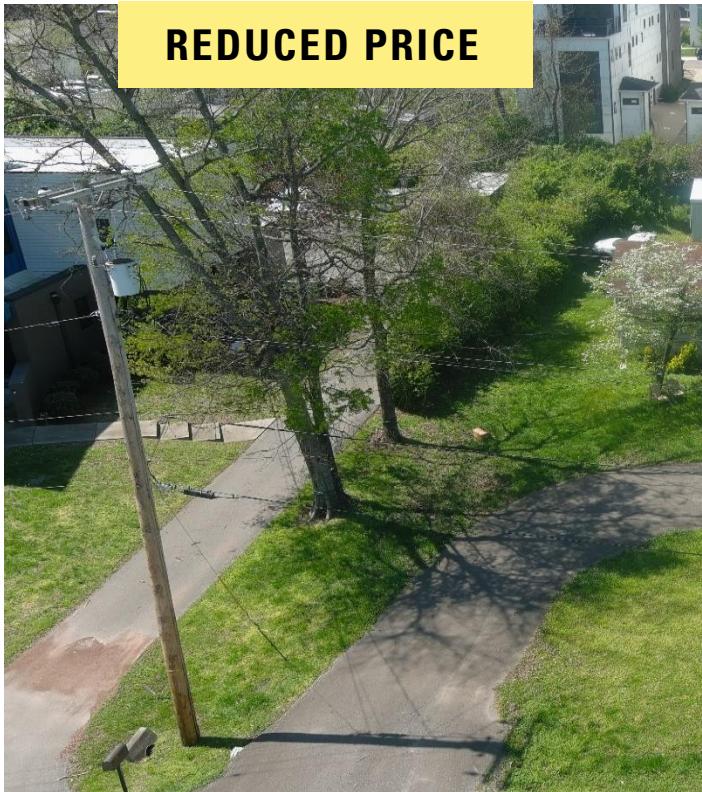


REDUCED PRICE



FOR SALE

±1,833 Square Foot Building on a 0.29-Acre Lot for Sale in the Heart of Berry Hill

2709 Berrywood Drive, Nashville, TN 37204



HIGHLIGHTS

- ±1,833 Square Foot Building on a 0.29-Acre Lot for Sale in Berry Hill
- **Reduced Price: \$1,100,000**
- Currently being used as a residence but is located in District 2 of the Berry Hill zoning code
 - For details on approved uses and development standards, please see the following pages
- Prime central location near 100 Oaks, Melrose, 12 South and Wedgewood-Houston
- In close proximity to the Fairgrounds and GEODIS Park soccer stadium
- ±3.6 Miles from Downtown Nashville
- Convenient access to I-440 / I-65



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Exclusively listed by:

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DISTRICT 2 | ZONING INFORMATION

4.1 District Development Standards Matrix

Development Standards		District 1 – Franklin		District 2 – Berry
		A (Franklin Pike)	B	
Residential Density (units/acre)		20 (min)	10 (min) 2 floors max (35' max) Multi-family/Mixed use may be 3 floors (45' max)	15 (min) 4 floors max; (60' max)
Floors (Height)¹		5 floors max (75' max) First floor: 14' min	120' min	120' min 300' max
Lot	Depth		120' min	
	Width	50' min	50' min	25' min 30' max 5' min
Building Placement⁵	Front	6' min 15' max	15' min	15' max or stay 30' with current setback
	Side/Rear	0' / 0'	0' / 0'	0' / 10' separation if existing windows or openings
	Lot Coverage	90% max	75% max 8,000 sf max footprint ⁴	90% max
Building Frontage	% Requirement²	75% min	n/a	75% min 50% max street wall
	Encroachment	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning	Balconies, arcades, colonnades
	Frontage Type	Balconies, arcade, stoops, colonnades	Balconies, arcade, stoops, colonnades	6' setback from back of curb
	Building Entrance³	Visible from street	Visible from street	Balconies, arcades, colonnades
Parking				Along street walkway
	Parking Ratio	See table; 50% allowable offsite	See table; 50% allowable offsite	See table; 50% allowable offsite
	Access	1 curb cut (max) – 30' wide; lots > 100' frontage – 2 curb cuts	2 curb cuts (max) – 30' wide	1 curb cut (max) – 30' wide; alley preferred
	Loading	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long
	Parking Placement	Side/rear; must be behind front façade	n/a	Side/rear
	Structures	Permitted	Permitted	Permitted

For Sale

±1,833 SF Available

2709 Berrywood Drive

Nashville, TN 37204

Davidson County

CHARLES
HAWKINS CO.

DISTRICT 2 | ZONING INFORMATION

STREET	District							7
	Franklin Pike	1B	Berry	Craighead	Malrose	24	Rosedale	Bransford
Franklin Pike								
Blitzen Ave.								
Bradford Ave.								
Craighead St. (W of 65)								
Hillview Hts.								
Inverness Ave.								
Westwood Dr.								
White Ave.								
Maple Park Dr.								
Barry Rd.								
Berrywood Dr.								
Buchi Ct. (Private Street)								
Fessey Cl.								
Fessey Park Rd. (Private St.)								
Graystone Rd.								
Larmon Ave. (N of 440)								
Craighead St. (E of 65)								
McKendall Ave.								
Grissom Dr.								
Ligon Dr.								
Malrose Ave.								
Rosedale Ave. (West of Rosedale Place)								
Bransford Ave. (N of 440)								
Fairlane Dr.								
Hurwood Dr.								
Rosedale Ave. (Rosedale Pl. to City Limit)								
Rosedale Pl.								
Rosehaven Dr.								
Azalea Pl.								
Barry Hill Dr.								
Bransford Ave. (S of 440)								
Columbine Pl.								
Dogwood Pl.								
E. Iris Dr.								
Erica Pl.								
Heather Pl.								
Larmon Ave. (S of 440)								
Thompson Lane								
W. Iris Dr.								
Woodlawn Memorial								

