

Murfreesboro Pike and Pin Hook Road Urban Design Overlay



prepared by
Metropolitan Nashville Planning Department
Attachment to ordinance no. _____
effective _____

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For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615)862-7150 or e-mail her at josie.bass@Nashville.gov. For Title VI inquiries contact Shirley Sims-Saldana or Denise Hopgood of Human Relations at (615)880-3370. For all employment-related inquiries, contact Human Resources at 862-6640.

Application of the Standards

Compliance Provisions

Full compliance with the Development Standards of the UDO shall be required when:

- Vacant Property is developed or property is being redeveloped after removal of existing buildings.
- The building square footage is being expanded; the expansion shall be in compliance with all applicable UDO Development Standards.
- When a new structure is built on the property with multiple structures; the new structure shall be in compliance with all applicable UDO Development Standards.

Applicability

Base zoning district standards that are not varied by the provisions set forth in this UDO shall apply as applicable to all property within the UDO boundary.

Process

Prior to applying for a building permit, applicants shall apply for a “Final UDO” application with the Planning Department for departmental review and approval prior to the issuance of building permits.

Applicants are encouraged to work with Metro Planning Staff early in the design and development process. Where physical constraints exist on the site, Planning staff will review alternate design solutions that achieve the intent of the UDO.

Modifications

Modifications may be granted to the UDO development standards, insofar that the intent of the standard is being met and the modifications results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Modifications may be approved administratively by the Executive Director of Planning. Modification requests denied by the Executive Director may be appealed to the Planning Commission for consideration as long as the intent of the UDO is being met, the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Modifications to base zoning standards that are not addressed within the UDO are to be considered by the Board of Zoning Appeals.

Development Standards

Intent

The purpose of this UDO is to provide guidance and site standards for the development of this property that accomplishes the following: provides economic growth, reflects the unique character of the community, enhances the Murfreesboro Pike corridor and achieves positive environmental outcomes. The following goals shall be accomplished with the design of this property and for the consideration of modifications to the standards of this UDO.

Goals

Goal 1. Enhance values along Murfreesboro Pike corridor through high-quality design and cohesive placemaking.

Goal 2. Provide accommodations for all transit modes including vehicular, bicycle, transit, and pedestrians with the design of the site.

Goal 3. Utilize stormwater best management practices to reduce/eliminate stormwater run-off from the site, reduce impervious surfaces, and enhance overall water quality.

Goal 4. Provide high-quality landscaping on the site enhancing the site aesthetically, reducing the heat-island effect and providing adequate buffers for cars, adjacent properties and unsightly site elements.

Goal 5. Reduce the visual impact of surface parking lots and provide cross-access easements connecting to future development on adjacent properties.

Goal 6. Provide high-quality architecture and place the building(s) so that Murfreesboro Pike is addressed prominently.

Goal 7. Design signage as an integral part of the overall building design.

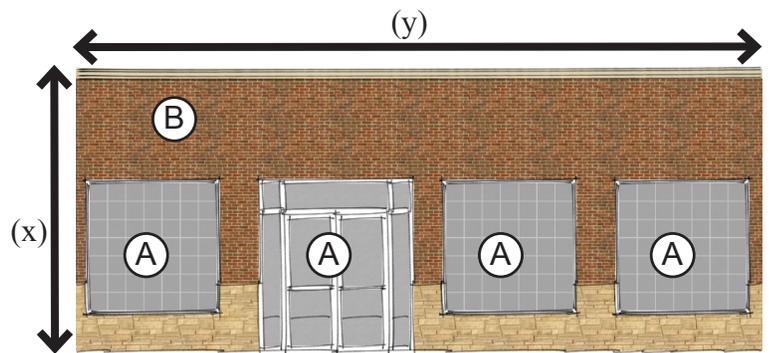
Building Standards

Building Standards

- A clearly defined primary building entrance shall be provided facing Mufreesboro Pike.
- Rooftop mechanical equipment and roof penetrations shall not be visible from either street frontage and must be screened from public view.
- All buildings and structures provided on the site shall consist of compatible architecture character and building materials.
- Building facades facing a street frontage shall be clad with brick or brick veneer (a non-structural external layer of masonry brick); brick or brick veneer shall not end abruptly at building corners and shall wrap the corner a minimum of ten feet along the continuing facade. The remaining facade area may be clad in brick, brick veneer, stone, stucco, wood siding, or fiber cement siding.
 - Smooth concrete masonry unit's (C.M.U.'s) may be used on any portion of a non-brick facade that is not facing a public street.
 - Exterior Insulation Finishing System (E.I.F.S) shall only be allowed as a building material at sixteen feet or greater, measured from grade.
- A stone foundation consisting of natural stone or split-face C.M.U is permitted at the base of the facade a maximum of 5 feet from grade.
- **Minimum ground floor glazing.** The minimum ground floor glazing (clear windows and doors) shall equal a minimum of twenty-five percent of the total facade area of the building facade facing Mufreesboro Pike and fifteen percent of the building facade facing Pin Hook Road.



