

501 & 505 Yokley Road
Nashville, TN
Concept Development Plan
April 2025
Case No. 2025SP-035-001



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Purpose:

1. The purpose of this Specific Plan is to allow for the development of two duplex residential structures on the combined parcels at 501 & 505 Yokley Road (currently zoned RS7.5). The proposal includes:
 - Consolidation of two existing parcels into a single lot for coordinated development
 - Construction of two buildings containing a total of four residential units
 - Structures fronting Yokley Road with a shared driveway providing access to rear parking
 - Maximum building height: 2 stories not to exceed 35 feet
 - Total impervious surface coverage of approximately 35% of the combined parcel
 - Vegetative borders along Old Matthews Road and the rear property line to provide screening
 - Compliance with all applicable Metro Nashville development standards including stormwater management
2. This SP zoning is requested to facilitate the development of medium-density residential housing that is compatible with the neighborhood character while allowing for a more efficient use of the property than would be permitted under the current RS7.5 zoning.
3. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
4. Short-term rentals, both owner-occupied and non-owner-occupied, shall be prohibited throughout the entire development.
5. 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 regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.

Site Data Table

PROPERTY	EXISTING	PROPOSED
Acreage:	501 Yokley Rd: 0.37 505 Yokley Rd: 0.18	0.47 acres (per subdivision plat) <i>Tax records indicate 0.55 acres. Site area based on 2024 subdivision plat survey (0.47 acres) used for zoning calculations.</i>
Density:	N/A	8.5 units per acre (4 units / 0.47 acres)
Dwelling units:	1 (vacant, to be demolished on 505 Yokley)	4 units (2 duplexes)
Lots:	2	1 combined lot
Parking:	N/A	10 spaces (4 units x 2.5 spaces) 4 garage spaces, 6 surface parking in rear
Square footage:	N/A	Total building: 6,648 SF per unit: 1,662 SF per building: 3,324
Zoning Uses:	Single Family RS-7.5 Residential	Multifamily SP Residential (Fallback: RM9)

