

# PRELIMINARY SP FOR 1105 TRINITY

1105 & 1107 W. TRINITY LN., 0 OLD BUENA VISTA RD.  
NASHVILLE, TN

**CASE NO. 2021SP-029-001**

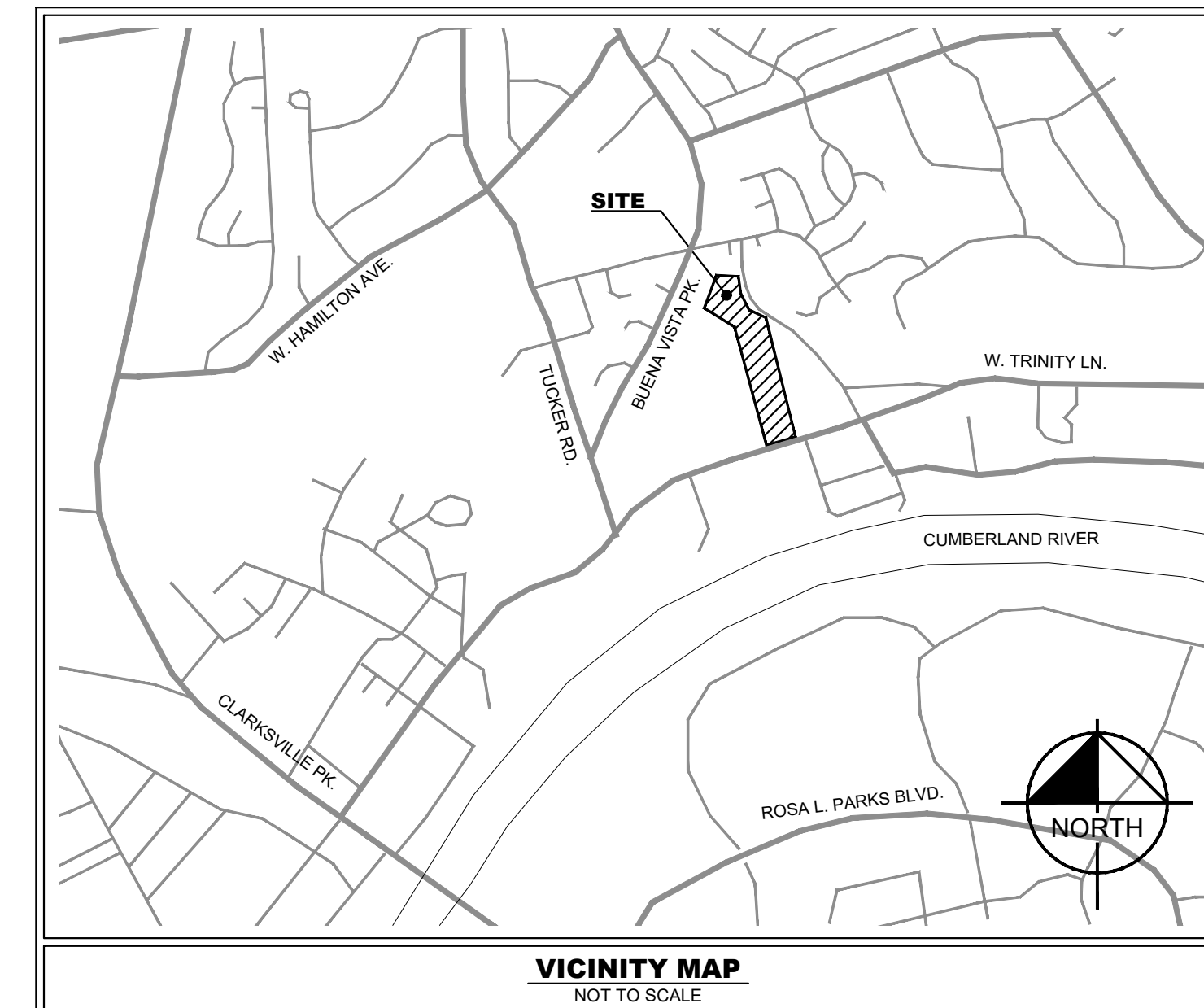
PRELIMINARY SP SET: REVISED 4/20/2021

SITE DATA TABLE	
<ul style="list-style-type: none"> <li><b>TOTAL SPECIFIC PLAN SITE AREA:</b> ±14.46 AC (PER PARCEL MAP)</li> </ul>	
<b>SITE ADDRESSES, PARCELS, AND OWNERS:</b>	
1.	PARCEL 07006002900, 1107 W. TRINITY LANE, ±3.79 AC OWNER: GREGORY, AUREY B. ETUX 415 CUMBERLAND HILLS DR., HENDERSONVILLE, TN 37075
2.	PARCEL 07006003000, 1105 W. TRINITY LN., ±2.93 AC OWNER: HILL, DOSS & RINGEMANN, AMON & ANNA 3937 GALLATIN RD., NASHVILLE, TN 37216
3.	PARCEL 07002004600, 0 W. TRINITY LN., ±3.09 AC OWNER: HILL, DOSS & RINGEMANN, AMON & ANNA 3937 GALLATIN RD., NASHVILLE, TN 37216
4.	PARCEL 07002004400, 0 OLD BUENA VISTA RD., ±4.65 AC OWNER: HILL, DOSS & RINGEMANN, AMON & ANNA 3937 GALLATIN RD., NASHVILLE, TN 37216
<ul style="list-style-type: none"> <li><b>EXISTING ZONING:</b> R8 &amp; RS10</li> <li><b>EXISTING LAND USE:</b> RESIDENTIAL HOME SITES</li> <li><b>EXISTING CCM POLICY:</b> T4-RC &amp; T3-NE</li> <li><b>PROPOSED ZONING:</b> SP</li> <li><b>PROPOSED CCM POLICY:</b> UNCHANGED</li> <li><b>PROPOSED USE:</b> CONCEPTUAL LAYOUT SHOWING MULTI-FAMILY STACKED FLATS, DETACHED AND ATTACHED TOWN HOMES</li> </ul>	
<b>PROPOSED DENSITY:</b>	A - SFD ALLEY UNIT 17 DU 3-4 BEDROOM SINGLE-FAMILY HOMES MAX. HEIGHT: 4 FLOORS AND 44', RES. RAISED FOUNDATION: 18'-6"  B - SFA PAIRED GARDEN UNIT 26 DU 3-4 BEDROOM ATTACHED HOMES MAX. HEIGHT: 4 FLOORS AND 44', RES. RAISED FOUNDATION: 18'-6"  C - SFA PAIRED ALLEY UNIT 38 DU 3-4 BEDROOM ATTACHED HOMES MAX. HEIGHT: 4 FLOORS AND 44', RES. RAISED FOUNDATION: 18'-6"  D - MULTIFAMILY STACKED UNIT 112 DU 1 BR: 80 TOTAL, 2 BR: 32 TOTAL MAX. HEIGHT: 4 FLOORS AND 46', RES. RAISED FOUNDATION: 18'-6" TOTAL 193 DU DENSITY 13.4 DU/AC
