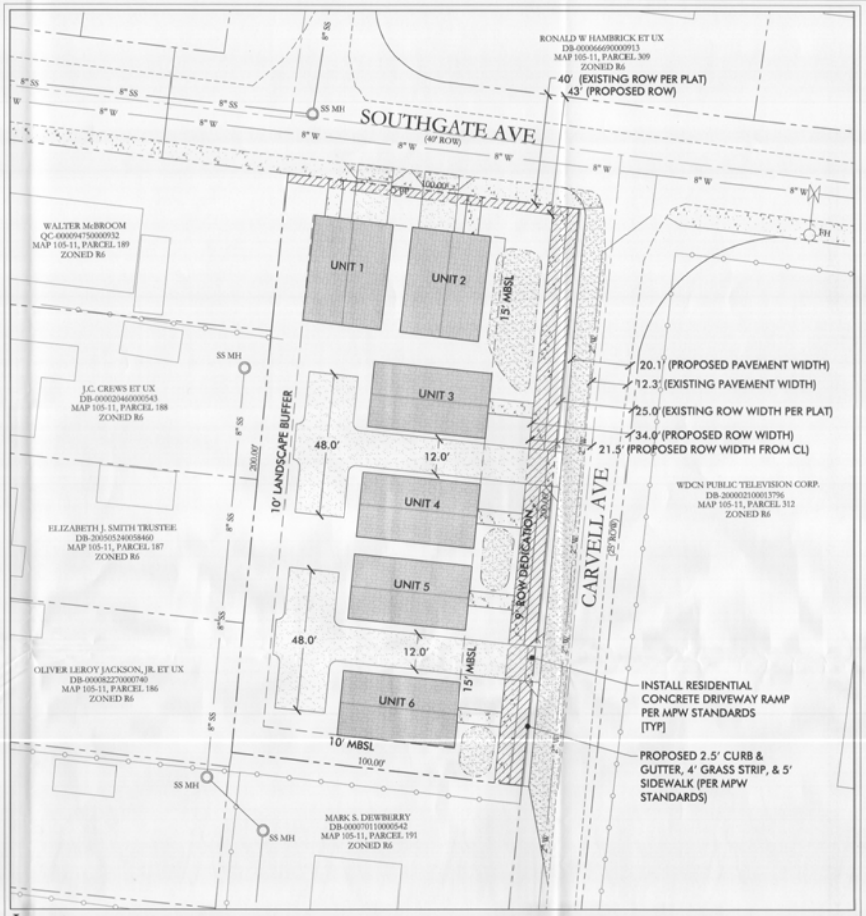
Existing Conditions



Layout

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING R6 (UZO)	SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE 6,000 SF	
NUMBER OF UNITS	6 TOTAL DWELLING UNITS
FAR	60% MAXIMUM 57% PROPOSED
ISR	70% MAXIMUM 46% PROPOSED
FRONT YARD SETBACK:	10' FROM ROW OF CARVELLE & SOUTHGATE (PER SP) *SEE NOTE
SIDE YARD	10' FROM PROPERTY LINE (MIN 6' BETWEEN INTERIOR BUILDINGS)
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	2 STORIES
DENSITY	13 UNITS/AC
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	2 ACCESSES ON SOUTHGATE, 2 ACCESS ON CARVELLE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	40'± TO CARVELLE
50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	9 STALLS (6 UNITS @ 1.5 STALLS PER UNIT)
PARKING PROPOSED	10 STALLS (8 FOR UNITS & 2 GARAGE)

*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 6 FT - COVERED PORCHES
6 FT - STOOPS & BALCONIES
2 FT - BAY WINDOWS

SP Summary

THE CURRENT USE OF THIS PACEL IS A DAY CARE WHICH HAS BEEN CLOSED. THIS PROPOSED SP PLANS TO CHANGE THE USED OF THIS PARCEL TO A MEDIUM RESIDENTIAL USE WHICH IS DESIRED IN THE NEIGHBORHOOD GENERAL (NG) LAND USE POLICY. THE MEDIUM RESIDENTIAL PROPOSED WILL ENHANCE THE AREA BY CREATING ADDITIONAL RESIDENTIAL UNITS.

Data

TOTAL SITE AREA = 0.46 ACRES
CURRENT ZONING: R6
PROPOSED ZONING: SP [SPECIFIC PLAN]
COUNCIL PERSON - SANDRA MOORE
COUNCILMANIC DISTRICT - 17TH

ENGINEER- DALE AND ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166 x 115
CONTACT PERSON - MICHAEL GARRIGAN, PE

N
W E
S

20 0 20 40 60

SCALE: 1" = 20'

TOTAL AREA = 0.46 ACRES ±
= 20,037 S.F. ±

Existing Conditions & Layout Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

MPC Case Number

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

REVISIONS:

Preparation Date: Sept 2012

515 Southgate Ave SP
Preliminary SP
Tax Map 105-11, Parcel 190
Nashville, Davidson County, Tennessee

4/27/2012

DA PROJECT # 12080
515 Southgate Ave
Preliminary SP

C1.0