

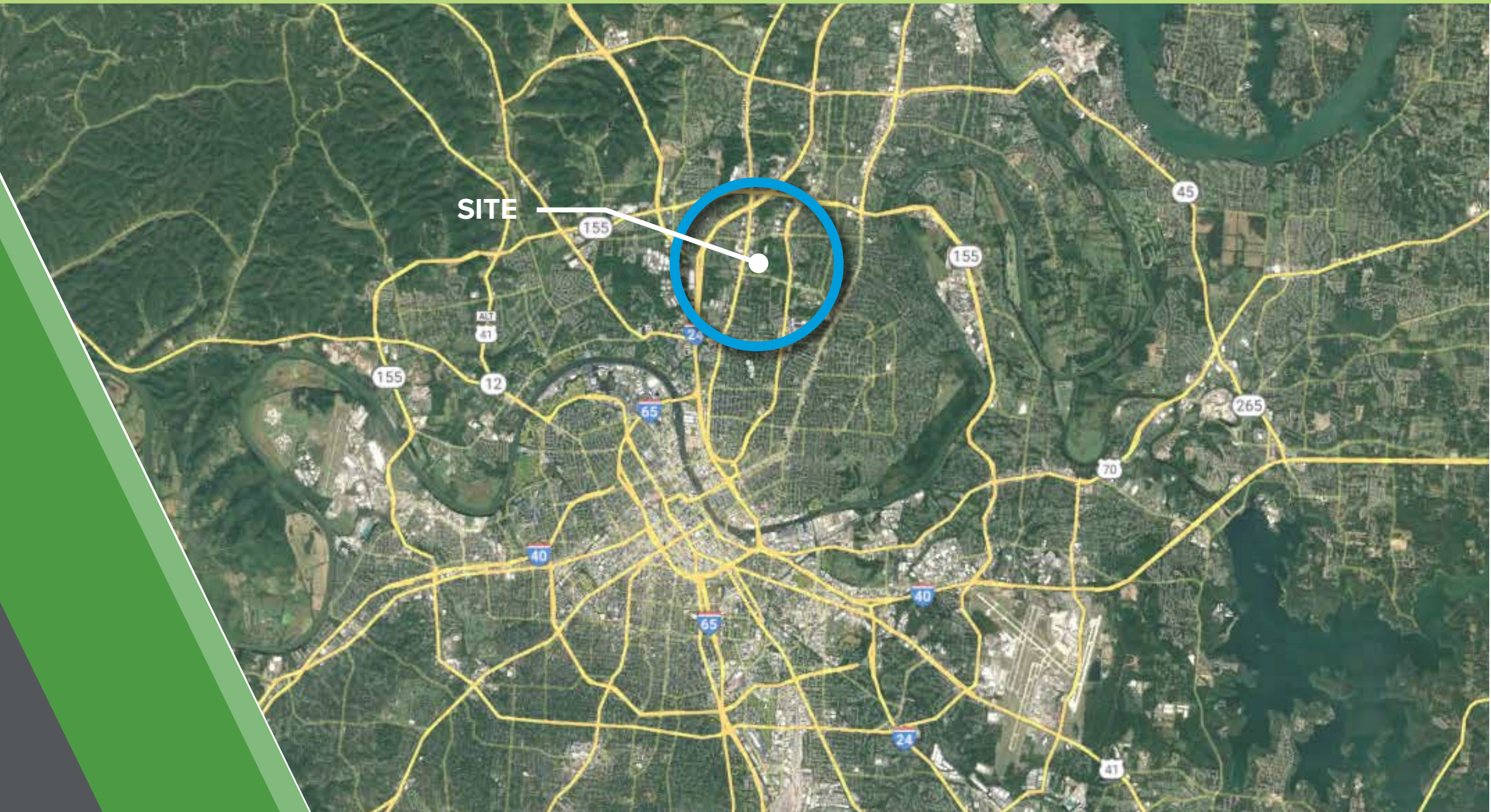
Taylor Specific Plan

Preliminary Specific Plan Application

Submitted: September 28, 2022
Rev. 1: October 18, 2022

SITE DATA

EXISTING ACREAGE	8.9 AC+/- (387,684 SF +/-)
PROPOSED ACREAGE	SAME
MAX. DENSITY	91 UNITS
PROPOSED RESIDENTIAL UNIT TYPES	
TOTAL NUMBER OF UNITS	91
REAR-LOADED TOWNHOMES (20' x 44')	81 (3-BEDROOMS)
FRONT-LOADED TOWNHOMES (27'x 44')	9 (3-BEDROOMS)
CARRIAGE HOMES (35'x 44')	1 (3-BEDROOMS)
PROPOSED FAR	0.65 (252,286 SF)
REAR-LOADED TOWNHOMES	32,076 SF (3,564 SF EA.)
FRONT-LOADED TOWNHOMES	213,840 SF (2,640 SF EA.)
CARRIAGE HOMES	4,620 SF (4,620 SF EA.)
CLUBHOUSE	1,600 SF
MAIL KIOSK	150 SF
*UNIT FAR IS BASED ON MAX. STORIES ALLOWED	
PROPOSED ISR	0.58 (226,259 SF)
SIDEWALKS	26,613 SF
DRIVEWAYS	14,305 SF
ROADS (ASPHALT, CURB & GUTTER)	94,962 SF
UNITS	83,490 SF
CLUBHOUSE	1,600 SF
POOL & POOL DECK	5,139 SF
MAIL KIOSK	150 SF
PROPOSED GREENSPACE	161,425 SF
(INCLUDES ALL GRASSED AREAS OUTSIDE OF HARDSCAPE & BUILDINGS)	
PARKING REQUIRED	PER METRO ZONING CODE
MULTI-FAMILY RESIDENTIAL	1 SPACE PER BEDROOM (UP TO 2 BR) 0.5 SPACES PER BEDROOM FOR EACH ADTL. BEDROOM
ON-STREET PARKING (MULTI-FAMILY)	ONE LEGAL ON-STREET PARKING SPACE CAN BE SUBSTITUTED FOR 1/2 OF EVERY REQUIRED OFF-STREET PARKING SPACED PROVIDED THE ON-STREET SPACE IS LOCATED ON A PUBLIC RIGHT-OF-WAY IMMEDIATELY ABUTTING THE PROPERTY OR TENANT SPACE SEEKING THE PARKING
