

# 3rd Avenue and Mildred Shute

2015SP-004-001

## A Quality Live/Work Mixed-Use Development Specific Plan (SP) District

November 25, 2014

Revised January 13, 2015

For  
Owner / Developer:

**SAF Properties, L.L.C.**

By

MANUEL ZEITLIN ARCHITECTS



TEL 615 256.2880  
FAX 615 256.4839

516 HAGAN ST., STE. 100, NASHVILLE, TN 37203



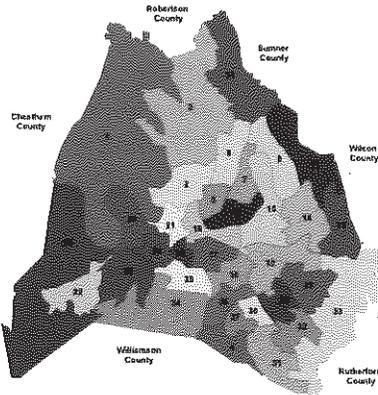
**Anderson, Delk, Epps & Associates Inc.**

ENGINEERING • PLANNING • SURVEYING  
618 Grassmere Park Drive - Suite 4  
Nashville, Tennessee 37211

## 3RD AVENUE AND MILDRED SHUTE SPECIFIC PLAN ZONING DISTRICT

**Application #:** 2015SP-004-001

**Council District:** 17



**Council Member :**



Ms. Sandra Moore

**Parcel ID #:** Map 105-3, Parcels 38, 39, 40, 41, 41.01, 42, 43, 44, and 45

**Submittal Date:** November 25, 2014  
Revised January 13, 2015

**Developer:** SAF Properties, LLC  
7175 Nolensville Road, Suite 207  
Nolensville, Tennessee 37135  
Contact : Fred Yazdian

**Submitted by:** Anderson, Delk, Epps & Associates, Inc.      Manuel Zeitlin Architects  
618 Grassmere Park Drive, Suite 4      & 516 Hagan St., Suite 100  
Nashville, Tennessee 37211      Nashville, TN 37203

### **PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:**

The purpose of the proposed Specific Plan (SP) District is to allow for the development of a 64-unit mixed use development. At the Pre-Application Conference with Metro Planning, the staff suggested that the Developer use the SP District due to the site constraints. The constraints consist of the size, shape and location of the property, minimum building setbacks, roadway right-of-ways, etc. Due to all the existing restrictions on the property, the SP District gives the required flexibility to develop the tract of land. The Developer believes the SP District will allow the property to be developed in a way that will meet the neighborhood's concerns, market demands, and be suitable to the site and surroundings.

### **PROPOSED PLANS CONSISTENCY WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:**

The Current Land Use Policy is "T4 Urban Neighborhood Maintenance"

The Proposed Land Use Policy is "T4 Urban Mixed Use Neighborhood "

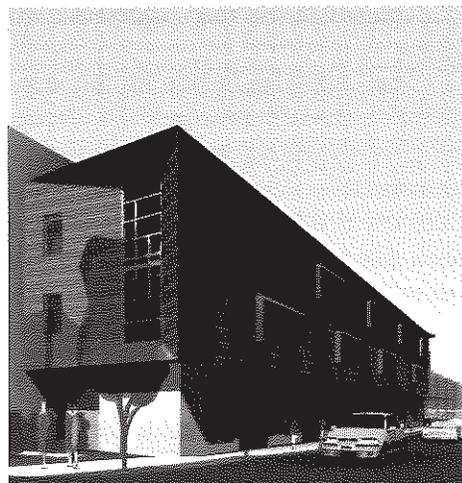
The plan meets the goals of the T4 Urban (Neighborhood Urban Transect Category) as set forth in *The Community Character Manual 2012*. The manual places a T4 Urban Transect Category on the property, which supports mixed use neighborhoods.

### **PROPOSED SP DEVELOPMENT FOR T4 URBAN TRANSECT CATEGORY WOULD HAVE THE FOLLOWING CHARACTERISTICS:**

- The development would interface well with existing and proposed developments in the surrounding area and provide a smooth transition from one area to another.
- The development would provide the surrounding neighborhood better access to a commercial center.
- Good infrastructure, desirable housing stock, and proximity to a commercial center provide the opportunity for a complete neighborhood.

## LIST OF PROPOSED ALLOWABLE USES:

The use in the proposed SP District would be commercial and residential mixed use, and detailed uses based on type of use are included in the table below.



### PERMITTED USES WITHIN DIFFERENT TYPES OF USAGE

Residential Uses	Educational Uses	Office Uses	Commercial Uses	Communication Uses		
Multi-Family	Personal Instruction	General Office	Business Service	Audio/video Tape Transfer		
			Furniture Store			
			Grocery Store			
Consignment Sale		Leasing/Sales Office		Personal Care Services	Multi-media Production	
				Restaurant, Full-service		
Home Occupation						Restaurant, Take-out
	Retail					

Live/Work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office/industrial use and a residential component that is occupied by the same resident.

## EXISTING CONDITIONS ON THE SITE:

The site is vacant at the present time. It is bounded to the north by Mildred Shute, east by 3rd Avenue South, to the south by residential parcels zoned R6, and to the west by Alley #147 and CS zoned property.

The site is currently zoned R6 with an Urban Zoning Overlay.

The Land Use Policy for the area is proposed to be amended from T4 Urban Neighborhood Maintenance to T4 Urban Mixed Use Neighborhood. The T4 Urban Mixed Use Neighborhood areas are intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development. Buildings are found regularly spaced and built to the back edge of the sidewalk with minimum spacing between buildings. Parking is behind or beside the buildings and is generally accessed by side streets or alleys.

## BULK PROVISIONS:

**Site Area :** 1.152± Acres

### Number of Units Proposed:

#### Level One

One-bedroom Residential	10 Units
Live/Work (maybe Studio) **	10 Units

#### Level Two and Three

One-Bedroom Residential	40 Units
One-Bedroom Deluxe Residential	<u>4 Units</u>

Total Number of Units 64 Units

\*\* All Live/Work Units shall have handicap access.

**Proposed Multifamily Density:** 55.6 Units/Acre

### Proposed Building Square Footage for Each Use:

One-Bedroom Apartments	39,000 Sq. Ft.
Live/Work	7,000 Sq. Ft.
Commercial/Restaurant/Retail/Etc.	1,900 Sq. Ft.

**Gross Non-Residential Floor Area:** 8,900 Sq. Ft.

**Proposed Non-Residential F.A.R:** 0.18

**Maximum Building Height:** 3 Stories or 45'

## BULK PROVISIONS (CON'T):

**Required Vehicle Parking: 57 Spaces**

**Development Parking Requirement**

Land Use	Number / Size	UZO Zoning Rate <sup>(1)</sup>	Parking Requirement (space)
Multifamily (1-Bedroom & Studio Units)	54 units	1.0 space / unit	54
Residential Subtotal	--	--	54
Allowable Reductions	--	10% Transit + 1 space per 2 on-street spaces <sup>(2)</sup>	-11
<b>Residential Total with Reductions</b>	--	--	<b>43</b>
Restaurant	1,900 s.f.	First 1,000 s.f. exempt 1.0 space / 150 s.f. of floor space in excess of 1,000 s.f.	6
Retail	3,500 s.f.	First 2,000 s.f. exempt 1.0 space / 200 s.f. for floor space in excess of 2,000 s.f.	8
Office	3,500 s.f.	First 2,000 s.f. exempt 1.0 space / 500 s.f. for floor space in excess of 2,000 s.f.	3
Commercial Subtotal	--	--	17
Allowable Reductions	--	10% Transit + 10% Pedestrian Access	-3
<b>Commercial Total with Reductions</b>	--	--	<b>14</b>
<b>TOTAL WITHOUT REDUCTIONS</b>	--	--	<b>71</b>
<b>TOTAL WITH REDUCTIONS</b>	--	--	<b>57</b>
Notes:			
1) Based on the Metro Government of Nashville and Davidson County Code of Ordinances parking and loading requirements, Chapter 17.20 Article II. UZO rates utilized where applicable.			
2) On-street parking reduction accounts for 4 new on-street spaces on Mildred Shute Avenue provided by the development and 8 existing on-street spaces on 3 <sup>rd</sup> Avenue along the property frontage.			

