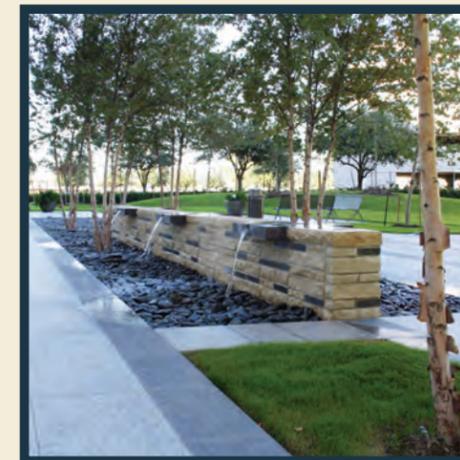
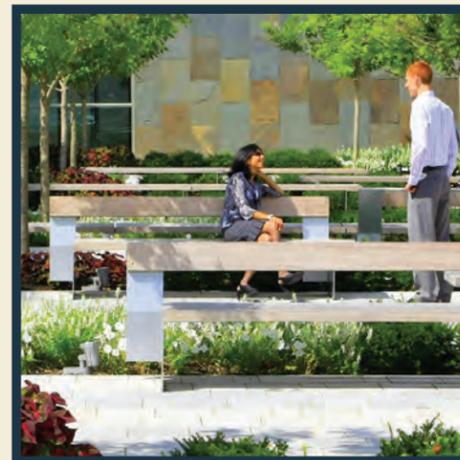


Preliminary Regulatory Specific Plan

1418 & 1420 3RD AVENUE

Mixed-Use Development at 3rd Avenue North and Van Buren Street





02

CONTEXT MAP

Parcel ID: 08209012300
 Address: 1420 3rd Avenue N.
 Nashville, TN 37208
 Owner(s): Woodland Street Partners, LLC
 Council District: (19) Freddie O'Connell

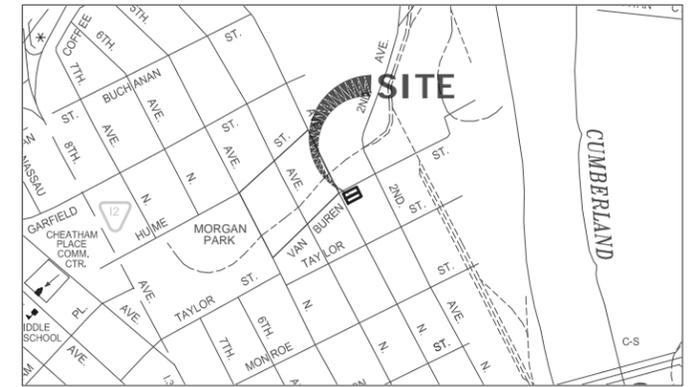
Property Owner:
 Woodland Street Partners, LLC
 408 Taylor St. Suite 202
 Nashville, TN 37208
 ATTN: Jenn Yadon
 jyadon@liveparagon.com

Parcel ID: 08209012400
 Address: 1418 3rd Avenue N.
 Nashville, TN 37208
 Owner(s): Woodland Street Partners, LLC
 Council District: (19) Freddie O'Connell

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

03

PROPERTY SURVEY



VICINITY MAP
1" = 100'

MAP REFERENCE

1418 3rd Ave. N.: Parcel ID for subject property is (08209012400) on Davidson County Property Map.
1420 3rd Ave. N.: Parcel ID for subject property is (08209012300) on Davidson County Property Map.

DEED REFERENCE

Owner : WOODLAND STREET PARTNERS, LLC, as of record in DB-20130705 0069915 Registers Office, Davidson County, Tennessee.

PLAT REFERENCE

Being Lots Nos. 9 & 10 on the Subdivision of the McGavock City Park Lot, as of record in Book 57, Page 101, Register's Office for Davidson County, Tn.

