

SITE DATA

COUNCIL DISTRICT: 02
COUNCIL MEMBER: KYONZTE TOOMBS
TAX MAP: 070-09 & 070-13
PARCEL ID.: 070093F9000CO, 070093I9000CO, & 07013015500
SITE ADDRESS: 2131B GOODRICH AVENUE, 2145 CLIFF DRIVE, & 2125 BUENA VISTA PIKE
NASHVILLE, TENNESSEE, 37218
SITE ACREAGE PHASE 1: 1.57 AC. (68,634 FT²)
SITE ACREAGE PHASE 2: 0.22 AC. (9,433 FT²)
SITE ACREAGE PHASE 3 & 4: 0.67 AC. (29,132 FT²)
EXISTING ZONING: SP, R8, & SPLIT ZONE OF R8 AND SP
PROPOSED USE: 37 RESIDENTIAL UNIT PER SECTION 17.08.030 OF THE METRO ZONING CODES.
EXISTING UNITS:

PHASE 1: THREE BEDROOM 26 UNITS

PROPOSED UNITS:

PHASE 2: FOUR BEDROOM 2 UNITS

PHASE 3: THREE BEDROOM 3 UNITS

PHASE 4: THREE BEDROOMS 6 UNITS

TOTAL NEW UNITS 11 UNITS

PHASE 1 MAX. BUILDING HEIGHT: 3 STORIES (45 FEET)

PHASE 2 AND 3 BUILDING HEIGHT: 3 STORIES (45 FEET)

PHASE 4 BUILDING HEIGHT: 3 STORIES (45 FEET)

NOTE: REFER TO ARCHITECTURAL STANDARDS

MAXIMUM FLOOR AREA RATIO (FAR): 0.80

PHASE 1 IMPERVIOUS SURFACE AREA

BUILDINGS: 0.51 AC. (22,113 FT²)
DRIVES/SIDEWALKS: 0.62 AC. (26,895 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 1.13 AC. (49,008 FT²)
PROPOSED ISR: 0.67
ALLOWED ISR: 0.90
DENSITY PHASE 1: 14.1 UNITS / AC

PHASE 1 PARKING SUMMARY

(PARKING REQUIREMENTS)
65 SPACES (26 THREE-BEDROOM UNITS)
1 SPACE PER BEDROOM UP TO 2 BEDROOMS 0.5
SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
= 2*26 + 0.5*26 = 65 SPACES

PARKING PROVIDED:

GARAGE: 52 SPACES
SURFACE: 16 SPACES
68 SPACES PROVIDED

PHASE 2 IMPERVIOUS SURFACE AREA

BUILDINGS: 0.05 AC. (2,064 FT²)
DRIVES/SIDEWALKS: 0.04 AC. (1,898 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 0.09 AC. (3,962 FT²)
PROPOSED ISR: 0.42 (3,962 FT² / 9,433 FT²)
ALLOWED ISR: 0.90
DENSITY PHASE 2: 2 - 4 BED DETACHED HOMES

PHASE 2 PARKING SUMMARY

(PARKING REQUIREMENTS)
1 SPACE PER BED, UP TO 2 BEDROOMS; 0.5 SPACES PER ADDITIONAL BEDROOM
(2 * 1 SP + 2 BEDS * .5 SP = 3)
6 SPACES REQUIRED

PARKING PROVIDED:

GARAGE: 4 SPACES
SURFACE: 2 SPACES
TOTAL: 6 SPACES

PHASE 3 / 4 IMPERVIOUS SURFACE AREA

BUILDINGS: 0.17 AC. (7,444 FT²)
DRIVES/SIDEWALKS: 0.22 AC. (9,793 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 0.39 AC. (17,237 FT²)
PROPOSED ISR: 0.59 (17,237 FT² / 29,132 FT²)
ALLOWED ISR: 0.90
DENSITY PHASE 3 & 4: 9 - 3 BEDROOM TOWNHOME UNITS

PHASE 3 & 4 PARKING SUMMARY

(PARKING REQUIREMENTS)
1 SPACE PER BEDROOM UP TO 2 BEDROOMS; 0.5 SPACES PER ADDITIONAL BEDROOM
(2 BEDS * 1 SP + 1 BEDS * 0.5 SP = 2.5)
23 SPACES REQUIRED

PARKING PROVIDED:

GARAGE: 18 SPACES
SURFACE: 5 SPACES
TOTAL: 23 SPACES

PROPERTY: 2125 BUENA VISTA AND MANAGER OF GOODRICH HOMEOWNERS ASSOC
GARAGE: E3 CONSTRUCTION SERVICES, LLC
ADDRESS: 2804 CLIFTON AVENUE
NASHVILLE, TENNESSEE 37209
(615) 578-0083
PHONE NO.: JOHN ELDRIDGE
CONTACT NAME: johndridge3@me.com
CONTACT E-MAIL ADDRESS:

