



The intent of this SP district is to allow for property located at 2110 Meharry Boulevard (Map 92-3, Parcel 55) to be used in a manner that is consistent with the property’s Major Institutional Policy. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application.

Allowed Uses

Single-Family or Two-Family Residential, Coffee Shop, Small Scale Retail and Convenience, General and Medical Office.

Prohibited Uses

Automobile Convenience, Automobile Parking, Automobile repair, Automobile Sales (used or new), Car Wash, Bar or Nightclub, Custom Assembly, Donation Center Drop-Off, Funeral Home, Furniture Store, Hotel, Motel, Kennel/Stable, Liquor Sales, Major Appliance Repair, Mobile Storage Unit, Mobile Vendor, Restaurant (Fast Food), Restaurant (Take Out), Self-Service Storage, Wrecker Services, All Communication, Industrial, Transportation, Waste Management, Recreation and Entertainment, and Other uses listed in Metro Zoning Codes District Land Use Table (Section 17.08.030).

Access

Automobile access shall be provided from the rear only. No front access shall be allowed.

Parking Standards

- Parking standards shall be as stipulated in the Metro Zoning Code.
- On premise parking shall be located at the rear of the lot, and shall not be visible from Meharry Boulevard.
- On street parking is allowed.

Buffering

All adjacent residential uses shall be buffered from any parking by a solid fence of at least 6 feet in height. Fence shall be constructed of wood, brick or stone. No vinyl or barbed wire fence is allowed. *No fence of any type shall be located within the front yard.*

Signage

Signs shall not be lit in any way and shall be limited to *one* of the following:

1. Wall mounted sign not exceeding 12 Square Feet.
2. Free standing sign not more than 3 feet in height, and not exceeding 8 square feet.

Additions

Additions shall generally be in keeping with the existing building and existing residential building types in the immediate area. If additions are proposed, a final SP application and any applicable fee shall be submitted to the Planning Department for review and approval.

1. Additions shall generally be situated at the rear, and constructed in such a way that it will not disturb either front or side facades with the exception that the front porch may be expanded to allow for additional room for outside seating. The expansion shall not be covered.
2. Additions shall not enclose front porches.
3. Additions shall use same or similar exterior building materials as present on existing buildings.
4. Additions shall not exceed three stories in height.
5. *Shall not increase the building foot print over 25% of the total building area.*

New Construction

New construction shall generally be in keeping with existing residential building types in the immediate area. If new construction is proposed, a final SP application and any applicable fee shall be submitted to the Planning Department for review and approval.

- Foot print shall not exceed 25% of the total lot area.
- No structure shall exceed three stories in height.
- The front yard setback shall be a minimum of 5 feet and a maximum of 10 feet.
- Shall be clad with brick, stone or stucco. Other material such as clapboard, cement fiber or other similar materials may be used for accents and on gables.