

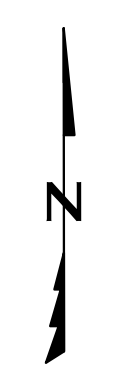


1020 JEFFERSON

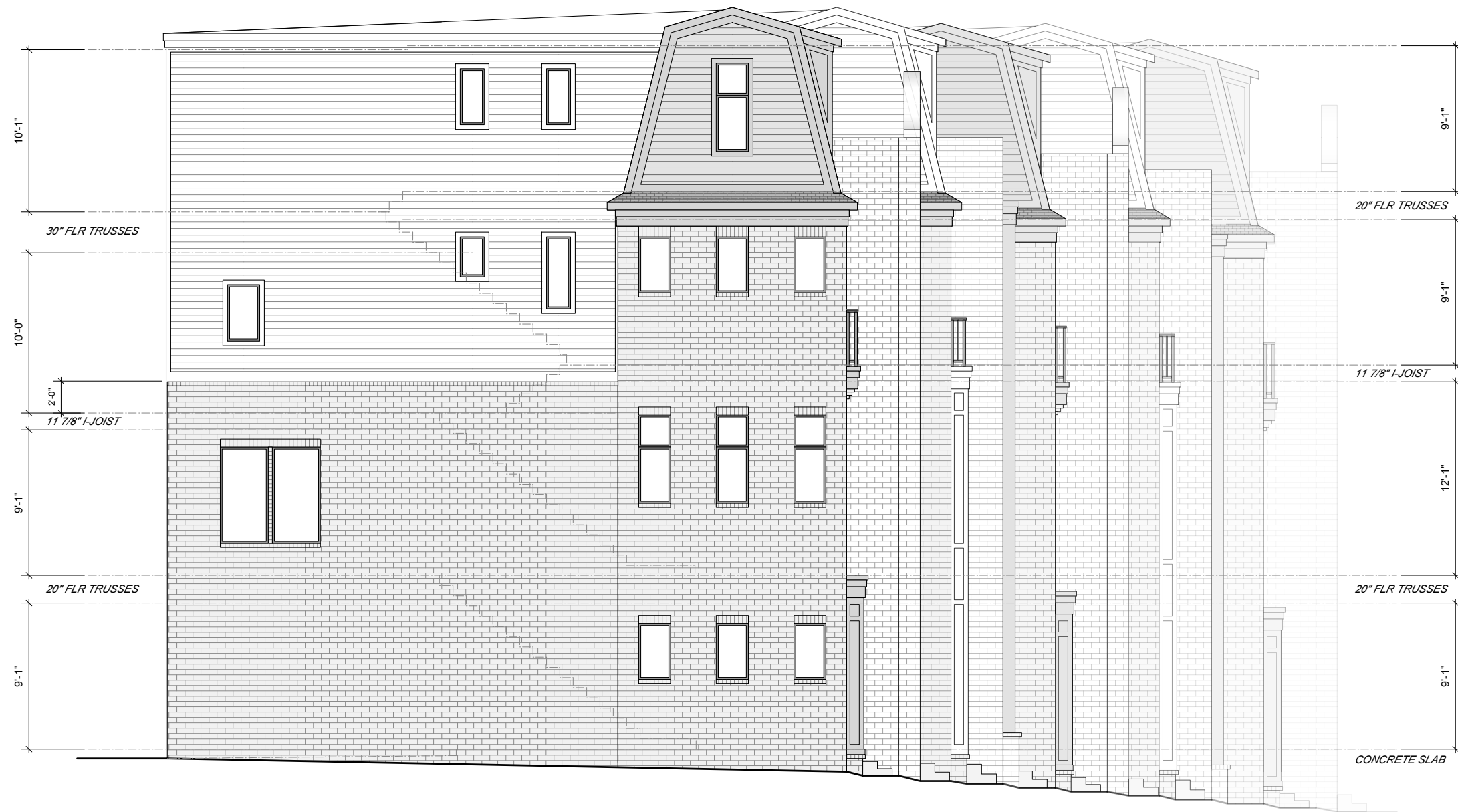


PARKING REQUIREMENTS
 25 UNITS x 1.5 SPACES = 37.5 SPACES
 10% TRANSIT REDUCTION = 34 SPACES
 23 STANDARD, 11 COMPACT (MAX 30%)

