

Existing Zoning	
Base Zoning:	MUL-A
Max. Height in Build-to Zone:	3 stories in 45 ft.
Min. Step-back:	15 ft.
Max. Height:	4 Stories in 60 ft.
Acreage:	2.6 Acres

Project Data	
Permitted Uses:	Residential
Proposed Zoning:	Specific Plan
Maximum Height:	6 Stories in 85 feet
Maximum Units:	449 Units
Parking:	Per Metro Zoning

MARATHON VILLAGE



PRELIMINARY SPECIFIC PLAN SUBMITTAL

THE LOFTS AT MARATHON

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CATALYST PROJECT NO. 20190015
 JUNE 10, 2020; REVISED JULY 1, 2020; REVISED AUGUST 4, 2020

DEVELOPMENT SUMMARY:

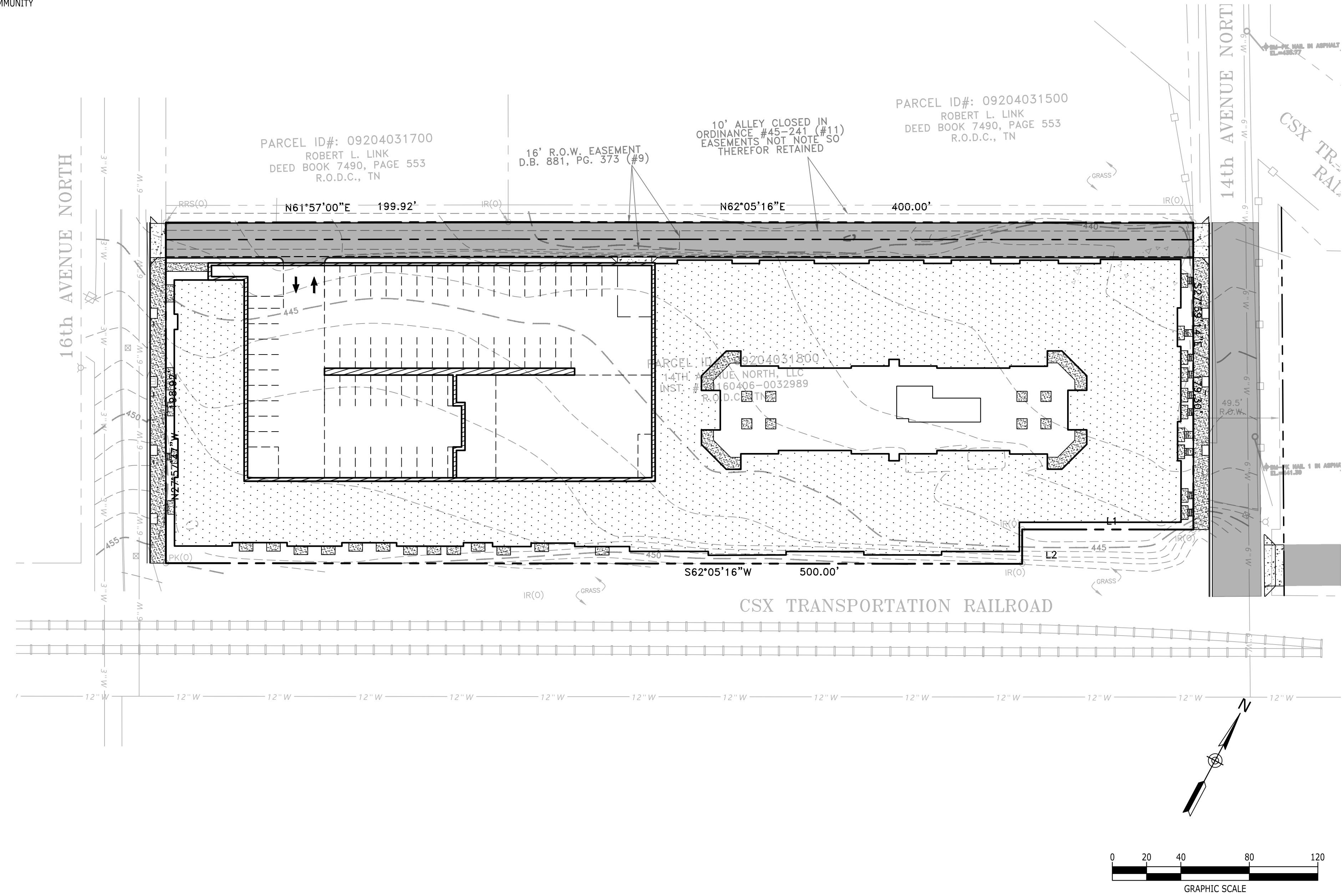
- COUNCIL DISTRICT: 19
- COUNCIL MEMBER: FREDDIE O'CONNELL
- OWNER OF RECORD: 14TH AVENUE NORTH, LLC
807 BROADWAY STREET NE, SUITE 185
MINNEAPOLIS, MN, 55413
- PHONE NO.: 847-644-4202
- CONTACT NAME: REED LEWIS
- CONTACT E-MAIL ADDRESS: cdl@leftbankholdings.com
- SP NAME: LOFTS AT MARATHON
- SP NUMBER: 2020SP-030-001
- PLAN PREPARATION DATE: 06/10/20; REVISED JUNE 25, 2020; REVISED AUGUST 3, 2020
- SCALE: 1" = 30'
- PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TENNESSEE, 37209
- PHONE NO.: 615.622.7200
- CONTACT NAME: PHILLIP PIERCY
- CONTACT E-MAIL ADDRESS: ppiercy@catalyst-dg.com
- FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0241H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE - DAVIDSON COUNTY.

