PROPERTY ADDRESS: 121 MADISON STREET

MAP & PARCEL: 08209045800 PROPERTY ACREAGE:

IR, INDUSTRIAL RESTRICTIVE AND IG, INDUSTRIAL GENERAL

EXISTING AND PROPOSED DEVELOPMENT STANDARDS

PROPOSED (SP)

FRONT SETBACK: SIDE SETBACK: NONE **REAR SETBACK:** MAX. BUILDING HEIGHT

AT FRONT SETBACK IR 45-FT & IG 60-FT SLOPE OF HEIGHT (1.5 TO 1 HEIGHT SLOPE) (1.5 TO 1 HEIGHT SLOPE)

IMPERVIOUS SURFACE RATIO: 1.5 PER UZO FLOOR AREA RATIO:

FLOOR AREA RATIO:

(92,544 SF/61,855 SF)

IMPERVIOUS SURFACE RATIO:

BUILDING =

ISR = 52,312/61,855 = 0.85

PROPOSED BUILDING 30-FT

PARKING:

4 SPACES (1 ADA)

SQUARE FOOTAGE:

SELF-STORAGE = MIN. 4 SPACES

LAND USES:

BUILDING CONST. BEGINS

CONSISTENCY WITH THE GENERAL PLAN

THE PROPOSED DEVELOPMENT CONFORMS WITH THE POLICIES OF THE COMMUNITY CHARACTER MANUAL FOR T4-MU, URBAN MIXED-USE

- NEIGHBORHOOD POLICY AREA BY: CONFORMING AS AN APPROPRIATE LAND USE.
- PROVIDING A BUILDING DESIGN WITH MAIN BUILDING FACADE FACING THE STREET AND A BUILDING HEIGHT MEETING EXISTING ZONING REQUIREMENTS.
- PROVIDING INFORMAL AND NATURAL LANDSCAPE, INFREQUENT LIGHTING AND OFF-STREET PARKING.

PURPOSE NOTE:

THE PURPOSE OF THIS SPECIFIC PLAN IS TO PROVIDE A NEW 29,574 SQ-FT SELF-STORAGE FACILITY IN ADDITION TO THE 92,544 SELF STORAGE BUILDING THAT IS EXISTING ON SITE, INCREASING THE FLOOR AREA RATIO ABOVE THE MAXIMUM ALLOWED BY THE EXISTING ZONING REQUIREMENTS AND MODIFYING THE REAR SETBACK.

DEVELOPMENT SUMMARY

COUNCIL DISTRICT NUMBER:

COUNCIL DISTRICT MEMBER: FREDDIE O'CONNELL

OWNER OF RECORD:

PSI ATLANTIC NASHVILLE TN #4, LLC 121 MADISON STREET - SELF STORAGE

APRIL 1, 2021

PLAN PREPARATION DATE:

SP NUMBER:

