

Original Submittal - November 27, 2024
Revision 1 - December 19, 2024
Revision 2 - January 6, 2025
Revision 3 - January 20, 2025

930 McFerrin Specific Plan

Preliminary Specific Plan Application

Barge Civil Associates



Table of Contents
Cover Sheet - Page 1
Project Information - Page 2
Existing Conditions - Page 3
Site Plan - Page 4
Grading and Drainage Plan Page 5
Utility Plan Page 6
Architectural Elevations - Page 7
Architectural Elevations - Page 8
Architectural Elevations - Page 9
Architectural Elevations - Page 10
Architectural Elevations - Page 11

2022SP-030-003



P F E F F E R T O R O D E

Project Information

SP Name: 930 McFerrin

Case No: 2022SP-030-003

Council District: 05

Council Member: Sean Parker

Parcel Owner Address: 905 W Eastland Ave
Nashville, TN, 37206

Owner of Record: James and Rebecca Gaines

Existing Zoning: RS-5 | OV-NHC | OV-UZO

Proposed Fall Back Zoning: RM-9A

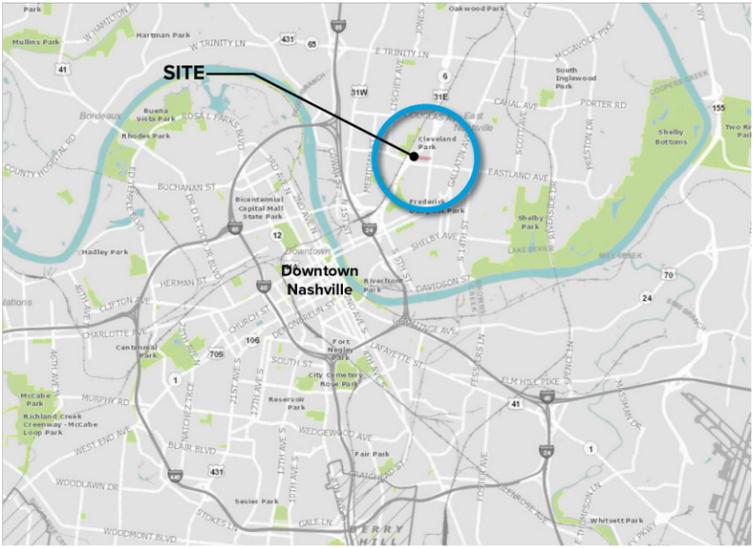
Developer: Core Holdings, LLC

Civil Engineer: Barge Civil Associates
6606 Charlotte Pike, Suite 210
Nashville, TN, 37209

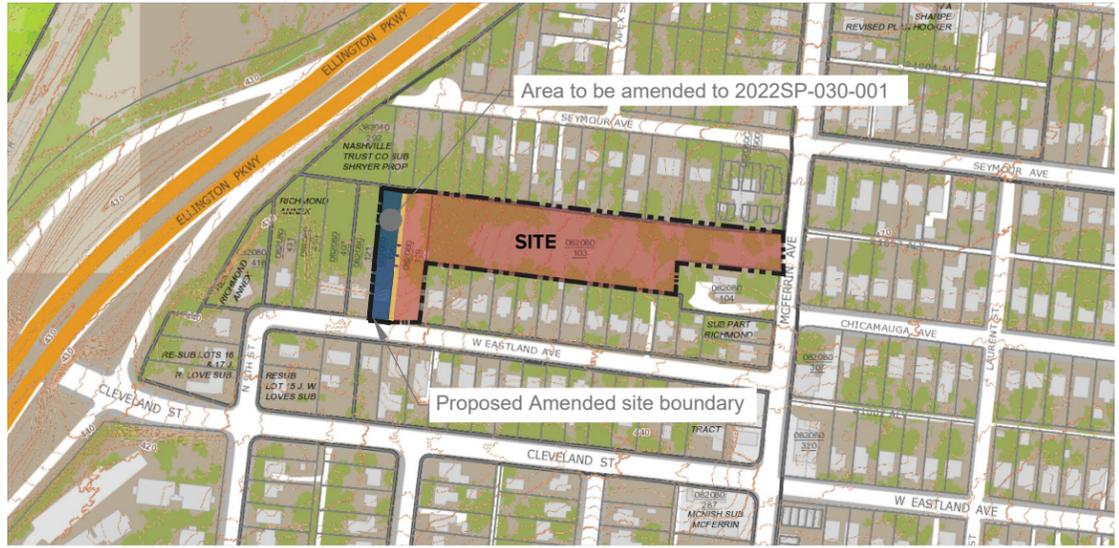
Note:
According to the FEMA FIRM MAP #47037C0242H, dated April 5, 2017, the project site is considered Zone X and is located outside the 500 year floodplain.

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval to amend an existing SP (2022SP-030-001) for the development of additional residential units in this live/work, residential and commercial space. There will be an additional 2 detached multi-family units developed, increasing the Amended SP total unit count from 17 to 19 units; 14 detached-multifamily units, 4 live/work units and one residential unit above the main commercial building. The proposed detached multi-family units are presented within the following plan documents.



