

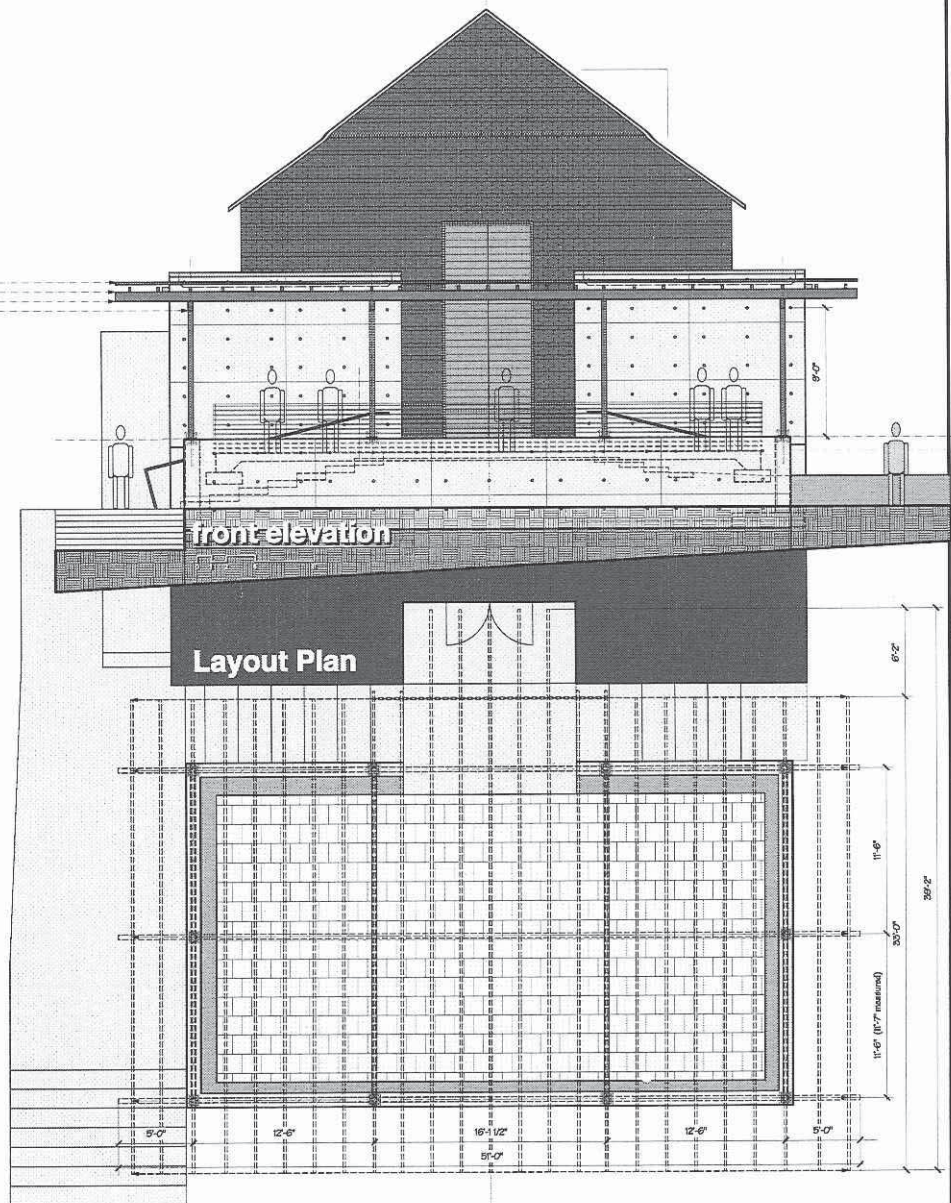
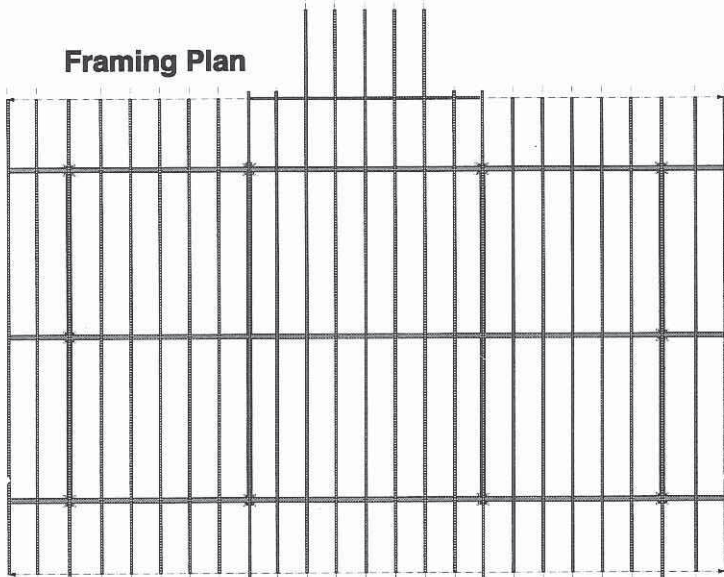
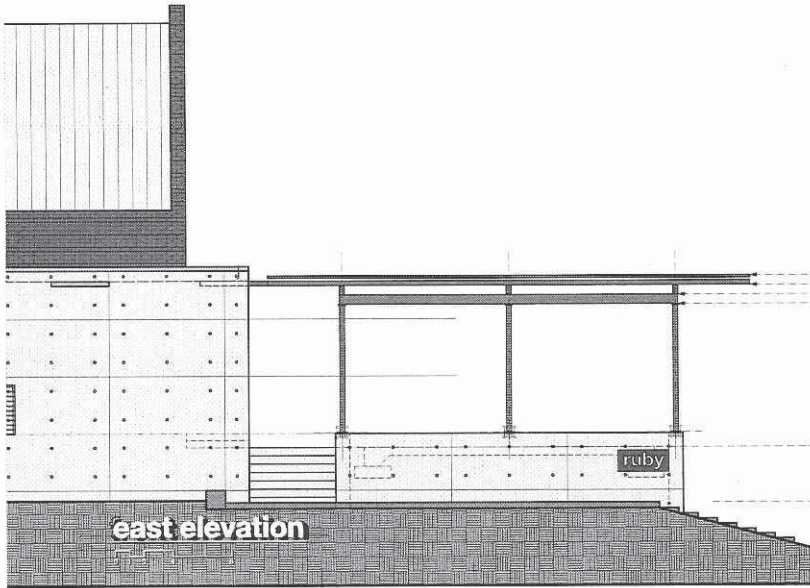
**Specific Plan for 2411 Blakemore Ave.; Nashville, TN 37212, dba Ruby
(as Amended 2/12/13)**

1. Preserve current RM40 zoning (in event that event hall is not successful).

Accepted Uses, Permitted by Right: Single-family, Two-family, Multi-family residential, Monastery or Convent, Orphanage, Assisted-care living, Hospice, Nursing home, Residence for handicapped, Greenway, Park.

Permitted Subject to Special Exceptions: Community education.

2. Event Hall Use. Allow use for an event hall. Use restrictions:
 - a. Common Areas: Keep common areas around building clear of trash.
 - b. Alcohol: No alcohol allowed in park.
 - c. Noise: Speakers for sound amplification are permitted in the front courtyard area only. Amplified sound from these speakers shall comply with Metro Code section 17.28.090 as it applies to noise.
 - d. Lighting: No direct lighting into park, though down lighting of driveway allowed.
 - e. Event Restrictions: Size of event limited to that allowed by fire marshal.
 - f. Hours of Operations: Events shall end by midnight.
3. Maintain dimensional limitations consistent with current RM40 zoning
 - a. FAR, Max - None
 - b. ISR - 0.75
 - c. Height - 65'
 - d. Slope of Height Control Plane - 2:1
 - e. Max. Stories - 3
 - f. Maximum Lot Coverage - 60%
 - g. Setback, front - 60'
 - h. Setback, rear - 20'
 - i. Setback, side - 0'
4. Parking. Needs must be met by onsite and school parking as called for in the Metro Schools Facility Use Agreement, or in privately contracted lots if school parking is unavailable. Park parking cannot be used and owner will take reasonable measures to ensure compliance, including parking restrictions in client contracts, if a contract exists. Parking availability to be determined using Metro Schools Facility Use Agreement and schedules of Harris Hillman, Eakin, Martin Professional Development Center, or any privately contracted lots. The Metro Schools Facilities Use Agreement is included as part of the SP documentation and attached hereto.



James
Fentress
Architecture

232 West End Ave.
Nashville, TN 37203
615.259.1234
www.jamesfentress.com

Seal

3.11.13 Preliminary/BDP Pricing
Editions/Revisions

Key Plan

Ruby Pergola

CONCEPT A

119 Blackburn Ave.
Nashville, Tennessee

Approved for the Owner
Date

Approved for the Designer
Date

Job No.

Issue Date

Drawn by: JFF

Checked by: JFF

**PLANS
ELEVATIONS**

Scale: 1/4" = 1'-0"

A-1.0

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