

**EXHIBIT A**  
**LAND DESCRIPTION**

Property currently known as Trevecca Towers II, located at 310 Stanley Street, Nashville, Tennessee, being a portion of Parcel ID 10601007300 and which may be more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 45, 46 and 47 of the Map of J.M. Eatherley's Resubdivision of the Land of John Woodard, as of record in Plat Book 332, Page 39, at the Register's Office for Davidson County, Tennessee and Lot 1 of the Plan of J.M. Eatherley's Resubdivision of the Land of John Woodard, as of record in Plat Book 4595, Page 123, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Stanley Street, 50 feet in width and the westerly right-of-way line of Alley #2077, 20 feet in width;

Thence leaving the southerly right-of-way line of Stanley Street, with the westerly right-of-way line of Alley #2077, South 02 deg 25 min 31 sec West, 186.64 feet to a pk nail set in the northerly right-of-way line of Alley #2078, 20 feet in width;

Thence leaving the westerly right-of-way line of Alley #2077, with the northerly right-of-way line of Alley #2078, North 82 deg 19 min 07 sec West, 596.92 feet to an existing iron rod at the intersection with the easterly right-of-way line of Alley #2075, 20 feet in width;

Thence leaving the northerly right-of-way line of Alley #2078, with the easterly right-of-way line of Alley #2075, North 08 deg 05 min 01 sec East, 423.94 feet to an existing iron rod, at the intersection with the southerly right-of-way line of Alley #2076, 20 feet in width;

Thence leaving the easterly right-of-way line of Alley #2075 with the southerly right-of-way line of Alley #2076, South 80 deg 36 min 52 sec East, 51.34 feet to an existing iron rod;

Thence South 68 deg 54 min 34 sec East, 304.20 feet to an existing iron rod at the intersection with the westerly right-of-way line of Alley #2077, 20 feet in width;

Thence leaving the southerly right-of-way line of Alley #2076, with the westerly right-of-way line of Alley #2077, South 23 deg 51 min 08 sec West, 175.10 feet to an existing iron rod in the southerly right-of-way line of Stanley Street;

Thence leaving the westerly right-of-way line of Alley #2077, with the southerly right-of-way line of Stanley Street, with a curve to the left, along an arc length of 92.01 feet, the central angle of which is 131 deg 47 min 41 sec, the radius of which is 40.00 feet, the chord of which is South 58 deg 39 min 59 sec East, 73.03 feet to an existing iron rod;

Thence North 55 deg 25 min 17 sec East, 44.72 feet to an existing iron rod;

Thence South 82 deg 45 min 51 sec East, 178.40 feet to the POINT OF BEGINNING. Containing 174,136 square feet or 4.00 acres more or less.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY  
Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201  
615.862.7150  
615.862.7209

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# Memo

**To:** MDHA  
**From:** Metropolitan Nashville Planning Department  
**Date:** February 28, 2018  
**Re:** Planning Commission Recommendation for PILOT Agreement

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This memo fulfills the Planning Commission obligations as outlined in the MDHA Housing Tax Credit PILOT Program General Program Description which was attached as Exhibit A to BL2016-435. The memo consists of two parts.

## **PART I: RECOMMENDATION ON GENERAL PLAN CONSISTENCY**

**Project:** **Trevecca Tower II (310 Stanley Street)**  
210 multi-family residential units  
All units proposed affordable to households earning below 60% AMI

**Zoning:** Office/Residential Intensive (ORI) is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

**Land Use Policy:** Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

District Major Institutional (D MI) is intended to maintain, enhance, and create Districts where major institutional uses are predominant and where their development and redevelopment occurs in a manner that complements the character of surrounding communities. Land uses include large institutions such as medical campuses, hospitals, and colleges and universities as well as uses that are ancillary to the principal use.

