

# PRELIMINARY SPECIFIC PLAN - AMENDMENT FOR ONEC1TY

A MIXED USE DEVELOPMENT

CHARLOTTE AVENUE at 28th AVENUE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE No. 2011SP-009-005

## SHEET INDEX

COVER  
PRELIMINARY DEVELOPMENT PLAN

**Purpose and Intent:**  
The purpose of this amendment to the Preliminary SP is to amend the maximum residential units allowed within the development.



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### PLANNER / ENGINEER

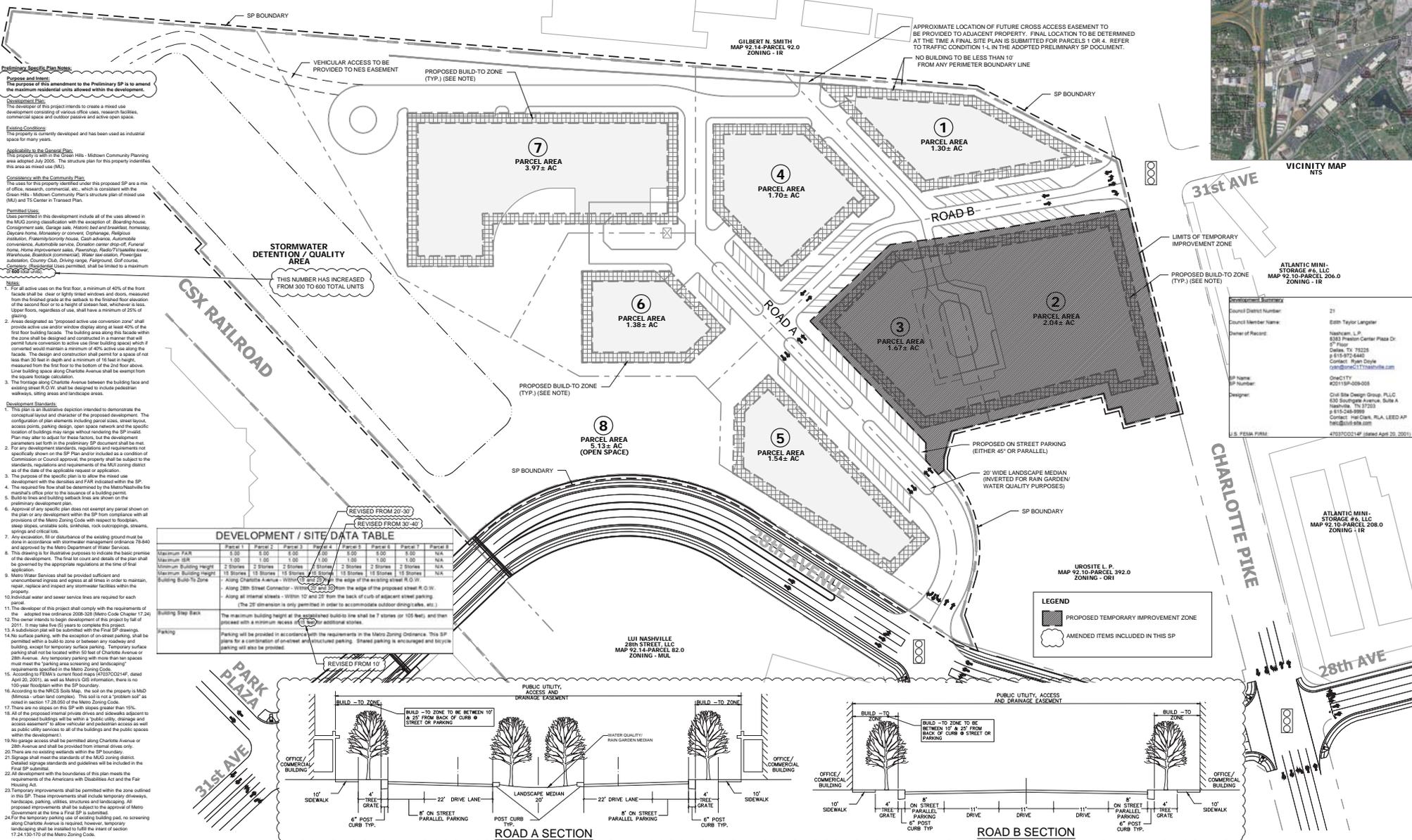
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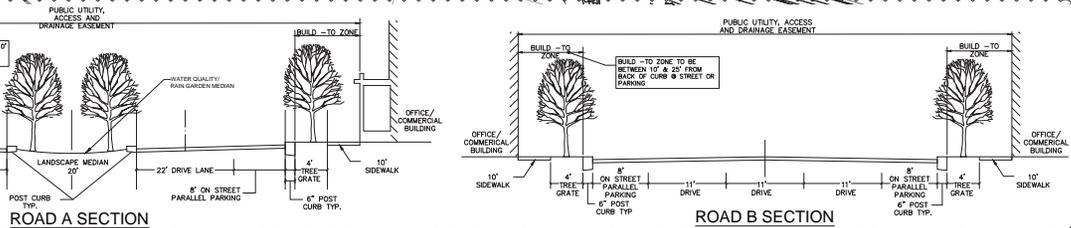
**ATLANTIC MINI-STORAGE #6, LLC**  
 MAP 92.10-PARCEL 206.0  
 ZONING - 1R