DEVELOPMENT SITE DATA:

TAX MAP:	092
PARCEL ID.:	09204031800
SITE ADDRESS:	806 16TH AVENUE NORTH NASHVILLE, TN, 37203
SITE ACREAGE:	2.60 AC. (113,256 FT ²)
EXISTING ZONING:	MUL-A
EXISTING USE:	VACANT
PROPOSED ZONING:	SP
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
PROPOSED UNITS:	
ONE BEDROOM:	413
TWO BEDROOM:	36
TOTAL UNITS:	449
PROPOSED MAX. BUILDING HEIGHT:	6 STORIES IN 85'
PROPOSED FAR:	3.5
IMPERVIOUS SURFACE AREA	
BUILDINGS:	2.22 AC. (96,555 FT ²)
DRIVES/SIDEWALKS:	0.38 AC. (16,659 FT ²)
TOTAL PROPOSED IMPERVIOUS AREA:	2.60 AC. (101,580 FT ²)
PROPOSED ISR:	1.0
PARKING SUMMARY	
PARKING REQUIREMENTS	1 BR (1.5 SP / UNIT) 413 2 BR (1.5 SP / UNIT) 54
TRANSIT & PEDESTRIAN ACCESS REDUCTION	(10%+10%) = 20%
PARKING REQUIRED:	374
PARKING PROVIDED:	374 (8 ACCESSIBLE)

