

# THE RESERVOIR

8TH AVENUE SOUTH AT EDGEHILL

Preliminary Specific Plan &  
Major Policy Amendment

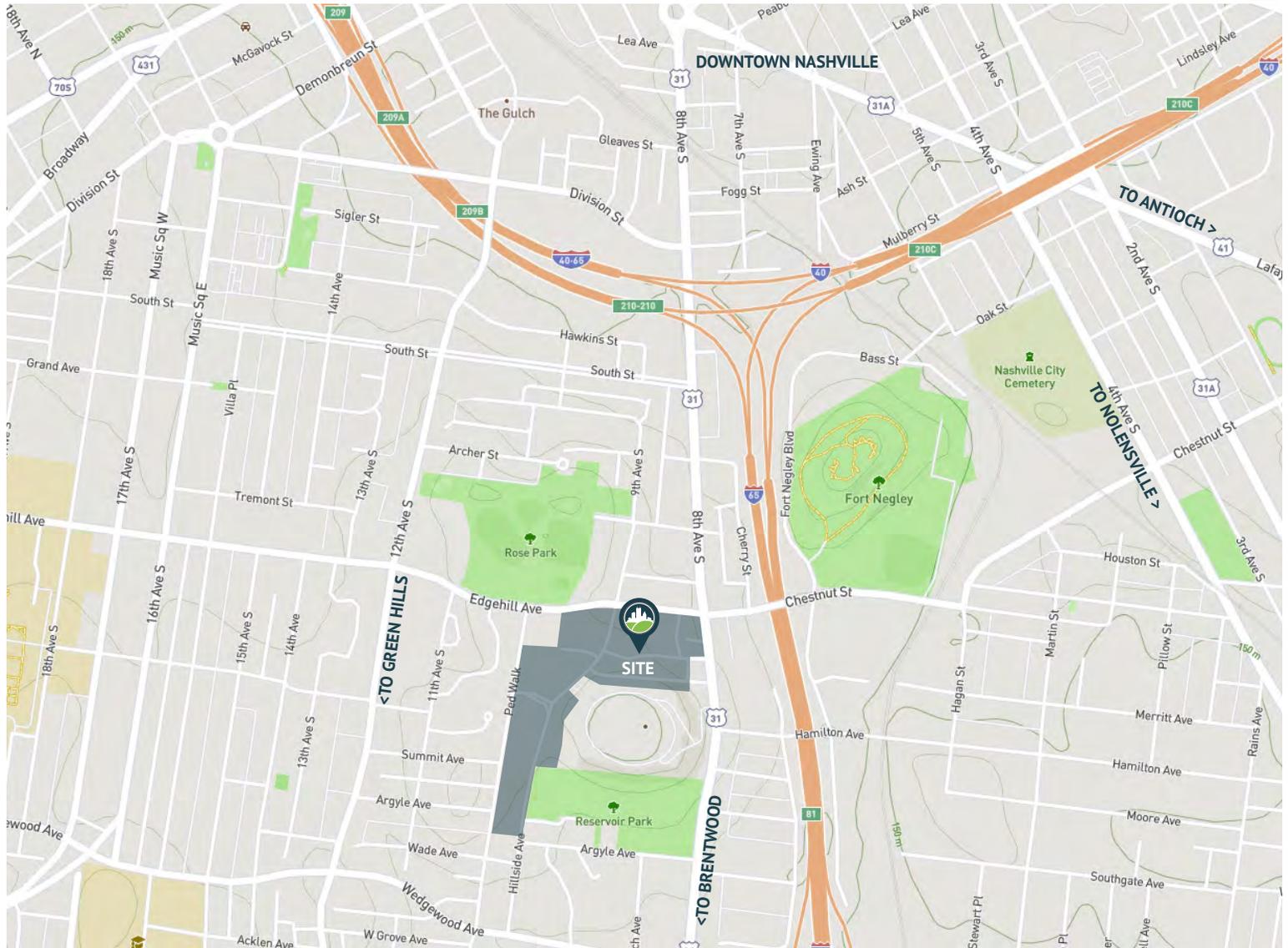
Revised: JULY 12, 2018



2018SP-026-001  
2018P-001-001



Kimley»Horn



**Site Info:**  
Site is on 23.32 acres of land located at:

1201 8th Avenue South  
Map and Parcel(s): 10506003800, 10506003900, 10506004000, **10506002400**,  
**10505051200**, 10506004200, **10505051100**, 10506033200  
(Parcels in **BOLD** are within the Park at Hillside PUD)

**Council District:** 17 Colby Sledge

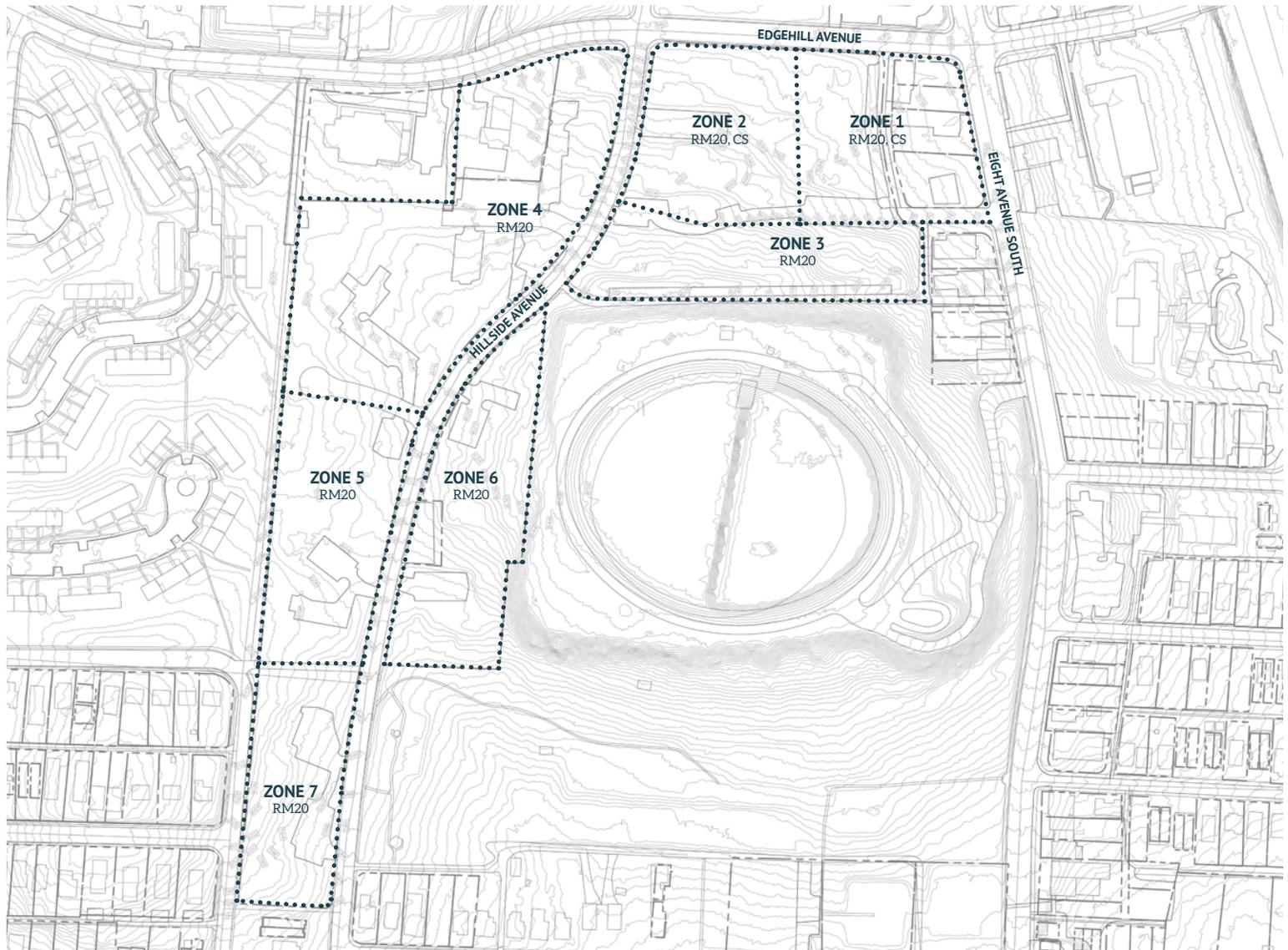
**Owner/Developer:**  
Elmington Capital Group  
118 16th Ave. S., Suite 200  
Nashville, TN 37203  
ATTN: Dominic Zabriskie  
dominic@elmingtoncapital.com

