

SP NAME	Safe Haven Family Shelter
Case Number	Case No. 2026SP-034-001
Owner of Record	Safe Haven Family Shelter, Inc
SP Address	1232,1234 and 1250 3rd Avenue S, Nash, TN 37210 MAP 105-3, PARCELS 240, 241 & 242
Council District	17, Terry Vo
Allowable Land Use	General Office Use; total 16,000 sq ft; Day Care Center (up to 75); Recreation Center
Fall Back Zoning	OR20

1. Existing building to remain. No new construction. The proposed development will occur within the entirety of the existing structure on the site, and no additions or demolition of the existing structure is proposed.
2. The existing residential use will not be maintained.
3. Parking for the development shall be per the UZO code requirements.
4. The SP request and listed uses are consistent with the Nashville Next Community Character Plan area of Neighborhood Evolving Policy as the non-profit Safe Haven Family Shelter functions with an institutional use with office and community facing spaces similar to a church. The existing building will remain and will not be demolished or rebuilt.
5. Prohibited uses: Short term rental property, owner occupied and short-term rental property, not owner occupied
6. The final site plan/ building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.