

121 Hart Specific Plan
Case No. 2021SP-069-001

Preliminary Site Plan Application
September 23, 2021

Alfred Benesch & Company



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Project Information

SP Name: 121 Hart

Case No: 2021SP-069-001

Council District: 8

Council Member: Nancy VanReece

Address: 121 Hart Lane
Nashville, TN 37207

Owner of Record: Brandon Bubis

Existing Zoning: RS10

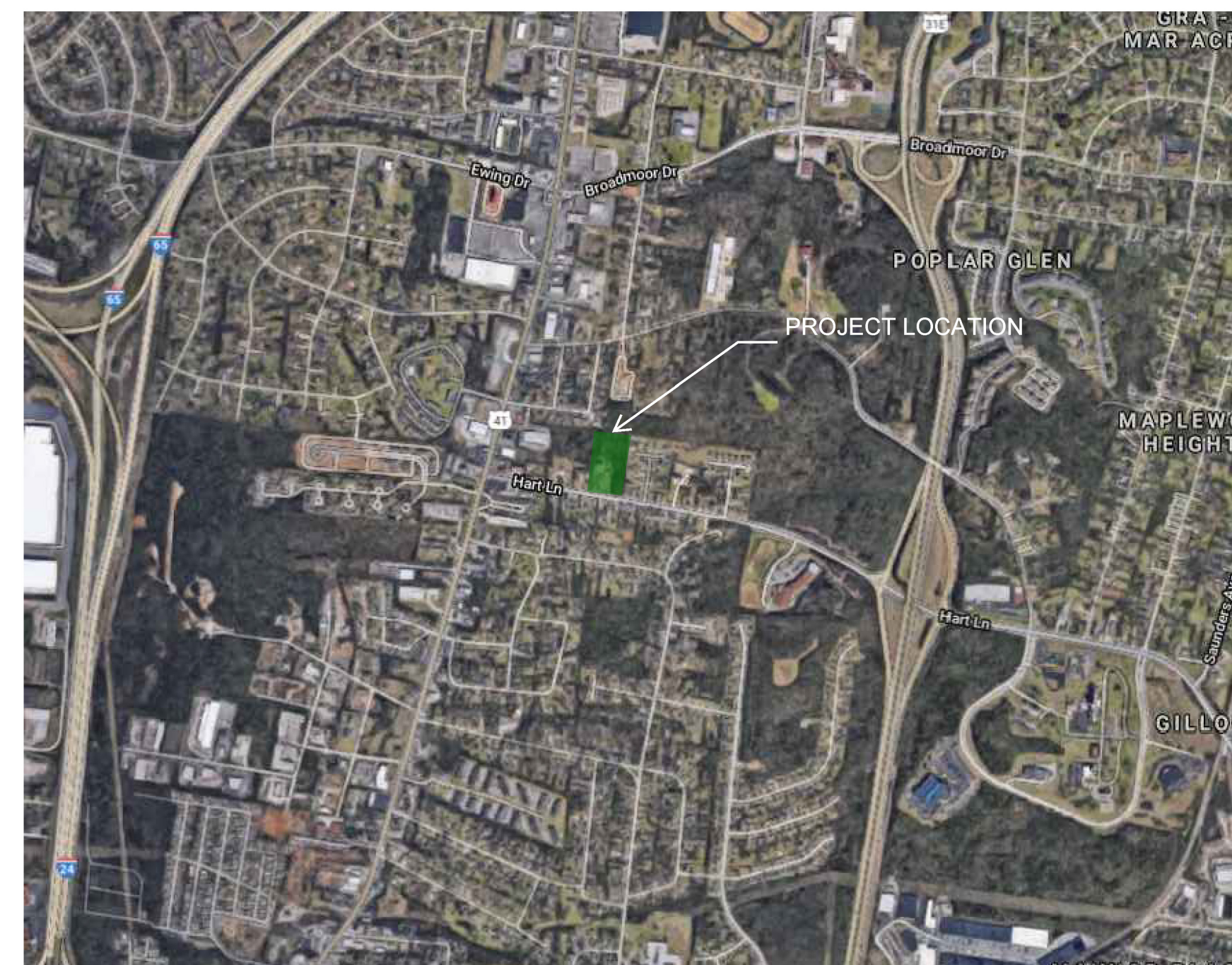
Proposed Fall Back Zoning: RM9

Developer: Legacy South Capital
2311 Kline Avenue
Nashville, TN 37211
Bailey Neal
bailey@legacysouth.com

