

**Eastland - Chicamauga SP District
Case No. 2013SP-014-001**



Property Summary

941 West Eastland Avenue and 904 Chicamauga Avenue
Map 82-08, Parcel 319 & 308
Owner of Record: Cees Brinkman
Council District: 05, Scott Davis

The intent of this SP district is to allow for property located at 941 West Eastland Avenue (Map 82-8, Parcel 319) and 904 Chicamauga Avenue (Map 82-8, Parcel 308) to be used in a manner that is consistent with the property's Neighborhood Center Policy in the East Nashville Community Plan.

For development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application.

Allowed Uses

Only the following uses shall be permitted on the north lot of this SP:

- One Single-Family Residential dwelling or
- One Two-Family Residential dwelling, and
- Office

Only the following uses shall be permitted on the south lot of this SP:

- One Single-Family Residential
- Restaurant (full service)
- Retail
- Office
- Personal Care Services

Parking Standards:

1. Parking shall be provided as required by the Zoning Code.
2. All on-site parking shall be located at the rear of each lot; behind the principal building on the lot. No vehicular parking shall be permitted on-site in front of the house along either Chicamauga Avenue or Eastland Avenue.
3. Vehicular access to parking shall only be gained from an abutting alley.
4. Perimeter and interior landscaping shall be provided as required by the MUN district.
5. Parking areas may be utilized by patrons of nearby establishments.

Buffering

All adjacent residential uses shall be buffered from any parking by a solid fence of at least 6 feet in height. Fence shall be constructed of wood, brick or stone. No vinyl, chain-link or barbed wire fence is allowed. *No fence of any type taller than three feet shall be located within the front yard.*

Signage:

Each parcel within this SP shall be allowed no more than one wall sign and one ground sign; subject to the following standards:

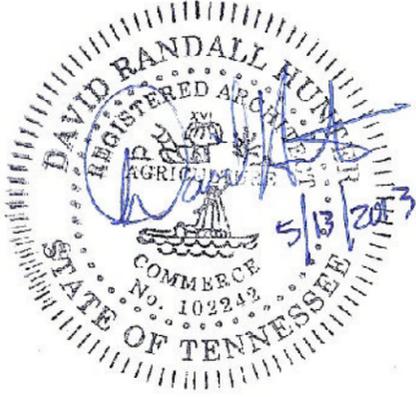
1. Wall mounted signs shall not provide a display area exceeding twelve square feet;
2. Ground signs shall not be taller than three feet in height and shall not provide a display area exceeding eight square feet;
3. Sign backgrounds shall be opaque. Lighting shall be from an external source only. LED signs are prohibited.

Building Additions, Site Redevelopment and Landscape Standards:

Any redevelopment of the site or any additions to existing buildings shall comply with the bulk requirements of the MUN district and the applicable Neighborhood Conservation Overlay district.

The north lot is located within the Greenwood Neighborhood Conservation overlay district.