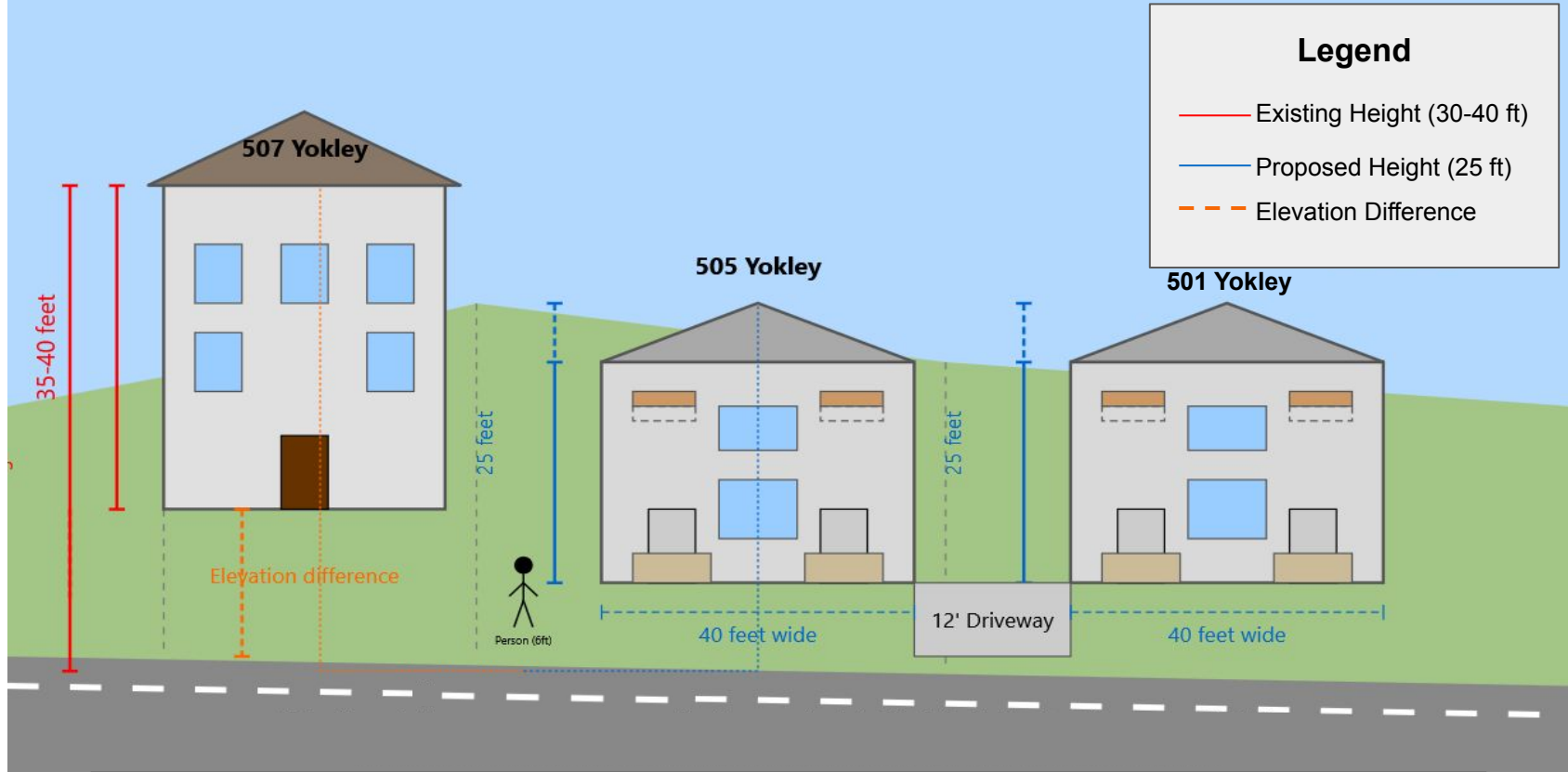
Development Standards Table

STANDARD	RM9 MAXIMUM
Floor Area Ratio (FAR):	0.60
Impervious Surface Ratio (ISR):	0.70 (70%)
Maximum Height:	2 stories in 35 ft
Maximum Density:	9 units per acre
