GALLATIN PIKE IMPROVEMENT DISTRICT

Specific Plan

Illustration by Ben Johnson

with proposed amendments as per Council ordinance BL2009-476 as of June 1, 2009

As adopted by the Metropolitan Council in BL2007-1523 on July 17, 2007; and Substitute BL2008-198 on August 19, 2008.

Metropolitan Planning Department

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I. Intent of the Plan and Goals

The Specific Plan (SP) District is a zoning district that is intended to implement the context-sensitive design and land use compatibility provisions of the General Plan. This SP encompasses all parcels of land that abut either side of Main Street / Gallatin Pike, from South 5th Street to the south side of Briley Parkway, except for those parcels located within the Institutional Overlay for the Nashville Auto Diesel College and Planned Unit Developments adopted pursuant to BL2003-82 and BL2005-881. The land use policies vary along this corridor, and the SP district standards are guided by the land use policies adopted for each segment of the corridor. Development standards have been created for various issues including building design and placement, signage, parking and access, landscaping, and land use restrictions.

The goals for this Specific Plan originated from the district Metro Councilmembers who represent the areas through which Main Street and Gallatin Pike pass. Those goals served as the guiding principles in the development of the general standards contained within this document.

The goals of this Specific Plan are as follows:

- To reduce visual clutter from signage along the corridor.
- To improve the aesthetics and economic viability of the corridor by using zoning to discourage land uses perceived to have a negative impact on the surrounding community.
- To minimize the impact of parking facilities within the study area.
- To encourage walking, cycling, and transit as viable transportation options, by providing a mix of uses and promoting construction of a system of sidewalks and transit shelters.
- To provide parking for those who live, work, and shop in the study area in a manner that does not dominate the street and is sensitive to the pedestrian environment.
- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- To provide for the daily needs of residents and visitors by providing pedestrian friendly neighborhood centers in strategic locations along the corridor.

II. How to Use this Plan

A. General Provisions

This document establishes the land use and design standards for the properties contained within the Main Street/Gallatin Pike SP. The SP district is divided into three separate subdistricts that reflect the context of each section. Within each subdistrict, the following elements are present:

- **Development guidelines** – used to explain the design intent of the SP district. Future development is intended to be consistent with the development guidelines, but they are not regulatory in nature.

- **System regulations** – address "systems" within the SP district (transportation, parking, and access; streetscape; signage; and landscaping and buffering) to insure consistent development within each subdistrict. For each subdistrict, goals and standards are provided for each system category. The goals describe the intent of the SP for each system within the subdistrict and the standards provide the framework to achieve the goals. The standards are regulatory and all future development within the SP district must be consistent with the system standards for the subdistrict where it is located.

- **Building standards** – specify standards for height, physical configuration, and design characteristics that are required for new buildings constructed within the SP district. While many different building types would be appropriate within each subdistrict, there are requirements that all new buildings within the SP district must meet. The standards are presented through text, graphic representations, and photographic examples of buildings consistent with the standards. These standards are regulatory and all future buildings within the SP must be consistent with them.

- **Land Uses** – set out the permitted and excluded land uses for each subdistrict. In general, the permitted land uses for each subdistrict are intended to be consistent with the applicable Community Plan adopted by the Metro Planning Commission, including any Detailed Neighborhood Design Plan that may apply. The permitted and excluded land uses are regulatory and all future development within the SP district must be consistent with them.

Signage standards – In addition to the specific requirements for each subdistrict, general sign standards are provided in a separate section. The sign standards are regulatory and all future development within any portion of the SP must be consistent with them.

All provisions described above as regulatory in nature have the same force and effect as, but are variations from, the standards set forth for the base zone districts in the zoning regulations of the Metro Code. Any final development construction plans submitted for approval under the SP will be reviewed for adherence to these provisions.

Final site plans shall be submitted in the future for any development within the boundary of the SP. Final site plans shall consist of a detailed set of construction plans that fully demonstrate compliance with the SP and shall specifically describe the nature and scope of development to serve as the basis for the issuance of permits by the Codes Department and all other applicable Metro departments.

Prior to applying for a building permit, applicants shall submit to the Planning Department four complete sets of final construction documents, including site plan and landscape plan, for review and approval prior to the issuance of permits.

Applicants are encouraged to work with Planning staff early in the design and development process. Where obvious physical constraints exist on a site within the SP, Metro Planning staff will review alternative design solutions as they relate to the intent of the SP for that subdistrict. Where a single use or function spans more than one sub-district, planning staff will explore with the applicant alternative solutions that achieve the design intent of the SP.

see next page for proposed replacement language

deleted completely

B. Application of Guidelines, Standards, and Regulations

1. When do the guidelines, standards, and regulations apply?

~~The development guidelines, system regulations, and building standards of this SP shall apply to the redevelopment of property when the provisions of paragraphs a. or b. below are met.~~

~~a. The value of any one building permit is twenty-five percent, or the value of multiple building permits during any five-year period is fifty percent of the value of all improvements on the lot prior to application for the building permit; or~~

~~b. The total building square footage of any one expansion is twenty-five percent, or the total building square footage of multiple expansions during any five-year period is fifty percent of the total building square footage of all improvements on the lot prior to expansion.~~

~~c. For the purposes of paragraph a., above, the "value of all improvements on the lot prior to application for the building permit" initially will be determined by reference to the official records of the Davidson County Assessor of Property. If the improvements on the lot currently meet Metro Code standards, then the owner may, at their option, submit a commercially acceptable estimate of the replacement cost of the improvements, which may be used as an alternate method to determine their value.~~

~~d. Notwithstanding paragraphs a. and b., above, all signage provisions contained in this SP shall apply to all sign-related permits. If a nonconforming sign is damaged, however, the issuance of a permit for repairs to the sign to restore the sign to its pre-damage condition shall not require compliance with the standards contained in this SP.~~

~~2. Standards for side streets~~

~~For any parcel located within the SP district, the development guidelines, system regulations, and building standards listed above apply to the Gallatin Pike frontage and any side street frontage to a maximum of 150 feet from the intersection of the side street with Gallatin Pike. The land uses and signage standards apply to all property located within the SP district. The standard provisions for the zoning district identified in the land use table for each subdistrict shall control the development guidlines, system regulations and building standards for any frontage on a side street within the SP district. The owner of a parcel located within the SP district, may, however, choose to utilize the developement guidelines, system regulations, and building standards contained in this SP for any side street located within the SP district.~~

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~~3.~~ Land uses and bulk regulations

D

The permitted and excluded land uses contained in Section ~~E~~ for each subdistrict contained herein shall apply to all properties located within the SP district upon adoption of this SP ordinance by the Metro Council. The bulk regulations for all properties located within the SP district shall be determined by reference to the zone districts included in the land use table in Section ~~E~~ for each subdistrict.

D

3

~~4.~~ Requests that do not meet the standards of this specific plan

Any variations from System Regulations or Building Standards that meet the intent of this document may be approved by the Executive Director of the Planning Department. Any variations or requested changes to the System Regulations or Building Standards that do not meet the intent of this document must be approved by Metro Council.

PROPOSED LANGUAGE

1. When do the guidelines, standards, and regulations apply?

The Gallatin Pike Improvement District SP does not apply to all building permits; however, *it does apply to all sign permits*. The SP allow for property owners to utilize existing nonconforming structures, but new construction, generally, shall meet all the provisions of this SP.

A. Full compliance with all the SP provisions shall be required as follows:
   a. New Construction – All new construction. When an existing nonconforming structure on property with multiple structures is being demolished only the new structure shall be in compliance with the guidelines, regulations and standards of this SP. When a portion of an existing nonconforming structure is being demolished then the replacement structure shall bring the overall structure more into compliance with the guidelines, regulations and standards of this SP.
   b. Expansion –A single expansion increases the gross floor area by twenty-five percent or more, or multiple expansions over any five-year period increases the gross floor area for all structures on a property by fifty percent or more of the total gross floor area of all improvements on the property prior to expansion.
   c. Damage or Destruction –Damage of a nonconforming structure exceeds fifty percent of the total gross floor area.

B. Compliance with Standards 1.1, 4.1, 4.2, 4.3 and 4.4 of the system regulations is required for minor expansions provided that:
   a. A single expansion or multiple expansions are less than twenty-five percent of the total gross floor area of all improvements on the property prior to July 17, 2007.
   b. The expansion is not on the front of a structure unless the proposed expansion would bring the structure more into compliance with the guidelines, regulations and standards of this SP.

C. Compliance with the SP provisions *is not* required for the utilization of existing nonconforming structures provided there is no expansion to a nonconforming structure. While this SP does allow property with existing nonconforming structures to be utilized, the reuse of the property must meet the following standards:
   a. Use – All proposed uses must be permitted as specified in Section D. for each Subdistrict. If the Zoning Administrator determines that a use is legally nonconforming as specified by 17.40.650 of the Metro Zoning Code then the use shall be permitted.
   b. Parking – Parking shall meet the minimum requirements of Section 17.20 of the Metro Zoning Code. In instances where the minimum parking requirements cannot be met then planning staff under the direction of the Executive Director of the Planning Department may permit adequate alternatives.

D. All signage shall require a sign permit. The signage standards contained in this SP shall apply to all sign-related permits. If a nonconforming sign is damaged, however, the issuance of a permit for repairs to the sign to restore the sign to its pre-damage condition shall not require compliance with the standards contained in this SP.

To the extent that the provisions of this SP are inconsistent or in conflict with the provisions of any Planned Unit Development that is within the boundaries of this SP, the provisions of this SP shall be controlling.

In this SP district, an existing nonconforming use may be changed to a new nonconforming use upon a determination by the Metro Planning Commission that the new nonconforming use will be more compatible with surrounding land uses than the existing nonconforming use.

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~~5.~~ Historic buildings

The requirements provisions of this SP shall not apply to any property identified by the Metropolitan Historical Commission as either listed or eligible for listing on the National Register of Historic Places, to the extent that said requirements are determined by the Metro Historic Zoning Commission staff to be contrary to preservation of the historic character of a property. All Development Guidelines, System Regulations, Building Standards, and Signage Standards that are not determined by the Metro Historic Zoning Commission staff to be contrary to preservation of the historic character of the property shall remain in force as with any other property included within the boundaries of the SP district.

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~~6.~~ Civic uses

Civic buildings such as community and public facilities play an important role along the Gallatin Pike corridor. A civic building is a building used for purposes that are public in nature. For purposes of this SP district, a "civic building" shall include:

- schools
- libraries
- other government buildings, and
- religious and institutional uses.

Civic buildings may also include special public/ private partnership projects intended to serve a public function.

Civic buildings should act as community landmarks utilizing key sites and designed to provide architectural emphasis through materials, massing and detail. It is expected that the scale and architectural sophistication of these buildings will match their civic importance. Therefore, to achieve the intended character reflective of civic buildings, such buildings shall not be required to adhere to the Building Standards contained in this SP district. Where possible, civic buildings shall be located and designed to terminate vistas or serve as key focal points in the neighborhood. Civic buildings should be of sufficient design quality to create visual anchors for the community. The front elevations of civic buildings and the massing should emphasize the human scale and the pedestrian environment.

All other standards of this Specific Plan not in conflict with this section shall apply to Civic buildings.

Any new civic building must meet the following Civic Building Standards to the greatest degree practical.

