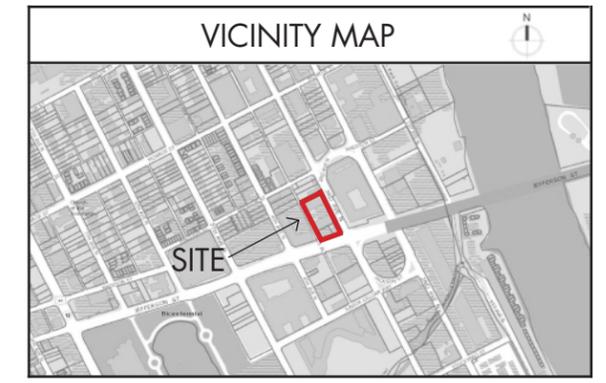


SITE PLAN
SCALE: 1:40

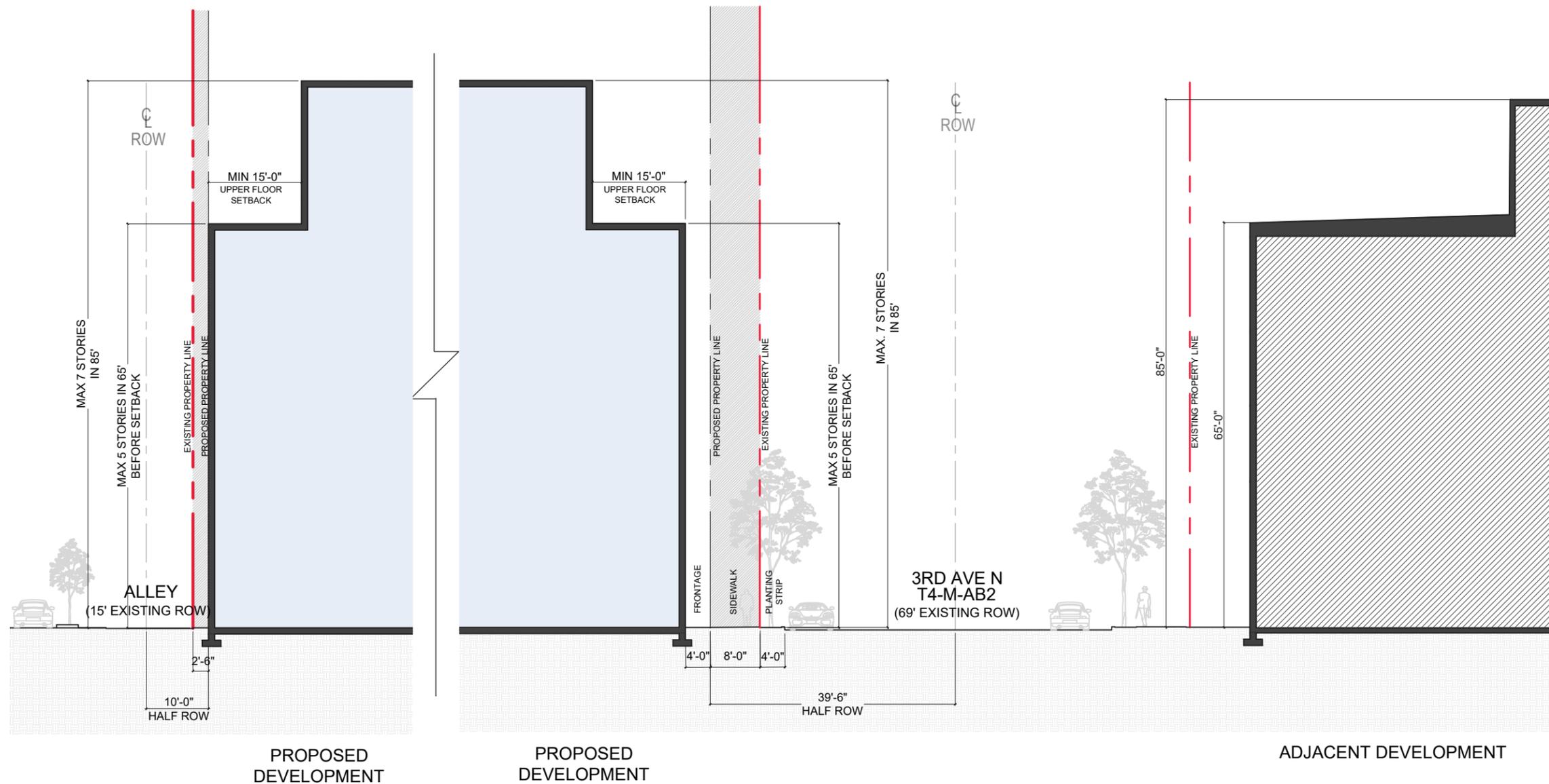


PURPOSE AND INTENT

THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A MIXED USE DEVELOPMENT AS SHOWN.

