



- ### GENERAL INFORMATION
1. The purpose of this SP is to permit Animal Boarding Facility exception that there shall be no overnight boarding, and all other uses permitted by the MUL zoning district within an existing building.
 2. A total of five parking spaces is required for the proposed Animal Boarding Facility use. Required parking is provided outside the property boundary per parking agreement with the property owner of Parcels 131 and 133. Any change in use within the SP shall require an updated parking agreement which shall be approved by the Planning Department prior to the issuance of a use and occupancy permit.
 3. No Use and Occupancy Permit (U&O) shall be issued until the parking area is constructed and approved by the Metro Codes Department.
 4. Animal Boarding Facility shall be limited to 1600 square feet.
 5. The existing vegetation near the northern and eastern property lines shall be maintained. In the event it is removed or dies, then a C-Landscape Buffer Yard shall be required as specified in the Zoning Ordinance, section 17.24.
 6. Signage shall be limited to one building sign along McGavock Pike and one building sign along Riverside Drive. No sign shall exceed 100 square feet and no sign shall be internally lit.
 7. For any development standards, regulations and requirements specifically shown on the SP plan and/or included as a condition of approval, Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.
 8. 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.

SITE INFORMATION

SP application number: 2011SP-027-001
 Map 172-07, Part of Parcels 131 and 132
 Property Owner: DC Partners, LLC
 SP Boundary: 0.19 Acres (8,276 SF)
 Overlays: Urban Zoning Overlay (UZO)
 Council District: 7 (Anthony Davis)
 Subarea: East Nashville (5)

NASHVILLE & DAVIDSON COUNTY
 DEC 5 2011
 METROPOLITAN PLANNING DEPARTMENT

SPECIFIC PLAN APPROVAL

PRELIMINARY, FINAL, as AMENDED, in
 FULL, CONDITIONAL, compliance with the
 SP provisions of the Metropolitan Zoning Ordinance.
Conditions: This plan meets conditions of approval

By JTS MPC Date 12/8/11
 Metropolitan Planning Commission
 2011SP-027-001

SITE PLAN 1313 McGAVOCK PIKE NASHVILLE, TN 37206 JOSLIN PET CARE BETH JOSLIN	SCALE 1:100
	DECEMBER