PROPOSED PARKING:
 25 STANDARD, 24 COMPACT



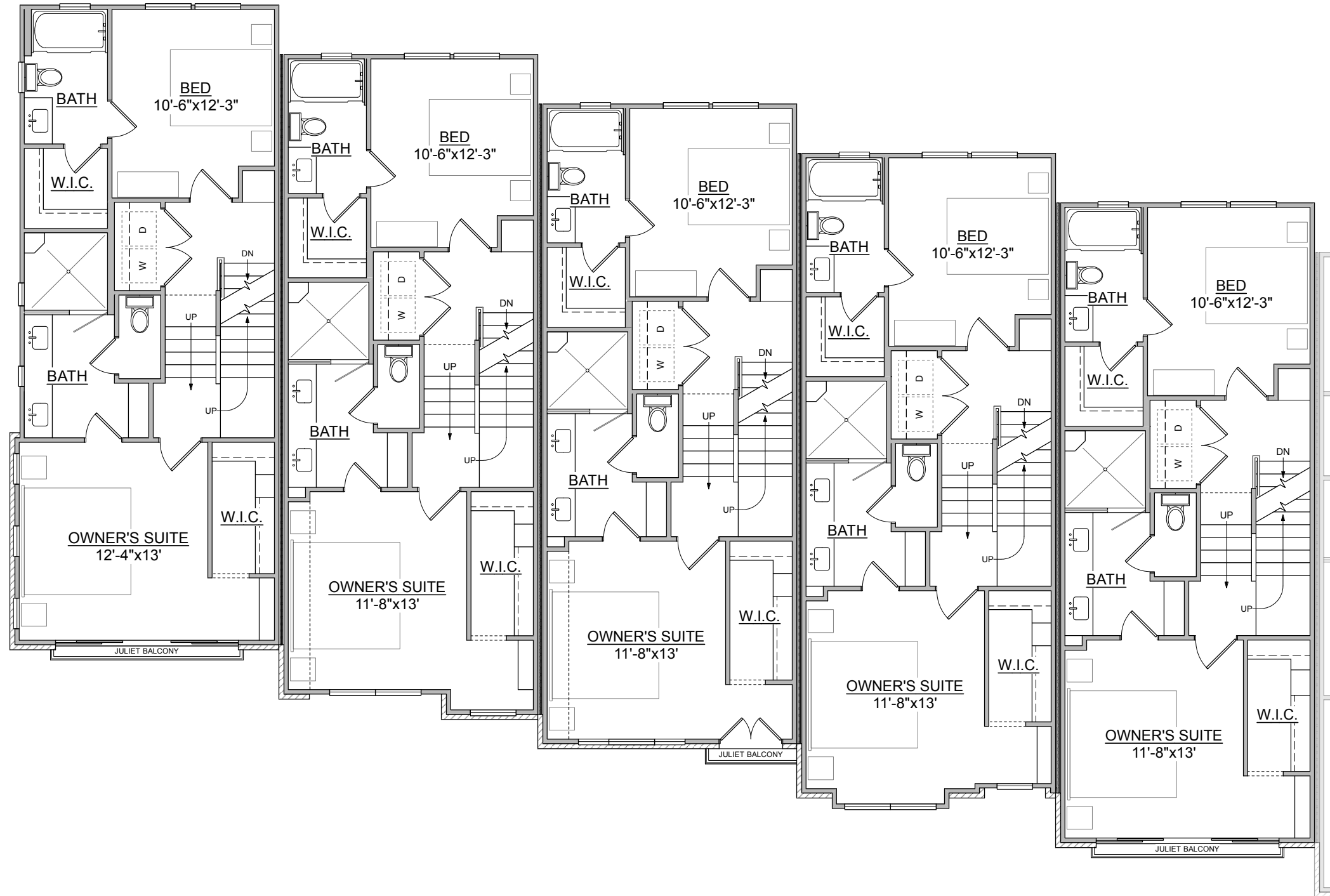






JEFFERSON ST TOWNHOUSES
UNITS 6-10 • REAR ELEVATION





UNIT 10

1ST FLOOR	362 SF
2ND FLOOR	719 SF
3RD FLOOR	719 SF
4TH FLOOR	455 SF
LIVING AREA	2255 SF
ROOF DECK	200 SF

UNIT 9

1ST FLOOR	350 SF
2ND FLOOR	708 SF
3RD FLOOR	708 SF
4TH FLOOR	446 SF
LIVING AREA	2212 SF
ROOF DECK	216 SF

UNIT 8

1ST FLOOR	350 SF
2ND FLOOR	708 SF
3RD FLOOR	700 SF
4TH FLOOR	446 SF
LIVING AREA	2204 SF
ROOF DECK	200 SF

UNIT 7

1ST FLOOR	354 SF
2ND FLOOR	706 SF
3RD FLOOR	706 SF
4TH FLOOR	446 SF
LIVING AREA	2212 SF
ROOF DECK	209 SF

UNIT 6

1ST FLOOR	350 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
4TH FLOOR	446 SF
LIVING AREA	2196 SF
ROOF DECK	191 SF



JEFFERSON ST TOWNHOUSES
UNPRELIMINARY SITEOR





UNIT 10

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2ND FLOOR	719 SF
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JEFFERSON ST TOWNHOUSES
UNPRELIMINARY SITE OR





