

Haley Harbor Specific Plan (SP)

Development Summary	
SP Name	Specific Plan
SP Number	2016SP-015-001
Council District	01
Map & Parcel	Map 68, Parcel 46

Site Data Table	
Site Data	14.61
Existing Zoning	IR
Proposed Zoning	SP-IND
Allowable Land Uses in IR, except Prohibited Land Uses	Concrete batch plant; manufacturing of concrete, tile, and brick; associated outdoor storage of river transported materials and goods.
Prohibited Land Uses	Automotive convenience, liquor sales, pawnshop, sex club, after hours establishment, and adult entertainment

Specific Plan (SP) Standards

1. Uses within this SP shall permit all uses under IR zoning except: automotive convenience, liquor sales, pawnshop, sex club, after hours establishment, and adult entertainment; and to permit concrete batch plant; manufacturing of concrete, tile, and brick; associated outdoor storage of river transported materials and goods.
2. A 50 foot wide type “D” landscape buffer yard shall be installed and/or maintained along the entire western property line.
3. Prior to final SP approval, a TIS shall be submitted to identify all required roadway improvements to mitigate traffic impact of this project on the area public roads.
4. A Dedicated Conservation Greenway Public Access Trail Easement Area shall be depicted and labeled along the northern property line with the final site plan.
5. Add the following note to the plan: 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 obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
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 IR 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 Bordeaux – Whites Creek Community Plan (Subarea 03).

The proposed SP is located in the following policy area:

- Conservation (CO)

Industrial uses are consistent to with the Conservation Policy in this location, along the Cumberland River



Proposed Site Standards