PROPERTY: 2145 CLIFF DRIVE
OWNER: EKS PROPERTY MANAGEMENT
ADDRESS: 734 29TH AVE
NASHVILLE, TENNESSEE 37209
(615) 934-9103
PHONE NO.: ETHAN SMITH
CONTACT NAME:

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
ADDRESS: 5100 TENNESSEE AVENUE
NASHVILLE, TENNESSEE, 37209
(615) 622-7200
PHONE NO.: PHILLIP PIERCY, PE
CONTACT NAME: ppiercy@catalyst-dg.com
CONTACT E-MAIL ADDRESS:

RECORDED DOCUMENTS: MA-20220328 0035296, MA-20220610 0066171, DB-20200602 0056639

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO
COMMUNITY PANEL NO. 47037C0229H, 04/05/2017,
COMMUNITY NAME: METROPOLITAN GOVERNMENT OF NASHVILLE.

ARCHITECT

ROOTARCH, PLLC

753 ALLOWAY STREET
NASHVILLE, TENNESSEE, 37203
(618) 292-2142

PREPARED FOR

E3 CONSTRUCTION SERVICES, LLC

2804 CLIFTON AVENUE
NASHVILLE, TENNESSEE 37209
(615) 578-0083

PRELIMINARY SP

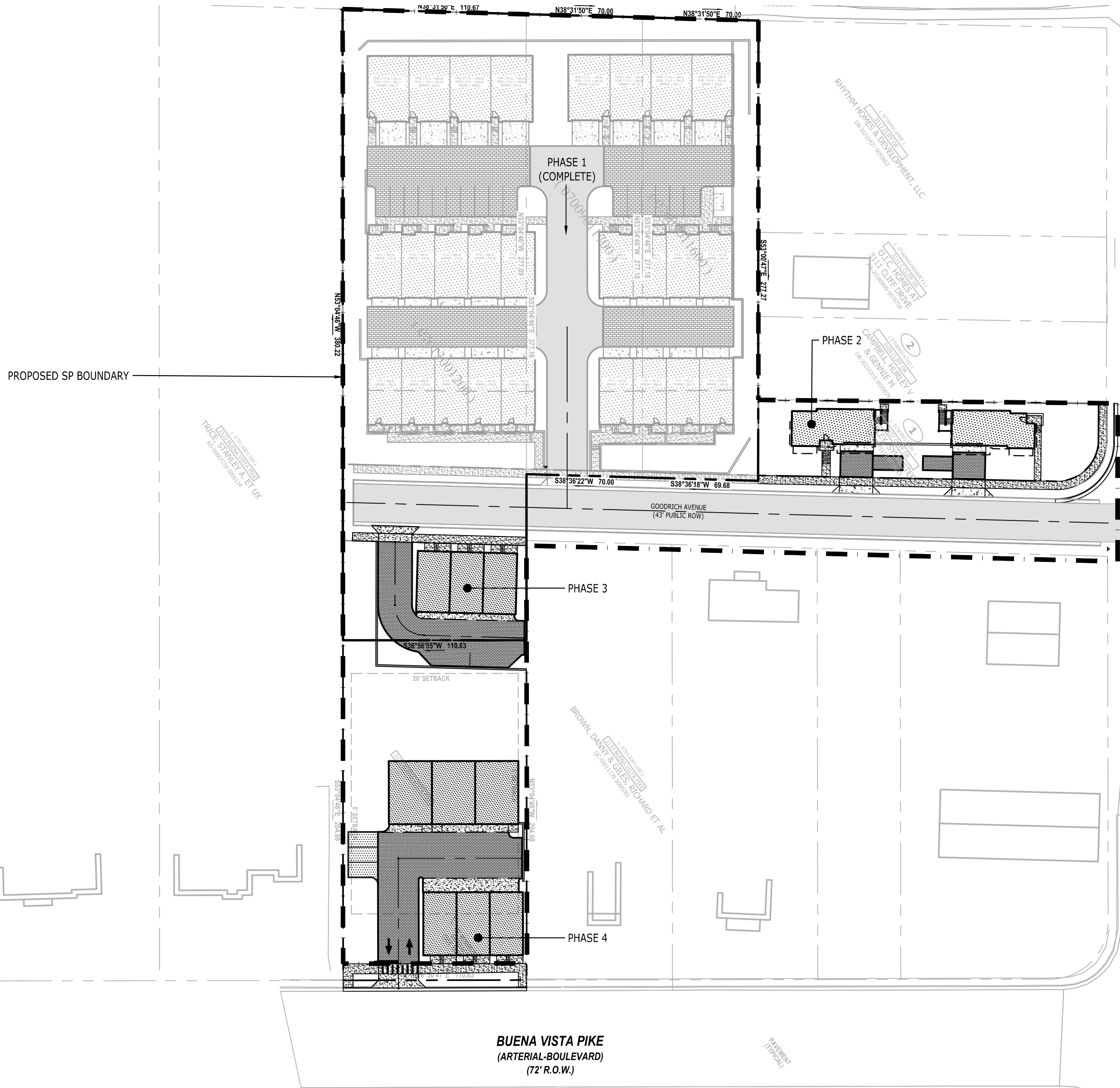
GOODRICH TOWNHOMES

