

STANDARD SP NOTES:

- 1) The purpose of this SP is to permit up to five (5) detached multi-family units. This will be completed in one phase.
 - 2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78-840 & approved by the metropolitan department of water services.
 - 3) This property does not lie within a flood hazard area as identified by FEMA on map 47037C0236H - Zone AE dated April 5, 2017.
 - 4) The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
 - 5) Size driveway culverts per the design criteria set forth by the metro stormwater manual (minimum driveway culvert in metro right-of-way is 15" CMP).
 - 6) Metro water services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
 - 7) For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations, and requirements of the RM20.
 - 8) The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
 - 9) All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
 - 10)
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited
 - d. Porches shall provide a minimum of six feet of depth.
 - e. Raised foundations of 18"-36" are required for residential buildings.
- 10) The final site plan / building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

5923 Robertson Avenue

Nashville, Davidson County, Tennessee

Specific Plan Zoning Case No. 2017SP-079-001

PROPERTY INFORMATION

5923 ROBERTSON AVENUE
METRO PARCEL ID = 09109010900
COUNCIL DISTRICT 20 (MARY CAROLYN ROBERTS)
TOTAL AREA = 18,872 SF (.43 Ac)

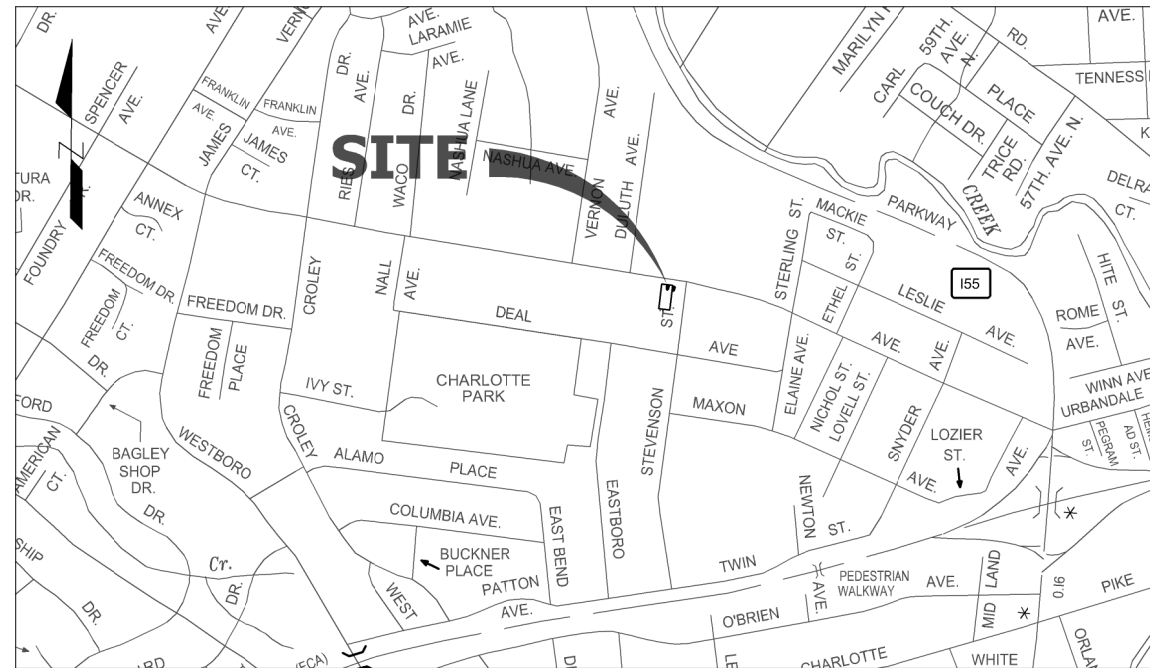
OWNERS OF RECORD

ELIZABETH STOVER
5923 ROBERTSON AVENUE
NASHVILLE, TN 37209
615-598-2296

SURVEYOR

CLINT ELLIOTT
1711 HAYES ST.
NASHVILLE TN, 37203
615.490.3236

PREPARATION DATE: 11-2-17



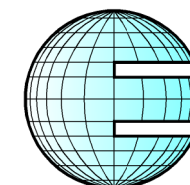
VICINITY MAP

N.T.S.

