

SUBSTITUTE ORDINANCE NO. BL2026-1396

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan and changing from RS5 to SP zoning for properties located at ~~832, 834, 836, 838 Seymour Avenue,~~ 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend, approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, all of which is described herein (Proposal No. 2022SP-030-004).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By amending a Specific Plan and changing from RS5 to SP zoning for properties located at ~~832, 834, 836, 838 Seymour Avenue,~~ 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend, approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, being Property Parcel Nos. ~~094-097 and~~ 120 as designated on Map 082-08, and Property Parcel Nos. 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 900, 907 and 930 as designated on Map 082-08-0-E of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached plan, which was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and the Metropolitan Clerk's Department, and which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082-08 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~23~~ 15 multi-family residential units, 4 live/work units, and up to 3,250 square feet of non-residential uses as permitted within the MUL-A zoning district. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited for the entire development.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The commercial uses are limited to the structure labeled 1 on the site plan.
2. No changes or increase in units are approved on the remainder of the site (approximately 2.42 acres) as shown on the original SP approval other than those changes shown and/or listed in the SP amendment.
3. All previous conditions of BL2022-1397 and BL2025-749 shall apply unless included in this amendment.
4. No vehicle parking shall be permitted on the one-way private drive.
5. On the corrected copy, update the MHZC conditions of approval.
6. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
7. The Preliminary SP plan amendment is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc. Metro Planning Commission Meeting of 11/13/2025 31
8. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
9. 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.
10. Comply with all conditions and requirements of Metro reviewing agencies.
11. No Master permit/HPR shall be recorded prior to final SP approval.
12. Final plat may be required prior to permitting.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, 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 enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, 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 RM9-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Sean Parker
Member of Council

2022SP-030-004

930 MCFERRIN SP

Map 082-08, Parcel(s) ~~094-097~~, 120

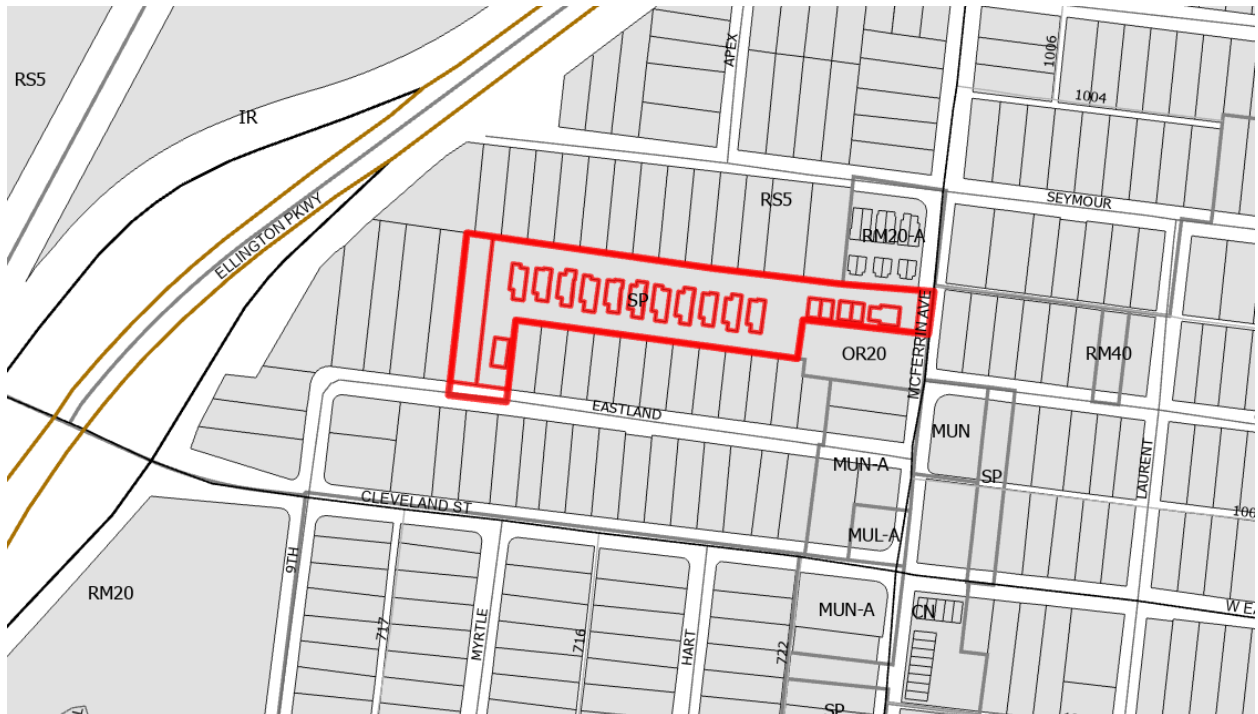
Map 082-08-0-E, Parcel(s) 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 900, 907, 930

Subarea 05, East Nashville

District 05 (Sean Parker)

Application fee paid by: John Gore

A request to amend a Specific Plan and rezone from RS5 to SP for properties located at ~~832, 834, 836, 838 Seymour Avenue~~, 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (~~3.24~~ 2.38 acres), to permit ~~eight additional~~ 19 residential units and up to 3,250 square feet of non-residential uses, requested by Barge Civil Associates, applicant; OIC Richmond Bend, Christopher B. Cook, and Core Holdings, LLC, owners.



Original Submittal - November 27, 2024
Revision 1 - December 19, 2024
Revision 2 - January 6, 2025
Revision 3 - January 20, 2025
Revision 4 - September 10, 2025
Revision 5 - September 30, 2025
Revision 6 - April 15, 2026

930 McFerrin Specific Plan
Case No. 2022SP-030-004

Preliminary Specific Plan Application

Barge Civil Associates



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16 SF House B - Elevations
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18 SF House C - Elevations
19 Bungalow - Elevations
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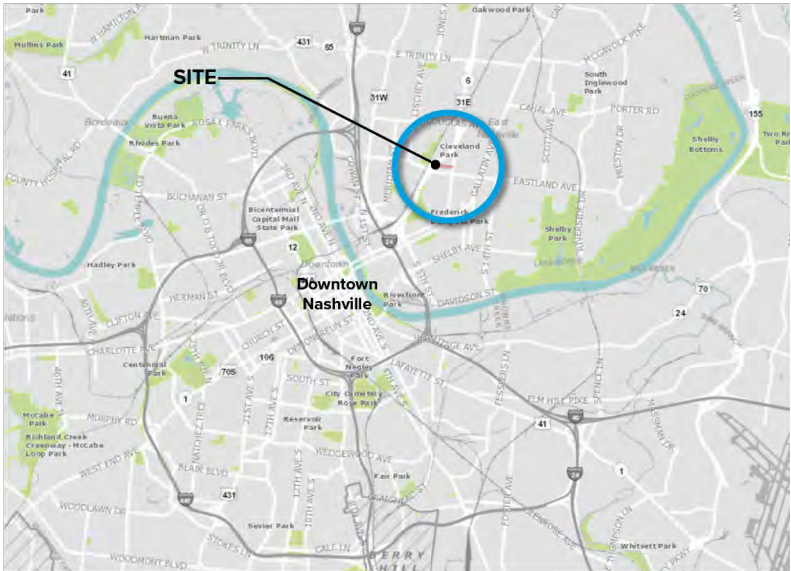
Project Information

SP Name:	930 McFerrin
SP Address:	930 McFerrin Ave Nashville, TN, 37206
Case No:	2022SP-030-004
Council District:	05
Council Member:	Sean Parker
Owner of Record:	Richmond Bend, LLC
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-030-004) for the development of additional commercial square footage in this live/work, residential and commercial SP. The proposed amendment would increase the allowable commercial space from 2,817 square feet to 3,234 square feet. The total square footage of the SP is 2.78 acres with 14 detached dwelling units, 4 live/work townhouses, and 1 optional residential flat on the second floor of the commercial building.



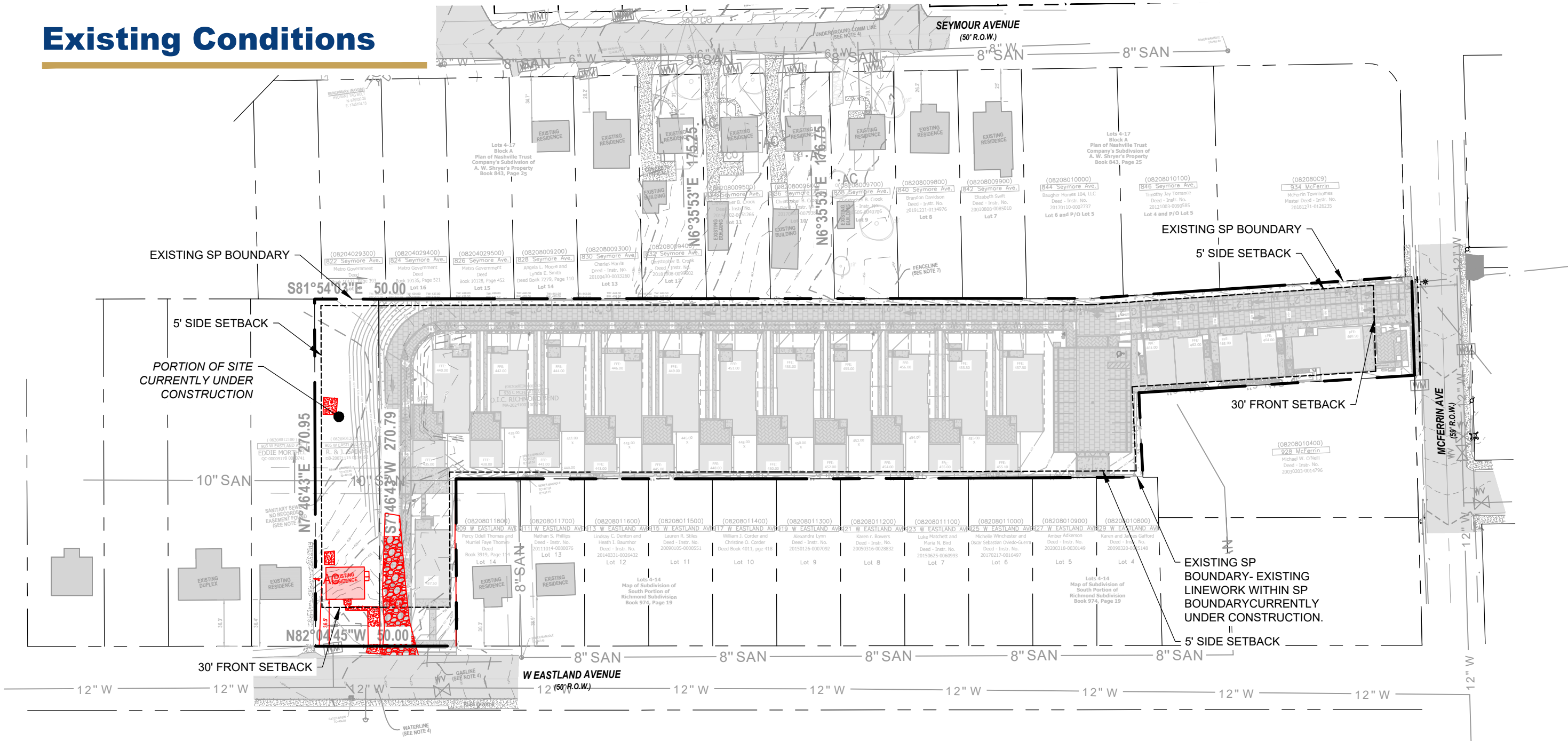
Overall Vicinity

Site Location

General Plan Consistency

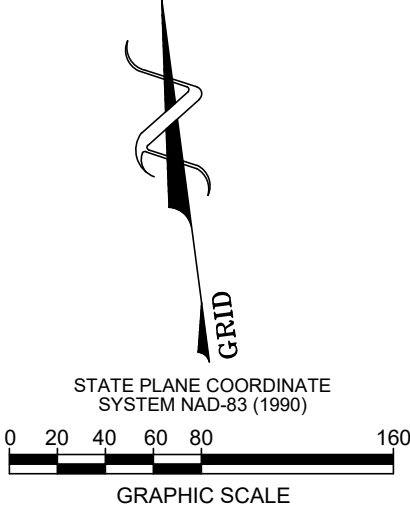
- Located in East Nashville, within the T4-NM (T4 Urban Neighborhood Maintenance) Policy Area.
- T4-NM zones are intended to reflect surrounding suburban residential patterns while accommodating moderate-density residential neighborhoods. These areas prioritize connectivity, environmental sensitivity, and innovative approaches to building and site design.
- The 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-030-003.

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: 930 MCFERRIN AVENUE, NASHVILLE, TN 37206
907 W. EASTLAND AVENUE, NASHVILLE, TN 37206
905 W. EASTLAND AVE, NASHVILLE, TN 37206

PARCEL(S): 0200801000
0200801100
0200801200

FALLBACK ZONE: RMA-A
PROPOSED LOT SIZE = 2.78 ACRES (121,305 SQUARE FEET)
MIN LOT AREA: N/A

SETBACKS:
STREET (MCFERRIN): PER HISTORIC DISTRICT
STREET (W. EASTLAND): 5 FEET
SIDE: 5 FEET
REAR: 5 FEET
ACCESSORY BUILDING: 5 FEET

LAND USE: MULTI-FAMILY RESIDENTIAL
LIVE/WORK (SEE DEFINITION THIS SHEET)
COMMERCIAL

PERMITTED COMMERCIAL USES: ALL PERMITTED & PERMITTED WITH CONDITIONS USES WITHIN MUNI-A ZONING DISTRICT

DENSITY: 6.88 UNITS/ACRE
RESIDENTIAL UNITS:
DETACHED DWELLING: 14 (UNITS 6-19)
LIVE/WORK TOWNHOUSE: 4 (UNITS 2-5)
RESIDENTIAL FLAT: 1 (UNIT 1)
TOTAL: 19
COMMERCIAL SQUARE FEET: 3,234 SQUARE FEET
(1ST & 2ND FLOOR)

MAX HEIGHT:
BUILDINGS 1-11: MAX. 30 FEET (MAX. 2 STORIES)
BUILDING 12: MAX. 34 FEET (MAX. 1.5 STORIES)
LIVE/WORK TOWNHOUSE: MAX. 30 FEET (MAX. 2 STORIES)
COMMERCIAL: MAX. 24 FEET (MAX. 1.5 STORIES)

MAX FAR: 0.69
PROPOSED FAR: 0.25

MAX ISR: 0.70
PROPOSED ISR: 0.63

PARKING SUMMARY
(PER LUZ REQUIREMENTS)

1. MULTI-FAMILY RESIDENTIAL (LIVE/WORK TOWNHOUSES & RESIDENTIAL FLAT):
NUMBER OF UNITS: 5
REQUIRED: 1 SPACE PER UNIT (1 BR); 1.5 PER UNIT (2 BR+)
5 X 1.5 = 7.5 SPACES
PROVIDED: 8 TOTAL SPACES (OF THE 19 SPACES IN PARKING LOT)

2. DETACHED DWELLINGS:
NUMBER OF UNITS: 14
REQUIRED: 1 SPACE PER UNIT (1 BR); 1.5 PER UNIT (2 BR+)
14 X 1.5 = 21 SPACES
PROVIDED: 52 TOTAL SPACES

3. COMMERCIAL:
REQUIRED: PER ZONING CODE FOR MUNI-A USES
PROVIDED: 11 TOTAL SPACES (OF THE 19 SPACES IN PARKING LOT)

TOTAL PROVIDED: 24 GARAGE SPACES
28 SURFACE PARKING SPACES
19 PARKING LOT SPACES
71 TOTAL SPACES

BICYCLE PARKING PER ZONING ORDINANCE REQUIREMENTS

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 #47037020424, 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.
- ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE 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 RMA ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUESTED 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 ENACTING 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.
- A FULL LANDSCAPE PLAN WILL BE REQUIRED AT FINAL SP.
- 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 RMA 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.

MISC CONDITIONS FOR APPROVAL (5/19/2020)

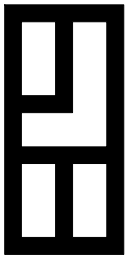
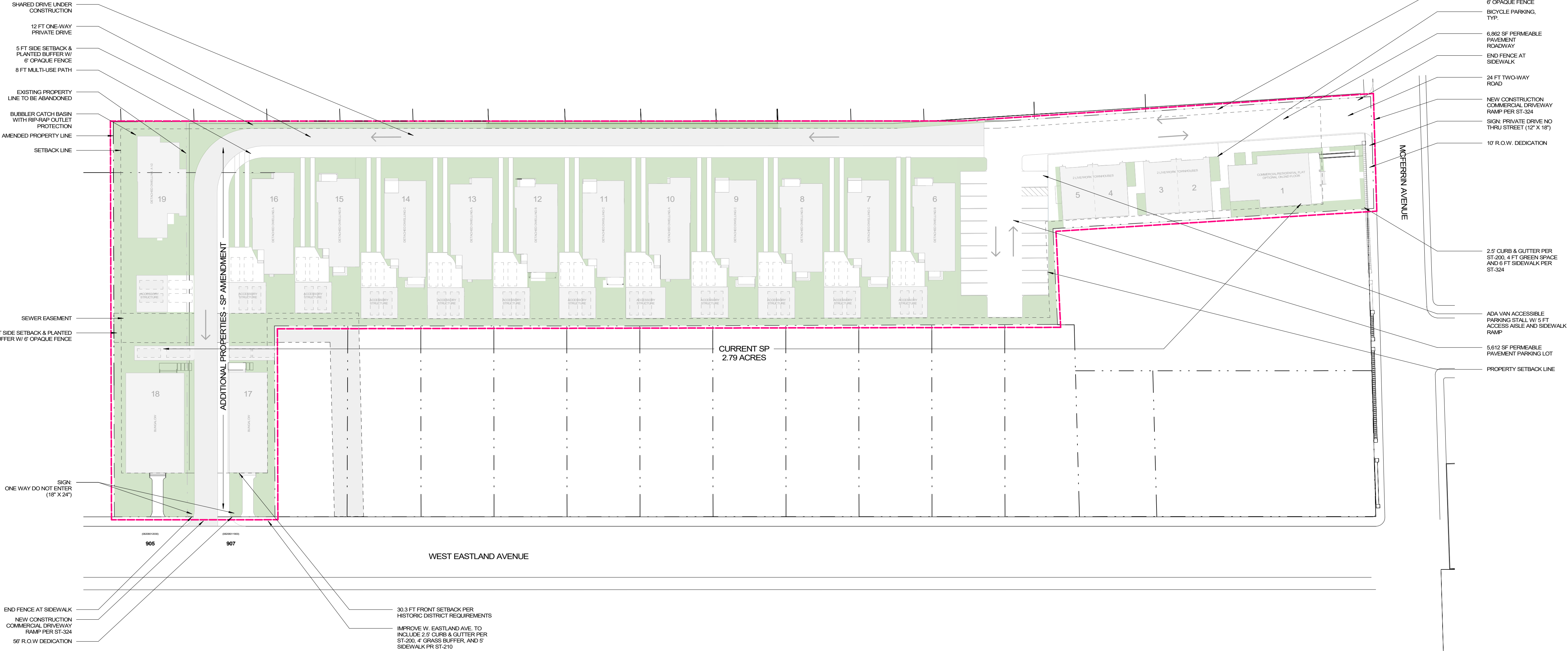
- THE LIVE/WORK TOWNHOUSE (COMPONENT B) BUILDING IS REVISED TO HAVE A SCALE APPROPRIATE FOR AN OUTBUILDING RELATING TO THE MCFERRIN BUILDING (COMPONENT A).
- THE FRONT SETBACK OF THE 930 MCFERRIN AVENUE BUILDING (COMPONENT A) IS INCREASED TO THE AVERAGE OF THE HISTORIC BUILDINGS AT 924 AND 926 MCFERRIN AVENUE.
- THE FRONT SETBACK OF THE BUILDING AT 907 WEST EASTLAND AVENUE (COMPONENT D) IS INCREASED TO ALIGN WITH THE HISTORIC HOUSES AT 906, 908, AND 910 WEST EASTLAND AVENUE TO THE RIGHT.
- THE OUTBUILDINGS ARE SEPARATED FROM THE PRIMARY BUILDINGS BY AT LEAST SIX FEET (6') AND HAVE A SETBACK OF AT LEAST FIVE FEET (5') FROM THE PROPERTY LINES SHARED WITH THE LOTS FACING WEST EASTLAND AVENUE.
- THE FOUNDATION HEIGHT OF THE MCFERRIN BUILDING (COMPONENT A) IS INCREASED BY ONE FOOT (1') TO TWO FEET (2').
- THE FRONT DORMER ON THE MCFERRIN BUILDING (COMPONENT A) IS NO GREATER THAN HALF (1/2) THE WIDTH OF THE FRONT FACADE OF THE BUILDING.
- THE FRONT DORMERS ON THE MCFERRIN AND WEST EASTLAND AVENUE BUILDINGS (COMPONENT A AND D) SET BACK AT LEAST TWO FEET (2') FROM THE FIRST STORY WALLS BELOW.
- THE SIDE DORMERS ON THE WEST EASTLAND AVENUE BUILDING (COMPONENT D) SET BACK AT LEAST TWO FEET (2') FROM THE FIRST STORY WALLS BELOW.
- THAT A WALKWAY IS ADDED FROM THE FRONT OF 907 WEST EASTLAND AVENUE (COMPONENT D) TO THE STREET IN FRONT.
- THE APPLICANT RETURNS TO THE MISC 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 DORMERS.
- 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.



