

Bordeaux SP
Case No. 2015SP-060-001

General Plan Consistency

This Bordeaux SP application includes re-zoning requests for four parcels: 08000002900, 08000007300, 08000007400, and a portion of parcel 08000003500. Parcels 08000002900 and 08000007400 are vacant. Parcel 08000007300 contains an existing structure. A Metro-owned, long-term care facility and hospital sit on a portion of parcel 08000003500.

A Bordeaux Redevelopment District (redevelopment plan attached) will be proposed by MDHA to cover the parcels included in this Specific Plan application. The redevelopment district will be divided into two districts: a mixed-use district and a public facilities or open space district. The mixed-use district is approximately 192 acres, while the public facilities or open space district is approximately 334 acres.

Within the mixed-use district, future residential developments shall not exceed 20 units per acre with a maximum of 1,500 housing units. Future commercial development shall not exceed 80,000 square feet in total. Residential and commercial developments must comply with MDHA Design Principles for Redevelopment Districts (attached) and be approved by the MDHA Design Review Committee. The public facilities or open space district shall be reserved for open space and public facilities as needed.

The fallback zoning for both districts is MUN-A.

Land Use Table

Permitted Uses

- Assisted living facilities
- Bike trails
- Community gardens
- Community or youth development center
- Cultural and educational facilities
- Daycares
- Detached, single-family dwellings, multi-family dwellings, and duplexes
- Farmers' market
- General retail
- Hospitals
- Medical offices
- Museums
- Nursing homes
- Offices
- Pharmacies
- Public facilities and parks
- Religious institutions
- Restaurants (without drive-through service)
- Retirement or senior living facilities
- Service retail
- Single-family and multi-family dwellings
- Theaters (movies and live performances)
- Water recreational facilities

Conditional Uses

The following uses may be permitted in the Mixed Use District if it is so designed, located and proposed to be compatible with surrounding land uses and operated such that the public health, safety, and welfare will be protected and will not adversely affect other property in the area.

- Artisan distillery
- Light manufacturing
- Microbrewery
- Parking structures (freestanding)
- Research service
- Restaurant with outdoor, live entertainment

Development Standards

Within the mixed-use district, future residential developments shall not exceed a maximum of 1,500 housing units. Future commercial development shall not exceed 80,000 square feet in total. Residential and commercial developments must comply with MDHA Design Principles for Redevelopment Districts (attached) and be approved by the MDHA Design Review Committee. The public facilities or open space district shall be reserved for open space and public facilities as needed.

The bulk standards for the mixed-use district are consistent with MUN-A zoning and are as follows:

	MUN-A
Minimum Lot Area	None
Maximum Density	Doesn't apply
Maximum FAR	0.60
Maximum ISR	0.80
Minimum Rear Setback	20 feet
Minimum Side Setback	None required
Maximum Height in Build-to-Zone	3 stories in 45 feet
Minimum Step-back	15 feet
Maximum Height	4 stories in 60 feet
Build-to-Zone	5-15 feet

A residential transition district sits to the west of the Bordeaux Hills residential, single-family neighborhood. It is depicted in dark blue on the attached Land Use Map. This district shall contain townhouses, multi-family housing, or similar housing types to connect the existing neighborhood to new, more intense development. This district covers approximately seven acres, but its size could change based on development needs. Residential development in this district shall not exceed 20 units per acre.

Retaining walls greater than five feet in height shall be prohibited. Disturbance of the site due to grading shall be limited.

Parcel 08000004600, sitting to the west of the Bordeaux Redevelopment District, is owned by the Nashville Gas Company. It has not been included in the Redevelopment District to provide a buffer zone around its operations.

Specific site plans for building/structure types are not available at the time of this application.

Preliminary Development Plan

See attached Bordeaux Redevelopment Plan for details.

