

Case Number: 2015SP-24-002

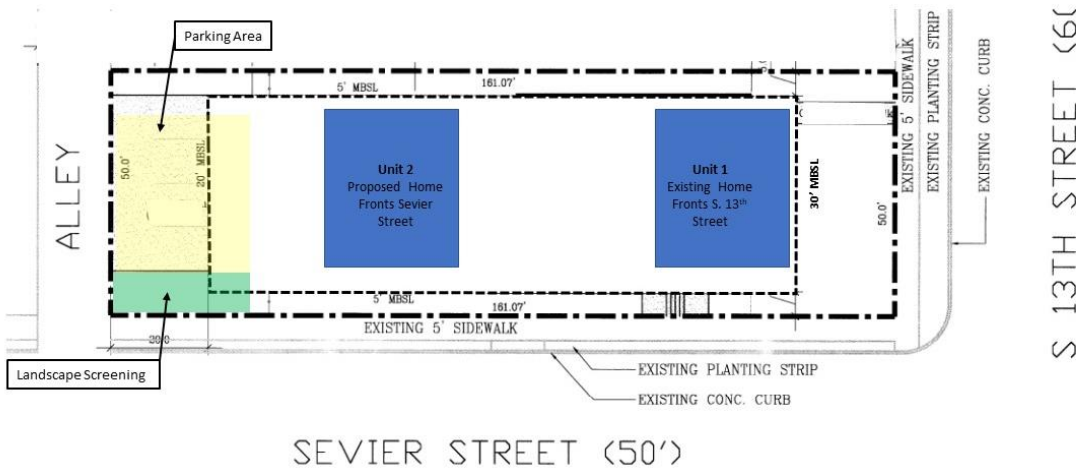
Name: 620 S 13th Street

Parcels: Map 094-01, Parcel 075

Community Plan: 05, East Nashville

Policy: Urban Neighborhood Maintenance (T4 NM)

Council District: 06 (Brett Withers)



Purpose: The purpose of this SP is to amend the previously approved SP and create standards for the development of two residential units.

Permitted uses: All uses permitted by the R6 zoning district

Orientation: Unit 1 fronts S 13th Street/Unit 2 front Sevier Street

Maximum Height: Two Stories in 35 feet (measured to highest point of the roof)

Maximum Building Coverage: 0.50

Setbacks (contextual setbacks do not apply):

- North: 5'
- South: 5'
- East: 30'
- West: 20'

Parking: 4 spaces minimum

Supplemental Landscaping Requirements: The parking area along the alley shall be screened from Sevier Street

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.

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 R6 zoning district as of the date of the applicable 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 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.

Policy Consistency

The T4 NM policy permits a variety of residential housing types. Appropriate building types are determined by locational factors and surrounding context. The surrounding area consist of mostly detached single-family homes. The SP calls for two detached units consistent with the overall development pattern. The site is located at the corner of S 13th Street and Sevier Street. One unit will front S 13th Street and one unit will front Sevier Street. This orientation is consistent with the surrounding context. It is also important to note that the original SP permits two attached units and is not consistent with the surrounding development pattern.