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JEFFERSON ST TOWNHOUSES
UNPRELIMINARY SITEOR



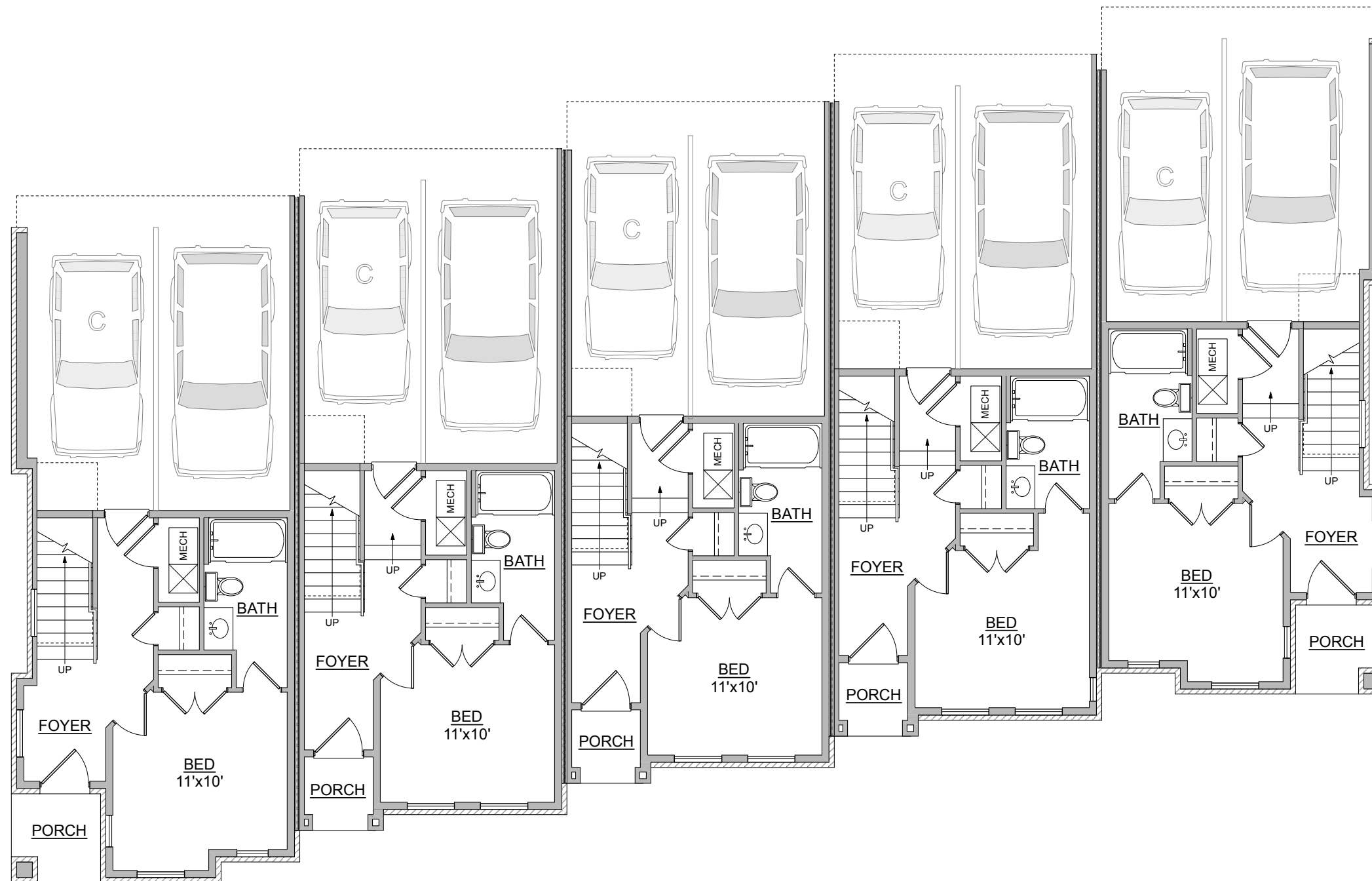






JEFFERSON ST TOWNHOUSES
UNITS 11-25 • STREET ELEVATION
REV. DR ENOCH JONES





UNIT 25

1ST FLOOR	363 SF
2ND FLOOR	746 SF
3RD FLOOR	746 SF
LIVING AREA	1855 SF
ROOF DECK	229 SF

UNIT 24

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

UNIT 23

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

UNIT 22

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