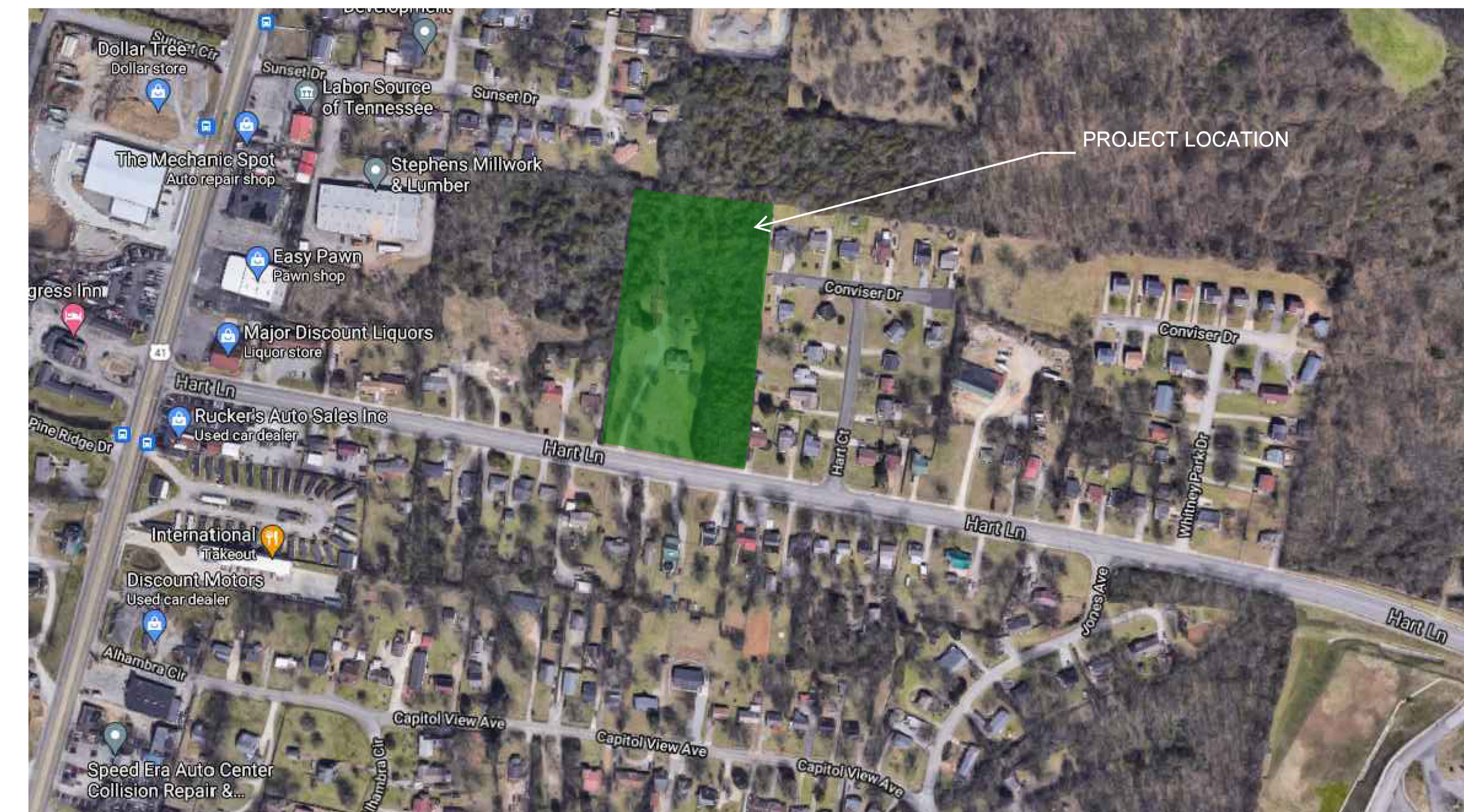
Civil Engineer: Alfred Benesch & Company
401 Church St. Ste 1600
Nashville, TN 37219
Chip Howorth
chiphoworth@benesch.com
615-370-6079

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval for the development of a multi-family residential project containing 26 single-family units as presented within the following plan documents.



