

6734 Charlotte Pike SP – Case No. 2013SP-019-001

Development Summary

- Case No. 2013SP-019-001
- Council District: 20, (Buddy Baker)
- Owner of Record: Metro Government
- SP Name: 6734 Charlotte Pike
- Plan Preparation Date: 03/12/2013
- Map and Parcel:
 - Map: 102 Parcel: p/o 25 -- Parcel ID 10200002500

Purpose

This SP is intended to guide redevelopment of this property in an orderly manner consistent with the Suburban Community Center (CC) land use policy. The SP enables redevelopment consisting of office uses.

The SP will support local economic development efforts by making available additional land for support offices within the developing Nashville West shopping district. The SP is intended to enable office development in a low impact manner consistent with the pattern established by the surrounding commercial district while providing a transition to the residential neighborhood to the south.

Development/Site Data Table

For any standard not specified within this SP, the standards of the OL (Office Limited) district shall apply.

Overall Site

- Acreage: 3.8 acres

Land Use Table

- Uses permitted by this SP:
 - all uses allowed in the OL (Office Limited) district

Building Placement and Orientation

New buildings, excluding additions to buildings existing at the time of the approval of this SP, shall be oriented to Charlotte Pike and provide at minimum one pedestrian entrance on a façade fronting Charlotte Pike.

Development Standards

FAR: .75
ISR: .70
Height: 3 stories in a maximum of 45 feet.

Parking

1. The number of spaces required shall be as determined by the zoning code.
2. No on-site parking shall be located within the street setback abutting Charlotte Pike. All on-site parking shall be located behind or beside buildings when fronting Charlotte Pike.

6734 Charlotte Pike SP – Case No. 2013SP-019-001

Access

1. A maximum of one vehicular connection shall be established into the site from Charlotte Pike.
2. Sidewalks along Charlotte Pike shall be maintained.
3. Appropriate pedestrian connections shall be established into the site from the sidewalk on Charlotte Pike.
4. The pedestrian connection from the site to the park site adjacent to the north shall be maintained and open to the public.
5. Pedestrian connections to adjoining properties shall be established on the north side of the site.

Landscaping

Unless specified development within this SP shall meet the landscaping requirements of Section 17.24 of the zoning code. Every effort should be made to preserve ‘protected trees’ as defined in Section 17.24.090 of the zoning code.

Signage

Pole signs, billboards and LED signs shall not be permitted within this SP. Building signs and monument signs shall meet the requirements for signage as established by the OL district. Monument signs shall be no taller than six (6) feet in height.

All technical issues related to Public Works, Stormwater, Water Services and Fire Marshal shall be addressed during review of the Final Site Plan.

