

1003 West Greenwood Avenue Specific Plan (SP)

Development Summary	
SP Name	1003 West Greenwood Avenue
SP Number	2016SP-059-001
Council District	5
Map & Parcel	Map 083-01 Parcel 016

Site Data Table	
Site Data	0.35 Acres
Existing Zoning	RS5
Proposed Zoning	SP-R
Allowable Land Uses	Single-Family Residential Detached Accessory Dwelling Unit

Specific Plan (SP) Standards

1. The purpose of this SP is to permit a detached accessory dwelling unit and all standards of RS5 for primary and accessory structures that are not a detached accessory dwelling unit.
2. Uses within this SP shall be limited to those permitted under the RS5 zoning district. A detached accessory unit is also permitted.
3. No more than one curb-cut from West Greenwood Avenue is permitted. Any additional vehicular access/drives shall be provided from the alley.
4. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
5. The footprint of a detached accessory dwelling shall not exceed one thousand square feet.
6. A detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the primary structure on the lot. A detached accessory dwelling height shall not exceed the height of the primary structure as measured to the eave line.
7. The roof ridge line of a detached accessory dwelling must be less than the roof ridge line for the primary structure.
8. A detached accessory dwelling shall be of similar style, design and material color as used for the primary structure, and shall use similar architectural characteristics, including roof form and pitch, to the primary structure.
9. A detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling, and shall be subordinate to the roof-slope by covering no more than fifty percent of the roof.
10. 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 RS5 zoning district as of the date of the applicable request or application.
11. 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 5). The proposed SP is located in the following policy area:

- Urban Neighborhood Maintenance (T4 NM)

The proposed SP to permit a detached accessory dwelling unit (DADU) is consistent with the policy as the standards for a DADU preserves the character of the existing single-family character.

