



Developer

Co-Developer / Land owner

Land Planner / Civil Engineer

Architectural Consultant / Document Production



**The Cochran Family**



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If changes are requested that compromise the design intent of the urban design overlay, those changes shall be approved by Planning Commission and the Metro Council.



# Ridgeview

An Urban Design Overlay





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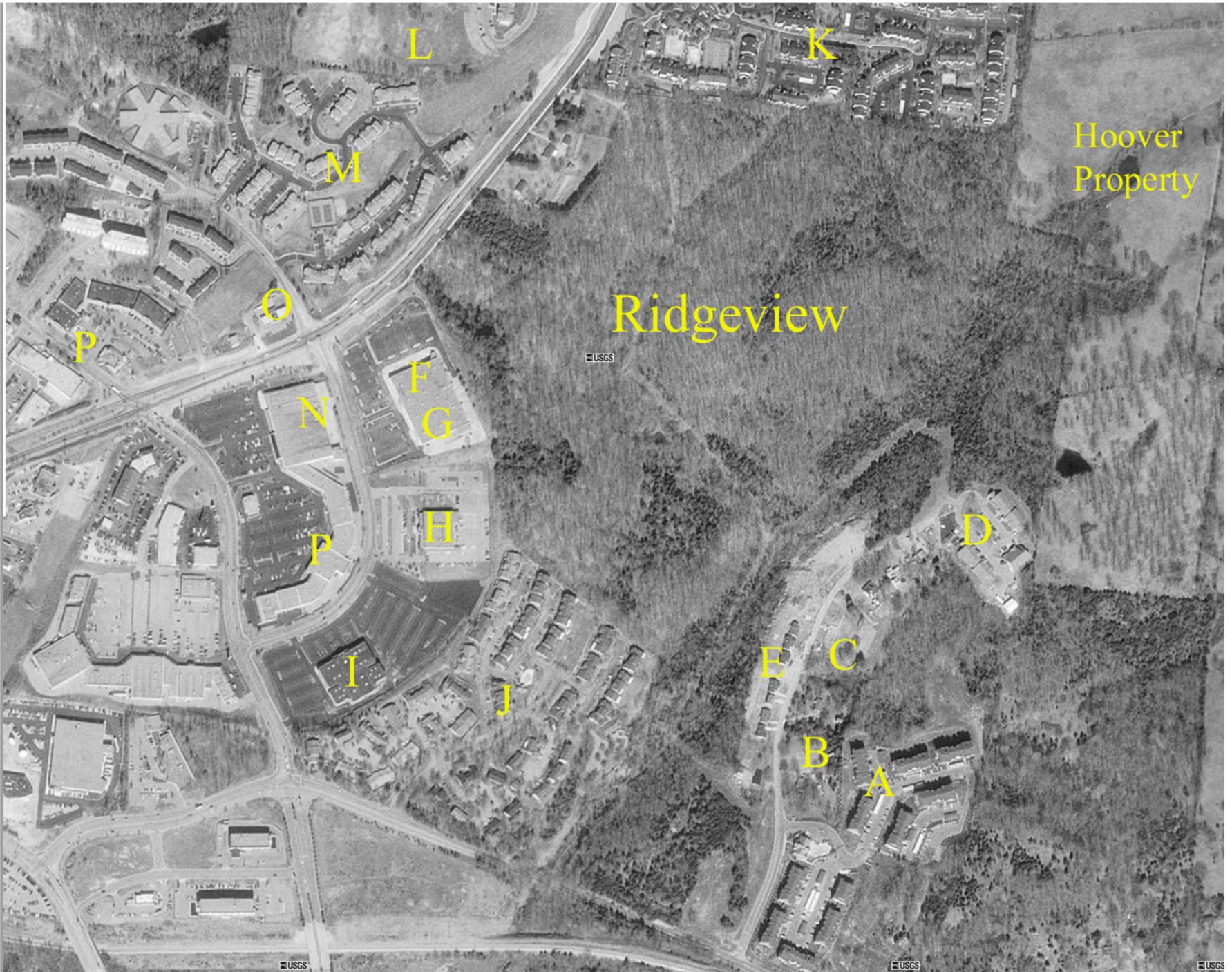
## Planning Principles

In Ridgeview the goal has been to provide a quality form of living using the natural features of the site, such as terrain, streams, vegetation, and proximity of services, with an emphasis on pedestrian activity and neighborhood pride without sacrificing architectural integrity, design, or detail. The following items help meet this goal:

1. Pedestrian friendly roadways provide corridors of trees, wide sidewalks, and pedestrian crossings at designated locations. Additionally, roadways allow for bicycle circulations by providing bike lanes on main roads, and traffic calming devices to provide safer lanes of travel.
2. Community Green-space is usable by programming general use and specific outdoor activities in prominent public locations in lieu of the standard practice of locating them behind homes, in setbacks, or in storm water detention areas.
3. Pedestrian circulation is encouraged by providing meaningful destinations, walking trails, play fields, and connections to adjoining properties. Designated public outdoor areas help neighbors come to know each other through local events and activities.
4. A sense of harmony and discovery is encouraged by framing views to meaningful destinations, locating key focal points while providing some guidance on how these focal points and their respective framing devices should be treated, and employing a semi-radial layout that is inherently symmetrical and focuses upon the pedestrian experience by orchestrating how the outdoor spaces are framed by buildings, roads, tree lines, sidewalks, and ground coverage.
5. A traditional neighborhood concept is the concept behind keeping garages, utilities, and services to the rear, and away from the street life. It is also the driving force for the placement of buildings on their lots, the variety of proximity between neighbors, and the relative scale of buildings to their street. It is also responsible for the many dwelling types and commercial spaces that occupy the same blocks in several areas fostering a mixed-use ideal that is the backbone of a traditional neighborhood.
6. A long-needed attempt is made to part from the exhausted and unattractive façade standard that consists of nothing more than a two-car garage, a front door, and a window facing the street. The "car is dominant" fallacy is controlled by keeping garages to the rear or greatly pulled away from the street, or in most cases, accessed by alleys.

### The Ridgeview UDO is designed to:

- Provide a range of residential and commercial use within the site while being flexible at certain locations by providing commercial, dense residential, medium residential, and light residential within zones.
- Provide separation of vehicular and pedestrian traffic through streetscape, public alleys, and designated pedestrian green space.
- Provide architectural diversity and scale while utilizing materials which tie the project together through materials or styles.
- Provide connectivity with adjacent properties in order to share the green space with neighboring projects and encourage pedestrian circulation in lieu of driving a vehicle to reach local destinations.
- Provide a pride of place within the project of individual home owners through architectural connectivity, useable public recreation areas, and the design of unique features into the project.
- Provide sensitivity to the natural features of the project through tree preservation, utilization of natural site features, and architectural designs which address topographically challenging areas.



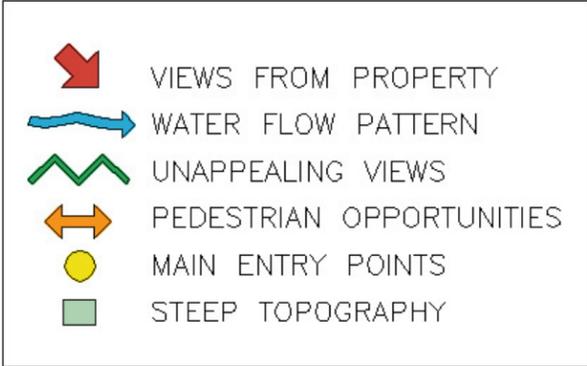
## Existing Site Description

**Site Description:**

Ridgeview is approximately 110 acres in the Antioch area adjacent to Bell Road. The Cochran family is the owner of the wooded natural rolling terrain which is defined by two intermittent streams forming the main central ridge of the site. Bell Road is the main access point to the property with a secondary access off of Baby Ruth Lane. All the surrounding properties are developed with the exception of the Hoover property to the northeast. Pinnacle Heights Apartments (A), Oak Grove Townhomes (B), Hickory Place townhomes (C), and Mercy Homes (D) are long Baby Ruth Lane. There are also approximately 20 single family homes (E). A Media Play (F), Super Petz (G), Antioch Post Office (H), Belle Forge Cinemas (I), and Belle Forge Village condominium project (J) are along the southern property line. The Club apartment complex (K) is to the north with Bell Road, Archstone Apartments (L), and Bent Tree Apartments (M) to the west.

Murfreesboro Road and Interstate 24 are outside the immediate vicinity of the project. Hickory Hollow Mall is approximately 1 mile to the south with access to I-24. A retail center with a Kroger store (N), gas station (O), and restaurants (P) are less than a quarter mile away. Several churches are within close proximity with the closest public school being Mt. View Elementary.





# Opportunities & Limitations

**Key opportunities include:**

1. Clear ridgeline views to surrounding properties.
2. Natural features consisting of mature trees, intermittent streams, and unique hilly topography.
3. Direct access from Bell Road with secondary access to Baby Ruth Lane provides vehicular access.
4. Close proximity to food, fuel, and entertainment encourages pedestrian circulation.
5. Proposed multi-family usage is in character with the surrounding developments.
6. Potential expansion into undeveloped Hoover property.

**Key limitations include:**

1. Topography is steep in some locations and requires a large amount of grading to suit development.
2. Currently the property is entirely wooded with large mature trees in several locations. Not all trees could be preserved.
3. Bell Road is a busy roadway. Addressing traffic issues would be required.



## Street Plan

### General

All roads and alleys designed for the Ridgeview UDO are designed to accommodate traffic efficiently while controlling speed and providing safe travel interior and adjacent to the site. All public roads are designed with standard curb and gutter sections, public sidewalks, standard roadway bases, binder, and asphalt toppings. Handicapped access ramps will be provided at each intersection as required. Site amenities in the right of way such as bollards, benches, bike loops, and trash receptacles will be maintained by the homeowners association. Ridgeview consists of two alley sections and three standard public roads with variations of each.

### Alley A & B

Alley A is an alley which functions as a parking lot for residential parking in the rear of the buildings. Alley B is an open design which can serve garages, carports, or open parking. In both types the parking, utilities, and trash service will be located in the alley. Canopy trees provide shade and break up the built areas. Lighting will be provided with light poles or private building mounted lights which will be maintained by the homeowners association.

### Street A

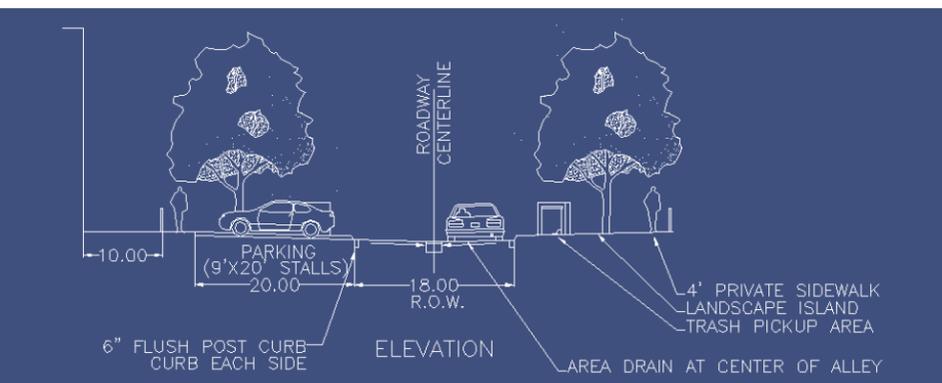
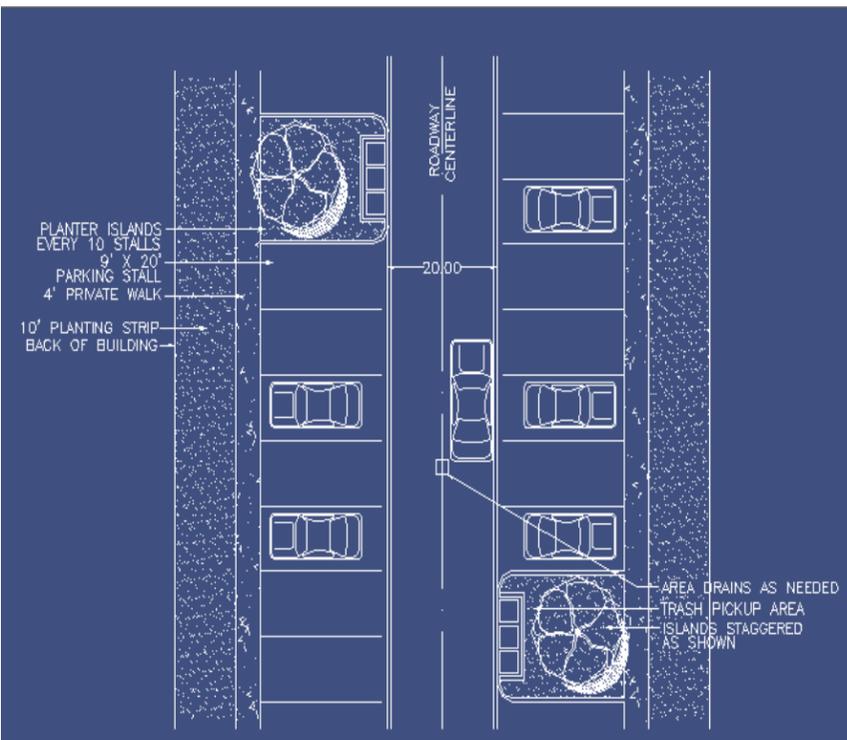
Street A is a one-way street providing parallel parking on one side and a bike lane on the other. A sidewalk is flush to the parallel parking with a planter island located every 2nd stall. Throughout the site open or natural space is located along the bike lane side of the road. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety which will be maintained by the homeowners association.

### Street B

Street B functions to provide parallel parking for residences or guests along a roadway. The sidewalk, canopy trees, and street width are maintained consistently in each version. As on all roads the handicapped access and crosswalks will be located at intersections or islands. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety which will be maintained by the homeowners association. This is the most widely used street and therefore has three variations.

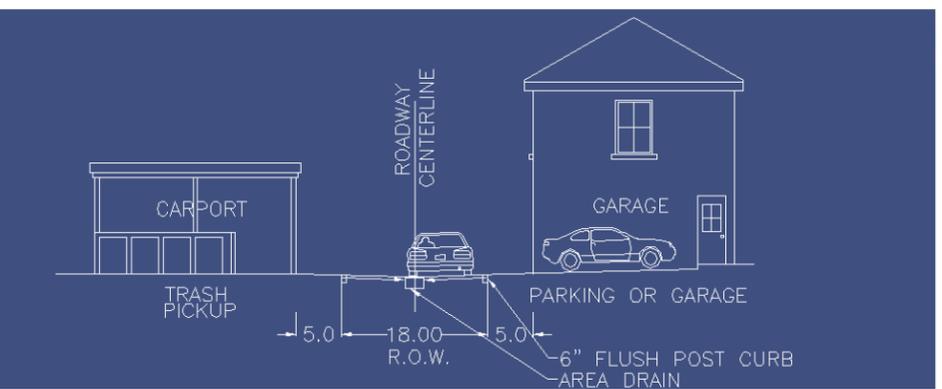
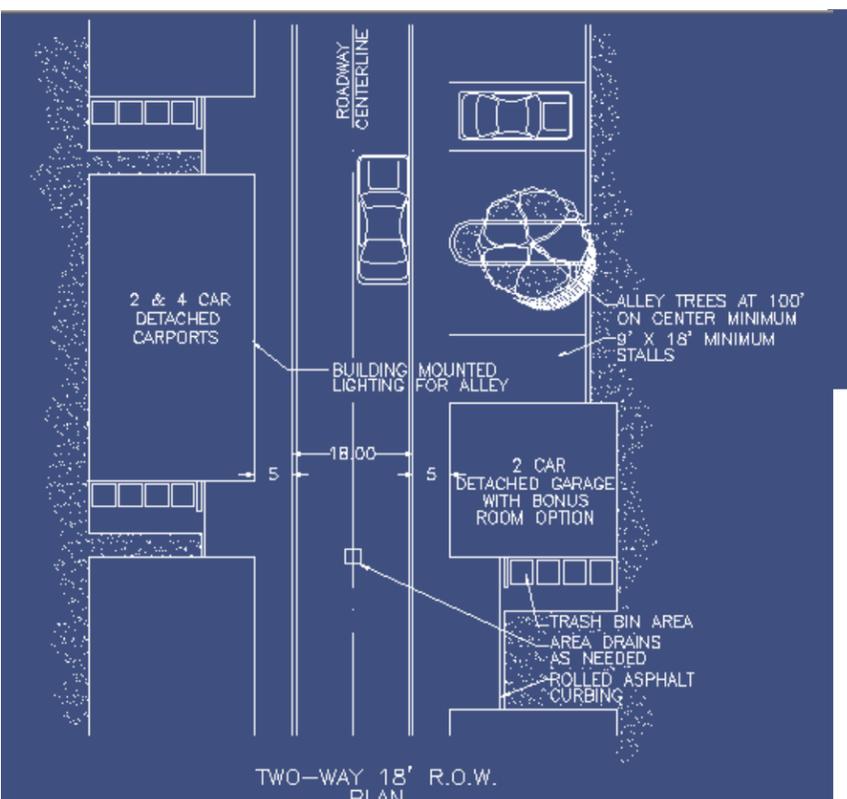
### Street C

Street C is the largest road with a bike lane, divided median, and pedestrian sidewalks. The median contains lighting and understory trees. A bike lane on each side continues until reaching areas for cyclists to access less dense residential streets. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety which will be maintained by the homeowners association. This street is a collector type street.



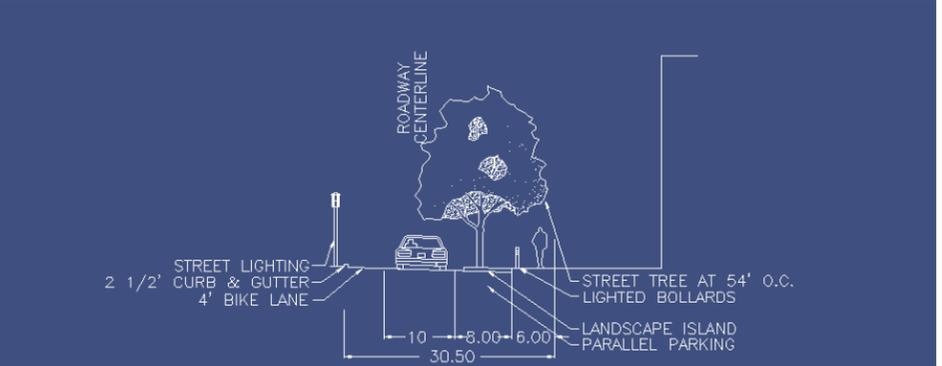
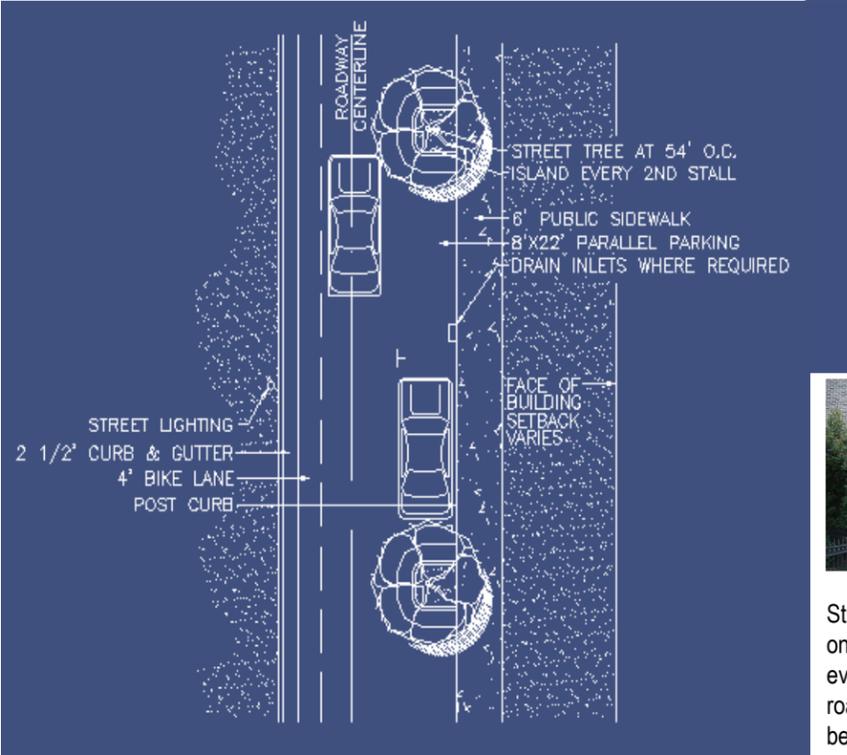
Alley A functions as a parking lot for residential parking in the rear of the buildings. As with Alley B the parking, utilities, and trash service will be located in the alley. A landscape island with a canopy tree will be located after every 10th parking stall. The designated right of way is 20' wide and is locked in with a flush 6" concrete post curb. Alley lighting will be provided with light poles or private building mounted lights which will be maintained by the homeowners association.

**ALLEY [ A ]** **TWO-WAY 20' R.O.W.**



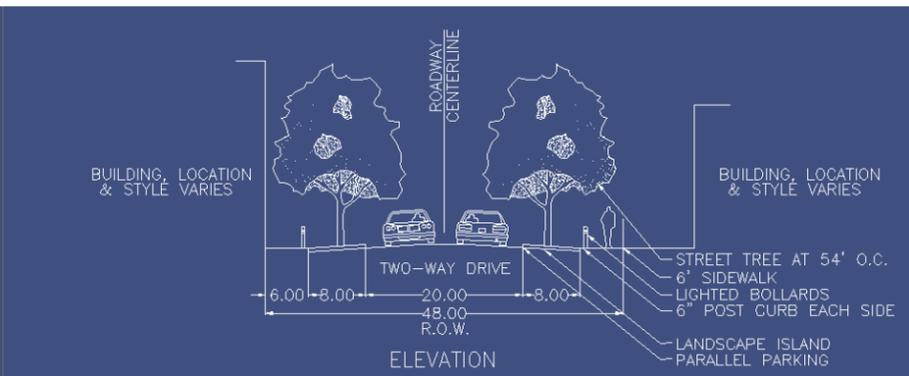
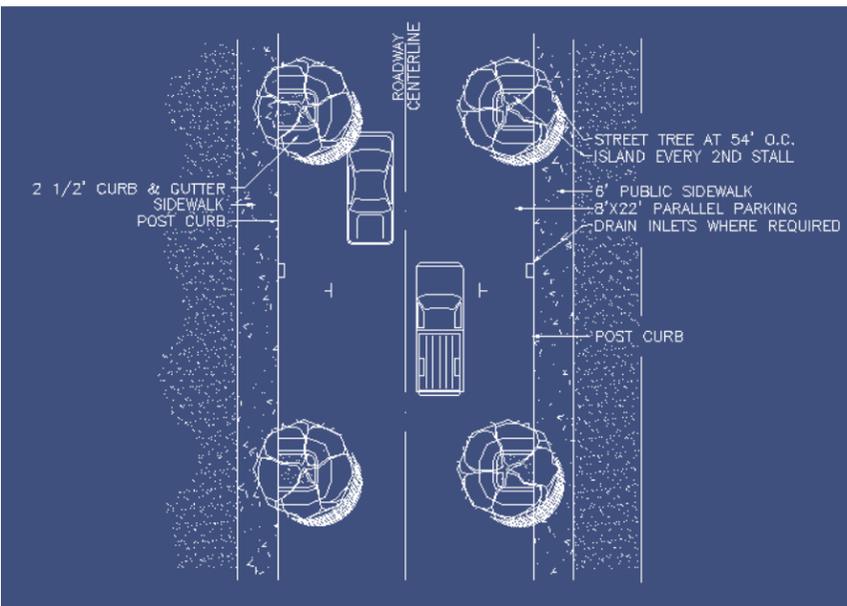
Alley B is an alley which serves garages, carports, or open parking. Any combination can function depending on the type of residential uses. Canopy trees will be required to provide shade and break up the built areas. The designated right of way is 18' wide which is locked in with a flush concrete post curb. Alley lighting will be provided with light poles or private building mounted lights which will be maintained by the homeowners association.