Specific Plan Development Summary

USE PROPERTY ZONING: SP NUMBER OF UNITS FRONT YARD SETBACK SIDE YARD SIDE YARD REAR YARD HEIGHT STANDARDS REQUIRED PARKING PARKING PROPOSED FAR TOTAL BUILDING FLOOR AREA IMPERVIOUS SURFACE RATIO	DETACHED MULTI-FAMILY SURROUNDING ZONING: R8 FIVE (5) TOTAL DWELLING UNITS 10' 10' 4' 18' 3 STORIES MAX in 35' (Measured to Roofline) TEN (10) TOTAL ELEVEN (11) TOTAL .54 10,500 SQ FT .36
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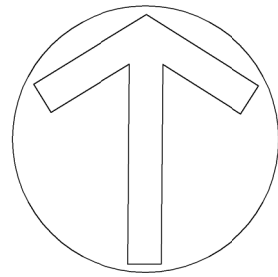
INDEX	OF	DRAWINGS
SP.0		COVER SHEET
SP.1		PROPOSED SITE PLAN
SP.2		DETAILS



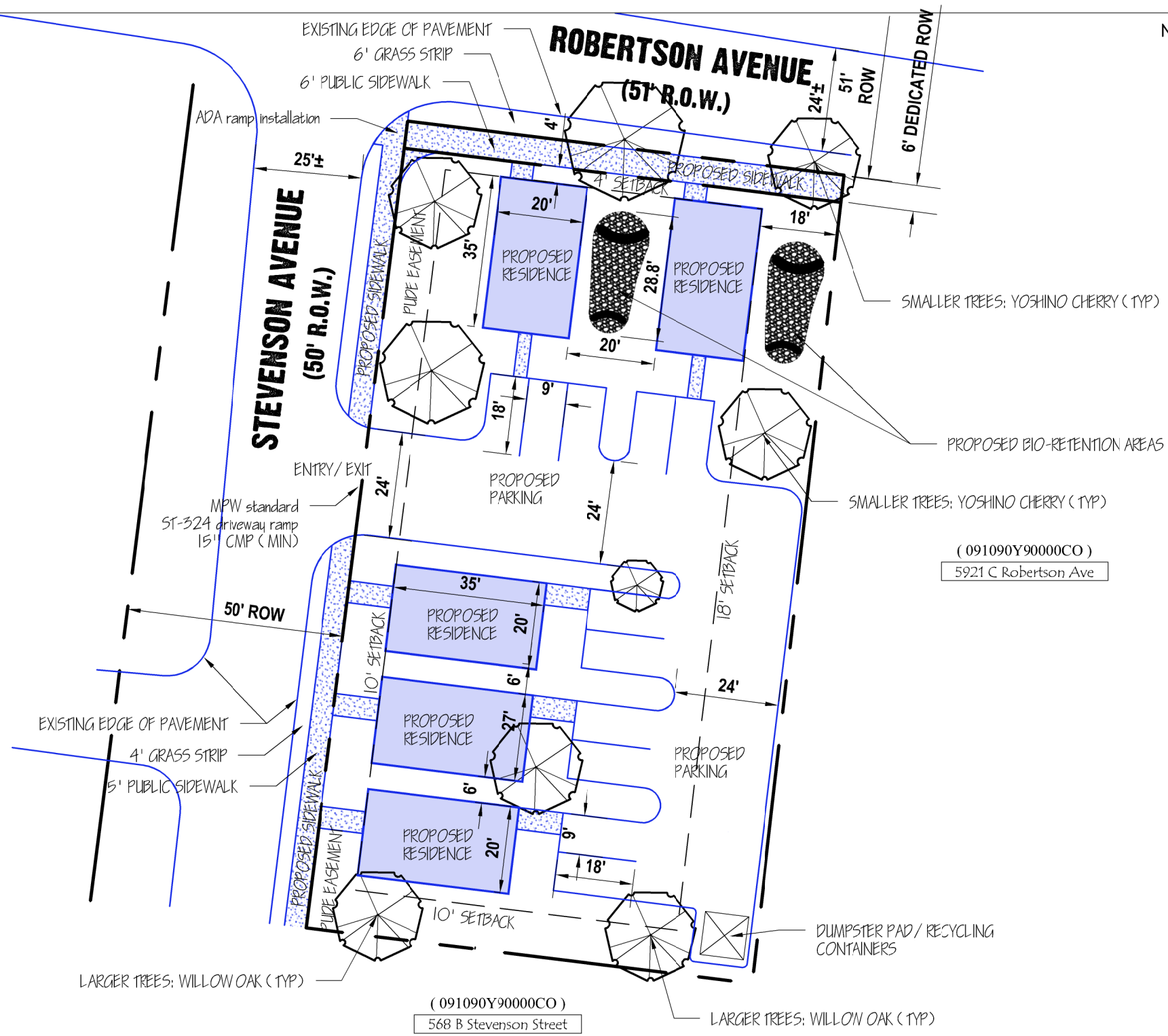
CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
1711 Hayes St. Nashville, TN 37221
clint@clintelliottsurvey.com
(615) 490-3236

Sheet No.

