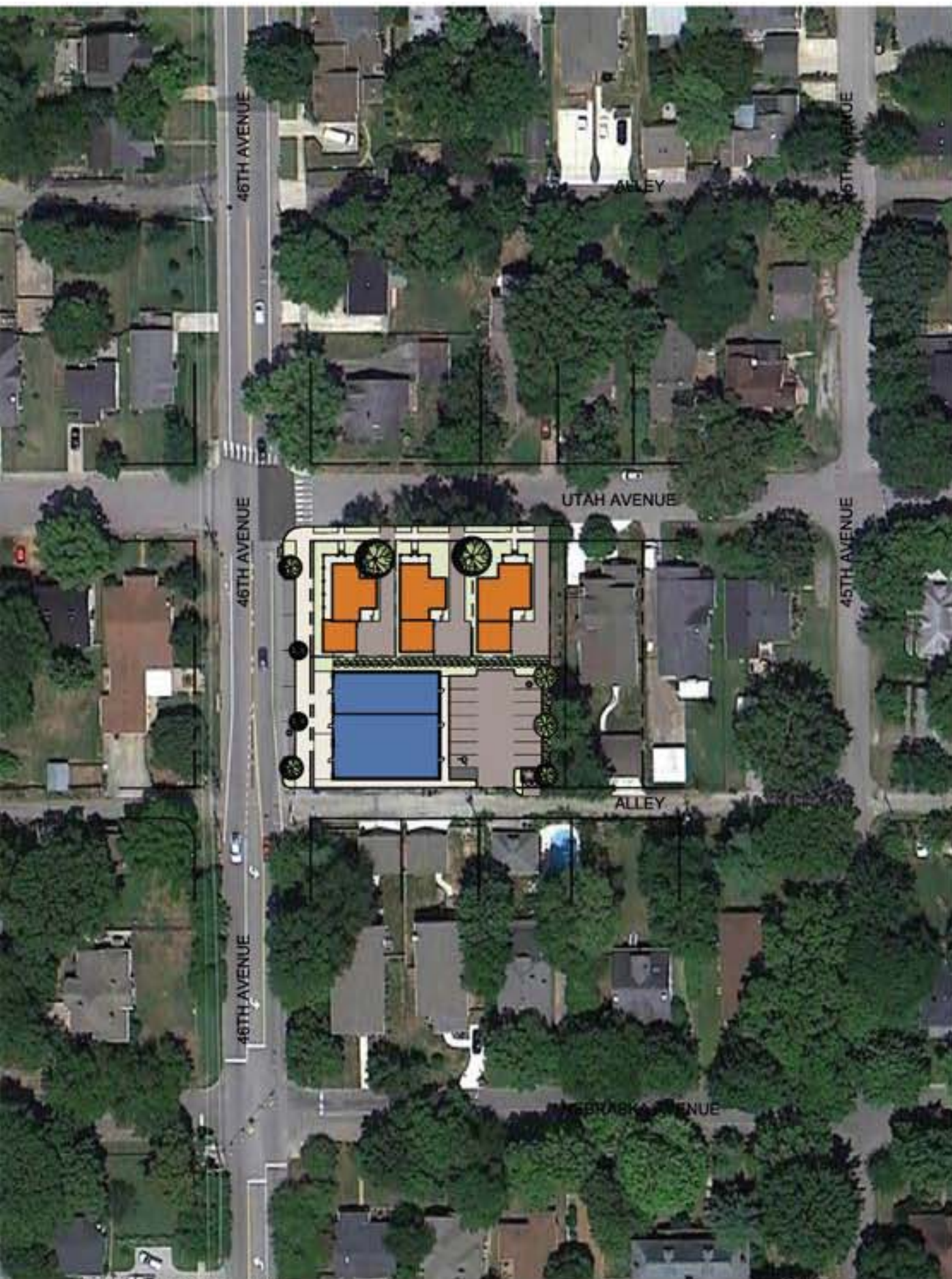


46TH AND UTAH PLANNED DEVELOPMENT

PURPOSE	DEVELOP THE PROPERTY TO ALIGN WITH THE CHARACTER OF THE SYLVAN PARK NEIGHBORHOOD AND EXISTING PATTERN AND ADJUST THE EXISTING COMMERCIAL PRESENCE TO ENHANCE THE NEIGHBORHOOD THROUGH PEDESTRIAN FRIENDLY DESIGN, CONNECTION TO PUBLIC SIDEWALKS, PARKING SCREENING, AND VEGETATIVE PLANTING THAT IS IN CONCERT WITH THE NEIGHBORHOOD PLAN		
COMPLIANCE	ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.		
COUNCIL DISTRICT	DISTRICT #24 COUNCIL MEMBER: JASON HOLLEMAN		