DESIGN PROFESSIONAL: CRUNK ENGINEERING LLC 7112 CROSSROADS BLVD

> BRENTWOOD, TN 615-873-1795 CONTACT: WILL CRUNK, PE will@crunkeng.com

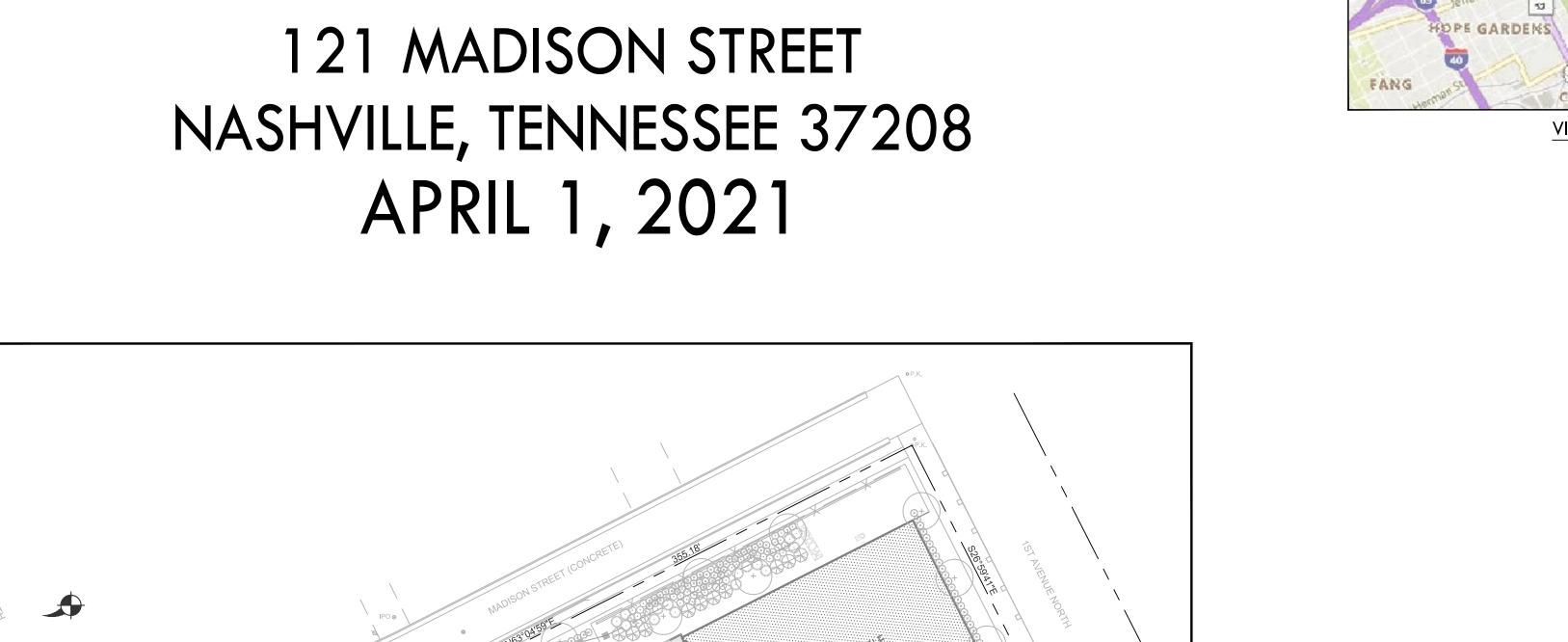
US FEMA FIRM:

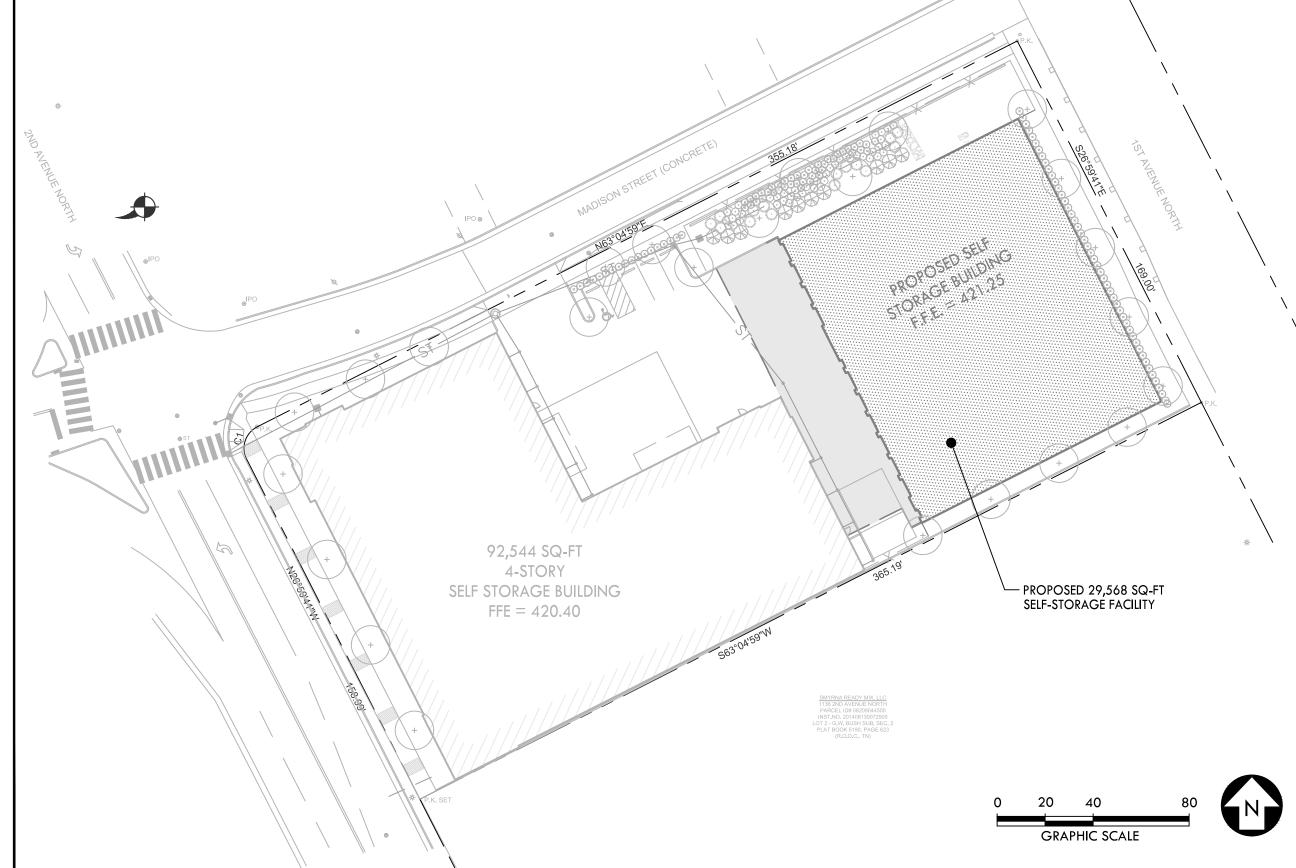
MAP NO. 47037C0241H EFFECTIVE DATE - APRIL 5, 2017 ZONE X - NO FLOOD HAZARD

NOTE:

IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE IWD ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

121 MADISON STREET SELF STORAGE CASE NO. 2021SP-026-001





DEVELOPER:

PSI ATLANTIC NASHVILLE TN, LLC

530 OAK COURT DRIVE **SUITE 185** MEMPHIS, TN 38117 (901) 290-0184

ENGINEER:

CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD **SUITE 201** BRENTWOOD, TN 37027 (615) 873-1795

ARCHITECT:

PARKER STUDIOS

1300 MINT STREET, SUITE 110 CHARLOTTE, NC 28203 (980) 819-0416



1. THE ADDITIONAL OR CORRECTED INFORMATION REQUESTED IN THESE INITIAL COMMENTS IS INTENDED TO FACILITATE PLANNING'S ONGOING EVALUATION AND REVIEW OF THIS APPLICATION. NO FINAL DETERMINATIONS REGARDING THE CONSISTENCY OF THIS PROPOSAL WITH LAND USE POLICY HAVE BEEN MADE AT THIS TIME. ADDITIONAL COMMENTS MAY BE FORTHCOMING.