NASHVILLE, DAVIDSON COUNTY COUNTY, TENNESSEE

SP CASE NUMBER: 2019SP-014-003

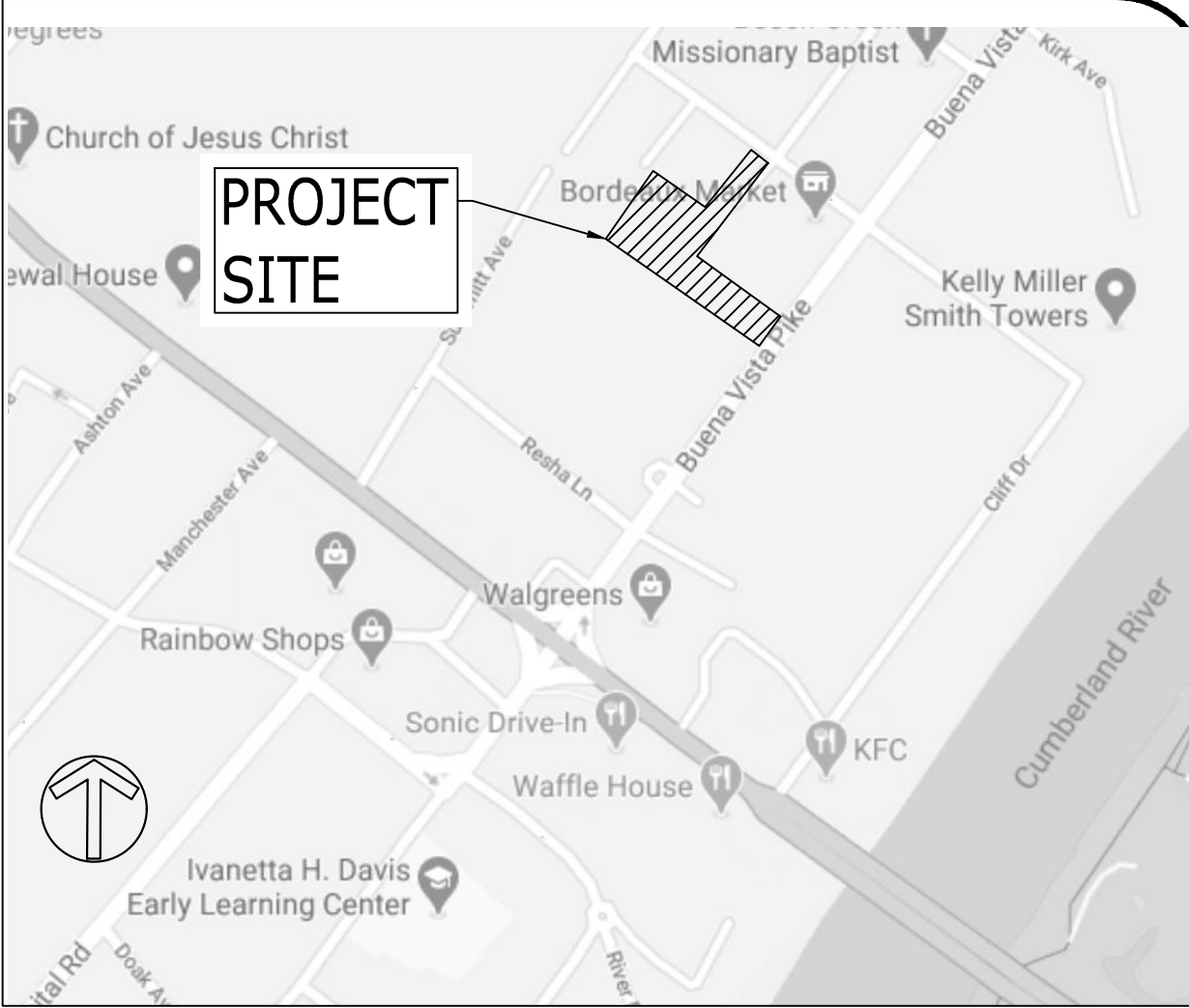
CATALYST PROJECT NO. 20210059

12/20/2022; REVISE 02/28/2023



Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN



VICINITY MAP

NOT TO SCALE

DEVELOPMENT BULK STANDARDS:

MAXIMUM BUILDING COVERAGE: 0.60
MAXIMUM FLOOR AREA RATIO: 0.80
MINIMUM REAR SETBACK: 5 FT
MINIMUM SIDE SETBACK: 0 FT ATTACHED; 3.5 FT MIN SIDE
MAXIMUM HEIGHT: 3 STORIES (45 FEET) - ARCH. STANDARDS
MAXIMUM IMPERVIOUS SURFACE RATIO: 0.90

STREET SETBACKS:

MINOR-LOCAL AND LOCAL STREETS: 5 FT MINIMUM
ALL OTHER STREETS: N/A

LAND USE DEVELOPMENT STANDARDS:

(UNLESS OTHERWISE SPECIFIED IN THESE PLANS)

PHASE 1, 2, 3 & 4

• PER ZONING ORDINANCE 17.16 (RM-20A)

DEVELOPMENT NOTES

THE PURPOSE OF THIS SP AMENDMENT IS TO ADD LAND AREA TO THE SP AND ALLOW AN ADDITIONAL 11 RESIDENTIAL UNITS FOR A MAXIMUM OF 37 UNITS.

