

1404 Clinton Street SP – Case No. 2012SP-024-001

Development Summary

- Case No. 2012SP-024-001
- Council District: 19, Erica Gilmore
- Owner of Record: EATHERLY, J. D.
- SP Name: 1404 Clinton Street
- Plan Preparation Date: 07/26/2012
- Map and Parcel:
 - Map 92-8 Parcel 018 -- Parcel ID 09208001800

Development/Site Data Table

- Acreage: 2.22 acres
- FAR: 3.0
- Lots: One existing lot
- ISR: 0.90
- Parking: The number of spaces required shall be as determined by the zoning code.

For any standard not specified, the standards of the MUG-A district shall apply.

Land Use Table

- Uses: all uses allowed under MUG zoning plus:
 - light manufacturing for food and beverage production only
 - warehousing and storage of alcoholic beverages
 - artisan distillery
 - micro-brewery
 - building contractor supply with no outdoor storage

General Plan Consistency

08-T4-MU-04 – T4 Urban Mixed-Use Neighborhood; North Nashville Community Plan

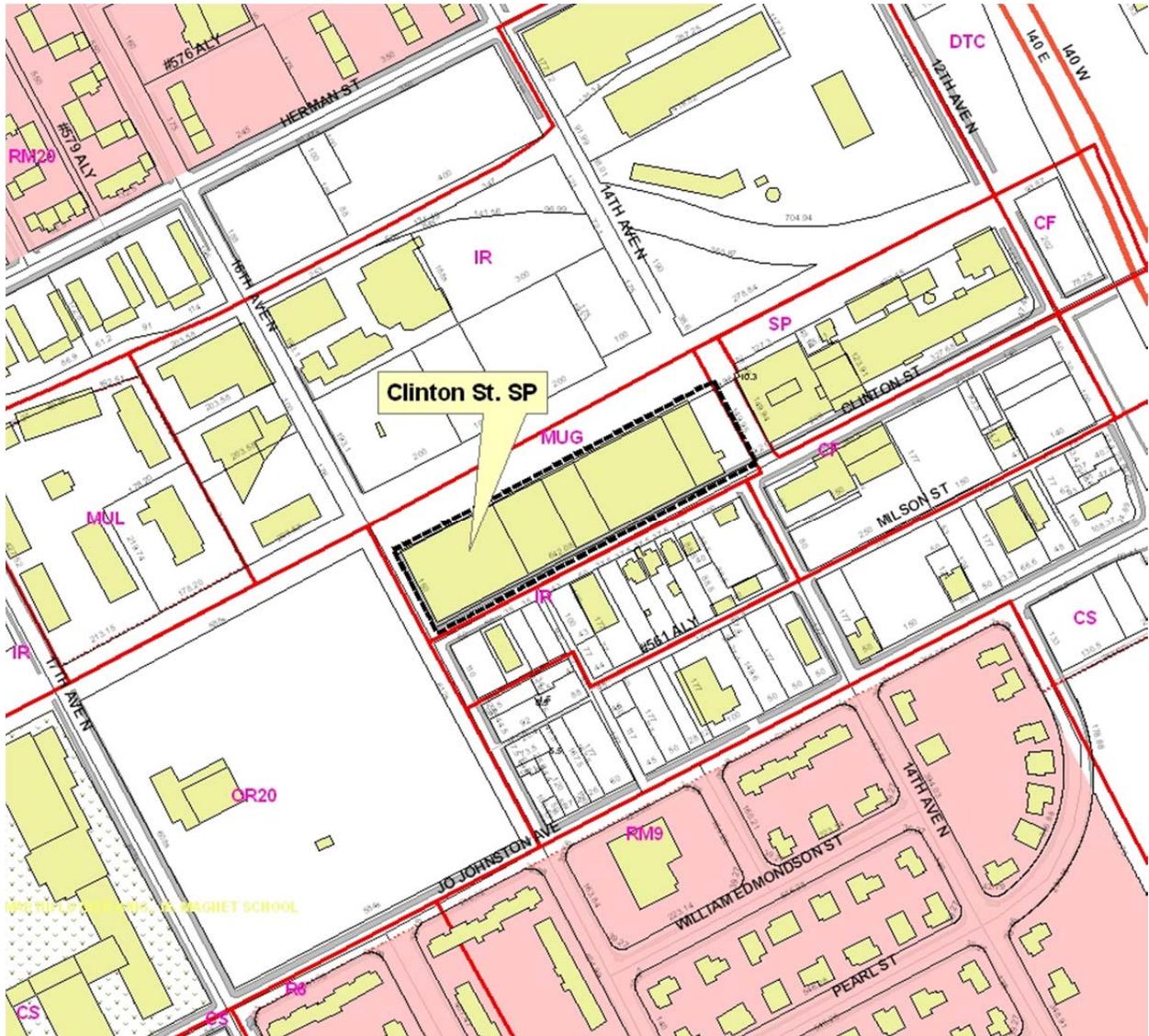
This Specific Plan District (SP) is proposed to cover the existing warehousing and industrial buildings on the subject property located north of Clinton Street between 14th Avenue N. and 16th Avenue N.

