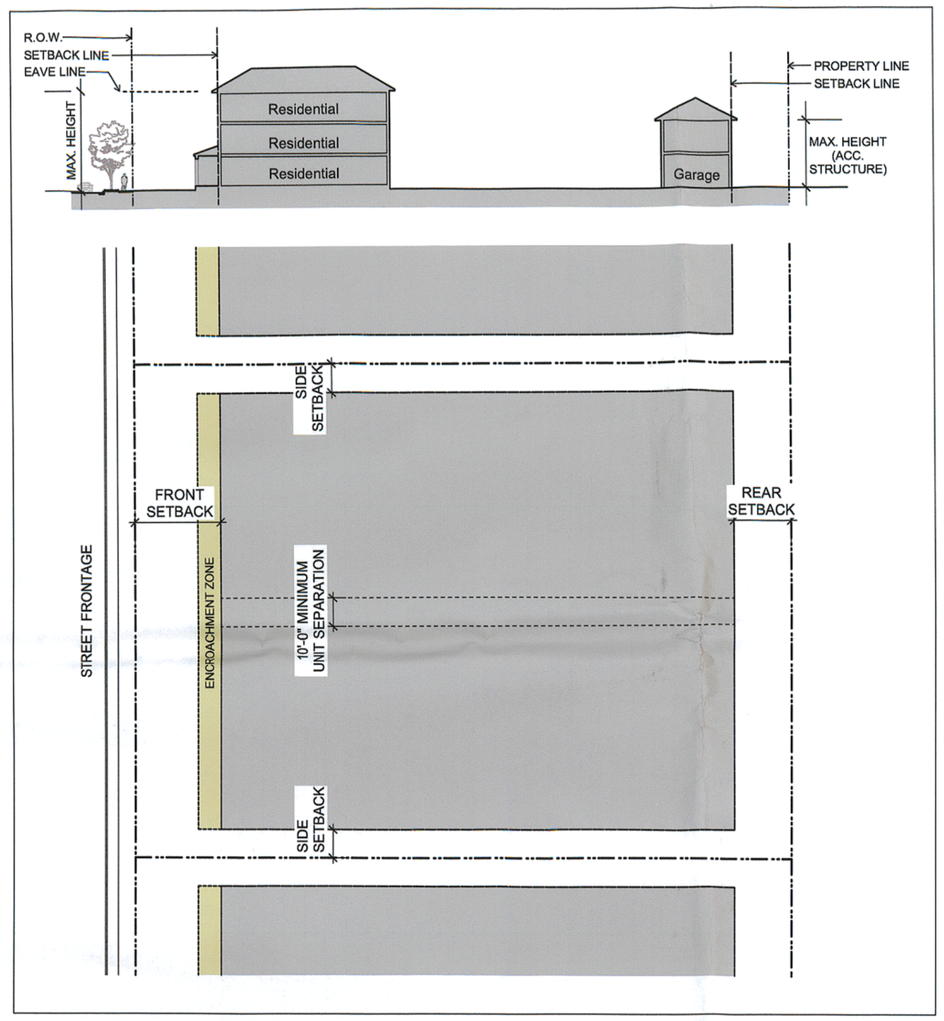
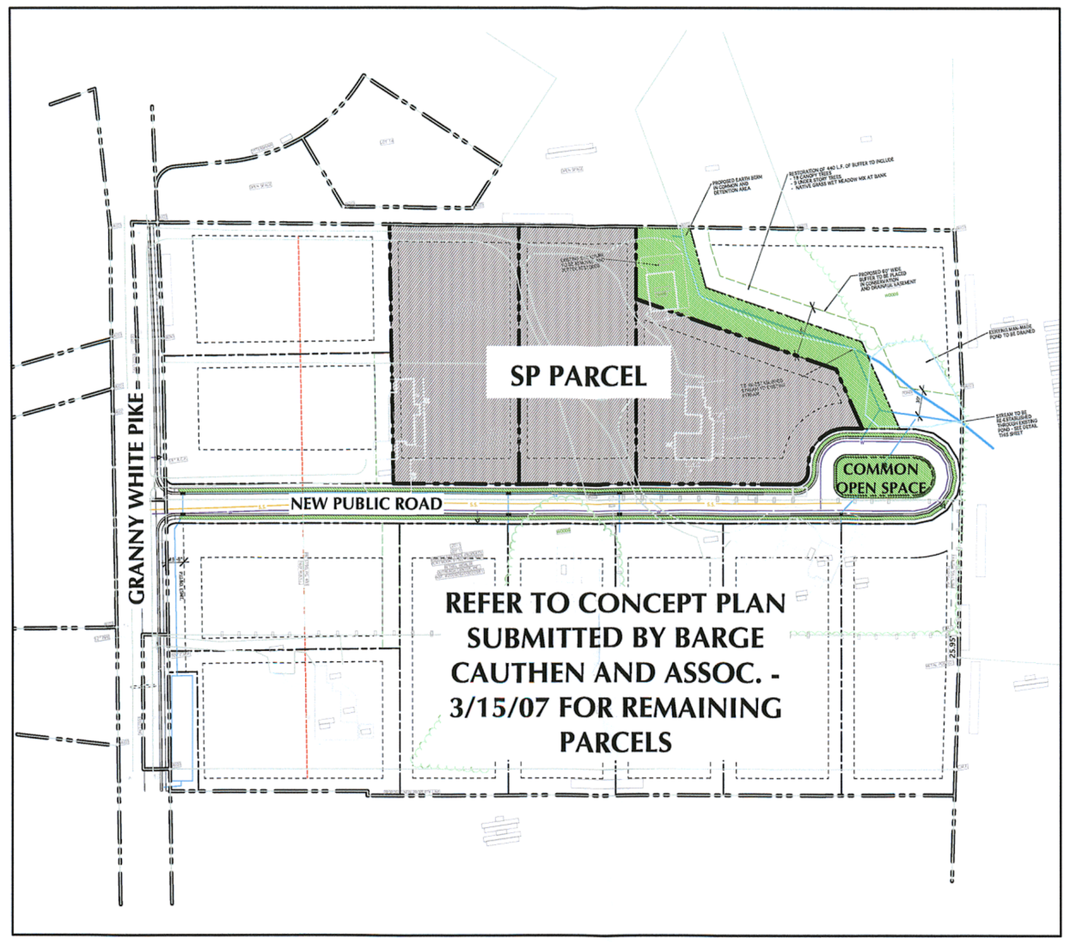




