

HASTINGS

**8TH + BASS | PRELIMINARY SP**

18 MARCH 2019

CASE #: 2019SP-016-001



## Overview of the Location + Existing Policy

The 8th + Bass site sits along the 8th Avenue South corridor, and acts as an important gateway to the area South of the Gulch. The 8th Avenue corridor supports a wide variety of uses, including retail, residential, and commercial.

The property is currently zoned IWD, and supports Industrial uses. These limited uses provide little to no services for the surrounding neighborhood.

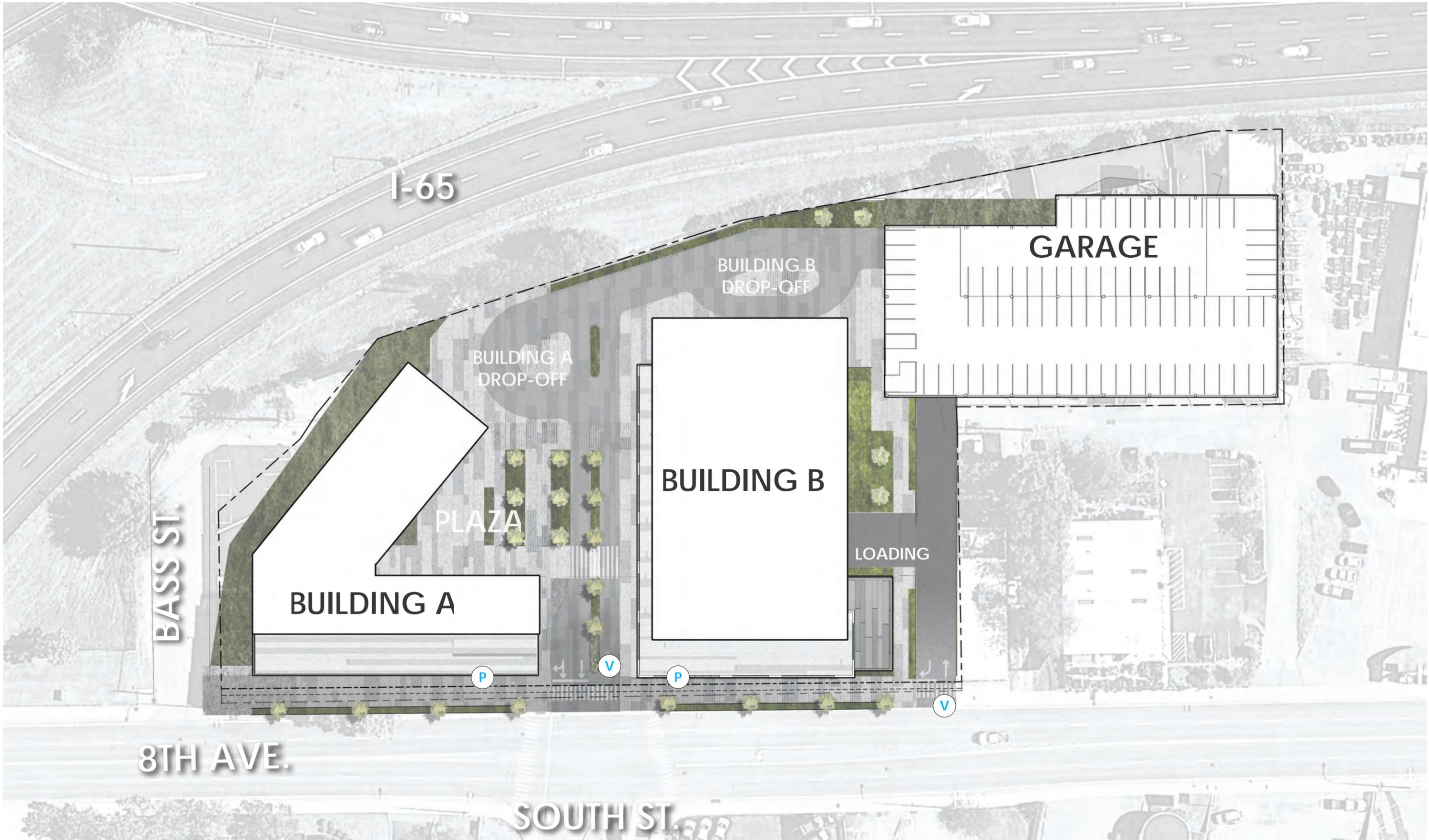
The Community Character policy for the property is T4 Urban Mixed Use Neighborhood.

The Community Character Manual outlines T4-MU areas as “intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high-density residential development. A variety of residential, mixed use, commercial, light industrial, and institutional buildings are found regularly spaced with buildings built to the back edge of the sidewalk and minimal spacing between buildings. Parking is behind or beside the buildings and is generally accessed by side streets or alleys. The public realm and streetscape feature the consistent use of lighting and the use of formal landscaping. T4 Mixed Use Neighborhood Areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. The edges of T4 Mixed Use Neighborhood Areas are firm with clearly distinguishable boundaries identified by block structure, street and alley networks, and building placement.”