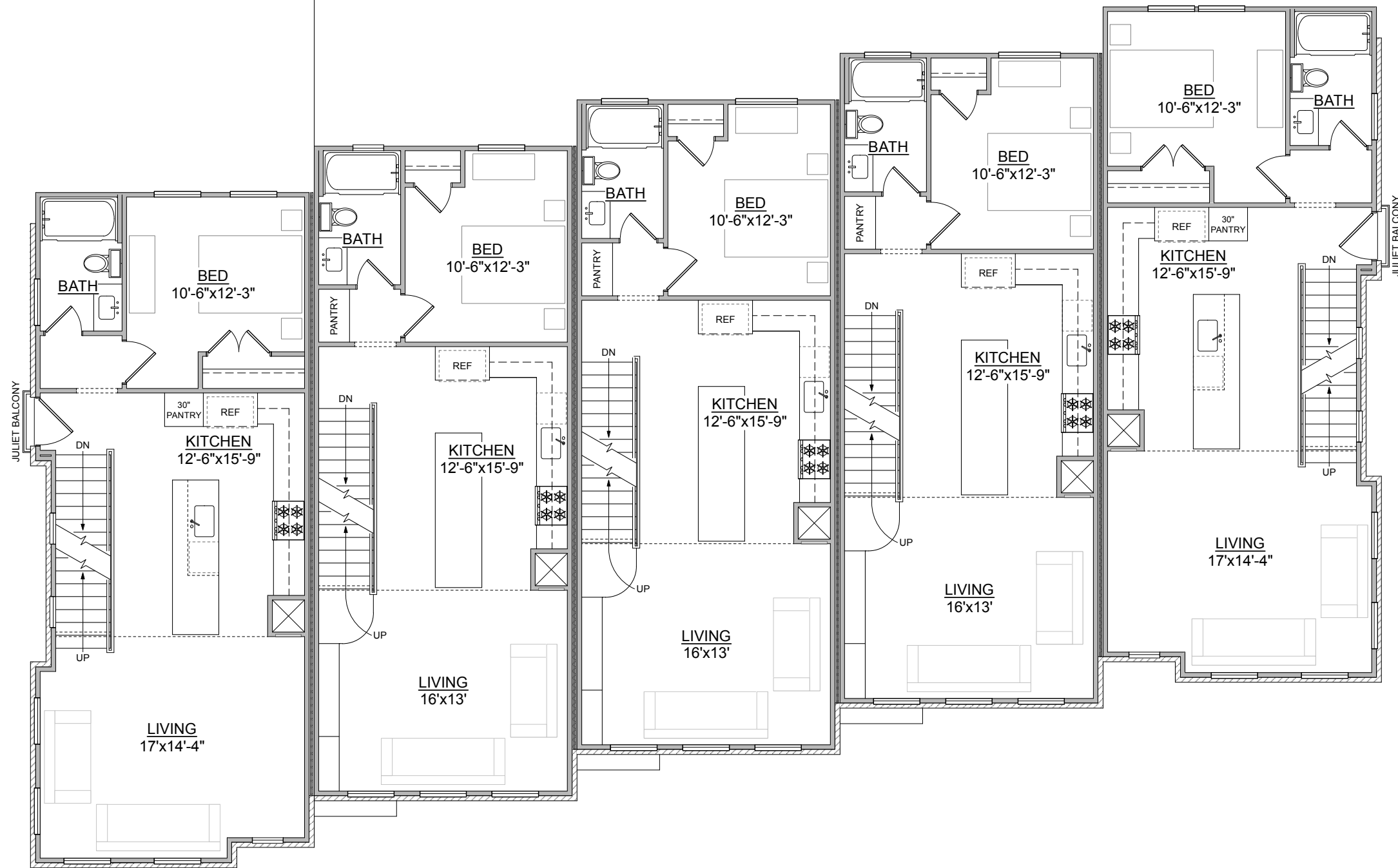
UNIT 21

1ST FLOOR	363 SF
2ND FLOOR	746 SF
3RD FLOOR	746 SF
LIVING AREA	1855 SF
ROOF DECK	229 SF



JEFFERSON ST TOWNHOUSES
UNITS 11-25 • 1ST FLOOR





UNIT 25

1ST FLOOR	363 SF
2ND FLOOR	746 SF
3RD FLOOR	746 SF
LIVING AREA	1855 SF
ROOF DECK	229 SF

UNIT 24

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

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2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