For any addition to a civic building where the total building square footage of any one expansion is twenty-five percent, or the total building square footage of multiple expansions during any five-year period is fifty percent of the total building square footage of all improvements on the lot prior to expansion, such expansion must meet the following Civic Building Standards to the greatest degree practical and any such alteration shall work toward achievement of these standards.

Civic Building Standards

a. Civic buildings shall be built so that they either terminate a street vista or are located at intersections or other prominent focal point.
b. Except for the presence of unique or anomalous lot configurations, civic buildings shall engage the principal facade with the sidewalk and public space of the street. Generally, building and street facades must extend parallel to frontage property lines.
c. The front elevations facing the street and the overall massing shall emphasize the pedestrian environment.
d. The primary building entrance shall face and provide direct access to Gallatin Pike.
e. Civic Buildings shall be located to be the predominant on-site use with any on-site parking secondary to and located beside or behind the building at locations screened or otherwise designed so as not to detract from the design and impression of the civic building from the street.
    i. Civic buildings shall not be set back on the lot behind a standard parking lot; however, a plaza may be used for occasional parking and front-of-building drop-off.
    ii. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
f. Buildings shall be compatible in size and scale with adjacent residential buildings.
g. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls.
h. Mechanical equipment at ground level shall be screened from view on the street by an opaque screen.

III. Site Description

The Main Street/Gallatin Pike Specific Plan is located along the corridor of Main Street and Gallatin Pike from its intersection with South 5th Street on the southern end, to the south side of Briley Parkway on the northern end. Every parcel of land with any frontage along this street is included within the SP plan, except for those parcels located within the Institutional Overlay for the Nashville Auto Diesel College and Planned Unit Developments adopted pursuant to BL2003-82 and BL2005-881. The properties subject to this SP zoning district are those parcels or portions of parcels shown in the shaded area on the maps attached hereto as Exhibits 1 through 3. The SP district ~~is comprised of 766 individual parcels, or portions of parcels, containing~~ contains approximately ~~1,179~~ 266 acres. The SP is located entirely within Davidson County's *East Nashville* and *Madison Community Plan* area. The corridor currently consists of a wide variety of development, ranging from single-family homes and offices in converted houses, to large retail stores.

Because the character of the corridor changes as one travels along it, the SP has been divided into three separate subdistricts to reflect the context of each section. The subdistricts are:

1. South 5th Street to Douglas Avenue;
2. Douglas Avenue to Inglewood railroad overpass;
3. Inglewood railroad overpass to Briley Parkway

600 Main Street

2400 block Gallatin Avenue, looking north

3400 block Gallatin Pike, looking north

Exhibit 1
Subdistrict 1: Properties Included

Exhibit 2
Subdistrict 2: Properties Included

Exhibit 3
Subdistrict 3: Properties Included

Wall mounted building signs provide information at a pedestrian scale.

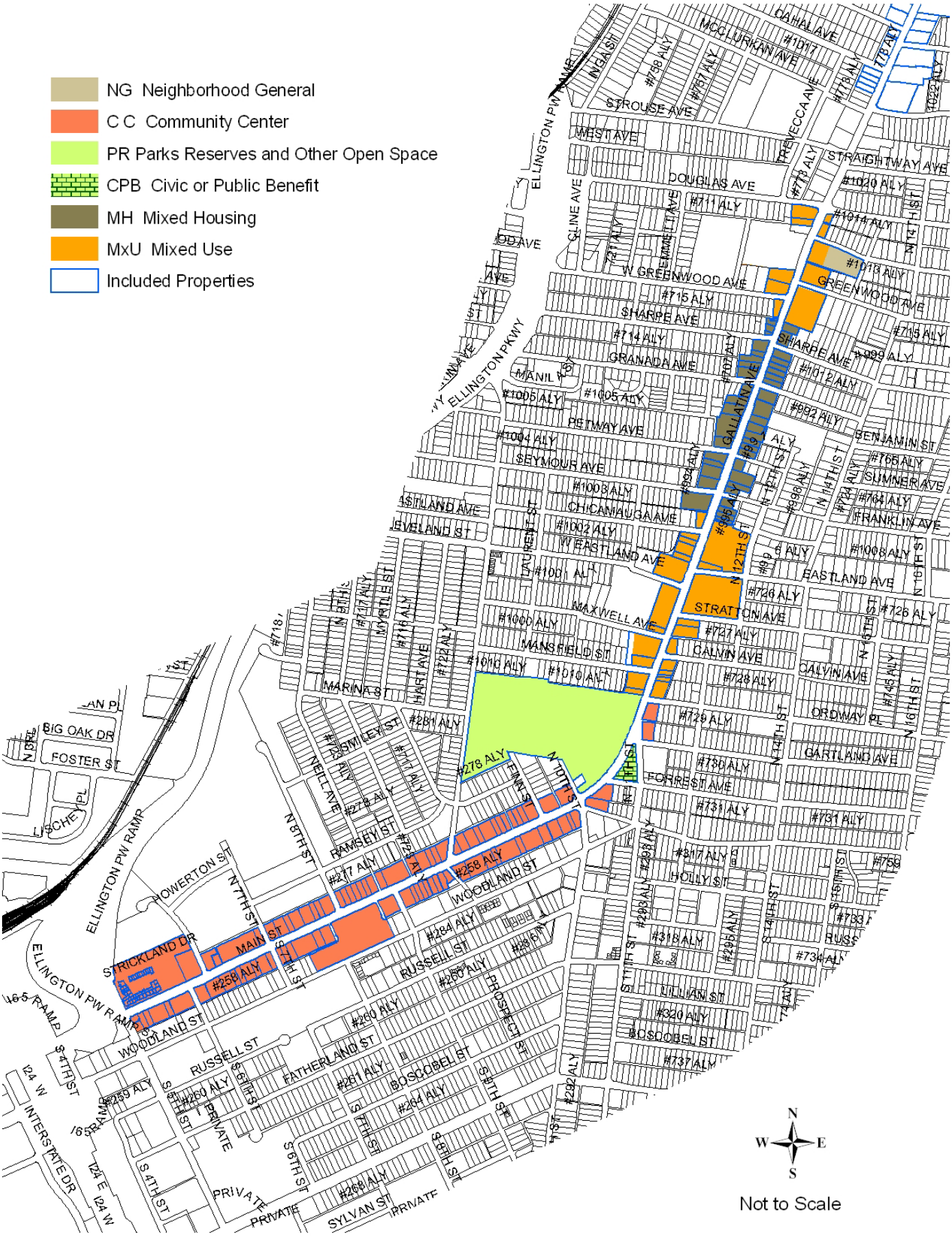
South 5th Street to Douglas Avenue

A. Development Guidelines

These development guidelines describe development scenarios that utilize the standards found elsewhere in this document. The development guidelines should be reviewed as a guide for appropriate building placement, parking arrangement, signage, landscaping, and street design. The development guidelines were created with traditional planning principles to provide a more walkable, integrated community with a true sense of place. To create this integrated community with a unique sense of place, new development must embrace the following basic principles within Subdistrict 1:

- Encourage meaningful transportation options, with priority for transit and pedestrians
- Provide vehicular access from side streets and alleys to minimize conflict points
- Provide on street parking, as approved by Metro Public Works
- Locate off street parking behind buildings and screened from public view if it must be placed beside buildings
- Encourage development with shallow to nonexistent setbacks – pedestrian oriented
- Create an urban streetscape with wide sidewalks, bulb-outs where appropriate, formal street trees, building entrances that face the street, underground utilities, and formal street furniture
- Provide pedestrian scale lighting
- Encourage a mixture of uses as guided by the Detailed Land Use Policies included in the East Nashville Community Plan.

Subdistrict 1: Gallatin Pike SP Land Use Map



B. System Regulations

1. Transportation, Parking & Access

Goal: To encourage meaningful transportation options, with a priority for pedestrians, bicyclists, and transit.

Standards:

1.1 Vehicular access to lots shall be from side streets and alleys, where available.

1.2 All new development shall provide cross access for parking and circulation to minimize conflict points.

1.3 Provide on-street parking with any new street improvements, as approved by Metro Public Works.

1.4 Locate off street parking behind buildings, or screen from public view if it must be placed beside buildings.

2. Streetscape

Goal: To create a streetscape that provides an attractive and safe environment for all users, with an emphasis on pedestrians.

Standards:

2.1 Provide an urban streetscape with wide sidewalks and bulb-outs where approved by Metro Public Works.

2.2 Accommodate transit with the addition of bus shelters and other improvements.

2.3 Locate utilities underground or along alleys behind buildings.

2.4 Add formal street tree plantings and formal street furniture such as trash receptacles and benches.

2.5 Use lighting that serves both pedestrians and vehicles.

2.6 Locate and/or screen utility boxes from public view whenever possible.

3. Signage

Goal: To assist those who live, work, and shop within the SP area in finding destinations, while preventing visual clutter that threatens traffic safety and is harmful to the appearance of the community.

Standards:

3.1 All signs must be building-mounted and pedestrian scale. Monument signs that comply with Section VII "Signage Standards" may be used if 1) a minimum of 60% of the total building frontage along Gallatin Pike is set back 100 or more feet from the property boundary along the right of way, and 2) there is a pre-existing pole sign or other prohibited sign on the property that will be replaced with the monument sign.

3.2 Place and illuminate signs in a manner that is appropriate for promoting a pedestrian environment. No back lit, or internally lit signs.

3.3 When possible, design signs as an integral part of the overall building design rather than as add-ons to the building.

3.4 Construct signs with durable materials that are easy to maintain.

Landscaping provides visual relief in urban settings.

4. Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Objectives:

4.1 Screen parking areas where they face a public street to minimize the visual impact of parked vehicles.

4.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from public streets.

4.3 Plant street trees to soften architecture and provide shade and comfort to pedestrians.

4.4 Fences and walls in front of buildings must be constructed of wood, brick, masonry, vinyl, ornamental iron or aluminum, or similar materials in a manner that complements the primary building's materials and design and may not exceed a height of four (4) feet. No chain link fencing shall be permitted in front of any buidling.

NOTE: Certain pictures throughout the document have been replaced with images that are clearer or better illustrate the intended issue.

Example of new development with appropriate massing and scale.

Example of big box retail conforming to appropriate urban design standards.

C. Building Standards

Subdistrict 1 is intended to promote a boulevard-style corridor with shallow to non-existent setbacks and building scale that reflects the urban context of the area and to provide for the daily needs of residents by offering pedestrian friendly neighborhood centers in strategic locations.

Building Regulations

These Building Regulations specify the types of development that are generally appropriate throughout Subdistrict 1. Concepts such as "Floor Area Ratio" used in the standard Zoning Code are replaced with height, setback, building placement, and massing requirements. Other specific standards are also included to provide a means of guiding the intensity of development intended within each area. Any new development within Subdistrict 1 must utilize the Building Regulations to determine the appropriate height, physical configuration, and design characteristics of buildings in the subdistrict.

Any variations from these Building Regulations that meet the intent of this document may be approved by the Metro Planning staff. Any variations or requested changes to the Building Regulations that do not meet the intent of this document must be approved by Metro Council.

Side (Corner Lots): 0' min. - 15' max on side street.

Side (Corner Lots): 0' min. - 15' max on side street

BUILDING REGULATIONS: Subdistrict 1.

- Setbacks.

Commercial-

Front: 0' min.- 5' max. (Additional setbacks may be required to accommodate outdoor dining, adequate pedestrian buffers, and wide sidewalks) .
Rear: 20' min.
Side: 0' min. for primary structures; 6' min. for parking along side streets.