Overall Vicinity



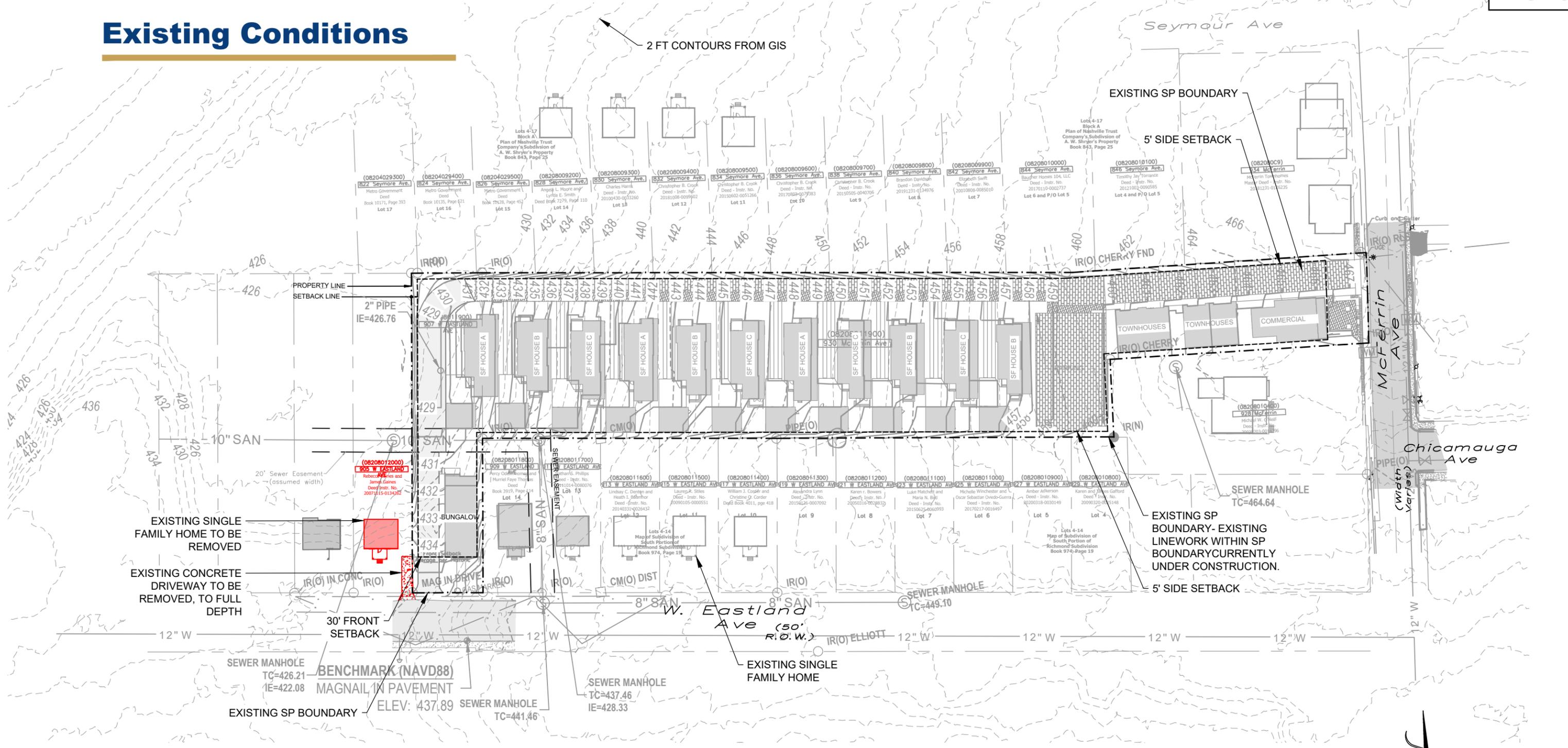
Site Location

General Plan Consistency

- Located in East Nashville, within the T4-NM (T4 Urban Neighborhood Maintenance) Policy Area.
- T4-NM zones are intended to reflect surrounding suburban residential patterns while accommodating moderate-density residential neighborhoods. These areas prioritize connectivity, environmental sensitivity, and innovative approaches to building and site design.
- The project land area to be added consists of approximately 0.3 acres +/-, bringing the total amended SP area to 2.50 acres +/-.
- To integrate the additional units into the neighborhood planned under 2022SP-030-001, the proposed one-way drive path will be extended. The curb cut along W Eastland Ave will be shifted approximately 150 feet plan west to accommodate more proposed Bungalow units. This revised drive design will continue the woonerf concept— a street that prioritizes pedestrians while allowing slow-moving vehicle traffic. The design will feature pedestrian walkways, traffic-calming measures, and stormwater management through the use of permeable pavers.
- The area is designated as "Transition" in the policy, which allows for a broader range of housing types that may differ from the surrounding context. The inclusion of additional residential units within this street-engaged, multi-activity site aligns with the goals of the Specific Plan and does not hinder the intention approved in 2022SP-030-001.



Existing Conditions



SOILS NOTE:

1. SOILS WITHIN THE PROJECT BOUNDARY ARE PRIMARILY CLASSIFIED AS LINDELL-URBAN (Ln) LAND COMPLEX (0% - 3% SLOPES). THERE ARE NO NATURALLY OCCURRING SLOPES IN EXCESS OF 15% ON THE SITE.

