

906 Boscobel Specific Plan District



Application Number: 2013SP-020-001

Council Bill Number: _____

Map 082-16, Parcel 348

Council District: 6 (Westerholm)

Community Plan: East Nashville (5)

Overlay Districts:

- Edgefield Historic Preservation District
- Urban Zoning Overlay District

Purpose:

The purpose of this Specific Plan District is to permit one single-family unit or two *detached* two-family units.

SP Standards:

1. Permitted Uses: Single-Family and Two-Family Residential (attached and detached).
2. No more than two units are permitted.
3. All standards and requirements of the R8 district, the Edgefield Historic Preservation District and the Urban Zoning Overlay District shall apply with the exception that a *detached* two-family dwelling is also permitted.
4. The lot shall not be subdivided.
5. No vehicular access shall be permitted from Boscobel.
6. Parking shall be consistent with Zoning Code requirements.
7. Garbage pickup shall be from alley # 264.
8. Final design, building foot prints and access may be modified as approved by Metro Historic during permit review, but shall not conflict with requirements specified in this plan.
9. 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.