The property is currently zoned MUG (Mixed-Use General District). The proposed SP is consistent with the Land Use Policy of T4 Urban Mixed-Use Neighborhood and North Nashville Community Plan in that it supports the preservation, enhancement, and creation of urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of non-residential land uses.

The proposed use of the property envisions a mixture of office, commercial, and light industrial uses. Specifically, this SP will enable light manufacturing for food production, warehousing and storage of alcoholic beverages, an artisan distillery, and micro-brewery in addition to all other uses permitted with the existing MUG zoning.

1404 Clinton Street SP – Case No. 2012SP-024-001

The property is comprised of a set of connected brick buildings, originally used for industrial and warehousing purposes. Parking for the uses is provided on-street as well as in a small open area on the east side of the property.



1404 Clinton Street SP – Case No. 2012SP-024-001



1404 Clinton Street SP – Case No. 2012SP-024-001

Adjacent Properties

- Parcel ID 09204038100– Marathon Village SP (located to the southeast)
- Parcel ID 09208005800 – Marathon Village Office Bldg. high-rise (located to the south)
- Parcel ID 09208004300 – Office Bldg. low-rise (located to the south)
- Parcel ID 09208038700 – Vacant Commercial Land (located to the south)
- Parcel ID 09208004100 – Single Family Dwelling (located to the south)
Owner: Barry Walker
- Parcel ID 09208004000 – Single Family Dwelling (located to the south)
Owner: Johnson, Charles T. & Darryl Wayne
- Parcel ID 09208003900 – Single Family Dwelling (located to the south)
Owner: Jennings, William A., Jr. & Sandra
- Parcel ID 09208003800 – Vacant Industrial Land (located to the south)
- Parcel ID 09208003500 – Vacant Industrial Land (located to the south)
Owner: Eatherly, J.D.
- Parcel ID 09208003700 – Light Manufacturing (located to the south)
- Parcel ID 09208002100 – Apartment Low-Rise (located to the south)
Owner: Provision, Inc.
- Parcel ID 09208002300 – Vacant Industrial Land (located to the south)
- Parcel ID 09208002200 – Vacant Industrial Land used for parking (located to the south)
- Parcel ID 09208002000 – Vacant Industrial Land (located to the south)
Owner: M.D.H.A.
- Parcel ID 09208001700 – Park or Recreational Area (located to the west)
Owner: Metro Gov't P Watkins
- Parcel ID 09208000500 – Small Warehouse (located to the northwest)
Owner: Link, Robert L.
- Parcel ID 09204031800– Open Storage (located to the north)
Owner: Smith, Victor C., Jr. & Alberta S.
- Parcel ID 09204031900– Open Storage (located to the north)
Parcel ID 09204032000 – Open Storage (located to the north)
Parcel ID 09204032100 – Vacant Commercial Land/ Open Storage (located to the north)
Owner: CRI, LLC.
- Parcel ID 09204038000– Mineral Processing (located to the northeast)
Owner: Cline, Charles D. Sr.