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

Preliminary Specific Plan Application

Barge Civil Associates



Project Information

SP Name: 930 McFerrin
Case No: 2022SP-030-004
Council District: 05
Council Member: Sean Parker

Parcels to be Amended into Existing SP:

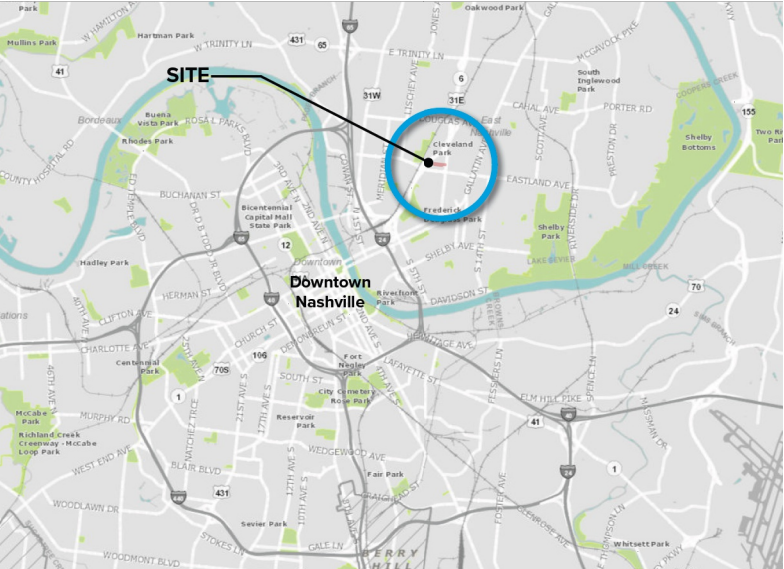
Parcel Owner Address:	Parcel Number:	Acres:	Current Owner of Record:	Existing Zoning:
832 Seymour Ave, Nashville, TN 37206	08208009400	0.21	Christopher B. Crook	RS-5 OV-NHC OV-UZO OV-DDU
834 Seymour Ave, Nashville, TN 37206	08208009500	0.22		
836 Seymour Ave, Nashville, TN 37206	08208009600	0.21		
838 Seymour Ave, Nashville, TN 37206	08208009700	0.22		

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-030-003) for the development of additional residential units in this live/work, residential and commercial space. The proposed amendment would increase the maximum total unit count from 19 units to 27 units. This amendment also proposes to increase the allowable commercial space from 2,817 square feet to 3,234 square feet. The proposed additional 8 single-family units are presented within the following plan documents.



Overall Vicinity



Site Location

General Plan Consistency

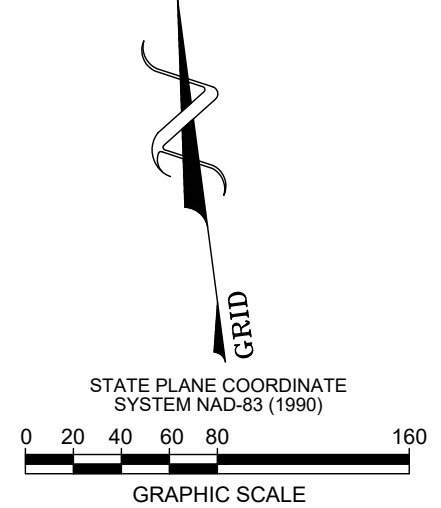
- Located in East Nashville, within the T4-NM (T4 Urban Neighborhood Maintenance) Policy Area.
- T4-NM zones are intended to reflect surrounding suburban residential patterns while accommodating moderate-density residential neighborhoods. These areas prioritize connectivity, environmental sensitivity, and innovative approaches to building and site design.
- This proposed amendment expands the SP boundary by adding four parcels (0.86 acres), bringing the total area from 2.50 acres to 3.36 acres. The amendment proposes up to eight additional residential units in the amended area, with flexibility to provide four units paired with four respective DADUs, if desired.
- 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
838 SEYMOUR AVE, NASHVILLE, TN 37206
836 SEYMOUR AVE, NASHVILLE, TN 37206
834 SEYMOUR AVE, NASHVILLE, TN 37206
832 SEYMOUR AVE, NASHVILLE, TN 37206

PARCEL(S): 06208010300
06208011000
06208012000
0620802700
06208009000
06208009000
06208009400

FULLBACK ZONE: RM-A
PROPOSED LOT SIZE = 3.54 ACRES (160,823 SQUARE FEET)
MIN LOT AREA: NA

SETBACKS:
STREET (MCFERRIN): PER HISTORIC DISTRICT
STREET (SEYMOUR): PER HISTORIC DISTRICT
STREET (W. EASTLAND): PER HISTORIC DISTRICT
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 MUNA-
ZONING DISTRICT

DENSITY: 6.88 UNITS/ACRE
RESIDENTIAL UNITS
DETACHED: 22
LIVE/WORK TOWNHOUSE: 4
RESIDENTIAL FLAT: 1 (ABOVE COMMERCIAL/OPTIONAL)
TOTAL: 27

COMMERCIAL SQUARE FEET: 3,234 SQUARE FEET
(1ST & 2ND FLOOR)

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

AMENDMENT:
RESIDENTIAL SEYMOUR FACING: MAX 25 FEET (1.5 STORIES)
RESIDENTIAL NEW PRIVATE DRIVE FACING: MAX 30 FEET (MAX 2 ST.)

MAX FAR: 0.60
PROPOSED FAR: 0.29

MAX ISR: 0.70
PROPOSED ISR: 0.64

PARKING SUMMARY
(PER UZO 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+)
PROVIDED: 5 X 1.5 = 7.5 SPACES
8 TOTAL SPACES (OF THE 19 SPACES IN PARKING LOT)

2. SINGLE-FAMILY RESIDENTIAL (DETACHED SINGLE-FAMILY HOUSES):
NUMBER OF UNITS: 22
REQUIRED: 1 SPACE PER UNIT (1 BR); 1.5 PER UNIT (2 BR+)
PROVIDED: 22 X 1.5 = 33 SPACES
79 TOTAL SPACES

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

TOTAL PROVIDED: 32 GARAGE SPACES
44 SURFACE PARKING SPACES
19 PARKING LOT SPACES
95 TOTAL SPACES

BICYCLE PARKING PER ZONING ORDINANCE REQUIREMENTS

SP GENERAL NOTES:

- 1. 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, LIVE/WORK UNITS AND 1 RESIDENTIAL UNIT ABOVE THE MAIN COMMERCIAL BUILDING. THE 1,550 SQ FT COMMERCIAL BUILDING AND RESIDENTIAL UNITS ARE PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
- 2. 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.
- 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 4. 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.
- 5. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
- 6. 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.
- 7. IF 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.
- 8. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
- 9. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
- 10. 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 RM-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 11. 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.
- 12. A FULL LANDSCAPE PLAN WILL BE REQUIRED AT FINAL SP.
- 13. 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 RM-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL ORDINANCE.
- 14. PARKING SHALL NOT BE PERMITTED WITHIN THE ONE-WAY DRIVE ISLE.

MHC CONDITIONS FOR APPROVAL (5/18/2022)

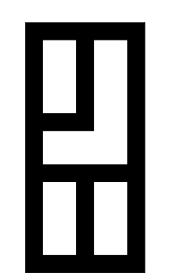
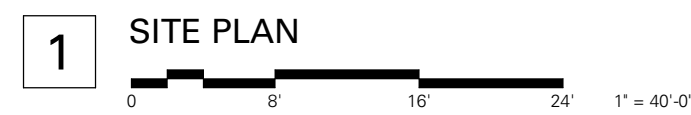
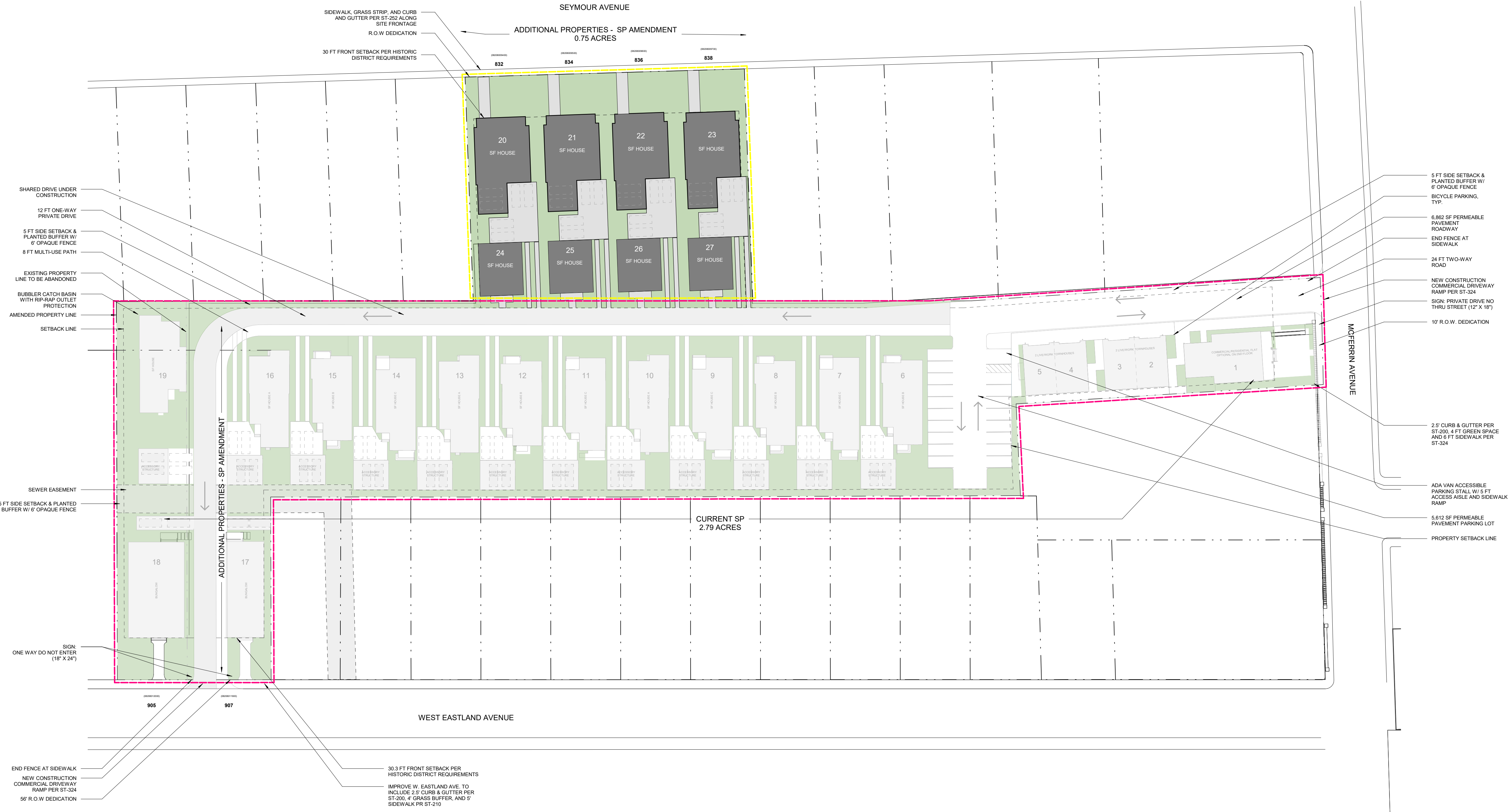
- 1. THE LIVE/WORK TOWNHOUSE (COMPONENT B) BUILDING IS REVISED TO HAVE A SCALE APPROPRIATE FOR AN OUTBUILDING RELATING TO THE MCFERRIN BUILDING (COMPONENT A).
- 2. THE FRONT SETBACK OF THE 930 MCFERRIN AVENUE BUILDING (COMPONENT A) IS INCREASED TO THE AVERAGE OF THE HISTORIC BUILDINGS AT 924 AND 926 MCFERRIN AVENUE.
- 3. THE FRONT SETBACK OF THE BUILDING AT 907 WEST EASTLAND AVENUE (COMPONENT D) IS INCREASED TO ALIGN WITH THE HISTORIC HOUSES AT 906, 900, AND 913 WEST EASTLAND AVENUE TO THE RIGHT.
- 4. 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.
- 5. THE FOUNDATION HEIGHT OF THE MCFERRIN BUILDING (COMPONENT A) IS INCREASED BY ONE FOOT (1') TO TWO FEET (2').
- 6. 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.
- 7. 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.
- 8. THE SIDE DORMERS ON THE WEST EASTLAND AVENUE BUILDING (COMPONENT D) SET BACK AT LEAST TWO FEET (2') FROM THE FIRST STORY WALLS BELOW.
- 9. THAT A WALKWAY IS ADDED FROM THE FRONT OF 907 WEST EASTLAND AVENUE (COMPONENT D) TO THE STREET IN FRONT.
- 10. THE APPLICANT RETURNS TO THE MHC 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:

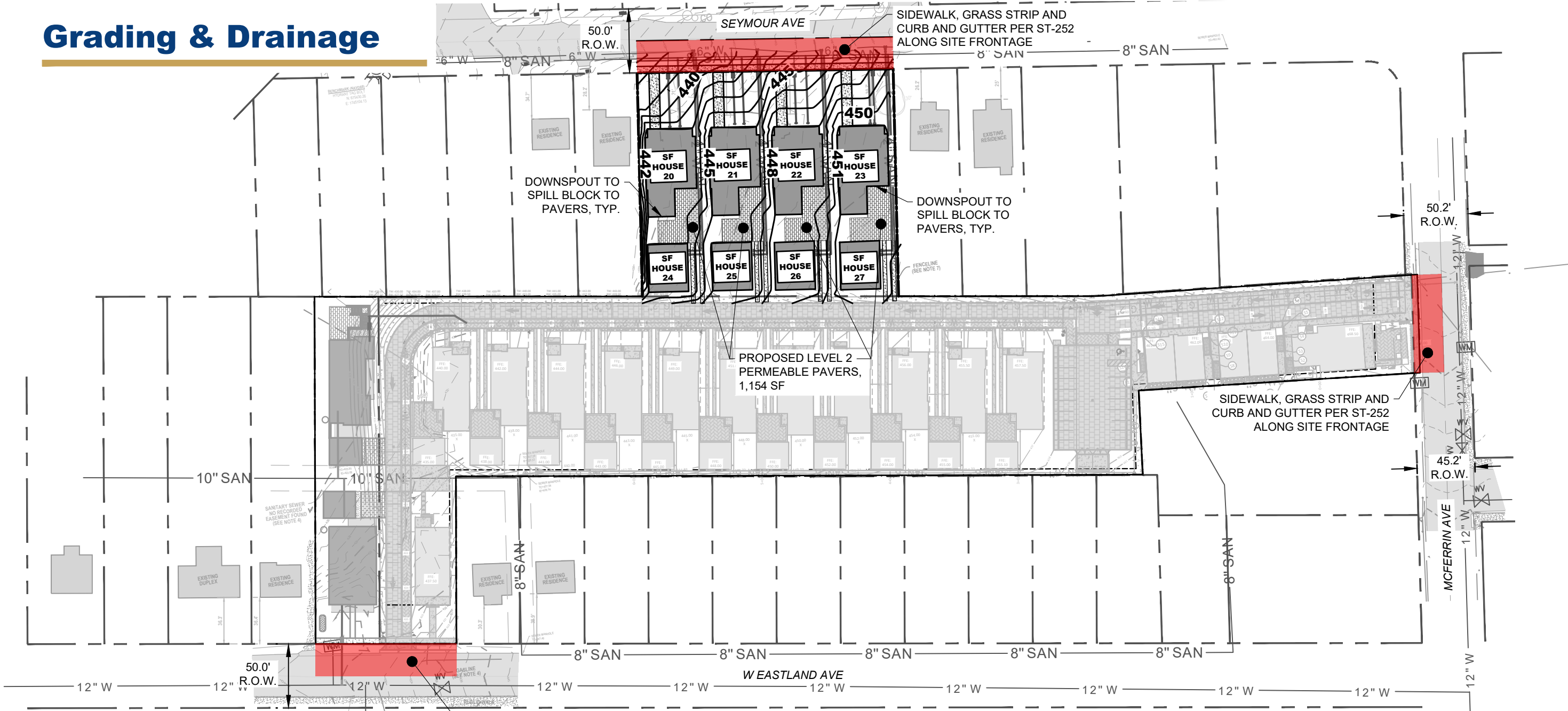
- 1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- 2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- 3. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- 4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- 5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

LAND USE DEFINITIONS:

- 1. 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



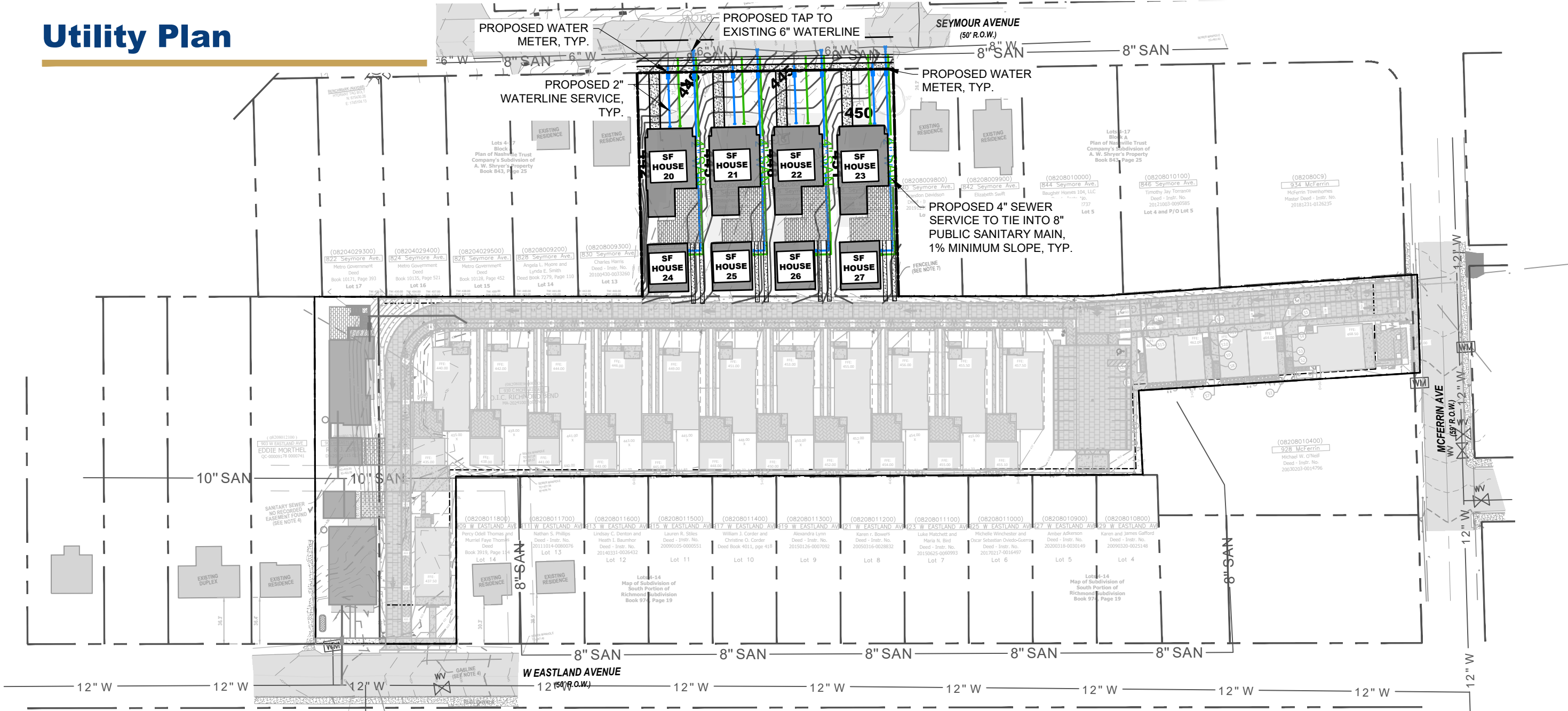
GENERAL STORMWATER NOTES:

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:

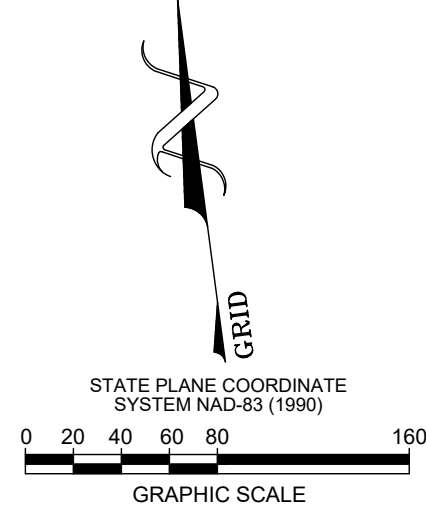
1. SPECIFIC STORMWATER STORAGE AND TREATMENT MEASURES SHALL BE PROVIDED DURING FINAL SP SUBMITTAL AND GRADING PERMIT REVIEW.
2. ALL PROPOSED STORMWATER MANAGEMENT PRACTICES SHALL CONFORM TO THE LATEST VERSION OF THE METRO STORMWATER MANAGEMENT MANUAL AT TIME OF APPLICATION. COMMON PRACTICES INCLUDE LOW IMPACT DEVELOPMENT (LID) DESIGN, PROPRIETARY WATER QUALITY DEVICES, AND AN IN-LIEU FEE PAYMENT IN PLACE OF TREATMENT.

