

SITE OVERVIEW + PROJECT INFORMATION



SP NAME: 429 HUMPHREYS
COUNCIL DISTRICT: 17
COUNCIL MEMBER: COLBY SLEDGE

ADDRESS: 429 HUMPHREYS STREET

PARCEL NUMBER: 10507003900

EXISTING ZONING: MUL

ACREAGE: 0.35 ACRES

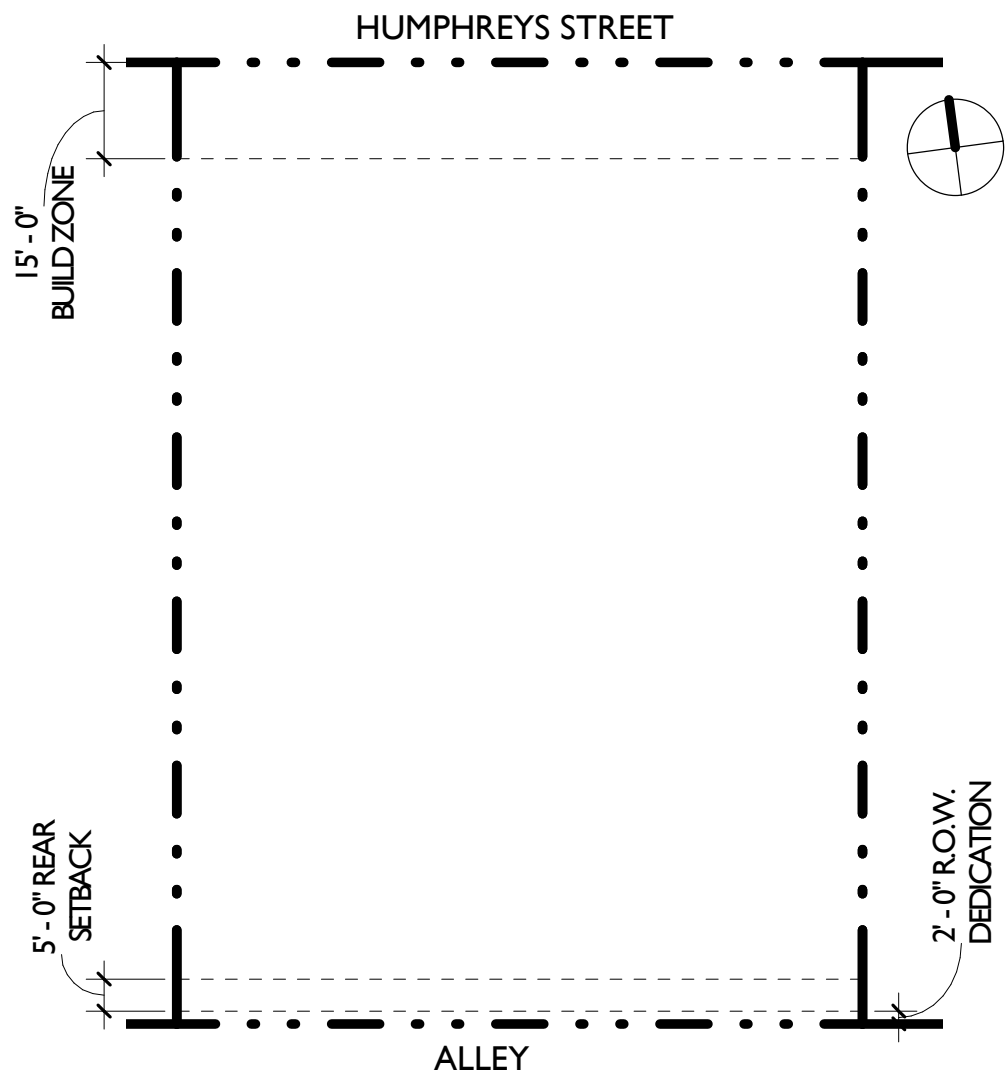
OWNER: SNAP HOUSING CORP.
1224 MARTIN STREET
NASHVILLE, TN 37203

VICINITY PLAN | CONCEPT MAP

PURPOSE NOTE: THE PURPOSE OF THIS SP IS TO REZONE THIS PARCEL AT 0.35 ACRES FROM MUL TO SP TO ALLOW A MIXED-USE DEVELOPMENT

PHASING: ONE PHASE

PARCEL + STANDARDS



SITE DIAGRAM

THE PROPERTIES SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE **MUL-A** ZONING DISTRICT EXCEPT AS FOLLOWS:

1. THE USES OF THIS SP SHALL BE LIMITED TO ALL USES PERMITTED BY THE MIXED USE LIMITED-ALTERNATIVE (MUL-A) ZONING DISTRICT, EXCLUDING THE FOLLOWING USES: SHORT TERM RENTAL PROPERTY (STRP). OWNER-OCCUPIED; SHORT TERM RENTAL PROPERTY (STRP), NOT OWNER-OCCUPIED; ALTERNATIVE FINANCIAL SERVICES; AUTOMOBILE REPAIR; AUTOMOBILE SALES, NEW; AUTOMOBILE SALES, USED; AND AUTOMOBILE SERVICE.
2. **MAXIMUM FAR : 3**
3. **MAX HEIGHT AT BUILD TO ZONE:**
 - HEIGHT TO BE LIMITED TO 45' IN BUILD-TO-ZONE. BEYOND BUILD TO ZONE AND AFTER A 15' STEPBACK, HEIGHT IS PERMITTED TO 70'.
4. **MINIMUM REAR SETBACK : 5 FEET**
 - MINIMUM FROM EXISTING REAR PROPERTY LINE - SEE SITE DIAGRAM
5. **MINIMUM SIDE SETBACK : 0 FEET**
6. **BUILD-TO ZONE : 0 - 15 FEET**
7. SIDEWALKS ON HUMPHREYS STREET TO BE INCLUDED PER NDOT REQUIREMENTS
8. **FRONTAGE : 45% AT LEVEL I**
9. **GLAZING : 30% LEVEL I, 15-20% AT UPPER LEVELS**
10. **GENERAL NOTES:**
 1. 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 THE REQUIRED 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.
 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 MUL-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICABLE 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 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 ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

10. GENERAL NOTES: (CONTINUED)

4. VEHICULAR ACCESS SHALL NOT BE PERMITTED ONTO HUMPHREYS STREET IF THE ADJACENT WESTERN PROPERTY CONSTRUCTS AN ACCESS DRIVE ON THE WESTERN PROPERTY LINE PRIOR TO FINAL PERMITTING OF 429 HUMPHREYS. IF THIS ACCESS DRIVE IS NOT CONSTRUCTED OR PLANNED TO BE CONSTRUCTED BY COMPLETION OF CONSTRUCTION OF 429 HUMPHREYS, EGRESS ONTO HUMPHREYS STREET IS PERMITTED PENDING APPROVAL FROM NDOT.
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. ALL PROJECTS IN OR DRAINING TO THE COMBINED SEWER ARE REQUIRED TO HAVE A CSEP PRE - APPLICATION MEETING WITH DEVELOPMENT SERVICES STAFF PRIOR TO SUBMITTING GRADING PERMIT PLANS FOR REVIEW AND FINAL SP APPROVAL