UNIT 22

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

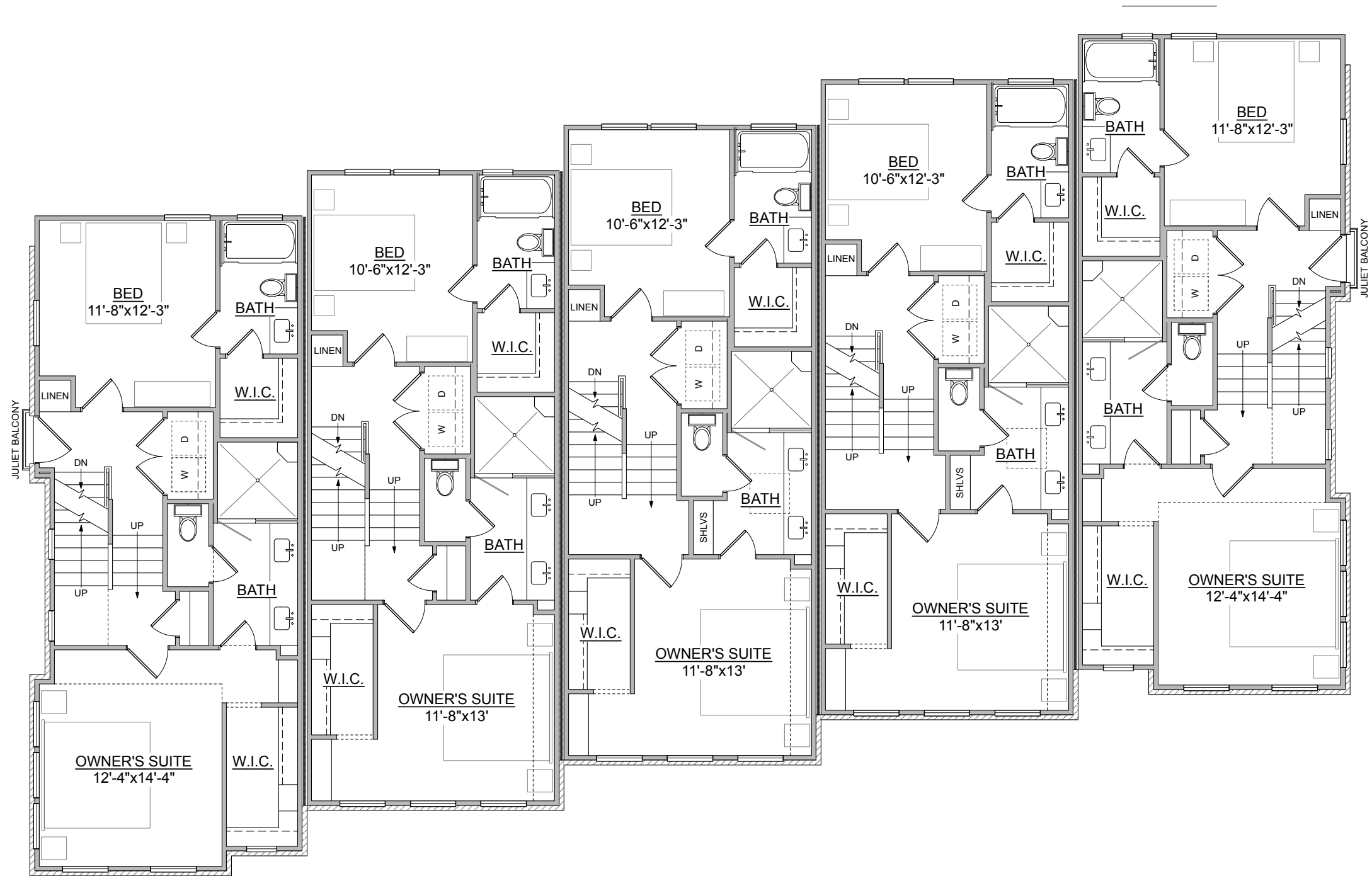
UNIT 21

1ST FLOOR	363 SF
2ND FLOOR	746 SF
3RD FLOOR	746 SF
LIVING AREA	1855 SF
ROOF DECK	229 SF



JEFFERSON ST TOWNHOUSES
UNITS 11-25 • 2ND FLOOR





UNIT 25

1ST FLOOR	363 SF
2ND FLOOR	746 SF
3RD FLOOR	746 SF
LIVING AREA	1855 SF
ROOF DECK	229 SF

UNIT 24

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

UNIT 23

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

UNIT 22

