

## 1503 Dickerson Pike—Gatewood SP Development Standards

The property shall follow RM60 base standards in accordance with the requirements of Title 17 Zoning Code. Additionally, the following standards shall apply:

### Building Standards

**Allowable Land Uses:**

<b>Gatewood SP Allowable Land Uses</b>
Single-Family Residential
Two-Family Residential
Multi-Family Residential
<i>All other permitted uses under RM60 zoning district.</i>

<b>Maximum Density:</b>	60 units per acre
<b>Build-to-Zone:</b>	5 ft. min.-20 ft. max (applies to all multi-family street frontages)
<b>Side Setback:</b>	5 ft. min.
<b>Min. Building Depth:</b>	15 ft. from building façade
<b>Height:</b>	4 stories Max. (20 ft. min. along Dickerson Pk./ 10 ft. min. ground floor)
<b>Ground Floor Finished Floor Height:</b>	Min. 2 ft. (50% of ground floor units may be less than 2 ft. for accessible entries) Max 5 ft.
<b>Façade Width:</b>	60% min. required along Dickerson Pike (Primary) frontage. Corner of Dickerson Pike and Gatewood Avenue shall be built to 100% extending no less than 15 ft. along the Gatewood frontage (see Diagram).
<b>Façade Design:</b>	<p>A functional ground floor entry shall occur at an average of 75 ft. or less along the main façade of all buildings along Dickerson.</p> <p>For facades extending along street frontages, no more than 40% of the length of the building or 45 ft. (whichever is less) may be blank (free of windows and doors).</p>

### Parking Standards

<b>Minimum Parking Spaces:</b>	<p>1 bedroom unit= 1 space per unit                  2 + bedroom unit=1.5 spaces per unit</p> <p>A 25% max. reduction in parking requirements may be achieved pursuant to compliance with Parking Reduction Standards of Title 17 Nashville Zoning Code. Bike parking is required and shall be located within 100 ft. of functional entry of building and 1 parking space per unit must be provided. Additionally, 1 guest space for every 10 units must be provided.</p>
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**Parking Access:**

Primary access shall be provided from secondary streets (Gatewood and/or Luton Street). Secondary access may be allowed on Dickerson Pike for right turns only with no entry from Dickerson Pike.

Vehicular openings through buildings to internal parking areas may not exceed 35 feet in width.

Vehicular openings from street to parking lot entries shall have a minimum spacing of 35 feet.

**Public Space Standards**

**Landscaping Buffer:**

A landscape buffer strip shall be provided between parking areas and sidewalks at minimum of 2.5 ft. in width and vegetated with the required trees and landscaping pre Title 17.

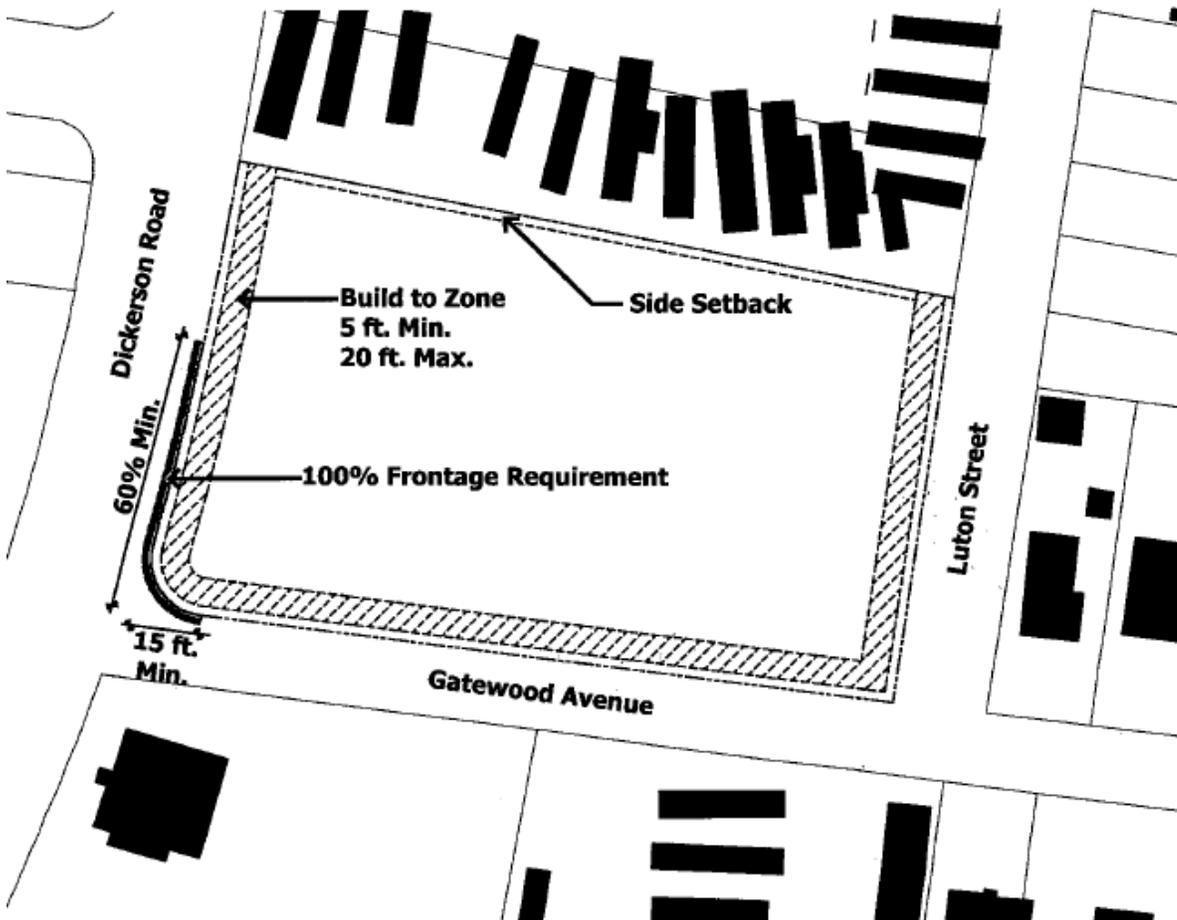
An additional landscaping buffer at least 5' wide shall be placed between existing adjacent residential properties and the proposed development.

**Street Trees:**

Street trees shall be planted every 40 feet on center along Dickerson and Gatewood Avenue within the public R.O.W. At planting, street trees shall meet the requirements for street trees for the American Standard for Nursery Stock.

**Sidewalk:**

A continuous sidewalk shall be provided per Public Works Standards along all street frontages of the property.



## **As amended per Council Bill BL2010-804**

Street-facing building facades shall be articulated with building elements, such as:

- Bay windows.
- Porches.
- Canopies.
- Facade recesses and projections.
- Other features that visually articulate building facades into distinct segments.