

METRO NASHVILLE TEACHERS APARTMENT SP

SP AMENDMENT-1

SP # 2010SP-003-002
 2209 ABBOTT MARTIN ROAD
 PARCEL 117140090000
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STANDARD NOTES:

1. THE PURPOSE OF THIS SP AMENDMENT IS TO ADD SEASONAL OUTDOOR RETAIL SALES AS AN ALLOWABLE USE WITHIN A DESIGNATED AREAS OF THE PARKING LOT. SEE ILLUSTRATION 2 FOR LOCATIONS.
2. TENTS AND/OR ALL TALL MERCHANDISE MUST BE LOCATED A MINIMUM OF 10 FT FROM BACK OF SIDEWALK ALONG THE NORTH SIDE OF EXIT DRIVE IN ORDER TO PROVIDE ADEQUATE SIGHT DISTANCE.
3. ONLY EXISTING ACTIVE WATER AND SEWER CONNECTIONS MAY BE USED.

DEVELOPMENT SUMMARY

ADDRESS: 2209 ABBOTT MARTIN ROAD
 NASHVILLE TN 37215

TAX MAP: 117-14

OWNER OF RECORD:

METRO NASH TEACHERS APT INC
 2209 ABBOT MARTIN ROAD
 NASHVILLE TN 37215

COUNCIL PERSON: RUSS PULLY
 COUNCILMAN DISTRICT: 25TH

APPLICANT: DAVID RAWLINGS

2209 ABBOT MARTIN ROAD
 NASHVILLE TN 37215
 PHONE: 615-614-1757
 EMAIL: RAWLINGSD@BELLSOUTH.NET

THIS PROPERTY LIES WITHIN A FLOOD
 HAZARD ZONE AS IDENTIFIED BY FEMA
 MAP 47037C0327F DATED 4/20/2001

PLAN PREPARATION DATE: MARCH 2010
 PLAN REVISED: OCT. 2015

COURTESY OF:

LOSE AND ASSOCIATES
 1314 5TH AVE NORTH
 NASHVILLE TN 37208
 PHONE (615) 242-0040
 FAX (615) 242-1405

CONTACT PERSON: JAY EASTER RLA, AICP
 SENIOR PROJECT MANAGER
 EMAIL: JEASTER@LOSEASSOC.COM

SITE DATA

OVERALL AREA:	2.08 ACRES
SQUARE FOOTAGE TOTAL	111,079 SQ FT
• ASSISTED LIVING	99,708 SQ FT
• CAFETERIA	3,334 SQ FT
• BEAUTY SALON	NOT TO EXCEED 3,334 SQ FT

NOTE:

1. IF BEAUTY SALON IS CONSTRUCTED SQUARE FOOTAGE WILL BE TAKEN FROM CAFETERIA
2. REMAINING 8,037 SQ FT CONSISTS OF THE MAIN FLOOR AND PENTHOUSE

EXISTING BUILDING HEIGHT	14 STORIES
FAR	1.275 +/-
ISR	.67 +/-
EXISTING UNITS	144 BEDROOMS
PARKING REQUIRED:	
ASSISTED LIVING 1 SPACE PER 3 BEDS	48
CAFETERIA 1 SPACE PER 100 SQ FT FT	34
BEAUTY SALON 1 SPACE PER 200 SQ FT	17 MAX

PARKING PROVIDED 108 PLUS 5 ACC SPACES

ALLOWED DENSITY 20 UNITS PER ACRE (RM-20)

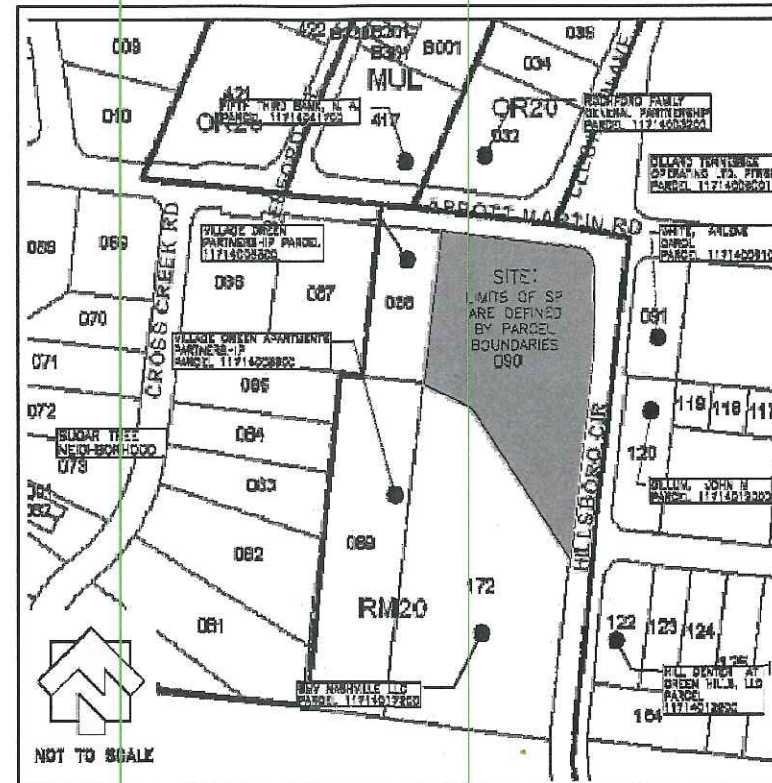


ILLUSTRATION 1 - VICINITY MAP



ILLUSTRATION 2 - OUTDOOR SALES LOCATIONS



GREEN HILLS APARTMENTS FOR RETIRED TEACHERS
2209 ABBOT MARTIN ROAD NASHVILLE, TN

SITE DATA:

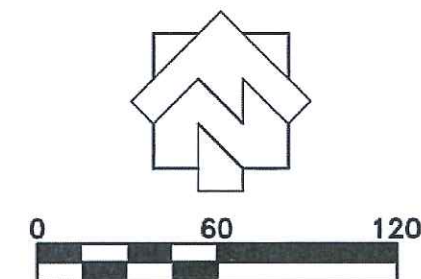
EXISTING BUILDING 111,079 SQFT
 144 BEDROOMS
 1 RESTAURANT 3,334 SQFT
 27 TABLES

PARKING REQUIREMENTS

1 PER 3 BEDROOMS 48
 1 PER 100 SQFT OF CAFETERIA 34
 ACC REQUIRED 5
 TOTAL REQUIRED.....86

PARKING PROVIDED
 ACC PARKING PROVIDED 5
 TOTAL PARKING PROVIDED.....108

*NOTE ALL MEASUREMENTS ARE BASED ON OWNER PROVIDED
 INFORMATION AND INFORMATION PULLED FROM HASHVILLE
 METRO GIS



SCALE: 1" = 60' - 0"
 OCT. 29, 2015
 LA# 15208