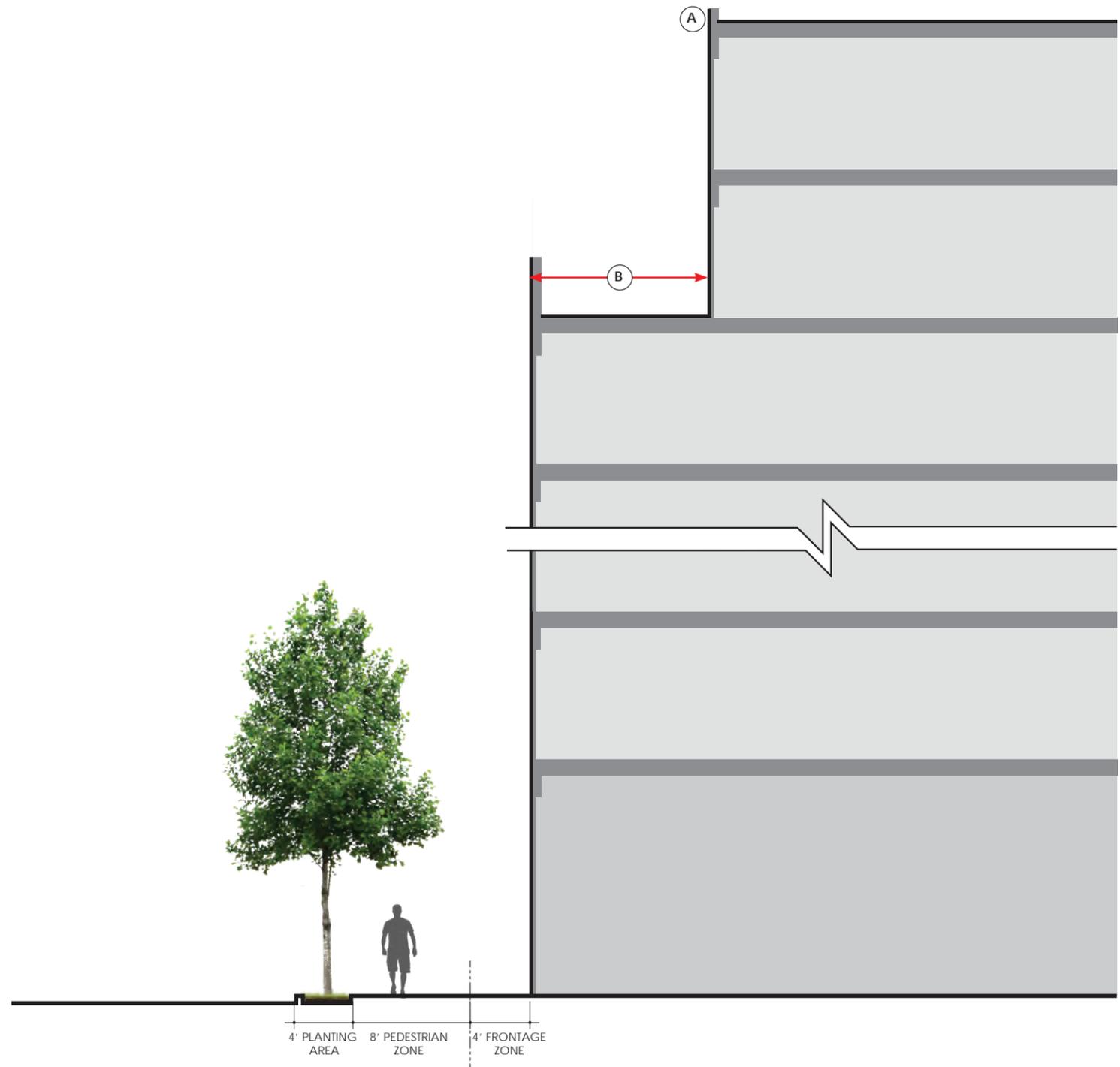
T4-MU supports building heights of five stories, with taller heights along prominent, wider corridors, and near transitions to higher density. As this property is located along the 8th Avenue corridor, and is directly adjacent to the intersection of 8th Avenue and Division Street (where the current zoning allows 20 stories in height), the proposed seven stories is consistent with the current policy. Additionally, due to its location abutting Interstate I-65 and TDOT property along two-sides, this property has a unique, isolated condition. The step-back above the fifth level provides a transition to the lower density neighborhoods across 8th Avenue South.

Moreover, the width of South Street, and its importance as a connector to various neighborhoods from 8th Avenue, makes the intersection of these two streets extremely significant. The placement of this development at this intersection, and pedestrian and vehicular improvements that would accompany it, further enhance the safety and prominence of this key intersection.

The standards and regulations of MUG-A, including the slight modifications made by this SP, implements the guidance of the Community Character Manual and the Green Hills/Midtown Community Plan.



