



November 19, 2025
Case No. 2025SP-054-001

Client:

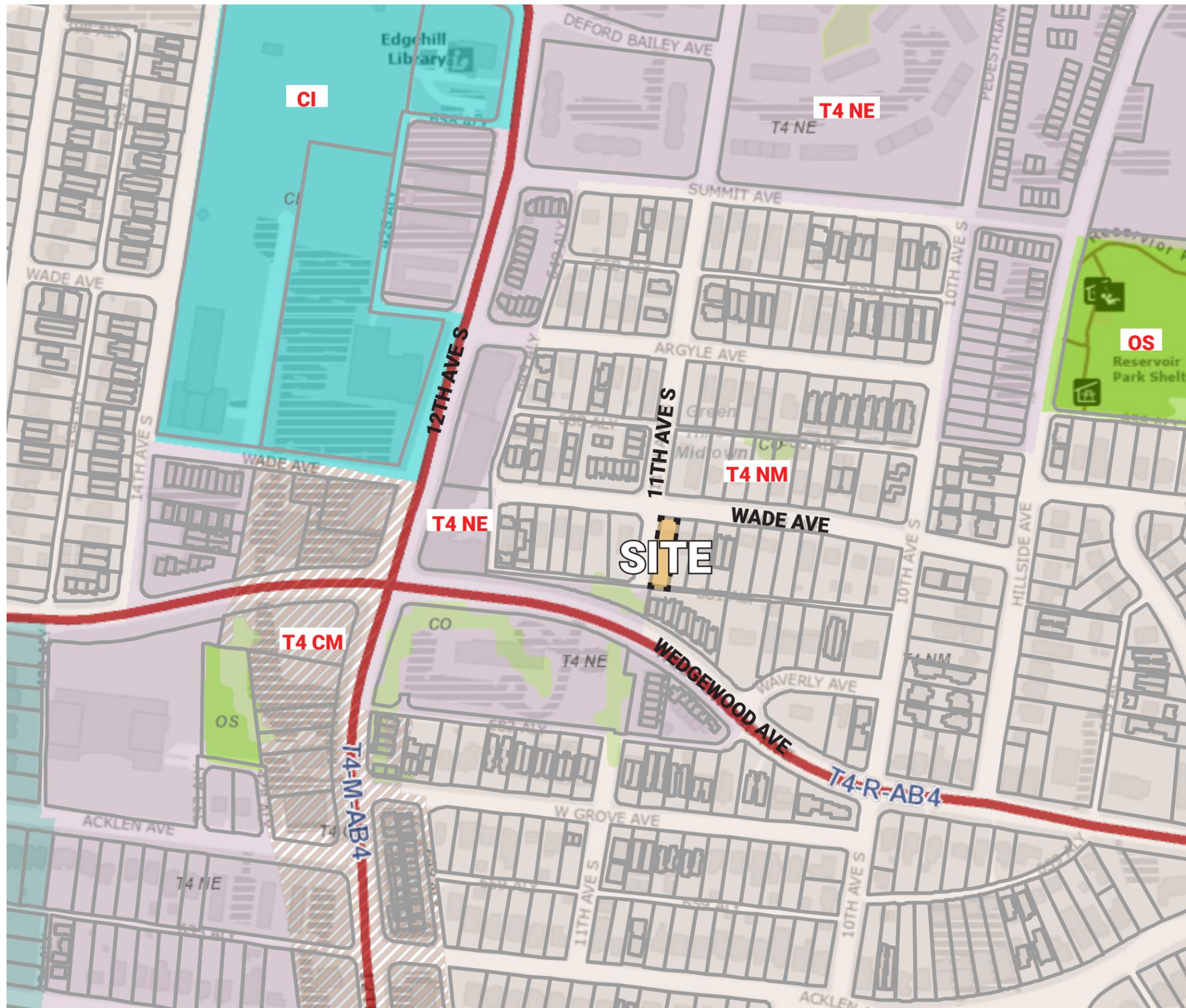
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Submitted: October 29, 2025
Resubmitted: November 19, 2025



LEGEND

Major and Collector Street Plan

- Arterial-Boulevard Scenic
- Arterial-Boulevard
- Collector-Avenue
- Planned Collector Avenue

Adopted CCM

- CO Conservation
- OS Open Space
- CI Civic
- T4 NM Urban Neighborhood Maintenance
- T4 NE Urban Neighborhood Evolving
- T4 CM Urban Mixed Use Corridor

T4 NM - URBAN NEIGHBORHOOD MAINTENANCE

T4 Urban Neighborhood Maintenance (T4-NM) policy is characterized by moderate to high density residential development. These areas will experience changes over time, but should aim to retain the existing character of the neighborhood when such changes occur. Shallow setbacks, alley access to lots, and high levels of connectivity in street networks and pedestrian ways are commonly characteristic in this policy area.

