

Regulatory Specific Plan

# SKYLINE EAST

Mixed Use District

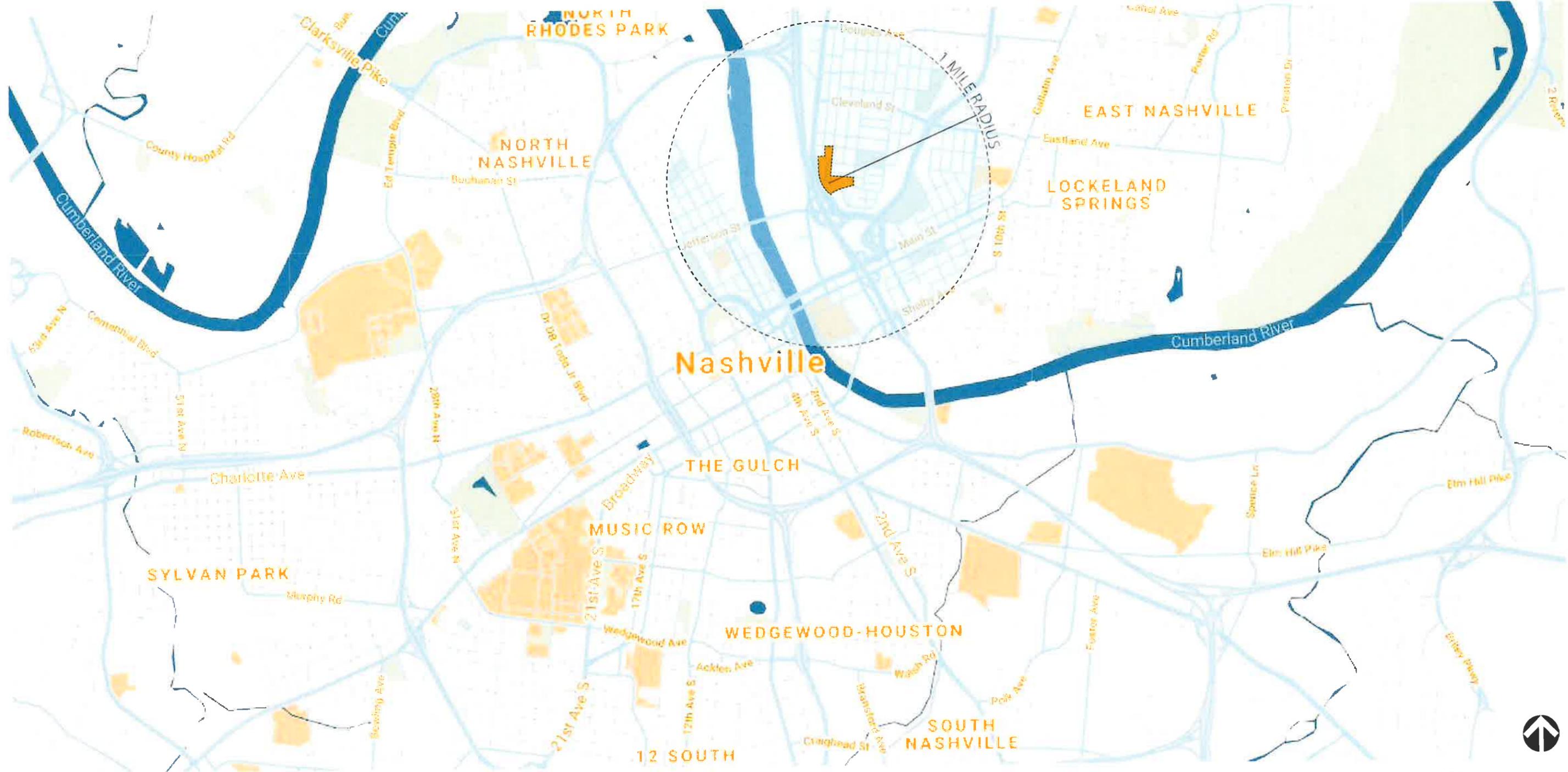


MPC# SP2019-018-001 | June 7, 2019 9:50 AM

NASHVILLE & DAVIDSON COUNTY

JUN 10 2019

METROPOLITAN PLANNING DEPARTMENT



Parcel ID: 08207020800  
 Address: 651 Joseph Avenue  
 Nashville, TN 37207

Parcel ID: 08211000900  
 Address: 660 Joseph Avenue  
 Nashville, TN 37207

Parcel ID: 08211000400  
 Address: 301 N 2nd Street  
 Nashville, TN 37207

Owner(s): Riverchase Holdings, LP  
 Council District: (05) Scott Davis

**Owner:**  
 Riverchase Holdings, LP  
 3660 Stoneridge Road, Building E, Suite 104  
 Austin, Texas 78746

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

# 02

## CONTEXT MAP

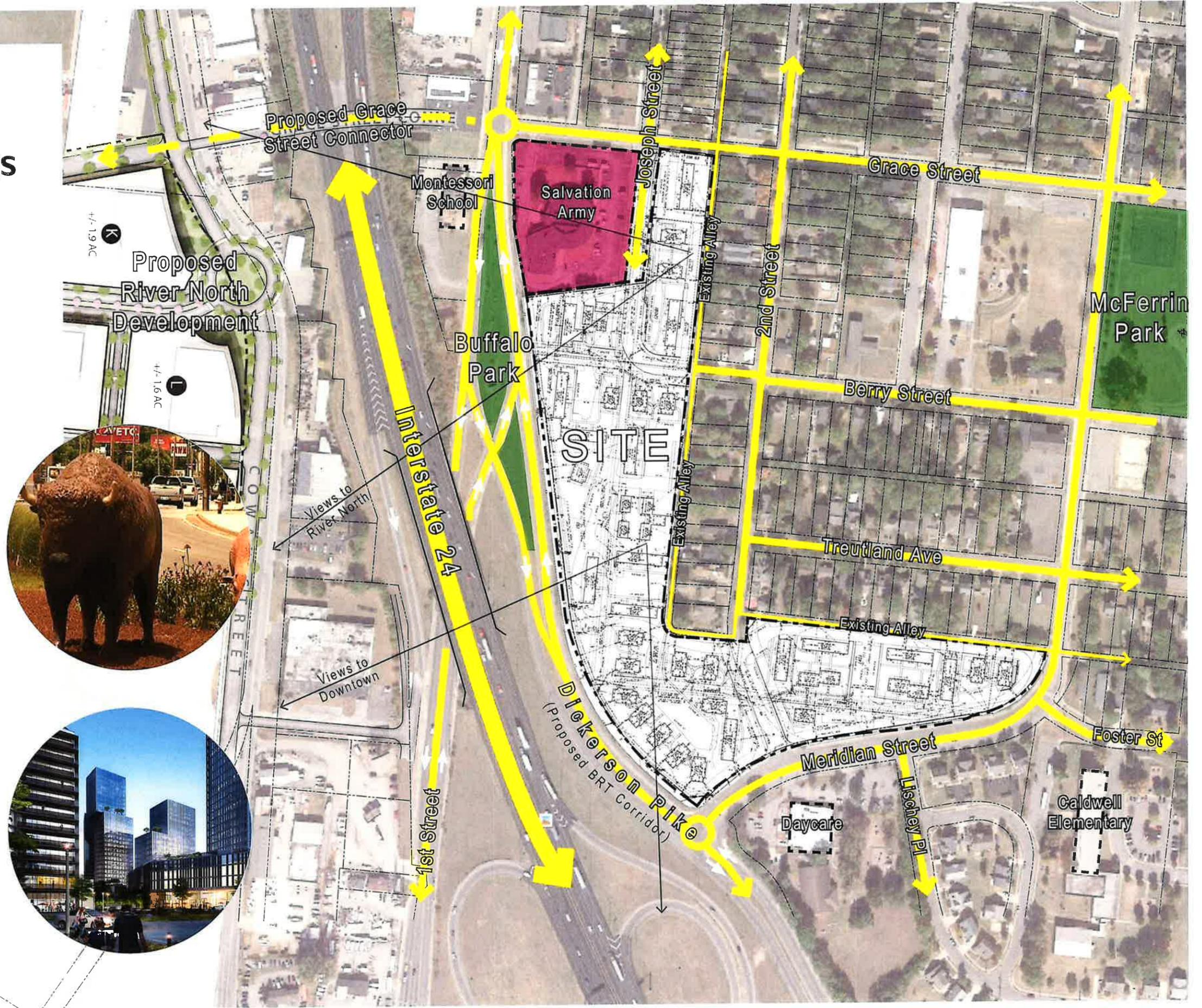


# 03

## EXISTING CONDITIONS

-  Public Park
-  Existing Connections

Cumberland River



**DESCRIPTION**

BEING A PARCEL OF LAND IN THE FIFTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE COMPRISED OF THREE TRACTS AND ALL INTERIOR STREETS AND ALLEYS CLOSED BY METROPOLITAN NASHVILLE COUNCIL BEING SHOWN ON PLAN OF LANE COLLEGE HOUSING OF RECORD IN PLAT BOOK 4175, PAGE 35, R.O.D.C., LYING ON THE