

## 2913 Simmons Avenue Specific Plan (SP)

| Development Summary |                                   |
|---------------------|-----------------------------------|
| SP Name             | 2913 Simmons Avenue Specific Plan |
| 2016SP-086-001      | 2016SP-091-001                    |
| Council District    | 16                                |
| Map & Parcel        | Map 119-14; Parcel 003            |

| Site Data Table     |             |
|---------------------|-------------|
| Site Data           | 0.35 acres  |
| Existing Zoning     | RS10        |
| Proposed Zoning     | SP          |
| Allowable Land Uses | Residential |

### Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a single-family dwelling unit or one two-family residential dwelling unit.
2. 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 R10 zoning district as of the date of the applicable request or application.
3. 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.
4. If two dwellings are constructed on the property, one dwelling shall be oriented to Simmons Avenue while the other dwelling shall be oriented to Tanksley Avenue.
5. Height for principal dwellings shall be no more than 1.5 stories in 30 feet as measured from the average ground elevation at the front façade to the top ridge of the roof.
6. Principal dwellings shall provide a minimum of 25% glazing on the front facades.
7. Attached garages shall be side or rear-loaded and may not be located on a building façade directly oriented to either Simmons Avenue or Tanksley Avenue. Detached garages shall be located behind the rear of the primary structures. The garage door of a detached garage may face the street.
8. Only one shared driveway shall be permitted into the site. A driveway entrance shall be located entirely within 30 feet of the northern or western property line.
9. Prohibited building materials include vinyl, aluminum siding, and EIFS.

### General Plan Consistency Note

The proposed Specific Plan is located within the South Nashville Community Plan (Subarea 11). The proposed SP is located in the following policy area:

- Urban Neighborhood Maintenance (T4 NM)

A single or two-family dwelling unit with appropriate design standards at a corner location is an appropriate land use in the T4 NM policy area.