Parking requirement chart taken from Traffic Study by R.P.M  
Transportation Consultants L.L.C.

<b>Onsite Parking Count :</b>	Compact Sized Spaces (30% Max) :	19
	Handicap Parking Spaces :	2
	Standard Sized Spaces :	45
	<b>Total :</b>	<b>66</b>

**Offsite Parking Count :** Onstreet Parallel Parking (Mildred Shute Ave) : 4

**Proposed Bicycle Parking :** 20 Spaces

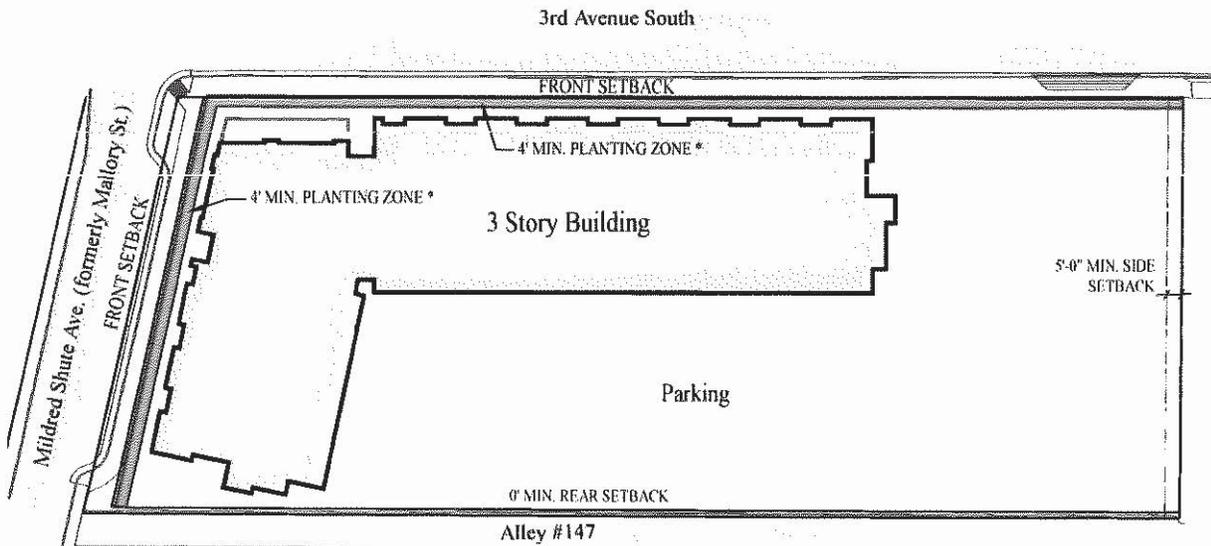
## BUILDING AND LOT STANDARDS :

Unit types proposed in the building will be a mixture of commercial and residential with the building having setbacks on all sides. Vehicular access to the building and associated parking area is via 3rd Avenue South and Alley #147. The primary pedestrian entrance for the live/work units is the street frontage along 3rd Avenue South and Mildred Shute, and there is a primary entrance for the residential units in the rear of the building, which leads to individual unit entrances via a lobby.

### Bulk Standards:

#### **Building Setbacks :**

- Minimum Front Setback : 0 ft. (both 3rd Avenue South and Mildred Shute)  
\* See note below
- Minimum Side Setback : 5 ft.
- Minimum Rear Setback : 0 ft. (Alley #147)



\* There is a minimum 4' planting zone between the back of all public roadside sidewalks and the face of the building.

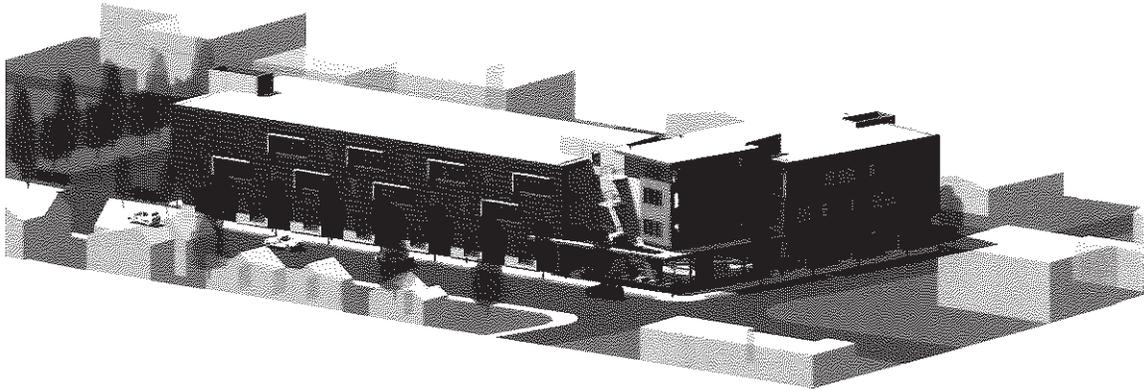
### **NOTES :**

- Proposed Right-of-way dedications as shown on the Preliminary SP Plan are to be dedicated prior to issuance of any building permits.
- Roadside cross sections for Mildred Shute Ave and 3<sup>rd</sup> Ave. South to be coordinated with Metro Public Works prior to Final SP Submittal.

## ARCHITECTURAL STANDARDS:

### General:

1. Refer to exhibits for general architectural elements.



### Walls:

1. Exterior walls: masonry on first floor, horizontal metal paneling for upper floors, cementitious paneling.
2. Aluminum storefront windows and operable windows for upper level units.
3. See elevations on attached exhibits.

### Attachments:

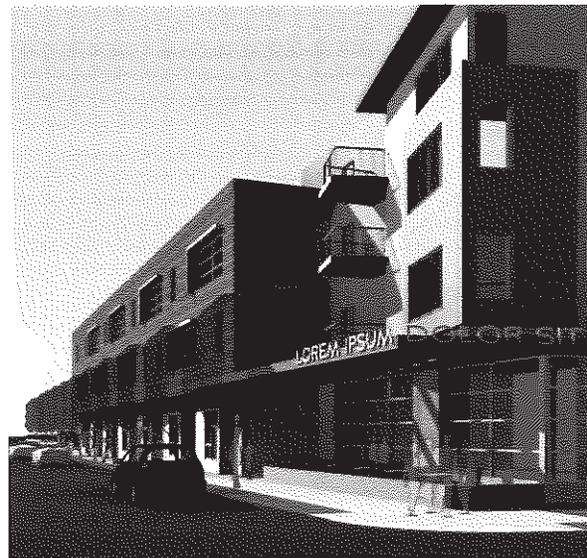
1. Refer to attached exhibits.