SITE DATA TABLE

MAP/PARCEL:	MAP 82-09/PARCEL 419 MAP 82-13/PARCEL 318,319
AREA:	1.28 ACRES
CURRENT ZONING:	CS, IWD
COUNCIL DISTRICT:	19-O'CONNELL
OVERLAYS:	MDHA-PJ, UZO
MAX FAR:	5.00
MAX ISR:	1.00
MAX HEIGHT:	7 STORIES MAX. IN 85' 5 STORIES MAX. IN 65' BEFORE MIN. 15' SETBACK
(HEIGHT MEASURED FROM AVERAGE GRADE PLANE ALONG THE EXISTING RIGHT-OF-WAY OF PUBLIC STREETS)	
FRONT BUILD-TO-LINE:	0' - 4'
SIDE SETBACKS:	NONE
REAR SETBACK:	NONE
PARKING: ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE AND UZO REDUCTIONS.	
ALLOWABLE USES: ALL USES ALLOWED IN MUL ZONING + PARKING AND LIQUOR SALES. TOTAL MULTI-FAMILY RESIDENTIAL UNITS SHALL NOT EXCEED 300.	
EXCLUDED USES: SHORT TERM RENTAL PROPERTY (STRP)- OWNER OCCUPIED, SHORT TERM RENTAL PROPERTY (STRP)- NOT OWNER OCCUPIED, ALTERNATIVE FINANCIAL SERVICES, BEER AND CIGARETTE MARKET, BAIL BONDING, VAPE SHOPS	



SITE SECTION A
SCALE: 1:20

SITE SECTION B
SCALE: 1:20

DESIGN PRINCIPLES

1. BUILDING SHALL PROVIDE AN ACTIVE GROUND FLOOR USE ALONG BOTH JEFFERSON STREET AND 3RD AVENUE NORTH AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT.
2. BUILDING SHALL PROVIDE TOTAL, A MINIMUM OF 10,000 SF OF ACTIVE GROUND FLOOR COMMERCIAL SPACE ALONG JEFFERSON STREET AND 3RD AVENUE NORTH. A MINIMUM OF 80% OF THE TOTAL STREET FRONTAGE ALONG A PUBLIC STREET SHALL BE ACTIVATED BY RESTAURANT/RETAIL USE AND LOBBIES. THE REMAINING 20% SHALL NOT BE LOCATED WITHIN 150' OF THE 3RD AVENUE NORTH AND JEFFERSON STREET INTERSECTION AS MEASURED FROM THE PROPERTY LINE.
3. PROPOSED BUILDING MATERIALS SHALL REFLECT THE QUALITY OF MATERIALS FOUND WITHIN THE EXISTING TRADITIONAL GERMANTOWN CONTEXT. VINYL SIDING PRODUCTS, FIBER CEMENT LAP SIDING, AND UNTREATED WOOD ARE PROHIBITED. PRIMARY BUILDING MATERIALS SHALL CONSIST OF MASONRY AND GLASS. A MAXIMUM OF 15% OF THE SOLID FACADE AREA MAY BE FIBER CEMENT PANELS AND A MAXIMUM OF 15% OF THE SOLID FACADE AREA MAY BE ARCHITECTURAL METAL.
4. BUILDING FACADES FRONTING A PUBLIC STREET SHALL HAVE A MINIMUM OF 40% GLAZING ON THE GROUND FLOOR AND ALL BUILDING FACADES SHALL HAVE A MINIMUM OF 25% GLAZING ON THE UPPER FLOORS.
5. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PUBLIC PEDESTRIAN ENTRANCE FOR EVERY 150' OF FRONTAGE.
6. DUMPSTERS, MECHANICAL EQUIPMENT AND PARKING SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF FENCES, WALLS OR LANDSCAPING. SCREENING MATERIALS TO BE CONSISTENT WITH BUILDING MATERIALS.
7. ALL VEHICULAR ACCESS IS TO BE VIA THE EXISTING ALLEY AND 3RD AVENUE NORTH. ONE CURB CUT SHALL BE PROVIDED ALONG 3RD AVENUE NORTH.
8. LOADING, SOLID WASTE, RECYCLING, ETC ARE TO BE VIA THE ALLEY.
9. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
10. STREETSAPES ALONG 3RD AVENUE NORTH AND JEFFERSON STREET SHALL INCLUDE BRICK SIDEWALKS AND DECORATIVE STREET LIGHTS. INSTALLED STREET TREES OF A HIGHER QUALITY CANOPY SHALL BE A MINIMUM OF 4 CALIPER INCHES, UNLESS DICTATED OTHERWISE BY URBAN FORESTER OR OTHER METRO AGENCIES.
11. OPEN-AIR ARCHITECTURAL ELEMENTS, SUCH AS AWNINGS OR PERGOLAS, MAY OCCUPY 20% OF THE 15' UPPER FLOOR SETBACK ZONE AND DISPERSED APPROPRIATELY WITHIN THE TOTAL SETBACK.
12. A MAXIMUM OF 40' OF MONOTONOUS, UNINTERRUPTED WALLS OR ROOF PLANES SHALL BE ALLOWED.
13. BUILDING SHALL ADDRESS THE CORNER OF 3RD AVENUE NORTH AND JEFFERSON STREET WITH PROMINENT ARCHITECTURAL FEATURES, AS DETERMINED BY MDHA DRC.
14. THE MINIMUM HEIGHT OF THE FIRST FLOOR SHALL BE 14'.
15. GROUND LEVEL PARKING SHALL BE SCREENED FROM PUBLIC STREETS BY A LINEAR BUILDING THAT IS A MINIMUM OF 15' DEEP. PARKING ON UPPER FLOORS SHALL NOT CANTILEVER OVER BUILDING FACADE AND SHALL REQUIRE FACADE TREATMENT / CLADDING ON ALL FRONTAGES.
16. THE WIDTH OF THE FACADE SHALL BE A MINIMUM OF 80% OF THE LOT FRONTAGE.
17. GROUND FLOOR RESIDENTIAL STOOPS SHALL BE A MINIMUM OF 6' AND SHALL HAVE A BUILD-TO OF 0'-10'. STOOPS MAY NOT ENCRoACH INTO THE FRONTAGE ZONE.