The development plan proposes 4 units on ± 0.14 acres. The units all have 2-car garages with access from 11th Ave S. Sidewalk connectivity is also proposed along both 11th Ave S and Wade Ave.



SITE DATA

SITE ACREAGE	0.14 AC
UNITS (25' X 28'-4")	4 TOTAL
ALLOWABLE BUILDING FLOOR AREA	10,360 SF
ALLOWABLE FAR	1.7

SITE PLAN



SITE PLAN



REFER TO PAGE 4

FALLBACK ZONING: RM40-A

BULK REGULATIONS

Uses	4 Residential Units
FAR/Density	4 Residential Units
Maximum Building Coverage	0.60
General Maximum Building Height ²	3 stories in 42' height (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.)
Front Setback	20'
Side Setback	5'
Rear Setback	20'
Parking Requirements	A minimum of 2 spaces per residential unit shall be provided
Glazing¹	15% min. glazing on all facades facing a public street
Raised Foundations	18 in. min. to 36 in. max.; Garage entrances shall be allowed to be recessed down to match the grade of 11th Ave. So.
<p>¹ Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</p> <p>² A basement floor level is not to be counted as a story if it meets the building code definition for a basement in accordance with the average grade plane calculation.</p>	

ARCHITECTURAL STANDARDS

- All structures shall be oriented towards the street.
- Buildings shall provide a functional entry onto the street/sidewalk network.
- The following design standards shall apply:
 - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the street facing elevation. Sides of residential units at the ends of blocks and visible from the public right-of-way shall have a minimum of 12% glazing.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
 - 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.
 - Porches shall provide a minimum of 5 feet of depth.
 - A raised foundation of 18"-36" is required for all residential structures fronting a public street at the level of the primary first floor. Garage entrances shall be allowed to be recessed down to match the grade of 11th Ave. So.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
- Height shall be measured from the average elevation (4 most exterior corners) to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.

ACCESS & PARKING

- A minimum of 2 spaces per residential unit shall be provided.

LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP), as defined by Metro Ordinance (both owner-occupied and not owner-occupied) shall be prohibited.

ADDITIONAL REGULATIONS + NOTES

Site Plan Notes:

1. The purpose of this preliminary SP is to permit the development of a total of 4 multi-family residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the fallback zoning districts as of the date of the applicable request or application. The plan shall be subject to RM40-A fallback zoning.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff 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. Major modifications shall not be permitted, except through an ordinance approved by the 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.

FEMA Note:

4. No portion of this property lies in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0243H, effective April 05, 2017.

NDOT Notes:

5. 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.
6. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.
7. 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.

8. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
9. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
10. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
11. Submit copy of ROW dedications prior to bldg. permit sign off.
12. Development is to require a private hauler for waste/recycle disposal.
13. All driveways within the site shall be at least 25 feet apart. Shared driveways may be required to meet the 25-foot separation.

Fire Marshal Notes:

14. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
15. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
16. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
17. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

19. Where feasible, this development will be served with underground power and pad-mounted transformers.
20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

21. 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.
22. 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.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
25. 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 at the time of final application.