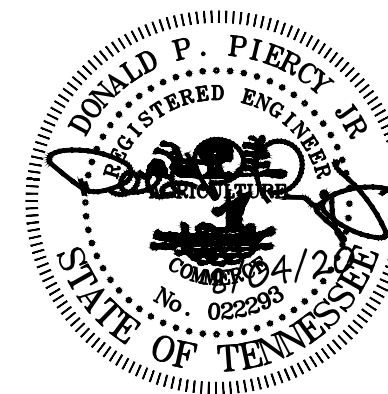
ARCHITECTURAL NOTES

- NEW BUILDINGS SHALL AVOID CONTINUOUS UNINTERRUPTED BLANK AND UNGLAZED FACADES. AT A MINIMUM, THE FACADE PLANE SHALL BE INTERRUPTED BY ONE OF THE FOLLOWING FOR EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE:
 - A CHANGE IN BUILDING MATERIAL OR BUILDING OPENINGS
 - A HORIZONTAL UNDULATION IN THE BUILDING FACADE OF TWO (2) FEET OR GREATER
 - A PORCH, STOOP, WINDOW OR BALCONY; PORCHES SHALL BE A MIN. SIX (6) FEET IN DEPTH
- REFUSE COLLECTION, RECYCLING AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY THE COMBINATION OF FENCES, WALLS OR LANDSCAPING.
- EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED FOR ALL USES.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO 1.5:1 OR GREATER; PLANNING STAFF MAY ALLOW MODIFICATIONS TO THIS STANDARD FOR DORMERS, DECORATIVE WINDOWS, CLERESTORY WINDOWS, EGRESS WINDOWS, STOREFRONT WINDOWS, CURTAIN WALLS AND OTHER SPECIAL CONDITIONS.
