



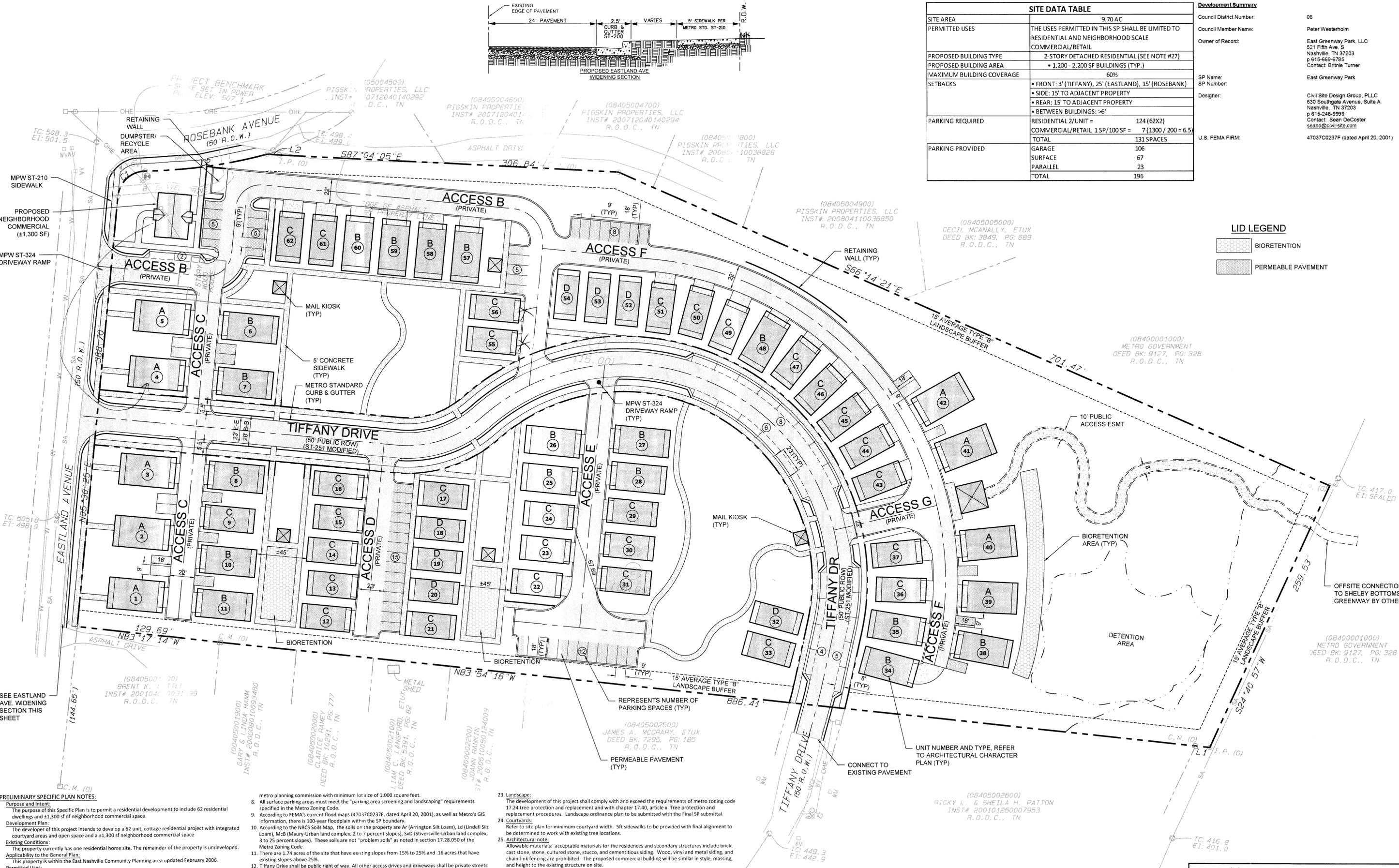
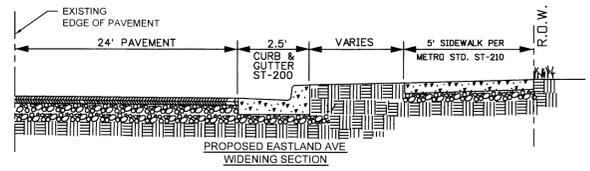
REV.	COMMENTS	DATE
1	PLANNING COMMISSION SUBMITTAL	10/31/2013
2	PLANNING COMMISSION SUBMITTAL	02/27/2014
3	PLANNING COMMISSION RE-SUBMITTAL	04/01/2014