SITE SUMMARY:
 ADDRESS: 800 MCFERRIN AVENUE, NASHVILLE, TN 37206
 907 W. EASTLAND AVENUE, NASHVILLE, TN 37206
 PARCEL(S): 08208010300
 08208010900
 FALLBACK ZONE: RMB-A
 PROPOSED LOT SIZE = 2.5 AC +/-
 MIN LOT AREA: N/A
 SETBACKS:
 STREET (MCFERRIN): PER HISTORIC DISTRICT
 STREET (W. EASTLAND): PER HISTORIC DISTRICT
 SIDE: 5 FT
 REAR: 5 FT
 ACCESSORY BUILDING: 5 FT
 LAND USE: MULTIFAMILY RESIDENTIAL
 LIVE/WORK (SEE DEFINITION THIS SHEET)
 COMMERCIAL
 PERMITTED COMMERCIAL USES: ALL PERMITTED & PERMITTED WITH CONDITIONS USES WITHIN MUN-A ZONING DISTRICT
 DENSITY: 6.88 UNITS/ACRE
 RESIDENTIAL UNITS
 DETACHED: 12
 LIVE/WORK UNITS: 4
 COMMERCIAL FLAT: 1
 TOTAL: 17
 TOTAL COMMERCIAL UNITS: 1
 COMMERCIAL SQ FT: 2,817 SQ FT
 MAX HEIGHT:
 BUILDING 1: 11 MAX. 30 FT (MAX. 2 STORIES)
 BUILDING 12: MAX. 24 FT (MAX. 1.5 STORIES)
 LIVE/WORK: MAX. 30 FT (MAX. 2 STORIES)
 COMMERCIAL: MAX. 24 FT (MAX. 1.5 STORIES)
 MAX FAR: 0.60
 PROPOSED FAR: 0.25
 MAX ISR: 0.70
 PROPOSED ISR: 0.63
 PARKING SUMMARY
 PER UZO REQUIREMENTS)
 1. MULTI-FAMILY RESIDENTIAL: 1 SPACE PER UNIT (1 BR); 1.5 PER UNIT (2 BR+)
 REQUIRED: 21 TOTAL SPACES (14 X 1.5 + 21)
 2. COMMERCIAL:
 COMMERCIAL USE: PER ZONING CODE
 3. RESIDENTIAL:
 MULTI-FAMILY USE:
 1 SPACE PER UNIT (1 BR); 1.5 PER UNIT (2 BR+)
 REQUIRED: 6 TOTAL SPACES (4 X 1.5 + 6)
 TOTAL PROVIDED: 26 GARAGE SPACES
 25 SURFACE PARKING SPACES
 51 TOTAL SPACES
 BICYCLE PARKING SUMMARY
 1 SPACE PER 4 DWELLING UNITS
 REQUIRED: 5 SPACES (104 ÷ 4 = 5)
 PROVIDED: 6 SPACES (3 BOLLARDS)
ADDITIONAL SITE SUMMARY:
 ADDRESS: 905 W. EASTLAND AVE, NASHVILLE, TN 37206
 PARCEL(S): 08208012000
 FALLBACK ZONE: RMB-A
 PROPOSED LOT SIZE = 0.32 AC (14,067 SF)
 MIN LOT AREA: N/A
 SETBACKS:
 STREET (W. EASTLAND): PER HISTORIC DISTRICT
 STREET (FROM ROAD BEND FACING): PER HISTORIC DISTRICT
 SIDE: 5 FT
 REAR: 5 FT
 ACCESSORY BUILDING: 5 FT
 RESIDENTIAL UNITS: 2
 DETACHED:
 MAX HEIGHT:
 BUILDING 13: MAX. 30 FT (MAX. 2 STORIES)
 BUILDING 14: MAX. 24 FT (MAX. 1.5 STORIES)
 LAND USE: MULTI-FAMILY RESIDENTIAL
 DENSITY: 6.25 UNITS/ACRE
 TOTAL NUMBER OF UNITS: 2
 PROPOSED FAR: 0.41
 PROPOSED ISR: 0.33
 PARKING SUMMARY
 PER UZO REQUIREMENTS)
 1 SPACE PER UNIT (1 BR); 1.5 PER UNIT (2 BR+)
 REQUIRED: 3 TOTAL SPACES (2 X 1.5 + 3)
 PROVIDED: 3 SPACES

SP GENERAL NOTES:

- THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF LIVE/WORK, RESIDENTIAL AND COMMERCIAL SPACE. THE RESIDENTIAL SPACE INCLUDES 12 DETACHED MULTI-FAMILY UNITS, 4 LIVE/WORK UNITS AND 1 RESIDENTIAL UNIT ABOVE THE MAIN COMMERCIAL BUILDING. THE 1,552 SQ FT COMMERCIAL BUILDING AND RESIDENTIAL UNITS ARE PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
- 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.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- ACCORDING TO THE FEMA FIRM MAP #47037C0242H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.
- IT IS ANTICIPATED THAT INDIVIDUAL 96 GALLON CONTAINERS FOR TRASH AND RECYCLING REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.
- LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- 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 RMB-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- MINOR MODIFICATIONS TO THE PRELIMINARY 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 DRAFTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- 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 RMB-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL ORDINANCE.
- PARKING SHALL NOT BE PERMITTED WITHIN THE ONE-WAY DRIVE ISLE.