- A MINIMUM OF 15% GLAZING SHALL BE PROVIDED ON ALL BUILDING FACADES FACING PUBLIC STREETS. THE FIRST FLOOR GLAZING AREA CALCULATION SHALL BE MEASURED FROM THE FINISHED GRADE AT THE SETBACK TO THE FINISHED FLOOR ELEVATION OF THE SECOND FLOOR, OR TO A HEIGHT OF SIXTEEN FEET, WHICHEVER IS LESS. UPPER FLOOR GLAZING CALCULATIONS SHALL BE MEASURED FROM FLOOR TO FLOOR.
- A RAISED FOUNDATION OF BETWEEN 18 INCHES AND 36 INCHES SHALL BE PROVIDED ON ALL GROUND LEVEL UNITS FACING PUBLIC STREETS. STAFF MODIFICATIONS MAY BE CONSIDERED FOR REQUIRED ACCESSIBLE UNITS, VISITABLE UNITS, AND TOPOGRAPHICALLY CHALLENGED UNITS; CHALLENGING SITE TOPOGRAPHY MAY RESULT IN RAISED/LOWERED FOUNDATIONS AT STRATEGIC LOCATIONS. SCREENING IS REQUIRED WHEN RAISED FOUNDATIONS EXCEED 36" ALONG PUBLIC STREETS, EASEMENTS AND OPEN SPACES.
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY).



ARCHITECT
SMITH GEE STUDIO, LLC
 209 10TH AVENUE SOUTH, SUITE 425
 NASHVILLE, TENNESSEE, 37203
 615.739.5555

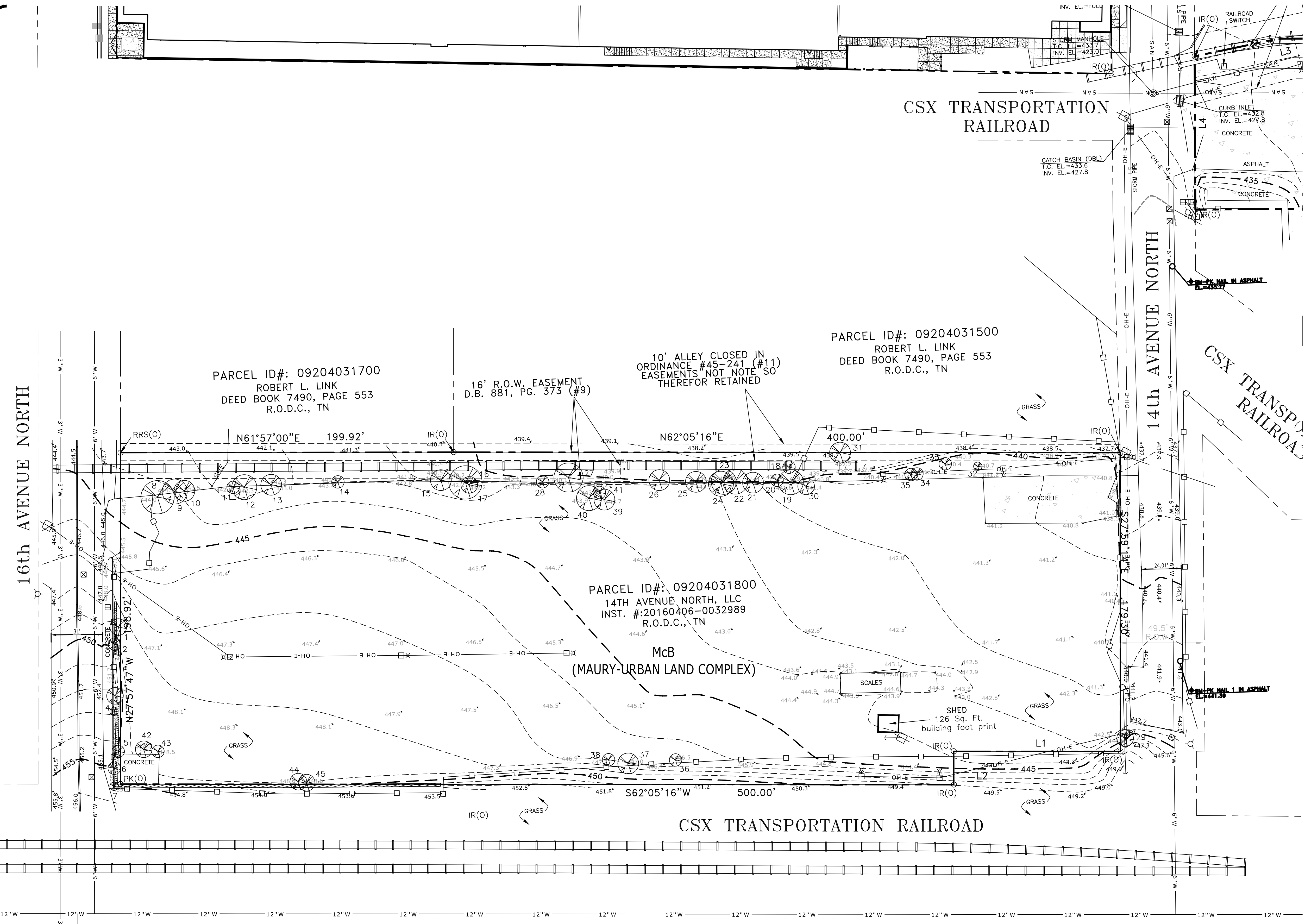
PREPARED FOR
14TH AVENUE NORTH, LLC
 807 BROADWAY STREET NE, SUITE 185
 MINNEAPOLIS, MN, 55413
 847-644-4202