PARKING PROVIDED	268 SPACES
TOTAL PARKING	182 SPACES
COVERED PARKING	58 SPACES
SURFACE PARKING	28 (56 - 8' x 23' SPACES) SPACES
ON-STREET PARKING	
BICYCLE PARKING PROVIDED	6 SPACES (3 BOLLARDS)
EXISTING LAND USE	(115 HART) VACANT RESIDENTIAL LAND (121 HART) SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
PROHIBITED USES	SHORT-TERM RENTAL PROPERTY, OWNER OCCUPIED SHORT-TERM RENTAL PROPERTY, NOT-OWNER OCCUPIED



Overall Vicinity Map

NTS



Site Location Map

NTS

PROJECT INFORMATION

SP Name	Taylor
Case No.	2022SP-074-001
Council District	(08) Nancy VanReece
Existing Zoning	SP
Proposed Fall-Back Zoning	RM9
Developer	Legacy South 2405 Dickerson Pike Nashville, TN 37207 Contact: Alex Little alex.little@legacysouth.com
Civil Engineer	Alfred Benesch & Company 401 Church St, Ste. 1600 Nashville, TN 37219 Contact: April Andersen, PLA aandersen@benesch.com Phone: 615-370-6079
Property Owners	Brandon Bubis & Martin Bubis 944 Main St Nashville, TN 37206 Phone: 615.804.6154 Jason Eskind & Seth Eskind 7337 Cockrill Bend Blvd. Nashville, TN 37209 Phone: 615.579.6276

PROJECT PURPOSE NOTE

The purpose of this Specific Plan (SP) is to permit 91 residential units.