1ST FLOOR	351 SF
2ND FLOOR	700 SF
3RD FLOOR	700 SF
LIVING AREA	1751 SF
ROOF DECK	216 SF

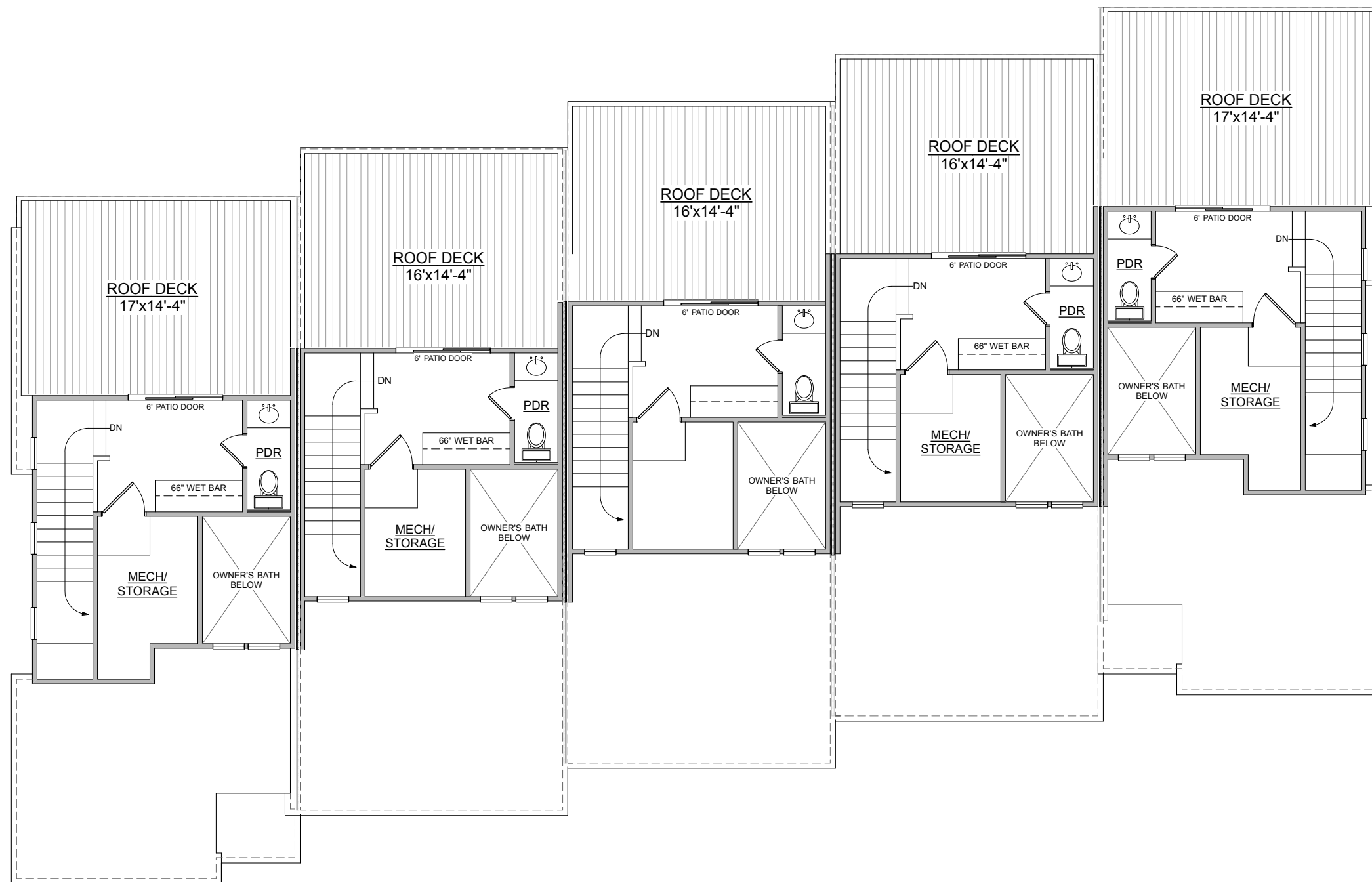
UNIT 21




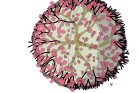
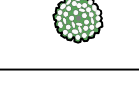
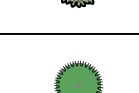






1ST FLOOR	363 SF
2ND FLOOR	746 SF
3RD FLOOR	746 SF
LIVING AREA	1855 SF
ROOF DECK	229 SF


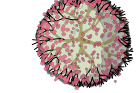

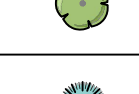
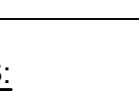


