

46TH AND UTAH PLANNED DEVELOPMENT

PURPOSE DEVELOP THE PROPERTY TO ALIGN WITH THE CHARACTER OF THE SYLVAN PARK NEIGHBORHOOD AND EXISTING PATTERN AND ADJUST THE EXISTING COMMERCIAL PRESENCE TO ENHANCE THE NEIGHBORHOOD THROUGH PEDESTRIAN FRIENDLY DESIGN, CONNECTION TO PUBLIC SIDEWALKS, PARKING SCREENING, AND VEGETATIVE PLANTING THAT IS IN CONCERT WITH THE NEIGHBORHOOD PLAN

COMPLIANCE ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

COUNCIL DISTRICT DISTRICT #24
COUNCIL MEMBER: JASON HOLLEMAN

OWNERS OF RECORD 46TH AVENUE PARTNERS
1306 ASHWOOD AVENUE
NASHVILLE, TN 37212
(615) 399-7887

SP NAME 46TH AND UTAH PLANNED DEVELOPMENT
SP NUMBER 2013SP-012-001

SUBMITTAL INDEX

SP01	COVER PAGE - DATA - TABLE
SP02	DEVELOPMENT PLAN
SP03	PLANTING PLAN
SP04	PLATING DETAILS
	EXISTING CONDITIONS SURVEY (by others)



VICINITY PLAN

1" = 200' 0 100 300 500

RS7.5 ZONING

LOT #1:	EXISTING PERMITTED USE TABLE
PERMITTED:	SINGLE FAMILY, COMMUNITY GARDENING
PERMITTED: W/ CONDITIONS	CONSIGNMENT SALE, COMMUNITY EDUCATION, TELEPHONE SERVICES, PARK AND RIDE, POWER / GAS SUBSTATION, RESERVOIR, WIND ENERGY FACILITY, CONSTRUCTION DEMO, CEMETERY
PERMITTED: BY SPECIAL EXCEPTION	HISTORIC HOME EVENTS, CULTURAL CENTER, DAY CARE CENTER, DAY CARE HOME, RELIGIOUS INSTITUTION, COMMUNITY GARDENING RADIO / TV TOWER, BUS TRANSFER STATION, COMMUTER RAIL, SAFETY SERVICES, WASTE WATER TREATMENT, WATER TREATMENT PLANT, COUNTRY CLUB, DRIVING RANGE, GOLF COURSE, RECREATION CENTER, TEMPORARY FESTIVAL, POND
ACCESSORY:	APARTMENT, DOMESTICATED HENS, HOME OCCUPATION, DAY CARE (PARENTS), SCHOOL DAY CARE, LEASING / SALES, AMATEUR RADIO ANTENNAE, SAT DISH, RECYCLING COLLECTION, DOMESTIC ANIMALS, AGRICULTURAL ACTIVITY
PERMITTED: ONLY BY OVERLAY	HISTORIC BED AND BREAKFAST HOMESTAY