### Roofs:

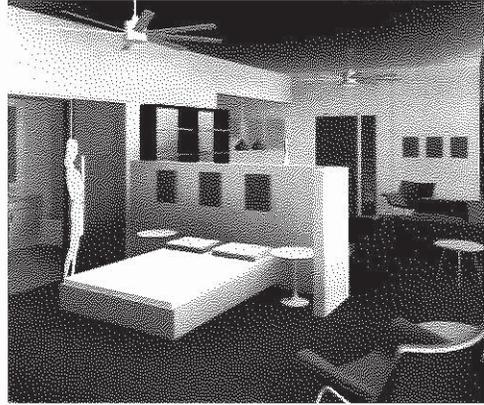
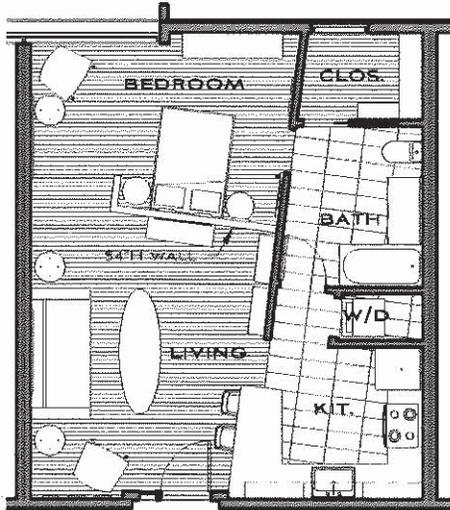
1. Low slope TPO or equivalent (not visible).

### Trim:

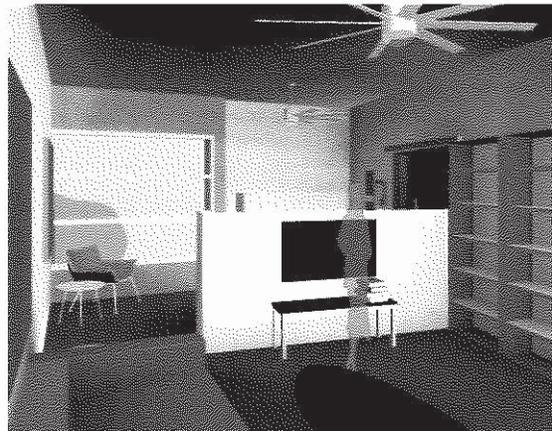
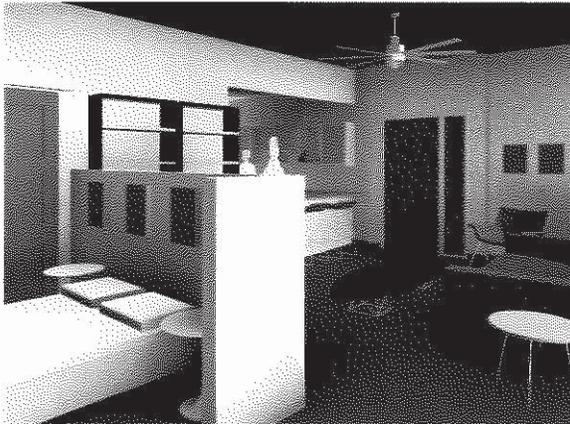
1. Refer to attached exhibits.



**EXAMPLES OF RESIDENTIAL UNITS:**



1 TYP. UNIT PLAN  
1/8" = 1'-0"  
0 4' 8' 16'



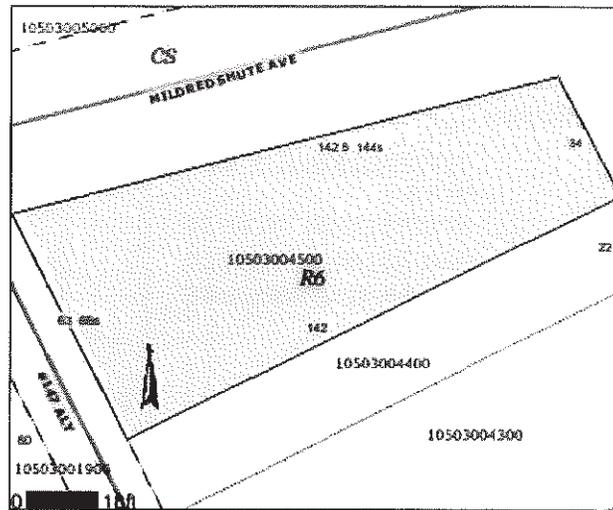
**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 45:**



800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004500  
**Property Address:** 1101 3RD AVE S  
NASHVILLE, TN 37210  
**Owner Information:** YAZDIAN, FRED & SAM &  
GRANDVIEW EIGHT GP  
7177 NOLENSVILLE RD  
STE B 3  
NOLENSVILLE, TN 37135  
Date Acquired: 9/3/2010  
Document: QC-20100907  
0070729

**General Information:** Census Tract: 16000  
Council District: 17  
Land Use: 010, VACANT  
RESIDENTIAL LAND The  
classification for assessment  
purposes is not a zoning  
designation and does not speak to  
the legality of the current use of the  
subject property.



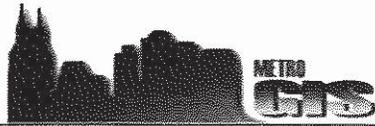
**Property Information:** Description: PT LOT 1 W W SULLIVANS PLAN  
Acreage: .16  
Dimensions: 34X142  
Document: DB-00004432 0000606

**Zoning:**  
Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE  
FOOT LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:**  
Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$0.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$10,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03805

**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 44:**



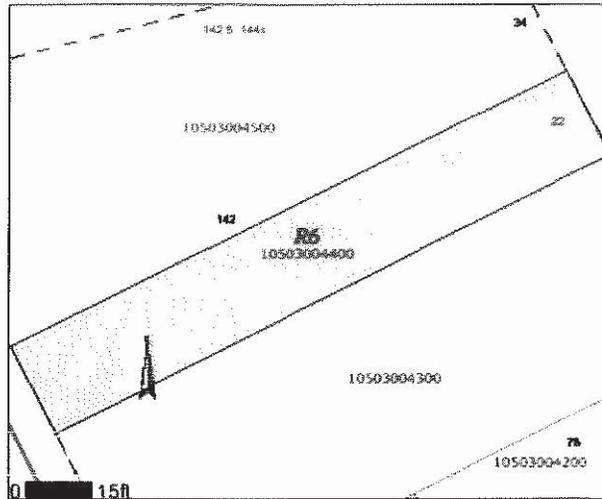
800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004400

**Property Address:** 1103 3RD AVE S  
NASHVILLE, TN 37210

**Owner Information:** YAZDIAN, FRED & SIROOS  
& GRANDVIEW EIGHT, GP,  
THE  
7177 NOLENSVILLE RD  
STE B 3  
NOLENSVILLE, TN 37135  
Date Acquired: 9/3/2010  
Document: QC-20100907  
0070730

**General Information:** Census Tract: 16000  
Council District: 17  
Land Use: 010, VACANT  
**RESIDENTIAL LAND** The  
classification for assessment  
purposes is not a zoning  
designation and does not speak to  
the legality of the current use of the  
subject property.



**Property Information:** Description: PT LOT 1 W W SULLIVANS PLAN  
Acreage: .06  
Dimensions: 22X142  
Document: DB-00001166 0000308

**Zoning:**  
Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: O73-650

**Overlays:**  
Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$0.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$1,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$1,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03810

**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 43:**



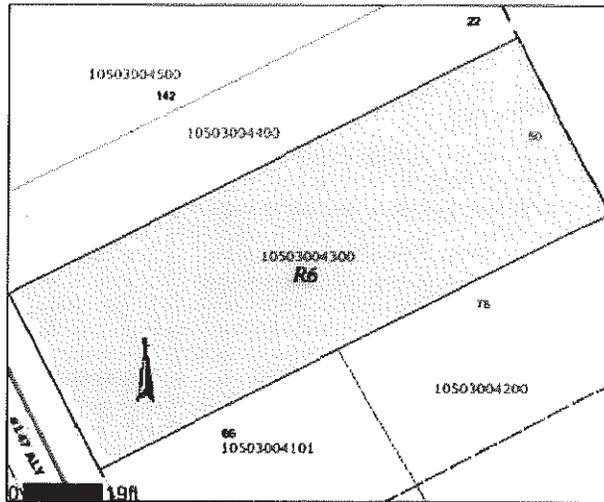
800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004300

**Property Address:** 1105 3RD AVE S  
NASHVILLE, TN 37210

**Owner Information:** YAZDIAN, FRED & SIROOS  
& GRANDVIEW EIGHT, GP,  
THE  
7177 NOLENSVILLE RD  
STE B 3  
NOLENSVILLE, TN 37135  
Date Acquired: 9/3/2010  
Document: QC-20100907  
0070730

**General Information:** Census Tract: 16000  
Council District: 17  
Land Use: 010, VACANT  
RESIDENTIAL LAND The  
classification for assessment  
purposes is not a zoning  
designation and does not speak to  
the legality of the current use of the  
subject property.