**Civil Engineer:**  
Kimley-Horn  
214 Oceanside Drive  
Nashville, TN 37204  
ATTN: Brendan Boles, PE  
brendan.boles@kimley-horn.com

**Owner Information:**  
Park at Hillside, LLC  
929 Edgehill LLC  
1201 8th Ave LLC  
1203 8th Ave LLC  
  
118 16th Avenue S, Suite 200  
Nashville, TN 37203  
(615)-490-6700

**Applicant/Land Planner:**  
Kimley-Horn  
214 Oceanside Drive  
Nashville, TN 37204  
ATTN: Ben Miskelly, AICP  
ben.miskelly@kimley-horn.com





**Land Use Policy:**

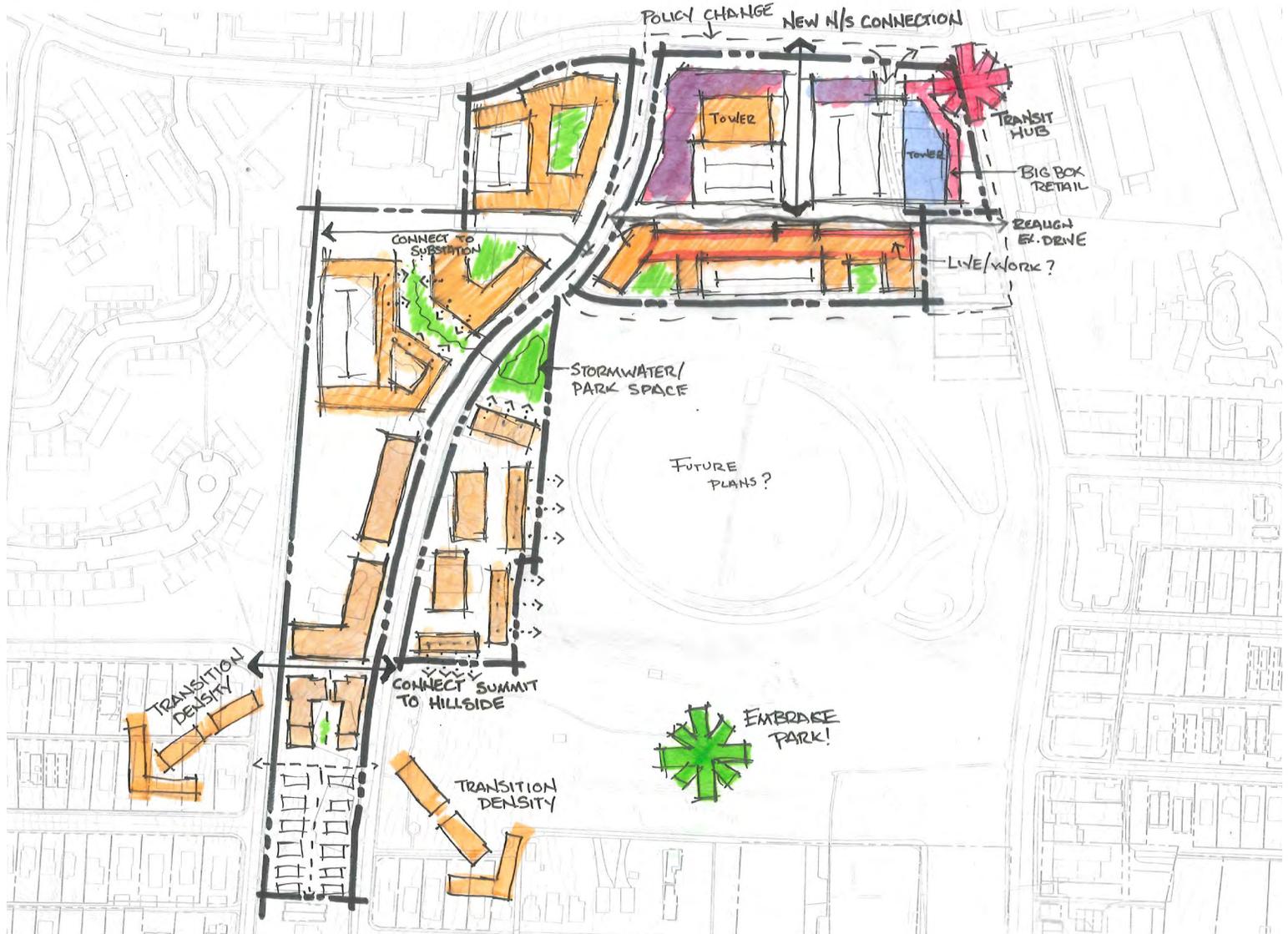
	<u>Existing</u>	<u>Proposed</u>	<u>Parcels Requiring Change</u>
ZONE 1:	T4 NE, T4 CM	T4 CM	809 Edgehill Avenue (10506002400)
ZONE 2:	T4 NE	T4 CM	809 Edgehill Avenue (10506002400)
ZONE 3:	T4 NE	T4 CM	809 Edgehill Avenue (10506002400)
ZONE 4:	T4 NE	T4 NE	
ZONE 5:	T4 NE	T4 NE	
ZONE 6:	T4 NE	T4 NE	
ZONE 7:	T4 NE	T4 NE	

**Current Land Use Policy:** The property is located within the Green Hills-Midtown Community Plan. The current land use policy for the property is split between T4 CM (Urban Mixed Use Corridor) and T4 NE (Neighborhood Evolving) The SP will retain utilizing these land use policies and expand the T4 CM policy to the entirety of Areas 1, 2, and 3.

**T4 Urban Mixed Use Corridor:** prioritize higher-intensity mixed use and commercial uses at intersections with preference given to residential uses between intersections. Streets move vehicular traffic efficiently while accommodating sidewalks, bikeways, and existing or planned mass transit. T4-CM areas are pedestrian-friendly, prominent arterial-boulevard and collector-avenue corridors that accommodate residential, commercial, and mixed use development, and are served by multiple modes of transportation.

**T4 Neighborhood Evolving:** Create and enhance neighborhoods—to include greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. Areas will have higher densities and/or smaller lot sizes, with a broader range and mixture of housing types, providing housing choice, than some surrounding urban neighborhoods.





**Site Concept Plan:**

The conceptual approach for The Reservoir is to consolidate the site’s density and non-residential uses at the priority intersection of 8th Avenue South and Edgehill Avenue. The Green Hills-Midtown Community Plan calls out both streets as “Priority Corridors,” with 8th Avenue South being labeled as an “Immediate Need.” Along Edgehill the form and density stays consistent but transitions to primarily residential uses with some ground floor commercial uses.

Moving southward along Hillside Avenue density tapers down to structure parked mid-rise flats to surface parked low-rise flats on the west side to garage-loaded townhome units on the east side. The southern most portion of the site utilizes duplex units to transition from the stacked flats to the north to the single family lots adjacent to the site.

The site also utilizes new east/west connector streets and stub streets to increase access to Hillside Avenue from the east and west, while redirecting some traffic away from the intersection 8th Avenue South and Edgehill Avenue. The extension of Summit Avenue to Hillside plays a major role in connecting the homes between 12th Avenue South and 8th Avenue South both physically and mentally.





Through the Specific Plan, the Edgehill community will be afforded a level of quality and a sense of community. The Reservoir SP is to provide a high class, mixed-use community, that creates an attractive destination for live, work, and play at the major intersection of 8th Avenue South and Edgehill Avenue

This plan and supporting Design Guidelines are intended to:

- Create a combination of uses that establishes a high quality destination with mixes of residential, retail, and office
- Provide a variety of housing price points and types from single-family to townhouses and various scales of multifamily, in order to accommodate the housing needs of a diverse population;
- Emphasize the importance of the pedestrian environment through appropriate scale and form.
- Incorporate public open space that provides a public benefit in key locations within the development.
- Contextually blend the southern portion of the development with the surrounding neighborhoods.
- Develop an active ground floor along all public streets composed of restaurant, retail, office or residential.
- Embrace 8th Avenue South and Edgehill Avenue which are included as improved local routes and frequent transit service in the proposed "Let's Move Nashville Plan"







**Intent:** Zone 1 is intended to serve the surrounding area, by providing ground floor retail that is paired with office and other commercial uses above. Businesses will be parked via shared garage parking and on street spaces.

