

Development Summary	
SP Name	Born Again Church
SP Number	2024SP-042-001
Council District	2, Toombs

Site Data Table	
Site Data	6.3 Acres
Map and Parcel	Map 70-7, Parcels 87, 88, 89, 96, 108, 113
Existing Zoning	R8
Proposed Zoning	SP - Regulatory
Allowable Land Uses	Multifamily

Specific Plan (SP) Standards

1. Uses shall be limited to “Multifamily Residential” with no more than 254 units located on the property.
2. A standard buffer shall be provided per Metro Zoning regulations along all residential property lines. Perimeter screening shall be provided along the Murfreesboro Pike right-of-way.
3. Vehicular access shall be limited to an ingress/egress easement through Map 70-08, Parcel 30, with gated emergency provided from Roy Street.
4. Perimeter screening of parking areas located adjacent to West Trinity Lane shall be a minimum of 15-feet in width and shall comply with the landscape buffer yard standards of Figure 17.24.240B for a 15’ wide landscape buffer.
5. A minimum of **377’-0”** feet of building façade shall face West Trinity Lane.
6. If a development standard is absent from the SP and/or Council approval, the property shall be subject to the standards, regulations, and requirements, as applicable, of the RM20 zoning district as of the date of the applicable request or application.
7. Unless waived pursuant to the Metro Zoning Code, the final site plan/building permit site plan shall depict the required right-of-way dedication, public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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.
8. The street setbacks, required parking, maximum height at setback, and height control plane shall be as follows:

Street Setbacks	20’-0” front
Required Parking	255
Maximum Height at Setback	66’-0”
Height Control Plane	None