Building Materials



Glazing Percentage

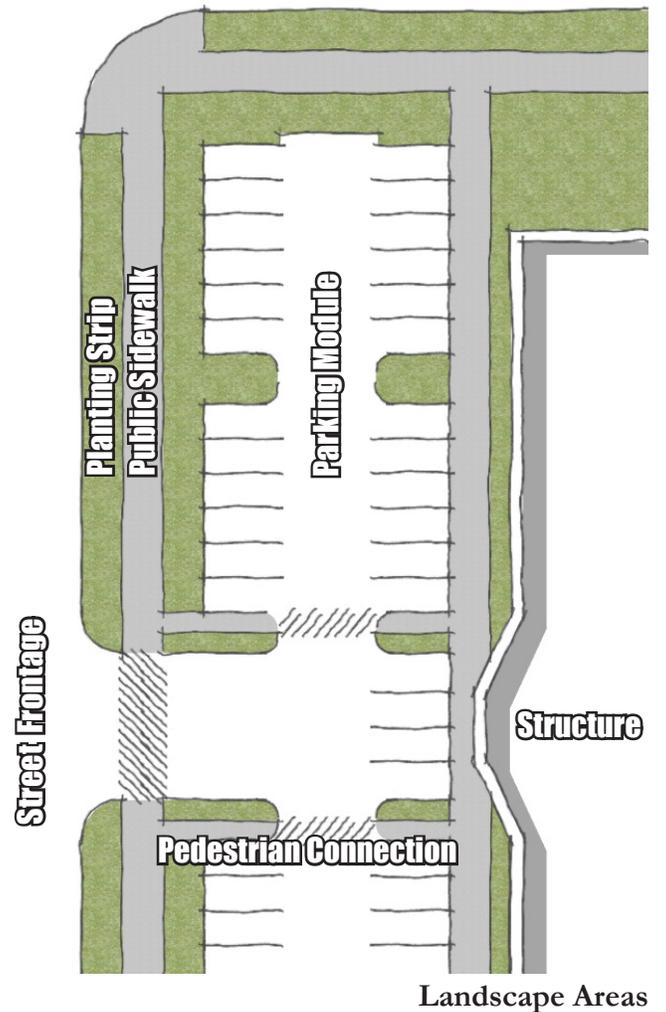
(A) Glazing Area: 25 % minimum on Murfeesboro Pike
15 % minimum on Pin Hook Road

(B) Facade Area - equals building facade height (x) multiplied by building facade width (y).

Parking and Landscape Standards

Development and Access Standards

- Parking area and landscaping standards shall apply to all surface parking lots including, but not limited to, public and private parking facilities, driveways and access aisles, the outdoor display of automobiles and other vehicles that are for sale or lease.
- A maximum of one parking module (one drive aisle and 2 parking stalls) shall be provided between any building and the street along the Murfreesboro Pike frontage; Additional parking areas shall be located to the side or rear of buildings.
- A direct pedestrian connection shall be provided from the building's primary entrance and the public sidewalk along Murfreesboro Pike.
- When parking stalls directly abut a building, a sidewalk shall be provided between the building and parking area connecting pedestrians to the buildings primary entrance.
- Provide cross-access easements to connect to future development abutting the site.
- Vehicular access to property is limited to one access point per street frontage.
- Provide shade-producing street trees in the planting strip located within the public right-of-way the length of the lot frontage at a maximum spacing of fifty feet or, if less, in accordance with the regulations of Metro departments and agencies.
- Provide sidewalks along both street frontages per the Major and Collector Street Plan and provide any required right-of-way improvements.



Parking and Landscape Standards

Perimeter Screening Standards for Surface Parking

- Parking areas adjacent to public streets shall be separated from the edge of the right-of-way and/or property line by a perimeter landscape strip a minimum of ten feet in width which shall be landscaped per the standards of this section.
- Parking areas shall be separated from adjacent side lot lines by a perimeter landscape strip a minimum of five feet in width, which shall be landscaped per the standards of this section.
- Earthen berms are not permitted in any landscape strips.
- Provide planting islands including flowers, ground cover and shrubs at vehicular access points to external streets.

