

Ransom School SP: SP_2008SP-007U-10

Site Plan Details:

The only uses permitted on the property shall be as follows:

- a. A maximum of 11 residential dwelling units shall be permitted;
- b. Multifamily units may be included only within the existing school structure;
- c. Any construction of new buildings on the property shall comply with the standards, regulations and requirements of the RS7.5 zoning district as of the date of the applicable request. Said construction of new buildings must also comply with the requirements of the Elmington Place Neighborhood Conservation Overlay district and the Metro Nashville Subdivision Regulations; and
- d. Notwithstanding the provisions above, all other uses shown in the District Land Use Table of the Metro Zoning Code (17.08.030) for the RS7.5 zone district are also allowed as a permitted use, permitted with conditions, accessory use, special exception, or permitted with overlay, as designated in that table.

The final site plan may show modifications to the existing school structure, consistent with the Elmington Place Neighborhood Conservation Overlay district guidelines;

The final site plan shall include all existing and proposed building elevations, and such elevations shall comply with the Elmington Place Neighborhood Conservation Overlay district guidelines;

The final site plan must include the following elements:

- a. The existing parking lot on Byron Avenue must be removed and replanted as part of the front yard for the existing school building or for any single family homes constructed as permitted under this SP;
- b. A sidewalk that meets current Metro standards for construction must be constructed or repaired on all street frontages.
- c. A landscaping buffer shall be added within the existing Nashville Electric Service (NES) easement along the I-440 sound wall. The landscaping shall, at a minimum, meet the requirements for a Standard C landscape buffer yard as provided in figure 17.24.240C of the Metro Zoning Code. As part of approval of the final site plan, the landscaping must be approved by NES and the property owner shall execute a restrictive covenant agreeing to full replacement of plant materials that may be removed by NES in the exercise of its rights within the easement, as required by 17.24.210 D. of the Metro Code.
- d. A homeowners association (HOA) shall be created to maintain all common areas on the property. Prior to Planning Commission approval of the final site plan, proof must be provided that the charter for a homeowners association has been filed with the relevant government agencies.
- e. If required by the Historic Commission, the final site plan may require restoration and/or replacement of the any adornments determined to have been part of the original school buildings.

The final site plan shall be submitted in a form consistent with Section 17.40.106 of the Metro Zoning Code.

Prior to the submittal of a final site plan, any applicant seeking to develop the property pursuant to this SP shall, in conjunction with the Metro Planning Department and the Metro Historic Commission, convene a neighborhood meeting to review and discuss the proposed site plan. Such meeting will be advertised at the applicant's expense as determined by the Executive Director of the Metro Planning Department. In no case, however, shall such meeting be held less than four weeks prior to the anticipated application submittal date.

The Metro Historic Zoning Commission shall have the authority to approve demolition of any portion of the existing building deemed non-historic or in such poor condition consistent with the guidelines of the Historic Commission, the Elmington Place Neighborhood Conservation design guidelines, the attached plan, and the final site plan;

The Metro Historic Zoning Commission shall advise the Metro Planning Department, prior to the scheduled Metro Planning Commission meeting, as to the proposed final site plan's consistency with the Elmington Place Neighborhood Conservation Overlay district guidelines;

The final site plan shall include details of site access and parking requirements, including access for service vehicles;

The final site plan shall be required to have water quality measures and may be required to provide detention facilities;

No new construction shall be permitted within the NES easement;

Minor modifications to the preliminary SP plan may be approved by the Planning Commission, or its designee, based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Major modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, 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 currently present or approved in the plan that is part of this ordinance.

For any development standards, regulations and requirements not specifically shown on the adopted 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 RS7.5 zoning district in effect as of the date of the applicable request or application.