Overall Vicinity



Site Location

General Plan Consistency

- Located in the East Nashville Community Plan within the T4-NE (T4 Urban Neighborhood Evolving) Policy Area.
- T4-NE areas are intended to create and enhance urban neighborhoods with higher density residential development while providing additional housing options and maintaining the existing character of the surrounding community.
- Contains approximately 4.35 acres of land area.
- Locates five (5) detached single-family units, fronting Hart Lane with a 40 ft street front setback. This matches the existing setback pattern of residential units along the lane, maintaining the existing character of the immediate area while addressing the T4-NE policy.
- Rear-loaded units also serve to enhance the existing streetscape of this portion of Hart Lane.
- The remaining units within the SP District will be front-loaded and served from either the extending public right-of-way or the private street that goes through the middle of the property. This conserves greenspace while providing backyards for the impacted units.
- Conviser Drive, at the west with neighboring SP to the East per BL2015-1158, is connected by extending public right-of-way.

Existing Conditions

2021SP-069-001



Preliminary Site Plan

LANDSCAPE COVERAGE AND BUFFERS:
 REQUIRED: 10' STANDARD LANDSCAPE BUFFER AT ALL LOCATIONS SHOWN
 PROVIDED: 10' "B-3" STANDARD LANDSCAPE BUFFER
 4.5 CANOPY, 1.8 UNDERSTORY, 18 SHRUBS PER 100 LINEAR FEET

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SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION

PARCEL NUMBER ID: 06012006000
 COUNCIL DISTRICT: 8
 COUNCIL MEMBER: NANCY VANREECE
 PARCEL OWNER: BRANDON BUBIS
 ADDRESS: 944 MAIN STREET
 CITY, STATE: NASHVILLE, TN 37206
 SP NAME: 121 HART
 SP CASE NUMBER: TBD
 REVISION DATE: N/A
 EXISTING ZONING: RS10
 FALL BACK ZONING: RM9
 APPLICANT: ALFRED BENESCH & COMPANY
 ADDRESS: 401 CHURCH STREET, SUITE 1600
 CITY, STATE: NASHVILLE, TN 37219
 PHONE NO.: (615) 370-6079
 CONTACT NAME: CHIP HOWORTH
 EMAIL ADDRESS: chiphoworth@benesch.com
 FEMA MAP: NOT IN FLOOD ZONE (ZONE X)
 47037C0232H (APRIL 5, 2017)

SITE DATA

LAND USE: MULTI-FAMILY RESIDENTIAL
 EXISTING ACREAGE: 4.35
 PROPOSED ACREAGE: 4.35
 DENSITY: 6 UNITS/ACRE
 NUMBER OF UNITS: 26
 MAX BUILDING HEIGHT: 3 STORIES
 BUILDING FOOTPRINT AREA: 35,100 SQFT
 FLOOR AREA RATIO: 0.56
 IMPERVIOUS SURFACE RATIO: 0.40
 SETBACKS:
 STREET FRONT (HART LN): 40 FT
 STREET FRONT: 10 FT
 SIDE: 10 FT
 REAR: 20 FT
 PARKING:
 REQUIRED: 65 TOTAL SPACES (2.5/UNIT)
 52 GARAGE PARKED SPACES
 42 PRIVATE SURFACED PARKED SPACES
 10 COMMON SURFACED PARKED SPACES
 104 TOTAL SPACES (4/UNIT)

SP NOTES:

- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 26 SINGLE FAMILY UNITS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ACCORDING TO THE FEMA FIRM MAP #47037C0232H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.
- IT IS ANTICIPATED THAT ONE (1) 8 CUBIC YARD DUMPSTERS AND ONE (1) 8 CUBIC YARD RECYCLING CONTAINERS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. A PRIVATE HAULER WILL BE REQUIRED FOR SITE DISPOSAL.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- IF A DEVELOPMENT STANDARD, NOTE 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 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUESTED OR APPLICATION.
- 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.