SPECIFIC PLAN NOTES

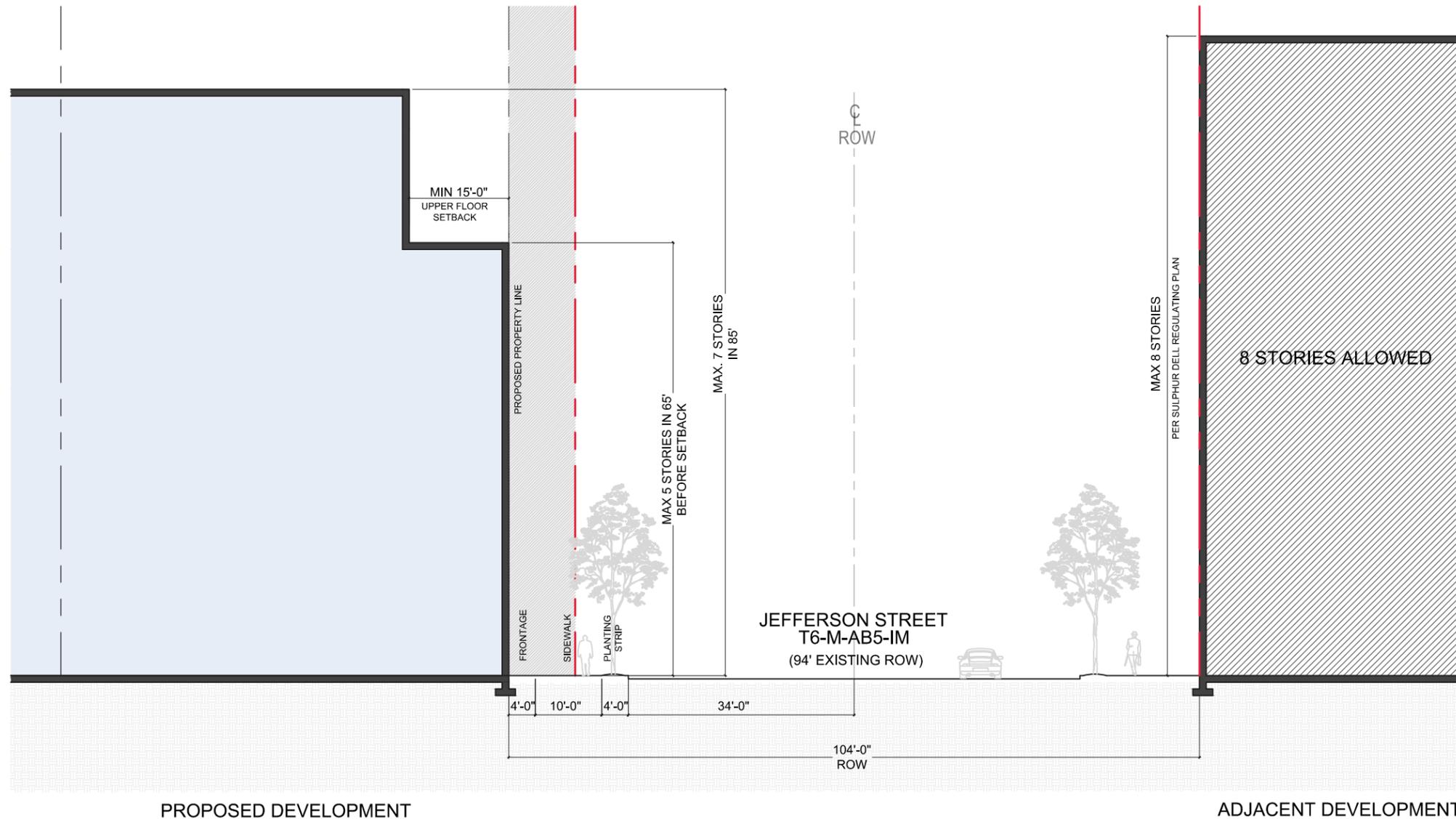
PURPOSE AND INTENT
THE PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A MIXED USE DEVELOPMENT AS SHOWN.