<b>FRONT BUILD-TO:</b>	MF BUILDING / 0'-15' SFA UNIT / 0'-20' SFD UNIT / 0'-30'
<b>MIN. BUILDING SEPARATION:</b>	MF BUILDING / 30'
<b>SETBACKS:</b>	SFD/SFA UNIT / 6' OR 0' ON SHARED WALL SIDE - 5' REAR - 10'
<b>REQUIRED PARKING:</b>	1 BR - 1 SPACE/UNIT = 80 SPACES 2 BR+ - 1.5 SPACES/UNIT = 170 SPACES
<b>PROVIDED PARKING:</b>	110 (GARAGE) 169 (SURFACE) <b>279 TOTAL</b>
<b>BICYCLE PARKING:</b>	REQUIRED: 1 PER 4 MF UNITS
<b>FLOOR AREA RATIO:</b>	± 0.65, MAX 1.00
<b>IMPERVIOUS SURFACE RATIO:</b>	± 0.55, MAX 0.70

PURPOSE NOTE / DESIGN INTENT
THE PURPOSE OF THIS PLAN IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT UP TO 193 MULTI-FAMILY UNITS CONSISTING OF A MIXTURE OF STACKED FLATS, AND ATTACHED AND DETACHED TOWN HOMES.

TRAFFIC IMPROVEMENTS
THE DEVELOPMENT SHALL PROVIDE THE FOLLOWING TRAFFIC IMPROVEMENTS WITH FINAL SITE PLAN:
<b>AT PLANNED M.C.S.P. COLLECTOR ROAD:</b>
<ul style="list-style-type: none"> <li>DEDICATE 80' ROW AND GRADE ROAD BED IN ACCORDANCE WITH METRO PUBLIC WORKS CRITERIA.</li> <li>CONSTRUCT PORTION OF PAVEMENT, CURB/GUTTER, SIDEWALKS AS DEPICTED ON CONCEPT PLAN.</li> </ul>
<b>AT W. TRINITY LANE FRONTAGE:</b>
<ul style="list-style-type: none"> <li>IMPROVE SIDEWALK PER M.C.S.P. RECOMMENDATIONS.</li> </ul>
<b>AT PLANNED 50' ROW LOCAL ROAD (PUBLIC OR PRIVATE):</b>
<ul style="list-style-type: none"> <li>CONSTRUCT PAVEMENT, CURB/GUTTER, SIDEWALKS AS DEPICTED ON THE CONCEPT PLAN.</li> </ul>