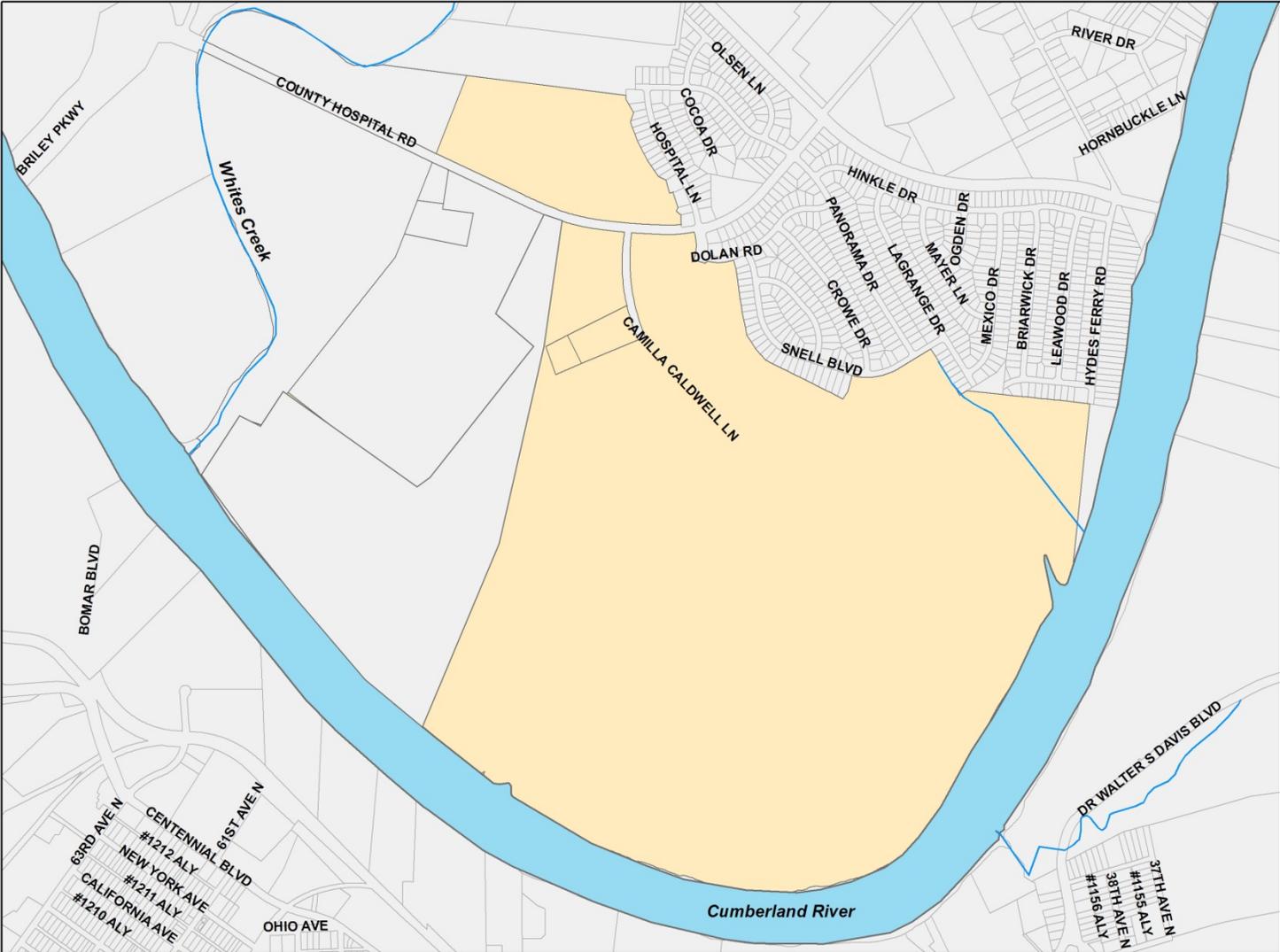
The location of future roads and potential roadway connections are not available at the time of this application. The location of roads shall be determined with the final site plan and shall be consistent with the community plan policies.

Development & Phasing Schedule

A detailed development and phasing schedule is not available at the time of this application.