MHCZ CONDITIONS FOR APPROVAL (12/19/2024)

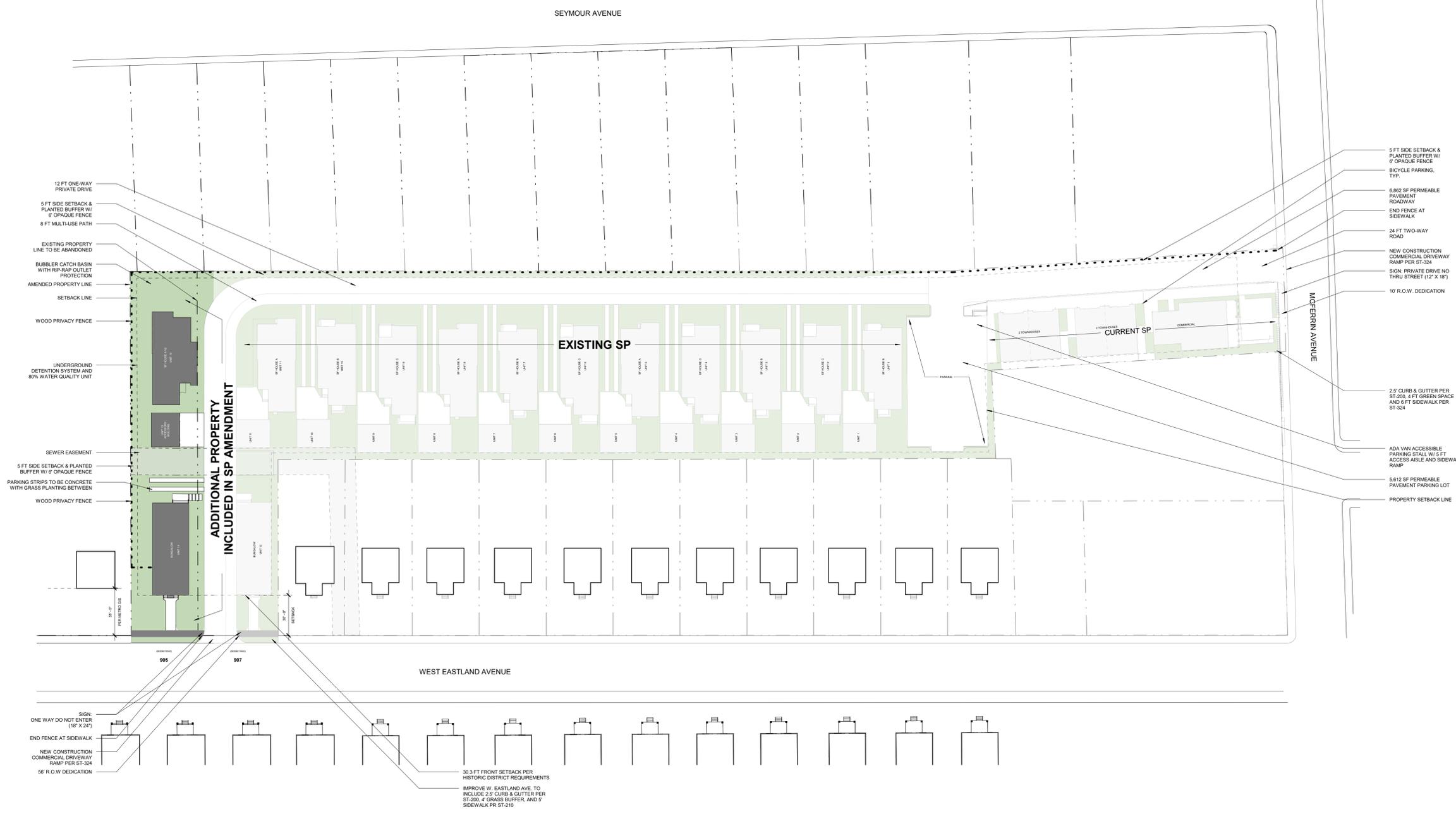
- THE FRONT SETBACK OF 905 WEST EASTLAND AVENUE IS SHOWN ON THE SITE PLAN SO THAT THE FRONT SETBACK FOR THE WEST EASTLAND AVENUE UNIT CAN BE REVIEWED.
- THE APPLICANT RETURNS TO THE MHCZ FOR REVIEW OF MATERIALS, THE RHYTHM AND PROPORTIONS OF WINDOW AND DOORS, UTILITIES, AND OTHER DETAILS IF THE SP REZONING APPLICATION IS APPROVED.

SP DESIGN STANDARD NOTES:

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER EXCEPT FOR CORNERS.
- 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 SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

LAND USE DEFINITIONS:

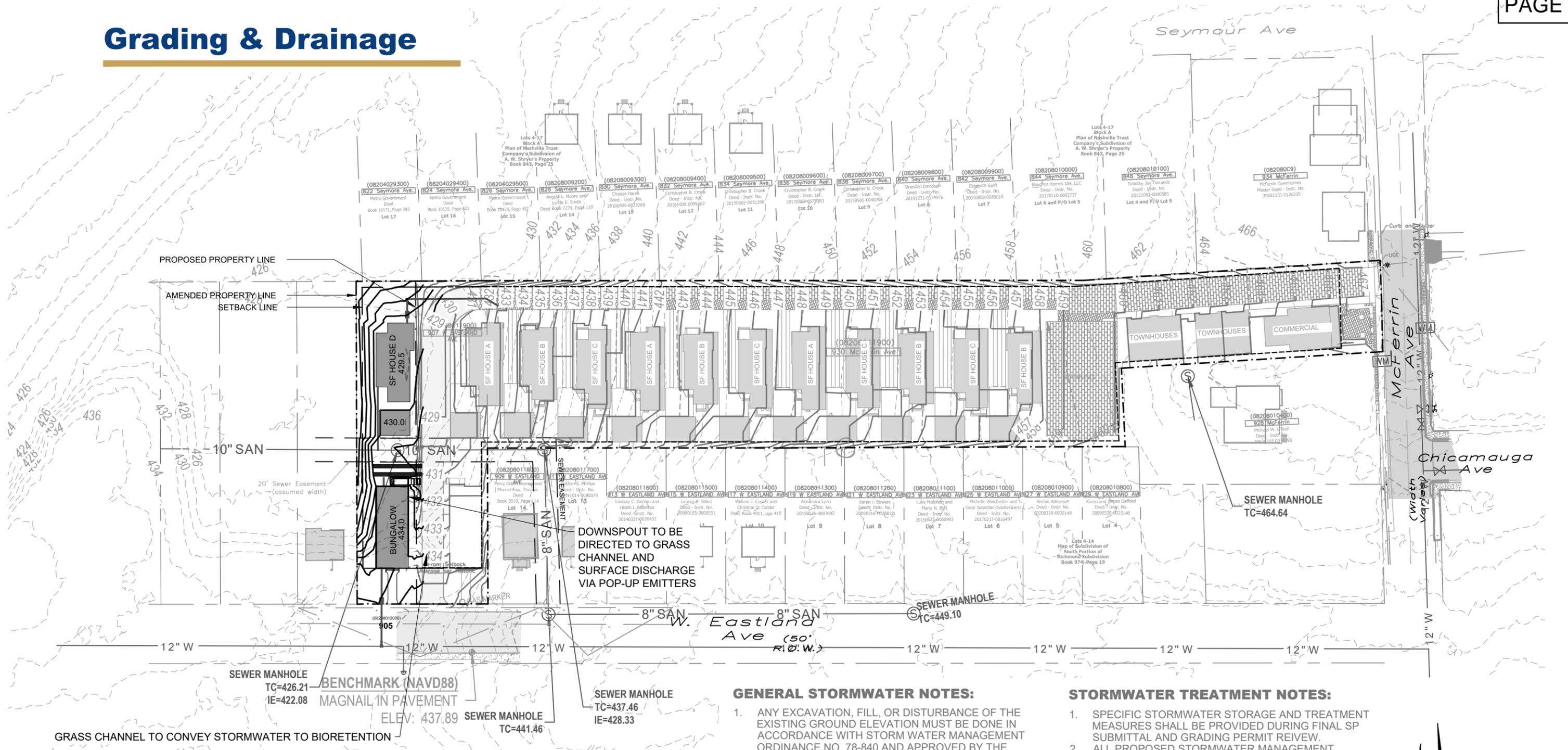
- LIVE / WORK**
 A LIVE/WORK UNIT IS DEFINED AS A SINGLE UNIT CONSISTING OF A COMMERCIAL SPACE ON THE FIRST FLOOR AND A RESIDENTIAL COMPONENT THAT IS OCCUPIED BY THE PROPRIETOR OF THE COMMERCIAL SPACE ABOVE. THE LIVE/WORK UNIT MAY ALSO SERVE AS SOLELY RESIDENTIAL USE. COMMERCIAL USES INCLUDE RETAIL, OFFICE AND PERSONAL CARE SERVICES ONLY.



1 SITE PLAN
 0 10 20 40
 1" = 40'

Case No. 2022SP-030-003

Grading & Drainage



GENERAL STORMWATER NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. DRIVEWAY CULVERTS TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" RCP).
4. 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.

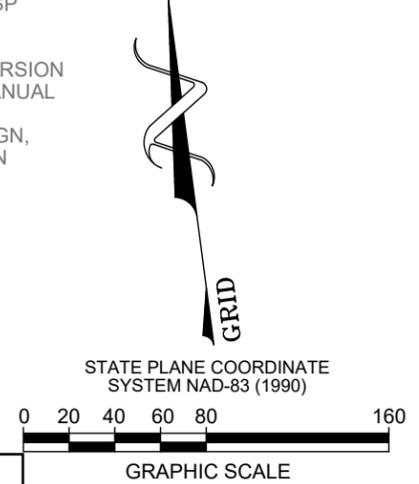
STORMWATER TREATMENT NOTES:

1. SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW.
2. ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LIEU FEE PAYMENT IN PLACE OF TREATMENT.