OWNERS OF RECORD	LAODICE, LLC 1306 ASHWOOD AVENUE NASHVILLE, TN 37212 (615) 399-7887		
SP NAME	46TH AND UTAH PLANNED DEVELOPMENT		
SP NUMBER	2013SP-012-001		
SUBMISSION DATE	FEBRUARY 14, 2013 MARCH 5, 2013 (REVISION 1) APRIL 10, 2013 (REVISION 2) APRIL 17, 2013 (REVISION 3) MAY 1, 2013 (REVISION 4) MAY 22, 2013 (REVISION 5)		
SUBMITTAL INDEX	SP01	COVER PAGE - DATA - TABLE	2/14/13
	SP02	DEVELOPMENT PLAN	2/14/13
	SP03	PLANTING PLAN	2/14/13
	SP04	PLATING DETAILS	2/14/13
		EXISTING CONDITIONS SURVEY	2/14/13
			(BY OTHERS)



VICINITY PLAN

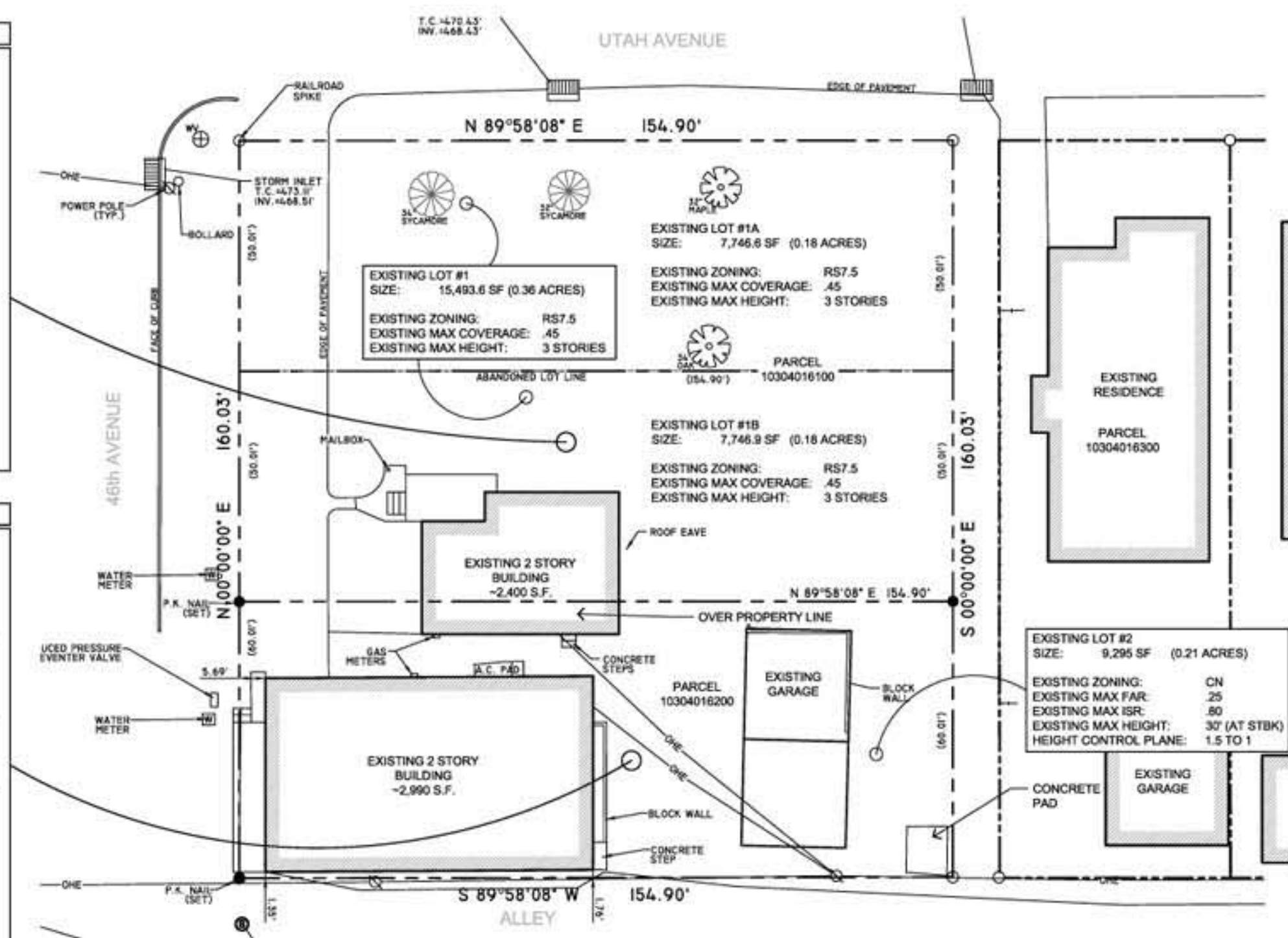
1" = 200'