Maximum Units Allowed (0.47 acres)	4.2 units
Minimum Lot Area	15,000 sq ft
Minimum Rear Setback	20 ft
Minimum Side Setback	10 ft



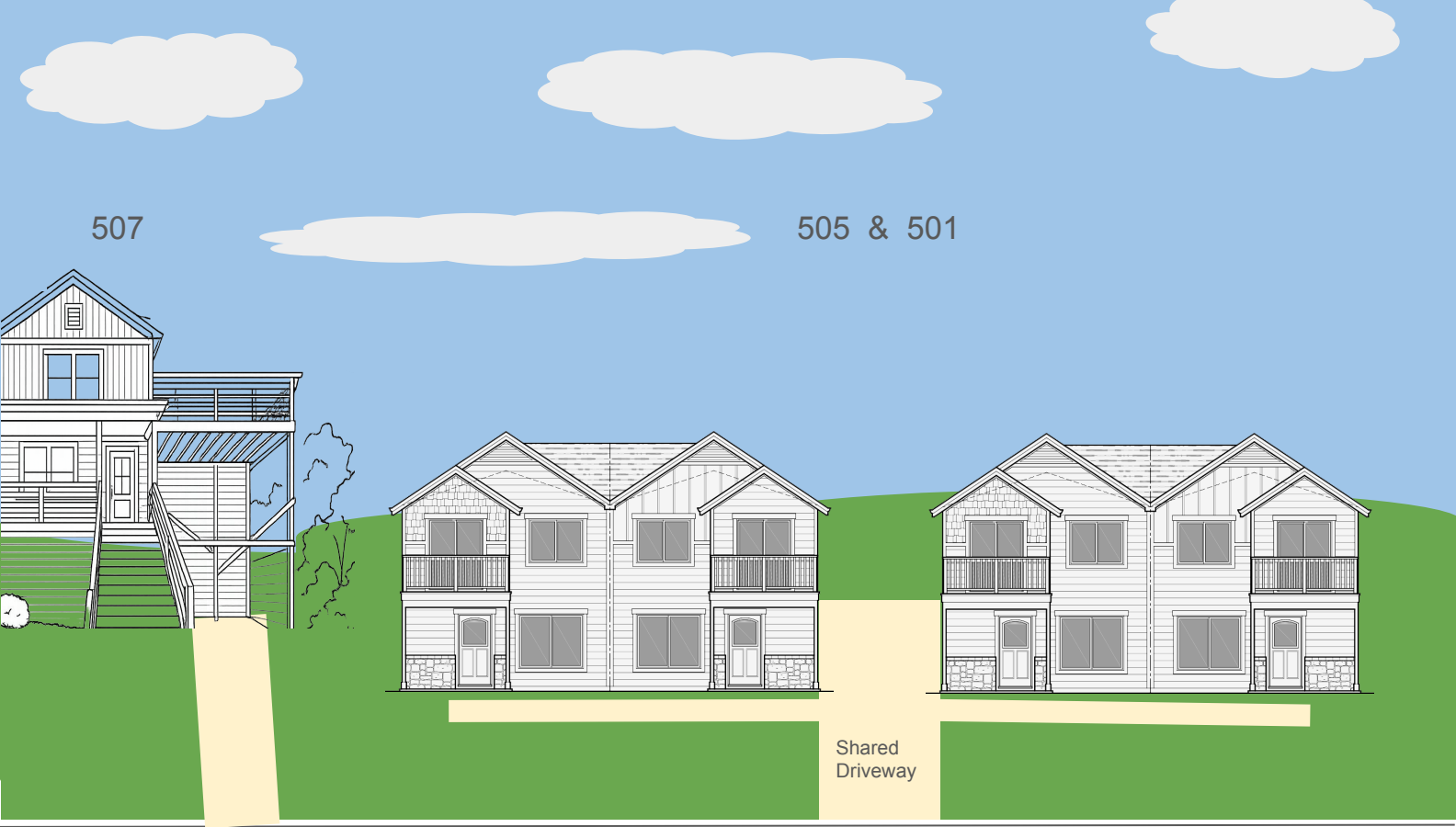
501 & 505 Yokley Road - Proposed Development