Concept Plan Scale: 1" = 100'-0"

Context Plan

SP DEVELOPMENT STANDARDS

MIN. LOT SIZE: 40,000 sf
SETBACKS:
FRONT: 30 ft. min.
SIDE: 10 ft. min.
REAR: 20 ft. min.

DUPLEX UNIT SEPARATION: 10 ft. min.
MAX. HEIGHT: Three (3) stories at front setback to eave line; 24'-0" Max. Height for Vertical Walls at Rear Setback for Accessory Structures (ie. garage), Top Elevation not to Exceed Top Elevation of Principal Dwelling.
MAX. BLDG. COVERAGE: .35

ENCROACHMENT WITHIN SETBACK:

FRONT ENCROACHMENT: 8 ft. max.
ALLOWED ENCROACHMENT: Porch

PARKING, LOADING, AND ACCESS:

PARKING REQUIRED: Two (2) spaces per unit
PARKING ACCESS: Private or Shared Drive
PARKING LOCATION: Within Structure or in Garage w/ Access on Side or Rear of Dwelling Unit w/ no Front Facing Garage

FRONT YARD TYPES:

ALLOWED: Front Yard, Porch

ALLOWED LAND USES:

Refer to Metro Zoning Code 17.08.030, Zoning District Land Use Table, using R20 Zoning as the Standard

ALLOWABLE MATERIALS:

Acceptable materials for the primary building and accents within the SP lots include Brick, Cast Stone, Stone, Cultured Stone, Cementious Siding (i.e. Hardiplank), Stucco, or Wood.

Vinyl siding and metal siding are prohibited.

NOTES:

1. SP Parcel to be MAXIMUM of Three (3) individual lots.
2. Each SP lot to contain Two (2) units max.
3. Base zoning where omitted is R20
4. Refer to Concept Plan submittal for remaining development lots (R40 base zoning).
5. All Existing Structures to be removed.
6. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.

SP LOT INFORMATION

Lot #1: 1.03 AC (44,785 sf)
Lot #2: .94 AC (41,148 sf)
Lot #3: .92 AC (40,064 sf)