SP.0



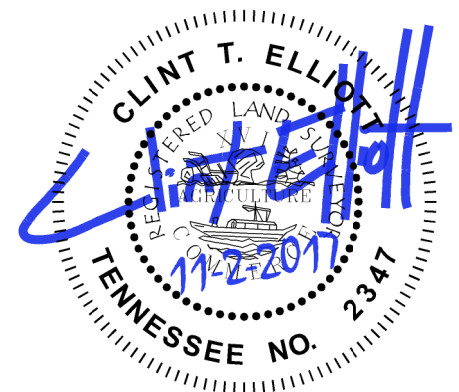
Tennessee State Plan NAD83



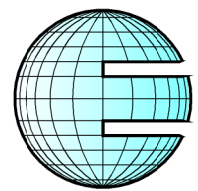
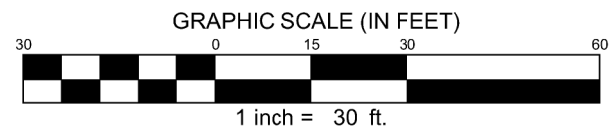
NOTE:
 1) DRAWING IS FOR ILLUSTRATION PURPOSED TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

(091090Y90000CO)
 5921 C Robertson Ave

(091090Y90000CO)
 568 B Stevenson Street



PREPARATION DATE: 11-2-17



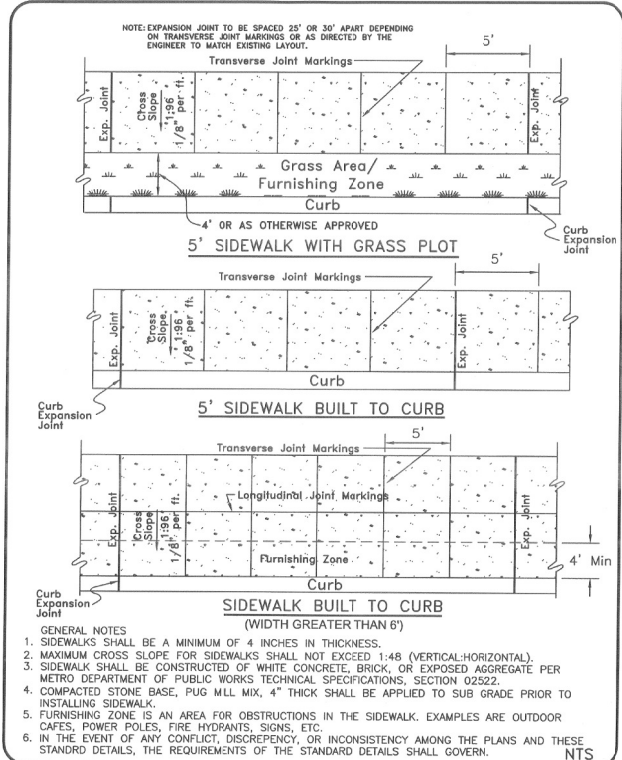
CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsury.com

