

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO PERMIT THE DEVELOPMENT OF TWENTY-EIGHT (28) ATTACHED & DETACHED MULTI FAMILY RESIDENTIAL UNITS.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0234H DATED APRIL 05, 2017.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS
- 5) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS SHALL BE CONSTRUCTED AT STREET CROSSINGS
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT-OF-WAY IS 15" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY ROLL OUT CANS.
- 11) FOR ANY 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 R15-A ZONING DISTRICT.
- 12) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- 13) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

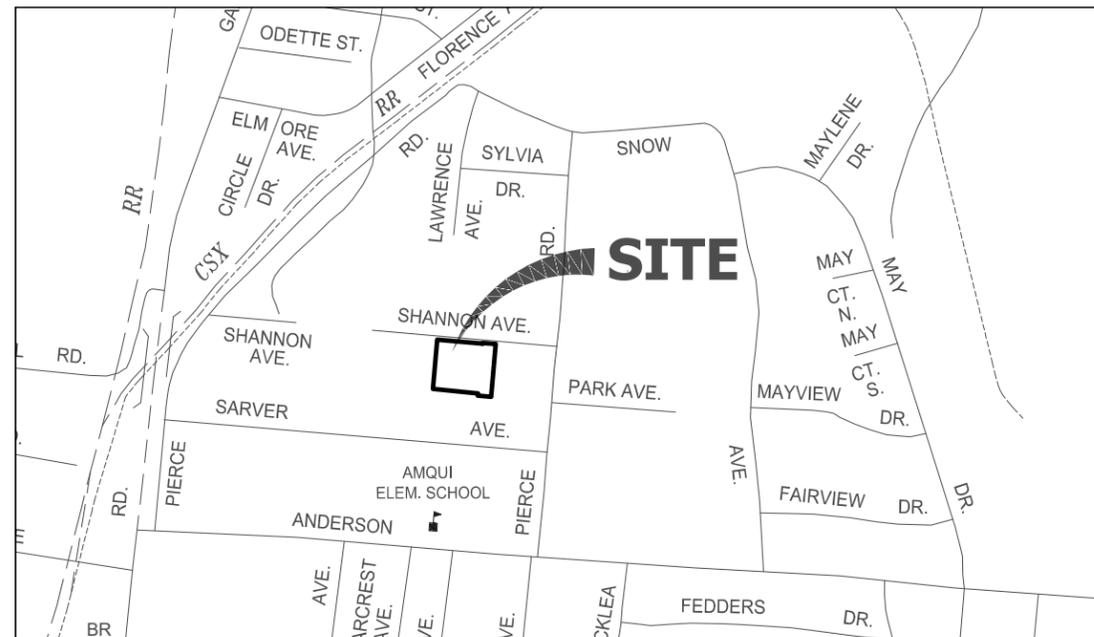
GENERAL PLAN CONSISTENCY

THIS PROPERTY IS LOCATED IN SUBAREA #4, MADISON AND IS FURTHER DEFINED WITH THE POLICY OF T4NE (TRANSECT 4 URBAN NEIGHBORHOOD EVOLVING). T4 URBAN NEIGHBORHOOD EVOLVING AREAS DEMONSTRATE AN ESTABLISHED PATTERN OF RESIDENTIAL TO HIGH DENSITY LAND USES. ATTACHED AND DETACHED BUILDINGS ARE REGULARLY SPACED WITH MODERATE TO NARROW SPACING BETWEEN BUILDINGS. THIS DEVELOPMENT WILL REFLECT THE CHARACTER OF THE EXISTING AREA BY PROMOTING A MIXTURE OF HOUSING OPTIONS AS WELL AS A GREATER CONNECTIVITY TO THE CITY.

MADISON HEIGHTS

Madison, Davidson County, Tennessee

Specific Plan Zoning Case No. 2019SP-010-001



VICINITY MAP

1" = 1000'

Specific Plan Development Summary

USE	DETACHED AND ATTACHED MULTI-FAMILY UNITS
PROPERTY ZONING: SP	SURROUNDING ZONING: RS7.5
NUMBER OF UNITS	TWENTY-EIGHT (28) TOTAL DWELLING UNITS
FRONT YARD SETBACK	15'
SIDE YARD	5'
SIDE YARD	5'
REAR YARD	20'
HEIGHT STANDARDS	3 STORIES MAX in 35' (Measured to Roofline)
REQUIRED PARKING	FIFTY-SIX (56) TOTAL
PARKING PROPOSED	SEVENTY-TWO (72) TOTAL
FAR	.26
TOTAL BUILDING FLOOR AREA	22,800± SQ FT
IMPERVIOUS SURFACE RATIO	.75

PROPERTY INFORMATION

0 SHANNON AVENUE
METRO PARCEL ID = 04301022700
COUNCIL DISTRICT 09 (BILL PRIDEMORE)
TOTAL AREA = 88,041 SF (2.02 Ac)

OWNERS OF RECORD

ELITE NASHVILLE DEVELOPMENT, LLC
12 LIGON AVENUE
NASHVILLE, TN 37207
615-585-4745

SURVEYOR

CLINT ELLIOTT
1711 HAYES ST.
NASHVILLE TN, 37203
615.490.3236

Electric Service

Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
615-747-6807

Gas Service

Nashville Gas (Piedmont)
615-734-0734

Sewer Service

Metro Water Services
1600 2nd Avenue North
Nashville, Tennessee 37208
615-862-4598