**Uses:** Multifamily Residential, Commercial/Retail, and Office  
*Prohibited: Alternative Financial Services, Auto Repair, Auto Sales, Gas Station*

**Frontage Standards:**

**Build-to:** Where buildings directly front public streets or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 5' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

**Ground Floor Access:** Non-residential ground floor uses shall provide a public entrance from the public sidewalk

**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

**Maximum Height:** (measured from average grade to top of parapet)  
 Structure A: 150' maximum in 11 Stories  
 Remainder: 70' maximum (\*not to exceed an elevation of 646')

**Stepback:** 40' stepback after 3 stories along 8th Avenue South and Edgell Avenue

**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
 Residential: 25% ground floor, 25% upper floors  
 Commercial: 50% ground floor, 30% upper floors

**Parking Garage Screening/Lining:** Parking structures fronting a public street R.O.W. or public open space shall be screened and lined with an active use along the ground floor.

**Viewshed Information:** Heights and stepbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir Park. See page 27 for Viewshed Standards.



**ZONE 1**

<b>Uses</b>	Multi-family Residential, Office, Commercial/Retail,	
<b>FAR</b>	6.0	
<b>ISR</b>	1.0	
<b>Maximum Height</b>	Structure A	150' in 11 Stories
	Remainder	70' Maximum (*)
<b>Stepback</b>	40' after 3 stories	
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	14'	
<b>Build-To</b> ( __ percentage of the front facade built to within __ feet of public sidewalk or open space)	80% within 5'	
<b>Side Setback</b>	0'	
<b>Rear Setback</b>	0'	
<b>Minimum Building Separation</b>	0'	
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	Residential	25% Minimum
	Commercial	50% Ground Floors 30% Upper Floors
<b>Raised Foundation</b>	Residential	18" Min. - 36" Max.
	Commercial	36" Max.
<b>"Fall-Back" Zoning</b>	MUG-A	
<b>Viewshed Provisions</b>	See Page 27	





**Intent:** Paired with ground floor commercial uses, Zone 2 includes a high density residential component to provide the opportunity for a more urban housing type on site. Units will be parked via shared garage parking and on street spaces.

**Uses:** Multifamily Residential, Commercial/Retail, and Office  
*Prohibited: Alternative Financial Services, Auto Repair, Auto Sales, Gas Station*

**Frontage Standards:**

**Build-to:** Where buildings directly front public streets or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 5' from the back of the proposed sidewalk or provide usable public space. Projections and recesses up to 4 feet for architectural articulation are permitted

**Ground Floor Access:** Non-residential ground floor uses shall provide a public entrance from the public sidewalk

**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

**Maximum Height:** (measured from average grade to top of parapet)  
**Structure B:** 110' maximum in 10 Stories  
**Structure C:** 90' maximum in 8 Stories  
**Remainder:** 60' maximum (\*not to exceed an elevation of 646')

**Stepback:** 40' stepback after 3 stories along Hillside Avenue and Edgemoor Avenue

**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
**Residential:** 25% ground floor, 25% upper floors  
**Commercial:** 50% ground floor, 30% upper floors

**Parking Garage Screening/Lining:** Parking structures fronting a public street R.O.W. or public open space shall be screened and lined with an active use along the ground floor.

**Viewshed Information:** Heights and Stepbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir page 27 for Viewshed Standards.



**ZONE 2**

<b>Uses</b>	Multi-family Residential, Office, Commercial/Retail,	
<b>FAR</b>	5.0	
<b>ISR</b>	1.0	
<b>Maximum Height</b>	Structure B	110' in 10 Stories
	Structure C	90' in 8 Stories
	Remainder	60' Maximum(*)
<b>Stepback</b>	40' after 3 stories	
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	14'	
<b>Build-To</b> (percentage of the front facade built to within __ feet of public sidewalk or open space)	80% within 5'	
<b>Side Setback</b>	0'	
<b>Rear Setback</b>	0'	
<b>Minimum Building Separation</b>	0'	
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	Residential	25% Minimum
	Commercial	50% Ground Floors 30% Upper Floors
<b>Raised Foundation</b>	Residential	18" Min. - 36" Max.
	Commercial	36" Max.
<b>"Fall-Back" Zoning</b>	MUG-A	
<b>Viewshed Provisions</b>	See Page 27	





**Intent:** Zone 3 is intended to serve the surrounding area, as well as the site, by providing active ground floor uses that could include other retail and commercial spaces, live+work units, and residential units above. Units will be parked via shared garage parking and on street spaces.

**Uses:** Multifamily Residential, Commercial/Retail, Office, and Live+Work Prohibited: Alternative Financial Services, Auto Repair, Auto Sales, Gas Station

*\*Live+Work units shall include a combination of a commercial or office within that same space as a residential unit.*

**Frontage Standards:**

**Front Build-to:** Where buildings directly front public streets or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 10' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

**Ground Floor Access:** Non-residential ground floor uses shall provide a public entrance from the public sidewalk

**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

**Maximum Height:** (measured from average grade to top of parapet)  
5 stories maximum in 60' (\*not to exceed an elevation of 646')  
4 stories (parking structure) (\*not to exceed an elevation of 646')

**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
Residential: 25% ground floor, 25% upper floors  
Commercial: 50% ground floor, 30% upper floors

**Parking Garage Screening/Lining:** Parking structures fronting a public street R.O.W. or public open space shall be screened and lined with an active use along the ground floor.

**Viewshed Information:** Heights and Stepbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir Par. See Page 27 for Viewshed Standards.



<b>ZONE 3</b>		
<b>Uses</b>	Multi-family Residential, Office, Commercial/Retail, Live+Work(*)	
<b>FAR</b>	5.0	
<b>ISR</b>	1.0	
<b>Maximum Height</b>	5 Stories in 60' (*) 4 Stories (Parking) (*)	
<b>Stepback</b>	None Required	
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	12'	
<b>Build-To</b> ( __ percentage of the front facade built to within __ feet of public sidewalk or open space)	80% within 10'	
<b>Side Setback</b>	5'	
<b>Rear Setback</b>	5'	
<b>Minimum Building Separation</b>	5'	
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	Residential	25% Minimum
	Commercial	50% Ground Floors 30% Upper Floors
<b>Raised Foundation</b>	Residential	18" Min. - 36" Max.
	Commercial	36" Max.
<b>"Fall-Back" Zoning</b>	MUG-A	
<b>Viewshed Provisions</b>	See Page 27	





**Intent:** Zone 4 is intended to provide the first large portion of residential on site. As Phase I, the goal of Zone 4 is to offer units that will account for the housing currently on site at the time of application. Residential units will be predominately provided in stacked flats configuration. Units will be parked via shared garage spaces, on street parking areas, and surface lots.

**Uses:** Multifamily Residential

**Frontage Standards:**

**Front Build-to:** Where buildings directly front Hillside Avenue or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 15' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

**10th Avenue Pedestrian Path:** 80% of the front facade of buildings along the existing path shall be built within 10' of the ROW. No Parking shall encroach closer than the leading edge of buildings along the ROW of the path.

