

STANDARD SP NOTES:

- 1) The purpose of this SP is to permit up to seven (7) attached 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 47037C0379H 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 RM15A.
- 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) The final site plan shall depict the required public sidewalks, any required grass strip of frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip of frontage zone. Priors 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.
- 11) The following design standards are required;
 - a) Building facades fronting a street shall provide a minimum of one principal entrance 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) A raised foundation of 18"-36" is required for all residential structures.
- 12) Tree Density Note: Metro Tree density requirements will be addressed in Final Construction documents. At the preliminary phase of this project no detailed tree information is available.

General Plan Consistency:

This property is located in the South Nashville Community Plan and is further defined with the policy of T4 NE (Transect 4 Neighborhood Evolving) T4 Neighborhood Evolving areas intend to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density spacing between buildings. T4 NE areas are served by high levels of connectivity and complete street networks, sidewalks, bikeways and existing or planned mass transit.

The proposed design will better fit into this community plan providing additional housing, improved pedestrian connectivity enhance the neighborhood as defined by T4 NE.

4717 Humber Drive

Nashville, Davidson County, Tennessee

Preliminary Specific Plan Zoning



Specific Plan Development Summary

USE	ATTACHED MULTI-FAMILY
PROPERTY ZONING: SP	SURROUNDING ZONING: R6, RES, RM15
NUMBER OF UNITS	SEVEN (7) TOTAL DWELLING UNITS
FRONT YARD SETBACK	10' FROM HUMBER DRIVE
SIDE YARD	10' FROM NORTH PROPERTY LINE
SIDE YARD	30' FROM SOUTH PROPERTY LINE
REAR YARD	15' FROM WEST PROPERTY LINE
HEIGHT STANDARDS	3 STORIES (MAX) - 35' (MAX)
REQUIRED PARKING	1.5 SPACES PER UNIT = ELEVEN(11) TOTAL
PARKING PROPOSED	2 CAR GARAGE PER UNIT = SEVENTEEN (17) TOTAL
MAX FAR	.80
TOTAL BUILDING FLOOR AREA	7,026 SQ FT
IMPERVIOUS SURFACE RATIO	.75

PROPERTY INFORMATION

4717 HUMBER DRIVE
 METRO PARCEL ID = 14704010600
 COUNCIL DISTRICT 30 (JASON POTTS)
 TOTAL AREA = 19,298 SF (.44 Ac)

OWNERS OF RECORD

SC2 PROPERTIES, LLC
 904 ALBERT COURT
 NASHVILLE, TN 37204
 859-492-8222

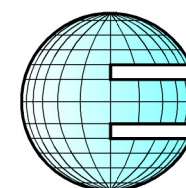
SURVEYOR

CLINT ELLIOTT
 1711 HAYES ST.
 NASHVILLE TN, 37203
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INDEX	OF	DRAWINGS
SP.0		COVER SHEET
SP.1		PROPOSED SITE PLAN
SP.2		SIGHT DISTANCE EXHIBIT
SP.3		DETAILS