GENERAL DEVELOPMENT NOTES
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANS 117.1, 2009 EDITION AND THE FAIR HOUSING ACT. U.S. Justice Department <a href="http://www.justice.gov/ot/housing/fairhousing/about_fairhousingact.htm">http://www.justice.gov/ot/housing/fairhousing/about_fairhousingact.htm</a>
2. 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.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



**COUNCIL DISTRICT 2  
COUNCIL MEMBER KYONZTE TOOMBS  
CITY OF NASHVILLE  
DAVIDSON COUNTY, TN**

PRELIMINARY DEVELOPMENT SCHEDULE	
CONSTRUCTION START:	AUGUST 2021
CONSTRUCTION COMPLETION:	AUGUST 2024

STANDARD SP 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. THIS PARCEL LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0229H DATED APRIL 5, 2017.
3. 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.
4. WHEEL CHAIR ACCESSIBLE CURB RAMP, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
5. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL/MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP.
7. 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.
8. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH BUILDING.
9. SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTERS AS SHOWN ON PLAN.
10. 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 THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
11. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
12. APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
13. THE DEVELOPER OF THE PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
14. ACCORDING TO THE NRCS SOIL MAP, THE SOILS ON THE PROPERTY ARE MAURY-URBAN LAND COMPLEX (MCB, 2-7% SLOPES), MIMOSA SILT LOAM (MMC 5-12%, MMD 12-25%), MIMOSA ROCK OUTCROP COMPLEX (MRE 20-40% SLOPE). THESE SOILS ARE NOT "PROBLEM SOILS" AS NOTED PER METRO ZONING CODE.
15. SITE SLOPES RANGE FROM 5-25%. THERE ARE NO NATURALLY OCCURRING SLOPES OVER 25%.
16. THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
17. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE FOR TWO POINTS FOR EMERGENCY VEHICLE ACCESS WILL BE PROVIDED WITH THE PUBLIC ROAD CONNECTIONS.
18. ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
19. THE OWNER/DEVELOPER AGREES TO MAINTAIN PRIVATE TRASH AND RECYCLING SERVICE FOR MULTIFAMILY AND TOWN HOME UNITS AS LONG AS THE DEVELOPMENT REMAINS IN PLACE.
20. DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
21. 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 RM-20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
22. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
23. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
24. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
25. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
26. OWNER OCCUPIED AND/OR SHORT TERM RENTAL-NOT OWNER OCCUPIED UNITS ALLOWED WITHIN THE BOUNDARIES OF THE SP.
27. SINGLE-FAMILY ATTACHED BUILDINGS ALLOWED IN CONFIGURATIONS UP TO 6 ATTACHED UNITS.
28. THE MAXIMUM GRADE FOR FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% WITHOUT APPROVAL FROM THE FIRE CODE OFFICIAL.
29. A RAISED FOUNDATION OF 18" TO 36" IS REQUIRED FOR ALL ATTACHED AND DETACHED RESIDENTIAL UNITS. EXCEPTIONS TO THE HEIGHT MAY BE PERMITTED BASED ON TOPOGRAPHY.
30. THE SP CONCEPT PLAN IS BASED ON BEARING NAD 1983.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0-00	COVER
C1-00	EXISTING CONDITIONS & MASTER PLANS
C2-00	SITE LAYOUT
C3-00	ARCHITECTURAL CHARACTER