SP DESIGN STANDARD NOTES:

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- 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.
- PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.



Drainage and Utility Plan

2021SP-069-001

PRE/POST STORMWATER CALCULATIONS

PRE-DEVELOPMENT

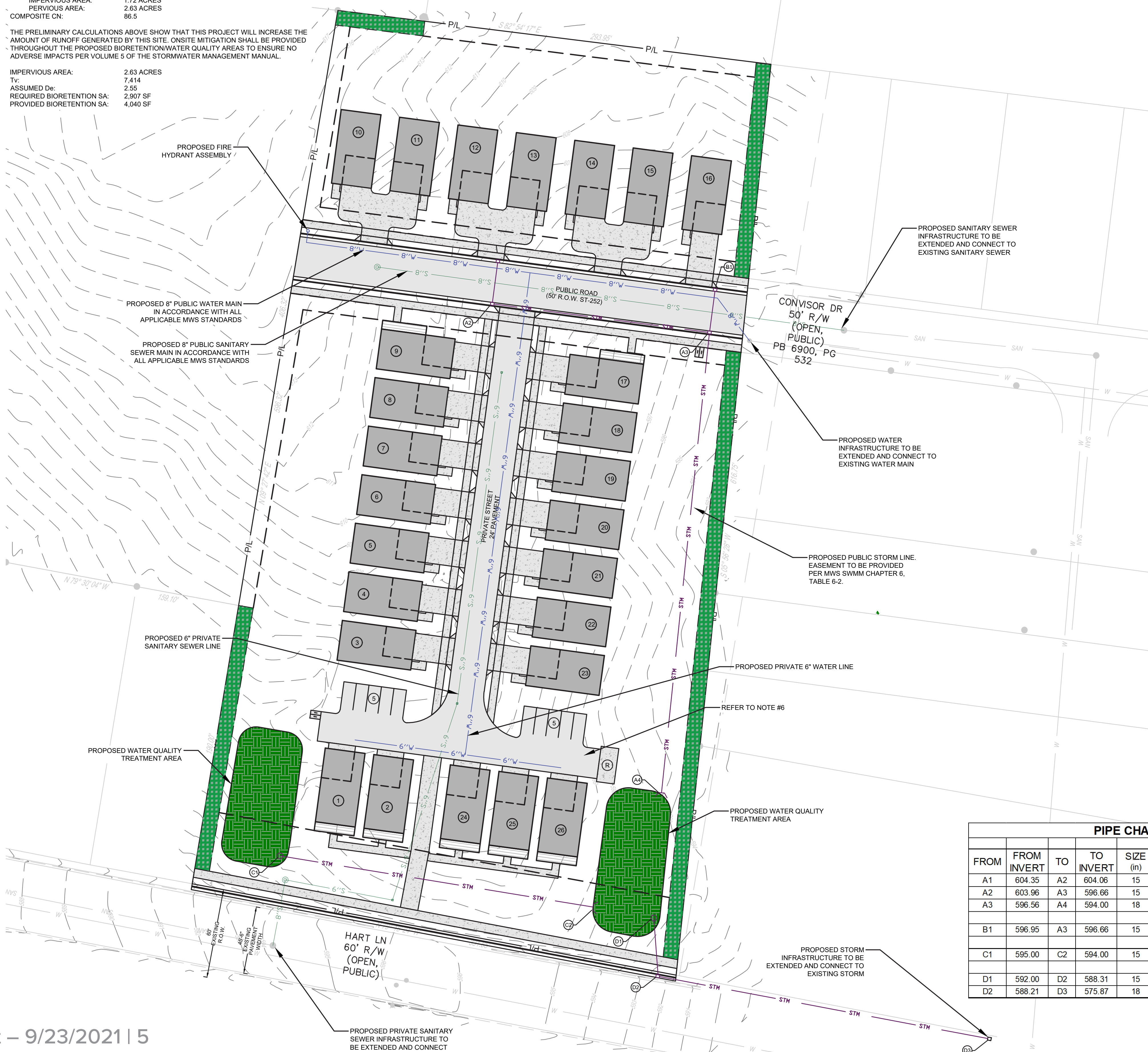
TOTAL SITE AREA: 4.35 ACRES
 IMPERVIOUS AREA: 0.32 ACRES
 PERVIOUS AREA: 4.03 ACRES
 COMPOSITE CN: 76.3

