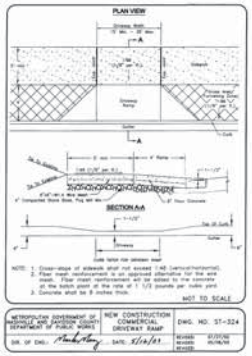
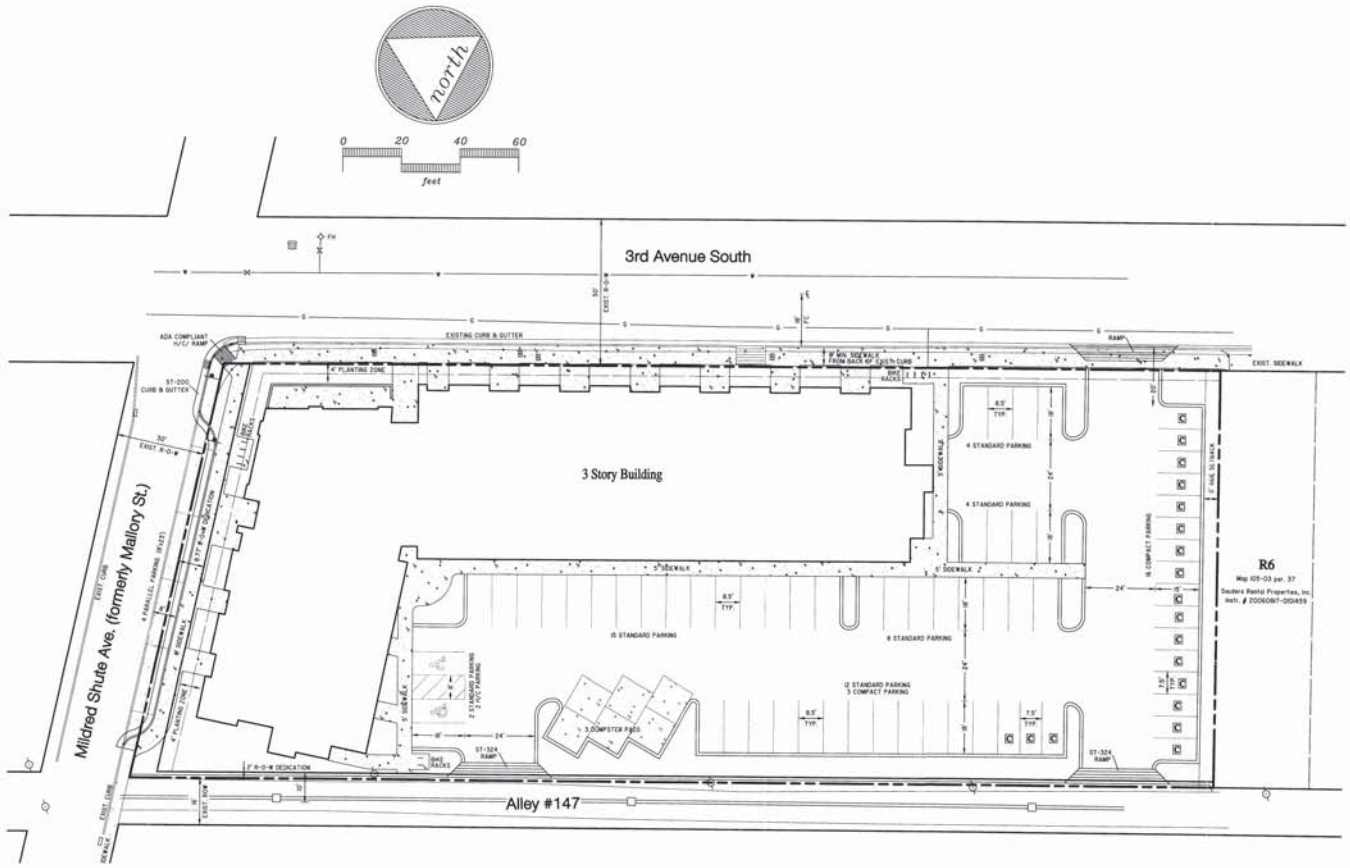
Vicinity Map n.t.s.