Height Comparison with Neighboring Structure and Elevation



Viewing point from street.

Note: The neighboring structure at 507 Yokley is approximately 10-15 ft taller than the proposed buildings and is situated on ground that is higher in elevation, further increasing its height.



507

505 & 501

Shared
Driveway

Old Matthews Road

Yokley Road

Proposed Concept

- 2 buildings, 4 units total
- Total site area: 20,488 S.F. / 0.47 AC.
- 1,662 SF per unit, 6,648, Total SF
- Shared driveway for 4 units
- Concrete pad in rear for parking
- 1 attached garage for each unit



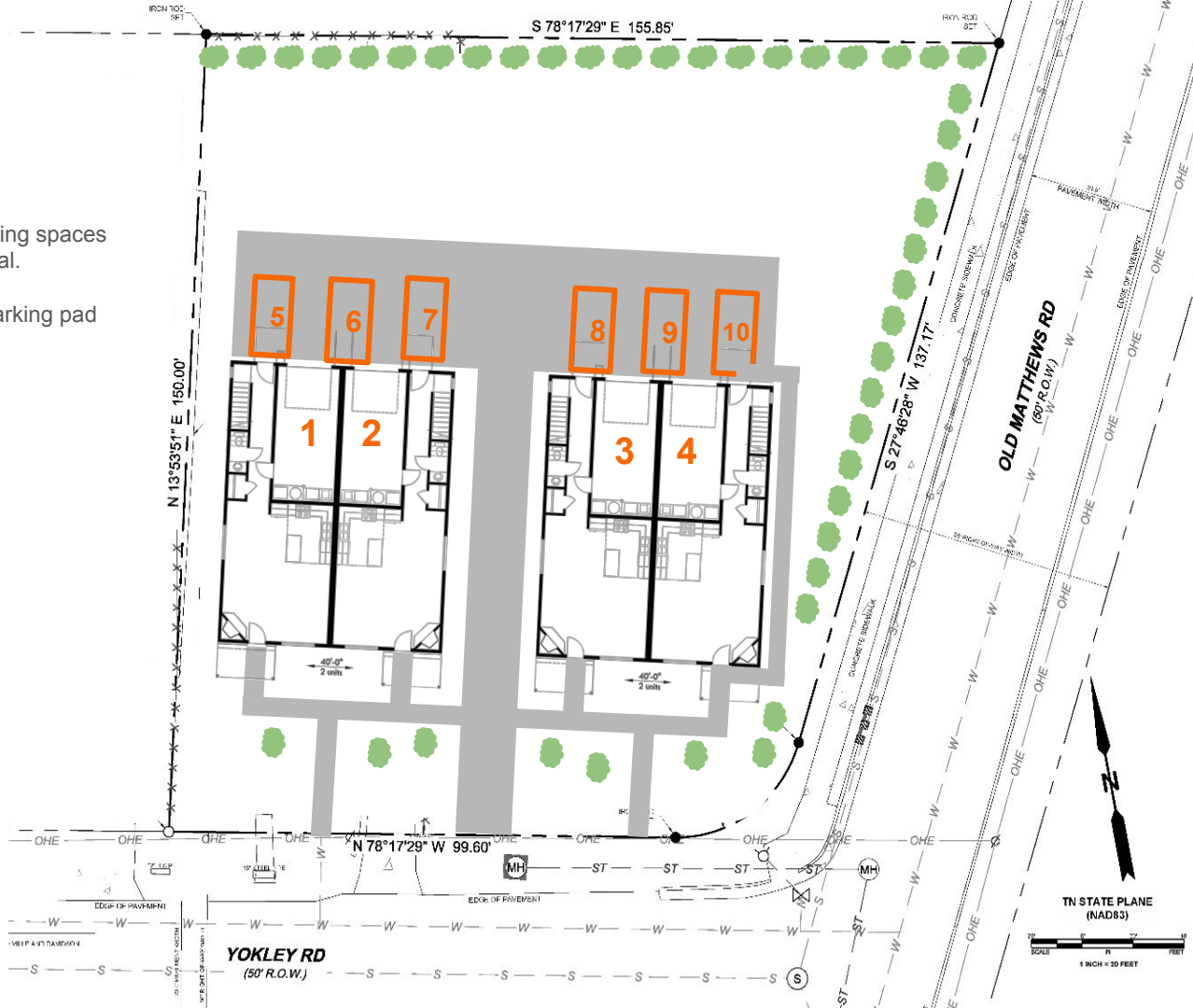


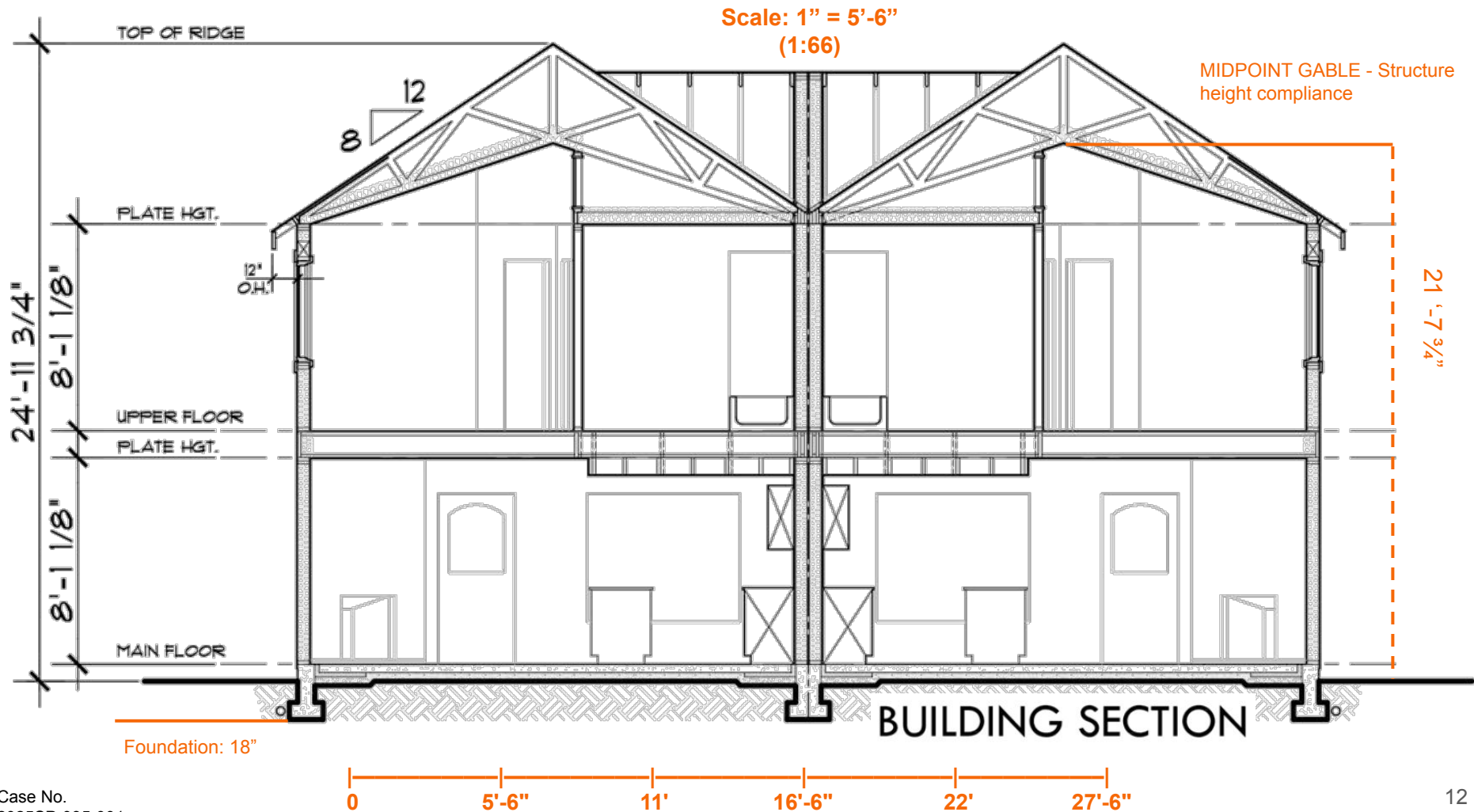
Proposed Concept

– 507 Yokley adjacent property for reference

Parking Plan

- Per Metro Codes, 2.5 parking spaces allotted per bedroom, 10 total.
- 4 garage spaces, 6 rear parking pad spaces







FRONT ELEVATION



W:
40'0"



SIDE ELEVATION

D:
54'0"



