D A | A D

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2 VICINITY PLAN
not to scale

N

3. Project Narrative:

Development Plan:

The development plan has already been approved. Our intent with rezoning to Specific Plan is to modify the buildings facing 3rd and 5th Avenues. To date, we have installed the underground sewer, water and power and have received approvals from each department.

Existing Conditions:

The site is approximately 2 acres on the southern edge of Morgan Park running from 3rd to 5th Avenue North± bordered to the south by Van Buren Street. Before construction, the site was vacant, with portions used as material dumping grounds. Phase One of construction began in July 2005, consisting of 27 units of housing/commercial space.

Applicability to the General Plan:

This project closely follows Planning Commission recommendations for the site as shown in the North Nashville Community Plan and Detailed Neighborhood Design Plans.

Allowable Uses:

Morgan Park Place is primarily a residential community with opportunities for commercial and retail space at all street intersections.

Purpose and Intent:

Granting Specific Plan zoning for this project will allow more diversity in housing options± specifically in mixed-use buildings at the corners of 3rd and Van Buren Street, and 5th and Van Buren Street. As allowed under the current zoning (MUN) these buildings will be three stories tall. We propose adding one floor to the building at the 5th and Van Buren corner, while adding two stories at the corner of 3rd and Van Buren. By increasing the size of these buildings, we increase the total number of units, creating opportunities for ownership at various price points.

Height & Size of Proposed Buildings:

For the block between 3rd and 4th Avenues North, the maximum building height shall be sixty five feet and five stories± while the block between 4th and 5th Avenues North will have a maximum height of fifty-five feet and four stories. Throughout the development, heights vary from two story cottages to three story townhouses and taller mixed-use buildings.

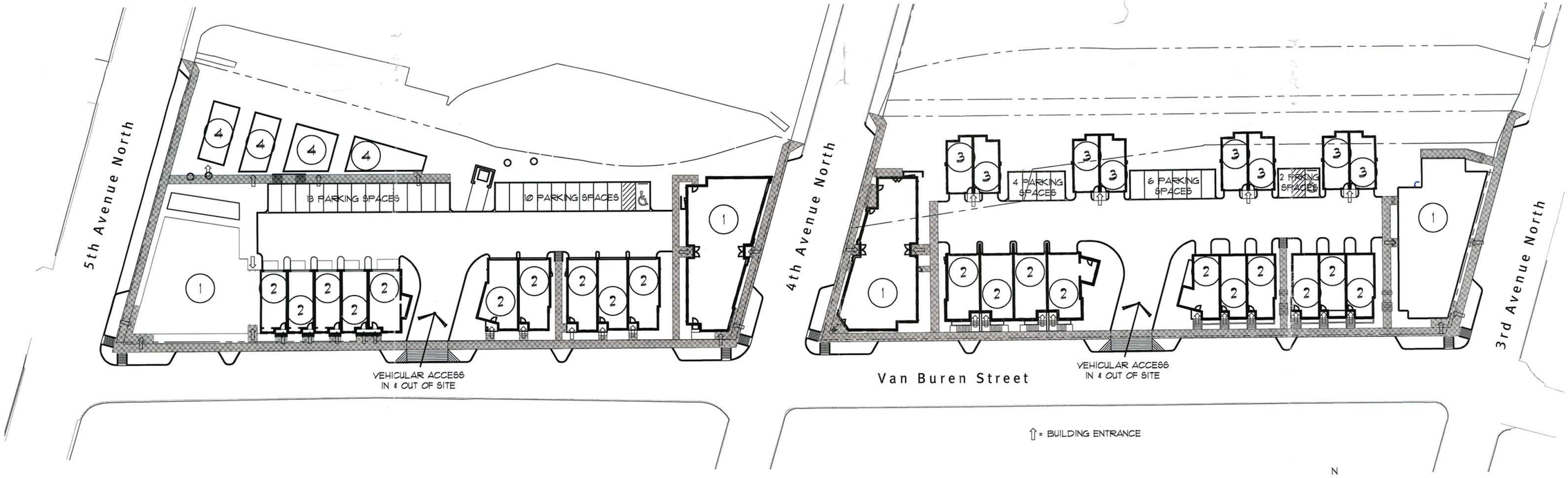
Development Standards:

The major exterior materials for the development will be brick veneer and flat-lock metal siding. All masonry materials shall be either structural or veneered. No direct-applied masonry products shall be permitted. No vinyl siding or E.I.F.S. are allowed.

