

PRELIMINARY SPECIFIC PLAN SUBMITTAL

3101 DOAK AVENUE

NASHVILLE, DAVIDSON COUNTY COUNTY, TENNESSEE

2023SP-034-001
CATALYST PROJECT NO. 20220325
APRIL 04, 2023

SITE DATA

COUNCIL DISTRICT: 02
COUNCIL MEMBER: KYONZTÉ TOOMBS
TAX MAP: 8004
PARCEL ID.: 08004010900
SITE ADDRESS: 3101 DOAK AVE
NASHVILLE, TN 37218
2.53 AC. (11,0642.4 FT²)
R10 & RS10
SP (FALLBACK ZONING RM6-NS)
DETACHED COTTAGES

SITE ACREAGE: 14
EXISTING ZONING: 14
PROPOSED ZONING: 5.54 UNITS/ACRE
PROPOSED USE: 3 STORIES IN 45'
PROPOSED UNITS: (HEIGHT TO BE MEASURED TO THE EAVE/ PARAPET)
FOUR BEDROOM: 0.37 AC. (16,250 FT²)
TOTAL UNITS: 0.71 AC. (31,057.45 FT²)
PROPOSED DENSITY: 1.08 AC. (47,307.45 FT²)
PROPOSED MAX. BUILDING HEIGHT: 0.45 AC. (19,602 FT²)
IMPERVIOUS SURFACE AREA: 0.44
BUILDINGS: 0.70
DRIVES/SIDEWALKS: 0.5
TOTAL PROPOSED IMPERVIOUS AREA: 0.6
OPEN SPACE: 0.6
PROPOSED ISR: 0.44
ALLOWED ISR: 0.70
PROPOSED FAR: 0.5
ALLOWED FAR: 0.6

PARKING SUMMARY
PARKING REQUIRED: 42 SPACES
(1 SPACE PER BED UP TO 2 BEDS WITH AN ADDITIONAL
5 SPACE PER EACH ADDITIONAL BEDROOM)

(PARKING REQUIREMENTS)
PARKING PROVIDED:
GARAGE: 28 SPACES
SURFACE: 14 SPACES
TOTAL: 42 SPACES PROVIDED

OWNER:
ADDRESS: JOSEPHINE TENNESSEE INVESTMENT SERVICES TRUST
2720 HYDES FERRY RD.
NASHVILLE, TN 37218

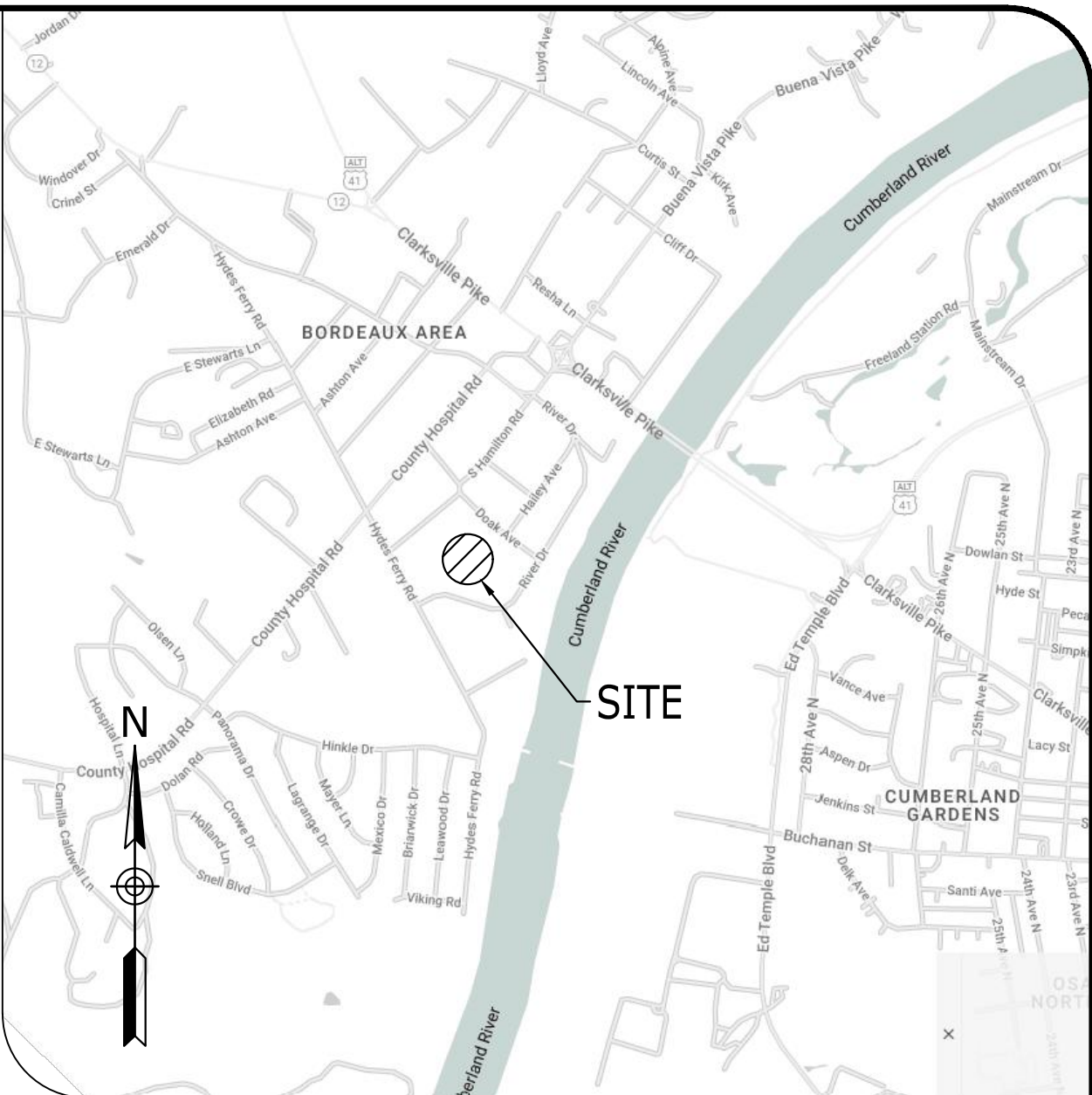
PROJECT REPRESENTATIVE:
ADDRESS: CATALYST DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN, 37209
615.622.7200
ANDREW WISEMAN
awiseman@catalyst-dg.com