**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

**Maximum Height:** (measured from average grade to top of parapet)  
5 stories maximum in 65'

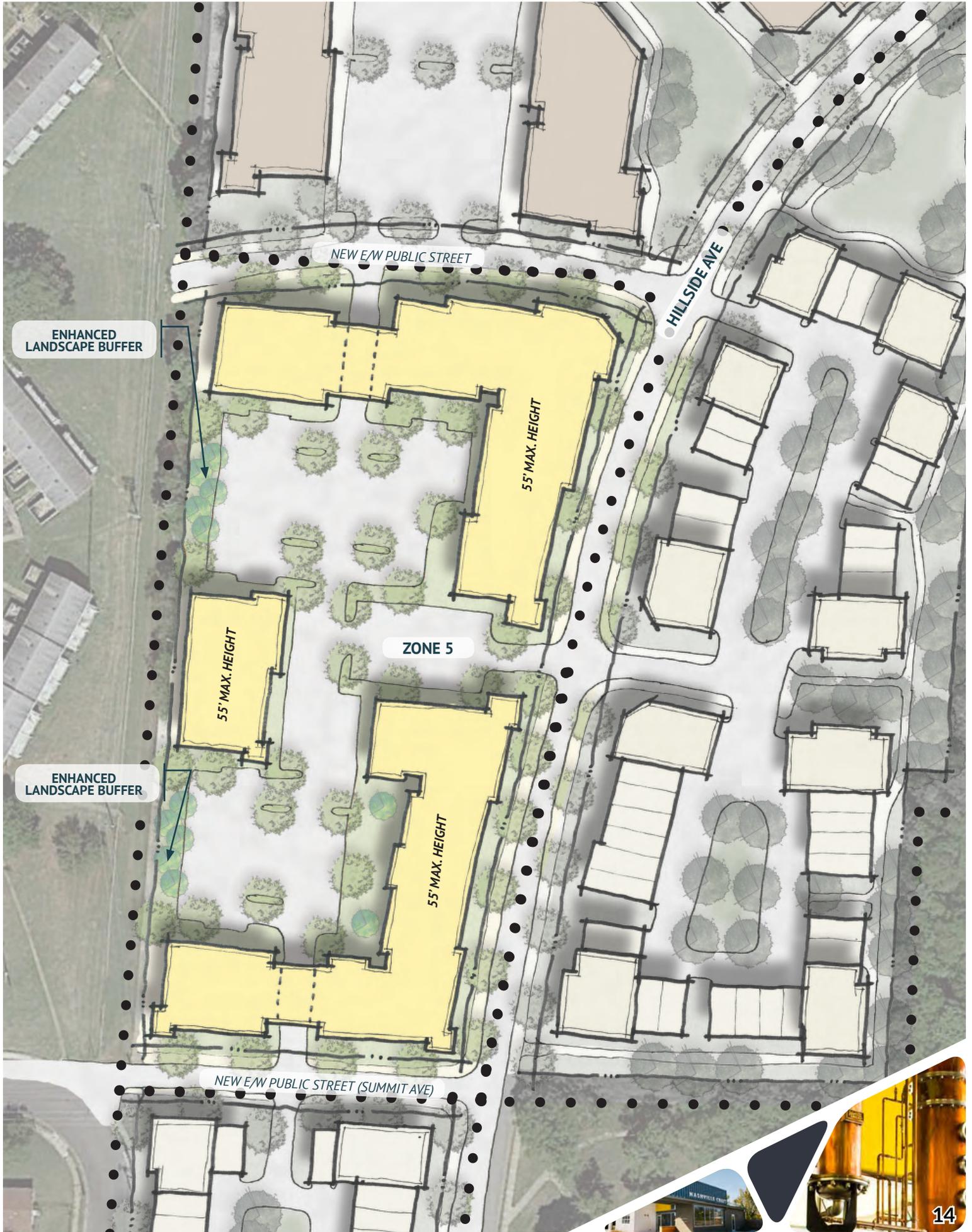
**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
Residential: 25% ground floor, 25% upper floors

**Parking Screening:** Parking structures fronting a public street R.O.W. or public open space shall be screened. Parking lots fronting the 10th Avenue Pedestrian path shall be screened with an appropriate landscape buffer as determined by the urban forester at the final SP stage.

**Viewshed Information:** Heights and Stepbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir Park. See page 27 for Viewshed Standards.

	<b>ZONE 4</b>
<b>Uses</b>	Multi-family Residential
<b>FAR</b>	3.0
<b>ISR</b>	0.8
<b>Maximum Height</b>	5 Stories in 65'
<b>Stepback</b>	None Required
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	None Required
<b>Build-To</b> ( _ _percentage of the front facade built to within _ _ feet of public sidewalk or open space)	80% within 15'
<b>Side Setback</b>	5'
<b>Rear Setback</b>	10'
<b>Minimum Building Separation</b>	10'
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
<b>Raised Foundation</b>	18" Min. - 36" Max.
<b>"Fall-Back" Zoning</b>	RM40-A







**Intent:** Zone 5 is bounded on all four sides by existing and proposed right of ways. The intent of Zone 5 is to provide an urban stacked flats building that addresses the multiple streets where possible. Units will be parked via shared garage spaces, on street parking areas, and surface lots.

**Uses:** Multi-family Residential

**Frontage Standards:**

**Front Build-to:** Where buildings directly front Hillside Avenue or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 15' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

**10th Avenue Pedestrian Path:** 80% of the front facade of buildings along the existing path shall be built within 15' of the ROW. No Parking shall encroach closer than the leading edge of buildings along the ROW of the path.

**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

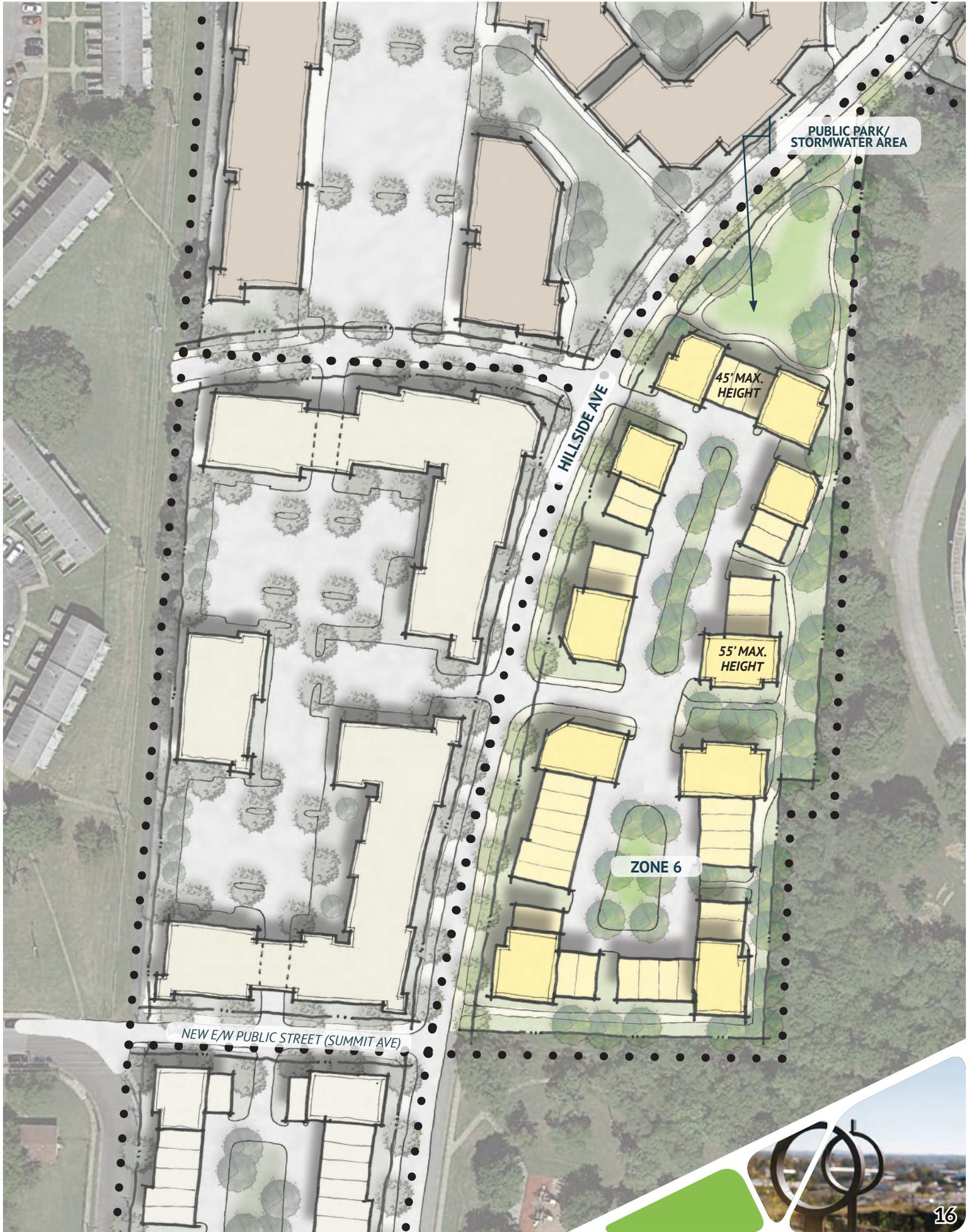
**Maximum Height:** (measured from average grade to top of parapet)  
4 stories maximum in 55'

**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
Residential: 25% ground floor, 25% upper floors

**Parking Screening:** Parking structures fronting a public street R.O.W. or public open space shall be screened. Parking lots fronting the 10th Avenue Pedestrian path shall be screened with an appropriate landscape buffer as determined by the urban forester at the final SP stage.

