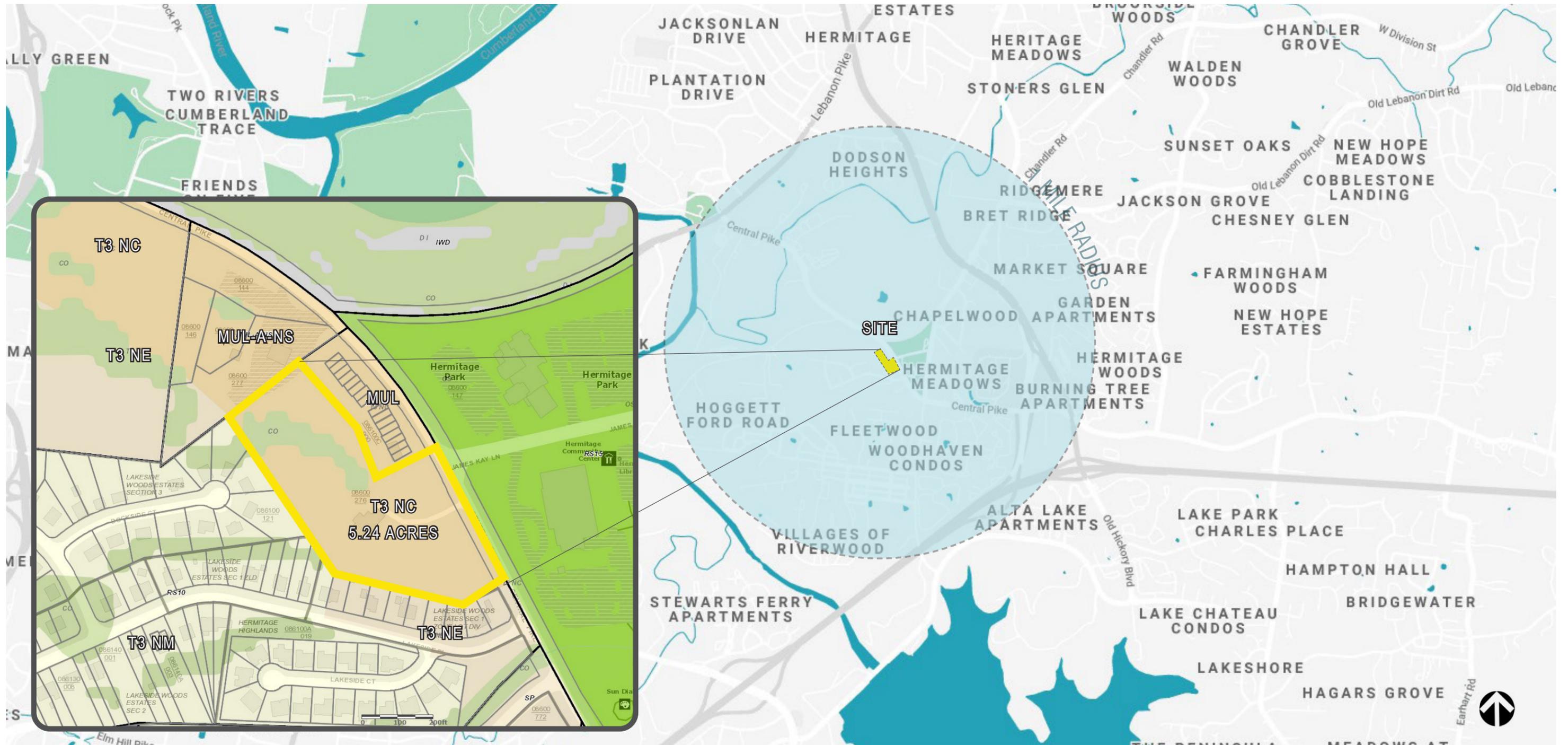


Regulatory Specific Plan

# 3754 CENTRAL PIKE





Developers: *Gurrier Development*  
 Website: *guerrierdevelopment.com*

Parcel ID: *08600027600*  
 Address: *3754 Central Pike  
 Hermitage, TN 37076*

Current Policy: *T3 NC*  
 Current Zoning: *RS10*  
 Property Size: *5.24 Acres*

Applicant / Land Planner:  
*Smith Gee Studio  
 602 Taylor St., Suite 201  
 Nashville, TN 37208  
 ATTN: Scott Morton  
 smorton@smithgeestudio.com*

**01**  
**CONTEXT MAP**



Owners:  
 Address: *Leeper, Gary W. & Van W.  
 3930 Lick Creek Rd  
 Linden, TN 37096*



Council District: *(14) Kevin Rhoten*

# 02 REGULATIONS



## REGULATIONS

Unless explicitly referenced herein, all zoning regulations shall default to the MUL-A-NS Base Zoning requirements at the time of Metro Council approval of this SP.

	Minimum	2,000 GSF
<b>Non-residential Uses</b>	Zone 1: A minimum of 2,000 GSF of non-residential uses shall be provided within this zone on the site to encourage a mixture of uses on the corridor.	
<b>Maximum number of Units</b>	157 units max.	
<b>Parking Requirements</b>	Per Title 17 UZO Zoning Requirements	
<b>Prohibited Uses</b>	Alternative Financial Services	

### General Plan Consistency Note:

The proposed Regulatory Specific Plan is located within the Donelson - Hermitage - Old Hickory Community Plan (Subarea 14).

The proposed SP is located in the policy area: (T3-NC) Suburban Neighborhood Center. The proposed application is consistent with the policy goals in achieving a mixture of residential and commercial uses within the community and providing new housing choices for area residents.

### Specific Plan (SP) Standards:

1. The purpose of this Regulatory SP is to receive preliminary approval to permit the development of a 5.24 acre residential development per the requirements of MUL-A-NS base zoning and to require a minimum non-residential use on a portion of the site.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUL-A-NS base zoning as of the date of the application request or application.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.
4. **Access:** Primary site access is limited to 1 vehicular entrance on Central Pike. Secondary access shall be permitted and encouraged to neighboring properties internal to the property, located at the North and Northwest corners of the property.

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 final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.