CIVIL ENGINEER/LANDSCAPE ARCHITECT

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

P:\2019\20190015\Long\Construction\Prelim\SP20190015_C10_Ext.dwg-C10 EXISTING CONDITIONS Aug 04, 2020 rhaust



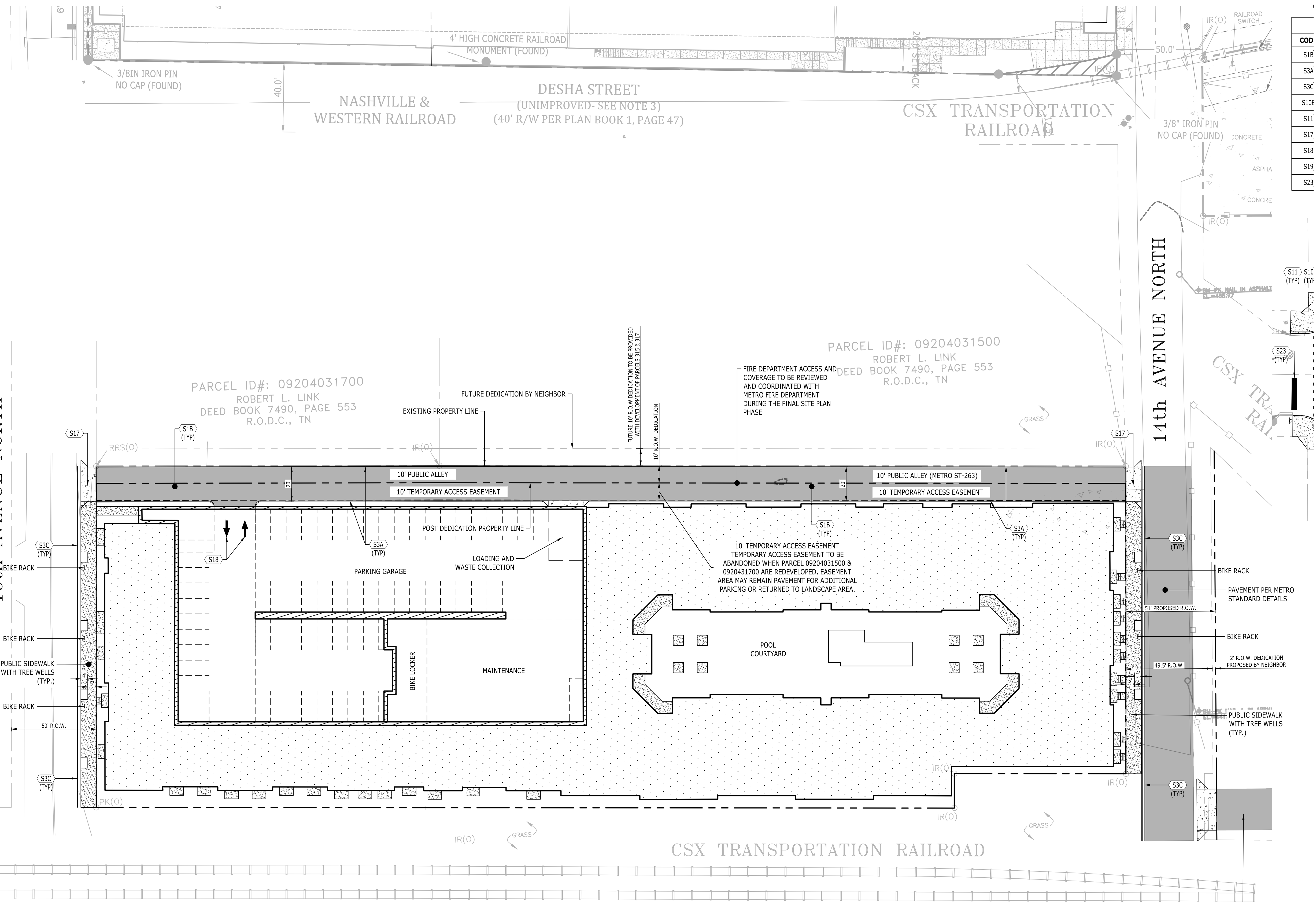
BASE INFORMATION WAS TAKEN FROM A SURVEY CHERRY LAND SURVEYING, INC. DATED 08/20/17. DESIGN GROUP AND ANY OF THEIR CONSULTANTS HELD RESPONSIBLE FOR THE ACCURACY AND/OPTIONALITY OF THAT INFORMATION SHOWN HEREON OR ANY OMISSIONS RESULTING FROM SUCH.