4. Building Types

TAG	Building Type
1	Mixed-Use Building
2	Townhouse
3	Two-Family Residence
4	Single-Family Residence

All buildings shown are footprints only, not property lines.



1 PROPOSED SITE LAYOUT PLAN
scale: 1 : 30

N

Prelim SP
Approved with
Conditions 3/23/06
(see add'l condition)

Project: **Morgan Park Place Specific Plan**

For: Lawrence Bros., LLC & New Urban Construction, LLC

Revisions:

Phase: Specific Plan Submittal

Job Number: 05.156/05.157

Date: 09 February 2006

Plans & Narrative

SP.02

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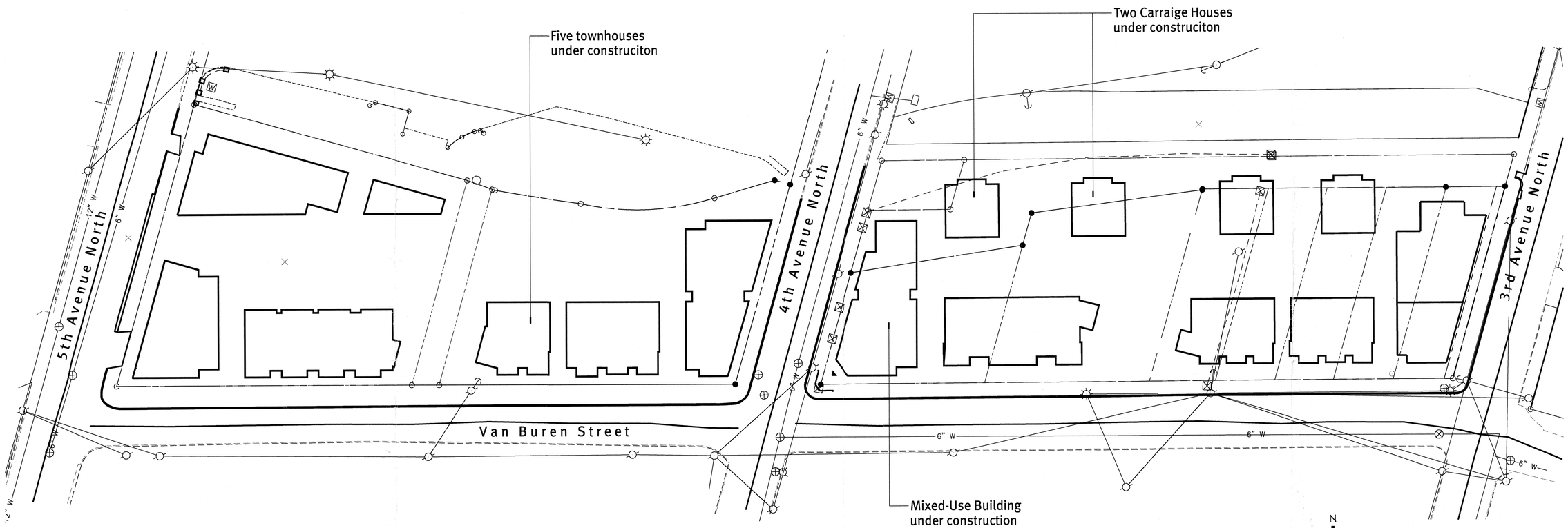
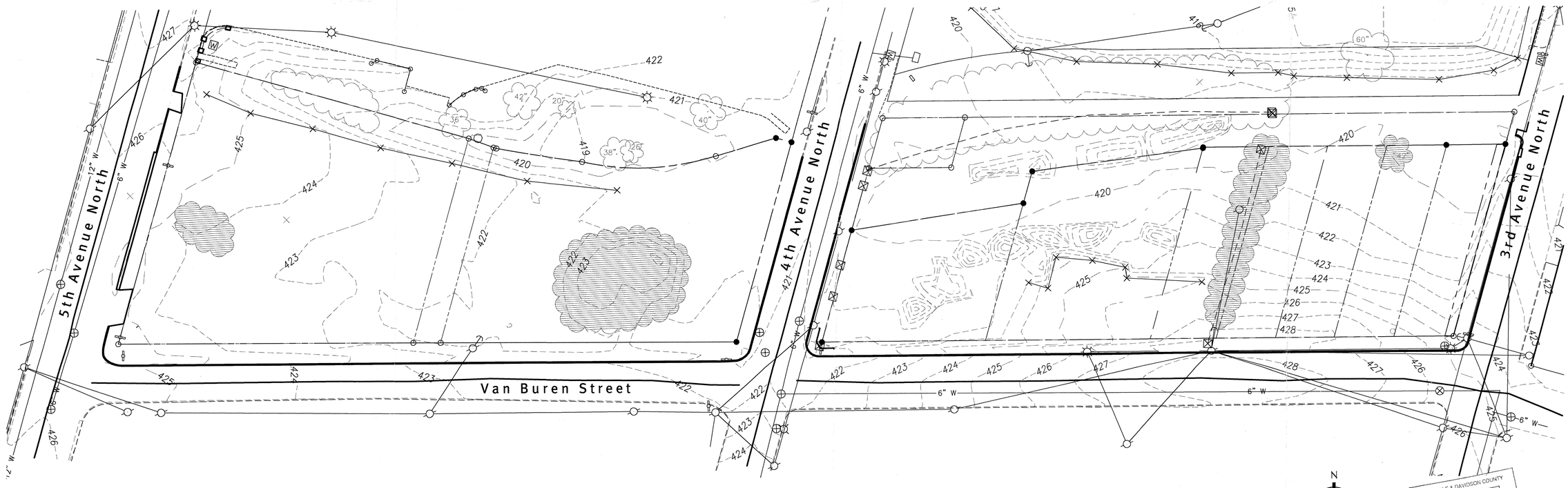