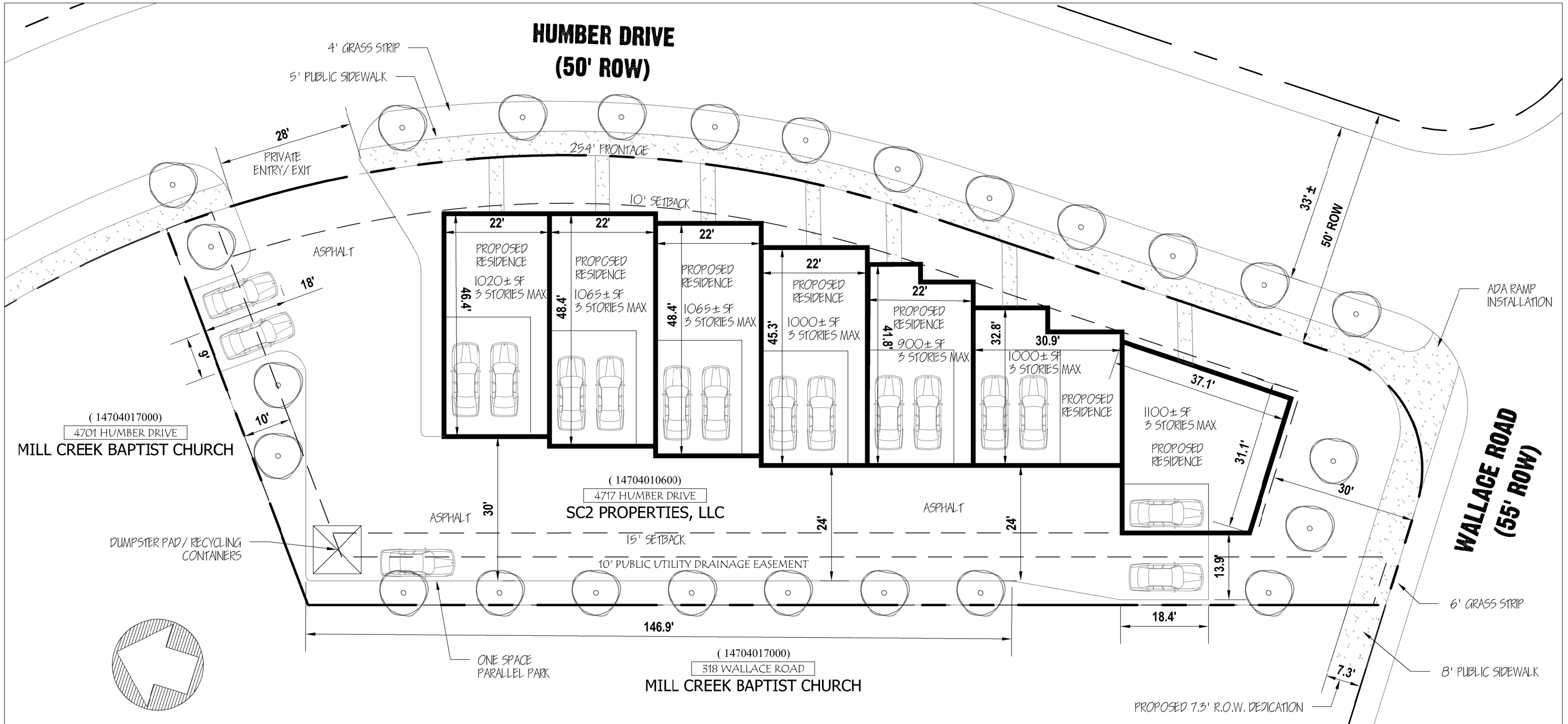
PREPARATION DATE: 9-11-17

Sheet No. 2017SP-073-001



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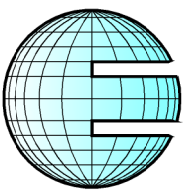
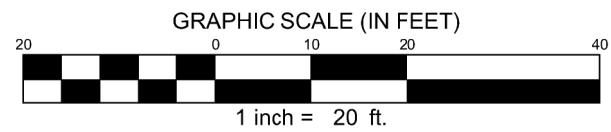
SP.0