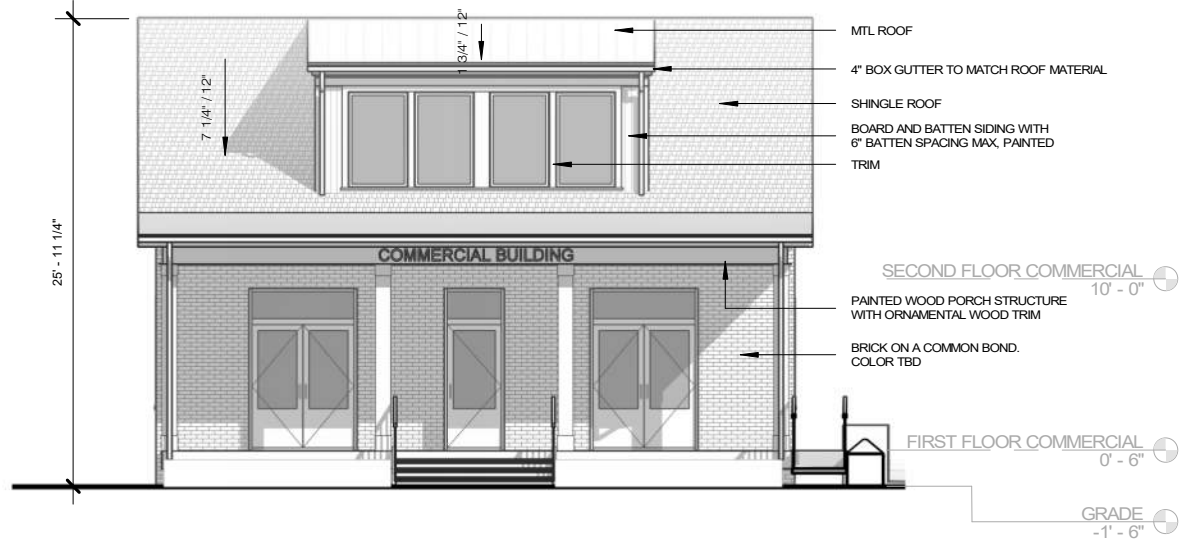
Utility Plan



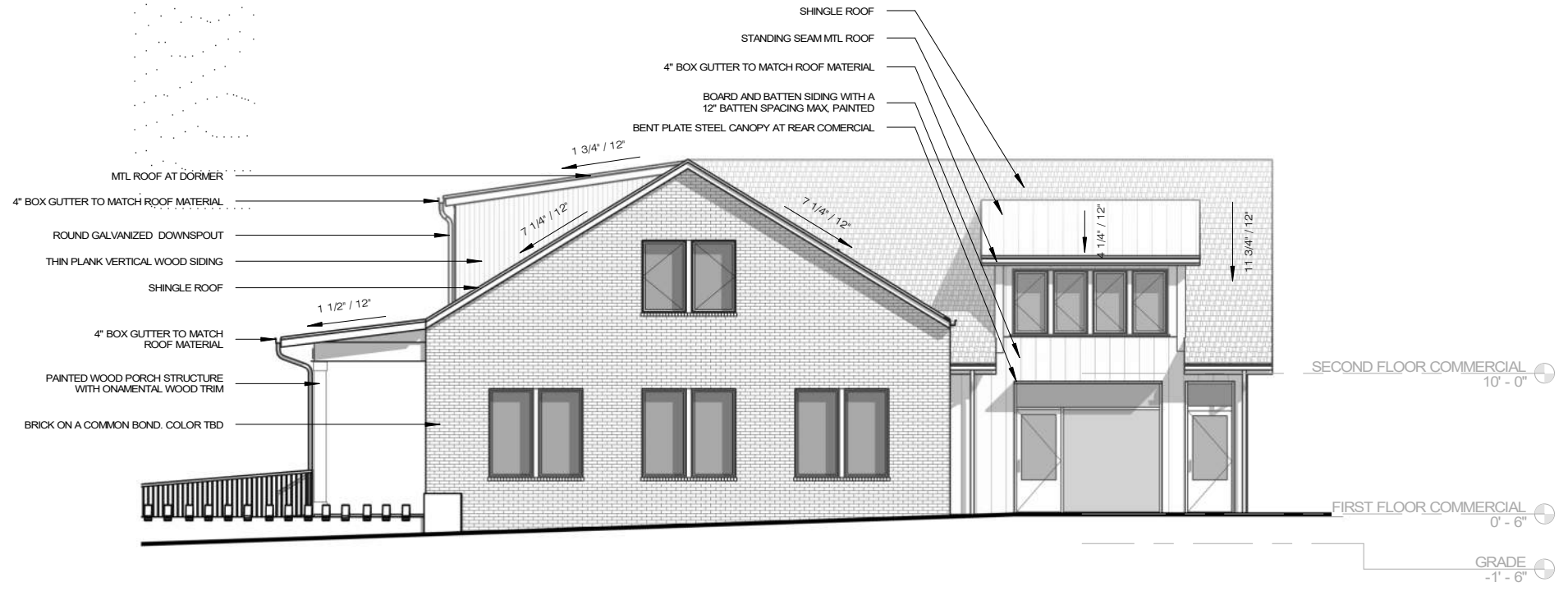
METRO WATER & SEWER NOTES:

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.

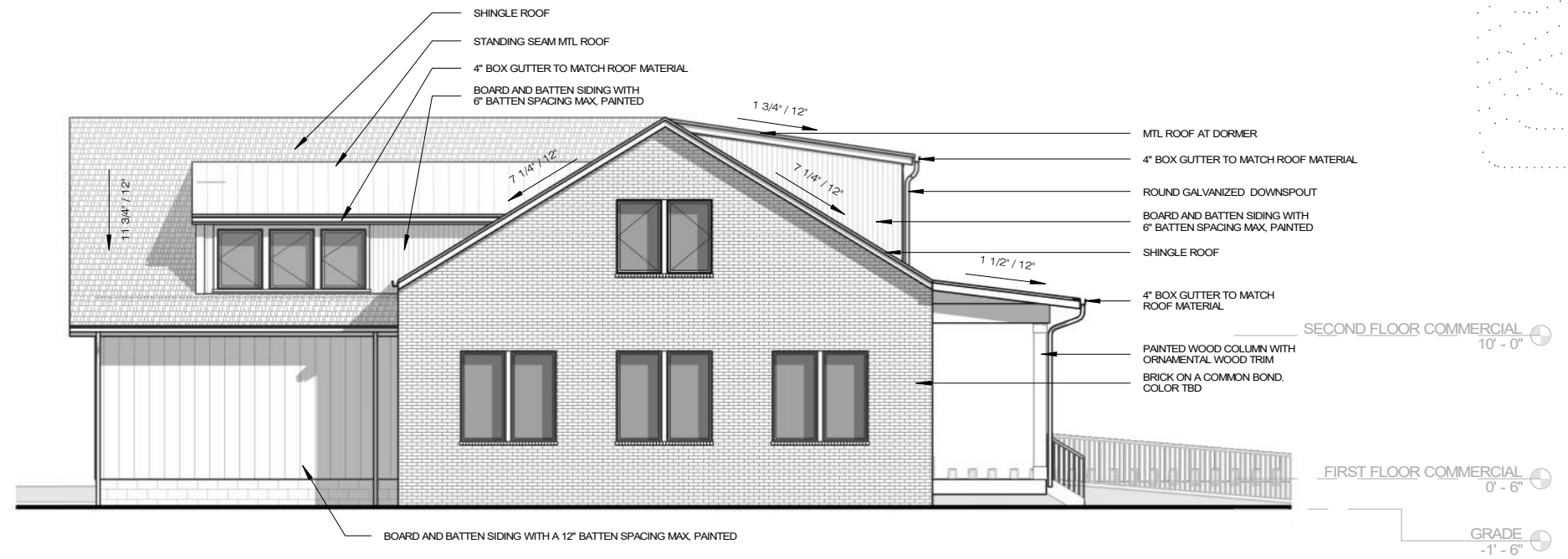
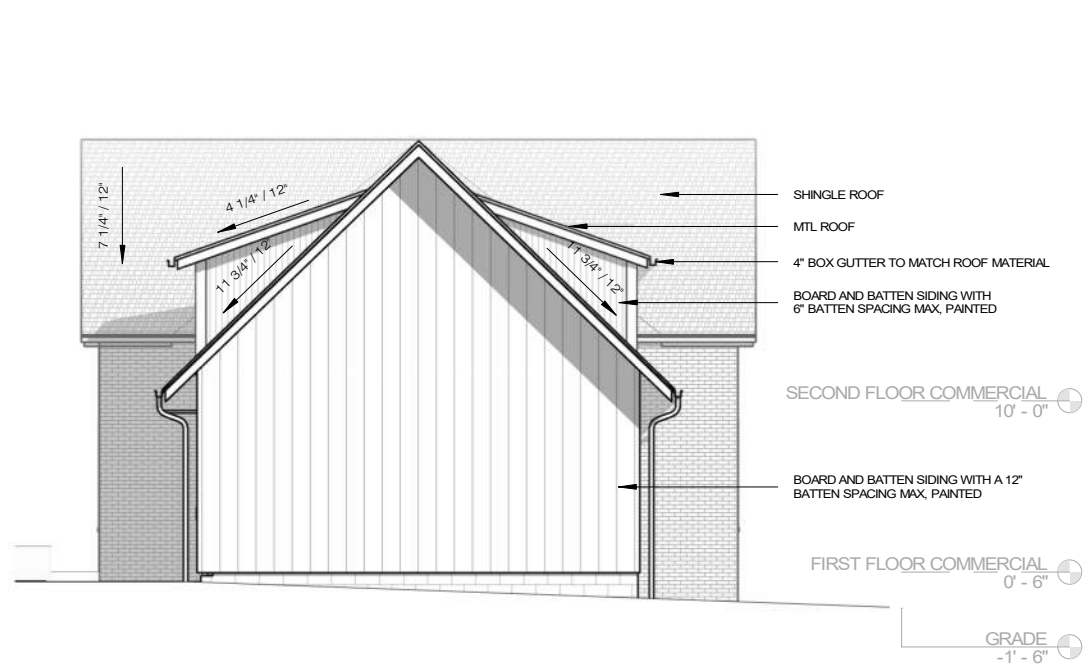




