

5000 Ashland City Highway SP - Regulatory

Development Summary (Site)

SP Name 5000 Ashland City Highway SP

SP Number 2025SP-019-001

Council District 5 – Joy Kimbrough

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 67 Parcel 151/ Jason Walker/ 5.01 Acres/ Currently Zoned AR2a

FEMA Panel 47037C0208J – Not In A Flood Zone

General Consistency Note

In current T2 RM Rural Maintenance Policy the general character of rural neighborhoods is characterized by their development pattern, varying setbacks, building form, and land uses. Balance maintaining the rural countryside and existing rural development patterns with new development

Transitioning Infill – T2-RM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and public realm.

The property requested to be zoned with this application is less than 300 feet from T2 NC Policy with Commercial Zoning. This property will act as a Transitional Use and is in an appropriate location as it abuts a non-Rural, major 5 lane (4 traffic lanes with a turning lane) roadway with bike lanes. The property is currently zoned AR2a and currently contains an area used primarily to park farm equipment, however, there is a need in the area for larger trucks for the delivery of materials such as topsoil, mulch, and gravel, and also for the export of materials generated to suitable locations. The property location, although along a major thoroughfare near commercial uses, lacks landscaping and restrictions to provide greater transition, which the zone change will accomplish


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Specific Plan Notes

1. The purpose of this Specific Plan is to allow a change in use to allow the parking and fueling of larger construction trucks of use without any on site construction other than what currently exists or is currently allowed under the current AR2a zoning.
2. Permitted Uses: All uses allowed under AR2a zoning with the addition of the allowance to park and fuel farm equipment including dump trucks (trucks for carrying and dumping loose material)
3. All Bulk Standards shall conform to those listed under AR2a zoning
4. The perimeters of the site (including the street frontage) are to be buffered with a Class “C” Bufferyard
5. Any lighting on the site shall be oriented towards the interior and away from view of the adjacent rural land, said lighting shall be no more than 14 feet above ground elevation of the pole support.
6. Hours of operation shall be from 7 am until 7 pm, Monday thru Saturday.

7. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the AR2a zoning district as of the date of the applicable request or application.
8. 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 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, or add vehicular access points not currently present or approved.
9. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

EXHIBITS

Parcel Details		
Parcel ID:	06700015100	
Parcel Address:	5000 ASHLAND CITY HWY NASHVILLE, TN 37218	
Owner:	WALKER, JASON L.	
Acquired Date:	1/9/2019	
Sale Price:	\$ 139,000.00	
Sale Instrument:	DB-20190110 0002869	
Mailing Address:	P O OBX 849 ASHLAND CITY,TN 37015	
Legal Description:	E OF OLD HICKORY BLVD, N SIDE HYDES FERRY PIKE	
Acreage:	5.01	
Frontage Dimension:	0	
Side Dimension:	0	
Parcel Instrument:	DB-20010605 0058556	
Parcel Instrument Date:	5/31/2001	
Census Tract:	37013100	
Tax District:	GSD	
Council District:	01	
Land Use Description:	VACANT RURAL LAND	
Zoning		Hide
Zone Code	AR2A	
Zone Description	AGRICULTURAL/RESIDENTIAL REQUIRES A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES AT A DENSITY OF ONE DWELLING UNIT PER 2 ACRES. THE AR2A DISTRICT IS INTENDED	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		

Permit History

[View All Permit Documents](#)

Permit Number	2023071011
Permit Type	ELECTRICAL PERMIT
Permit SubType	FULL ELECTRICAL PERMIT
Date Issued	9/22/2023 9:51:23 AM
Purpose	NEED METERED SERVICE FOR FARM EQUIPMENT AND VEHICLES. INSTALLING 6 POLE LIGHTS FOR SECURITY. AGRICULTURAL USE
Contractor	ON CALL ELECTRIC SERVICE
Value	\$ 0.00
Status	ISSUED
Permit Number	T2024059118
Permit Type	BUILDING RESIDENTIAL - NEW
Permit SubType	ACCESSORY STRUCTURE, SHED / STORAGE BLDG
Date Issued	
Purpose	8X12 ACCESSORY SHED BUILT OVER A OUTDOOR ELECTRICAL PANEL.....TO CONSTRUCT AN 8FT X 12FT DETACHED SHED, TO BE PLACED IN THE FRONT OF THE PRIMARY STRUCTURE. NOT TO BE USED AS A LIVING QUARTER, SLEEPING QUARTERS, NOR ANY COMMERCIAL ACTIVITIES. REAR SETBACK IS 20FT, SIDE SETBACKS ARE 20FT, AND FRONT CONTEXTUAL IS 40FT.
Contractor	JUSTICE FARMS LLC
Value	\$ 0.00



