

## Oakwood Avenue Specific Plan (SP)

Development Summary	
SP Name	Oakwood Avenue Specific Plan
SP Number	2016SP-016-001
Council District	05
Map & Parcel	Map 072, Parcel(s) 002, 021, 023, 024, 026

Site Data Table	
Site Data	20.61
Existing Zoning	IR
Proposed Zoning	SP-MU
Allowable Land Uses	Commercial, Office & Residential

### Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted under the MUG-A zoning district.
2. Height is limited to two stories and 35 feet along the northern property boundary and along Oakwood Avenue. No structure can exceed five stories.
3. At least 60% of the total floor area shall be used for non- residential uses.
4. Non- residential uses shall be prohibited fronting Oakwood Avenue.
5. A standard class 'D' landscape buffer yard is required along the entire northern property line.
6. Sidewalks on Oakwood Avenue are required to be improved with a 5' planting strip and a 6' sidewalk.
7. Along Oakwood Avenue vehicular access is limited to two access points.
8. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage and a minimum of 25% glazing.
9. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
10. EIFS, vinyl siding and untreated wood shall be prohibited.
11. A raised foundation of 18"-36" is required along all public streets.
12. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
13. 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 MUG-A zoning district as of the date of the applicable request or application.
14. 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.

### General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea 05). The proposed SP is located in the following policy area:

- District Employment Center (D EC)

An urban form with improved pedestrian facilities is consistent with policy in this location.



### **Proposed Site Standards**

## DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration of Covenants and Restrictions is made this 3<sup>rd</sup> day of May, 2016 by Ahmed three LLC, a Tennessee Limited Liability Cooperation (hereinafter known as ("Owner") Owner is the fee simple owner of the following described property (the "Property") in Davidson County, Tennessee to wit:

See SUBSTITUTE ORDINANCE NO. BL2016-173

As a possible consideration of receipt of affordable housing assistance funds, workforce development funds, infrastructure assistance, and or work force housing funds from the Metro Government, the Project Owner, for itself and all successors to the property, agrees that:

### 1. OCCUPANCY BY MEDIUM AND OR LOW-INCOME PERSONS

Thirty percent (30%) of the properties units must remain as housing for medium to low-income persons, with 90% of such units maintained for the use of occupancy only by individual households with adjusted gross incomes at or below eighty percent (80%) of said median income, and 3 units will be for individuals with adjusted gross income of fifty percent (50%) or below average median income for a period of 15 years from the date of the recording of this deed.

Submitted  
Scott Davis  
May 3, 2016

## 2. SALE OR REFINANCING OF PROPERTY

The Metro Government, who's mailing address is 1 Public Square, Suite 204, P.O. Box 196300, Nashville, TN 37209, is to be given notice of any sale, refinancing, or change in the ownership of the Project occurring prior to the end of the Retention Period;

Approval of a sale or refinancing of the Project prior to the end of the Affordability Period must be obtained from the Metro Government unless the Project continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism incorporating the income eligibility and affordability restrictions committed to in this program (as stated above) for the duration of the Retention Period.

3. TERMINATION. The income-eligibility and affordability restrictions applicable to the Project terminate after any foreclosure.

IN TESTIMONY WHEREOF, witness the hands of the parties on this the 3<sup>rd</sup> day of May 2016

Ahmed Three LLC

*Salma Ahmed*

By:

Its: *Manager*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me *Dina Saleh*, a Notary Public of the State and County of aforesaid, personally appeared *Salma Ahmed*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be The Principle of Ahmed three LLC, the within named bargainer, a Limited Liability Company and that as such *Salma Ahmed* being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by herself as Principle.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3

Day of *May 2016*

*DS*

my commission exp:

~~10/18/18~~ *3/3/20*

