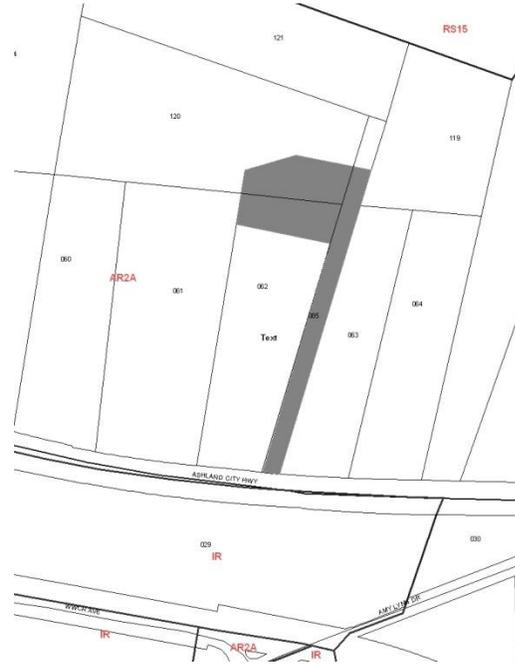


# 4608 Ashland City Highway Specific Plan District

**Council Bill #: 2011-18**  
**MPC App #: 2011SP-016-001**  
**Map: 068, P/O Parcel: 62 & 85**  
**Map: 057 P/O Parcel: 120**  
**Acreage: 2.991**  
**Council District: 01**  
**School Board District: 01**



## **Intent**

This SP District is intended to permit Building Contractor Supply and all uses permitted within the AR2a zoning district.

## **Specific Requirements**

Outdoor storage is permitted but shall not be within 25 feet of the shared property boundary with map 068, parcel 61 or within 800 feet of Ashland City Highway.

Signage shall not be permitted.

Any new construction in the district shall require approval by the Planning Department and may require approval from the Planning Commission.

Prior to any building permit or final site plan approval a comprehensive traffic study and development plan may be required to determine the number and location of access points along with any off-site conditions that may be necessary to mitigate traffic impact.”

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.

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.