

1419 Rosa L Parks Blvd Specific Plan (SP)

Development Summary	
SP Name	1419 Rosa L Parks Blvd Specific Plan
SP Number	2016SP-003-001
Council District	19
Map and Parcel	Map 081-12, Parcel 414

Site Data Table	
Site Data	1.76
Existing Zoning	RM9 & PUD
Proposed Zoning	SP
Allowable Land Uses	Multi-Family Residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a maximum of 100 multi-family residential units.
2. Height is limited to four stories on Rosa L Parks Boulevard and three stories on Delta Avenue.
3. Sidewalks along Rosa L Parks Boulevard are required to be improved to the Major and Collector Street Plan (8' sidewalk and 5' planting strip).
4. Sidewalks on Taylor Street, Delta Avenue and Cheatham Place are required to be improved with a 4' planting strip and a 6' sidewalk.
5. Vehicular access is prohibited on Rosa L Parks Boulevard.
6. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage, except Taylor Street, and a minimum of 25% glazing.
7. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
8. EIFS, vinyl siding and untreated wood shall be prohibited.
9. Porches shall provide a minimum of six feet of depth.
10. A raised foundation of 18"- 36" is required along all public streets.
11. Surface parking shall be screened with a knee wall of 18-36 inches and perimeter landscaping.
12. A minimum of 20% of the proposed units must be market rate units.
13. 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 RM60-A zoning district as of the date of the applicable request or application.
14. 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 North Nashville Community Plan. The proposed SP is located in the following policy areas:

- T4 Neighborhood Maintenance (T4 NM)

This property fronts an arterial-boulevard and is surrounded by T4 MU and T4 CC. An urban form with improved pedestrian facilities is consistent with policy in this location.