Residential-

Front: 5' min.- 10' max.
Rear: 20' min.
Side: 5' min. for primary structures; 6' min. for parking along side streets.

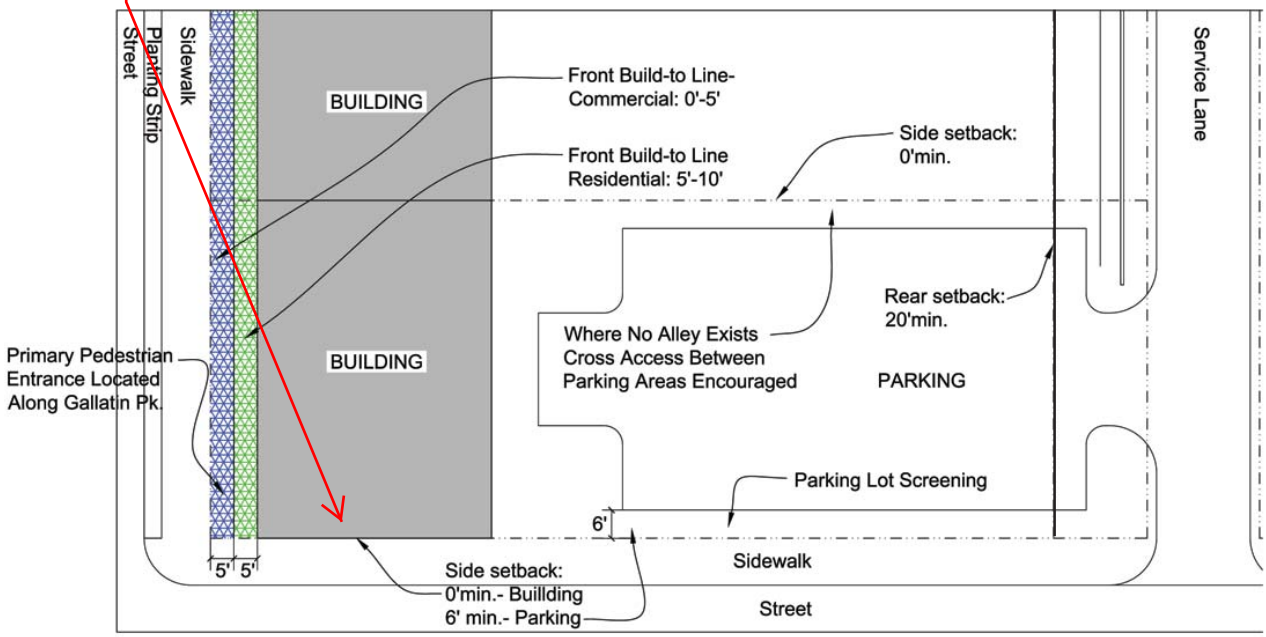
- Height
  - 20'min. (14' min. first floor.) - Six Stories max. One story buildings permitted as long as facade facing Gallatin Pike appears to be two stories.

- Massing and Scale
  - A primary pedestrian/ customer entrance shall be located along Gallatin Rd. Minimum glazing requirement of 50 percent for 1st story, and 25 percent for all other stories.. Facades greater than 100 feet in length shall incorporate recesses and projections a min. of three feet in depth and a min. of 20 contiguous feet within each 100 feet of facade length..
- Streetscape
  - Street trees, on street parking where permitted, street furniture, etc.
- Signage
  - Building Sign - Projecting; Building Sign - Wall Mounted; Awning Sign; Monument sign, if permitted in paragraph 3.1 of the System Regulations. (See "Signage Standards" for additional signage regulations.)

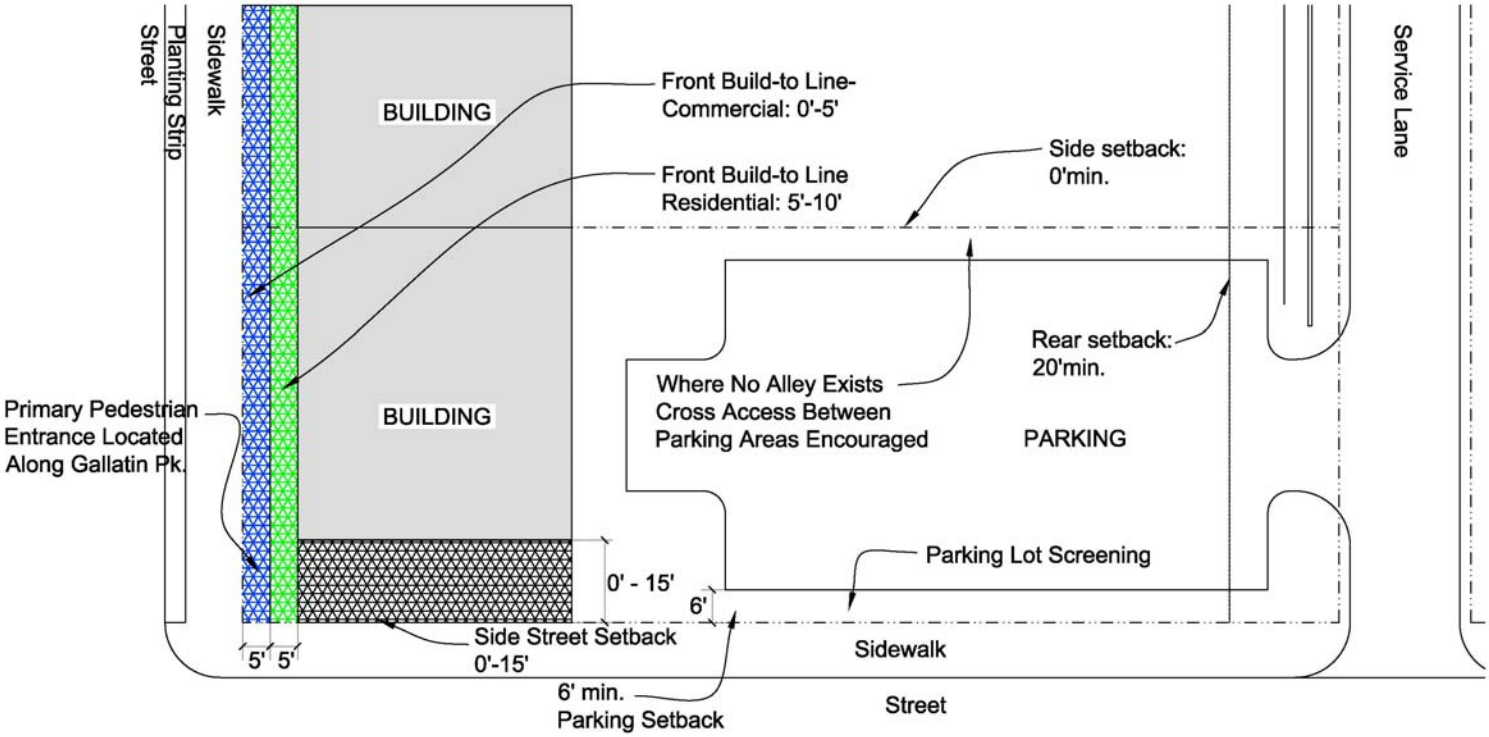
Exterior

- Building Materials
  - Not Permitted- All Plastics; Plywood; Unfinished Concrete Blocks; Metal ~~Buildings; Brightly Colored Exterior Siding~~.

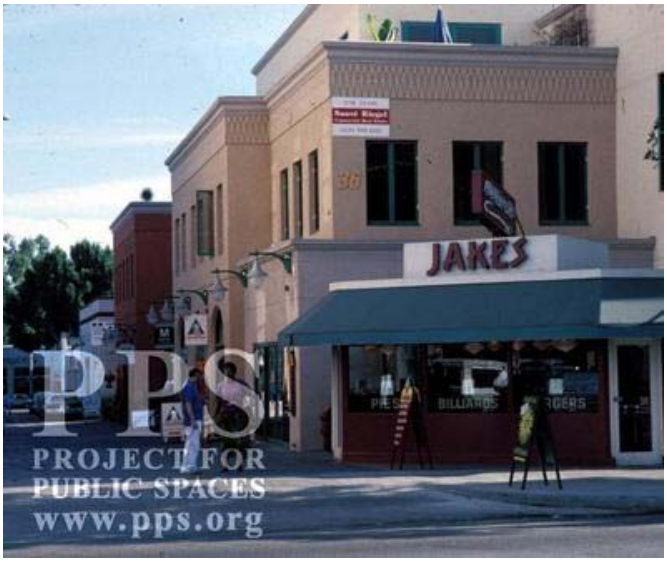
Replace drawing to add correct corner lot setbacks (see next page)



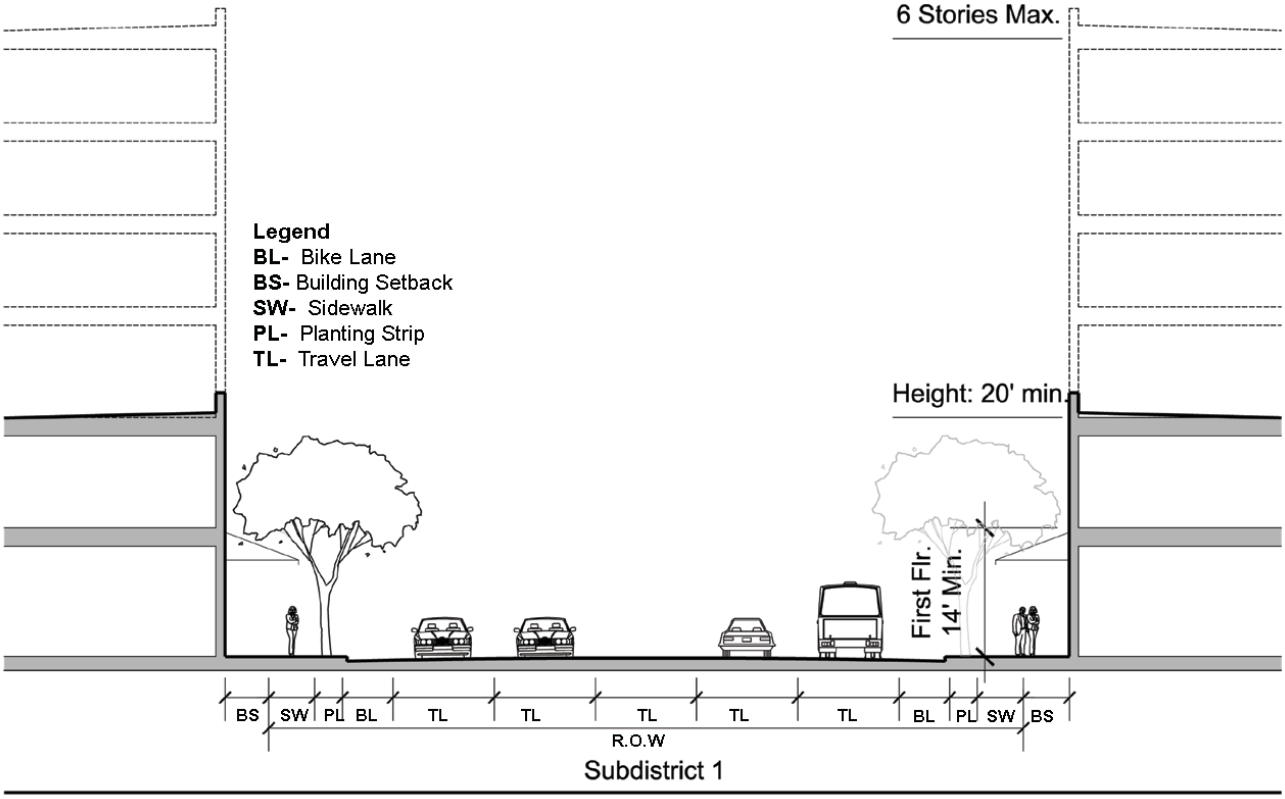
Proposed Subdistrict 1 Building Regulations with revised side street setback standards



Mixed-use buildings with outdoor dining contributes to the quality of public space.