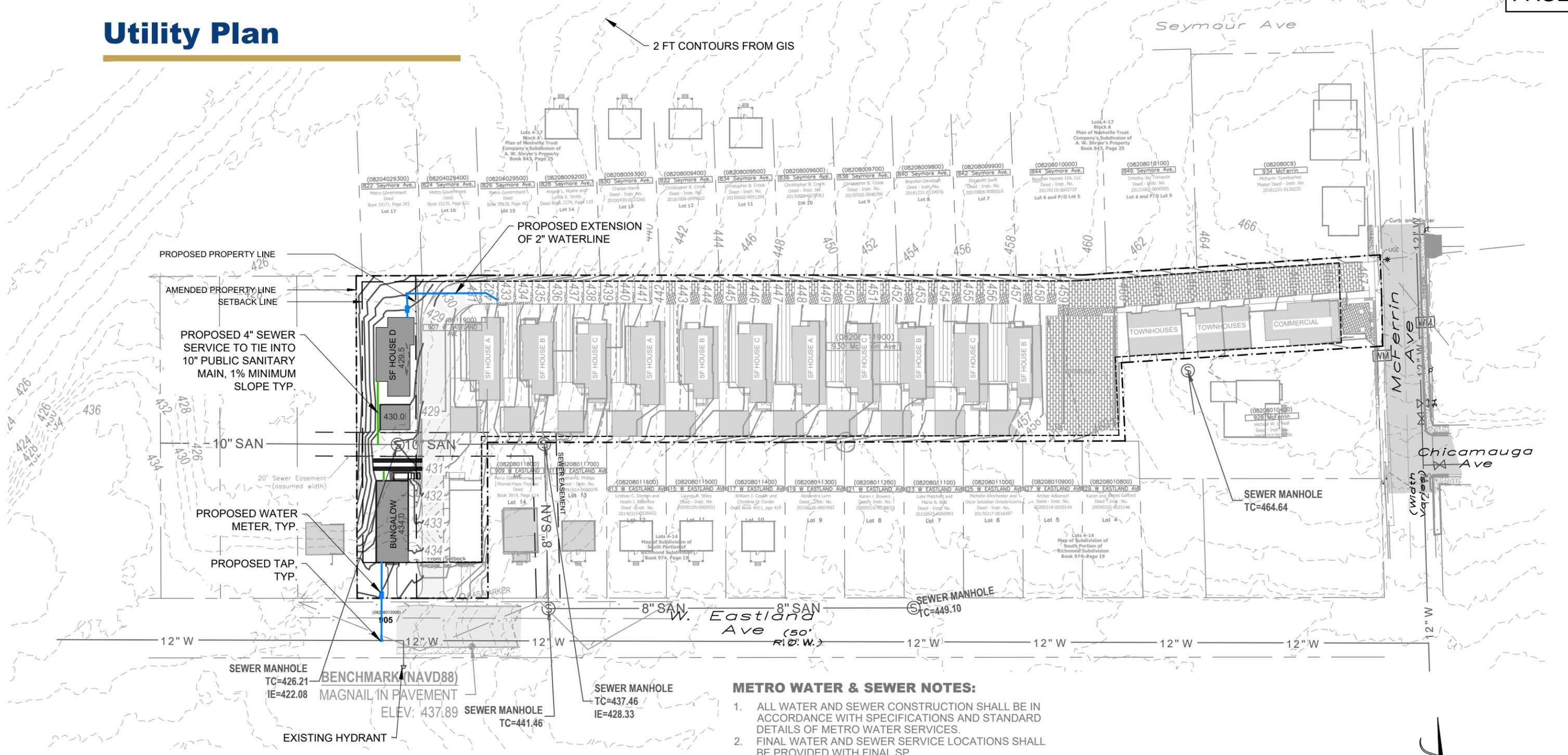
PFEFFER TORODE

930 McFerrin - 11/27/2024 | 5



2022SP-030-003

Utility Plan



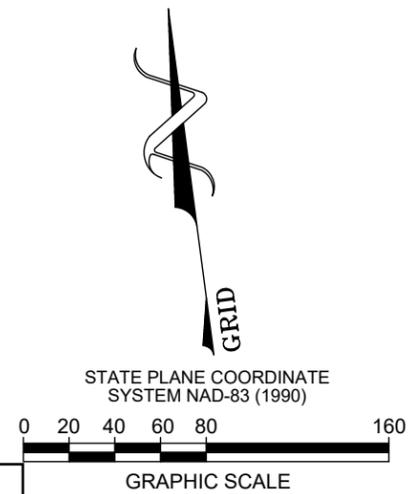
METRO WATER & SEWER NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. FINAL WATER AND SEWER SERVICE LOCATIONS SHALL BE PROVIDED WITH FINAL SP.