2 CURRENT CONDITIONS (8 February 2006)

scale: 1 : 30



1 PRE-CONSTRUCTION SITE CONDITIONS

scale: 1 : 30

NASHVILLE & DAVIDSON COUNTY
FEB - 9 2006
METROPOLITAN PLANNING COMMISSION

Project:

Morgan Park Place

For:

Lawrence Bros., LLC & New Urban Construction, LLC

Revisions:

Phase:
Specific Plan Submittal

Job Number:
05.156/05.157

Date:
09 February 2006

Existing Conditions

SP.01

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2. Unit Data Table:

TAG	# OF UNITS	TYPE OF UNIT	UNIT SIZE
1	8	3 - General Retail, General Office, Restaurant or Multifamily (First Floor). 5 - Multifamily (Second & Third Floors)	2,855 sq. ft. available on first floor 4,624 sq. ft. available on 2nd & 3rd floors
2	1	Multifamily (Townhouse w/ 2-car garage)	2,226 sq. ft.
3	1	Multifamily (Townhouse w/ 2-car garage)	2,225 sq. ft.
4	1	Multifamily (Townhouse w/ 2-car garage)	2,412 sq. ft.
5	1	Multifamily (Townhouse w/ 2-car garage)	2,225 sq. ft.
6	1	Multifamily (Townhouse w/ 2-car garage)	2,689 sq. ft.
7	1	Multifamily (Townhouse w/ 2-car garage)	2,198 sq. ft.
8	1	Multifamily (Townhouse w/ 1-car garage)	1,891 sq. ft.
9	1	Multifamily (Townhouse w/ 1-car garage)	1,573 sq. ft.
10	1	Multifamily (Townhouse w/ 1-car garage)	1,839 sq. ft.
11	1	Multifamily (Townhouse w/ 1-car garage)	1,573 sq. ft.
12	10	3 - General Retail, General Office, Restaurant or Multifamily (First Floor). 7 - Multifamily (Second, Third & Fourth Floors)	3,291 sq. ft. available on first floor 8,546 sq. ft. available on 2nd, 3rd & 4th floors
13	1	Single Family	1,800 sq. ft.
14	1	Single Family	1,800 sq. ft.
13	1	Single Family	1,800 sq. ft.
14	1	Single Family	1,800 sq. ft.

