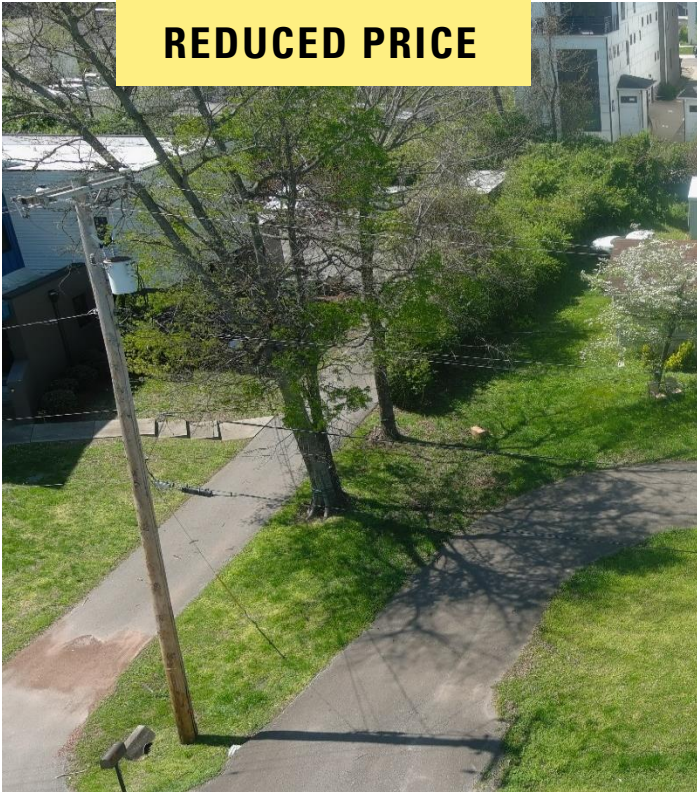


REDUCED PRICE

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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DISTRICT 2 | ZONING INFORMATION

4.1 District Development Standards Matrix

Development Standards		District 1 – Franklin		District 2 – Berry
Residential Density (units/acre)		A (Franklin Pike)	B	15 (min)
Floors (Height) ¹		20 (min) 5 floors max (75' max) First floor: 14' min	10 (min) 2 floors max (35' max) Multi-family/Mixed use may be 3 floors (45' max)	4 floors max; (60' max)
Lot	Depth	120' min	120' min	120' min 300' max
	Width	50' min	50' min	25' min 30' max 5' min
Building Placement ⁵	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	% Requirement ²	75% min	n/a	75% min
	Encroachment	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning	50% max street wall Balconies, arcade, colonnades
	Frontage Type	Balconies, arcade, stoops, colonnades	Balconies, arcade, stoops, colonnades	6' setback from back of curb Balconies, arcades, colonnades
	Building Entrance ³	Visible from street	Visible from street	Along street walkway
Parking				
	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

USE CLASSIFICATION	STREET	District																								7																			
		Franklin Pike								Berry				Craighead		Melrose		2/4	Rosedale				Bransford																						
		1A	1B							2				3		4			5				6																						
		Franklin Pk	Biloxi Ave.	Bradford Ave.	Craighead St. (W of 65)	Hillview Hts.	Inverness Ave.	Westwood Dr.	White Ave.	Melpark Dr.	Berry Rd.	Berrywood Dr.	Buchi Ct. (Private Street)	Fissey Ct.	Fessey Park Rd. (Private St.)	Greystone Rd.	Larmon Ave. (N of 440)	Craighead St. (E of 65)	McKend Ave.	Grissom Dr.	Ligon Dr.	Melrose Ave.	Rosedale Av. (West of Rosedale Place)	Bransford Ave. (N of 440)	Fairlane Dr.	Hurdwood Dr.	Rosedale Av. (Rosedale Pl. to City Limit)	Rosedale Pl.	Rosshaven Dr.	Azalea Pl.	Berry Hill Dr.	Berry Hill Pl.	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			
Residential		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory Apartment		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Duplex Dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Multi-Family Dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Family Attached Dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Zero Lot Line		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Institutional																																													
Child-Care Single Family																																													
Child-Care Home																																													
Child-Care Center (13 to 75)																																													
Child-Care Center (over 75)																																													
Cultural Center																																													
Monastery or Convent																																													
Orphanage/ Group Home																																													
Religious Institutions																																													
School Child-Care																																													
Educational																																													
College or University																																													
Community Education																																													
Dormitory																																													
Personal Instruction																																													
Vocational School																																													
Primary and Secondary Education																																													
Office																																													
Financial Institution																																													
Financial Institution Drive-Through Window																																													
General Office																																													
Leasing/Sales Office																																													
Medical Office																																													