RS7.5 ZONING	
LOT #1:	EXISTING PERMITTED USE TABLE
PERMITTED:	SINGLE FAMILY, COMMUNITY GARDENING
PERMITTED W/ CONDITIONS:	CONSIGNMENT SALE, COMMUNITY EDUCATION, TELEPHONE SERVICES, PARK AND RIDE, POWER / GAS SUBSTATION, RESERVOIR, WIND ENERGY FACILITY, CONSTRUCTION DEMO, CEMETERY
PERMITTED BY SPECIAL EXCEPTION:	HISTORIC HOME EVENTS, CULTURAL CENTER, DAY CARE CENTER, DAY CARE HOME, RELIGIOUS INSTITUTION, COMMUNITY GARDENING RADIO / TV / TOWER, BUS TRANSFER STATION, COMMUTER RAIL, SAFETY SERVICES, WASTE WATER TREATMENT, WATER TREATMENT PLANT, COUNTRY CLUB, DRIVING RANGE, GOLF COURSE, RECREATION CENTER, TEMPORARY FESTIVAL, POND
ACCESSORY:	APARTMENT, DOMESTICATED HENS, HOME OCCUPATION, DAY CARE (PARENTS), SCHOOL DAY CARE, LEASING / SALES, AMATEUR RADIO ANTENNAE, SAT DISH, RECYCLING COLLECTION, DOMESTIC ANIMALS, AGRICULTURAL ACTIVITY
PERMITTED ONLY BY OVERLAY:	HISTORIC BED AND BREAKFAST HOMESTAY

CN ZONING	
LOT #2:	EXISTING PERMITTED USE TABLE
PERMITTED:	HISTORIC HOME EVENTS, CULTURAL CENTER, RELIGIOUS INSTITUTION, PERSONAL INSTRUCTION, LEASING AND SALES, HOISPRICE, OUTPATIENT CLINIC, AUTO PARKING, BUSINESS SERVICES, COMMUNITY GARDENING, PERSONAL CARE SERVICES, AMATEUR RADIO ANTENNAE, SATELLITE DISH, TELEPHONE SERVICES, SAFETY SERVICES, WATER / SEWER PUMP, COMMERCIAL AMUSEMENT, GREENWAY, PARK, RECREATION CENTER, POND / LAKE
PERMITTED W/ CONDITIONS:	SINGLE FAMILY, TWO FAMILY, MULTI-FAMILY, SECURITY RESIDENCE, DAY CARE CENTER (UP TO 75), CASH ADVANCE, CHECK CASHING, FINANCIAL INSTITUTION, GENERAL OFFICE, TITLE LOAN, MEDICAL OFFICE, VETERINARIAN, ATM, BAR OR NIGHTCLUB, BED AND BREAKFAST, CUSTOM ASSEMBLY, HOME IMPROVEMENT SALES, PAWNSHOP, RESTAURANT (ALL TYPES), RETAIL, PRINTING AND PUBLISHING, POWER AND GAS SUBSTATION, WATER TANK, WIND ENERGY FACILITY, CONSTRUCTION DEMOLITION
PERMITTED BY SPECIAL EXCEPTION:	RADIO / TV / SAT TOWER, BUS TRANSFER STATION, COMMUTER RAIL, WASTE WATER TREATMENT, WATER TREATMENT PLANT, ADULT ENTERTAINMENT, TEMPORARY FESTIVAL
ACCESSORY:	DAY CARE (PARENTS DAY OUT), SCHOOL DAY CARE, MONASTERY OR COVENT, INVENTORY STOCK, RECYCLING COLLECTION CENTER
PERMITTED ONLY BY OVERLAY:	HISTORIC BED AND BREAKFAST HOMESTAY