1 COMMERCIAL BUILDING- ELEVATION 01

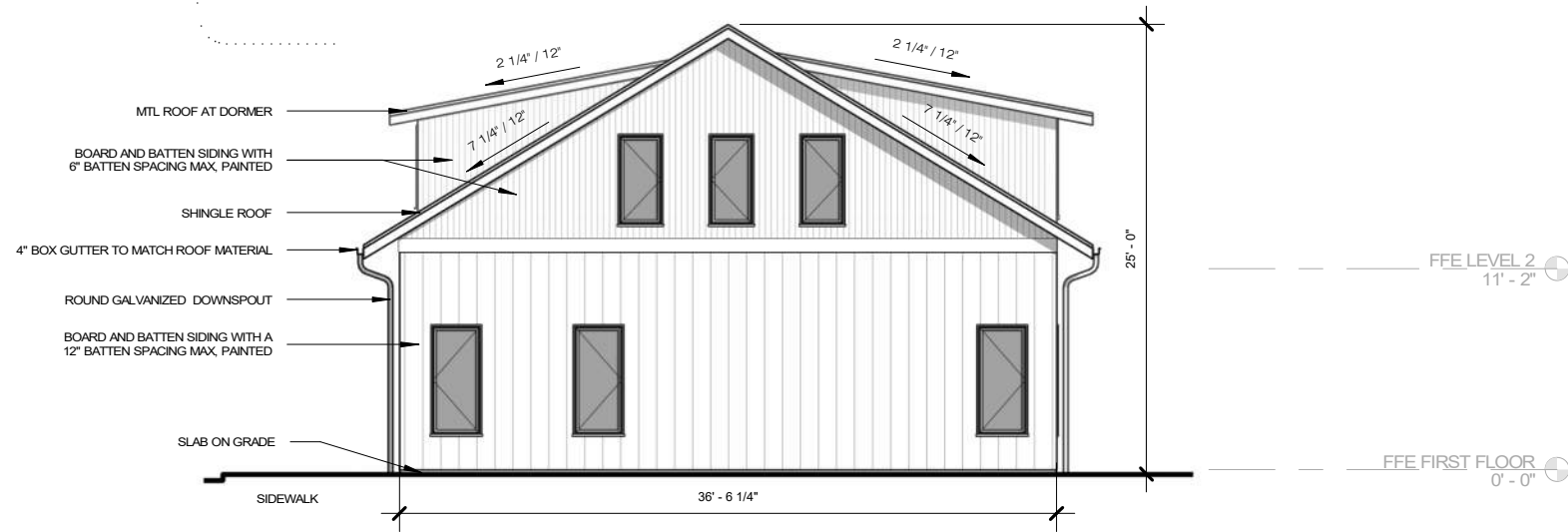


2 COMMERCIAL BUILDING- ELEVATION 02



1 COMMERCIAL BUILDING - ELEVATION 03

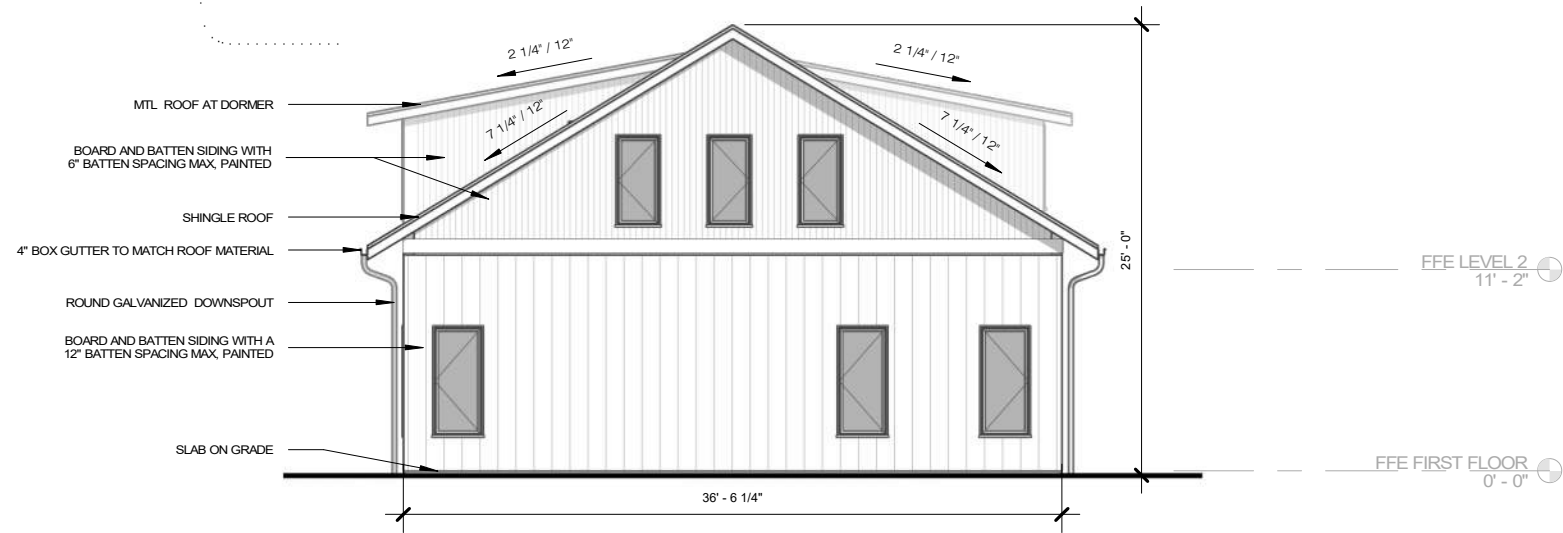
2 COMMERCIAL BUILDING - ELEVATION 04



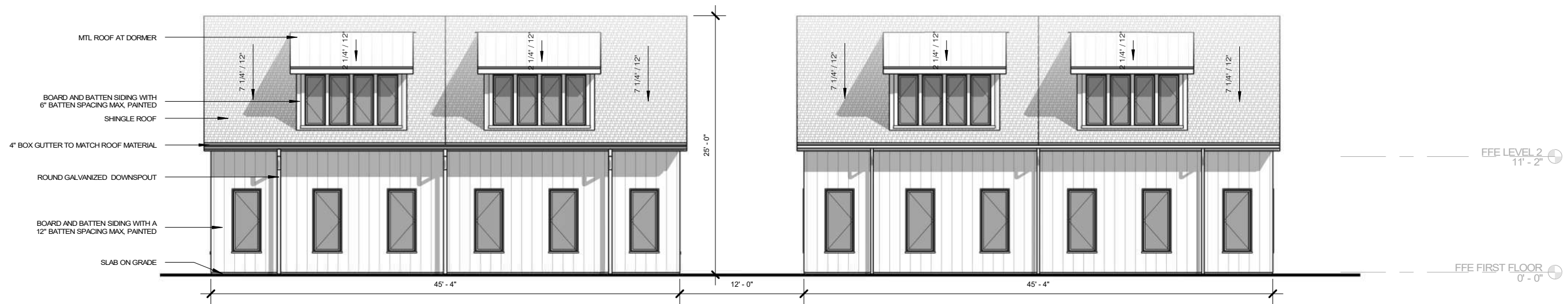
2 TOWNHOUSES - ELEVATION 02



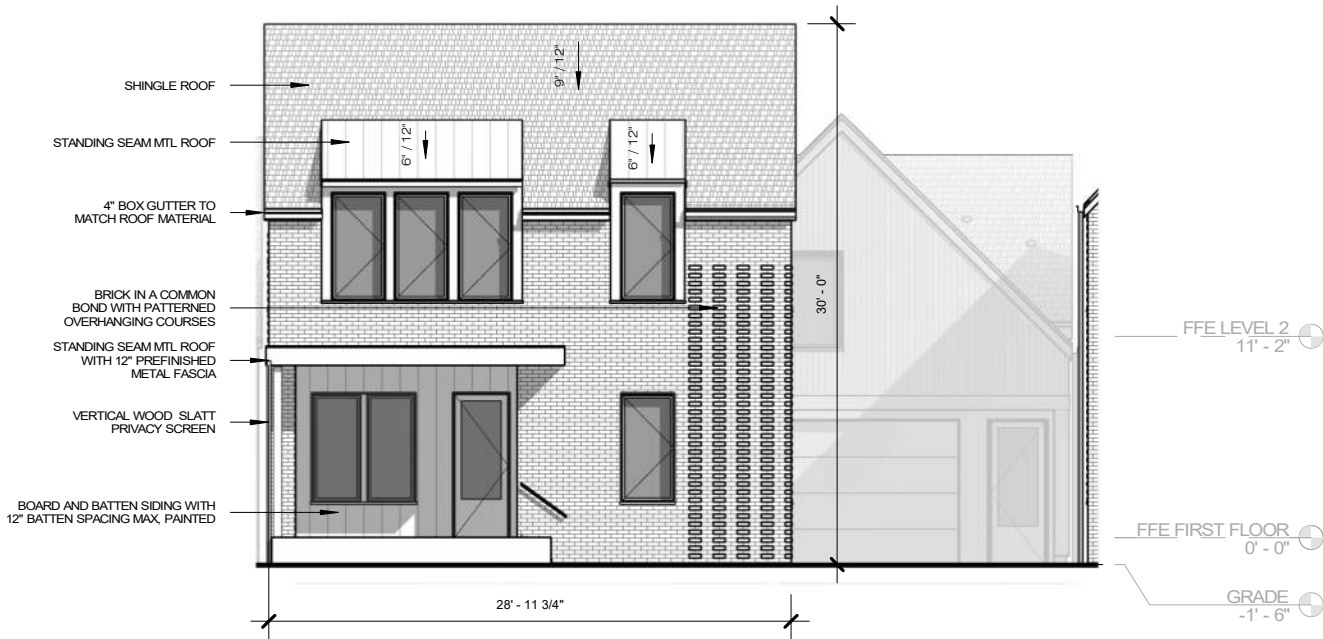
1 TOWNHOUSES - ELEVATION 01



2 TOWNHOUSES - ELEVATION 04