**Project Details:** The project consists of a 14-story multi-family residential building with 210 units on 3.99 acres of land located next to Trevecca Nazarene University. Existing site conditions include usable open space, a surface parking lot located in the rear and a drop-off area located at the front of the building. The building is oriented toward existing open spaces areas. A private drive with parallel parking separates the building and open space areas. The existing building serves as a retirement home for the elderly. This project proposes interior renovation to the existing building and does not have a site plan as site modifications are not proposed. Existing sidewalks provide pedestrian access throughout the site between the building, open space and to public sidewalks along Stanley Street.

**Major and Collector Street Plan:** This project is located on Stanley Street which is built to local street standards and is not listed in the Major and Collector Street Plan. Sidewalk improvements are not required for this site.

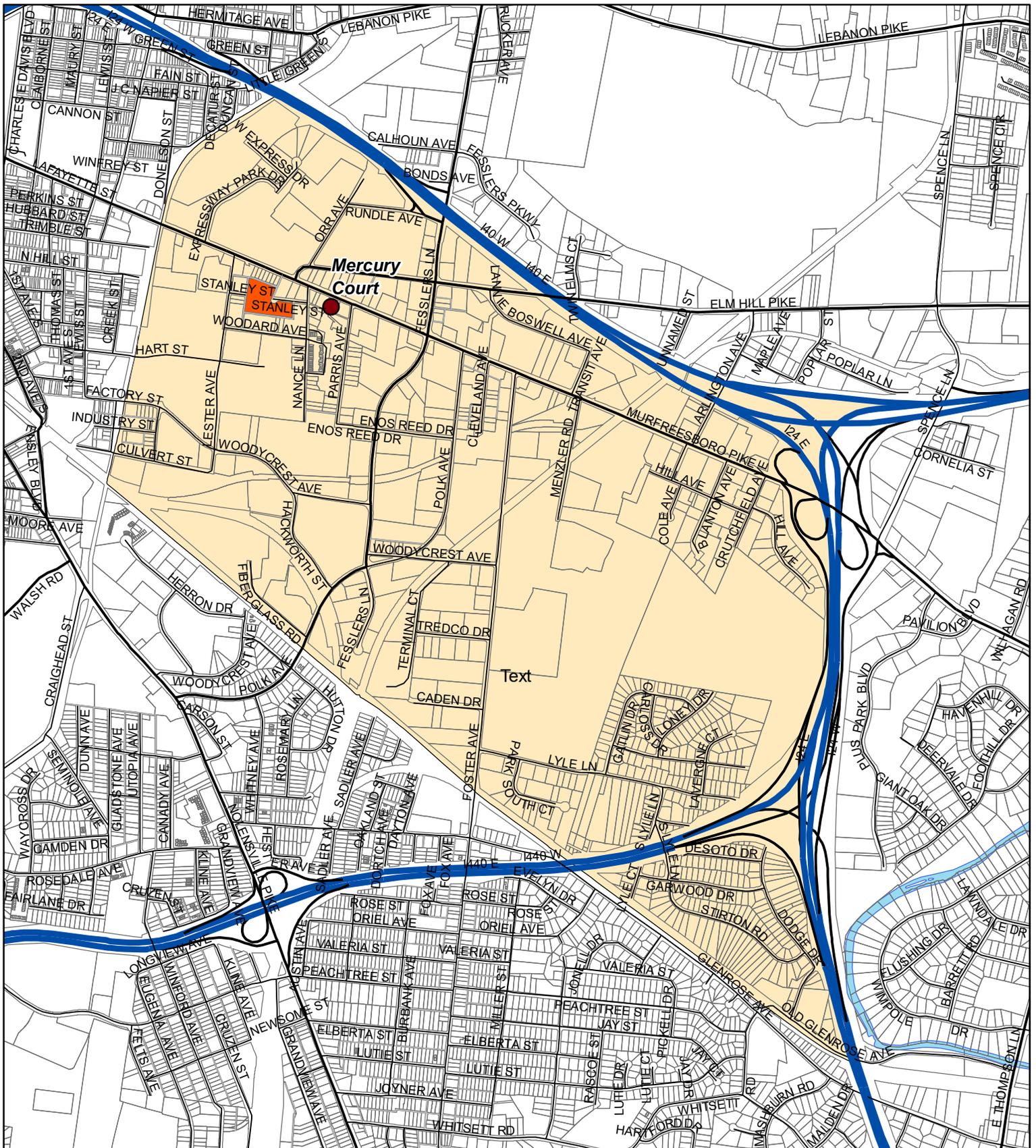
**Planning Department Analysis:** Multi-family residential is a permitted use under the existing Office/Residential Intensive (ORI) zoning district. The District Major Institutional (D MI) policy supports multi-family residential a land use within the context of institutional and educational uses such as a college campus, Trevecca Nazarene University in this case. The established pattern of development consists of educational and multi-family residential with nearby commercial uses along Murfreesboro Pike. Onsite Conservation policy consists of slopes within open spaces areas in the north and eastern portions of the site which are proposed to remain undisturbed by the project. There is an existing MTA route along Murfreesboro Pike with an existing bus stop approximately 1,000 feet away from the site which will provide site users with transportation choice.

