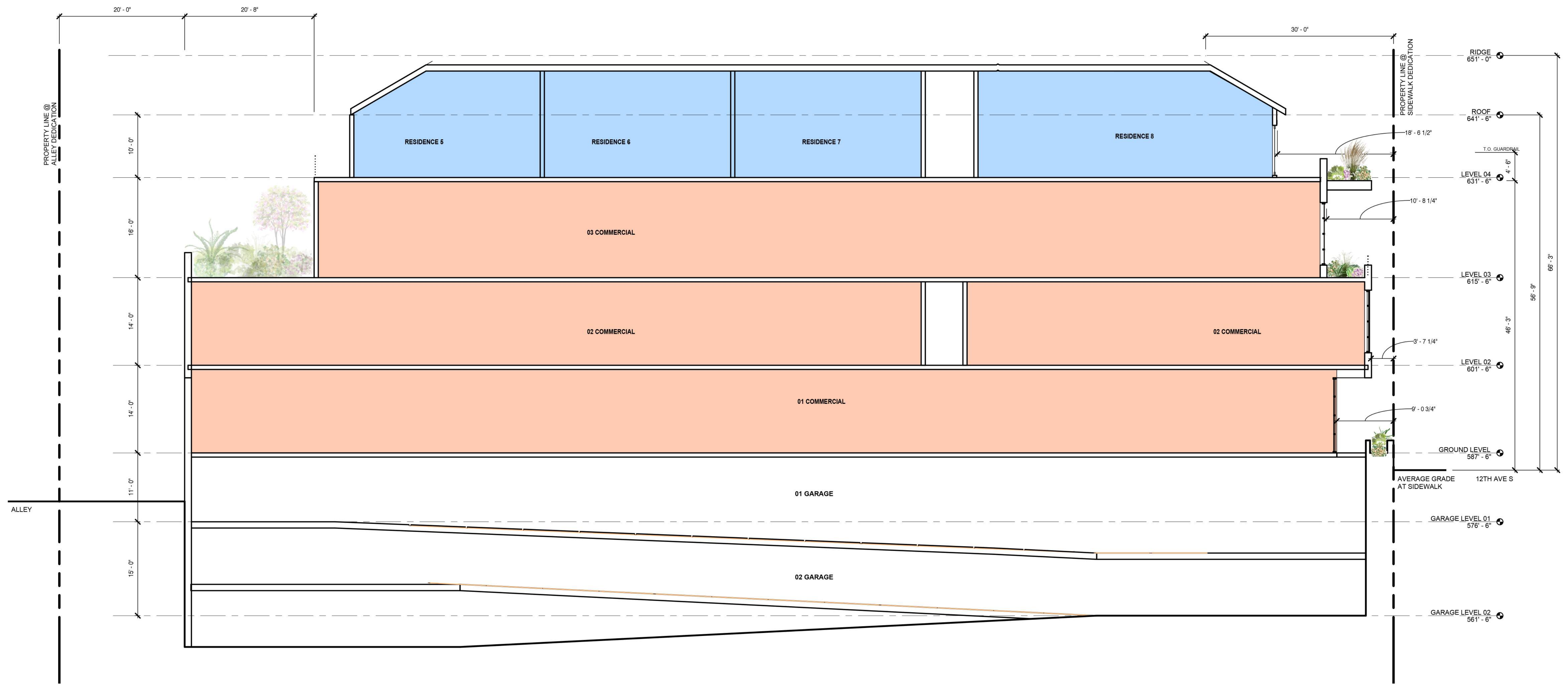


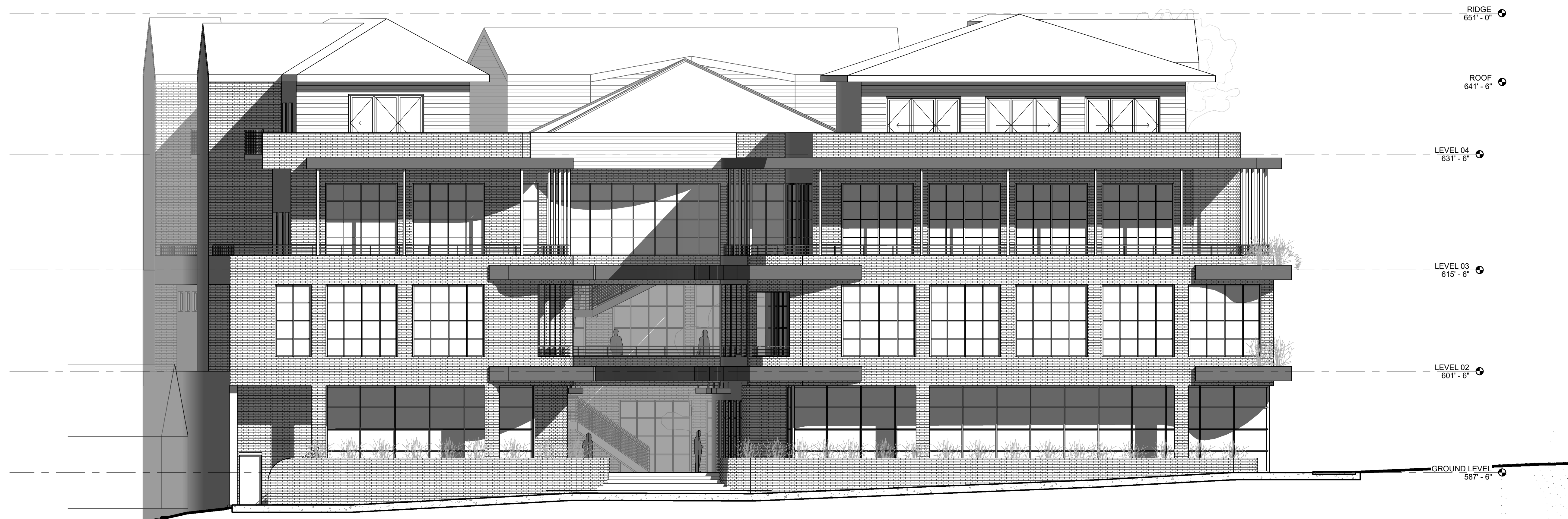
THIRD FLOOR RESTAURANT:
14,975 SF

OUTDOOR SEATING:
2,100 SF

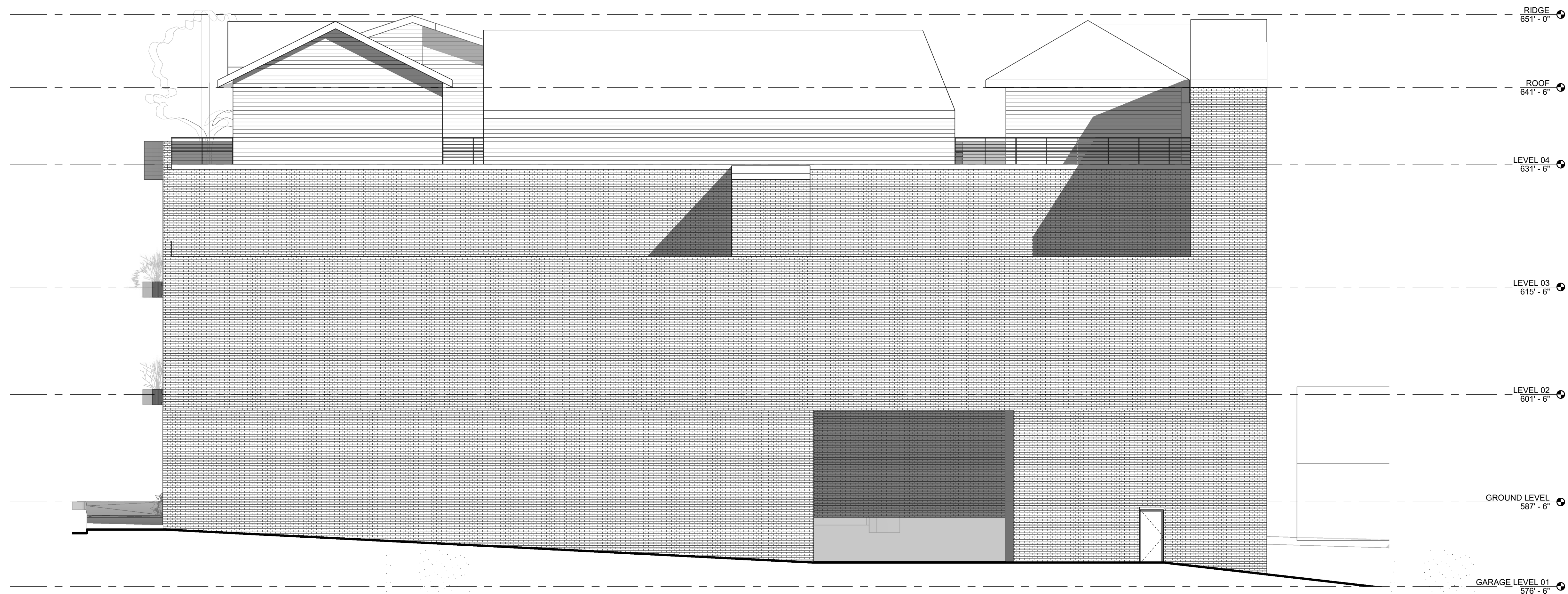


FOURTH FLOOR:
 FOOD AND BEV: 2,810 SF
 8 LIVE/WORK STUDIO UNITS:
 [NO SHORT TERM RENTAL]
 [TOTAL 5,455 SF]
 TOTAL APPROXIMATE COMMERCIAL
 SPACE = 54,300 SF





① EAST ELEVATION (12TH SOUTH)
1/8" = 1'-0"



② WEST ELEVATION (ALLEY)
1/8" = 1'-0"



① NORTH ELEVATION (BEECHWOOD)
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



Studio

Beechwood SP Information

Project: 12th and Beechwood

Project Number: 24001

Prepared by: Jason Hitchcock

	Allowed by Right	Requesting in SP
