

**Edwin Greens Phase II Specific Plan  
Case No. 2022SP-067-001**

**Preliminary Specific Plan Application  
Rev. 2 - October 6, 2022**

Alfred Benesch & Company



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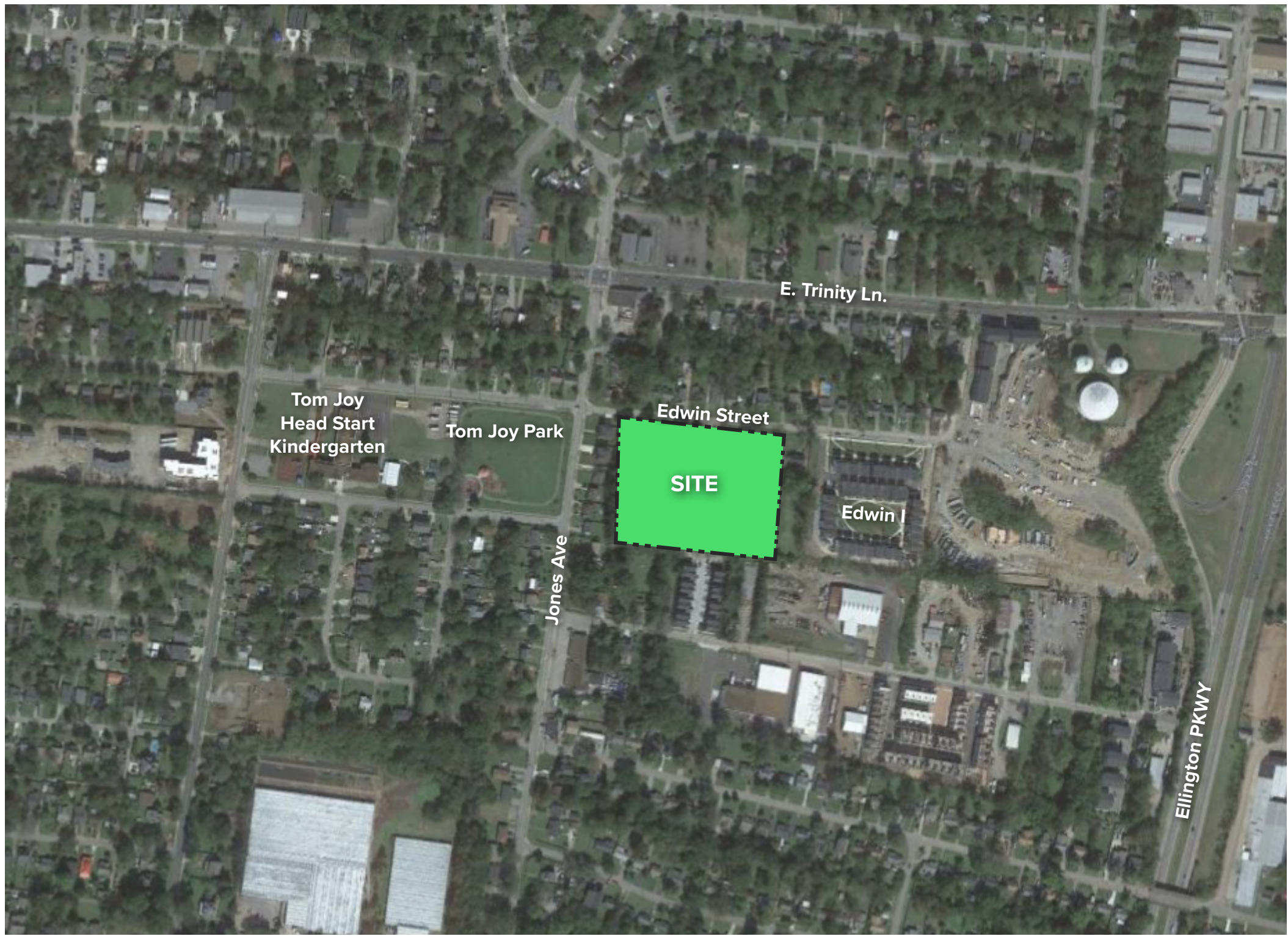
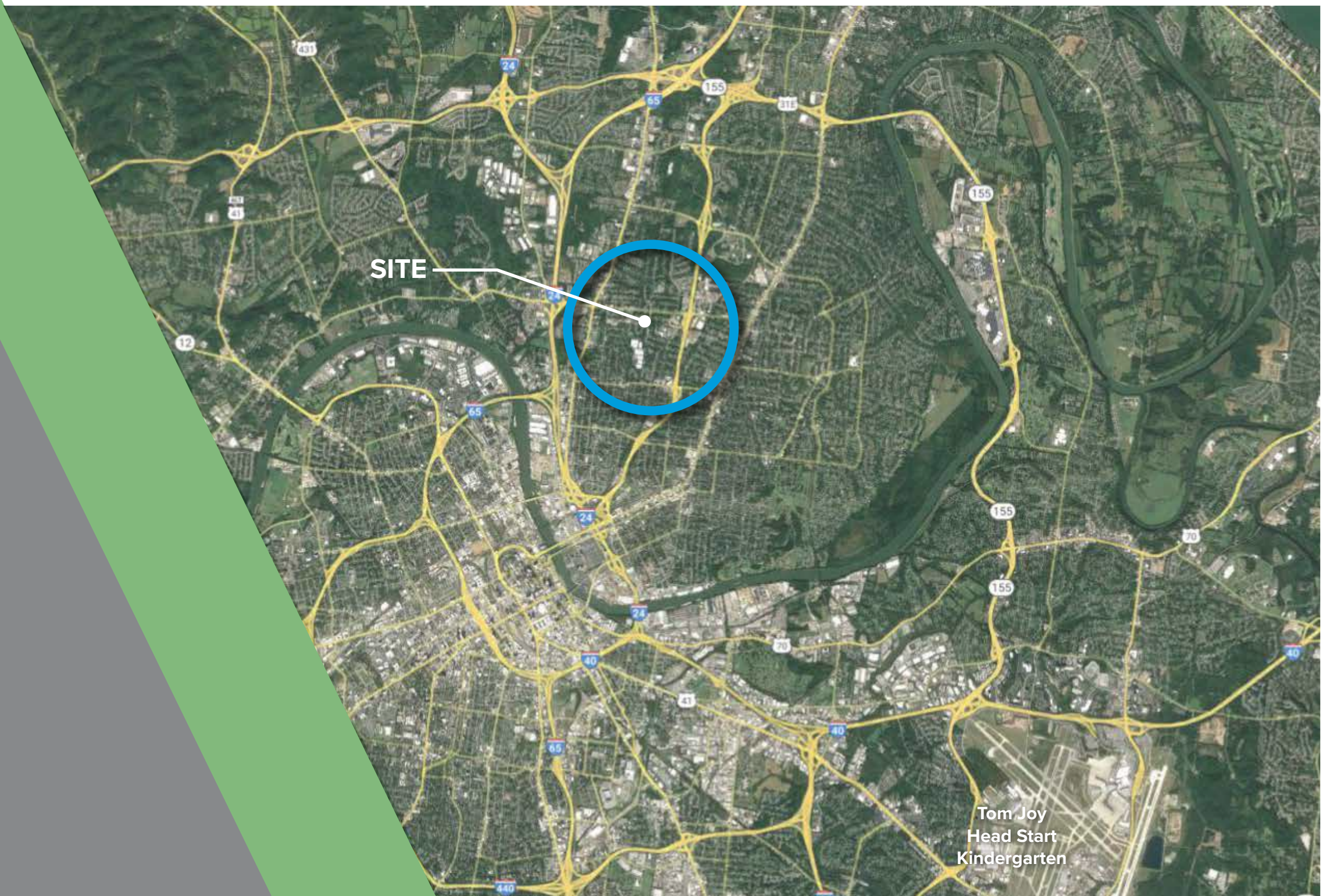
# Project Information