FEMA NOTE

According to the FEMA FIRM MAP #47037C0232H, dated April 5, 2017, the project site is considered Zone X and is an area of minimal flood hazard

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Notes

GENERAL PLAN CONSISTENCY

- LOCATED IN EAST NASHVILLE WITHIN THE T4-NE (T4 URBAN NEIGHBORHOOD EVOLVING) POLICY AREA.
- THE 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 8.9 ACRES OF LAND AREA.
- THE PROPOSED SP DISTRICT LOCATES ONE (1) DETACHED AND FOURTEEN (14) ATTACHED SINGLE-FAMILY UNITS FRONTING HART LANE WITH A 40 FT STREET SETBACK. MIMICKING THE EXISTING SETBACK PATTERN OF THE RESIDENTIAL UNITS ALONG THIS PORTION OF HART LANE, THE PROPOSED STREET SETBACK MAINTAINS THE EXISTING CHARACTER OF THE T4-NE POLICY.
- THE REAR-LOADED UNITS ALSO SERVE TO ENHANCE THE EXISTING STREETScape OF THIS PORTION OF HART LANE. PUBLIC RIGHT-OF-WAY IS BEING EXTENDED, CONNECTING CONVISER DRIVE TO HART LANE.
- BY PROVIDING A MIXTURE OF PRODUCT WIDTHS AND PRODUCT TYPES (FRONT-LOADED AND REAR-LOADED; ATTACHED AND DETACHED) THIS SPECIFIC PLAN PROVIDES A VARIETY OF HOUSING TYPES, AS CALLED FOR IN THE T4-NE POLICY.
- A 12FT WIDE MULTI-USE PATH IS PROPOSED THAT WILL ALLOW PEDESTRIANS AND CYCLISTS ACCESS TO AND FROM THE SITE VIA HART LANE AND WILL ENHANCE THE PEDESTRIAN-FRIENDLY ENVIRONMENT OF THE SPECIFIC PLAN.

ZONING REGULATIONS

FOR ANY 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 **RM9 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.

PROPOSED BULK REGULATIONS

MAXIMUM DENSITY	MAX. FAR	MAX. ISR	MIN. REAR SETBACK	MIN. SIDE SETBACK	MIN. STREET SETBACK (HART LN)	MIN. STREET SETBACK (NEW PUBLIC ROAD)	MAX. BUILDING HEIGHT
91 UNITS	0.70	0.70	20 FT	10 FT	40 FT	5 FT	3 STORIES 45 FT

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:

HART LANE:	6FT VEG. STRIP; 6FT SIDEWALK
NEW PUBLIC ROAD:	4FT VEG. STRIP; 5FT SIDEWALK

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

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

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

LANDSCAPING

1. LANDSCAPE BUFFER YARD:
RM9 TO RS10 TYPE B BUFFER (SEE PLAN FOR PROPOSED WIDTHS)

2. 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.

3. IT IS ANTICIPATED THAT (4) 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

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. 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.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

Existing Conditions

PROPERTY INFORMATION

MAP 60 PARCEL 057.00

PARCEL ID: 06012005700
ADDRESS: 115 HART LN
NASHVILLE, TN 37207
OWNER: BUBIS, BRANDON & MARTIN &
ESKIND, JASON & SETH

CURRENT ZONING: SP
ACREAGE: 4.6 AC+/-

MAP 60 **PARCEL 060.00**

PARCEL ID: 06012006000
ADDRESS: 121 HART LN
NASHVILLE, TN 37207
OWNER: BUBIS, BRANDON & MARTIN &
ESKIND, JASON & SETH

CURRENT ZONING: SP
ACREAGE: 4.3 AC+/-

EXISTING CONDITIONS NOTES:

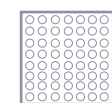
1. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF DISCREPANCIES PRIOR TO ANY LAYOUT WORK.

