

GRADING NOTES

- RENOVATION OF THE EXISTING STRUCTURE CONSTITUTES A SIGNIFICANT REDEVELOPMENT PER THE STANDARDS OF THE METRO STORMWATER MANUAL AND A GRADING PERMIT WILL BE REQUIRED. AN LD WAIVER HAS BEEN OBTAINED AND TREATMENT WILL BE ACHIEVED THROUGH THE USE OF A PROPRIETARY WATER QUALITY UNIT. THE PROJECT MUST COMPLY WITH THE APPLICABLE REGULATIONS AT THE TIME OF FINAL SITE PLAN SUBMITTAL, AND GRADING PLANS MUST BE APPROVED BEFORE FINAL SITE PLAN APPROVAL.
- ALL OR A PORTION OF THE SUBJECT PROPERTY **DOES NOT FALL** WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO COMMUNITY PANEL **NO. 47030302481** DATED APRIL 5TH, 2017, FOR METRO GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY.
- 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 SERVICE.
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS IN EFFECT AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED UNCOMBESSED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
- PRELIMINARY LOCATION FOR 80% WATER QUALITY UNIT IS SHOWN. ROOF AND SITE DRAINAGE TO BE REDIRECTED TO WQU FOR TREATMENT. LD WAIVER GRANTED BY MWS ON JUNE 5TH, 2024.