3. West Parcel Site Data Table:

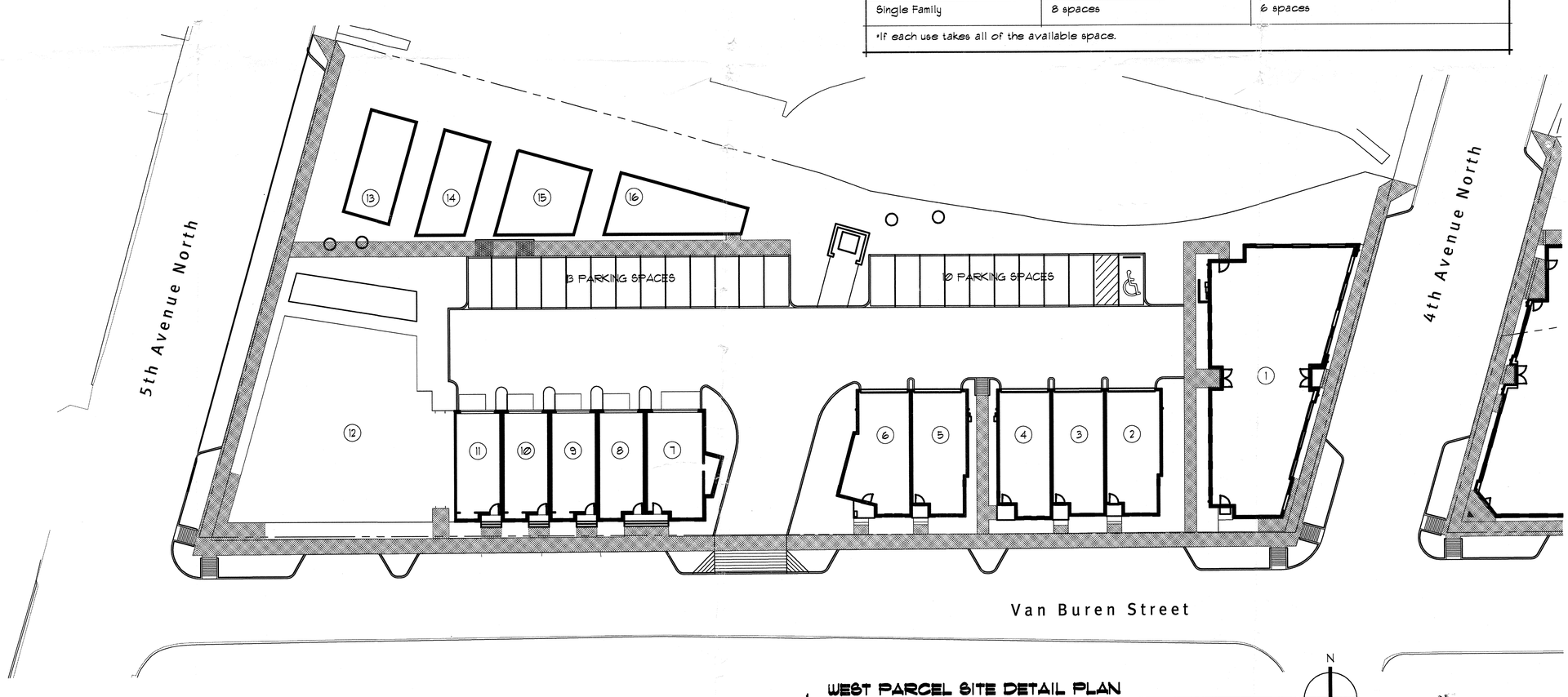
	Existing (MUN zoning)	Proposed (SP zoning)
Gross Site Area:	48,333 square feet (1.11 acres)	48,333 square feet (1.11 acres)
Open Space (area):	48,333 square feet (1.11 acres)	23,700 square feet (0.54 acres)
Total Parking Required:	See Table 4 on this sheet.	
Total Parking Provided:		39 spaces (on-site), 16 spaces (on-street)
Proposed Building Area:		55,166 square feet
Building Coverage:		17,528 square feet
Max. Bldg. Height:	45 feet	55 feet
Max. Floor Area Ratio:	0.60	1.2
Max. Impervious Surface Ratio:	0.80	0.80
Setbacks:	Front: Contextural (UZO) Side: none required Rear: 20' minimum	Front: 0' minimum Side: 3' minimum Rear: 5' minimum