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT.
ADA: HTTP://WWW.ADA.GOV/
U.S. JUSTICE DEPT.: HTTP://WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM
- SHORT TERM RENTAL IS PERMITTED WITHIN THIS DEVELOPMENT INCLUDING BUT NOT LIMITED TO NON-OWNER OCCUPIED SHORT TERM RENTALS PER THE APPROVED PRELIMINARY SP.
- TRASH AND RECYCLING SERVICE SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE.

ARCHITECTURAL STANDARDS

- VINYL SIDING, EIFS AND UNTREATED WOOD SHALL NOT BE PERMITTED.
- OVERALL BUILDING HEIGHT IN FEET SHALL BE MEASURED FROM FINISHED FLOOR ELEVATION TO THE TOP OF THE ROOF DECK OR EAVE OF BUILDING. A MAXIMUM SKY EXPOSURE PLANE OF 1:1 (VERTICAL TO HORIZONTAL) SHALL BE REQUIRED FOR ANY PROVIDED SLOPED ROOF FORMS, ROOFTOP MECHANICAL EQUIPMENT, STAIR BULKHEADS, ROOFTOP AMENITIES AND INTERNAL PARKING STRUCTURES; MEZZANINES SHALL NOT BE CONSIDERED A STORY FOR THE PURPOSES OF CALCULATING OVERALL # OF STORIES. ADDITIONAL "BASEMENT" LEVEL MAY BE PROVIDED INTERNALLY TO THE DEVELOPMENT WHERE TOPOGRAPHY ALLOWS FOR ADDITIONAL SUB-SURFACE DEVELOPMENT INCLUDING PARKING AND CONDITIONED RESIDENTIAL.
- THE MAXIMUM SLOPE OF ANY ROOF FORM SHOULD BE NO GREATER THAN A 12:12 PITCH; FLAT AND SLOPED ROOF FORMS ARE PERMITTED. SLOPED ROOF FORMS MAY CONTAIN CONDITIONED SPACE AND SHALL NOT BE CONSIDERED A "STORY" FOR THE PURPOSES OF CALCULATING MAXIMUM NUMBER OF STORIES.
- WITH THE EXCEPTION OF ACCESSIBLE UNITS, VISITABLE UNITS, AND TOPOGRAPHICALLY CHALLENGED UNITS; CHALLENGING SITE TOPOGRAPHY MAY RESULT IN RAISED/LOWERED FOUNDATIONS AT STRATEGIC LOCATIONS. SCREENING MAY BE REQUIRED WHEN RAISED FOUNDATIONS EXCEED 36" ALONG PUBLIC STREETS AND OPEN SPACES.
- BUILDINGS SHALL PROVIDE A FUNCTIONAL ENTRY ONTO THE STREET/SIDEWALK NETWORK OR OTHER PUBLIC SPACE AT FREQUENT INTERVALS TO PROMOTE ACTIVITY AT THE STREET LEVEL. WHERE FEASIBLE, DUE TO SITE ELEVATIONS AND GROUND FLOOR CONDITIONS, RESIDENTIAL UNITS FRONTING A PUBLIC STREET OR GREEN SPACE SHALL PROVIDE A CONNECTION / ENTRANCE TO PUBLIC SIDEWALK.
- FOR BUILDING FACADES FRONTING STREETS AND PUBLIC OPEN SPACE, THE WIDTH OF ANY BLANK FACADE (WITHOUT GLAZING) SHALL NOT EXCEED 30 FEET. PLASTER, BUILDING WALL RECESSES OR PROJECTIONS, AND/OR VARIATIONS IN MATERIALS AND COLOR MAY BE USED TO ACHIEVE THIS MAXIMUM STANDARD.

POLICY COMPLIANCE NOTE:

THE PROPOSED RESIDENTIAL USES PROVIDES FOR AN INCREASE IN DENSITY AND HOUSING OPTIONS ALONG THE ARTERIAL CORRIDOR WHICH IS CONSISTENT WITH THE T4 NEIGHBORHOOD EVOLVING POLICY. THE PROJECTS PROXIMITY TO NEIGHBORHOOD CENTER DISTRICT WILL ALLOW FOR WALKABLE COMMERCIAL/RETAIL OPTIONS AS THIS AREA GROWS.

PUBLIC WORKS CONSTRUCTION NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR, REQUEST TO BE MADE 24 HOURS IN ADVANCE.
- STOP SIGNS TO BE 30 INCH BY 30 INCH.
- STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.
- STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.
- ALL SIGNS TO HAVE 3M REFLECTIVE COATING.

