

MPC CASE NUMBER: 2015SP-113-001
NASHVILLE HIGHLANDS SPECIFIC PLAN
Map 128-120-A, Parcel(s) 224
Map 128, Parcels: 168, 154
Map 142, Parcel(s) 021, 380

The purpose of this Specific Plan district is to permit development that protects environmentally sensitive areas such as problem soils, hillsides and streams within the SP boundary.

SP Standards

1. Uses within the SP shall be limited to a maximum of 360 multi-family residential units.
2. Disturbance of the natural landscape is limited to the disturbance boundary outlined on Exhibit(s) A. No more than 14 acres may be disturbed for residential development.
3. The area outside of the permitted disturbance area shall be open space. Activities that are permitted within the open space include walking trails, trail heads, way finding signage and other non-impactful activities that make the area accessible to the public while maintaining the natural features intended to be protected. Any grading or construction must be approved by the Planning Department.
 - a. If property designated as open space is transferred or dedicated to a land trust or Metro Parks, then improvements in areas controlled by the land trust or Metro Parks may be permitted provided that the improvements do not have a significant impact on the natural features intended to be protected. Any grading or construction must be approved by the Planning Department.
4. Buildings shall be limited to a maximum of four stories in height.

5. Sheer rock walls created by blasting a hillside shall not result in a rock wall taller than six feet in height as measured from the bottom grade of the rock wall to the top grade of the rock wall.
 - a. When it is necessary for a rock wall to be greater than six feet in height, then the rock wall shall be broken into multiple terraced rock walls, with no individual rock wall exceeding six feet in height.
 - b. A minimum horizontal distance of three feet shall be maintained between each individual rock wall in the terraced system.
 - c. Landscaping shall be used to minimize the view of all individual rock walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
6. Retaining walls shall not exceed six feet in height as measured from the bottom grade of the retaining wall to the top grade of the retaining wall.
 - a. When it is necessary for a retaining wall to be greater than six feet in height, then the retaining wall shall be broken into multiple terraced retaining walls, with no individual retaining wall exceeding six feet in height.
 - b. A minimum horizontal distance of three feet shall be maintained between each individual retaining wall in the terraced system.
 - c. Landscaping shall be used to minimize the view of all individual retaining walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
7. Driveways shall follow the contours of the natural terrain.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM2 zoning district as of the date of the applicable request or application.
9. 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.

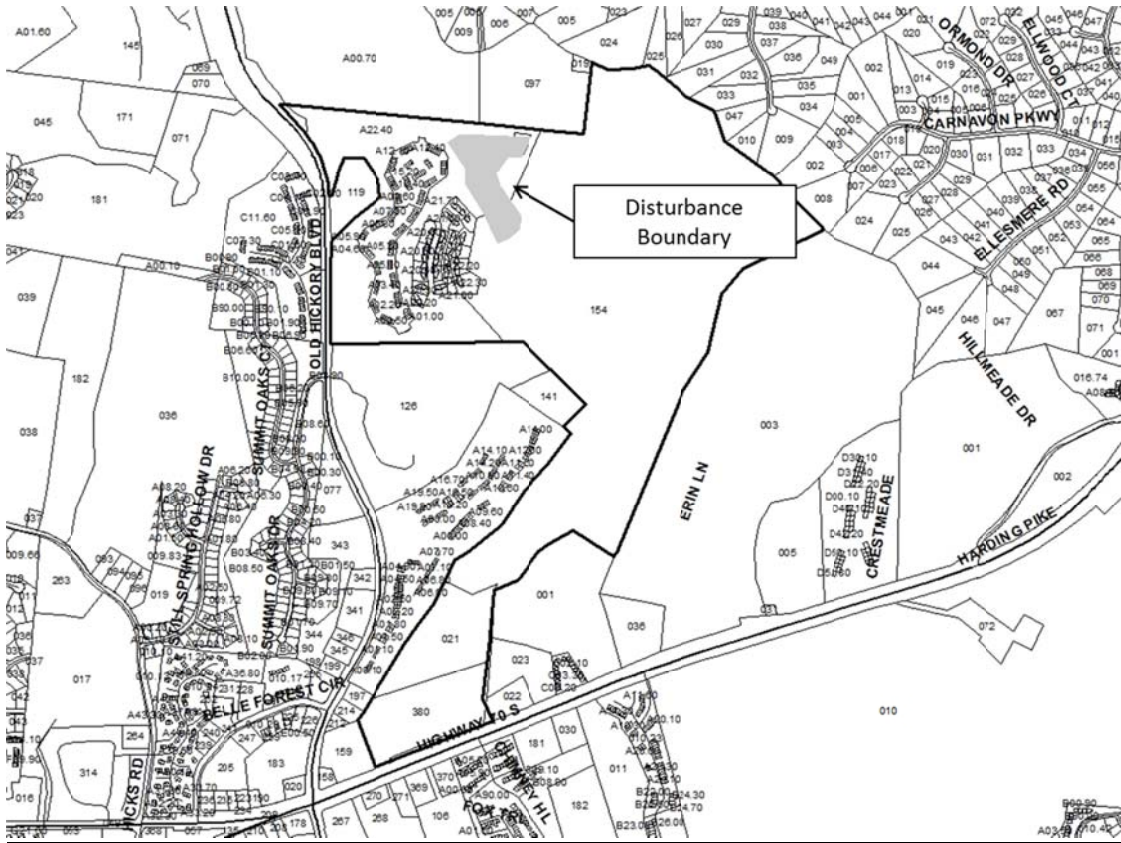


Exhibit A.1



Exhibit A.2



Exhibit A.3