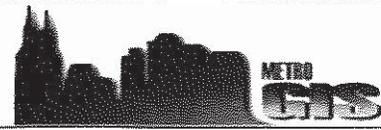
**Property Information:** Description: PT LOT 1 W W SULLIVANS PLAN  
Acreage: .16  
Dimensions: 50X142  
Document: DB-00002301 0000235

**Zoning:** Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: O73-650

**Overlays:** Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$0.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$10,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03815

# METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 42:



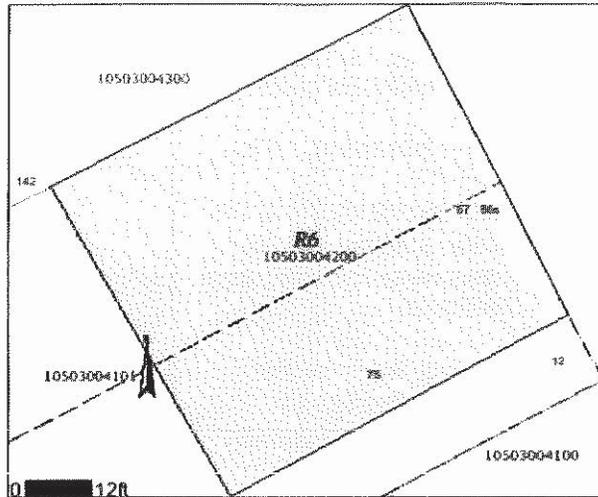
800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004200

**Property Address:** 1107 3RD AVE S  
NASHVILLE, TN 37210

**Owner Information:** YAZDIAN, FRED & SIROOS  
& GRANDVIEW EIGHT, GP,  
THE  
7177 NOLENSVILLE RD  
STE B 3  
NOLENSVILLE, TN 37135  
Date Acquired: 9/3/2010  
Document: QC-20100907  
0070730

**General Information:** Census Tract: 16000  
Council District: 17  
Land Use: 010, VACANT  
RESIDENTIAL LAND The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.



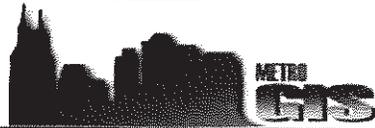
**Property Information:** Description: PT LOTS 1 2 W W SULLIVAN PLAN  
Acreage: .11  
Dimensions: 67X75  
Document: DB-00004284 0000402

**Zoning:** Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:** Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$0.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$10,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03817

**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 41.01:**



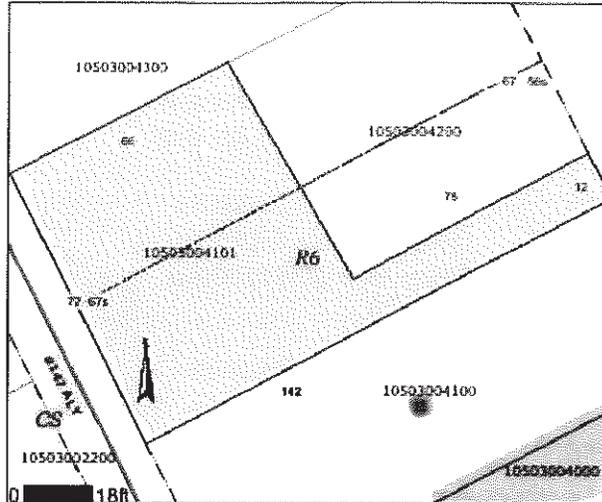
800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004101

**Property Address:** 0 3RD AVE S  
NASHVILLE, TN 37210

**Owner Information:** YAZDIAN, FRED & SIROOS  
& GRANDVIEW EIGHT, GP,  
THE  
7177 NOLENSVILLE RD  
STE B 3  
NOLENSVILLE, TN 37135  
Date Acquired: 9/3/2010  
Document: QC-20100907  
0070730

**General Information:** Census Tract: 16000  
Council District: 17  
Land Use: 010, VACANT  
RESIDENTIAL LAND The  
classification for assessment  
purposes is not a zoning  
designation and does not speak to  
the legality of the current use of the  
subject property.



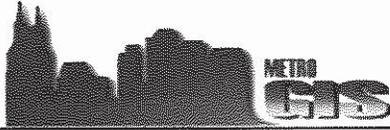
**Property Information:** Description: PT LOTS 1 2 W W SULLIVAN PLAN  
Acreage: .15  
Dimensions: 12X142  
Document: DB-00004392 0000003

**Zoning:** Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:** Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$0.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$10,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03820

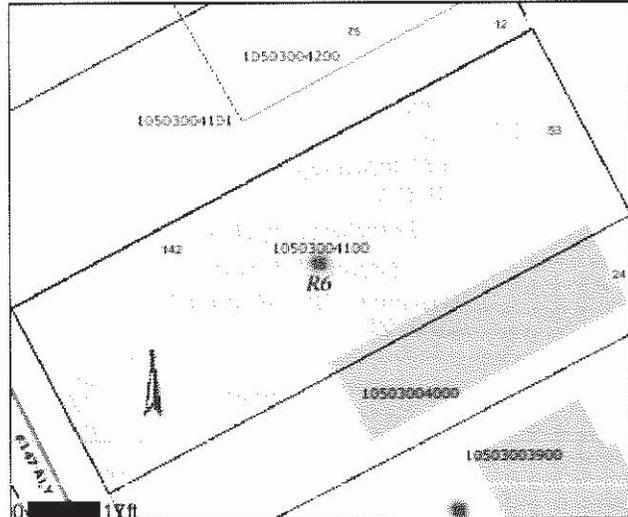
**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 41:**



800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004100  
**Property Address:** 1109 3RD AVE S  
NASHVILLE, TN 37210  
**Owner Information:** YAZDIAN CONSTRUCTION  
7177 NOLENSVILL RD STE B 3  
NOLENSVILLE, TN 37135  
Date Acquired: 9/3/2010  
Document: QC-20100907 0070726

**General Information:** Census Tract: 37016000  
Council District: 17  
Land Use: 010, VACANT RES LAND  
The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.



**Property Information:** Description: LOT 15 W W SULLIVANS PLAN  
Acreage: .16  
Dimensions: 53X142  
Document: PL-00000547 0000121

**Zoning:**  
Zoning: R6, ONE&TWO FAMILY 6,000 SQUARE FOOT LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: O73-650

**Overlays:**  
Overlay District: OV-UZO, URBAN ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$0.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$10,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03830

**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 40:**

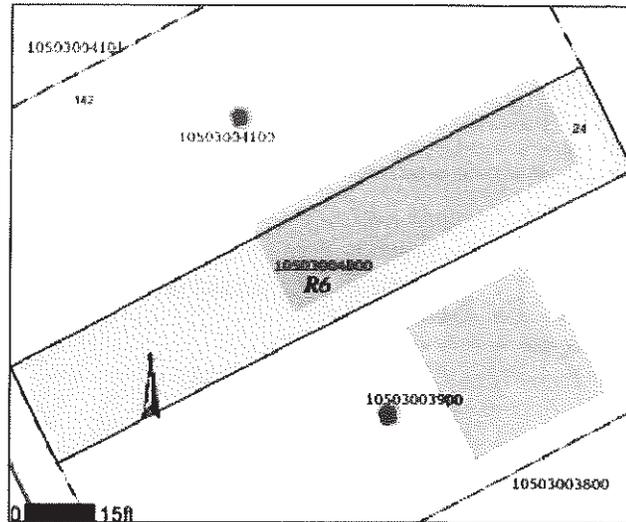


800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503004000  
**Property Address:** 1111 3RD AVE S  
NASHVILLE, TN 37210

**Owner Information:** GRANDVIEW EIGHT, GP  
7177 NOLENSVILLE PIKE  
B-3  
NOLENSVILLE, TN 37135  
Date Acquired: 1/13/2014  
Document: DB-20140114  
0003653

**General Information:** Census Tract: 37016000  
Council District: 17  
Land Use: 011, SINGLE FAMILY  
The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.