GENERAL PLAN NOTES

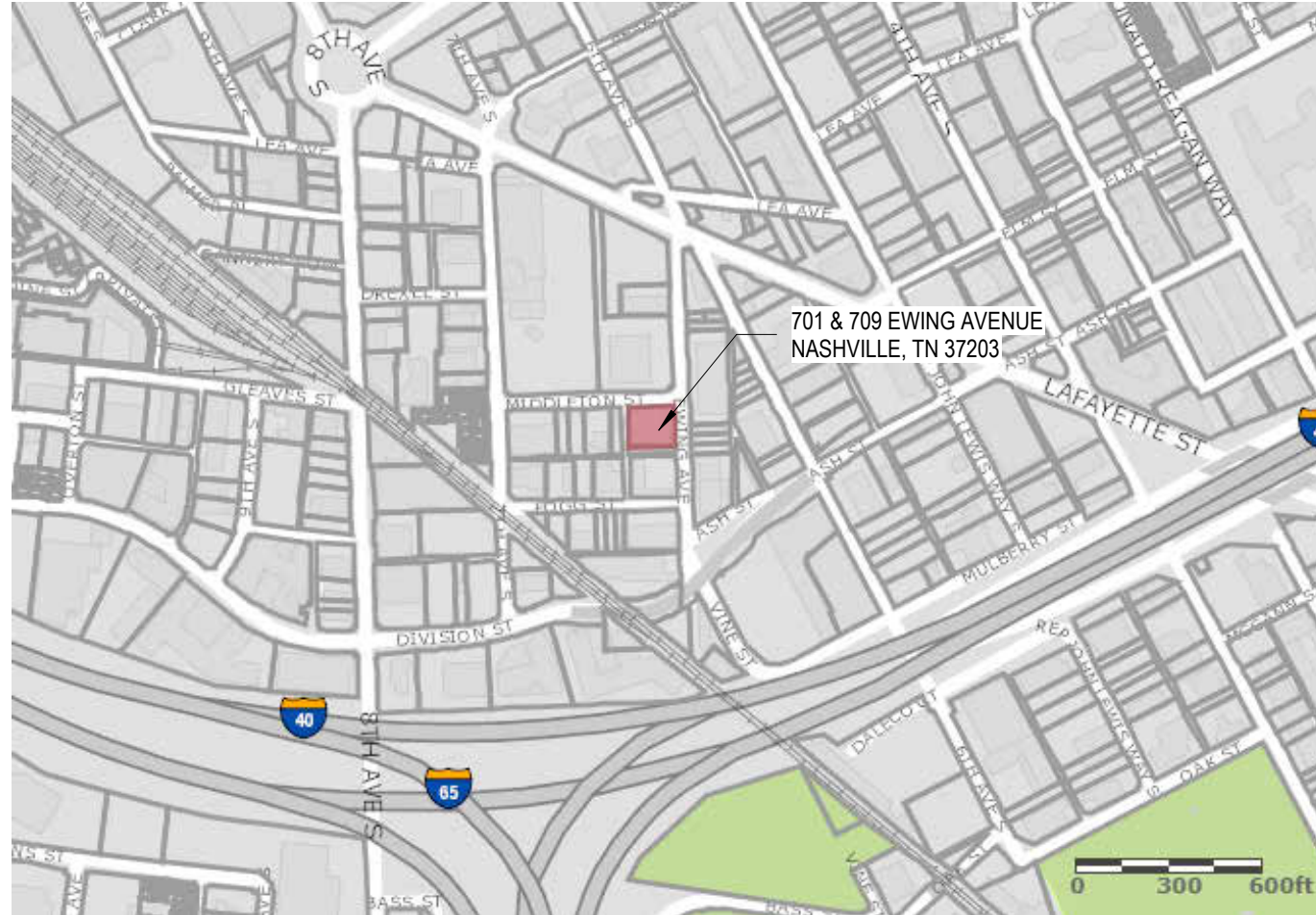
THE PROPOSED SPECIFIC PLAN ZONING DISTRICT FOR 701 & 709 EWING AVENUE WILL BE CONSISTENT WITH THE TD DN DOWNTOWN NEIGHBORHOOD COMMUNITY PLAN. THE DEVELOPMENT PROPOSES A MULTI-STORY BUILDING INTENDED FOR COMMERCIAL USE, WHICH IS CONSISTENT WITH THE DEVELOPMENT GOALS OF THE POLICY PLAN. FURTHERMORE, THE SPECIFIC PLAN ZONING DISTRICT IS INTENDED TO AMEND THE ALLOWABLE USES OF THE DTC SOUTH USE AREA TO INCLUDE 'AUTOMOBILE SALES, USED' IN A LIMITED, CONTROLLED, AND PURPOSEFUL CAPACITY. IN AN EFFORT TO PROHIBIT FUTURE USE OF THE SITE IN A MANNER THAT IS OUT OF LINE WITH THE POLICY PLAN, THE SPECIFIC PLAN ZONING DISTRICT WOULD ADD STIPULATIONS TO THE SALE OF USED AUTOMOBILES AS SUCH:

- ALL MOTOR VEHICLES ON PREMISE MUST BE OF A 'COLLECTIBLE NATURE'
- MINIMUM 80% OF MOTOR VEHICLES MUST BE STORED, DISPLAYED & SOLD INSIDE THE BUILDING.
- DISPLAY OF MOTOR VEHICLES ON THE EXTERIOR TO BE LIMITED TO 10 VEHICLES ALONG PRIMARY STREET, AND MUST BE DISPLAYED IN AN ORDERLY MANNER AND WITHIN PROPERTY LINES.

SITE INFORMATION

PROJECT ADDRESS:	701 & 709 EWING AVENUE NASHVILLE, TN 37203
OWNER OF RECORD:	EWING INVESTMENTS, LLC
OWNER PRIMARY CONTACT:	BYRAN FORT
OWNER PHONE NUMBER:	(615) 709-6185
OWNER ADDRESS:	2907 TYNE BLVD NASHVILLE, TN 37215
TAX ID:	93-14
PARCEL IDS:	09314030300 09314030700
PARCEL ACREAGE:	0.45 ACRES (19,602 SQ. FT.) 0.07 ACRES (3,049 SQ. FT.)
CIVIL DISTRICT:	19
COUNCIL MEMBER:	JACOB KUPIN
PROPOSED ZONING:	SP
FALL-BACK ZONING:	DTC - LAFAYETTE SUBDISTRICT
PROPOSED FAR:	0.88 (FOR RENOVATION ONLY, FUTURE PROJECTS PER DTC STANDARDS)
PROPOSED ISR:	1.0 (FOR RENOVATION ONLY, FUTURE PROJECTS PER DTC STANDARDS)