PFEFFER TORODE

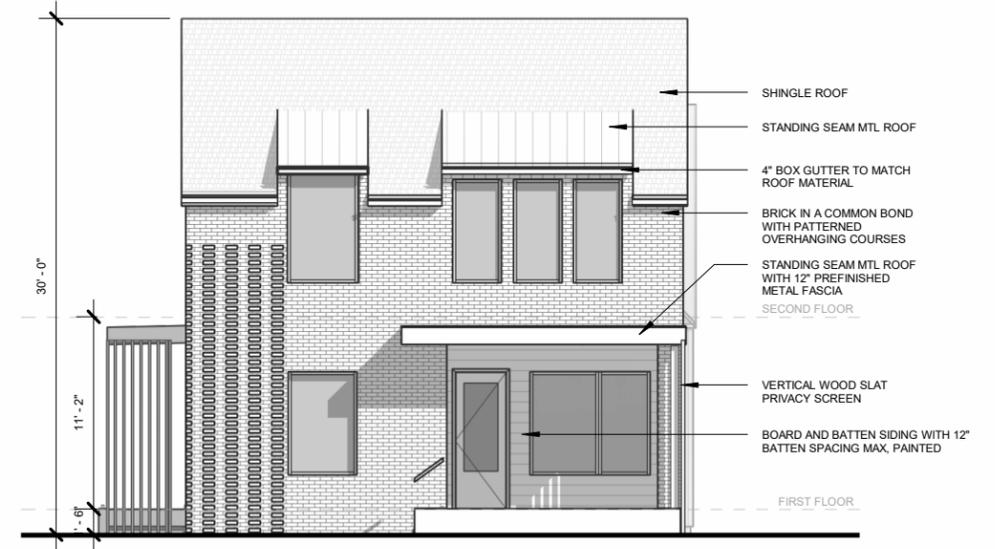
930 McFerrin - 11/27/2024 | 6



2022SP-030-003



1 SF HOUSE A V2 - ELEVATION 01
0 8' 16' 24' 3/32" = 1'-0"

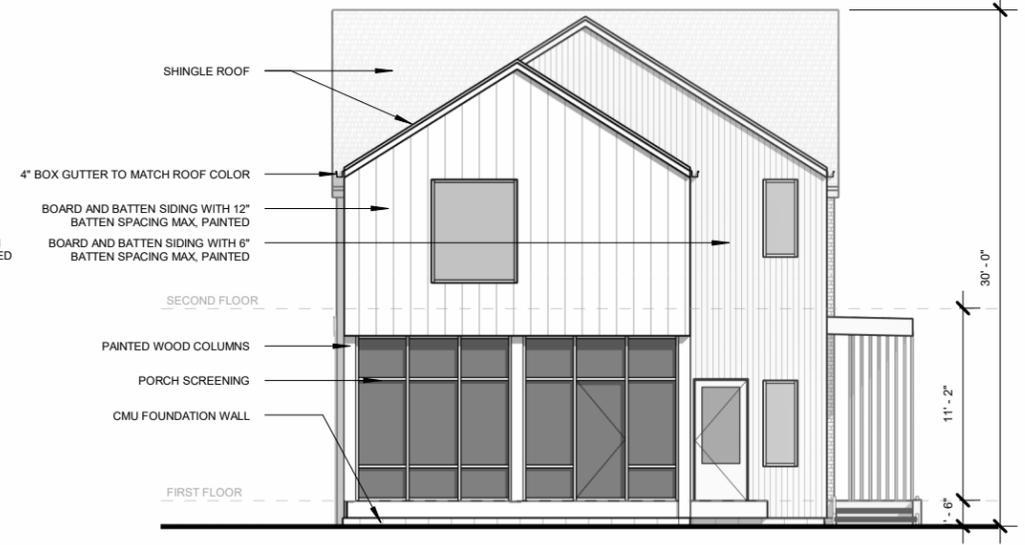


2 SF HOUSE A V2 - ELEVATION 02
0 8' 16' 24' 3/32" = 1'-0"

UNIT 13

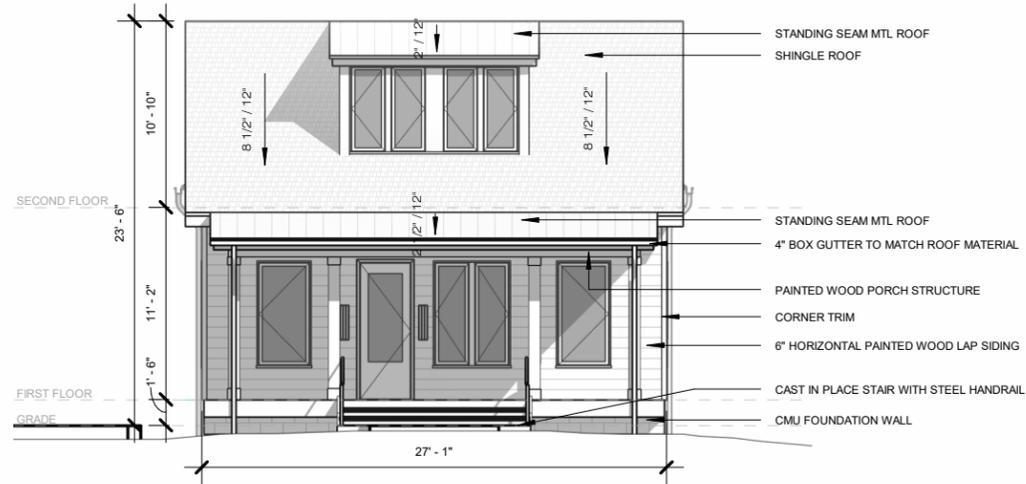


1 SF HOUSE A V2 - ELEVATION 03

