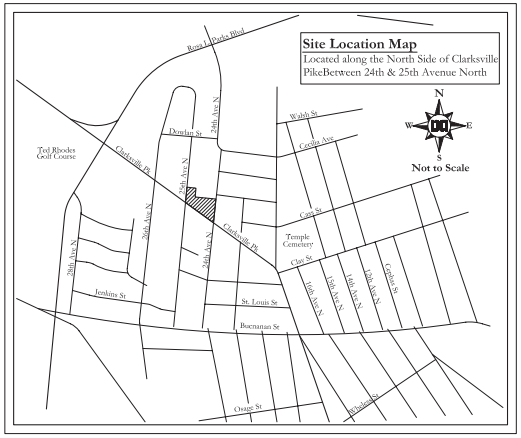
USE - CHAPTER 17.08 & 17.16		
DETERMINE THE USE		Shopping Center/Retail
PROPERTY ZONING SP (Proposed)	OVERLAY(s) N/A	SURROUNDING ZONING CS, IWD, RM40, OR20, R6
USE CHARTS: P, PC, SE, A		PERMITTED through Specific Plan Zoning
SITE CRITERIA (Bulk Standards based upon CS Zoning)		
SUBDIVISION PLAT: Not Applicable (new Plat must be submitted to Combine Lots prior to Issuance of a Building Permit)		
MINIMUM LOT SIZE None Required (±2.42 Acre Lot Proposed)		
FAR	60% MAXIMUM	15% Proposed (15,498 Total Sq Ft)
ISR - Adjustments / Slopes over 15%	90% MAXIMUM	62% Proposed (64,439 Sq Ft)
STREET SETBACKS (SP Controlled):		No minimum Req'd along Clarksville Pike 10 Feet from Property line along 24th & 25th Ave.
SIDE YARD		Controlled by 24th & 25th Setbacks
REAR YARD		20 Feet from Property Line
HEIGHT STANDARDS		30 Feet at Setback Line with a 1.5 to 1 Vertical Plane
PARKING AND ACCESS - CHAPTER 17.20		
RAMP LOCATION AND NUMBER		One Clarksville Pike (290 ft-24th Ave, 185 ft-25th Ave) One 25th Avenue (175 ft-Clarksville Pk)
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')		Not Applicable (Controlled by Access Drives)
DISTANCE TO INTERSECTION		See Above
	50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	1 Stall per 200 Sq Ft	77 Required (77 Provided)
REQUIRED LOADING BASED ON USES	1-10' x 50' Required	1-10' x 65' Provided
SURFACING OVER 5 SPACES 1,750 SQ. FT.		Provided
SPACE SIZES, AISLE WIDTHS, ANGLE DATA		9.5'x18' Stalls, 90° Parking, 24' Aisle
QUEUING LANES		Not Applicable
OVER 10 SPACES 20' QUEUING AT EXIT		Provided
NUMBER OF COMPACT SPACES / %		None
NUMBER OF ACCESSIBLE SPACES		4 Van Accessible Provided
SIDEWALKS REQUIRED	Internal Provided	Public Existing along all Perimeter Streets
LANDSCAPING STANDARDS - CHAPTER 17.24		
REQUIRED BUFFERYARDS		10' *B-3* Along 24th Avenue for adjacent R6 Zoning
BUFFERYARD ADJUSTMENT		Not Applicable
PERIMETER LANDSCAPING (CAN'T OVER FUTURE ROW)		Provided (req'd shrubs not shown)
STANDARD FOR 4 OR MORE LANES		10 ft Grass Strip along Clarksville
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS		Provided
INTERIOR LANDSCAPING MINIMUM 8% AREA		2,805 Sq Ft Int. Green Req'd (23%-8,151 Sq Ft Provided)
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA		Not Applicable
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)		Provided
TREE DENSITY		33.9 TDUs (68 2" Trees) Req'd



General Plan Consistency

This property falls within the Buena Vista Heights detailed neighborhood design plan of the North Nashville Community Plan and is identified to be developed as Commercial Corridor. Appropriate uses could include single and multi-family residential, office and commercial retail and should provide a benefit to the surrounding neighborhoods. Buildings with shallow or non-existent setbacks with pedestrian connectivity help to create a "Main Street" feel with CC Policy Areas.

This plan meets the standards set forth in the Land Use Manual as well as the Detailed Plan for this area. Shallow setbacks are created by proposing only one row of parking in front of the building, pedestrian connectivity is provided from existing sidewalks & throughout the site, and the nature of the business itself provides convenient shopping for both vehicular & pedestrian traffic.

Proposed Save-A-Lot Rendering

REVISIONS:

Preparation Date: Nov 2009

25th & Clarksville SP (Save-A-Lot)

Preliminary SP Documents

Tax Map 81-02, Parcel 123; Tax Map 81-06, Parcels 283, 285-289, 480 & 485;
and Tax Map 81-06B, Parcels 1-3

Nashville, Davidson County, Tennessee

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Land Planning & Zoning
Landscape Architecture
Surveying

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Nashville, Tennessee 37204
(615) 297-5166

D&A Project No. 09094
25th & Clarksville SP
(Save-A-Lot)

R1.0