CN ZONING

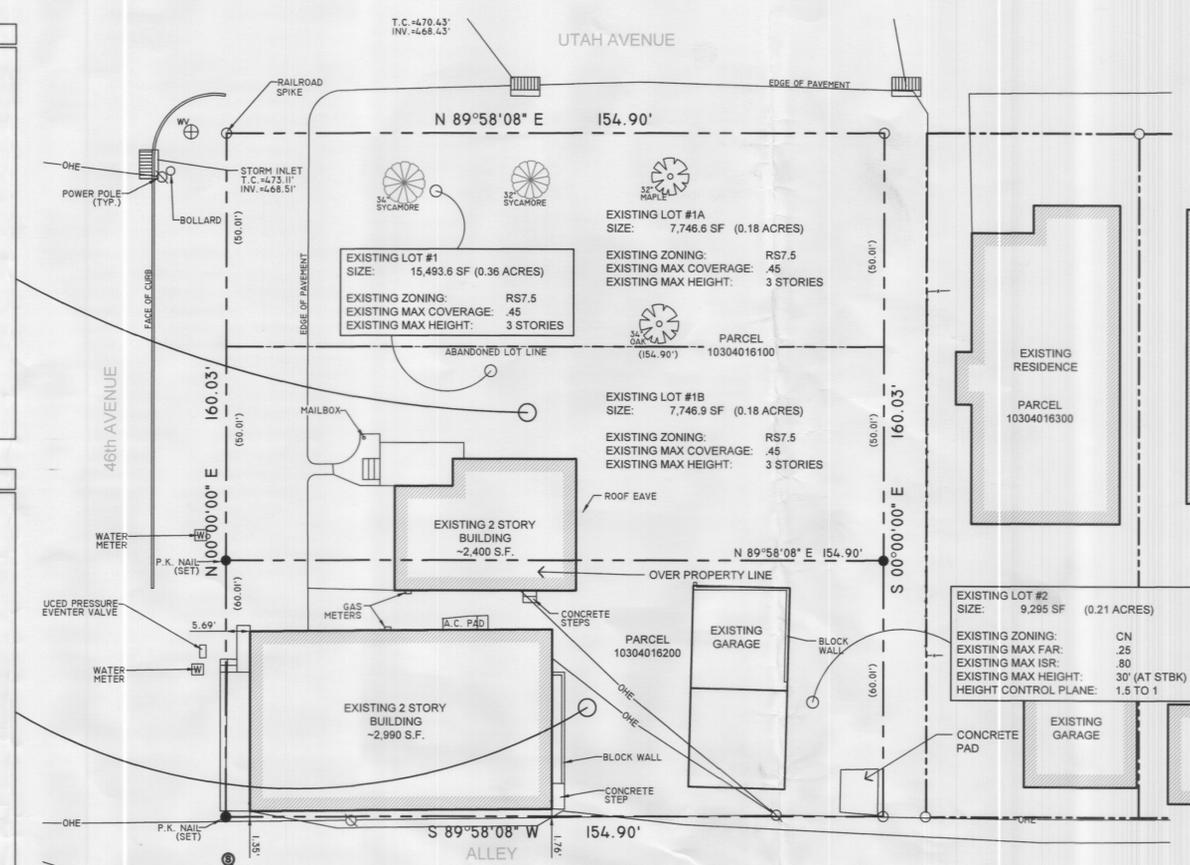
LOT #2:	EXISTING PERMITTED USE TABLE
PERMITTED:	HISTORIC HOME EVENTS, CULTURAL CENTER, RELIGIOUS INSTITUTION, PERSONAL INSTRUCTION, LEASING AND SALES, HOSPICE, OUTPATIENT CLINIC, AUTO PARKING, BUSINESS SERVICES, COMMUNITY GARDENING, PERSONAL CARE SERVICES, AMATEUR RADIO ANTENNAE, SATELLITE DISH, TELEPHONE SERVICES, SAFETY SERVICES, WATER / SEWER PUMP, COMMERCIAL AMUSEMENT, GREENWAY, PARK, RECREATION CENTER, POND / LAKE
PERMITTED: W/ CONDITIONS	SINGLE FAMILY, TWO FAMILY, MULTI-FAMILY, SECURITY RESIDENCE, DAY CARE CENTER (UP TO 75), CASH ADVANCE, CHECK CASHING, FINANCIAL INSTITUTION, GENERAL OFFICE, TITLE LOAN, MEDICAL OFFICE, VETERINARIAN, ATM, BAR OR NIGHT CLUB, BED AND BREAKFAST, CUSTOM ASSEMBLY, HOME IMPROVEMENT SALES, PAWNSHOP, RESTAURANT (ALL TYPES), RETAIL, PRINTING AND PUBLISHING, POWER AND GAS SUBSTATION, WATER TANK, WIND ENERGY FACILITY, CONSTRUCTION DEMOLITION.
PERMITTED: BY SPECIAL EXCEPTION	RADIO / TV / SAT TOWER, BUS TRANSFER STATION, COMMUTER RAIL, WASTE WATER TREATMENT, WATER TREATMENT PLANT, ADULT ENTERTAINMENT, TEMPORARY FESTIVAL
ACCESSORY:	DAY CARE (PARENTS DAY OUT), SCHOOL DAY CARE, MONASTERY OR COVENT, INVENTORY STOCK, RECYCLING COLLECTION CENTER,
PERMITTED: ONLY BY OVERLAY	HISTORIC BED AND BREAKFAST HOMESTAY