Grading & Drainage



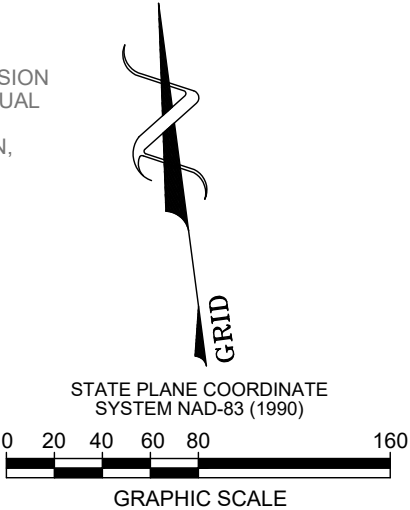
SIDEWALK, GRASS STRIP AND CURB AND GUTTER PER ST-252 ALONG SITE FRONTAGE

GENERAL STORMWATER NOTES:

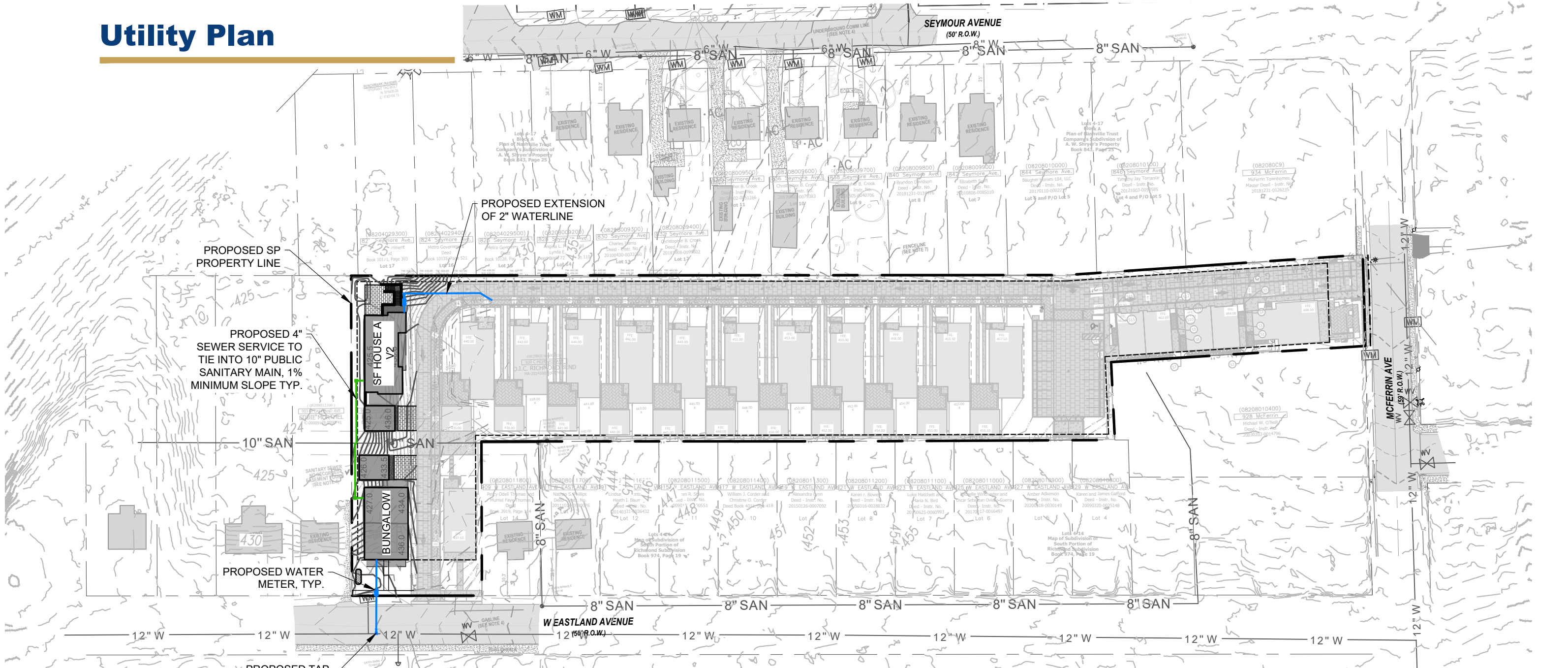
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES. THE FINAL DESIGN AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
2. 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).
3. 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.

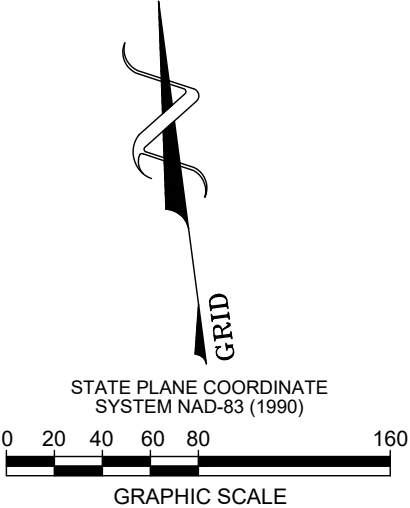


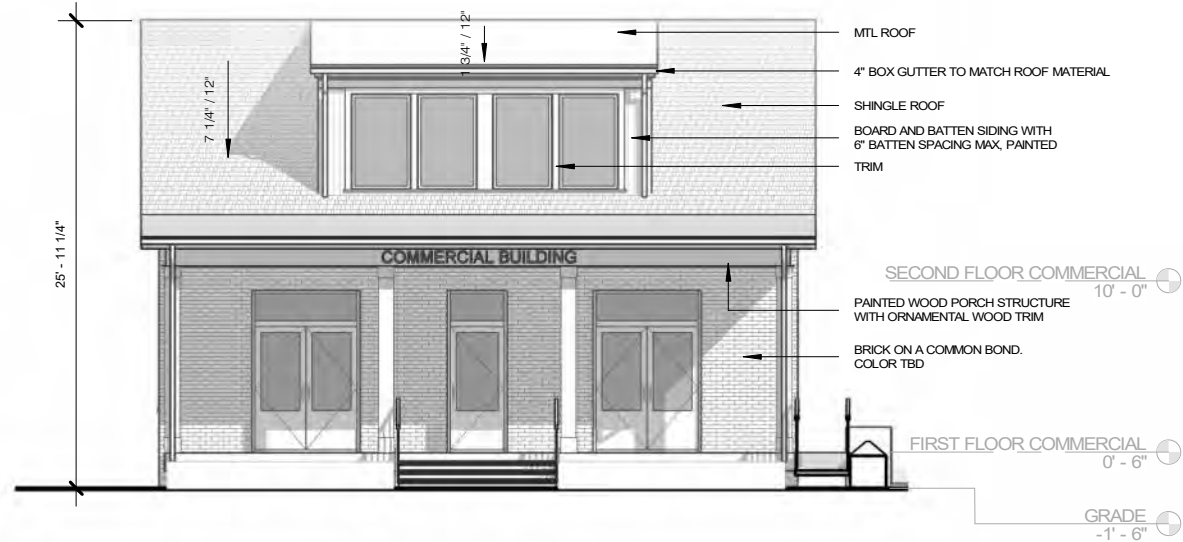
Utility Plan



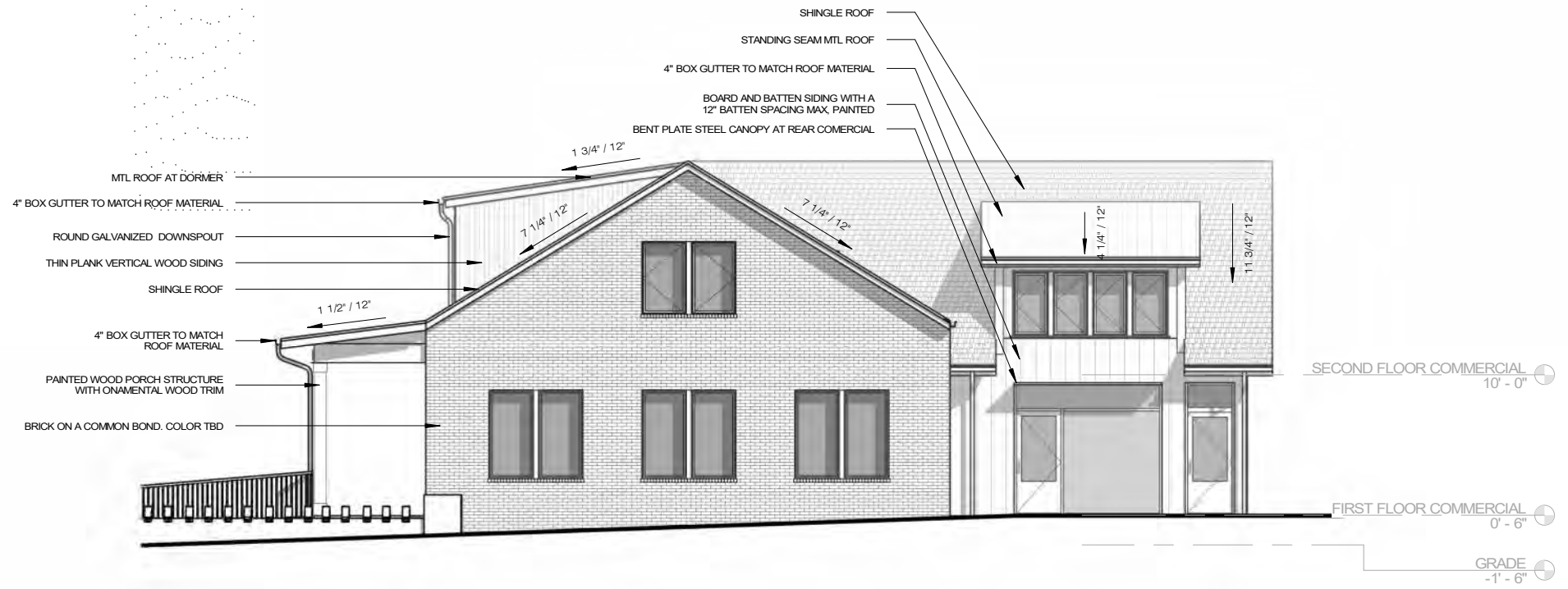
METRO WATER & SEWER NOTES:

- 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.