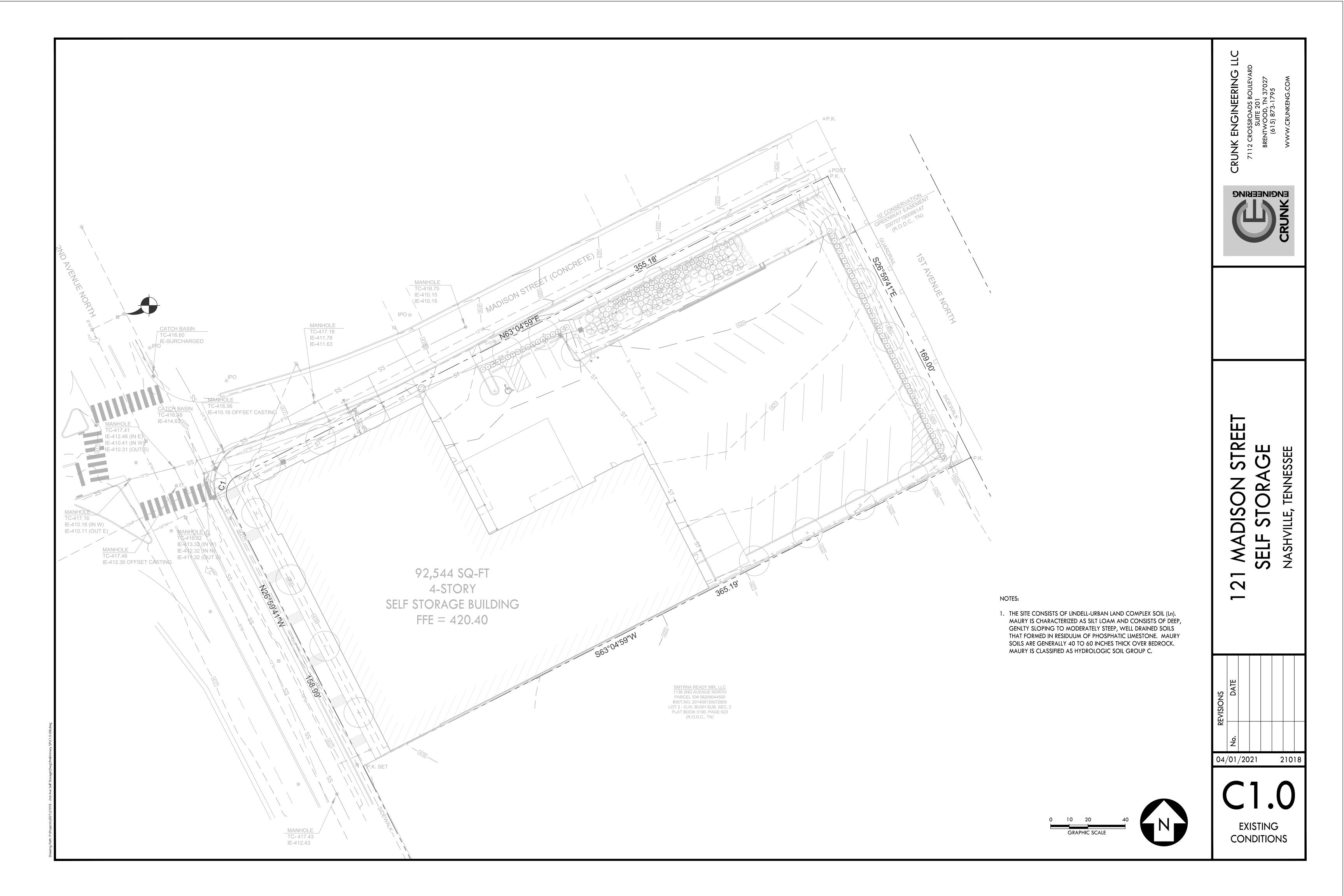
2. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

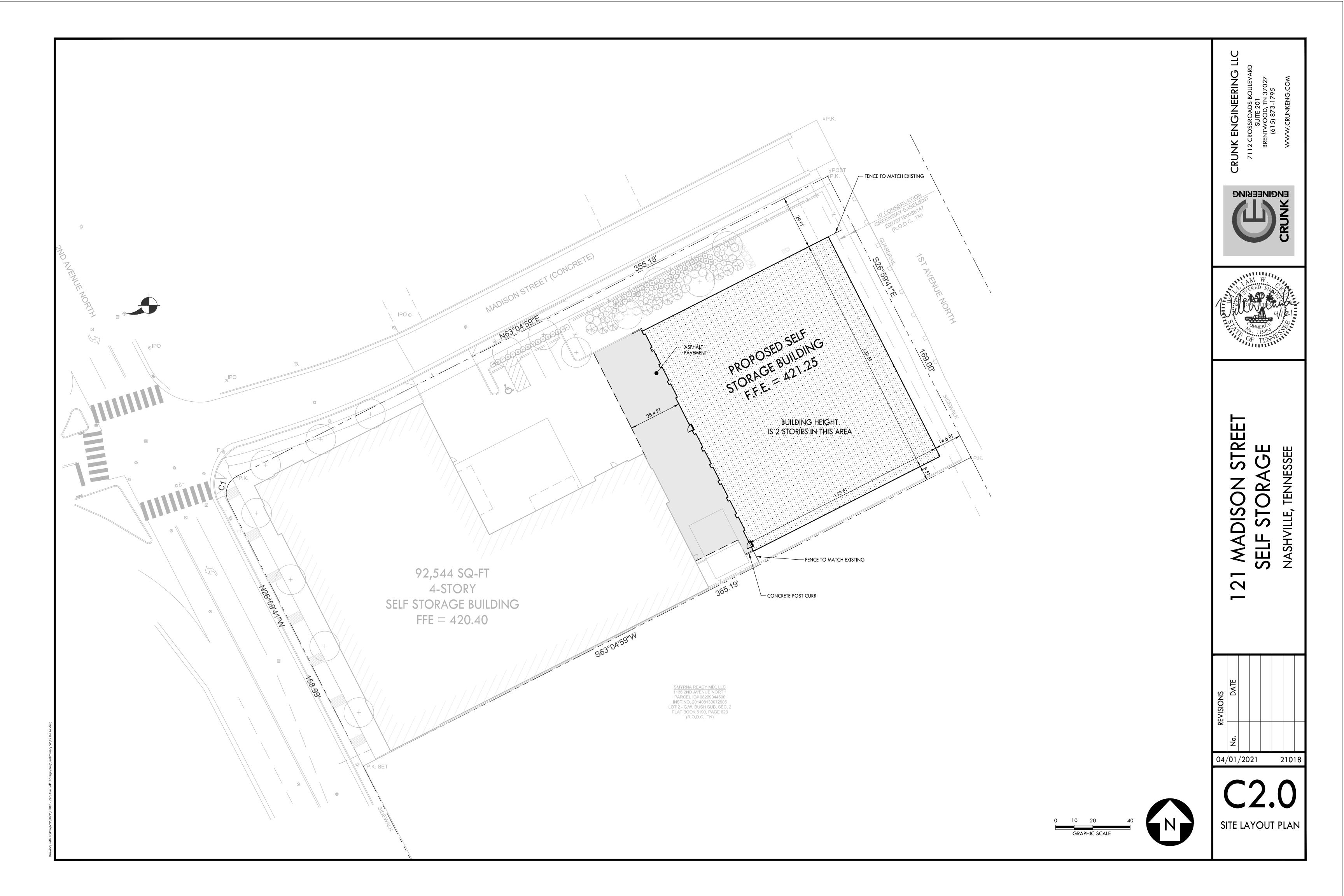
3. IF REQUIRED, NOTICE INFORMATION IS PREPARED AND SENT TO APPLICANTS BASED ON THE PLAN AND INFORMATION SUBMITTED WITH THE INITIAL SUBMITTAL. SHOULD YOUR PLANS CHANGE SIGNIFICANTLY WITH THE RESUBMITTAL, IT MAY BE NECESSARY FOR REVISED NOTICE INFORMATION TO BE PREPARED AND SENT. THIS COULD CAUSE A DELAY AND MAY RESULT IN