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SP Number:	20211SP-009-005
Designer:	Cliff Site Design Group, PLLC 630 Bourque Avenue, Suite A Nashville, TN 37229 Contact: Paul Clark, RLA, LEED AP paul@cliff-site.com
U.S. FPM#:	452530214P (Issued April 20, 2021)

**DEVELOPMENT / SITE DATA TABLE**

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7	Parcel 8
Maximum FAR	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maximum Bldg Height	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Maximum Building Height	15' Stories	15' Stories	15' Stories	15' Stories	15' Stories	15' Stories	15' Stories	15' Stories
Building Built-To Zone	Along Charlotte Avenue - Within 10' from the edge of the existing street R.O.W. Along 28th Street Connector - Within 10' from the edge of the proposed street R.O.W. Along all internal streets - Within 10' and 20' from the back of curb of adjacent street parking (The 20' dimension is only permitted in order to accommodate outdoor dining/tables, etc.)							

- Purpose and Intent:**  
 The purpose of this amendment to the Preliminary SP is to amend the maximum residential units allowed within the development.
- Development Plan:**  
 The developer of this project intends to create a mixed use development consisting of various office uses, research facilities, commercial spaces and outdoor patios and active open space.
- Existing Conditions:**  
 The property is currently developed and has been used as industrial space for many years.
- Applicability to the General Plan:**  
 This property is within the Green Hills - Midtown Community Planning area adopted July 2005. The structure plan for this property identifies this area as mixed use (M2).
- Consistency with the Community Plan:**  
 The uses for this property identified under this proposed SP are a mix of office, research, commercial, etc. which is consistent with the Green Hills - Midtown Community Plan's structure plan of mixed use (M2) and TS Center in Transitland Plan.
- Development Standards:**  
 The plan is an illustrative depiction intended to demonstrate the conceptual layout and character of the proposed development. The configuration of plan elements including parcel sizes, street layout, access points, parking design, open space network and the specific location of buildings may change without violating the SP contract. Plan may also be adjusted for these factors, but the development parameters set forth in the preliminary SP document shall be met.
- For all active uses on the first floor, a minimum of 40% of the front facade shall be clear or lightly tinted windows and doors, measured from the finished grade at the top of the finished floor elevation of the second floor or to a height of seven feet, whichever is less. Upper floors, regardless of use, shall have a minimum of 20% of glazing.
  - Areas designated as "proposed active use conversion zone" shall provide active use and/or window display along at least 40% of the first floor building facade. The building area along this facade within the zone shall be designed and constructed in a manner that will permit active use conversion to active use (the building space which it converted would maintain a minimum of 40% active use along the facade. The design and construction shall permit for a space of not less than 30 feet in depth and a minimum of 16 feet in height, measured from the first floor to the bottom of the 2nd floor above. Linear building space along Charlotte Avenue shall be exempt from the square footage calculation.
  - The heritage along Charlotte Avenue between the building face and existing street R.O.W. shall be designed to include pedestrian walkways, sitting areas and landscape areas.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to landscaping, signage, outdoor patios, terraces, rock outcroppings, streams, spray water critical use.
- Any encroachment or disturbance of the existing ground shall be done in accordance with stormwater management ordinance 88-840 and approved by the Metro Department of Water Services.
- This drawing is for illustrative purposes to indicate the basic premise of the development. The final cost and details of the plan shall be governed by the appropriate regulations at the time of final application.
- Memo Water Services shall be provided sufficient and unobstructed signals and signs as all signs to maintain, repair, replace and inspect any stormwater facilities within the property.
- Individual water and sewer service lines are required for each parcel.
- The developer of this project shall comply with the requirements of the adopted tree ordinance 2008-209 Metro Code Chapter 17.20.
- The owner intends to begin development of this project by fall of 2021. It may take 24 months to complete this project.
- A subdivision plan will be submitted with the Final SP drawings.
- No outdoor parking, with the exception of temporary parking, shall be permitted within a built-to zone or between any roadway and building, except for temporary surface parking. Surface parking shall not be located within 50 feet of Charlotte Avenue or 28th Avenue. Any temporary parking with more than ten spaces must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood map (F07020214F, dated April 20, 2021), as well as Metro Code, the soil on the property is M2 (Medium urban land use). This soil is not a "problem soil" as noted in section 17.20.05 of the Metro Zoning Code.
- There are no slopes on this SP with slopes greater than 15%.
- All of the proposed interior patios and driveways adjacent to the proposed buildings will be within a "public utility, drainage and access easement" to allow vehicular and pedestrian access as well as public utility services to all of the buildings and the public spaces within the development.
- No garage access shall be permitted along Charlotte Avenue or 28th Avenue and shall be provided from internal drives only.
- There are no existing wetlands within the SP boundary.
- Signage shall meet the standards of the M2 zoning district. Detailed signage standards and guidelines will be included in the Final SP submitted.
- All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- Proposed improvements shall be permitted within the zone outlined in this SP. These improvements shall include temporary driveways, handicapped parking, utility, streets and landscaping. Proposed improvements shall be subject to the approval of Metro Government at the time a Final SP is submitted.
- For the temporary parking use of existing building pad, no screening along Charlotte Avenue is required. However, temporary landscaping shall be installed to fulfill the intent of section 17.24.120.10 of the Metro Zoning Code.



AMENDED PRELIMINARY DEVELOPMENT PLAN  
**oneCITY**  
 Nashville, Tennessee  
 #2011SP-009-005

