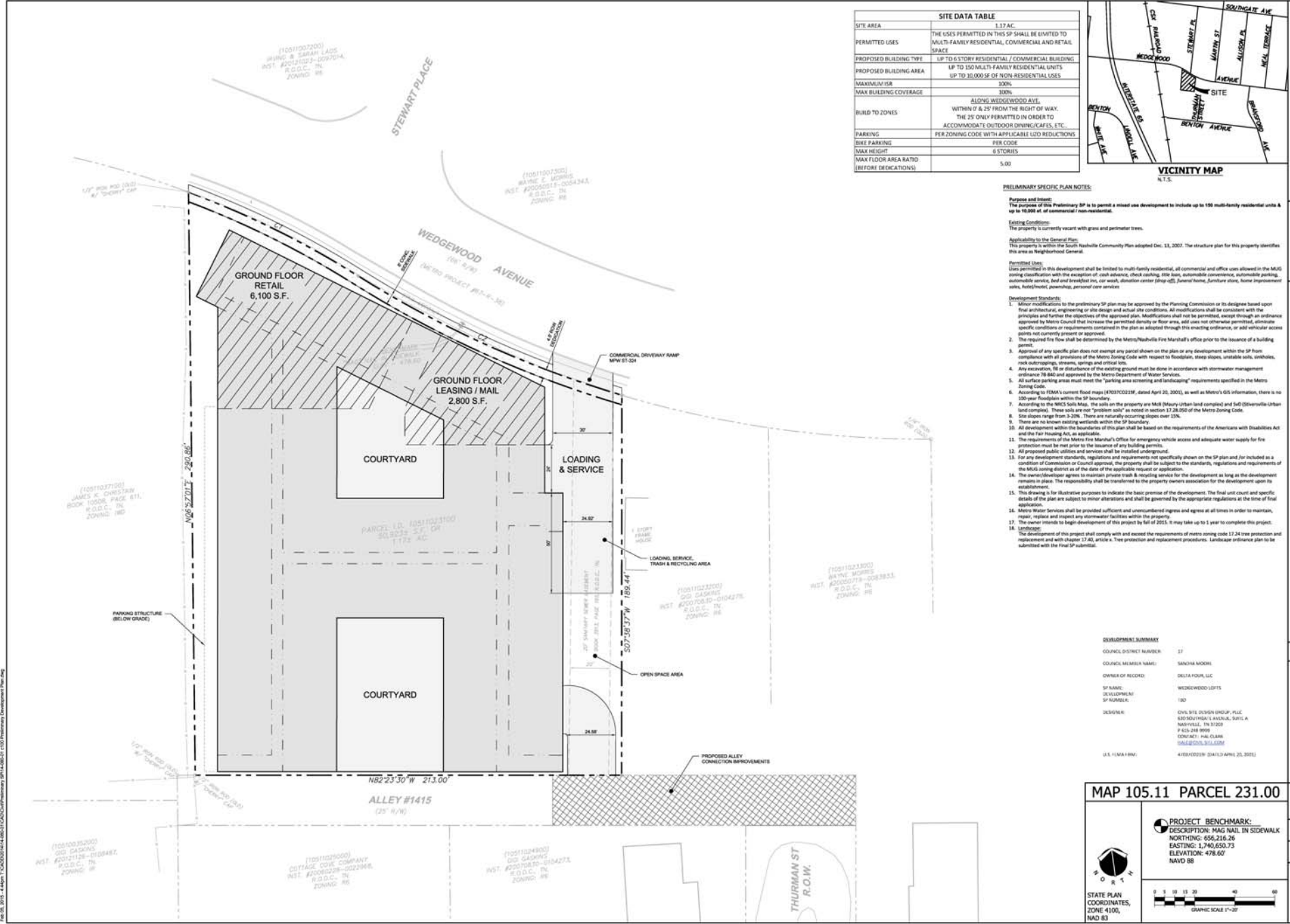
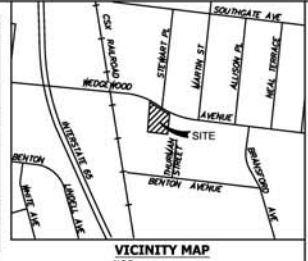


File No. 2015-144p11-1042020144-0001-0001-0001 Preliminary Development Plan



SITE DATA TABLE	
SITE AREA	1.17 AC.
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND RETAIL SPACE
PROPOSED BUILDING TYPE	UP TO 6 STORY RESIDENTIAL / COMMERCIAL BUILDING
PROPOSED BUILDING AREA	UP TO 150 MULTI-FAMILY RESIDENTIAL UNITS UP TO 10,000 SF OF NON-RESIDENTIAL USES
MAXIMUM FSR	100%
MAX BUILDING COVERAGE	100%
BUILD TO ZONES	ALONG WEDGEWOOD AVE. WITHIN 0' & 25' FROM THE RIGHT OF WAY. THE 25' ONLY PERMITTED IN ORDER TO ACCOMMODATE OUTDOOR DINING/CAFES, ETC.
PARKING	PER ZONING CODE WITH APPLICABLE LOD REDUCTIONS
BIKE PARKING	PER CODE
MAX HEIGHT	6 STORIES
MAX FLOOR AREA RATIO	5.00
(FOR DEDICATIONS)	



**PRELIMINARY SPECIFIC PLAN NOTES:**

**Purpose and Intent:**  
The purpose of this Preliminary SP is to permit a mixed use development to include up to 150 multi-family residential units & up to 10,000 SF of commercial/retail non-residential.

**Existing Conditions:**  
The property is currently vacant with grass and perimeter trees.

**Applicability to the General Plan:**  
This property is within the South Nashville Community Plan adopted Dec. 13, 2007. The structure plan for this property identifies this area as Neighborhood General.

**Permitted Uses:**  
Uses permitted in this development shall be limited to multi-family residential, all commercial and office uses allowed in the MUG zoning classification with the exception of: cash advance, check cashing, coin laund, automobile convenience, automobile parking, automobile service, bed and breakfast inn, car wash, donation center (non-ops), funeral home, furniture store, home improvement store, hotel/motel, pawnshop, personal care services.

**Development Standards:**

- 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, will use not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this ordinance, or add vehicular access points not currently streets or approved.
- The required fire flow shall be determined by the Metro/Nashville 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, sinkholes, rock outcroppings, streams, springs and critical soils.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 19-800 and approved by the Metro Department of Water Services.
- 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 (470702021M, dated April 20, 2013), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the MUG Soil Map, the soils on the property are M8R (Major Urban Land composite) and Sd (Disturbed Urban Land composite). These soils are not "vulnerable soils" as noted in section 17.28.050 of the Metro Zoning Code.
- Site slope range from 3-20%. There are naturally occurring slopes over 10%.
- There are no known existing wetlands within the SP boundary.
- All development within the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act, as applicable.
- 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 for included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or application.
- The owner/developer agrees to maintain private trash & recycling service for the development as long as the development remains in place. The responsibility shall be transferred to the property owners association for the development upon its establishment.
- This drawing is for illustrative purposes to indicate the basic premise of the development. The final unit count and specific details of the plan are subject to minor alterations and shall be governed by the appropriate regulations at the time of final application.
- Metro Water Services shall be provided sufficient and unobstructed ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- The owner intends to begin development of this project by fall of 2015. It may take up to 1 year to complete this project.
- 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 entrance plan to be submitted with the final SP submit.

DEVELOPMENT SUMMARY	
COUNCIL DISTRICT NUMBER:	17
COUNCIL MEMBER NAME:	SANDRA MOORE
OWNER OF RECORD:	DELTA FOUR, LLC
SP NAME:	WEDGEWOOD LOFTS
SP NUMBER:	180
DESIGNER:	CIVIL SITE DESIGN GROUP, PLLC 630 SOUTHWALK AVENUE, SUITE A NASHVILLE, TN 37203 P 615 248 9909 CIVIL@CSDS.COM WWW.CSDS.COM
U.S. MAIL # (RM):	4703X0219 (DATED APRIL 23, 2015)

**MAP 105.11 PARCEL 231.00**

**PROJECT BENCHMARK:**  
DESCRIPTION: MAG NAIL IN SIDEWALK  
NORTHING: 656,216.26  
EASTING: 1,740,600.73  
ELEVATION: 476.60'  
NAVD 88

STATE PLAN COORDINATES, ZONE 1100, NAD 83

**CIVIL SITE DESIGN GROUP**  
1000 WEST END AVENUE, SUITE 1000  
NASHVILLE, TN 37203  
TEL: 615.248.9909  
WWW.CSDS.COM

**PRELIMINARY DEVELOPMENT PLAN**  
PRELIMINARY SPECIFIC PLAN  
WEDGEWOOD LOFTS  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
CASE NO. 2015-144P-11

REV.	COMMENTS	DATE
1	INITIAL SUBMITTAL - HOUSING/HTL	10/03/2014
2		11/16/2014

**C1.00**

JOB NO. - 14-090-01

