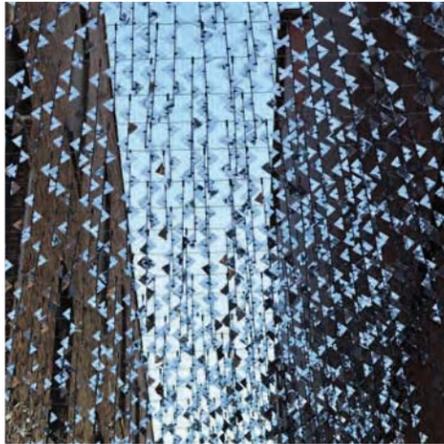
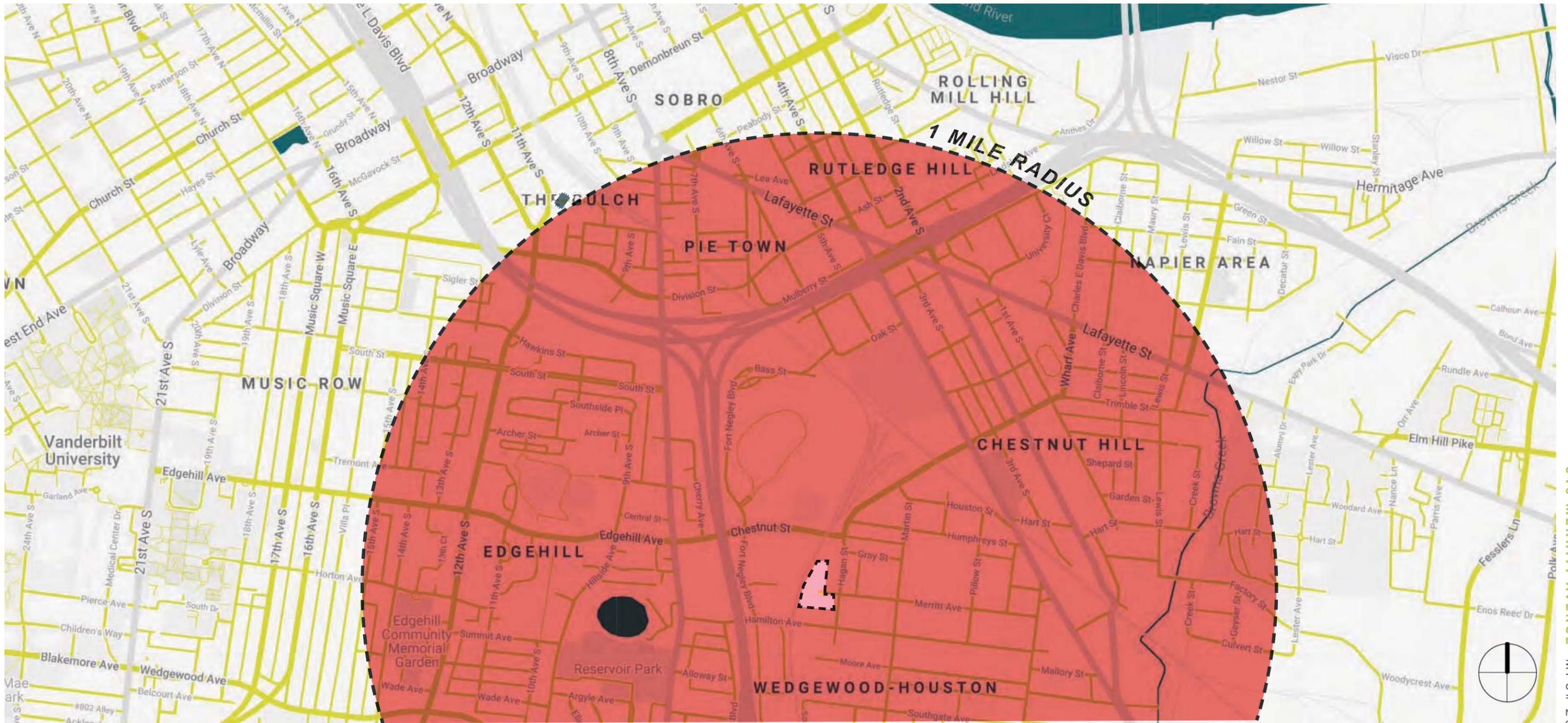


