

**Living Word Community SP – Amendment
Case Number 2025SP-027-002**

Development Summary (Site)

SP Name Living Word Community SP – Amendment

Current Zoning – SP per Council Bill 2025-936 and **SP Number** 2025SP-027-001

Council District 8 – Deonte Harrell

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 150 Parcel 218/ The Living Word Ministries/ 12.15 Acres/ Currently Zoned SP /2304 Hobson Pike

General Consistency Note

The Current T3 Suburban Neighborhood Evolving (T3-NE) areas are undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods. where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity

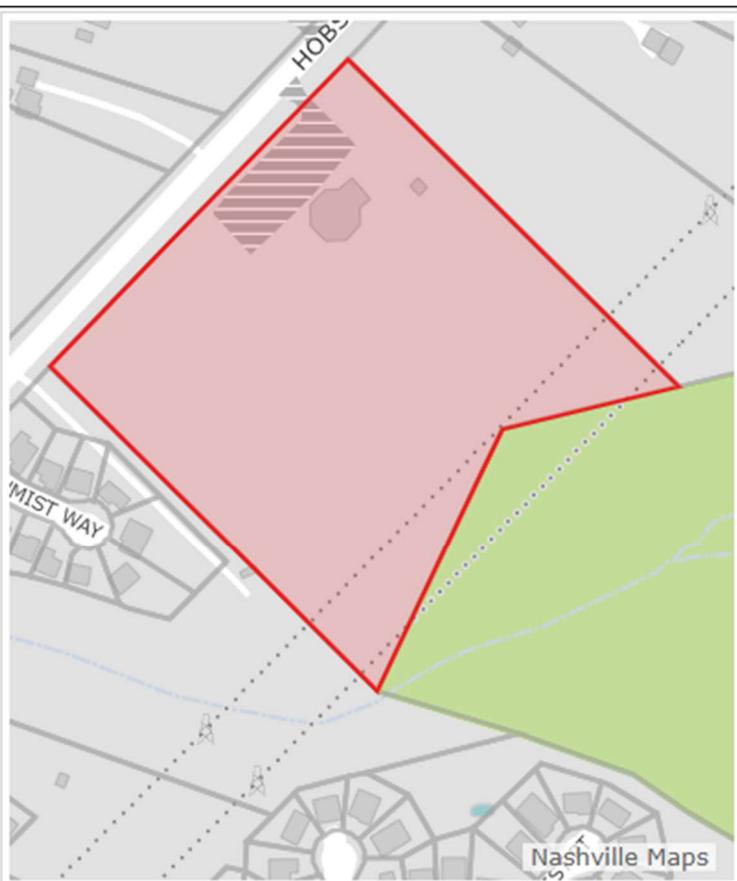
The current Specific Plan herein is located within the Antioch community. As Existing, this specific plan district created senior multifamily family units in a suburban development style nearby a supporting church while maintaining the character of the public street frontage. This development will have excessive parking space to accommodate guests and extended families. In addition, there will be useable open space, the installation of storm water utilities that will provide on-site storm water management, adequate sidewalks within the development as well as sidewalks and bicycle lanes on Hobson pike. As Amended this Specific Plan will add Day Care Center up to 75 as an allowable use within the existing or expanded Religious Institution per the current Specific Plan allowable Floor Area Ratio

Specific Plan Amendment Notes

1. The purpose of this SP Amendment is to allow Day Care Center up to 75 as a permitted use. All uses as permitted by BL2025-936 are permitted.
2. The Day Care uses are limited to the existing Religious Institutional structure
3. Upon Application for a Permit for Day Care Center, A Final Site Plan will be Submitted to Metro Codes and Metro Planning to Ensure Adequate Shared Parking and Required Day Care Outdoor Space is Provided per Metro Nashville and State of Tennessee Requirements and to Conform to the requirements of the Current and Amended SP
4. All requirements of Metro Nashville and the State of Tennessee that pertain to the use and operation of the Day Care facility shall be met.
5. All requirements of Fire Marshall pertain to the use and operation of the Day Care Center shall be met.
6. In addition to the conditions of this amendment, all other conditions of the SP per Council Bill 2025-936 and SP Number 2025SP-027-001 shall remain in effect.

EXHIBITS

Parcel Details	
Parcel ID:	15000021800
Parcel Address:	2304 HOBSON PIKE ANTIOCH, TN 37013
Owner:	LIVING WORD MINISTRIES, INC., THE
Acquired Date:	7/9/2012
Sale Price:	\$ 740,000.00
Sale Instrument:	SA-20221004 0109125
Mailing Address:	2304 HOBSON PIKE ANTIOCH, TN 37013
Legal Description:	E/S HOBSON PK N OF HAMILTON CHURCH RD
Acreage:	12.15
Frontage Dimension:	0
Side Dimension:	0
Parcel Instrument:	DB-00000000 0000000
Parcel Instrument Date:	12/31/1994
Census Tract:	37015631
Tax District:	GSD
Council District:	08
Land Use Description:	CHURCH



Zoning		Hide
Zone Code	OV-FLD	
Zone Description		
Effective Date	1/1/1998	
Ordinance	O96-555	
Case Number		
Zone Code	SP	
Zone Description	A specific plan district is a zoning category adopted by Council with an associated site plan which determines the density, building layout and street layout.	
Effective Date	8/28/2025	
Ordinance	BL2025-936	
Case Number	2025SP-027-001	
Zone Code	AR2A	
Zone Description	AGRICULTURAL/RESIDENTIAL REQUIRES A MINIMUM LOT SIZE OF 2 ACRES AND INTENDED FOR USES THAT GENERALLY OCCUR IN RURAL AREAS, INCLUDING SINGLE-FAMILY, TWO-FAMILY, AND MOBILE HOMES AT A DENSITY OF ONE DWELLING UNIT PER 2 ACRES. THE AR2A DISTRICT IS INTENDED	
Effective Date	12/23/1974	
Ordinance	O73-650	
Case Number		