**ALLEY [ B ]** **TWO WAY 18' ROW**



Street A is a one-way 30.5' right of way street providing parallel parking on one side and a 4' bike lane on the other. A 6' wide concrete sidewalk is flush to the parallel parking with a planter island located every 2nd stall. Throughout the site open or natural space is located along the bike lane side of the road. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety which will be maintained by the homeowners association.

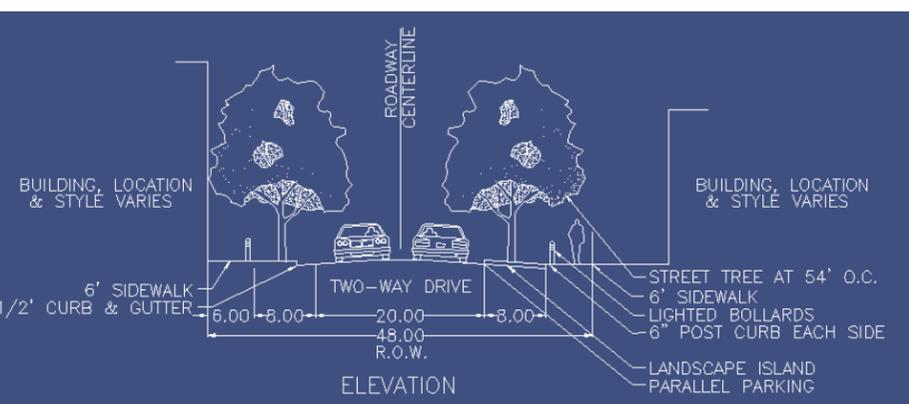
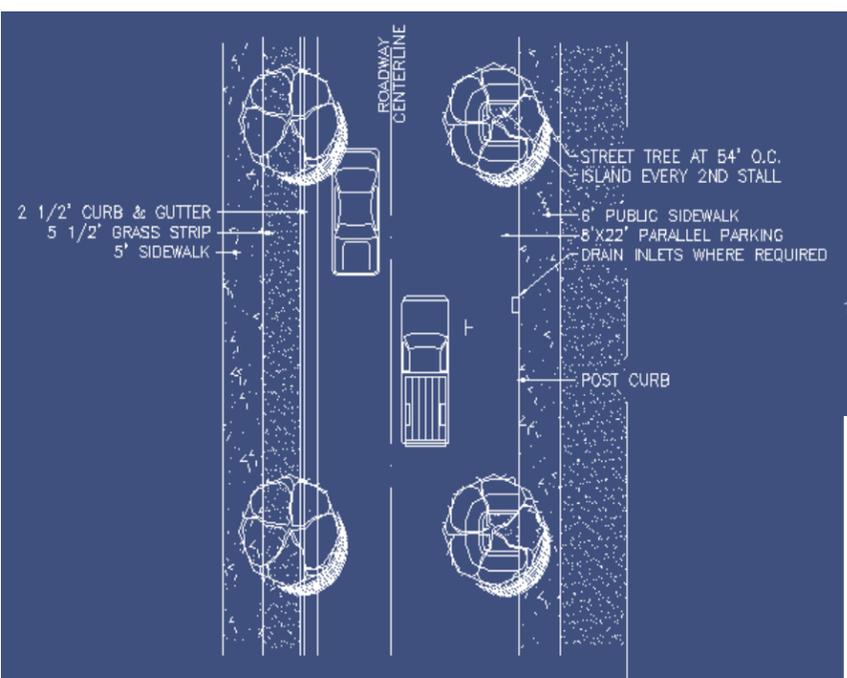
**STREET [ A ]** **ONE-WAY 30' R.O.W.**



Street B1 provides parallel parking on each side with street trees every 2nd stall at 54' o.c. and a 6' sidewalk flush to the parking area. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety which will be maintained by the homeowners association. This street version is used for the high density areas of the project.

## STREET [ B-1 ]

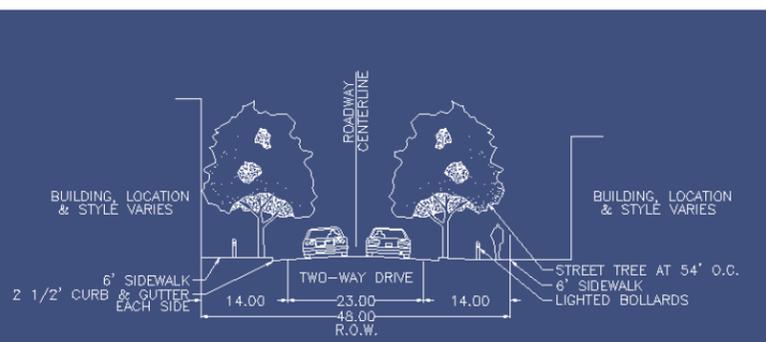
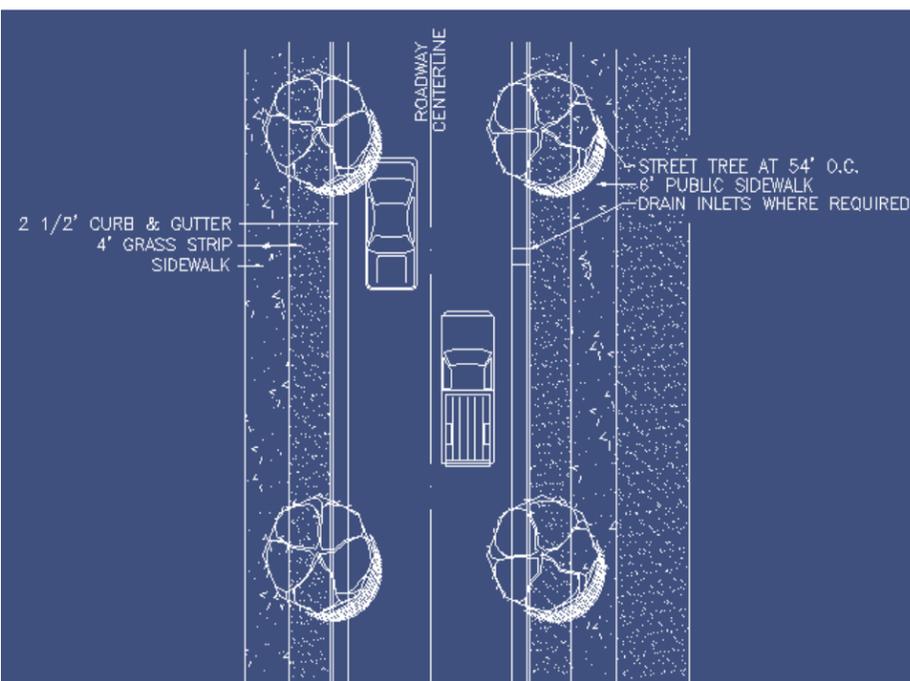
## TWO-WAY 50' R.O.W.



Street B2 provides parallel parking on one side only with street trees every 2nd stall and a 6' sidewalk flush to the parking area. A 2 1/2' curb and gutter dresses the side without parallel parking. The parking can be on either side or fluctuate along the roadway depending on residential density and parking demand. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety which will be maintained by the homeowners association. This street version is single loaded to provide access to open spaces. This street version is used for the medium density areas of the project.

## STREET [ B-2 ]

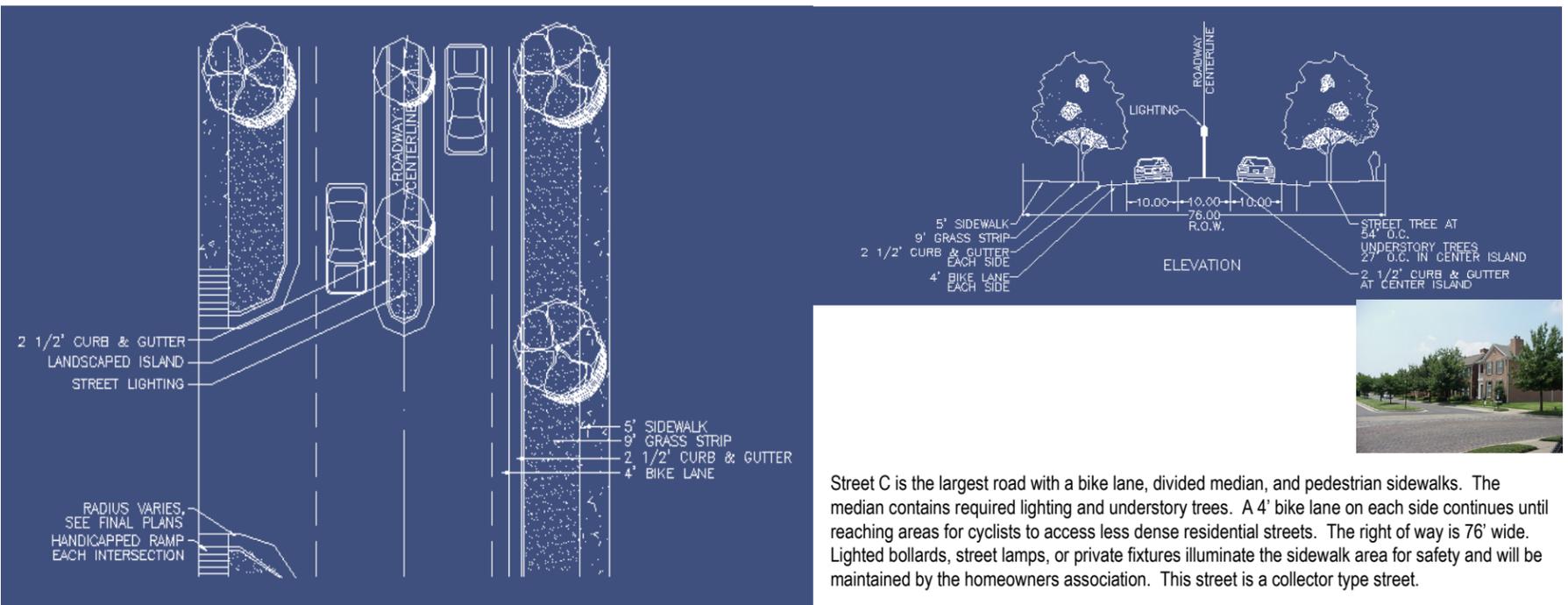
## TWO-WAY 50' R.O.W. W/ PARKING



Street B3 is a road with a standard curb and gutter dressing both sides with no parallel parking. At any point the road can change to a B1 or B2 street depending on location and need. The sidewalk and street tree planting remains as in street B1 & B2. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety and will be maintained by the homeowners association. This street version is used in low density residential areas or in areas of destination and will function as a yield street.

## STREET [ B-3 ]

## TWO-WAY 50' R.O.W.



Street C is the largest road with a bike lane, divided median, and pedestrian sidewalks. The median contains required lighting and understory trees. A 4' bike lane on each side continues until reaching areas for cyclists to access less dense residential streets. The right of way is 76' wide. Lighted bollards, street lamps, or private fixtures illuminate the sidewalk area for safety and will be maintained by the homeowners association. This street is a collector type street.

**STREET [ C ] TWO-WAY 76' R.O.W. WITH MEDIAN**



Round-About



Divided Median



Divided Median

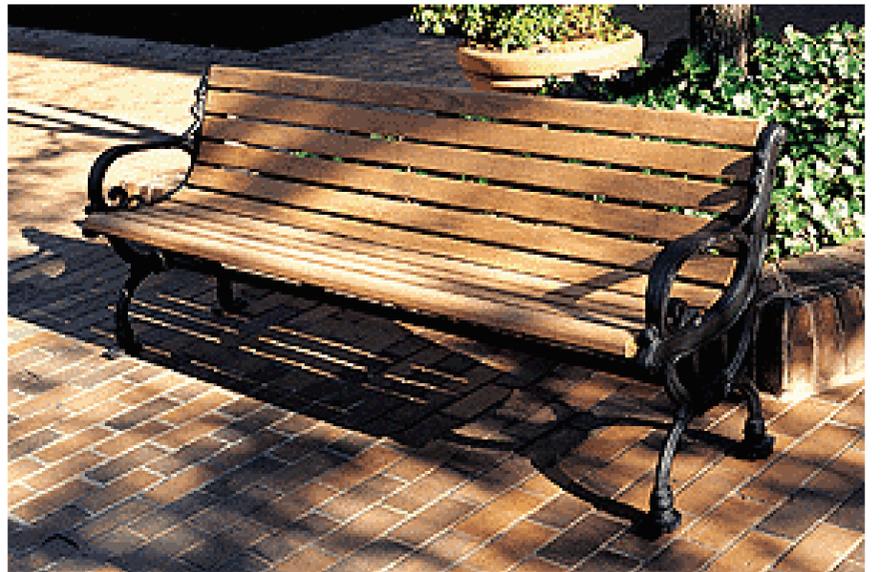


Paving

## Traffic Calming Devices

The term "traffic calming" is often described as the combination of mainly physical measures that reduce the negative effects of motor vehicle use and improve conditions for non-motorized street users. The term also applies to a number of transportation techniques developed to educate the public and provide awareness to unsafe driver behavior.

Ridgeview incorporated three main forms of Traffic Calming. The first is the Roundabout which slows directional traffic by forcing one-way circulation and merging. The second is the divided median which narrows the traffic lane and provides separation. The third form incorporates changes in paving to signify pedestrian crossings, transition areas, and separation from public and private parking. Other forms of calming include bike lanes, parallel parking, and street tree bulb-outs.



## Site Amenities

The Developer to choose which style and color best meets the intent of the Ridgeview UDO. Colors to be adhered to throughout each phase of the UDO.

### Benches

All seating surfaces to be wood slat style. Benches to be pewter, black anodized, or copper verde in color with armrests at each end. Style to be classic in character with bench styles ranging from matching single chairs to 8' long benches. All seating to be anchored or bolted in place. The same style and color to be used throughout the project.

### Trash Receptacles

All public trash cans to be pewter, black anodized, or copper verde in color. Private trash receptacles which are plastic to be located in rear of buildings at the alleys.

### Bollards

Bollards to be round topped. Colors to be pewter, black anodized, or copper verde. Lighted bollards to have the same shape and style. Lighted bollards to cast a downward light pattern. Concrete filled pipe bollards only allowed in service areas not visible to the public.

### Bike Loops

Bike parking areas to match bollard style with rounded top. Colors to be pewter, black anodized, or copper verde. Provide loops at each public building, open space, and trail head.

### Site Lighting

Street lamps to be pewter, black anodized, or copper verde in color. Style to be classical in nature with a lantern style top. Light to be directed downward to street to avoid off-site light pollution. No overhead pole lights allowed in this UDO. Lamps to be halogen or incandescent based with no fluorescent or orange based light sources.

### Street Signage

Street signage to meet the metro codes requirement for traffic circulation. All sign posts to be pewter, black anodized, or copper verde in color. Lettering on street signs to match the chosen text style by The Developer.



## Open Space

### Plaza

*Definition:* A plaza is a formal open space that is composed of hardscape areas and is fronted on all sides by buildings with a mix of uses.

*Description:* In Ridgeview the plaza functions as an entry point for the public building at the end of the central green corridor. It strengthens the focal point at the end of the long axis. Paving, site amenities, and landscaping will define the area.

### Neighborhood Park

*Definition:* An informal open space that accommodates larger recreation facilities but serves only one neighborhood.

*Description:* In Ridgeview this is flexible with an emphasis on natural amenities in the form of existing trees and informal walks. This may also incorporate playgrounds or trails.

### Community Green

*Definition:* A formal or informal open space that is composed of landscaped areas and is fronted on all sides by buildings with residential uses.

*Description:* In Ridgeview an area which incorporate free play along with planned events for the community. Scheduled activities could include outdoor fine arts, neighborhood events, or meetings. In some areas this may also include community gardens with individual plots.

### Playground

*Definition:* Formal or informal open space that accommodates recreational equipment for children.

*Description:* In Ridgeview an areas with play equipment or activity centers for children. A playground can be in or near the neighborhood park, community green, or along the trail way system. No yellow, orange, or fluorescent colored equipment allowed. Play areas will be in clear view of residential areas.

### Trail way

*Definition:* A trail for recreation purposes along the edges of neighborhoods or natural areas such as waterways. Trail ways are also part of the transportation network of the neighborhood.

*Description:* In Ridgeview an internal trail system, which traverses the natural areas of the project while providing circulation for cyclists and pedestrians. Materials may be paving such as asphalt, concrete, and brick, or natural materials such as mulch, wood chips, or gravel. Trailheads identify the beginning of any of the paths. Signage, bollards, and formal entries define the entrance to the trail system. In Ridgeview the main trail way along the streams will be a 6' wide paved path. Connector trails to neighborhoods or off-site will be 4' wide of paved or natural materials. The short trail systems in the core neighborhood park should be of natural materials. Implementation of directional and interpretive signage in the trail system is required. The final path of the trail shall limit disturbance of existing trees while minimizing stream crossings.

### Buffering/ Natural Space

*Definition:* Open space is undeveloped and retains natural character. A buffer helps lessen the impact of surrounding developments.

*Description:* In Ridgeview undisturbed natural vegetation is used to provide a visual screen from unsightly areas. This UDO would incorporate mostly natural screening along the project boundaries through the preservation of existing material. If existing material must be supplemented a variation of Standard D buffer will be required without shrub requirements. The materials used in that buffer shall be drought resistant native material not requiring irrigation.

In Ridgeview the natural space is confined to the creek area and inside the stream buffer yard. Mature trees, rock formations, and natural water flow will be maintained in this area with only the trail system or required utilities disturbing the space.

SPACE DEFINITIONS					
SPACE TYPE	SIZE (IN ACRES)	DESIGN	LOCATION	MAXIMUM PAVING %	CHARACTER REQUIREMENTS
PLAZA	.50 MIN. 1.0 MAX	FORMAL	FRONTED BY PUBLIC BUILDINGS.	85%	SURROUNDED BY BUILDINGS ON AT LEAST 3 SIDES.
NEIGHBORHOOD PARK	2.0 MIN.	FORMAL/ INFORMAL	AT EDGE OF NEIGHBORHOODS.	20%	UTILIZES NATURAL UNDEVELOPED AREAS. OPEN PLAY PROVIDED.
COMMUNITY GREEN	.50 MIN. 2.0 MAX	FORMAL/ INFORMAL	FRONTED BY RESIDENTIAL USES.	30%	INCORPORATES NATURAL FEATURES, TRAILS, OPEN PLAY, PERFORMANCE & GATHERING AREAS ARE ENCOURAGED
PLAYGROUND	.10 MIN. 1.0 MAX	NA	IN PUBLIC VIEW	20%	EQUIPMENT ADDRESSES ALL PLAY AGE GROUPS THROUGHOUT THE SITE.
TRAILWAY	NA	INFORMAL	STARTS AT TRAILHEADS & CONNECTOR ROUTES	10%	USED BY PEDESTRIANS & CYCLISTS IN ALL AREAS. ACCESS TO OCCUR AT 1000 SF OR LESS.
BUFFER/ NATURAL SPACE	NA	INFORMAL	BORDER OF THE U.D.O. & AT UNDEVELOPED AREAS.	NONE	UTILIZE NATURAL BUFFER. SCREENING TO USE NATIVE PLANT MATERIALS.

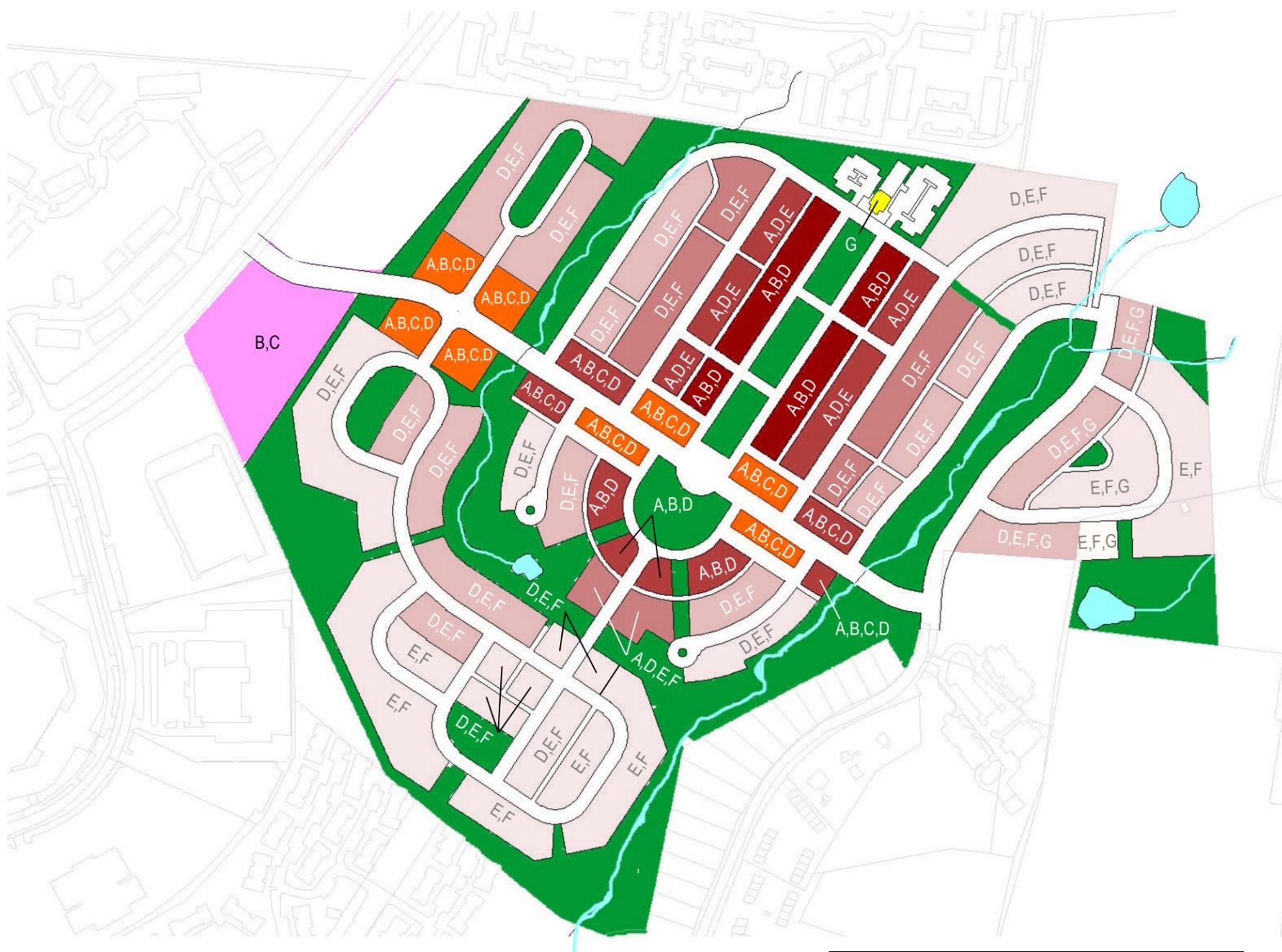
## Landscape Standards

- All landscape code standards to meet the minimum requirements of the City of Nashville.
- All plant materials to meet the minimum standard of the American Standards for Nursery Stock.
- All continuous roadways to incorporate the same type of canopy trees.
- Minimum tree size to be 1 ½" caliper or 6' tall for evergreen trees. Canopy trees to be 2 ½" minimum caliper.
- No more than 25% of the trees to be any one species.
- No guy wires allowed on any new tree planting. Sub-grade tree stakes are to be used in lieu of wiring.
- All landscape or planting related plans to be stamped by a professional landscape architect registered in the state of Tennessee.