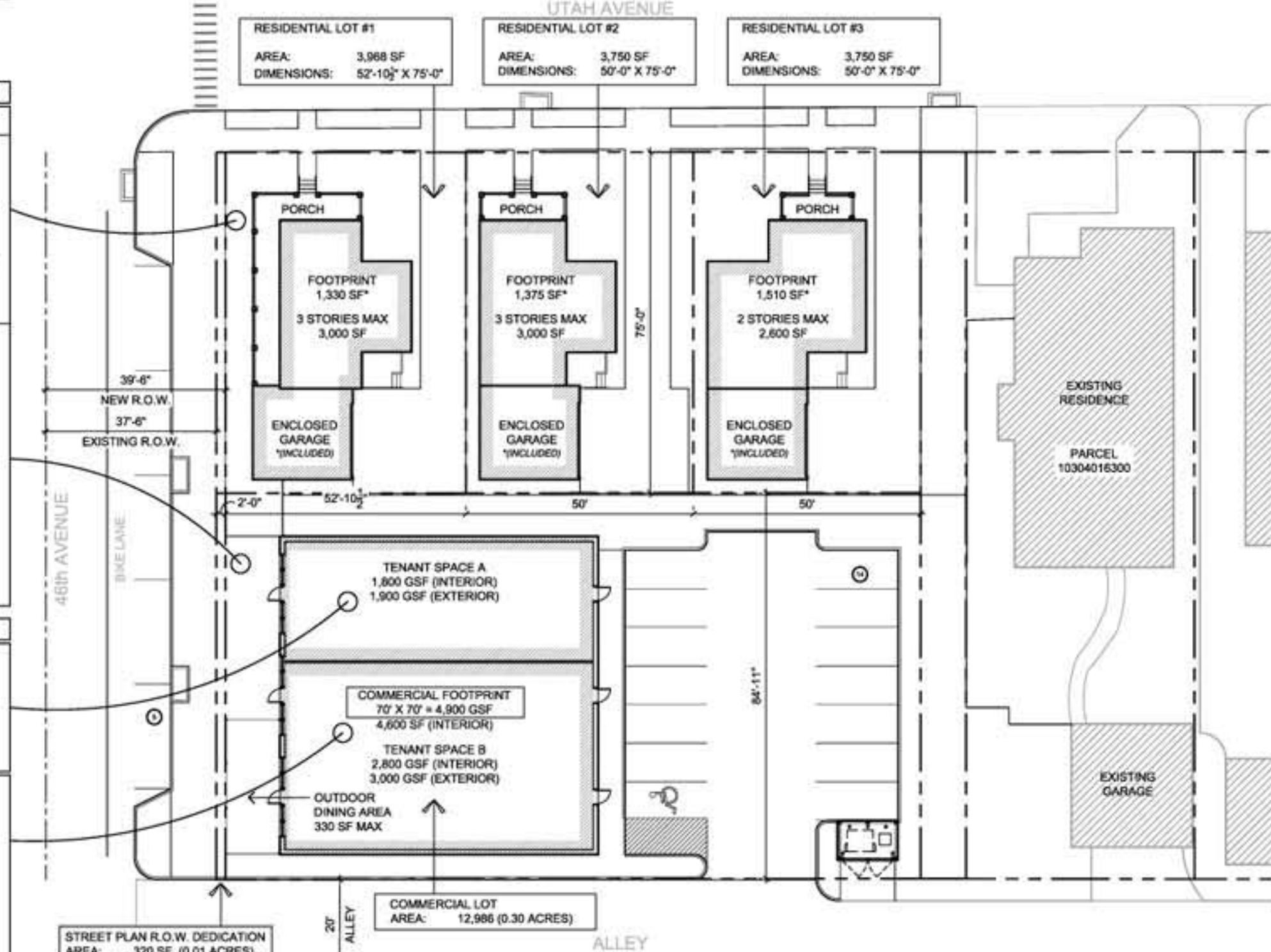
SP ZONING DATA	
COMBINED LOT	
TOTAL DEVELOPMENT AREA:	24,454 SF (0.56 ACRES)
RESIDENTIAL DEVELOPMENT AREA:	11,468 SF (0.26 ACRES)
PLANNED DENSITY:	LOTS: THREE (3) DWELLING UNITS: THREE (3) FOOTPRINT AREA: 4,215 GSF* TOTAL AREA: 8,600 GSF**
* FOOTPRINT AREAS INCLUDE ENCLOSED GARAGES (UNCONDITIONED) BUT EXCLUDE PORCHES AND STOOPS	
** TOTAL AREA EXCLUDES UNCONDITIONED SPACE (GARAGES)	
COMMERCIAL DEVELOPMENT AREA:	12,986 (0.30 ACRES)
PLANNED DENSITY:	FLOOR AREA RATIO (FAR): 0.38 (4,900 SF) IMPERVIOUS RATIO 1 (ISR): 0.5* (8,787 SF)* IMPERVIOUS RATIO 2 (ISR): 0.8** (10,882 SF)**
* PARKING AREA EXCLUDED DUE TO IMPERVIOUS PARCEMENT	
** PARKING AREA INCLUDED	
COMMERCIAL:	4,900 GSF (FOOTPRINT)
PARKING:	REQUIREMENTS: *PROPERTY IN UZO 13 REQUIRED
PROVIDED:	ON SITE: 14 PROVIDED ON STREET: 5 PROVIDED (6 APPLICABLE) 18 TOTAL