Well defined entrances, appropriate window glazing, and pedestrian scaled lighting combine to create a walkability community.



Note: Building regulations are consistant with the general parameters for arterial thoroughfares as outlined in *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities.*

D. Land Uses

Unless specifically excluded here, the permitted land uses include only those listed in the land use policies found in the MDHA East Bank and Five Points Redevelopment Districts, where applicable.

In areas not regulated by an MDHA redevelopment plan and unless specifically excluded here, the land uses permitted in Subdistrict 1 shall be determined by reference to the zone districts listed in Table 1, below. The land use areas listed in Table 1 are those shown on the Land Use Map for Subdistrict 1 that is included in this Specific Plan.

Table 1

Subdistrict 1 Land Use Area	Zone District for Land Use Purposes
Community Center	n/a – all areas are included within MDHA redevelopment plans
Parks Reserves and Other Open Space	n/a – all Metro owned school property
Civic or Public Benefit	n/a – all areas are included within MDHA redevelopment plans
Mixed Housing	RM40*
Mixed Use	MUL
Neighborhood General	R6

* ~~In this land use area, retail, office, services, or other "active" uses are permitted on the first floor of any building provided that the building is multi-story and residential uses are included on all other levels of the building.~~

For the purposes of establishing bulk regulations for development that does not require application of the development guidelines, system regulations, and building standards contained in this SP district, the MUG zoning district shall apply to all areas designated as Community Center.

* In this land use area, new development may have retail, restaurant, office, personal care services or other "active" uses on the first floor provided that the building is multi-story, and residential uses are provided on all other levels. Stand alone residential, general office, medical office, financial institution or personal care services uses are allowed within existing nonconforming structures provided they are not expanded.

Excluded Uses

Notwithstanding any other provision in this SP, the following uses are expressly prohibited within the boundaries of Subdistrict 1:

- Adult bookstore
- Adult video store
- Heavy equipment sales and service
- Laundry plant
- Light manufacturing
- Mobile storage unit
- Automobile sales, new
- Automobile sales, used
- Automobile service
- Automobile repair
- Automobile parking (except as necessary for a land use permitted under this SP)
- Nonresidential drug treatment facility
- Pawn shops
- Temporary labor hall
- Title loan
- Warehouse
- Scrap operation
- Landfill, construction/demolition
- Landfill, sanitary
- Wrecker service
- Mobile home dwelling
- Correctional facility
- Carpet cleaning
- Major appliance repair
- Radio/satellite/TV tower
- Satellite dish
- Telephone services
- Power plant
- Reservoir/water tank
- Water/sewer pump station
- Racetrack

E. Standards not Specifically Included in this SP

In addition, 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 standard Zoning Code requirements of the district listed in Table 1 shall apply in Subdistrict 1.

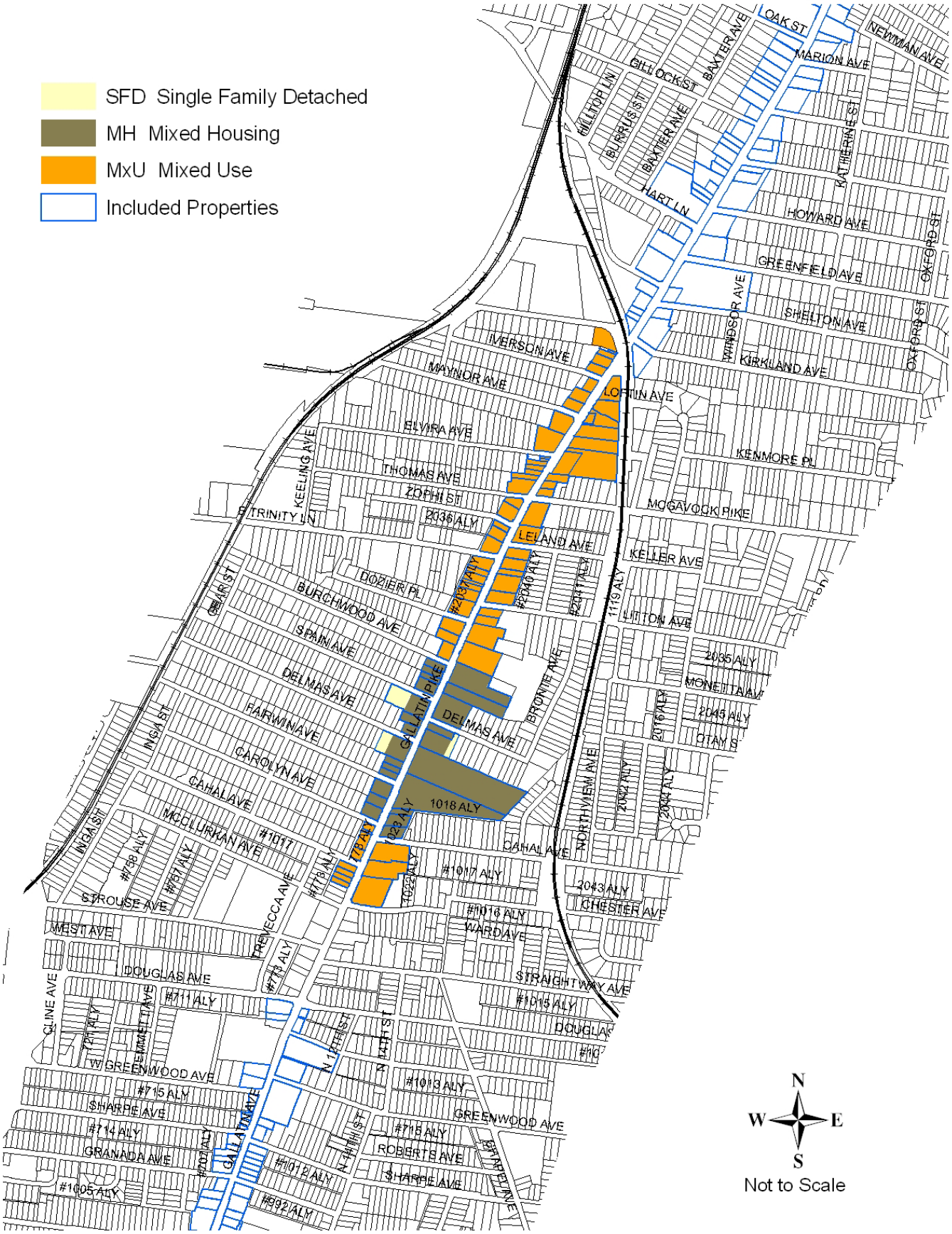
Planting beds between the sidewalk and street provide an additional level of comfort to pedestrians.

Douglas Ave. to Inglewood Railroad Overpass
A. Development Guidelines

These development guidelines describe development scenarios that utilize the standards found elsewhere in this document. The development guidelines should be reviewed as a guide for appropriate building placement, parking arrangement, signage, landscaping, and street design. The development guidelines were created with traditional planning principles to provide a more walkable, integrated community with a true sense of place. To create this integrated community with a unique sense of place, new development must embrace the following basic principles within Subdistrict 2:

- Encourage meaningful transportation options, with priority for transit and pedestrians
- Provide vehicular access from joint access points, side streets and alleys to minimize conflict points
- Allow selective on street parking, as approved by Metro Public Works
- Locate off street parking behind buildings and screened from public view if it must be placed beside buildings
- Encourage development with shallow to nonexistent setbacks – pedestrian oriented
- Create an urban streetscape with wide sidewalks, bulb-outs, formal street trees, building entrances that face the street, underground utilities, and formal street furniture
- Provide pedestrian scale lighting
- Encourage a mixture of uses as guided by the Detailed Land Use Policies included in the East Nashville Community Plan.

Subdistrict 2: Gallatin Pike SP Land Use Map



B. System Regulations

1. Transportation, Parking & Access

Goal: To encourage meaningful transportation options, with a priority for pedestrians, bicyclists, and transit.

Standards:

1.1 Vehicular access to lots shall be from joint access points, side streets and alleys to minimize conflict points.

1.2 With all new development, provide cross access for parking and circulation.

1.3 Provide on-street parking in selective locations, as approved by Metro Public Works.

1.4 Locate off street parking behind buildings, or screen from public view if it must be placed beside buildings.

2. Streetscape

Goal: To create a streetscape that provides an attractive and safe environment for all users, with an emphasis on comfort of pedestrians.

Standards:

2.1 Provide an urban streetscape with wide sidewalks and bulb-outs where approved by Metro Public Works.

2.2 Accommodate transit with the addition of bus shelters and other improvements.

2.3 Locate utilities underground or along alleys behind buildings.

2.4 Add formal street tree plantings and formal street furniture such as trash receptacles and benches.

2.5 Use pedestrian scale lighting.

2.6 Locate and/or screen utility boxes from public view whenever possible.

3. Signage

Goal: To assist those who live, work, and shop within the SP area in finding destinations, while preventing visual clutter that threatens traffic safety and is harmful to the appearance of the community.

Standards:

3.1 All signs must be building-mounted and pedestrian scale. Monument signs that comply with Section VII "Signage Standards" may be used if 1) a minimum of 60% of the total building frontage along Gallatin Pike is set back 100 or more feet from the property boundary along the right of way, and 2) there is a pre-existing pole sign or other prohibited sign on the property that will be replaced with the monument sign.

3.2 Place and illuminate signs in a manner that is appropriate for promoting a pedestrian environment. No back lit, or internally lit signs.

3.3 When possible, design signs as an integral part of the overall building design rather than as add-ons to the building.

3.4 Construct signs with durable materials that are easy to maintain.

4. Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Standards:

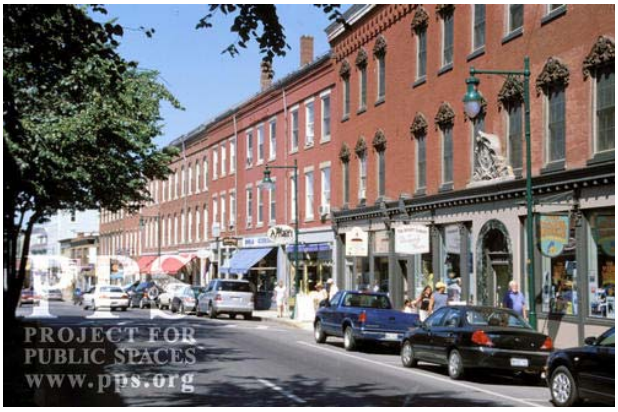
4.1 Screen parking areas where they face a public street to minimize the visual impact of parked vehicles.

4.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from public streets.