WEST MARGIN OF DICKERSON ROAD AND THE NORTH MARGIN OF MERIDIAN STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT A POINT IN THE SOUTHERLY MARGIN OF GRACE STREET, SAID POINT BEING THE NORTHEASTERLY END OF THE RETURN AT THE INTERSECTION OF GRACE STREET AND JOSEPH AVENUE AND ALSO BEING S83 DEGREES 06'00"E, 75.33 FEET ALONG SAID GRACE STREET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SALVATION ARMY OF RECORD IN DEED BOOK 8293, PAGE 25, R.O.D.C.;

THENCE, WITH THE SOUTHERLY MARGIN OF GRACE STREET, S83 DEGREES 02'00"E, 106.63 FEET TO A 5/8 IRON ROD NEW;

THENCE, LEAVING GRACE STREET, WITH THE WESTERLY MARGIN OF ALLEY NO. 307, S06 DEGREES 22'02"W, 509.85 FEET TO A MAG NAIL NEW;

THENCE, WITH THE TERMINUS OF BERRY STREET CLOSED BY COUNCIL BILL NO. 99-1704, S10 DEGREES 48'39"W, 50.11 FEET TO A MAG NAIL NEW IN THE SOUTHERLY MARGIN OF BERRY STREET;

THENCE, WITH THE WESTERLY MARGIN OF ALLEY NO. 307 AS DEDICATED BY BOOK 4793, PAGE 958, R.O.D.C., S06 DEGREES 16'00"W, 561.31 FEET TO A 5/8 IRON ROD NEW;

THENCE, S83 DEGREES 44'00"E, 5.00 FEET TO A 5/8 IRON ROD NEW;

THENCE, WITH ALLEY NO. 307, S06 DEGREES 16'00"W, 45.67 FEET TO A 5/8 IRON ROD NEW;