EXISTING CONDITIONS
THE PROPERTY CURRENTLY INCLUDES COMMERCIAL BUILDINGS, ASPHALT PARKING LOTS AND LANDSCAPE ISLANDS.

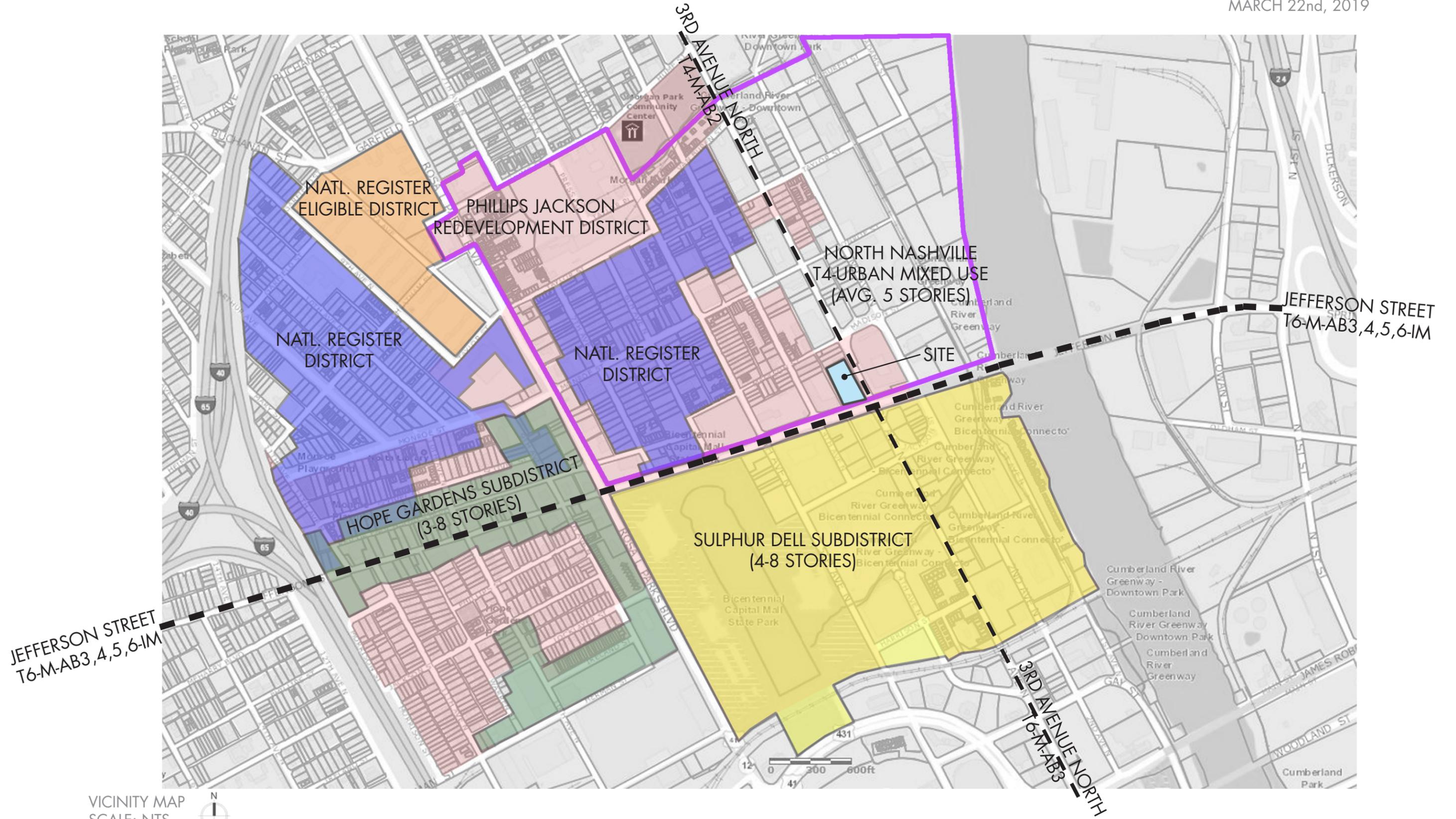
APPLICABILITY TO THE GENERAL PLAN
THIS PROPERTY IS WITHIN THE NORTH NASHVILLE COMMUNITY PLANNING AREA ADOPTED JUNE 22, 2015. THE STRUCTURE PLAN FOR THIS PROPERTY IDENTIFIES THIS AREA AS URBAN MIXED USE NEIGHBORHOOD.

