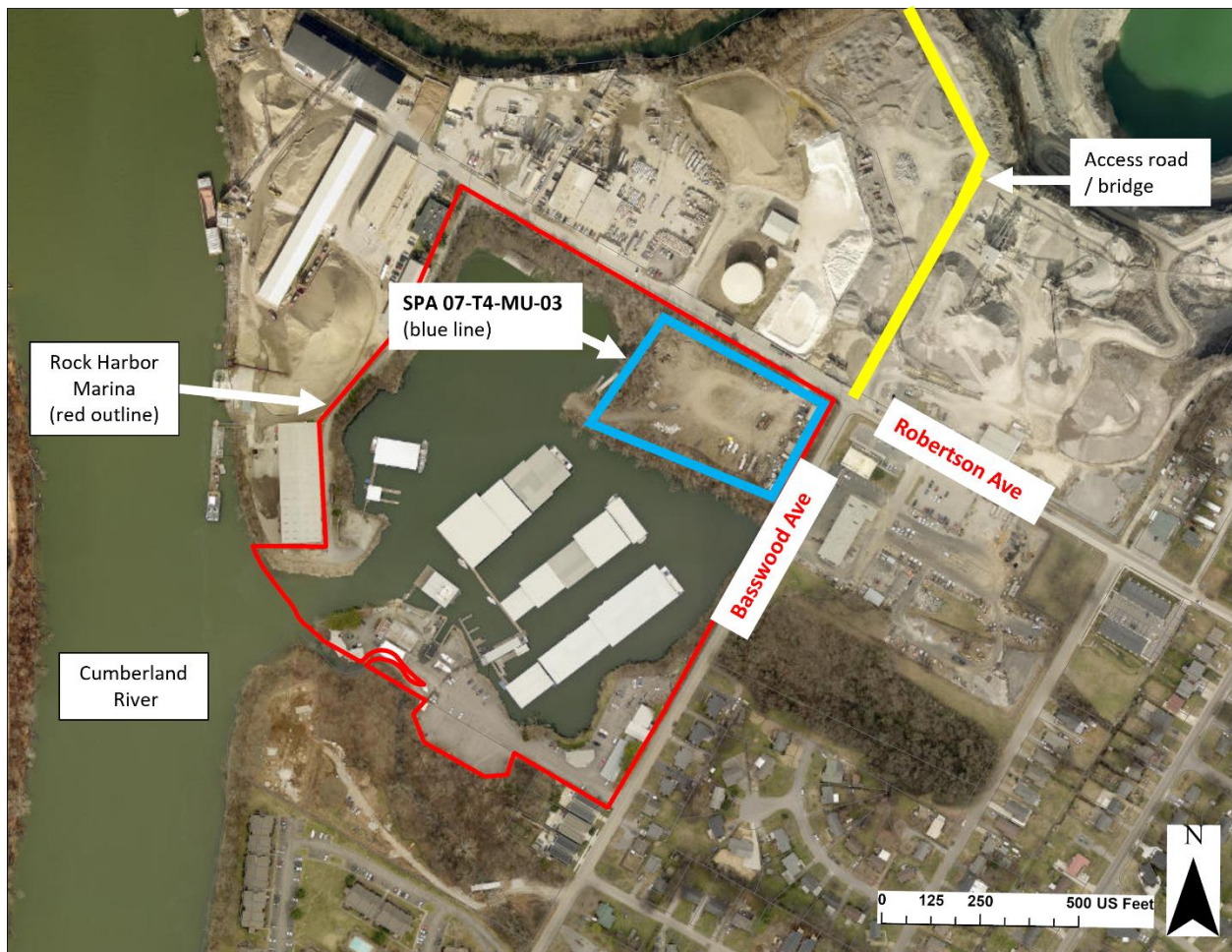


*Supplemental Policy for Rock Harbor Marina*

SPA 07-T4-MU-03 – Rock Harbor Marina

West Nashville’s Urban Mixed Use Neighborhood (T4 MU) Area 3 is referenced as 07-T4-MU-03 on the accompanying map. Rock Harbor Marina is a unique recreational use with access to the Cumberland River but surrounded by heavy industrial and impact uses. The marina is located along Robertson Avenue and the west side of Basswood Avenue. The overall intent of the SPA is to strike a balance between activating one edge of the Charlotte Park-Robertson Avenue neighborhood – a neighborhood that is bounded on two-plus sides by limited access highways (Interstate 40 and Briley Parkway) – and mitigating conflicts between potential future residential uses and adjacent existing industrial operations (e.g., noise and dust). Substantial buffering is especially needed for any residential component of the marina’s redevelopment along Robertson Avenue. In this SPA, the following policies apply. Where the SPA is silent, the guidance of the T4 MU policy applies.



*Building Form and Site Design – Orientation*

A sizeable separation is needed between residential buildings and adjacent heavy industrial uses along Robertson Avenue. In this instance, instead of orienting buildings towards Robertson Avenue, buildings should be oriented towards the site's interior or towards Basswood Avenue.

*Building Form and Site Design – Setbacks*

A substantial landscaped buffer, exceeding the largest D buffer shown in the Metro Code, should be utilized along the marina's property line between Robertson Avenue and any residential buildings. This buffer area could also include a berm, parking garage, and service access.

*Connectivity – Access*

Primary access for the marina's redevelopment should be located carefully to avoid conflicts with industrial truck traffic to and from surrounding industrial uses.