

1016 33rd Avenue North Specific Plan (SP)

Development Summary	
SP Name	1016 33rd Avenue N.
SP Number	2016SP-036-001
Council District	21- Kindall
Map & Parcel	Map 092-01 Parcel 105

Site Data Table	
Site Data	0.29 acres
Existing Zoning	R6
Proposed Zoning	SP-R
Allowable Land Uses	Four residential units.

Specific Plan (SP) Standards

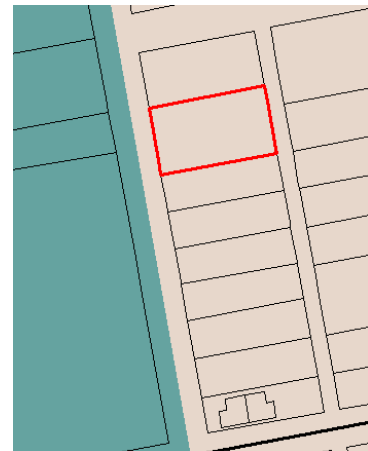
1. Uses within this SP shall be limited to four residential units within the existing structure.
2. In the event this structure was to be demolished, uses permitted by the SP will be those permitted by the R6-A district only.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application.
4. 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 North Nashville (Subarea 08). The proposed SP is located in the following policy area:

- T4 Neighborhood Maintenance

This application is not consistent with policy in this location as it does not preserve the existing character of the neighborhood which is predominantly one and two-family residential.



Proposed Site Standards