SP ZONING DATA

COMBINED LOT	
TOTAL DEVELOPMENT AREA:	24,454 SF (0.56 ACRES)
RESIDENTIAL DEVELOPMENT AREA:	11,468 SF (0.26 ACRES)
PLANNED DENSITY:	
LOTS:	THREE (3)
DWELLING UNITS:	THREE (3)
FOOTPRINT AREA:	4,215 GSF**
TOTAL AREA:	9,600 GSF**
* FOOTPRINT AREAS INCLUDE ENCLOSED GARAGES (UNCONDITIONED) BUT EXCLUDE PORCHES AND STOOPS	
** TOTAL AREA EXCLUDES UNCONDITIONED SPACE (GARAGES)	
COMMERCIAL DEVELOPMENT AREA:	12,986 (0.30 ACRES)
PLANNED DENSITY:	
FLOOR AREA RATIO (FAR):	0.32 (4,200 SF)
IMPERVIOUS RATIO 1 (ISR):	0.46* (6,067 SF)*
* PARKING AREA EXCLUDED DUE TO PERVIOUS PAVEMENT	
IMPERVIOUS RATIO 2 (ISR):	0.78** (10,182 SF)**
** PARKING AREA INCLUDED	
COMMERCIAL:	4,200 GSF (FOOTPRINT)
PARKING:	
REQUIREMENTS:	PROPERTY IN UZO 9 REQUIRED
PROVIDED:	
ON SITE:	14 PROVIDED
ON STREET:	5 PROVIDED (4 APPLICABLE) 16 TOTAL