Preliminary Regulatory Specific Plan

# 640 MERRITT AVE

Mixed-Use Development at Merritt Avenue and Hagan Street





# 02

## CONTEXT MAP

**Property Owner:**  
Swayze Properties, LLC  
520 Hagan Street  
Nashville, TN 37218

**Applicant / Architect:**  
Smith Gee Studio  
209 10th Avenue S., Suite 425  
Nashville, TN 37203  
ATTN: Scott Morton  
smorton@smithgeestudio.com

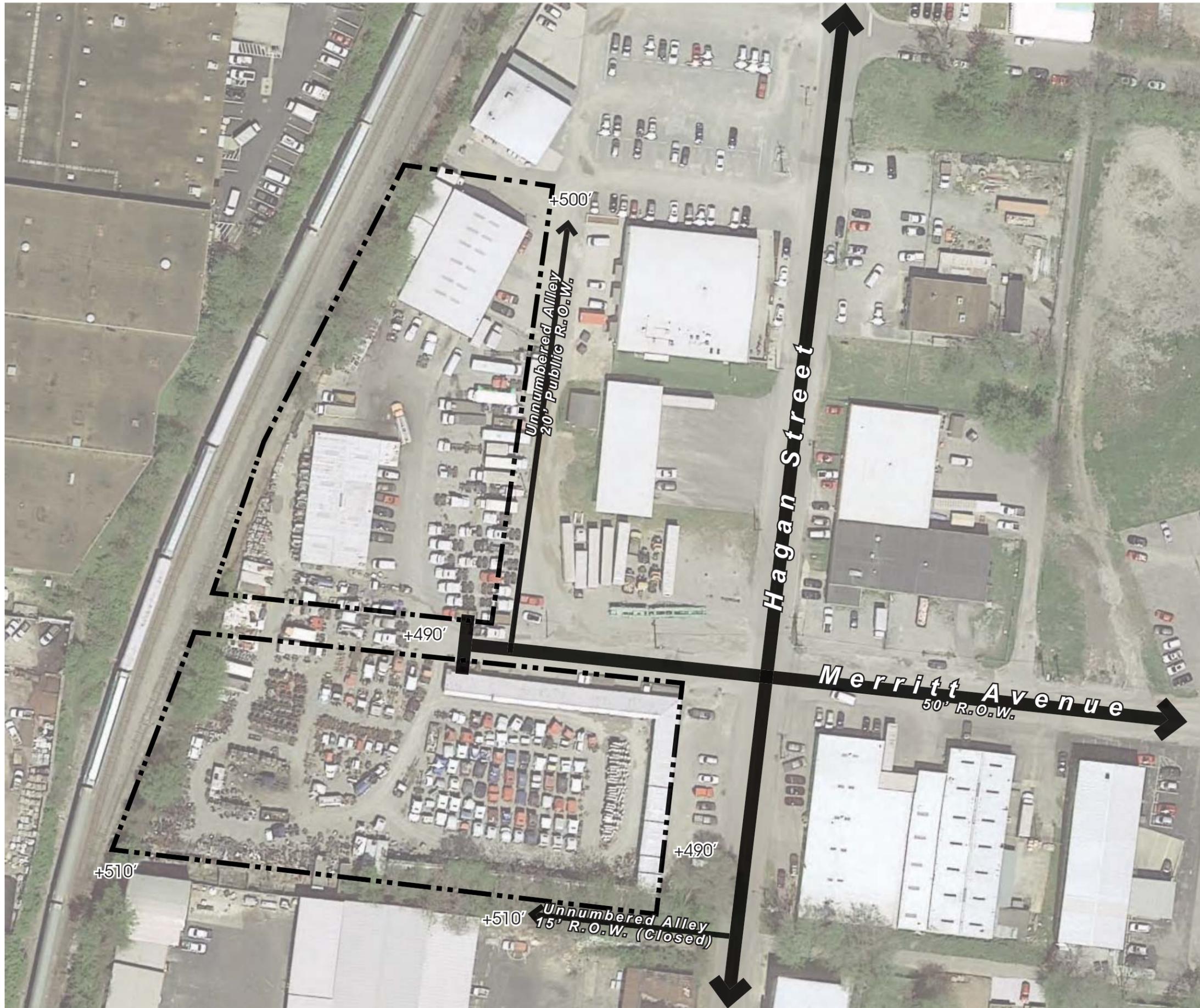
**Architect:**  
Manuel Zeitlin Architects  
516 Hagan Street  
Nashville, TN 37203  
ATTN: Manuel Zeitlin  
manuel@mzarch.com

**Civil Engineer:**  
Barge Cauthen & Associates  
6606 Charlotte Pike, Suite 210  
Nashville, TN 37209  
ATTN: John Gore  
jgore@bargecauthen.com

