

# Alfa Tire Specific Plan District



Application Number: 2010SP-013-001  
Location: 1044 Murfreesboro Pike  
Map: 106-16, Parcel 053  
0.22 Acres

Council District: 213  
Elementary Zone: Glenview  
School Board District: 7  
Subarea: 11 (South Nashville)

Overlays:  
Flood Plain Overlay  
Airport Impact Overlay

## Purpose Note:

The purpose of this SP is to permit to permit auto repair and all uses permitted by CS zoning district.

## Background:

The property is currently developed and contains a structure approximately 3,000 square feet in size. The property was previously a dry cleaning business. This SP permits a use – automobile repair – that is not currently permitted in the CS zoning district. The applicant intends to use the existing structure, but the SP provides guidance for any future construction on the site (see conditions).

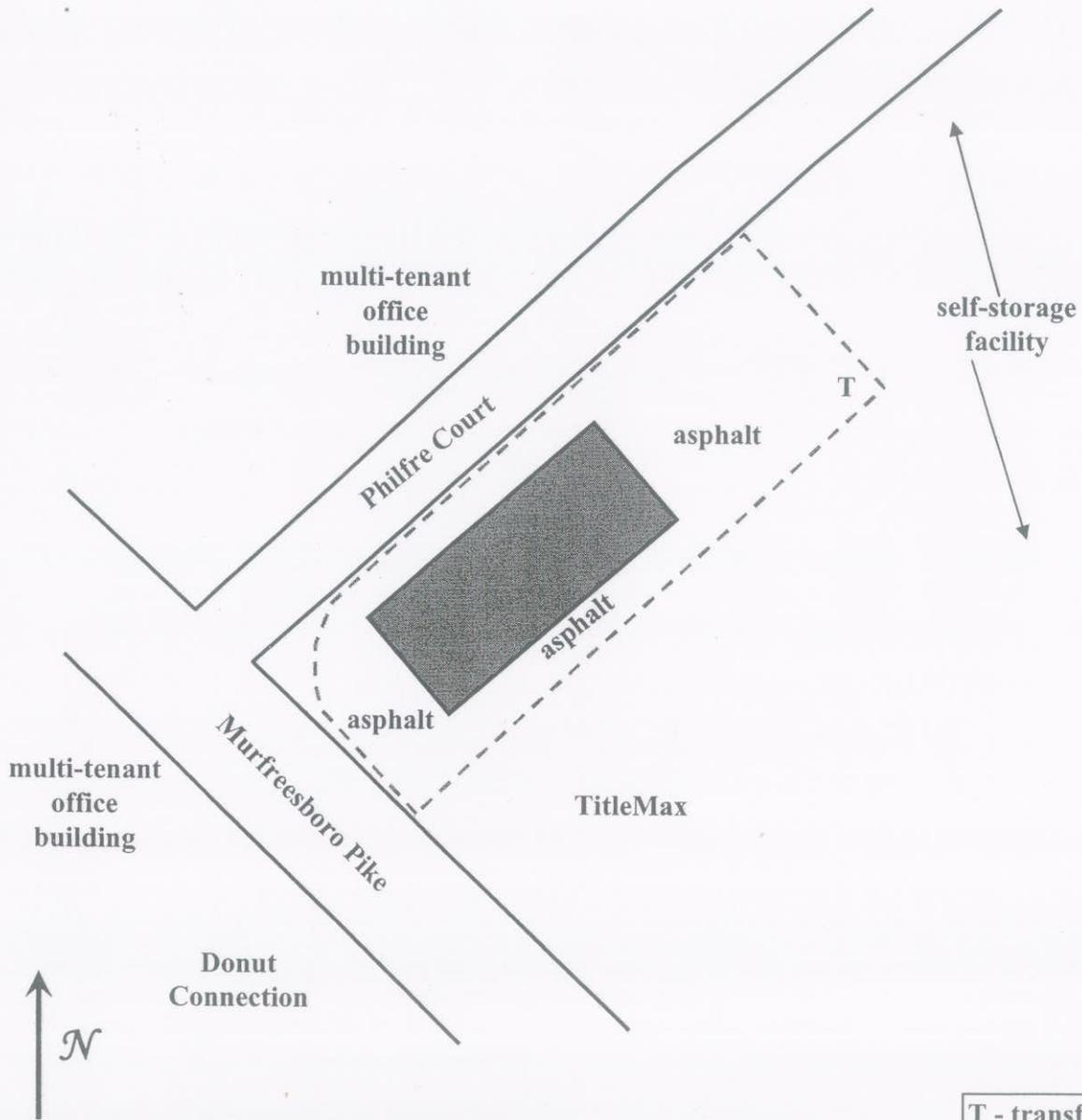
## Land Use Policy:

This property is within the South Nashville Community Planning area. The Land Use Policy for this property is Corridor Center (CC). CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. The SP is consistent with the CC policy.

## Conditions:

1. Permitted uses include all uses permitted in the CS zoning district, and auto repair.
2. No free standing signs are permitted.
3. Building signage is limited to one sign on the front of the building facing Murfreesboro Pike, and one sign on the side of the building facing Philfre Court. Total sign area shall not exceed 60 square feet.
4. The number of parking spaces shall meet the minimum number of spaces required by the Metro Zoning code for the proposed use.
5. Outdoor storage or display is not permitted.
6. All auto repair services shall be provided at the rear of the building. Repair and repair services are not permitted in front of the building along Murfreesboro Road.
7. An accessory car port is permitted at the rear of the building. Accessory car port shall not be enclosed, and shall not cover more than 312 square feet.
8. New construction shall require final site plans to be submitted to the Planning Department for approval.
9. The layout and design of any new construction shall meet the intent of the properties land use policies.
10. Additional disturbance of the flood plain shall meet current regulations as they pertain to the flood plain and the Flood Plain Overlay District.
11. 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.
12. 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 CS zoning district as of the date of the applicable request or application.

# SITE PLAN



T - transformer

**ADVANTAGE  
ENVIRONMENTAL  
CONSULTANTS, LLC.**

277 Wilson Pike Circle, Suite 201  
Brentwood, Tennessee 37027  
Phone: 615-376-3022 Fax: 615-376-3034

Former Christy's Cleaners  
1044 Murfreesboro Pike  
Nashville, Tennessee 37217

Work Order No.:  
09-048N

Scale:  
1"=50'

Drawn By:  
WML