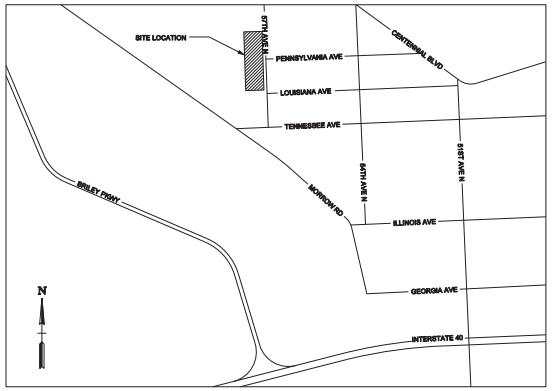


SPECIFIC PLAN DEVELOPMENT SUMMARY

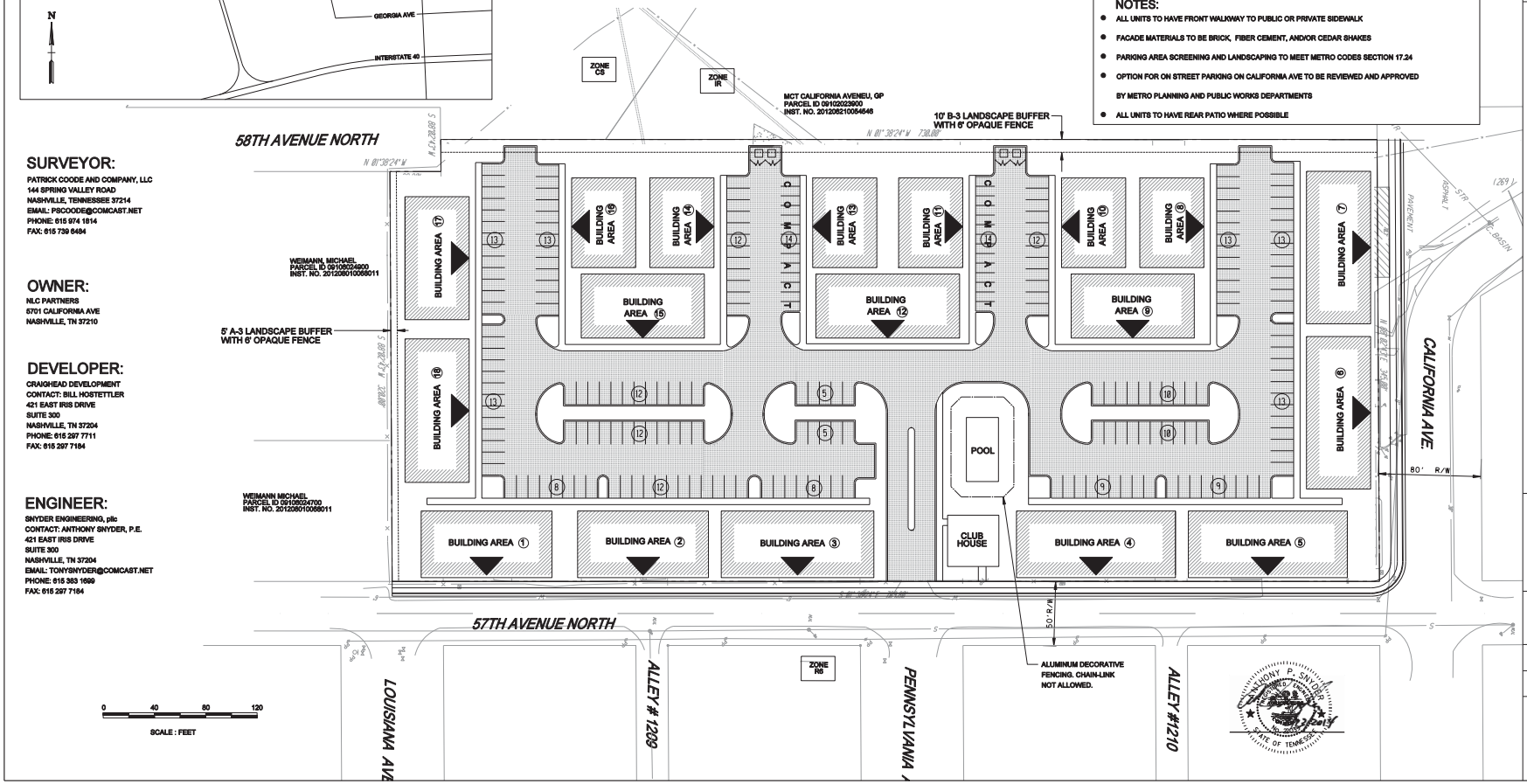
PARCEL	MAP 91-0, PARCELS 194 AND 224
USE	MULTIFAMILY (TOWN HOMES)
PROPERTY ZONING	EXISTING CS, PROPOSED SP(RM20)
MINIMUM LOT SIZE	N/A
NUMBER OF UNITS/DENSITY	MAX 105 UNITS/6.07 ACRES = 17.3 UNITS PER ACRES
FAR	N/A
ISR	70% (70% MAX)
BUILD TO ZONE	5' MIN- 10' MAX OFF OF 57TH 5' MIN - 10' MAX OFF OF CALIFORNIA
SIDE YARD	5' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	MAX 30' WITH 2:1 SLOPE PLANE, MIN15' AT FRONT EAVE

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	(1) ACCESS ON 57TH AVE
DISTANCE TO NEAREST EXISTING RAMP	105' PENNSYLVANIA AVE
DISTANCE TO INTERSECTION	LOCATED AT INTERSECTION OF 57TH AVE AND PENNSYLVANIA AVE
PARKING REQUIRED BASED ON USE	TO MEET PARKING CODE FOR RESIDENTIAL, MULTIFAMILY

NOTES:

- ALL UNITS TO HAVE FRONT WALKWAY TO PUBLIC OR PRIVATE SIDEWALK
- FACADE MATERIALS TO BE BRICK, FIBER CEMENT, AND/OR CEDAR SHAKES
- PARKING AREA SCREENING AND LANDSCAPING TO MEET METRO CODES SECTION 17.24
- OPTION FOR ON STREET PARKING ON CALIFORNIA AVE TO BE REVIEWED AND APPROVED BY METRO PLANNING AND PUBLIC WORKS DEPARTMENTS
- ALL UNITS TO HAVE REAR PATIO WHERE POSSIBLE



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PRELIMINARY SP

WEST NASHVILLE TOWNHOMES
5701 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TN

DR.	CHK.	DATE	DESCRIPTION

SHEET NO.
1 OF 1
FILE NO. 1001-57