

Nolensville Pike Center Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	Nolensville Pike Center Specific Plan	Site Data	2.78 acres
2016SP-086-001	2018SP-025-001	Existing Zoning	R15
Council District	4	Proposed Zoning	SP
Map & Parcel	Map 172-08; Parcel 024 and 043	Allowable Land Uses	All uses permitted by MUL with some exceptions as noted below

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to All Uses permitted by MUL with the following excluded uses: Alternative Financial Services, Bar or Nightclub, Flea Market, Hotel/Motel, Mobile Storage Unit, and Automotive Parking.
2. There shall be a Class “B-1” 20 foot wide Buffer yard located adjacent to any residentially zoned property.
3. 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 MUL zoning district as of the date of the applicable request or application.
4. 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.
5. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval..
6. Parking shall be provided per the Metro Zoning Code.
7. Buildings shall not exceed 2 stories in height or 35 feet as measured to the roof line.
8. Side and rear setbacks shall be 20 feet.
9. Floor Area Ratio (FAR) shall not exceed 1.0
10. Impervious Surface Ratio (ISR) shall not exceed 0.90
11. Any development on the site will comply to the standards and regulations of Metro Stormwater and the Tennessee Department of the Environment and Conservation with specific emphasis on stormwater control and water quality, and the required operating permits.
12. Building elevations shall be provided with the Final Site Plan. Building Facades fronting a street shall consist of masonry products. EIFS, vinyl siding, and untreated wood shall be prohibited.
13. The required fire flow shall be determined by the Metropolitan Fire Marshall’s Office prior to the issuance of a building permit.
14. The Specific Plan process is a multi-step process. If the Preliminary SP is approved, there are additional steps required prior to issuance of a building permit. These steps include: final site plan and building permit review. The final site plan is submitted through the normal Planning Commission review process. For building permit review, when applying for a building permit you must submit 3 copies of the building permit set and \$250 directly to the Planning front counter for processing.
15. All development within the boundaries of this plan must meet the requirements of the Americans with Disabilities Act and the Fair Housing Act ADA:<http://ada.gov/>
16. The infrastructure (roads, utilities, storm drainage) shall be constructed in One Phase.
17. Parcel 24 will remain as an open space buffer. No vehicular access shall be allowed to or from Kinhawk Drive. No building improvements will be allowed on parcel 24.
18. Vehicular access to and from Nolensville Pike shall be allowed if approved by Metro Public Works and the Tennessee Department of Transportation.