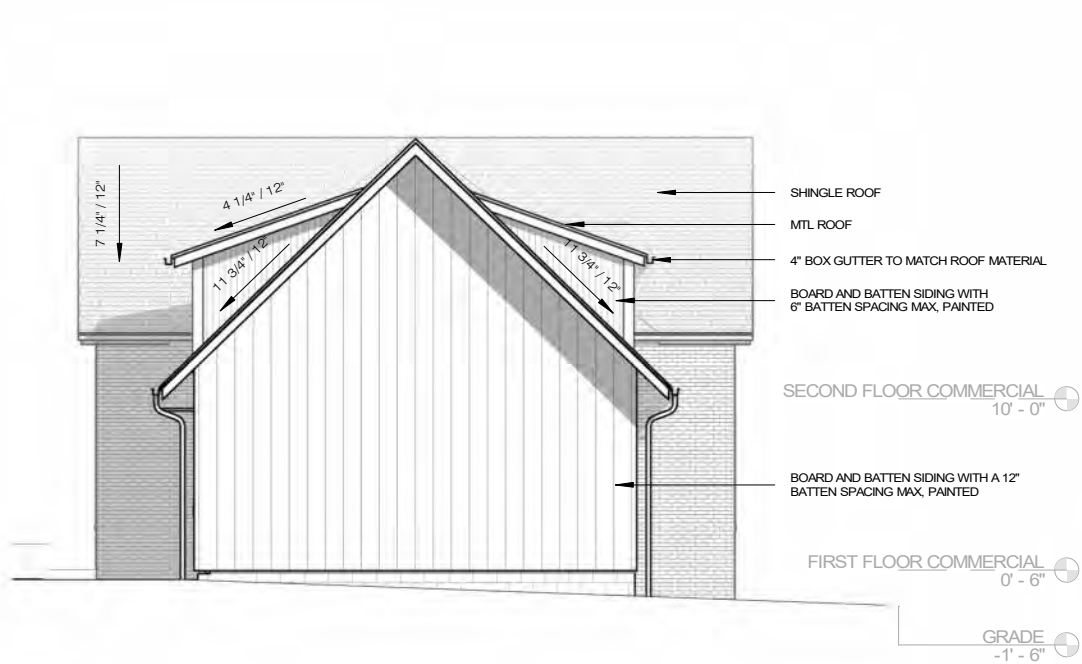




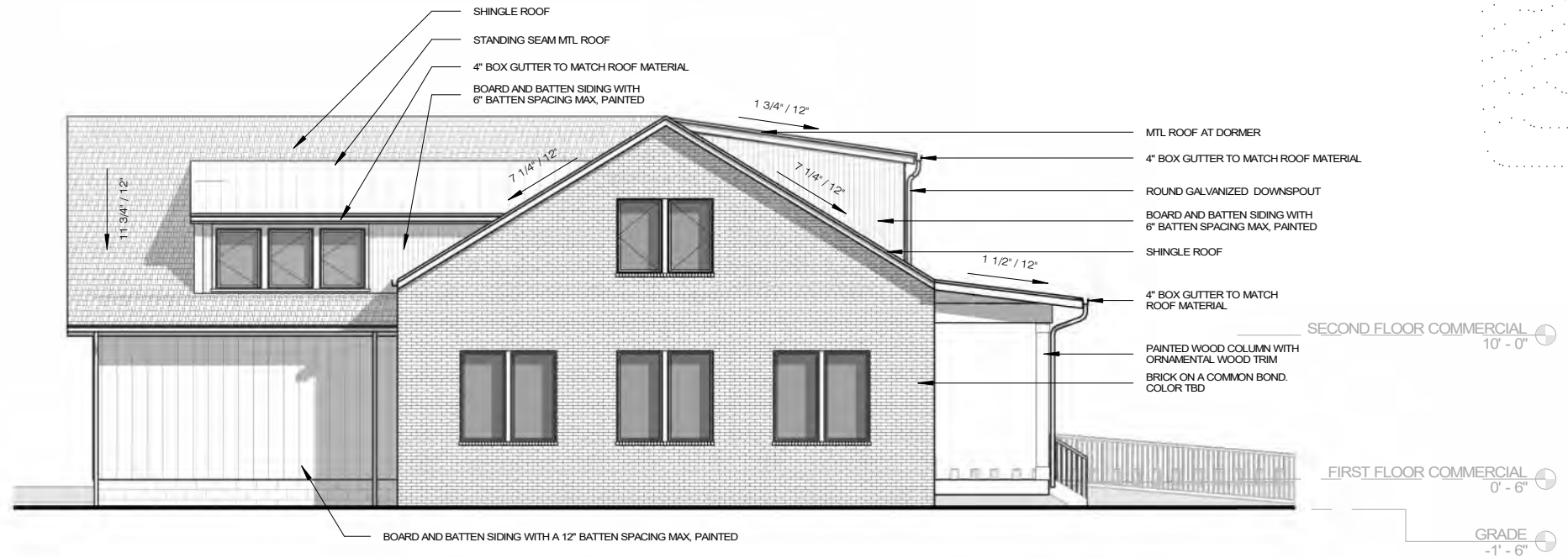
1 COMMERCIAL BUILDING- ELEVATION 01



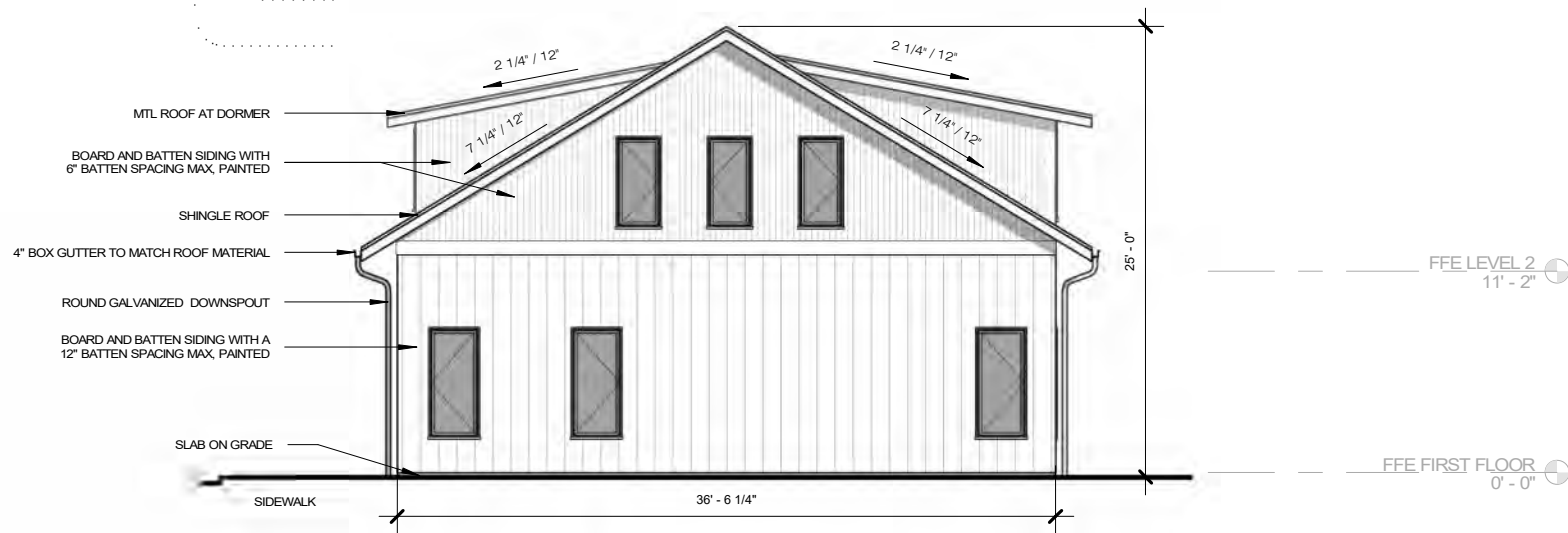
2 COMMERCIAL BUILDING- ELEVATION 02



1 COMMERCIAL BUILDING - ELEVATION 03

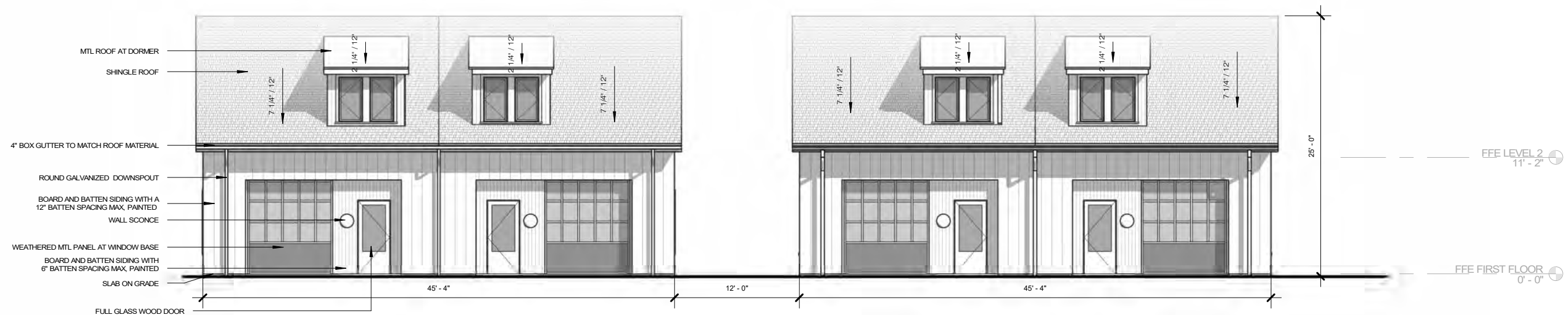


2 COMMERCIAL BUILDING - ELEVATION 04



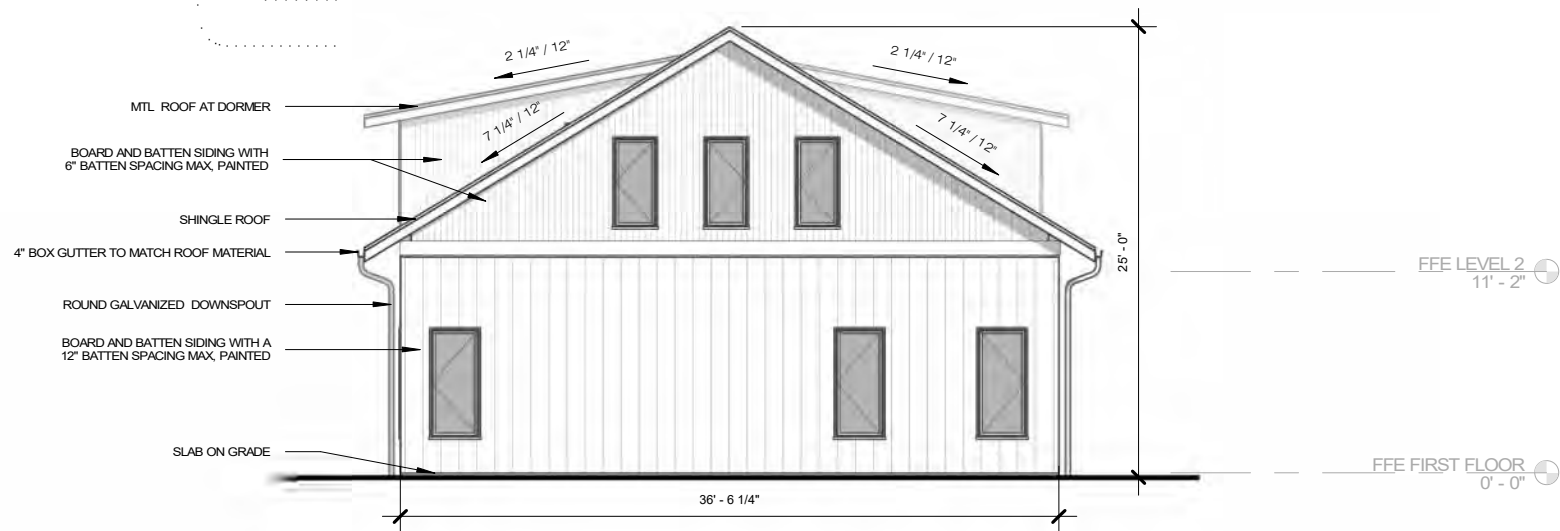
2 TOWNHOUSES - ELEVATION 02

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



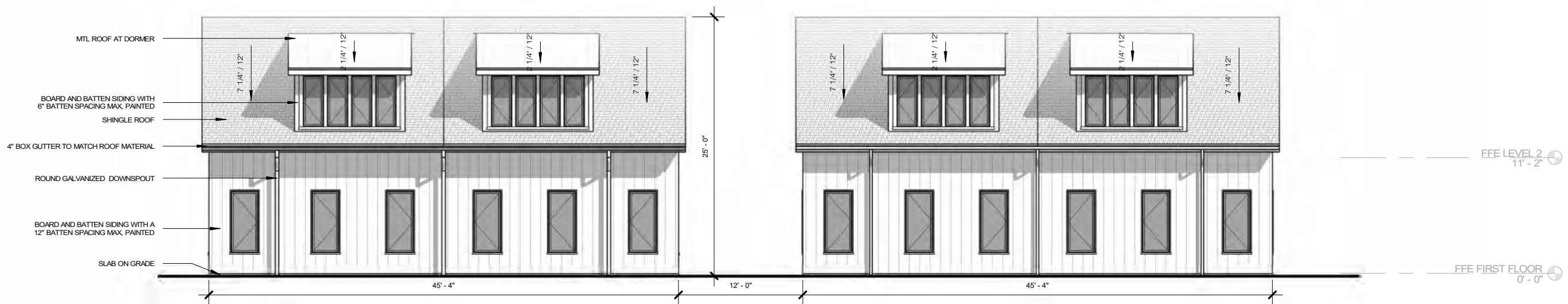
1 TOWNHOUSES - ELEVATION 01