Bulk Standards Table

- SITE AREA: 1.52± ACRES
- PROPOSED NUMBER OF RESIDENTIAL UNITS:
  - ONE-BEDROOM: 54 ONE-BEDROOM UNITS
  - LIVE/WORK: 10 ONE-BEDROOM UNITS
  - TOTAL SITE: 64 ONE-BEDROOM UNITS
- PROPOSED MULTIFAMILY DENSITY: 55.6 UNITS/ACRE
- PROPOSED BUILDING SQUARE FOOTAGE FOR EACH USE:
  - ONE-BEDROOM: 39,000 SQ. FT.
  - LIVE/WORK : 7,000 SQ. FT.
  - COMMERCIAL/ RESTAURANT/ : 1,900 SQ. FT.
    RETAIL /ETC.
- GROSS NON-RESIDENTIAL FLOOR AREA: 8,900 SQ. FT.
- PROPOSED NON-RESIDENTIAL F.A.R.: 0.13
- MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45'
- PROPOSED BUILDING SETBACKS:
  - FRONT (*SEE NOTE BELOW): 0 FT.
  - SIDE: 5 FT.
  - REAR (ALLEY): 0 FT.

  * THE FRONT BUILDING SETBACK APPLIES TO THE FRONTAGE ALONG 3RD AVE. SOUTH AND MILDRED SHUTE AVE. THERE IS A MINIMUM 4' PLANTING ZONE TO BE LOCATED BETWEEN THE PUBLIC ROADSIDE SIDEWALK AND THE PROPOSED BUILDING.
- PROPOSED VEHICLE PARKING:
  - STANDARD: 45 SPACES
  - COMPACT: 19 SPACES
  - HANDICAP: 2 SPACES
  - TOTAL SITE: 66 SPACES
- REQUIRED VEHICLE PARKING: 57 SPACES

Development Parking Requirement

Land Use	Number / Size	UZO Zoning Rate[1]	Parking Requirement (spaces)
Multifamily (1-Bedroom & Studio Units)	54 units	1.0 space / unit	54
Residential Subtotal	--	--	54
Allowable Reductions	--	10% Transit + 1 space per 2 on-street spaces [2]	-11
Residential Total with Reductions	--	--	43
Restaurant	1,900 s.f.	First 1,000 s.f. exempt 1.0 space / 150 s.f. of floor space in excess of 1,000 s.f.	6
Retail	3,500 s.f.	First 2,000 s.f. exempt 1.0 space / 200 s.f. for floor space in excess of 2,000 s.f.	8
Office	3,500 s.f.	First 2,000 s.f. exempt 1.0 space / 500 s.f. for floor space in excess of 2,000 s.f.	3
Commercial Subtotal	--	--	17
Allowable Reductions	--	10% Transit + 10% Pedestrian Access	-3
Commercial Total with Reductions	--	--	14
TOTAL WITHOUT REDUCTIONS	--	--	71
TOTAL WITH REDUCTIONS	--	--	57

Notes:
1) Based on the Metro Government of Nashville and Davidson County Code of Ordinances parking and loading requirements, Chapter 17.20 Article II. UZO rates utilized where applicable.
2) On-street parking reduction accounts for 4 new on-street spaces on Mildred Shute Avenue provided by the development and 8 existing on-street spaces on 3rd Avenue along the property frontage.

* CHART TAKEN FROM TRAFFIC STUDY BY RPM TRANSPORTATION CONSULTANTS, LLC

- PROPOSED BICYCLE PARKING: 20 SPACES
- ALLOWABLE USES:
  - 54 1-BR STUDIO: RESIDENTIAL
  - 10 LIVE/WORK: HOME OCCUPATION, CONSIGNMENT SALE, PERSONAL INSTRUCTION, GENERAL OFFICE, BUSINESS SERVICE, RETAIL, PERSONAL CARE SERVICES, AUDIO/VIDEO TAPE, MULTI-MEDIA PRODUCTION, PRINTING AND PUBLISHING
  - 1,900 S.F.: FULL-SERVICE RESTAURANT, TAKE-OUT RESTAURANT, FURNITURE STORE, GROCERY STORE, PERSONAL INSTRUCTION, GENERAL OFFICE, BUSINESS SERVICE, RETAIL, PERSONAL CARE SERVICES, AUDIO/VIDEO TAPE - MULTI-MEDIA PRODUCTION, PRINTING AND PUBLISHING

Received
Nashville & Davidson County
JAN 15 2015
Metropolitan Planning Department