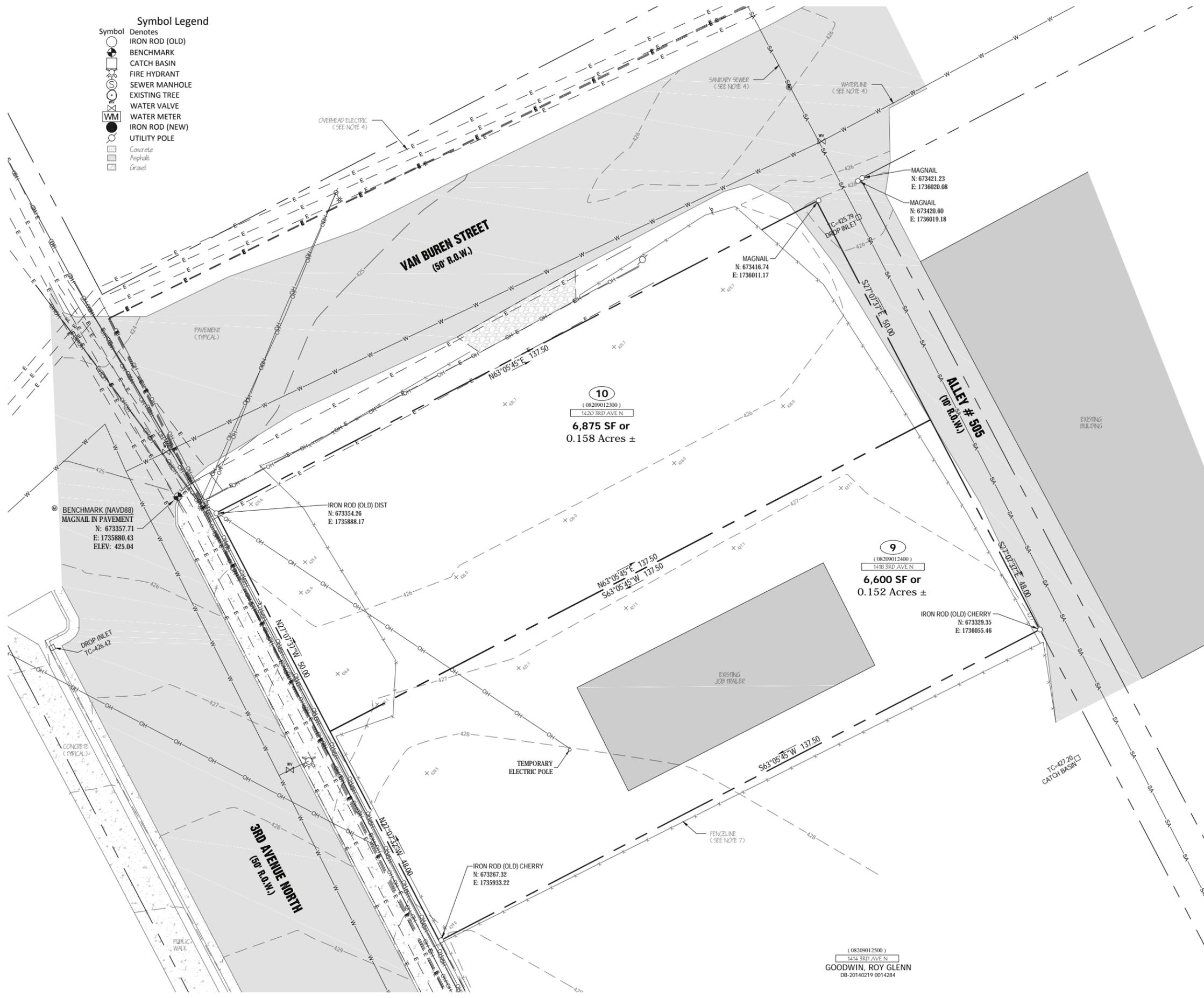
SURVEYOR'S NOTES

1. This Property is located in the 19th Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0216F, effective on 4-20-2001.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned IR. Setbacks per current zoning, verify with Metro Codes Administration.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Chris L. Vandegrift, TN RLS # 2585



(08209012500)
1414 3RD AVE N
GOODWIN, ROY GLENN
DB-20140219 0014284

1420 3RD AVENUE N. MPC# 2019SP-028-001 | May 21, 2019 8:39 AM



04
SITE OVERVIEW

Current Zoning: Industrial Restrictive (IR)