**OWNER / DEVELOPER /  
APPLICANT**

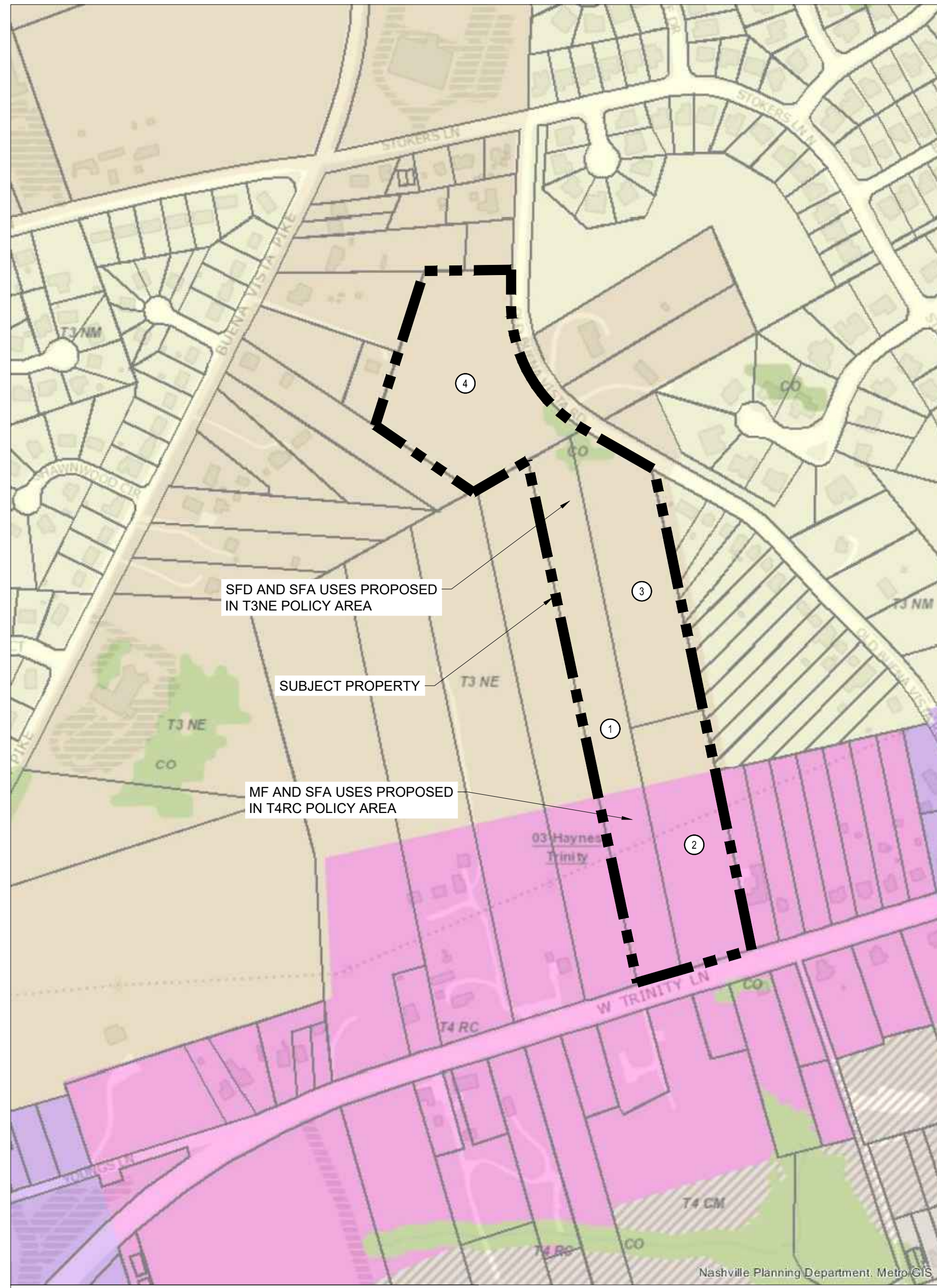
D+M DEVELOPMENT  
1000 SOUTHSIDE PLACE  
NASHVILLE, TN, 37203  
PHONE: (615) 767-8534  
CONTACT: JAY MIKOLINSKI

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	04/20/2021	PRELIMINARY SP REVISIONS / STAFF COMMENTS
FILE NUMBER <b>2021-01</b>	SHEET NUMBER <b>C0-00</b>	TOTAL SHEETS <b>4</b>

