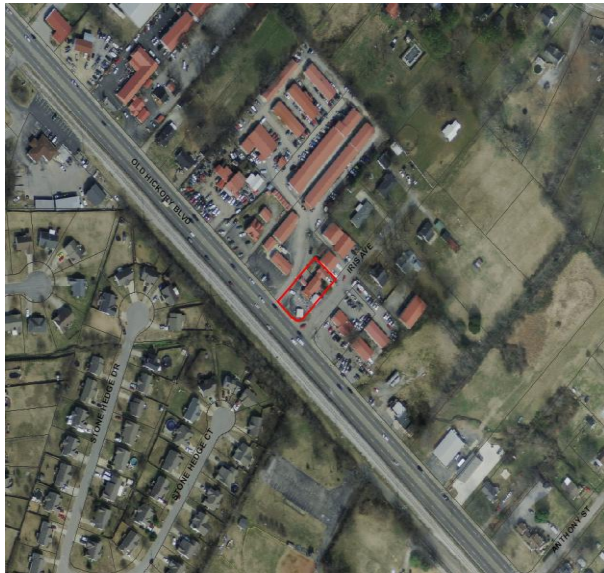


# IRIS AVENUE SPECIFIC PLAN DISTRICT



**SP Application No. 2012SP-030-001**

**Council Bill No. \_\_\_\_\_**

**Map: 053-16, Parcel 048**

**Address: 100 Iris Avenue**

**Acreage: ~0.24 (11,975 SF)**

**Council District: 11 (Jernigan)**

**School District: 4 (Shepherd)**

**Community Plan: Donelson/ Hermitage/Old Hickory**

**Land Use Policy: T3 Mixed-Use Corridor**

**The purpose of this SP is to permit the sales of new and used tires and all uses of the MUL zoning district.**

## Site Standards

1. Permitted uses within this SP shall be limited to new and used tire sales and all uses permitted by the MUL zoning district. Any additional uses shall require Council approval.
2. No new driveways shall be permitted onto Old Hickory Boulevard.
3. All bulk standards of the MUL zoning district shall apply unless otherwise specified below.
4. Outdoor display is permitted but is limited to four displays of six tires.
5. Signage:
  - a. No more than two building signs shall be permitted within the district. One building sign shall be permitted along the building façade fronting onto Old Hickory Boulevard and one along the building façade fronting onto Iris Avenue.
  - b. No building sign shall be larger than 4 feet wide and 4 feet high.
  - c. One awning sign along the building façade fronting Old Hickory Boulevard shall be permitted, but shall be limited to 12 square feet .
6. Changing tires in front of the building is permitted.
7. Solid waste and recycling containers shall meet zoning code requirements.
8. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission 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.
9. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require re-approval by the Planning Commission and/or Metro Council.