**Property Information:** Description: PT LOT 2 W W SULLIVANS PLAN  
Acreage: .07  
Dimensions: 24X142  
Document: DB-00004650 0000479

**Zoning:** Zoning: R6, ONE&TWO FAMILY 6,000 SQUARE FOOT LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: O73-650

**Overlays:** Overlay District: OV-UZO, URBAN ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$80,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$22,300.00  
Total Appraised Value: \$32,300.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03840

**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 39:**



800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503003900  
**Property Address:** 1113 3RD AVE S  
NASHVILLE, TN 37210  
**Owner Information:** GRANDVIEW EIGHT, G.P.,  
THE  
7177 NOLENSVILLE RD  
STE B  
NOLENSVILLE, TN 37135  
Date Acquired: 3/27/2014  
Document: DB-20140331  
0026414

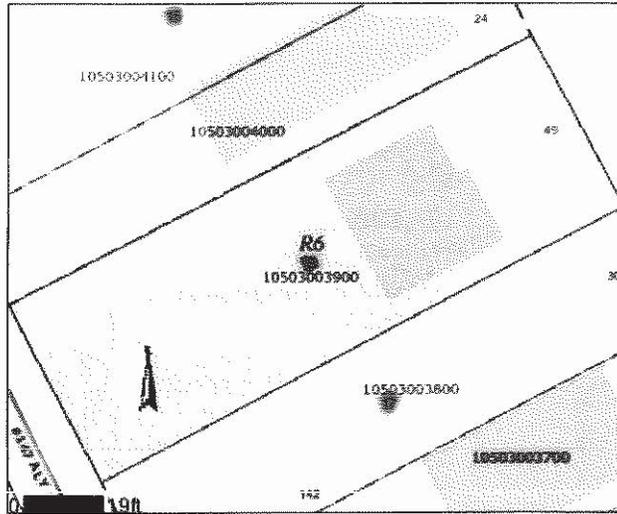
**General Information:** Census Tract: 37016000  
Council District: 17  
Land Use: 011, SINGLE FAMILY The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.

**Property Information:** Description: PT LOT 16 W W SULLIVAN PLAN  
Acreage: .16  
Dimensions: 49X142  
Document: PL-00000547 0000121

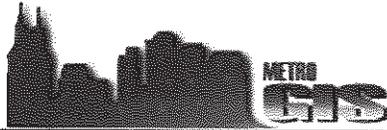
**Zoning:** Zoning: R6, ONE&TWO FAMILY 6,000 SQUARE FOOT LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:** Overlay District: OV-UZO, URBAN ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$195,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$41,300.00  
Total Appraised Value: \$51,300.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03845

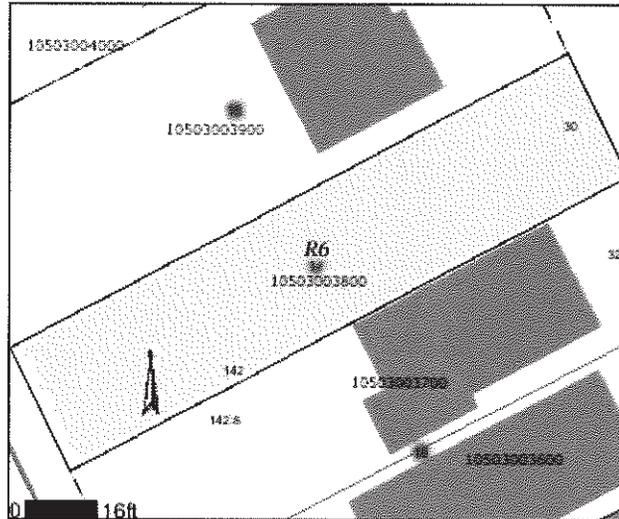


**METRO GIS PROPERTY INFORMATION - MAP 105-3, PARCEL 38:**



800 2nd Ave S  
Nashville, TN 37210  
www.nashville.gov/mpc

**Parcel ID:** 10503003800  
**Property Address:** 1115 3RD AVE S  
NASHVILLE, TN 37210  
**Owner Information:** SAUDERS RENTAL  
PROPERTIES, LLC  
1212 3RD AVE S #A  
NASHVILLE, TN 37210  
Date Acquired: 2/6/2007  
Document: DB-20070208  
0016737



**General Information:** Census Tract: 37016000  
Council District: 17  
Land Use: 010, VACANT  
RES LAND The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.

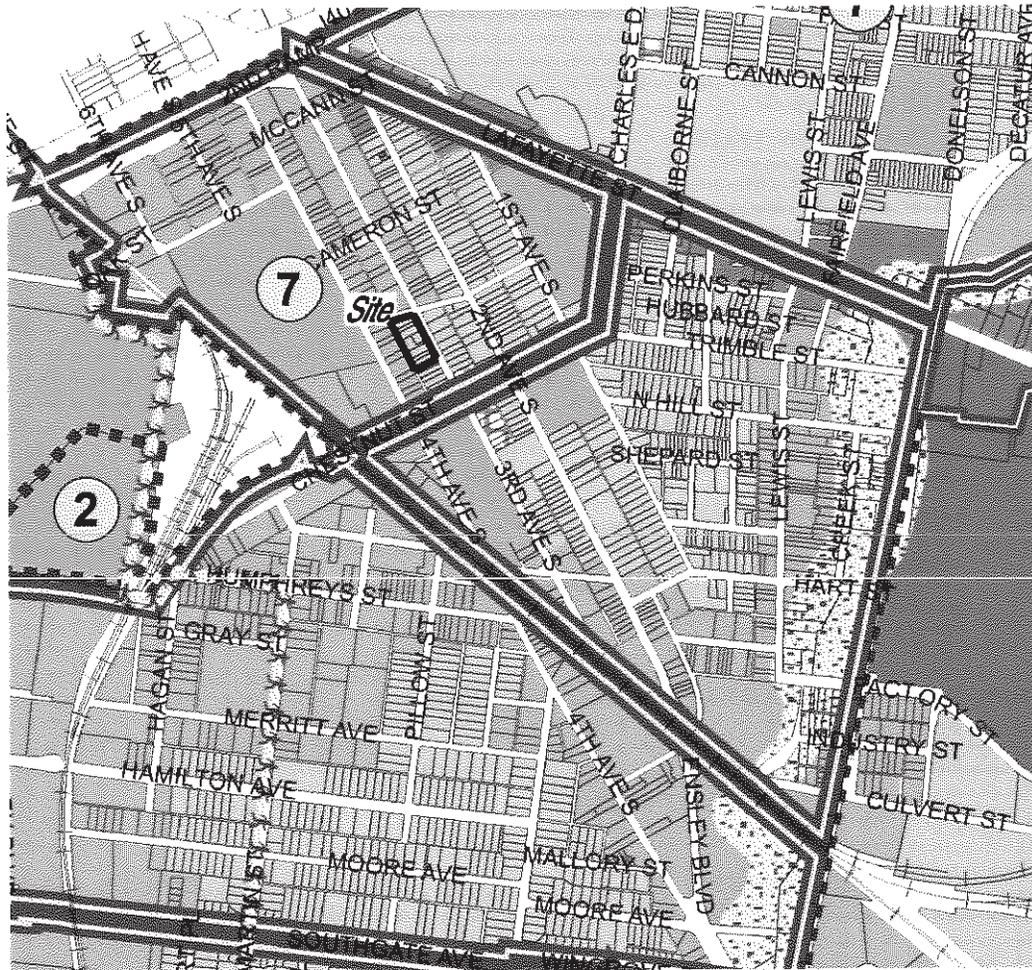
**Property Information:** Description: PT LOT 17 W W SULLIVAN PLAN  
Acreage: .11  
Dimensions: 30X142  
Document: PL-00000547 0000121

