



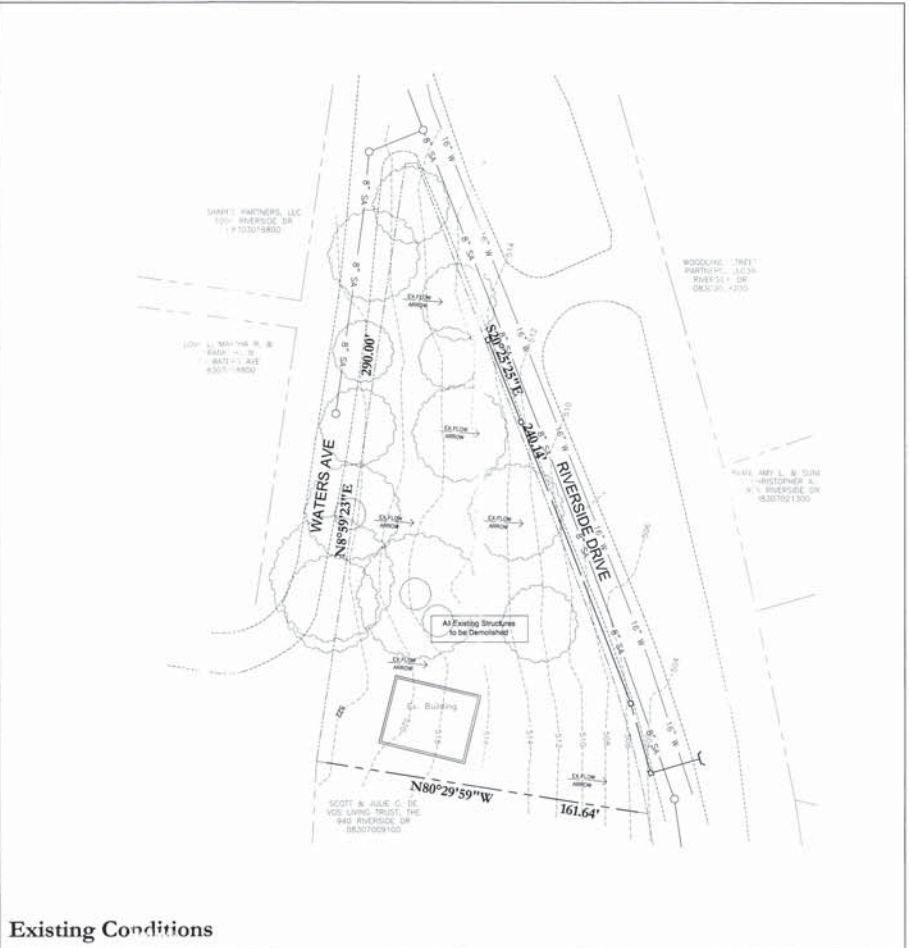
REVISIONS:  
APRIL 2014: MPC REV.