THENCE, WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 89 DEGREES 30'00", A RADIUS OF 35.00 FEET AND A CHORD OF S38 DEGREES 29'00"E, 49.28 FEET FOR AN ARC LENGTH OF 54.67 FEET TO A 5/8 IRON ROD NEW IN THE SOUTHERLY MARGIN OF A 15-FOOT ALLEY;

THENCE, WITH SAID ALLEY AND THE TERMINUS OF NORTH SECOND STREET CLOSED BY COUNCIL BILL NO. 99-1704, S83 DEGREES 14'00"E, 183.77 FEET TO A 5/8 IRON PIN NEW IN THE EASTERLY MARGIN OF NORTH SECOND STREET;

THENCE, WITH SAID EASTERLY MARGIN AND A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 23 DEGREES 30'11", A RADIUS OF 149.26 FEET AND A CHORD OF N03 DEGREES 09'45"W, 61.05 FEET FOR AN ARC LENGTH OF 61.48 FEET TO A 5/8 IRON ROD NEW;

THENCE, WITH THE SOUTHERLY MARGIN OF 20-FOOT ALLEY NO. 303, S82 DEGREES 47'00"E, 759.75 FEET TO A 5/8 IRON ROD NEW IN THE WESTERLY MARGIN OF MERIDIAN STREET;

THENCE, WITH SAID MERIDIAN STREET AND A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 68 DEGREES 33'06", A RADIUS OF 201.44 FEET AND A CHORD OF S47 DEGREES 38'15"W, 281.05 FEET FOR AN ARC LENGTH OF 281.05 FEET TO A 5/8 IRON ROD NEW;

THENCE, CONTINUING WITH MERIDIAN STREET, S81 DEGREES 37'42"W, 425.56 FEET TO A 5/8 IRON ROD NEW;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 04 DEGREES 58'13", A RADIUS OF 549.23 FEET AND A CHORD OF S78 DEGREES 50'48"W, 47.63 FEET FOR AN ARC LENGTH OF 47.64 FEET TO A MAG NAIL NEW;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 09 DEGREES 52'59", A RADIUS OF 549.23 FEET AND A CHORD OF S69 DEGREES 18'37"W, 94.62 FEET TO A 5/8 IRON ROD NEW;

THENCE, WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 18 DEGREES 08'02", A RADIUS OF 549.23 FEET AND A CHORD OF S54 DEGREES 06'56"W, 173.11 FEET FOR AN ARC LENGTH OF 173.84 FEET TO A 5/8 IRON ROD NEW;

THENCE, LEAVING MERIDIAN STREET WITH THE EAST MARGIN OF DICKERSON ROAD, N44 DEGREES 59'21"W, 7.24 FEET TO A CONCRETE MONUMENT OLD;

THENCE, S85 DEGREES 43'56"W, 42.30 FEET TO A CONCRETE MONUMENT OLD;

THENCE, N49 DEGREES 15'42"W, 102.66 FEET TO A CONCRETE MONUMENT OLD;

THENCE, CONTINUING WITH THE EASTERLY MARGIN OF DICKERSON ROAD AND A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 42 DEGREES 41'04", A RADIUS OF 646.01 FEET AND

A CHORD OF N27 DEGREES 53'08"W, 470.22 FEET TO A CONCRETE MONUMENT OLD;

THENCE, N06 DEGREES 53'00"W, 501.65 FEET TO A 1/2 IRON ROD OLD;

THENCE, S83 DEGREES 27'00"W, 12.90 FEET TO A 5/8 IRON ROD NEW;

THENCE, N06 DEGREES 33'00"W, 280.39 FEET TO A 5/8 IRON ROD NEW;

THENCE, LEAVING DICKERSON ROAD WITH THE SOUTHERLY LINE OF THE SALVATION ARMY AND THE TERMINUS OF JOSEPH AVENUE CLOSED BY COUNCIL BILL NO. 99-1704, N83 DEGREES 27'00"E, 305.21 FEET TO A 5/8 IRON ROD NEW IN THE EASTERLY MARGIN OF JOSEPH AVENUE;

THENCE, WITH SAID EASTERLY MARGIN, N06 DEGREES 13'00"E, 307.30 FEET TO A 5/8 IRON ROD NEW;

THENCE, WITH A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 90 DEGREES 45'10", A RADIUS OF 25.00 FEET AND A CHORD OF N51 DEGREES 35'30"E, 35.59 FEET FOR AN ARC LENGTH OF 39.60 FEET TO THE POINT OF BEGINNING.

**DEED REFERENCE**

TO: RIVERCHASE APARTMENTS, LLC  
 FROM: L/G REDEVELOPMENT, LLC  
 RECORD: INSTR. 20140214-001329B, R.O.D.C.

**PLAT REFERENCE**

BEING THREE PARCELS OF LAND AS SHOWN ON PLAN OF LANE COLLEGE OF RECORD IN PLAT BOOK 4175, PAGE 35, R.O.D.C.

