

1400 Brick Church Pike Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	1400 Brick Church Pike	Site Acreage	1.61 Acres
SP Number	2021SP-015-001	Existing Zoning	CL (Commercial Limited)
Associated Case	N/A	Proposed Zoning	SP
Council District	02	Allowable Land Uses	Multifamily, and all uses permitted by MUL-A with the exceptions (see note 1)
Map & Parcel	Map 071-06; Parcel 045		

1. Short term rental owner and non-owner-occupied uses are prohibited.
2. Any redevelopment of the site or expansion of the existing building shall require final site plan approval.
3. Any redevelopment of the site shall adhere to all elements of the Bordeaux – Whites Creek – Haynes Trinity Community Plan including the Haynes Trinity special policy and its associated mobility plan.
4. All development standards per Metro Zoning Code for MUL-A-NS.
5. 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 MUL-A-NS zoning district as of the date of the applicable request or application.
6. 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.

Community Plan Consistency Note

This SP is located within the Bordeaux – Whites Creek – Haynes Trinity Community Plan. The policy that applies to the site is Urban Community Center (T4 CC). T4 CC is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity. It is also within the Haynes Trinity Special Policy. The special policy provides additional standards including a mobility plan.

This SP to permit a mixed-use development is consistent with the goals of the T4 CC land use policy as it will achieve the intent of the policy to create urban, mixed-use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses. This SP also includes standards to implement the Haynes Trinity special policy including the mobility plan consistent with the policy.