## **DEVELOPMENT STANDARDS**

Case Number: <u>2024SP-025-001</u>

Parcel Address: 2377 Couchville Pike

Parcel ID: 12100013300

Existing Zoning: R20

Proposed Zoning: Regulatory SP, with a fallback zoning district of

Industrial Warehousing/Distribution District (IWD)

<u>Proposed Development Standards</u>: Standards within this SP shall be limited to those conforming with IWD zoning, with the following limitation:

1. The maximum total floor area for buildings on the property will be 500,000 square feet (SF). (This corresponds to a maximum FAR of 0.33 for the 34.77-acre parcel.)

<u>Proposed Land Uses</u>: Land Uses within this SP shall be limited to those conforming with IWD zoning, except the following will be prohibited:

Office Uses

1. Alternative financial services

Medical Uses

2. Nonresidential drug treatment facility

3. Outpatient Clinic

**Commercial Uses** 

4. Beer and cigarette market

5. Carpet cleaning

6. Flea market

7. Laundry plants

8. Liquor sales

**Transportation Uses** 

9. Boat dock (commercial)

10. Water Taxi Station

**Utility Uses** 

11. Wastewater treatment

12. Water treatment plant

Waste Management Uses

13. Medical waste

14. Sanitary landfill

**Recreation and Entertainment Uses** 

15. Adult entertainment

16. Racetrack

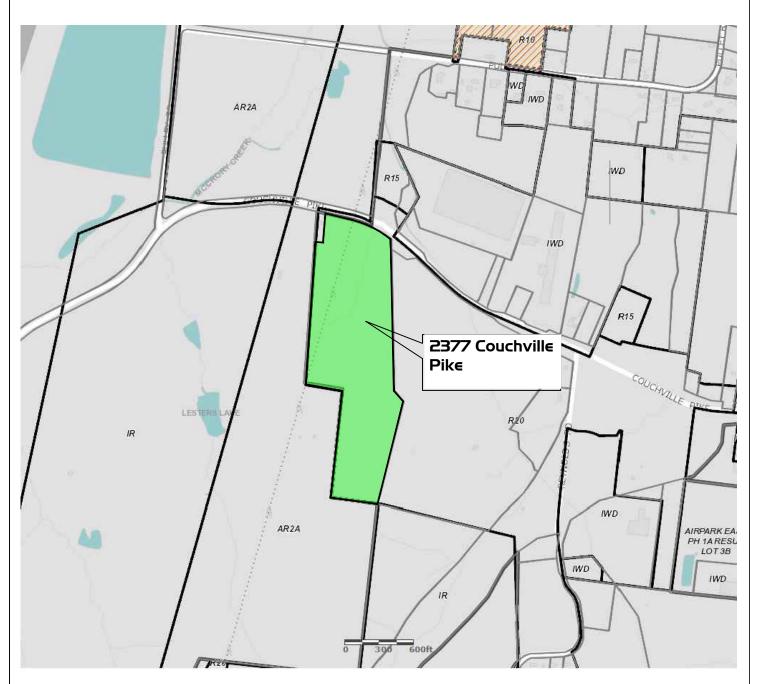
17. Sex club

Other Excluded Uses:

18. Mineral Extraction/Quarry

Applicant/Contact John Gordon (project engineer) john.gordon@eli-llc.com 615-878-3334

Map Source: Metro Maps maps.nashville.gov





Rezoning Map 1
2377 Couchville Pike
Map 121 Parcel 133.00

Acres: 34.77

Current zoning: R20

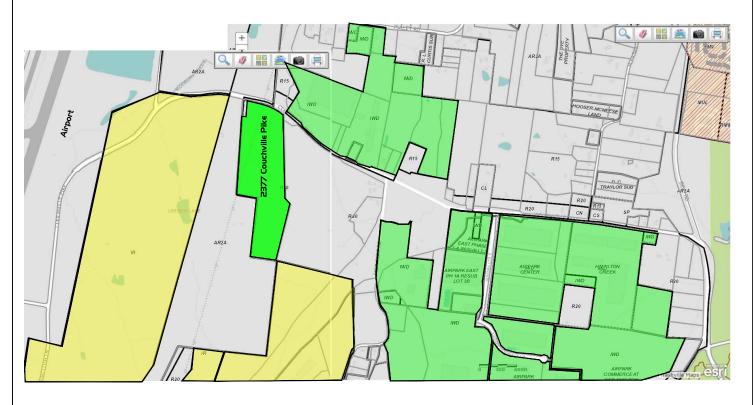
Requested Zoning: Regulatory SP with a fallback zoning district of IWD



Case No. 024SP-025-001

Applicant/Contact John Gordon (project engineer) john.gordon@eli-llc.com 615-878-3334

Map Source: Metro Maps maps.nashville.gov



Requested Zoning: Regulatory SP in green

Existing Zoning: IWD in light green Existing Zoning IR in light yellow





Rezoning Map 2 2377 Couchville Pike Map 121 Parcel 133.00

Acres: 34.77

Current zoning: R20
Requested Zoning:
Regulatory SP

with a fallback zoning district of IWD

Case No. 024SP-025-001