

PRELIMINARY SPECIFIC PLAN NOTES:

- Purpose and Intent:**
The purpose of this Preliminary Specific Plan is to permit a 230-unit Multi-Family Residential Development.
- Development Plan:**
The development of this project intends to develop a 230-unit, multi-family residential project with courtyard areas and two-level parking garage.
- Existing Conditions:**
The property currently has four residential houses being used as offices and one two-story office building.
- Availability to the General Plan:**
This property is within the Green Hills-Addison Community Planning area updated July 2005. The policy is (OC) office concentration.
- Permitted Uses:**
Uses permitted in this development shall be limited to Multi-Family Residential in the event all the properties included within this SP are not consolidated into single ownership, then each property included within this SP may be used for any use permitted in the O.R.I.A. zoning district, subject to all the bulk, parking, landscaping and other requirements applicable to properties located within an O.R.I.A. zoning district, and the Planning Director may waive any required final site plan or other requirements imposed by this SP for any non-conformity that is consistent with the requirements applicable to properties located within an O.R.I.A. zoning district.
- Development Standards:**
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designees based upon final architectural engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increases the permitted density or floor area, add uses not otherwise permitted, waive specific conditions or requirements contained in the plan as adopted through this ordinance, or add vehicular access points not currently proposed or approved.
 - The required fire flow shall be determined by the Metro-Health fire marshal's office prior to the issuance of a building permit.
 - Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplains, steep slopes, unstable soils, wetlands, rock outcroppings, streams, springs and critical areas.
 - Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
 - Individual water and sewer service lines are required for each home (where applicable).
 - The developer of this project shall comply with the requirements of the SP adopted (see ordinance 2008-028 Metro Code Chapter 11.24).
 - If required, a subdivision plat will be submitted with the Final SP documents.
 - All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
 - According to FEMA's current flood maps (4703700218F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
 - According to the MRC's Soils Map, the soils on the property are M-18 (Many-Uhler land complex: 2 to 7 percent slopes). There are no wetlands or "slopes" as noted in section 17.2B.050 of the Metro Zoning Code.
 - There are .06 acres of the site that have existing slopes from 15% to 25% and .04 acres that have existing slopes above 25%.
 - All access drives and driveways within the community shall be paved.
 - There are no known existing wetlands within the SP boundary.
 - Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents.
 - All development within the boundaries of this plan will be designed based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
 - The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
 - All proposed public utilities and services shall be installed underground.
 - For any development standards, regulations and requirements not specifically shown on the SP plan and not included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the M-100 zoning district as of the date of the applicable request for application.
 - This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of final application.
 - Metro Water Services shall be provided sufficient and unobstructed access in order to maintain and repair utilities in this site.
 - Site driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert is Metro ROW is 15" CMP).
 - Trash and recycling service is to be contracted between the developer/owner and a private hauler.
 - Landmarks:**
The development of this project shall comply with the requirements of metro zoning code 17.24 site protection and replacement and with chapter 17.40, article X. Tree protection and replacement procedures. Landmark ordinance plan to be submitted with the final SP submitted.
 - Architectural notes:**
Acceptable materials, acceptable materials for the residential and secondary structures include brick, cast stone, stone, cultured stone, stucco, wood, metal, and cementitious siding. Vinyl siding, and down-lawn fencing are prohibited.



TAX MAP 104-04, PARCEL 73
BENNY M. & CAROLYN J. BROWN
INST. #: 20140117-0004838
R.O.D.C. - TN
ZONED: ORI

TAX MAP 92-16, PARCEL 370
SFX OPERATING CO. OF TN, INC
INST. #: 00-000101-0-0000787
R.O.D.C. - TN
ZONED: ORI

TAX MAP 92-16, GROUP "F",
PARCEL 1 CONDOMINIUMS
O.L.C. 30 MUSIC SQUARE
WEST CONDOMINIUMS
INST. #: 20080813-0068995
R.O.D.C. - TN
ZONED: ORI

TAX MAP 92-16, PARCEL 425
VASILEIOS GATSIOS, ETX
INST. #: 00005442-0000168
R.O.D.C. - TN
ZONED: ORI

TAX MAP 92-16, PARCEL 427
TOM & JERRY PROPERTIES
INST. #: 00006457-0000698
R.O.D.C. - TN
ZONED: ORI

TAX MAP 104-04, PARCEL 85
JOHN COBB ROCKFORD (TRUSTEE)
INST. #: 20120525-0045398
R.O.D.C. - TN
ZONED: ORI

TAX MAP 104-04, PARCEL 86
BELMONT AVENUE CHURCH OF CHRIST
INST. #: 20030215-0023873
R.O.D.C. - TN
ZONED: ORI

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