

Oakwood Avenue Specific Plan (SP)

Development Summary	
SP Name	Oakwood Avenue Specific Plan
SP Number	2016SP-016-001
Council District	05
Map & Parcel	Map 072, Parcel(s) 002, 021, 023, 024, 026

Site Data Table	
Site Data	20.61
Existing Zoning	IR
Proposed Zoning	SP-MU
Allowable Land Uses	Commercial, Office & Residential

Specific Plan (SP) Standards

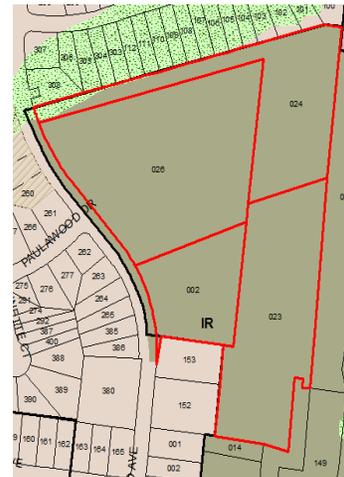
1. Uses within this SP shall be limited to those permitted under the MUG-A zoning district.
2. Height is limited to two stories and 35 feet along the northern property boundary and along Oakwood Avenue.
No structure can exceed five stories.
3. At least 60% of the total floor area shall be used for non- residential uses.
4. Non- residential uses shall be prohibited fronting Oakwood Avenue.
5. A standard class 'D' landscape buffer yard is required along the entire northern property line.
6. Sidewalks on Oakwood Avenue are required to be improved with a 5' planting strip and a 6' sidewalk.
7. Along Oakwood Avenue vehicular access is limited to two access points.
8. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage and a minimum of 25% glazing.
9. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
10. EIFS, vinyl siding and untreated wood shall be prohibited.
11. A raised foundation of 18"-36" is required along all public streets.
12. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
13. 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 MUG-A zoning district as of the date of the applicable request or application.
14. 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.

General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea 05). The proposed SP is located in the following policy area:

- District Employment Center (D EC)

An urban form with improved pedestrian facilities is consistent with policy in this location.



Proposed Site Standards