**Planning Determination:** Planning staff is not requiring sidewalk improvements along Stanley Street as the existing sidewalk network is consistent with local street standards. Also, Stanley Street is not listed in the Major and Collector Street Plan. This project will maintain the existing character of development given that only interior modifications to the existing building will be made and existing slopes will not be disturbed. The project is consistent with the NashvilleNext adopted general plan and the community character policy for the area (District Major Institutional).

## **PART II: LIST OF FEDERALLY SUBSIDIZED MULTI-FAMILY PROPERTIES WITHIN THE CENSUS TRACT**

See attached map.

# Federally Subsidized Multi-Family Projects within Census Tract 047037015900



Low Income Tax Credit Project	# of Units
Mercury Court	20

- Low Income Tax Credit Project (All)
- Parcel 10601007300
- Property with LIS
- Census Tract





# Tennessee Housing Development Agency

Andrew Jackson Building Third Floor  
502 Deaderick St., Nashville, TN 37243

**Bill Haslam**  
Governor

**Ralph M. Perrey**  
Executive Director

## MEMORANDUM

TO: THDA Board of Directors, Tax Credit Committee

FROM:  Donna Duarte  
Director of Multifamily Programs

SUBJECT: Special Request for Application Trevecca Towers Retirement Community

DATE: March 7, 2018

Carr Hagan, on behalf of LHP Development LLC, has submitted a special request application for \$62 million in Multifamily Tax-Exempt Bond Authority and \$3.808 million in Noncompetitive Low-Income Housing Tax Credits to acquire and preserve the Trevecca Towers Retirement Community, three multifamily housing towers.

The Trevecca Towers Retirement Community consists of 564 units of housing serving low-income senior and disabled individuals which represents approximately 14% of the affordable senior housing units in Nashville. The multifamily housing towers are located on a single site, as determined by THDA, adjacent to the campus of Trevecca Nazarene University in Nashville. For over 50 years, units at the Trevecca Towers Retirement Community have been rent-restricted through housing assistance payment contracts with HUD. The multifamily housing towers require substantial rehabilitation. LHP has worked closely with Metropolitan Development and Housing Authority to secure a payment in lieu of taxes for the development and HUD to improve the projected rents which in turn supports a higher mortgage and allows for deeper rehabilitation.

As we discussed last November, special request applications are high impact affordable housing preservation efforts. Special requests must have in-place income and rent-restrictions and for single site developments the number of units must exceed 500. These requirements were designed to restrict special requests to developments for which the loss of affordable units would have a serious impact on the community and the affordable housing stock.

Respectfully, we request your support of this special request application.

If you have any further questions, please contact me.

**Certification of Consistency  
with the Consolidated Plan****U.S. Department of Housing  
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Stanley Two, L.P.Project Name: Trevecca Towers IILocation of the Project: 310 Stanley Street, Nashville, TN 37210Parcel Number: 106010073Name of the Federal  
Program to which the  
applicant is applying: 4% LIHTCName of  
Certifying Jurisdiction: MDHACertifying Official  
of the Jurisdiction  
Name: Angela C. HubbardTitle: Director of Community DevelopmentSignature: Date: 4-13-2018