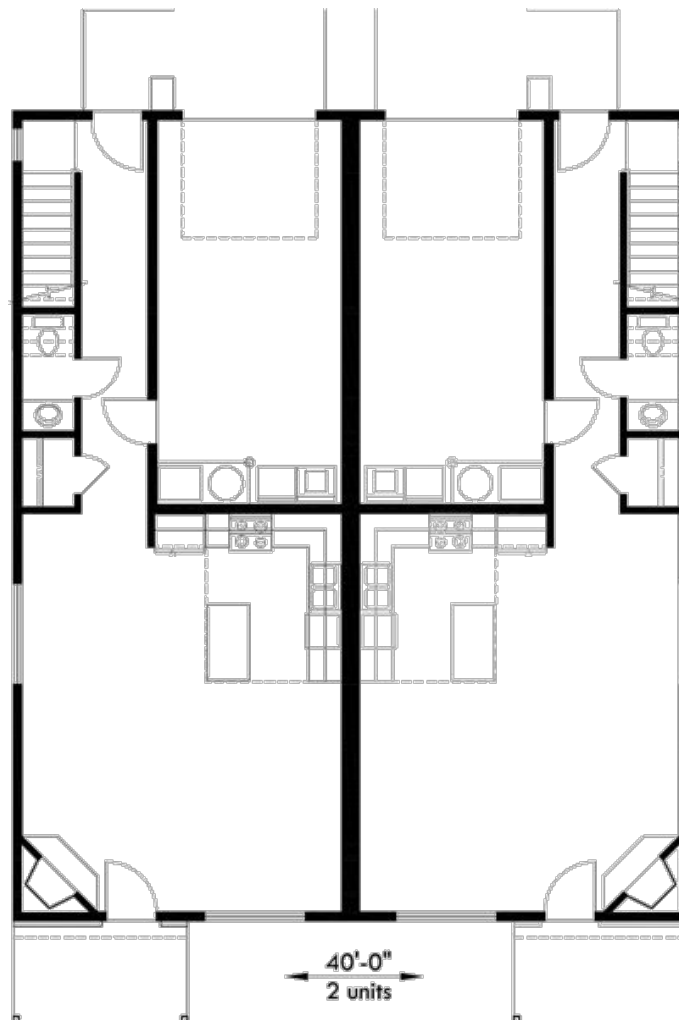


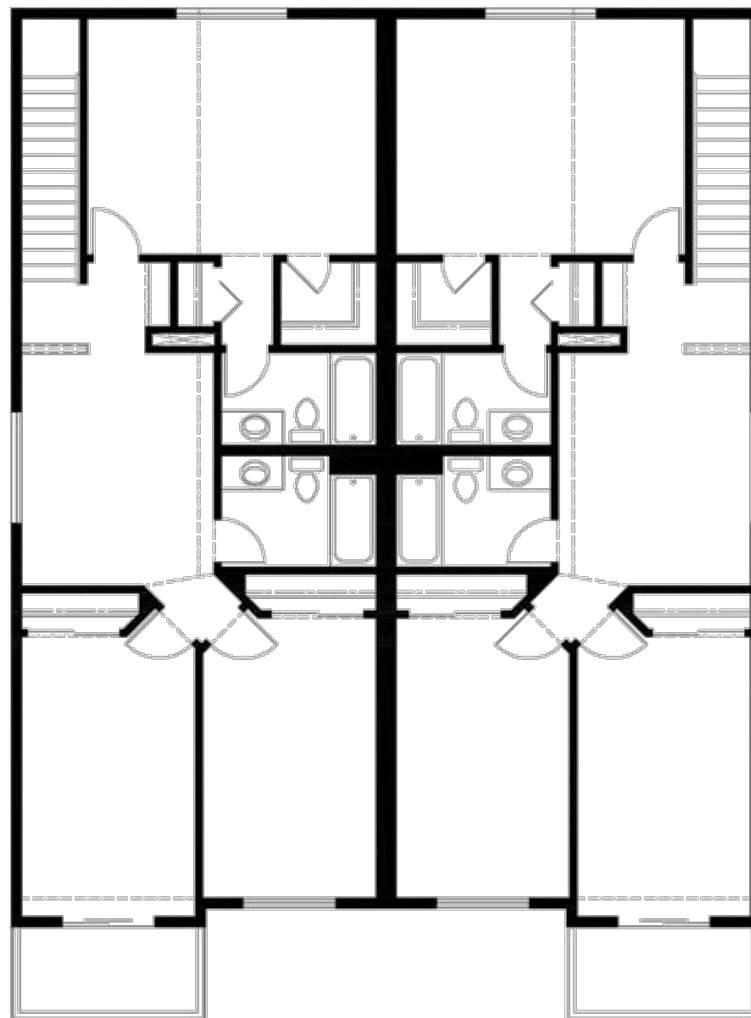
H:
24 3/4'

REAR ELEVATION



Total sq. ft.: 1,662
Upper Floor sq. ft: 970
Main Floor sq. ft: 692
Bedrooms: 3
Bathrooms: 2.5
Garage Stalls: 1
Width: 40' 0"
Depth: 54' 0"
Ridge Height: 24' 3/4"
Foundations Available: Slab
Porch Depth: 6' 0"