### Prohibited material for new plantings

Botanical Name	Common Name
Acer saccharinum	Silver Maple
Albizia julibrissin	Mimosa
Celtis laevigata	Hackberry
Celtis occidentalis	Hackberry
Maclura pomifera	Osage Orange
Malus species	Crabapple
Paulownia tomentosa	Royal Paulownia
Pinus strobus	White Pine
Prunus cerasifera 'Atropurpurea	Purple Leaf Plum
Pyrus calleryana 'Bradford'	Bradford Pear
Ulmus Americana	American Elm
x Cupressocyparis leylandii	Leyland Cypress

- Open space shall be provided at a rate of 1 acre for every 30 dwelling units.
- Designated open space shall not be used for building development except accessory structures dedicated for recreational use in the open space. Open space shall only be disturbed by required utilities. No open space shall be used for equipment storage, vehicular parking, or construction staging.
- No more than 20% of the open space shall be devoted to hardscape or paving.
- Existing canopy trees in the Community Green shall be limbed to a height of 6'. Existing trees shall have all dead material and limbs removed to ensure public safety.
- No vehicular parking to be allowed in the designated open spaces.



Legend		
Preferred Building Type	Bldg. Type	Building Name
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	[A]	Stacked Flats
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	[B]	Live / Work
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	[C]	Commercial / Mixed Use
<span style="display:inline-block; width:15px; height:15px; background-color:firebrick;"></span>	[D]	Townhomes (medium density)
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	[D]	Townhomes (low density)
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	[E]	Patio Homes (dual family)
<span style="display:inline-block; width:15px; height:15px; background-color:tan;"></span>	[F]	Single Family Homes
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	[G]	Community Building

## Building Types

## 936 Units

**[A] Stacked Flats - 210 units** Highest density in development. Helps define the urban center by: using more masonry at ground level; larger scaled buildings, more floors, 2<sup>nd</sup> / 3<sup>rd</sup> floor balconies; possible flat roofs, parapet detailing, and use of awnings. These units should be mostly 3 to 4 stories with a minimal amount of 2.5 story units. Lower Floors should be designed to support Live/Work for future : (higher ceilings, possible removable wall panels for future storefront, etc...).

**[B] Live / Work – 256 units** Very high density. Key in defining the urban center. Very similar to Stacked Flats in scale, market, and detailing, however the ground floors should be suitable for small commercial establishments ( Higher ceilings, larger mechanical systems, larger electrical panels, storefront windows, awnings, etc...) These buildings are close to sidewalk although sidewalk may be widened to the edge of the building providing for outside dining, sidewalk marketing, and sales.

**[C] Commercial / Mixed Use** While the description of the commercial property remains mostly undefined, it will house commercial ground floor space with living above and should however maintain both a stylistic connection to the adjoining UDO property, and a physical one. Pedestrian connections should be made that supports both the experiential, and stylistic quality of neighborhood pedestrian lanes. Likewise, the commercial building scale, material, and treatment, should be comparable to its residential neighbors. The design of the commercial buildings shall require approval of the Neighborhood Design Review Committee.

**[D] Town Houses – 192 units** High density units. Acts as transition between the urban center and the suburban perimeter. Highest Density should be nearest to Urban Center and diminish as distance from urban center increases Avoid pockets of minority types within an area. Minority types should be equally dispersed throughout. Buildings are set back further with porches or stoops facing street. Diversity of building materials is encouraged.

**[E] Patio Homes – 142 units** Medium density units. Acts as transition between Town houses and Single family Homes. Building materials could be a variety of siding types with accents of masonry. Detailing should be less urban and more residential in appearance. The buildings are pulled further from the street with low fences at sidewalk.

**[F] Single Family Homes – 136 units** Lowest Density in the development These buildings act as the suburban perimeter with the houses further from the street, garages either at the rear or pushed far from the street. Unlike the other areas, this area should be free of other types.

**[G] Community Building - 1 unit** This building could actually be a series of buildings or a single large one that provides the neighborhood with a meeting place, and a point of contact for the neighborhood associations. It could also serve as a daycare and event space for lease to churches, family reunions, business training, or social events. It should maintain a sense of prominence in the community through it's highly visible and accessible placement on the site, it's monumental architectural language, and a somewhat symmetrical façade. It should appear to govern the community. A majority of masonry should clad the exterior, and its base should be elevated above the natural grade.

**NOTE:**  
In all residential types, privacy between neighbors should be maintained. No windows shall be in alignment within the window's width for the entire height of the wall. Side yards with windows from only one home is encouraged. Window placement, and privacy shall require approval by Design Review.



## Key Points

**Trail Head** These are designated entry points onto the nature trails. They should be somewhat monumental in design with a clear portal onto the trail. This portal is an architectural feature, somewhat like a gateway that not only marks the trail but also is a threshold between the developed and the undeveloped.

**Entry** This is the announcement of Ridgeview to the outlying communities. It should balance between discreet and bold in its scale and its articulation. It is the placard that announces where to enter into this development, and sets the perceptual tone for the development as a whole

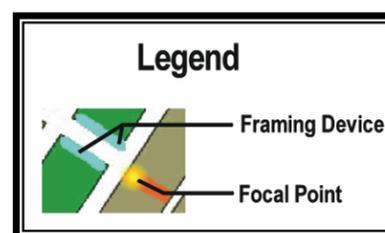
**Pedestrian Axis** These are the neighborhood's main pedestrian streets. It should be a pleasant walk that clearly is meant for pedestrians, although autos are allowed. These Axis' are crucial to the overall perception of the neighborhood and is the marriage point for both the pedestrian and the auto. Scale, street amenities, visual interest, commercial opportunity help to make this a place that people enjoy walking through.

**Nature Gateway** These points are where the main roads cross the stream. At this point, the existing trees should be left to remain as close to the bridge as possible. It should remind the traveler that there are still natural areas within the development.

**Community Gardens** Here, those who live in the stacked flats can have their own plot of land to tend and grow according to the architectural guidelines. It gives an opportunity for those people to get outside, have a project and meet their neighbors. Likewise, the 4'x4' raised beds when organized in a grid with 4' paths between, begins to form a very formal and monumental garden for the development as a whole to visually enjoy. It is crucial that these gardens be located near the urban center, so that the tenders can easily access them; the urban center can enjoy them; and that the urban center is invigorated by those who tend them and those who enjoy them.

**Urban Center** This is the heart of the whole development. Here is where the stacked flats, and the Live / Work will go to use the commercial services provided such as a postal office that houses the mailboxes for the dense core. Here pedestrians and Autos will intermingle. This is also where people travelling through the site in their autos will for a brief time, participate in the street life. It is the working face of the neighborhood, and the reason people get out of their houses, get out of their cars and mingle with the neighborhood. Preservation and encouragement of this zone is crucial

**Commercial Zones** These Zones are key to the urban center, they are the reason that the core exists. It is important that the commercial fabric be active and relevant to the homeowners.



## Focal Points & Frames

### Focal Points

Focal points are generally regarded as the terminus of a vista where the eye, looking down a long enclosure, rests upon an object that completes the enclosure. Often the enclosure will frame the terminus creating an inviting and pleasurable view thus a dynamic is created between the enclosure and the terminus. These pleasurable views are primarily to enhance and promote pedestrian travel however it also attributes to the vehicular experience.

In most cases in this development, the terminus will be a building. It is important that the building and its façade be designed such that it is capable of receiving this important gaze. Typically the most prominent focal point will be where the street come to a 'T'. In this case a building or building unit should be centered in the street, that façade should be of some symmetry, it should be the most prominent of the block or building. A Mews should not occur at a focal point, unless the entrance to the mews is treated in a sufficiently monumental way so as to warrant it a terminus.

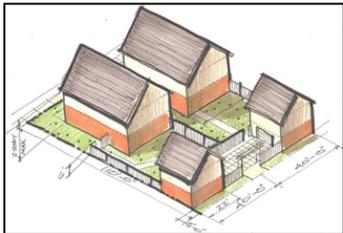
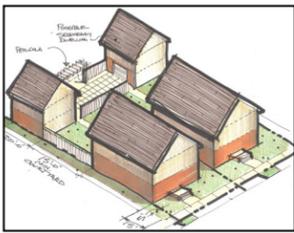
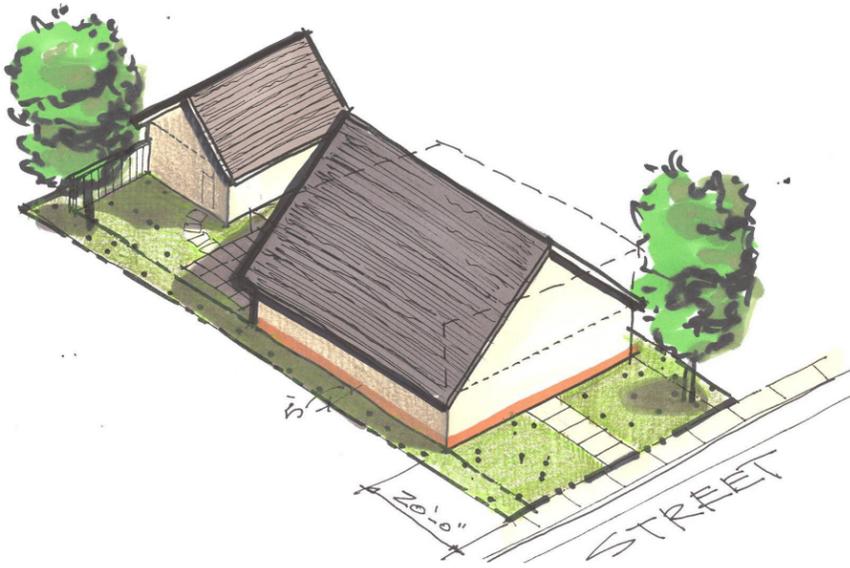
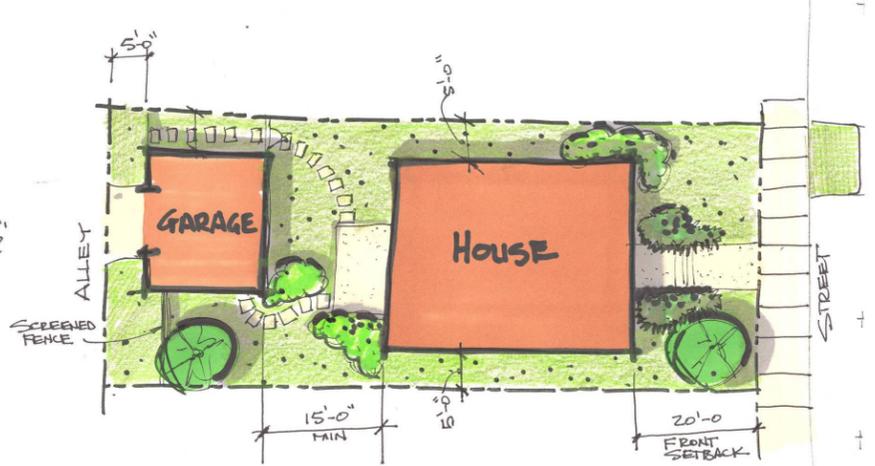
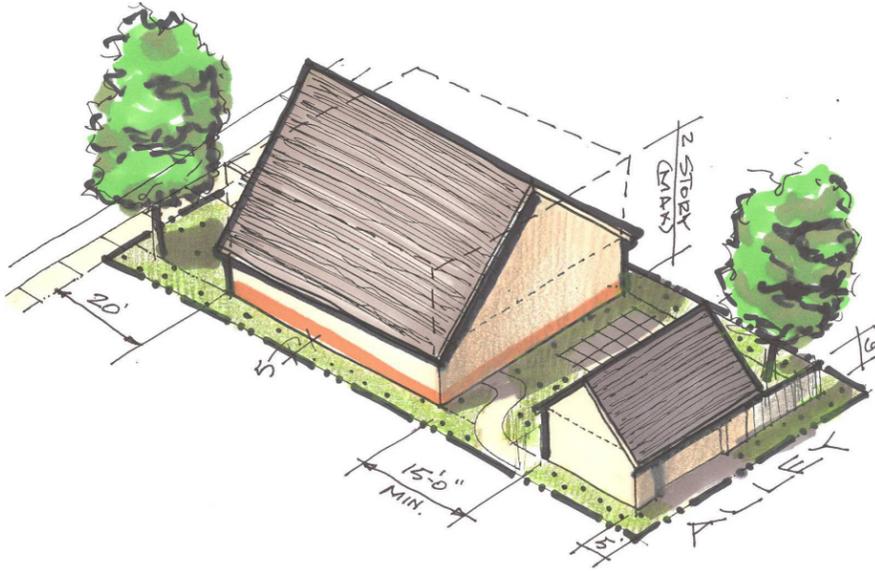
### Framing Devices

Framing devices are much more varied than focal points, they literally frame a view much like a frame around a picture. These devices are varied.

In some cases, larger trees planted on both sides of the street can be a framing device if they are of the same species, relative size, and of sufficient canopy to form a 'tunnel' for one to view and pass through. Some flowering trees would be suitable for this application.

More often, a building will be a framing device. These happen most often at the corner. In this case, the 'framing buildings' should be of similar mass, and material and as close to the sidewalk as possible. Both sides of the corner house should address the street and in some cases, stair towers, cupolas, or other vertical masses can aid in the framing. Other times an alley of trees can give the sufficient framing for a focal point.

The Board of Architectural Review will help determine if the intent of focal points and framing has been met.

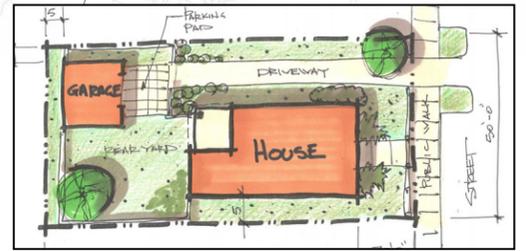
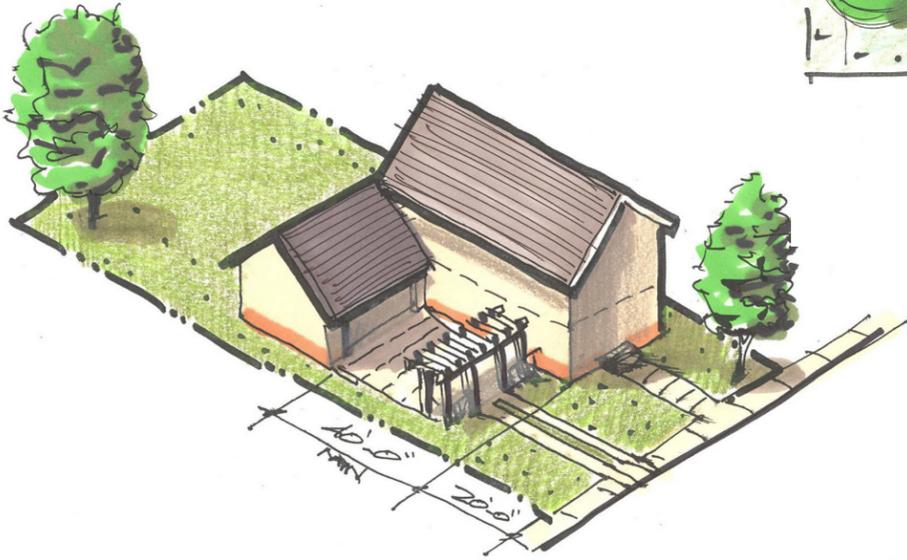
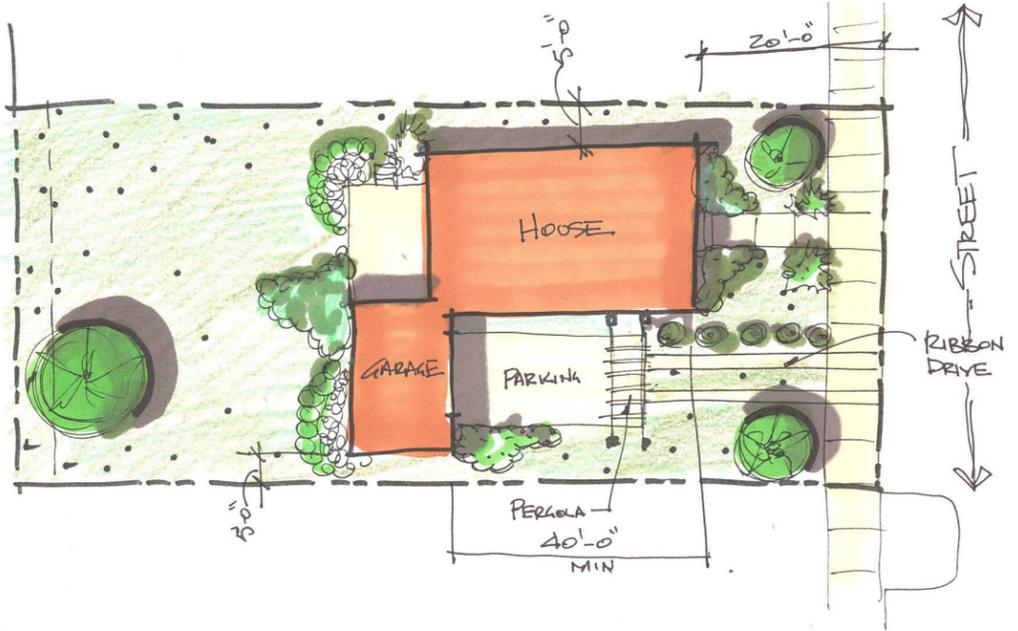


## Building Type: [ F-1 ]

## Single Family (alley loaded)

<b>LOT</b>	
Width	50' min
Depth	110' min
<b>BUILDING</b>	
Setbacks	Front: 20' min
	Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min
	Side: 5' min
Height	Height: 35 ft max. to mean height of roof
	Stories: 2.5 stories max
Encroachments:	Fin. Fl.: Finished Floor Elevation at 24" from finish grade (min)
	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend 10' max into setback along 100% of façade
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

<b>PARKING</b>	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
<b>ADDITIONAL REQUIREMENTS</b>	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building
	Rear: 6'-0" min. ht. between rear yard and service lane.
	Side: 6'-0" min. ht. between adjacent rear yards
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.

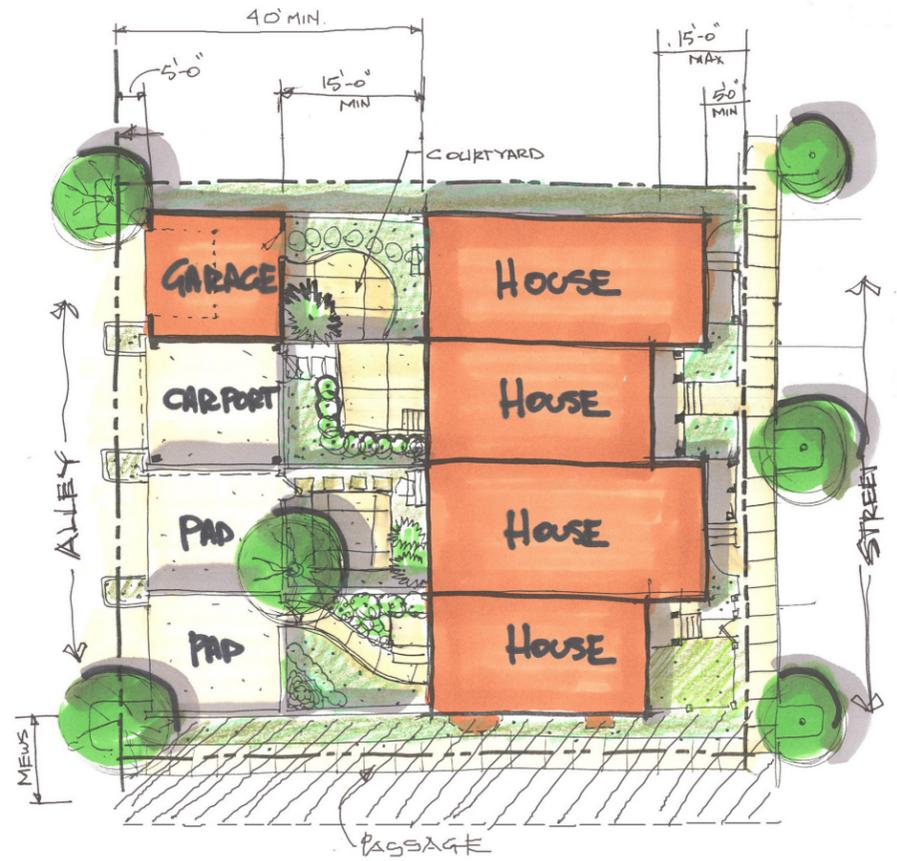
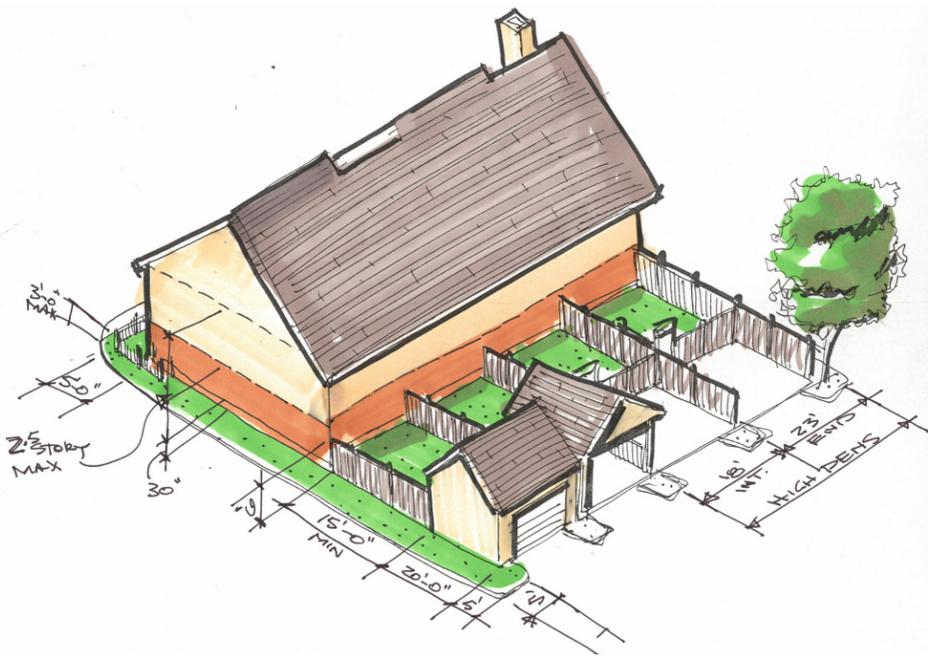


## Building Type: [ F-2 ]

## Single Family (street loaded)

LOT	
Width	50' min
Depth	110' min
BUILDING	
Setbacks	<p><b>Front:</b> 20' min Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.</p> <p><b>Rear:</b> 20' min</p> <p><b>Side:</b> 5' min</p>
Height	<p><b>Height:</b> 35 ft max. to mean height of roof</p> <p><b>Stories:</b> 1.5 stories min. 2.0 stories max (excluding Basement)</p> <p><b>Fin. Fl.:</b> Finished Floor Elevation at 24" from finish grade (min)</p>
Encroachments	<p>Stoops, porches, balconies, bay-windows, breezeways, roof overhangs, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)</p> <p><b>Front:</b> Encroachments May extend to prop. Line along 100% of façade</p>
Facades	<p><b>Materials:</b> Vinyl is prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by neighborhood Design Review</p>

PARKING	
Location	Front.
Required Spaces	2 spaces per unit.
ADDITIONAL REQUIREMENTS	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.

