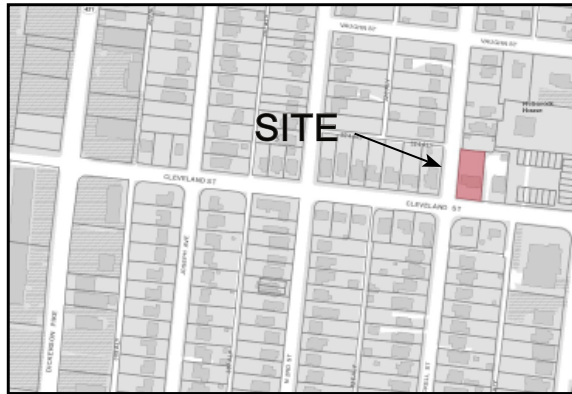


215 Cleveland Street SP

Nashville, TN 37207



Parcel ID: 08203021600
Council District: 05
Council Member: Sean Parker
Site Data: 0.26 acres
Existing Zoning: R6

Developer

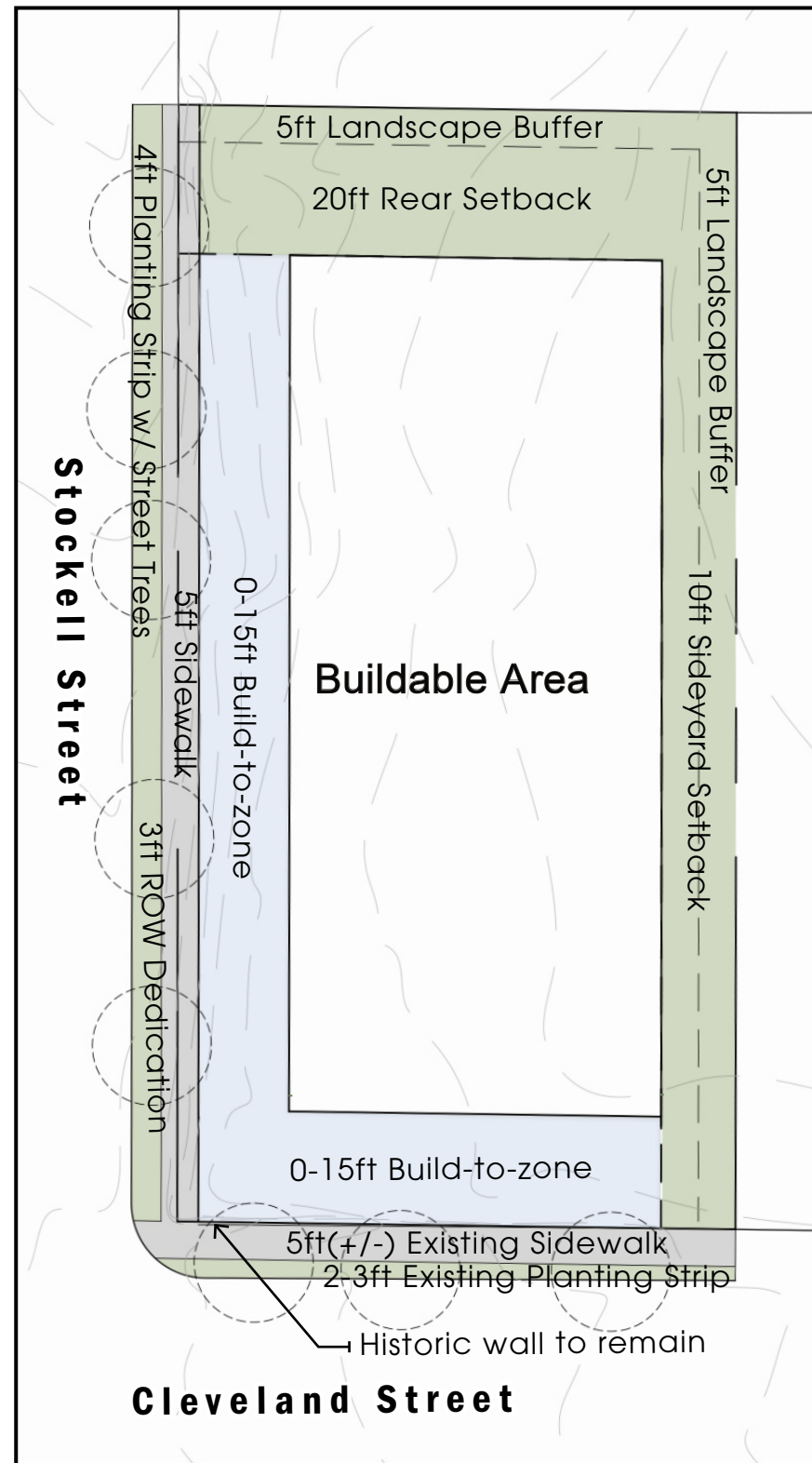
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Owner of Record

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Land Planner / Architect

Smith Gee Studio
Scott Morton
615-415-5520
smorton@smithgeestudio.com



General Plan Consistency Note

The specific plan proposed herein is located within subarea #5 or the East Nashville Community Plan. The specified land use is Neighborhood Evolving, Transect 4 (or T4 NE).

Permitted Uses

All uses permitted by Residential Multi-family 15 units (RM15-A-NS) base zoning designation.

Specific Plan (SP) Standards:

1. The purpose of this SP is to receive preliminary approval to permit the development of a 0.26 acre residential development per the requirements of RM15-A-NS base zoning and the SP requirements herein.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of RM15-A-NS base zoning as of the date of the application request or application.
3. 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 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.
4. **The development shall meet the Title 17 zoning requirements for the RM15-A-NS designation with the exception of the following design standards:**
 - a. **Building Orientation:** Buildings shall orient to Stockell Street and Cleveland Street with doorways having a direct connection to the public sidewalk.
 - b. **Height:** Building height shall be limited to 35 feet in height measured from average grade to top of eave or roof deck.
 - c. **Landscape Buffers:** Type B Landscape buffers shall be provided per the Metro Zoning Ordinance to all abutting properties.
5. 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.
6. This property does not lie within a flood hazard area as identified by FEMA Map Panel Number 47037C0242H, dated April 5, 2017.

SEPTEMBER 15, 2020

215 Cleveland Street - Regulatory Specific Plan
MPC Case Number- 2020SP-040-001

SGS #20042.00



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