



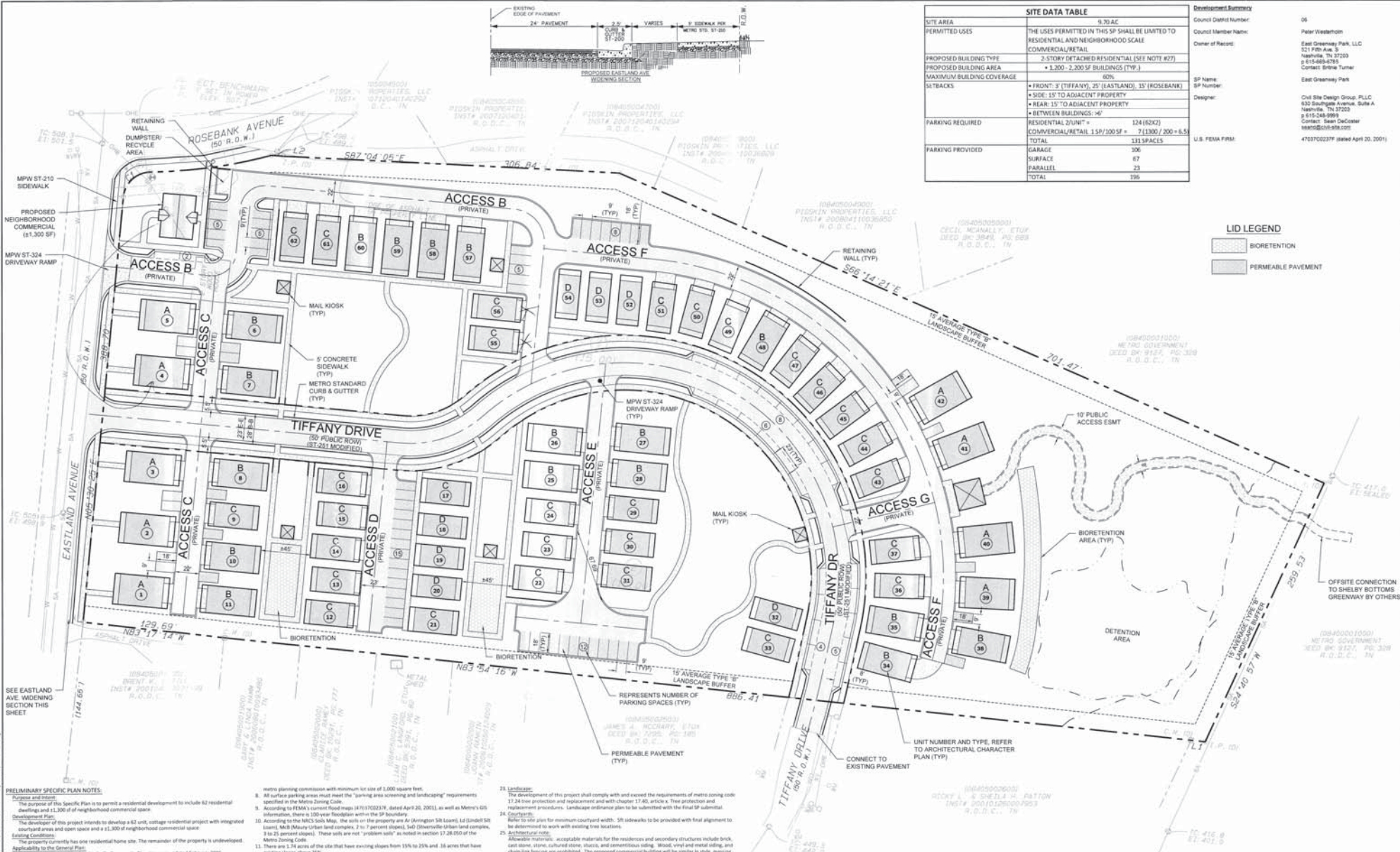
REV.	COMMENTS
1	PLANNING COMMISSION SUBMITTAL
2	PLANNING COMMISSION RE-SUBMITTAL

SITE DATA TABLE	
SITE AREA	8.70 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO RESIDENTIAL AND NEIGHBORHOOD SCALE COMMERCIAL/RETAIL
PROPOSED BUILDING TYPE	2-STORY DETACHED RESIDENTIAL (SEE NOTE #27)
PROPOSED BUILDING AREA	+ 1,200 - 2,300 SF BUILDINGS (TYP.)
MAXIMUM BUILDING COVERAGE	62%
SETBACKS	• FRONT: 5' (TIFFANY), 25' (EASTLAND), 15' (ROSEBANK) • SIDE: 15' TO ADJACENT PROPERTY • REAR: 15' TO ADJACENT PROPERTY • BETWEEN BUILDINGS: 4'
PARKING REQUIRED	RESIDENTIAL UNIT = 134 (MAX) COMMERCIAL/RETAIL 1.5 SP/100 SF = 7 (1300 / 200 = 6.5)
PARKING PROVIDED	TOTAL 131 SPACES GARAGE 106 SURFACE 23 PARALLEL 87 TOTAL 196