(14704017000)
4701 HUMBER DRIVE
MILL CREEK BAPTIST CHURCH

(14704010600)
4717 HUMBER DRIVE
SC2 PROPERTIES, LLC

(14704017000)
318 WALLACE ROAD
MILL CREEK BAPTIST CHURCH

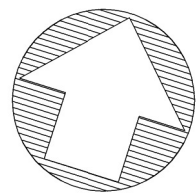
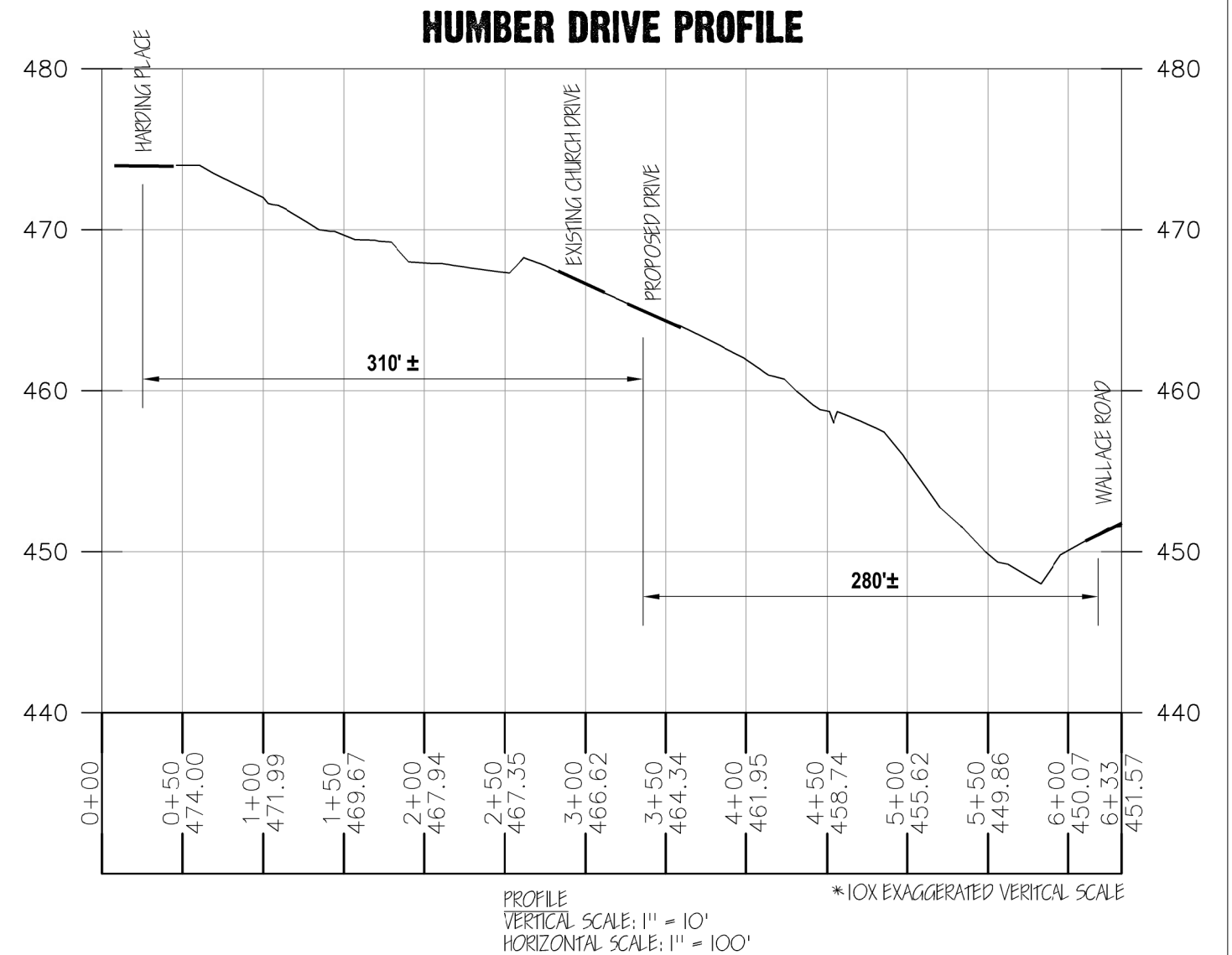


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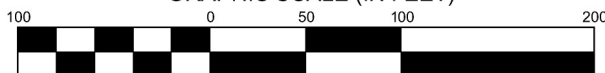


Preliminary Specific Plan
SP Number- 2017SP-073-001
4717 Humber Drive
Nashville, Davidson County, Tennessee

Sheet No.
SP.1



GRAPHIC SCALE (IN FEET)



1 inch = 100 ft.