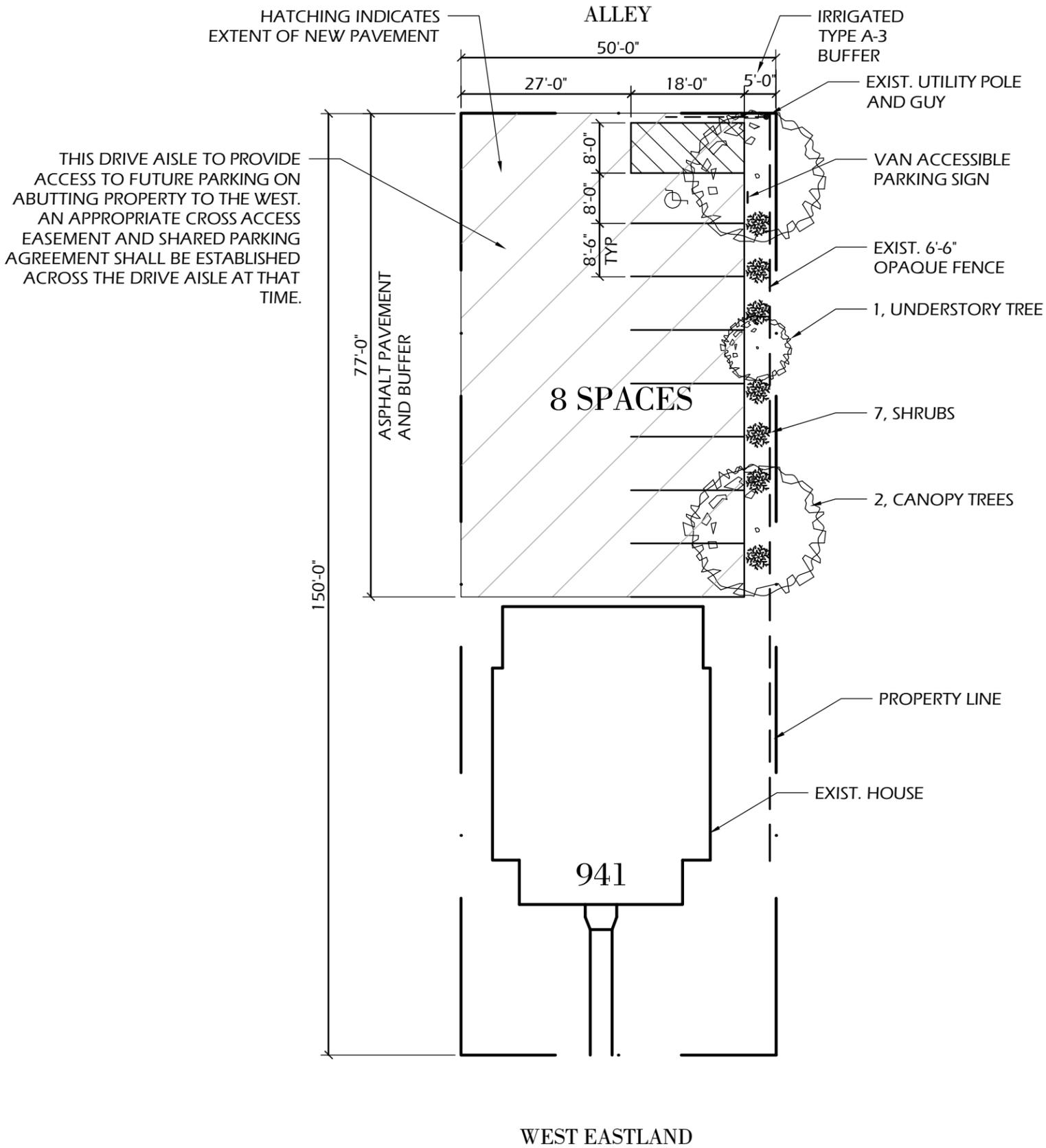
The south lot is located within the Maxwell Heights Neighborhood Conservation overlay district.



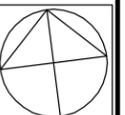
GENERAL NOTES

1. SITE PROPERTY LINES INDICATED ARE TAKEN FROM INFORMATION AVAILABLE ON NASHVILLE.GOV MAPPING WEBSITE. ACTUAL LOCATIONS OF PROPERTY LINES ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY SITE MODIFICATIONS.
2. PARKING LAYOUT, PLANT SPECIES AND QUANTITY IN BUFFER TO CONFORM WITH METRO ZONING CODE.
3. MAINTAIN MINIMUM 24' DRIVE AISLE BEHIND PARKING.
4. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHOWN SHALL BE VAN ACCESSIBLE, HAVE GROUND SLOPES NOT STEEPER THAN 1:48 AND BE PROPERLY SIGNED PER 2003 ANSI 117.1.
5. ALL PARKING SPACES SHALL BE IDENTIFIED WITH PAINTED STRIPING AT THE DIMENSIONS INDICATED. ACCESS AISLES SHALL BE FILLED IN WITH DIAGONAL LINES AT 2'-0" AS INDICATED.

ACTUAL ISR AFTER PAVING: .68
 ALLOWED ISR PER MIN: .8



SITE LAYOUT PLAN



Design House 1411
 1411 Woodland Street
 Nashville, Tennessee 37206
 615.650.2186
 www.dh1411.com

