

Case No. 2023SP-035-001

Prepared By:



Developer/Owner:

3320 Curtis St., LLC  
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Airmont, NY 10952

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Resubmitted: May 03, 2023  
Resubmitted: April 25, 2023  
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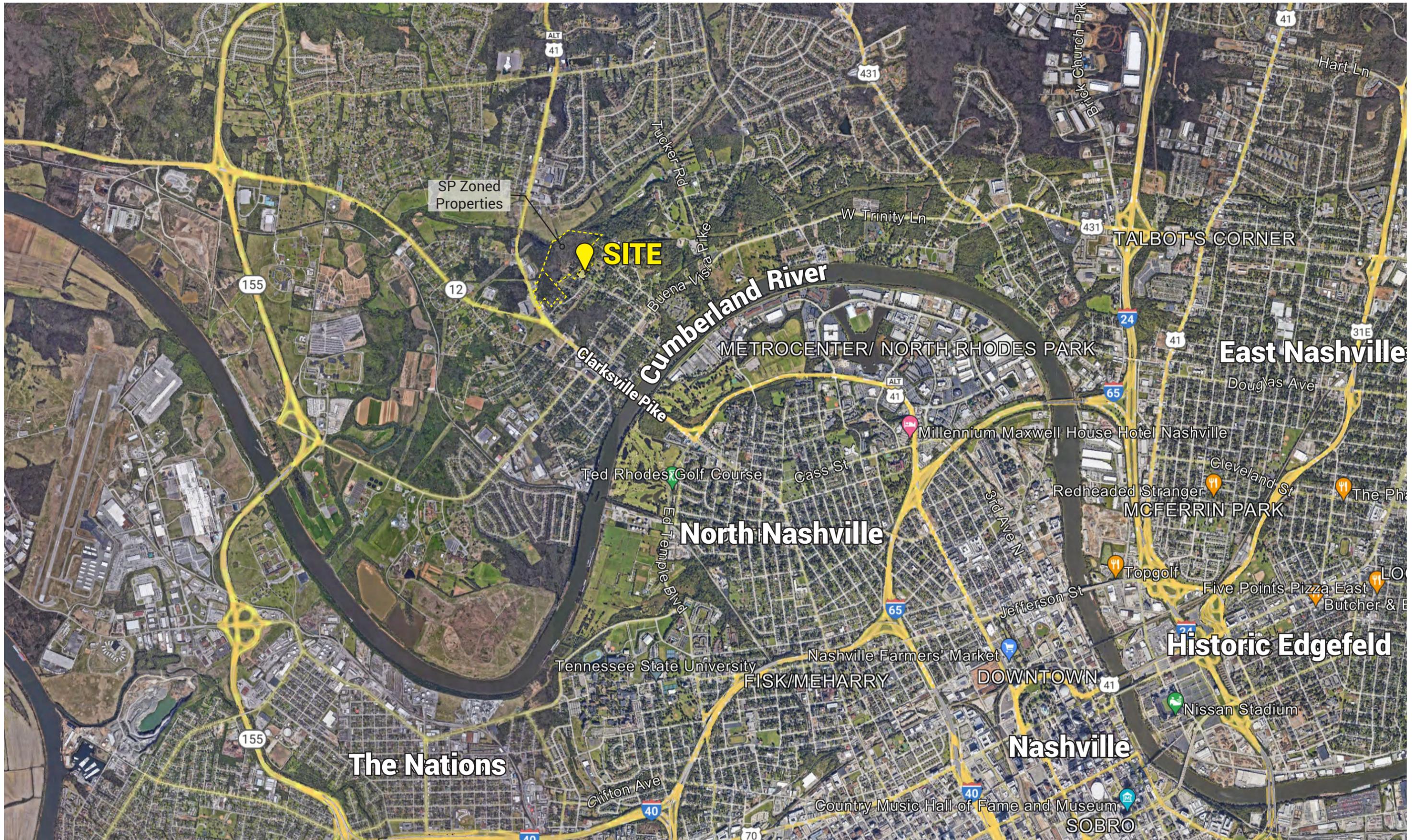
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## DESIGN