JEFFERSON ST TOWNHOUSES
UNITS 11-25 • 3RD FLOOR

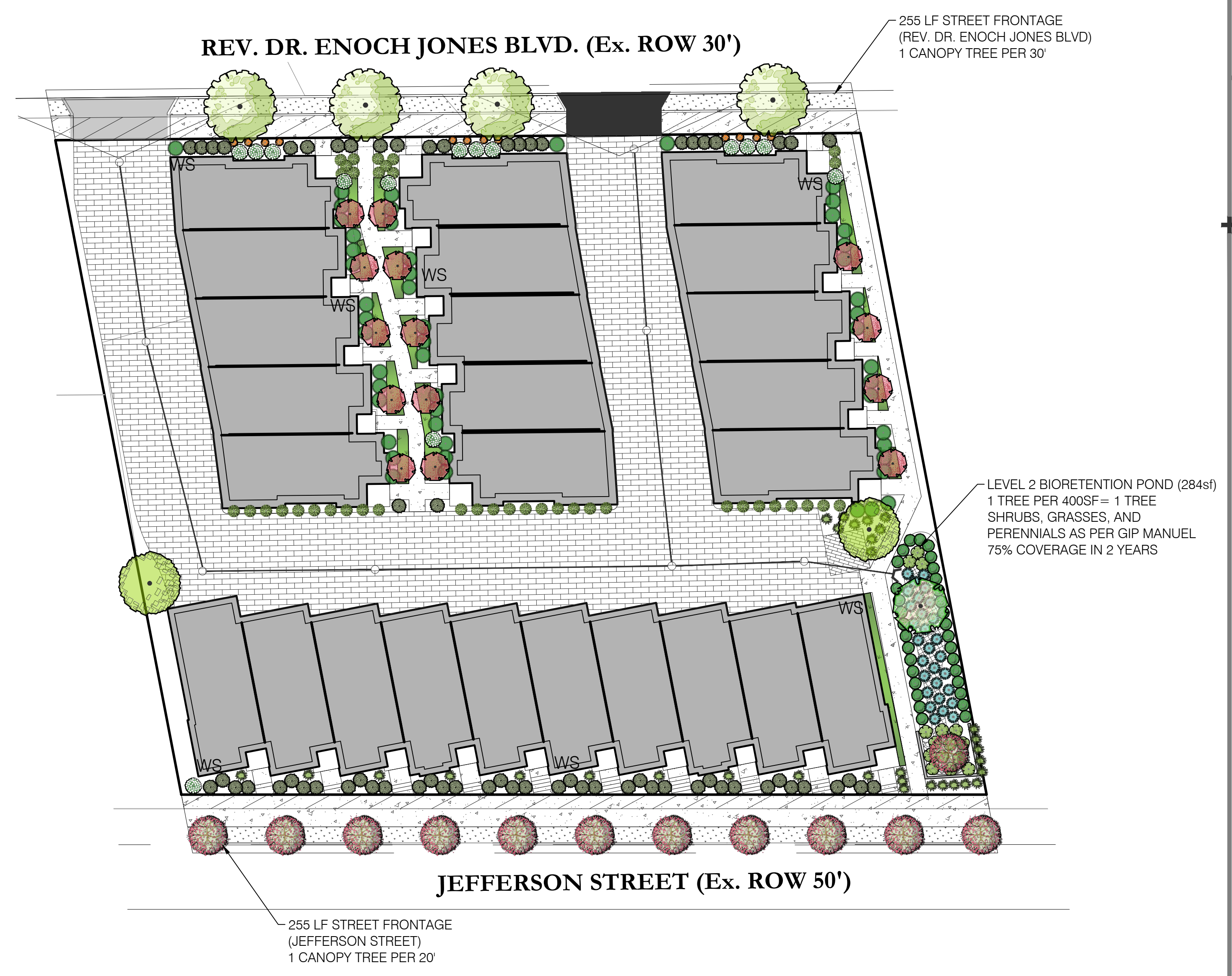




PLANT SCHEDULE SITE					
STREET TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	4	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk, Single, Straight Central Leader, Full Upswept Branching, Even Branching. See Tree Specifications.	B & B	2'Cal	12'-14' HT
	2	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5' Clear Trunk, Evenly Branched, Full Symmetrical Crown. See Tree Specifications	B & B	2'Cal	12'-14' HT
UNDERSTORY/COLUMNAR TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	14	Franz Fontaine Hornbeam / Carpinus betulus 'Franz Fontaine' 3' Clear Trunk, MATCHED, Pyramidal Form, Strong Central Leader, Evenly Branched, Full Symmetrical Crown. See Tree Specifications	B & B	2'Cal	8'-10' HT
	11	Eastern Redbud / Cercis canadensis 4' Clear Single Trunk, Full Symmetrical Crown. See Tree Specifications	B & B	2'Cal	10'-12' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	14	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime' Full, Dense, Well Rooted	#3 Container		
	65	Chestnut Hill Laurel / Prunus laurocerasus 'Chestnut Hill' Full Form, Well Matched	#3 Container		
	52	Dense Yew / Taxus x media 'Densiformis' Full, Dense Form	#5 Container		
BIORETENTION PLANTS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	1	Inkberry / Ilex glabra 'Shamrock' Full, Dense Form	#3 Container		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	32	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' Full, Dense, Well Rooted	#3 Container		
	40	Fountain Grass / Pennisetum alopecuroides Full, Dense, Well Rooted	#1 Container		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	12	Happy Returns Daylily / Hemerocallis x 'Happy Returns' Full, Well Rooted Containers	#1 Container		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	261	Bowles' Common Periwinkle / Vinca minor 'Bowles' Install in Triangular Spacing 20" O.C.	flat		