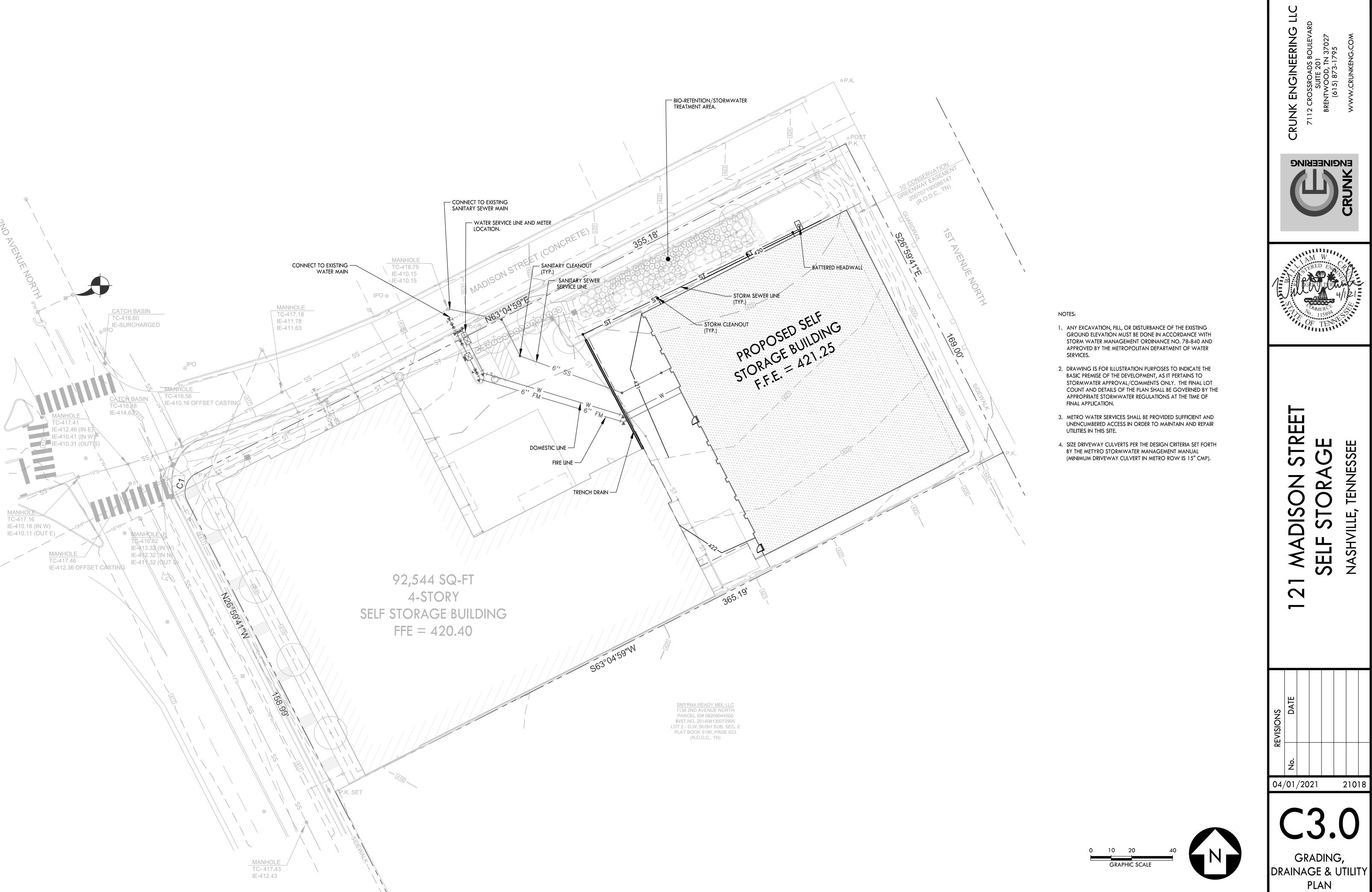
4. THE SPECIFIC PLAN PROCESS IS A MULTI-STEP PROCESS. IF THE PRELIMINARY SP IS APPROVED, THERE ARE ADDITIONAL STEPS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THESE STEPS INCLUDE: FINAL SITE PLAN AND BUILDING PERMIT REVIEW. THE FINAL SITE PLAN IS SUBMITTED THROUGH THE NORMAL PLANNING COMMISSION REVIEW PROCESS. FOR BUILDING PERMIT REVIEW, WHEN APPLYING FOR A BUILDING PERMIT YOU MUST SUBMIT 3 COPIES OF PLANS AND A REVIEW FEE OF \$250 DIRECTLY TO THE PLANNING FRONT COUNTER FOR PROCESSING. WE DO NOT NEED THE COMPLETE BUILDING PERMIT SET. PLEASE SUBMIT ONLY SITE PLAN, LANDSCAPING PLAN, GRADING PLAN, AND BUILDING ELEVATIONS.