COMMERCIAL SPACE PROPOSED USES	
TENANT SPACE A:	1,900 GSF (EXTERIOR) USES - GENERAL OFFICE, FINANCIAL INSTITUTION, RESTAURANT (TAKE OUT), MEDICAL OFFICE, GENERAL RETAIL, CONVENIENCE RETAIL, PERSONAL CARE SERVICE
PARKING REQUIREMENTS:	0*
*PROPERTY IN UZO AND FIRST 2,000 SF OF USES LISTED ARE EXEMPT	
TENANT SPACE B:	3,000 GSF (EXTERIOR) USE - FULL SERVICE RESTAURANT
PARKING REQUIREMENTS:	3,000 SF - 1,000* 150 = 13
*PROPERTY IN UZO AND FIRST 2,000 SF OF USES LISTED ARE EXEMPT	
USE - GENERAL RETAIL:	3,000 SF - 2,000*
PARKING REQUIREMENTS:	200 = 5
*PROPERTY IN UZO AND FIRST 2,000 SF OF USES LISTED ARE EXEMPT	



1 EXISTING CONDITIONS DATA

1" = 20'



2 PROPOSED CONDITIONS DATA

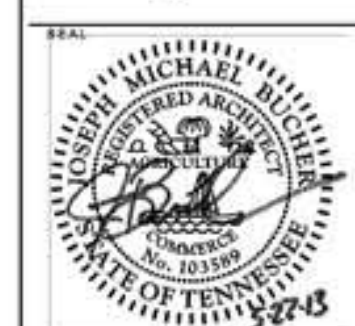
1" = 20'



**Southeast Venture
DESIGN SERVICES**
4011 ARMORY OAKS DRIVE
NASHVILLE, TENNESSEE 37204
(615) 833-8718 FAX: (615) 781-0483

PROJECT: 12085.00

**SPECIFIC PLAN SUBMISSION
46TH AND UTAH DEVELOPMENT**
46TH AVENUE AND UTAH AVENUE
NASHVILLE, TENNESSEE 37209



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ISSUED	DATE
01 Specific Plan	02/14/2013
REVISION	DATE
01 SP REVISION 1	03/05/2013
02 SP REVISION 2	4/10/2013
03 SP REVISION 3	4/17/2013
04 SP REVISION 4	5/1/2013
05 SP REVISION 5	5/22/2013

DRAWN: _____
CHECKED: _____
COVER SHEET
DEVELOPMENT DATA
USE TABLE
SP01

46TH AND UTAH PLANNED DEVELOPMENT



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4011 ARMORY OAKS DRIVE
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(615) 833-8718 FAX: (615) 781-0483

