

ORDINANCE 2017-432

AN ORDINANCE ADOPTING AN AMENDED ALTERNATIVE PLAN NOT QUALIFYING FOR VARIANCE OR SPECIAL EXCEPTION FOR CONSOLIDATED PROPERTIES LOCATED AT 2918, 2920, 2922, AND 2924 BERRY HILL DRIVE, AND 0 WEST IRIS DRIVE, APPROVING PARALLEL PARKING ALONG WEST IRIS DRIVE AND INCREASING THE MAXIMUM HEIGHT FOR ROOF DECK/AMENITY AREA

WHEREAS, an Amended Alternative Plan was submitted for properties located at 2918 Berry Hill Drive (Metro Parcel #11811001600); 2920 Berry Hill Drive (Metro Parcel #11811001700); 2922 Berry Hill Drive (Metro Parcel #11811001800); 2924 Berry Hill Drive (Metro Parcel #11811001900), and 0 West Iris Drive (Metro Parcel #11811002100), the consolidation of which has been approved by the Berry Hill Zoning and Planning Commission, proposing on-street parallel parking and sidewalks along the west side of West Iris Drive, adjacent to said properties; and also proposing an increase in the maximum building height to allow a roof deck with recessed amenity area

WHEREAS, the Zoning and Planning Commission has approved an Amended Concept Plan for development of said properties and recommended adoption of the said Alternative Plan; and

WHEREAS, the Board finds that the requested exception represents a minimal modification to the applicable Street Type 3, consisting of additional infrastructure funded by the developer that will provide public parking spaces along the proposed development's frontage on West Iris Drive, which will complement a sidewalk to be constructed by the developer and which will allow for equal or better results in development that is consistent with the spirit, intent, principles and objectives of the Community Development Code; and

WHEREAS, the Board finds that the Alternative Plan does not create an undue burden on Berry Hill roadways, municipal utilities, or services, and is of a size, nature and intensity that it will not have an undue negative effect on property in the area, developed in accordance with the Community Development Code at the time of the application or in the future;

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF BERRY HILL, TENNESSEE, that an Alternative Plan under the City of Berry Hill Community Development Code, modifying development standards for property located at 2918, 2920, 2922, and 2924 Berry Hill Drive, and 0 West Iris Drive, is hereby approved as follows:

- a. The Street Type 2 standards, contained in Section 5.0 of the Community Development Code, shall be modified as to the section of West Iris Drive adjacent to the subject property as follows: On-street parallel parking shall be permitted on the west side of West Iris Drive, adjacent to the subject property, and shall be considered permissible under Section 3.2.7.5 of the Code, including the 50% credit toward the parking requirement of the subject property, provided such parking area with adjoining minimum five-foot (5') width sidewalk, is constructed by the developer in accordance with the approved Amended Concept Plan as depicted on Sheet C2.0, attached hereto. Said spaces shall otherwise comply with the parking design standards contained in Section 3.2 of the Code and applicable visibility standards. The property owner shall convey an easement to the City of Berry Hill for the repair, maintenance, or replacement of any portion of said sidewalk located outside the street right-of-way.

- b. The maximum floors (height) for the subject property, as set out in Section 4.8 of the Code for properties located in District 6 – Bransford, Sub-District E/W of Bransford, shall be modified to permit a roof deck and enclosed lounge/amenity area above the third floor, provided the amenity area is recessed from the exterior façades of the building as depicted on Sheet A106, attached hereto, and the building height, including the amenity area, does not exceed 58 feet (58').

BE IT FURTHER ORDAINED:

In case of conflict between this ordinance, or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

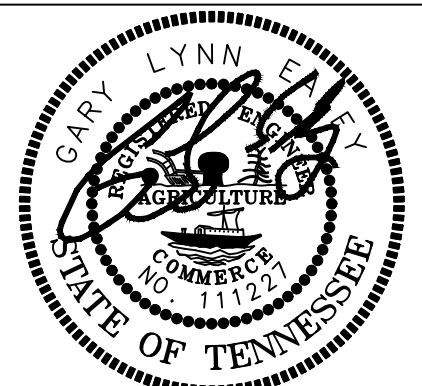
Passed First reading: October 25, 2017

Passed Second reading: _____

 Mayor

 Recorder

City Attorney
Approved as to Legality and Form



LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

**BERRY HILL OFFICE BUILDING
SITE CONSTRUCTION PLANS**

BEING PARCELS 16.00, 17.00, 18.00, 19.00 ON TAX MAP 118.11
2918 - 2924 BERRY HILL DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: SEPTEMBER 8, 2017

A NONE
B NONE
C NONE
D NONE

SITE LAYOUT PLAN C2.0

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE PROXIMITY OF THE CONSTRUCTION AREA AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE AND FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED BUILDING FOOTPRINT IS FOR GRAPHIC PURPOSES ONLY. CONTRACTOR SHALL USE THE CURRENT ARCHITECTURAL DRAWINGS FOR BUILDING LOCATION AND VERIFY THAT THERE ARE NO DISCREPANCIES WITH THESE PLANS.
6. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
7. ALL HANDICAP RAMPS, PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.
8. EXTERIOR DOOR LANDINGS SHALL BE PROVIDED PER THE STATE AND LOCAL BUILDING CODE. CONTRACTOR SHALL COORDINATE THE LOCATIONS OF UNDERGROUND LINES AND ADJACENT SIDEWALK/LANDING GRADES WITH THESE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND PROJECT CONSULTANTS.

SITE CONSTRUCTION NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE AND BUILDING LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE SITE LAYOUT PLAN.
3. THE LOCATION OF ALL EXISTING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
6. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE AUTHORIZED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
9. THE STOCKPILING AND STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
10. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95.

SITE DATA TABLE:

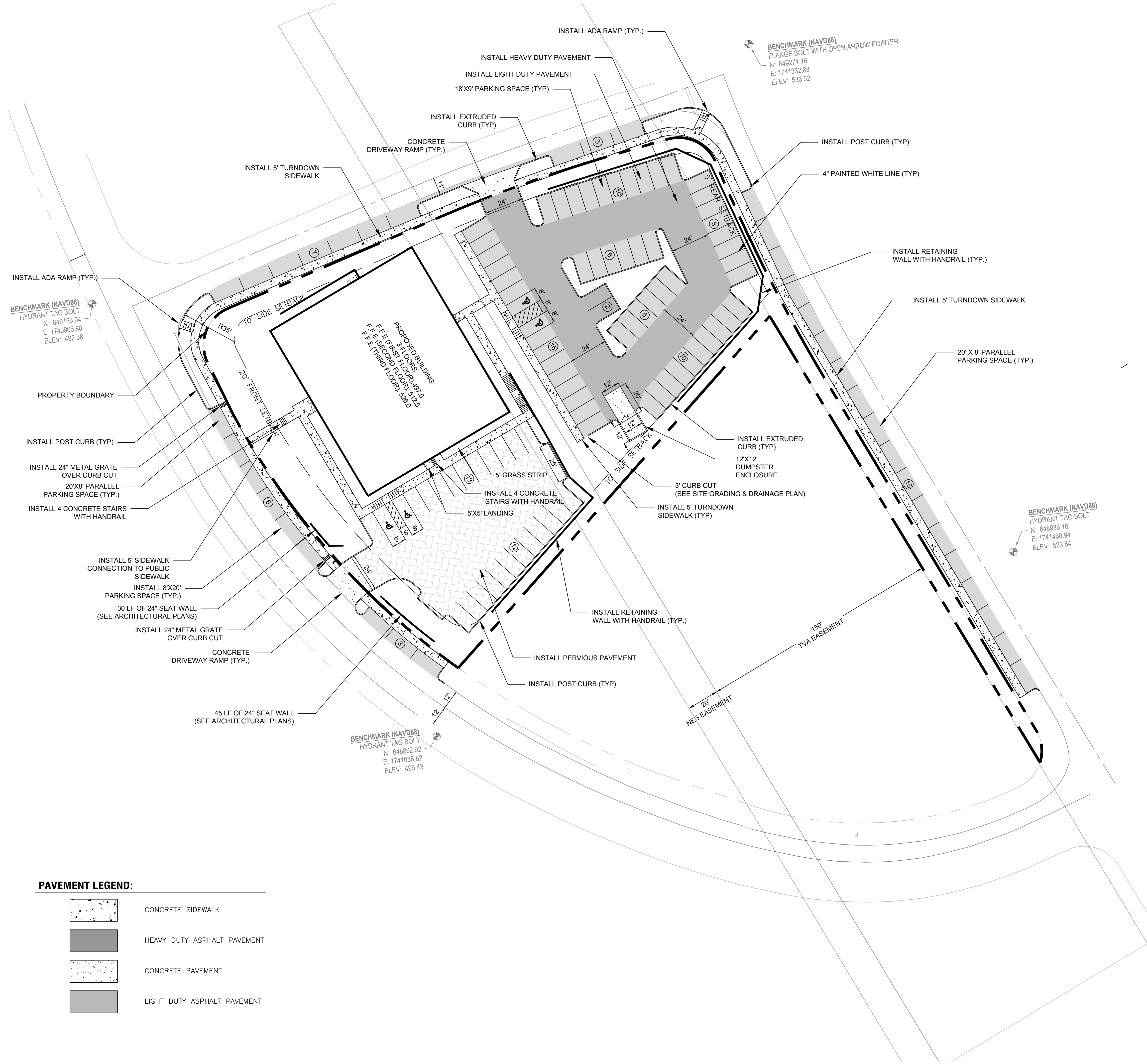
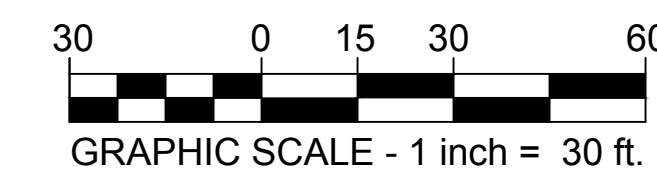
EXISTING ZONING: DISTRICT 6: E/W OF BRANSFORD

SETBACKS

MINIMUM BUILDING SETBACK LINE:
FRONT: 20'
SIDE: 10'
REAR: 5'

BULK REGULATIONS

EXISTING USE: RESIDENTIAL
PROPOSED USE: OFFICE
GROSS BUILDING SF: 37,000 SF
LOT FRONTAGE: 75% REQUIRED
1ST FLOOR GROSS SQ. FOOTAGE = 11,535 SF (1,500 SF OF WARE HOUSE)
2ND & 3RD FLOOR NET SQ. FOOTAGE (TOTAL) = 20,645 SF
ROOF NET SQ. FOOTAGE = 1932
PARKING REQUIRED (OFFICE) = (32,612 SF) / (3 SPACES PER 1,000 SF) = 98 SPACES
PARKING REQUIRED (WAREHOUSE) = 1,500 SF / 1 SPACE PER 2500 SF = 1 SPACE
TOTAL PARKING REQUIRED = 100 SPACES
ON-SITE PARKING PROVIDED: 87 SPACES
STREET PARKING PROVIDED: 37 SPACES
TOTAL PARKING SPACES (ONSITE PLUS 50% OF STREET PARKING): 101 SPACES
ADA SPACES PROVIDED: 4



PAVEMENT LEGEND:

	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT



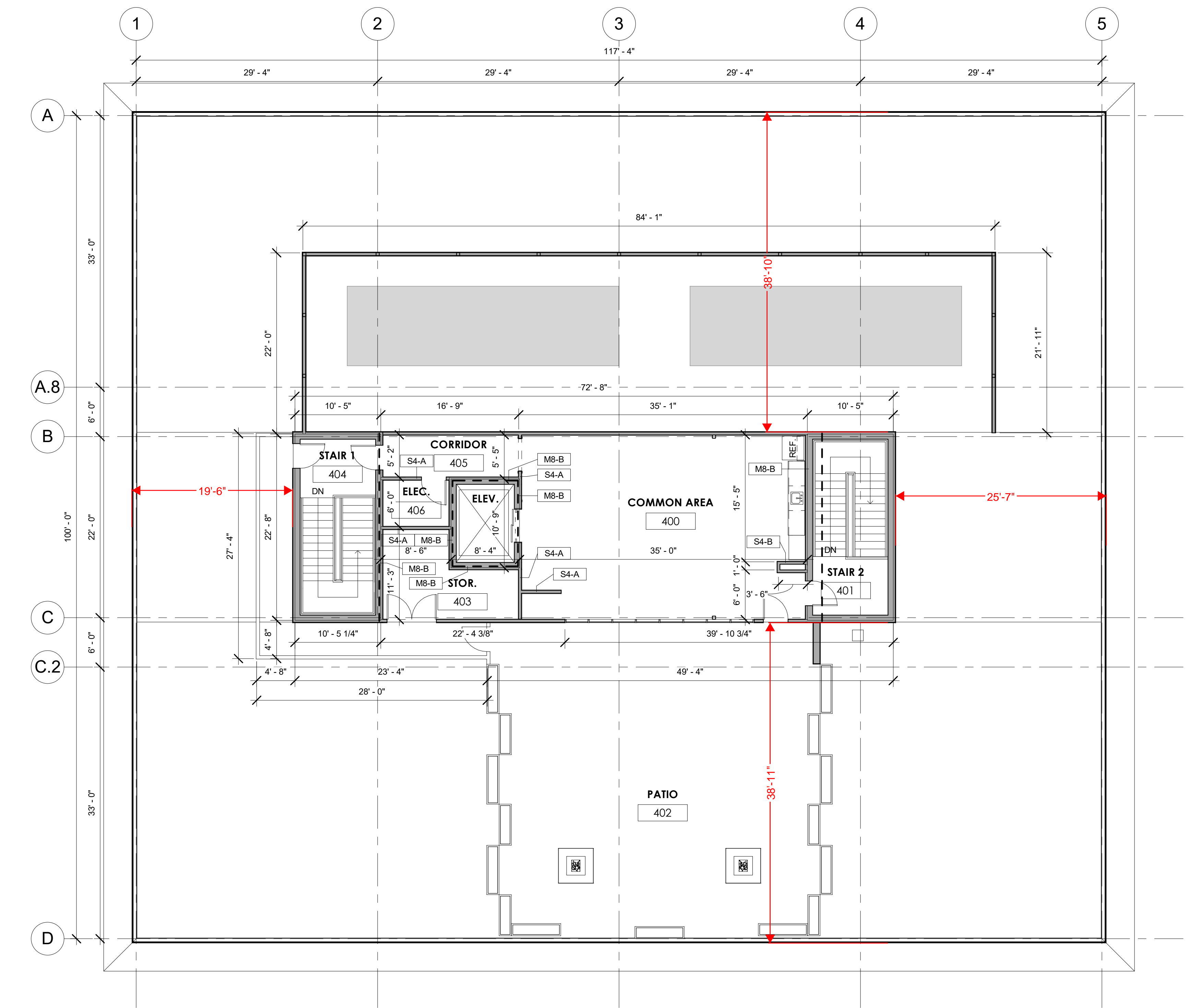
PRELIMINARY
 NOT FOR
 CONSTRUCTION

2017, 906 STUDIO ARCHITECTS, LLC.
 DRAWINGS AND DESIGN CONCEPTS
 SHALL NOT BE USED OR REPRODUCED
 IN WHOLE OR PART IN ANY FORM
 WITHOUT PRIOR WRITTEN CONSENT OF
 906 STUDIO ARCHITECTS, LLC.

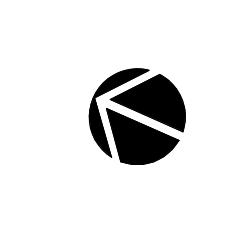
NO.	DESCRIPTION	DATE
DESIGN DEV		07/10/17

Project Number
16.1141
ROOF-TOP LOUNGE PLAN

A106



1 ROOF-TOP LOUNGE DIMENSION PLAN
 1/8" = 1'-0"
 0' 4' 8' 16'



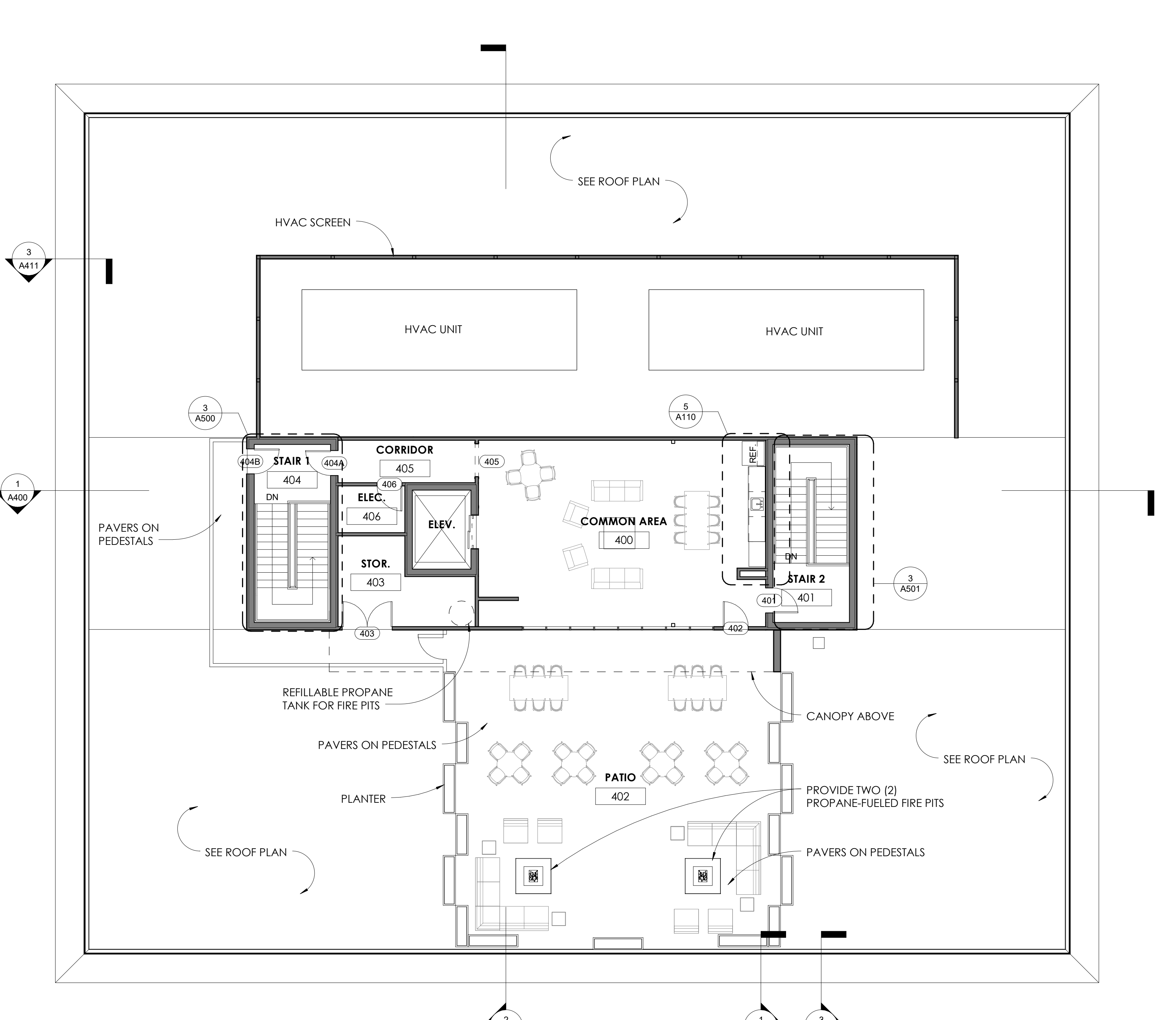
RATED WALL LEGEND

●●●●●●●● 1 HR FIRE RATED WALL

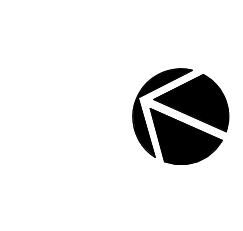
●●●●●●●● 2 HR FIRE RATED WALL

WALL TYPE LEGEND

M8-A 8" CMU WALL
 M8-B 8" CMU W/ 2 1/2" MTL. STUD AND 5/8" GYP. BD. (2 HOUR RATED)
 S1-A 7/8" MTL. FURRING W/ 5/8" GYP. BD. ON ONE SIDE
 S2-A 2 1/2" MTL. STUD W/ 2 LAYERS 5/8" GYP. BD. ONE SIDE AND 1" GYP. BD. AT SHAFT INTERIOR
 S4-A 3 5/8" MTL. STUD W/ 5/8" GYP. BD. BOTH SIDES
 S4-B 3 5/8" MTL. STUD W/ 5/8" GYP ON ONE SIDE
 S4-C 3 5/8" MTL. STUD W/ 2 LAYERS 5/8" GYP. BD. BOTH SIDES (2 HOUR RATED)
 S6-A 6" MTL. STUD W/ 5/8" GYP. BD. BOTH SIDES



2 ROOF-TOP LOUNGE NOTED PLAN
 1/8" = 1'-0"
 0' 4' 8' 16'



GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- "TYPICAL" (TYP.) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS OTHERWISE NOTED.
- PROVIDE 2 HR. SEPARATION (WALLS AND DOORS) BETWEEN STAIRS AND INTERIOR SPACE. CONTRACTOR SHALL SEAL ALL PENETRATIONS AND JOINTS WITH FIRE-RESISTANT SEALANT TO PROVIDE 2 HR. FIRE SEPARATION.
- ALL INTERIOR WALLS ARE PAINTED 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.
- INSTALL HARDWARE SMOKE DETECTORS, HORNS, AND STROBES W/ BATTERY BACK UP AS REQUIRED BY CODE.
- ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
- DIMENSIONS NOTED CLR. ARE CODE REQUIRED CLEAR MINIMUMS BETWEEN FINISH FACE OF WALLS.