**PROPERTY MAP REFERENCE**

DAVIDSON COUNTY PARCEL ID NUMBERS: 08207020800, 08211000900, AND 08211004000

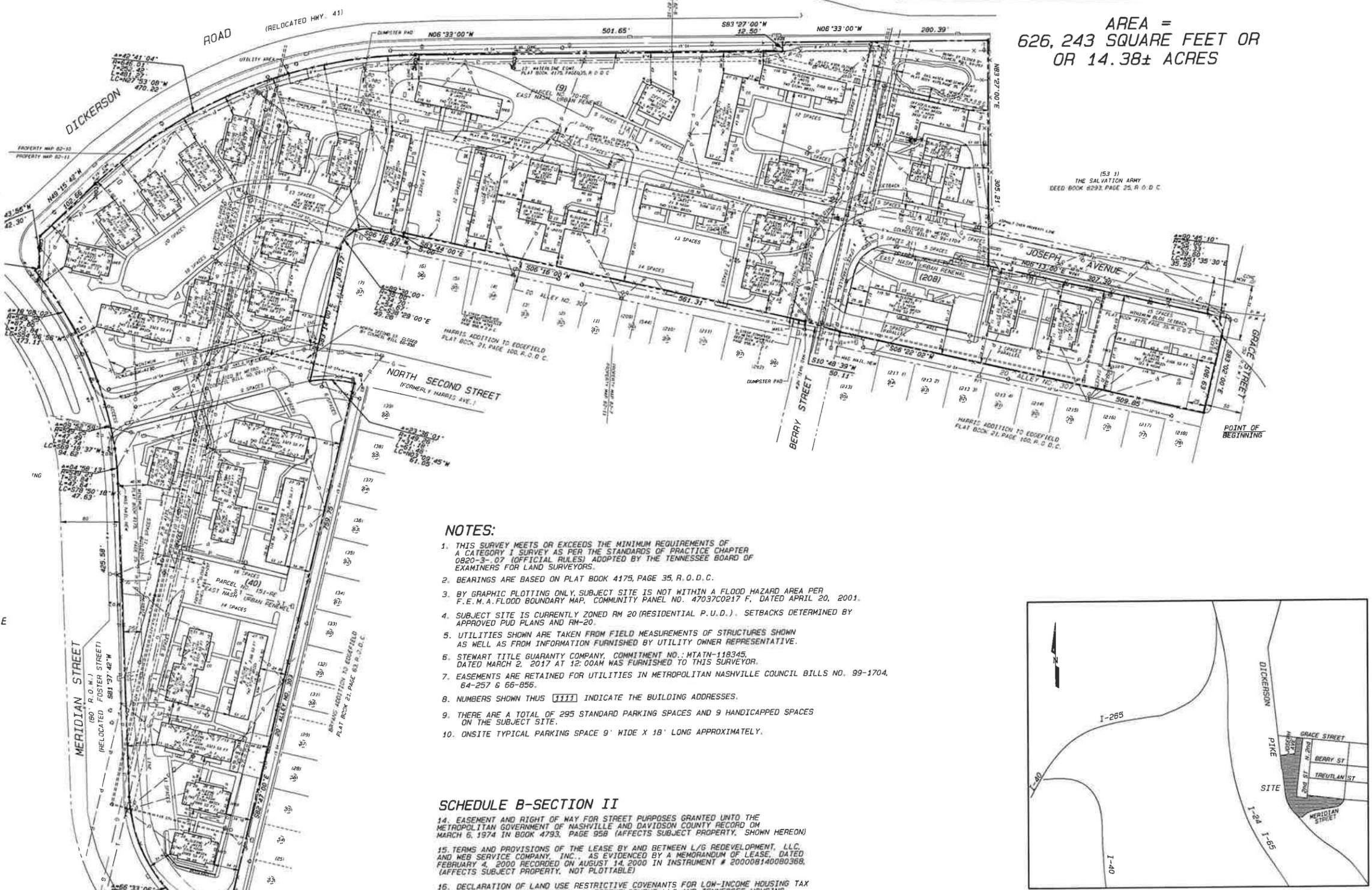
**UTILITY NOTE**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1997 OR 1-800-351-1111.

**04 SITE SURVEY**

LEGEND		I.P. (0)	
(00) PARCEL NUMBER	+	EXISTING IRON PIN	— W —
(0) LOT NUMBER	□	IRON PIN SET THIS SURVEY	— SA —
UTILITY POLE	⊕	PROPERTY LINE	— G —
ANCHOR	— ST —	FENCE LINE	— P — T —
LIGHT POLE	⊙	— X —	UTILITY LINE
SIGN	+	WATER METER	— W —
WATER METER	⊕	WATER VALVE	— SA —
WATER VALVE	⊕	STORM MANHOLE	— G —
STORM MANHOLE	⊕	SAN. MANHOLE	— P — T —
SAN. MANHOLE	⊕	FIRE HYDRANT	— X —
FIRE HYDRANT	⊕	GAS METER	— W —
TELEPHONE PEDESTAL	⊕	CATCH BASIN	— SA —
CATCH BASIN	⊕	CLEANOUT	— G —
GAS METER	⊕	PROPERTY LINE	— P — T —
		FENCE LINE	— X —