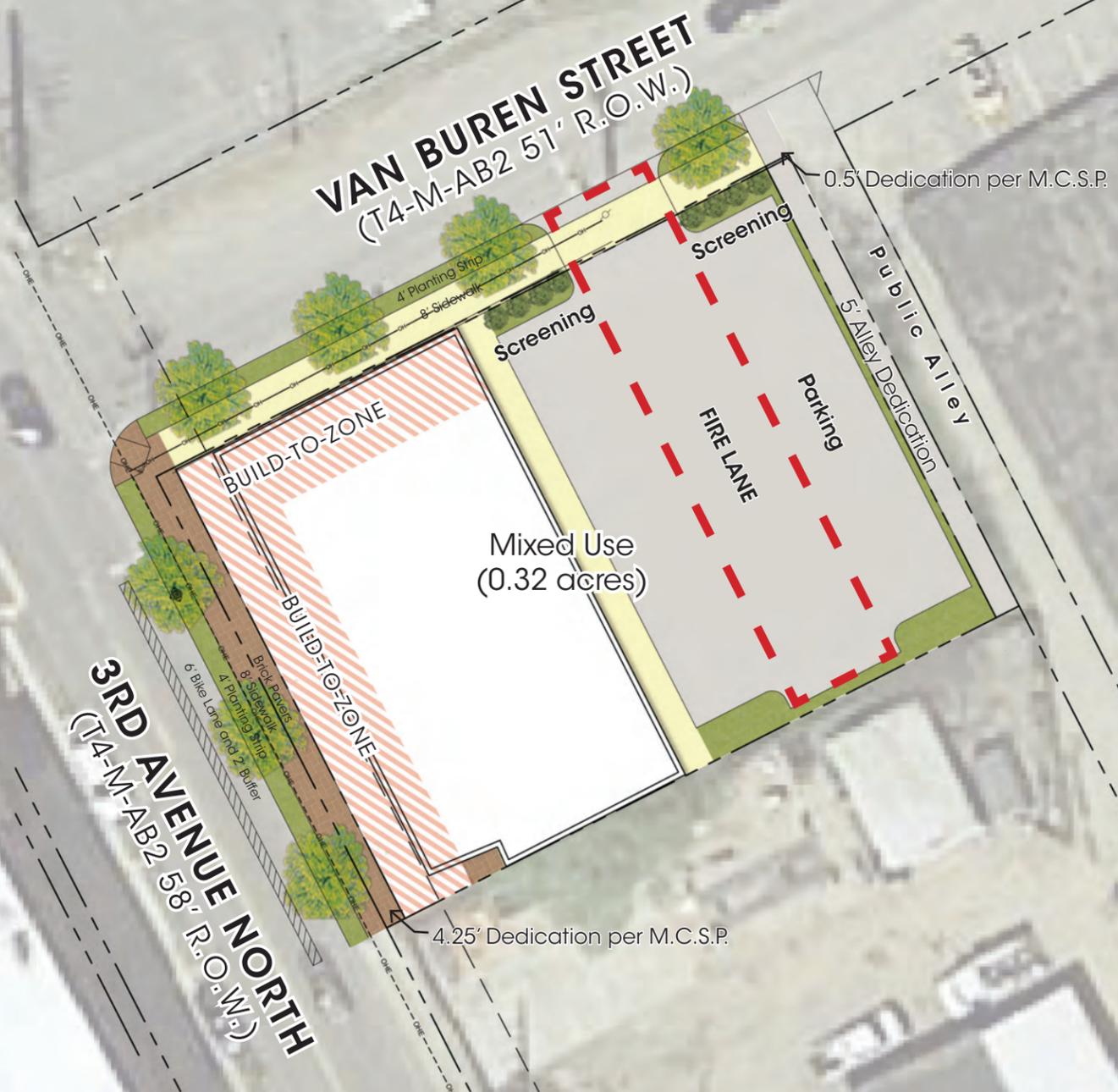
Current Land Use Policy: The property is located within the North Nashville Community Plan. The current land use policy for the property is T4MU (Urban Mixed Use).

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.

05

REGULATORY PLAN

The purpose of this Regulatory SP application is to permit a mixed-use development. The area will be regulated to best respond to the intensity planned for North Nashville while respecting the zoning adjacent to the property. 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.



 0 TO 15 FT. BUILD TO ZONE

*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.



06 REGULATIONS

REGULATIONS



 0 TO 15 FT. BUILD TO ZONE

*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.