**Zoning:**  
Zoning: R6, ONE&TWO  
FAMILY 6,000 SQUARE FOOT  
LOT  
Date Effective: 12/24/1974  
Case Number:  
Bill Number: 073-650

**Overlays:**  
Overlay District: OV-UZO, URBAN  
ZONING OVERLAY  
Date Effective: 7/25/2007  
Case Number: 2007Z-060U-05  
Bill Number: BL2007-1426

**Assessment Information:** Sale Price: \$13,000.00  
Date Assessed: 1/1/2013  
Classes: R  
Land Appraised Value: \$10,000.00  
Improvement Appraised Value: \$0.00  
Total Appraised Value: \$10,000.00  
USD/GSD: URBAN SERVICES DISTRICT  
Service Area/Field Book: 15W 03850

**SOUTH NASHVILLE COMMUNITY  
LAND USE POLICY PLAN**



**Land Use Plan Policy Categories**

- NCO** **Natural Conservation**  
Designates areas of natural or cultural resources that are worthy of protection. NCO areas are intended to be used in accordance with the appropriate development.
- OS** **Open Space**  
Designates areas of public or private open space that are intended to be used for recreation, passive recreation, and environmental protection.
- POS** **Potential Open Space**  
Areas intended to be used for passive recreation or open space that may be developed in the future.

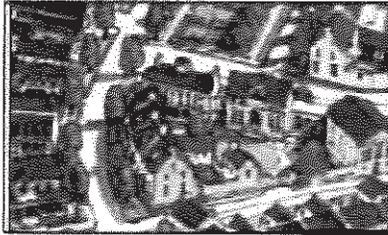
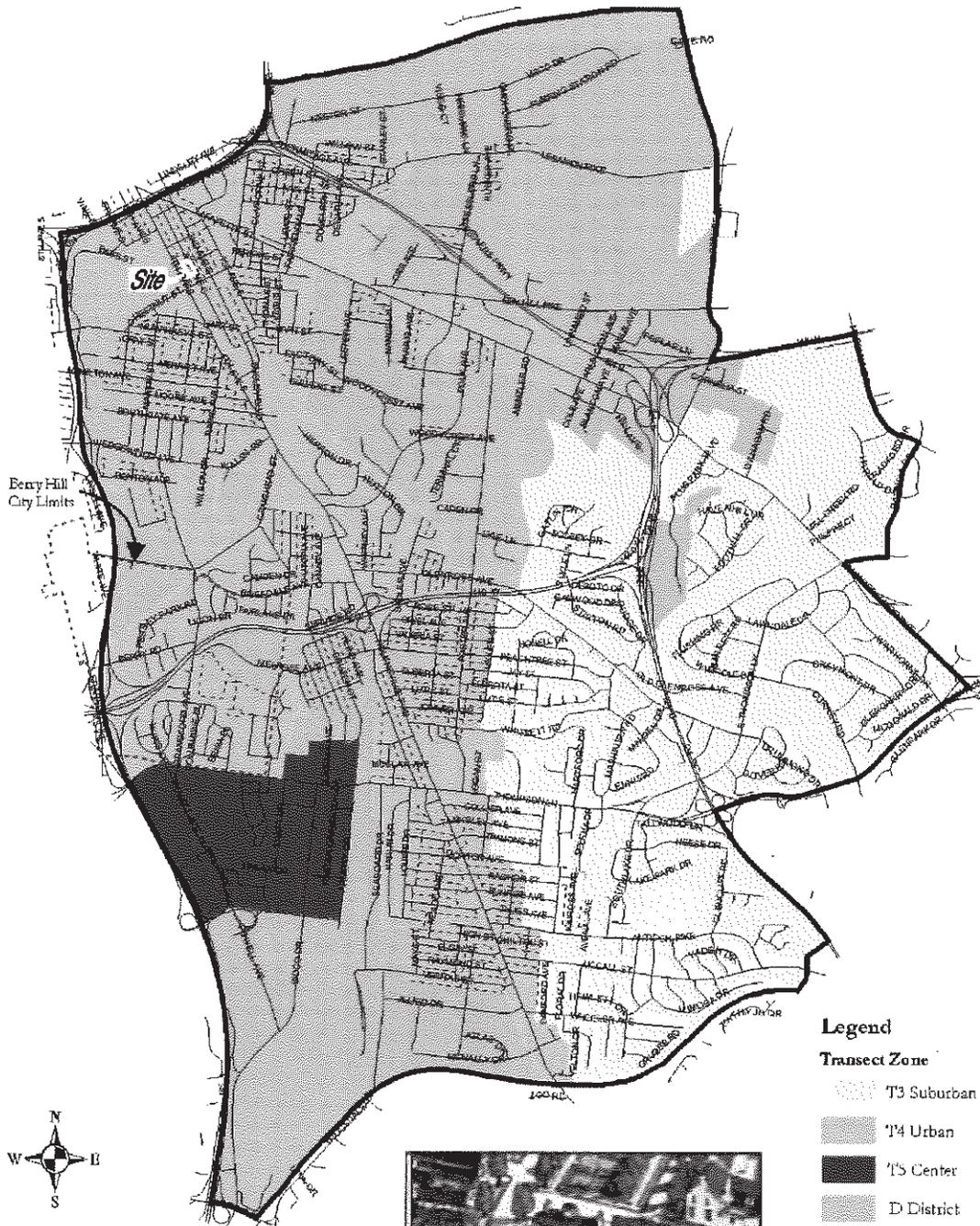
- RL** **Residential Low Density**  
Residential use with a density of 10 units per acre.
- RLM** **Residential Low-Medium Density**  
Residential use with a density of 15-20 units per acre.
- RM** **Residential Medium Density**  
Residential use with a density of 25-30 units per acre.
- RMH** **Residential Medium High Density**  
Residential use with a density of 35-40 units per acre.
- NG** **Neighborhood General**  
Residential use with a density of 40-50 units per acre.

- SI** **Major Institutional**  
Residential use with a density of 10 units per acre.
- OC** **Office Concentration**  
Residential use with a density of 10 units per acre.
- NC** **Neighborhood Center**  
Residential use with a density of 10 units per acre.
- CC** **Community Center**  
Residential use with a density of 10 units per acre.
- NU** **Neighborhood Urban**  
Residential use with a density of 10 units per acre.

- CMC** **Commercial Mixed Concentration**  
Residential use with a density of 10 units per acre.
- IN** **Industrial**  
Residential use with a density of 10 units per acre.
- I** **Impact**  
Residential use with a density of 10 units per acre.
- W** **Water**  
Residential use with a density of 10 units per acre.

- SE** **Special Event District**  
Residential use with a density of 10 units per acre.
- ES** **Event Space**  
Residential use with a density of 10 units per acre.
- CS** **Community Space**  
Residential use with a density of 10 units per acre.
- PS** **Public Space**  
Residential use with a density of 10 units per acre.





