

SITE DOES NOT LIE WITHIN ANY FLOOD ZONE. (ZONE "X")

PARCEL ID: 0612003700  
CASE# 2022SP-017-001

**"PURPOSE NOTE":**

TO PERMIT FIVE (5) MULTI-FAMILY RESIDENTIAL UNITS.

**FAIR HOUSING RIGHTS AND OBLIGATIONS**

1. IT IS ILLEGAL TO DISCRIMINATE IN THE SALE OR RENTAL OF HOUSING, INCLUDING AGAINST INDIVIDUALS SEEKING A MORTGAGE OR HOUSING ASSISTANCE, OR IN OTHER HOUSING-RELATED ACTIVITIES. THE FAIR HOUSING ACT PROHIBITS THIS DISCRIMINATION BECAUSE OF RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX (INCLUDING GENDER, GENDER IDENTITY, SEXUAL ORIENTATION, AND SEXUAL HARASSMENT), FAMILIAL STATUS, AND DISABILITY. A VARIETY OF OTHER FEDERAL CIVIL RIGHTS LAWS, INCLUDING TITLE VI OF THE CIVIL RIGHTS ACT, SECTION 504 OF THE REHABILITATION ACT, AND THE AMERICANS WITH DISABILITIES ACT, PROHIBIT DISCRIMINATION IN HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS AND ACTIVITIES. PARTICULARLY THOSE THAT ARE ASSISTED WITH HUD FUNDING. THESE CIVIL RIGHTS LAWS INCLUDE OBLIGATIONS SUCH AS TAKING REASONABLE STEPS TO ENSURE MEANINGFUL ACCESS TO THEIR PROGRAMS AND ACTIVITIES FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY (LEP) AND TAKING APPROPRIATE STEPS TO ENSURE EFFECTIVE COMMUNICATION WITH INDIVIDUALS WITH DISABILITIES THROUGH THE PROVISION OF APPROPRIATE AUXILIARY AIDS AND SERVICES. VARIOUS FEDERAL FAIR HOUSING AND CIVIL RIGHTS LAWS REQUIRE HUD AND ITS PROGRAM PARTICIPANTS TO AFFIRMATIVELY FURTHER THE PURPOSES OF THE FAIR HOUSING ACT.

IMPERVIOUS SURFACE RATIO (ISR)	ROADWAY	4,849 SF
	DRIVEWAY	2,700 SF
	ISR	0.56%
	IMPERVIOUS	9,997.3 SF / 0.23 acres
	GRASSLANDSCAPE	0.00%
	REQUIRED	0%
	DENSITY	9.6 UNITS PER ACRE
	DWELLING UNITS	5

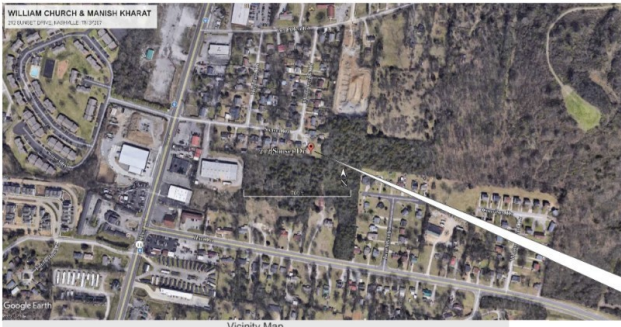
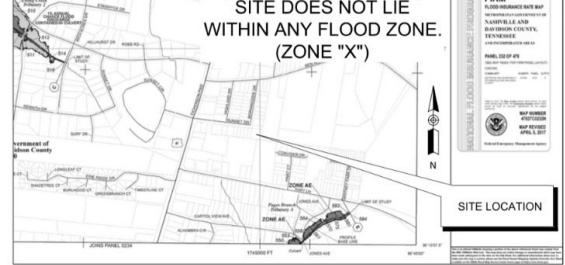
  

BUILDING SETBACKS FOR AN SP ZONING FOR THIS PROPERTY	FRONT	STREET SETBACKS SHALL BE AS SPECIFICALLY LISTED IN THE SITE SPECIFIC SP ORDINANCE
	SIDE	
	REAR	
PRINCIPLE BUILDING HEIGHT		20'-4"
FLOOR AREA RATIO (FAR)	ENTIRETY	0.23%
FLOOR AREA RATIO (FAR)	PER UNIT	0.46%
IMPERVIOUS SURFACE RATIO (ISR)		0.56%
SQUARE FOOTAGE OF EACH BLDG.		1,056 SF

5 HOMES ARE PROPOSED. EXISTING IS 1 HOME.	1.	HOME 1,056 SF
	2.	HOME 1,056 SF
	3.	HOME 1,056 SF
	4.	HOME 1,056 SF
	5.	HOME 1,056 SF

HTTPS://LIBRARY.MUNICODI.COM/INMETRO/GOVERNMENT\_OF\_NASHVILLE\_AND\_DAVISON\_COUNTY/CODES/CODE\_OF\_ORDINANCES



IMPERVIOUS SURFACES:  
BUILDING FOOTPRINT: 1,056 SQ. FT. x 5 = 5,280 SQ. FT.  
PARKING & DRIVE AREAS: 7,540 SQ. FT.  
TOTAL IMPERVIOUS SURFACES: 12,820 SQ. FT.  
TOTAL IMPERVIOUS SURFACE: 12,820 sq. ft. DIVIDED BY LOT AREA 22,827 sq. ft. = 0.56%

SHEET INDEX & REVISIONS				
DRAWING NO.	DRAWING DESCRIPTION	SHEET DATE ISSUED	CURRENT REVISION DESCRIPTION	CURRENT REV. DATE
C-0.0	COVER SHEET	2/9/2022	X	2/9/2022
C-1.0	EXISTING CONDITIONS	2/9/2022	X	2/9/2022
C-2.0	PROPOSED SITE PLAN	2/9/2022	X	2/9/2022
C-3.0	GRADING PLAN	2/9/2022	X	2/9/2022
C-3.1	INITIAL EROSION CONTROL PLAN	2/9/2022	X	2/9/2022
C-3.2	INTERMEDIATE & FINAL EROSION CONTROL PLAN	2/9/2022	X	2/9/2022
C-3.3	EROSION CONTROL DETAIL			
A-1.1	ELEVATIONS (FRONT)			
A-1.2	ELEVATIONS (FRONT)			
A-1.3	ELEVATIONS (SIDE)			

- NOTES:
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78940 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  - DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. AS IT PERTAINS TO STORM WATER APPROVAL, COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
  - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
  - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' RCP).

**\$500,000**

**212 SUNSET DR, NASHVILLE, TN, US, 37207**

<https://thecottagerealty.com>

BUILDER'S DREAM! Fantastic Investment Opportunity Zoned SP with 5 APPROVED buildable pads ready and set to go! Incredible location just minutes from the planned Dickerson Pike Development and Oracle campus with easy access to the interstate and only 10 minutes from Downtown Nashville.

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1296 sq ft



**Jason Cox**  
Parks Compass

**Rooms**



Room type	Dimensions
Bedroom 1	12x12
Kitchen	8x12
Living Room	10x10

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## Building Details

**NewConstructionYN:** No

**Basement:** Crawl Space

**Heating:** Central, Electric

**Exterior material:** Vinyl Siding

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Utilities:** Electricity Available, Water Available

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air, Electric