**Landscape Architect:**  
Hawkins Partners, Inc.  
110 S 10th Street  
Nashville, TN 37206  
ATTN: Kim Hawkins  
k.hawkins@hawkinspartners.com

Parcel ID: 10506025700  
Address: 640 Merritt Avenue  
Nashville, TN 37203  
Owner(s): Swayze Properties, LLC  
Council District: (17) Colby Sledge

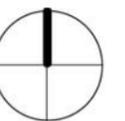
Parcel ID: 10506025000  
Address: 520 Hagan Street  
Nashville, TN 37218  
Owner(s): Swayze Properties, LLC  
Council District: (17) Colby Sledge



# 03

## EXISTING CONDITIONS

↔ Existing Connections



**NOTES**

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 105-06, DAVIDSON COUNTY, TENNESSEE, UNLESS NOTED OTHERWISE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47037C0219 F, DATED APRIL 20, 2001.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
6. UTILITIES' LOCATIONS SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND/OR COPIED FROM APPROPRIATE GOVERNING AGENCIES' MAPS AND ARE APPROXIMATE AT BEST. UTILITIES MAY EXIST WHICH ARE UNKNOWN TO THE SURVEYOR.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (ROOC), UNLESS NOTED OTHERWISE.

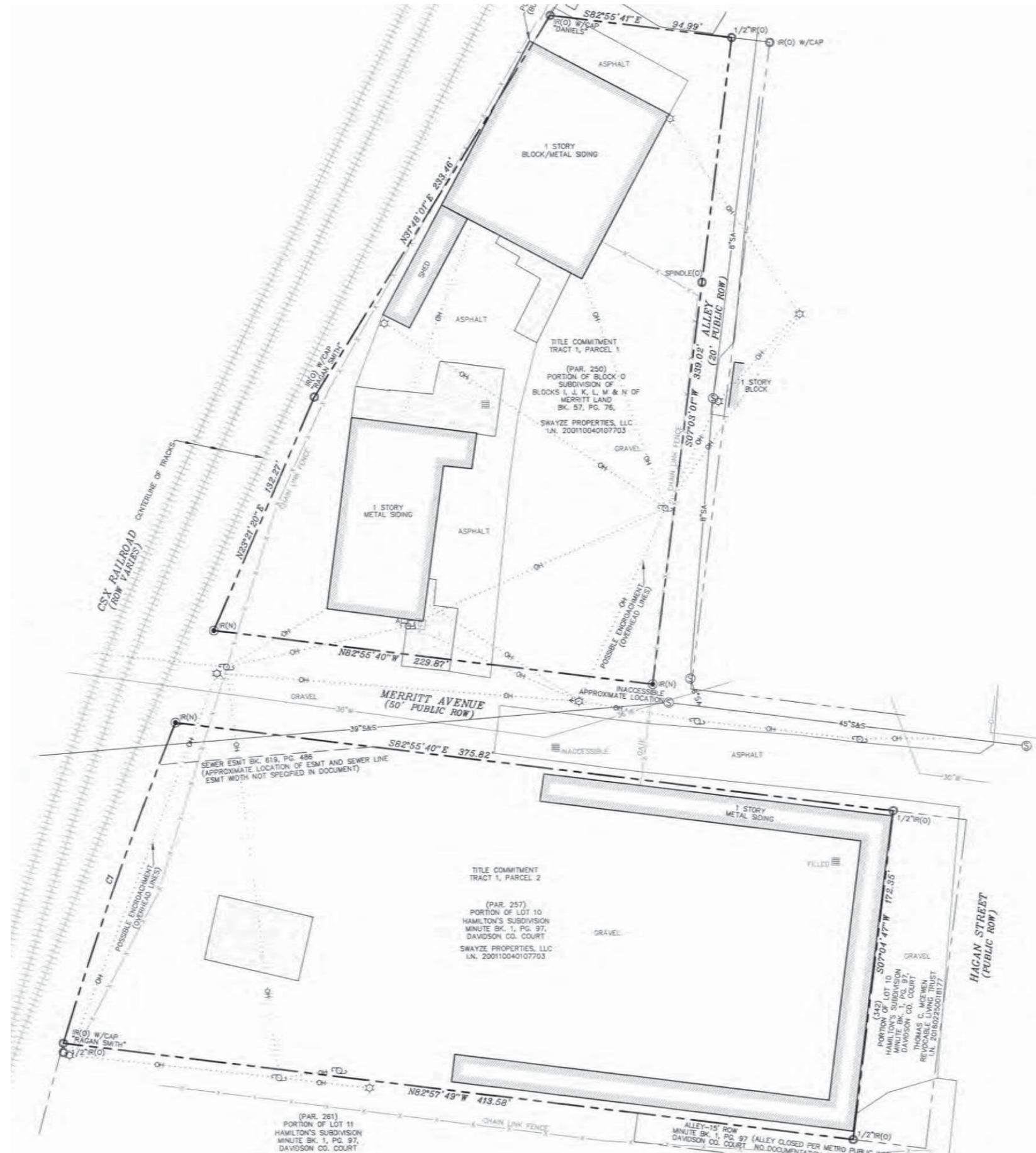
**SITE DATA**

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP 105-06, PARCELS 250 & 257

CITY: NASHVILLE  
 COUNTY: DAVIDSON  
 STATE: TENNESSEE  
 DISTRICT: 17TH  
 SITE ADDRESS: PARCEL 250  
 520 MERRITT AVE  
 NASHVILLE, TN 37203  
 PARCEL 257  
 640 HAGAN ST  
 NASHVILLE, TN 37203

OWNER: SWAYZE PROPERTIES, LLC  
 9383 CLOVERCROFT RD  
 FRANKLIN, TN 37067  
 I.N. 200110040107703

AREAS  
 PAR. 250 (TITLE COMMITMENT TRACT 1, PAR. 1): 57,334 SQFT (1.32 AC)  
 PAR. 257 (TITLE COMMITMENT TRACT 1, PAR. 2): 68,306 SQFT (1.57 AC)