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



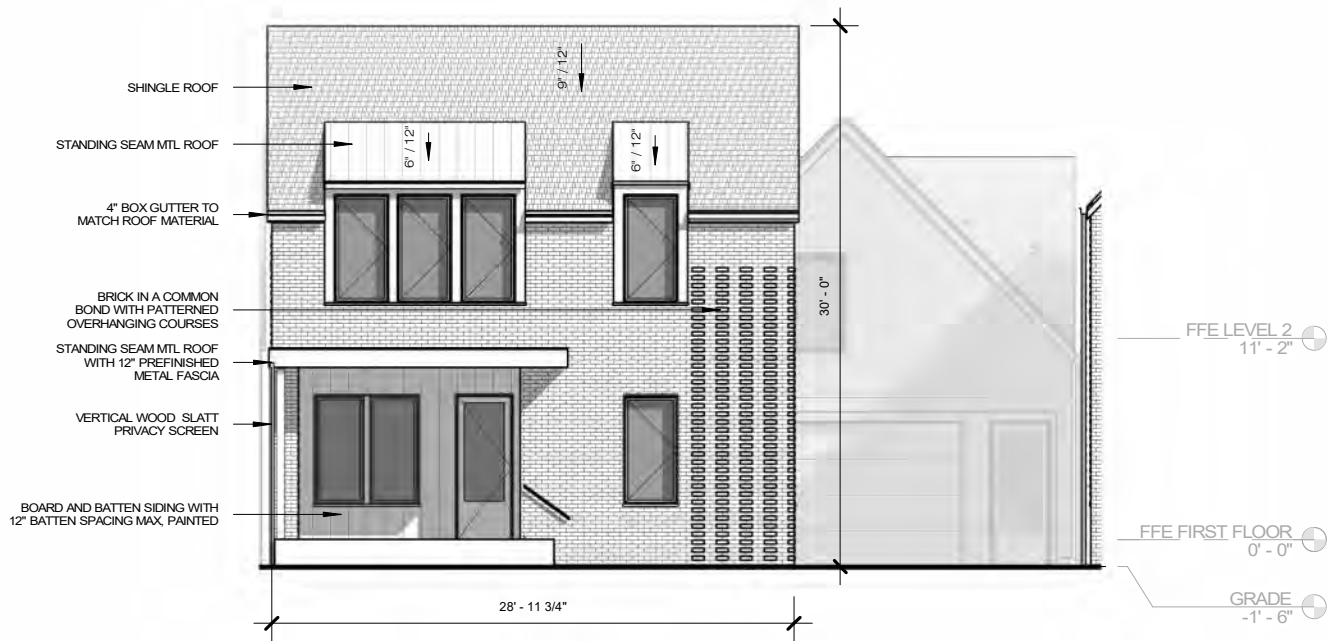
2 TOWNHOUSES - ELEVATION 04

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



1 TOWNHOUSES - ELEVATION 03

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



1

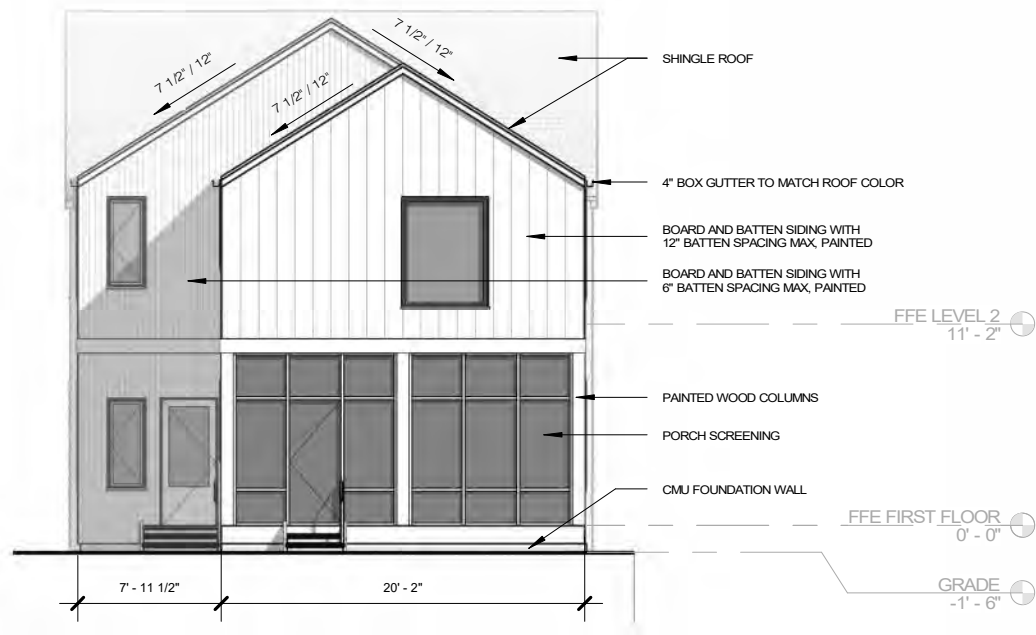
OPTION A - ELEVATION 01



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OPTION A - ELEVATION 02





1

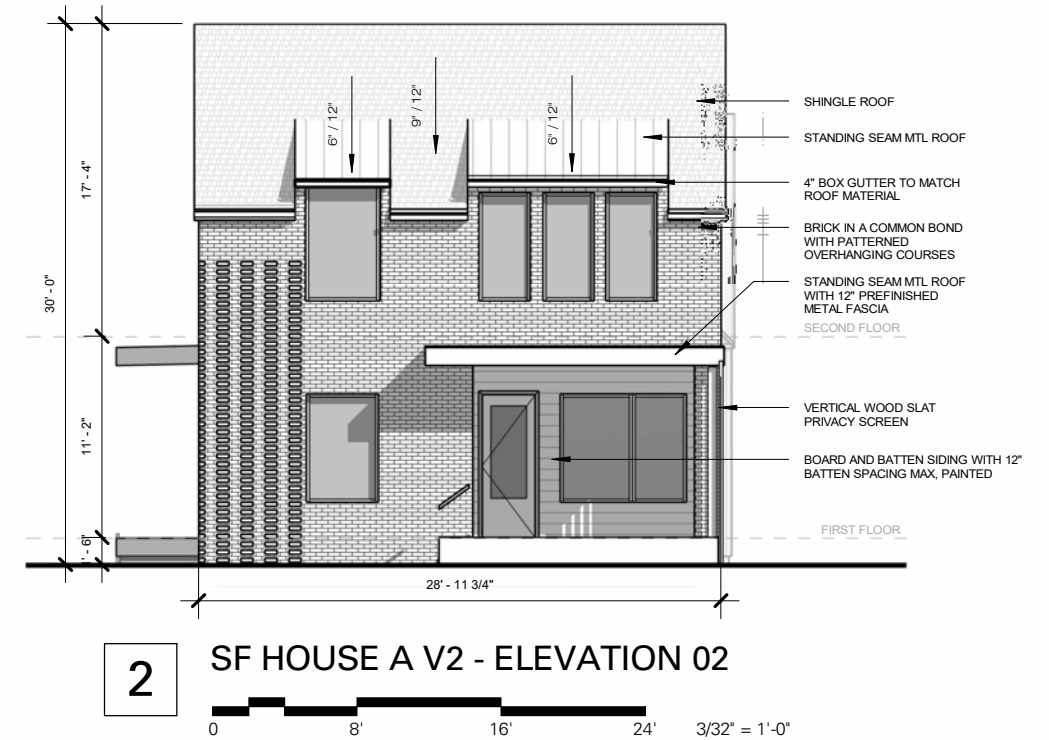
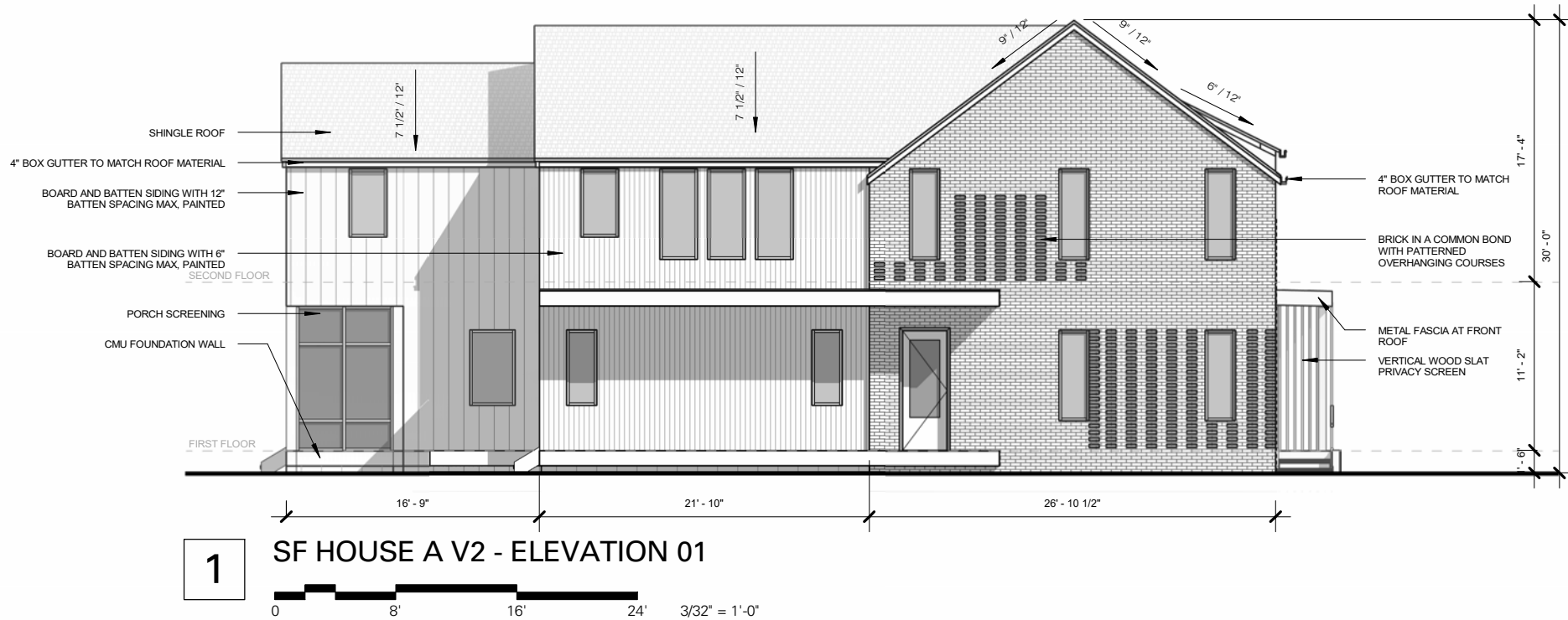
SF HOUSE A - ELEVATION 03