PLAN KEY



BUILDING TO BE REMOVED

T4 NE (URBAN NEIGHBORHOOD
EVOLVING



**MrD SOIL (MIMOSA-ROCK OUTCROP
COMPLEX, 5-20% SLOPES)**

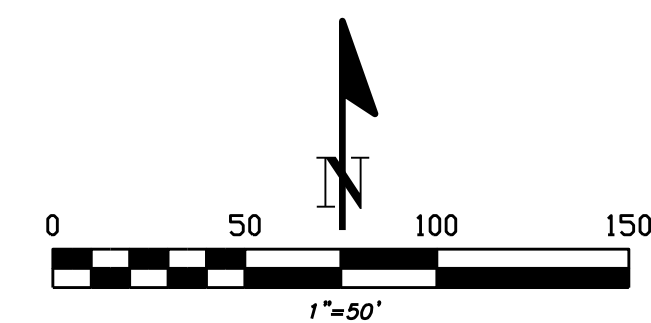


**MSD SOIL (MIMOSA-URBAN OUTCROP
COMPLEX, 2-15% SLOPES)**



benesch

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Site Plan

PLAN KEY

1

OPEN SPACE

2

WATER QUALITY / DETENTION POND

3

MULTI-USE PATH

4

POOL

5

CLUBHOUSE

6

DUMPSTER

7

TYPE 'B' LANDSCAPE BUFFER

8

MAIL KIOSK

9

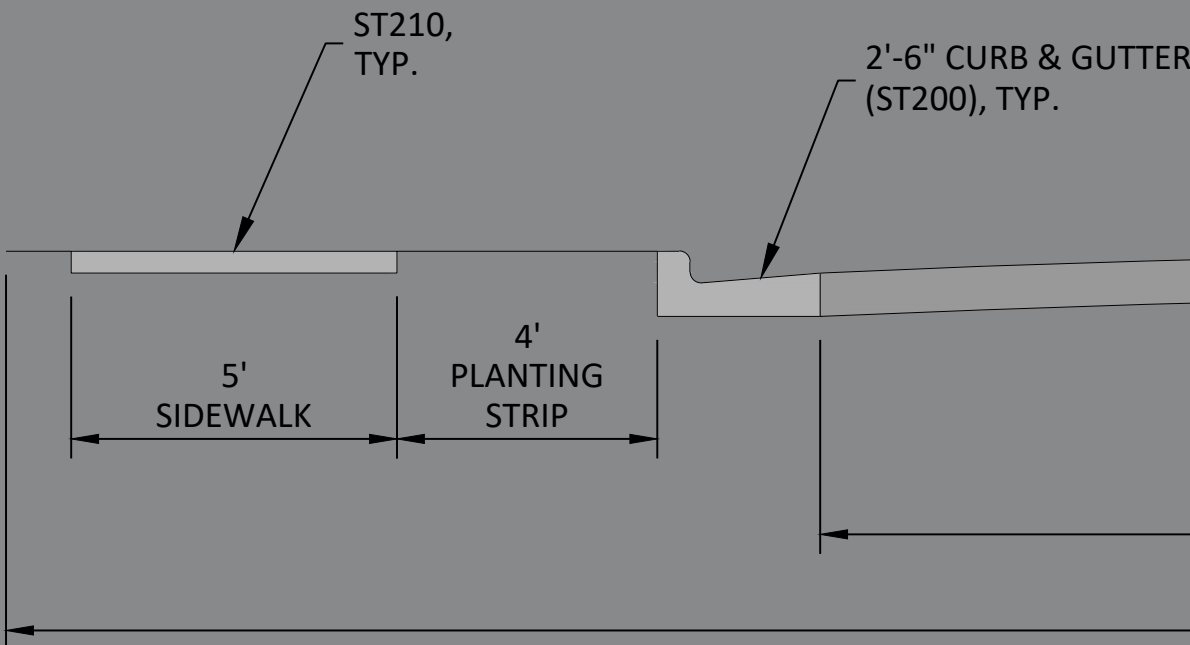
BICYCLE PARKING

⊠

SINGLE-FAMILY DETACHED

⊠

TOWNHOMES




NEW PUBLIC ROAD (SECTION A-A)
NDOT ST-252b


Drainage & Utility 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.


LEGEND




PROPOSED LANDSCAPE BUFFER




PROPOSED STORM LINE



PROPOSED SANITARY SEWER LINE



PROPOSED WATER LINE



PROPOSED FIRE HYDRANT