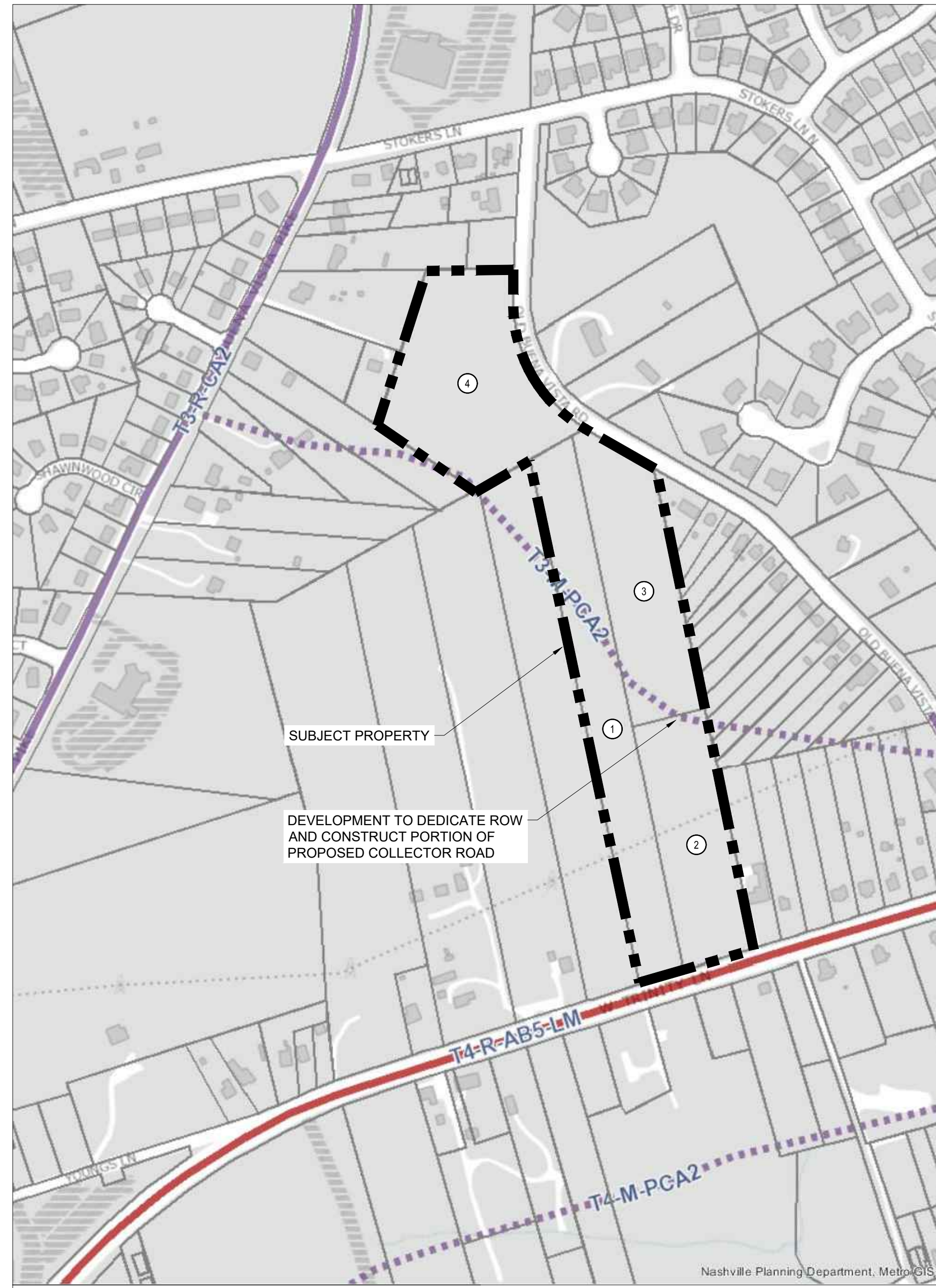


Know what's below.  
Call before you dig.