04/01/2021

COVER SHEET













ORA

SEE

TENNES:

NASHVILLE,

PLAN

PROTECTED TREE/TREE DENSITY:

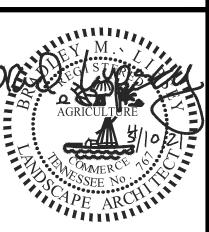
- REQUIREMENT IN METRO ZONING CODE 17.24 OF 22 UNITS
- ACRES. THE RESULTING TREE DENSITY REQUIREMENT IS 12.1
- THAN 6" IN CALIPER. THE TOTAL EXISTING TREES PROVIDE 5.7
- 5. THE TOTAL DENSITY UNITS PROPOSED WILL BE A MINIMUM OF

LANDSCAPE REGULATIONS:

- CODE 17.24 LANDSCAPING, BUFFERING AND TREE
- 2. PARKING AREAS WILL BE SCREENED FROM ADJOINING PROPERTY AND ROAD R.O.W. WITH A CONTINUOUS HEDGE OF EVERGREEN SHRUBS AND TREE PLANTINGS.
- FOUNDATION AND INTERIOR PLANTINGS WILL BE A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUB PLANTINGS, CANOPY AND ORNAMENTAL TREES,
- THE DEVELOPMENT WILL COMPLY WITH METRO ZONING
- ALL PLANT MATERIAL WILL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

ENGINEERING





STREET ORA

TENNESSEE

04/01/2021

LANDSCAPE PLAN

Know what's below. Call before you dig.





VIEW 1 from Greenway







VIEW 2 from Greenway







VIEW 3 from Greenway







VIEW 4 from Madison St







VIEW 5 from Madison St







VIEW 6 from 2nd Avenue N







VIEW 7 from 2nd Avenue N







VIEW 8
Ariel from Plan View







VIEW 9
Ariel from Southeast







VIEW 10 Ariel from Madison St