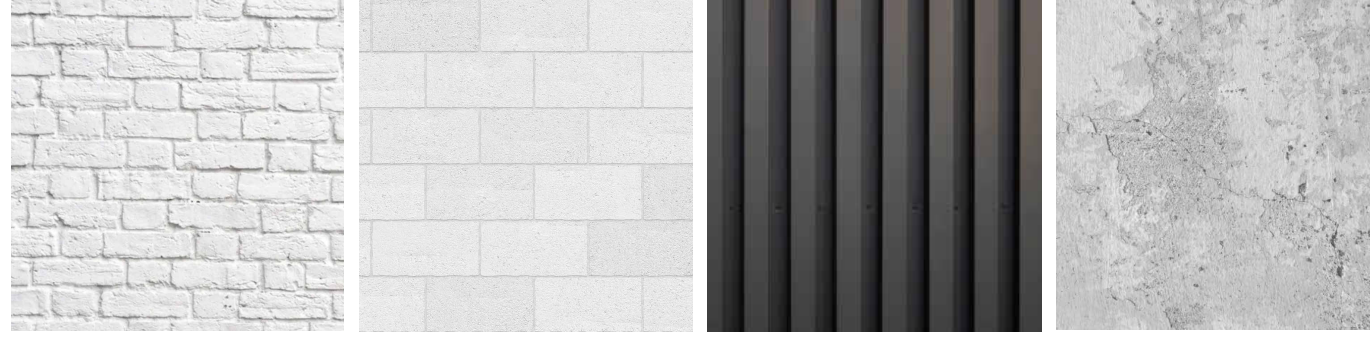
VICINITY MAP



DEVELOPMENT STANDARDS

ALLOWABLE USES:	ALL USES PERMITTED IN THE UNDERLYING DTC LAFAYETTE SUBDISTRICT AUTOMOBILE SALES - USED (SUBJECT TO CONDITIONS LISTED ABOVE)
PROPOSED USES:	5,100 SQ FT BAR / RESTAURANT 14,900 SQ FT RETAIL / AUTOMOBILE SALES, USED
<i>*PROPOSED USES NOTED HEREIN ARE REFLECTIVE OF THE CURRENT PLAN ONLY, AND MAY BE MODIFIED WITHIN THE STANDARDS OF THE LAFAYETTE SUBDISTRICT. THE AMENDED ADDITION OF 'AUTOMOBILE SALES, USED' WILL BE LIMITED ACCORDING TO THE GENERAL PLAN NOTES ABOVE.</i>	
FRONTAGE & BUILD TO ZONE REQUIREMENTS:	FROM LAFAYETTE SUBDISTRICT STANDARDS, CH 17.37, SECT II
FACADE WIDTHS:	FROM LAFAYETTE SUBDISTRICT STANDARDS, CH 17.37, SECT II
MIN BUILDING DEPTH:	15' FROM BUILDING FACADE
MAXIMUM HEIGHT:	PER LAFAYETTE DISTRICT SUBDISTRICT STANDARDS, CH 17.37, SECT II
MINIMUM GROUND FLOOR GLAZING:	FROM GENERAL STANDARDS, CH 17.37, SECT IV
PARKING REQUIRED:	0 SPACES (PER DTC)
STREET CHARACTER:	SHADE PRODUCING STREET TREES SHALL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY ALONG THE LENGTH OF THE LOT FRONTAGE AT A MAXIMUM SPACING OF FIFTY FEET OR IN ACCORDANCE WITH THE REGULATIONS OF METRO DEPARTMENTS AND AGENCIES: FROM GENERAL STANDARDS, CH 17.37, SECT IV
CANOPIES & AWNINGS:	CANOPIES & AWNINGS SHALL MEET THE REQUIREMENTS OF THE DTC. FROM GENERAL STANDARDS, CH 17.37, SECT IV
OTHER GENERAL STANDARDS OF THE DTC, PER CH 17.37, SHALL APPLY.	