Note: Any standard not explicitly covered by this Specific Plan (SP) shall be governed by the standards set forth in the Mixed-Use Neighborhood (MUN) zoning district.

4. Parking Calculation Table:

Use:	Required Parking (MUN zoning):	Proposed (SP zoning)
General Retail* General Office* Restaurant - full service*	11 spaces 5 spaces 28 spaces	16 spaces (on-street)
Multifamily	33 spaces	33 spaces
Single Family	8 spaces	6 spaces

*If each use takes all of the available space.



1 WEST PARCEL SITE DETAIL PLAN
scale: 1 : 20

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Revisions:

Phase: Specific Plan Submittal

Job Number: 05.156/05.157

Date: 09 February 2006

Plans & Tables

SP.03

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2. Unit Data Table:

TAG	# OF UNITS	TYPE OF UNIT	UNIT SIZE
1	14	3 - General Retail, General Office, Restaurant or Multifamily (2nd Floor). 11 - Multifamily (1st, 3rd, 4th & 5th floors)	3,024 sq. ft. available on 2nd floor 10,872 sq. ft. available on 1st, 3rd, 4th & 5th floors.
2	1	Multifamily (Townhouse w/ 2-car garage)	1,980 sq. ft.
3	1	Multifamily (Townhouse w/ 2-car garage)	1,715 sq. ft.
4	1	Multifamily (Townhouse w/ 2-car garage)	1,929 sq. ft.
5	1	Multifamily (Townhouse w/ 2-car garage)	1,980 sq. ft.
6	1	Multifamily (Townhouse w/ 2-car garage)	1,715 sq. ft.
7	1	Multifamily (Townhouse w/ 2-car garage)	2,103 sq. ft.
8	1	Multifamily (Townhouse w/ 2-car garage)	2,785 sq. ft.
9	1	Multifamily (Townhouse w/ 2-car garage)	2,406 sq. ft.
10	1	Multifamily (Townhouse w/ 2-car garage)	2,406 sq. ft.
11	1	Multifamily (Townhouse w/ 2-car garage)	2,475 sq. ft.
12	8	3 - General Retail, General Office, Restaurant or Multifamily (First Floor). 5 - Multifamily (Second & Third Floors)	2,764 sq. ft. available on first floor 4,785 sq. ft. available on 2nd & 3rd floors
13	2	Multifamily (Townhouse w/ 1-car garage)	1,211 sq. ft. (each unit)
14	2	Multifamily (Townhouse w/ 1-car garage)	1,211 sq. ft. (each unit)
15	2	Multifamily (Townhouse w/ 1-car garage)	1,211 sq. ft. (each unit)
16	2	Multifamily (Townhouse w/ 1-car garage)	1,211 sq. ft. (each unit)