<b>ZONE 5</b>	
<b>Uses</b>	Multi-family Residential
<b>FAR</b>	3.0
<b>ISR</b>	0.75
<b>Maximum Height</b>	4 Stories in 55'
<b>Stepback</b>	None Required
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	None Required
<b>Build-To</b> ( _ _percentage of the front facade built to within _ _ feet of public sidewalk or open space)	80% within 15'
<b>Side Setback</b>	Not Applicable
<b>Rear Setback</b>	Not Applicable
<b>Minimum Building Separation</b>	10'
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
<b>Raised Foundation</b>	18" Min. - 36" Max.
<b>"Fall-Back" Zoning</b>	RM40-A





PUBLIC PARK/  
STORMWATER AREA

45' MAX.  
HEIGHT

55' MAX.  
HEIGHT

ZONE 6

NEW E/W PUBLIC STREET (SUMMIT AVE)

HILLSIDE AVE





**Intent:** Property to the east of Hillside Avenue contains a mixture of townhomes and lower density stacked flats units. This area is parked via private garages, shared garages, small scale surface lots, and on street parking.

**Uses:** Multifamily Residential, Multi-family (townhomes), Two-family homes, Single-Family Homes

**Frontage Standards:**

**Front Build-to:** Where buildings directly front the public streets or common areas (e.g. sidewalks, open space), The building edge must provide 70% of the building facade within 15' of the back of sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

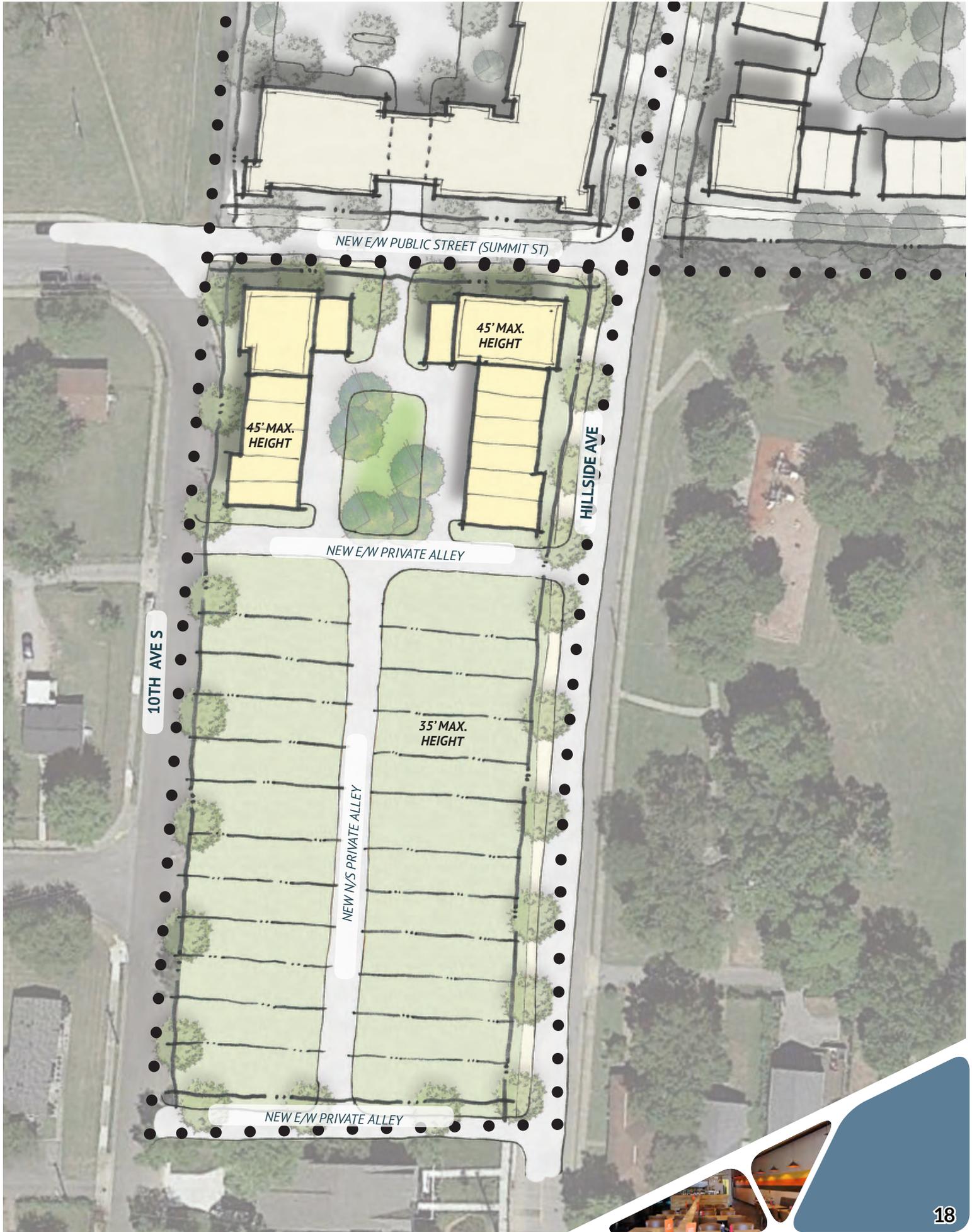
**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

**Maximum Height:** (measured from average grade to top of parapet)  
**Base Height:** 3 stories maximum in 45'  
**Corner and End Units:** 4 stories maximum in 55' (Corner and end units East of Hillside shall be permitted up to 4 stories in height so long as the total combined 4 story floorplate does not exceed that of the 3 story floorplate East of Hillside Avenue)\*

**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
 Residential: 25% ground floor, 25% upper floors

	<b>ZONE 6</b>
<b>Uses</b>	Multi-family Residential, Townhomes, Two-family homes, Single-Family Homes
<b>FAR</b>	2.5
<b>ISR</b>	0.75
<b>Maximum Height</b>	3 Stories in 45' 4 Stories in 55'(*)
<b>Stepback</b>	None Required
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	None Required
<b>Build-To</b> ( __ percentage of the front facade built to within __ feet of public sidewalk or open space)	70% within 15'
<b>Side Setback</b>	10'
<b>Rear Setback</b>	10'
<b>Minimum Building Separation</b>	5'
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
<b>Raised Foundation</b>	18" Min. - 36" Max.
<b>"Fall-Back" Zoning</b>	RM20-A







**Intent:** Zone 7 is intended to provide a variety of lower intensity residential types to provide greater choice within the development. These units are planned to vary from corner multifamily units and townhome configurations to individual detached duplex lots. Units will be parked via private garage spaces, on street parking areas, and small scale surface lots.

**Uses:** Multifamily Residential, Multi-family (townhomes), Two-family homes, Single-Family Homes

(\*) Property south of the proposed East/West Alley shall be utilized for single-family dwellings that transition the scale of the development toward the existing community.

**Frontage Standards:**

**Front Build-to:** Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), The building edge must provide 70% of the building facade within 20' of the back of sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

**Building Frontage/Orientation:** All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

**Setbacks:**

- Side:** 0' Attached Structures  
5' Detached Structures
- Rear:** 15' setback or 5' Build-to (\*)  
Properties with rear loaded garages must build garage to within 5' of the rear property line or setback greater than 15' to prevent parked vehicles from blocking the alley.