<b>Acreage</b>	3.14 acres (137,054 SF)
<b>Council District</b>	17: Colby Sledge
<b>Zoning</b>	SP based on MUG-A
<b>FAR</b>	3.0
<b>ISR</b>	0.9
<b>MCSP requirements</b>	8th Avenue South is designated T4-M-AB4-IM. MCSP standards are: <ul style="list-style-type: none"> <li>• Frontage zone: 4 feet</li> <li>• Pedestrian travelway: 8 feet</li> <li>• Furnishing zone: 4 feet to include street trees in a green strip or tree wells (minimum 4'x6') and spaced regularly at intervals 30'-50'</li> <li>• Right-of-Way is provided for half of planned Major Separated Bikeway, as per MCSP requirements</li> </ul>
<b>Build-to Zone</b>	
8th Avenue	0-15'
Bass Street	None required
<b>Maximum Height</b>	
At Build-to-Zone	5 stories within 75'
Overall	(A) 7 stories within 105'
<b>Step-back</b>	(B) 15' after the 5th story
<b>Min. Rear Setback</b>	None required
<b>Min. Side Setback</b>	None required
<b>Ground Floor Uses</b>	On the ground floor, active uses will extend along a minimum of 60% of 8th Avenue frontage. Ground floor uses will be high-volume, active uses that contribute to the street life of the neighborhood. Appropriate uses include retail, restaurant, commercial uses, office, and lobby.
<b>Permitted Uses</b>	Permitted uses shall be all uses permitted by MUG-A with the exception of Short-Term Rental Properties (STRP) - owner not occupied, which are prohibited.
<b>Pedestrian Access</b>	(P) A primary entrance to the building shall be located along the building facade within the build-to zone along 8th Avenue.
<b>Vehicular Access</b>	(V) Main vehicular access to be aligned with South Street. Additional access may be from any or all of the following: <ul style="list-style-type: none"> <li>• Bass Street</li> <li>• the existing alley</li> <li>• a shared access easement</li> <li>• an additional curb cut along 8th Avenue South of Building B</li> <li>• an additional curb cut along 8th Avenue in the event of the closure of Bass Street</li> </ul>
<b>Parking</b>	Per the UZO. Shared parking is allowed under the provisions of 17.20.100 of the zoning code. Bicycle parking shall be per Metro code.  Parking may be shared across the site and any future property lines, regardless of ownership.
<b>Loading</b>	According to the zoning code under the provisions of 17.20.130 except: Any hotel use may be allowed to provide one 10x50 loading space and one 10x25 loading space.