Specific Plan

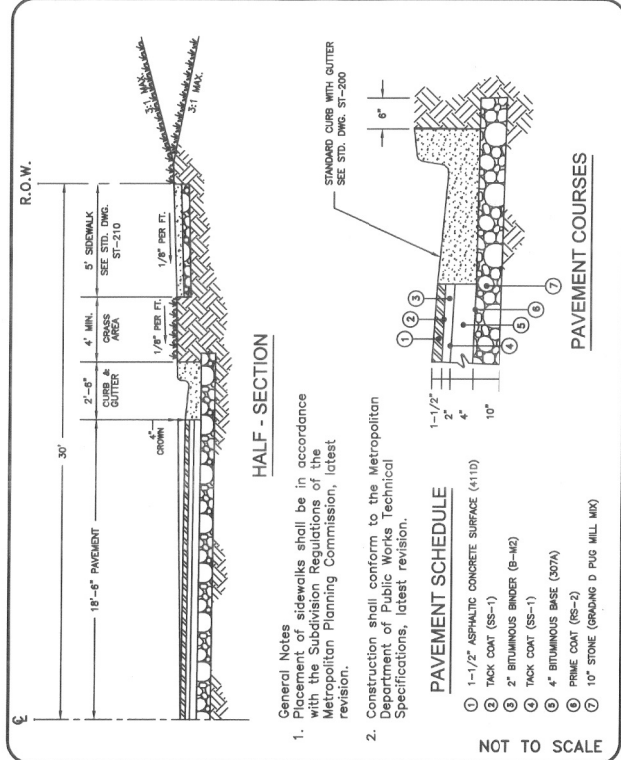
SP Number 2017SP-079-001

5923 Robertson Avenue
 Nashville, Davidson County, Tennessee

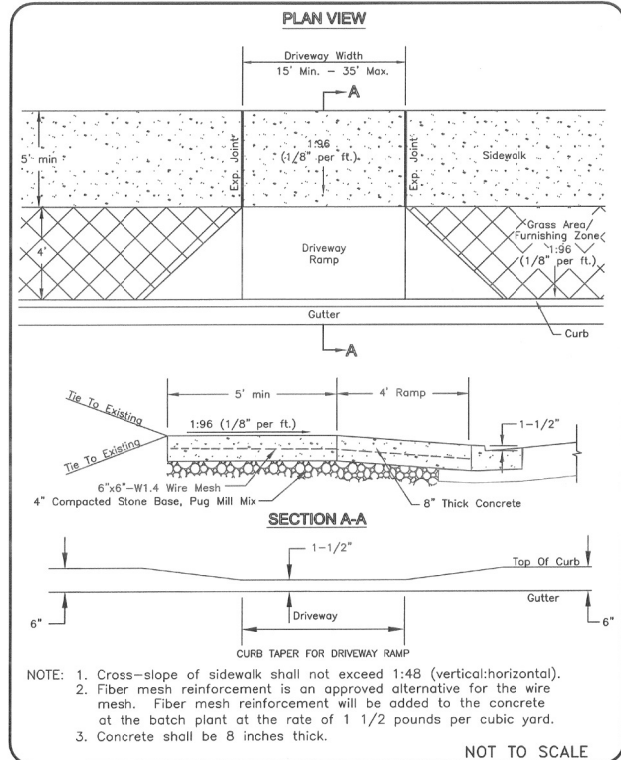
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SP.1



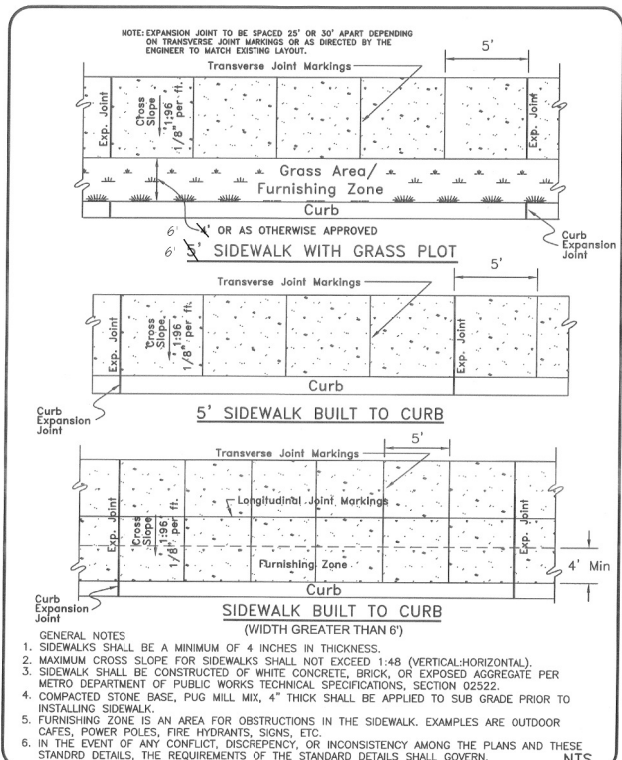
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>Mark May</i>	DATE: 7/15/04	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04



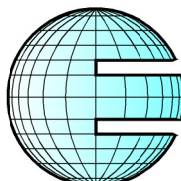
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL-MEDIUM DENSITY COLLECTOR OR HIGH DENSITY LOCAL STREET (60' R.O.W.)	DWG. NO. ST-253
ASST. DIR. ENG.: <i>Mark May</i>	DATE: 5/2/01	REVISED: 04/09/01
DIRECTOR: <i>R. Deane</i>	DATE: 5/2/01	



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>Mark May</i>	DATE: 7/15/04	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04



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Details
SP Number 2017SP-079-001
5923 Robertson Avenue
Nashville, Davidson County, Tennessee

Sheet No.
SP.2

