



SCALE: 1" = 20'
Site Area: 11,761 SF
0.27 AC



REVISIONS:

Preparation Date: May 2012

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY
PROPERTY ZONING	RM20-A (SP) SURROUNDING ZONING R6 & MUN (ACROSS 6TH AVE)
MINIMUM LOT SIZE	7,500 SF BUILDING FOOTPRINT 4,000 Sq Ft
NUMBER OF UNITS	5 TOTAL DWELLING UNITS (<20 UNITS/AC)
FAR	80% MAXIMUM 33% PROPOSED
ISR	70% MAXIMUM 68% PROPOSED
FRONT YARD SETBACK:	5' FROM ROW OF 6TH AVE, 5' FROM ROW GARFIELD
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	2 STORIES
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	1 ACCESS ON 6TH AVE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	514 FT TO SOUTH ALONG 6TH
DISTANCE TO INTERSECTION	77' TO GARFIELD
	50' MINOR STREET 185' ARTERIAL STREET
	100' COLLECTOR 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	5 UNITS (2-3 BR) @ 1.5/UNIT = 8 REQUIRED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8 STALLS PROPOSED(5 GARAGE, 3 ONSITE)

Standard SP Notes

- 1) The purpose of this SP is to receive preliminary approval to permit the development of a Multifamily development as shown.
- 2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- 3) This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0216F Dated April 20, 2001.
- 4) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- 5) This drawing is for illustration purposes to indicate the basic permise of the development. The details of the plan shall be governed by the appropriate regulations at the time of permitting.
- 6) Solid waste pickup to be provided by roll out cans placed on a screened concrete pad as shown on this plan.
- 7) For any standards not shown herein, the standards of the RM20-A Zoning District shall apply.

Data

TOTAL SITE AREA = 0.27 ACRES
CURRENT ZONING: R6
PROPOSED ZONING: R20-A (SP)
COUNCIL PERSON - ERICA GILMORE
COUNCILMANIC DISTRICT - 19TH

ENGINEER- DALE AND ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166 x 102
CONTACT PERSON - ROY DALE, PE

Owner
Ray Nathurst
6536 Hidden Hollow Trail
Brentwood, TN 37027

Developer
Robin York
2507 Westfield Dr
Lebanon, TN 37090
Phone: (615) 300-7679

Site Flood Note
This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0216F. Dated April 20, 2001.

Architectural Design Elements

In addition to the Submitted Elevations of Record, the following Specific Architectural Elements (or deemed equivalent) shall be Incorporated into the Final Building Design:

- Building Facade shall be brick, stone, & hardiboard (masonry products)
- Windows-Insulated Clear Glass
- Doors-Wood or Fiberglass, Insulated & Painted, Two Tall Panels w/ various glass panes
- Hardware Style-Oil Rubbed Bronze
- Exterior Lighting-Lantern or Craftsman Style Wall Sconces
- Landings & Porches-Poured Concrete w/ Light Broom Finish.
- Pitched Roofs- 7:12 to 12:12
- Shingles-50 Year Architectural Shingles
- Building to have varied street setbacks (Offsets)
- Roof Line to be Staggered.
- All Units to have Enclosed 1 Car Garage.



Plan Preparation Date: May 2012
Specific Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

6th & Garfield
Specific Plan
Tax Map 81-08, Parcels 496 & 497
Nashville, Davidson County, Tennessee



DA PROJECT # 12015
6th & Garfield
Specific Plan
C1.0
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