4.3 Plant street trees to soften architecture and provide shade and comfort to pedestrians.

4.4 Fences and walls in front of buildings must be constructed of wood, brick, masonry, vinyl, ornamental iron or aluminum, or similar materials in a manner that compliments the primary building's materials and design and may not exceed a height of four (4) feet. No chain link fencing shall be permitted in front of any building.

Pedestrian scaled lighting and on-street parking enhance the pedestrian experience.



Consistant building setbacks define the public realm.

C. Building Standards

Subdistrict 2 is intended to promote a boulevard-style corridor with shallow to non-existent setbacks and building scale that reflect the urban context of the area and to provide for the daily needs of residents and visitors by providing pedestrian friendly neighborhood centers in strategic locations.

Building Regulations

These Building Regulations specify the types of development that are generally appropriate throughout Subdistrict 2. Concepts such as "Floor Area Ratio" used in the standard Zoning Code are replaced with height, setback, building placement, and massing requirements. Other specific standards are also included to provide a means of guiding the intensity of development intended within each area. Any new development within Subdistrict 2 must utilize the Building Regulations to determine the appropriate height, physical configuration, and design characteristics of buildings in the subdistrict.

Side (Corner Lots): 0' min. - 15' max on side street

BUILDING REGULATIONS: Subdistrict 2.

Side (Corner Lots): 0' min. - 15' max on side street

- Setbacks.

Commercial-

Front: 0' min.- 5' max. (Additional setbacks may be required to accommodate outdoor dining, adequate pedestrian buffers, and wide sidewalks.)
Rear: 20' min.
Side: 0' min. for primary structures; 6' min. for parking along side streets.

Residential-

Front: 5' min.- 10' max.
Rear: 20' min.
Side: 5' min. for primary structures; 6' min. for parking along side streets.

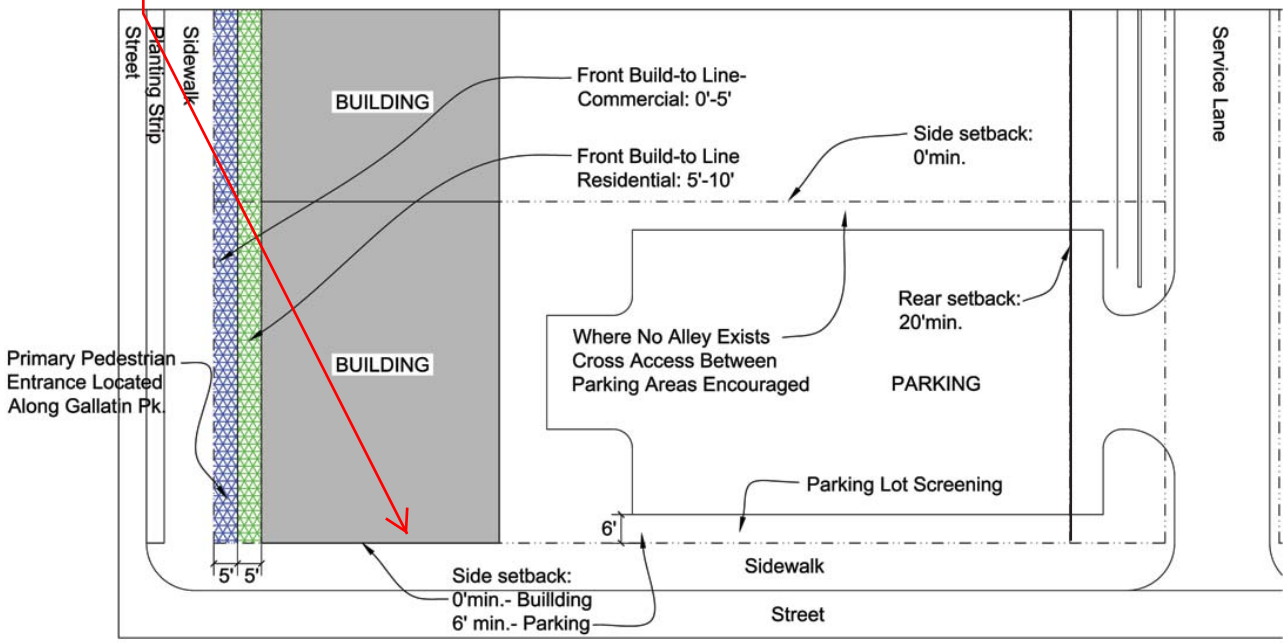
- Height
  - 20'min. (14' min. first floor.) - Six Stories max. One story buildings permitted as long as facadefacing Gallatin Pike appears to be two stories.

- Massing and Scale
  - A primary pedestrian/ customer entrance shall be located along Gallatin Rd. Minimum glazing requirement of 50 percent for 1st story, and 25 percent for all other stories. Facades greater than 100 feet in length shall incorporate recesses and projections a min. of three feet in depth and a min. of 20 contiguous feet within each 100 feet of facade length..
- Streetscape
  - Street trees, on street parking where permitted, street furniture, etc.
- Signage
  - Building Sign - Projecting; Building Sign - Wall Mounted; Awning Sign; Monument sign, if permitted in paragraph 3.1 of the System Regulations. (See "Sig nage Standards" for additional signage regulation.)

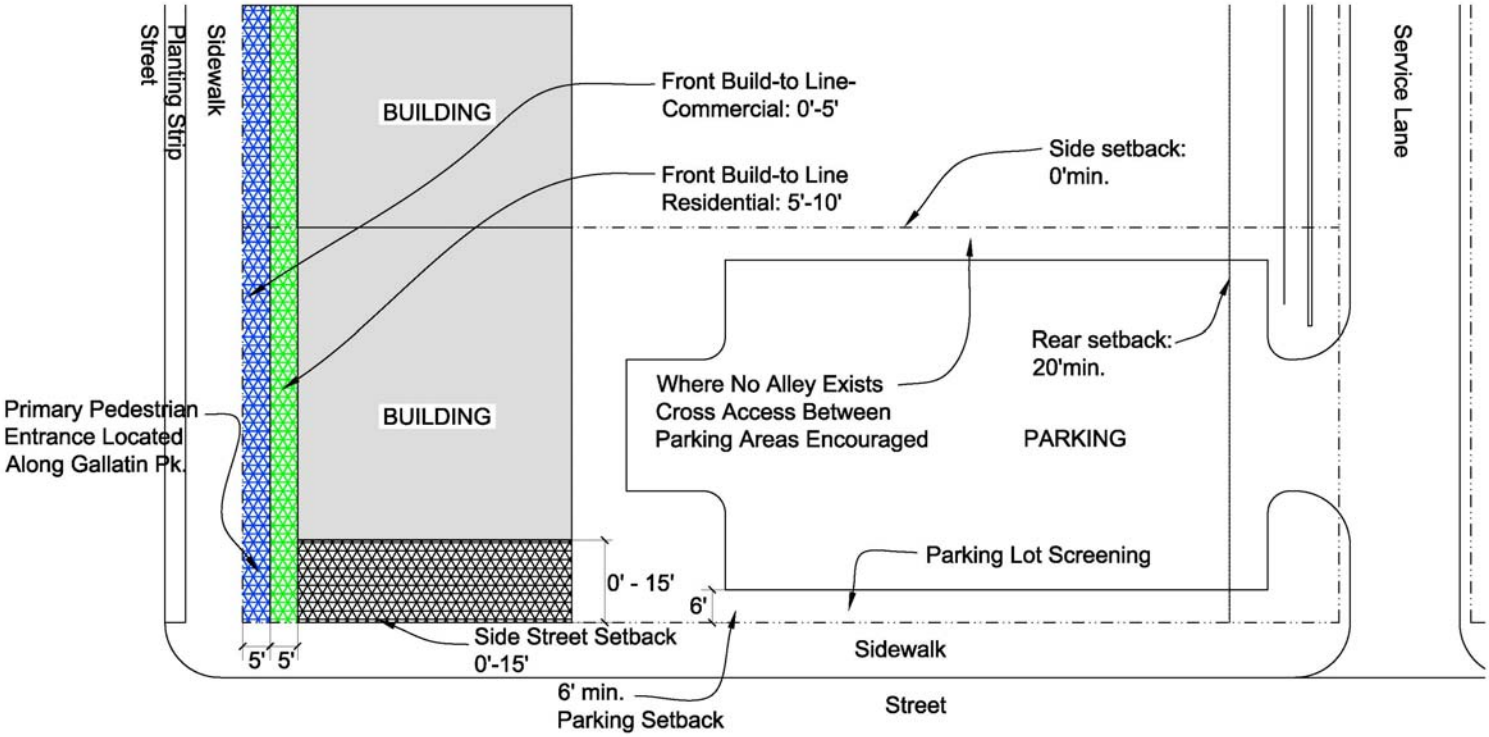
Exterior

- Building Materials
  - Not Permitted- All Plastics; Plywood; Unfinished Concrete Blocks; Metal ~~Buildings; Brightly Colored Exterior Siding~~.

Replace drawing to add correct corner lot setbacks (see next page)

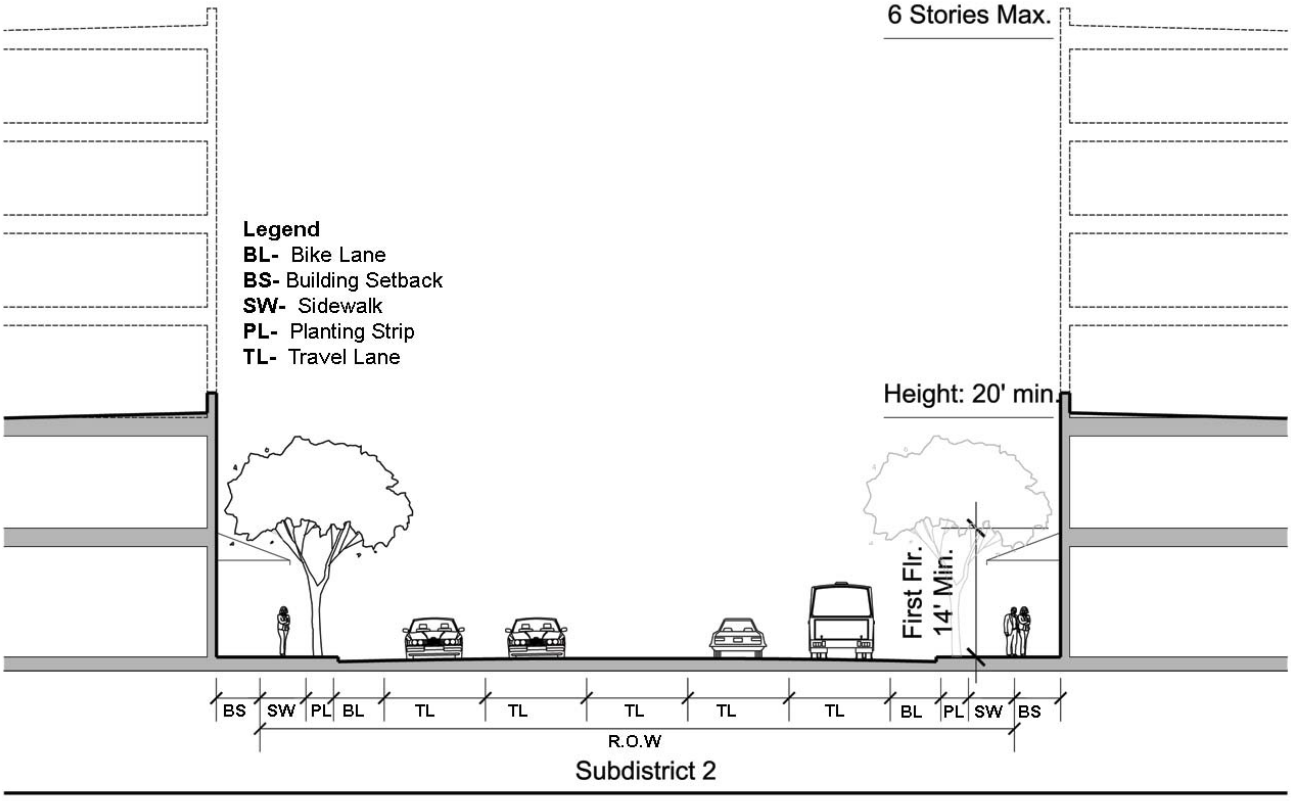


Proposed Subdistrict 2 Building Regulations with revised side street setback standards



Residential development has slightly deeper setbacks to help seperate the public and private realm.