3. East Parcel Site Data Table:

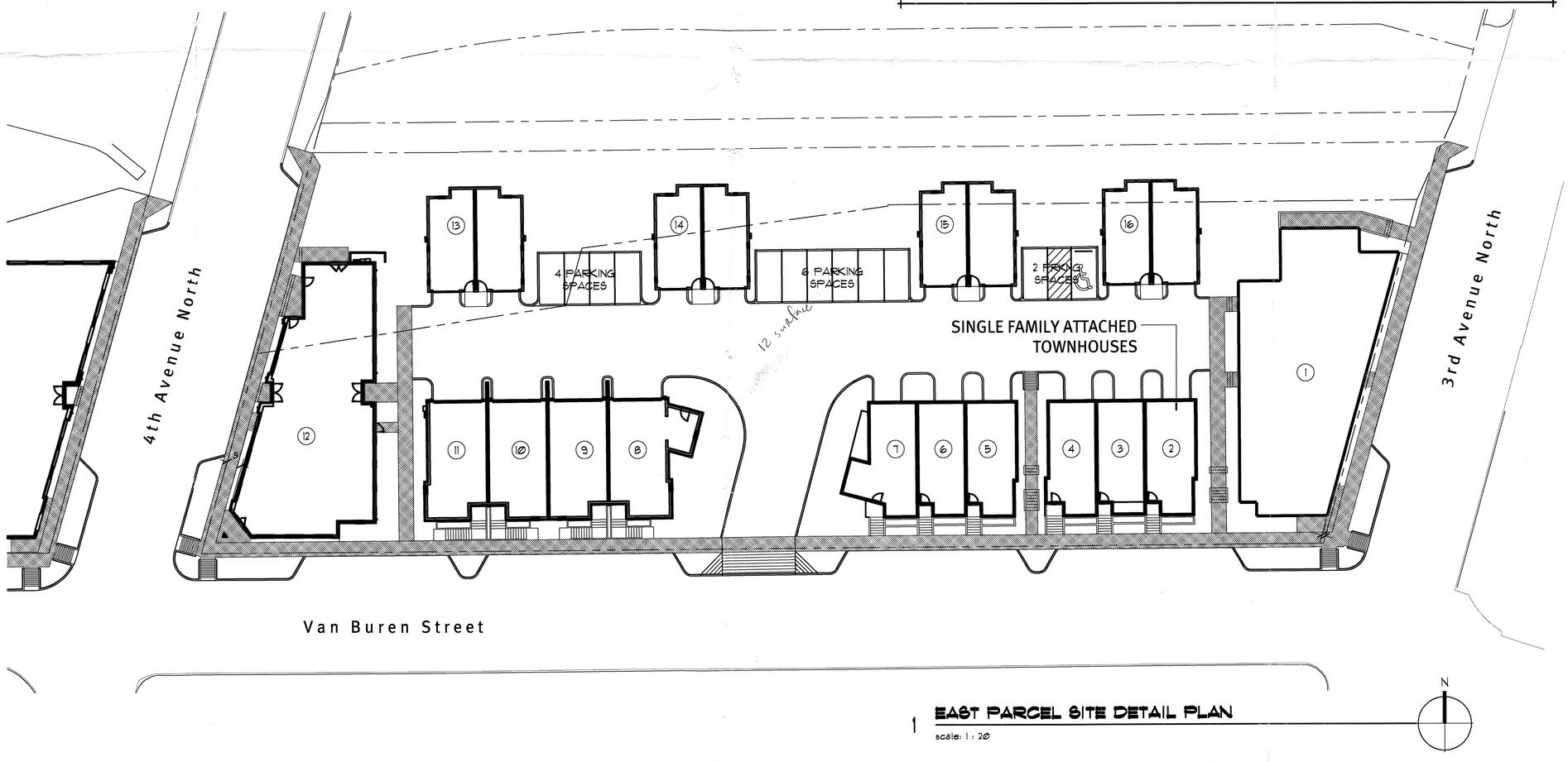
	Existing (MUN zoning)	Proposed (SP zoning)
Gross Site Area:	51,714 square feet (1.19 acres)	51,714 square feet (1.19 acres)
Open Space (area):	51,714 square feet (1.19 acres)	24,200 square feet (0.55 acres)
Total Parking Required:	See Table 4 on this sheet.	
Total Parking Provided:		40 spaces (on-site), 16 spaces (on-street)
Proposed Building Area:		59,885 square feet
Building Coverage:		18,773 square feet
Max. Bldg. Height:	45 feet	65 feet
Max. Floor Area Ratio:	0.60	1.2
Impervious Surface Ratio:	0.80	0.80
Setbacks:	Front: Contextural (UZO) Side: None Required Rear: 20' minimum	Front: 0' minimum Side: 3' minimum Rear: 5' minimum

Note: Any standard not explicitly covered by this Specific Plan (SP) shall be governed by the standards set forth in the Mixed-Use Neighborhood (MUN) zoning district.

