



Case Number: 2021SP-035-001  
943, 945, 947 Woodland SP  
Map 082-12, Parcels 352-354  
Community Plan: 05 East Nashville  
Policy: Urban Mixed Use Center (T4MU)  
Council District: 06 (Withers)

**Purpose:** The purpose of this SP is to provide the appropriate standards for future development consistent with the T4 MU land use policy that applies to the site.

**Permitted Uses:** All uses permitted by MUL-A are permitted with the exception that Short Term Rental – Owner Occupied and Short Term Rental – Not Owner Occupied is prohibited.

**Max Height:** Four stories in 60’ feet along Woodland Street; Five stories in 72 feet at the alley.

**Max. Floor Area Ratio (FAR):** 2.75

**Max. Impervious Surface Ratio (ISR):** 1.00

The final site plan shall depict the 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.

Comply with all conditions and requirements of Metro reviewing agencies.

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 zoning district as of the date of the applicable request or application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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.

### **Policy Consistency**

As proposed, this SP would permit future development consistent with the T4 MU land use policy. The SP permits a mixture of uses consistent with the policy. Given the site location and topography, this SP provides appropriate bulk standards that meet the intent of the T4 MU land use policy and provide an appropriate transition between the MUG-A zoning district abutting the north side of the site and the opposite side of Woodland Street.