STORMWATER NOTES:

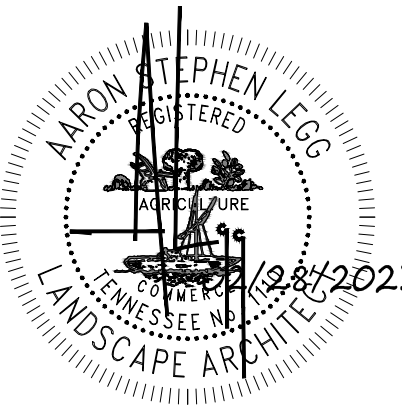
- ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
- 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.

COVER SHEET

C0.0



CIVIL ENGINEER/LANDSCAPE ARCHITECT



Hydrologic Soil Groups			
Symbol	Name and Description	Rating	Acres
MsD	MIMOSA-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES	C	2.46

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CLINT ELLIOTT SURVEY, DATED 06/05/2020. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



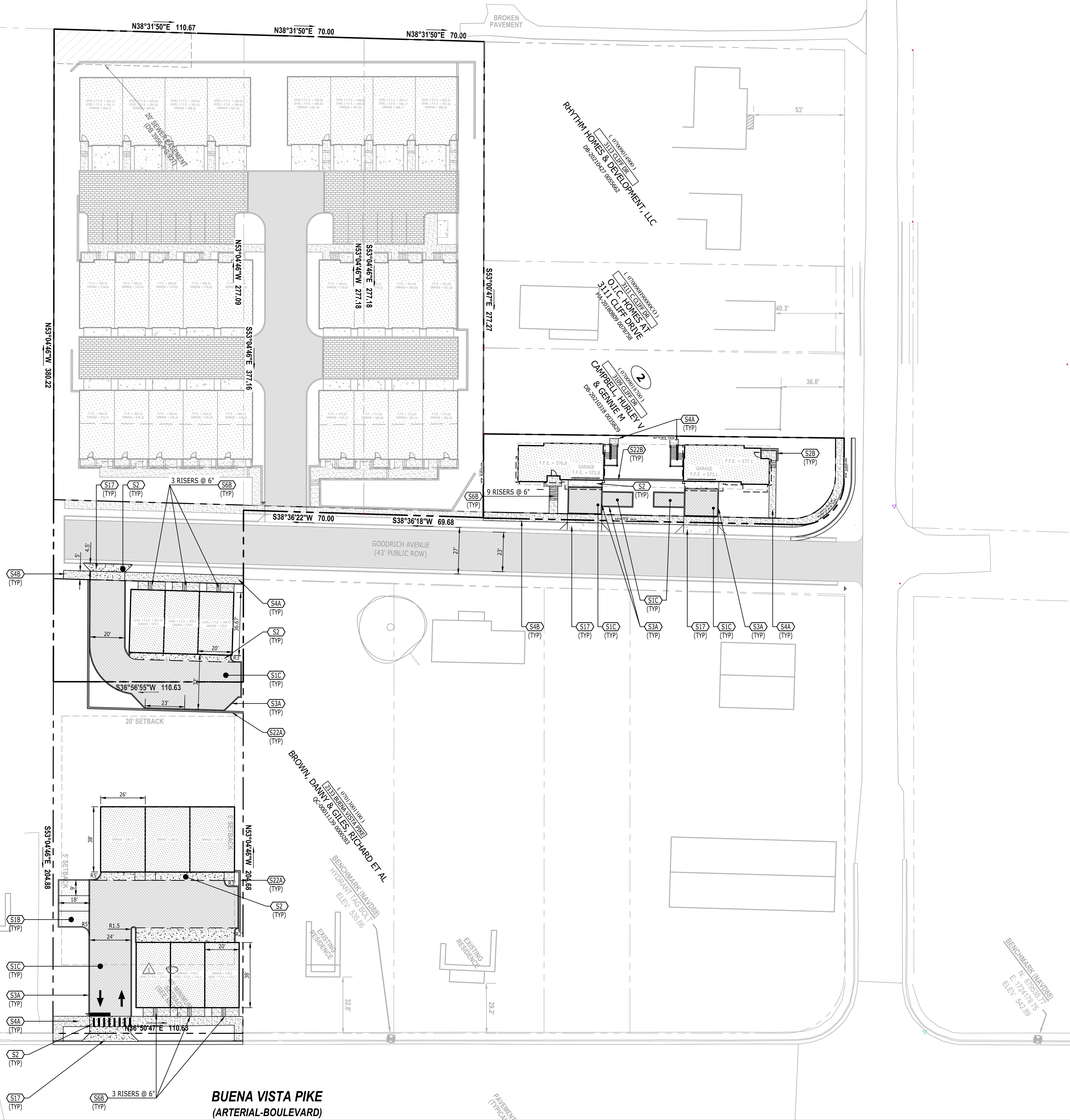
**E3 CONSTRUCTION
SERVICES, LLC**
2804 CLIFTON AVENUE
NASHVILLE, TENNESSEE 37209
(615) 578-0083