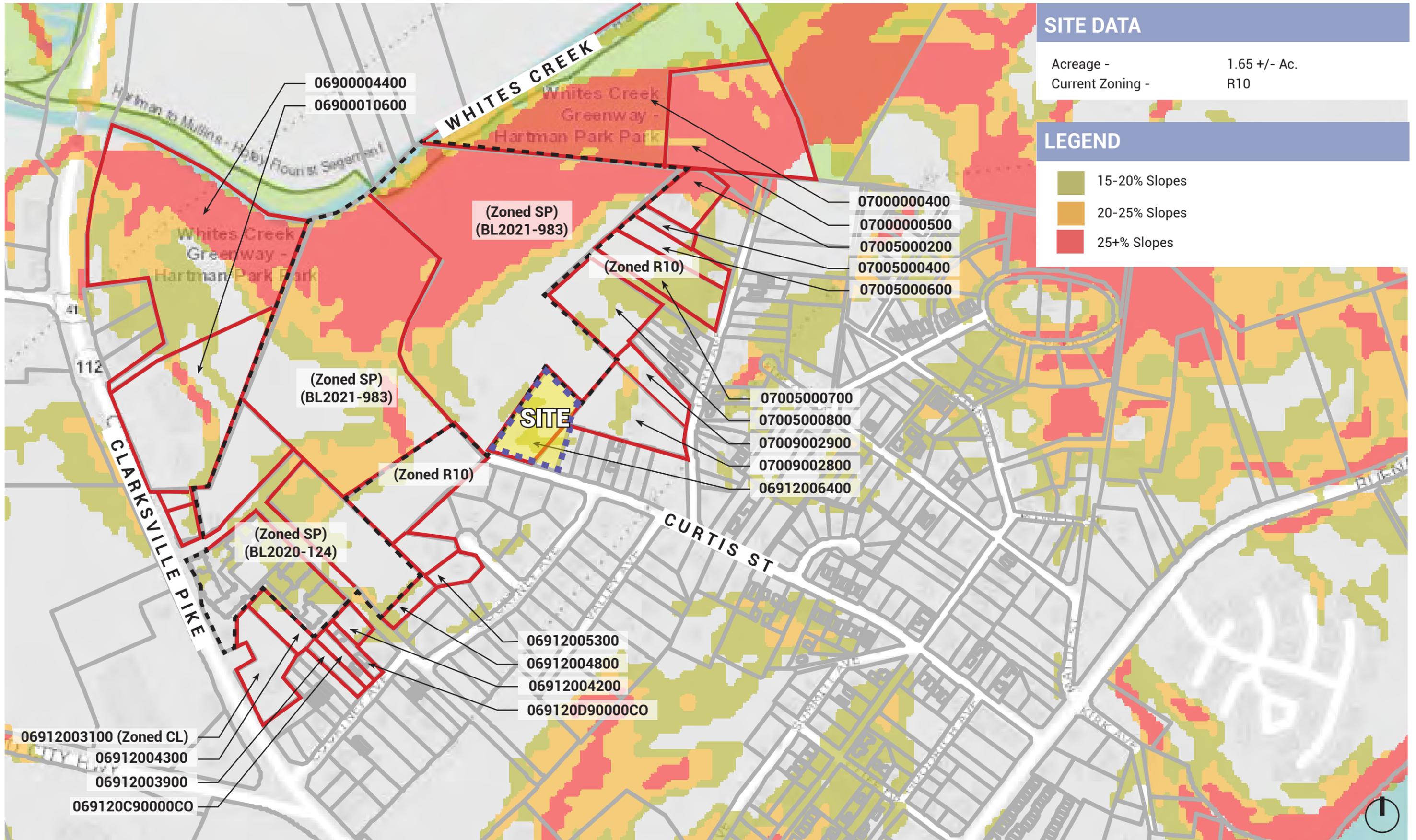
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**VICINITY MAP**