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16th AVENUE NORTH

14th AVENUE NORTH

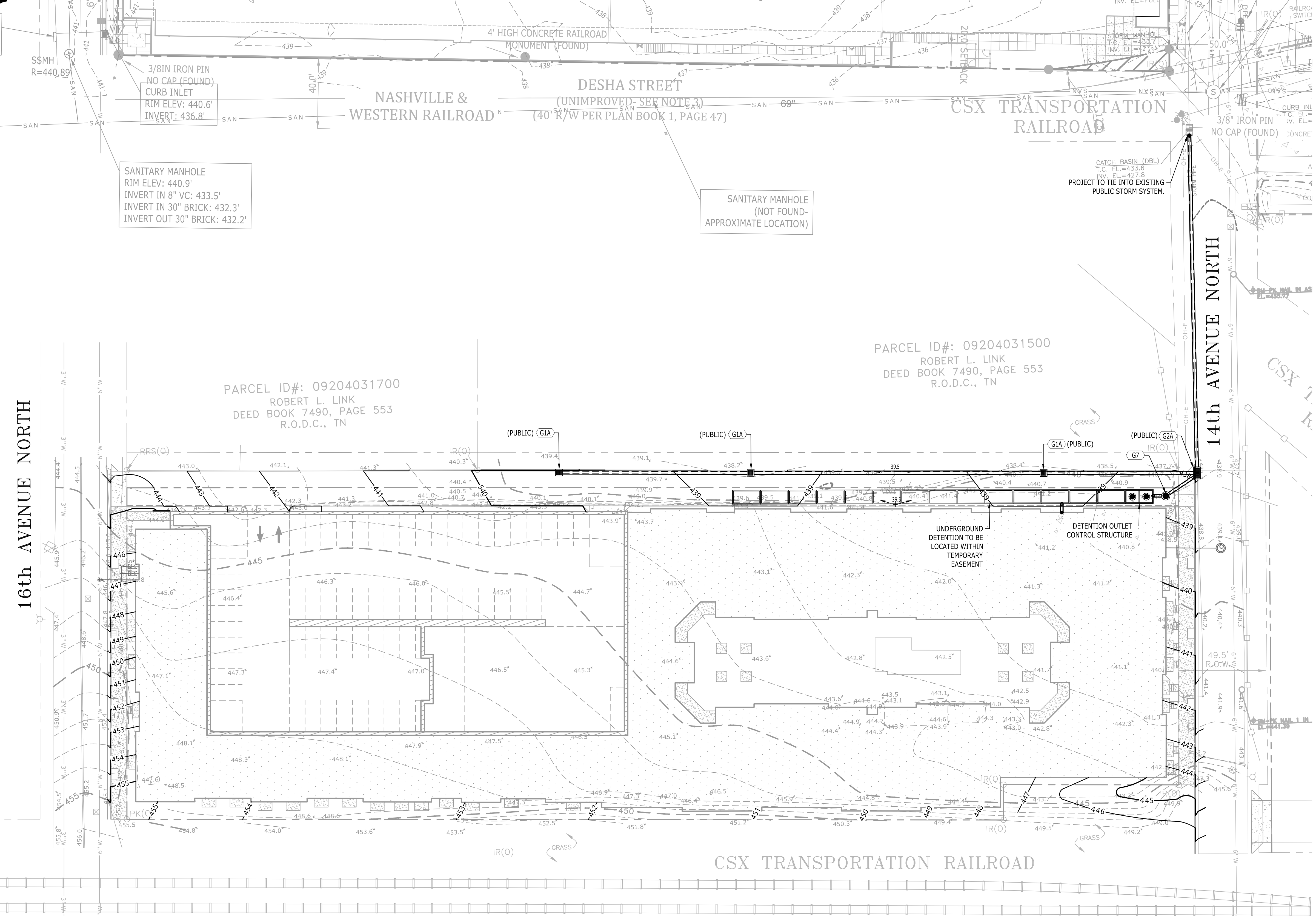
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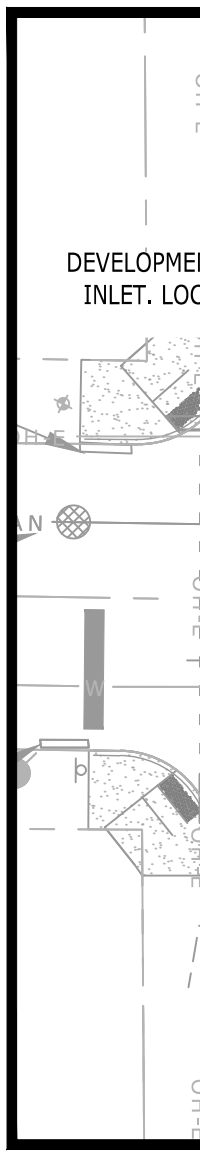
CSX TRANSPORTATION RAILROAD

