



Metropolitan Nashville Planning Department

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OCT 27 2020

METROPOLITAN PLANNING DEPARTMENT

2007SP-037-002

Specific Plan Application

SP Project No. 2007SP-037U-12

Date Submitted: 9.30.2020

SP Name FOREST VIEW

Type of SP Request Preliminary SP Preliminary & Final SP Final SP Amend SP

Description of the SP:

AMENDMENT TO CURRENT SP TO ALLOW MULTI-FAMILY DWELLING UNITS.

Associated cases: PUD General Plan Amendment Subdivision Mandatory Referral

Map	Parcel (use "part of parcel..." if a portion)	Current zoning	# of acres
162	00011700	PUD	6.84
162	00012200	PUD	47.97
162	150A90000CO	AR2A/SP	19.85
162	150A00200CO	SP	16.19
162	150A00100CO	SP	11.06

Community Plan Consistency (to be completed by applicant):

T3 NE.

Land Use Policy (e.g. Neighborhood Maintenance, Neighborhood Evolving, Mixed-Use Corridor, etc.)

Application Fees - New/Amendment/Final

SP Type	Application Fee	Description
Tier 1	\$2,500	Project is 0-5 residential units and/or less than 10,000 SF of non-residential uses
Tier 2	\$4,500	Project is 6-25 residential units and/or 10,000-25,000 SF of non-residential uses
Tier 3	<u>\$6,195</u>	Project is 26 or more residential units and/or greater than 25,000 SF of non-residential uses

SP PRE-APPLICATION CONFERENCE. While not required, a pre-application conference with the planning staff is strongly encouraged. Staff will provide feedback on your SP proposal, advise you on application submittal items, and review a projected review & approval schedule. *Submit the Pre-Application request form available on the Planning website to schedule a meeting. Please note it is advisable to submit the request at least 2 weeks prior to your desired meeting date.*

Applicant: All communication will be with the applicant. **If you are not the property owner** and the owner(s) have not signed below, you will need to submit a letter from the property owner(s) indicating that you are acting as their agent. The letter needs to include map and parcel, existing zoning, and requested zoning.

Architect Engineer Optionee Property Owner Purchaser of property Lessor Other

Property Owner's Name: Hoss Mousavi **Property Owner's Name:** _____

Company Name: RICHLAND SOUTH **Company Name:** _____

Address: 212 OVERLOOK CIRCLE #207 **Address:** _____

City: BRENTWOOD **State:** TN **Zip:** 37027 **City:** _____ **State:** _____ **Zip:** _____

Phone: (615) 566-3250 business home cell **Phone:** () _____ business home cell

Phone: () _____ business home cell **Phone:** () _____ business home cell

Email: Hoss.Mousavi2005@Yahoo.com **Email:** _____

Property Owner's Signature(s):  _____

Property Owner's Signature(s): _____

Applicant's Name: JOSHUA GULICK

Company Name: LOSE DESIGN

Address: 2809 FOSTER AVE.

City: NASHVILLE **State:** TN **Zip:** 37210

Phone: (615) 242-0040 business home cell

Phone: () _____ business home cell

Email: JGULICK@LOSE.DESIGN

Per Resolution RS2019-1788, I certify that I have notified the district Councilmember of this request, and the Metropolitan Council Office (staff Planning & Codes Liaison: matthew.wilkinson@nashville.gov). The attached email is documentation of said notification.
ONLY USE FOR NEW PRELIMINARY SP / AMEND SP
 Initial: JG

I have reviewed this application and its associated SUBMITTAL CHECKLIST fully, and believe that I have complied with all of the requested submittal items. I acknowledge that plans or documents missing any of the requested information may be deemed incomplete and not accepted for project review. Further, I understand that additional information or clarification may be requested during the review process or prior to application approval.

Applicant's Signature:  _____

Date: 09.30.2020

"Must Haves" and "Must Dos"

Specific Plan: Development Plan (preliminary)

✓ if completed

✓ 1

APPLICATION. A completed application along with items #2 – #9 below.

✓ 2

Copy of email sent to Council office and Councilmember.

✓ 3

PUBLIC SEWER AND WATER:

Metro Water Services

A capacity study/permit is not required with a preliminary SP plan application. A capacity study/permit will be required with the final SP plan.

Harpeth Valley Utility District or Madison Suburban Utility District

Provide a copy of current letter indicating water/sewer capacity fees from Harpeth Valley Utility District or Madison Suburban Utility District (water only). If previously issued letter has expired or is otherwise invalid, obtain new letter. For concept plans involving existing development and where no additional flows are involved, submit a copy of your letter of intent that was submitted to utility. *Harpeth Valley Utility District: 352-7076; Madison Suburban Utility District: 868-3201.*

✓ 4

LAND USE TABLE. Table listing all land uses proposed to be allowed in the SP district. Uses should be listed as categorized in the Zoning Code.

✓ 5

DEVELOPMENT STANDARDS. Written text with illustrations, tables, and exhibits detailing the site specific development standards related to building/structure types that are proposed in the SP District such as, but not limited to, height, floor area ratio, impervious surface ratio, building coverage, setbacks, permitted setback encroachments, landscaping, and parking. Standards need not be uniform for entire site. Standards may vary by building and use; however, provide map keyed to site plan showing where such standards are proposed. In case any standards are inadvertently omitted, please indicate what zoning district should apply (e.g. CL, CS, MUL).

✓ 6

PRELIMINARY DEVELOPMENT PLAN. Detailed development (site) plan complying with attached submittal checklist. If landscaping is proposed, provide detail either on site plan (if very minor improvements) or on separate landscape plan. Submit 10 copies of the SP Development Plan.

✓ 7

DEVELOPMENT & PHASING SCHEDULE: Detailed development and construction schedule for entire site, including any phases or sections.

✓ 8

DIGITAL DATA FILE (non-write protected) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) at time of preliminary SP application submittal, with each plan revision submittal during staff review, and after preliminary SP approval by Council.

✓ 9

SUBMITTAL CHECKLIST: The SP Submittal Checklist lists everything that must be included for all plans and documents required by Metro for your zone change application to SP District. The design professional should use this checklist when preparing project packages for submission. Plans or documents missing any required information will be deemed incomplete and not accepted for project review.

(NOTE: The Executive Director may approve the omission of certain items from the application that are inappropriate or unnecessary based on the purpose and intent of the application. If an item is proposed for omission, the applicant shall clearly state what requirement is omitted and why the item was omitted.) Additional information or clarification may be requested during the review process.

The Specific Plan Submittal Checklists are online on the Planning Department's Applications and Fees page.