
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: FEBRUARY 25, 2021

PROJECT NAME	920 DIVISION STREET
DTC SUBDISTRICT	GULCH SOUTH
Parcel(s)	09314056500
Requested by	Matthew Gower, ODA Architecture, applicant; Anup Patel, Tara of the Gulch, LLC, property owner

BACKGROUND

The Downtown Code requires Planning Commission certification of compliance with the provisions of the Bonus Height Program (when those provisions are utilized for a development), before building permits can be issued.

APPLICANT REQUEST

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for a 11-story hotel located at 920 Division Street and within the Gulch South Subdistrict of the DTC. The Gulch South Subdistrict generally permits 10 stories by-right for properties and up to 16 stories with use of the Bonus Height Program. The applicant has utilized the Underground Parking bonus.

ANALYSIS

The DTC Bonus Height Program allows bonus height if provisions for certain public benefits are met. The public benefits in exchange for bonus height are outlined as such:

Underground Parking

- The number of square feet of Bonus Height shall be equal to the number of square feet in Underground Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.

The project has demonstrated compliance with the DTC Bonus Height Program to attain one story beyond the by-right allocation for this property.

The project has demonstrated via submitted exhibits that 26,335 SF of underground parking is being provided, which yields 26,335 SF of bonus height. The 11th story consists of 19,477 SF, leaving 6,858 SF of unused bonus height. Per the Downtown Code, the remaining un-used bonus square footage would be eligible for the BHP transfer of development rights, upon the project receiving its final certificate of occupancy.

STAFF RECOMMENDATION

Approve Certification of Compliance. Staff has reviewed the project's utilization of the DTC's Bonus Height Program provisions and finds it to be compliant with the DTC.

Parcel Map

