The Old Sevier and Scottish Pike areas are envisioned to conserve the “small town, neighborhood” atmosphere. New developments in these areas are encouraged to preserve and extend the existing neighborhood character and to maintain a complementary scale and density. Large-scale assemblage of residential properties or any commercial uses are prohibited. Suggested building types include detached houses, cottages, duplex houses, attached townhouses and rowhouses.

New street alignments in combination with the existing roads define important access and view corridors to the river and the bluffs. The completed road network establishes a “figure eight” loop by adding a new rail underpass to connect to August Avenue en route to Vestal. The road network links Blount Avenue to the new River Road (east of the Gay Street Bridge) then to Sevier Avenue and Augusta Avenue. In order to alleviate Blount Avenue from congestion associated with new development, improvements to Augusta Avenue change the character of this street from a tertiary street to a significant boulevard with a bus route and close relationship to the rail line. Scottish Pike will enjoy new access to Fort Dickerson Park and a newly landscaped green corridor of Goose Creek. Proposed street right-of-ways improve pedestrian circulation as well as integrate street trees.
### VISION & INTENT

- Statement

### DEVELOPMENT STANDARDS

#### Existing Conditions

- Topography
- Existing Trees
- 100-Year Flood Lines
- 500-Year Flood Lines
- Environmental and Archaeological

#### Block Layout

- Block Size
- Building Lines:
  - River Buffer Setback
  - Stream Buffer Setback
- Proposed Subdivision & Phasing

#### Buildings Siting & Configuration

- Principal Building Siting:
  - Front Setback
  - Frontage at Setback
  - Side Setback
  - Rear Setback
  - Lot Size
  - Building Coverage
  - Open Space Coverage
- Principal Building Configuration:
  - Building Width
  - Building Height Max
- Floor Area Ratio (FAR)

#### Ancillary Structures & Outdoor Spaces

- Ancillary/Accessory Structures
- Ancillary Structure Envelope:
  - Footprint/Floor Plate
  - Front Setback
  - Side Setback
  - Rear Setback
  - Building Height
- Outdoor Space Types
- Usable Private Outdoor Area

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EXISTING CONDITIONS:
INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Maintain views to river & downtown when viewed from hills behind.

TOPOGRAPHY: Consider existing topography and provide topographic survey with 2’ contours

EXISTING TREES: Identify all existing trees with a min 6” caliper including root zone within dripline
Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater

100-YEAR FLOOD LINES: Preserve Goose Creek TVA flowage easement at 822
No fill or study to show “no rise” certification

500-YEAR FLOOD LINES: Lowest habitable floor elevation is EL 828.8

ENVIRONMENTAL AND ARCHAEOLOGICAL: Comply with State & Federal Requirements
Report on environmental and/or archaeological findings

BLOCK LAYOUT:
INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walkable neighborhoods.

BLOCK SIZE: 1400’ Max perimeter

BUILDING LINES:

River Buffer Setback: 70’ Min from normal pool EL 813.0
Refer to section 7-1 Riverscape Standards

Stream Buffer Setback: 50’ Min from stream centerline

PROPOSED SUBDIVISION & PHASING PLAN: Clearly designate future phases and describe proposed subdivision plan and phasing when applicable
INTENT: Provide building configuration and design parameters.

**Axonometric Diagram**

**Section Siting**

**Plan Width and Siting**

**Definitions**

**Principal Building Siting:**

- **Orientation:** NA
- **Front Setback:** 10’ Min to 25’ Max
- **Frontage at Setback:** 40% Min (excluding single family or duplexes)
- **Side Setback:** 5’ Min
- **Rear Setback:** 10’ Min
- **Lot Size:** 15,000 SF Max
- **Building Coverage:** 30% Max (including accessory structures)
- **Open Space Coverage:** 70% Min

**Principal Building Configuration:**

- **Building Width:** 20’ Min
- **Building Height Min:** NA
- **Building Height Max:** 35’ & 2.5 Story Max
- **Footprint / Floor Plate:** NA

**Floor Area Ratio (FAR):**

1 Max
INTENT: Provide outdoor space configuration and design parameters.

ANCILLARY/ACCESSORY STRUCTURES:

ANCILLARY/ACCESSORY STRUCTURE ENVELOPE:

<table>
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OUTDOOR SPACE TYPES:

| Front yard, side yard, rear yard, gardens |

USABLE PRIVATE OPEN SPACE:

| 400 SF Min |
BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.

Definitions

BUILDING ENTRIES:

Primary entry on principal frontage

BUILDING ENVELOPE ARTICULATION:

- **Ground Level:** NA
- **Facade Length:** NA
- **Facade Openings:** Openings on the principal frontage shall be Min 25% of the building wall area
- **Roofs:** Buildings may have flat or sloped roofs
- **Other:** Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

BUILDING FUNCTION:

Household Living
Places of Worship, Schools and Daycares may be considered on a use on review basis
INTENT: Provide with adequate parking to accommodate the district’s various building types. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.

PARKING TYPES:

PARKING SPACES, RESERVED & SHARED:

PAVEMENTS:

GARAGE LOCATION:

SCREENING & SHADING:

ACCESSIBLE SPACES & ROUTES:

DRIVEWAYS & CURB CUTS:

GARAGE ENTRY:

SERVICE LOADING:

BICYCLE PARKING:

Surface or Garage

1/Unit Min; 2/Unit Max

65% Min of uncovered vehicular pavements shall be porous (a Min of 8% openings) while meeting overall stormwater requirements

Setback 10' further than building

One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians

Meet or exceed city accessibility standards

One on any frontage with a 10’ Max for one way traffic and 24’ Max for two way traffic

Sidewalk materials and patterning is continuous through driveway

One on any frontage

Not permitted

NA to single family residential
INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.

PROPOSED TOPOGRAPHY GRADES:

SIDE OR REAR PRIVACY FENCE OR WALL: Provide grading plan with 2' contours

FRONT FENCE OR WALL: 8’ Max

LANDSCAPE VEGETATION: 3’-6” Max in front yard or streetside of corner lot

Trees: Min 8 trees (Min 2” caliper) per acre of area not covered by buildings

Shrubs & Groundcover: Trees required for surface parking may be counted

Maximize shrubs & groundcover per acre of area not covered by buildings

SLOPES: Complete ground cover on slopes steeper than 3:1 for erosion control

TRASH STORAGE & RECYCLING: Integrate with building design or screen / conceal from view from public street and riverwalk

EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS: Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area

SIGNAGE: House number

LIGHTING TRESPASS: Pre-Curfew Limitations for Environmental Zone E2 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33
STORMWATER SYSTEMS:
INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:
If a closed drainage system, then no treatment necessary.

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:
Detain first 0.5” rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:
Detain first 0.5” rain and treat in a stormwater quality structure before discharging to a closed drainage system

SUSTAINABILITY:
INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

GREEN BUILDING & LANDSCAPE:
Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of “Certified”
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION, ROOF & SURFACE LOTS:
Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface