

SITE DATA

COUNCILMATIC DISTRICT: 26
 EXISTING ZONING: OR20
 PROPOSED ZONING: SP
 COUNCILPERSON: JEREMY ELROD
 TAX MAP 133-15, PARCEL 106
 AGREEMENT - 2.31 ACRES

BULK REGULATIONS
 LOTS: 1
 EXISTING USE: OFFICE
 PROPOSED USE: 81 MULTI-FAMILY (APARTMENTS)
 DENSITY: 35.1 UNITS/ACRE

FRONT SETBACK: 20'
 SIDE YARD SETBACK: 5'
 REAR YARD SETBACK: 20'

EXISTING SF: 17,169 SF OFFICE
 PROPOSED SF: 98,200 SF
 MAX. FAR: N/A
 FAR: 0.23

IMPERVIOUS AREA: 1.42 ACRES
 MAX. ISR: 0.70
 ISR PROVIDED: 0.61

MAXIMUM HEIGHT: 50'

PARKING REQUIRED: 1 SPACE PER BEDROOM UP TO 2 BR, 0.5 SPACE FOR EACH ADDL BR
 (54 1 BR X 1) + (27 2 BR X 2) = 106 SPACES (5 ADA REQUIRED)

PARKING PROVIDED: 109 SPACES + 5 ADA ACCESSIBLE = 114 PARKING SPACES

FEMA MAP: 47037C0355F DATED APRIL 20, 2001 - ZONE AE AND X



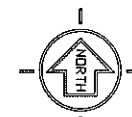
PRELIMINARY SP
326 WELCH
 TAX MAP 133-15, PARCEL 106
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
 - PLAN DATED FEBRUARY 9, 2017

- A NONE
- B NONE
- C NONE
- D NONE



Know what's below.
 Call before you dig.



OVERALL SITE
 LAYOUT PLAN

C2.0