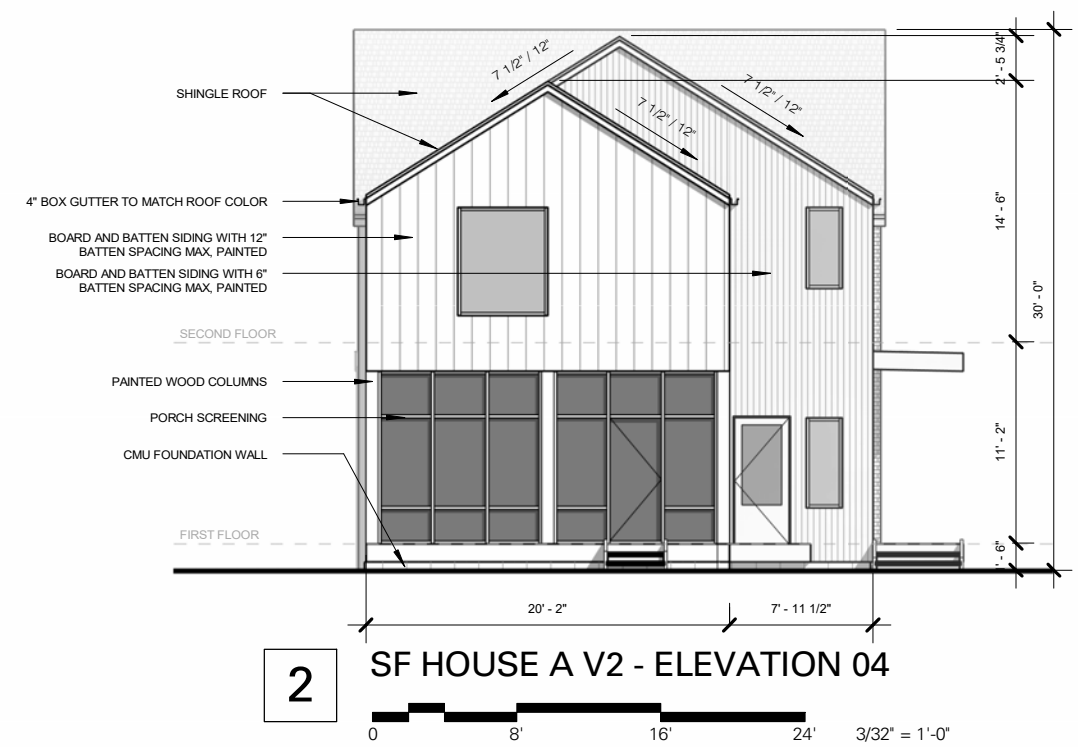
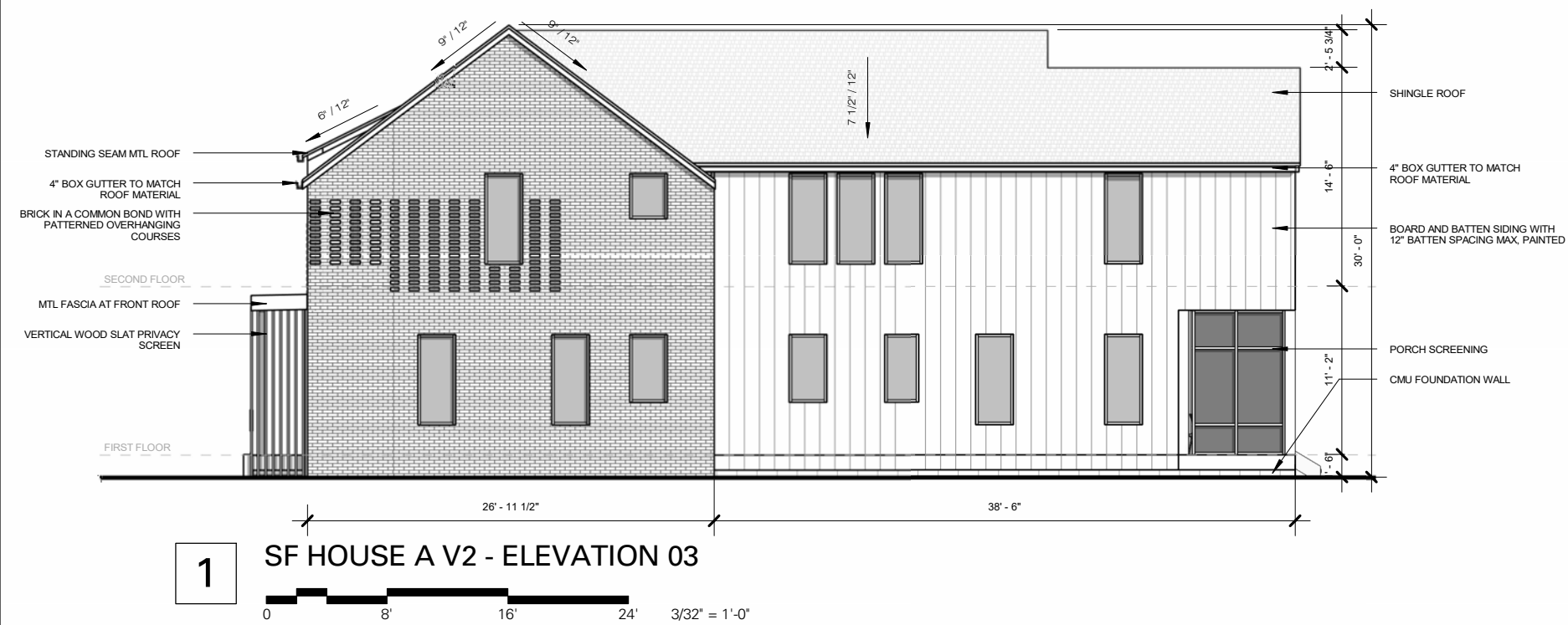
0 8' 16' 24' 3/32" = 1'-0"

