

| Development Summary | |
|----------------------------|----------------|
| SP Name | Hudson |
| SP Number | 2021SP-065-001 |
| Council District | 28, Vercher |

| Site Data Table | |
|------------------------|---------------------------|
| Site Data | 1.73 Acres |
| Map and Parcel | Map 135-01, Parcel 102-00 |
| Existing Zoning | R10 |
| Proposed Zoning | SP - Regulatory |
| Allowable Land Uses | Automobile Parking |

Specific Plan (SP) Standards

1. Uses shall be limited to “Automobile Parking.”
2. A standard “C-1” 30 foot 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. To the extent allowed by Metro Water Services and Nashville Department of Transportation, all vegetation outside the property boundary along Murfreesboro Pike shall remain undisturbed.
4. Vehicular access shall be limited to a single ingress/egress through Map 135-01, Parcel 053-00 to Town Park Drive.
5. All parking areas and drives shall be enclosed by fencing. A solid wooden privacy fence shall be installed at the property boundary adjacent to 310 Ladybird Drive (Map 135-01, Parcel 082-00).
6. No minimum façade width requirement applies if there is no building proposed.
7. 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 Office Limited zoning district and the Murfreesboro Pike at Una Antioch Urban Design Overlay as of the date of the applicable request or application.
8. The final site plan and building permit review will be combined into one submittal.
9. Unless waived pursuant to the Metro Zoning Code, the final site plan/building permit 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 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.

End of SP