Continuous awnings provide pedesrians with protection from the elements.



Note: Building regulations are consistant with the general parameters for arterial thoroughfares as outlined in *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities.*

D. Land Uses

Except as specifically excluded herein or as specifically permitted in Appendix III of this SP, the land uses permitted in Subdistrict 2 shall be determined by reference to the zone districts listed in Table 2, below. The land use areas listed in Table 2 are those shown on the Land Use Map for Subdistrict 2 that is included in this Specific

Table 2

Subdistrict 2 Land Use Area	Zone District for Land Use Purposes
Mixed Housing	RM40*
Mixed Use	MUL
Single Family Detached	RS5

* ~~In this land use area, retail, office, services, or other "active" uses are permitted on the first floor of any building provided that the building is multi-story and residential uses are included on all other levels of the building.~~

Excluded Uses

- Adult bookstore
- Adult video store
- Heavy equipment sales and service
- Laundry plant
- Light manufacturing
- Mobile storage unit
- Automobile sales, new
- Automobile sales, used
- Automobile service
- Automobile repair
- Automobile parking (except as necessary for a land use permitted under this SP)
- Nonresidential drug treatment facility
- Pawn shops
- Temporary labor hall
- Title loan
- Warehouse
- Scrap operation
- Landfill, construction/demolition
- Landfill, sanitary
- Wrecker service
- Mobile home dwelling
- Correctional facility
- Carpet cleaning
- Major appliance repair
- Radio/satellite/TV tower
- Satellite dish
- Telephone services
- Power plant
- Reservoir/water tank
- Water/sewer pump station
- Racetrack

* In this land use area, new development may have retail, restaurant, office, personal care services or other "active" uses on the first floor provided that the building is multi-story, and residential uses are provided on all other levels. Stand alone residential, general office, medical office, financial institution or personal care services uses are allowed within existing nonconforming structures provided they are not expanded.

E. Standards not Specifically Included in this SP

In addition, 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 standard Zoning Code requirements of the district listed in Table 2 shall apply in Subdistrict 2.

VI. Subdistrict 3

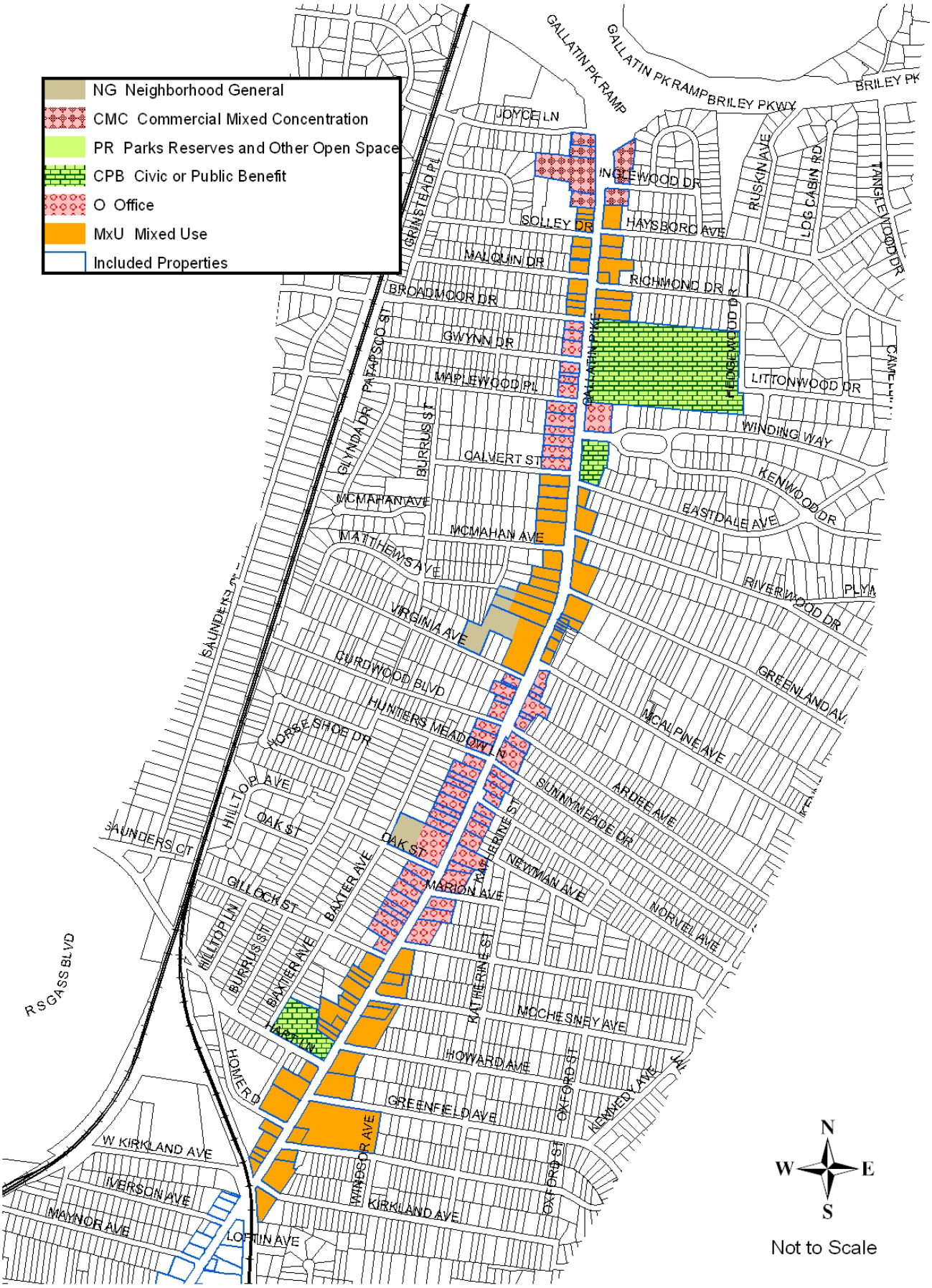
Inglewood Railroad Overpass to Briley Prkwy

A. Development Guidelines

These development guidelines describe development scenarios that utilize the standards found elsewhere in this document. The development guidelines should be reviewed as a guide for appropriate building placement, parking arrangement, signage, landscaping, and street design. The development guidelines were created with traditional planning principles to provide a more walkable, integrated community with a true sense of place. To create this integrated community with a unique sense of place, new development must embrace the following basic principles within Subdistrict 3:

- Encourage all meaningful transportation options
- Provide vehicular access from joint access points to minimize conflict points
- Include planted medians to limit vehicular left turns and provide pedestrian refuge
- Screen off street parking from public view
- Encourage development with moderate to shallow setbacks
- Provide sidewalks with wide planting strips and street trees in planting strip
- Provide pedestrian scale lighting
- Provide street furniture at high-volume pedestrian and transit nodes
- Encourage land uses as guided by the Detailed Land Use Policies included in the East Nashville Community Plan.

Subdistrict 3 : Gallatin Pike SP Land Use Map



B. System Regulations

1. Transportation, Parking & Access

Goal: To encourage meaningful transportation options.

Standards:

1.1 Vehicular access to lots shall be from joint access points to minimize conflict points.

1.2 With all new development, provide cross access for parking.

1.3 Provide planted medians to improve pedestrian and vehicular safety, and reduce stormwater impact.

1.4 Screen all off-street parking from public view if it must be placed beside or in front of buildings.

2. Streetscape

Goal: To create a streetscape that provides an attractive and safe environment for all users, including pedestrians.

Standards:

2.1 Provide sidewalks with wider than the standard minimum planting strips and street trees in planting strip.

2.2 Accommodate transit with the addition of bus shelters and other improvements.

2.3 Include formal street furniture such as trash receptacles and benches at high volume pedestrian and transit nodes.

2.4 Use lighting that serves pedestrians and vehicles.

2.5 Locate and/or screen utility boxes from public view whenever possible.

3. Signage

Goal: To assist those who live, work, and shop within the SP area in finding destinations, while preventing visual clutter that threatens traffic safety and is harmful to the appearance of the community.

Standards:

3.1 Building-mounted and monument signs; no pole-mounted signs.

3.2 No back lit, or internally lit signs.

3.3 Construct signs with durable materials that are easy to maintain.

4. Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Standards:

4.1 Screen parking areas where they face a public street to minimize the visual impact of parked vehicles.

4.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from public streets.

4.3 Plant street trees to soften architecture and provide shade and comfort to pedestrians.

Example of Big Box Retail conforming to appropriate urban design principles.

4.4 Fences and walls in front of buildings must be constructed of wood, brick, masonry, vinyl, ornamental iron or aluminum, or similar materials in a manner that compliments the primary building's materials and design and may not exceed a height of four (4) feet. No chain link fencing shall be permitted in front of any building.

C. Building Standards

Subdistrict 3 is intended to promote a boulevard-style corridor with moderate to shallow setbacks and building scale that reflect the context of the area and to provide for the daily needs of residents by providing pedestrian friendly neighborhood centers in strategic locations.

Building Regulations

These Building Regulations specify the types of development that are generally appropriate throughout Subdistrict 3. Concepts such as "Floor Area Ratio" used in the standard Zoning Code are replaced with height, setback, building placement, and massing requirements. Other specific standards are also included to provide a means of guiding the intensity of development intended within each area. Any new development within Subdistrict 3 must utilize the Building Regulations to determine the appropriate height, physical configuration, and design characteristics of buildings in the subdistrict.

Side (Corner Lots): 0' min. - 15' max on side street

BUILDING REGULATIONS: Subdistrict 3.

- Setbacks.

Commercial-

Front: 5' min.- 10' max. (Additional setbacks may be required to accommodate outdoor dining, adequate pedestrian buffers, and wide sidewalks).

Rear: 20' min.

Side: 0' min. for primary structures; 6' min. for parking along side streets.

Residential-

Front: 10' min.- 15' max.

Rear: 20' min.

Side: 5' min. for primary structures; 6' min. for parking along side streets.

- Height
  - 14' min. - Four Stories max.