COMMERCIAL SPACE PROPOSED USES

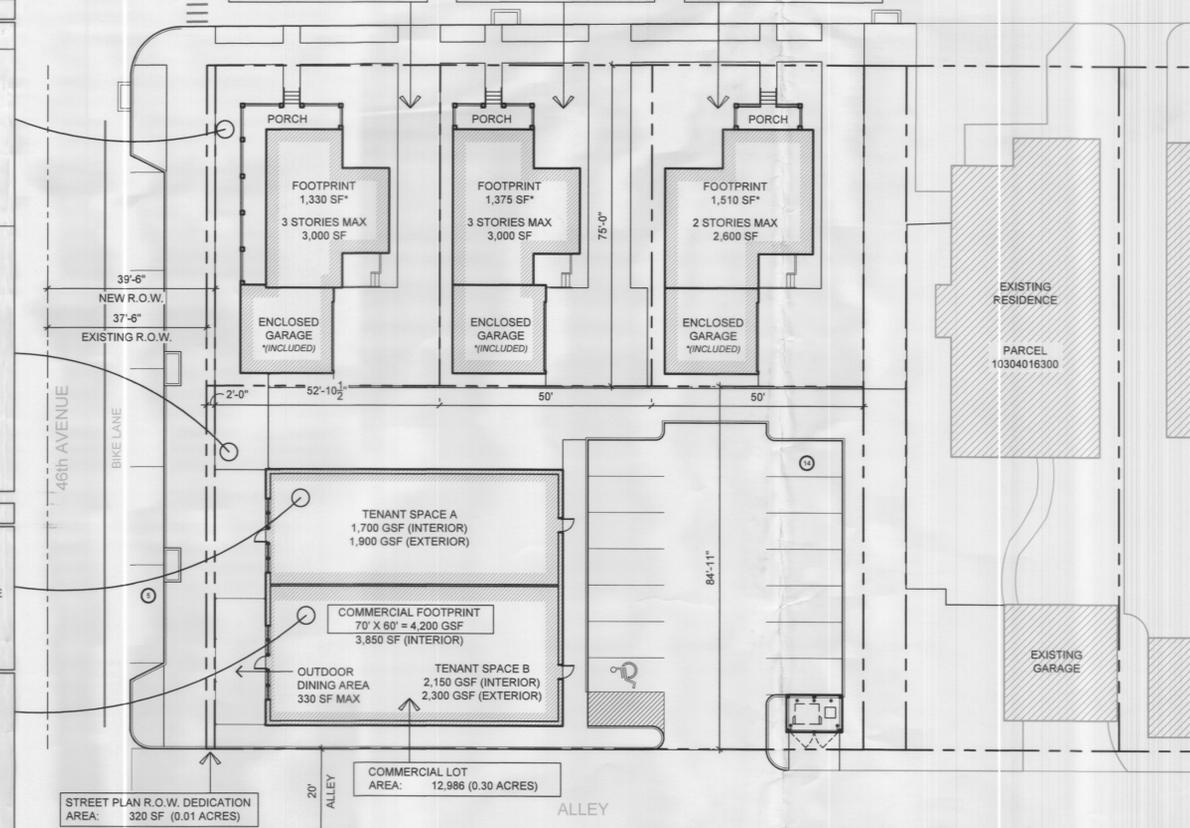
TENANT SPACE A:	1,900 GSF (EXTERIOR)
ALLOWABLE OPERATING HOURS:	6:00am - 7:00pm
USES - GENERAL OFFICE, RESTAURANT (TAKE OUT), MEDICAL OFFICE, GENERAL RETAIL, CONVENIENCE RETAIL, PERSONAL CARE SERVICE	
PARKING REQUIREMENTS:	0'
*PROPERTY IN UZO AND FIRST 2,000 SF OF USES LISTED ARE EXEMPT	
TENANT SPACE B:	2,300 GSF (EXTERIOR)
ALLOWABLE OPERATING HOURS:	6:00am - 10:00pm
USE - FULL SERVICE RESTAURANT	
PARKING REQUIREMENTS:	2,300 SF - 1,000' = 9
*PROPERTY IN UZO AND FIRST 1,000 SF OF USES LISTED ARE EXEMPT	
USE - GENERAL RETAIL	
PARKING REQUIREMENTS:	2,300 SF - 2,000' = 2
*PROPERTY IN UZO AND FIRST 2,000 SF OF USES LISTED ARE EXEMPT	



1 EXISTING CONDITIONS DATA

1" = 20'

UTAH AVENUE		
RESIDENTIAL LOT #1	RESIDENTIAL LOT #2	RESIDENTIAL LOT #3
AREA: 3,968 SF	AREA: 3,750 SF	AREA: 3,750 SF
DIMENSIONS: 52'-10 1/2" X 75'-0"	DIMENSIONS: 50'-0" X 75'-0"	DIMENSIONS: 50'-0" X 75'-0"



2 PROPOSED CONDITIONS DATA

1" = 20'

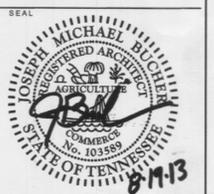


Southeast Venture
DESIGN SERVICES

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PROJECT 12085.00

SPECIFIC PLAN SUBMISSION
46TH AND UTAH DEVELOPMENT
46TH AVENUE AND UTAH AVENUE
NASHVILLE, TENNESSEE 37209



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ISSUED DATE
00 Specific Plan 09/19/2013

SPECIFIC PLAN APPROVAL

PRELIMINARY FINAL AS AMENDED, in accordance with the provisions of the Metropolitan Zoning Ordinance. Conditions: see Council notes.

By: [Signature] Metropolitan Planning Commission

DRAWN: [Signature]
CHECKED: [Signature]

COVER SHEET
DEVELOPMENT DATA
USE TABLE
SP01