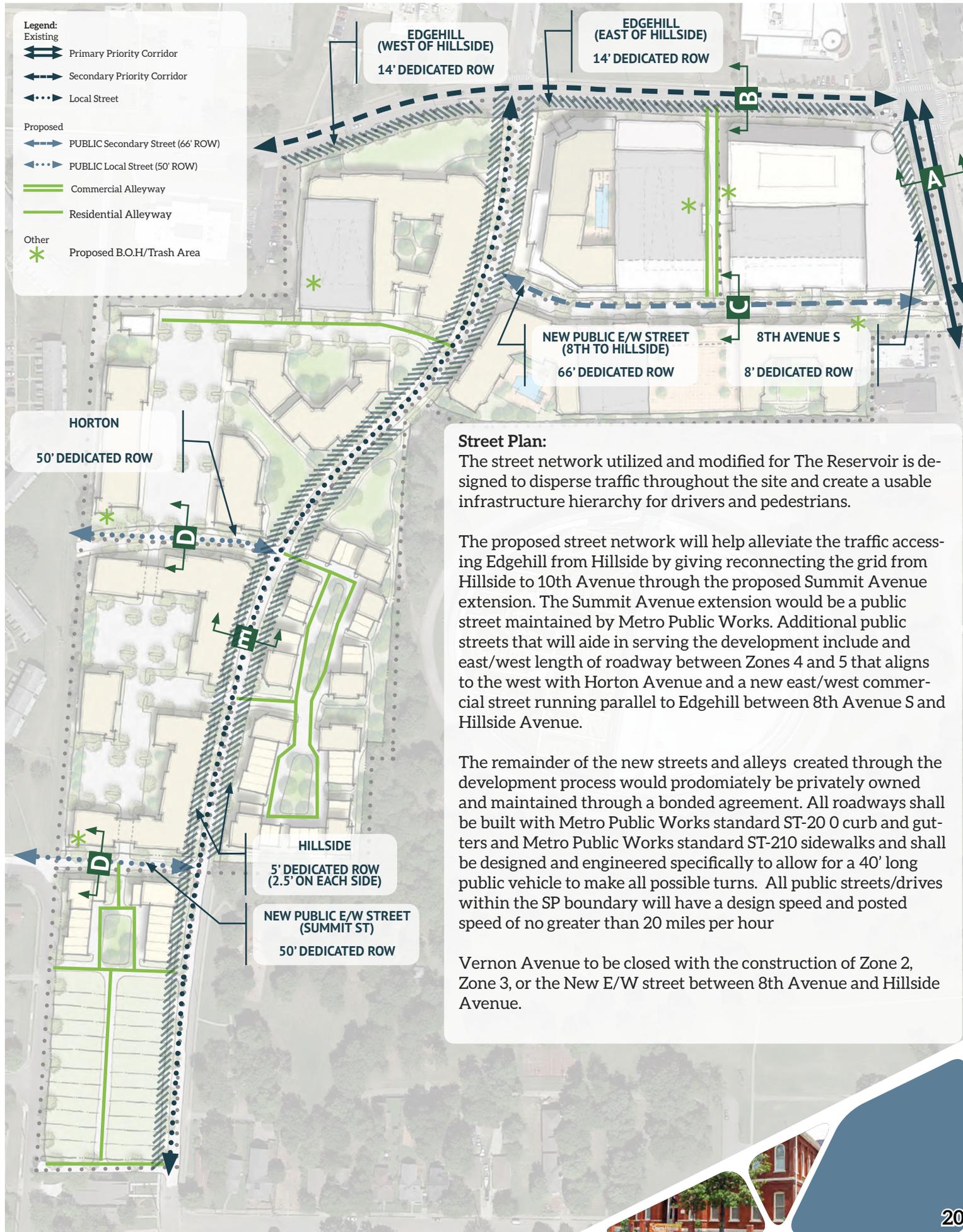
**Maximum Height:** (measured from average grade to top of parapet)  
3 stories maximum in 45' (Townhomes and Multi-family)  
35' (single and two-family)

**Glazing:** (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)  
Residential: 25% ground floor, 25% upper floors

**Parking/Access:** All parking and access shall be to the rear of the primary structure, no front driveways or front facing garages will be permitted.

<b>ZONE 7</b>	
<b>Uses</b>	Multi-family Residential, Townhomes, Single-Family Homes (*)
<b>FAR</b>	2.0
<b>ISR</b>	0.75
<b>Maximum Height</b>	3 Stories in 45' (Townhomes) 3 Stories in 35' (Single/Two-Family)
<b>Stepback</b>	None Required
<b>Minimum First Floor Height</b> (measured from FFE to ceiling)	None Required
<b>Build-To</b> ( __ percentage of the front facade built to within __ feet of public sidewalk or open space)	70% within 20'
<b>Side Setback</b>	0' attached structures 5' detached structures
<b>Rear Setback</b>	15' setback or 5' Build-to (*)
<b>Minimum Building Separation</b>	5'
<b>Glazing</b> (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
<b>Raised Foundation</b>	18" Min. - 36" Max.
<b>"Fall-Back" Zoning</b>	RM20-A (Multi-Family) R8-A (Single/Two-Family)





**Street Plan:**  
 The street network utilized and modified for The Reservoir is designed to disperse traffic throughout the site and create a usable infrastructure hierarchy for drivers and pedestrians.

The proposed street network will help alleviate the traffic accessing Edgehill from Hillside by giving reconnecting the grid from Hillside to 10th Avenue through the proposed Summit Avenue extension. The Summit Avenue extension would be a public street maintained by Metro Public Works. Additional public streets that will aid in serving the development include and east/west length of roadway between Zones 4 and 5 that aligns to the west with Horton Avenue and a new east/west commercial street running parallel to Edgehill between 8th Avenue S and Hillside Avenue.

The remainder of the new streets and alleys created through the development process would prodomiately be privately owned and maintained through a bonded agreement. All roadways shall be built with Metro Public Works standard ST-200 curb and gutters and Metro Public Works standard ST-210 sidewalks and shall be designed and engineered specifically to allow for a 40' long public vehicle to make all possible turns. All public streets/drives within the SP boundary will have a design speed and posted speed of no greater than 20 miles per hour

Vernon Avenue to be closed with the construction of Zone 2, Zone 3, or the New E/W street between 8th Avenue and Hillside Avenue.



**A** 86' ROW\*  
8th Avenue South

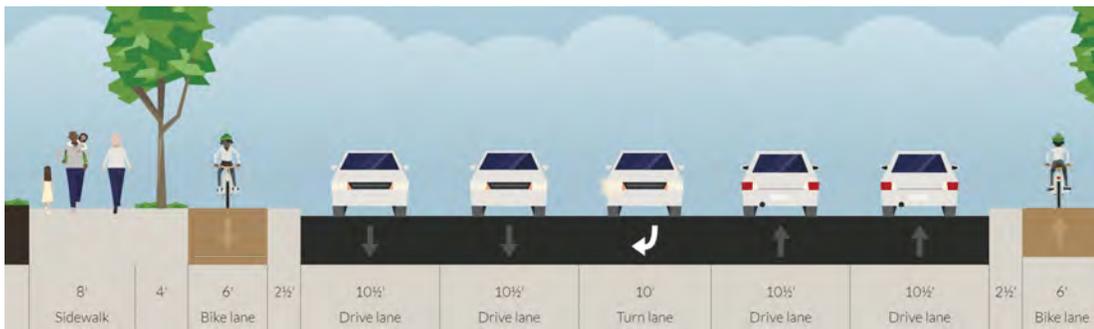
Average Streetside:  
10' Sidewalk  
6' Planting Area (wells)



\*Final build out may deviate lane assignments based on approved TIS. Final street design will be coordinated with Planning and Public Works based upon the approved TIS and shall include a planting area, sidewalks, and bikeway facilities.

**B** 88' ROW\*  
Edgehill Avenue

Average Streetside:  
8' Sidewalk  
6' Bike Lane  
4' Planting Area (strip)



Streetside conditions across 8th and Edgehill to remain as-is.

