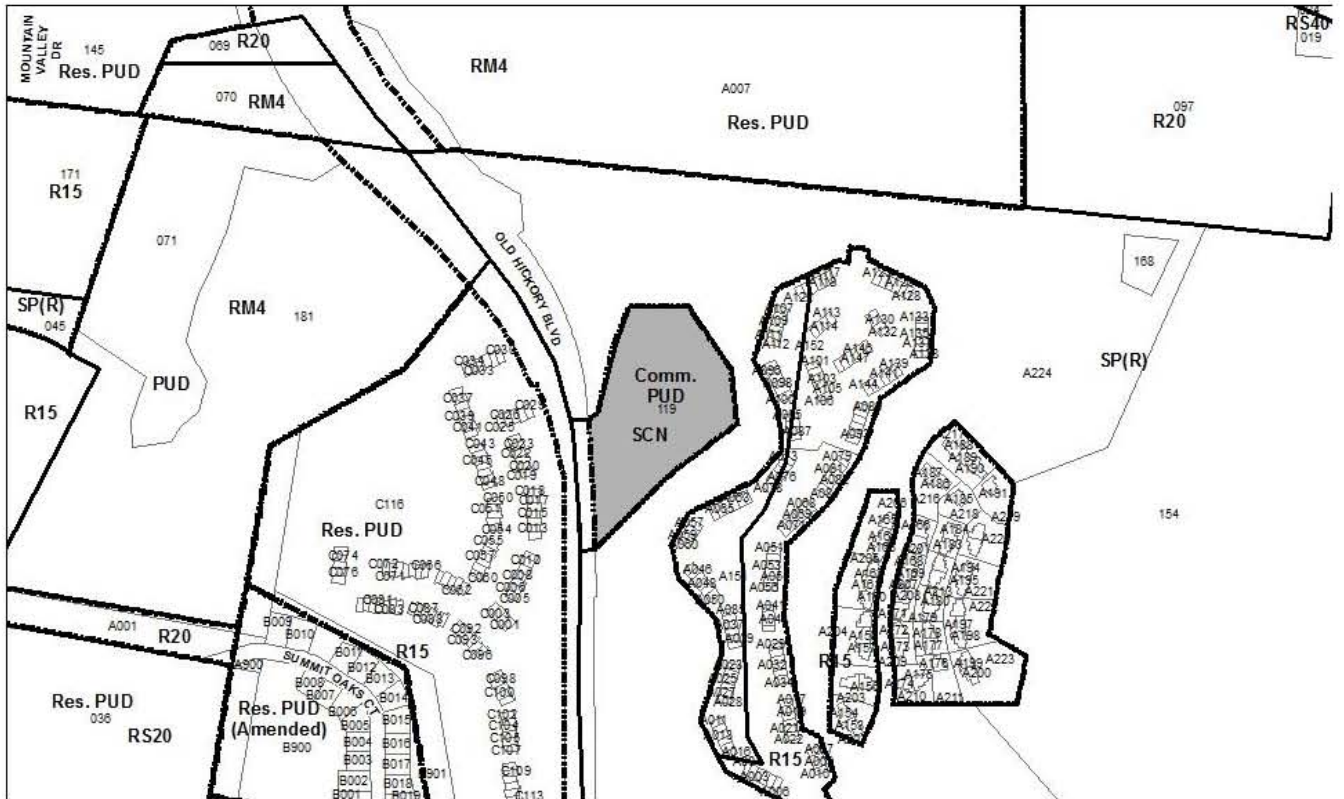


(The area requested to be rezoned is shown in gray on the sketch.)