PHONE NO.:
CONTACT NAME:
CONTACT E-MAIL ADDRESS:

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: DAVIDSON COUNTY.

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

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALK, 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.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT NOTES

THE PURPOSE OF THIS PROPOSED PRELIMINARY SP IS TO CREATE A SITE SPECIFIC ZONING TO PERMIT THE DEVELOPMENT OF THE 14 COTTAGE STYLE DETACHED MULTI-FAMILY UNITS AS DEPICTED HEREIN, BASED ON THE UNIQUE CHARACTERISTICS OF THE LOT SHAPE AND LOCATION THE PROPOSED SP INTENDS TO PROVIDE A SLIGHTLY INCREASED DENSITY WHICH IS SUPPORTED BY THE COMMUNITY CHARACTER POLICY, WHILE STILL HONORING THE CONTEXTUAL SINGLE FAMILY NEIGHBORING PROPERTIES. DUE TO THE FLAG SHAPE OF THE PROPERTY THE DENSITY IS ALLOWED TO BE SET BACK OFF THE FRONTAGE TO MAINTAIN THE EXISTING CONTEXT AND THE PROJECT INTENDS TO PROVIDE TYPE B LANDSCAPE BUFFERS ALONG ALL THE PERIMETER TO ENHANCE SCREENING AND INTRUSION FOR NEIGHBORING PROPERTIES. THIS DEVELOPMENT WILL BRING A NEW RESIDENTIAL PRODUCT TYPE TO THE NEIGHBORHOOD FOSTERING A COMMUNITY ATMOSPHERE WITH ITS OWN AMENITIES.

1.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

2.THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALK, 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.

3.SHORT TERM RENTAIL IS NOT A PERMITTED USE WITHIN THIS DEVELOPMENT INCLUDING BUT NOT LIMITED TO OWNER OCCUPIED OR NON-OWNER OCCUPIED SHORT TERM RENTALS.

POLICY COMPLIANCE NOTE:

THE PROPOSED RESIDENTIAL USES PROVIDES FOR AN INCREASE IN DENSITY AND HOUSING OPTIONS HONORING THE EXISTING CHARACTER OF THE EXISTING NEIGHBORHOOD WHICH IS CONSISTENT WITH THE T3 NEIGHBORHOOD EVOLVING POLICY. DENSITY IS SECONDARY TO THE FORM OF DEVELOPMENT; HOWEVER, T3-NE AREAS ARE INTENDED TO BE MODERATE DENSITY WITH SMALLER LOTS AND A MORE DIVERSE MIX OF HOUSING TYPES TO CREATE AND ENHANCE SUBURBAN NEIGHBORHOODS WITH THE BEST QUALITIES OF CLASSIC SUBURBAN NEIGHBORHOODS—GREATER HOUSING CHOICE, IMPROVED CONNECTIVITY, AND MORE CREATIVE, INNOVATIVE, AND ENVIRONMENTALLY SENSITIVE DEVELOPMENT TECHNIQUES.

ARCHITECTURAL STANDARDS

1.VINYL SIDING, EPS AND UNTREATED WOOD SHALL NOT BE PERMITTED AS A PRIMARY MATERIAL BUT CAN BE USED AS AN ACCENT MATERIAL BASE

2.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 2:1 (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.

3.THE MAXIMUM SLOPE OF ANY ROOF FORM SHOULD BEE 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.