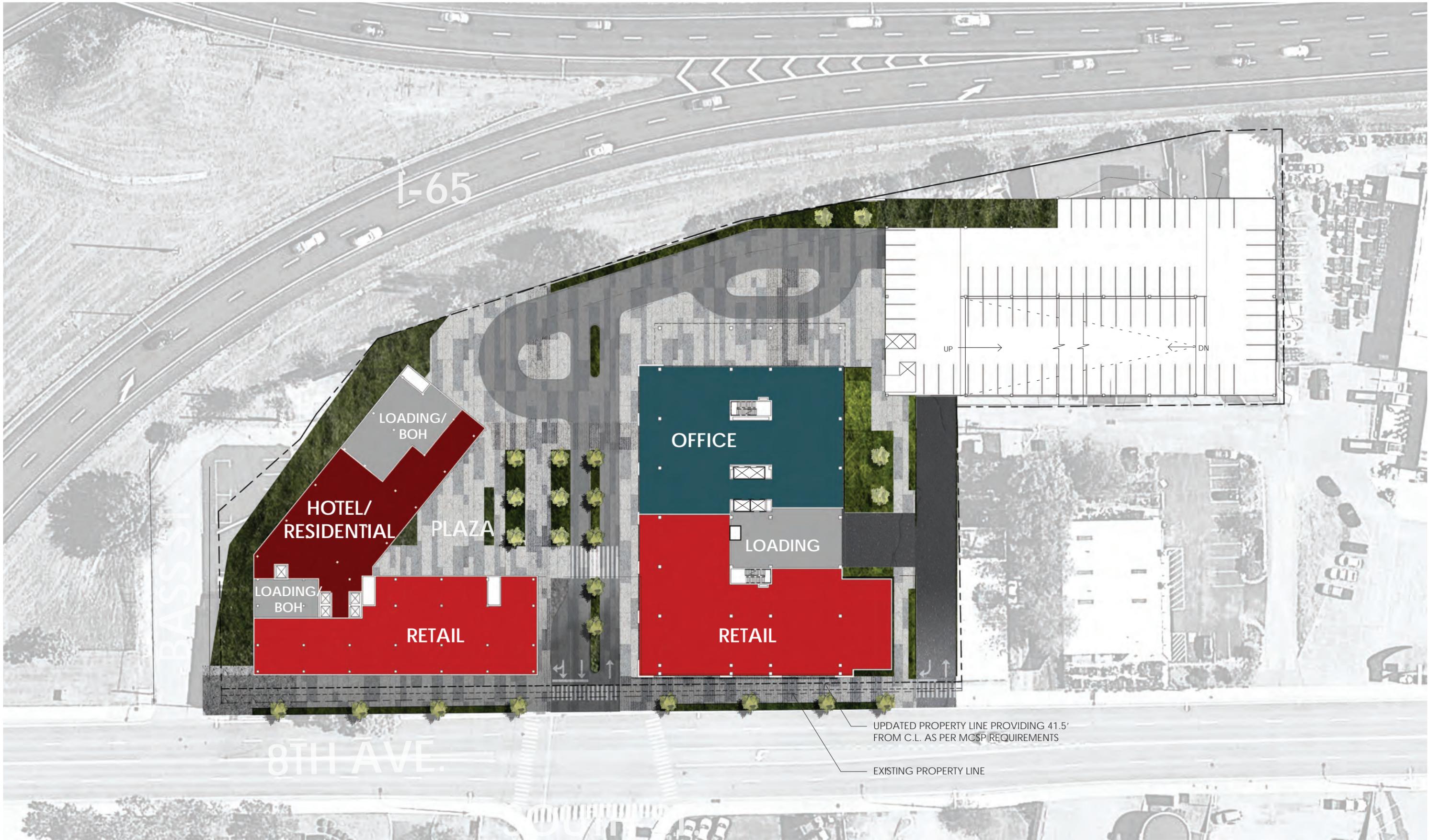


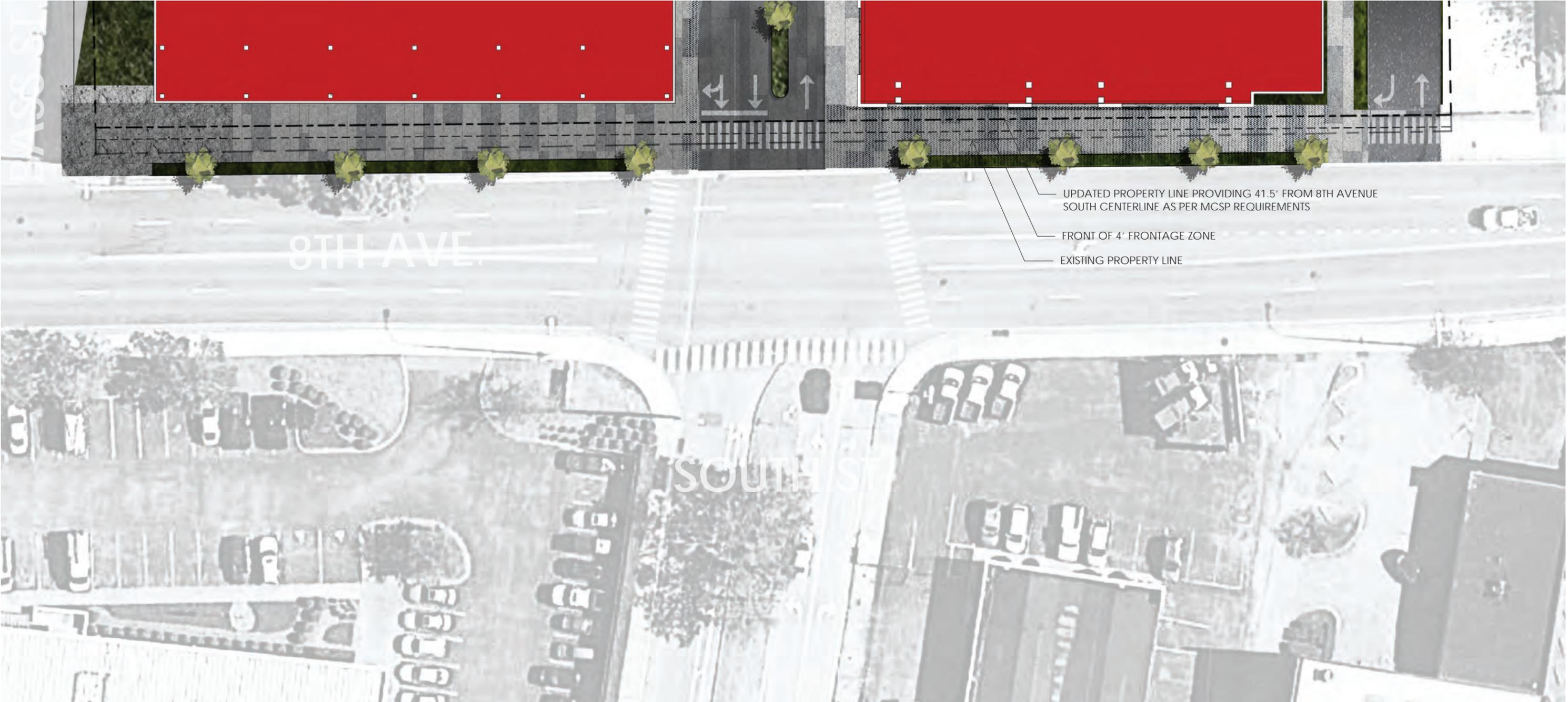
FORM-BASED SECTION | NTS



ACTIVE USE DIAGRAM

<b>MUG-A</b>	All exemptions and allowances afforded to MUG-A zoning in the zoning code are maintained by this SP, unless specifically addressed below.
<b>17.12.020D</b>	<p>Note 3</p> <ul style="list-style-type: none"> <li>a. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards. The build-to zone for alternative zoning districts shall be measured from the Standard right-of-way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan. Streets included in the Major and Collector Street Plan are not eligible for the in-lieu fee in Section 17.20.120.D.</li> <li>b. Bass Street is exempted.</li> <li>c. A primary entrance to each building shall be located along the plaza or internal drive.</li> <li>d. Due to the location of the parking deck on the site (without street frontage): exempted.</li> <li>e. Adjustments to the build-to-zone may be permitted when existing utilities or utility easements are located within the build-to-zone.</li> <li>f. Not applicable.</li> <li>g. Glazing on the first floor of any public street frontage shall be a minimum of forty percent for nonresidential uses and a minimum of twenty-five percent for residential uses. Glazing on the upper floors of any public street frontage shall be a minimum of twenty-five percent.</li> <li>h. In the UZO: <ul style="list-style-type: none"> <li>i. Exempt.</li> <li>ii. A parcel that is sixty feet wide or greater shall have the front facade of the building extend across at least 60 percent of the parcel's frontage.</li> <li>iii. Not applicable.</li> <li>iv. Not applicable.</li> <li>v. Parking shall be permitted only at the sides and rears of buildings, as considered from 8th Avenue.</li> </ul> </li> </ul>
<b>17.24.230 Landscape Bufferyard Requirements</b>	None required
<b>17.32.120 On-premises signs</b>	No changes