|                            |  |
|----------------------------|--|
| SP Name:                   | Edwin Greens Phase II  |
| Case No:                   | 2022SP-067-001   |
| Council District:          | (05) Sean Parker   |
| Existing Zoning:           | RS5  |
| Proposed Fall Back Zoning: | RM15   |
| Developer:                 | Legacy South<br>2405 Dickerson Pike<br>Nashville, TN 37207<br>Alex Little<br>alex.little@legacysouth.com                                   |
| Civil Engineer:            | Alfred Benesch & Company<br>401 Church St. Ste 1600<br>Nashville, TN 37219<br>April Andersen, PLA<br>aandersen@benesch.com<br>615-370-6079 |

Note:  
According to the FEMA FIRM MAP #47037C0234H, dated April 5, 2017, the project site is considered Zone X and is an area of minimal flood hazard.

## Project Purpose

The purpose of this Specific Plan (SP) is to receive approval for the development of 49 multi-family units as presented within the following plan documents.



## Overall Vicinity

## Site Location

## General Plan Consistency

- Located just 4.5 miles north of downtown Nashville.
- Close to major transportation networks: US 31E Ellington Parkway is less than a half-mile east & I-24 is a little over a mile away to the west
- Contains approximately 4.33 acres of land area.
- 80% of the site is within the T4-NE (T4 Urban Neighborhood Evolving) Policy Area and 20% in the T4-NM (Urban Neighborhood Maintenance) Policy Area.
- T4-NE areas are intended to integrate a mixture of housing types while providing high levels of connectivity and and sensitivity to the environment while T4-NM is applicable to areas zoned residential, where the the primary land use is residential or envisioned to remain primarily residential.
- The site proposals intended outcome fits into the T4-NE and T4-NM policy goals by increasing the density yet maintaining the character of 3-story or less detached houses with similar setbacks while protecting the watershed with a large designated open space for stormwater. Both internal and right-of-way sidewalks will encourage pedestrian activity and connect to future sidewalk infrastructure.



# Existing Conditions

## PROPERTY INFORMATION

### MAP 071 PARCEL 368:

PARCEL ID: 07108036800  
ADDRESS: 504 EDWIN ST  
NASHVILLE, TN 37207  
OWNER: WALLIS, WILLIAM G., SR.  
CURRENT ZONING: RS5  
ACREAGE: 0.92 AC+/-

### MAP 071 PARCEL 369:

PARCEL ID: 07108036900  
ADDRESS: 508 EDWIN ST  
NASHVILLE, TN 37207  
HARRIS, WILLIAM TRACY &  
CARA LOUISE  
CURRENT ZONING: RS5  
ACREAGE: 0.92 AC+/-

### MAP 071 PARCEL 370:

PARCEL ID: 07108037000  
ADDRESS: 512 EDWIN ST  
NASHVILLE, TN 37207  
CRUZEN STREET PARTNERS  
OWNER:  
CURRENT ZONING: RS5  
ACREAGE: 0.91 AC+/-

### MAP 071 PARCEL 371:

PARCEL ID: 07108037100  
ADDRESS: 516 EDWIN ST  
NASHVILLE, TN 37207  
ADVENT INVESTCO LLC  
OWNER:  
CURRENT ZONING: RS5  
ACREAGE: 0.96 AC+/-

### MAP 071 PARCEL 372:

PARCEL ID: 07108037200  
ADDRESS: 520 EDWIN ST  
NASHVILLE, TN 37207  
BEST STREET  
OWNER:  
CURRENT ZONING: RS5  
ACREAGE: 0.96 AC+/-

## PLAN KEY

- T4-NE (URBAN NEIGHBORHOOD EVOLVING)
- T4-NM (URBAN NEIGHBORHOOD Maintenance)
- BUILDING TO BE REMOVED

## EXISTING CONDITIONS NOTES:

1. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF DISCREPANCIES PRIOR TO ANY LAYOUT WORK.