[illegible]

DRAWING TITLE	
EXISTING CONDITIONS	
PROJECT NUMBER	20210059
DRAWING NUMBER	
C1.0	

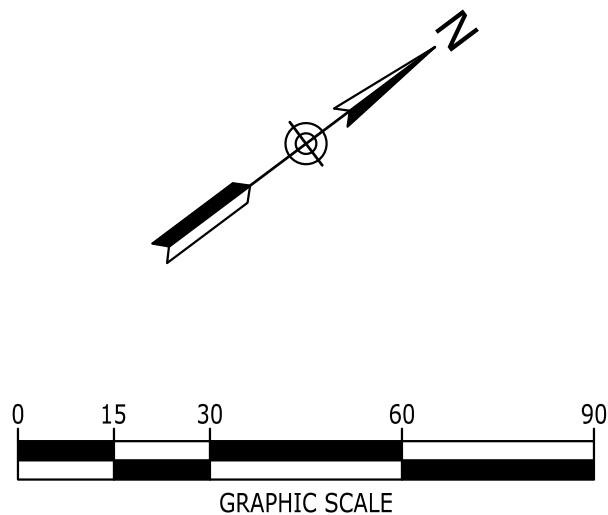
P:\2021\20210059\dwg\Preliminary SP\20210059_SP_C5_0_LAY.dwg-C2.0 LAYOUT PLAN Feb 28, 2023 awiseman

(02/24/2023)
TRICE, SAMUEL A ET UX
RD-20210059-00002



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(S1A)	ASPHALT PAVEMENT - LIGHT DUTY	
(S1B)	ASPHALT PAVEMENT - HEAVY DUTY	
(S1C)	PERVIOUS PAVERS (METRO GIP-03)	
(S2)	CONCRETE PAVEMENT	
(S3A)	CONCRETE RIBBON CURB	
(S3B)	CONCRETE EXTRUDED CURB	
(S3C)	CONCRETE CURB AND GUTTER (METRO ST-200)	
(S4A)	CONCRETE SIDEWALK	
(S4B)	CONCRETE SIDEWALK (METRO ST-210)	
(S4C)	CONCRETE SIDEWALK WITH TURN DOWN CURB	
(S6A)	CONCRETE STAIRS WITH HANDRAIL	
(S6B)	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
(S17)	DRIVEWAY RAMP (METRO ST-324)	
(S21A)	GUARDRAIL	
(S22A)	CONCRETE RETAINING WALL	REFER TO STRUCTURAL

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	



1524 WILLIAMS DRIVE, SUITE 201, NURREESBURG, TN 37129
(615) 622-7200 | WWW.CATALYSTDESIGN.COM

E3 CONSTRUCTION SERVICES, LLC
2804 CLIFTON AVENUE
NASHVILLE, TENNESSEE 37209
(615) 578-0083

PRELIMINARY SP
GOODRICH TOWNHOMES
2131B GOODRICH AVENUE, 2145 CLIFF DRIVE, &
2125 BUENA VISTA PIKE
NASHVILLE, TENNESSEE, 37218
DAVIDSON COUNTY

