

Parcel ID: 08203021700  
 Council District: 05  
 Council Member: Sean Parker  
 Site Data: 0.28 acres  
 Existing Zoning: R8

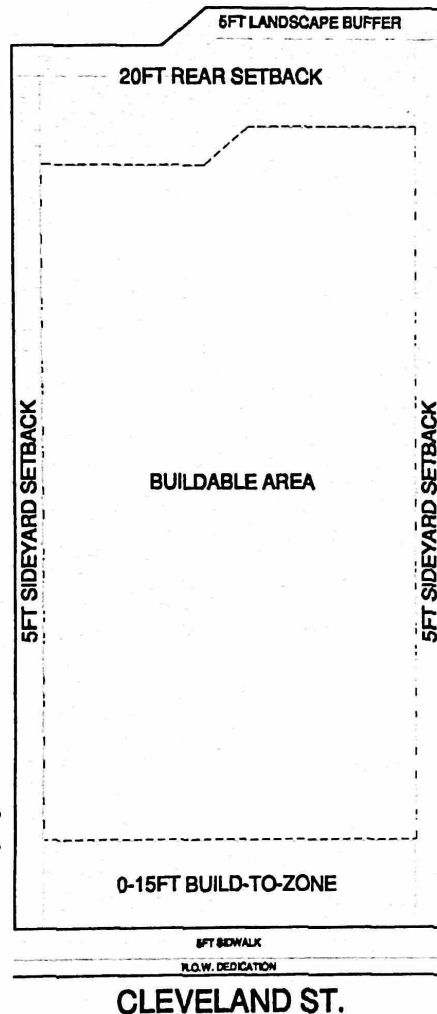
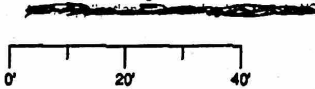
**Owners of Record/Developer**  
 Profile 616, LLC  
 Brandon Williams  
 1302 Montgomery Ave, Unit B  
 Nashville, TN 37207  
 bwilliams@bradendevlopment.com

**Land Planner / Designer**  
 Feller Home Design  
 Jason Feller  
 512.751.1160  
 jfeller@gmail.com

CASE NO. 2021SP-019-001

**Additional Notes**

- Access to the site will be limited to the existing driveway location.
- Existing wall will be preserved unless required width of driveway is required to be wider for required access
- Maximum Height of 32 feet to provide a building mass that is compatible to the neighborhood



**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) base zoning designation. *RM15-A-US*

**Specific Plan (SP) Standards:**

- The purpose of this SP is to receive preliminary approval to permit the development of a 0.28 acre residential development per the requirements of RM15-A base zoning and the SP requirements herein. *RM15-A-US*
- 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 base zoning as of the date of the application 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 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.
- The development shall meet the Title 17 zoning requirements for the RM15-A *RM15-A-US* designation with the exception of the following design standards:
  - Building Orientation:** Buildings shall orient to Cleveland Street with doorways having a direct connection to the public sidewalk.
  - Height:** Building height shall be limited to <sup>32</sup>35 feet in height measured from average grade to top of eave or roof deck.
  - Landscape Buffers:** Type A Landscape buffer shall be provided per the Metro Zoning Ordinance to all abutting properties.
- 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.
- This property does not lie within a flood hazard area as identified by FEMA Map Panel Number 47037C0242H, dated April 5, 2017.

**FELLER HOME DESIGN**  
 512.751.1160  
 jfeller@gmail.com  
 DESIGN • PRINT • ASSEMBLY

THE CLIENTS RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.  
 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONGS TO THE DESIGNER, EXCLUSIVELY.  
 PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.  
 THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

217 Cleveland Street  
 Nashville, TN 37207

<b>Regulatory Specific Plan</b>		<b>SP</b>
Date	1/27/21	
Drawn by	J. Feller	Scale 1" = 20'-0"