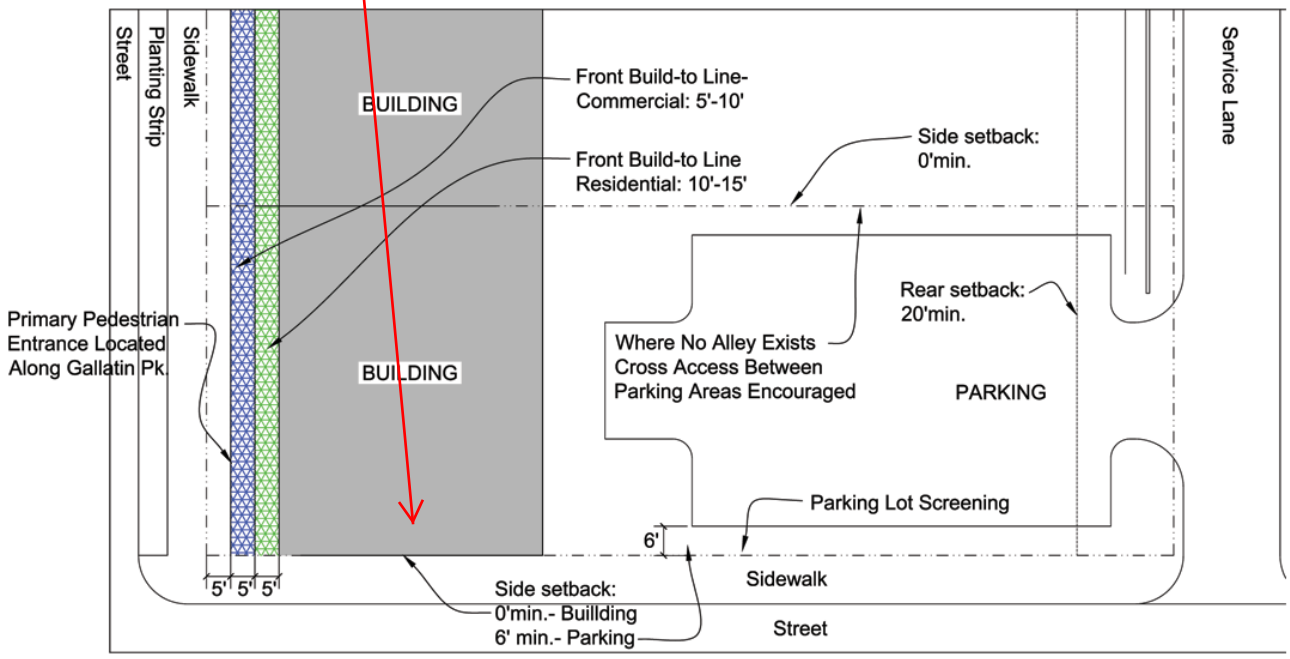
Side (Corner Lots): 0' min. - 15' max on side street

- Massing and Scale
  - A primary pedestrian/ customer entrance shall be located along Gallatin Rd. Minimum glazing requirement of 35 percent for 1st story, and 25 percent for all other stories . Facades greater than 100 feet in length shall incorporate recesses and projections a min. of three feet in depth and a min. of 20 contiguous feet within each 100 feet of facade length..
- Streetscape
  - Street trees in wide planting strips; street furniture where appropriate.
- Signage
  - Building Sign - Projecting; Building Sign - Wall Mounted; Awning Sign; Monument sign, if permitted in paragraph 3.1 of the System Regulations. (See "Sig nage Standards" for additional signage regulation.)

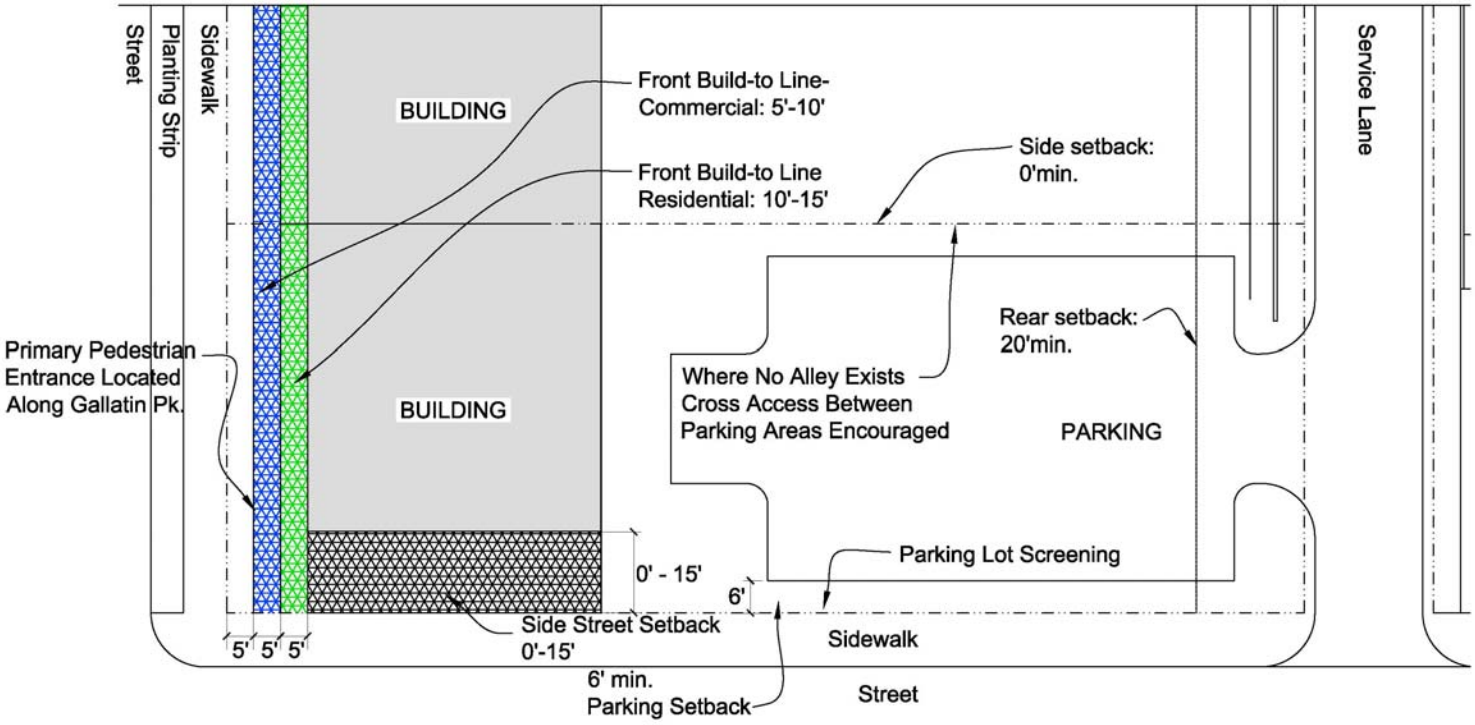
Exterior

- Building Materials
  - Not Permitted- All Plastics; Plywood; Unfinished Concrete Blocks; Metal ~~Buildings; Brightly colored Exterior Siding~~

Replace drawing to add correct corner lot setbacks (see next page)

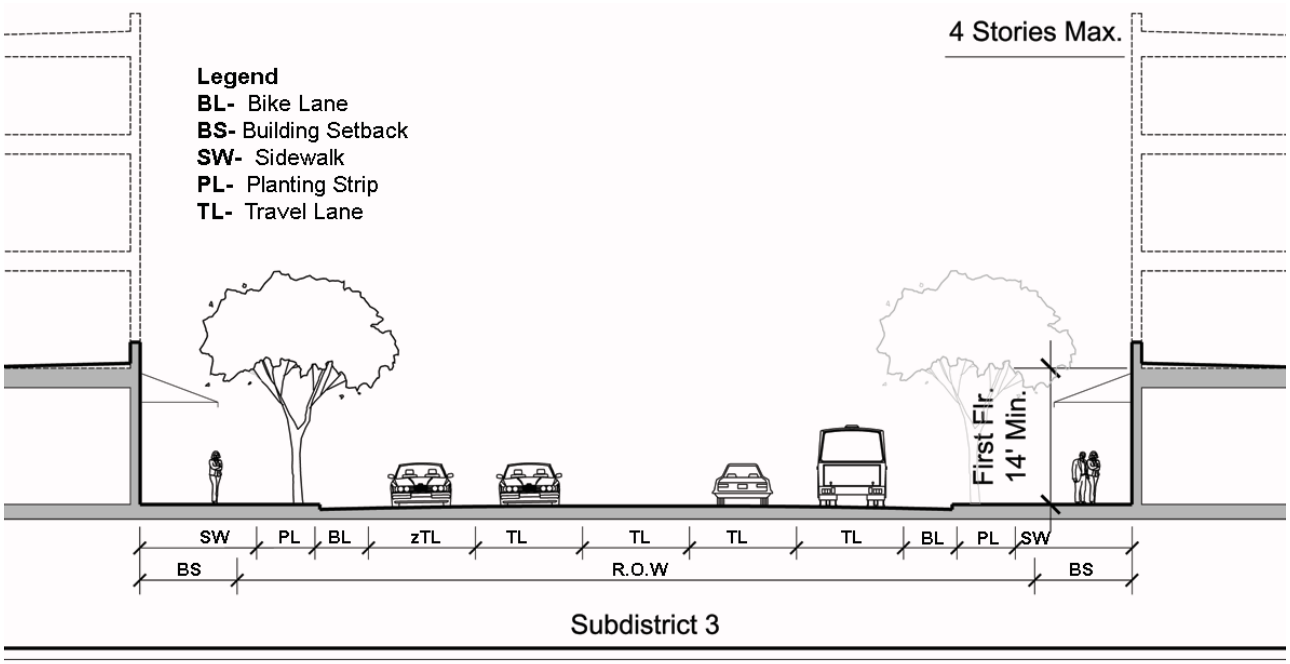


Proposed Subdistrict 3 Building Regulations with revised side street setback standards



Example of residential mixed use building.

Example of four story new construction next to existing one story building.



Note: Building regulations are consistant with the general parameters for arterial thoroughfares as outlined in *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities.*

D. Land Uses

Except as specifically excluded herein, the land uses permitted in Subdistrict 3 shall be determined by reference to the zone districts listed in Table 3, below. The land use areas listed in Table 3 are those shown on the Land Use Map for Subdistrict 3 that is included in this Specific Plan.

Table 3

Subdistrict 3 Land Use Area	Zone District for Land Use Purposes
Mixed Use	MUL
Commercial Mixed Concentration	SCR
Office	OR20
Civic or Public Benefit	n/a – all Metro-owned school or library properties
~~Single Family Detached~~ Neighborhood General	~~RS7.5~~ R6

Excluded Uses

- Adult bookstore
- Adult video store
- Heavy equipment sales and service
- Laundry plant
- Light manufacturing
- Mobile storage unit
- Automobile sales, new
- Automobile sales, used
- Automobile service
- Automobile repair
- Automobile parking (except as necessary for a land use permitted under this SP)
- Nonresidential drug treatment facility
- Pawn shops
- Temporary labor hall
- Title loan
- Warehouse
- Scrap operation
- Landfill, construction/demolition
- Landfill, sanitary
- Wrecker service
- Mobile home dwelling
- Correctional facility
- Carpet cleaning
- Major appliance repair
- Radio/satellite/TV tower
- Satellite dish
- Telephone services
- Power plant
- Reservoir/water tank
- Water/sewer pump station
- Racetrack

E. Standards not Specifically Included in this Plan

In addition, 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 standard Zoning Code requirements of the district listed in Table 3 shall apply in Subdistrict 3.

VII. Signage Standards

The following standards for signage within the Main Street / Gallatin Pike SP have been created to prohibit excessive and confusing sign displays, enhance the appearance of the overall corridor, relate to a pedestrian environment, and encourage signage that will be integrated with and harmonious to future buildings and their surroundings. These standards are regulatory and apply in addition to the specific standards set out for each subdistrict. In the event of a conflict between these general signage regulations and regulations for a specific subdistrict, the subdistrict regulations shall control.

