

This is a request to change the zoning for this 14.68-acre parcel (05900018400) from R10 to a Specific Plan zoning district to support growing commercial demand in the area. The policy designation for the property is T2-NC. The proposed SP complements nearby development and aligns with the vehicular and pedestrian connections to the neighboring property. The property fronts Whites Creek Pike, a T3-Rural Arterial Boulevard that WeGo and the 41 bus route serve. The proposed design guidelines include the following:

- Height: Maximum three stories in 45 feet
- Materials:
  - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function approved by the Planning Department on detailed building elevations.
- Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Refuse collection and recycling equipment (dumpsters, etc.) shall be fully screened from public view with a combination of architectural cladding, walls, roll-up doors, or landscaping.
- All design and bulk standards not explicitly regulated by the above design guidelines shall meet MUN standards.
- Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.
- A minimum of 15% of the acreage of the parcel will be reserved for tree preservation
- Connectivity: Direct access to the adjoining parcel with additional access to White's Creek Pike will be established.
- All uses per MUL zoning are permitted, except the uses below, which shall be prohibited.

All Residential Uses	Waste Processing
Alternative Financial Services	Driving Range
Donation Center Drop Off	Outdoor Music Venue with Amplified Sound
Consignment Sale	Auto Convenience
Boarding House	Auto Parking
Short-Term Rental Property (Owner Occupied)	Bar/nightclub
Short-Term Rental Property (Not Owner Occupied)	Beer and Cigarette Market
Orphanage	Car Wash
Hospice	Mobile Storage Units
Auction House	Warehouse
Commercial Amusement (Outside)	

- Hotel/Motel uses are limited to 125,000 square foot maximum, and all other commercial uses are limited to 100,000 square feet. The total for all uses shall not exceed the floor area of MUN (0.6) or 175,000 SF, whichever is less.

The final site plan/ building permit shall depict any required public sidewalks, 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.