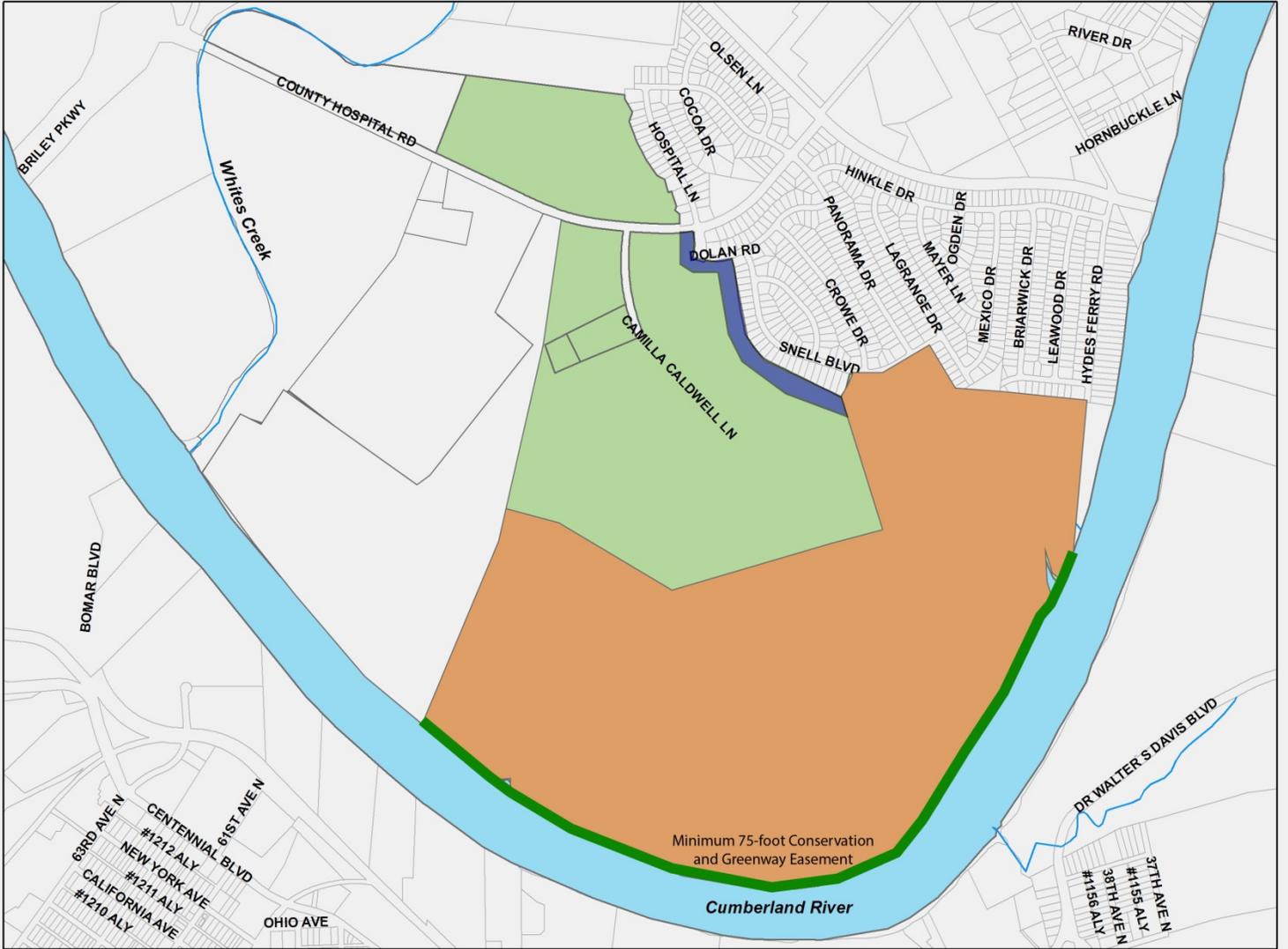
The timing of the dedication of the Conservation and Greenway Easement shall be determined with the first final site plan. Its potential location is depicted as a green line along the Cumberland River on the attached Land Use Map. It is labeled “Minimum 75-foot Conservation and Greenway Easement.”

Map of Parcels 08000002900, 08000007300, 08000007400, and Part of Parcel 08000003500



Land Use Map

Parcels 08000002900, 08000007300, 08000007400, and Part of Parcel 08000003500



Public Facilities or Open Space
 Mixed-Use District
 Residential Transition District

N
 0 0.25 0.5 Miles