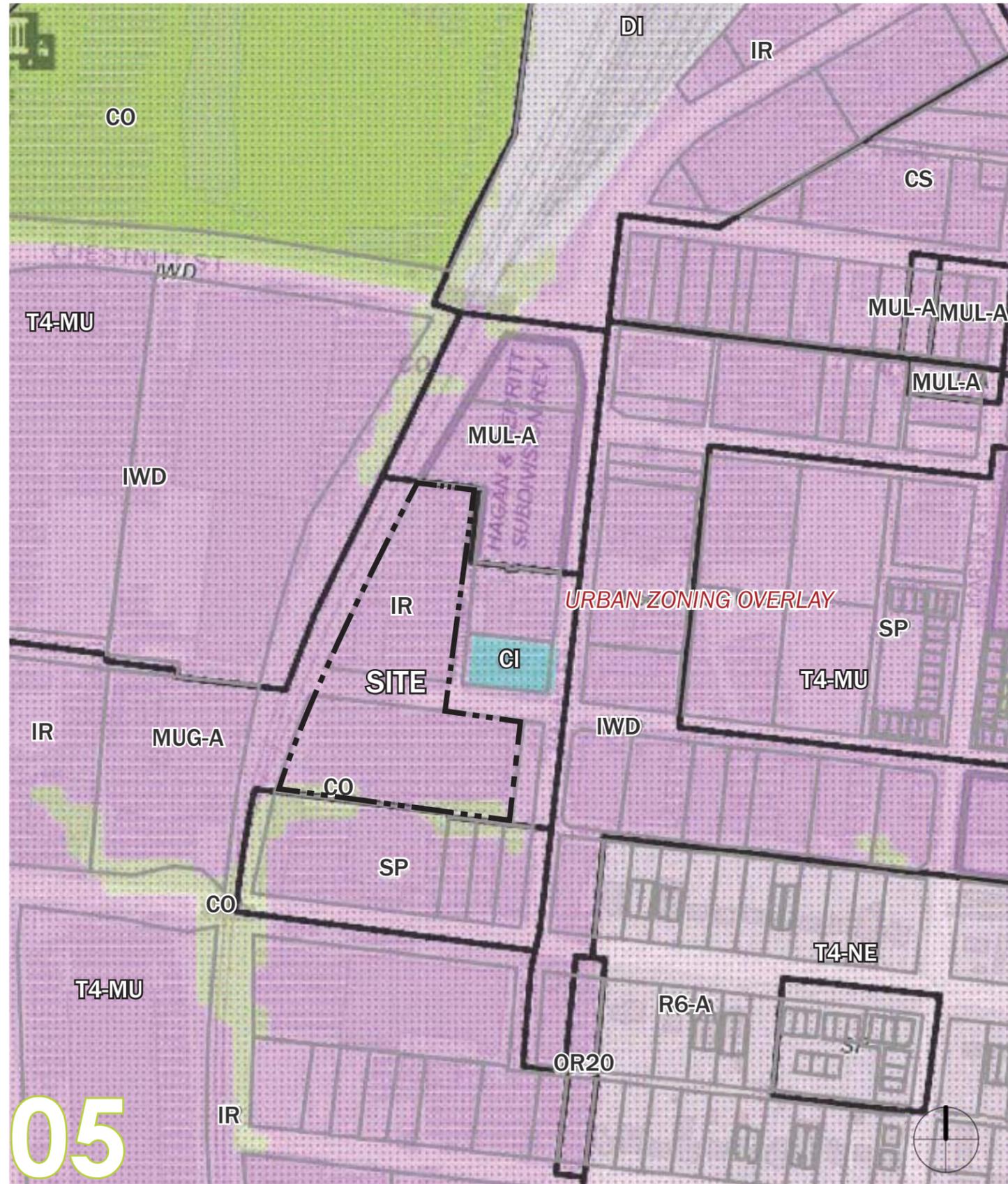


**LEGEND**

PARCEL NO.	( )
LOT NUMBER	( )
IRON ROD (OLD)	○ R(O)
PK NAIL (OLD)	○ PK(O)
IRON ROD (SET)	⊙ R(N)
PROPERTY LINE	---
FENCE	-X-X-
OVERHEAD POWER LINE	--- OH ---
SANITARY SEWER LINE	--- 8"SA ---
STORM SEWER LINE	--- 15"SCP ---
SANITARY & STORM SEWER LINE	--- 15"SS&S ---
WATER LINE	--- 8"V ---
GAS LINE	--- 2"G ---
ELECTRIC METER	⊞
UTILITY POLE	⊞
GUY WIRE	←
UTILITY POLE W/ LIGHT	⊞*
AIR CONDITIONER	□ AC
SANITARY SEWER MANHOLE	⊞
STORM DRAINAGE MANHOLE	⊞
CURB INLET	⊞
CATCH BASIN	⊞
FIRE HYDRANT	⊞
WATER METER	⊞
WATER VALVE	⊞
GAS METER	⊞
ROLLARD	⊞
SIGN	⊞
CONCRETE	⊞

**04**  
**PROPERTY SURVEY**





**05**  
**SITE OVERVIEW**

**Current Zoning:** Industrial Restrictive (IR)

**Current Land Use Policy:** The property is located within the South Nashville Community Plan. The current land use policy for the property is T4MU (Urban Mixed Use) and CO (Conservation).

**T4 Urban Mixed Use:** is applicable to areas that are envisioned to become primarily mixed use with residential and ancillary commercial and light industrial. The building form is generally in character with the existing development pattern of the urban neighborhood in terms of its mass, orientation, and placement. The scale and massing of industrial buildings is designed through a site-specific plan, which establishes a well-defined transition into surrounding non-industrial uses. The buildings, including the main pedestrian entrances, are oriented to the street. Setbacks are shallow and regular, providing some distinction between the public realm of the sidewalk and the private realm of the residence and spacing between buildings is generally minimal, except for where the industrial land use requires additional separation from adjacent building types and land uses. Density and intensity are secondary to the form of development; however, T4-MU areas are intended to be high density/intensity. Mixed use, non-residential, and multifamily buildings are generally up to five stories in height but may be taller in limited