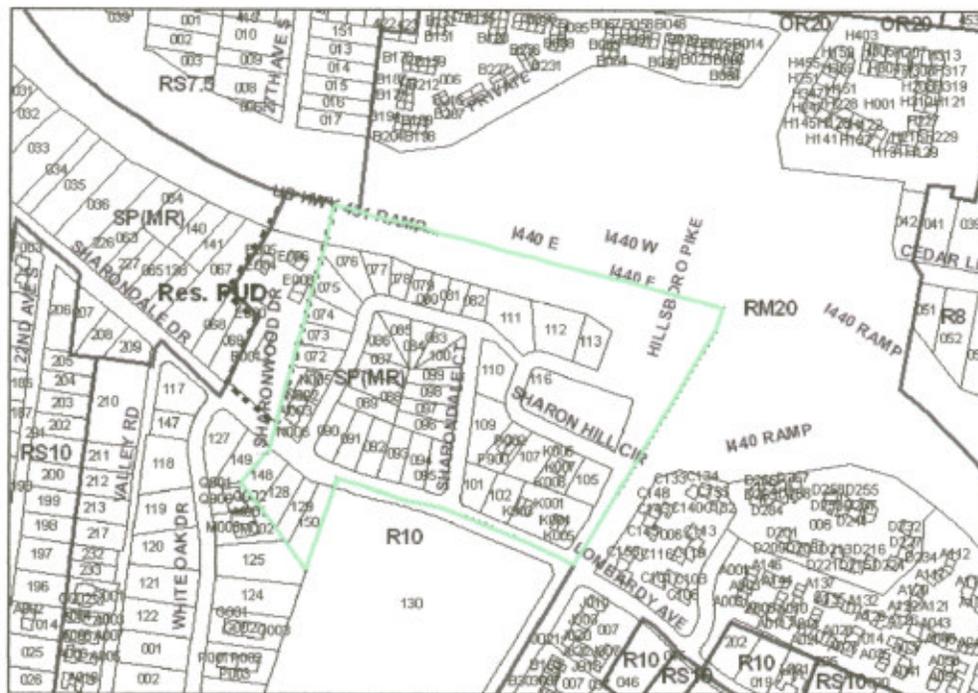


2007SP-065U-10, SHARONDALE DRIVE SP (Map 117-02, Various Parcels)



This SP district (properties outlined in green above) shall meet the following standards/requirements:

1. The number of permitted two-family structures (duplex units) shall be limited to 33% on each street for the parcels included on the attached list incorporated herein as Exhibit A. There shall be no such limitation on the number of duplex units for the remaining parcels included within the area rezoned SP pursuant to Section 1 of this ordinance that are not listed on **Exhibit A**. If any one parcel on Sharon Hill Circle is subdivided at a later date, each of the two newly-subdivided parcels will be eligible for a duplex.
2. The maximum building coverage on any lot in the SP is 40%.
3. The maximum height for any building on a lot in the SP is 3 stories and 30 feet. Maximum height shall be measured from either the natural grade or, if present, from the ceiling of an exposed basement not more than seven (7) feet above the natural grade. The natural grade shall be determined based upon the average elevation of the four most exterior corners of the structure, to the eave or to the roof deck of a flat roof. Natural grade is the base ground elevation prior to grading.
4. Duplexes are limited to a total of 6,000 square feet total (2 units = 6,000 square feet).
5. 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 RS10 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
6. If a legal pre-existing duplex is removed for any reason after the SP adoption, the duplex can be built back under the SP standards.
7. The number of allowable duplexes per street as determined at the time of SP adoption can not be altered through future re-subdivision or lot consolidation.
8. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or intensity, 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 present in the plan that is a part of this ordinance.
9. For those parcels listed on **Exhibit A**, any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval shall be subject to the standards, regulations and requirements of the RS10 zoning district at the effective date of the application for any building permit. For all other parcels subject to this SP plan that are not listed on Exhibit A, the property shall be subject to the standards, regulations and requirements of the R10 zoning district at the effective date of the application for any building permit.