Height	30' at Setback w/ 1.5:1 Skyplane	<ul style="list-style-type: none"> • 50'-9" +/- at 3rd floor Parapet @ average of sidewalk • 56'-9" to roof soffit at 4th floor setback @ average of Sidewalk • 66'-3" overall height @ average of sidewalk
Gross SF	<ul style="list-style-type: none"> • 0.6 FAR for Commercial • Exempt from multifamily • .6 x 32,146 = 19,288 SF Commercial 	<ul style="list-style-type: none"> • Ground Level Retail - <ul style="list-style-type: none"> ○ 18,500SF ○ Open Space - 6,140 SF • 2nd Floor Retail - <ul style="list-style-type: none"> ○ 18,015 ○ open space - 3,000 SF • 3rd Floor Restaurant <ul style="list-style-type: none"> ○ 14,975 SF ○ Outdoor Seating - 2,100 SF • 4th floor - <ul style="list-style-type: none"> ○ 2,810 SF Food and Bev ○ 8 live/work studio units (total 5,455 SF) • Total Approx. Commercial Space = 54,300 SF
FAR	.6	<ul style="list-style-type: none"> • 1.69
Uses	CS	<ul style="list-style-type: none"> • Floors 1,2, 3 - Retail/Restaurant • Floor 4 - Restaurant and Live/Work Studios
Setbacks	<ul style="list-style-type: none"> • 0' side • 20' rear • 15' Front 	<ul style="list-style-type: none"> • 20' ally set back • 4' setback at 12th • 3rd Floor Set back from Alley 18' • 0' on all other sides • 4th floor set back 7' from Beechwood and 22' from 12th
Parking	Max?	<ul style="list-style-type: none"> • +/- 130 spaces • Dedicated loading zone off alley

Glazing

12th South Elevation

- 50% overall
- 73% at ground level

Beechwood Elevation

- 44% overall
- 53% at ground level