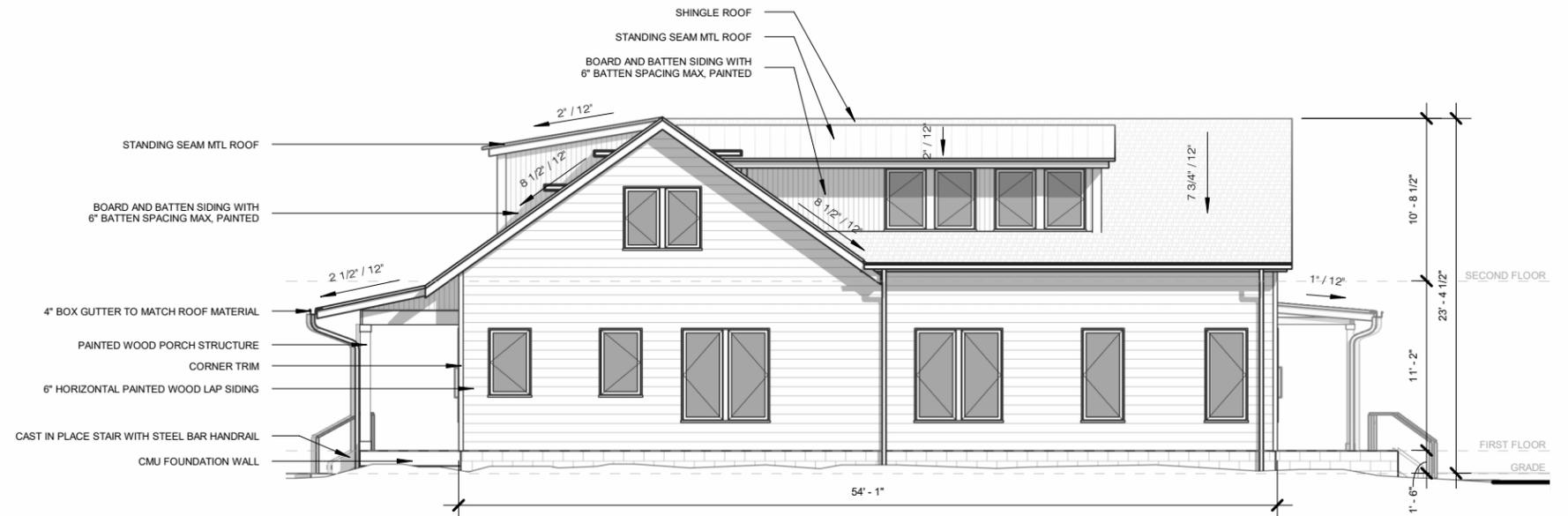


2 SF HOUSE A V2 - ELEVATION 04

UNIT 13



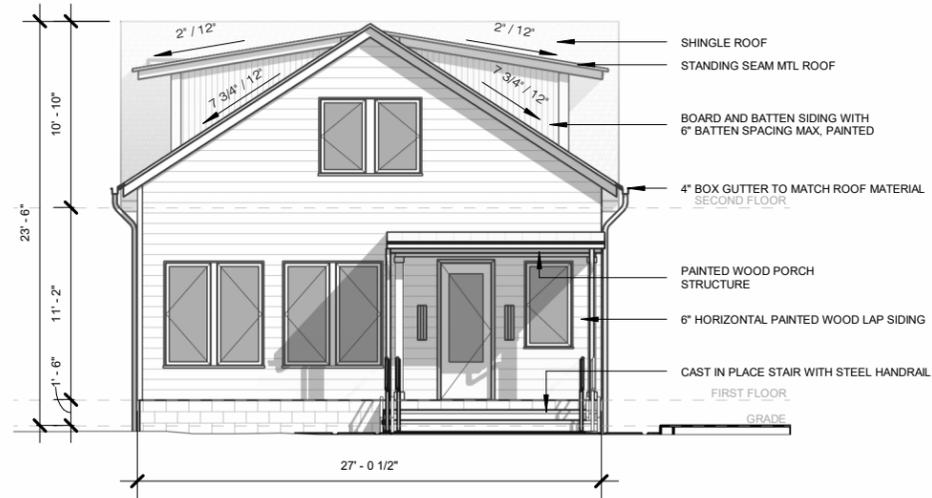
1 BUNGALOW - ELEVATION 01



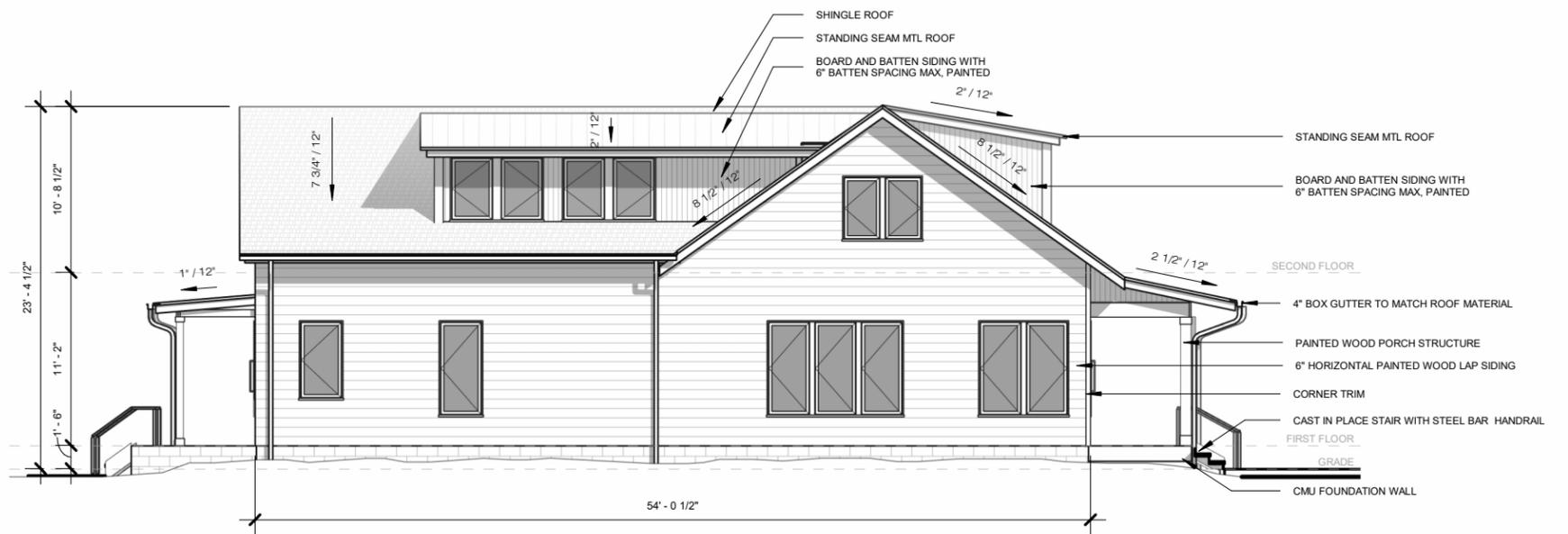
2 BUNGALOW - ELEVATION 02



UNIT 14



1 BUNGALOW - ELEVATION 03
 0 8' 16' 24' 3/32" = 1'-0"



2 BUNGALOW - ELEVATION 04
 0 8' 16' 24' 3/32" = 1'-0"

UNIT 14