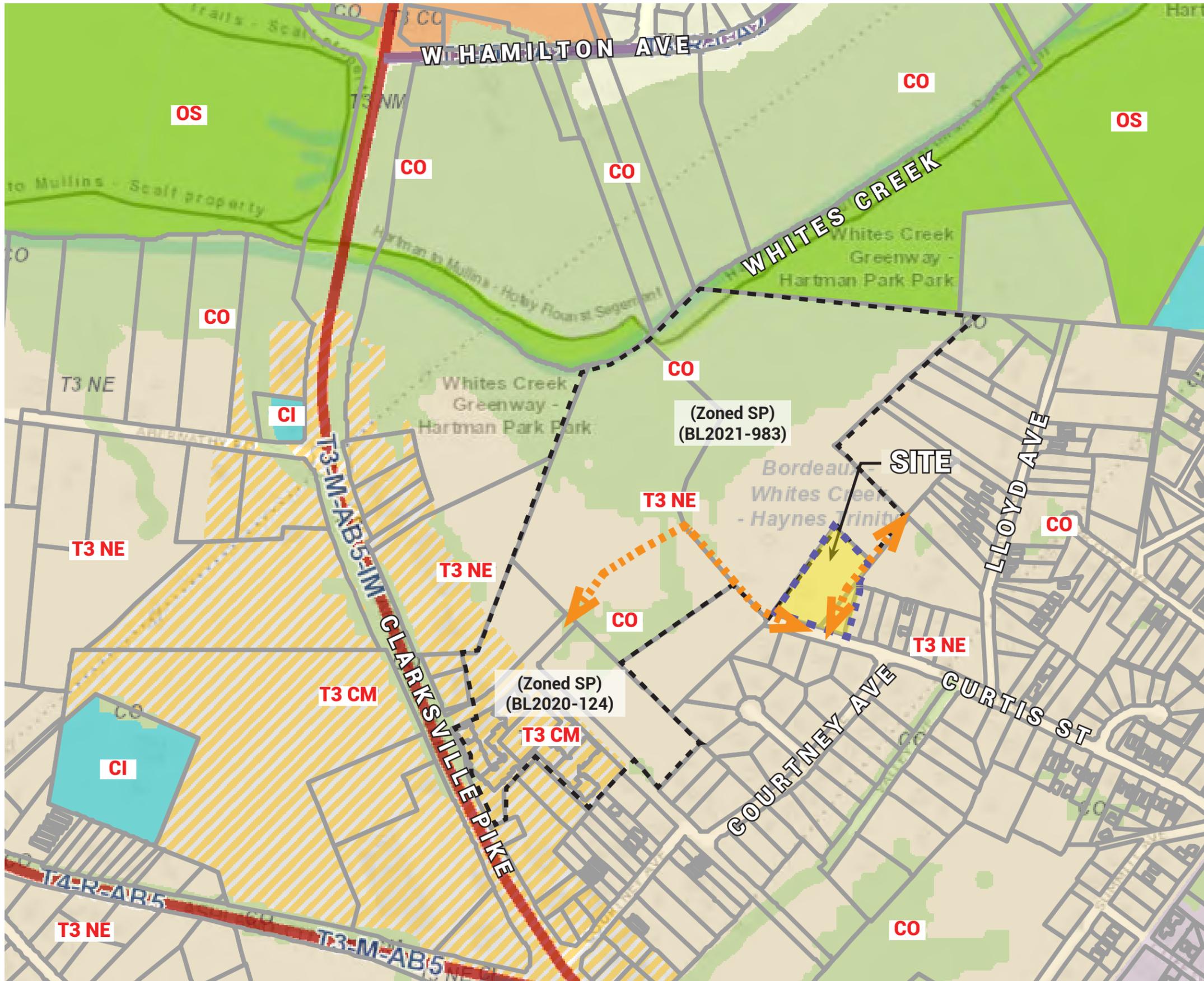
### SITE DATA

Acreage - 1.65 +/- Ac.  
 Current Zoning - R10

### LEGEND

- 15-20% Slopes
- 20-25% Slopes
- 25+% Slopes

## EXISTING CONDITIONS



### LEGEND

**Major and Collector Street Plan**

- Arterial-Boulevard Scenic
- Arterial-Boulevard
- Collector-Avenue
- Planned Collector Avenue
- Local Street

**Adopted CCM**

- CO Conservation
- CI Civic
- OS Open Space
- T3 NE Suburban Neighborhood Evolving
- T3 CM Suburban Mixed Use Corridor
- T4 NC Urban Neighborhood Center
- Water