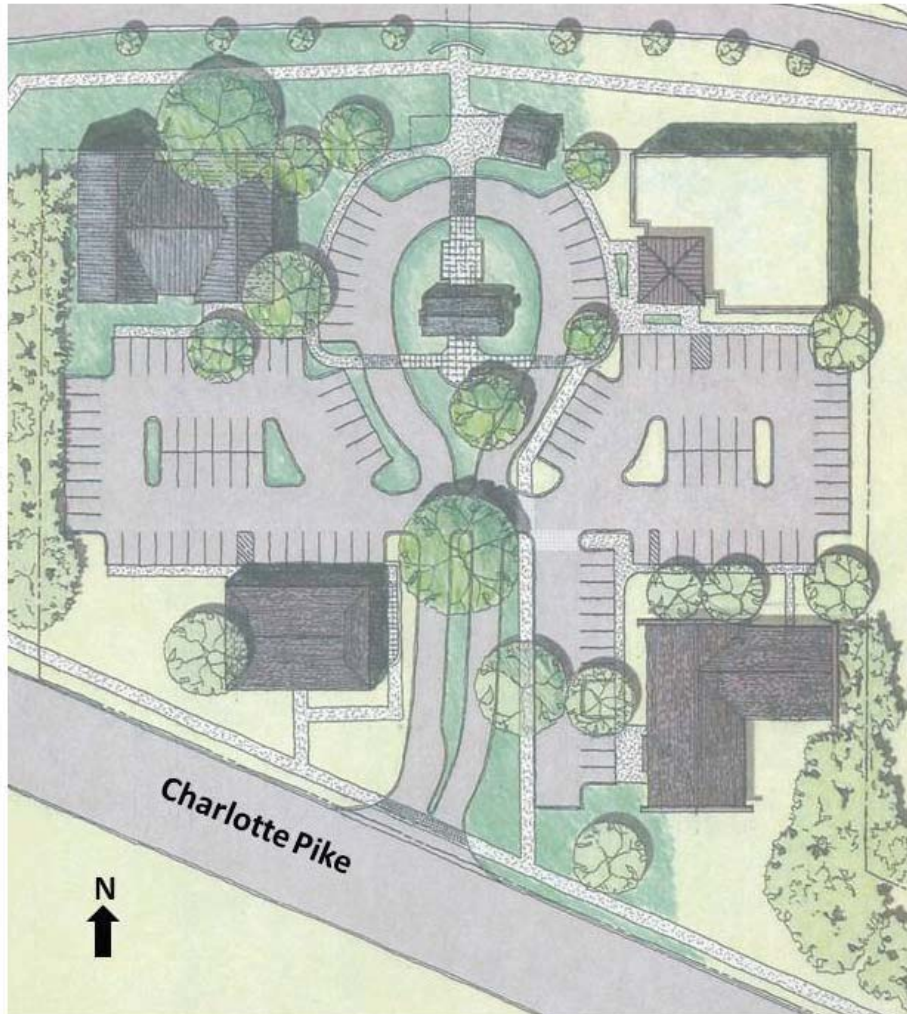
General Plan Consistency: (CC) Suburban Community Center:

The SP is consistent with the Suburban Community Center policy provided in the West Nashville Community Plan. The SP establishes a development pattern that is pedestrian friendly and maintains a transition between the commercial development on the north side of Charlotte Pike and the residential neighborhood to the south.

The proposed office uses contribute to the policy’s desire for a mixture of uses for the surrounding area. This Specific Plan District (SP) covers a portion of an R6 (One and Two Family Residential District) zoned tract of land currently owned by the Metro Government. It was most recently utilized for the Nashville West Police Precinct. A public park is situated on the northern half of the tract and will be maintained as a park by Metro Government. The site is situated along Charlotte Pike and surrounded to the north, east and west by the Nashville West commercial shopping center. A residential neighborhood is located to the south.

6734 Charlotte Pike SP – Case No. 2013SP-019-001

This plan is for illustrative purposes only to demonstrate the goals and standards of this SP in terms of building placement with relation to Charlotte Pike, parking placement, tree protection and pedestrian connectivity to the adjacent park and the sidewalk network on Charlotte Pike. This plan does not assure a future development allocation or pattern. All final site plans and/or building permit applications shall comply with the standards and conditions of this Specific Plan district.



Adjacent Properties

- Parcel ID 10200009600-Nashville West Shopping Center, LLC
- 10200009700-Nashville West Shopping Center, LLC
- 10200009300-Nashville West, LLC
- 10200009400-Nashville West, LLC
- 10200010300-Nashville West, LLC

6734 Charlotte Pike SP – Case No. 2013SP-019-001

Stormwater Notes:

1. By scaled map location, the property lies within Flood zone “X” as designated on current Federal Emergency Management Agency map no. 47037C0194F, with an effective date of 04-21-2001 which makes up a part of the National Flood Insurance Administration report, community no. 470040, Panel no. 0194, Suffix F, which is the current flood insurance rate map for the community in which said premises is situated.; Said map defines zone “X” under “other areas” as “areas determined to be outside 500 – year floodplain.
2. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by the Metropolitan Department of Water Services.
3. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
4. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
5. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15” CMP).
6. Water quality will be required during redevelopment of the site.
7. Detention may be required during redevelopment of the site.

