

1. 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.
2. ARCHITECTURAL DESIGN STANDARDS SHALL BE:
 - a. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING;
 - b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS;
 - c. 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.
 - d. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - e. 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.
3. ALL BULK, REGULATIONS AND USES PERMITTED/GRANTED WITH THE ORIGINAL SPECIFIC PLAN (2018-068-001/002) SHALL REMAIN UNCHANGED WITH THIS SPECIFIC PLAN AMENDMENT.
4. PRIOR TO FINAL SPECIFIC PLAN APPROVAL, DEVELOPMENT SHALL COORDINATE WITH WEGO ON AN APPROPRIATE DESIGN AND LOCATION FOR A BUT STOP PLATFORM.

1. QUANTITIES ARE SHOWN FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL CONFIRM AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
2. ALL DISTURBED AREAS NOT OTHERWISE SHOWN AS LANDSCAPED, SEEDING 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 & 0700916000
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 $\frac{1}{2}$ OF THE 51'-0" BUENA VISTA PIKE REQUIRED RIGHT-OF-WAY HAS
BEEN 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)

EXISTING 8" SANITARY SEWER MAIN

— GATED FIRE ACCESS DRIVE

— WATER SERVICE (TYP.)

— GATED FIRE ACCESS DRIVE

— PROPOSED 20' ALLEY
PRIVATE ACCESS EASEMENT

— PROPOSED 6" SEWER MAIN
(CONNECT TO EXISTING 8" SANITARY SEWER MAIN)

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 FT²)
EXISTING ZONING	SPECIFIC PLAN & SPECIFIC PLAN AMENDMENT
PROPOSED USE	MIXED USE

PHASE 1	
<u>DISTRICT 1</u>	
PROPOSED UNITS	
RETAIL (GROSS SF)	
UNIT 1	1,385 SF
UNIT 2	1,137 SF
UNIT 3	1,096 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

<u>DISTRICT 2</u>	
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	76 SPACES
SURFACE	<u>40 SPACES</u>
TOTAL	116 SPACES PROVIDED

TOTAL	116 SPACES PROVIDED
PHASE 2	
GARAGE	30 SPACES
SURFACE	4 SPACES
TOTAL	34 SPACES PROVIDED

BICYCLE PARKING	
REQUIRED	21 RACKS
PROVIDED	21 RACKS

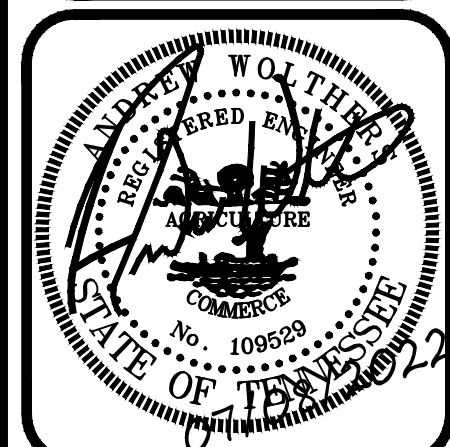
OWNER	BUENA VISTA AMIGOS LLC
ADDRESS	1400 5TH AVE. NORTH NASHVILLE, TN 37208
PHONE NO.	615-953-3264
CONTACT NAME	BRETT DIAZ
CONTACT E-MAIL ADDRESS	bdiaz@liveparagon.com

PROJECT REPRESENTATIVE ADDRESS	CATALYST DESIGN GROUP, PC 5100 TENNESSEE AVENUE NASHVILLE, TN 37209
PHONE NO.	615-622-7200
CONTACT NAME	JARED CUNNINGHAM, PLA, AS
CONTACT E-MAIL ADDRESS	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

[illegible]

DRAWING TITLE

LAYOUT, GRADING,
UTILITY AND
LANDSCAPE PLAN

PROJECT NUMBER	20190033
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DRAWING NUMBER

C1.0