### T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

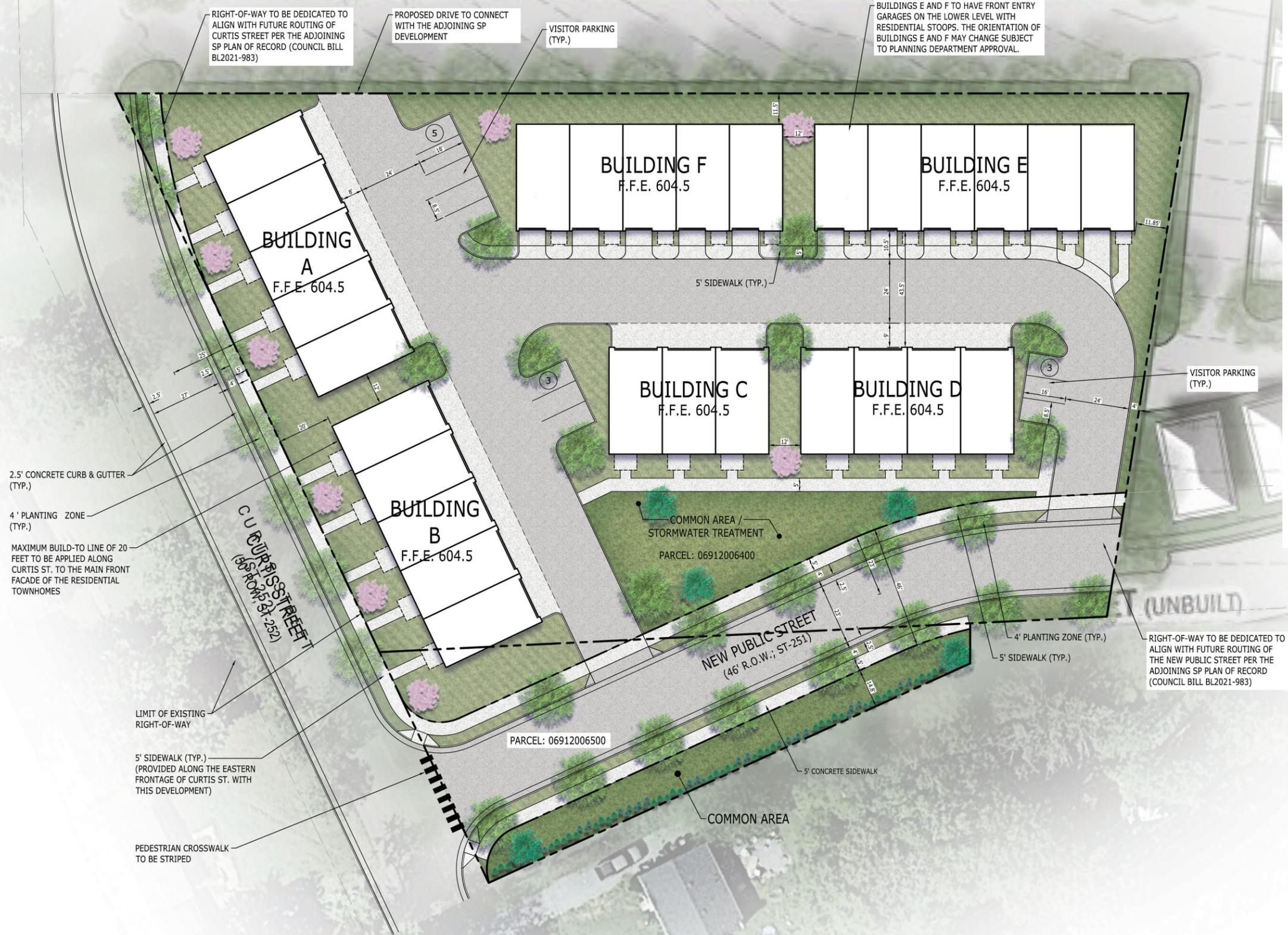
T3 Neighborhood Evolving policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where there is a desire for redevelopment and infill that produces a different character inclusive of increased housing diversity and connectivity. Successful infill in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing character, such as the street network, block structure, and proximity to centers and corridors.

The referenced parcel adjoins the previously approved Curtis Property SP. The site plan for that development has been modified slightly in conjunction with input from the Planning Dept. This proposed development plan correlates connection points for streets, drives and sidewalks with that development and allows for the future extension of the street network to the east to tie into other street networks. The T3 NE policy within the surrounding area envisions a continuation of the development pattern established by the Curtis Property SP to offer diversified housing opportunities within the community.

## LAND USE CONTEXT



**(Zoned SP)  
(BL2021-983)**



**SITE DATA**

- SP NAME: CURTIS STREET TOWNHOMES
- SP NUMBER: 2023SP-035-001
- COUNCIL DISTRICT: 02
- COUNCIL MEMBER: KYONZTE' TOOMBS

OWNER: 3320 CURTIS STREET LLC  
20 ALGONQUIN CIRCLE  
ARMONT, NY 10952  
ZALMEN RUBIN  
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PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP  
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**DEVELOPMENT SITE DATA**

PARCEL ID.: 06912006400  
06912006500

SITE ADDRESS: 3320 CURTIS STREET &  
3312 CURTIS STREET  
NASHVILLE, TN 37218

SITE ACREAGE (3320 CURTIS ST.): 1.65 Ac.  
(3312 CURTIS ST.): 0.28 Ac.  
TOTAL SITE ACREAGE: 1.93 Ac.

