

## Thompson Lane Specific Plan (SP)

Development Summary	
SP Name	Thompson Lane Specific Plan
SP Number	2015SP-089-001
Council District	16

Site Data Table	
Site Data	3.02
Existing Zoning	RS10 & OL
Proposed Zoning	SP
Allowable Land Uses	Office & Residential

### Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted by the OR20-A Zoning District.
2. There shall be a 50' wide buffer yard located along the northern property line adjacent to Tax Map 119-10; Parcels 80 and 81. This buffer shall be an undisturbed area where all existing vegetation shall be maintained. This condition shall not prohibit maintenance of the buffer.
3. There shall be a 20' wide buffer yard along property line adjacent to Tax Map 119-10; Parcel 85. This buffer shall be an undisturbed area where all existing vegetation shall be maintained.
4. Portions of the property that fall within Conservation Policy shall be undisturbed and existing vegetation shall be maintained.
5. A standard Class 'B' landscape buffer yard is required along the entire western property line.
6. 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 OR20-A zoning district as of the date of the applicable request or application.
7. 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.

### General Plan Consistency Note

The proposed Specific Plan is located within the South Nashville Community Plan (Subarea 11). The proposed SP is located in the following policy areas:

- T3 Suburban Transition (T3 TR)
- Conservation (CO)

These properties are located at 100 & 102 Thompson Lane and are approximately 3.02 acres in size. A zone change from RS10 & OL to SP is consistent with the T3 Suburban Transition land use policy and surrounding uses.

