

Lishey Corners Specific Plan (SP)

Development Summary	
SP Name	Lishey Corners SP
SP Number	2016SP-047-001
Council District	5
Map & Parcel	Map 71-15 Parcels 470, 473, 476, and 251

Site Data Table	
Site Data	1.55 acres
Existing Zoning	CN, RS5, and SP
Proposed Zoning	SP- Regulatory
Allowable Land Uses	All Uses Allowed Under MUL-A except alternative financial services

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted under the MUL-A Zoning District except alternative financial services.
2. The maximum allowable Floor Area Ratio (FAR) per parcel shall be 1.4.
3. The design standards shall comply with the design standards of Alternative districts found within the Urban Zoning Overlay.
4. The parking requirements shall meet the parking standards of the Urban Zoning Overlay.
5. There shall be a minimum of a 40 foot side setback along the northern site of parcel 251.
6. 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.
7. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
8. Upon submittal of a Final Site Plan, the Applicant will provide the number of employees and/or FAR in order to calculate the required parking.
9. 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 MUL-A zoning district as of the date of the applicable request or application.
10. 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.

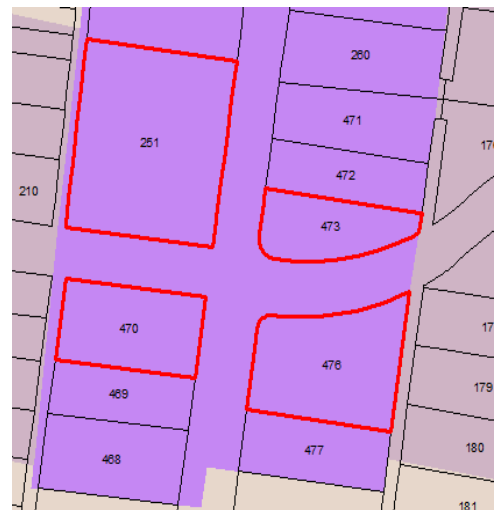
General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea 5). The proposed SP is located in the following policy area:

- T4-NC (T4 Urban Neighborhood Center)

T4 Urban Neighborhood Centers are pedestrian-friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. T4 Urban Neighborhood Centers serve urban neighborhoods within a five minute walk. Intensity is generally placed within edges of the T4 Urban Neighborhood Center, not exceeding the four corners of the intersection of two prominent urban streets, such as the intersection of Lishey and Douglas.

These properties contain approximately 1.55 acres in size and based upon their proximity to a major East Nashville Intersection, this Regulatory SP is consistent with the T4-NC Policy by providing a mixture of uses within a very walkable evolving neighborhood that is lacking in neighborhood supported uses that will be allowed with this zone change.



Proposed Site Standards