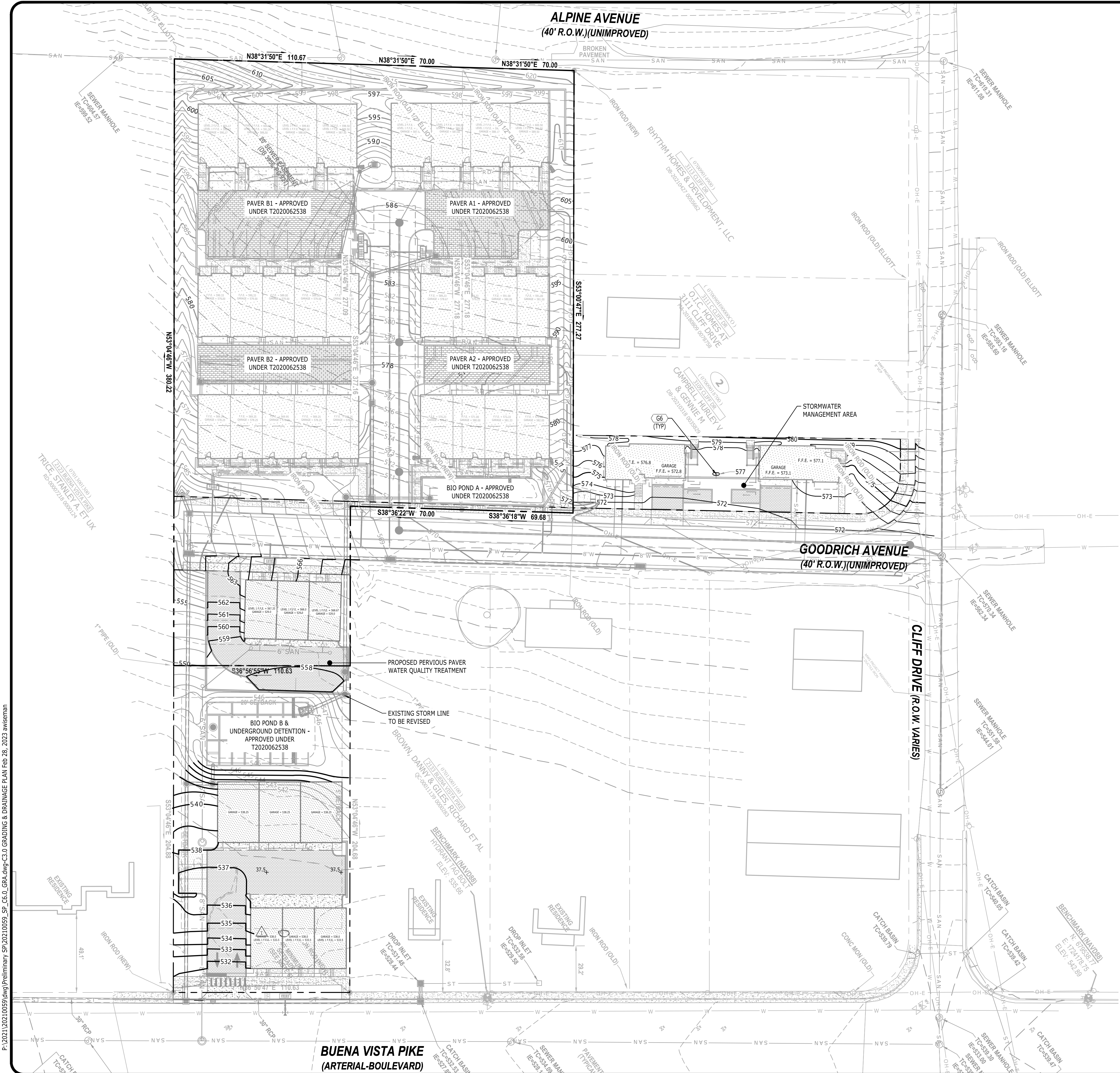
NO.	DATE	GENERAL REVISION	CITY COMMENTS	DESCRIPTION
1	02/14/2023			
2	01/24/2023			

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
20210059

DRAWING NUMBER
C2.0

P:\2021\20210059\dwg\Preliminary SP\20210059_SP_C6_0_GRA.dwg-C3.0 GRADING & DRAINAGE PLAN Feb 26, 2023 avrismen



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	
G1B	DOUBLE CURB INLET	
G2A	CATCH BASIN	
G3	JUNCTION MANHOLE	
G6	DETENTION POND OUTLET STRUCTURE	
G8B	CONCRETE HEADWALL - WINGED	

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	
DRAINAGE STRUCTURE	

- ◆ SITE BM:
HYDRANT TAG BOLT
ELEV: 535.66'
- ◆ PROJECT BM:
NAVD 88



1524 WILLIAMS DRIVE, SUITE 201, MURFREESBORO, TN 37129
(615) 625-7200 | WWW.CATALYSTDESIGN.COM

E3 CONSTRUCTION SERVICES, LLC
2804 CLIFTON AVENUE
NASHVILLE, TENNESSEE 37209
(615) 578-0083

PRELIMINARY SP

GOODRICH TOWNHOMES
2131B GOODRICH AVENUE, 2145 CLIFF DRIVE, &
2125 BUENA VISTA PIKE
NASHVILLE, TENNESSEE, 37218
DAVIDSON COUNTY