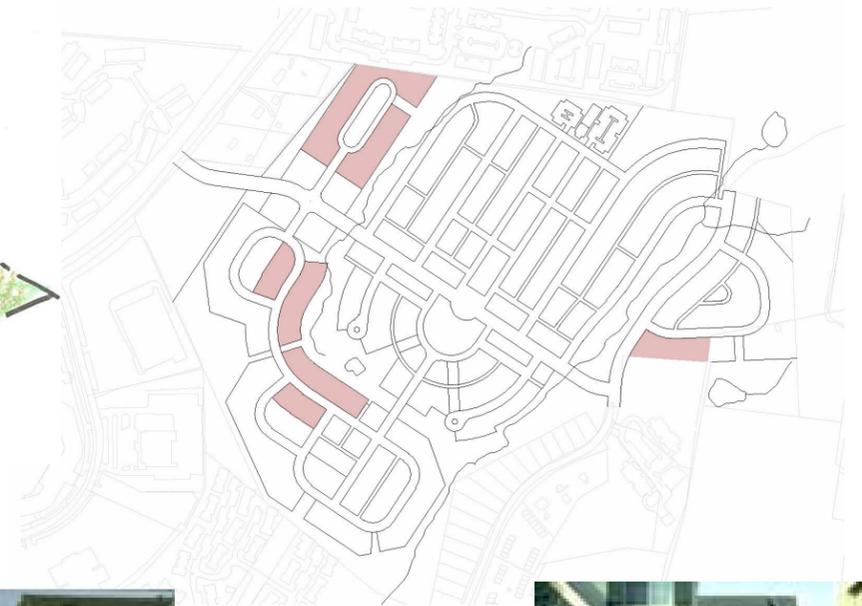
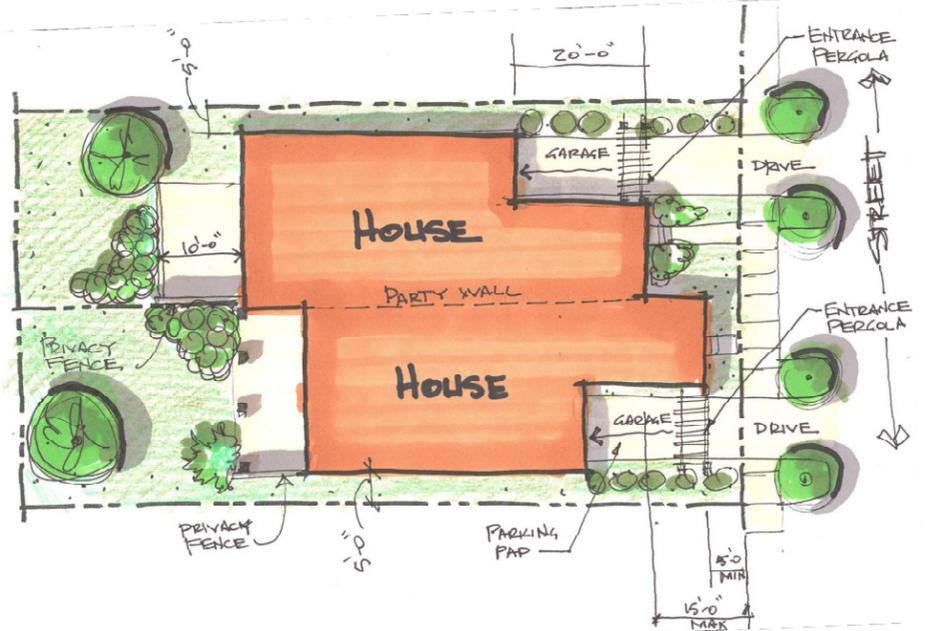
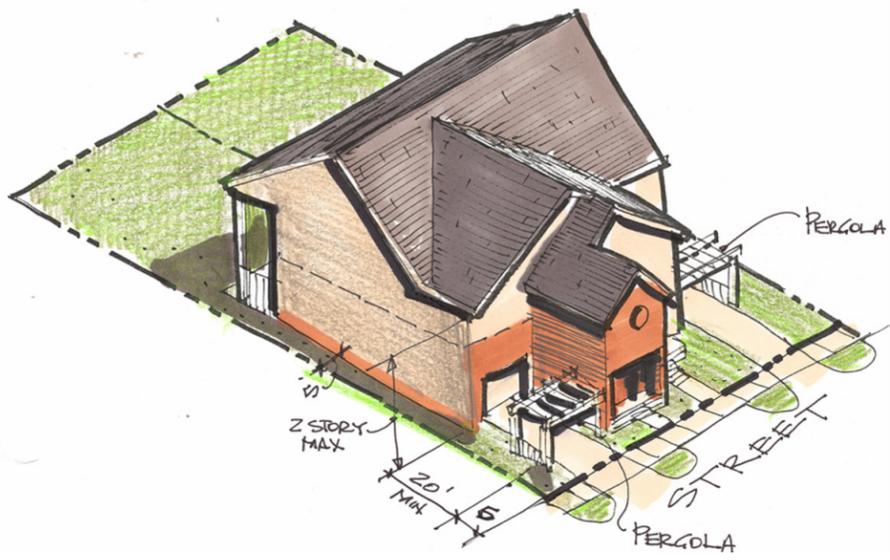


## Building Type: [ D ]

## Townhouse

LOT		
Width	Interior Lots	18' min
	End Unit Lots	23' min
Depth		90' min
BUILDING		
Units		3 units / building min      6 units / building max
Setbacks	Front:	5' min. / 15' max
	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side:	5 ft. minimum / 0 ft. if attached to unit on adjacent lot.
Height	Height:	35 ft max. to mean height of roof
	Stories:	1.5 stories min. 2.5 stories max
Raised Foundation: 2 ft. min. above finish grade		
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)	
	Front:	Encroachments May extend to prop. Line along 100% of façade
	Side:	Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials:	Vinyl prohibited along facades facing public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review
	Glazing:	10% min of wall surface facing ROW, open space, or commons

PARKING		
Location	Rear	
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.	
ADDITIONAL REQUIREMENTS		
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance.	
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.	
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.	
	Front	3'-0" max ht. between sidewalk and building
	Rear	6'-0" min. ht. between rear yard and service lane.
	Side	6'-0" min. ht. between adjacent rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
Secondary Dwelling	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.	

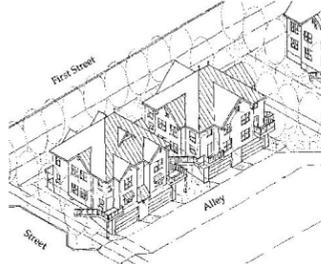
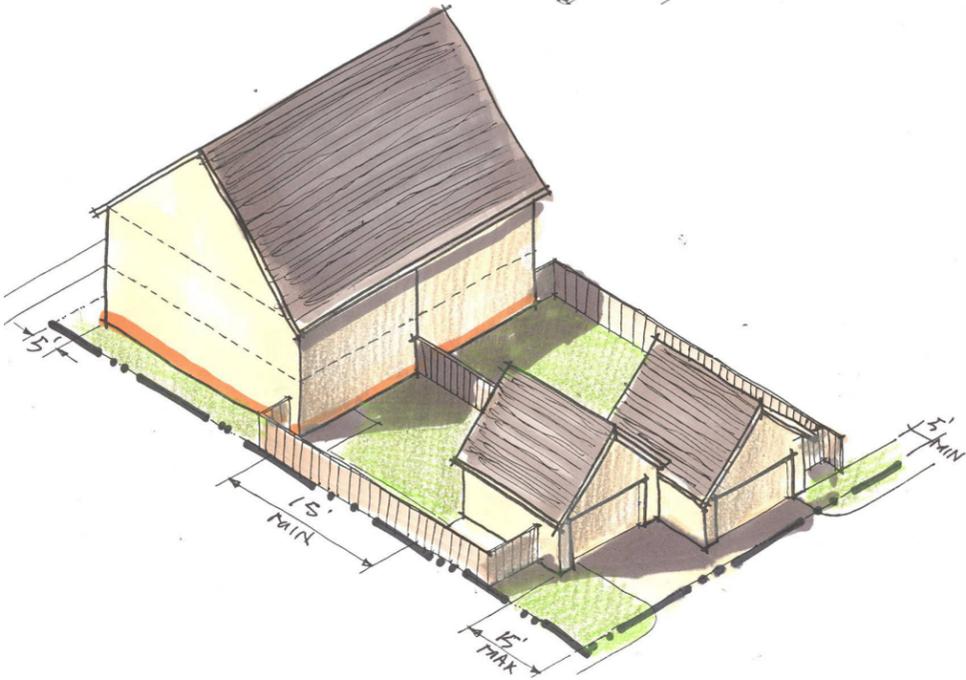
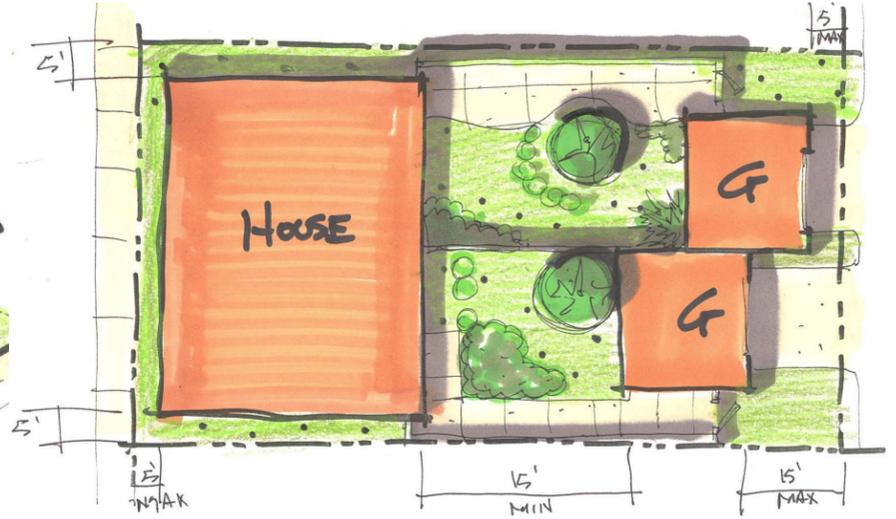
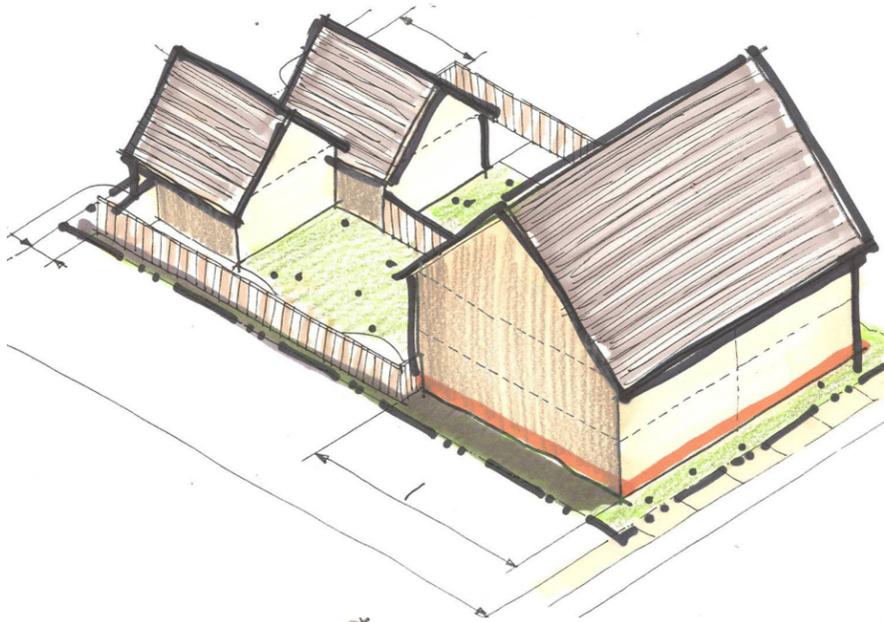


## Building Type: [ E-1 ]

## Patio Home (street loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	<p><b>Front:</b> 5' min. / 15' max. Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.</p> <p><b>Rear:</b> 20' min</p> <p><b>Side:</b> 0'-0" Attached Lots / 5'-0" End Lots</p>
Height	<p><b>Height:</b> 35 ft max. to mean height of roof</p> <p><b>Stories:</b> 1.5 stories min. 2.0 stories max (excluding Basement)</p> <p><b>Raised Foundation:</b> 2 ft. min. above finish grade</p>
Encroachments	<p>Stoops, porches, balconies, bay-windows, breezeways, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)</p> <p><b>Front:</b> Encroachments May extend to prop. Line along 100% of façade</p> <p><b>Side:</b> Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.</p>
Facades	<p><b>Materials:</b> Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review</p>

PARKING	
Location	Front.
Required Spaces	2 spaces per unit.
ADDITIONAL REQUIREMENTS	
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.

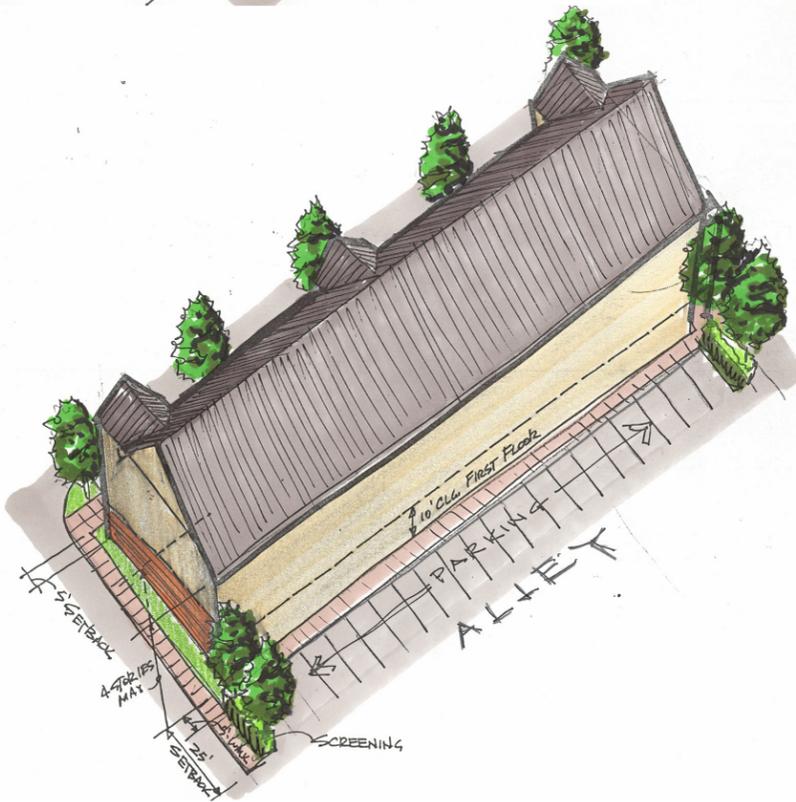
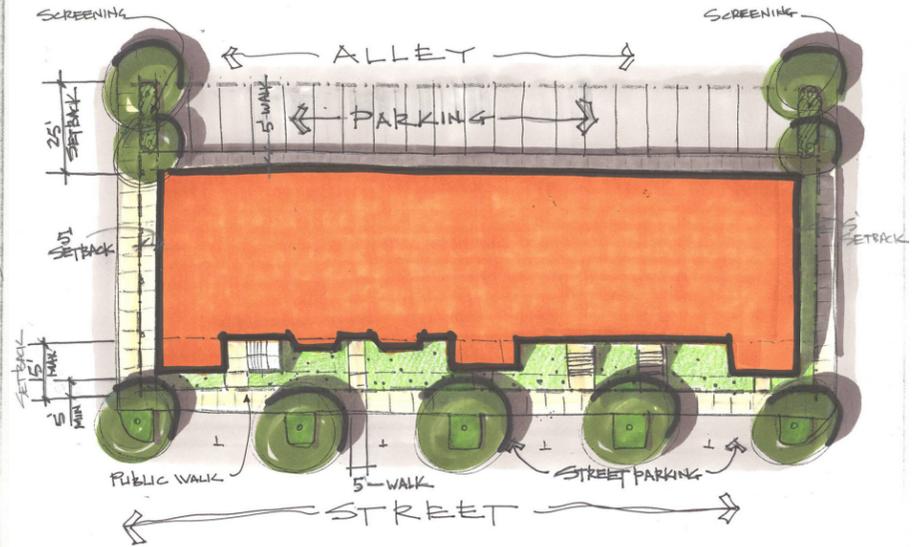
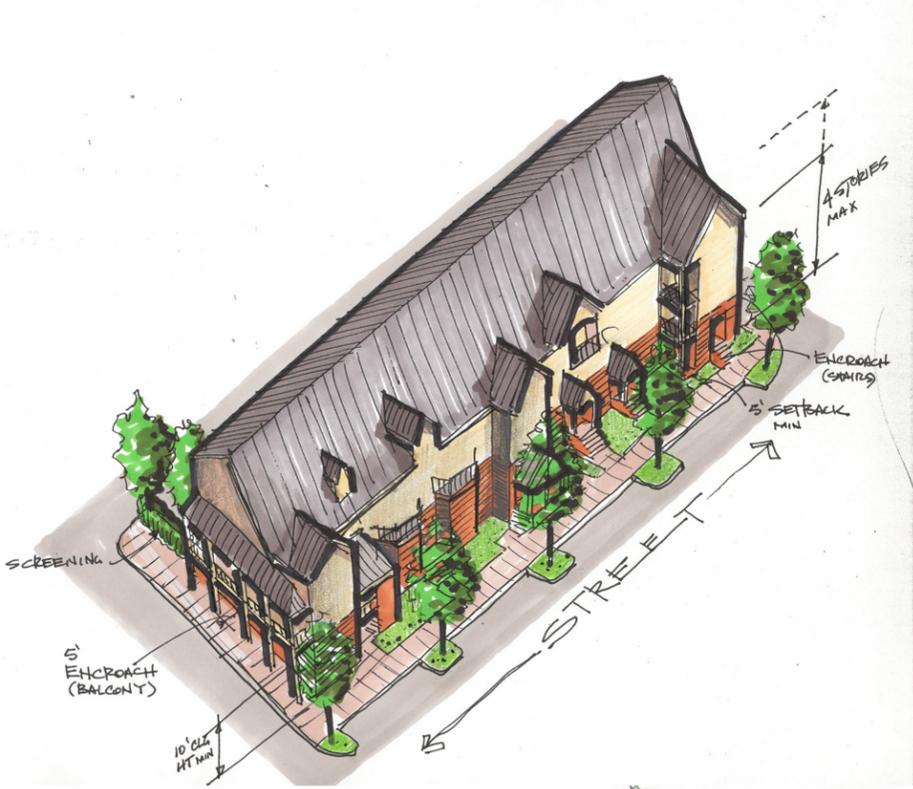


## Building Type: [ E-2 ]

## Patio Home (alley loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	Front: 5' min. / 15' max
	Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side: 0'-0" Attached / 5'-0" End Lots
Height	35 ft max. to mean height of roof
Stories	1.5 stories min. 2.0 stories max
Raised Foundation	2 ft. min. above finish grade.
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. Line along 100% of façade
	Side: Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING		
Location	Rear	
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.	
ADDITIONAL REQUIREMENTS		
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.	
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.	
	Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front	3'-0" max ht. between sidewalk and building
	Rear	6'-0" min. ht. between rear yard and service lane.
Side	6'-0" min. ht. between adjacent rear yards	
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.	
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. A portion of glazing must face Alley.	