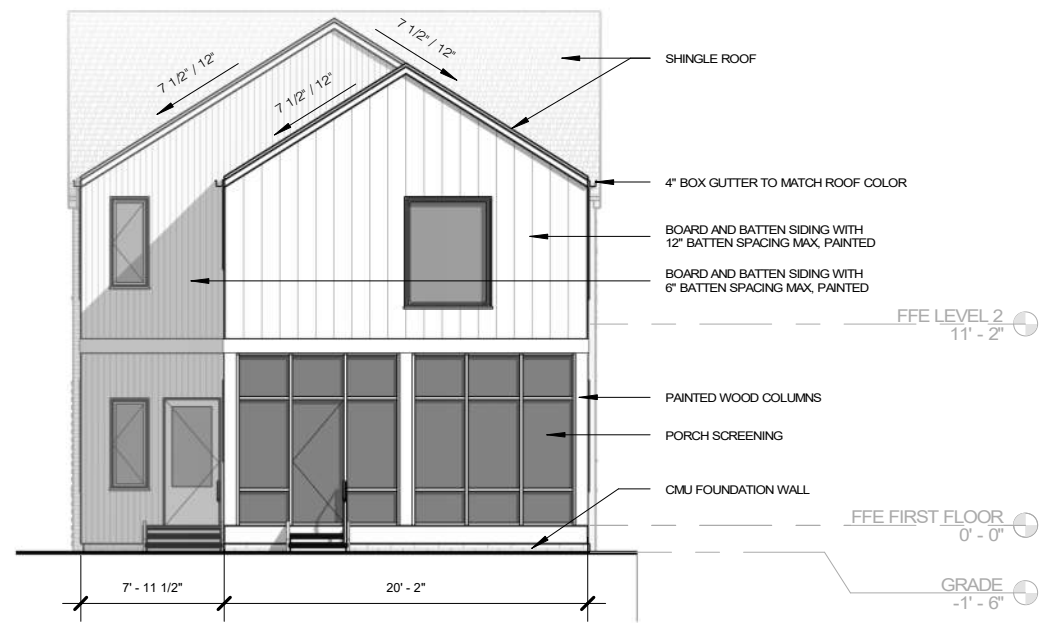
1 TOWNHOUSES - ELEVATION 03



1 OPTION A - ELEVATION 01



2 OPTION A - ELEVATION 02

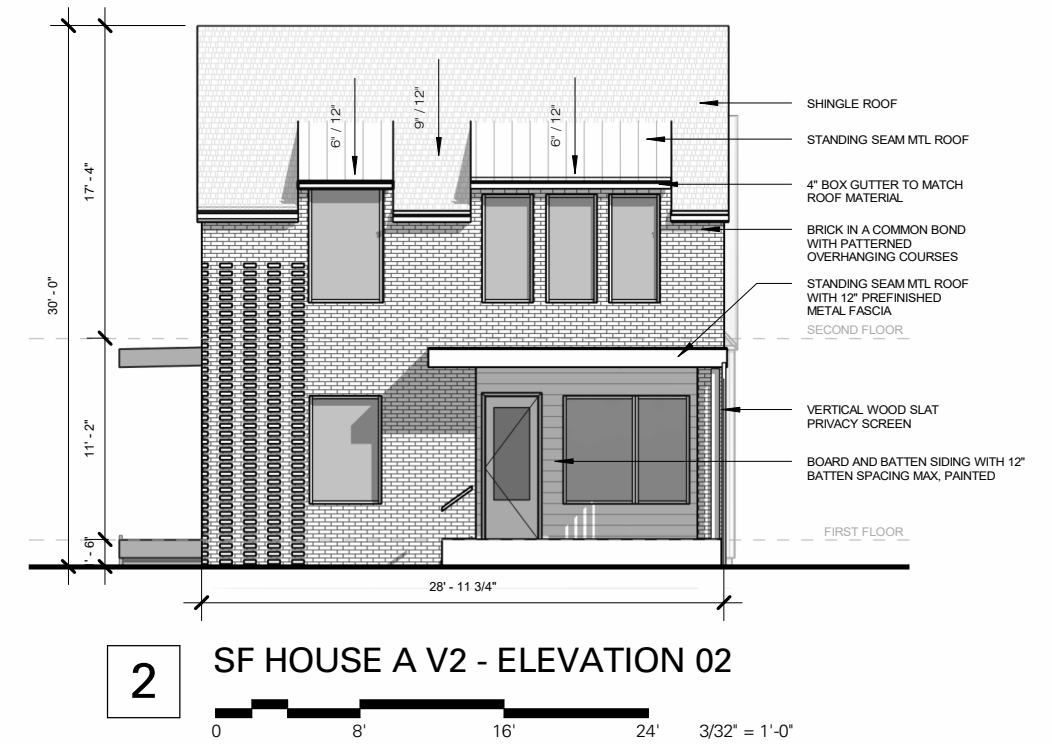
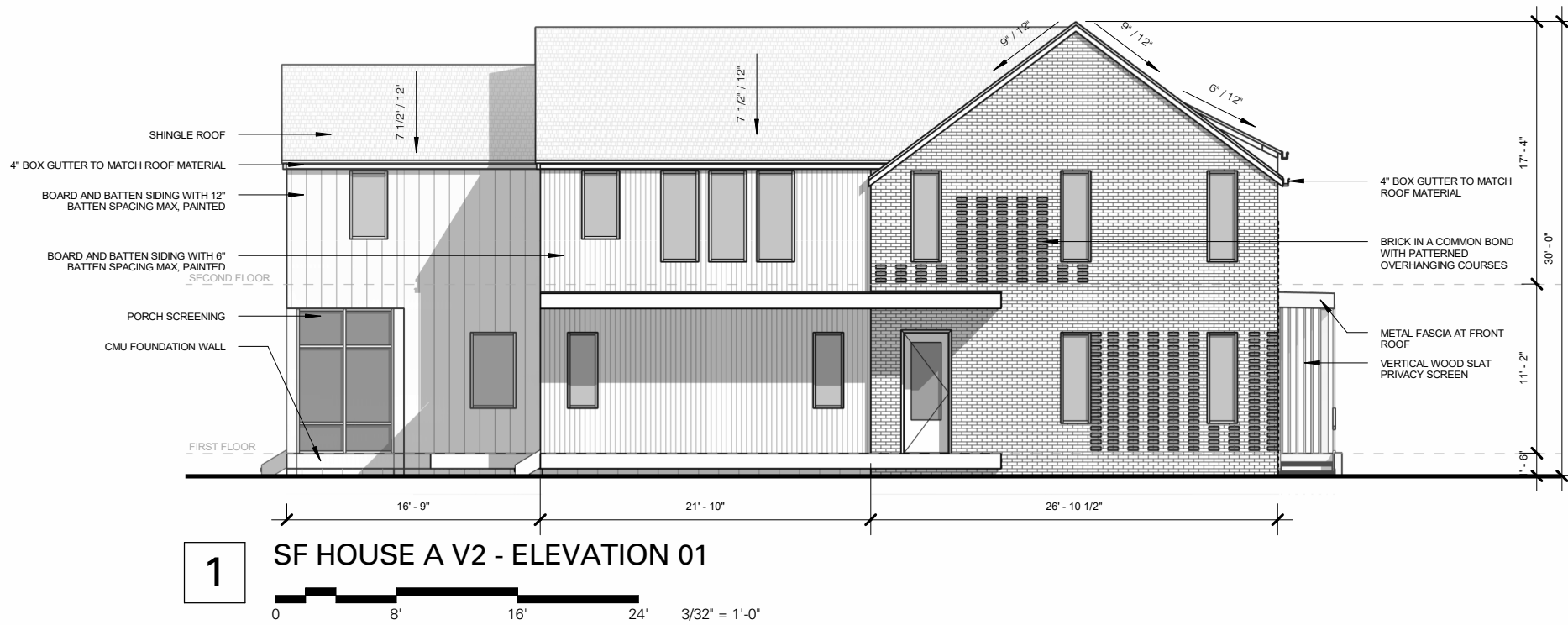


1 SF HOUSE A - ELEVATION 03



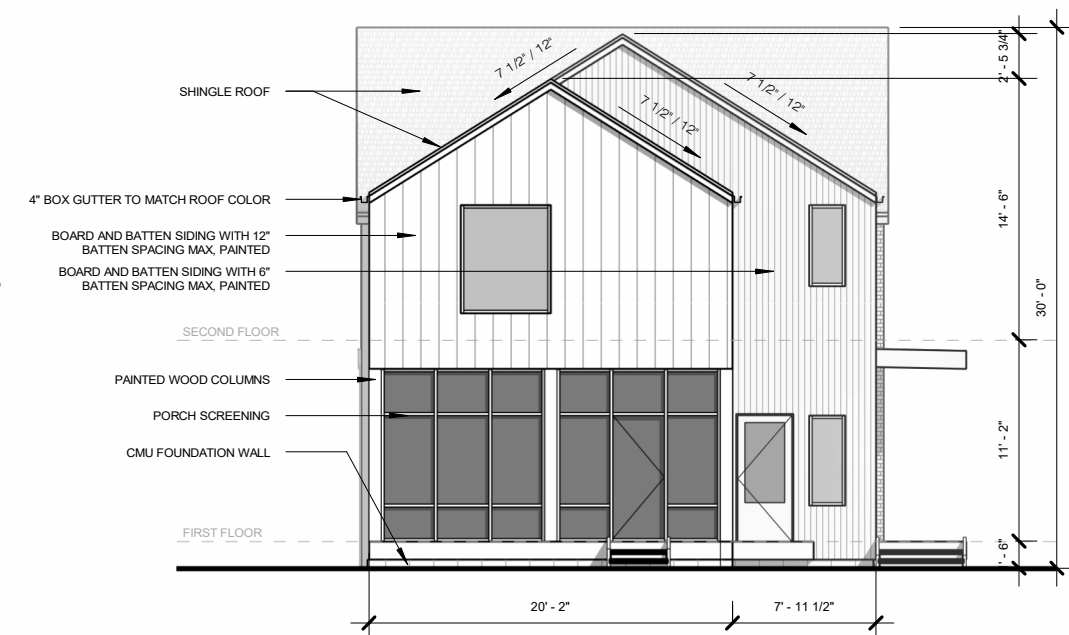
2 SF HOUSE A - ELEVATION 04



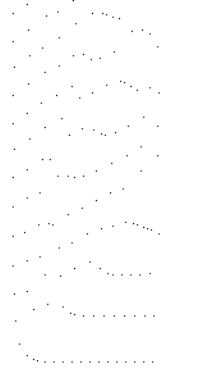
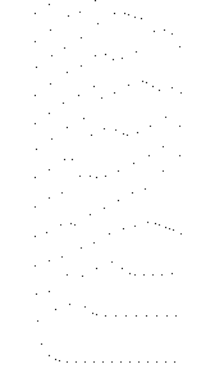




