

METRO NASHVILLE TEACHERS APARTMENT SP

PRELIMINARY AND FINAL SP

SP # 2010SP-003-001
 2209 ABBOTT MARTIN ROAD
 PARCEL 117140090000
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STANDARD NOTES:

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY AND FINAL APPROVAL OF A REZONING FROM RM20 TO SP-MIXED USE TO PERMIT MULTI-FAMILY, RESTAURANT, AND A CELLULAR COMMUNICATIONS TOWER. THIS SP IS ALSO SEEKING PRELIMINARY APPROVAL FOR A PERSONAL CARE SERVICE USE

DEVELOPMENT SUMMARY

ADDRESS: 2209 ABBOTT MARTIN ROAD
 NASHVILLE TN 37215
 OWNER OF RECORD:
 METRO NASH TEACHERS APT INC
 2209 ABBOT MARTIN ROAD
 NASHVILLE TN 37215
 APPLICANT: JAMES A. CROSSMAN
 102 WOODMONT BLVD, SUITE 200
 NASHVILLE TN 37205
 PHONE: 385-2076
 EMAIL: JCROSS6071@AOL.COM
 COURTESY OF:
 LOSE AND ASSOCIATES
 1314 5TH AVE NORTH
 NASHVILLE TN 37208
 PHONE (615) 242-0040
 FAX (615) 242-1405
 CONTACT PERSON: STEVE SCHALLER
 LANDPLANNER
 EMAIL: SSSHALLER@LOSEASSOC.COM

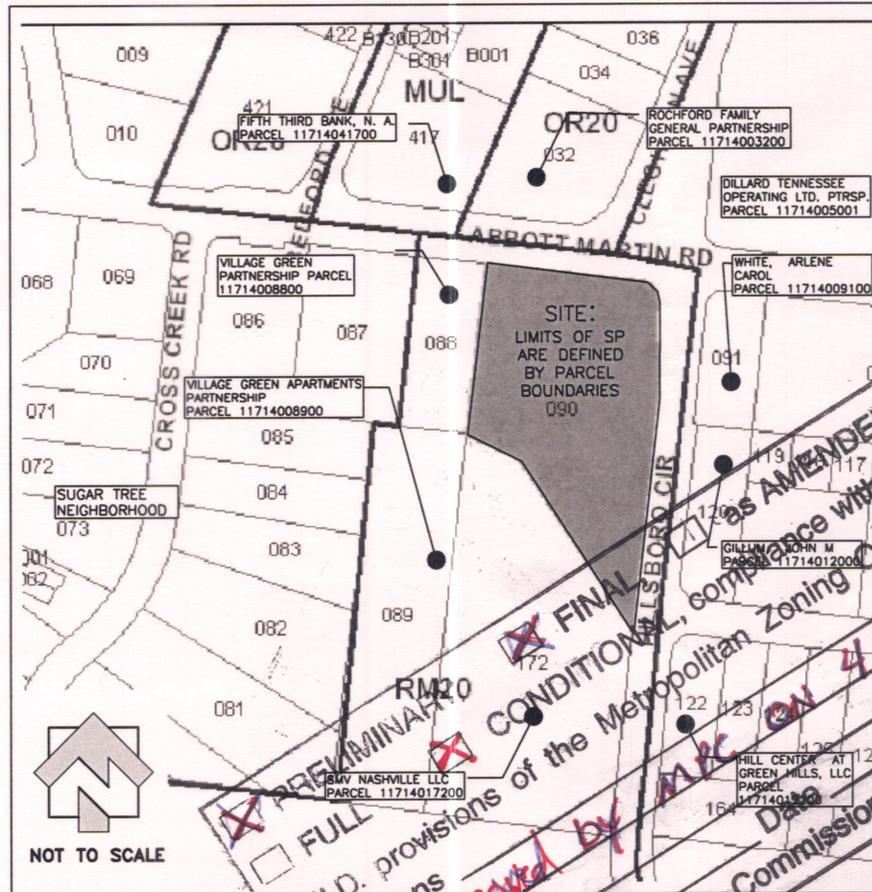
TAX MAP: 117-14
 COUNCIL PERSON: SEAN MCGUIRE
 COUNCILMAN DISTRICT: 25TH
 THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED BY FEMA MAP 47037C0327F DATED 4/20/2001
 PLAN PREPARATION DATE: MARCH 2010
 PLAN REVISED:

SITE DATA

OVERALL AREA:	2.08 ACRES
SQUARE FOOTAGE TOTAL	111,079 SQ FT
• ASSISTED LIVING	99,708 SQ FT
• CAFETERIA	3,334 SQ FT
• BEAUTY SALON	NOT TO EXCEED 3,334 SQ FT

- NOTE:
- IF BEAUTY SALON IS CONSTRUCTED SQUARE FOOTAGE WILL BE TAKEN FROM CAFETERIA
 - REMAINING 8,037 SQ FT CONSISTS OF THE MAIN FLOOR AND PENTHOUSE

EXISTING BUILDING HEIGHT	14 STORIES
FAR	1.275 +/-
ISR	.67 +/-
EXISTING UNITS	144 BEDROOMS
PARKING REQUIRED:	
ASSISTED LIVING 1 SPACE PER 3 BEDS	48
CAFETERIA 1 SPACE PER 100 SQ FT FT	34
BEAUTY SALON 1 SPACE PER 200 SQ FT	17 MAX
PARKING PROVIDED	108 PLUS 5 ACC SPACES
ALLOWED DENSITY	20 UNITS PER ACRE (RM-20)



NOT TO SCALE

VINCITY MAP

APPROVED
 FULL P.U.D. conditions of the Metropolitan Planning Commission
 RM20 **FINAL**
 Conditions **Approved by B. Sexton**
 Date **4/22/10**
 Approved by **MPC on 4/22/10**
 Date **4/22/10**
 Approved by **MPC on 4/22/10**
 Date **4/22/10**

MARCH 30, 2010
 LA# 10054