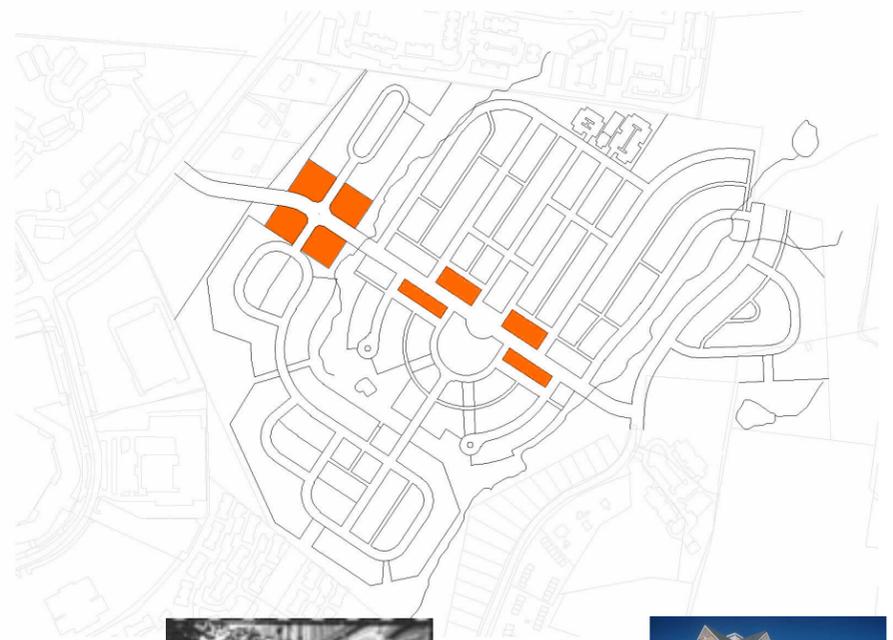
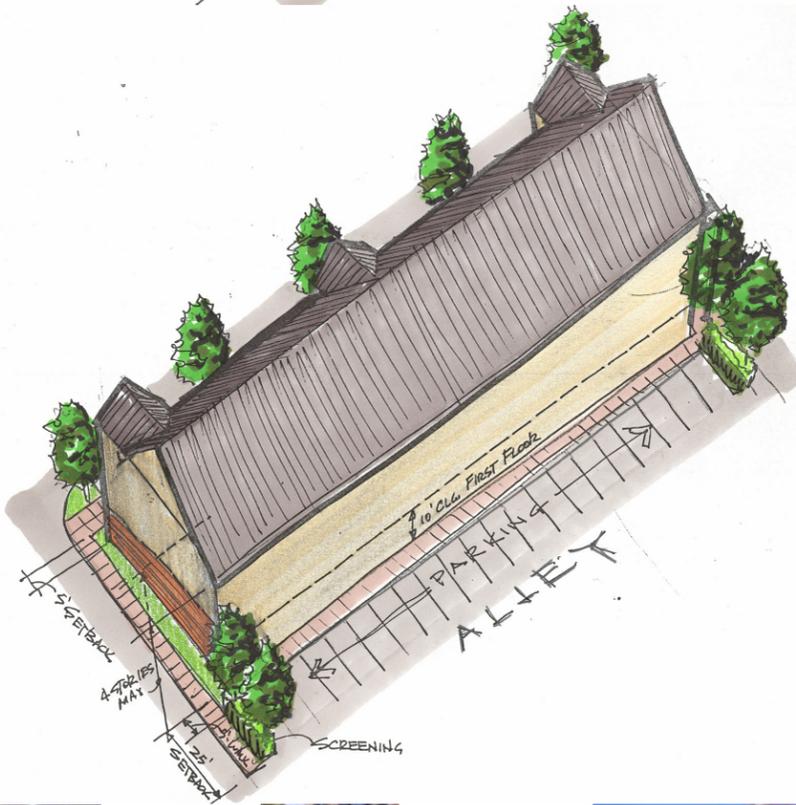
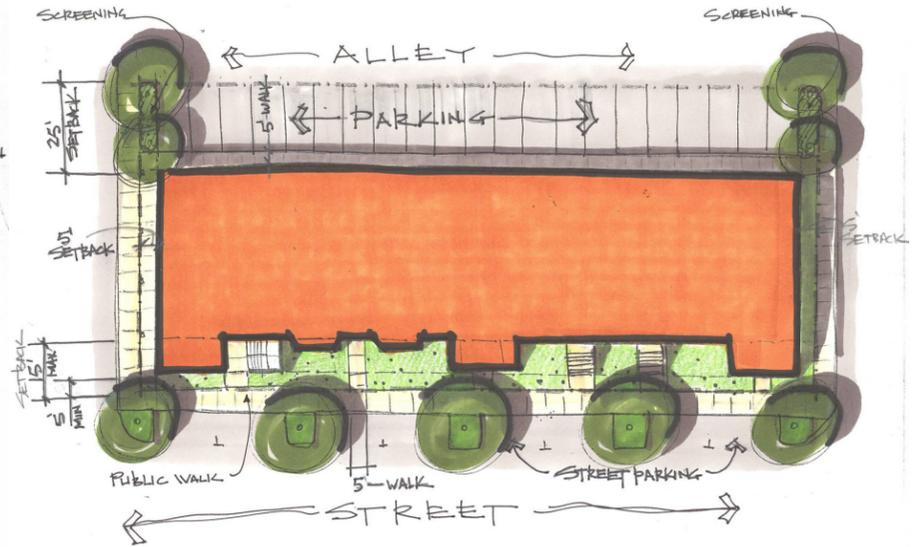
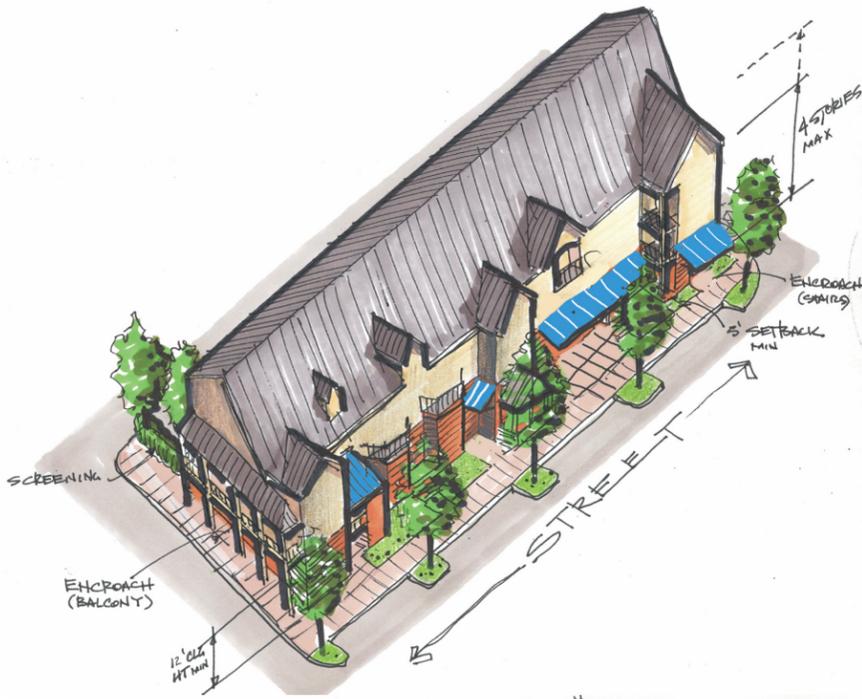


## Building Type [ A ]

## Stacked Flats

LOT	
Width	20' min
Depth	N / A
BUILDING	
Units	N / A
Setbacks	Front: 5' min. / 15' max
	Rear: 25' min
	Side: 5' (end units)
Height	Height: 45 ft max. to mean height of roof First floor ceiling height = 10'-0" min
	Stories: 3.0 stories min. 4.0 stories max
Raised Foundation:	2 ft. min. above finish grade
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. line along 100% of façade
	Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Facades	Materials: Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 10'. Materials must be approved by Design Review.
	Glazing: N/A

PARKING	
Location	Rear / On-street / Lot
Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms.
ADDITIONAL REQUIREMENTS	
Walk	5' min. walk extending from sidewalk to front stoop, porch, or entrance.
	5' min. walk between building and parking.
	8' min. clear passage extending from alley to street (spaced a maximum of 100 ft. apart)
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
Fencing / Screening	Front: 3'-0" max ht. between sidewalk and building
	Rear: none allowed
	Side: none allowed

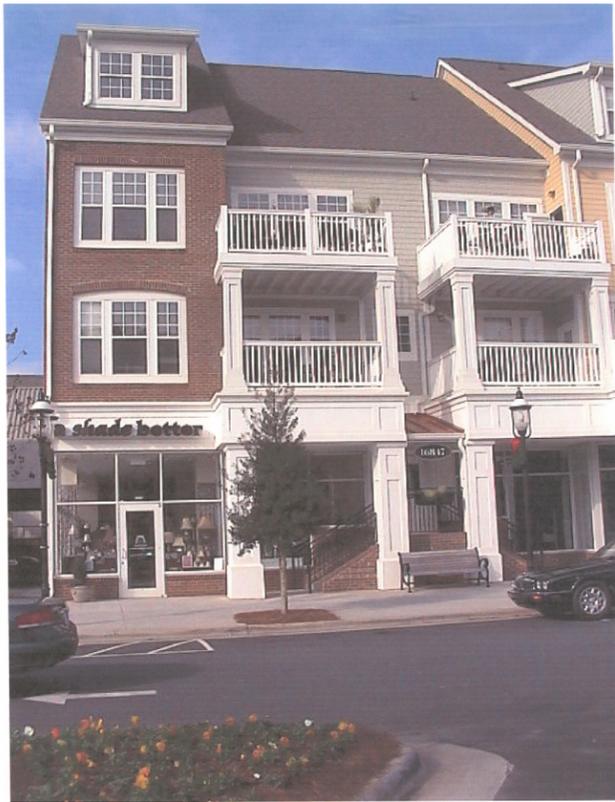


## Building Type [ B ]

## Live / Work

<b>LOT</b>	
Width	20' min
Depth	N / A
<b>BUILDING</b>	
Units	N / A
Setbacks	Front: 5' min. / 15' max
	Rear: 20' min
	Side: 5' (End Units)
Height	Height: 45 ft max. to mean height of roof First floor ceiling height = 12'-0" min
	Stories: 3.0 stories min. 4.0 stories max
Raised Foundation:	None required
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, awnings and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. line along 100% of façade
	Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Facades	Materials: Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.
	Glazing: 50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)

<b>PARKING</b>	
Location	Rear / On-street / Lot
Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms. Commercial uses shall follow the requirements of the UZO
<b>ADDITIONAL REQUIREMENTS</b>	
Walk	6' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
	Front: none allowed
	Rear: none allowed
Side: none allowed	

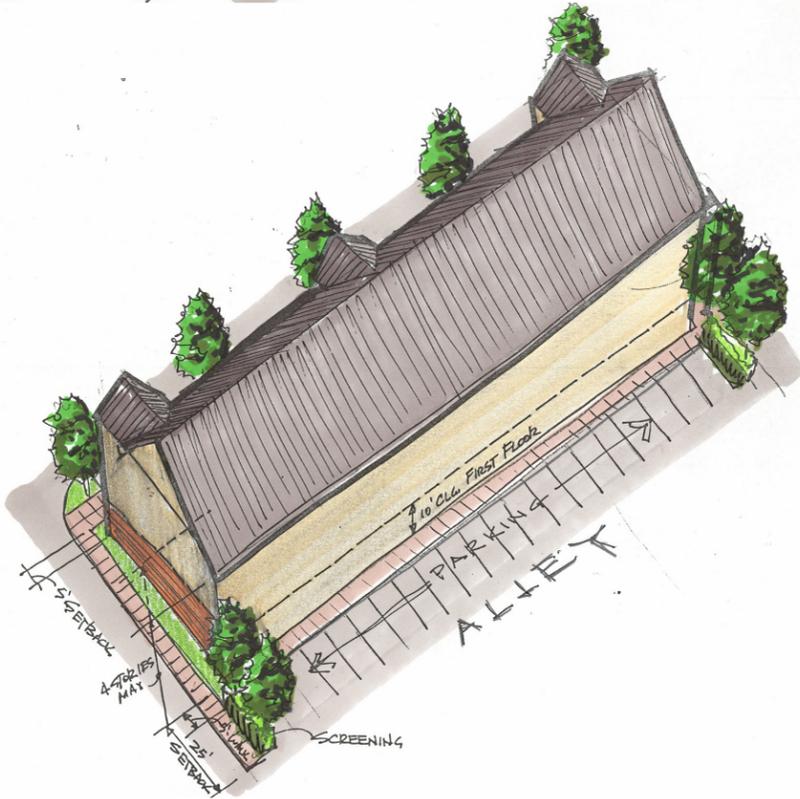
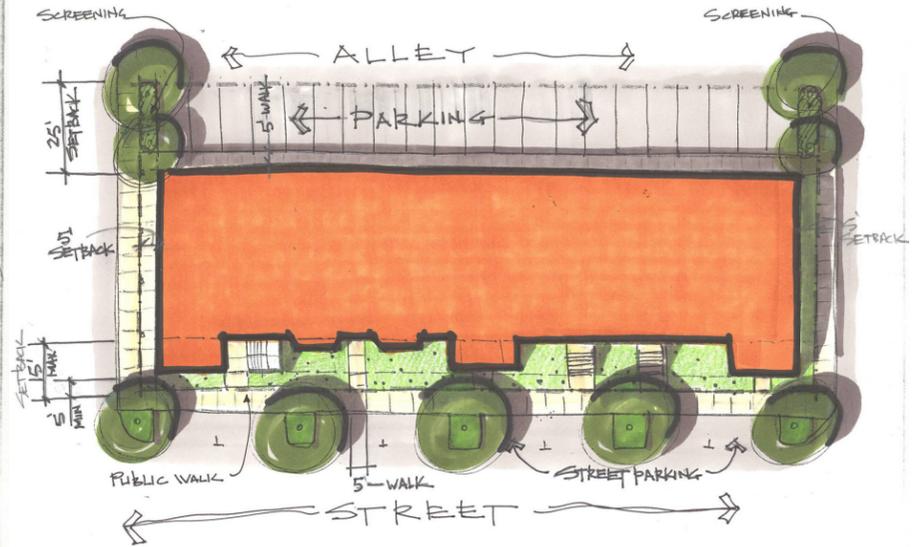
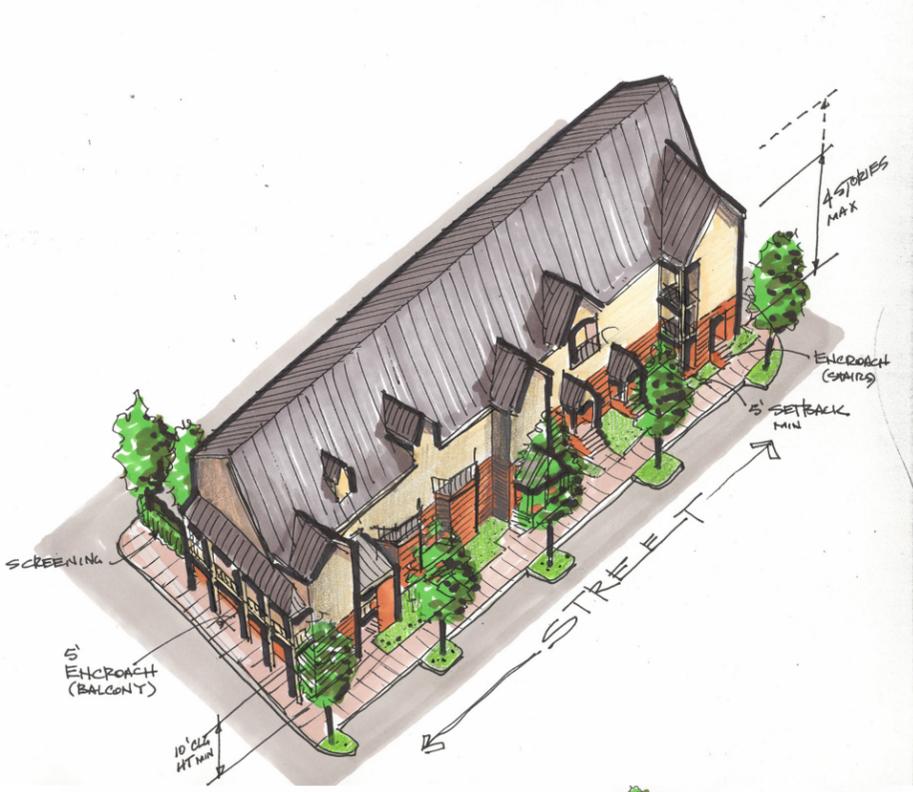


## Building Type [ C ]

## Commercial / Mixed Use

<b>LOT</b>									
<input type="checkbox"/> Width	20' min								
<input type="checkbox"/> Depth	N / A								
<b>BUILDING</b>									
<input type="checkbox"/> Units	N / A								
<input type="checkbox"/> Setbacks	<table border="0"> <tr> <td>Front:</td> <td>5' min. / 15' max</td> </tr> <tr> <td>Rear:</td> <td>none</td> </tr> <tr> <td>Side:</td> <td>none</td> </tr> </table>	Front:	5' min. / 15' max	Rear:	none	Side:	none		
Front:	5' min. / 15' max								
Rear:	none								
Side:	none								
<input type="checkbox"/> Height	<table border="0"> <tr> <td>Height:</td> <td>20' ft min. to mean height of roof</td> </tr> <tr> <td></td> <td>First floor ceiling height = 12'-0" min</td> </tr> <tr> <td>Stories:</td> <td>5.0 stories max</td> </tr> <tr> <td>Raised Foundation:</td> <td>None Required</td> </tr> </table>	Height:	20' ft min. to mean height of roof		First floor ceiling height = 12'-0" min	Stories:	5.0 stories max	Raised Foundation:	None Required
Height:	20' ft min. to mean height of roof								
	First floor ceiling height = 12'-0" min								
Stories:	5.0 stories max								
Raised Foundation:	None Required								
<input type="checkbox"/> Encroachments:	<p>balconies, breezeways, awnings and chimneys. (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)</p> <table border="0"> <tr> <td>Front:</td> <td>Encroachments May extend to prop. line along 100% of façade</td> </tr> <tr> <td>Side:</td> <td>Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.</td> </tr> </table>	Front:	Encroachments May extend to prop. line along 100% of façade	Side:	Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.				
Front:	Encroachments May extend to prop. line along 100% of façade								
Side:	Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.								
<input type="checkbox"/> Facades	<table border="0"> <tr> <td>Materials:</td> <td>Vinyl is prohibited along facades facing public streets except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.</td> </tr> <tr> <td>Glazing:</td> <td>50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)</td> </tr> </table>	Materials:	Vinyl is prohibited along facades facing public streets except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.	Glazing:	50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)				
Materials:	Vinyl is prohibited along facades facing public streets except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.								
Glazing:	50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)								

<b>PARKING</b>	
<input type="checkbox"/> Location	Where provided off street parking should be located behind buildings with the exception of single loaded access drives.
<input type="checkbox"/> Required Spaces	n/a
<input type="checkbox"/> Passages	Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts
<b>ADDITIONAL REQUIREMENTS</b>	
<input type="checkbox"/> Walk	None Required
<input type="checkbox"/> Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
<input type="checkbox"/> Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
Front	none allowed
Rear	none allowed
Side	none allowed

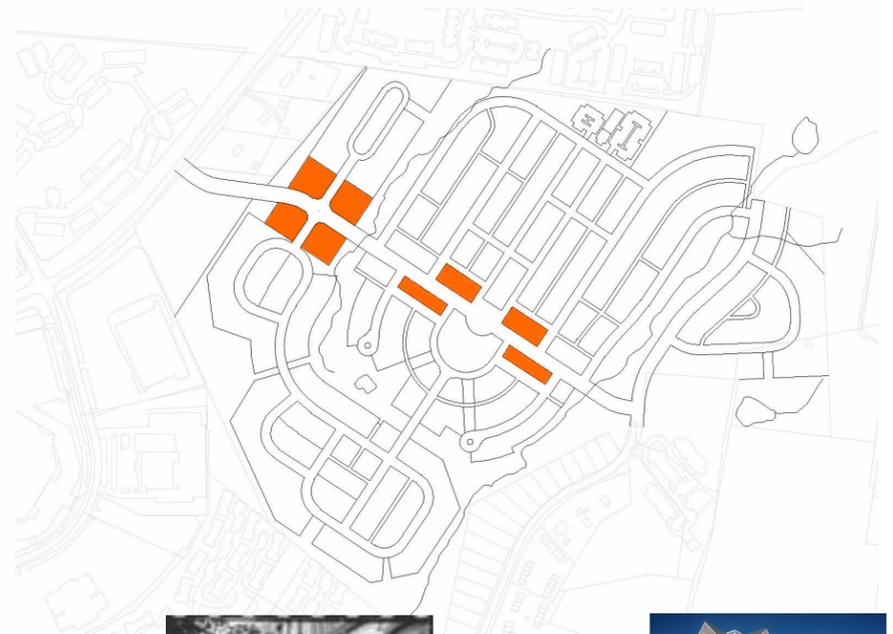
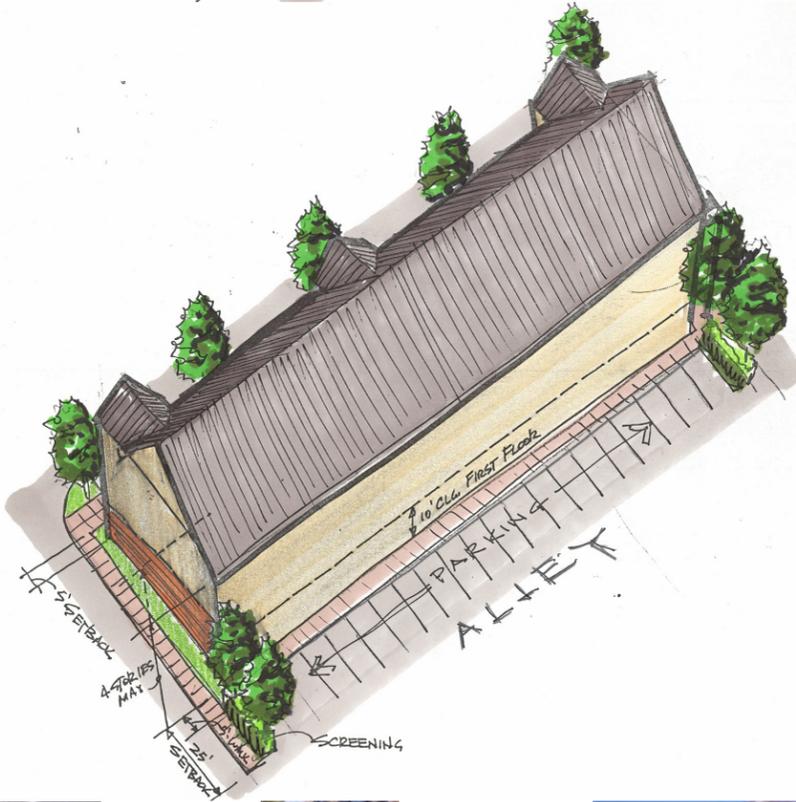
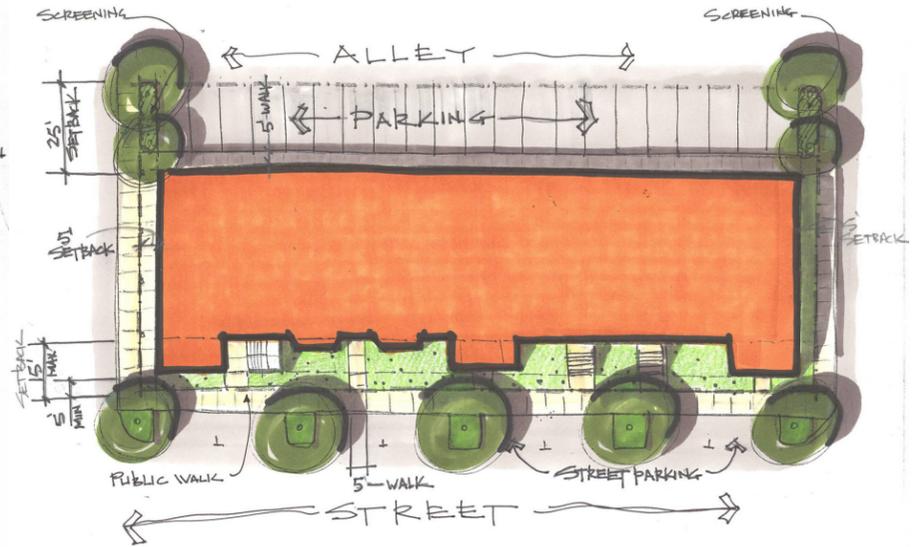
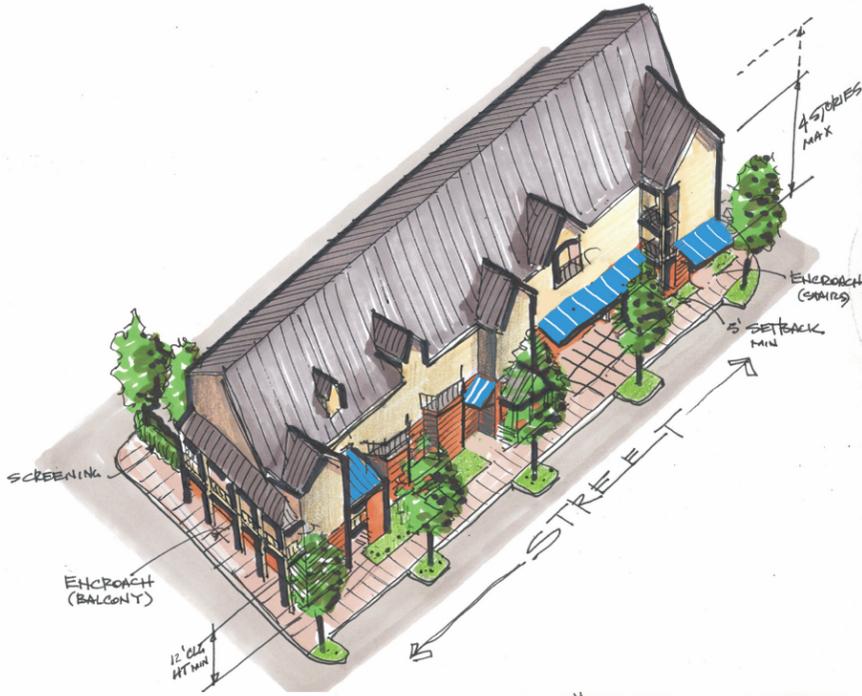