NO.	DATE	GENERAL REVISION	CITY COMMENTS	DESCRIPTION
1	02/14/2023			
2	01/24/2023			

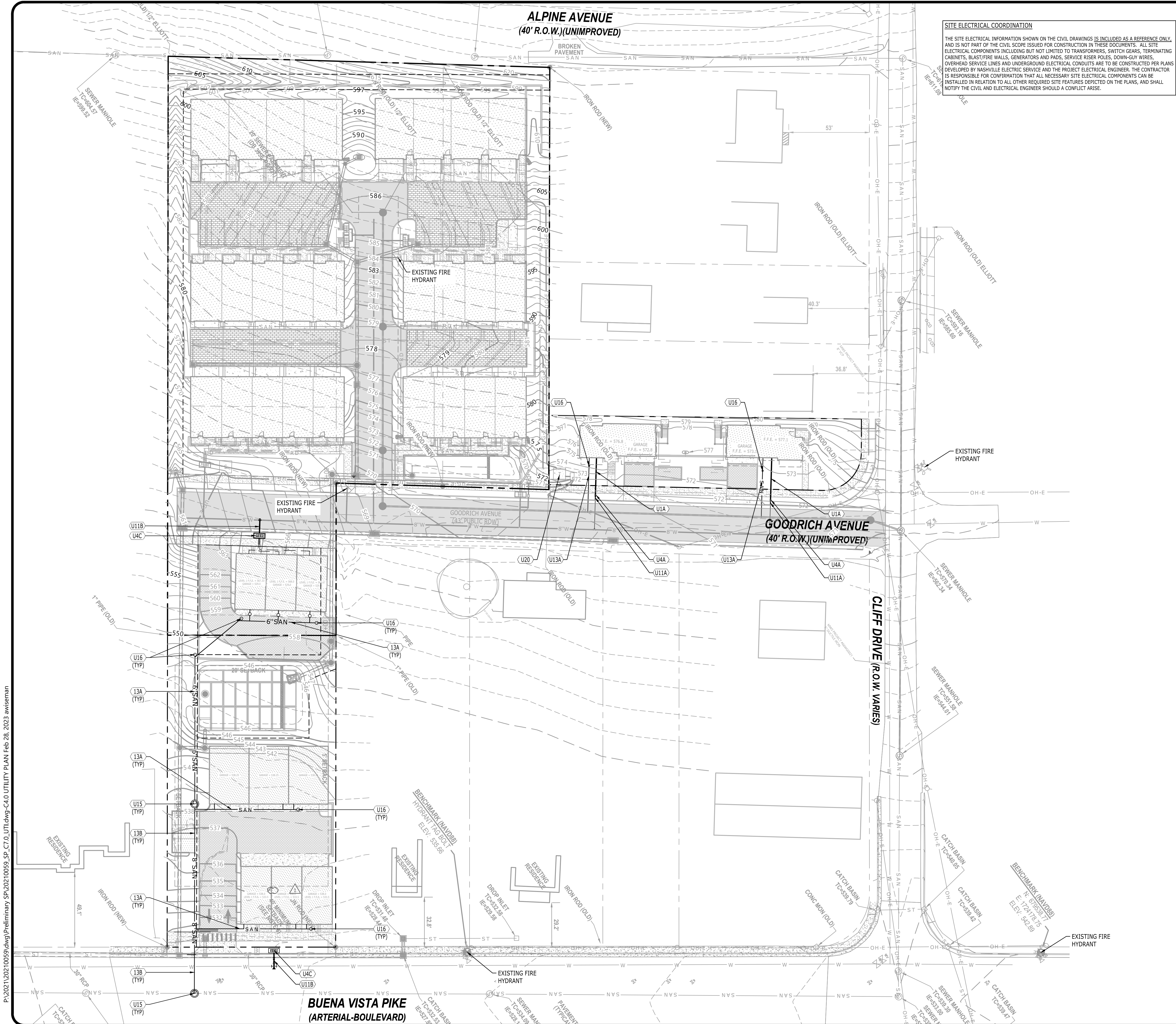
DRAWING TITLE

GRADING & DRAINAGE PLAN

PROJECT NUMBER
20210059

DRAWING NUMBER
C3.0

P:\2021\20210059.dwg Preliminary SP 20210059.SP_C7.D UTI.dwg C4.0 UTILITY PLAN Feb 28, 2023 awiseman



SITE ELECTRICAL COORDINATION

THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY NASHVILLE ELECTRIC SERVICE AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (1")	.
U1B	WATER LINE (4")	.
U2A	FIRE LINE (6")	.
U4A	WATER METER (1")	.
U4B	WATER METER (3")	.
U4C	GANG WATER METER (4 X 3")	.
U10	FIRE HYDRANT ASSEMBLY	.
U11A	WATER VALVE (1")	.
U11B	WATER VALVE (6")	.
U13A	SANITARY SEWER LINE (6")	.
U13B	SANITARY SEWER LINE (8")	.
U15	SANITARY SEWER MANHOLE	.
U16	SANITARY SEWER CLEANOUT	.
U20	ELECTRIC TRANSFORMER	.

LEGEND

DOMESTIC WATER SERVICE	— W —
FIRE SERVICE	— F — F
GAS LINE	— GAS —
THRUST BLOCK	— T —
CLEANOUT ON SANITARY SEWER LINE	— C —
PROPOSED FIRE HYDRANT	— F —
UNDERGROUND ELECTRIC	— UGE — UGE

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTORS SHALL BE LOCATED INSIDE THE BUILDINGS. SEE PLUMBING PLANS.

NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.



E3 CONSTRUCTION
SERVICES, LLC
2804 CLIFTON AVENUE
NASHVILLE, TENNESSEE 37209
(615) 578-0083



PRELIMINARY SP
GOODRICH TOWNHOMES
2131B GOODRICH AVENUE, 2145 CLIFF DRIVE,
& 2125 BUENA VISTA PIKE
NASHVILLE, TENNESSEE, 37218
DAVIDSON COUNTY

NO.	DATE	CITY COMMENTS	GENERAL REVISION	DESCRIPTION
1	02/14/2023			
2	01/24/2023			

DRAWING TITLE
UTILITY PLAN

PROJECT NUMBER
20210059

DRAWING NUMBER
C4.0