POST-DEVELOPMENT

TOTAL SITE AREA: 4.35 ACRES
 IMPERVIOUS AREA: 1.72 ACRES
 PERVIOUS AREA: 2.63 ACRES
 COMPOSITE CN: 86.5

THE PRELIMINARY CALCULATIONS ABOVE SHOW THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. ON-SITE MITIGATION SHALL BE PROVIDED THROUGHOUT THE PROPOSED BIORETENTION/WATER QUALITY AREAS TO ENSURE NO ADVERSE IMPACTS PER VOLUME 5 OF THE STORMWATER MANAGEMENT MANUAL.

IMPERVIOUS AREA: 2.63 ACRES
 T_v: 7.414
 ASSUMED D_e: 2.55
 REQUIRED BIORETENTION SA: 2,907 SF
 PROVIDED BIORETENTION SA: 4,040 SF



DRAINAGE NOTES:

- ALL BUILDING FOUNDATIONS THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION PONDS SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
- ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE STORMWATER MANAGEMENT MANUAL.
- 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 BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
- AREA HELD FOR POTENTIAL UNDERGROUND DETENTION STRUCTURE OR PERMEABLE PAVEMENT FOR ADDITIONAL STORAGE. FINAL DESIGN TO BE COORDINATE WITH MWS DURING FINAL SP.
- DRAWING IS FOR ILLUSTRATION PURPOSES 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.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

MWS STANDARD PRIVATE UTILITY PLAN NOTES:

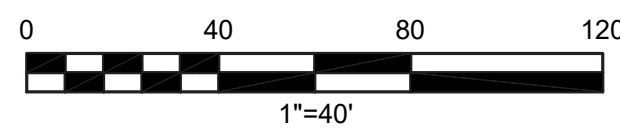
- ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
- ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
- BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

MWS STANDARD PUBLIC UTILITY PLAN NOTES:

- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATERS SERVICES THE COST OF INSPECTION.
- THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- AFTER COMPLETION OF THE SANITARY SEWER, THE OWNER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEO TAPING MUST BE COORDINATED WITH METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
- ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.

LEGEND

- CONCRETE
- ASPHALT
- ROOF AREA
- WATER QUALITY TREATMENT AREA
- LANDSCAPE BUFFER
- REFUSE LOCATION



PIPE CHART							STRUCTURE CHART			
FROM	FROM INVERT	TO	TO INVERT	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE (%)	STRUCTURE	TYPE	TC
A1	604.35	A2	604.06	15	RCP	29	1.0%	A1	Single Curb Inlet	608.35
A2	603.96	A3	596.66	15	RCP	147	5.0%	A2	Single Curb Inlet	608.35
A3	596.56	A4	594.00	18	RCP	312	0.8%	A3	Single Curb Inlet	600.95
								A4	Headwall	N/A
B1	596.95	A3	596.66	15	RCP	29	1.0%	B1	Single Curb Inlet	600.95
								C1	Overflow Structure	599.00
C1	595.00	C2	594.00	15	RCP	214	0.5%	C2	Headwall	N/A
								D1	Overflow Structure	596.00
D1	592.00	D2	588.31	15	RCP	39	9.5%	D2	Single Curb Inlet	592.31
D2	588.21	D3	575.87	18	RCP	227	5.4%	D3	Single Curb Inlet	579.87