

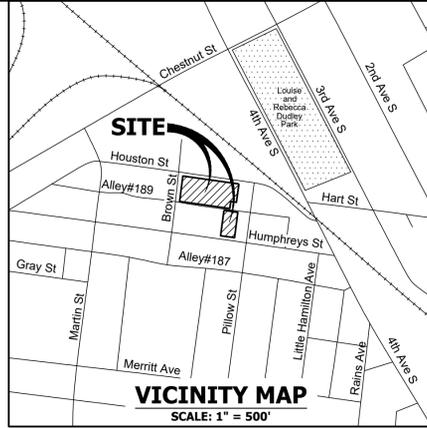
Development Summary

Total Site Acres: 1.40± (61,117 S.F.)
 Existing Zoning: CS / Urban Zoning Overlay
 Proposed Zoning: SP
 Council District Number: 17
 Council Member Name: Colby Sledge
 Developer: Hines
 222 2nd Avenue South, Ste. 1220
 Nashville, TN 37201
 Phone: (615) 436-1105
 Contact: David Lawrence
 E-mail: david.lawrence@hines.com

Owners of Record:
 Map 105-03
 Parcel 206.00
 William R. Gooch
 426 Humphreys Street
 Nashville, TN 37203

SP Name: 429 Houston Street
 SP Number: 2019SP-073-001
 Engineer: Civil Site Design Group, PLLC
 2305 Kline Avenue, Suite 300
 Nashville, TN 37211
 Phone: (615) 248-9999
 Contact: Kevin F. Gangaware, P.E.
 E-mail: keving@csdgn.com

Plan Preparation Date: October 29, 2019
 Plan Scale: 1" = 20'
 U.S. FEMA FIRM: 47037C0244H (dated April 5, 2017)



General Plan Consistency

The Specific Plan proposed herein is located within the South Nashville Community Plan. The Metro Planning Department has recently created the Wedgewood-Houston & Chestnut Hill Planning Study to present to the Metro Planning Commission. This Planning Study specifies the Community Character Policy for this property to be T4 MU (Urban Mixed Use Neighborhood). The Planning Study shows the property to be located in the Character Area 1 - North Wedgewood-Houston. The proposed Specific Plan with a MUL-A base zone is consistent with the goals of the policy by providing active uses, enhancing the streetscape, combining adaptive reuse of the existing building with urban industrial uses.

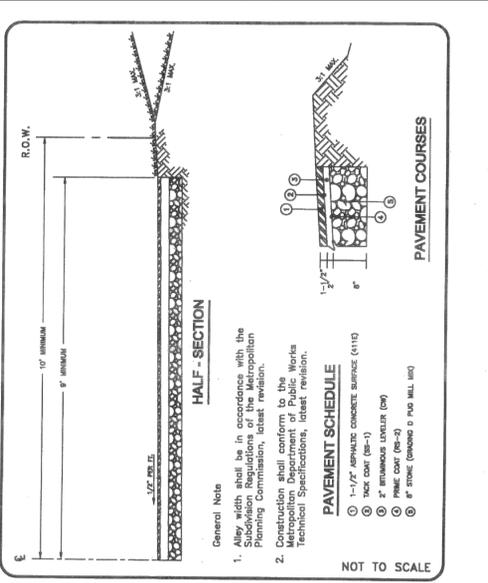
- Development Standards**
- The purpose of this SP is to provide flexibility for existing uses and standards for any future development.
 - Landscaping and tree density requirements per SP 2019SP-073-001.
 - The final site plan/building permit site plan shall depict the required public sidewalks, any 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.
 - Unless otherwise specifically noted on this SP plan and/or included as a condition of Commission or Council approval, all development standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application shall apply to the properties contained in this SP.
 - The following uses are not allowed on these properties as part of this SP: Alternative Financial Services; Automobile Convenience, owner occupied and non-owner occupied Short Term Rental property (STRP). All other uses allowed in the MUL-A zoning district are allowed on the property of this SP.
 - The minimum rear-setback (along the public alley) shall be 10-ft.
 - The improved public sidewalk along Houston Street shall extend only to a point 165-ft. from the northwest property corner. The remainder of the frontage along Houston Street shall keep the existing sidewalk "as-is" until such time that existing use in the northern portion of the building is no longer in use. If a new / different use replaces the existing use, then at that time, the public sidewalk for the remainder of the Houston Street property frontage shall be improved.
 - 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.
 - 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.
 - Final water & sewer service locations shall be submitted with the Final SP.
 - Stormwater Pollution Prevention standards shall be submitted with the Final SP submittal.
 - Parking for the SP shall be in accordance with Chapter 17.20 of the Metropolitan Zoning Code.
 - Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by The Metropolitan Department of Water Services.
 - Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
 - Size driveways and culverts per the design criteria set forth by the Metro Stormwater management manual (minimum driveway culvert in Metro right-of-way is 15" CMP).
 - Structured parking shall not be counted as floor area as for the purpose of calculating floor area.
 - Rear setback along an alley shall be a minimum of ten feet.

Existing Conditions Note

The existing condition information shown on this sheet was taken from a survey prepared by Crawford & Cummings, P.C., dated, July 24, 2019. Civil Site Design Group takes no responsibility for the correctness, accuracy, or completeness of this survey information.

F.E.M.A. Note

According to F.E.M.A. F.I.R.M. Map number 47037C0244H, effective date April 5, 2017, this site lies within Zone X which is determined to be outside the 500 year floodplain.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD ALLEY SECTION DWG. NO. ST-263

ASST. DIR. DATE: 8/25/00
 DIRECTOR DATE: 8/25/00

Jan 10, 2020 - 2:23pm T:\CAD\2019\19-113-01\CAD\Civil\Prelim\SP19-113-01 - C1.00 - Preliminary Development Plan.dwg

CSDG
 Planning | Engineering
 Landscape Architecture

2305 Kline Ave, Ste 300
 Nashville, TN 37211
 615.248.9999
 csdgn.com

SEAL

FOR PLANNING COMMISSION REVIEW
 NOT FOR CONSTRUCTION

**Specific Plan for
 429
 Houston
 Street**

429 Houston St
 426 & 430 Humphreys St
 Nashville, Davidson Co,
 Tennessee 37203

ISSUE SET:
Specific Plan

ISSUE DATE: 10/29/19

REVISION SCHEDULE:

No.	Description	Date
1	Planning Staff Comments	11/19/19
2	Planning Staff Comments	11/26/19
3	Stormwater / Public Works Comments	12/19/19
4	Added stair access @ garage	01/03/20

REVISION: | DRAWN: | CHECKED:
 AM | JW

PROJECT BENCHMARK:
 DESCRIPTION: NAIL SET IN GRASS
 ELEVATION: 480.01 (NAVD88)

SCALE: 1" = 20'

C1.00
 PRELIMINARY DEVELOPMENT PLAN
 PROJECT NO.: 19-113-01