AREA = 626,243 SQUARE FEET OR 14.38± ACRES

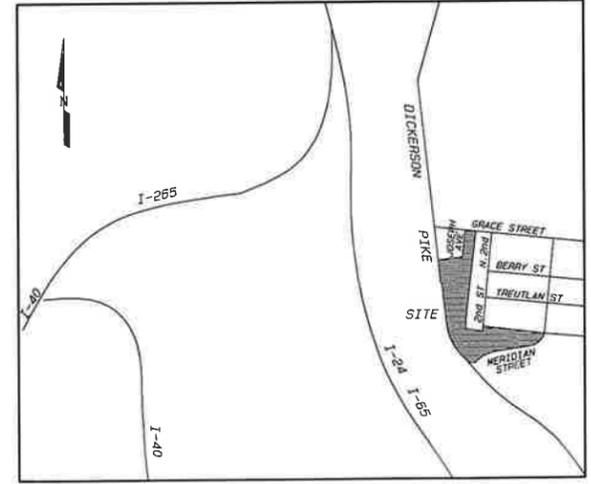


**NOTES:**

- THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
- BEARINGS ARE BASED ON PLAT BOOK 4175, PAGE 35, R.O.D.C.
- BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD BOUNDARY MAP, COMMUNITY PANEL NO. 47037C0217 F, DATED APRIL 20, 2001.
- SUBJECT SITE IS CURRENTLY ZONED RM 20 (RESIDENTIAL P.U.D.). SETBACKS DETERMINED BY APPROVED PUD PLANS AND RM-20.
- UTILITIES SHOWN ARE TAKEN FROM FIELD MEASUREMENTS OF STRUCTURES SHOWN AS WELL AS FROM INFORMATION FURNISHED BY UTILITY OWNER REPRESENTATIVE.
- STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: MTATN-118345, DATED MARCH 2, 2017 AT 12:00AM WAS FURNISHED TO THIS SURVEYOR.
- EASEMENTS ARE RETAINED FOR UTILITIES IN METROPOLITAN NASHVILLE COUNCIL BILLS NO. 99-1704, 64-257 & 66-856.
- NUMBERS SHOWN THUS [111] INDICATE THE BUILDING ADDRESSES.
- THERE ARE A TOTAL OF 295 STANDARD PARKING SPACES AND 9 HANDICAPPED SPACES ON THE SUBJECT SITE.
- ONSITE TYPICAL PARKING SPACE 9' WIDE X 18' LONG APPROXIMATELY.

**SCHEDULE B-SECTION II**

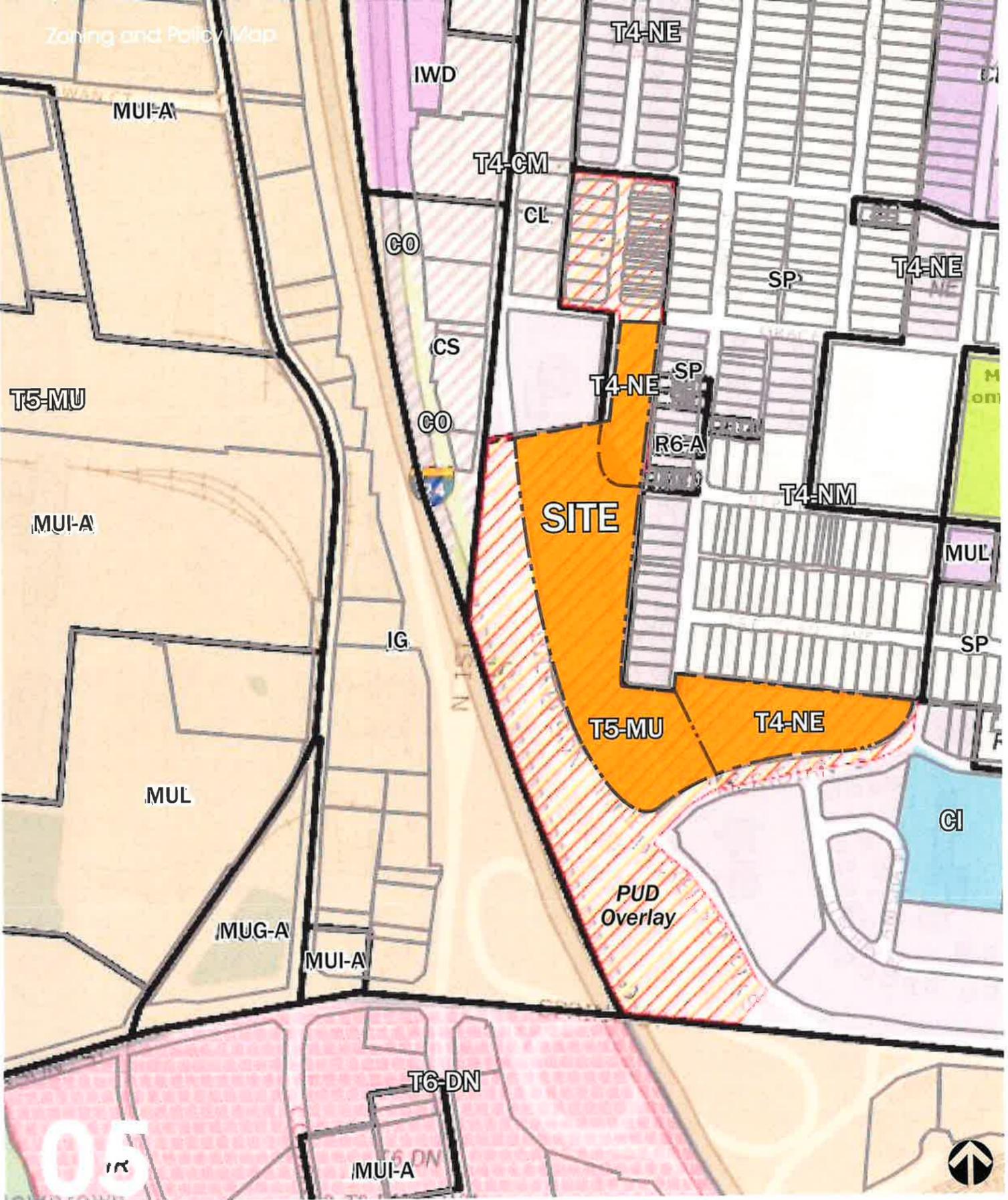
- EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES GRANTED INTO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY RECORDED ON MARCH 6, 1974 IN BOOK 4793, PAGE 958 (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
- TERMS AND PROVISIONS OF THE LEASE BY AND BETWEEN L/G REDEVELOPMENT, LLC, AND WEB SERVICE COMPANY, INC., AS EVIDENCED BY A MEMORANDUM OF LEASE, DATED FEBRUARY 4, 2000 RECORDED ON AUGUST 14, 2000 IN INSTRUMENT # 200008140080368, (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- DECLARATION OF LAND USE RESTRICTIVE COVENANTS FOR LOW-INCOME HOUSING TAX CREDITS MADE BY AND BETWEEN L/G REDEVELOPMENT, LLC AND TENNESSEE HOUSING DEVELOPMENT AGENCY RECORDED ON DECEMBER 23, 2002 IN INSTRUMENT NO. 20021223-0157921 ASSIGNMENT AND ASSUMPTION OF LAND USE RESTRICTIVE COVENANTS RECORDED ON FEBRUARY 14, 2014 IN INSTRUMENT NO. 20140214-0013299. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- EASEMENTS FOR UTILITIES RETAINED BY METRO UNDER COUNCIL BILL NUMBERS 64-257, 66-856, 99-1704 AS CITED IN DEED RECORDED ON FEBRUARY 14, 2014 IN INSTRUMENT NO. 20140214-001329B. (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)
- GRANT OF EASEMENT GRANTED TO COMCAST OF NASHVILLE I, LLC RECORDED ON SEPTEMBER 11, 2015 IN INSTRUMENT NO. 20150911-0092388. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES SET FORTH ON PLAT RECORDED IN PLAT BOOK 4175, PAGE 35, (AFFECTS SUBJECT PROPERTY, SHOWN HEREON)