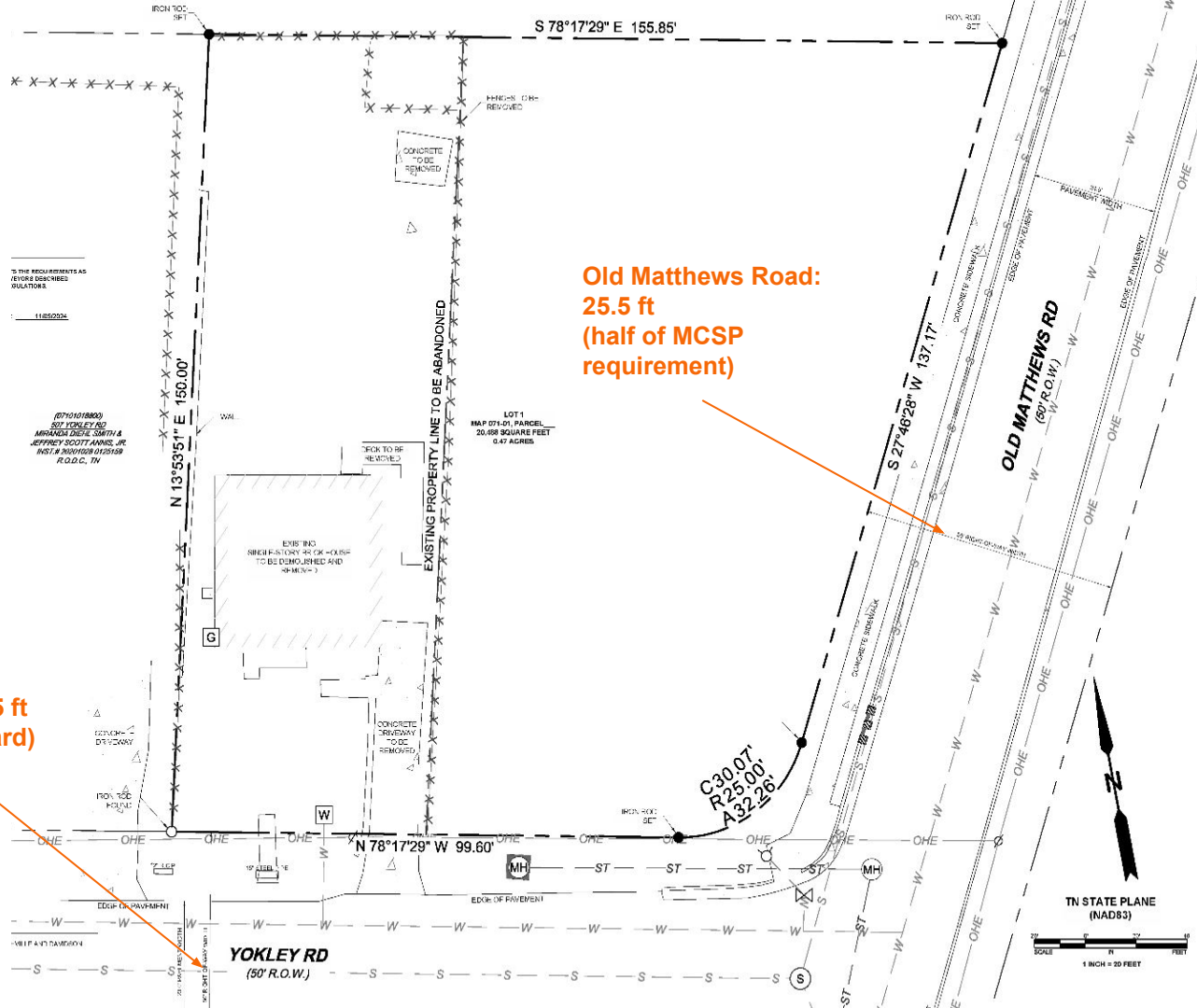


RIGHT OF WAY DEDICATIONS

The following streetscape standards shall be met with the final site plan:

- Along Yokley Road a minimum right of way of 25 feet from the centerline of the existing right of way, including a 4 foot wide planting strip and 5 foot wide sidewalk
- Along Old Matthews Road a minimum right-of way of 25.5 feet from the centerline of the existing right of way

- Yokley Road: 25 ft
(half local standard)



Landscaping & Tree Density Requirements

Per Metro Zoning Ordinance Title 17, Chapter 17.24:

- SITE DATA:
 - Total Site Area: 0.47 acres
 - Development Type: SP - 4 dwelling units
- COMPLIANCE COMMITMENT:
 - Final development shall comply with tree density requirements per Section 17.24.100
 - Landscape buffer yards shall be provided per Table 17.24.230 as applicable
 - All required landscaping shall be irrigated per Section 17.24.080
 - Tree survey and detailed landscape plan to be provided with final site plan
- PRELIMINARY LANDSCAPING:
 - Landscaped areas shown conceptually on plan
 - Existing trees to be surveyed and evaluated for preservation credit
 - Final tree density calculation and landscape design to demonstrate full compliance with Metro Zoning Ordinance requirements

Additional Notes:

1. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
2. Preliminary drawings for zoning review only - not for construction. Final SP submittal will include accurate scaled drawings.
3. Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.
4. The following design standards shall apply to all development:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.