

6100 Robertson Avenue Specific Plan Amendment (SP)

Development Summary	
SP Name	6100 Robertson Avenue Specific Plan
SP Number	2020SP-016-003
Council District	20 – Rollin Horton
Map & Parcel	<u>091091G00200CO</u>

Site Data Table	
Site Acreage	4.05 Acres
Existing Zoning	SP
Proposed Zoning	SP
Allowable Land Uses	Per the list of permitted uses on page 2.

This regulatory SP document proposes the addition of all uses permitted within the MUL-A-NS zone district.

All Conditions noted in Council bill BL2020-291 shall remain in effect for the approved SP site plan except for the proposed change in permitted uses. The conditions are noted below.

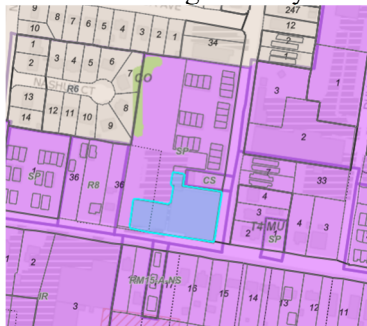
1. Non-residential uses are limited to the structures fronting the corner of Robertson Avenue and Vernon Avenue and the structure fronting Robertson Avenue.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
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.
5. Comply with all conditions and requirements of Metro reviewing agencies.

Community Plan Consistency Note

The proposed Specific Plan is located within the West Nashville Community Plan (Subarea 7). The proposed SP is located within T4 – Mixed Use Neighborhood Policy.

Land Use Policy – T4 – Mixed Use Neighborhood

The proposed SP amendment to permit the uses as listed in the permitted use list noted on the second page of this document in addition to the mixed-use development previously approved in 2020SP-016-001, Council Bill BL2020-29. The proposed uses are consistent with the goals of the T4 Mixed-Use policy as it will achieve the intent of the policy to create urban, mixed-use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses.



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Permitted Uses

Personal Instruction

Financial Institution

Office

Veterinarian

Business Services

Personal Care Services

Restaurant

Retail

Printing and Publishing