## Building Type [ A ]

## Stacked Flats

<b>LOT</b>	
Width	20' min
Depth	N / A
<b>BUILDING</b>	
Units	N / A
Setbacks	Front: 5' min. / 15' max
	Rear: 25' min
	Side: 5' (end units)
Height	Height: 45 ft max. to mean height of roof First floor ceiling height = 10'-0" min
	Stories: 3.0 stories min. 4.0 stories max
Raised Foundation:	2 ft. min. above finish grade
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. line along 100% of façade
	Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Facades	Materials: Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 10'. Materials must be approved by Design Review.
	Glazing: N/A

<b>PARKING</b>	
Location	Rear / On-street / Lot
Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms.
<b>ADDITIONAL REQUIREMENTS</b>	
Walk	5' min. walk extending from sidewalk to front stoop, porch, or entrance.
	5' min. walk between building and parking.
	8' min. clear passage extending from alley to street (spaced a maximum of 100 ft. apart)
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
Fencing / Screening	Front: 3'-0" max ht. between sidewalk and building
	Rear: none allowed
	Side: none allowed

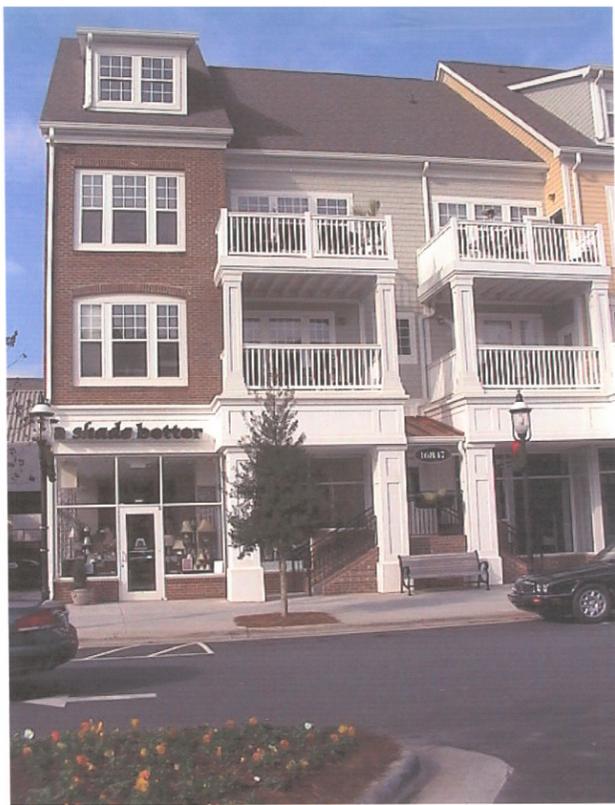


## Building Type [ B ]

## Live / Work

<b>LOT</b>	
Width	20' min
Depth	N / A
<b>BUILDING</b>	
Units	N / A
Setbacks	Front: 5' min. / 15' max
	Rear: 20' min
	Side: 5' (End Units)
Height	Height: 45 ft max. to mean height of roof First floor ceiling height = 12'-0" min
	Stories: 3.0 stories min. 4.0 stories max
Raised Foundation:	None required
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, awnings and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. line along 100% of façade
	Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
Facades	Materials: Vinyl is prohibited along facades facing public streets, except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.
	Glazing: 50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)

<b>PARKING</b>	
Location	Rear / On-street / Lot
Required Spaces	1 space per unit for units with one bedroom, 1.5 spaces per unit for units with two or more bedrooms. Commercial uses shall follow the requirements of the UZO
<b>ADDITIONAL REQUIREMENTS</b>	
Walk	6' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
	Front: none allowed
	Rear: none allowed
Side: none allowed	

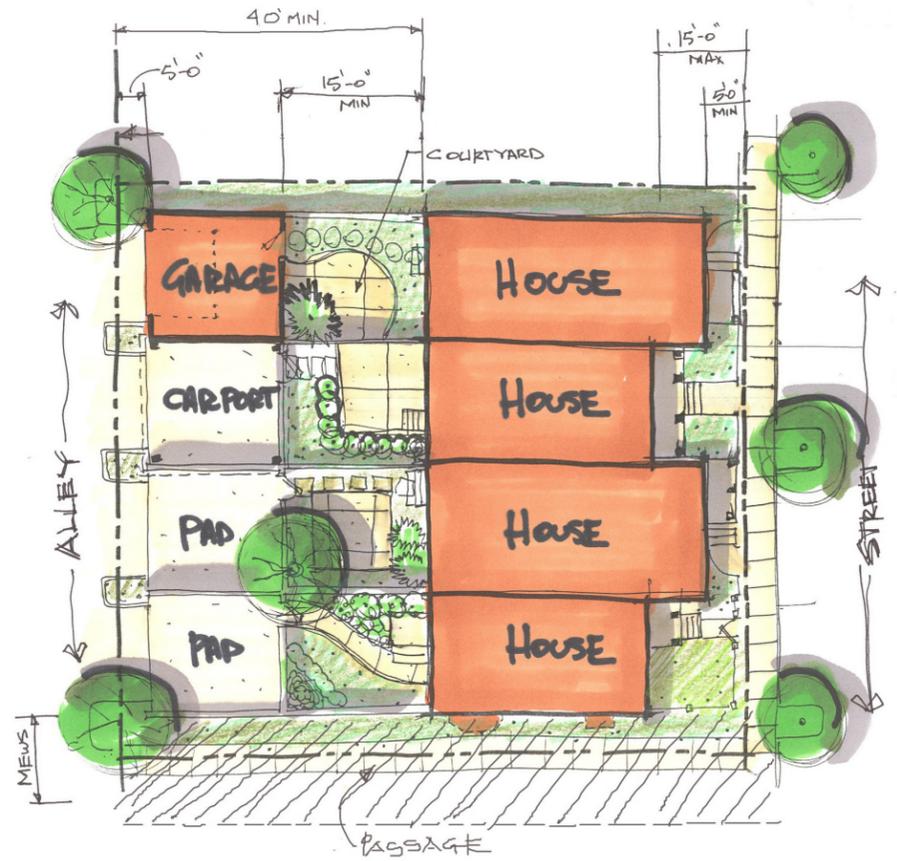
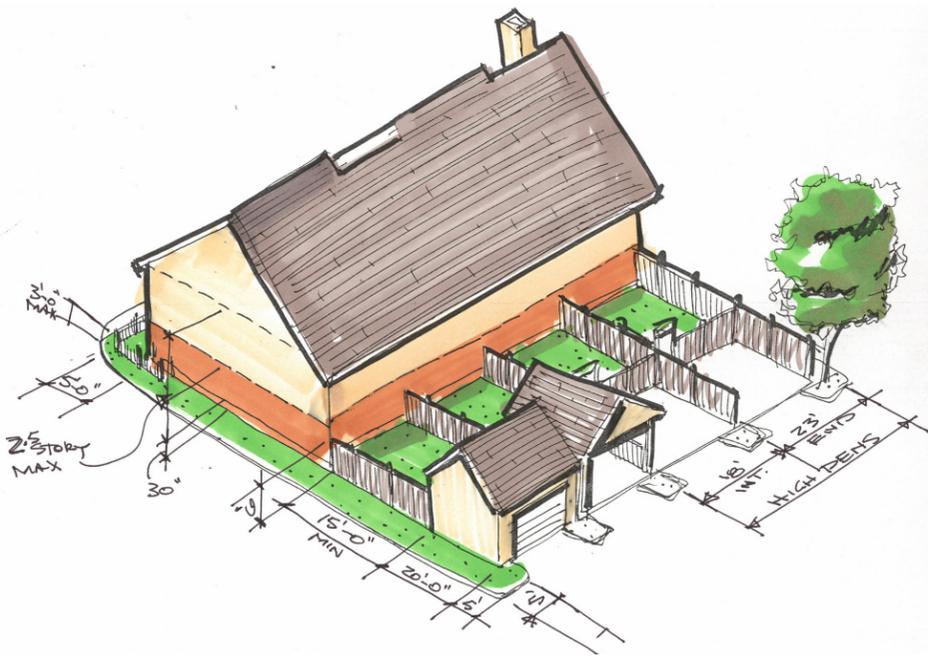


## Building Type [ C ]

## Commercial / Mixed Use

<b>LOT</b>	
<input type="checkbox"/> Width	20' min
<input type="checkbox"/> Depth	N / A
<b>BUILDING</b>	
<input type="checkbox"/> Units	N / A
<input type="checkbox"/> Setbacks	Front: 5' min. / 15' max Rear: none Side: none
<input type="checkbox"/> Height	Height: 20' ft min. to mean height of roof First floor ceiling height = 12'-0" min Stories: 5.0 stories max Raised Foundation: None Required
<input type="checkbox"/> Encroachments:	balconies, breezeways, awnings and chimneys. (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. line along 100% of façade
	Side: Encroachments may extend to prop. Line along 100% of a public street, façade, or passage.
<input type="checkbox"/> Facades	Materials: Vinyl is prohibited along facades facing public streets except alleys. EIFS is prohibited from ground line to 12'. Materials must be approved by Design Review.
	Glazing: 50% min of first floor wall surface facing ROW, open space, or commons (3 ft. max. sill height / 8 ft. min. window head height.)

<b>PARKING</b>	
<input type="checkbox"/> Location	Where provided off street parking should be located behind buildings with the exception of single loaded access drives.
<input type="checkbox"/> Required Spaces	n/a
<input type="checkbox"/> Passages	Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts
<b>ADDITIONAL REQUIREMENTS</b>	
<input type="checkbox"/> Walk	None Required
<input type="checkbox"/> Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
<input type="checkbox"/> Fencing / Screening	All refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by design or fencing / screening methods approved by Design Review.
	Front: none allowed
	Rear: none allowed
	Side: none allowed

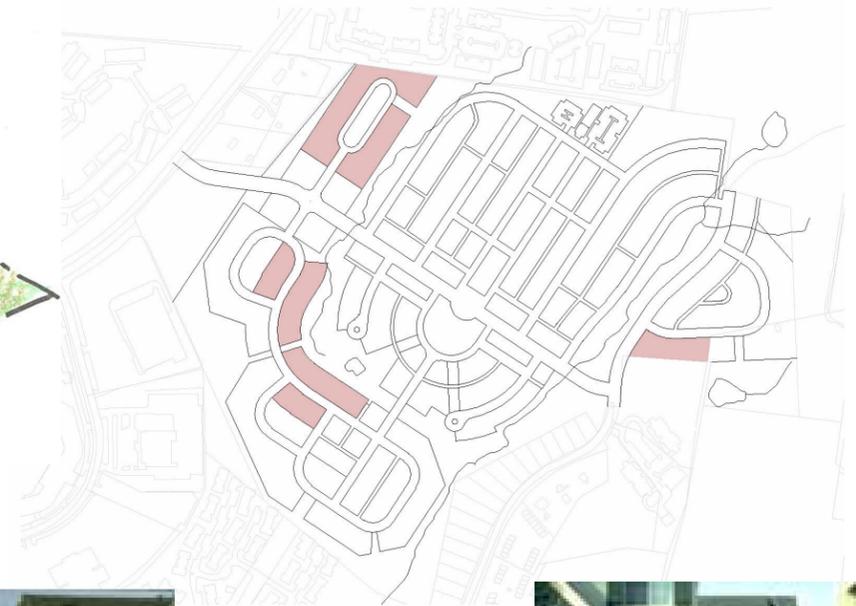
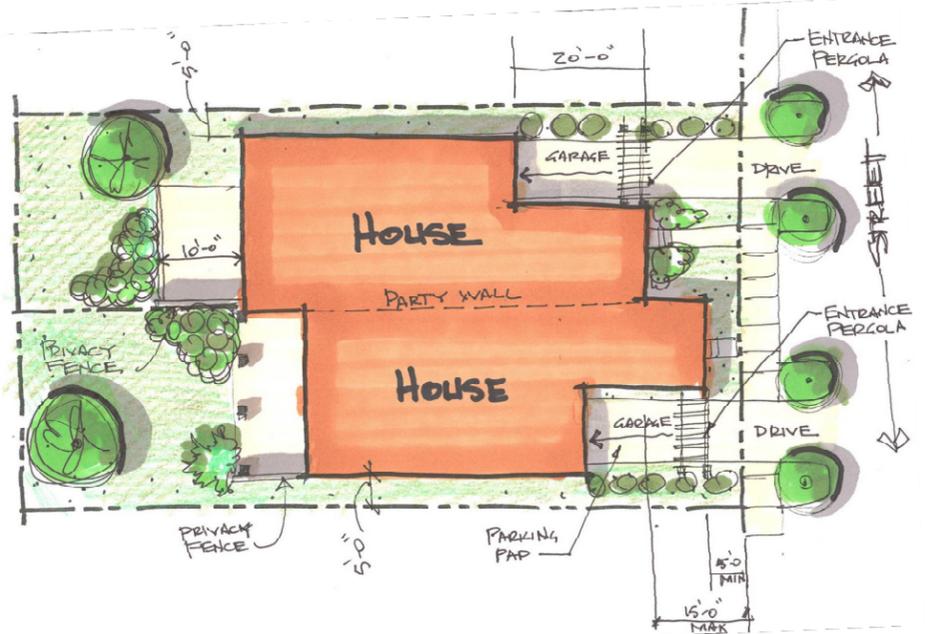
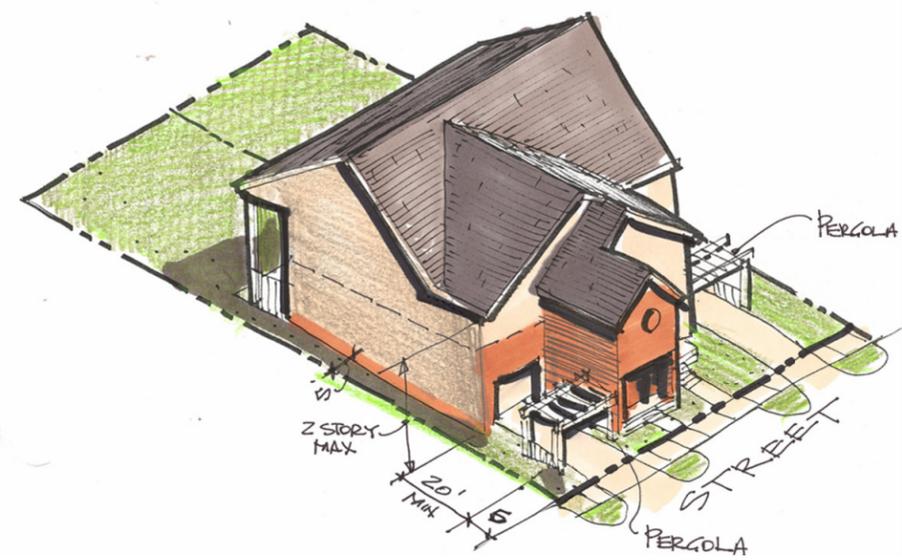


## Building Type: [ D ]

## Townhouse

LOT		
Width	Interior Lots	18' min
	End Unit Lots	23' min
Depth		90' min
BUILDING		
Units		3 units / building min      6 units / building max
Setbacks	Front:	5' min. / 15' max
	Rear:	5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side:	5 ft. minimum / 0 ft. if attached to unit on adjacent lot.
Height	Height:	35 ft max. to mean height of roof
	Stories:	1.5 stories min. 2.5 stories max
Raised Foundation: 2 ft. min. above finish grade		
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)	
	Front:	Encroachments May extend to prop. Line along 100% of façade
	Side:	Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials:	Vinyl prohibited along facades facing public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review
	Glazing:	10% min of wall surface facing ROW, open space, or commons

PARKING		
Location	Rear	
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.	
ADDITIONAL REQUIREMENTS		
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance.	
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.	
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.	
	Front	3'-0" max ht. between sidewalk and building
	Rear	6'-0" min. ht. between rear yard and service lane.
	Side	6'-0" min. ht. between adjacent rear yards
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.	
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.	

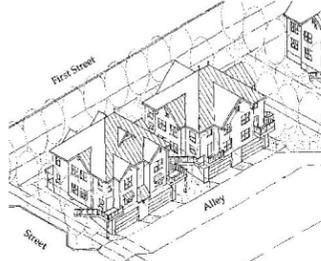
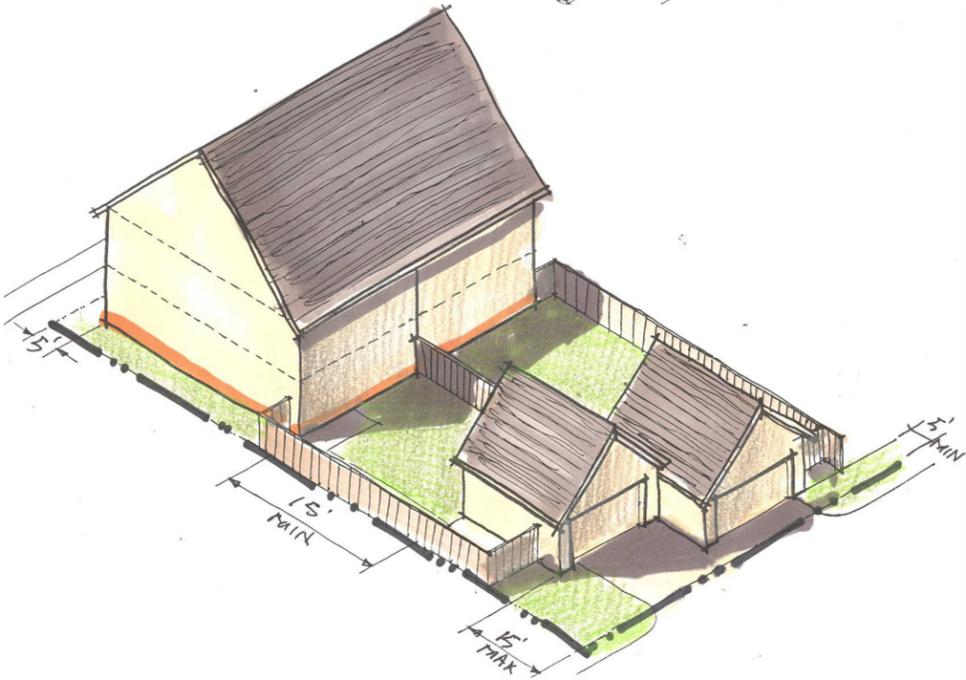
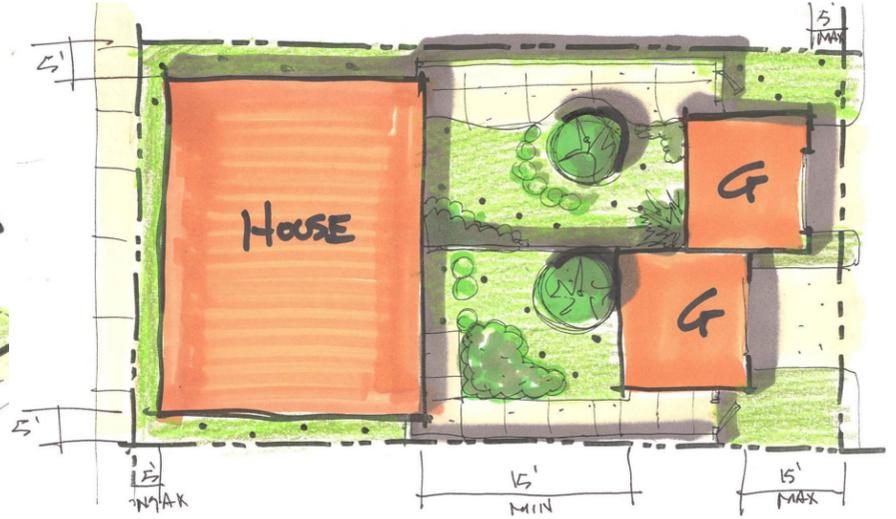
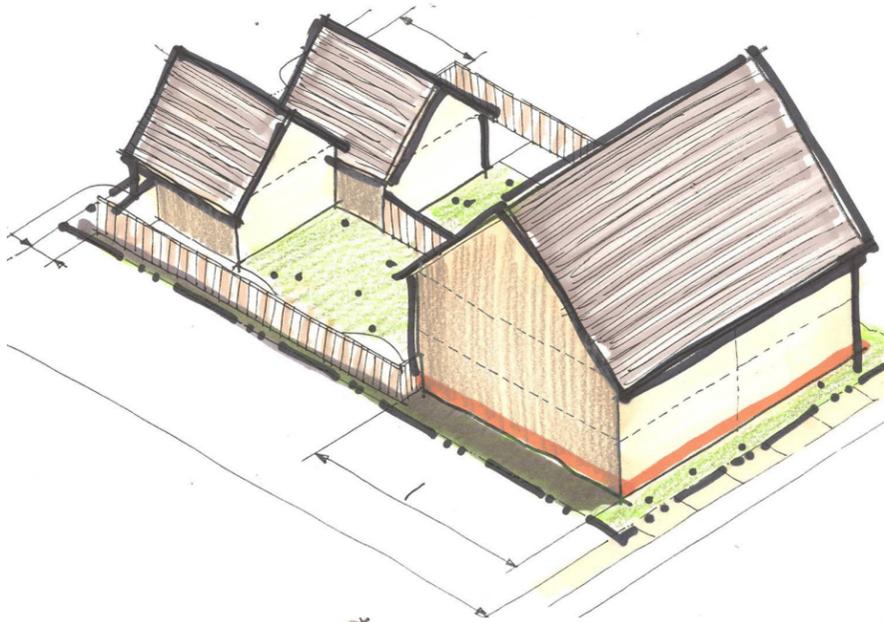


## Building Type: [ E-1 ]

## Patio Home (street loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	<p><b>Front:</b> 5' min. / 15' max. Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.</p> <p><b>Rear:</b> 20' min</p> <p><b>Side:</b> 0'-0" Attached Lots / 5'-0" End Lots</p>
Height	<p><b>Height:</b> 35 ft max. to mean height of roof</p> <p><b>Stories:</b> 1.5 stories min. 2.0 stories max (excluding Basement)</p> <p><b>Raised Foundation:</b> 2 ft. min. above finish grade</p>
Encroachments	<p>Stoops, porches, balconies, bay-windows, breezeways, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)</p> <p><b>Front:</b> Encroachments May extend to prop. Line along 100% of façade</p> <p><b>Side:</b> Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.</p>
Facades	<p><b>Materials:</b> Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review</p>

PARKING	
Location	Front.
Required Spaces	2 spaces per unit.
ADDITIONAL REQUIREMENTS	
Walk	4' min. walk extending from sidewalk to front stoop, porch, or entrance
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.