Development Summary
 Council District Number: 06
 Council Member Name: Peter Ivershohn
 Owner of Record: East Greenway Park, LLC
 521 Fifth Ave. S.
 Nashville, TN 37203
 p 615-669-6785
 Contact: Brian Turner
 East Greenway Park
 Civil Site Design Group, PLLC
 830 Southgate Avenue, Suite A
 Nashville, TN 37203
 p 615-248-9995
 Contact: Sean DeCaster
 MMS@CSDG.com
 47037002377 (issued April 20, 2021)

LID LEGEND

[Pattern]	BIORETENTION
[Pattern]	PERMEABLE PAVEMENT



PRELIMINARY SPECIFIC PLAN NOTES:
Purpose and Intent:
 The purpose of this Specific Plan is to permit a residential development to include 62 residential dwelling and 2,300 sq ft of neighborhood commercial space.
Development Plan:
 The developer of this project intends to develop a 62-unit, cottage residential project with integrated courtyard areas and open space and a 2,300 sq ft neighborhood commercial use.
Existing Conditions:
 The property currently has one residential home site. The remainder of the property is undeveloped.
Applicability to the General Plan:
 This property is within the East Nashville Community Planning area updated February 2006.
Permitted Uses:
 The uses permitted in this development shall be limited to residential and neighborhood commercial.
Design Standards:
 1. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee 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 increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enabling ordinance, or add vehicle access points that currently are not approved.
 2. The required floor shall be determined by the Metro/Nashville Fire Marshall's office prior to the issuance of a building permit.
 3. Approval of an ordinance that would increase the plan or any development

- metro planning commission with minimum lot size of 1,000 square feet.
- 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 (19101002327F, dated April 20, 2005), as well as Metro's GIS information, there is 100-year floodplain within the SP boundary.
- According to the MCO's Map, the lots on the property are in (Knoxington 5th Level), L1 (Eastland 5th Level), M8 (Maury Urban land complex), 2 to 7 percent slopes), S40 (Shelbyville Urban land complex, 1 to 25 percent slopes). These lots are not "prudent soils" as noted in section 17.28.050 of the Metro Zoning Code.
- There are 1.74 acres of the site that have existing slopes from 15% to 25% and 18 acres that have existing slopes above 25%.
- Tiffany Drive shall be public right of way. All other access drives and driveways shall be private streets with public access about 25%.
- There are no known existing wetlands within the SP boundary.
- Landscaping shall meet Metro design standards. A detailed site plan will be submitted with the Final SP documents, if required.
- Accretion within the boundaries of this plan will be designed based on the requirements of the Metropolitan Water Resources Act and the Fair Housing Act.
- The requirements of the Metro Fire Marshall'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.
- Site area development standards, regulations and requirements not specifically shown on the SP plan and/or included in a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the 623 zoning District as of the date of the applicable request or acquisition.
- Landscaping: The development of this project shall comply with and exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.46, article 4. Tree protection and replacement procedures, Landscaping and/or plan to be submitted with the Final SP submittal.
- Counters: Refer to site plan for minimum countertop width. SR sidewalks to be provided with final alignment to be determined to work with existing tree locations.
- Architectural code: Allowable materials: acceptable materials for the residences and secondary structures include brick, cast stone, stone, cultured stone, stucco, and cementitious siding. Wood, vinyl and metal siding, and chain-link fencing are prohibited. The proposed commercial building will be similar in style, material, and height to the existing structure on site.
- Buffers: Buffers to be provided adjacent existing residential development and Shelby Bottoms properties utilizing existing trees where possible or type "B" landscape buffer yards for any disturbed areas. Buffers shall be 15' average along property lines adjacent to existing residential properties.
- Building height: The maximum height of the 2 story facade of each dwelling shall not be greater than 35ft. Height is defined as the average building height as measured from finished grade to the top of the ridge of the principal structure. A final, reported basement level shall be allowed where needed to accommodate site grade change.
- Site lighting: All site lighting fixtures to be dark sky compliant.
- Office Schedule and Title (if applicable): The Developer shall contribute funds to go towards construction, by others, of sidewalks or greenways

UNIT MIX	
DWELLING TYPE	COUNT
A	9
B	17

MAP 084 PARCELS 15.00 & 16.00

PROJECT BENCHMARK:
 DESCRIPTION: SPIKE SET IN POWER POLE
 ELEVATION: 507.10

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