**C** 66' ROW  
New E/W Street

Average Streetside:  
South side:  
8' Sidewalk  
4' Planting Area (strip)  
North side:  
8' Sidewalk  
4' Planting Area (wells)



**D** 50' ROW  
Horton Avenue  
Summit Street

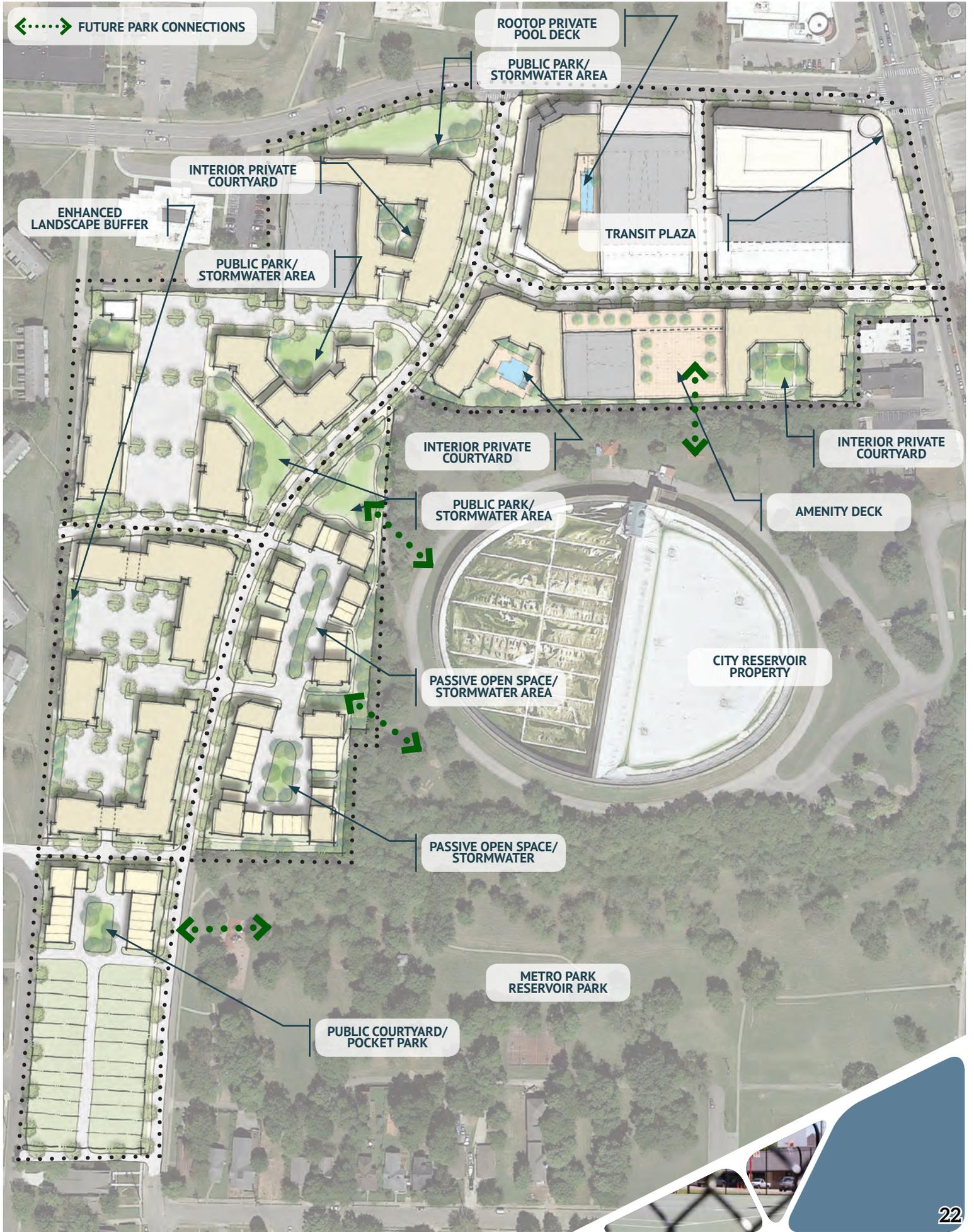
Average Streetside:  
6' Sidewalk  
6' Planting Area (strip)



**E** 55' ROW  
Hillside Avenue

Average Streetside:  
6' Sidewalk  
4' Planting Area (strip)





**Landscaping Standards:**

Areas reserved for stormwater greater than 0.5 Acres will be designed to have either an active or passive park component that can be utilized outside of storm events. Detailed design to be provided at final SP stage of development.

The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).

Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet.

All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.

Where trees are planted in rows, they shall be uniform in size and shape. All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.

Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within four feet of shrub beds shall share same mulch bed.

Finished planting beds shall be graded so as to not impede drainage away from buildings.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.

Trees must remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade





**Standard SP Notes:**

The purpose of this SP is to receive preliminary approval to permit the development of a 23 acre mixed use development as shown.

For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the zoning listed in the chart above as of the date of the application request or application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.

Properties contain no FEMA designated floodplain per maps 47037C0243H and 47037C0244H both dated 04/05/2017-Zone A.

Zone 3 shall be planned as the first phase of the development and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Required parking consistent with the parking requirements of the Metro Zoning Code shall not be counted as floor area. Any additional parking beyond that required by the Metro Zoning Code shall be counted as floor area.

**Permitted Uses :**

Permitted uses shall be the uses listed in the applicable zone of the specific plan. Uses shall be limited to 1,200 residential units (multi-family, two-family, and single-family) and 600,000 SF of nonresidential space

**Architectural Standards:**

Buildings shall avoid continuous uninterrupted blank facades and at a minimum, the facade plane shall be interrupted by one of the following for every thirty-five linear feet of street frontage:

- A change in building material
- A horizontal undulation in the building facade of three feet or greater
- A porch, stoop or balcony; porches shall be a minimum six feet in depth

Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

Building facades fronting a public street shall provide a minimum of one principal entrance (doorway) and 15% glazing.

HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.

Windows shall be vertically oriented at a ratio of 1.5:1 or greater; Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows and other special conditions.

Where feasible due to site elevations and conditions ground floor residential units fronting a public street or green space may provide an active entrance point from the public sidewalk in the form of a stoop or porch condition. All ground level porches accessed directly from a public sidewalk shall provide a minimum of five (5) feet of depth.

EIFS, vinyl siding and untreated wood shall be prohibited (vinyl soffits shall be permitted).

**NES Notes**

Where feasible this development will be served with underground power, pad-mounted transformers.

NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio-swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter.



**Public Works Notes**

Parking ratios shall be provided at or above the Metro Zoning Code Parking Standards, a supplemental shared parking plan may be presented to Metro Public Works at a later date.

Roadway Improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.

Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.

Loading and valet areas shall be limited to spaces interior to the structure or behind the structure off of public right-of-way.

There shall only be one driveway onto Edgehill Avenue from the development.

Developer will ensure bike lanes are continuous through intersections.

8th Avenue, Edgehill, and Hillside (from Edgehill to Vernon) shall be signed no parking, standing, or loading.

**Parking Standards:**

Provided parking shall meet the requirements of the parking standards of the Zoning Code (17.20).

Parking shall be provided within public garages, parking areas and private garages internal to the development. Guest parking spaces shall be provided in the form of on-street parking throughout the SP.

Bicycle parking shall be provided per Metro Standards.

**Federal Compliance:**

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

**Stormwater Notes**

Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any Storm water facilities within the property.

Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no.78-840 and approved by The Metropolitan Department of Water Service.