VICINITY MAP  
N. T. S.



MPC# SP2019-046-001 | June 7, 2019 9:50 AM



**SITE OVERVIEW**

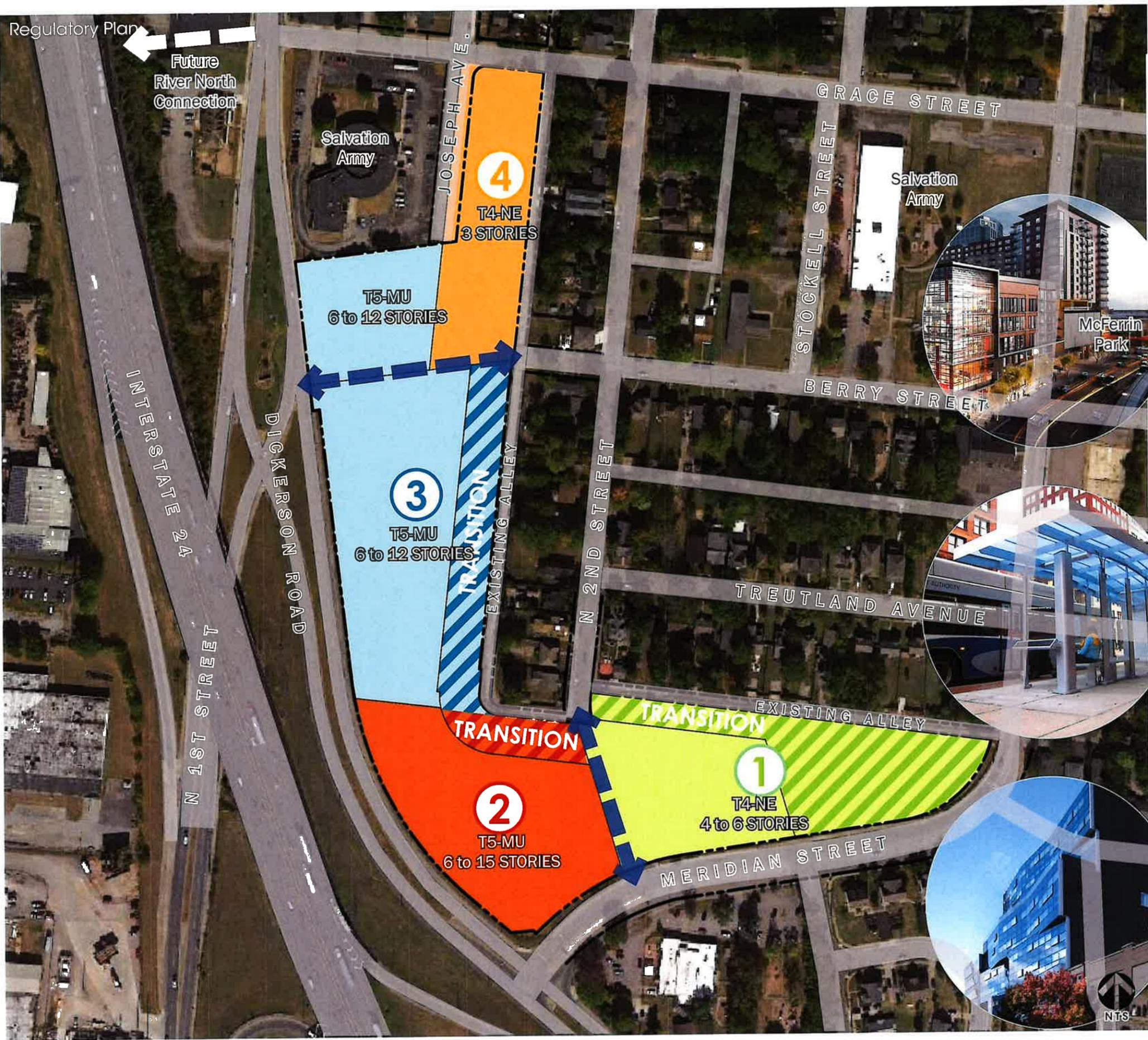
**Current Zoning:** Residential Multifamily (RM20)

**Current Land Use Policy:** The property is located within the East Nashville Community Plan. The current land use policy for the property is Urban Neighborhood Evolving (T4-NE) and Center Mixed Used Neighborhood (T5-MU).

