

Hickory Hollow Parkway Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	Hickory Hollow Parkway	Site Data	19.27
SP Number	2017SP-032-001	Existing Zoning	RM20
Council District	32	Proposed Zoning	SP
Map & Parcel	Map 163; Parcel 188	Allowable Land Uses	Multifamily residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a maximum of 350 multifamily dwelling units with associated accessory structures limited to a pool, fitness center, and community meeting space.
2. The development shall be developed as a master deed/horizontal property regime that allows for the sale of individual units.
3. A Traffic Impact Study (TIS) shall be submitted with the submittal of a final site plan. The TIS shall be reviewed by Metro Planning Department staff in conjunction with Metro Public Works, and necessary improvements shall be completed or bonded prior to an agreed upon timeframe, but in no instance shall a final use & occupancy permit be issued without all required improvements in place. The TIS shall take into account existing and approved developments along Hickory Hollow Parkway.
4. The exterior of each structure shall consist of the 100% masonry products as noted below:
 - brick
 - stone
 - and/or cement board siding or a similar material or a combination thereof
 - Units shall consist of 20% brick to be focused on highly visible areas, with the remaining 80% being either brick or other masonry products.
 - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing
 - Vinyl siding, EFIS and untreated wood shall be prohibited materials.
 - Porches shall provide a minimum depth of six feet.
 - A raised foundation of 18"-36" is required for all residential structures.
 - Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
5. All driveways shall be 100% concrete or asphalt.
6. Only one access point to Hickory Hollow Parkway shall be permitted unless required by the Fire Marshall. With submittal of a final site plan, an access study shall be submitted (which may also be included within the required TIS).
7. Portions of the property that fall within Conservation Policy shall be undisturbed and existing vegetation shall be maintained.
8. Each unit shall have a garage, or shall have assigned space (s) in a surface lot, in according with the parking standards of Table 17.12.030. UZO reductions shall not be applicable when calculating required parking.

9. Dumpsters or recycling containers shall be screened with a masonry enclosure, on all sides which are not used for ingress and egress. Wooden doors shall be provided on one side to allow access to the dumpsters or recycling containers within the masonry enclosure. There shall be a minimum of one dumpster per 50 units provided.

10. A sidewalk and grass planting strip consistent with the Major and Collector Street plan shall be provided along the Hickory Hollow Parkway frontage of the site.

11. 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 RM20 zoning district as of the date of the applicable request or application. Sidewalks consistent with the standards of the Major and Collector Street Plan shall be constructed along the site's Hickory Hollow Parkway frontage prior to the issuance of any use & occupancy permits.

12. 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.

13. 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.

General Plan Consistency Note

The proposed Specific Plan is located within the Southeast Nashville Community Plan. The proposed SP is located in the following policy area:

- Urban Community Center (T4 CC) & Conservation Policy

The proposed SP to permit multifamily units with appropriate design standards is consistent with the goals of the T4 CC policy. As well, the plan provides for the protection of environmentally-sensitive features by allowing for areas of conservation policy to remain undisturbed.