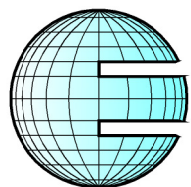


SIGHT DISTANCE EXHIBIT

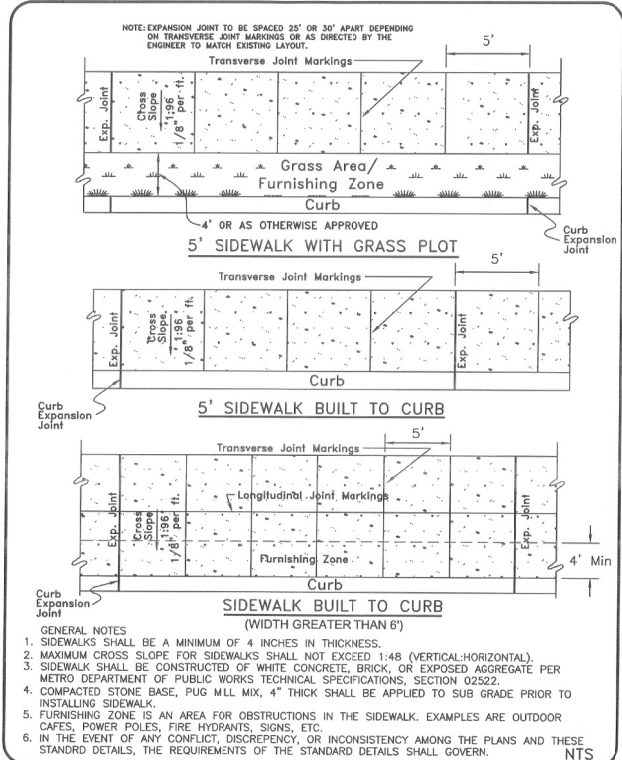
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 Nashville, Davidson County, Tennessee

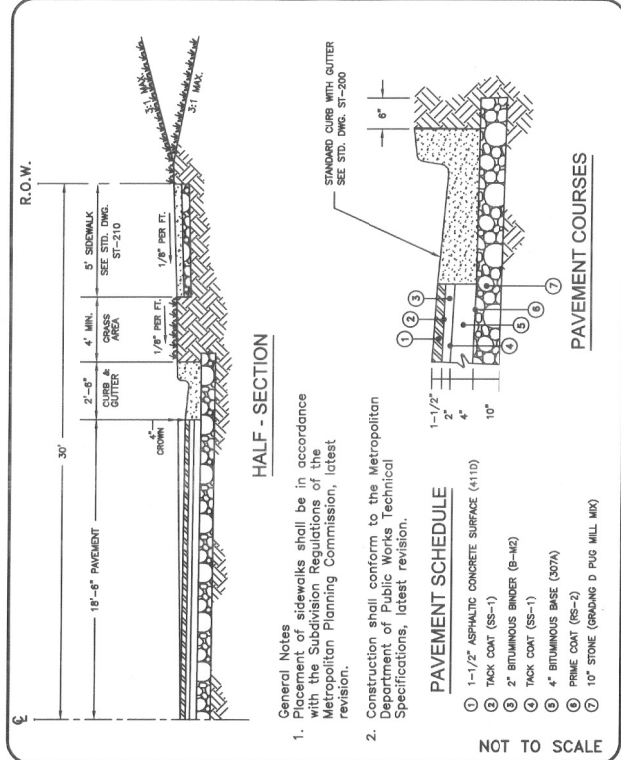
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SP.2