4. Parking Calculation Table:

Use:	Required Parking (MUN zoning):	Proposed (SP zoning)
General Retail* General Office* Restaurant - full service*	9 spaces 5 spaces 25 spaces	5 spaces (plus leasing 10 spaces in adjacent parking lot across 3rd Avenue North)
Multifamily	51 spaces	51 spaces

*If each use takes all of the available space.



1 EAST PARCEL SITE DETAIL PLAN
scale: 1 : 20

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Revisions:

Phase: Specific Plan Submittal

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Plans & Tables

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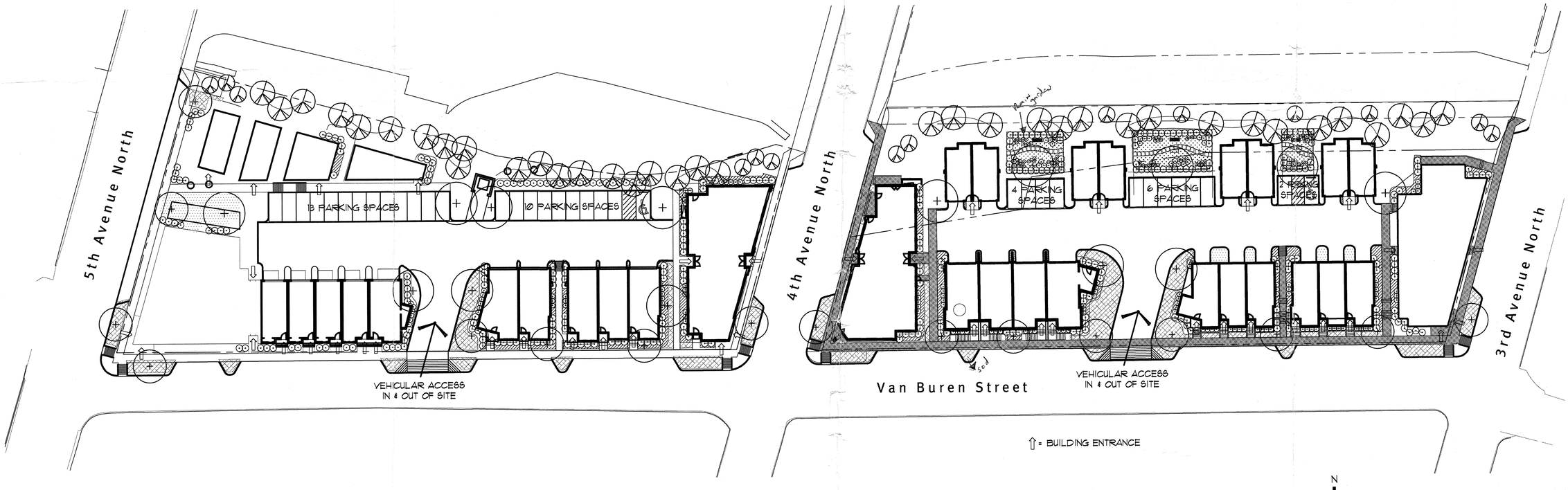

1 **PROPOSED SITE LANDSCAPE PLAN**

scale: 1 : 30

Project:

Morgan Park Place Specific Plan

For: Lawrence Bros., LLC & New Urban Construction, LLC

Revisions:

Phase:
Specific Plan Submittal

Job Number:
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Date:
09 February 2006

