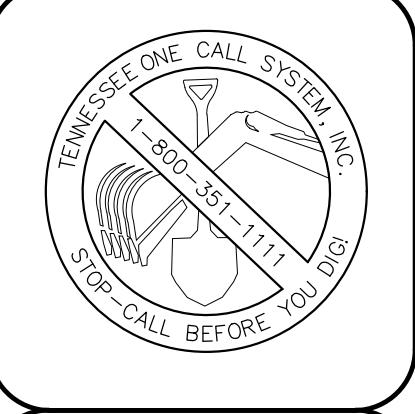




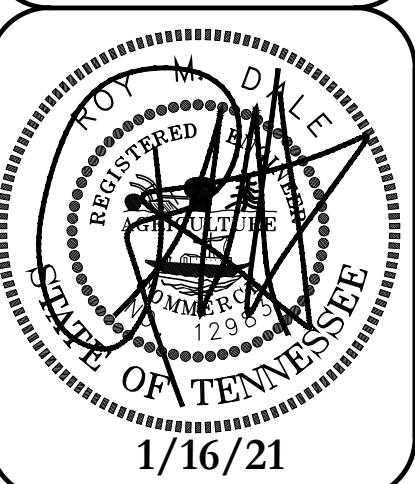
SPECIFIC PLAN DEVELOPMENT SUMMARY				
USE	MULTI FAMILY / OFFICE			
PROPERTY ZONING	CURRENT RS10	PROPOSED SP	SURROUNDING ZONING	RS10
TOTAL PROPERTY SIZE	12.7 ACRES			
NUMBER OF RESIDENTIAL UNITS/DENSITY	97 TOTAL UNITS 7.64 UN/AC			
OFFICE	3000 SF			
TOTAL BUILDING FLOOR AREA	220,000 SF			
FAR	0.40			
ISR	0.60			
STREET YARD SETBACK:	40'			
SIDE YARD	10'			
REAR YARD	30'			
HEIGHT STANDARDS	3 STORIES MAX. IN 40 FT (MEASURED TO HIGHEST POINT ON ROOF)			
PARKING AND ACCESS				
RAMP LOCATION AND NUMBER	ONE ACCESS POINT LEBONAN ROAD-(ONE SECOND EMERGENCY ACCESS)			
REQUIRED PARKING	3000 SF OFFICE = 10 SPACES			
REQUIRED PARKING (RESIDENTIAL)	97 UNITS = 194 STALLS			
PARKING PROPOSED	2 GARAGE SPACES PER UNIT = 78 SPACES SURFACE PARKING = 144 SPACES			TOTAL 220 SPACES
NOTE: PARKING SPACES TO MEET REQUIREMENTS OF THE ZONING CODE				



REVISIONS:

Preparation Date:

A Preliminary SP
Being Parcels 47 and 63 on Tax Map 95-09
Nashville, Davidson County, Tennessee



Development Summary	
Property Information	Developer/Owner
Map 95-09 Parcel 63 0 Lebanon Pike Nashville, TN 37211 Zoned: RS10	James Joseph 2001 Lebanon Pike Nashville, TN 37214 Phone: 615-482-3200 Email: jmjinc@mail.com
Map 95-09 Parcel 47 2001 Lebanon Pike Nashville, TN 37211 Zoned: RS10	Civil Engineer and Surveyor Dale & Associates (Roy Dale, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166
Total Site Area: 12.7 Ac	Floodnote This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CC0264H dated 4/5/2017.
Council District 11 - Jeff Syracuse	Telephone Service BellSouth 866.620.6000
	Utility Location Tennessee One-Call 800.351.1111

Standard SP Notes

- The purpose of this SP is to receive preliminary approval for 97 multi-family units and 3000 square feet of office.
- 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.
- This Property Does Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CC0264H dated 4/5/2017.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro NDOT standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 18" RCP).
- 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.
- Landscaping and tree density requirements per Metro Zoning Ordinance.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- 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 RM-9 and OR20 zoning district as of the date of the applicable request or application.
- The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
- The final site plan / building permit site plan shall depict 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 issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- All development within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

Lebanon Pike Improvement Requirements

This development is required to provide roadway improvements per the NDOT Designation: T3-R-AB4-LM
Standard Right-of-Way: 91 feet
Half of Standard Right-of-Way: 45.5 feet
Planting Strip Width: 4.00 feet
Sidewalk Width: 12.00 feet
Roadway improvements will be designed and constructed per the requirements of the Metro Nashville Department of Transportation

Phasing

Project to be completed in one or more phases.

Architectural Requirements

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- EIFS, vinyl siding and untreated wood shall be prohibited.
- Building exterior to be a minimum of 85% in combination brick, stone, cementous siding, and other concrete and masonry products

SP Layout
without contours

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

MPC Case Number
2022SP-023-001

D&A Project #

Autumn Glen SP

C3.0a

Sheet 3 of 3