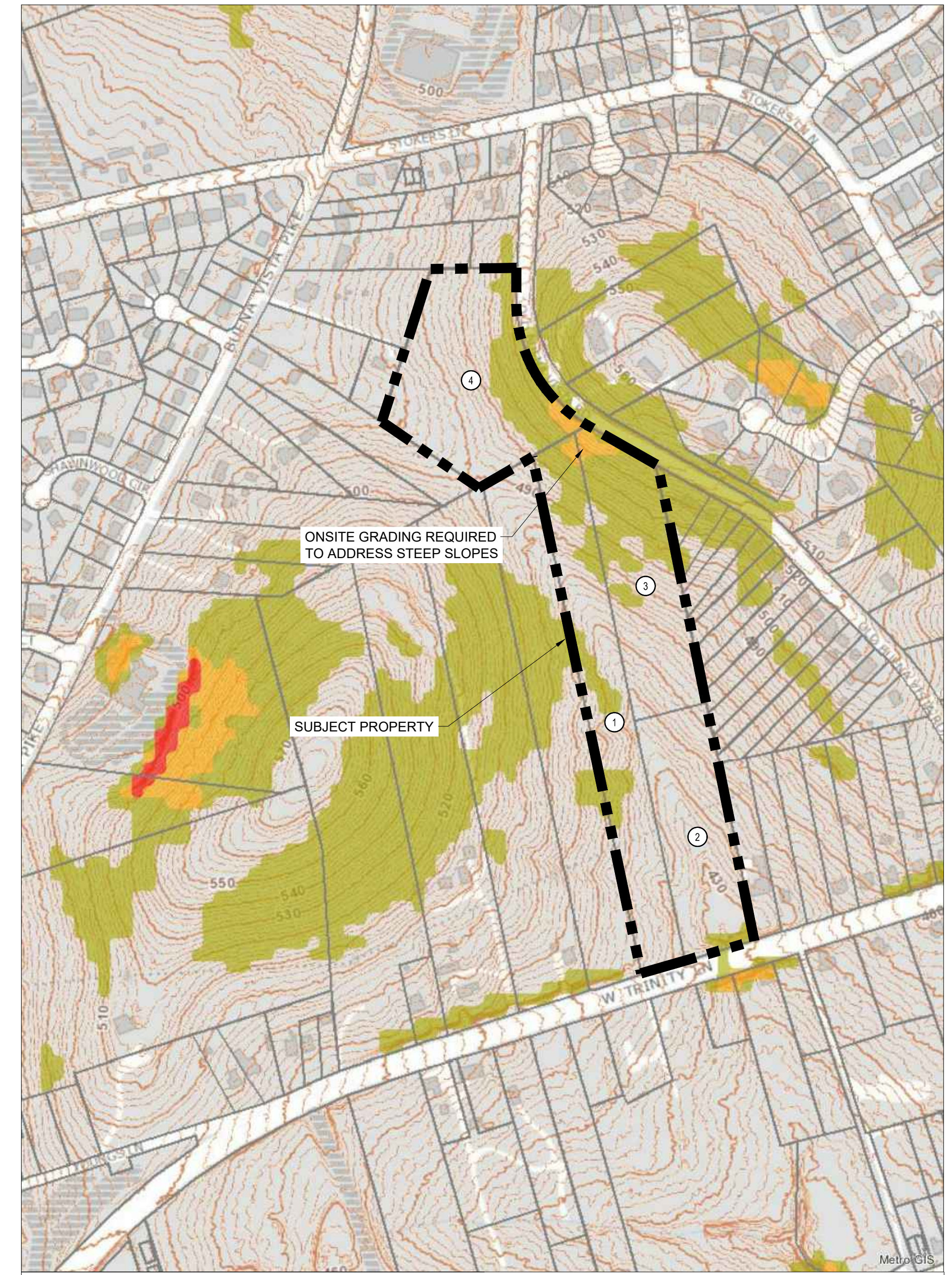




**CCM POLICY PLAN**



**MAJOR AND COLLECTOR STREET PLAN**



**SLOPE AND TOPOGRAPHY MAP**

**D+M DEVELOPMENT**  
 1000 SOUTHSIDE PLACE  
 NASHVILLE, TN 37203  
 PH: (615) 767-8543

**CASE NO. 2021SP-029-001**  
**1105 TRINITY**  
 NASHVILLE, TN

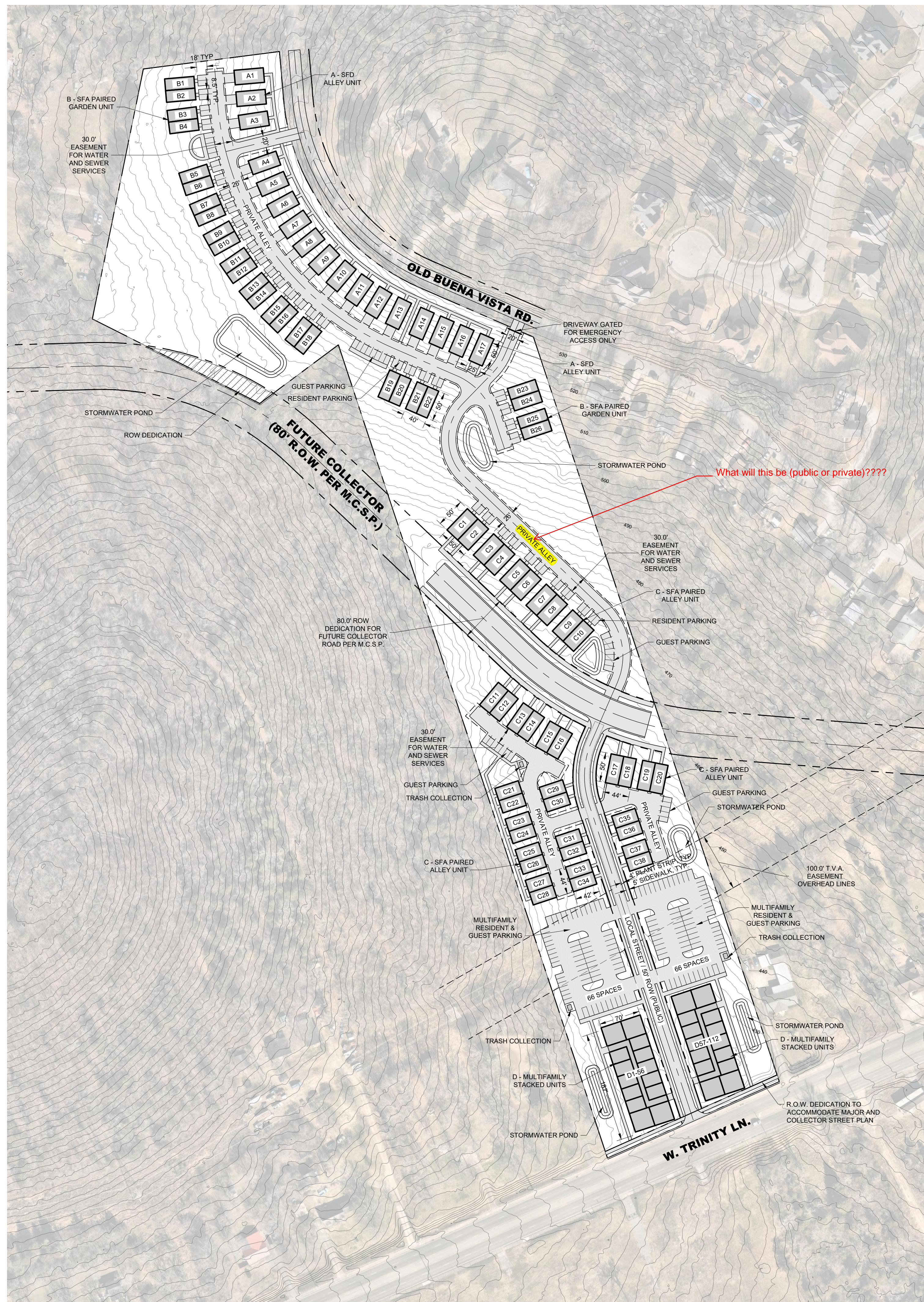
NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: JR  
 DRAWN BY: JR  
 CHECKED BY: JM  
 DATE: 3/31/2021  
 PROJECT NO. 2021-01