EMERGENCY VEHICLE TURN AROUND PROPOSED BY OWNERS OF ADJOURNING PROPERTY.

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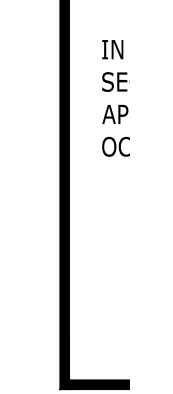


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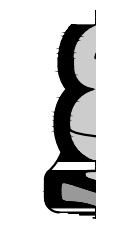
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◆ SITE BM:
PK NAIL 1 IN ASPHALT
ELEV: 441.39'
PK NAIL 2 IN ASPHALT
ELEV: 435.77'

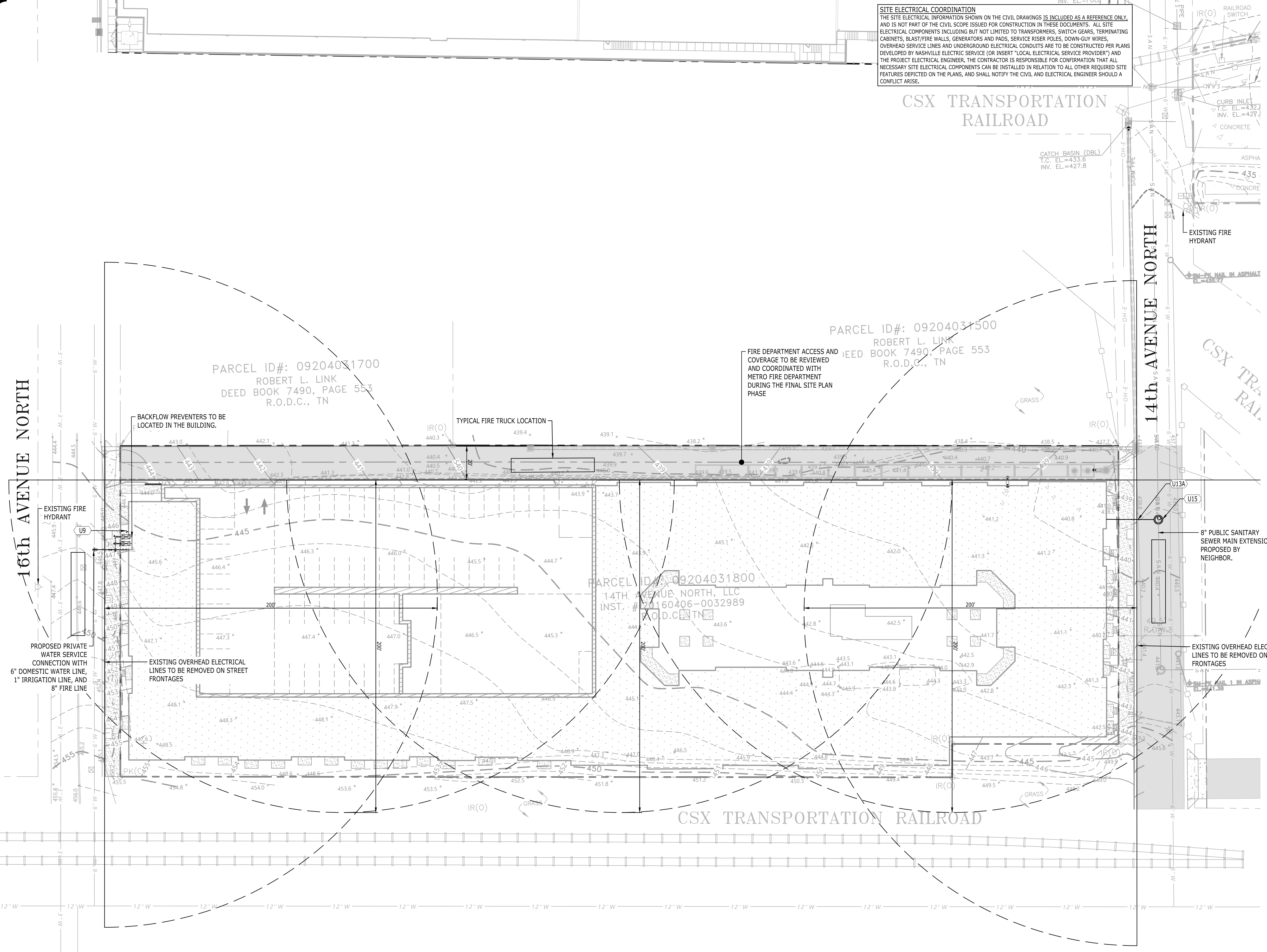
◆ PROJECT BM:
HORIZONTAL DATUM = NAD-83
VERTICAL DATUM = NAVD-88



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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 (OR INSERT LOCAL ELECTRICAL SERVICE PROVIDER) 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.

CODE
U1A
U1B
U2A
U2B
U3A
U3B
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U4B
U5
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14TH AVENUE NORTH, LLC
807 BROADWAY STREET NE, SUITE 185
MINNEAPOLIS, MN 55413
847-644-4202



PRELIMINARY SP
THE LOFTS AT MARATHON
806 16TH AVENUE NORTH
NASHVILLE, TENNESSEE, 37203
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE LANDSCAPE PLAN

PROJECT NUMBER
20190015

DRAWING NUMBER
L2.0

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(L1)	PLANTING BED LIMITS	4/L3.0
(L2)	IRRIGATION LIMITS	-
(L3)	TREE WELL	6/L3.0
(L4)	AREA TO BE SODDED	-
(L5)	AREA TO BE SLATE CHIPS	-

- SITE LANDSCAPE NOTES**
- LANDSCAPE AND TREE DENSITY REQUIREMENTS SHALL BE PROVIDED PER THE METRO ZONING ORDINANCE.
 - ALL LANDSCAPE AREAS SHALL BE WATERED AND MAINTAINED VIA AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL BE DESIGNED AND INSTALLED ON A DESIGN/BUILD BASIS.

TREE DENSITY UNIT WORKSHEET			
DATE	092; 09204031800		
MAP & PARCEL	092; 09204031800		
APPLICATION NUMBER	092; 09204031800		
PROJECT NAME	THE LOFTS AT MARATHON		
ADDRESS	806 16TH AVENUE NORTH, NASHVILLE, TENNESSEE, 37203		
ACREAGE	2.6 AC (113,256 SF)		
BUILDING COVERAGE	1.92 AC (83,623 SF)		
ADJUSTED ACREAGE	0.68 AC		
REQUIRED DENSITY	22 TDU/AC		
TOTAL REQUIRED TDU	14.96 OR 15		