PROJECT 12085.00

**SPECIFIC PLAN SUBMISSION
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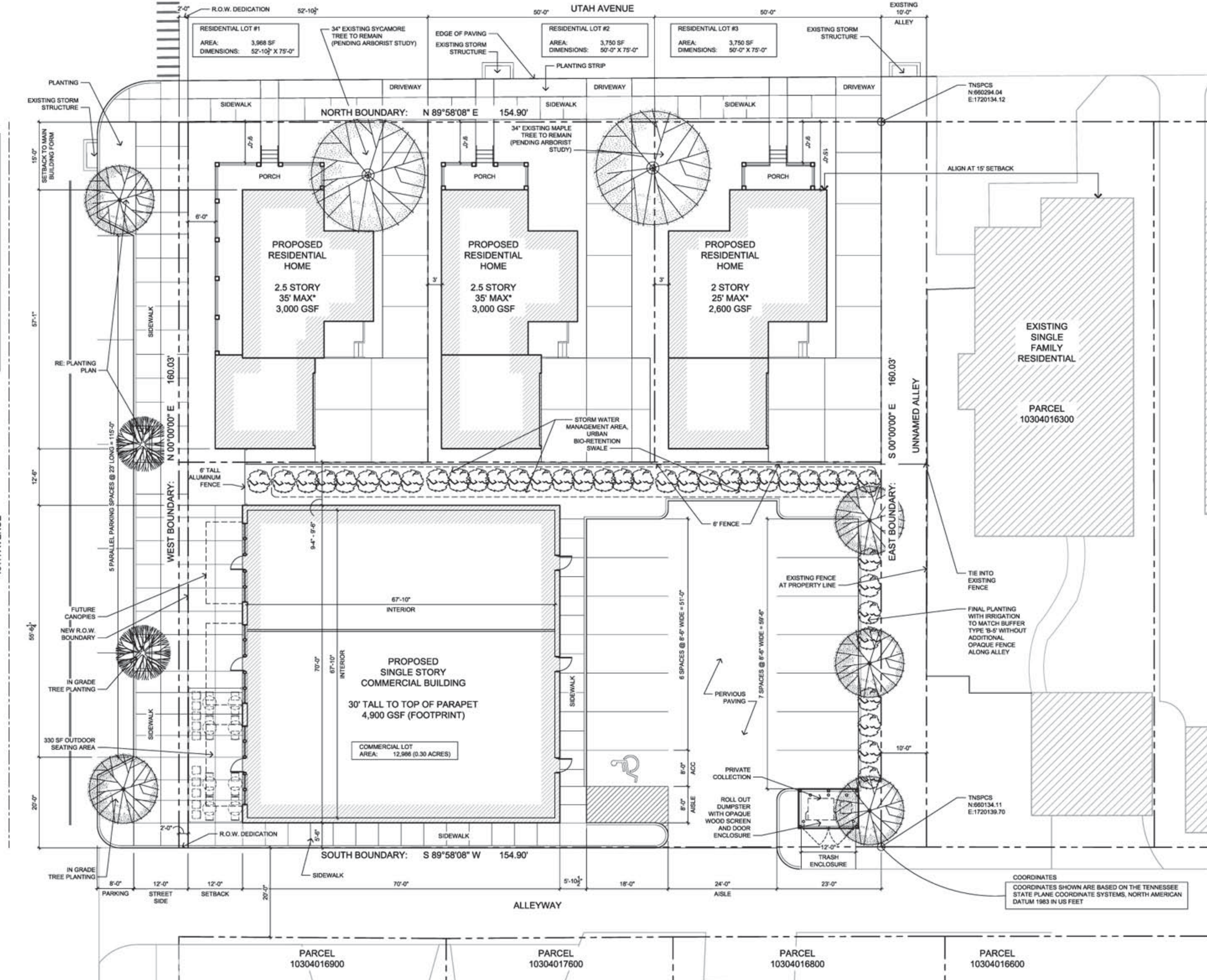
ISSUED	DATE
01 Specific Plan	08/14/2013

REVISION	DATE
01 SP REVISION 1	09/02/2013
02 SP REVISION 2	4/10/2014
03 SP REVISION 3	4/17/2014
04 SP REVISION 4	5/1/2014
05 SP REVISION 5	9/22/2014

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CHECKED: [blank] #11

DEVELOPMENT PLAN

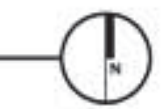
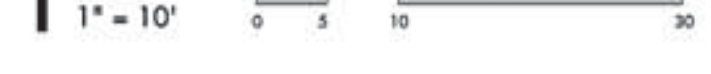
SP02



STORMWATER NOTES

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. PRELIMINARY: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. ACCESS: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15' CMP).
5. THE PROPOSED SP IS WITHIN THE STORMWATER INFILL AREA. LID METHODS WILL BE USED FOR STORMWATER CONTROL. METHODS INCLUDE BUT ARE NOT LIMITED TO URBAN BIORETENTION, DISCONNECTED DOWNSPOUTS AND PERVIOUS PAVEMENT.