Interior Planting Requirements

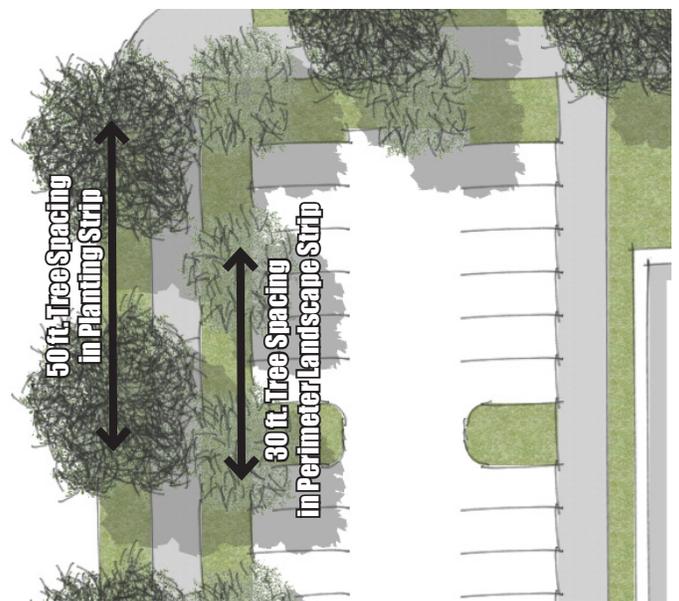
- Parking stalls shall be broken up by landscape islands a minimum of seven feet in width, and landscaped per Title 17.24.160; no more than ten contiguous parking spaces shall be allowed between landscape islands.
- The interior planting requirements of Title 17.24.160 shall apply to any landscaping standard not specifically addressed in this section.

Landscape Materials

- Perimeter landscape strips along public streets, open space and side lot lines.
 - Trees shall be installed at a rate of one tree for every thirty feet of frontage inside the perimeter landscape strip. Spacing may be adjusted with the approval of the Urban Forester based upon tree species, the presence of utilities, and the dimensions of the planting strip.



Landscape Areas

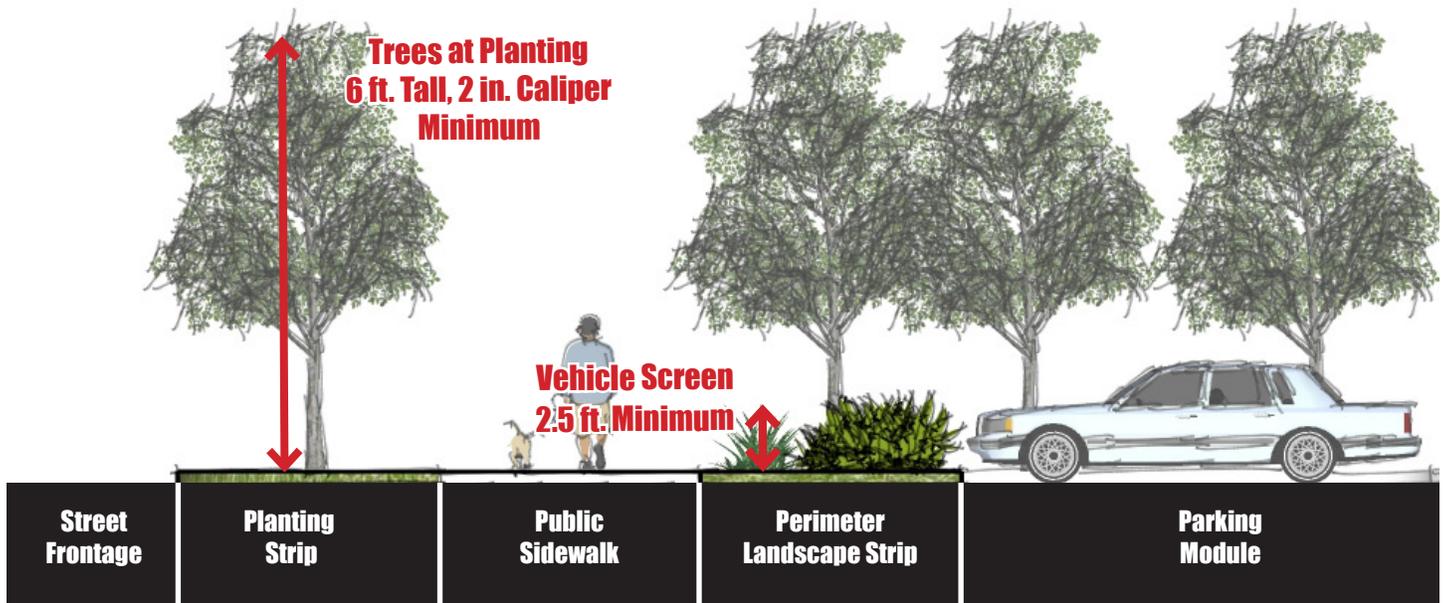


Landscape Materials

Parking and Landscape Standards

Landscape Materials (cont'd)

- Evergreen shrubs and trees shall be installed at appropriate spacing to fully screen vehicles to a minimum height of two and one-half feet.
 - Plantings within fifteen feet of driveways or street intersections shall be maintained to a maximum height of two and one-half feet.
 - Plantings shall not obstruct views onto site as to impede the security of users.
- All tree and shrub species shall be chosen from the Urban Forestry Recommended and Prohibited Tree and Shrub List or an alternative species deemed appropriate by the Urban Forester.
- At planting, trees shall be a minimum of six feet in height and two caliper inches.
- All landscaping shall be in a functioning bioswale, or irrigated using drip irrigation or sub-surface irrigation. If drought-tolerant species are used, no irrigation is required.
- At planting, all landscaping shall meet the standards for size, form and quality set out in the American Standard for Nursery Stock (ANSI Z60.1, latest edition).
- All nursery stock shall be vigorous, healthy and free of diseases or infestation.