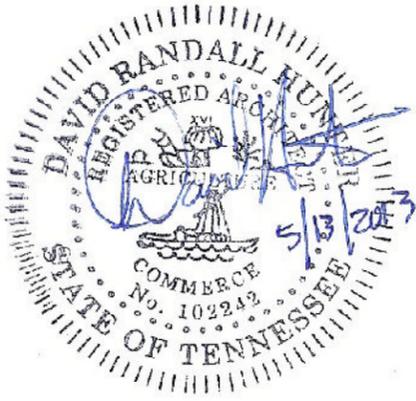
WEST EASTLAND SITE IMPROVEMENTS

941 WEST EASTLAND AVENUE, NASHVILLE, TENNESSEE 37206

SPECIAL PLAN
 SUBMITTAL

MAY 13, 2013
 PROJ # 13003

AS1

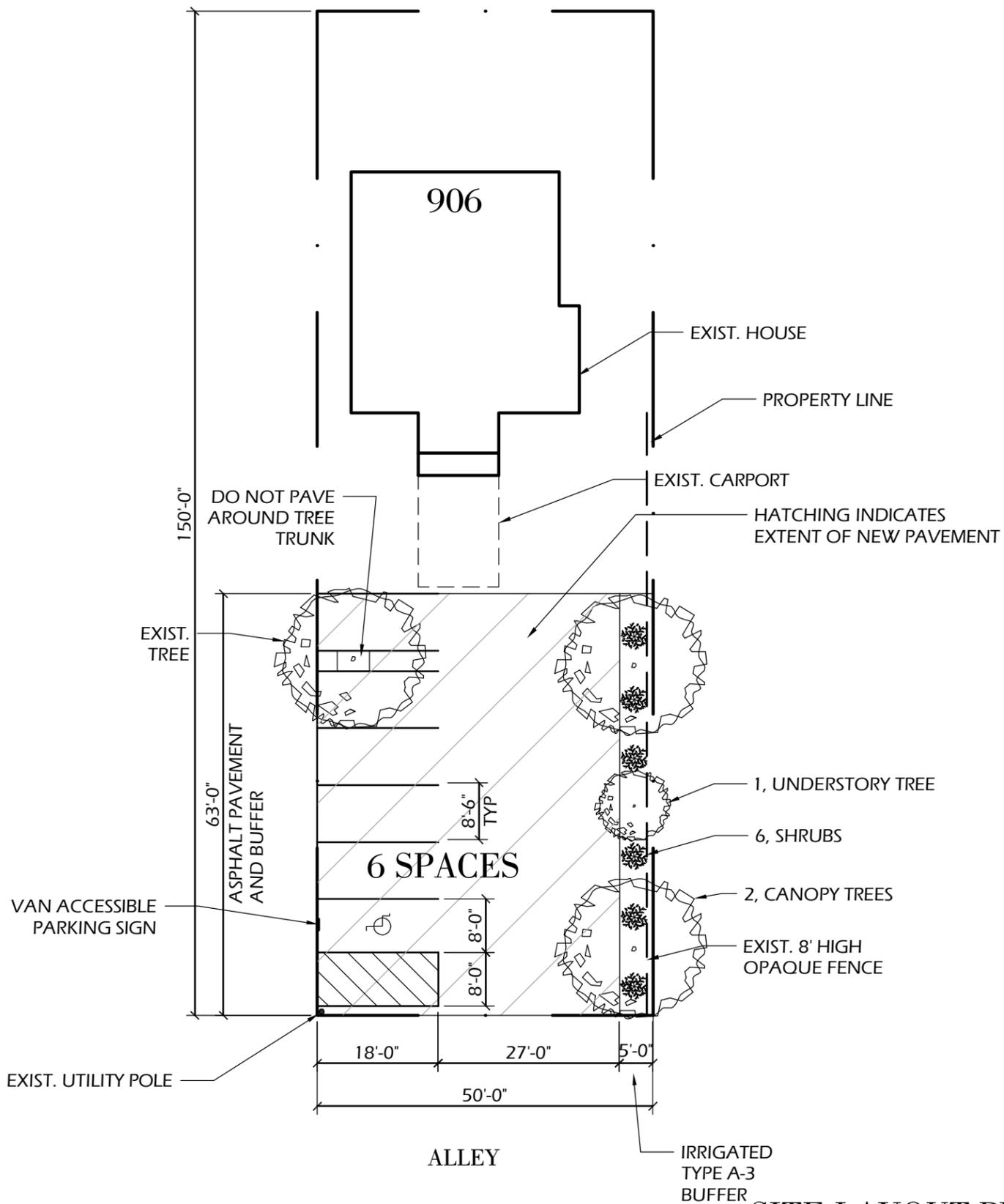


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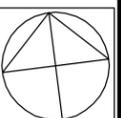
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ACTUAL ISR AFTER PAVING: .58
 ALLOWED ISR PER MIN: .8

CHICAMAUGA



SITE LAYOUT PLAN



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 1411 Woodland Street
 Nashville, Tennessee 37206
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 www.dh1411.com

CHICAMAUGA SITE IMPROVEMENTS
 906 CHICAMAUGA AVENUE, NASHVILLE, TENNESSEE 37206

SPECIAL PLAN
 SUBMITTAL

MAY 13, 2013
 PROJ # 13003
AS2