1 SF HOUSE A V2 - ELEVATION 03



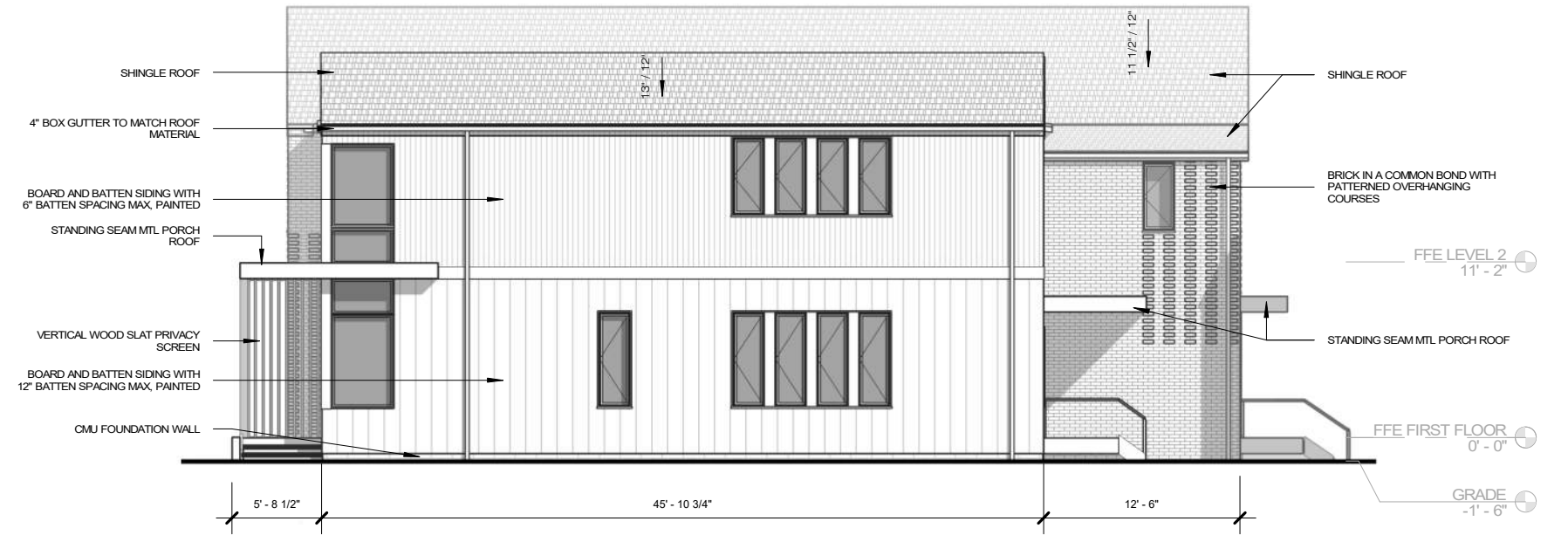
2 SF HOUSE A V2 - ELEVATION 04



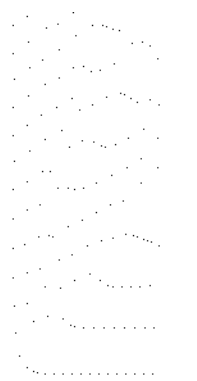
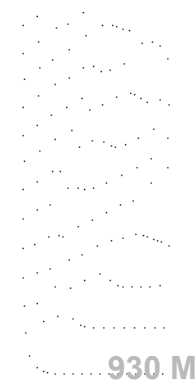
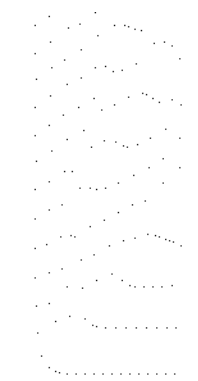
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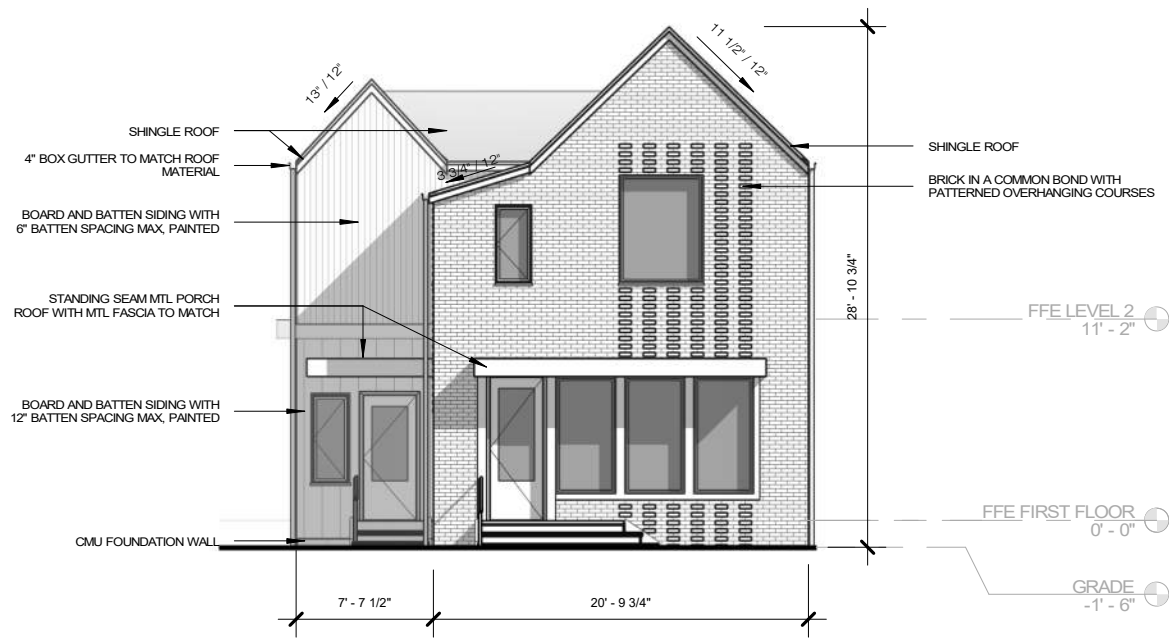


1 SF HOUSE B - ELEVATION 01

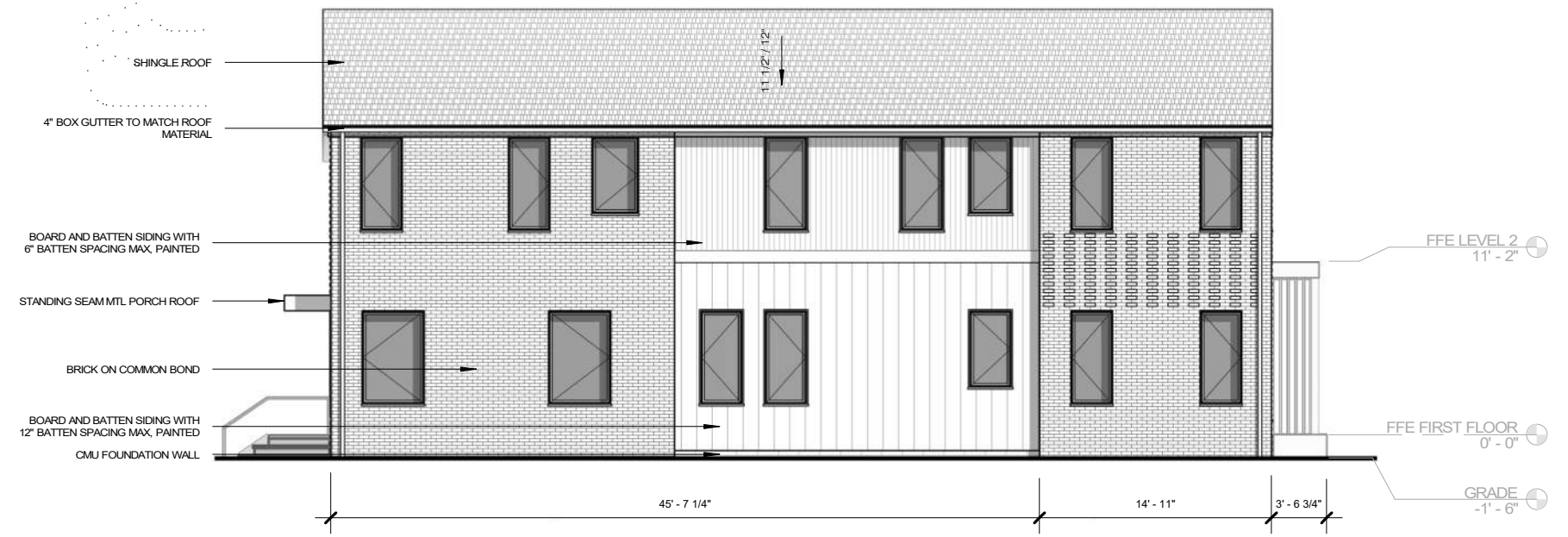


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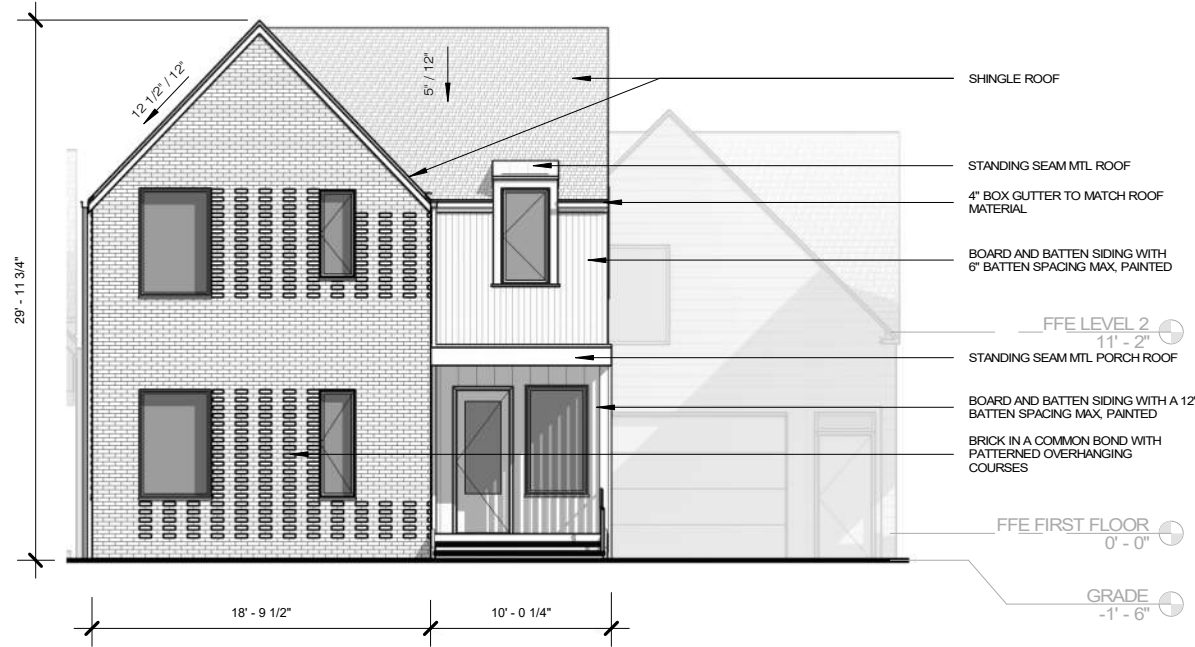


