

Nolensville Specific Plan

Development Summary		Site Data Table	
SP Name	Nolensville Specific Plan	Site Data	3.33
SP Number	2015SP-080-001	Existing Zoning	AR2a
Council District	31	Proposed Zoning	SP
		Allowable Land Uses	General Office and Medical Office use

Standard SP Notes

1. Permitted land uses within this SP shall be limited to general office and medical office use.
2. 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-A zoning district as of the date of the applicable request or application.
3. Pedestrian Access:
 - a. Sidewalks along Nolensville Pike must be provided in accordance with the Major and Collector Street Plan.
 - b. All buildings must have a direct connection from the public sidewalk along Nolensville Pike to the buildings primary entrance.
4. Parking and Access:
 - a. Vehicular access is limited to one access point.
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. 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.

General Plan Consistency Note

The proposed Specific Plan is located within the Southeast Nashville Community Plan (Subarea 12). The proposed SP is located in the following policy areas:

- T4 Urban Community Center (T4 CC)
- Conservation

The parcel located at 6220 Nolensville Pike is approximately 3.33 acres. A zone change from AR2a to SP is consistent with the T4 Urban Community Center land use policy and surrounding uses.