1 DEVELOPMENT PLAN



PLANNED DEVELOPMENT SUBMISSION

Preliminary Submission: February 14, 2013

Revised: May 1, 2013

46th and Utah Planned Development

Sylvan Park Neighborhood

Nashville, TN 37067

DEVELOPMENT STANDARDS OUTLINE

Updated: May 1, 2013

46th and Utah Planned Development

Sylvan Park Neighborhood

Nashville, TN 37067

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2. Residential Development Standards	5
3. Commercial Development Standards	6
4. Commercial Signage Standards	7
5. SP Plan Application Forms	

GENERAL PLAN CONSISTENCY

The property resides in the West Nashville neighborhood of Sylvan Park and is located at 132 and 134 46th Avenue North. The property consists of two RS.75 lots, which have been combined into a single tax parcel and one CN lot. Currently one single family home resides on the residential parcels and a small 3,500 square foot 1950s block construction store on the commercial. Unfortunately the previous owner was an absentee landlord and both properties have fallen into disrepair over the last decade.

Under the current zoning, Laodice would be able to constructed a 5,000 square foot commercial building and two single-family homes, one on each of the residential parcels. During the preliminary design phase our architects began to examine the history, style, average lot sizes and set backs of the Sylvan park neighborhood and other historic neighborhoods in West Nashville. Our study yielded the following:

Residential

- Typical Lots: Three Lots (50') Facing Utah Street in keeping with neighborhood pattern
- Typical Orientation: Towards names street (Utah) and not to thoroughfare
- Typical Home Size: 2,600 – 3,000 square feet
- Typical Set Back: 15 feet to house – 9' to porch
- Typical Home Style: Early 1900's Bungalow

Commercial

- Single story: 4,900 SF
- Style: Early 1900's Neighborhood Commercial
- Storefront Style: Patterned Non-Continuous Storefront with Large Framed Glazing
- Bays: Three Distinct Bays for Tenant Design – Bays can be combined on interior
- Watertable: Masonry watertable Sill at Knee Height
- Orientation: Commercial Fronts to be along 46th Avenue
- Other: Commercial façade set back to allow for outdoor seating on property

The design team was able to use the typical and historic elements described above to produce a compatible and holistic development as shown in the accompanying plans.

The team is proposing to break the existing two residential lots oriented toward 46th Avenue into three residential lots oriented toward Utah Avenue or approximately 50 foot wide by 82 ft long. Our first goal was to match the predominant pattern of the neighborhood by reorienting the residential homes to face Utah Avenue. Using the 50-foot lot widths and 15 foot set backs the team was able to adequately plan for three-bungalow style homes. This plan allows for private off street parking.

The Bungalow illustrated on the corner of the 46th Avenue and Utah is intended to have a full wrap porch to assist the home in addressing frontage on both 46th Avenue and Utah Avenue. The homes step up in size from Lot 3 (against the adjacent alleyway) at 2,600 SF to the corner home of 3,000 SF. This allows the planned development to match the general size and consistency of the existing neighborhood while utilizing the largest home to anchor the corner.

The reorientation of the residential homes also allowed the design team to stretch the commercial space along 46th Avenue. During neighborhood association meetings the team received positive feedback to expanding the existing commercial space. Rather than expand the commercial to the east toward the existing residential lots, the team focused the commercial along the 46th Avenue Frontage. To accommodate this request and to create a store front along 46th avenue the commercial lot line will need to be relocated. The relocation allows for same square footage as currently permitted under the existing zoning and allows us meet the parking requirements.

As part of the planned development we propose to incorporate parallel parking along 46th Avenue, widen the pedestrian streetside, connect the pedestrian sidewalks to the neighborhood, and provide street trees. This is consistent with the goals of pedestrian oriented neighborhood design.

RESIDENTIAL DEVELOPMENT STANDARDS

Setback & Orientation

- New construction and additions shall be compatible with the existing front yard setbacks established by adjacent (or nearby) residential buildings. The predominant pattern of the adjacent block is a 15' setback. The main form of the houses will be required to have a 15'-0" setback. Due to reduced depth of lot the porches will be allowed to encroach and set back from the street 9'-0".
- The front facade of buildings shall be oriented towards Utah Street.
- Side yards shall be 3' on the narrow side to maximize the usability of the wide side of the property. Homes shall be placed as close to 3' from the side property line as possible to maintain the pattern of the development.
- The home at the corner (Lot #1) shall address both Utah Avenue and 46th Avenue with primary facades.

Height, Scale & Massing

- Residential building heights shall not exceed 3 stories or 35 feet.
- Front porches with a minimum depth of 6 ft., and which are compatible with nearby historic homes, are required.
- Windows shall be vertically proportioned. The location of windows on the upper floors of buildings shall generally be vertically aligned with the location of windows and doors on the ground level.
- When windows include shutters they shall be operable and sized appropriately to fit the window.
- All doors facing public streets shall be wood and a minimum of half glazed.
- The materials, texture, detail, and material color of a new building shall be visually compatible with surrounding historic buildings. Vinyl and aluminum sidings shall not be permitted. Preferred materials include, but are not limited to fiber cement, wood, brick, and stone.