**MPC CASE NUMBER: 2016SP-081-001**  
NASHVILLE HIGHLANDS SPECIFIC PLAN II  
Map 128, Parcel: 119

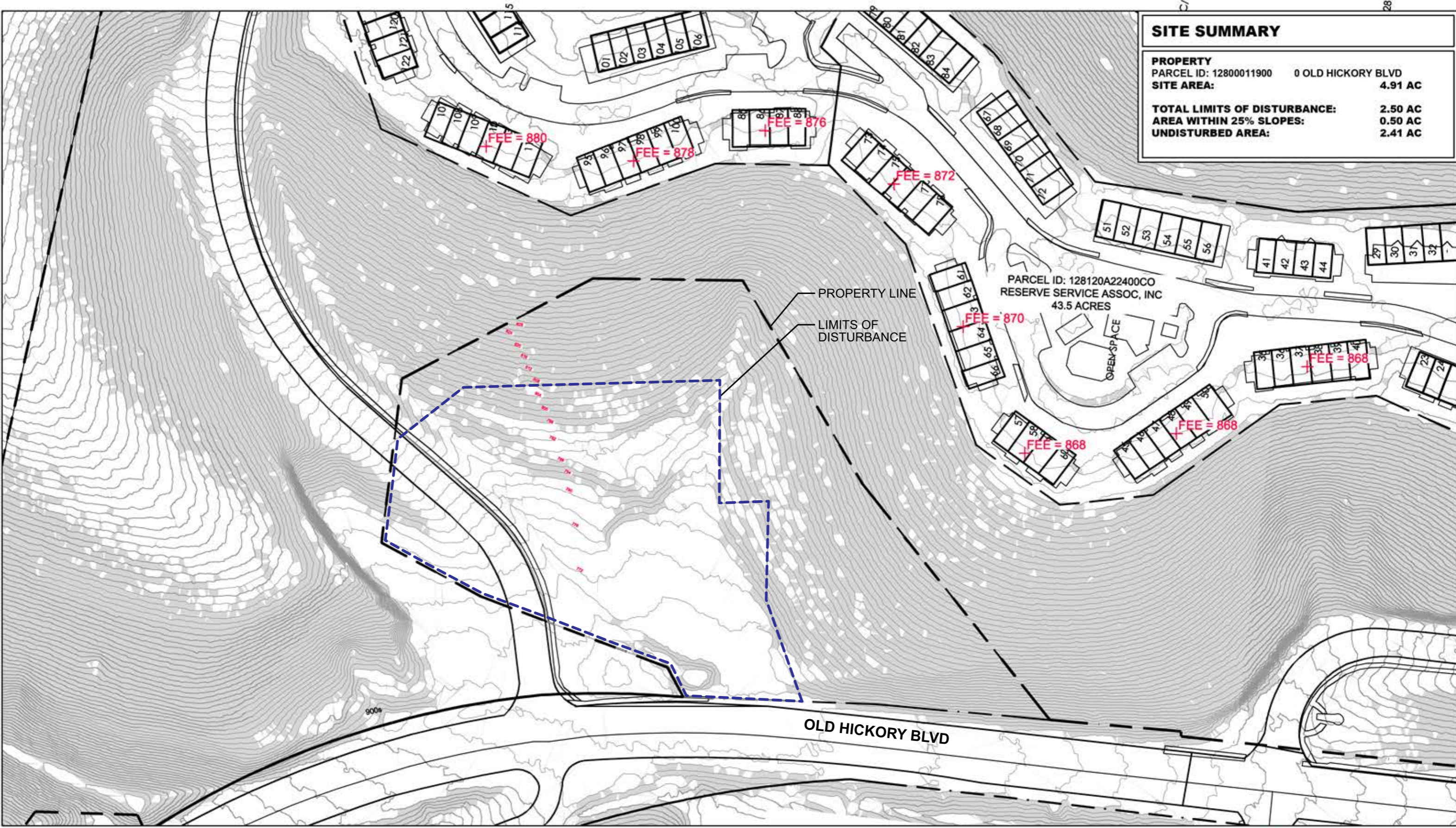
A request to rezone from Shopping Center Neighborhood (SCN) district to the Specific Plan – Mixed Use (SP-MU) district to permit assisted care living and/or multi-family development in lieu of the Commercial PUD (case #95P-009-001) fronting 4.91 acres on Old Hickory Boulevard. The intent of this SP is to establish development standards that are comparable in character and supportive of the Nashville Highlands SP-R (2015SP-113-001) adopted in 2016 for the back of the property.

SP Standards

1. Uses within the SP shall be limited to assisted care living or a maximum of 50 multi-family residential units and a maximum of 5,000 square feet of club house (plus outdoor pool amenity area).
2. No more than 2.50 acres shall be disturbed for development as shown on **Exhibit A** (“SP Limits of Disturbance”), leaving approximately 51% of the site undisturbed.
3. Any grading or construction must be approved by the Planning Department.
4. All buildings shall be limited to a maximum of three stories in height.
5. No parking shall be permitted between the primary structure and Old Hickory Boulevard.

6. Primary building façade shall be oriented toward Old Hickory Boulevard. Finalized building elevations to be submitted with the final site plan and approved by Planning Staff.
7. Only 1 access point shall be allowed and shall meet Metro standards for separation distance from an intersection. No vehicular access allowed from Old Hickory Boulevard.
8. A landscape buffer shall be required between any parking and the side access road. Buffer shall be equivalent to a B landscape buffer as specified in the Metro Zoning Code.
9. Sheer rock walls created by blasting a hillside shall not result in a rock wall taller than six feet in height as measured from the bottom grade of the rock wall to the top grade of the rock wall.
  - a. When it is necessary for a rock wall to be greater than six feet in height, then the rock wall shall be broken into multiple terraced rock walls, with no individual rock wall exceeding six feet in height.
  - b. A minimum horizontal distance of three feet shall be maintained between each individual rock wall in the terraced system.
  - c. Landscaping shall be used to minimize the view of all individual rock walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
10. Retaining walls shall not exceed six feet in height as measured from the bottom grade of the retaining wall to the top grade of the retaining wall. When it is necessary for a retaining wall to be greater than six feet in height, then the retaining wall shall be broken into multiple terraced retaining walls, with no individual retaining wall exceeding six feet in height.
  - a. A minimum horizontal distance of three feet shall be maintained between each individual retaining wall in the terraced system.
  - b. Landscaping shall be used to minimize the view of all individual retaining walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
11. Driveways shall follow the contours of the natural terrain.
12. 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 MUL zoning district as of the date of the applicable request or application.
13. 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.
14. The exterior building materials of any building shall be compatible with the homes in the Eagle Ridge at The Reserve.
15. Buildings shall be constructed using high quality materials, using a combination of brick, Hardie siding, or pre-cast stone. Vinyl siding, aluminum siding, and EIFS are expressly prohibited on exterior facades, although soffits and windows may be vinyl or aluminum.
16. Prior to any blasting, a pre-blast survey shall be conducted on homes within the required radius of this project and submitted with the Final SP application.
17. At least thirty (30) days prior to the submission of the Final SP application to the Metro Planning Department, the applicant shall provide a copy of the Final SP documents to the Board of Directors of Eagle Ridge at the Reserve Homeowners Association. The final site plan shall be reviewed and approved by the Planning Commission. [END OF DOCUMENT]

SITE SUMMARY	
<b>PROPERTY</b>	0 OLD HICKORY BLVD
<b>PARCEL ID:</b> 12800011900	<b>SITE AREA:</b> 4.91 AC
<b>TOTAL LIMITS OF DISTURBANCE:</b>	2.50 AC
<b>AREA WITHIN 25% SLOPES:</b>	0.50 AC
<b>UNDISTURBED AREA:</b>	2.41 AC



# EXHIBIT A - SP LIMITS OF DISTURBANCE