SITE DATA TABLE	
SITE AREA	9.70 AC
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO RESIDENTIAL AND NEIGHBORHOOD SCALE COMMERCIAL/RETAIL
PROPOSED BUILDING TYPE	2-STORY DETACHED RESIDENTIAL (SEE NOTE #27)
PROPOSED BUILDING AREA	• 1,200 - 2,200 SF BUILDINGS (TYP.)
MAXIMUM BUILDING COVERAGE	60%
SETBACKS	• FRONT: 3' (TIFFANY), 25' (EASTLAND), 15' (ROSEBANK) • SIDE: 15' TO ADJACENT PROPERTY • REAR: 15' TO ADJACENT PROPERTY • BETWEEN BUILDINGS: >6'
PARKING REQUIRED	RESIDENTIAL 2/UNIT = 124 (62X2) COMMERCIAL/RETAIL 1 SP/100 SF = 7 (1300 / 200 = 6.5) TOTAL 131 SPACES
PARKING PROVIDED	GARAGE 106 SURFACE 67 PARALLEL 23 TOTAL 196

Development Summary
 Council District Number: 06
 Council Member Name: Peter Westerholm
 Owner of Record: East Greenway Park, LLC
 521 Fifth Ave. S
 Nashville, TN 37203
 p 615-669-6785
 Contact: Britnie Turner
 SP Name: East Greenway Park
 SP Number:
 Designer: Civil Site Design Group, PLLC
 630 Southgate Avenue, Suite A
 Nashville, TN 37203
 p 615-248-9999
 Contact: Sean DeCoster
 sean@civil-site.com
 U.S. FEMA FIRM: 47037C0237F (dated April 20, 2001)

LID LEGEND

	BIORETENTION
	PERMEABLE PAVEMENT

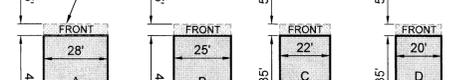


PRELIMINARY SPECIFIC PLAN NOTES:
Purpose and Intent:
 The purpose of this Specific Plan is to permit a residential development to include 62 residential dwellings and ±1,300 sf of neighborhood commercial space.
Development Plan:
 The developer of this project intends to develop a 62 unit, cottage residential project with integrated courtyard areas and open space and a ±1,300 sf of neighborhood commercial space.
Existing Conditions:
 The property currently has one residential home site. The remainder of the property is undeveloped.
Applicability to the General Plan:
 This property is within the East Nashville Community Planning area updated February 2006.
Permitted Uses:
 Uses permitted in this development shall be limited to residential and neighborhood commercial.

metro planning commission with minimum lot size of 1,000 square feet.
 8. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
 9. According to FEMA's current flood maps (47037C0237F, dated April 20, 2001), as well as Metro's GIS information, there is 100-year floodplain within the SP boundary.
 10. According to the NRCS Soils Map, the soils on the property are Ar (Arrington Silt Loam), Ld (Lindell Silt Loam), McB (Mauzy-Urban land complex, 2 to 7 percent slopes), SvD (Stiversville-Urban land complex, 3 to 25 percent slopes). These soils are not "problem soils" as noted in section 17.28.05.0 of the Metro Zoning Code.
 11. There are 1.74 acres of the site that have existing slopes from 15% to 25% and .16 acres that have existing slopes above 25%.
 12. Tiffany Drive shall be public right of way. All other access drives and driveways shall be private streets with public access easements.
 13. There are no known existing wetlands within the SP boundary.
 14. Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
 15. All development within the boundaries of this plan will be designed based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
 16. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
 17. All proposed public utilities and services shall be installed underground.
 18. For any 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 R10 zoning district as of the date of the applicable request or application.

- Landscape:**
 The development of this project shall comply with and exceed the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article x. Tree protection and replacement procedures. Landscape ordinance plan to be submitted with the Final SP submittal.
- Courtyards:**
 Refer to site plan for minimum courtyard width. 5ft sidewalks to be provided with final alignment to be determined to work with existing tree locations.
- Architectural note:**
 Allowable materials: acceptable materials for the residences and secondary structures include brick, cast stone, stone, cultured stone, stucco, and cementitious siding. Wood, vinyl and metal siding, and chain-link fencing are prohibited. The proposed commercial building will be similar in style, massing, and height to the existing structure on site.
- Buffers:**
 Buffers to be provided adjacent existing residential development and Shelby Bottoms properties utilizing existing trees where possible or type "B" landscape buffer yards for any disturbed areas. Buffers shall be 15' average along property lines adjacent to existing residential properties.
- Building Height:**
 The maximum height of the 2 story facade of each dwelling shall not be greater than 35ft. Height is defined as the average building height as measured from finished grade to the top of the ridge of the principal structure. A third, exposed basement level shall be allowed where needed to accommodate site grade change.
- Site lighting:**
 All site lighting fixtures to be dark sky compliant.
- Offsite Sidewalk and Trail (by others):**
 The Developer shall contribute funds to go towards construction, by others, of sidewalks or greenway

UNIT MIX	
DWELLING TYPE	COUNT
A	9
B	17



MAP 084 PARCELS 15.00 & 16.00

PROJECT BENCHMARK:
 DESCRIPTION: SPIKE SET IN POWER POLE
 ELEVATION: 507.10

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