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A MIXED USE DEVELOPMENT.
2. SITE CONTAINS 1.52± ACRES
3. SITE IS LOCATED ON PROPERTY MAP 105-03, PARCELS 38, 39, 40, 41, 41.01, 42, 43, 44, AND 45.
4. EXISTING ZONING: R6
5. PROPOSED ZONING: SP
6. EXISTING LAND USE POLICY: T4-URBAN NEIGHBORHOOD MAINTENANCE
7. PROPOSED LAND USE POLICY: T4-URBAN MIXED USE NEIGHBORHOOD
8. PROPERTY OWNER: PARCEL 38 : GRANDVIEW EIGHT, GP
   7175 NOLENSVILLE ROAD, SUITE 207
   NOLENSVILLE, TN 37135
   39 : GRANDVIEW EIGHT, GP
   7175 NOLENSVILLE ROAD, SUITE 207
   NOLENSVILLE, TN 37135
   INSTR. No. 20140331-0026414 R.O.D.C.
   40 : GRANDVIEW EIGHT, GP
   7175 NOLENSVILLE ROAD, SUITE 207
   NOLENSVILLE, TN 37135
   INSTR. No. 20140814-0003653 R.O.D.C.
   41 : YAZDIAN CONSTRUCTION
   7175 NOLENSVILLE ROAD, SUITE 207
   NOLENSVILLE, TN 37135
   INSTR. No. 20100907-0070726 R.O.D.C.
   41.01 - 44 : GRANDVIEW EIGHT, GP
   7175 NOLENSVILLE ROAD, SUITE 207
   NOLENSVILLE, TN 37135
   INSTR. No. 20100907-0070730 R.O.D.C.
   45 : GRANDVIEW EIGHT, GP
   7175 NOLENSVILLE ROAD, SUITE 207
   NOLENSVILLE, TN 37135
   INSTR. No. 20100907-0070729 R.O.D.C.
9. DEVELOPER: SAF PROPERTIES, LLC
   7175 NOLENSVILLE ROAD, SUITE 207
   NASHVILLE, TN 37135
10. BOUNDARY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ANDERSON, DELK, EPPS & ASSOCIATES, INC., DATED JANUARY 7, 2015.
11. PROPERTY IS LOCATED IN ZONE " X " ON F.E.M.A. MAP No. 47037C0219F, DATED APRIL 20, 2001.
12. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15")
15. 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.
16. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE MU-A ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
17. DETENTION / WATER QUALITY AREAS ARE TO BE LOCATED UNDERGROUND BELOW PROPOSED ONSITE PARKING. SIZE/LOCATION TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS AND WILL MEET THE REQUIREMENTS SET FORTH BY THE THE METRO STORMWATER MANAGEMENT MANUAL.
18. NO GRADING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
19. A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT (E.G. STUDIO, LOFT, OR ONE BEDROOM) CONSISTING OF BOTH A COMMERCIAL/OFFICE/INDUSTRIAL USE AND A RESIDENTIAL COMPONENT THAT IS OCCUPIED BY THE SAME RESIDENT.
20. [C] DENOTES COMPACT PARKING SPACE
21. ALL LIVE/WORK UNITS SHALL HAVE HANDICAP ACCESS.
22. PROPOSED RIGHT-OF-WAY DEDICATIONS AS SHOWN ON THIS PLAN SHALL BE DEDICATED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
23. ROADSIDE CROSS SECTIONS FOR MILDRED SHUTE AVE. AND 3RD AVE. SOUTH TO BE COORDINATED WITH METRO PUBLIC WORKS PRIOR TO FINAL SP SUBMITTAL.

SP Development Summary

COUNCIL DISTRICT:	17th
COUNCIL MEMBER:	Ms. Sandra Moore
DEVELOPER:	SAF Properties, LLC 7175 Nolensville Road, Suite 207 Nolensville, TN 37135
OVERLAY DISTRICT:	OV-UZO - Urban Zoning Overlay
SP NAME:	3rd Avenue and Mildred Shute
SP NUMBER:	2015SP-004-001
PLAT PREPARATION DATE:	01-13-15
REVISIONS:	
SCALE:	1" = 20'
SHEET NUMBER:	SHEET 1 OF 1
SURVEYOR:	ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0810
FEMA MAP NO.	47037C0219F, ZONE "X"
PURPOSE:	TO CREATE A MIXED USE DEVELOPMENT

Case Number : 2015SP-004-001

Preliminary Development Plan

3rd Avenue and Mildred Shute

Proposed SP Development

17th Councilmanic District
Nashville, Davidson County, Tennessee

developer

SAF Properties, LLC

7175 Nolensville Road, Suite 207
Nolensville, TN 37135

Date: 01-13-15 Scale : 1" = 20'

Anderson, Delk, Epps & Associates Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

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