

DEVELOPMENT STANDARDS

Case Number: 2024SP-025-001
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)

Proposed Development Standards: 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.)

Proposed Land Uses: 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

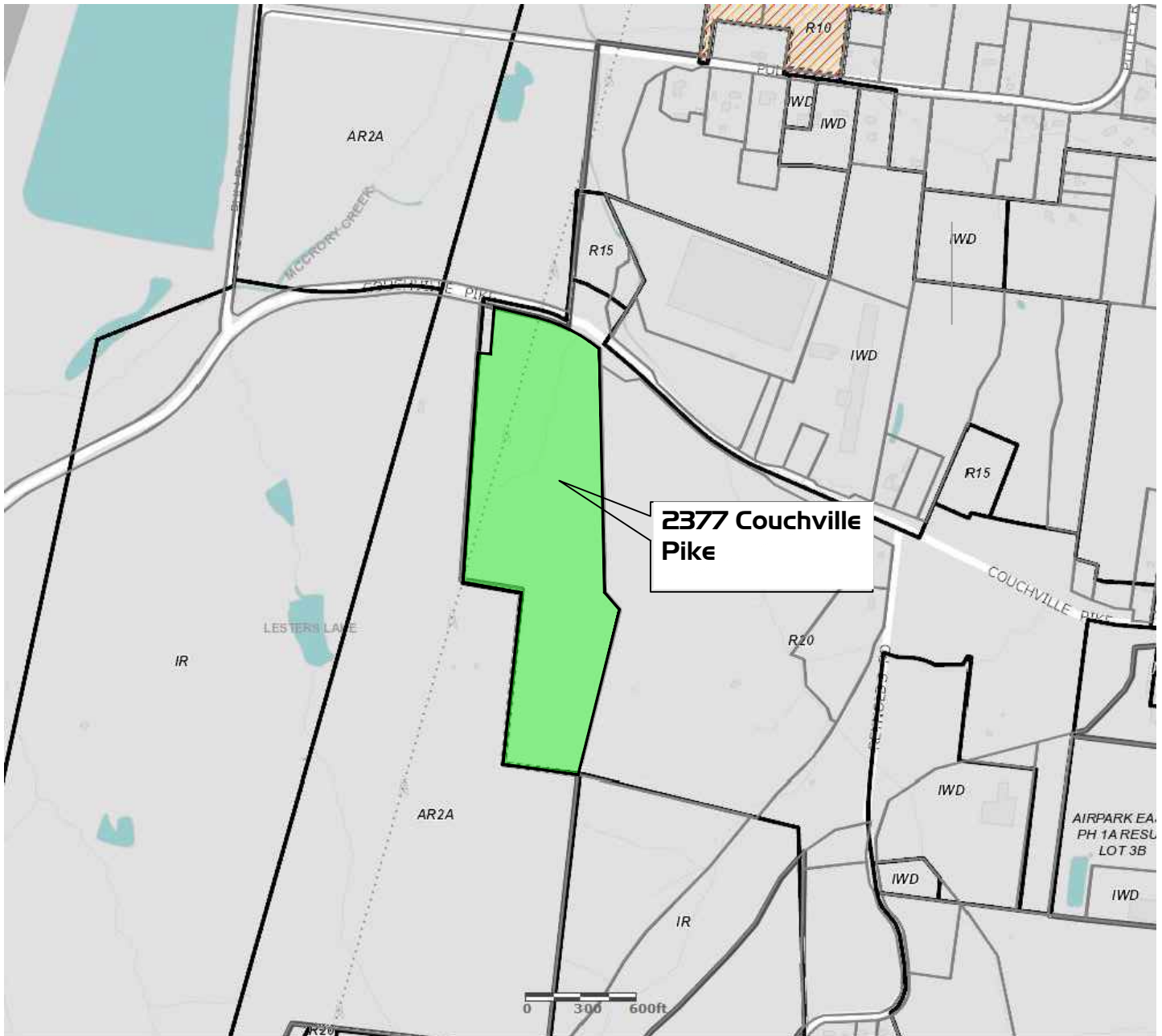
15. Adult entertainment
16. Racetrack
17. Sex club

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

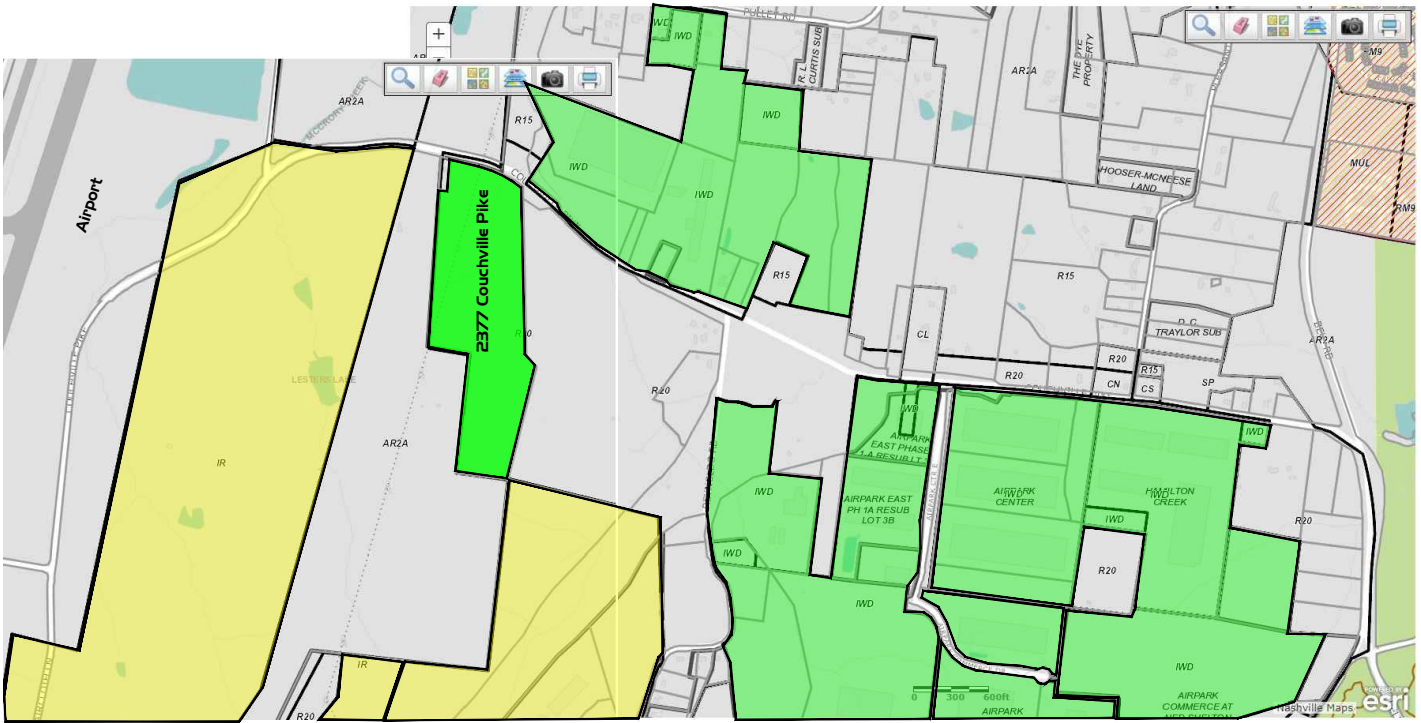


NOT TO SCALE

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

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Requested Zoning: Regulatory SP in green
Existing Zoning: IWD in light green
Existing Zoning IR in light yellow



NOT TO SCALE

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