EXISTING CONDITIONS

SHEET NUMBER  
**C2-00**





**SITE LEGEND**

	PROPERTY LINE
	EASEMENT / SETBACK LINE

**SITE DATA TABLE**

- TOTAL SPECIFIC PLAN SITE AREA:** ±14.46 AC (PER PARCEL MAP)

**SITE ADDRESSES, PARCELS, AND OWNERS:**

- PARCEL 07006002900, 1107 W. TRINITY LANE, ±3.79 AC  
OWNER: GREGORY, AUREY B. ETUX  
415 CUMBERLAND HILLS DR.,  
HENDERSONVILLE, TN 37075
- PARCEL 07006003000, 1105 W. TRINITY LN., ±2.93 AC  
OWNER: HILL, DOSS & RINGEMANN, AMON & ANNA  
3937 GALLATIN RD., NASHVILLE, TN 37216
- PARCEL 07002004600, 0 W. TRINITY LN., ±3.09 AC  
OWNER: HILL, DOSS & RINGEMANN, AMON & ANNA  
3937 GALLATIN RD., NASHVILLE, TN 37216
- PARCEL 07002004400, 0 OLD BUENA VISTA RD., ±4.65 AC  
OWNER: HILL, DOSS & RINGEMANN, AMON & ANNA  
3937 GALLATIN RD., NASHVILLE, TN 37216

**EXISTING ZONING:** R8 & RS10  
**EXISTING LAND USE:** RESIDENTIAL HOME SITES  
**EXISTING CCM POLICY:** T4-RC & T3-NE  
**PROPOSED ZONING:** SP  
**PROPOSED CCM POLICY:** UNCHANGED  
**PROPOSED USE:** CONCEPTUAL LAYOUT SHOWING MULTIFAMILY STACKED FLATS, DETACHED AND ATTACHED TOWN HOMES

**PROPOSED DENSITY:**

A - SFA ALLEY UNIT	17 DU
3-4 BEDROOM SINGLE-FAMILY HOMES	
MAX. HEIGHT: 4 FLOORS AND 44'; RES. RAISED FOUNDATION: 18'-6"	
B - SFA PAIRED GARDEN UNIT	26 DU
3-4 BEDROOM ATTACHED HOMES	
MAX. HEIGHT: 4 FLOORS AND 44'; RES. RAISED FOUNDATION: 18'-6"	
C - SFA PAIRED ALLEY UNIT	38 DU
3-4 BEDROOM ATTACHED HOMES	
MAX. HEIGHT: 4 FLOORS AND 44'; RES. RAISED FOUNDATION: 18'-6"	
D - MULTIFAMILY STACKED UNIT	112 DU
1 BR: 80 TOTAL, 2 BR: 32 TOTAL	
MAX. HEIGHT: 4 FLOORS AND 46'; RES. RAISED FOUNDATION: 18'-6"	
<b>TOTAL</b>	<b>193 DU</b>
<b>DENSITY</b>	<b>13.4 DU/AC</b>

**FRONT BUILD-TO:**

MF BUILDING / 0'-15'	
SFA UNIT / 0'-20'	
SFD UNIT / 0'-30'	