Landscape Plan

SP.05

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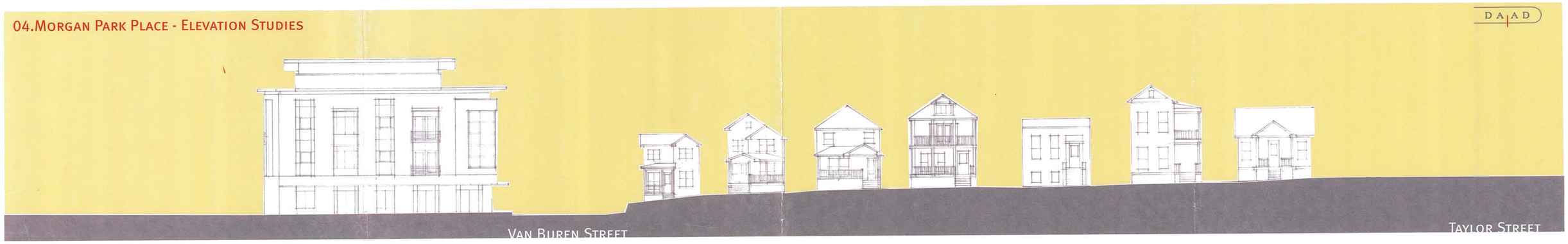
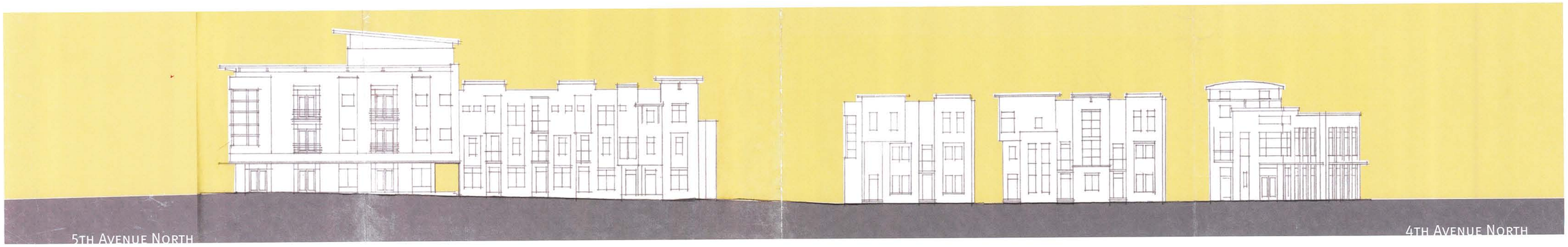
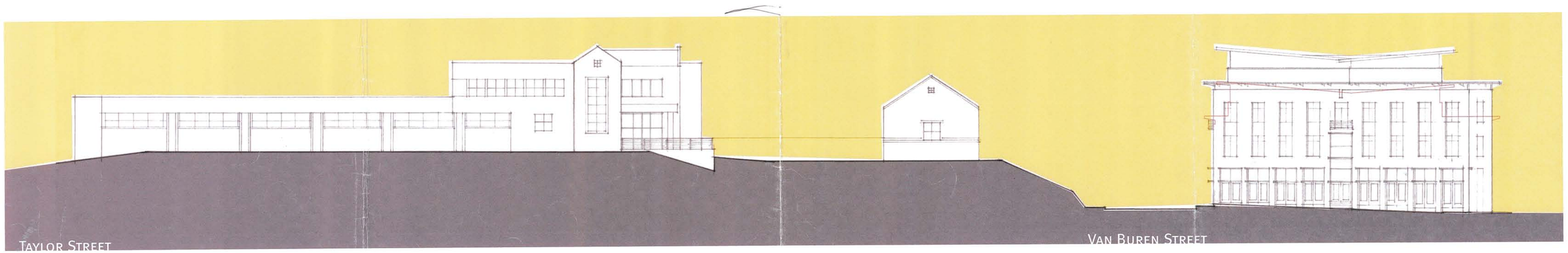
04.Morgan Park Place - Elevation Studies

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