P = Permitted by Right PC = Permitted Conditionally SE = Permitted by Special Exception A = Accessory Use

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DISTRICT 2 | ZONING INFORMATION

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	1A	1B	2	3	4	2/4	5	6					
Franklin Pike													
Bixby Ave.													
Bradford Ave.													
Craighead St. (W of 65)													
Hillview Hts.													
Inverness Ave.													
Westwood Dr.													
White Ave.													
Mejpark Dr.													
Berry Rd.													
Berrywood Dr.													
Bethel Ct. (Private Street)													
Fessley Ct.													
Fessley Park Rd. (Private St.)													
Graystone Rd.													
Lammon Ave. (N of 440)													
Craighead St. (E of 65)													
McKean Ave.													
Gresson Dr.													
Ligon Dr.													
Melrose Ave.													
Rosedale Ave. (West of Rosedale Place)													
Bransford Ave. (N of 440)													
Fairlane Dr.													
Holidaywood Dr.													
Rosedale Ave. (Rosedale Pl. to City Limit)													
Rosedale Pl.													
Rosenhaven Dr.													
Azalea Pl.													
Berry Hill Dr.													
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Dogwood Pl.													
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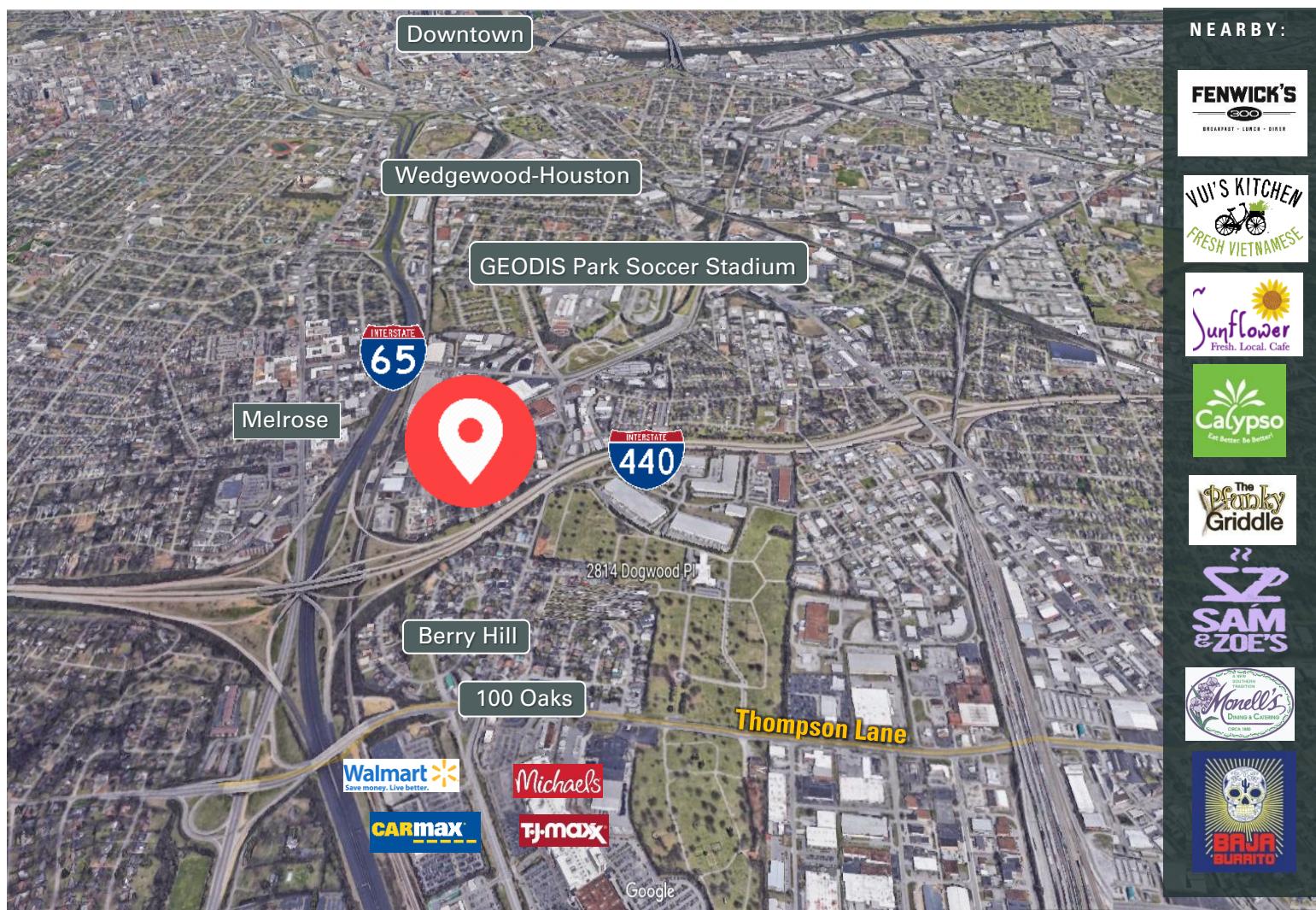
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