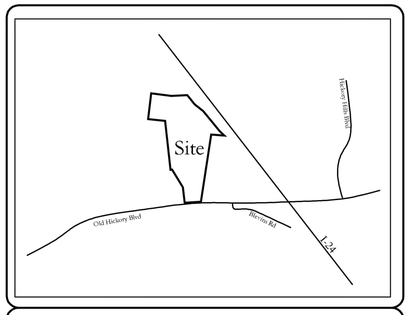
7435 Old Hickory Blvd SP

2016SP-014-001

Nashville, Davidson County, Tennessee

Map 31, Parcel 68



Vicinity Map NTS

SP Name 7435 Old Hickory Blvd Specific Plan
SP Number 2016SP-014-001
Council District 3 Brenda Haywood

Site Date Table

Map and parcel	Tax Map 31 Parcel 68
Existing Zoning	CS and AR2a
Proposed Zoning	18.07 Acres to be Zoned SP, 1.43 acres to be Zone AR2a
Allowable Land Uses	All Uses Allowed Under CS except: Cash Advance, Check Cashing, Title Loan, Non Residential Drug Treatment, Bar or Nightclub, Pawnshop, and Club
	Other Specified Uses That ARE Allowed: Heavy Equipment Service (Heavy Truck Repair)

Sheet Schedule

1 C1.0 Cover Sheet
2 C2.0 Zoning Exhibit
3 C3.0 Zoning Exhibit without Contours

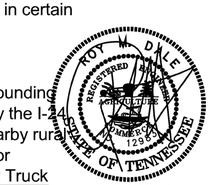
Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted by the CS Zoning District excluding Cash Advance, Check Cashing, Title Loan, Non Residential Drug Treatment, Bar or Nightclub, Pawnshop, and Club, and shall allow Heavy Equipment Service (Heavy Truck Repair)
2. There shall be a Class "B" 20' wide buffer yard located along the entire perimeter of the SP Zoning, except along the frontage of Old Hickory Boulevard. This buffer shall be an undisturbed area where all existing vegetation shall be maintained and supplemented as needed in order to meet the buffer required.. This condition shall not prohibit maintenance of the buffer.
3. Any development within the SP shall meet the Major and Collector Street Plan, including ROW dedications and sidewalks, and shall be shown on any final site plans.
4. 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 zoning district as of the date of the applicable request or application.
5. 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.
6. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
7. Comply with MPW Traffic Engineer. A TIS is required prior to Final SP approval of any phase to determine access points and roadway mitigations.
8. With Final SP, indicate on the plans the solid waste and recycling plans for the site.
9. Access points for the site are to comply with MPW standards and Metro Codes Section 13.12 and 17.20.160/170.
10. If sidewalks are required with this SP, they are to be per the MCSP and built to meet MPW standards and specifications.
11. Prior to approval of any Final SP, an letter of water and sewer availability shall be submitted and any capacity fees paid.
112. Heavy Equipment Repair shall be limited to a maximum of 24,000 sqaure feet of building floor area (2.3% of the total SP land area), all repair must occur within an enclosed building, all buildings in which repair is performed must be setback a minimum of 200 feet and turned perpendicular from Old Hickory Boulevard and heavily landscaped and screened to be hidden from public street view.
13. The repair and/or maintenance of heavy construction equipment is not allowed (excavators, skid loaders, dozers, compactors, trenchers, graders, etc)

General Plan Consistency Note

The proposed Specific Plan is located within Bordeaux/Whites Creek Community Plan (Subarea 3). The proposed SP is located in the following policy areas:
T3 Suburban Community Center (T3 CC)
Conservation (CO)

T3 Suburban Community Center (T3 CC) - Intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.
More intense alternative zoning districts may be appropriate based on locational characteristics of the subject property. " CS, CL, ON, OL, OR20, or SCC may also be appropriate in certain circumstances depending on factors such as the surrounding zoning pattern. " Design-based zoning
The size of the site, environmental conditions on and near the site, and the character of adjacent Transect and Community Character policy areas will be considered.
This property is located at 7435 Old Hickory Boulevard and contains approximately 34.13 acres in size.
A zone change from CS & AR2a to SP is consistent with the T3 Suburban Community Center land use policy and based upon locational characteristics and the existing and surrounding zoning pattern and surrounding uses. The property is currently zoned CS which conforms to the policy's allowance of CS zoning and light industrial zoning adjacent to and nearby the I-24 Interchange. Although CS is listed as an acceptable use, this SP eliminates some of the currently allowed uses that the community feels are inappropriate in a transition to the nearby rural and residential policies (Cash Advance, Check Cashing, Title Loan, Non Residential Drug Treatment, Bar or Nightclub, Pawnshop, and Club). The inclusion of heavy truck repair or equipment repair supplements a need for repair of transportation vehicles prominent at the interchange but also for farm equipment prominent in the area. The inclusion of Heavy Truck Repair is consistent with the Land Use Policy as the use itself is not an Industrial Activity by definition, it is simply allow by right under an Industrial Zoning. It is certainly appropriate as an allowable use wihtin and SP Zoning with proper restrictions and conditions, especially in support of the adjacent farm land to the west and the major warehousing, motorcoach facilities, and bus terminals to the south and the west. Since repair of Heavy Construction Equipment is not allowed the use will be consistent with the other larger vehicle repairs occuring within the current Land Use Policy.



2/10/2016

Cover Sheet

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

DATE: February 10, 2016

D&A Project #15335
7435 Old Hickory Blvd SP
2016SP-014-001

C1.0

Sheet 1 of 3

Note:
Shaded Area Indicates Future Development/ Disturbance Limits

SP Zoning Exhibit without Contours

Dale & Associates

REVISIONS:

Preparation Date: Feb 2016

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2016SP-014-001
Tax Map 31, Parcel 68
Nashville, Davidson County, Tennessee

2/10/2016

DATE: November 12, 2015

D&A Project #15335
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C3.0

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