4.WITH THE EXCEPTION OF ACCESSIBLE UNITS, VISITABLE UNITS, AND TOPOGRAPHICALLY CHALLENGED UNITS; CHALLENGING SITE TOPOGRAPHY MAY RESULT IN RAISED/LOWERED FOUNDATIONS AT STRATEGIC LOCATIONS. TYPICALLY 18"-36" EXPOSED FOUNDATIONS ARE PROVIDED. SCREENING MAY BE REQUIRED WHEN RAISED FOUNDATIONS EXCEED 36" ALONG PUBLIC STREETS AND OPEN SPACES.

NDOT CONSTRUCTION NOTES:

1.ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

2.PROOF-ROLLING OF ALL STREET SUB-GRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR, REQUEST TO BE MADE 24 HOURS IN ADVANCE.

3.STOP SIGNS TO BE 30 INCH BY 30 INCH.

4.STREET NAME SIGNS ARE TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, AND BE MOUNTED VERTICALLY STAGGERED.

5.STREET NAME SIGNS SHALL BE ASSEMBLED USING EXTRUDED SIGN BLADES.

6.ALL SIGNS TO HAVE 3M REFLECTIVE COATING.

STORMWATER 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.METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

3.SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).

4.DRAWING IS TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL DENSITY AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION. OFFSITE INFRASTRUCTURE AND EASEMENTS MAY BE NECESSARY TO CONVEY STORMWATER FROM THE SITE AND SHALL BE REVIEWER AT FINAL SP.

PREPARED FOR
XE DEVELOPMENT
P.O. BOX 282324
NASHVILLE, TN 37228
615.627.8100



CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200

COVER SHEET

C0.0

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MsD	Mimosa-Urban land complex, 2 to 15 percent slopes	2.50	100.00%
Totals for Area of Interest		2.50	100.00%

EXISTING INFORMATION IS FROM GIS DATA

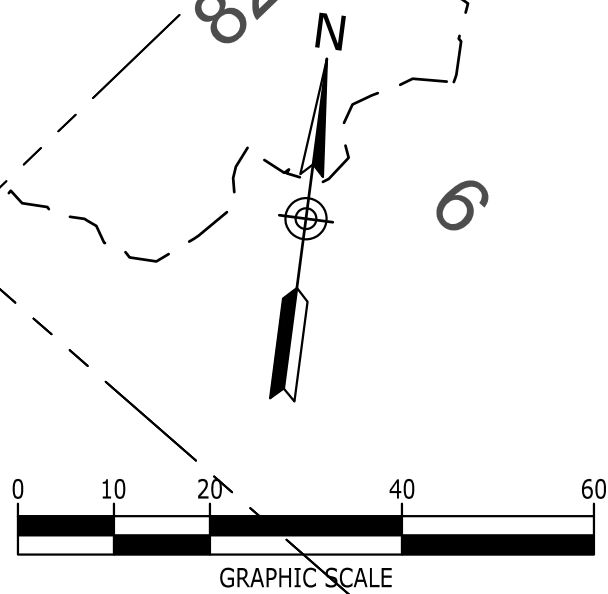
PARCEL ID:
08001008400
OWNER:
GRAVES, J.A., J.W. & S.J.
RB: 3972, PG. 715
ZONING: RS10

PARCEL ID:
08101008800
SUBDIVISION:
2005S-010U-03
OWNER:
SUMMEY, CLARENCE
ZONING: RS10

PARCEL ID:
08101005000
OWNER:
MILLER, JACQUELINE
& JAMES LOVETT
RB: 3282, PG. 433
ZONING: RS10

PARCEL ID:
08101005100
OWNER:
HENRY, THERESA ANN
RB: 1019, PG. 569
ZONING: RS10

MsD



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3101 DOAK AVENUE

3101 DOAK AVE
NASHVILLE, TENNESSEE, 37218
DAVIDSON COUNTY

NO.	DATE	GENERAL REVISION	DESCRIPTION

DRAWING TITLE EXISTING CONDITIONS	
PROJECT NUMBER 20220325	DRAWING NUMBER C1.0
DRAWING NUMBER	



XE DEVELOPMENT
P.O. BOX 282324
NASHVILLE, TN 37228
615.627.8100



P:\2022\20220325_3101 Doak Avenue\dwg\Construction\ Preliminary Design\20220325_C2-0_LAY.dwg-C2.0 LAYOUT & LANDSCAPE PLAN Apr 04, 2023 itthaxon

SITE DATA

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NASHVILLE, TENNESSEE, 37218
DAVIDSON COUNTY

NO.	DATE	GENERAL REVISION	DESCRIPTION
1	03/30/2023		

DRAWING TITLE
LAYOUT & LANDSCAPE PLAN
PROJECT NUMBER
20220325
DRAWING NUMBER
C2.0



XE DEVELOPMENT
P.O. BOX 282324
NASHVILLE, TN 37228
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