**T4 Urban Neighborhood Evolving:** generally located in areas where the primary land use is residential. These areas will have higher densities and a more integrated mixture of housing types and high levels of connectivity with complete streets networks, sidewalks, bikeways and existing or planned mass transit. Building massing results in a footprint with moderate to high lot coverage and buildings oriented to the street or an open space. Buildings are regularly spaced with shallow setbacks and minimal spacing between buildings. Within this setback, stoops and porches are common for some interaction between the public and private realm to create a pedestrian friendly environment. Buildings are generally one to three stories in height. Buildings up to four, possibly five, stories may be supported in appropriate locations such as abutting or adjacent to a major corridor and to support affordable and workforce housing. Parking is accessed by alley and is provided on street or on surface or structured parking. Parking is located behind or beside the building and is screened from view. Landscaping is generally formal with consistent use of lighting and open spaces, such as rain gardens that serve as storm water management as well as site amenities.

**T5 Center Mixed Use Neighborhood:** generally located in proximity to evolving centers or intended development patterns, Center Mixed Use Neighborhood is applicable to areas that are zoned for a mixture of commercial, office, residential, mixed use and in some cases light industrial land uses. Non-residential buildings are oriented towards the street and residential building may front a street or accessible open space. Density is secondary to the form of the development, however T5-MU areas are intended to be the most intensely developed and include a diversity of building types and uses that can result in a mixture of building heights, including high-rise. The residential setbacks are shallow to provide distinction between the public realm of the sidewalk and the private realm of the residences. The public realm and streetscape feature the consistent use of lighting and formal landscaping. The area is served by high levels of connectivity with complete street networks, sidewalks, bikeways, mass transit and has distinguishable boundaries identified by a block structure.

Regulatory Plan  
Future River North Connection



# 06 REGULATORY PLAN

The purpose of this Regulatory SP application is to permit 14.38 acres of mixed-use development. The area will be regulated in four (4) subdistrict's in order to best respond to the East Nashville Community Plan while respecting the zoning adjacent to the property.

The property lies within the East Nashville community plan and the regulatory plan best supports the desires expressed by the neighborhood at the Dickerson Road Corridor Study. The regulations will remain consistent with the T5 Mixed Use (T5-MU) and T4 Neighborhood Evolving (T4-NE) policy areas on the property as described in the Nashville Next Community Character Manual.



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Future River North Connection



# SUBDISTRICT 1

Permitted Uses	All uses per RM80-A Base Zoning	
Prohibited Uses	Non-owner occupied short term rental units	
Overall Maximum Non-residential uses	500,000 GSF (Districts 2 & 3)	
Overall Maximum Residential uses	1,400 units (all districts)	
Maximum FAR	3.0	
ISR	0.9	
Maximum Building Height	6 stories	
Transition Zone	Buildings within the "Transition Zone" and within 50 ft. of the existing alley shall be limited to 4 stories in height; Minor modifications may be considered by planning staff for unique circumstances and exceptional design solutions.	
Build-to-zone <sup>1</sup>	0 to 20 feet	
Side / Rear Setback	0 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing <sup>2</sup>	Residential	20% min.
Raised Foundations <sup>3</sup>	Residential	18 in. Min. to 36 in. Max.

- 1 The build to zone shall apply to public streets, private streets, and public open spaces. The build to zone excludes plazas, driveways, private open space and pedestrian passages.
- 2 Minimum glazing requirements shall be required on building facades facing public right-of-way or easements. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor. Renovations to existing buildings shall be exempt.
- 3 With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in higher or lower foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.

NTS

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POTENTIAL SITE ACCESS

POTENTIAL VEHICULAR CONNECTIVITY

\* POTENTIAL VEHICULAR CONNECTIVITY & SITE ACCESS IS SUBJECT TO CHANGE BASED ON FUTURE TRAFFIC IMPACT STUDY RECOMMENDATIONS, DETAILED ENGINEERING AND REVIEW/APPROVAL FROM THE DEPT. OF PUBLIC WORKS AND PLANNING.

# SUBDISTRICT 2

Permitted Uses	All uses per MUI-A Base Zoning	
Overall Maximum Non-residential uses	500,000 GSF (Districts 2 & 3)	
Overall Maximum Residential uses	1,400 units (all districts)	
Maximum FAR	5.0	
ISR	1.0	
Maximum Building Height	15 stories	
Transition Zone	Buildings within the "Transition Zone", within 75 ft. of the existing alley shall be limited to 6 stories in height; Minor modifications may be considered by planning staff for unique circumstances and exceptional design solutions.	
Build-to-zone <sup>1</sup>	0 to 20 feet	
Side / Rear Setback	0 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing <sup>2</sup>	Residential	20% min.
	Commercial	50% Ground Floor 30% Upper Floor
Raised Foundations <sup>3</sup>	Residential	18 in. Min. to 36 in. Max.
	Commercial	36 in. Max

1 The build to zone shall apply to public streets, private streets, and public open spaces. The build to zone excludes plazas, driveways, private open space and pedestrian passages.

2 Minimum glazing requirements shall be required on building facades facing public right-of-way or easements. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor. Renovations to existing buildings shall be exempt.

3 With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in higher or lower foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.