1 SF HOUSE B - ELEVATION 03

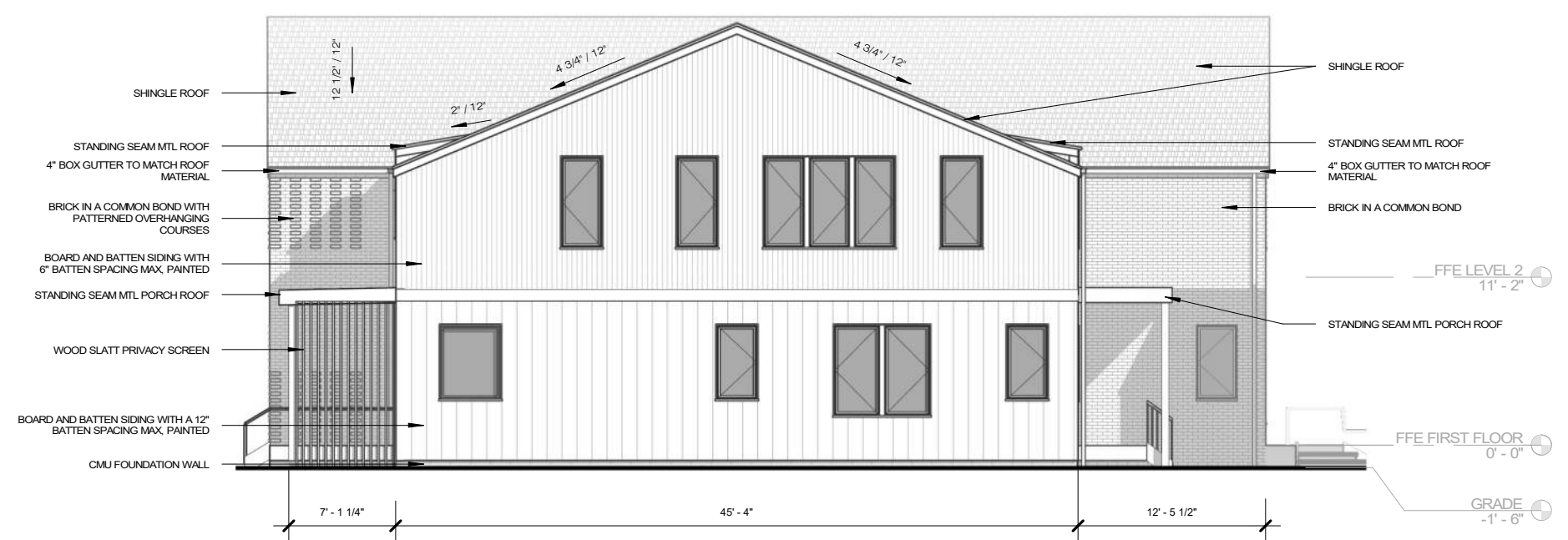


2 SF HOUSE B - ELEVATION 04



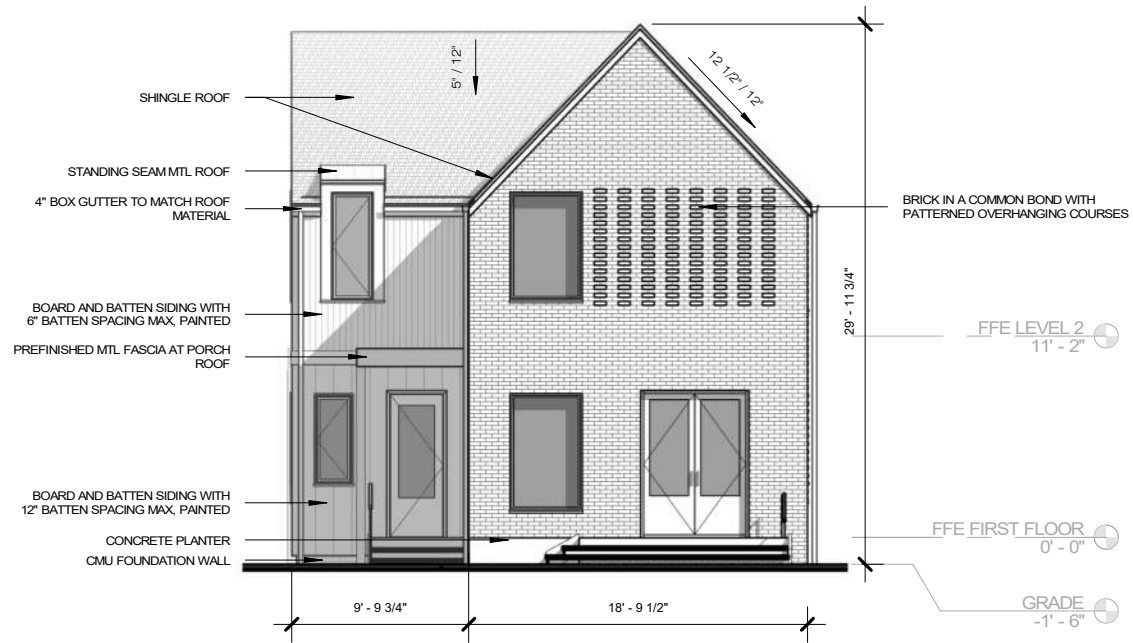


1 SF HOUSE C - ELEVATION 01

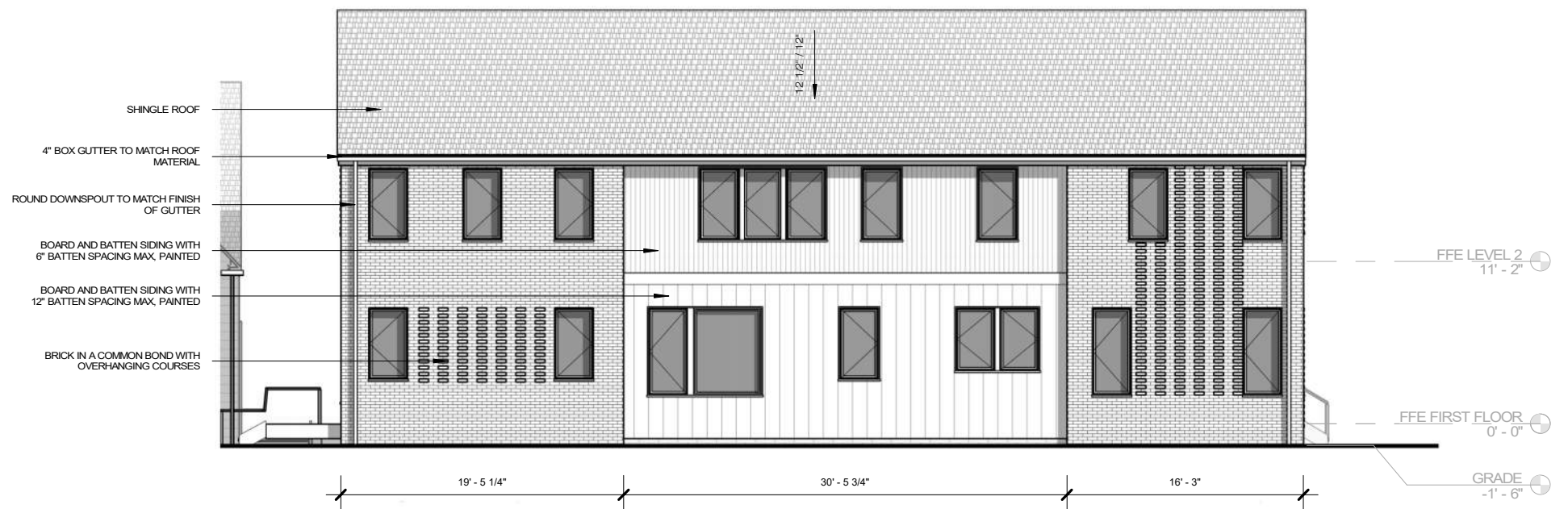
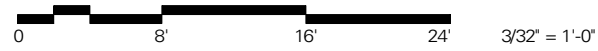