2

SF HOUSE A - ELEVATION 04

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

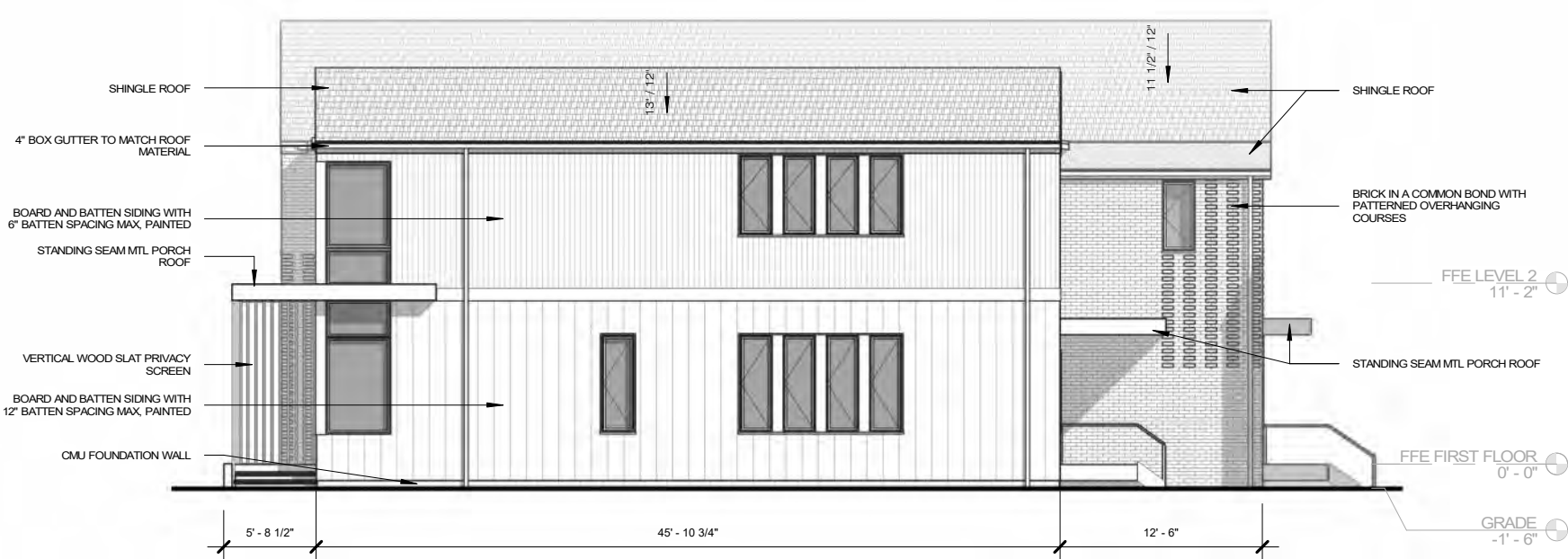






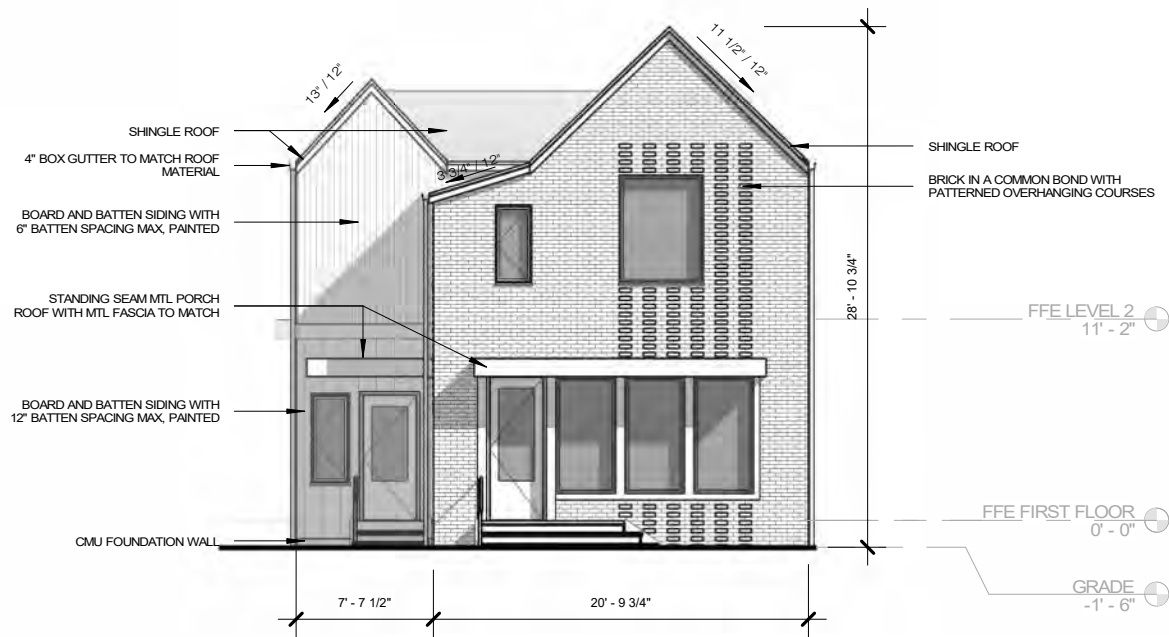
1 SF HOUSE B - ELEVATION 01

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



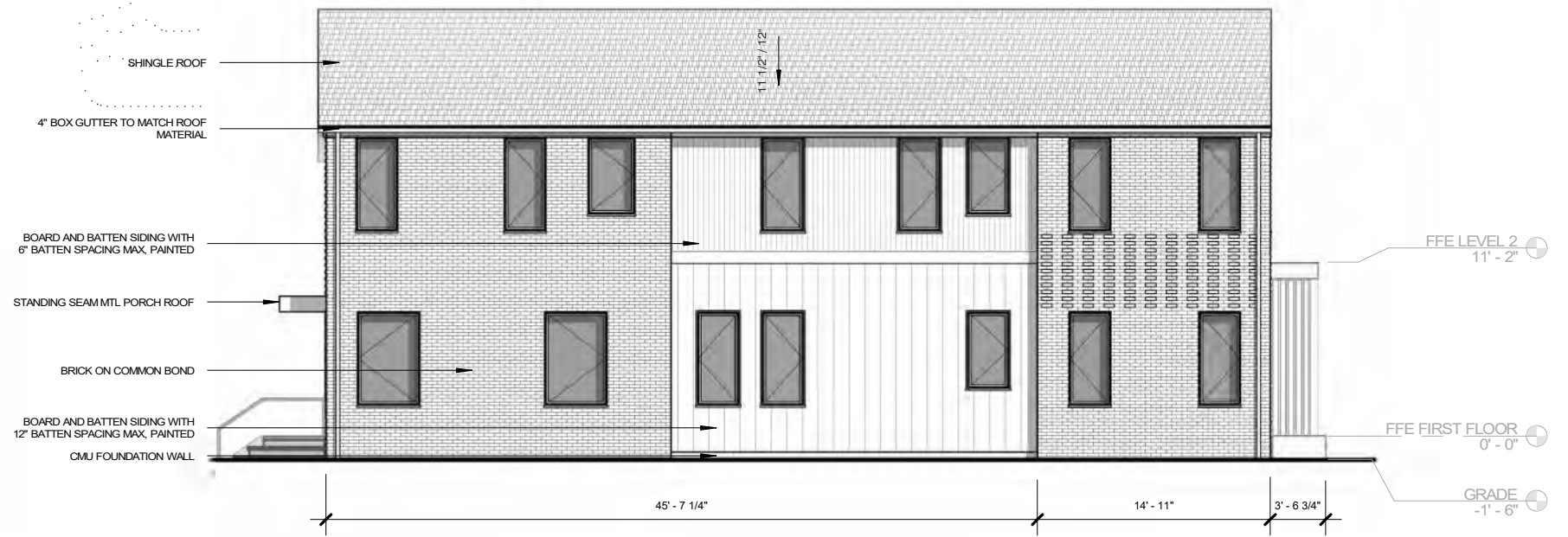
2 SF HOUSE B - ELEVATION 02

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



1

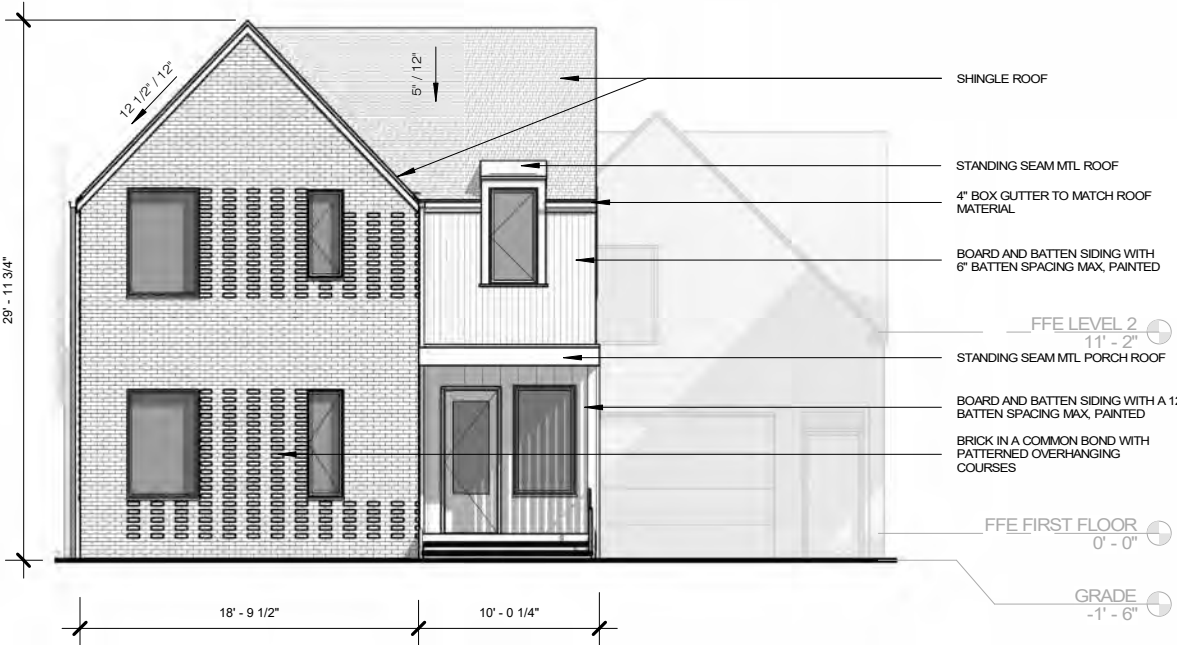
SF HOUSE B - ELEVATION 03



2

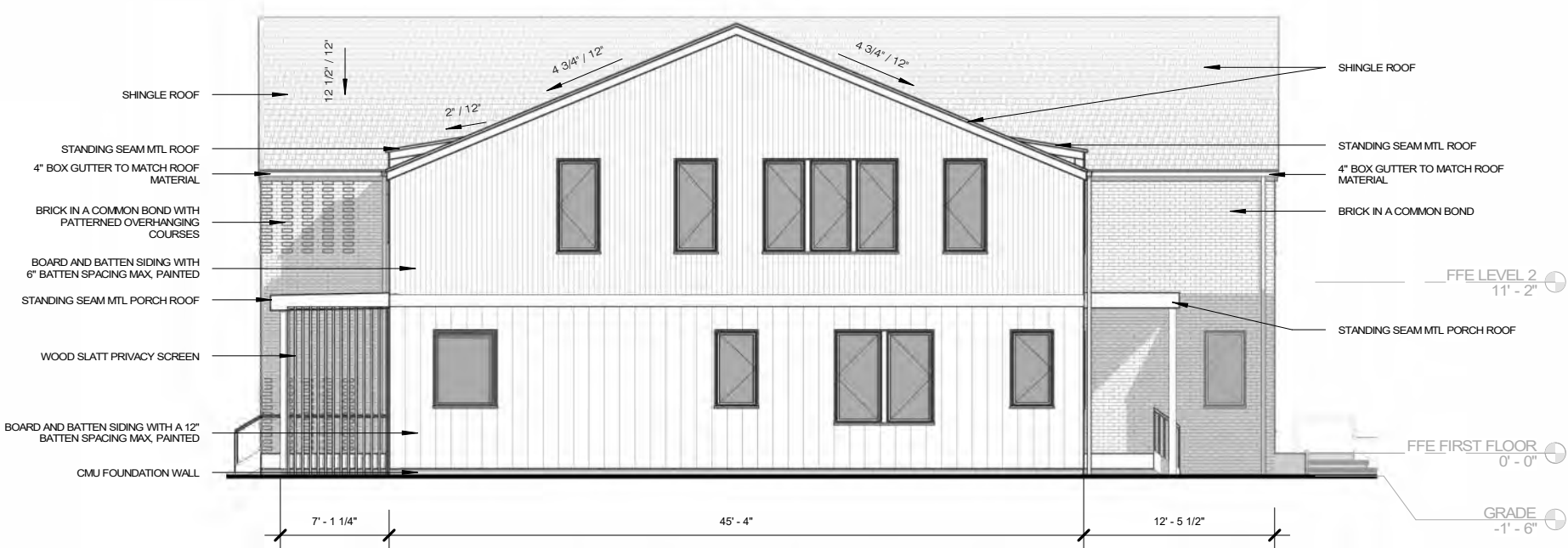
SF HOUSE B - ELEVATION 04





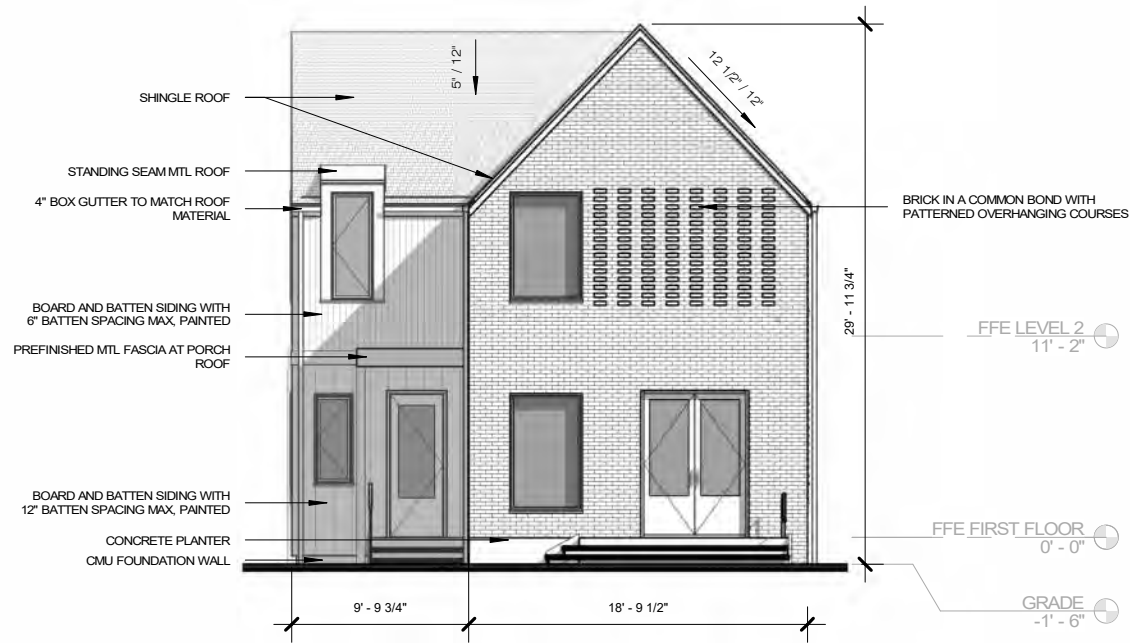
1 SF HOUSE C - ELEVATION 01

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