# Site Plan

### PLAN KEY

- 1 OPEN SPACE
- 2 DETENTION POND / STORM WATER
- 3 15' TYPE 'B' LANDSCAPE BUFFER
- 4 REFUSE/DUMPSTER
- 5 MAIL KIOSK
- 6 BICYCLE PARKING
- 7 24' PUBLIC ACCESS EASEMENT





# Development Summary

|  |  |
|--|--|
| <b>PROPOSED LAND USE:</b><br><b>MAX. DENSITY ALLOWED:</b><br><b>PROPOSED DENSITY:</b>          | MULTI-FAMILY RESIDENTIAL<br>49 MULTI-FAMILY UNITS<br>11.29 UNITS / ACRE  |
| <b>PROHIBITED USES:</b>  | SHORT-TERM RENTAL PROPERTY,<br>OWNER OCCUPIED<br>SHORT-TERM RENTAL PROPERTY,<br>NOT-OWNER OCCUPIED                   |
| <b>PROPOSED FAR:</b><br><b>PROPOSED ISR:</b>   | <b>0.65</b><br><b>0.56</b>   |
| <b>EXISTING ACREAGE:</b><br><b>PROPOSED ACREAGE:</b>   | 4.33 AC+/-<br>4.33 AC+/-   |
| <b>PROPOSED RESIDENTIAL UNIT TYPES:</b><br>TOTAL NUMBER OF UNITS<br>TOWNHOMES                  | <b>49</b><br>49 (3-BEDROOMS)   |
| <b>BUILDING HEIGHT</b><br><i>Note: building height will be measured per Metro Zoning Code.</i> | <b>3 STORIES MAX., 45 FT</b>   |
| <b>PARKING REQUIRED</b><br>MULTI-FAMILY RESIDENTIAL  | <b>PER METRO ZONING CODE</b><br>1 SPACE PER BEDROOM (UP TO 2 BR)<br>0.5 SPACES PER BEDROOM FOR EACH ADTL.<br>BEDROOM |
| <b>PARKING PROVIDED</b><br>TOTAL PARKING<br>COVERED PARKING<br>SURFACE PARKING                 | <b>124 SPACES</b><br>98 SPACES<br>26 SPACES  |
| <b>STREET CLASSIFICATIONS</b><br>EDWIN STREET  | LOCAL STREET (56 FT R.O.W.)<br>MODIFIED NDOT STANDARD ST-252   |
| PRIVATE DRIVES   | 24FT PAVEMENT WIDTH  |
| <b>BICYCLE PARKING PROVIDED</b>  | <b>4 SPACES (2 BOLLARDS)</b>   |

## ZONING REGULATIONS

FOR DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF THE COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE **RM15 ZONING DISTRICT** AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

**NOTE:**

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.

## BULK REGULATIONS

| MAXIMUM DENSITY ALLOWED | MAX. FAR | MAX. ISR | MIN. REAR SETBACK | MIN. SIDE SETBACK | MIN. STREET SETBACK (EDWIN STREET) | MAX. BUILDING HEIGHT              |
|-------------------------|----------|----------|-------------------|-------------------|------------------------------------|-----------------------------------|
| 49 MULTI-FAMILY UNITS   | 0.75     | 0.70     | 10 FT             | 10 FT             | 20 FT                              | SEE DEVELOPMENT SUMMARY THIS PAGE |

## PUBLIC R.O.W.

VEGETATIVE STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND NDOT IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.

|                                |                              |
|--------------------------------|------------------------------|
| MINIMUM TOTAL SIDEWALK WIDTHS: |                              |
| EDWIN STREET:                  | 4FT VEG. STRIP; 8FT SIDEWALK |

ALL PUBLIC STREETS TO COMPLY WITH NDOT STANDARDS AND ANY REQUIRED DEDICATIONS WILL BE DEFINED IN THE FINAL SP SUBMITTAL. ALL DRIVES ARE PRIVATE AND SHALL NOT BE MAINTAINED BY METRO.

ALL INTERNAL SIDEWALKS SHALL BE A MINIMUM OF 5FT IN WIDTH.

**NOTE:** 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 SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITH THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

## GENERAL NOTES

- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.

## LANDSCAPING

PROPOSED LANDSCAPE BUFFER YARDS:  
RM15 TO RS5 (WESTERN PROP. BOUNDARY) TYPE B BUFFER

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.

IT IS ANTICIPATED THAT TWO (2) 8-CUBIC YARD DUMPSTERS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.