Water Service

Metro Water Service
1600 2nd Avenue North
Nashville, Tennessee 37208
615-862-4598

Telephone Service

Bellsouth
866-620-6000

Utility Location

Tennessee One-Call
800-351-1111

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- SP.1
- SP.2

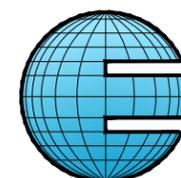
OF DRAWINGS

- COVER SHEET
- PROPOSED SITE PLAN
- DETAILS

PREPARATION DATE: 4-25-19

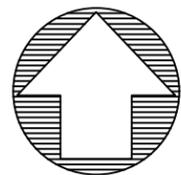
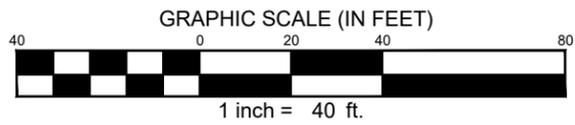
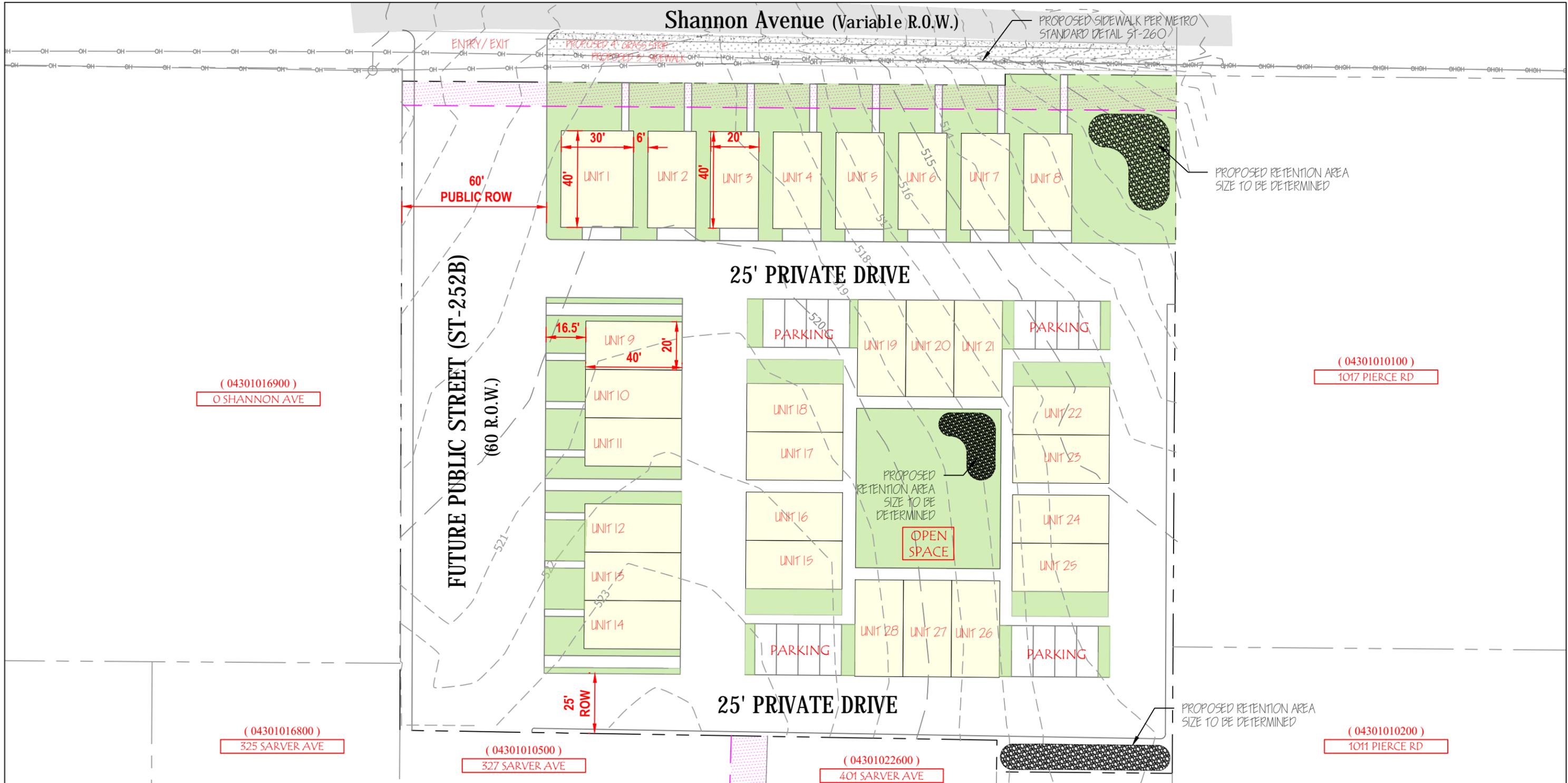
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Specific Plan

CASE NO. 2019SP-010-001

0 Shannon Avenue
Madison Davidson County, Tennessee

Sheet No.
SP.1