instances. The appropriate height is based on the building type, surrounding context, architectural elements, and location within the neighborhood. Landscaping is formal and street trees and/or planting strips are appropriate. Less extensive new developments provide smaller open spaces that may serve multiple purposes, such as rain gardens that serve as stormwater management devices as well as site amenities. Parking for non-residential and multifamily buildings is provided on-street or on-site, preferably in structured parking located behind, beside, or beneath the primary building, which utilizes a liner so parking structures are not located on the public street. Access to residential, commercial, office, mixed use, and light industrial buildings is provided from alleys and side streets.

**Conservation:** is found in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. Its intent is to keep undisturbed environmentally sensitive land features in a natural state and remediate environmentally sensitive features that have been disturbed when new development or redevelopment takes place. Lot configuration and right-of-way dedication prioritize the preservation of environmentally sensitive features over consistency with the surrounding lot and right-of-way pattern. Site-specific vegetation and topography are used to determine where buildings are best located to minimize environmental disturbance, and sensitive environmental features are used as site amenities. Building mass for environmentally constrained properties is generally small footprint with low impervious surface ratio in order to protect sensitive environmental features. Buildings are oriented to face public streets to minimize disturbance to sensitive environmental features and to incorporate them as site amenities. Access is designed to provide minimal disruption to environmentally sensitive features with excessive grading and cut and fill minimized. Building heights on constrained properties are generally consistent with the surrounding or adjacent policy area.