## SP DESIGN STANDARDS

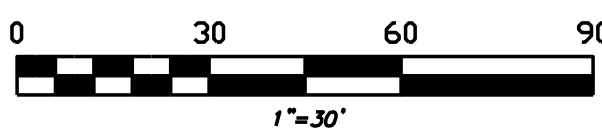
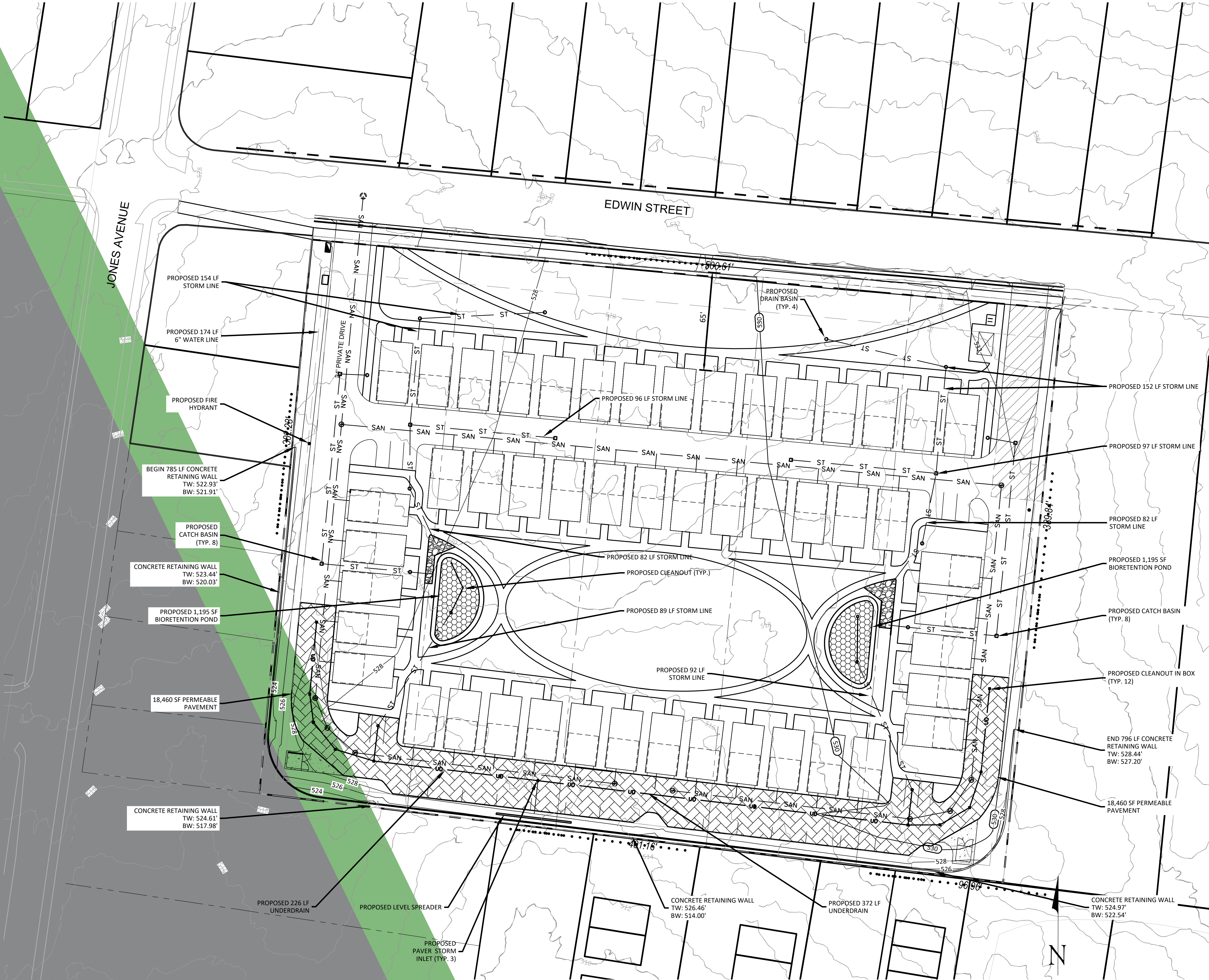
- BUILDING FACADES FRONTING A STREET OR PRIVATE DRIVE SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, 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.



# Grading & Drainage Plan

NOTES:

- 1. 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.
- 2. 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.
- 3. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE/
- 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
- 5. 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.





# Utility Plan