**URBAN T4**

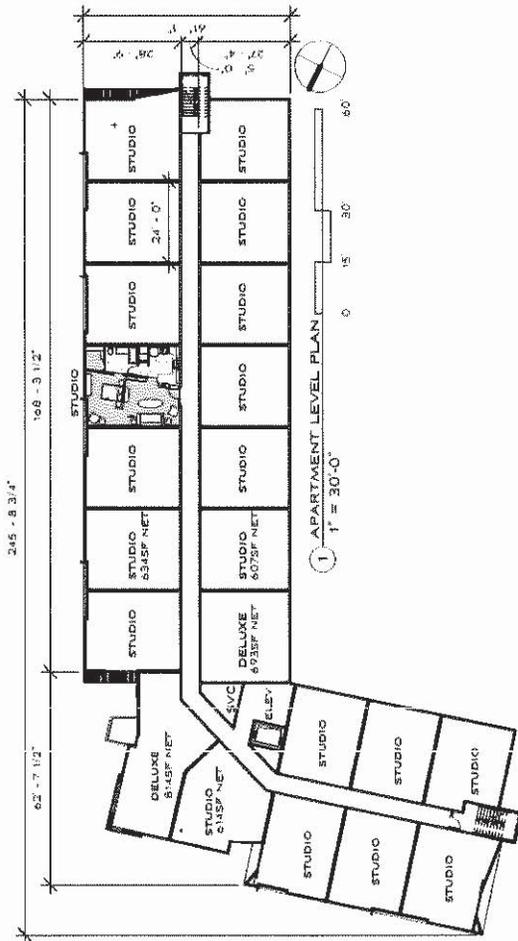
**SITE – AERIAL PHOTO :**



Aerial Photo Taken From Google Earth - Imagery Date April 25, 2014



**PRELIMINARY PLAN EXHIBIT - APARTMENT LEVEL :**



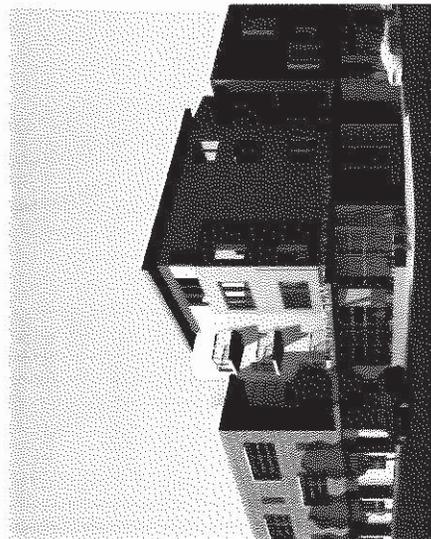
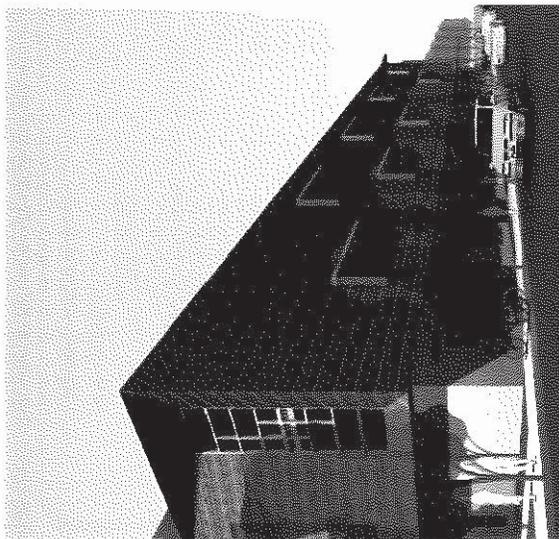
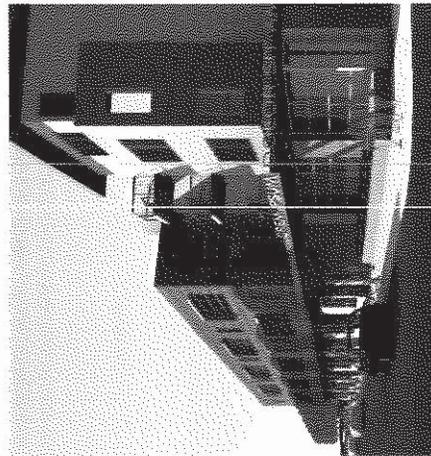
**3RD & MILDRED SHUTE**  
 APARTMENT LEVEL  
 PLAN  
 SP SUBMITTAL  
 NOVEMBER 20, 2014 1357

**A2**

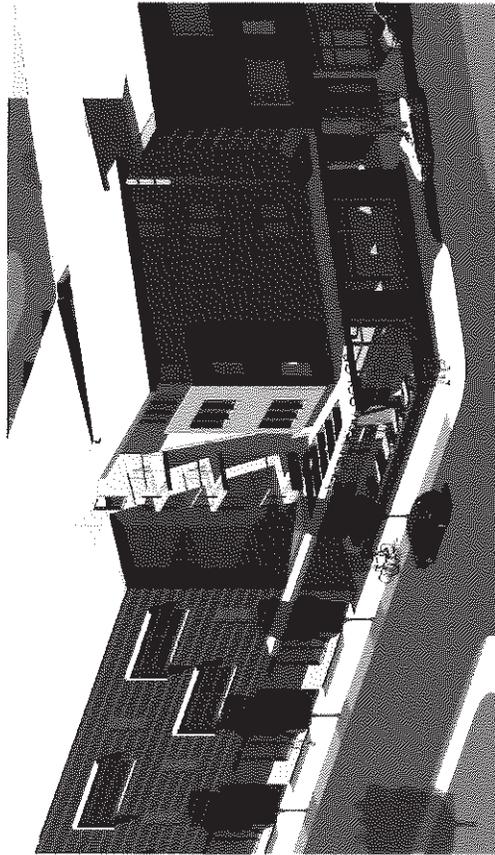
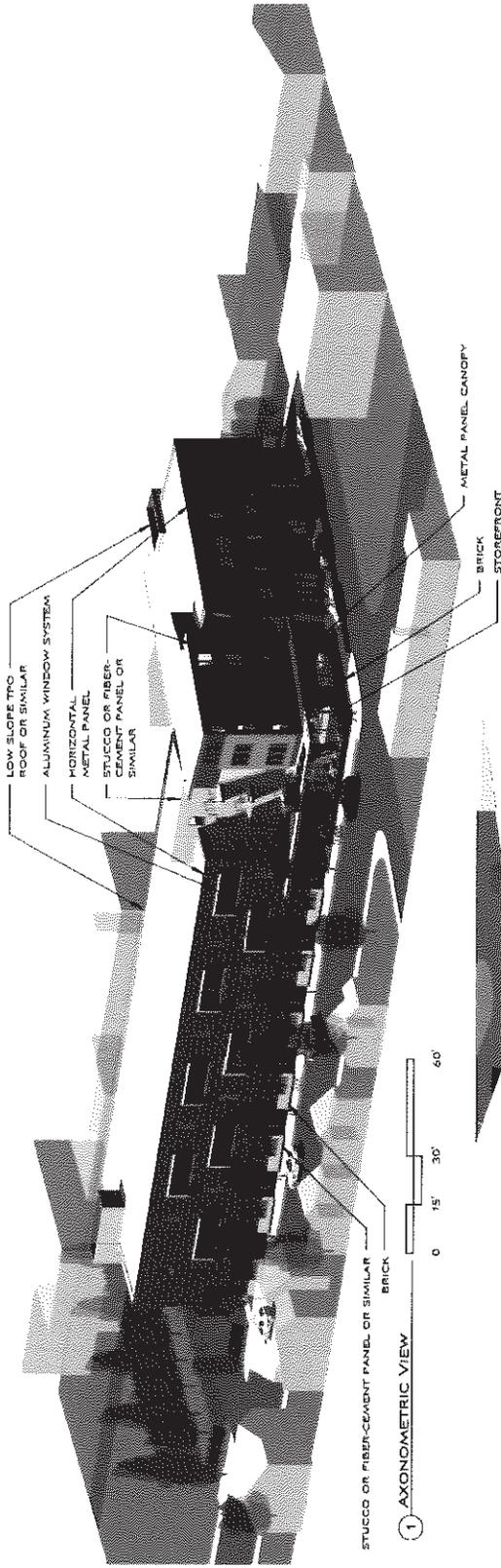
**MANUEL ZEITLIN ARCHITECTS**