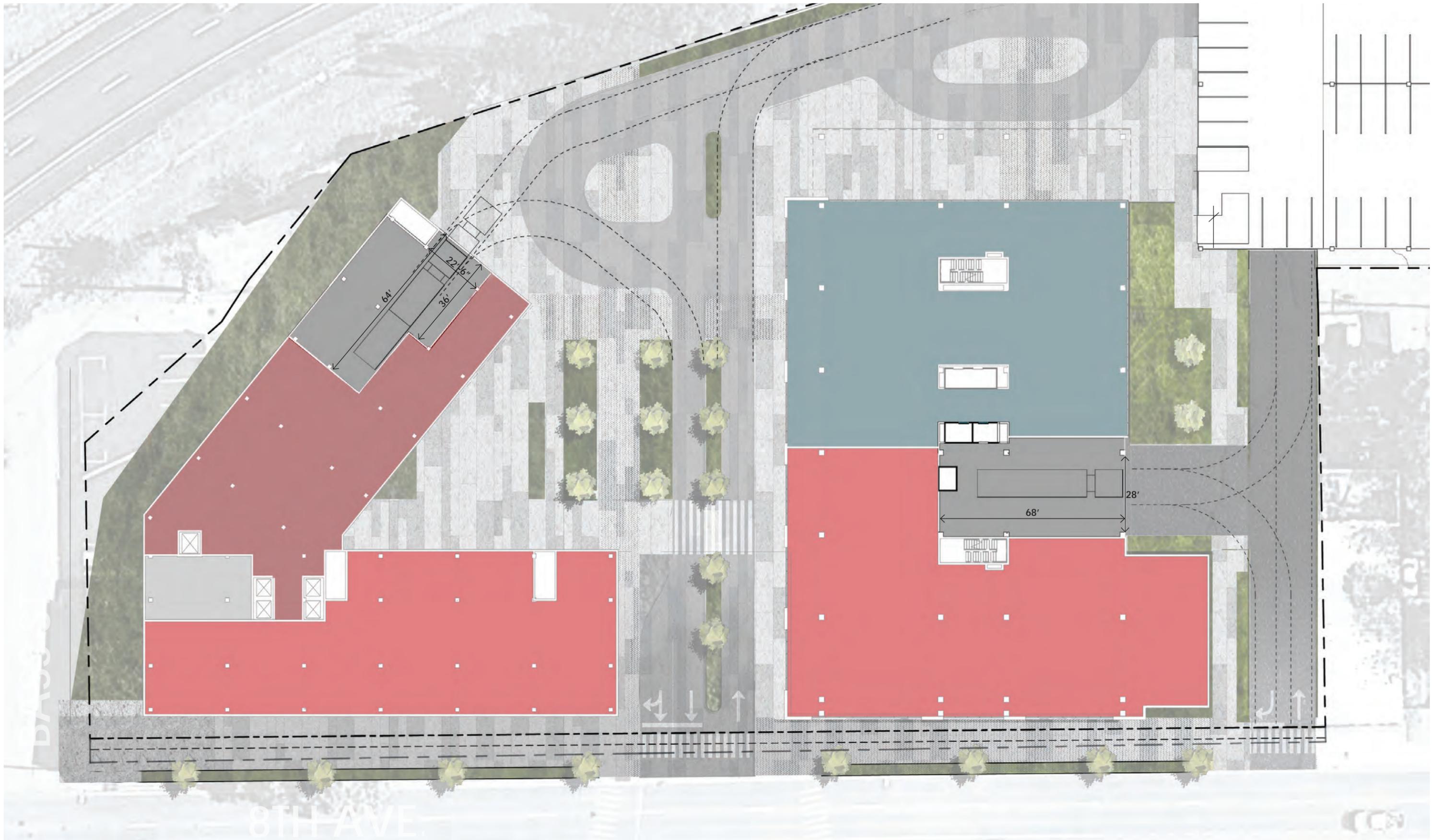




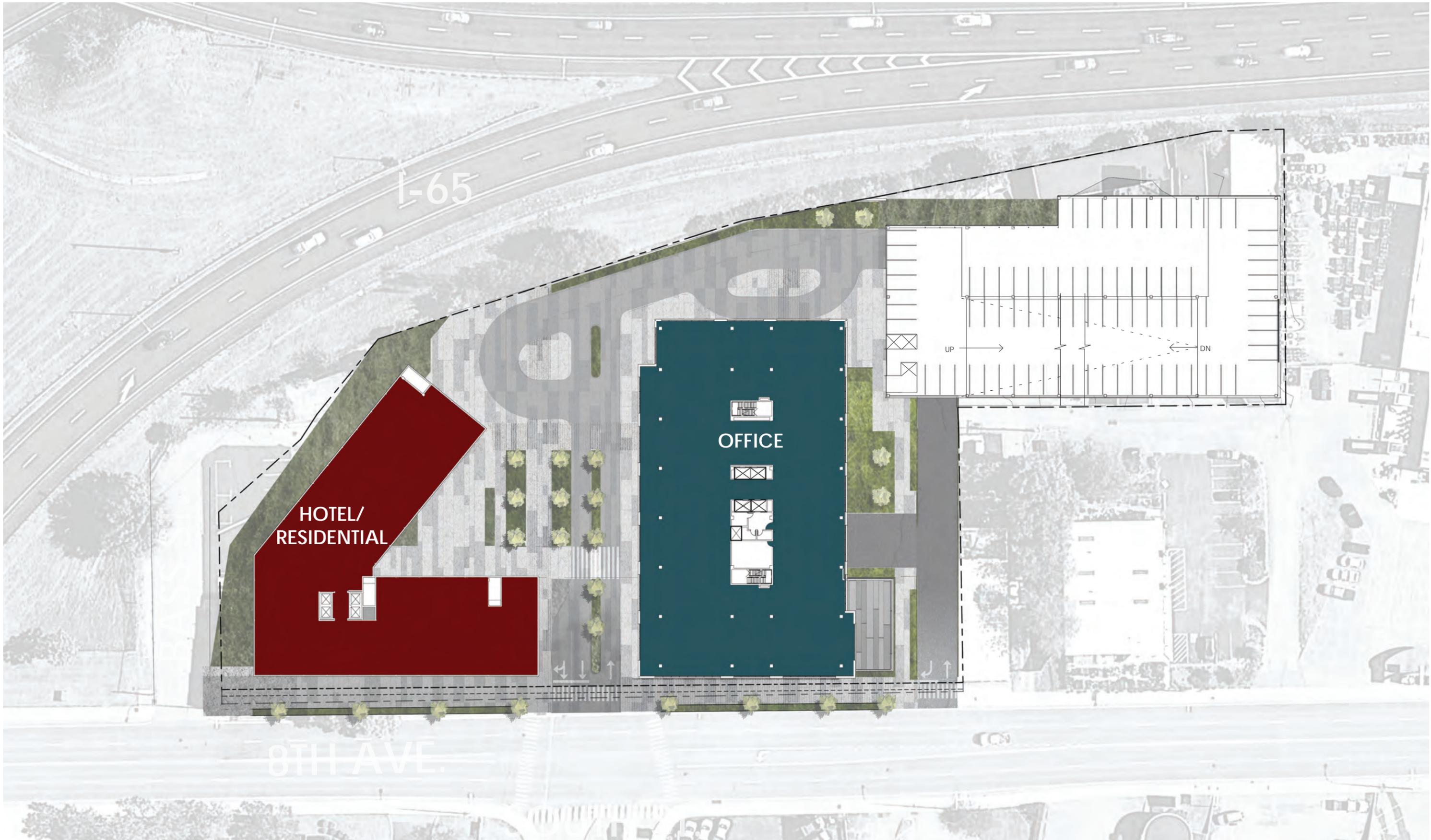
UPDATED PROPERTY LINE PROVIDING 41.5' FROM 8TH AVENUE SOUTH CENTERLINE AS PER MCSP REQUIREMENTS

