

Robinson Road Specific Plan (SP)

Development Summary	
SP Name	Robinson Road Specific Plan
SP Number	2015SP-112-001
Council District	11

Site Data Table	
Site Data	0.32
Zoning	
Existing:	R10
Proposed:	SP
Allowable Land Uses	Single-Family Residential General Office Medical Office

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to single-family residential, general office, and medical office in the existing building.
2. Parking shall be permitted only at the sides and rear of the existing building.
3. Vehicular access is limited to one access point.
4. The SP shall meet the landscape requirements of Section 17.24 of the Metro Zoning Code.
5. 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 ON zoning district as of the date of the applicable request or application.
6. 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.
7. The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed utility poles. Prior to the issuance of use and occupancy permits, existing utility poles within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

General Plan Consistency Note

The proposed Specific Plan is located within the Donelson - Hermitage - Old Hickory Community Plan (Subarea 14). The proposed SP is located in the following policy area:

- T4 Urban Neighborhood Maintenance (T4 NM)

The property is located at 912 Robinson Road and is approximately 0.32 acres in size. A zone change from R10 to SP is not consistent with the current T4 NM land use policy, as the rezoning would allow for nonresidential uses within a residential policy.

A community plan amendment is in process that proposes to amend the policy to Transition (TR). The proposed SP zoning is consistent with the proposed TR policy as it would allow small scale office to serve as a transition between higher intensity uses and lower density residential neighborhoods along a major thoroughfare.