Access & Parking

- All parking areas, including garages, shall be located to the rear of buildings.
- Where commercial parking lots are adjacent to single-family homes, the lots shall be screened with landscaping, and fencing.
- No more than one vehicular access point per property shall be provided from the street, and it shall be no more than 12 ft. in width.

COMMERCIAL DEVELOPMENT STANDARDS

Setback & Orientation

- The commercial building shall be oriented to front on 46th Avenue as the primary street.
- Commercial building shall be set back 12' from property line along 46th Avenue to allow for outdoor dining within the property boundary. All defined dining structures are to be kept inside this boundary and not in the public right-of-way.
- The commercial building shall be set back 5'-6" from the southern property line to allow for sidewalk access along the alley from the rear surface parking to the tenant entry doors.

Physical Characteristics

- The commercial building shall be 4,900 gross square feet in size (70' x 70') and shall be a maximum 30' in height to the top of the parapet.
- The roof shall be a commercial low-slope roofing system screened on three sides of the building; along 46th avenue, along the alley, and adjacent to the residential property.

Materials

- Vinyl Siding is prohibited.
- Metal siding and E.I.F.S (Exterior Insulation Finish System) is prohibited on the ground floor of buildings on all sides.
- Permitted materials are masonry (brick + stone), wood trim elements, metal accent elements, and metal and glass storefronts.
- Storefronts shall be broken into three distinct bays and shall be a minimum of 10'-0" tall.
- A belt band watertable at knee height shall be provided along storefronts at street level where entrances are not located.

Awnings & Canopies

- First floor canopies/awnings are appropriate above building entrances facing public streets that are not otherwise covered and above storefronts. Canopies and awnings shall not be of plastic material and should not be translucent. See signage guidelines.

Access & Parking

- Vehicular access shall occur down alley to a surface parking lot. Pedestrians will be provided an accessible route from parking lot to the building entry along 46th Avenue.
- Loading is to occur from rear of tenant spaces along surface parking lot or from alley.
- Parking lot shall be screened from the existing residential by a Type B-5 buffer without the opaque fence, as defined on the development plan.
- Parking lot shall be screened from the planned development residential by a 6' tall fence and visually impervious screen of planting as defined on the planting plan.

Streetscape and Site Elements

- Chain link fencing and barbed/razor wire are prohibited.
- Opaque walls and landscaping along public sidewalks shall not be higher than 3 ft.

Other

- Outdoor restaurant activity is prohibited between the hours of 10pm and 6am.
- Outdoor sound broadcast or amplification shall not exceed 65 decibels.

COMMERCIAL SIGNAGE STANDARDS

General

- Signs shall be limited to on-premises signs related to the use or business conducted on the same site.
- No billboards or general advertising signs shall be permitted.
- Multiple uses on a single property may share signs, but collectively shall not exceed the sizes below.
- Abandoned signs and sign posts shall be removed.
- Permanent ground mounted signs are prohibited.
- Non-illuminated temporary sidewalk signs are permitted (A-frame) with a maximum height of 3 feet and 4 maximum square feet of signage area.
- Marquee type signs for announcements of activities taking place at the location are prohibited.

Size

- A combination of signage may be used in accordance with the guidelines, but all signage used for any single business along 46th Avenue must be equal to or less than 25 total square feet or a maximum of 10% of the building facade area on which they are mounted for that particular tenant (whichever is less). The sign area allowance may be used collectively for one or a multiple types of signs.
- One wall mounted sign per facade shall be allowed per business occupant.
- Temporary signs shall not exceed 9 sq. ft.

Construction, Materials, and Design

- Wood and painted metal are the preferred materials. Signs using wood should use only high-quality exterior grade wood with suitable grade finishes.
- Projection, or "blade signage", is appropriate, but shall not obscure pedestrian traffic or obscure architectural features.

Sign Illumination

- The background area of any sign shall not be internally illuminated.
- Signs shall be either spotlighted, externally lit, or back lit with an indirect diffused light source.
- Spotlighting should completely shield all light sources; light should be contained primarily within the sign extents.
- Back-lighting or internal illumination shall illuminate only the letters, characters, or graphics on the sign, but not its background.

Canopies

- Canvas is the preferred material for awnings.
- Plastic, metal, and aluminum awnings are prohibited.
- Wood and metal may be used for other types of canopies.