
X|E DEVELOPMENT COMPANY

2512 Rascoe St. - Specific Plan

Case Number: 2020SP-050-001

Development & Site Summary

The purpose of this specific plan is to permit a detached accessory dwelling unit on the subject property and maintain all other standards of Rs10 zoning for any pre-existing primary structure and any other new accessory structures built after the specific plan adoption date.

Address: 2512 Rascoe St. Nashville, TN 37210

Parcel Number: 11906021200

Site Area: 0.28 acres

Existing Zoning: Rs10

Proposed Zoning: SP-R

Community Plan Policy: T3-NM

Council District: 16

Applicant: XE Development Company, LLC

Owner: Nathan P. Jones

Allowable Land Uses
Detached Accessory Dwelling units and all uses permitted in Rs10

SP Notes & Development Standards

1. The SP will allow for one detached accessory dwelling unit on the property as well as all other standards of Rs10.
2. Development standards found in Section 17.16.030.G of the Metro Zoning Code shall apply to any newly constructed detached accessory dwelling unit. No additions or expansions will be permitted to any existing detached structure that is to be used as the detached accessory dwelling unit.
3. Setbacks for any newly constructed detached accessory dwelling unit shall meet the setback found in Section 17.12.040.E. of the Zoning Code for accessory buildings. Setbacks for any pre-existing permitted accessory structure to be used as a detached accessory dwelling unit shall be grandfathered in.
4. 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 RS10 zoning district as of the date of the applicable request or application.

