

2830 Gallatin Pike Specific Plan (SP)

| Development Summary | |
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| SP Name | 2830 Gallatin Pike |
| SP Number | 2022SP-072-001 |
| Associated Case | N/A |
| Council District | 07 |
| Map & Parcel | Map 072-10 Parcel 115 |

| Site Data Table | |
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| Site Acreage | 0.36 Acres |
| Existing Zoning | MUL-A |
| Proposed Zoning | SP |
| Allowable Land Uses | All uses permitted by MUL-A and Liquor Sales |
| Development Standards | Per MUL-A, Gallatin Pike UDO |

1. The purpose of this SP is to allow for all uses permitted by MUL-A with the addition of liquor sales as a permitted use.
2. Any redevelopment of the site or expansion of the existing building shall require final site plan approval. All development standards per Metro Zoning Code for MUL-A and the Gallatin Pike Urban Design Overlay.
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 MUL-A zoning district as of the date of the applicable request or application.
4. The final site plan/ building permit site plan shall depict any 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.
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.

Community Plan Consistency Note

This SP is located within the East Nashville Community Plan. The policy that applies to this site is Urban Community Center (T4 CC). T4 CC is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

This SP is consistent with the T4 CC land use policy. The intent of this SP is to allow for the relocation of an existing liquor store to the neighboring property. While liquor stores are not permitted under the existing MUL-A zoning district, these uses are found in T4 CC policy areas and are appropriate at the appropriate location. Given the nature of Gallatin Pike, a liquor store at this location is supported by the T4 CC land use policy. The SP maintains all development standards of the existing MUL-A zoning district which will ensure that any redevelopment of the site will be consistent with the T4 CC land use policy.