\* Upon Metro approval, it is the intent that the public R.O.W for Merritt Avenue and the alleyway within the site be abandoned to create private driveways / access easements to provide distinct streetscape amenities in the form of street furnishings, pavers and innovative stormwater features. All improvements within proposed easements shall meet public works and Metro Fire Dept. standards.

# 06

## REGULATORY PLAN

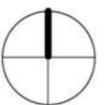
The purpose of this Regulatory SP application is to permit a mixed-use development. The area will be regulated in two (2) subdistrict's in order to best respond to the intensity planned for South Nashville while respecting the zoning adjacent to the property.

The property lies within the South Nashville community plan and the regulatory plan best supports the desires expressed by the neighborhood for the plan to provide semi-public open space. The regulations will remain consistent with the T4 Mixed Use (T4-MU) policy areas on the property as described in the Nashville Next Community Character Manual.

-  COMMERCIAL ZONE
-  0 TO 15 FT. BUILD TO ZONE

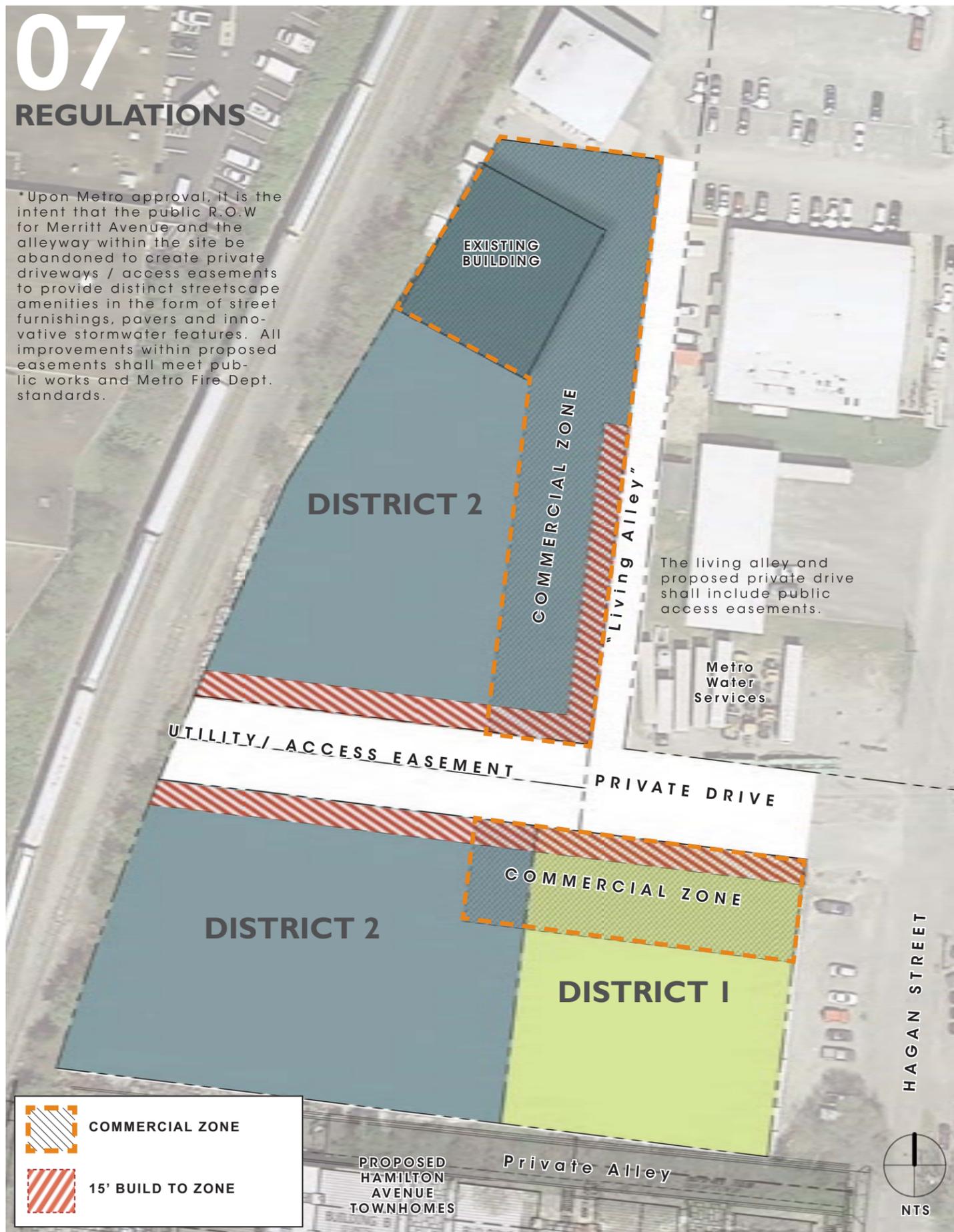


PROPOSED  
HAMILTON  
AVENUE  
TOWNHOMES



# 07 REGULATIONS

\*Upon Metro approval, it is the intent that the public R.O.W for Merritt Avenue and the alleyway within the site be abandoned to create private driveways / access easements to provide distinct streetscape amenities in the form of street furnishings, pavers and innovative stormwater features. All improvements within proposed easements shall meet public works and Metro Fire Dept. standards.



## DISTRICT REGULATIONS

<b>Permitted Uses</b>	Live/Work <sup>1</sup> , General Office (unlimited), Artisan Manufacturing, Micro-brewery, Liquor Sales, Tasting Room, Artisan distillery, Home occupation, Multi-family residential, Owner occupied and non-owner occupied short term rental units, and all uses permitted by MUN-A Base Zoning at the time of Metro Council approval of this SP.	
<b>Non Residential uses</b>	25,000 GSF Max.	
<b>Residential uses</b>	300 dwelling units Max.	
<b>Maximum FAR</b>	2.5 (all subdistrict's combined)	
<b>ISR</b>	0.80 (all subdistrict's combined)	
<b>Maximum Building Height<sup>2</sup></b>	District 1: 4 stories within 60 feet District 2: 6 stories within 80 feet	
<b>Build-to-zone</b>	0 to 15 feet	
<b>Side / Rear Set-back</b>	0 feet	
<b>Parking Requirements</b>	Per UZO Parking Requirements	
<b>Glazing<sup>3</sup></b>	Residential	20% min.
	Non Residential	50% Ground Floor 30% Upper Floor
<b>Raised Foundations<sup>4</sup></b>	Residential	18 in. Min. to 36 in. Max.
	Non Residential	36 in. Max
<p>1 Live/Work units are defined as a dwelling unit in which a portion of the building space includes a non residential use that is operated by the tenant. Live/Work units shall permit all residential and non residential uses defined herein. Non residential uses provided within live/work units shall count against the maximum non residential GSF required herein and shall be limited to the ground floors of buildings within the "commercial zone". Residentially occupied space within live/work units shall count against the max. residential units permitted herein. All live/work units shall meet local building code standards.