

2006SP-067G-06 SP Plan:

A conservation easement shall be required on this property in accordance with the requirements in the Metro Subdivision Regulations, including the stream bed plus a corridor at least 25 feet wide, measured from top of bank, outward, in areas where the primary function of the greenway is as an urban or neighborhood transportation connector and the waterway is not a regulated floodway. In areas where the greenway is intended to protect the natural environment of and public access to the major waterways in Davidson County, and serve the multifunctional roles of recreation, transportation, and habitat protection, the conservation easement shall include the floodway plus a corridor at least 75 feet in width, measured from the outer edge of the floodway. In cases where the maximum cross-slope of the land included in the easement is greater than 15%, the easement width shall be extended to include an area at least 25 feet in width where a cross-slope of 15% or less exists, to enable an ADA accessible trail acceptable to the Greenways Commission Director to be constructed. In cases, such as those where the entire site has steep slopes, and the Planning Commission determines that this proves a hardship to the property owner, a review for alternative routes will be granted.

The following provisions be bonded, completed, or satisfied prior to Final Development Plan approval, or as applicable.

1. The maximum density on this site is 4 dwelling units per acre.
2. The type of dwelling unit will be determined at the final development stage. The illustrative street layout is subject to change dependant on the final unit layout.
3. The materials will be brick, stone or fiber cement siding.
4. All mailboxes shall be of uniform design and materials.
5. Prior to building permit, a final plat will be recorded that includes a dedication for a greenway and conservation access easement that includes the floodway, floodway buffer and 25-feet beyond the floodway buffer.
6. Any detail that has not been addressed by the current submittal shall be required to be consistent with the RM4 district standards.

SP_2006SP-067G-06