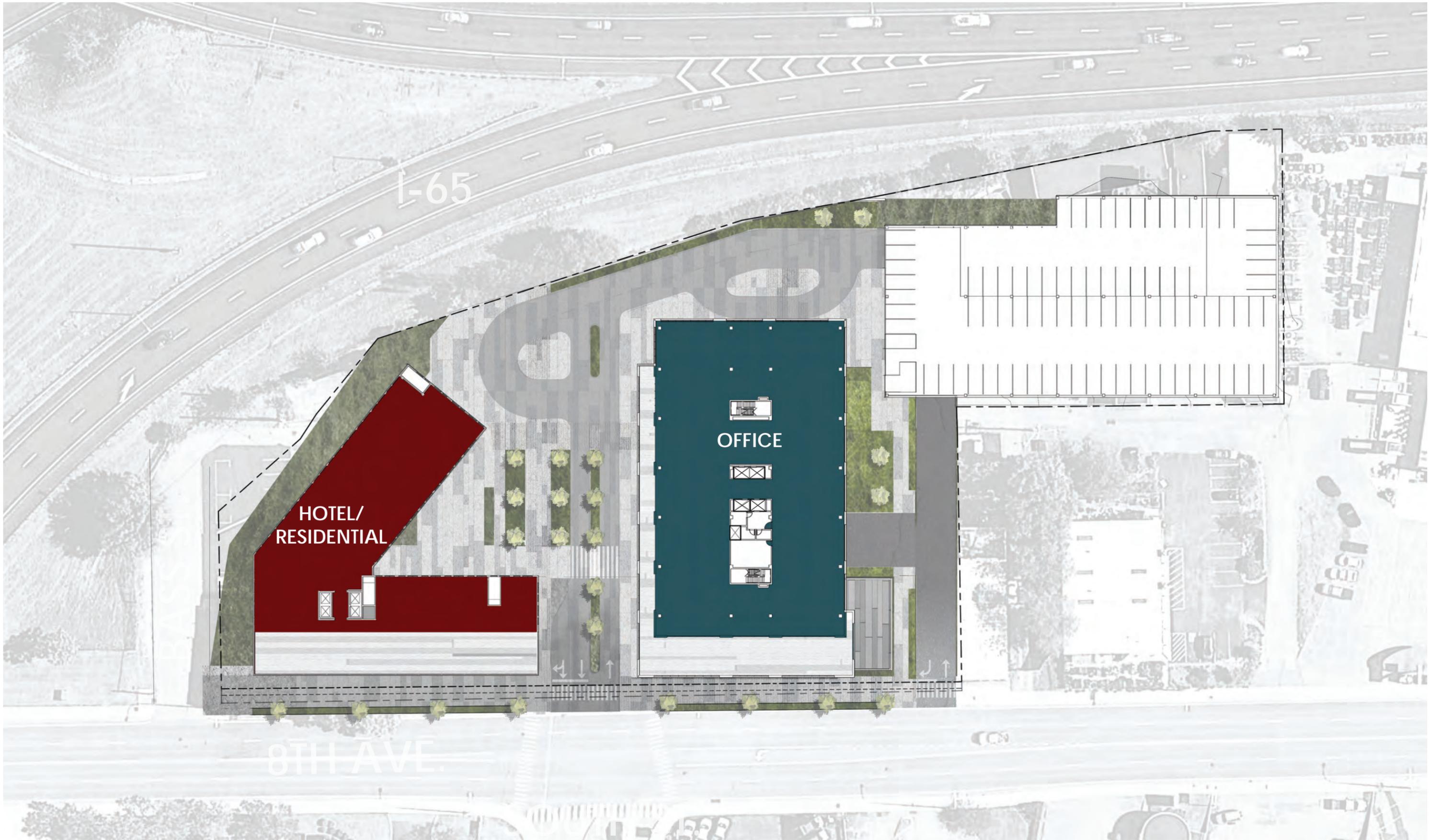
FRONT OF 4' FRONTAGE ZONE

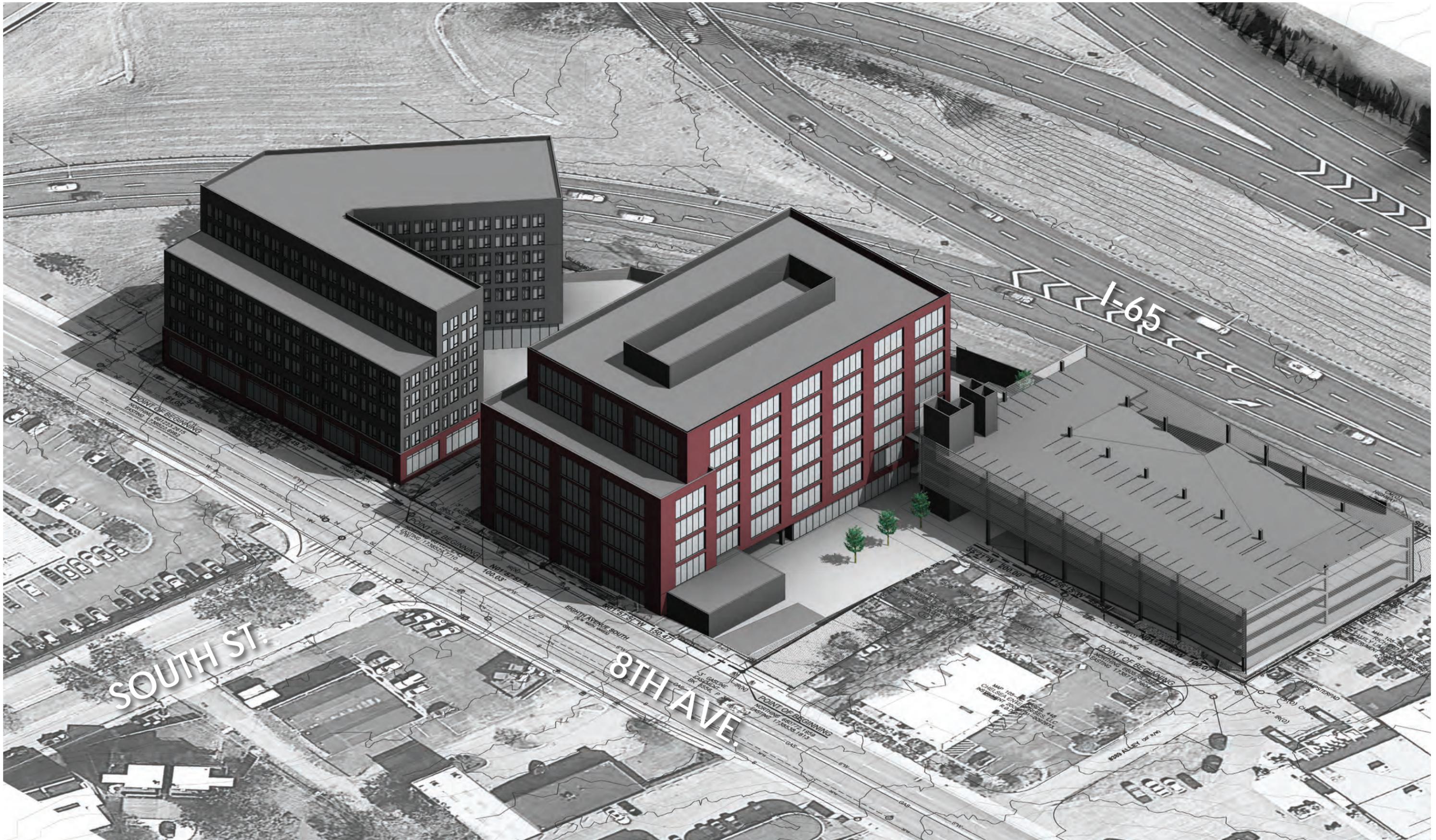
EXISTING PROPERTY LINE



8TH AVE.









GARAGE FACADE EXAMPLE- GREEN SCREEN



GARAGE FACADE EXAMPLE- BRICK OPENINGS



GARAGE FACADE EXAMPLES- METAL SCREENING

<b>Garage Screening</b>	The side of the parking deck facing 8th Avenue shall be cladded to improve the appearance from 8th. The overall appearance and articulation of this cladding shall be included with the submission of the final site plan. Many different materials may be appropriate to enhance the visual appearance of the garage.
<b>Prohibited Materials</b>	EIFS, vinyl siding, and untreated wood.