TEL 415 256-3880  
 FAX 415 256-4839

370 MADISON ST. STE 100, OAKLAND, CA 94612

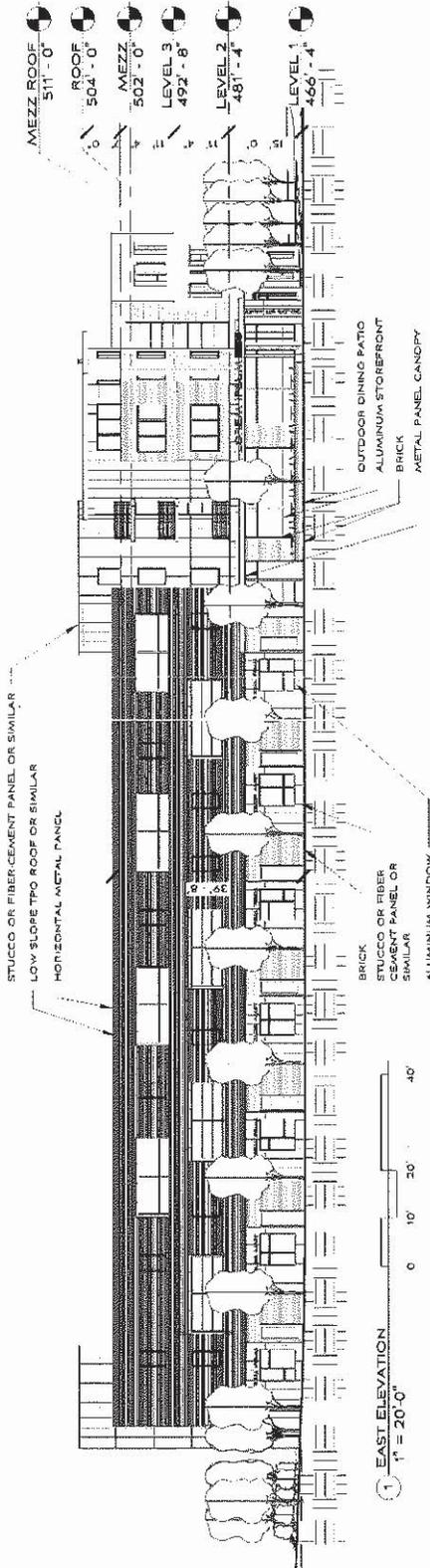


**PRELIMINARY PLAN EXHIBIT :**

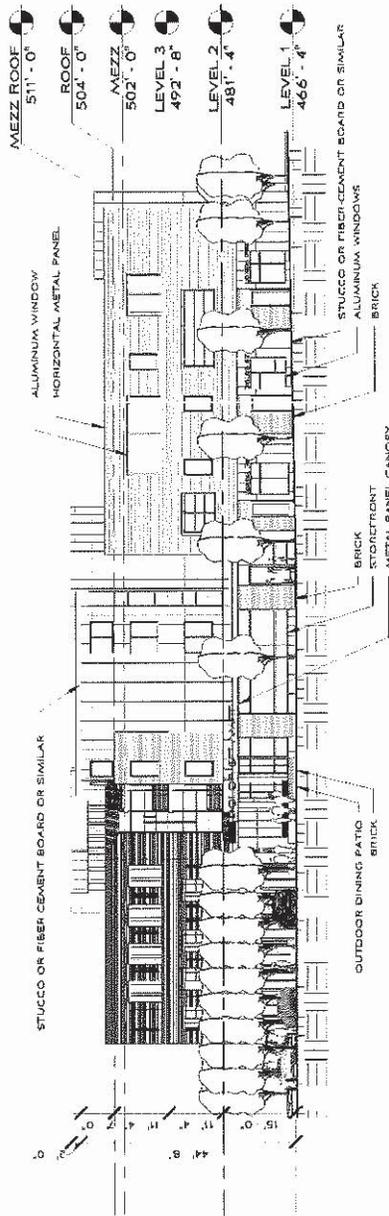


**3RD & MILDRED SHUTE**  
 AXONOMETRIC VIEW  
**A4**  
 SP SUBMITTAL  
 NOVEMBER 20, 2014 1357  
**MANUEL ZEITLIN ARCHITECTS**  
 TEL 615 2542880  
 FAX 615 2544839  
 516 HAGAN ST., STE. 100, NASHVILLE, TN 37203

**PRELIMINARY PLAN EXHIBIT :**



1 EAST ELEVATION  
1" = 20'-0"



2 NORTH ELEVATION  
1" = 20'-0"

3RD & MILDRED SHUTE  
BUILDING  
ELEVATIONS  
SP SUBMITTAL  
NOVEMBER 20, 2014 1327

**A5**

MANUEL ZEITLIN ARCHITECTS

TEL 615 256-2880  
FAX 615 256-4839

516 HESKIN ST., RTC. 02, NASHVILLE, TN 37203

# WATER & SEWER AVAILABILITY LETTER :

KARL F DEAN  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

November 4, 2014

DEPARTMENT OF WATER AND SEWERAGE SERVICES  
ENGINEERING DIVISION - DEVELOPMENT SERVICES  
800 SECOND AVENUE, SOUTH  
P.O. BOX 196300  
NASHVILLE, TENNESSEE 37219-6300

Mr. Joe Epps  
Anderson, Delk, Epps & Associates, Inc.  
618 Grassmere Park Drive, Suite 4  
Nashville, TN 37211

Re: Sewer/Water Capacity Requirements, 3<sup>rd</sup> & Mildred, Proposed 64 One-Bedroom Units and 2,600 Sq. Ft. of Retail Space, 1101, 1103, 1105, 1109, 1111, and 1113 3<sup>rd</sup> Avenue South, Map 105-3, Parcels 39-45 and Parcel 41.01., (1.10 Acres)

Dear Mr. Epps:

Water and sanitary sewer service will be available as requested on October 15, 2014, upon payment of capacity charges based on the projected 13,190 gallons per day average daily flow. Public water and public sewer line extensions will be required to serve this proposed development. Easement acquisitions are the developer's responsibility and at developer expense. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer must contact the Fire Marshal's Office regarding adequate fire protection.

Service can be made available by payment of the charges as follows:

Commitment	Water Capacity Charge	Sewer Capacity Charge	Total Capacity Charge
1 Year	\$2,750.00 (30%)	\$8,250.00 (30%)	\$11,000.00 (30%)
2 Years	\$5,000.00 (55%)	\$15,000.00 (55%)	\$20,000.00 (55%)
Perpetuity	\$9,500.00 (100%)	\$28,500.00 (100%)	\$38,000.00 (100%)

These non-refundable charges must be paid within 90 days of this letter to Metro Water Services, Permits Office, Metro Office Building, P.O. Box 196300, Nashville, TN 37219-6300. Upon receipt of these fees, we will issue the formal availability letter. Our Department must receive the entire capacity fee prior to issuing water/sewer connection permits.

If you have any questions, please contact Mr. David Brewington by phone at (615) 862-4268 or by email at [david.brewington2@nashville.gov](mailto:david.brewington2@nashville.gov).

Sincerely,

Christian Thompson, P.E.  
Engineer 2

cc: Mr. Michael D. Morris, P.E. Engineer 3  
Mr. Robert Collier, Customer Service Assistant Manager - Permits  
Mr. Robby Ervin, System Services Assistant Manager  
Ms. Sandra Moore, Council District 17



If you need assistance or accommodations, please contact Metro Water Services, William F. Coleman, Jr., at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208.

printed on recycled paper

RECEIVED  
NOV 07 2014

BY: .....