2 SF HOUSE C - ELEVATION 02

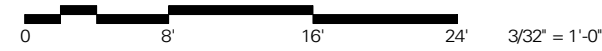


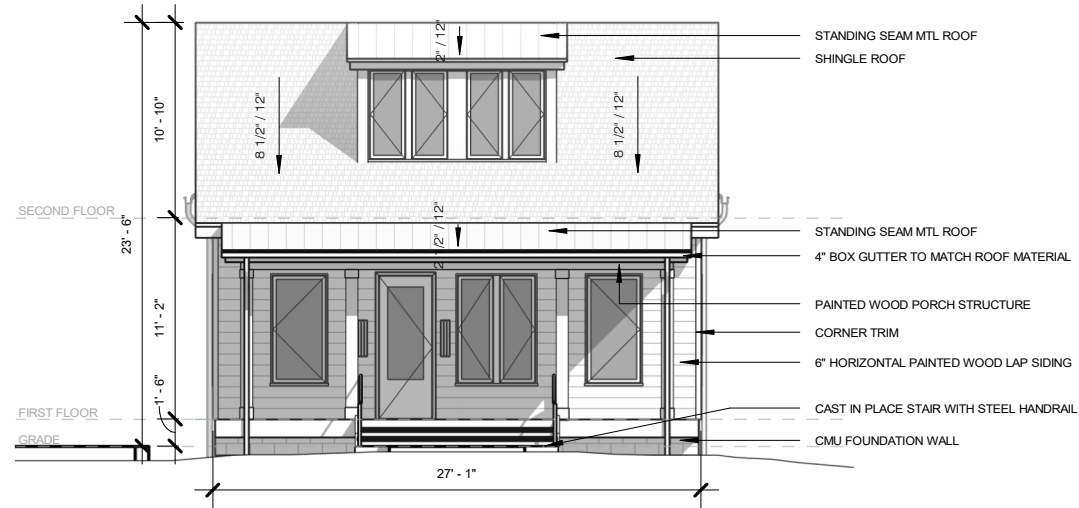


1 SF HOUSE C - ELEVATION 03

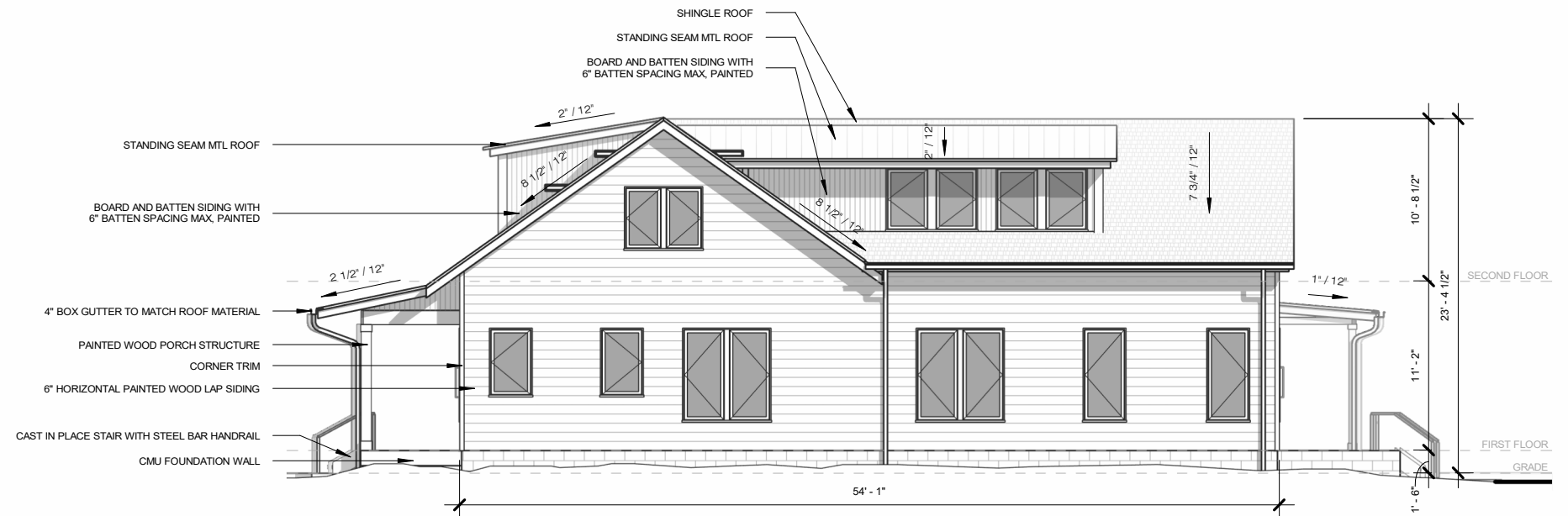


2 SF HOUSE C - ELEVATION 04

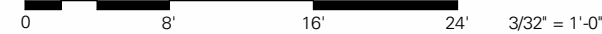


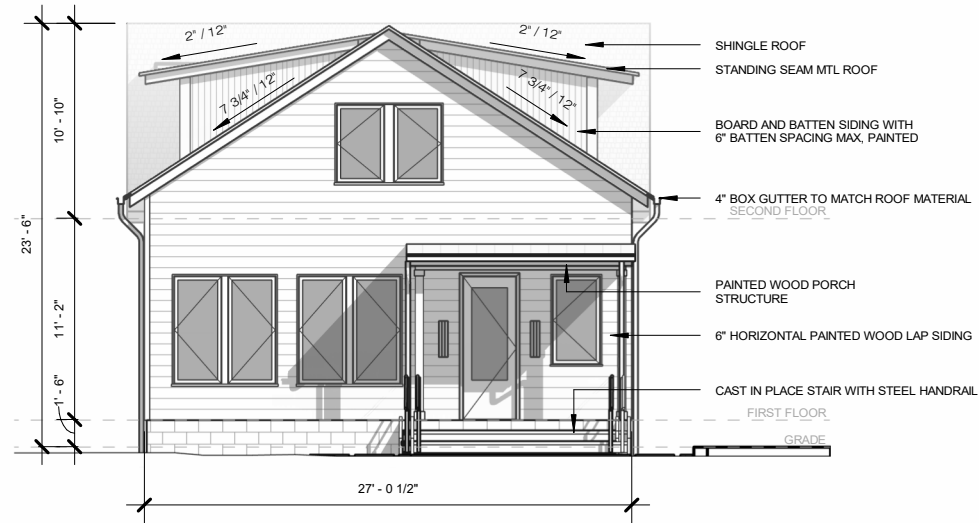


1 BUNGALOW - ELEVATION 01

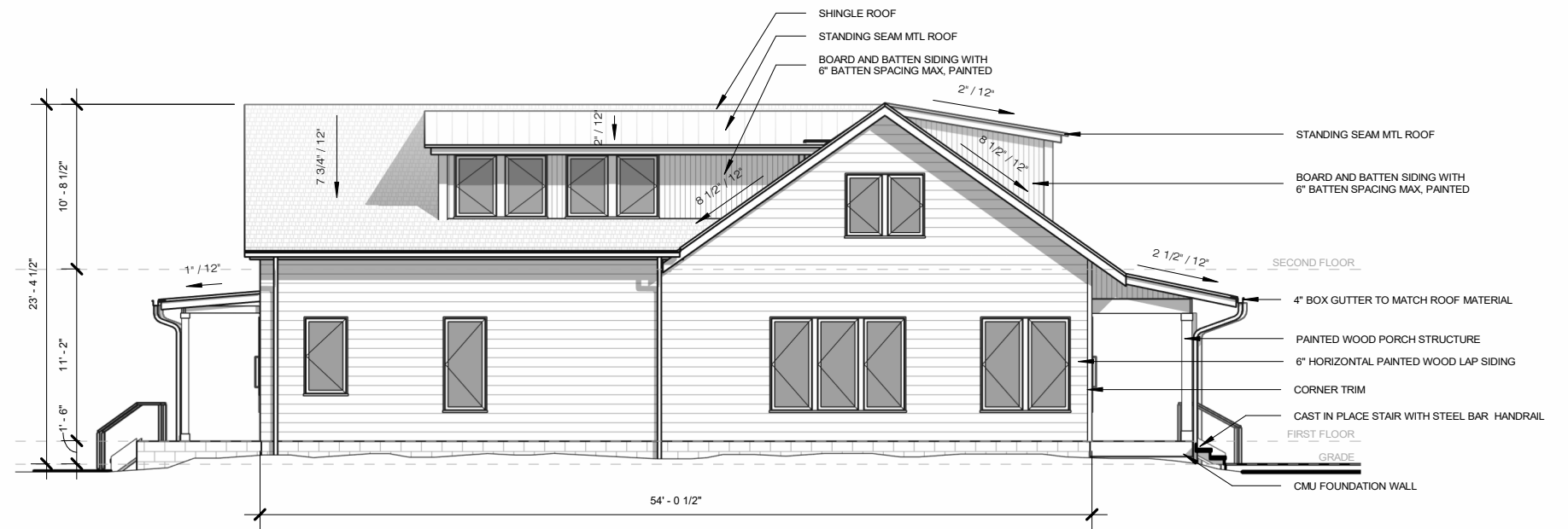
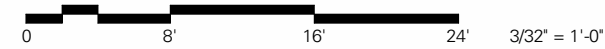


2 BUNGALOW - ELEVATION 02

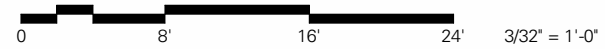




1 BUNGALOW - ELEVATION 03

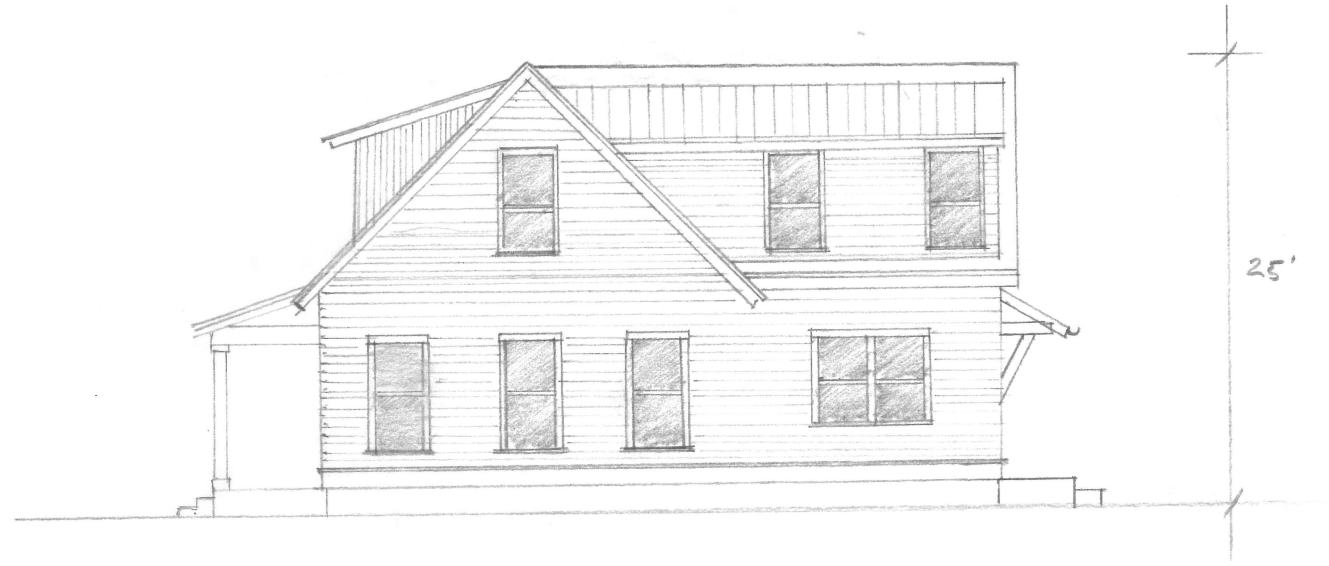


2 BUNGALOW - ELEVATION 04





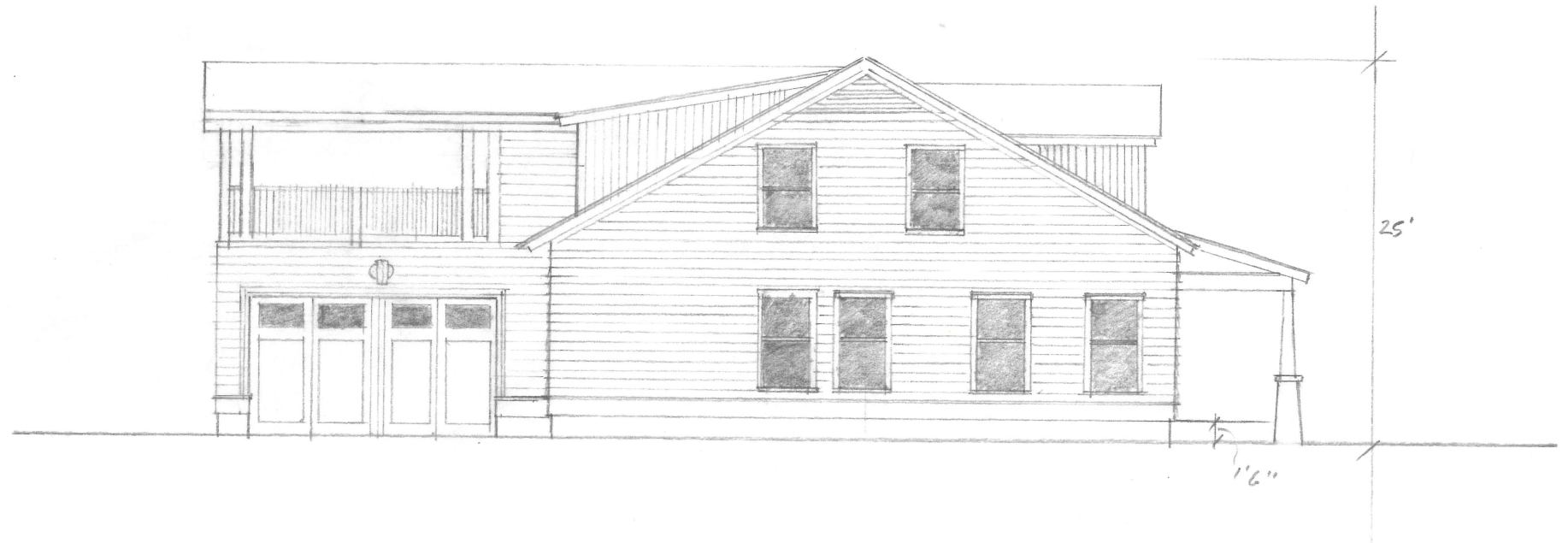
1 RICHMOND BEND - ELEVATION 01



2 RICHMOND BEND - ELEVATION 02



1 SEYMOUR - ELEVATION 01



2 SEYMOUR - ELEVATION 02