Preparation Date: April 2014

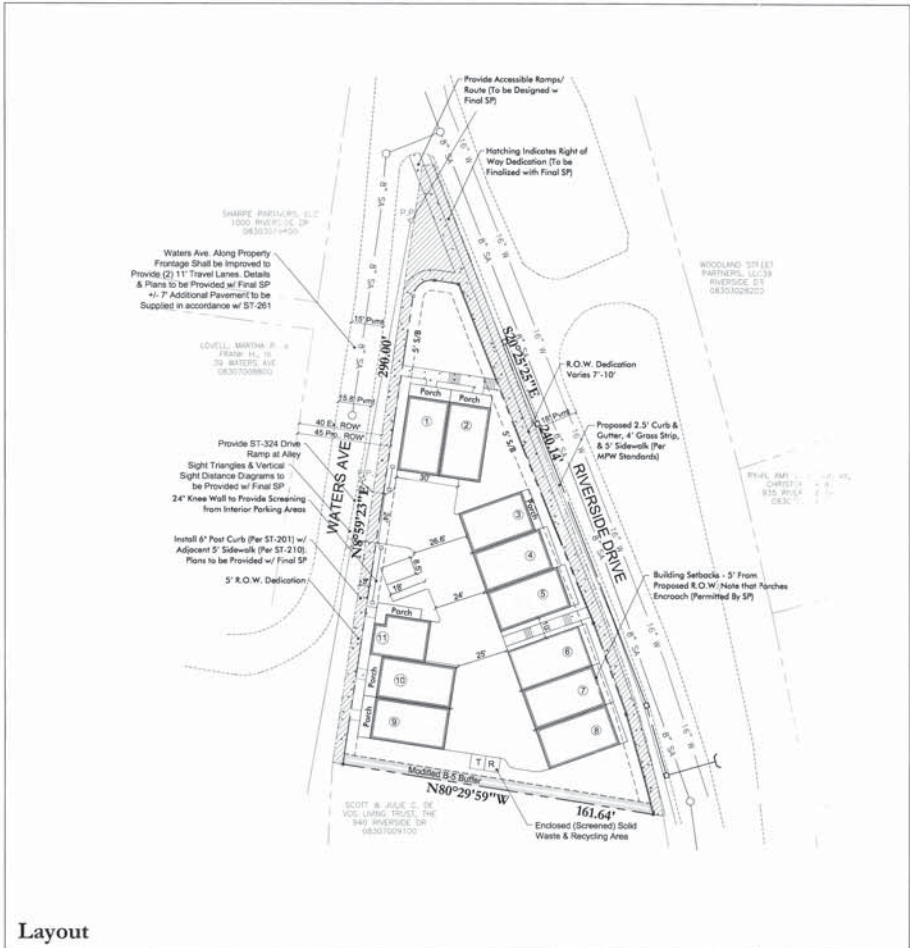
**942 Riverside Dr**  
Formerly Known as Venita Axley Townhomes  
Preliminary Specific Plan  
Tax Map 83-07, Parcel 90  
Nashville, Davidson County, Tennessee



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture  
Surveying  
D&A Project No 13889  
942 Riverside Dr SP  
Preliminary SP Drawings



Existing Conditions



Layout

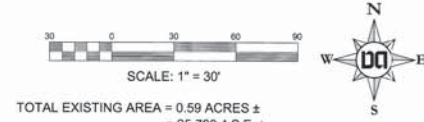
**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	MULTIFAMILY (TOWNHOMES)
PROPERTY ZONING SP	SURROUNDING ZONING R10, CL, CS, R8
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	11 TOTAL UNITS (18.6 UNAC)
FAR	1.00% MAXIMUM (0.72 PROPOSED)
ISR	70% MAXIMUM (67% PROPOSED)
STREET YARD SETBACK	5' FROM EXISTING RIGHT OF WAY
SIDE YARD	5' FROM NORTHSOUTH PROPERTY LINES
REAR YARD	5' FROM EAST PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAXIMUM IN 35 FEET (MEASURED TO EAVE)
<b>PARKING AND ACCESS</b>	
RAMP LOCATION AND NUMBER	ONE ACCESS VIA WATERS AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	#180 NORTH
REQUIRED PARKING	16.5 REQUIRED (UZO 1.5 STALLS/UNIT @ 11 UNITS)
PARKING PROPOSED	23 PROPOSED (21 GARAGE STALLS + 2 STALLS)
NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP (NOT TO ENCROACH INTO RIGHT OF WAY)	COVERED PORCHES BAY WINDOWS

**Property Information**  
942 Riverside Dr  
Nashville, Tennessee 37206  
0.59 Total Acres  
Council District 06 (Peter Westerholm)

**Owners of Record**  
Teague, Venita Axley  
942 Riverside Dr  
Nashville, Tennessee 37206

**Civil Engineer**  
Dale & Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Michael Garrigan, PE  
Phone: 615.297.5166  
Email: michael@daleandassociates.net



TOTAL EXISTING AREA = 0.59 ACRES ±  
= 25,700.4 S.F. ±  
TOTAL PROPOSED AREA = 0.48 ACRES ±  
= 21,039.98 S.F. ±