

Metro Nashville Teachers Apartment SP (Amendment)

Development Summary	
SP Name	Metro Nashville Teachers Apartment SP (Amendment)
SP Number	2010SP-003-003
Council District	25 - Pulley

Site Data Table	
Site Data	2.08 acres
Existing Zoning	SP
Proposed Zoning	SP
Allowable Land Uses	Mixed Use

Specific Plan (SP) Standards

1. Uses of this SP shall be limited to retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, radio/tv/satellite tower, satellite dish, telephone services, community education, seasonal outdoor retail sales, multi-family residential, restaurant, cellular communications tower, and personal care services.
2. The uses of retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, community education, restaurant, and personal care services shall be limited to the ground floor of the existing building and shall not exceed 7,000 square feet in area. No more than two uses within 7,000 square feet shall be permitted simultaneously.
3. All conditions from the approval of the SP as noted in BL 2010-675 and BL 2016-114 shall remain in effect.
4. 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.
5. 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 CS-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.