

**LAYOUT NOTES**

- THE FINAL SITE PLAN/BUILDING 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.
- ARCHITECTURAL DESIGN STANDARDS SHALL BE:
  - 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" SHALL BE REQUIRED FOR ALL RESIDENTIAL STRUCTURES ALONG THE PUBLIC STREET FRONTAGE. THIS SHALL NOT APPLY TO BUILDINGS CONTAINING NON-RESIDENTIAL FIRST FLOOR USES. MAINTAINING ADA ACCESS TO UNITS IN ORDER TO MEET FAIR HOUSING REQUIREMENTS SHALL PREEMPT THIS REQUIRED CONDITION AS NEEDED.
- ALL BULK, REGULATIONS AND USES PERMITTED (GRANTED WITH THE ORIGINAL SPECIFIC PLAN (2018SP-068-001/002) SHALL REMAIN UNCHANGED WITH THIS SPECIFIC PLAN AMENDMENT.
- PRIOR TO FINAL SPECIFIC PLAN APPROVAL, DEVELOPMENT SHALL COORDINATE WITH WEGO ON AN APPROPRIATE DESIGN AND LOCATION FOR A BUT STOP PLATFORM.

**LANDSCAPE NOTES**

- QUANTITIES ARE SHOWN FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL CONFIRM AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- ALL DISTURBED AREAS NOT OTHERWISE SHOWN AS LANDSCAPED, SEEDED OR SODDED SHALL RECEIVE A FESCUE SEED MIX AND MULCH APPROVED BY THE LANDSCAPE ARCHITECT.

TREE DENSITY UNIT WORKSHEET	
DATE	JULY 8, 2022
MAP & PARCEL	070094A90000CO & 07009016600
APPLICATION NUMBER	TBD
PROJECT NAME	BUENA VISTA RESIDENTIAL (CITY BLUFFS)
ADDRESS	2200 & 2222 BUENA VISTA PIKE, NASHVILLE, TENNESSEE 37218
ACREAGE	3.33 AC (145,054.80 SF)
BUILDING COVERAGE	1.15 AC (96,405.5 SF)
ADJUSTED ACREAGE	2.18 AC (48,649.3 SF)
REQUIRED DENSITY	22 TDU/AC
TOTAL REQUIRED TDU	47.96

STREETSCAPE (PROVIDED WITH 2018SP-068-001/002)  
 6' SIDEWALK  
 8' GRASS STRIP  
 6' BIKE LANE  
 \*RIGHT-OF-WAY REQUIRED TO COMPLETED THESE IMPROVEMENTS AND PROVIDE 1/3 OF THE 51'-0" BUENA VISTA PIKE REQUIRED RIGHT-OF-WAY HAS BEEN PREVIOUSLY PROVIDED AND RECORDED AT THE REGISTER OF DEEDS OFFICE.



STREETSCAPE (PROVIDED WITH 2018SP-068-001/002)  
 5' SIDEWALK  
 4' GRASS STRIP  
 \*RIGHT-OF-WAY REQUIRED TO COMPLETED THESE IMPROVEMENTS HAS BEEN PREVIOUSLY PROVIDED AND RECORDED AT THE REGISTER OF DEEDS OFFICE.

ADDITIONAL BOXES TO BE ADDED TO EXISTING MAIL KIOSK AREA

PHASE 1  
 (2018SP-068-001/002)

**SITE DATA**

COUNCIL DISTRICT: 02  
 COUNCIL MEMBER: KYZONTE TOOMBS  
 TAX MAP: 070  
 PARCEL ID: 070094A90000CO & 07009016600  
 SITE ADDRESS: 2200 & 2222 BUENA VISTA PIKE, NASHVILLE, TN 37218  
 SITE ACREAGE: 3.33 AC (145,054.80 FT<sup>2</sup>)  
 EXISTING ZONING: SPECIFIC PLAN & SPECIFIC PLAN AMENDMENT  
 PROPOSED USE: MIXED USE

**PHASE 1**

DISTRICT 1	
PROPOSED UNITS	
RETAIL (GROSS SF)	1,385 SF
UNIT 1	1,137 SF
UNIT 2	1,096 SF
UNIT 3	1,373 SF
UNIT 4	1,373 SF
TOTAL	4,991 SF
RESIDENTIAL	32 UNITS
MAX. FAR ALLOWED	0.60
MAX. FAR PROPOSED	0.06
MAX. RES. DENSITY ALLOWED	N/A
MAX. RES. DENSITY PROPOSED	25 DU/AC

**DISTRICT 2**

PROPOSED UNITS RESIDENTIAL	27 UNITS
MAX. RES. DENSITY ALLOWED	20 DU/AC
MAX. RES. DENSITY PROPOSED	20 DU/AC

**PHASE 2**

PROPOSED UNITS RESIDENTIAL	15 UNITS
MAX. RES. DENSITY ALLOWED	20.8 DU/AC
MAX. RES. DENSITY PROPOSED	20.8 DU/AC

**PARKING SUMMARY**

VEHICULAR PARKING PROVIDED	
PHASE 1	
GARAGE SURFACE	76 SPACES
TOTAL	40 SPACES
PHASE 2	
GARAGE SURFACE	116 SPACES PROVIDED
TOTAL	30 SPACES
PHASE 2	
GARAGE SURFACE	4 SPACES
TOTAL	34 SPACES PROVIDED

**BICYCLE PARKING**

REQUIRED	21 RACKS
PROVIDED	21 RACKS

**OWNER**

BUENA VISTA AMIGOS LLC  
 1400 5TH AVE. NORTH  
 NASHVILLE, TN 37208  
 615-953-3264  
 BRETT DIAZ  
 bdiaz@liveparagon.com

**PROJECT REPRESENTATIVE**

CATALYST DESIGN GROUP, PC  
 5100 TENNESSEE AVENUE  
 NASHVILLE, TN 37209  
 615-622-7200  
 JARED CUNNINGHAM, PLA, ASLA  
 jcunningham@catalyst-dg.com

**FEMA PANEL**

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0229H, APRIL 5, 2017, COMMUNITY NAME: METROPOLITAN GOVERNMENT OF NASHVILLE - DAVIDSON COUNTY.



BUENA VISTA  
 AMIGOS LLC  
 1400 5TH AVE. NORTH  
 NASHVILLE, TN 37208  
 615-953-3264



PLANNING CASE NO. 2018SP-068-003  
 PRELIMINARY SPECIFIC PLAN / SPECIFIC PLAN AMENDMENT SUBMITTAL  
**BUENA VISTA  
 RESIDENTIAL**  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE  
 LAYOUT, GRADING,  
 UTILITY AND  
 LANDSCAPE PLAN

PROJECT NUMBER  
 20190033

DRAWING NUMBER  
**C1.0**