# GENERAL NOTES

- Any standard not specifically addressed herein shall comply with the MUG-A base zoning requirements as of the application date of this Preliminary SP.
- Lot is to be served with public water and sanitary sewer.
- Site, open spaces, water quality & detention facilities to be maintained by property owner or property owner's association.
- Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping (Section 17.24.060 of the Metro Zoning Code).
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- All work in the public right-of-way requires a permit from the Department of Public Works.
- Storm water will be routed through a stormwater quality management system, sized per the design criteria set forth by the Metro Stormwater Management Manual.
- 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 floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- If required, a subdivision plat will be submitted with the Final SP documents.
- The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
- Billboards shall not be permitted.
- Sidewalk construction to comply with MCSP. Sidewalks are to be located within dedicated R.O.W.
- FEDERAL COMPLIANCE:** All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.org> US Justice Dept: [http://www.justice.gov/crt/house/fairhousing/about\\_fairhousingact.html](http://www.justice.gov/crt/house/fairhousing/about_fairhousingact.html)
- 78-840 NOTE:** 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 Dept. of Water Services.

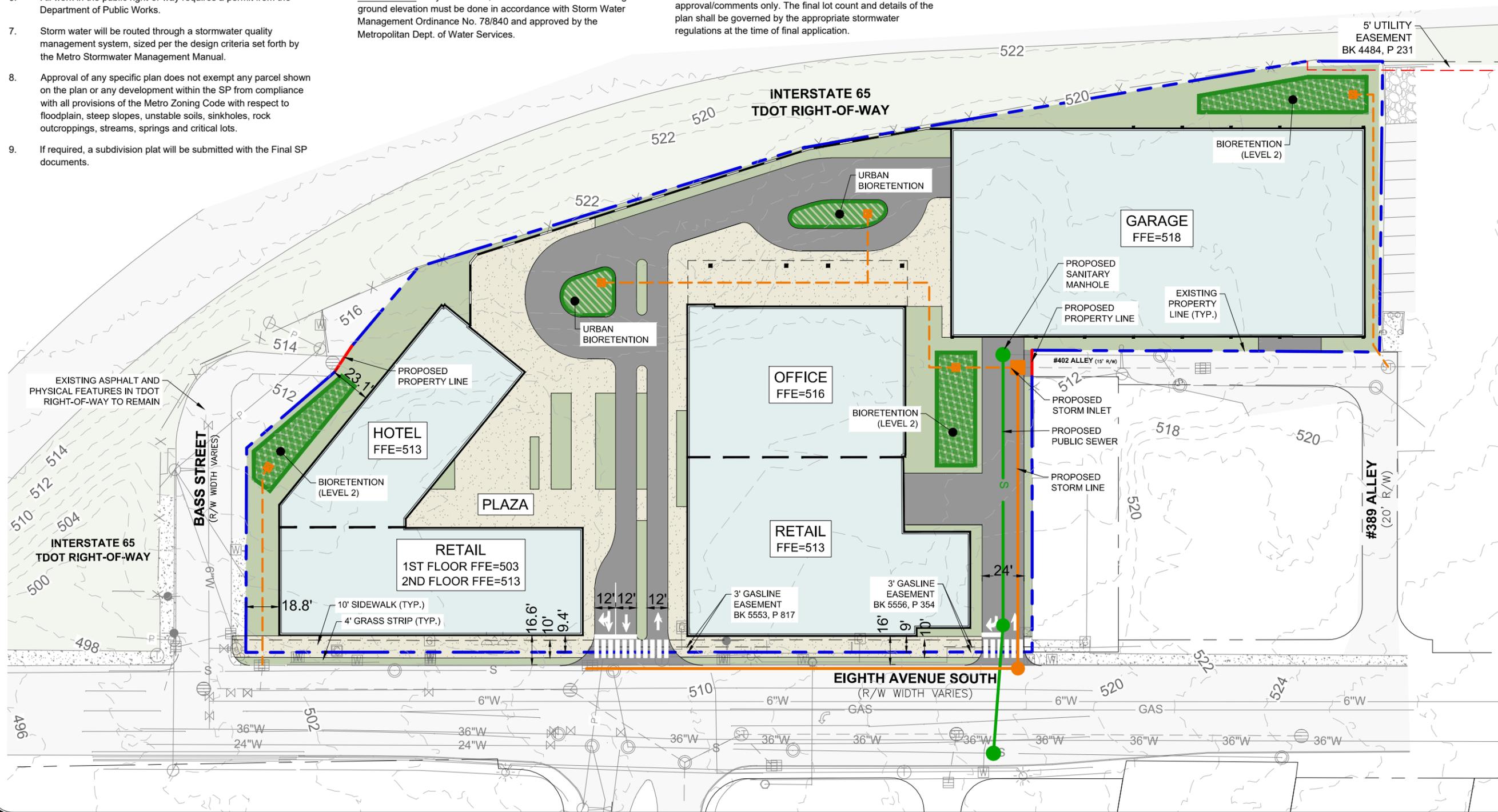
- ACCESS NOTE:** Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
- FIRE DEPT. NOTE:** Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition; as amended.
- FEMA NOTE:** No portion of this parcel described hereon lies within flood hazard area in accordance with "Insurance Rate Map Panel No. 47037C0244H, dated: April 5, 2017.
- SURVEY NOTE:** Topographic information and boundary information taken from a survey prepared by Ragan Smith dated August 24, 2015 and Nashville Metro GIS.
- C/D NOTE:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).
- Drawing is for illustrative purposes to indicate the basic premise of the development as it pertains to Stormwater approval/comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.



TN STATE PLANE COORDINATE SYSTEM: NAD-83



SCALE: 1"=60'



# 8TH & BASS PROPOSED LAYOUT

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
PRELIMINARY SP APPLICATION

DATE	JANUARY 30, 2019
DESIGNED:	B. SLAYDEN
DRAWN:	M. SMAL
SCALE:	1"=60'
JOB NO.	WK. ORDER
18041	1127