

Existing Conditions

Layout

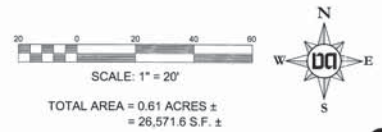
SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R6
MINIMUM LOT SIZE	SURROUNDING ZONING R6, R10
NUMBER OF RESIDENTIAL UNITS/DENSITY	NOT APPLICABLE
TAR	6 TOTAL UNITS (9.8 UNITS/AC)
ISR	80% MAXIMUM (60% PROVIDED)
STREET YARD SETBACK	70% MAXIMUM (45% PROVIDED)
SIDE YARD	15' FROM EXISTING RIGHT OF WAY
REAR YARD	5' FROM NORTH/SOUTH PROPERTY LINES
HEIGHT STANDARDS	20' FROM EAST PROPERTY LINE
	3 STORIES MAXIMUM IN 35 FEET (MEASURED TO EAVE)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ONE ACCESS ON PORTER ROAD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	±150' NORTH (PARCEL 108) / ±135' SOUTH (PARCEL 111)
DISTANCE TO INTERSECTION	±125' TO STRAIGHTWAY (OPPOSITE SIDE OF STREET)
REQUIRED PARKING	RESIDENTIAL (2 STALLS/UNIT)=12
PARKING PROPOSED	12 GARAGE STALLS PROPOSED
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: (NOT TO ENCRACH INTO RIGHT OF WAY)	
	6 FT - COVERED PORCHES
	2 FT - BAY WINDOWS
	6 FT - STAIRS & BALCONIES

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY AND ITS IMMEDIATE SURROUNDINGS ARE LOCATED WITHIN SUBAREA 1 (EAST NASHVILLE COMMUNITY PLAN). THE SPECIFIED LAND USE POLICY FOR THE SUBJECT SITE AND ITS SURROUNDINGS IS NEIGHBORHOOD GENERAL (NG).

THE NG STRUCTURE PLAN IS PRELIMINARILY INTENDED TO ACCOMMODATE RESIDENTIAL DEVELOPMENTS WITH A MIXTURE OF HOUSING TYPES THAT ARE CAREFULLY ARRANGED AND NOT RANDOMLY LOCATED. APPROPRIATE LAND USES INCLUDE SINGLE FAMILY, DETACHED DWELLING UNITS WITH ATTACHED MULTIFAMILY MEDIUM DENSITY SUCH AS TOWNHOMES BEING APPROPRIATE IN CERTAIN LOCATIONS/APPLICATIONS. SMALL OPEN SPACES SUCH AS PARKS, PLAZAS OR COMMUNITY GREENS ARE ALSO APPROPRIATE WITHIN THE NG STRUCTURE POLICY. BUILDING SETBACKS SHOULD BE SHALLOW FOR HIGHER DENSITY USES AND DEEPER FOR LOWER DENSITY USES. ACCESS IS RECOMMENDED TO BE PROVIDED FROM REAR ALLEYS/WAYS WITH FRONT LOADED PRODUCT CONSIDERED APPROPRIATE IN CERTAIN CIRCUMSTANCES. ON-STREET PARKING WITH ALLEY ACCESS IS HIGHLY RECOMMENDED ON LOTS OF 50 FEET OR LESS.

AS PROPOSED, THIS APPLICATION YIELDS A DENSITY RANGE THAT WOULD BE CONSIDERED MEDIUM AND APPROPRIATE FOR THE NG POLICY. THE STRUCTURES PROPOSED HAVE BEEN CAREFULLY ARRANGED TO CREATE AN INTERIOR COURTYARD WITH REAR OR SIDE ACCESS WHEN AVAILABLE. THE PLAN HAS BEEN DEVELOPED TO ADDRESS PORTER ROAD AND CREATES A FEELING OF COMMUNITY WITHIN ITS INTERIOR.



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Existing Conditions & Layout Plan

MPC Case Number
2014ESP-013-001
356 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



REVISIONS

Preparation Date: Jan 2014

Porter Road Place SP
Preliminary Specific Plan

Tax Map 83-03, Parcel 109 & 110
Nashville, Davidson County, Tennessee



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying

D&A Project No 13155
Porter Road Place SP
Preliminary SP Drawings
C1.0
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