Exhibit A 2007-SP-065U-10

STANPAR	OWNER	PROP_ADDR	ACREA	
			GE_TE	LAND_USE_D
11703007500	ARNOLD, STEPHEN D.	2724 SHARONDALE CT	0.35	SINGLE FAMILY DWELLING
11703008100	BAIDWAN, BALJIT	2712 SHARONDALE CT	0.19	SINGLE FAMILY DWELLING
11702002701	BALLEW, KENNETH M. ET UX	0 SHARONDALE DR	0.22	VACANT RESIDENTIAL LAND
11702002800	BALLEW, KENNETH M. ET UX	2402 SHARONDALE DR	0.30	SINGLE FAMILY DWELLING
11703007300	BOOKER, MICHAEL B.	2728 SHARONDALE CT	0.22	SINGLE FAMILY DWELLING
11702003500	BROWN, ANNE & BUCKNER, BONNIE W.	2206 SHARONDALE DR	0.89	SINGLE FAMILY DWELLING
11703006900	BRUNI, JAMIE MITCHELL	2124 SHARONDALE DR	0.38	DUPLEX
11703008300	CLARY, ROY BUNCH ETUX	2711 SHARONDALE CT	0.16	SINGLE FAMILY DWELLING
11703007600	COLE, ANGELINE NANCE	2722 SHARONDALE CT	0.44	SINGLE FAMILY DWELLING
11703012800	COLLINS, EUGENE, TRUSTEE	2119 SHARONDALE DR	0.56	DUPLEX
11702002500	COPELAND, CLEMMMA ROSE	2504 SHARONDALE DR	0.30	SINGLE FAMILY DWELLING
117030N00400CO	CURREY, MELISA P.	2740 SHARONDALE CT		
11702022900	FERLAUTO, LISA A.	2306 SHARONDALE DR	0.19	RESIDENTIAL ZERO LOT LINE U
11703012900	FHL, LLC	2113 SHARONDALE DR	0.61	SINGLE FAMILY DWELLING
11703009400	FITTS, SARAH L. & ROBERT W.	2110 SHARONDALE DR	0.25	SINGLE FAMILY DWELLING
11703009300	FRANCESCON, TERRI M.& WILLIAMSON, C. D.	2112 SHARONDALE DR	0.27	SINGLE FAMILY DWELLING
11703008000	GALLOWAY, CURTIS R. ET UX	2714 SHARONDALE CT	0.19	SINGLE FAMILY DWELLING
11702020700	GARY, MILDRED ELIZABETH	2145 SHARONDALE DR	0.25	SINGLE FAMILY DWELLING
11702020800	GOSSETT, JAMES B.& MONTGOMERY, LORENE	2143 SHARONDALE DR	0.29	SINGLE FAMILY DWELLING
11703008700	GRUNDY, WILLIAM R. ETUX	2727 SHARONDALE CT	0.22	SINGLE FAMILY DWELLING
11703008400	GRUNDY, WILLIAM T. & CYNTHIA BENNETT	2715 SHARONDALE CT	0.17	SINGLE FAMILY DWELLING
11702016000	HALVERSTADT, PETER B.	2503 SHARONDALE DR	0.44	DUPLEX
11703009200	HALVERSTADT, PETER BREEN	2114 SHARONDALE DR	0.26	DUPLEX
11703008200	HAMLEY, JUDI D.	2710 SHARONDALE CT	0.22	SINGLE FAMILY DWELLING
11703008500	HATCHETT, JAMES M. ETUX	2717 SHARONDALE CT	0.17	SINGLE FAMILY DWELLING
11702020900	HINES, KATHERINE H. & YORK, CARRIE F.	2141 SHARONDALE DR	0.25	SINGLE FAMILY DWELLING
11703007800	HOLLADAY, DIANE P, TR	2718 SHARONDALE CT	0.23	SINGLE FAMILY DWELLING
11703009500	HUBBARD, JOHN A. & BARBARA C.	2108 SHARONDALE DR	0.26	SINGLE FAMILY DWELLING
11702003600	JAMES, MARY G.	2200 SHARONDALE DR	0.89	SINGLE FAMILY DWELLING
117030N00300CO	JAMMAL, SOURAYA	2738 SHARONDALE CT		
117030N00100CO	JRJR, TENNESSEE GENERAL PARTNERSHIP	2734 SHARONDALE CT		
117030N00200CO	JRJR, TENNESSEE GENERAL PARTNERSHIP	2736 SHARONDALE CT		
11703006400	KINCAID, ROBERT F.	2130 E SHARONDALE DR	0.37	DUPLEX
11703014000	KINCAID, ROBERT F.	2128 G SHARONDALE DR	0.30	DUPLEX
11703014100	KINCAID, ROBERT F.	2128 E SHARONDALE DR	0.28	DUPLEX
11702022600	KINCAID, ROBERT F.	2130 C SHARONDALE DR	0.23	DUPLEX
11702022700	KINCAID, ROBERT F.	2130 A SHARONDALE DR	0.23	DUPLEX
11703006500	KINCAID, ROBERT F.	2128 B SHARONDALE DR	0.37	DUPLEX
11703013800	KINCAID, ROBERT F.	2128 A SHARONDALE DR	0.29	DUPLEX
11702002400	KIRTLAND, JAMES A.ETUX(LE)&FLEMING, B.F.	2506 SHARONDALE DR	0.29	DUPLEX
11702023100	LARA, JAMES ADIN & KRISTIN S.	2304 SHARONDALE DR	0.17	RESIDENTIAL ZERO LOT LINE U
11703007900	MASTERSON, SUSAN L.	2716 SHARONDALE CT	0.19	SINGLE FAMILY DWELLING
11702023000	MCDANIEL, LADONNA E.	2308 SHARONDALE DR	0.19	RESIDENTIAL ZERO LOT LINE U
11702003200	MORTON, GEORGE TODD & DILANNI, DIANE	2212 SHARONDALE DR	0.81	SINGLE FAMILY DWELLING
117030N00500CO	O.I.C. SHARONWOOD CONDOMINIUMS	2736 B SHARONDALE CT	0.17	
117030N00600CO	O.I.C. SHARONWOOD CONDOMINIUMS	2740 B SHARONDALE CT		
11702003400	O'REAR, HOWELL GRIFFITH & KELLY BARTLETT	2208 SHARONDALE DR	0.43	SINGLE FAMILY DWELLING
11702015900	OWEN, WM. T. & AMY W.	2501 SHARONDALE DR	0.45	SINGLE FAMILY DWELLING
11703006300	PEAY, FRED V., JR.	2132 SHARONDALE DR	0.67	SINGLE FAMILY DWELLING
11703007700	PETERS, AMY E.	2720 SHARONDALE CT	0.29	SINGLE FAMILY DWELLING
11702003300	PETERS, JENNIFER C.	2210 SHARONDALE DR	0.82	SINGLE FAMILY DWELLING
11702003000	ROMERSA, HENRY J.	2300 SHARONDALE DR	0.45	SINGLE FAMILY DWELLING
11702018100	SACHAN, DILEEP & RAVI C.	2203 SHARONDALE DR	0.30	DUPLEX
11703006800	SAWYER, WILLIAM R. & SARA P.	2125 SHARONDALE DR	0.32	SINGLE FAMILY DWELLING
11703009100	SILLAY, KARL A. & ELIZABETH G.	2116 SHARONDALE DR	0.27	DUPLEX