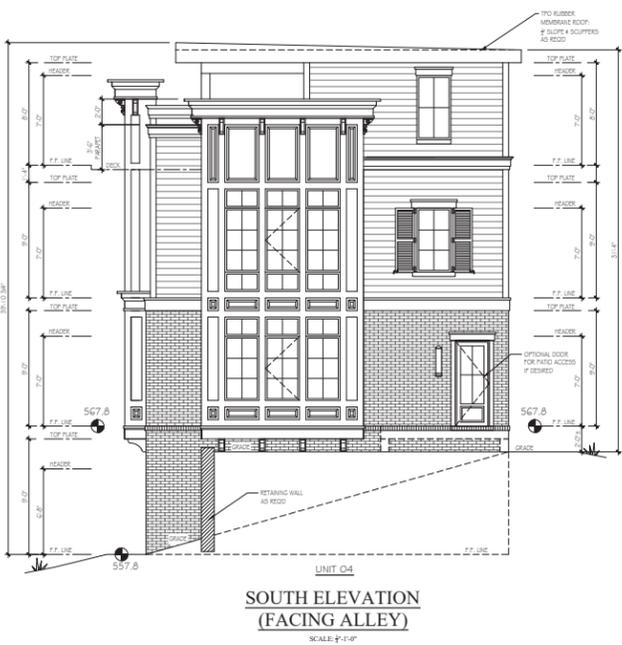
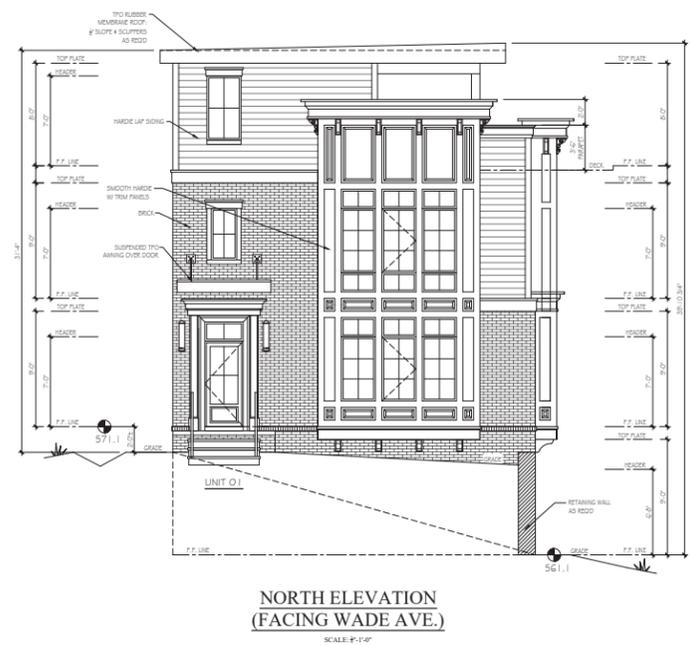
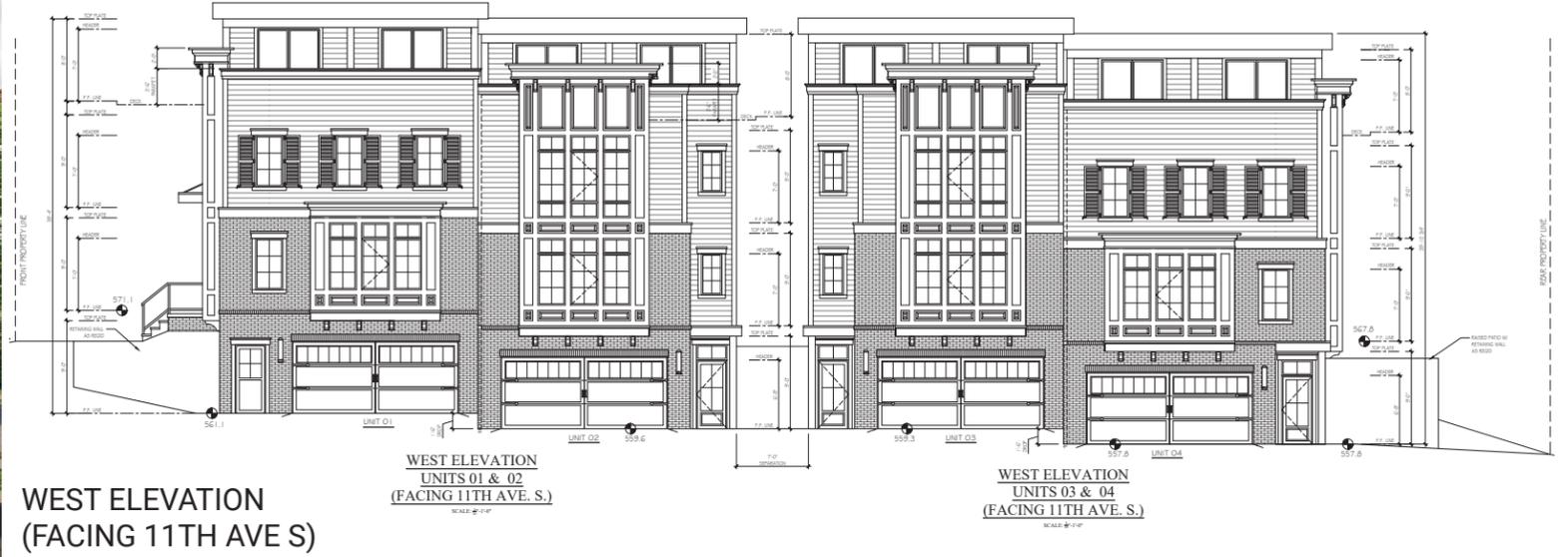
Traffic Recommendations:

26. All internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monuments signs/walls, fences, etc.
27. Final design of internal roadways and parking should meet all NDOT standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and street associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way controlled unless all-way stop control warrants are met.

Federal Compliance:

28. All public improvements within the boundaries of this plan will comply with the requirements of the Americans with Disabilities Act.

VISIONING IMAGERY



NORTH ELEVATION
(FACING WADE AVE)

SOUTH ELEVATION
(FACING ALLEY)

EAST ELEVATION
(FACING SIDE YARD)

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