RESIDENTIAL TOWNHOMES: 28 UNITS

EXISTING ZONING: R10 (LOW-MEDIUM DENSITY RESIDENTIAL)  
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE: MULTIFAMILY TOWNHOMES  
PROPOSED DENSITY: 14.5 UNITS / ACRE

PARKING TO BE PROVIDED PER METRO CODE REQUIREMENTS.

PARKING PROVIDED: TOWNHOME GARAGES 56 SPACES  
(2 GARAGE SP. / UNIT)  
SURFACE PARKING 11 SPACES  
TOTAL PARKING 67 SPACES

NOTE:  
DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

**NOTES**

- THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT UP TO 28 TOWNHOMES WITH ASSOCIATED GARAGE AND SURFACE PARKING.
- THE ORIENTATION OF BUILDINGS E AND F MAY CHANGE SUBJECT TO PLANNING DEPARTMENT APPROVAL.



**SITE PLAN**

# BULK REGULATIONS



REFER TO PAGE 7

## FALLBACK ZONING: RM 15

### BULK REGULATIONS

<b>Uses</b>	28 Multifamily Residential Units	
<b>FAR/Density</b>	28 Dwelling Units Max; No Max. Floor Area	
<b>ISR</b>	0.80	
<b>General Maximum Building Height<sup>4</sup></b>	3 Stories in 45' Height	
<b>Front Setback</b>	20' Max. Build-to-line applied Along Curtis St.; New Public Street to Provide a Min. 15' Setback from the Street R.O.W	
<b>Side/Rear Setback</b>	Min. of 10 feet rear setback and 5 feet required minimum side setback	
<b>Parking Requirements</b>	Per Metro Code	
<b>Glazing<sup>1</sup></b>	<i>Residential</i>	15% min. glazing on all facades facing a public street
<b>Raised Foundations<sup>2</sup></b>	<i>Residential</i>	18 in. Min. to 36 in. Max.
<p><sup>1</sup> Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</p> <p><sup>2</sup> With the exception of accessible units, topographically challenged units may result in raised/lowered foundations at certain locations.</p> <p><sup>3</sup> Screening is required when raised foundations exceed 36" along public streets.</p> <p><sup>4</sup> Height shall be measured to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint) or to the top of the parapet for a flat roof.</p>		

### ARCHITECTURAL STANDARDS

- Residential structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space common areas.
- Buildings shall provide a functional entry onto the street/ sidewalk network or other common area to promote activity at the street level and common amenity areas. Residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- The following design standards shall apply:
  - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the street facing elevation.
  - Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
  - 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 5 feet of depth.
  - A raised foundation of 18"-36" is required for all residential structures fronting a public or private street.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards. Refuse collection will be contracted through a private hauler.
- Townhome units shall accommodate a minimum of a two-car internal garage.
- The rear of a residential structure shall not be oriented to a public street.

### ACCESS & PARKING

- Surface parking shall be located towards the interior of the site or be screened by landscaping.
- All parking regulations to meet Metro Code.

### LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

### THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP). (Both owner-occupied and not owner-occupied)

# ADDITIONAL REGULATIONS + NOTES

## Regulatory SP Notes:

1. The purpose of this preliminary SP is to permit a total of 28 multifamily units.
2. 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 the RM-15 base zoning designation referenced herein. STRP uses shall be prohibited.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff 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. Major 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.
4. If required, notice information is prepared and sent to applicants based on the plan and information submitted with the initial submittal. Should your plans change significantly with the resubmittal, it may be necessary for revised notice information to be prepared and sent. This could cause a delay and may result in deferral.

## FEMA Note:

5. No portion of this property lies in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0229H, effective April 5, 2017.

## NDOT Notes:

6. The final site plan/building permit 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.

7. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.
8. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
9. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
10. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Development is to have either a dumpster and/or other collection method serviced by a private hauler.

## Fire Marshal Notes:

14. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
15. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
16. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
17. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

## NES Notes:

19. Where feasible, this development will be served

with underground power and pad-mounted transformers.

20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

## Stormwater Notes:

21. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
22. 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.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
25. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/ comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

## Federal Compliance:

26. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

## Development Notes:

27. "Story" means a portion of a building between the surface of any floor and the surface of the floor above it, or, if there is no floor above it, the space between such floor and the ceiling above it. A basement or

cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.

# VISIONING IMAGERY