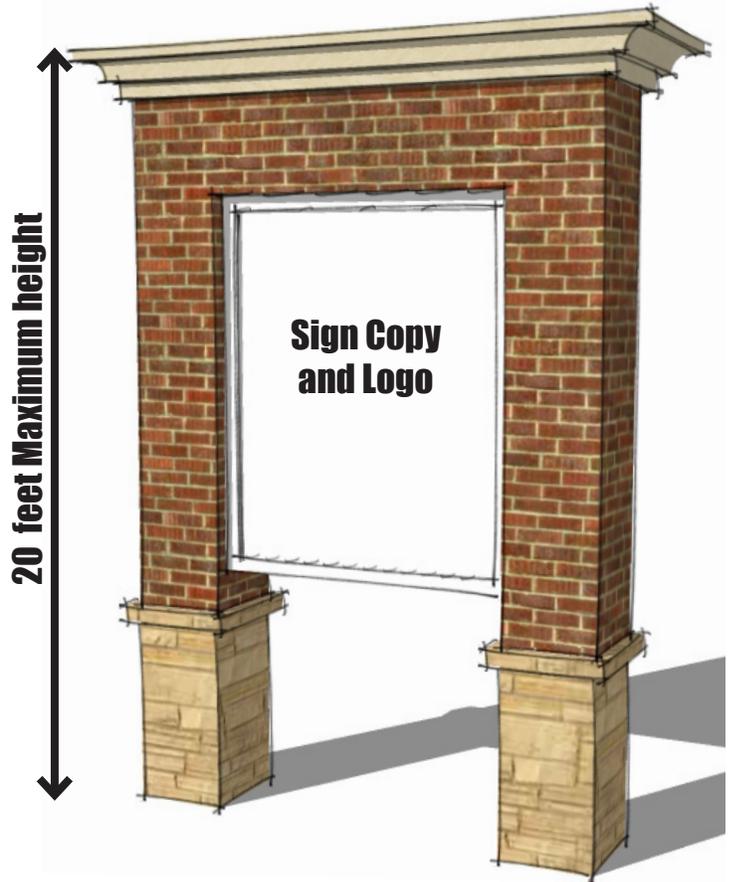


Landscape Area

Signage Standards

The base zoning district standards shall apply to any sign standard not specifically addressed in this section.

- **Allowable Sign Types:**
 - **Pillar Sign.** a ground sign with two vertical posts constructed of masonry materials. The entire sign area shall be contained between the posts.
 - **Monument Sign.** a sign that is low to the ground with a base that shall be wider than the height of the sign.
 - Buildings signs permitted by the base zoning district.
- **Limitation on Sign Height.** Pillar signs are limited to a maximum height of **twenty feet**; Monument signs are limited to a maximum height of **six feet**. Sign height is measured from grade. All other base zoning district standards apply.
- **Signs not permitted.** In addition to signs prohibited in the base zoning district, pole mounted signs and billboards shall not be permitted.

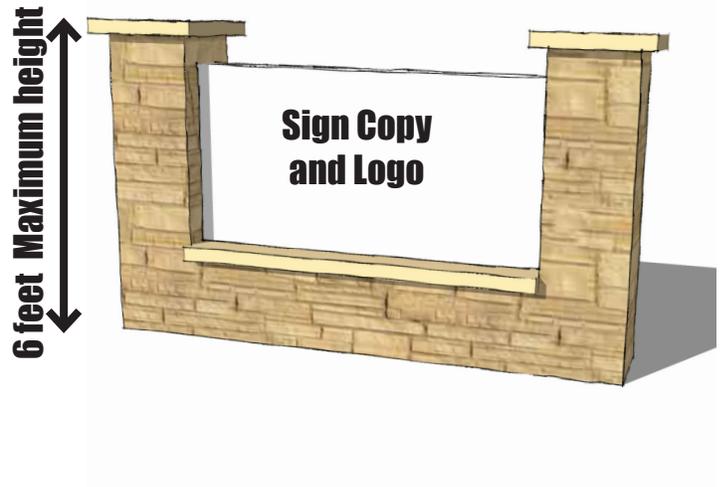


Pillar Sign

Pillar Signs



Monument Signs



Monument Sign