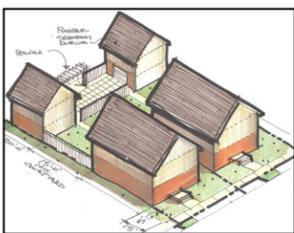
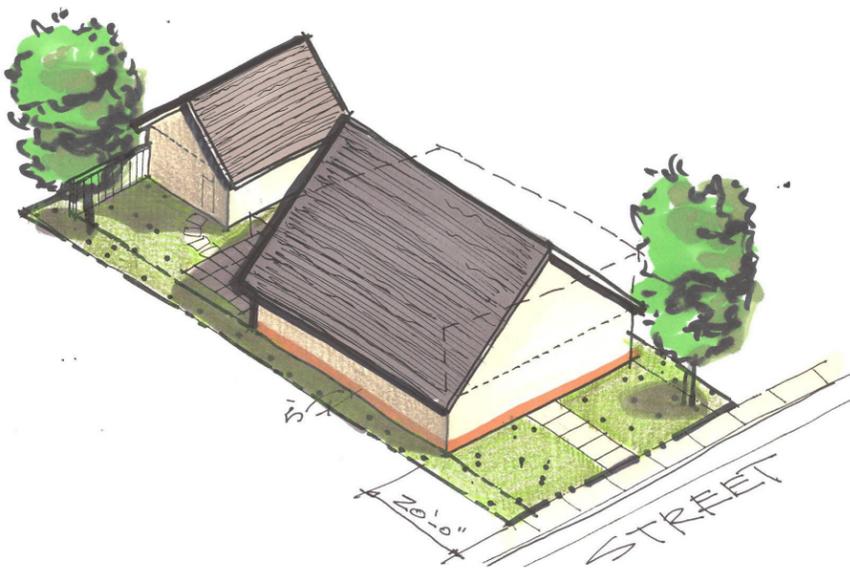
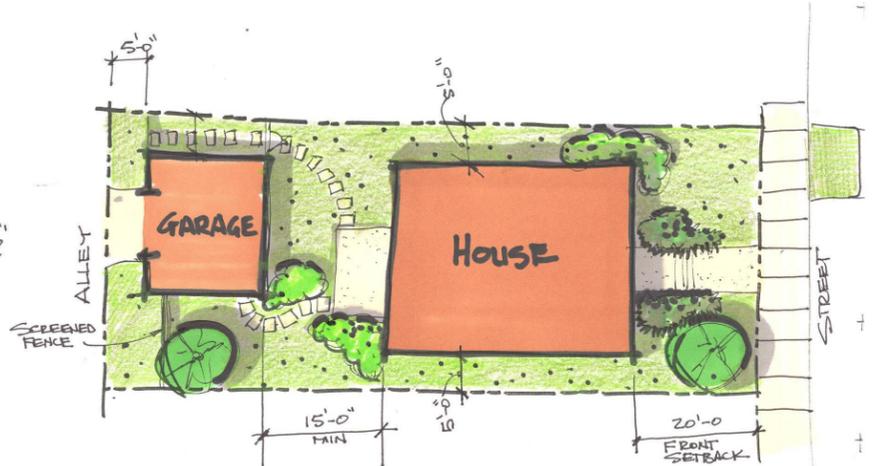
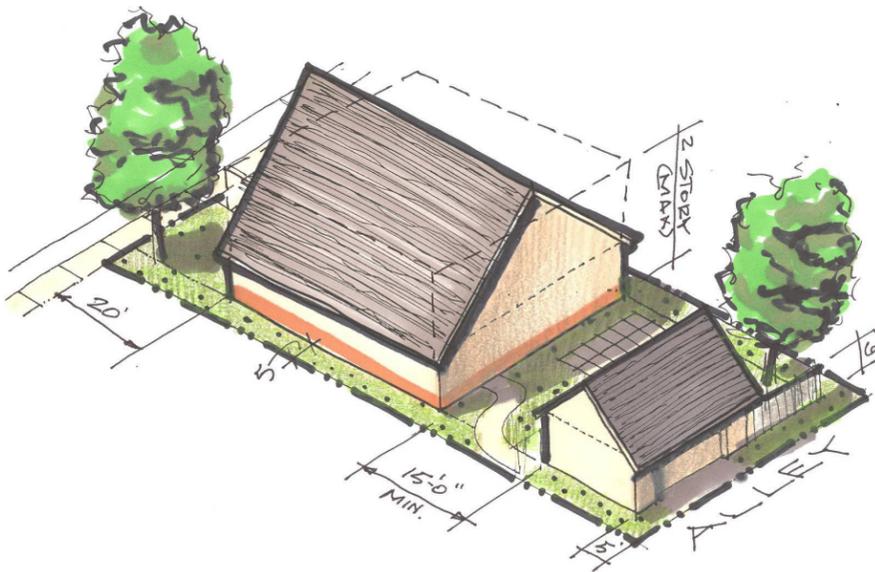


## Building Type: [ E-2 ]

## Patio Home (alley loaded)

LOT	
Width	30' min
Depth	110' min
BUILDING	
Setbacks	Front: 5' min. / 15' max
	Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min.
	Side: 0'-0" Attached / 5'-0" End Lots
Height	35 ft max. to mean height of roof
Stories	1.5 stories min. 2.0 stories max
Raised Foundation	2 ft. min. above finish grade.
Encroachments:	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. Line along 100% of façade
	Side: Encroachments may extend to 5 ft along 30% of a public street, façade, or passage.
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING		
Location	Rear	
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.	
ADDITIONAL REQUIREMENTS		
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.	
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.	
	Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front	3'-0" max ht. between sidewalk and building
	Rear	6'-0" min. ht. between rear yard and service lane.
Side	6'-0" min. ht. between adjacent rear yards	
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.	
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. A portion of glazing must face Alley.	

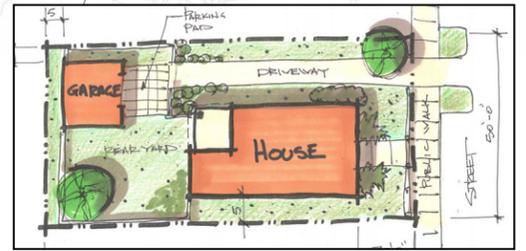
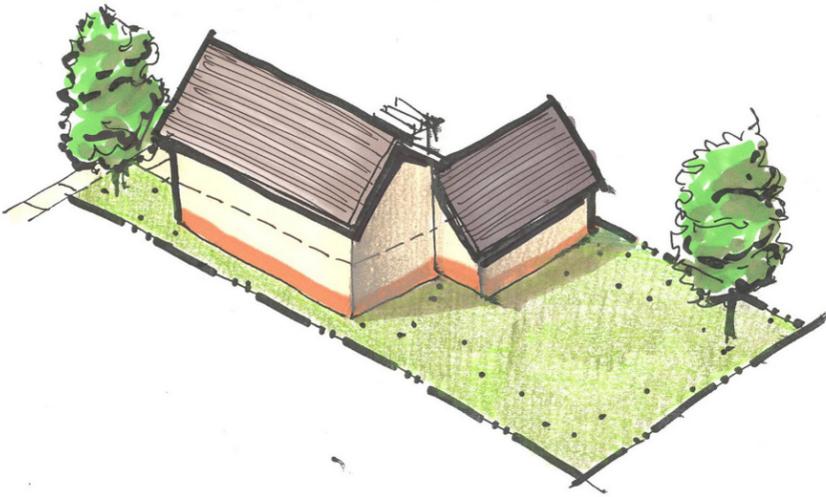
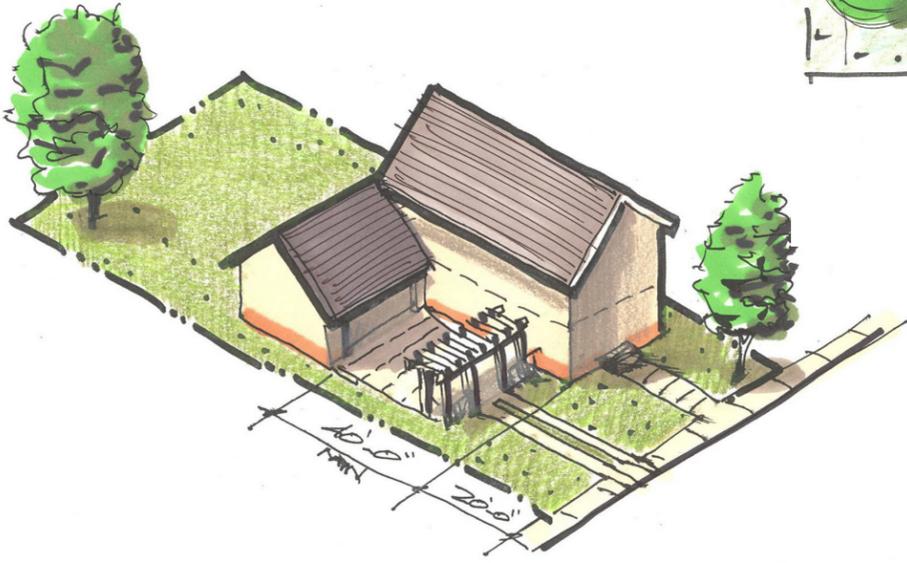
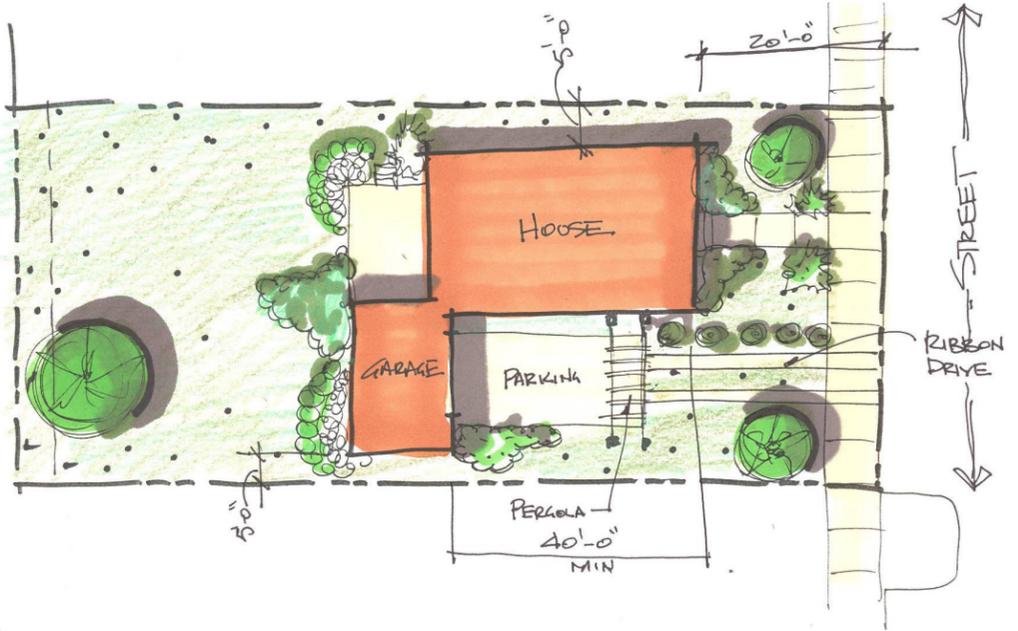


## Building Type: [ F-1 ]

## Single Family (alley loaded)

LOT	
Width	50' min
Depth	110' min
BUILDING	
Setbacks	Front: 20' min
	Rear: 5' or greater than 15'. House and detached garage must be separated by 15' min
	Side: 5' min
Height	Height: 35 ft max. to mean height of roof
	Stories: 2.5 stories max
Encroachments:	Fin. Fl.: Finished Floor Elevation at 24" from finish grade (min)
	Stoops, porches, balconies, bay-windows, breezeways, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
Front:	Encroachments May extend 10' max into setback along 100% of façade
Facades	Materials: Vinyl prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by Neighborhood Design Review

PARKING	
Location	Rear
Required Spaces	2 spaces per unit plus one parking space per secondary dwelling.
ADDITIONAL REQUIREMENTS	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review Guidelines.
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing / screening methods approved by Design Review.
	Front: 3'-0" max ht. between sidewalk and building
	Rear: 6'-0" min. ht. between rear yard and service lane.
	Side: 6'-0" min. ht. between adjacent rear yards
Secondary Dwelling	3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.
	600 S.F. max. (Above Garage only) Exterior stair should land in courtyard or side-yard only. Some glazing must face Alley. No AC on alley side.



## Building Type: [ F-2 ]

## Single Family (street loaded)

LOT	
Width	50' min
Depth	110' min
BUILDING	
Setbacks	Front: 20' min Garages must be recessed 20' min. from front façade. If no garage, the back of parking pads must be recessed 20' minimum from front façade.
	Rear: 20' min
	Side: 5' min
Height	Height: 35 ft max. to mean height of roof
	Stories: 1.5 stories min. 2.0 stories max (excluding Basement)
	Fin. Fl.: Finished Floor Elevation at 24" from finish grade (min)
Encroachments	Stoops, porches, balconies, bay-windows, breezeways, roof overhangs, garage screening, and chimneys (any encroachment into the public ROW must be approved under mandatory referral procedures of the Metro Nashville Government)
	Front: Encroachments May extend to prop. Line along 100% of façade
Facades	Materials: Vinyl is prohibited along public streets except alleys. EIFS is prohibited. Materials must be approved by neighborhood Design Review

PARKING	
Location	Front.
Required Spaces	2 spaces per unit.
ADDITIONAL REQUIREMENTS	
Walk	4' min. Paved Concrete Walk extending from sidewalk to front stoop, porch, or entrance.
Landscaping	All exposed ground surface visible from ROW shall be treated with landscaping materials or groundcovers approved by Design Review
Fencing / Screening	All Courtyards, refuse storage, meters, utility boxes, and mechanical systems, shall be screened from view by fencing or screening methods approved by Design Review.
Front	3'-0" max ht. between sidewalk and building Driveway entrance must be screened as per Design guidelines.
Rear	N/A.
Side	6'-0" min. ht. x 10'-0" min L. between adj. rear yards 3'-0" to 6'-0" ht. between sidewalk and building where rear yard faces ROW, commons, or passage.

SECTION A: RIDGEVIEW URBAN DESIGN OVERLAY BULK STANDARDS. The bulk standards for the Ridgeview Urban Design Overlay (UDO) area that vary from the underlying base zone district standards are presented in this section. General provisions are listed first, followed by Table A-1 in which bulk standards are presented by building type within the UDO.

- 1) **GENERAL PROVISIONS.** The bulk standards that apply broadly within the UDO are as follows:
  - a) **APPLICABILITY OF BASE ZONING DISTRICT STANDARDS:** Base district bulk standards that are not varied by provisions set forth in this section shall apply within the Ridgeview UDO.
  - b) **FLOOR SPACE EXEMPTION FOR PARKING:** Floor space designed for parking, including excess parking not required by the zoning ordinance, shall not be included in the calculation of floor area ratio.
- 2) **TABLE OF BULK STANDARDS AND PARKING REQUIREMENTS BY BUILDING TYPE.** The bulk standards that apply variably by building type within the UDO are presented in Tables A-1a through A-1c.
- 3) **SUPPLEMENTAL STANDARDS.** The bulk standards that are not variations to the bulk standards of the Zoning Regulations of Title 17 of the Code of Metropolitan Government of Nashville and Davidson County Tennessee are listed in Tables A-2a through A-2c.

**TABLE A-1a  
BULK STANDARDS BY BUILDING TYPE:  
RIDGEVIEW UDO**

BULK STANDARD/ PARKING STANDARDS	STACKED FLATS BUILDING TYPE A	LIVE/WORK BUILDING BUILDING TYPE B	COMMERCIAL / MIXED USE BUILDING TYPE C
<b>Front Yard Setback from Front Property Line<sup>a</sup></b>		Minimum: 5 ft. Maximum: 15 ft.	
<b>Side Yard Setback</b>	End Units:	5 ft.	None Required
<b>Rear Yard Setback</b>	Minimum: 25 ft.	Minimum: 20 ft.	None Required
<b>Building Height<sup>b</sup></b>	Minimum: 3 stories Maximum: 4 stories/45 ft.		Minimum: 20 ft. Maximum: 5 stories
<b>Slope of Height Control Plane</b>	None Required		
<b>Max ISR</b>	90%	None Required	

<sup>a</sup> Buildings shall extend across 100% of the lot frontage at the build-to line except for single-loaded access drives and pedestrian passages.

<sup>b</sup> **APPLICABILITY OF BUILDING HEIGHT.** Non-occupiable portions of a building, such as towers, may exceed the maximum allowable building height by a maximum of twenty 20% percent. Height shall be measured to the top of the parapet at the build-to-line. Where pitched roof is used, height shall be measured to the mean height of the roof.

**TABLE A-1b  
BULK STANDARDS BY BUILDING TYPE:  
RIDGEVIEW UDO (CONTINUED)**

BULK STANDARD	TOWNHOUSE BUILDING TYPE D	PATIO HOUSE STREET LOADED BUILDING TYPE E-1	PATIO HOUSE ALLEY LOADED BUILDING TYPE E-2
<b>Front Yard Setback from Front Property Line</b>	Minimum: 5 ft. Maximum: 15 ft.	Minimum: 5 ft. Maximum: 15 ft. Garages must be recessed 20 ft. minimum from the front facade. If no garage, the back of parking pads must be recessed 20 ft. minimum from the front facade.	Minimum: 5 ft. Maximum: 15 ft.
<b>Side Yard Setback</b>	End Unit Minimum: 5 ft. <sup>a</sup>	Minimum: if house is attached to unit on adjacent lot: 5 ft. or greater than 15 ft.	5 ft. None Required
<b>Rear Yard Setback</b>	5ft. or greater than 15 ft. House and garage must be separated a minimum of 15 ft. if detached	Minimum: 20 ft.	House and garage must be separated a minimum of 15 ft. if detached
<b>Minimum Lot Area</b>	Interior Lots: 1,620 sq. ft. End Unit Lots: 2,070 sq. ft.	3,300 sq. ft.	
<b>Driveway Width</b>	No Requirement	12 ft. maximum where they cross the front property line	No Requirement
<b>Maximum Building Height<sup>b</sup></b>	Minimum: 1.5 stories Maximum: 2.5 stories/35 ft.	Minimum: 1.5 stories Maximum: 2 stories/35 ft.	Minimum: 1.5 stories Maximum: 2 stories/35 ft.

<sup>b</sup> **APPLICABILITY OF BUILDING HEIGHT.** Height shall be measured to the mean height of the roof.

**TABLE A-1c  
BULK STANDARDS BY BUILDING TYPE:  
RIDGEVIEW UDO (CONTINUED)**

BULK STANDARD	SINGLE FAMILY ALLEY LOADED BUILDING TYPE F-1	SINGLE FAMILY STREET LOADED BUILDING TYPE F-2	CIVIC/INSTITUTIONAL
<b>Front Yard Set Back from Front Property Line</b>	Minimum: 20 ft.	Minimum: 20 ft. Garages must be recessed 20 ft. minimum from the front facade. If no garage, the back of parking pads must be recessed 20 ft. minimum from the front facade.	
<b>Side Yard Setback</b>	Minimum: 5 ft.	5 ft.	
<b>Rear Yard Setback</b>	5ft. or greater than 15 ft. House and garage must be separated a minimum of 15 ft. if detached	Minimum: 20 ft.	Set by Design Review
<b>Minimum Lot Area</b>	5,500 sq. ft.		
<b>Driveway Width</b>	No Requirement	12 ft. maximum where they cross the front property line	
<b>Maximum Building Height<sup>a</sup></b>	Maximum: 2.5 stories/35 ft.	Minimum: 1.5 stories Maximum: 2 stories/35 ft.	

<sup>a</sup> **APPLICABILITY OF BUILDING HEIGHT.** Height shall be measured to the mean height of the roof.

**TABLE A-2a**  
**SUPPLEMENTAL BULK STANDARDS BY BUILDING TYPE:**  
**RIDGEVIEW UDO**

SUPPLEMENTAL REQUIREMENTS	STACKED FLATS BUILDING TYPE A	LIVE/WORK BUILDING BUILDING TYPE B	COMMERCIAL/MIXED USE BUILDING BUILDING TYPE C
Minimum Lot Width at Front Setback		20 ft.	
Minimum Lot Depth		None Required	
Minimum First Floor Height	10 ft. measured from finished floor to ceiling	12 ft. measured from finished floor to ceiling if the ground floor is commercial	
Minimum Raised Foundation	2 ft.	None Required	
Additional Setback Encroachments <sup>a</sup>	Front: To the property line along 100% of a façade Side: To the property line along 100% of a façade that faces a public street or passage		

<sup>a</sup> ADDITIONAL PERMITTED SETBACK ENCROACHMENTS: Covered stoops, porches, balconies, bay windows, and awnings. Any encroachment into the public right-of-way must be approved under mandatory referral procedures of Metro Nashville Davidson County Government.

**TABLE A-2b**  
**SUPPLEMENTAL BULK STANDARDS BY BUILDING TYPE:**  
**RIDGEVIEW UDO (CONTINUED)**

SUPPLEMENTAL REQUIREMENTS	TOWNHOUSE BUILDING TYPE D	PATIO HOUSE STREET LOADED BUILDING TYPE E-1	PATIO HOUSE ALLEY LOADED BUILDING TYPE E-2
Number of Contiguous Units	Minimum: 3 Maximum: 6	NA	NA
Minimum Lot Width at Front Setback	Interior Lots: 18 ft. End Unit Lots: 23 ft.	30 ft.	
Minimum Lot Depth	90 ft.	110 ft.	
Minimum Raised Foundation		2 ft.	
Additional Setback Encroachments <sup>a</sup>	Front: To the property line along 100% of a façade Side: To 5' along 30% of façade that faces a public street or passage		

<sup>a</sup> ADDITIONAL PERMITTED SETBACK ENCROACHMENTS: Covered stoops, porches, balconies, bay windows, and awnings. Any encroachment into the public right-of-way must be approved under mandatory referral procedures of Metro Nashville Davidson County Government.

**TABLE A-2c**  
**SUPPLEMENTAL BULK STANDARDS BY BUILDING TYPE:**  
**RIDGEVIEW UDO (CONTINUED)**

SUPPLEMENTAL REQUIREMENTS	SINGLE FAMILY ALLEY LOADED BUILDING TYPE F-1	SINGLE FAMILY STREET LOADED BUILDING TYPE F-2	CIVIC/INSTITUTIONAL
Minimum Lot Width at Front Setback		50 ft.	
Minimum Lot Depth		110 ft.	
Minimum Raised Foundation		2 ft.	
Additional Setback Encroachments <sup>a</sup>	Front: 10 ft. maximum along 100% of façade		
Secondary Dwelling	Limited to 600 sq. ft. above garage. Exterior stair should land in courtyard or side yard only. A portion of secondary dwelling glazing shall face alley	NA	Set by Design Review

<sup>a</sup> ADDITIONAL PERMITTED SETBACK ENCROACHMENTS: Covered stoops, porches, balconies, bay windows, and awnings. Any encroachment into the public right-of-way must be approved under mandatory referral procedures of Metro Nashville Davidson County Government.

**SECTION B: RIDGEVIEW UDO FACADE STANDARDS.**

1) GENERAL PROVISIONS. The façade standards that apply to the UDO are presented by building type in Tables B-1a through B-1c.

**TABLE B-1a**  
**FACADE STANDARDS BY BUILDING TYPE:**  
**RIDGEVIEW UDO**

FACADE STANDARD	STACKED FLATS BUILDING TYPE A	LIVE/WORK BUILDING BUILDING TYPE B	COMMERCIAL / MIXED USE BUILDING BUILDING TYPE C
<b>Massing Standards</b>	The width of any unbroken façade plane may not exceed the building height		
<b>Window Systems</b>	None Required	Window systems shall not exceed twenty-five (25) feet in width without being interrupted by another building material	
<b>Public Entrances</b>	A main building entrance shall be provided along all public streets.	A main building entrance shall be provided along all public streets. All doors that front public streets shall be fully glazed, with the exception of doors which are egress only.	
<b>Materials</b>	Exterior Insulation and Finishing Systems (E.I.F.S.) are prohibited from grade to 10 ft. Vinyl siding products are prohibited on the exterior of building facades that face a public street or way, with the exception of an alley.	Exterior Insulation and Finishing Systems (E.I.F.S.) are prohibited from grade to 12 ft. Vinyl siding products are prohibited on the exterior of building facades that face a public street or way, with the exception of an alley.	
<b>Glazing of Facades at Street Level<sup>a</sup></b>	None Required	Minimum: 50% of first floor facades facing public streets Maximum: 3 ft. sill height measured from finish floor Minimum: 8 ft. window head height.	