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# SUBDISTRICT 3

Permitted Uses	All uses per MUI-A Base Zoning	
Overall Maximum Non-residential uses	500,000 GSF (Districts 2 & 3)	
Overall Maximum Residential uses	1,400 units (all districts)	
Maximum FAR	5.0	
ISR	1.0	
Maximum Building Height	12 stories	
Transition Zone	Buildings within the "Transition Zone", within 75 ft. of the existing alley shall be limited to 6 stories in height; Minor modifications may be considered by planning staff for unique circumstances and exceptional design solutions.	
Build-to-zone <sup>1</sup>	0 to 20 feet	
Side / Rear Setback	0 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing <sup>2</sup>	Residential	20% min.
	Commercial	50% Ground Floor 30% Upper Floor
Raised Foundations <sup>3</sup>	Residential	18 in. Min. to 36 in. Max.
	Commercial	36 in. Max
1	The build to zone shall apply to public streets, private streets, and public open spaces. The build to zone excludes plazas, driveways, private open space and pedestrian passages.	
2	Minimum glazing requirements shall be required on building facades facing public right-of-way or easements. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor. Renovations to existing buildings shall be exempt.	
3	With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in higher or lower foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.	

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Future River North Connection



# SUBDISTRICT 4

Permitted Uses	All uses per RM60-A Base Zoning	
Prohibited Uses	Non-owner occupied short term rental units	
Overall Maximum Non-residential uses	500,000 GSF (Districts 2 & 3)	
Overall Maximum Residential uses	1,400 units (all districts)	
Maximum FAR	3.0	
ISR	0.9	
Maximum Building Height	3 stories	
Build-to-zone <sup>1</sup>	0 to 20 feet	
Side / Rear Setback	0 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing <sup>2</sup>	Residential	20% min.
Raised Foundations <sup>3</sup>	Residential	18 in. Min. to 36 in. Max.
1	The build to zone shall apply to public streets, private streets, and public open spaces. The build to zone excludes plazas, driveways, private open space and pedestrian passages.	
2	Minimum glazing requirements shall be required on building facades facing public right-of-way or easements. The first floor transparent glazing area calculation shall be measured from the finished grade at the setback to the finished floor elevation of the second floor, or to a height of sixteen feet, whichever is less. Upper floor glazing calculations shall be measured from floor to floor. Renovations to existing buildings shall be exempt.	
3	With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in higher or lower foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.	



# 11 ADDITIONAL REGULATIONS + NOTES

## Standard Notes

1. The purpose of this SP is to receive preliminary approval to permit the development of a 14 acre mixed-used development as shown.
2. 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 following base zoning designations as of the date of the application request or application.

District 1	RM80-A
District 2	MUI-A
District 3	MUI-A
District 4	RM60-A

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. The development is currently planned to be constructed in multiple phases and will begin the planning and design stages for Final SP after approval of the preliminary SP by Metro Planning Commission.

## FEMA Note

5. No portions of the site are within a floodplain zone. FEMA panel No. 47037C0242H Date: 4/5/2017: Zone X

## Architectural Standards

6. New buildings shall avoid continuous uninterrupted blank and unglazed facades. At a minimum, the facade plane shall be interrupted by one of the following for every thirty (30) linear feet of street frontage:
  - A change in building material or building openings
  - A horizontal undulation in the building facade of two (2) feet or greater
  - A porch, stoop, window or balcony; porches shall be a min. six (6) feet in depth
7. Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.
8. Vinyl siding and untreated wood shall be prohibited for all uses. EIFS is prohibited except on facades 3 stories or above.
9. HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.
10. Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.
11. Bicycle parking will be provided per the Metro Zoning code. Bicycle parking locations to be identified in Final SP.

## Metro Public Works Notes

12. The final site plan/building permit 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
13. A traffic study shall be completed prior to FINAL SP APPROVAL.
14. All parking regulations to meet UZO parking requirements and standards. A shared parking plan may be approved

- by the metropolitan traffic engineer based upon a parking and/or loading study that satisfactorily demonstrates that there is a reduction in the number of trips based on the determinations of the approved Transportation Demand Management Plan (TDM).
15. Roadway Improvements (outside of planned capital projects) that are a direct result of this specific project as determined by an approved Traffic Impact Study and the Department of Public Works shall be constructed.
16. Any new improvements within existing public right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
17. Developer will ensure bike lanes are continuous through intersections.
18. 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.
19. The design of the public infrastructure is to be coordinated with the Final SP. The roads, pedestrian infrastructure, bicycle routes, etc. are to be designed and constructed per MPW standards and specifications.
20. With the Final SP indicate the location of the back of house for each structure, loading zones, vehicular and pedestrian access points, code required bicycle parking, etc.
21. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
22. There shall be no new vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, existing vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.

## Landscape Standards

23. The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
24. Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
25. No landscape buffer requirements of 17.24 shall apply.

## Fire Marshal Notes

26. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: ( <http://www.nashfire.org/prev/tableH51.htm> )
27. 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
28. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
29. All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
30. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
31. If more than three stories above grade, Class I standpipe system

shall be installed.

32. If more than one story below grade, Class I standpipe system shall be installed.
33. 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.
34. A fire hydrant shall be provided within 150 ft. of the fire department connection.
35. Fire hydrants shall be in-service before any combustible material is brought on site.

## NES Notes

36. Where feasible, this development will be served with underground power and pad-mounted transformers.
37. 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

38. Drawing is for illustration 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.
39. 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.
40. 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.
41. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP)
42. Project intent is to be redeveloped per the requirements of the current Stormwater Management Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
43. Future water quality plan will meet current Metro LID requirements.
44. No building shall encroach within existing or proposed storm easements. Some existing easement will be relocated when redevelopment occurs.

## Federal Compliance

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