PLANT SCHEDULE BIORETENTION					
BIORETENTION TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	1	Duraheat River Birch / Betula nigra 'Duraheat' 12' Height Per codes. Multi-Stem, Full Dense Form. See Tree Specifications	B & B	CLUMP	12'-14' HT
UNDERSTORY/COLUMNAR TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	1	Eastern Redbud / Cercis canadensis 4' Clear Single Trunk, Full Symmetrical Crown. See Tree Specifications	B & B	2'Cal	10'-12' HT
BIORETENTION PLANTS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	30	Inkberry / Ilex glabra 'Shamrock' Full, Dense Form	#3 Container		
	15	Merlot Sweetspire / Itea virginica 'Merlot' Full, Heavy, Well Branched	#3 Container		
	29	The Blues Little Bluestem Grass / Schizachyrium scoparium 'The Blues' Full, Well Rooted Containers	#1 Container		

- PLAN NOTES:**
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
 - BIO-RETENTION PONDS SHALL BE MULCHED WITH 3" DOUBLE SHREDDED HARDWOOD BARK MULCH; TAMPED WITH RAKE. INLETS AND DRAINS SHALL BE SURROUNDED WITH 2" OF 6" ROUND RIVER ROCKS
 - ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS



TREE DENSITY UNIT (TDU) WORKB1J23SHEET (Ordinance 94-1104) REV Sept-2019			
Date			
Map: 81-16 Parcels: 380, 381, 383 and 384			
Application Number:			
Project Name: 1020 Jefferson Street			
Address: 1020 Jefferson Street			
Site Acreage	0.79		
Minus ROW Area	(-) 0.04		
Minus Building Coverage Area	(-) 0.35		
Equals Adjusted Acreage	(=) 0.44		
Multiply by Required Tree Density Unit per acre	(x) 22		
Required TDU for Project	(=) 9.68		
REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES			
DBH	# of Trees	Value	TDU
2"	7	x .5	3.5
3"		x .6	0
Total			3.5
REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES and STREET TREES*			
DBH	# of Trees	Value	TDU
2"	26	x .25	6.5
			0
total			6.5
Total TDU for Protected Trees	(+) 0		
Total TDU for Replacement Trees- On-site	(+) 10		
Total Density Units Provided	(=) 10		
Interior Green Space: NA			
IRRIGATION TO BE PROVIDED BY DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM			
TREE CUT PERMIT REQUIRED			



Betula nigra 'Duraheat'



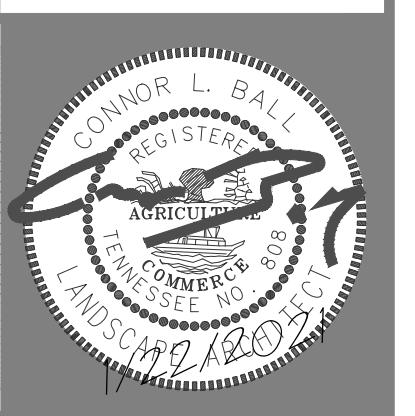
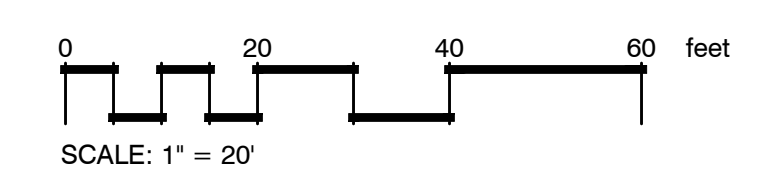
Ilex glabra 'Shamrock'



Itea virginica 'Merlot'



Schizachyrium scoparium 'The Blues'



BY: cb

H+BLD # 20324

Metropolitan Development and Housing Agency

URBAN DEVELOPMENT OFFICE
35 PEABODY STREET * SUITE 301 * NASHVILLE, TENNESSEE * TELEPHONE (615) 252-8504
MAILING ADDRESS : P.O. BOX 846 NASHVILLE, TENNESSEE 37202
TELEPHONE DEVICE FOR THE DEAF (615) 252-8599
TELECOPIER (615) 252-8559

Joseph B. Cain
Director of Urban Development

Direct Dial: (615) 252-8404
Facsimile: (615) 252-8559

March 23, 2021

Marsalis Teague
1020 Jefferson
Nashville, TN 37208

Dear Mr. Teague

Thank you for submitting your plans for review to MDHA's Phillips Jackson Design Review Committee on February 2nd, 2021. MDHA is pleased to have approved your project at 1020 Jefferson Ave.

Be aware that **your project will be inspected** to ensure compliance with the plans approved by MDHA's Design Review Committee. You must notify MDHA of any intent to deviate from the plans that were approved on March 23th. In applicable cases where approved plans are not adhered to, MDHA will deny a use and occupancy permit for the project and may take legal action to ensure compliance.

We look forward to the implementation of your plans. Please forward this to any other appropriate person(s) associated with this project.

Please contact MDHA's Development Office at any time if we can be of further assistance to you.

Sincerely,



Parker Brown
Redevelopment District Manager