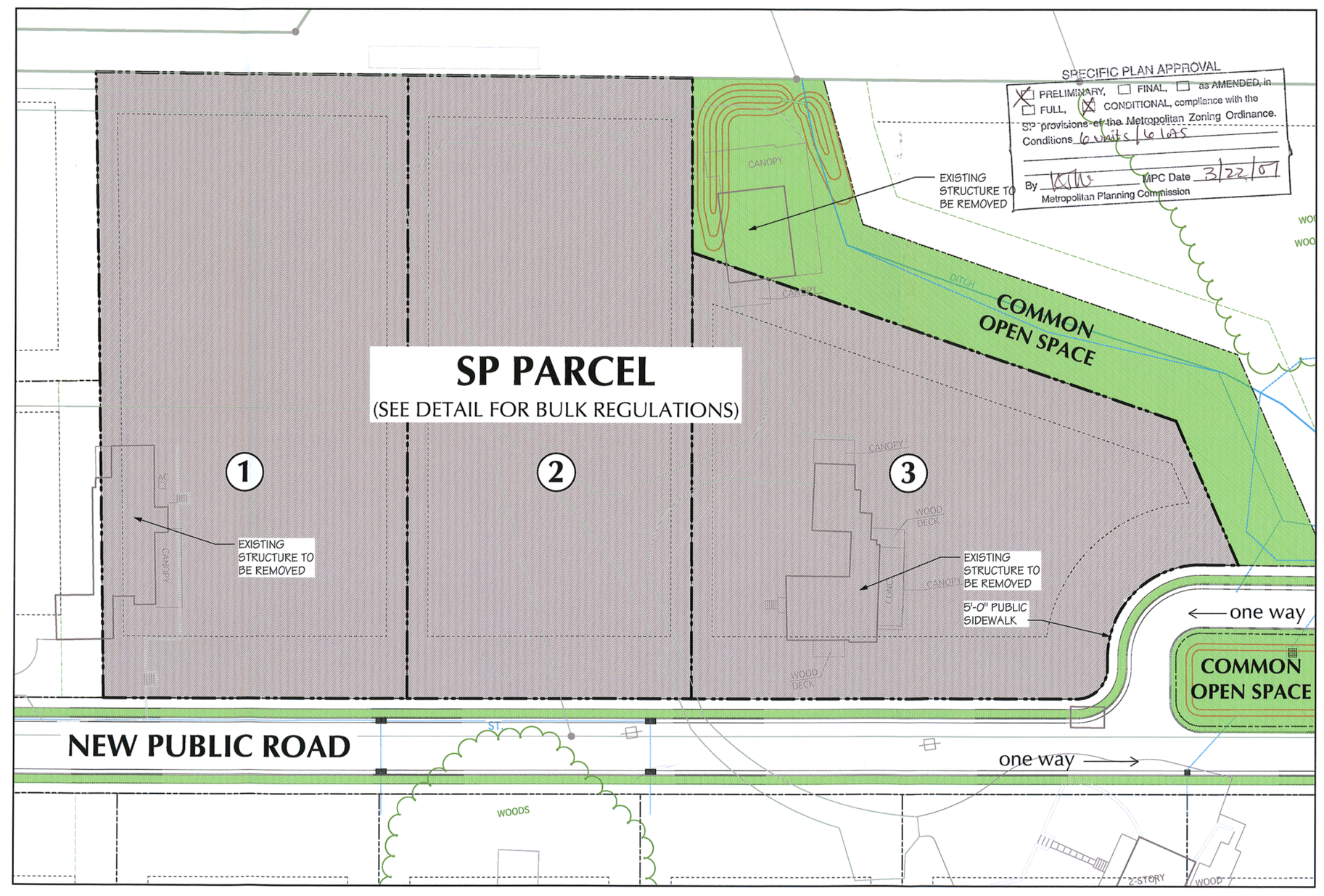
TOTAL
SP Parcel: 2.89 AC

7. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
8. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
9. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

CONSISTENCY WITH SUBAREA/GENERAL PLAN:

This proposed SP zoning parcel of 2.89 acres complies with the existing policies of the current subarea plan (Green Hills - Midtown Community Plan, 2005 Update), study area 3, T-3 Sub-Urban development pattern. The parcel includes 3 lots for a maximum of six dwelling units and lies within a broader subdivision concept plan (submitted simultaneously) with R40 zoning of 13 lots. In accordance with the current R40 zoning, 25% of those lots (3 lots) may be developed as duplex dwellings.

This SP zoning applies to those three lots that would be available for the duplex development. The location of the duplex lots is on the northern border of the overall site immediately adjacent to the Ottershaw development and is consistent with Special policy area 13 of the community plan. Ottershaw development is a PUD with 14 single family homes developed on lot sizes of approximately 1/2 acre or 22,000 s.f. each. The lots within the SP zone allow for the development of two dwelling units on each parcel with an average of 41,999 s.f. per lot or 20,999 s.f. per dwelling unit. The proposed SP zoning requires a 10' minimum separation between the two units on each parcel. This separation allows for flexibility in dealing with the site topography and is sensitive to the concerns expressed within the community of duplex dwellings without altering the total allowable number of dwelling units on the overall subdivision parcel under R40 zoning.



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SCALE: 1" = 30'-0"

PLAN NORTH

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PRELIMINARY SP APPLICATION DOCUMENTS

GRANNY WHITE PIKE PROPERTY

NASHVILLE, TENNESSEE

JOB NO.: 06-230
DATE: 01-25-07
REV: 2-13-07
REV: 3-15-07

SCALE: AS NOTED

SHEET:

SP1.0

SP SITE PLAN