**Affordability Standards**

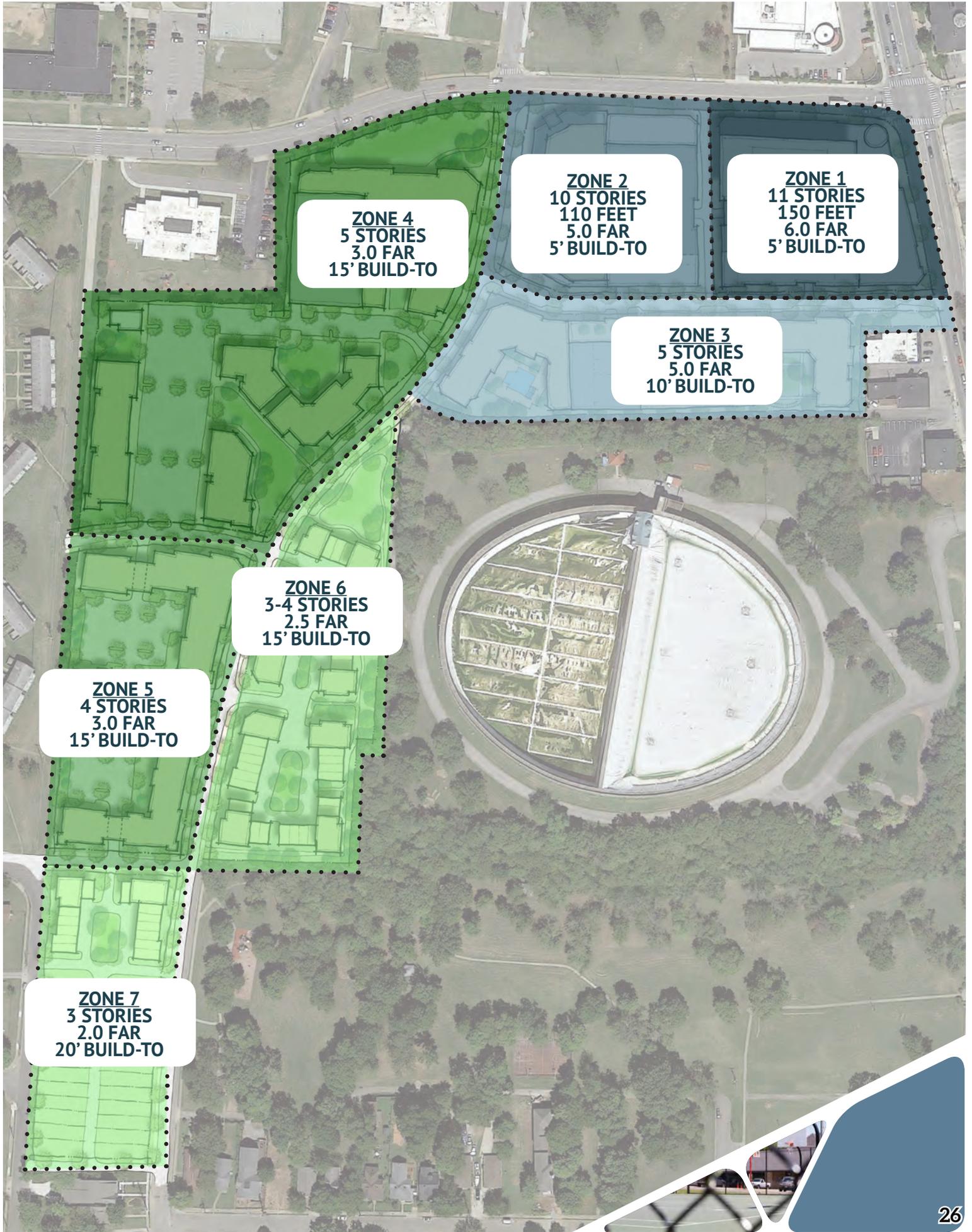
Though not required by this SP the:

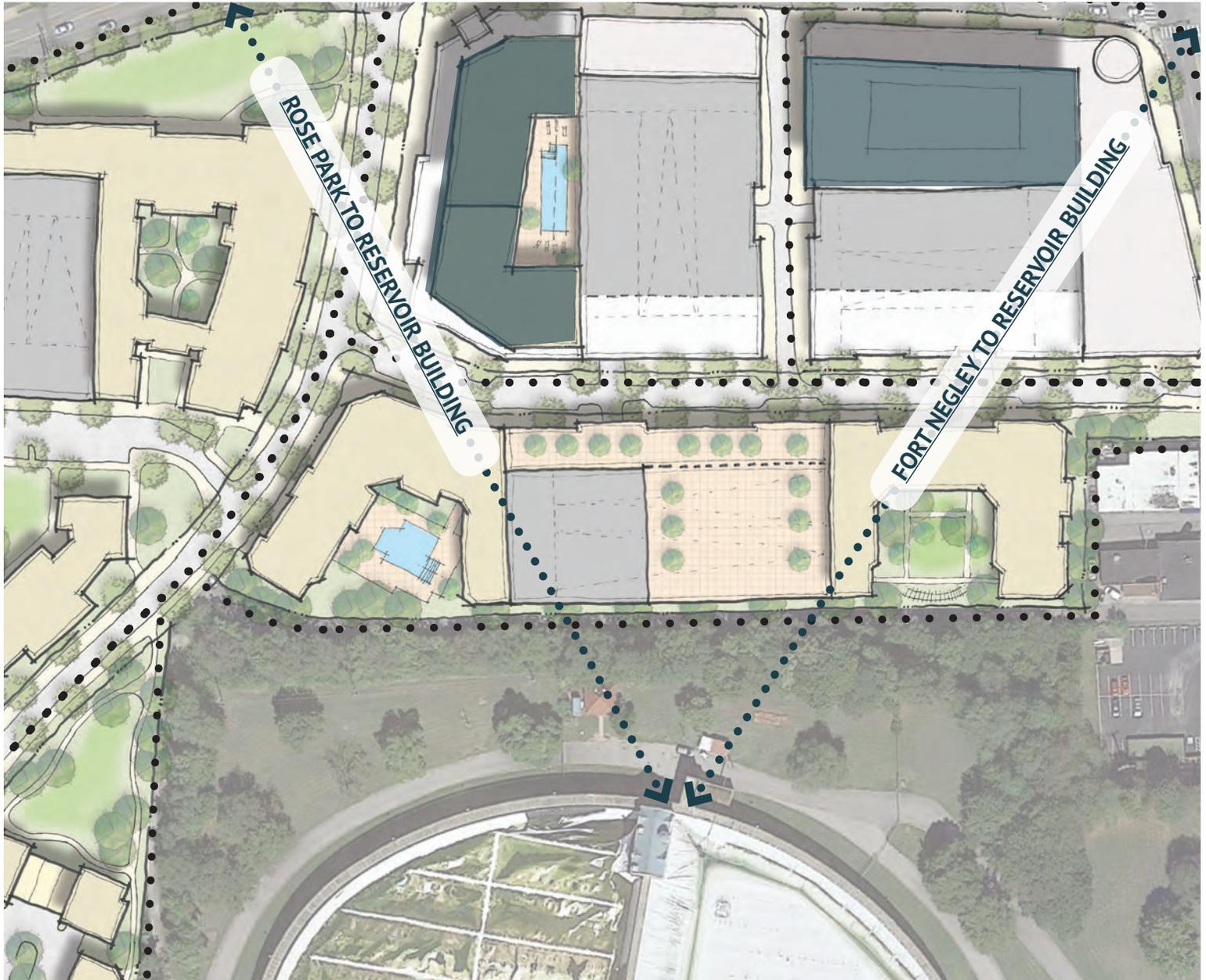
Owner voluntarily agrees that a minimum of 24.1667% of the residential units within the SP shall be affordable as provided in the Low Income Housing Tax Credit (LIHTC) rules and regulations under Section 42 of the Internal Revenue Code. This condition shall remain in place until the developer and/or subsequent developers have developed the suggested 24.1667% affordable housing units, all of which such units are restricted by a recorded Land Use Restriction Agreement (LURA). It is understood by all parties that to develop new affordable housing requires public-private partnerships utilizing, among others, Payment in Lieu of Tax arrangements, Barnes Funds, MDHA Vouchers, Low Income Housing Tax Credits, and/or Tax Exempt Bond Authority.

Owner further voluntarily agrees to pursue, as part of the foregoing affordable units, to restrict 13.7931% of said units within the SP to 50% of AMI. It is understood by all parties that in order to restrict such units to 50% of AMI, the owner must receive a minimum 10 year Payment in Lieu of Taxes (PILOT) agreement from Metro, be awarded a maximum Barnes Fund allocation, and receive project based vouchers from MDHA on a minimum of 13.7931% of the affordable units within the development.

Owner further voluntarily agrees to pursue, as part of the foregoing affordable units, to restrict 25% of said units within the SP to 50% of AMI. It is understood by all parties that in order to restrict such units to 50% of AMI, the owner must receive a minimum 15 year Payment in Lieu of Taxes (PILOT) agreement from Metro, be awarded a maximum Barnes Fund allocation, and be awarded project based vouchers from MDHA on a minimum of 25% of the affordable units within the development.







**Historic Viewpoint Connections** ◀.....▶

View corridors from Fort Negley and Rose Park to the Reservoir building shall be preserved to ensure a visual connection can be made between Fort Negley and Rose Park to the Reservoir Building which sits on the site of Fort Casino.

Structures in these paths shall be oriented to allow for a clear vantage point between the sites or be below the base elevation of the ring road surrounding the Reservoir.

**Future Park Viewshed**

Viewsheds from the proposed park site should be considered when developing the area (Zone 3) adjacent to the site. Structures should be oriented to provide sight lines from the proposed park toward downtown.

**Vertical Height Exceptions**

Structures A, B, and C in Zones 1 and 2 are permitted to be constructed at an elevation higher than the set ring road elevation. Please see the standards on pages 9-11 for more detail.





**THE RESERVOIR**  
8TH AVENUE SOUTH AT EDGEHILL