**MIN. BUILDING SEPARATION:** MF BUILDING / 30'  
SFD/SFA UNIT / 6' OR 0' ON SHARED WALL

**SETBACKS:** SIDE - 5'  
REAR - 10'

**REQUIRED PARKING:** 1 BR - 1 SPACE/UNIT = 80 SPACES  
2 BR+ - 1.5 SPACES/UNIT = 170 SPACES

**PROVIDED PARKING:** 110 (GARAGE)  
169 (SURFACE)  
**279 TOTAL**

**BICYCLE PARKING:** REQUIRED: 1 PER 4 MF UNITS  
**FLOOR AREA RATIO:** ± 0.65, MAX 1.00  
**IMPERVIOUS SURFACE RATIO:** ± 0.55, MAX 0.70

- STANDARD SP NOTES**
- 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.
  - THIS PARCEL LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47037C0229H DATED APRIL 5, 2017.
  - 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.
  - WHEEL CHAIR ACCESSIBLE CURB RAMP, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
  - THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
  - 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.
  - INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH BUILDING.
  - SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTERS AS SHOWN ON PLAN.
  - 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 INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
  - THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
  - APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS, AND CRITICAL LOTS.
  - THE DEVELOPER OF THE PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
  - ACCORDING TO THE NRCS SOIL MAP, THE SOILS ON THE PROPERTY ARE MAURY-URBAN LAND COMPLEX (MCB, 2-7% SLOPES), MIMOSA SILT LOAM (MMC 5-12%, MMD 12-25%), MIMOSA ROCK OUTCROP COMPLEX (MRE 20-40% SLOPE). THESE SOILS ARE NOT "PROBLEM SOILS" AS NOTED PER METRO ZONING CODE.
  - SITE SLOPES RANGE FROM 5-25%. THERE ARE NO NATURALLY OCCURRING SLOPES OVER 25%.
  - THERE ARE NO KNOWN EXISTING WETLANDS WITHIN THE SP BOUNDARY.
  - THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE REQUIREMENTS OF METRO FIRE MARSHAL'S OFFICE FOR TWO POINTS FOR EMERGENCY VEHICLE ACCESS WILL BE PROVIDED WITH THE PUBLIC ROAD CONNECTIONS.
  - ALL PROPOSED PUBLIC UTILITIES AND SERVICES SHALL BE INSTALLED UNDERGROUND.
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  - DRAWING FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
  - 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 RM-20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
  - BUILDING FAÇADES 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 DORMERS.
  - EFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
  - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
  - OWNER OCCUPIED AND/OR SHORT TERM RENTAL-NOT OWNER OCCUPIED UNITS ALLOWED WITHIN THE BOUNDARIES OF THE SP.
  - SINGLE-FAMILY ATTACHED BUILDINGS ALLOWED IN CONFIGURATIONS UP TO 6 ATTACHED UNITS.
  - PRIVATE DRIVES MAY BE CONSTRUCTED WITH SLOPES OF UP TO 15% FOR DISTANCES LESS THAN 100'
  - A RAISED FOUNDATION OF 18" TO 36" IS REQUIRED FOR ALL ATTACHED AND DETACHED RESIDENTIAL UNITS. EXCEPTIONS TO THE HEIGHT MAY BE PERMITTED BASED ON TOPOGRAPHY.
  - SP CONCEPT PLAN BASED ON BEARING NAD 1983.

**D+M DEVELOPMENT**  
1000 SOUTHSIDE PLACE  
NASHVILLE, TN 37203  
PH: (615) 767-8543

**CASE NO. 2021SP-029-001**  
**1105 TRINITY**  
NASHVILLE, TN

NO.	DATE	BY	REVISIONS

DESIGNED BY: JR  
DRAWN BY: JR  
CHECKED BY: JM  
DATE: 3/31/2021

PROJECT NO. 2021-01

SITE\_LAYOUT

SHEET NUMBER  
**C3-00**







**MULTIFAMILY BUILDING CHARACTER**



**SINGLE-FAMILY ATTACHED BUILDING CHARACTER**



**SINGLE-FAMILY DETACHED BUILDING CHARACTER**

**D+M DEVELOPMENT**  
 1000 SOUTHSIDE PLACE  
 NASHVILLE, TN 37203  
 PH: (615) 767-8543

**CASE NO. 2021SP-029-001**  
**1105 TRINITY**  
 NASHVILLE, TN

NO.	DATE	BY	REVISIONS
1			
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DESIGNED BY: JR

DRAWN BY: JR

CHECKED BY: JM

DATE: 3/31/2021

PROJECT NO.  
2021-01

ARCHITECTURAL  
CHARACTER

SHEET NUMBER

**C4-00**