A. General Requirements

1. Signs shall be limited to the name of the business and/ or insignia. Words describing the specific type of use are also permitted (bakery, market, law office, etc.).
2. Prohibited signs include: pole-mounted signs, portable signs, temporary signs, off-site advertising (including additional billboards beyond those present as of the date of adoption of this SP zoning district), signs with changeable copy (excluding theater marquees and gasoline prices), and signs with moving parts, flashing/ moving lights, or video signs.

B. Types of Signs

The following types of signs shall be permitted within the Gallatin Pike SP district:

1. Ground Sign – Monument
2. Building Sign – Projecting
3. Building Sign – Wall Mounted
4. Awning Sign

C. Number of Signs

1. Where otherwise permitted by this SP, one monument sign per street frontage is allowed for multi-tenant principal buildings or for single freestanding buildings.
2. In addition to the monument signage allowed, each occupant of a multi-tenant building containing up to three tenants may display up to two on-premises building signs. Properties with separate freestanding buildings are also allowed up to two on-premises building signs per building. Awning signs shall be counted as building signs for means of calculation.

   The owner of any property containing more than three tenants or three separate buildings must submit an overall sign program for the property prior to the issuance of any new sign permit. The sign program will be reviewed by the Planning Department and approved by the Executive Director if it is consistent with the overall goals and intent of the SP district and generally consistent with these Signage Standards. The submitted sign program must, at a minimum, comply with the limitations set forth in Chapter 17.32 of the Zoning Code for the zoning district identified in the land use table for each subdistrict. Only the sign for which a building permit is

sought will be required at the time of the permit issuance to bring their signage into compliance with the sign program. All future sign permits for the property will be required to comply with the approved sign program.

D. Location of Signs

1. Signs shall be located so as not to obscure key architectural features of the building or door or window openings.
2. All monument signs shall have a minimum setback of five feet from any public right-of-way.
3. A minimum clearance of eight feet shall be provided for any portion of a building or awning sign.

E. Size of Signs

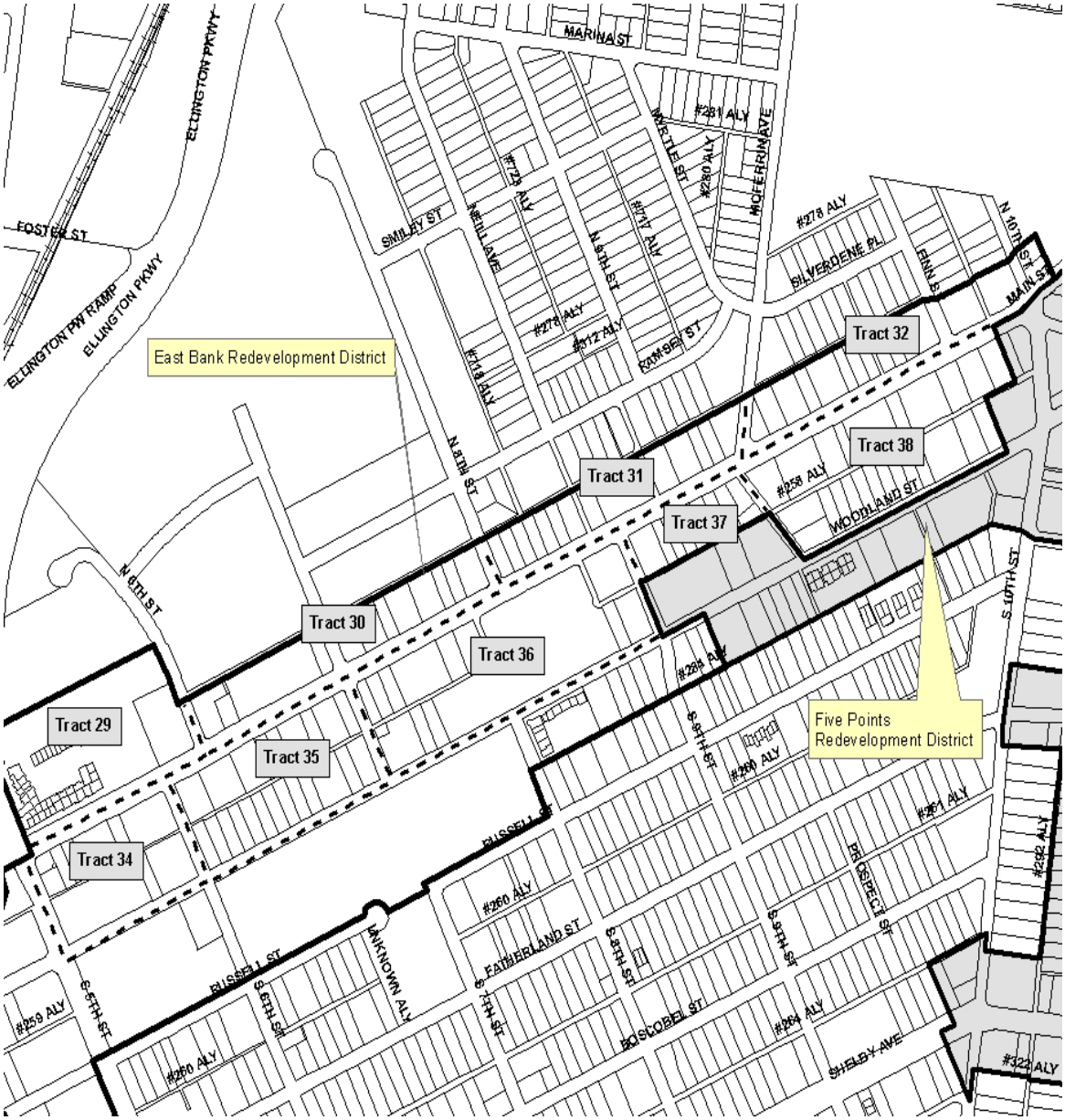
1. Monument signs shall have a maximum sign area of 48 square feet, and shall not exceed six (6) feet in height or three (3) feet in height if any portion of the sign located within 15 feet of a driveway. If the property is entitled to more than one monument sign under the provisions of this SP, the Planning Director is authorized to approve an increase in the maximum area of one monument sign by up to 50% in exchange for giving up the entitlement to any other monument sign otherwise permitted under this SP, provided the proposed consolidation is consistent with the intent of this ordinance. The height of the enlarged monument sign shall not exceed six (6) feet in height or three (3) feet in height if any portion of the sign located within 15 feet of driveway.
2. Projecting building signs shall have a maximum sign area of 12 square feet.
3 Wall mounted building signs on building faces located up to 50 feet from the preoprty boundary along the public right of way shall have a maximum sign area of 48 square feet. Building faces located more than 50 feet from the property boundary along the public right of way may add an additional one square foot of sign area for every foot over 50 feet that the building face is located from the street, up to a maximum size of 100 square feet.
4. Awning signs shall have a maximum sign area of 50% of the surface area of the awning.

F. Illumination of Signs

Signs that are to be lighted shall be spotlighted, or externally-lit.

G. Exemptions

The items listed in 17.32.040 of the Metro Code are exempt from operation of the provisions contained in this SP, provided the they are not placed or constructed to be in violation of Section 17.20.180, or to create a hazard of any kind through the obstruction of vision by motorists and pedestrians.



East Bank Redevelopment District Land Use Map

LAND USES FROM THE EAST BANK REDEVELOPMENT DISTRICT PLAN
C.2.b. Specific Principal and Accessory Uses

(4) Tracts 29-32 and 37

Intent: To redevelop this deteriorated commercial strip by encouraging the establishment of new and viable businesses suitable to a major thoroughfare and adjacent neighborhoods.

Principal Use: Institutional, Commercial/Retail, Office, Residential, Hotel, and Public uses and accessory uses customary thereto.

Conditional Use: Auto repair and service are permitted on main Street where otherwise permitted by the Metropolitan Zoning Ordinance to the extent that the outdoor storage of junked vehicles is avoided or eliminated. Light Manufacturing and Warehousing are permitted on Main Street where otherwise permitted or permitted with conditions by the Metropolitan Zoning Ordinance if it is determined by MDHA that such development will be so designed, located, and operated such that the public health, safety, and welfare will be protected; it will not adversely affect other property in the area with traffic, loading, and unloading, or outdoor storage of materials or equipment; and it will not impeded the property development of other parcels of property in accordance with this Plan.

Design Objectives: Development on this block should be carried out in a manner designed to improve the appearance of the streetscape along Main Street between South 5th Street and South 10th Street. Trees and other landscaping, preferably in accordance with a comprehensive streetscape improvement plan, should be encouraged. Outdoor storage of materials or equipment should be screened or buffered from Main Street. New development should not be allowed which obscures or detracts from the view of the State Capitol building from Main Street. Restoration and improvement to the setting of the structure at 931 Main Street which may be worthy of an historic designation is encouraged.

. . . .

(6) Tracts 34-36, 38

Intent: To redevelop this deteriorated commercial strip by encouraging the establishment of new and viable businesses on Main Street frontage and development of less intensity and suitable to adjacent residential areas on the Woodland Street frontage.

Principal Use: Institutional, Commercial/Retail, Office, Residential, Hotel, and Public uses and accessory uses customary thereto. Liquor stores are not permitted on the Woodland Street frontage.

Conditional Use: Parking, Auto repair and service are permitted on Main

Street where otherwise permitted by the Metropolitan Zoning Ordinance to the extent that the outdoor storage of junked vehicles is avoided or eliminated. Auto repair and service uses are not permitted that would front onto Woodland Street or side streets. Light Manufacturing and Warehousing are permitted on Main Street where otherwise permitted or permitted with conditions by the Metropolitan Zoning Ordinance if it is determined by MDHA that such development will be so designed, located, and operated such that the public health, safety, and welfare will be protected; it will not adversely affect other property in the area with traffic, loading and unloading, or outdoor storage of materials or equipment; it will not be designed so as to place heavy truck traffic onto Woodland Street; and it will not impede the property development of other parcels of property in accordance with this Plan.

Design Objectives: Development on this block should be carried out in a matter designed to improve the appearance of the streetscape along Main Street between South 5th Street and South 10th Street. Trees and other landscaping, preferably in accordance with a comprehensive streetscape improvement plan, should be encouraged. Outdoor storage of materials or equipment is discouraged and should be buffered and screened from view. New development should not be allowed which obscures or detracts from the view of the State Capitol building from Main Street. Development on these tracts should not be permitted which would result in the Woodland Street frontage exhibiting characteristics of a back door or back alley. Development on Woodland Street frontage should reflect its setting in proximity to historic residential areas and not imitate past architectural styles. Development on Woodland Street should be compatible with historic buildings in the selection of materials, size, scale, proportion, height, orientation, color and texture.

Five Points Redevelopment District Land Uses

One and two family residential

Neighborhood Commercial

Appendix III — Permitted Land Uses for Specific Properties Within the SP

Permitted Land Uses for 3206 Gallatin Pike — Map 072-06, Parcel 239
Enacted by BL2008-198
District 7 (Cole)

In addition to the uses set forth in Table 2 (Page 30), "Vehicular Rental/Leasing" shall be a permitted use for the property located at 3206 Gallatin Pike, being designated as Map 072-06, Parcel 239.