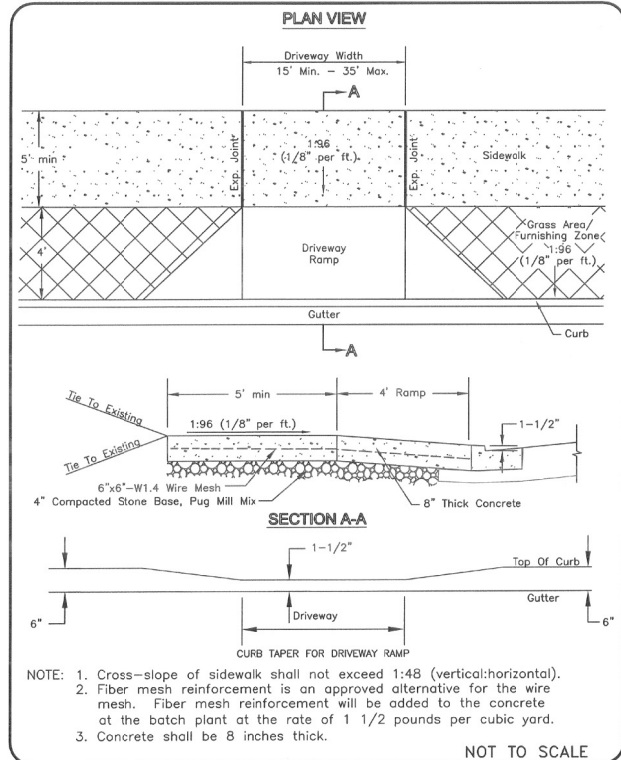
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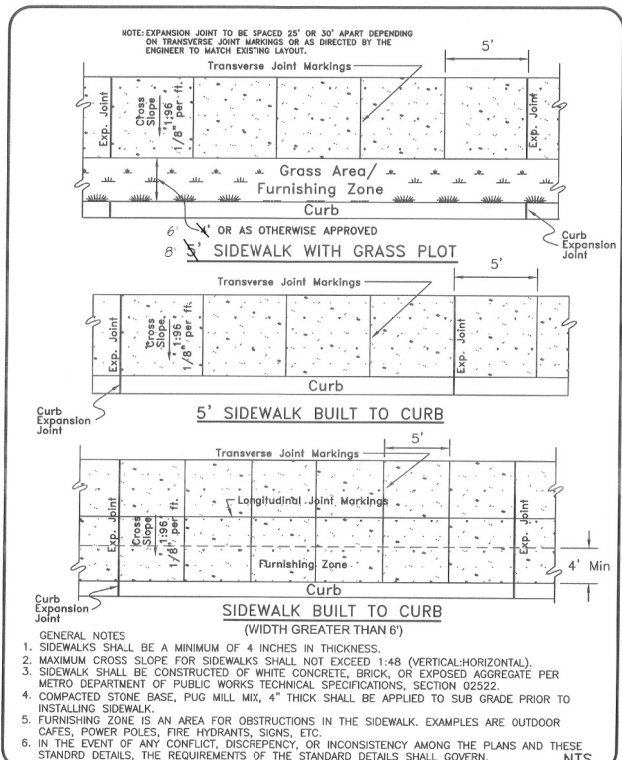
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>Mark May</i>	DATE: 7/15/04	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04



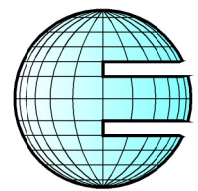
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL-MEDIUM DENSITY COLLECTOR OR HIGH DENSITY LOCAL STREET (60' R.O.W.)	DWG. NO. ST-253
ASST. DIR. ENG.: <i>Mark May</i>	DATE: 5/26/01	REVISED: 04/09/01
DIRECTOR: <i>R. Damm</i>	DATE: 5/26/01	



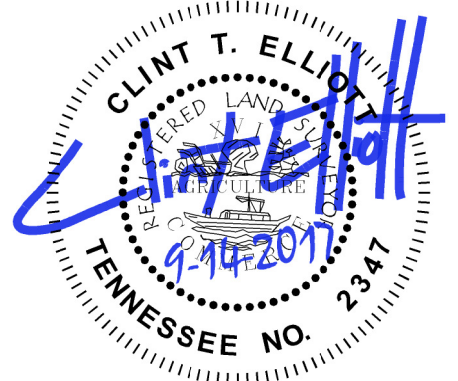
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>Mark May</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03



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
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Sheet No.	SP.3