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

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DISTRICT 2 | ZONING INFORMATION

[illegible]

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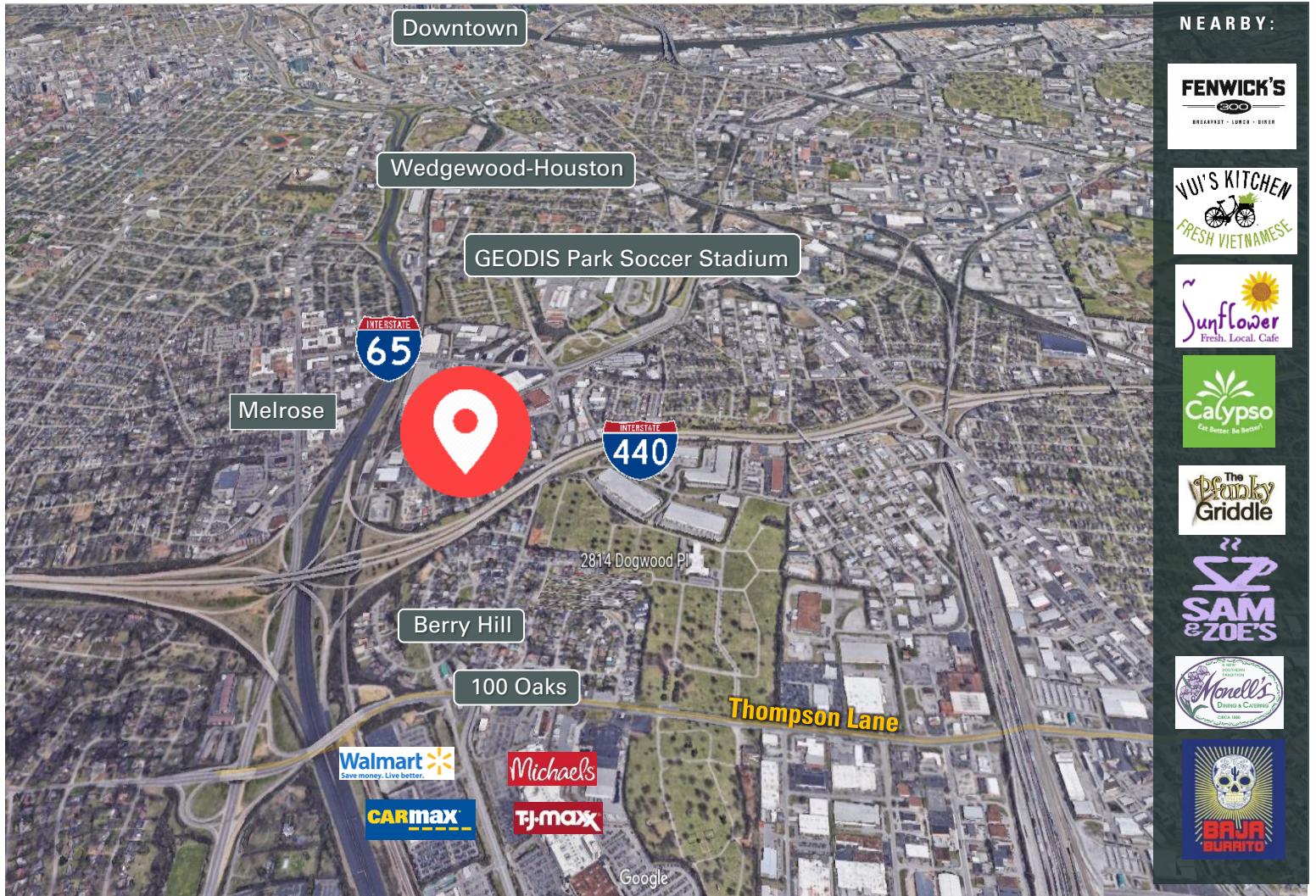
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NEARBY:

FENWICK'S
300
BREAKFAST • LUNCH • DINNER

VUI'S KITCHEN
FRESH VIETNAMESE

Sunflower
Fresh, Local, Cafe

Calypso
Eat Better. Be Better.

The Planky Griddle

SAM & ZOE'S

Monell's
Dining & Catering

BAJA BURRITO

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