

McFerrin Avenue Specific Plan (SP)

Development Summary	
SP Name	McFerrin Avenue Specific Plan
SP Number	2016SP-063-001
Council District	05
Map & Parcel	Map 082-08, Parcels 283 & 284

Site Data Table	
Site Data	Approximately 0.39 acres
Existing Zoning	RS5
Proposed Zoning	SP-O
Allowable Land Uses	Office, home occupation, and single-family residential uses

Specific Plan (SP) Standards

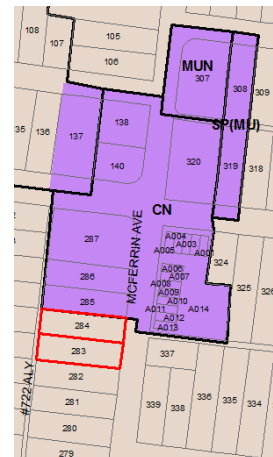
1. Uses within this SP shall be limited to office uses, home occupation uses, and all uses permitted under the RS5 zoning district.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the ON (Office Neighborhood) zoning district as of the date of the applicable request or application.
3. Any planned alterations to the properties under this SP must meet the Maxwell Heights Neighborhood Conservation Overlay Design Guidelines and be approved by the Metro Historic Zoning Commission.
4. The following design standards shall apply:
 - a. One sign per building.
 - b. Sign may be a flush-mounted wall sign located near the principle entrance or a hanging sign parallel with the porch.
 - c. Signage shall not exceed four square feet.
 - d. Signs may only have external illumination, limited to indirect spotlights directed at the face of the sign. Signs may not move, rotate, or spin.
 - e. Projecting signs, monument signs, and yard signs are prohibited.
5. 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.
6. The standards for the Home Occupation uses in this SP are similar to Metro Zoning Code standards for Home Occupations. The home occupation use shall only be conducted in the dwelling unit. Clients may be served on the property only between the hours of 8:00 AM and 5:00 PM, and only between Monday and Friday. This provision is not currently in the Metro Zoning Code for Home Occupations. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation. The home occupation shall not occupy more than twenty percent of the total floor area of the structure and in no event more than 500 square feet of floor area. The units will have a residential design and not a commercial design.

General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea 05). The proposed SP is located in the proposed policy area:

- Transition

A transitional use compatible with the residential uses to the south of the site is consistent with the proposed policy in this location.



Proposed Site Standards