<sup>a</sup> GLAZED AREA CALCULATION: The first floor glazed area calculation shall be based on the façade area measured to a height of 12 ft. above grade.

**TABLE B-1b  
 FACADE STANDARDS BY BUILDING TYPE:  
 RIDGEVIEW UDO**

FACADE STANDARD	TOWNHOUSE BUILDING TYPE D	PATIO HOUSE STREET LOADED BUILDING TYPE E-1	PATIO HOUSE ALLEY LOADED BUILDING TYPE E-2
<b>Public Entrances</b>	A main building entrance shall be provided along all public streets.		
<b>Materials</b>	Exterior Insulation and Finishing Systems (E.I.F.S.) are prohibited on the exterior of buildings. Vinyl siding products are prohibited on the exterior of building facades that face a public street or way, with the exception of an alley.		
<b>Glazing of facades</b>	10% min. of wall surface facing ROW, open space or commons.	None Required	

**TABLE B-1c  
 FACADE STANDARDS BY BUILDING TYPE:  
 RIDGEVIEW UDO**

FACADE STANDARD	SINGLE FAMILY ALLEY LOADED BUILDING TYPE F-1	SINGLE FAMILY STREET LOADED BUILDING TYPE F-2	CIVIC/INSTITUTIONAL
<b>Public Entrances</b>	A main building entrance shall be provided along all public streets.		Set by Design Review
<b>Materials</b>	Exterior Insulation and Finishing Systems (E.I.F.S.) are prohibited on the exterior of buildings. Vinyl siding products are prohibited on the exterior of building facades that face a public street or way, with the exception of an alley.		

**SECTION C: RIDGEVIEW UDO PARKING AND ACCESS STANDARDS.** Parking standards for the Ridgeview UDO that vary from the underlying base zone district standards are presented in this section. General provisions are listed first, followed by Table C-1 in which parking standards are presented by building type within the UDO.

- 1) **GENERAL PROVISIONS.** The parking standards that apply broadly within the UDO are as follows.
  - a) **EXEMPTION FROM VISIBILITY PROVISION.** Development within the UDO shall be exempt from the "visibility triangle" provisions as set forth in Section 17.20.180 of the zoning code.
  - b) **PARKING STRUCTURE FACADE:** The exterior facade of parking structures facing public streets shall be covered with architectural cladding.
  - c) **PARKING STRUCTURE DESIGN:** The following are design requirements for parking structures
    1. Parking structures must be disguised to have the visible appearance of surrounding climate-controlled buildings;
    2. Parking structures shall conceal automobiles from being visible from the street; and,
    3. Parking structures shall have the appearance of a horizontal storied building.
  - d) **STREET LEVEL LEASABLE FLOOR SPACE IN PARKING STRUCTURES:**
    - i) Parking decks located at street level and fronting public streets shall have no less than one hundred percent (100%) of the lineal street frontage, exclusive of access drives, stairs and elevators, and pedestrian passages, devoted to retail/service uses at a minimum depth of twenty (20) feet.

2) **TABLE OF PARKING STANDARDS.** The parking standards that apply variably by building type within the UDO are presented in Table C-1.

3) **TABLE OF PARKING REQUIREMENTS.** The parking requirements of the Urban Zoning Overlay (UZO) in the Zoning Ordinance shall apply for properties within the Ridgeview UDO. The parking requirements that vary from the UZO that apply in the UDO are listed in Tables C-2a through C-2b by building type.

**TABLE C-1  
 PARKING STANDARDS:  
 RIDGEVIEW UDO**

PARKING STANDARD	STACKED FLATS BUILDING TYPE A	LIVE/WORK BUILDING BUILDING TYPE B	COMMERCIAL/MIXED USE BUILDING BUILDING TYPE C
<b>Location of Parking</b>	No parking allowed between the building and the street.		
<b>Parking Lot Screening on Public Streets</b>	Shade trees are required at a minimum spacing of one per 30 ft. of street frontage. Parking lots shall be screened along all public streets by a minimum 2 ½ ft. high year-round, visually impervious screen. <sup>a</sup>		
<b>Bicycle Parking</b>	None Required	One bicycle parking space for every 10 automobile parking spaces; No fewer than 3 and no more than 50 bicycle/moped parking spaces; spaces located within a maximum distance of 100 feet of the building entrance, or shall be located at least as close as the closest automobile spaces, except for handicapped parking spaces; and, a metal anchor will secure the frame.	
<b>Drive-Thru Service</b>	NA	All views of drive-thru service shall be hidden from view from the public right-of-way.	

<sup>a</sup> SPECIES AND MINIMUM PLANTING STRIP. Trees required for screening purposes shall be located in planting strips that are a minimum of six (6) feet in width.

**Table C-2a  
 PARKING REQUIREMENTS BY BUILDING TYPE:  
 RIDGEVIEW UDO**

PARKING REQUIREMENTS BY BUILDING TYPE	STACKED FLATS BUILDING TYPE A	LIVE/WORK BUILDING BUILDING TYPE B	COMMERCIAL/MIXED USE BUILDING TYPE C
<b>Parking Spaces Required</b>	1 parking space per unit with one bedroom. 1.5 parking spaces per unit with two or more bedrooms. Parking access shall be from a rear alley or lane.	Two parking spaces per unit. Parking requirements for commercial uses shall follow UZO requirements. Tandem parking behind a garage space shall be permitted toward meeting these requirements. Parking and garage access shall be from a rear alley or lane	None Required

**Table C-2b  
 PARKING REQUIREMENTS BY BUILDING TYPE:  
 RIDGEVIEW UDO**

PARKING REQUIREMENTS BY BUILDING TYPE	TOWNHOUSE BUILDING TYPE D	PATIO HOUSE STREET LOADED BUILDING TYPE E-1	PATIO HOUSE ALLEY LOADED BUILDING TYPE E-2
<b>Parking Spaces Required</b>	Two parking spaces per unit plus one parking space per secondary dwelling shall be provided. Tandem parking behind a garage space shall be permitted toward meeting these requirements. Parking and garage access shall be from a rear alley or lane.	Two parking spaces per unit. See table A-1b for additional requirements.	Two parking spaces per unit plus one parking space per secondary dwelling shall be provided. Tandem parking behind a garage space shall be permitted toward meeting these requirements. Parking and garage access shall be from a rear alley or lane.

Table C-2c  
**PARKING REQUIREMENTS BY BUILDING TYPE:**  
 RIDGEVIEW UDO

PARKING REQUIREMENTS BY BUILDING TYPE	SINGLE FAMILY ALLEY LOADED BUILDING TYPE F-1	SINGLE FAMILY STREET LOADED BUILDING TYPE F-2	CIVIC/INSTITUTIONAL
<b>Parking Spaces Required</b>	Two parking spaces per unit plus one parking space per secondary dwelling shall be provided. Tandem parking behind a garage space shall be permitted toward meeting these requirements. Parking and garage access shall be from a rear alley or lane.	Two parking spaces per unit. See table A-1c for additional requirements.	Set by Design Review

**SECTION D: RIDGEVIEW UDO SIGN STANDARDS.** Sign standards for the Ridgeview UDO that vary from the underlying base zone district standards are presented in this section.

- 1) **GENERAL PROVISIONS.** The sign standards that apply broadly within the UDO are as follows.
  - a) **SIGNS NOT PERMITTED:** In addition to signs prohibited in the base zoning district, all signs that are not listed in Table D-1 are prohibited.
  - b) **LIMITATION ON LIGHTING:** Lighted signs shall be either spotlighted, externally lit, or back-lit with a diffused light source.
  - c) **PLACEMENT OF SIGNS:** Signs, other than those on windows, shall be placed so as not to obscure key architectural features or door or window openings.

- 2) **TABLE OF SIGN STANDARDS.** The sign standards for individual permanent on-premise signs permitted within the UDO are presented in Table D-1.

TABLE D-1  
**SIGN STANDARDS:**  
 RIDGEVIEW UDO

PERMANENT ON-PREMISE SIGN STANDARDS	HEIGHT	DISPLAY SURFACE AREA OF INDIVIDUAL SIGNS
Applied Letter Signs: Individual letters applied directly to a façade.	NA	Maximum 5% of the façade area or 30 sq. ft., whichever is smaller
Awning Signs: Sign with letters/logo painted, silk screened or stitched directly onto a building awning.		Maximum signed-area of 5% of the primary building façade, not to exceed 85% of the awning area
Facade Mounted Signs: Signs mounted directly on a building façade.	Shall not extend above roof eaves or parapet.	Maximum 5% of the façade area or 30 sq. ft., whichever is smaller
Facade Painted Signs: Signs painted directly on a building façade.	NA	Maximum 20% of the façade area or 60 sq. ft., whichever is smaller
Window Sign: Sign which is attached to, painted on, or readily visible through a window.		Maximum 25% of window area
Projecting Signs: Sign extending perpendicular from a façade. <sup>a</sup>	Minimum 7 ft. above grade Shall not extend above roof eaves or parapet. Signs shall not exceed 3 feet in width	Maximum 20 sq. ft.
Object Signs: Two or three dimensional signs replicating an object associated with a business <sup>a</sup>	Minimum 7 ft. above grade Shall not extend above roof eaves or parapet.	Maximum 27 cubic ft.

<sup>a</sup> Any sign or portion of a sign which encroaches on the public right-of-way must meet Metro Nashville Government standards and be approved under mandatory referral procedures.

**SECTION E: RIDGEVIEW UDO LANDSCAPING, BUFFERING, FENCING AND SCREENING STANDARDS.** Landscaping for the Ridgeview UDO that vary from the underlying base zone district standards are presented in this section.

- 1) **GENERAL PROVISIONS.** The landscape standards that apply broadly within the UDO are as follows:
  - d) The landscape buffer yard requirements between zoning districts in the Ridgeview UDO are waived.
  - e) All exposed ground surface visible from right-of-way shall be treated with landscaping materials or groundcovers approved by Design Review.
  - f) All refuse storage, meters, utility boxes, and mechanical systems shall be screened from view by structure or fencing/screening methods approved by Design Review. Supplemental fencing/screening standards by building type are listed in table E-1a through E-1c
  - g) All plant materials shall meet the minimum standard of the American Standards for Nursery Stock.
  - h) All continuous roadways to incorporate the same type of canopy trees.
  - i) Minimum tree size to be 1 1/2" caliper or 6 ft. tall for evergreen trees at installation. Canopy trees to be 2 1/2" caliper at installation.
  - j) No more than 25% of the trees to be any one species.
  - k) No guy wires allowed on any new tree planting. Sub-grade tree stakes are to be used in lieu of wiring.
  - l) All landscape or planting related plans shall be sealed by a professional landscape architect registered in the state of Tennessee.
  - m) Existing canopy trees in the Community Green shall be limbed to a height of 6 ft. Existing trees shall have all dead material and limbs removed to ensure public safety.
  - n) The following species are prohibited: Silver Maple (Acer saccharinum), Mimosa (Albizia julibrissin), Hackberry (Celtis laevigata), Hackberry (Celtis occidentalis), Osage Orange (Maclura pumifera), Crabapple (Malus species), Royal Paulownia (Paulownia tomentosa), White Pine (Pinus strobus), Purple Leaf Plum (Prunus cerasifera "Atropurpurea"), Bradford Pear (Pyrus calleryana "Bradford"), American Elm (Ulmus Americana), Leyland Cypress (Cupressocyparis leylandii).

2) TABLE OF SUPPLEMENTAL FENCING/ WALK/ SCREENING STANDARDS. The supplemental fencing and screening standards for properties within the UDO are presented by building type in Table E-1a through E-1c.

**TABLE E-1a  
SUPPLEMENTAL FENCING/ WALK/  
SCREENING STANDARDS BY BUILDING TYPE:  
RIDGEVIEW UDO**

FENCING/WALK/ SCREENING STANDARD	STACKED FLATS BUILDING TYPE A	LIVE/WORK BUILDING BUILDING TYPE B	COMMERCIAL / MIXED USE BUILDING BUILDING TYPE C
<b>Front</b>	3 ft. maximum height between sidewalk and building	NA	NA
<b>Rear</b>	NA	NA	NA
<b>Side</b>	NA	NA	NA
<b>Required Walks</b>	5 ft. min. walk extending from sidewalk to front stoop, porch or entrance; and 5 ft min. walk between building and parking; 8' min. clear passage extending from ally to street, spaced a maximum of 100 ft. apart	6' minimum walk extending from sidewalk to front stoop, porch or entrance.	None Required

**TABLE E-1b  
SUPPLEMENTAL FENCING/ WALK/ SCREENING STANDARDS BY BUILDING TYPE:  
RIDGEVIEW UDO (CONTINUED)**

FENCING/ WALK/ SCREENING STANDARD	TOWNHOUSE BUILDING TYPE D	PATIO HOUSE STREET LOADED BUILDING TYPE E-1	PATIO HOUSE ALLEY LOADED BUILDING TYPE E-2
<b>Front</b>	3 ft. maximum height between sidewalk and building		
<b>Rear</b>	6 ft. minimum height between rear yard and service lane shall be required	NA	6 ft. minimum height between rear yard and service lane shall be required
<b>Side</b>	6 ft. minimum height between adjacent rear yards shall be required. 3 ft. to 6 ft. height between sidewalk and building where rear yard faces a public street or passage shall be required.	6 ft. minimum height by 10 ft. minimum length between adjacent rear yards shall be required. 3 ft. to 6 ft. height between sidewalk and building where rear yard faces a public street or passage shall be required.	6 ft. minimum height between adjacent rear yards shall be required. 3 ft. to 6 ft. height between sidewalk and building where rear yard faces a public street or passage shall be required.
<b>Required Walks</b>	4 ft minimum walk extending from sidewalk to front stoop, porch or entrance		

**TABLE E-1c  
SUPPLEMENTAL FENCING/ WALK/ SCREENING STANDARDS BY BUILDING TYPE:  
RIDGEVIEW UDO (CONTINUED)**

FENCING/ WALK/ SCREENING STANDARD	SINGLE FAMILY ALLEY LOADED BUILDING TYPE F-1	SINGLE FAMILY STREET LOADED BUILDING TYPE F-2	CIVIC/INSTITUTIONAL
<b>Front</b>	3 ft. maximum height between sidewalk and building		Set by Design Review
<b>Rear</b>	6 ft. minimum height between rear yard and service lane shall be required.		None Required

Side	6 ft. minimum height between adjacent rear yards shall be required. 3 ft. to 6 ft. height between sidewalk and building where rear yard faces a public street or passage is required.	3 ft. to 6 ft. height between sidewalk and building where rear yard faces a public street or passage is required.
<b>Required Walks</b>	4 ft minimum walk extending from sidewalk to front stoop, porch or entrance	

**SUPPLEMENTAL STANDARDS**

SECTION F: OPEN SPACE REQUIREMENTS: The following are minimum open space requirements for the Ridgeview UDO.

- 1) GENERAL PROVISIONS. The open space standards that apply broadly within the UDO are as follows:
  - a) Open space shall be provided at a rate of 1 acre for every 30 dwelling units.
  - b) Open space shall be protected against private building development and environmental damage by conveying to the city, homeowners' association and/or a land trust, an open space easement restricting the area in perpetuity against any future building, and against the removal of soil, trees and other natural features, except as the Planning Commission determines is consistent with conservation or recreational purposes.
  - c) Provisions shall be made to ensure that no more than 20 percent of the common open space will be devoted to public structures such as courts or recreation buildings. Parking lots shall not be located within or along the side of a street bordering parks, greens and squares.

2) TABLE OF OPEN SPACE STANDARDS. The open space standards for open space within the UDO are presented in Table F-1.

**TABLE F-1  
OPEN SPACE STANDARDS:  
RIDGEVIEW UDO**

OPEN SPACE STANDARD S	PLAZA	NEIGHBORHOOD PARK	COMMUNITY GREEN	PLAYGROUND	TRAILWAY	BUFFER NATURAL SPACE
<b>Size</b>	Minimum: 0.5 acres Maximum: 1.0 acre	Minimum: 2.0 acres	Minimum: 0.5 acres Maximum: 2.0 acres	Minimum: 0.1 acres Maximum: 1.0 acre	NA	NA
<b>Design</b>	Formal	Formal/Informal	Formal/Informal	NA	Informal	
<b>Location</b>	Fronted by public buildings	At edge of neighborhoods	Fronted by residential uses	In public view	Starts at trailheads and connector routes	At border of UDO and undeveloped areas
<b>Maximum Paving</b>	85%	20%	30%	20%	10%	NA
<b>Character Requirements</b>	Surrounded by buildings on at least three sides	Utilizes natural undeveloped areas. Open play provided.	Incorporates natural features. Trails, open play, and performance and gathering areas are encouraged.	Equipment addresses all play age groups throughout the site	Used by pedestrians and cyclists in all areas. Access shall occur at 1000 ft. or less	Utilize natural buffer. Screening to include native plant materials.

SECTION G: FRONT AND REAR WALK STANDARDS. The following are minimum standards for front and rear walks for buildings within the UDO.

- 1) GENERAL PROVISIONS. The front and rear walk standards that apply broadly within the UDO are as follows:

- a) For Building Type A, a 5 ft. minimum width paved concrete walk extending from sidewalk to a front stoop, porch, etc. shall be required. A 5 ft. minimum width paved concrete walk along rear building façade shall be required. An 8 ft. minimum clear passage extending from alley to street must be provided with a minimum spacing of 100 ft.
- b) For Building Type B, a 6 ft. minimum width paved concrete walk extending from sidewalk to a front stoop, porch, etc. shall be required.
- c) For Building Types D, E-1, E-2, F-1, and F-2, a 4 ft. minimum width paved concrete walk extending from sidewalk to a front stoop, porch, etc. shall be required.

SECTION H: ARCHITECTURAL STANDARDS. The covenants and restrictions shall establish architectural standards consistent with the guidelines and objectives of the Ridgeview UDO

SECTION I: RIDGVIEW PROPERTY OWNERS ASSOCIATION STANDARDS. The Covenants and Restrictions for all property within this Urban Design Overlay must be filed with the register of Deeds of Nashville/Davidson County by the owner and noted on a final plat(s) before a lot is sold or a building permit is issued.

- 1) Conditions, Covenants, and Restrictions must be reviewed by the Planning Department Director in order to verify that the following items are provided:
  - a) Create a property Owners' Association with mandatory membership for each property owner;
  - b) Establish architectural standards that are in conformity with the objectives and guidelines of this UDO;
  - c) Create a Design Review, led by the developer, process of all new construction for compliance with the architectural standards for the development;
  - d) Create a Modification Review Committee of residents to review changes to existing buildings;
  - e) Provide for ownership, development, and maintenance of private open spaces, community facilities, community meeting hall(s), community lighting and fixtures, community street furniture and fixtures, other common areas, and any other items listed as community maintenance responsibilities;
  - f) Provide for the maintenance of landscaping and trees within the streetscape;
  - g) Require a yearly updated listing of all community maintenance responsibilities;
  - h) Require the collection of assessments based on maintenance and replacement cost using an accepted inflation rate multiplied by the expected life of the installation;
  - i) Be effective for a term of not less than fifty (50) years.

SECTION J: SECONDARY DWELLING. A secondary dwelling may be permitted for Building Types D, E-2, and F-1, on no more than 25% of the lots with a square footage not exceeding 600 square feet of conditioned space. The secondary dwelling may be attached or detached.

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**Traffic & Parking Recommendations**

Baby Ruth shall be constructed as a 60' wide collector.  
 The internal roadway from Bell Road to Baby Ruth shall be designated as a collector.  
 The design of the roundabouts on the internal roadway from Bell Road to Baby Ruth shall be approved by Public Works.  
 The project entrance to Bell Road shall consist of one 12' wide eastbound lane, one 11' wide westbound left turn lane, and one 12' wide westbound right turn lane. These lanes shall be a minimum of 350' long plus taper, per A Policy on Geometric Design of Highways and Streets published by AASHTO.  
 Construct an 11' wide, 150' long plus taper, per A Policy on Geometric Design of Highways and Streets published by AASHTO, northbound right turn lane on Bell Road at the project entrance.  
 Install a traffic signal on Bell Road at the project entrance.  
 Sidewalks will be provided through the project to provide continuous connectivity to the sidewalks on Bell Road.

Note: Photo Credits in section 4E are from the resource library of the "Charter for New Urbanism" website [www.cnu.org](http://www.cnu.org)

**SIGN STANDARDS**

**Allowable signs, sizes, material, content and lighting shall be subject to Design Review Guidelines.**

**APPLIED LETTER SIGNS**

Individual letters applied directly to a façade. The display surface area shall have a maximum 5% of the façade area or 30% sq. ft., or whichever is smaller.

**AWNING SIGNS**

Sign with letters/logo painted, silk-screened or stitched directly onto a building awning. The display surface area shall have a maximum signed-area of 5% of the primary building façade not to exceed 85% of the awning area.

**FAÇADE MOUNTED SIGNS**

Signs painted directly on a building façade. The display surface area shall have a maximum 20% of the façade area or 60 sq. ft., or whichever is smaller.

**WINDOW SIGN**

Sign that is attached to, painted on, or readily visible through a window. The display surface area shall have a maximum of 25% of window area.

**PROJECTING SIGNS**

Sign that extends perpendicular from a façade. The height shall be a minimum of 7 ft. above grade. The sign height shall not extend above roof eaves of parapet. Signs shall not exceed 3 feet in width. The display surface area shall have a maximum of 20 sq. ft.

**OBJECT SIGNS**

Two or three-dimensional signs replicating an object associated with a business. The height shall be a minimum of 7 ft. above grade, and shall not extend above roof or eaves or parapet. Display surface area shall have a maximum of 27 cubic ft.

# Appendix

**Traffic Analysis Recommendations**

The analyses presented in this study indicate that the following roadway and traffic control improvements and modifications will be needed in order to ensure safe and efficient traffic operations within the study area:

In order to facilitate turning movements into the project site, a northbound right turn lane should be constructed on Bell Road at the proposed project site. This turn lane should include at least 150 feet of storage and should be designed and built to AASHTO standards.

The proposed project access on Bell Road should be constructed to include one eastbound entering lane and two westbound exiting lanes. The westbound exiting lanes should be striped as separate left and right turn lanes. Also, each of these existing lanes should include at least ? feet of storage and should be designed and built to AASHTO standards.

In conjunction with the completion of the proposed project, a new traffic signal should be installed on Bell Road at the proposed project. This traffic signal should include a left turn signal phase for southbound motorists, as well as right turn overlap signal phases for the westbound and northbound motorists.

As planned, Baby Ruth Lane should be extended north as a two-lane roadway in order to provide access to the proposed project site. In the future, this facility could be extended farther north to Zelida Avenue and Hamilton Church Road. If this future extension is completed, this roadway will serve as a collector roadway between Murfreesboro Road and Mt. View Road, parallel to the Bell Road arterial facility. Such a connection would help to relieve the high existing and projected traffic volumes on Bell Road. Also, a significant amount of undeveloped property is adjacent to this future collector roadway, and depending on the density of future development on this property, the future traffic volumes on Baby Ruth Lane could be as high as 8,000-10,000 vehicles per day.

In conclusion, implementation of the above recommendations, in conjunction with the development of the proposed project, will facilitate the traffic operations at the intersections within the study area.