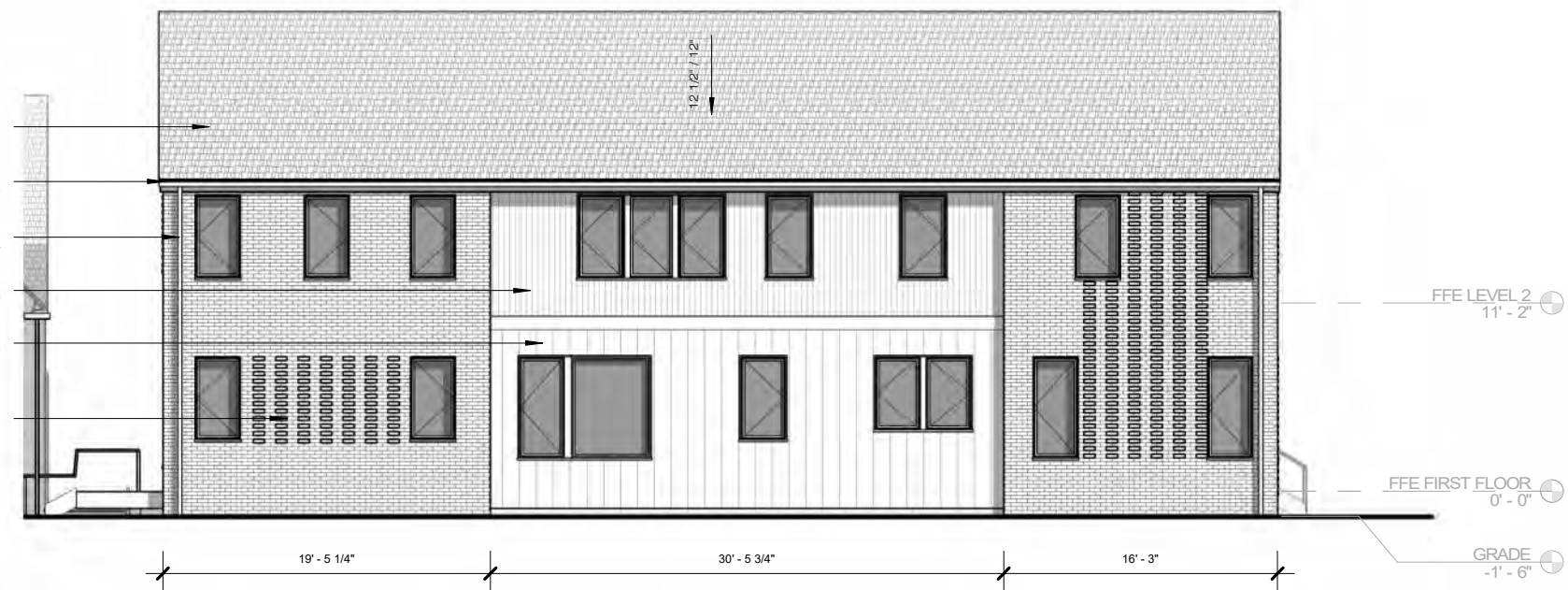
2 SF HOUSE C - ELEVATION 02

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



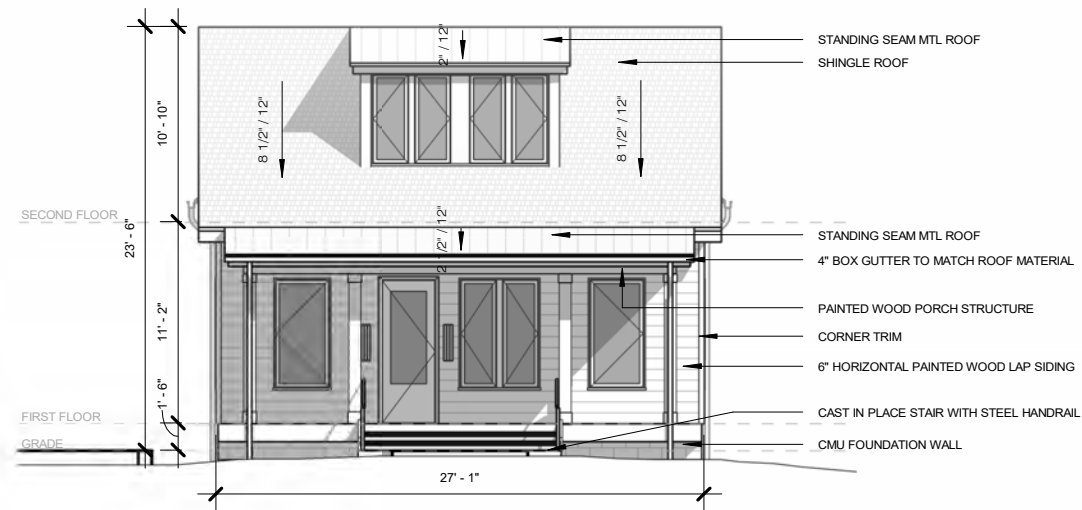
1 SF HOUSE C - ELEVATION 03

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

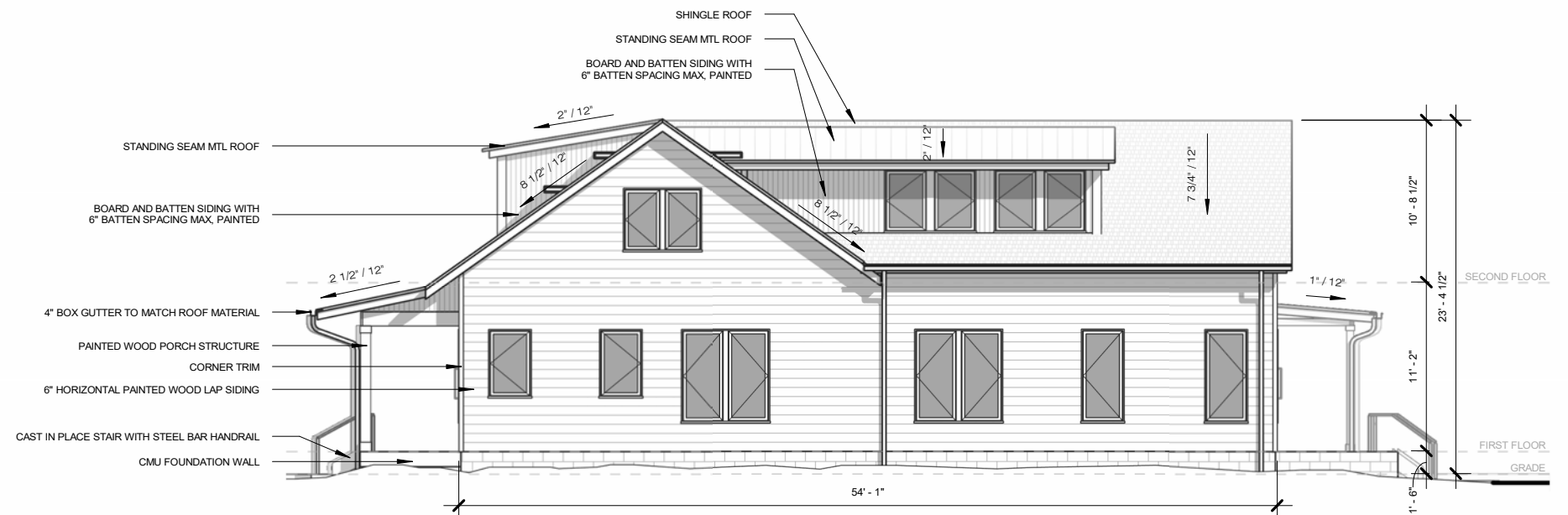


2 SF HOUSE C - ELEVATION 04

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

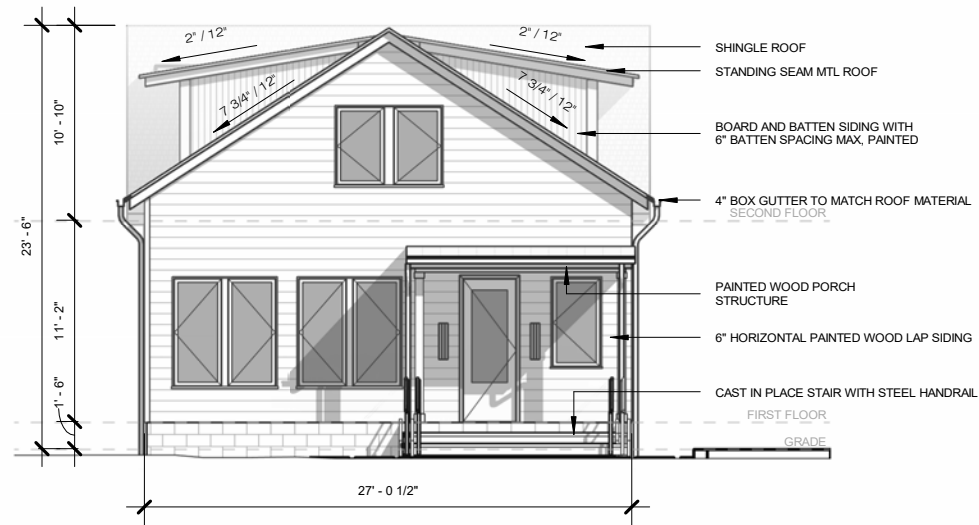


1 BUNGALOW - ELEVATION 01



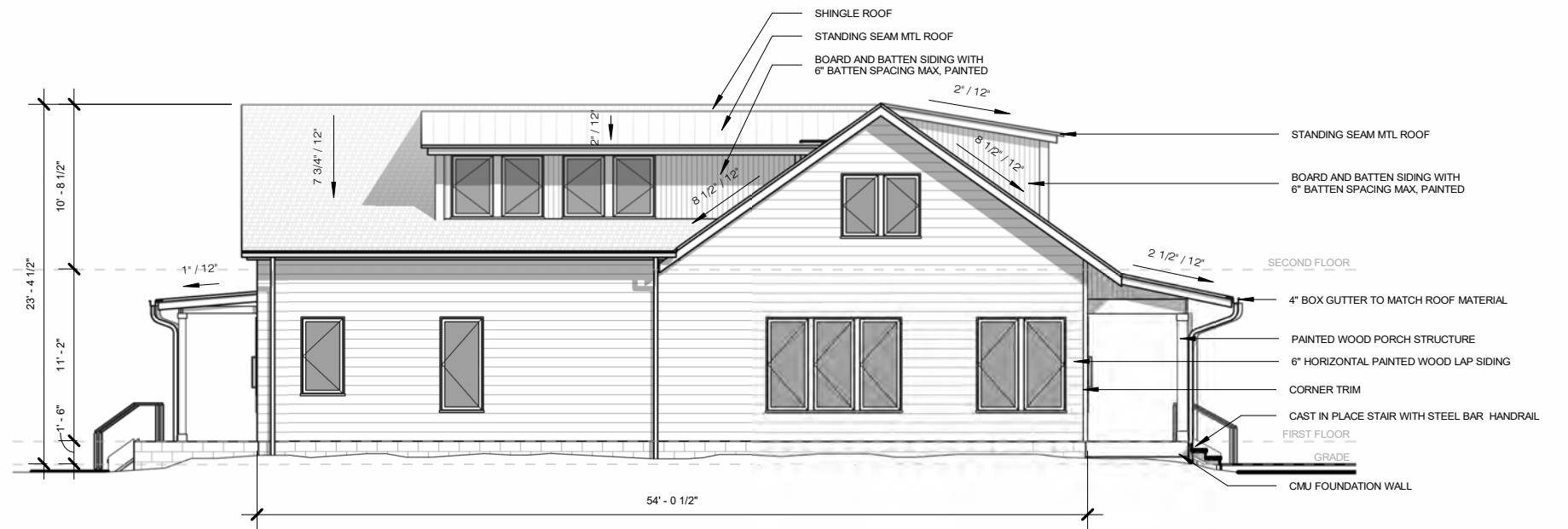
2 BUNGALOW - ELEVATION 02





1 BUNGALOW - ELEVATION 03

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



2 BUNGALOW - ELEVATION 04

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