

Cleveland Park/McFerrin Specific Plan

Development Summary	
SP Name	Cleveland Park/McFerrin SP
SP Number	2014SP-076-001
Council District	5 (Scott Davis)
Applicant	Councilmember Scott Davis Metropolitan Council Office One Public Square, Suite 204 P. O. Box 196300 Nashville, Tennessee 37219

Site Data Table	
Site Area	238.26 acres +/-
Existing Zoning	RS5
Proposed Zoning	SP
Allowable Land Uses	Detached accessory dwelling units and all uses permitted in RS5

Standard SP Notes

1. The purpose of this SP is to permit detached accessory dwelling units and all standards of RS5 for primary and accessory structures that are not detached accessory dwelling units.
2. The subject properties do not lie within flood hazard areas as identified by FEMA on Maps 47037C0217F and 47037C0209F, Dated April 20, 2001.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.
4. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. No new Detached Accessory Dwelling Units may be built within public water, sewer, or utility easements.
6. Property within the SP shall be treated as RS5 for the purposes of proposed subdivisions. All Subdivision Regulations apply, including Section 3-5.

General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea #5). Properties included in the SP are located in the following structure policy areas:

- Urban Neighborhood Evolving (T4 NE)
- Urban Neighborhood Maintenance (T4 NM)
- Urban Neighborhood Center (T4 NC)
- Urban Community Center (T4 CC).

In addition, all parcels are located within the Detailed Neighborhood Design Plan for the Cleveland Park, McFerrin Park and Greenwood Neighborhoods (adopted February 9, 2006).

This Specific Plan will permit detached accessory dwelling units (DADUs) in certain locations while maintaining the existing RS5 zoning for all primary and accessory structures that are not DADUs. This is consistent with the goals of the DNDP to preserve the existing single-family character within the core of the neighborhoods, while expanding housing options to help create affordable housing alternatives. The bulk and massing standards included in the SP for DADUs will ensure that the single-family context at the street is maintained. In addition, the access standards included in the SP help achieve the pedestrian-oriented goals of the DNDP by restricting access to alleys where available and prohibiting additional curb cuts for properties without access to an improved alley.

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All standards of RS5 shall apply for primary structures and accessory structures that do not include detached accessory dwellings.

"Accessory dwelling, detached," also referred to as detached accessory dwelling, means a detached dwelling unit separate from the principal single-family structure.

Detached Accessory Dwellings shall be permitted on any lot with an improved alley abutting the rear or side property line or on any lot over 7,500 square feet. The dwelling shall be clearly subordinate in size, height, and purpose to the principal structure, it shall be located on the same lot as the principal structure, but may be served by separate utility meter(s) and is detached from the principal structure. A detached accessory dwelling can be an independent structure or it can be a dwelling unit above a garage, or it can be attached to a workshop or other accessory structure on the same lot as the principal structure.

Detached Accessory Dwelling Standards:

1. A detached accessory dwelling may only be located behind the principal structure.
2. Driveway Access.
 - a. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling.
 - b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
 - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
3. Bulk and Massing.
 - a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
 - b. On lots less than 10,000 square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet
 - c. On lots 10,000 square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.
 - d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.
 - e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty seven feet in height.
4. Design Standards.
 - a. The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
 - b. The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roofslope by covering no more than fifty percent of the roof.
 - c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.
5. Historic Properties.
 - a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.

- b. Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
6. Ownership
 - a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
 - b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
 - c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
7. Setbacks. The setbacks for a detached accessory dwelling shall meet the setback found in Section 17.12.040.E. of the Zoning Code for accessory buildings.
8. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.



The properties in gray on the above map are included in the SP.