Permitted Uses	Veterinarian ¹ and all uses permitted by MUL-A Base Zoning at the time of Metro Council approval of this SP.	
Maximum FAR²	1.5	
ISR	0.80	
Maximum Building Height³	4 stories within 60 feet	
Build-to-zone	0 to 15 feet	
Side / Rear Setback	0 feet	
Parking Requirements	Per UZO Parking Requirements	
Glazing⁴	Residential	25% min.
	Non Residential	40% Ground Floor 25% Upper Floor
Raised Foundations⁵	Residential	18 in. Min. to 36 in. Max.
	Non Residential	36 in. Max

- The operation of a veterinary clinic for domesticated household pets shall be permitted, including but not limited to prevention, control, diagnosis and treatment of diseases affecting the health of household pet dogs, cats and other small animals, and small animal hospitalization, daycare, grooming and boarding, and administration and maintenance services related thereto. Domesticated household pets not undergoing medical treatment may be boarded in any portion of the Premises. The GSF of the veterinarian clinic shall not be limited to a specific square footage but must comply with the max FAR.
- Residential uses shall not count towards maximum FAR.
- 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.
- Minimum glazing requirements shall be required on building facades facing public streets. 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.
- With the exception of commercial uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.

ARCHITECTURAL STANDARDS

- All buildings shall be oriented to a public street and the front facade must be built between 0 - 15 feet from the back of the proposed sidewalk.
- Buildings shall provide entries onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level.
- For building facades fronting streets, 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. Planning Staff may approve modifications.
- At a minimum, the ground level of building facades oriented towards 3rd Avenue and Van Buren Street shall be clad 100% in masonry material excluding openings.
- Vinyl siding, EIFS, cement board paneling, faux brick, chain link fence, 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.
- Masonry to be the primary exterior cladding material. Allowable materials include brick, stone, metal, stucco.
- Detailed building elevations shall be provided with final SP application.

ACCESS & PARKING

- Surface parking shall be located towards the interior of the site within the "allowable surface parking" area.
- Site Access shall be from Van Buren Street and/or public alley.
- 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.
- Surface parking lots shall be screened along Van Buren St

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).
- Any parking visible from a public street shall be screened using landscaping and/or hardscape, and must be approved by Planning staff prior to final site plan approval.
- Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 35 linear feet. Street trees shall be 4" caliper and 10' tall at planting. 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.
- Sidewalks are to be improved along the property's frontages along 3rd Av N and Van Buren Street to the Metro Nashville Major and Collector Street Plan. The sidewalks along 3rd Ave N shall be brick paver material consistent with the Germantown Neighborhood Association Guidelines.
- Decorative street lighting will be added at an average of 40 linear feet.

ENVIRONMENTAL STANDARDS

- Noise level to comply with the INDUSTRIAL/AGRICULTURAL Sound levels/ times of operation as set forth in 17.28.090.
- Pet waste stations will be required on the property.

PROHIBITED USES

- Alternative financial services
- Beer/ Cigarette Market
- Fast Food Restaurant
- Satellite Dish
- Utility Uses
- Waste Management
- Bail Bond Company
- STRP - Owner Occupied
- STRP-Non-owner Occupied



07

ADDITIONAL REGULATIONS + NOTES

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.

Standard SP Notes:

1. The purpose of this Regulatory SP is to receive preliminary approval to permit the development of a 0.32 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 MUL-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 47037C0241H, 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 Van Buren 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 pre-developed runoff due to LID implementation.
32. Water, sanitary sewer, and storm sewer connections will tie to existing public mains located in 3rd Avenue North and Van Buren Street.

Federal Compliance:

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



**Major and Collector Street Plan of Metropolitan Nashville
Implementing Complete Streets
A Component of NashvilleNext and Access Nashville 2040
Adopted June 22, 2015**

