

Elvira Avenue Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	Elvira Avenue Specific Plan	Site Data	5.82
SP Number	2016SP-087-001	Existing Zoning	R6
Council District	5	Proposed Zoning	SP
Map & Parcel	Map 072-05, Parcels 061-068; 164 Map 072-06, Parcels 104-105	Allowable Land Uses	Residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted by the RM40-A Zoning District.
2. The total number of units shall not exceed a density of 38 units per acre, for a total 221 units.
3. The maximum FAR shall be 1.0.
4. The maximum ISR shall be 0.75.
5. 8% of all units shall be sold at or below 70% AMI. An equal distribution of affordable units shall be provided to meet the overall bedroom count.
6. Residential Units along Elvira Avenue and Maynor Avenue shall be detached single family or attached townhomes not exceeding 6 units per building footprint.
7. Units along Elvira Avenue and Maynor Avenue shall be limited to parking off of a rear drive and/or rear entry garages.
8. Units along Elvira Avenue and Maynor Avenue shall be limited to a maximum of 3 stories and 45 feet in height. Units interior to the properties shall be limited to a maximum of 4 stories and 60 feet in height.
9. Units along Elvira cannot exceed 2 stories in 35 feet in height at the front setback. A minimum 5 step-back is required, after which a maximum height of 3 stories in 45 feet is allowed.
10. There shall be no driveway or vehicular connection to Maynor Avenue.
11. There shall be a formal public park or greenway located at the terminus of Maynor Avenue partially located within the unused right of way along the existing railway. Said part shall contain a minimum of 10,000 square feet of useable recreation/open space.
12. A walkable greenway shall be constructed connecting Mayor Avenue to the intersection of Elvira and Keeling Avenue. Said greenway to be built to meet ADA standards with enough width for walking and biking.
13. A Traffic Access Study shall be completed prior to approval of the final site plan to determine the feasibility of making the intersection of Elvira Avenue and Keeling Avenue a “T” intersection (coinciding with an access to the development) in order to calm traffic, minimize cut thru traffic, and to create an overall safer roadway network. This “T” intersection, if warranted, will be constructed when as directed by the Traffic Access Study.
14. Sidewalks shall be constructed along the entire northern side of Elvira Avenue (minimum 4 foot grass strip and 5 foot sidewalk) from Keeling Avenue to Gallatin Pike if adequate right-of-way is present. If adequate right-of-way is not present, then sidewalks shall only be installed along the site frontage. Sidewalks shall be extended along Keeling Avenue and connect to the existing sidewalk network along the western side of Keeling Avenue.
15. Upon the submittal of a Final SP, a Traffic Study shall be completed to determine street improvements that will be required based upon future traffic flows and improvements based upon safety (street widening).
16. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.

17. 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.
18. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
19. Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> U.S. Justice Dept.
20. Landscaping and landscape buffers around the site frontage and perimeter shall comply with the Metro Landscape Requirements Chapter 17.24 of the Metro Zoning Code. No buffer will be less than a standard Class "B" buffer.
21. Units facades will be constructed using 80% masonry/concrete products with vinyl being prohibited.
22. If determined necessary by Traffic Impact Study, a traffic signal shall be installed at the intersection of Dozier Place and E. Trinity Lane.
23. New Beginnings New Development Trust or qualified not-for profit entity shall be allocated the affordable units to ensure that units are sold at or below 70% of AMI.

General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea 5). The proposed SP is located in the T4-NE (T4 Urban Neighborhood Evolving)

It is the Intent of the T4 Urban Neighborhood Evolving is to create and enhance neighborhoods with an urban character in terms of their development pattern, building form, land use, and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle, and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice

T4 Urban Neighborhood Evolving Areas demonstrate a development pattern of moderate to high-density residential and institutional development. A variety of residential and institutional buildings are found regularly spaced with shallow setbacks and minimal spacing between buildings. Lots are generally accessed from alleys or interior drives. T4 Urban Neighborhood Evolving areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

The properties in this SP contain 5.82 acres in size and are located clearly within a T4-NE (Neighborhood Evolving Area) that has clear and defined borders. This area has a high level of street connectivity, however many of those streets lack sidewalks. Although sidewalks will be constructed over time as the Urban area will redevelop, it is a critical requirement of this SP that sidewalks be constructed along property's entire frontage on Elvira and along Keeling Avenue connecting to an existing sidewalk that extends to Trinity Lane. Additionally other roadway improvements will be identified from a required Traffic Study that will be based upon the actual proposed residential density. Allowable densities within the T4 Urban Neighborhood Evolving Policy includes development within the RM40-a base zoning, therefore this SP meets the requirements of the current Land Use Policy.