</p> <p>2 Overall building height in feet shall be measured from finished grade to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories, but shall be included within the overall maximum feet.</p> <p>3 Minimum glazing requirements shall be required on building facades facing public easements as well as the eastern side of district 1. Glazing requirements will be calculated for each building facade, rather than by building level.</p> <p>4 Modifications may be granted by Planning staff with the Final SP application for topographically challenged areas or ADA required units. Where raised foundations exceed heights of 36 inches additional landscaping and fenestration may be required for additional screening.</p>		

## ARCHITECTURAL STANDARDS

- Non-residential uses shall be limited to the Commercial Zones and oriented towards the public access easements. Residential uses shall be oriented towards open space, where provided, or to the public access easements if no open space exists. The front facade must be built between 0 - 15 feet from the back of the proposed sidewalk.
- Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public easement or open space shall provide a connection/entrance to public sidewalk.
- For building facades fronting public easements or open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- Vinyl siding, EIFS and untreated wood shall not be permitted;
- Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 6 feet.

## ACCESS & PARKING

- Parking shall be located towards the interior of the site.
- Site Access shall be from Hagan Street.
- Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
- All parking to meet UZO parking requirements and standards.

## LANDSCAPE STANDARDS

- 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, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 50 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24. No landscape buffer requirements of Title 17.24 shall apply.



# 10

## ADDITIONAL REGULATIONS + NOTES

*The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.*

### Standard SP Notes:

1. The purpose of this Regulatory SP is to receive preliminary approval to permit the development of a 3.1 acre mixed-used development.
2. For any development standards, regulations and requirements not specifically shown on the Regulatory SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUN-A as of the date of the application request or application.
3. 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 the 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.
4. All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

### FEMA Note:

5. This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0244H, dated April 5, 2017.

### Metro Public Works Notes:

6. 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.
7. A Traffic Impact Study shall be completed and approved prior to FINAL SP site plan approval. Roadway Improvements that are a direct result of this specific project or as determined by an approved Traffic Impact Study and the Department of Public Works shall be constructed.
8. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
9. Developer will ensure bike lanes are continuous through intersections.
10. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development

plan or building permit, as applicable. Final design may vary based on field conditions.

11. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
12. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
13. Submit copy of ROW dedications prior to bldg. permit sign off.
14. Primary access to the site shall be from Hagan Street.
15. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

### Fire Marshal Notes:

16. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
17. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
18. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
19. All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
20. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
21. If more than three stories above grade, Class I standpipe system shall be installed.
22. If more than one story below grade, Class I standpipe system shall be installed.
23. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
24. A fire hydrant shall be provided within 100 ft. of the fire department connection.
25. Fire hydrants shall be in-service before any combustible material is brought on site.

### NES Notes:

26. Where feasible, this development will be served with underground power and pad-mounted transformers.
27. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

### Stormwater Notes:

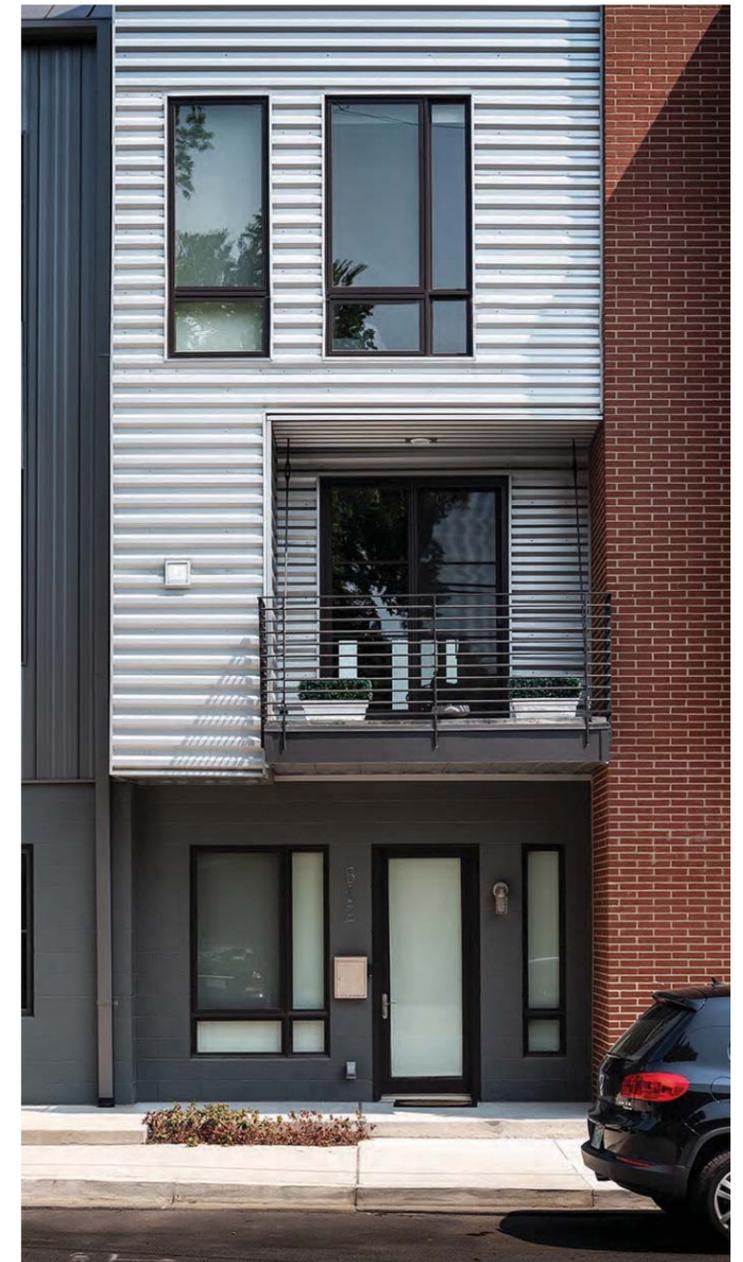
28. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
29. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
30. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
31. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
32. Water, sanitary sewer, and storm sewer connections will tie to existing public mains located in Merritt Avenue and Hagan Street.

### Soils:

33. Soils on the site are in the "Maury Urban Land Complex (McB)", which are a soil Group "B".

### Federal Compliance:

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



11

CHARACTER IMAGERY

# 12

## CONCEPT PLAN