RETAINED TREES	DBH	#	VALUE	TDU
6"	0	0	1.80	0.000000
8"	0	0	2.40	0.000000
10"	0	0	3.00	0.000000
12"	0	0	3.60	0.000000

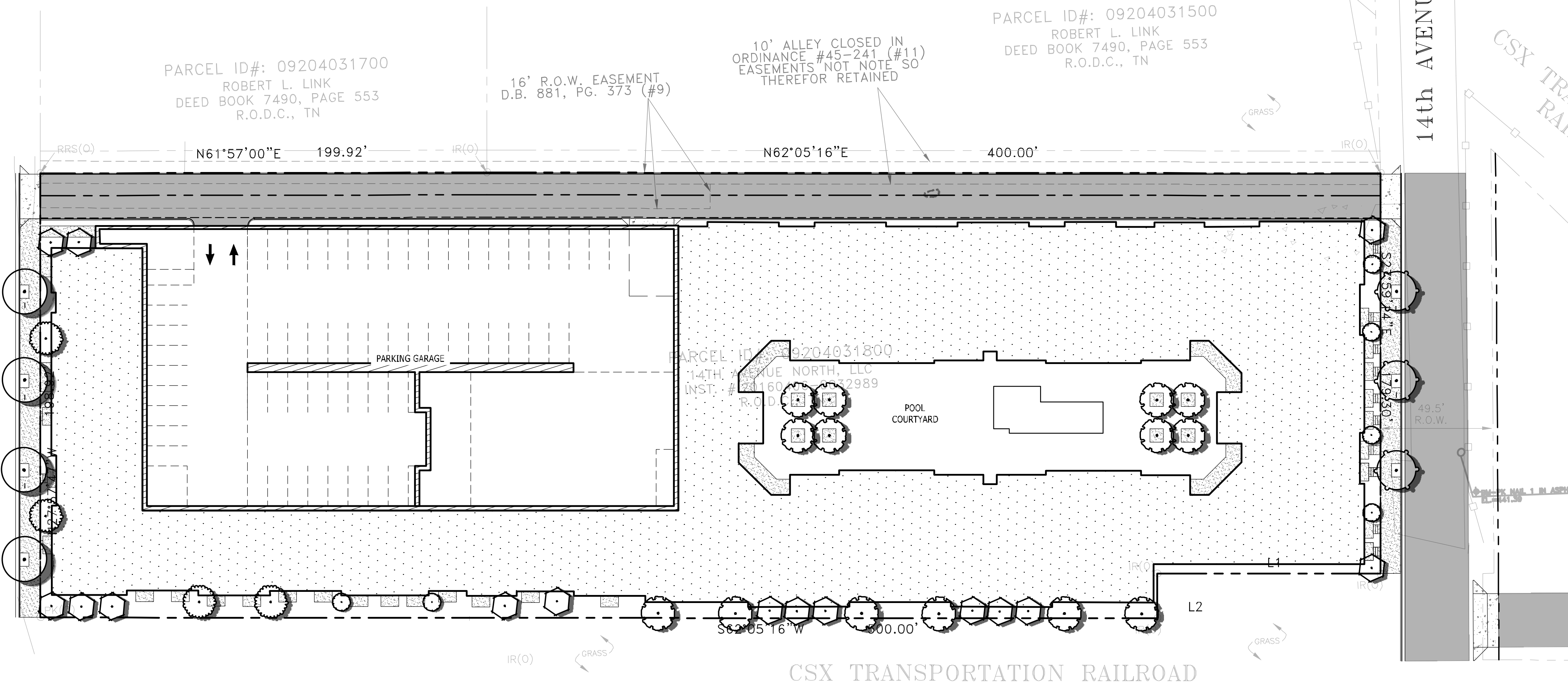
REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES				
DBH	#	VALUE	TDU	
2"	0	0.50	0.000000	
3"	7	0.60	4.200000	

REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES				
DBH	#	VALUE	TDU	
2"	0	0.25	0.000000	
3"	39	0.30	11.700000	

TOTAL RETAINED TDU	0.000000
TOTAL REPLACED TDU	15.900000
TOTAL TDU PROVIDED	15.900000
TDU REQUIREMENT: SATISFIED	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	GS	4	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	3"	9-10' Ht.	4-5'
	UB	3	Ulmus parvifolia 'UPMTF' TM / Bosque Lacebark Elm	B&B	3"	9-10' Ht.	4-5'
UNDERSTORY/COLUMNAR TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	CF	14	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	3"	9-10' Ht.	3-4'
	LS	6	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B&B	3"	9-10' Ht.	2-3'
	LA	4	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B&B	3"	9-10' Ht.	2-3'
	ML	15	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	3"	6-8' Ht.	3-4'



Know what's below.
Call before you dig.