MATERIALITY & CHARACTER



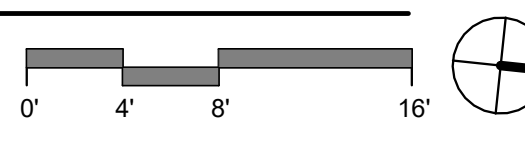
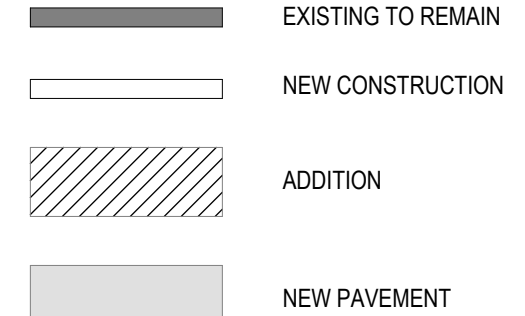
ALL FACADE MATERIALS, EXCLUSIVE OF CLEAR FENESTRATION, SHALL BE HIGH QUALITY AND SELECTED FROM THE FOLLOWING LIST: MASONRY, MASONRY PANELS, TEXTURED METAL, METAL PANELING, PRECAST CONCRETE, PRECAST CONCRETE PANEL, FIBER CEMENT PANEL, FIBER CEMENT SIDING, SPANDREL GLASS (ON UPPER STORIES ONLY), OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION. THIS REQUIREMENT APPLIES TO ANY FACADE VISIBLE FROM A PUBLIC STREET, OPEN SPACE, OR INTERSTATE IN ALL SUBDISTRICTS.

DEVELOPMENT NOTES

- THE PURPOSE OF THIS SPECIFIC PLAN DISTRICT IS TO PERMIT THE ADDITION TO THIS PROPERTY OF 'AUTOMOBILE SALES - USED' TO THE ALLOWABLE USES OF THE UNDERLYING DTC LAFAYETTE SUBDISTRICT, SUBJECT TO THE CONDITIONS & LIMITATIONS SPECIFIED ELSEWHERE ON THIS PLAN.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- TRASH AND RECYCLING SERVICES SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE.
- THE FINAL SITE PLAN / BUILDING PERMIT 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.
- ANY DEVELOPMENT IN EXCESS OF 50,000 SQUARE FEET FOR COMMERCIAL USE OR 75 RESIDENTIAL UNITS SHALL REQUIRE A MULTIMODAL TRANSPORTATION SURVEY WITH THE FINAL SITE PLAN, PER CHAPTER 17.20.140 OF THE METRO CODE.
- THE FINAL SP SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN SHOWING LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING CODE.
- THE FALL BACK ZONING FOR THIS DEVELOPMENT SHALL BE THE LAFAYETTE SUBDISTRICT OF THE DTC, PER CHAPTER 17.37, SECTION B OF THE METRO CODE.

1 PROPOSED SITE PLAN

1/8" = 1'-0"



SPECIFIC PLAN SUBMISSION CASE NO. 2024SP-027-001

WALT GRACE VINTAGE - NASHVILLE
RA PROJECT #2324
701 & 709 EWING AVE
NASHVILLE, TN 37203

REVISION SCHEDULE		
DELTA	DESCRIPTION	DATE
1	REVISION 1	07/02/2024
2	REVISION 2	07/10/2024

SITE PLAN & DEVELOPMENT STANDARDS

SP101

SP PRELIMINARY PLAN
07/10/2024