- DEVELOPMENT STANDARDS**
- MINOR MODIFICATIONS TO THE SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
 - FOR DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND /OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MUL ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. ALLOWABLE AND EXCLUDED USES ARE DEFINED IN THE SITE DATA TABLE ON PAGE 1.
 - PARKING REQUIREMENTS SHALL BE BASED ON MUL ZONING AND APPLICABLE UZO REDUCTIONS.
 - ALL DEVELOPMENT WITH THE BOUNDARIES OF THIS PLAN SHALL BE BASED ON THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
 - SIGNAGE SHALL MEET METRO DESIGN STANDARDS. A DETAILED SIGNAGE PLAN WILL BE SUBMITTED WITH THE FINAL SP DOCUMENTS, IF REQUIRED.
 - TRASH AND RECYCLING SERVICE IS TO BE CONTRACTED BETWEEN THE DEVELOPER / OWNER AND A PRIVATE HAULER.
 - BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 17.20.135 OF THE METRO ZONING CODE.
 - ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
 - THE FINAL SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 - THE REQUIRED FIRE FLOW, EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
 - WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
 - APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
 - ACCORDING TO FEMA'S CURRENT FLOOD MAPS (47037C0241H, DATED APRIL 05, 2017), AS WELL AS METRO'S GIS INFORMATION, THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE SP BOUNDARY.
 - ACCORDING TO THE NRCS SOILS MAP, THE SOILS ON THE PROPERTY ARE LN (LINDLELL-URBAN LAND COMPLEX) AND SVD (STIVERSVILLE-URBAN LAND COMPLEX). THESE SOILS ARE /ARE NOT "PROBLEM SOILS" AS NOTED IN SECTION 17.28.050 OF THE METRO ZONING CODE.
 - THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
 - THE STORMWATER QUALITY AND DETENTION MEASURES FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF THE METRO STORMWATER ORDINANCE THAT ARE IN EFFECT AT THE TIME OF THE FINAL SP SUBMITTAL. ANY APPLICABLE STORMWATER OR LID VARIANCE REQUESTS SHALL BE MADE AS PART OF THE FINAL SP. SITE TO DRAIN TO THE SEPARATED STORM ON JEFFERSON.
 - THE DEVELOPER OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SP ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24)
 - ALL SURFACE PARKING AREAS MUST MEET THE "PARKING AREA SCREENING AND LANDSCAPING" REQUIREMENTS SPECIFIED IN THE METRO ZONING CODE.
 - LANDSCAPE: THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH AND EXCEED THE REQUIREMENTS OF METRO ZONING CODE 17.24 TREE PROTECTION AND REPLACEMENT AND WITH CHAPTER 17.40, ARTICLE X. TREE PROTECTION AND REPLACEMENT PROCEDURES. LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

- NES NOTES**
- WHERE FEASIBLE THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER, PAD-MOUNTED TRANSFORMERS.
 - NES FACILITIES SHALL NOT BE ALLOWED TO SIT IN OR TO PASS THROUGH STORMWATER FEATURES INCLUDING RAIN GARDENS, BIO-RETENTION, BIO-SWALES, ETC. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.



SITE SECTION C
SCALE: 1:20



VICINITY MAP
SCALE: NTS