Right-of-Way Departmental Modification

Street: 3rd Avenue North

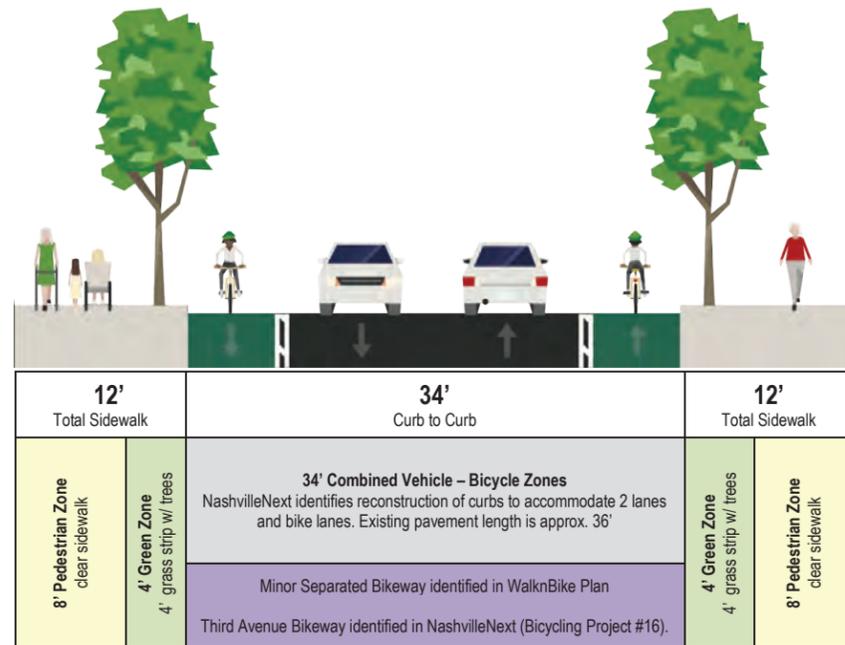
Segment: 3

Termini: Monroe Street to Van Buren Street

Direction: North

Classification: T4-M-AB2

Constrained/Updated ROW: 58'



See page 25 of the Major and Collector Street Plan:

"In most cases the ultimate right-of-way that most fully implements the MCSP will be established as the "Standard" right-of-way for a given facility. In some instances a particular street or street segment may be deemed "Constrained" by the Planning Department and Public Works Department Directors following a study by Planning and Public Works staff. The rights-of-way along Constrained Facilities are established as the particular street segment is studied."

The Vehicle Zone can fluctuate between termini because of turn lanes and bulb-outs to accommodate on-street parking. In most instances, the Green Zone, Pedestrian Zone, and Frontage Zone are intended to remain constant between termini with varying pavement conditions. Therefore with final building placement, the total ROW can be more than indicated above at specific sites.

Street Measured: 3/17/2016

Approved by Planning: 7/26/2016

Approved by MPW: 7/26/2016

Image generated by: Streetmix <http://streetmix.net>

08

CONSTRAINED STREET SECTION ROW DEDICATIONS MCSP

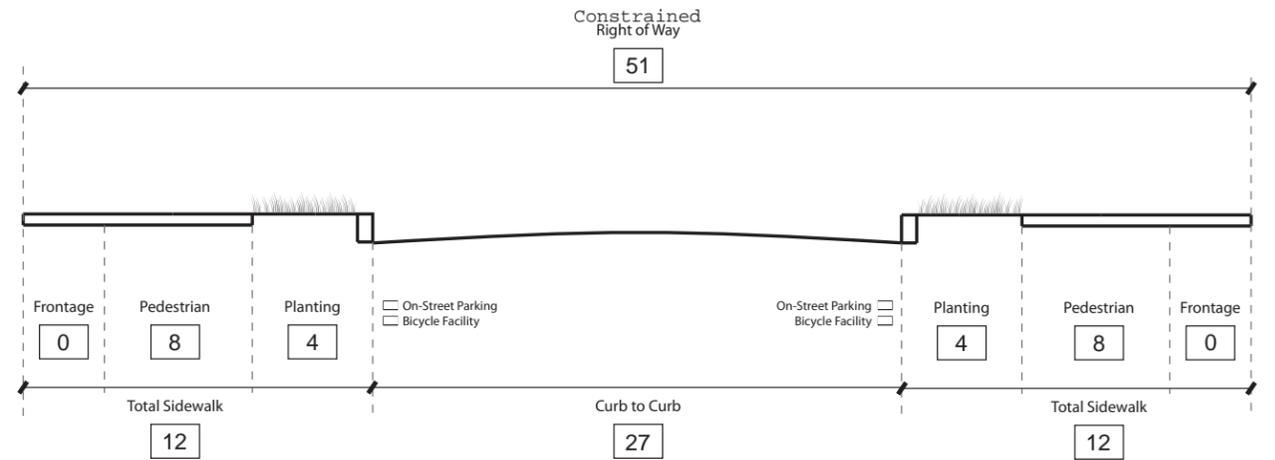
Street Name: Van Buren Street

Segment Direction

From: 2nd Avenue North To: 3rd Avenue North

1 W

Classification: T4-M-AB2



Comments: