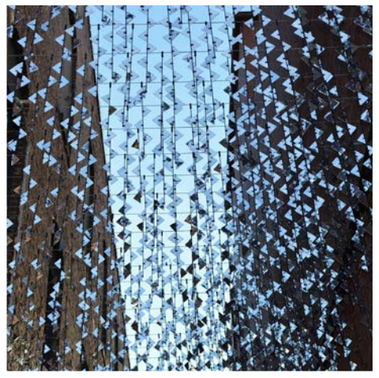
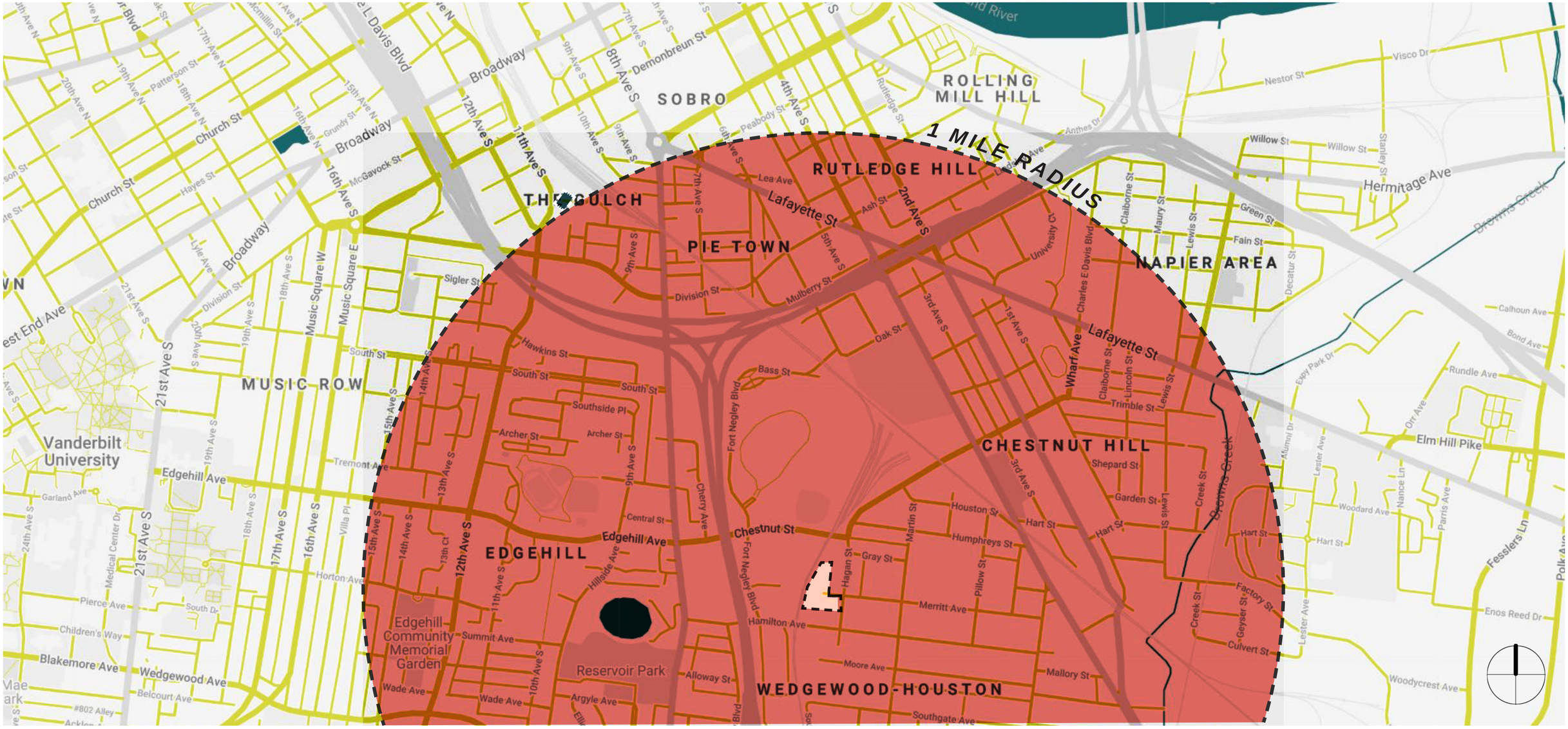
Preliminary Regulatory Specific Plan

640 MERRITT AVE

Mixed-Use Development at Merritt Avenue and Hagan Street



MPC# 2019SP-018-002 | January 6, 2020



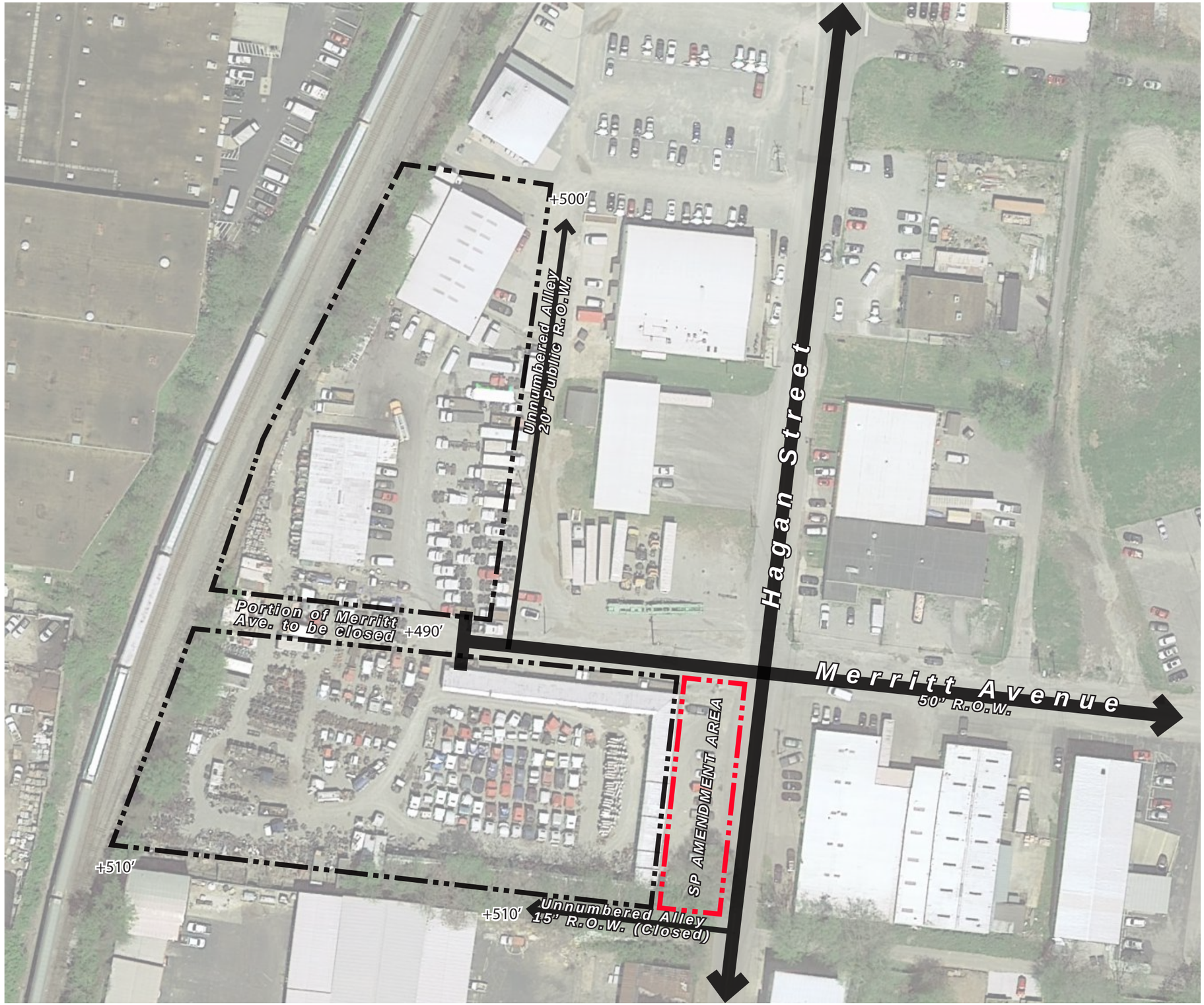
02
CONTEXT MAP

Parcel ID: 10506034200
Address: 0 Merritt Avenue
Nashville, TN 37203
Owner(s): WEHO QOZ 1, LLC
Council District: (17) Colby Sledge

Parcel ID: 10506025700
Address: 640 Merritt Avenue
Nashville, TN 37203
Owner(s): WEHO QOZ 1, LLC
Council District: (17) Colby Sledge

Parcel ID: 10506025000
Address: 520 Hagan Street
Nashville, TN 37218
Owner(s): WEHO QOZ 1, 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. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 105-06, DAVIDSON COUNTY, TENNESSEE.

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 PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47037C0244H, DATED APRIL 5, 2017.

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. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) UNLESS NOTED OTHERWISE.

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP
TAX MAP 105-06, PARCELS 250, 257 & 342

CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TENNESSEE
DISTRICT: 17TH

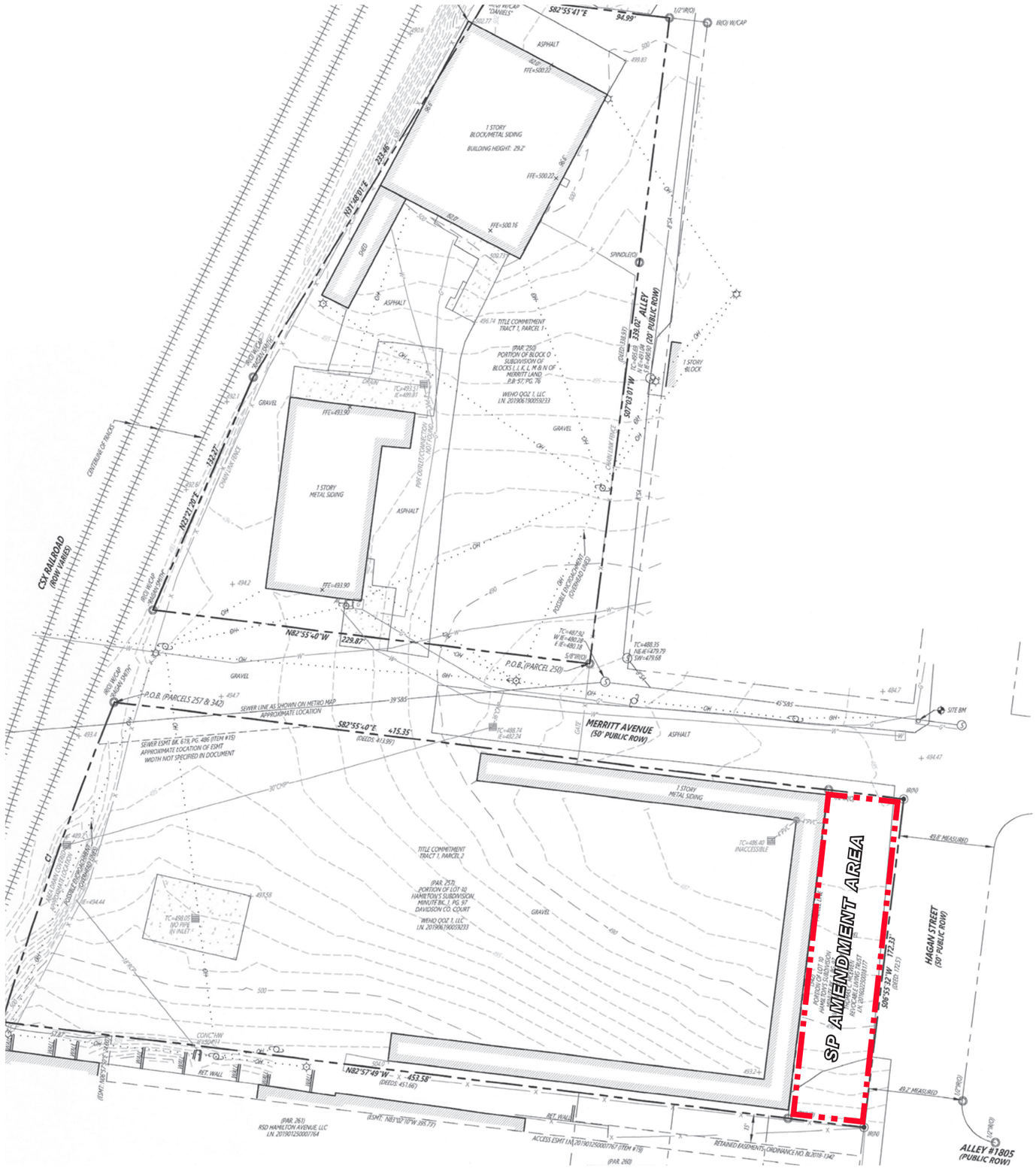
SITE ADDRESSES: PAR. 250 - 520 MERRITT AVE
NASHVILLE, TN 37203

PAR. 257 - 640 HAGAN ST
NASHVILLE, TN 37203

PAR. 342 - MERRITT AVE
NASHVILLE, TN 37203

OWNERS: WEHO QOZ 1, LLC (PAR. 250 & 257)
654 B WEDGEWOOD AVE
NASHVILLE, TN 37203
I.N. 201906190059233

THOMAS COLEMAN MCEWEN, SR. (PAR. 342)
621 MERRITT AVE
NASHVILLE, TN 37203
I.N. 201201060001473



LEGEND

PARCEL NO.	(XX)
LOT NO.	XX
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
P.K NAIL (OLD)	PK(O)
CONTOUR LINE	500
PROPERTY LINE	
FENCE LINE	X
ELECTRIC METER	E
AIR CONDITIONER	AC
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	S
STORM SEWER MANHOLE	D
CURB INLET	
CATCH BASIN	
FIRE HYDRANT	
WATER METER	W
WATER VALVE	WV
GAS METER	G
SIGN POST	
BOLLARD	
CONCRETE	
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"S.A.N
STORM SEWER LINE	15"S.T
SANITARY & STORM SEWER LINE	45"S&S
WATER LINE	8"W
GAS LINE	2"G
UNDERGROUND ELECTRIC LINE	UGE

NOTE: UTILITIES WITH AN "*" WERE MAKED WITH PAINT BY OTHERS

SITE AREA:

1. SP amendment area: 0.15 acres

2. New total SP area (including amendment area): 3.40 acres.

0' 30' 60' 120'

04
PROPERTY SURVEY

Land Use Policy Map

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).

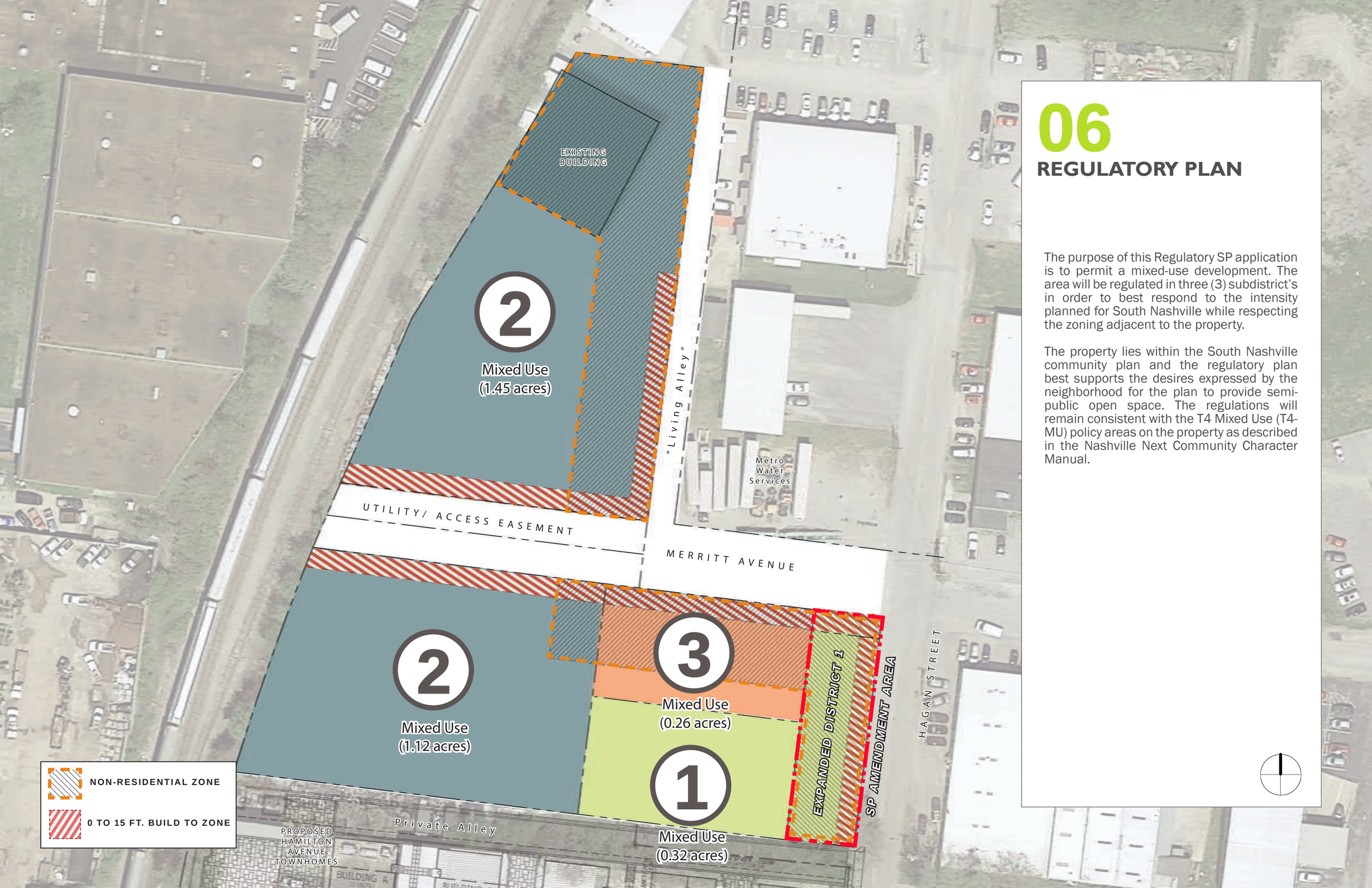
T4 Urban Mixed Use: is applicable to areas that are envisioned to become primarily mixed use with residential and ancillary commercial and light industrial. The building form is generally in character with the existing development pattern of the urban neighborhood in terms of its mass, orientation, and 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, expect 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.

06
REGULATORY PLAN

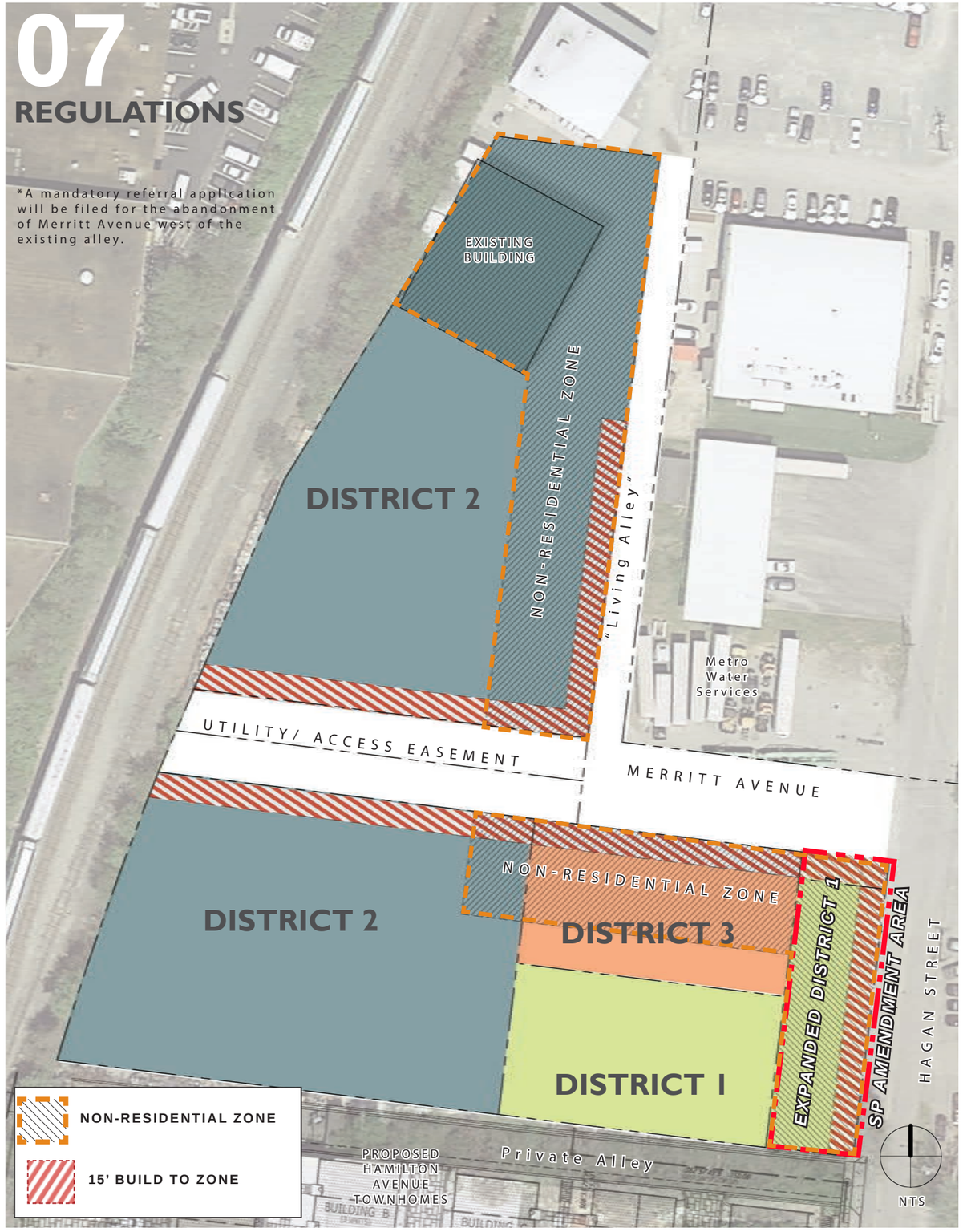
The purpose of this Regulatory SP application is to permit a mixed-use development. The area will be regulated in three (3) subdistrict's in order to best respond to the intensity planned for South Nashville while respecting the zoning adjacent to the property.

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.



07
REGULATIONS

*A mandatory referral application will be filed for the abandonment of Merritt Avenue west of the existing alley.



DISTRICT REGULATIONS

Permitted Uses	Live/Work[1], General Office (unlimited), Artisan Manufacturing, Microbrewery, Liquor Sales, Tasting Room, Artisan distillery, Home occupation, Multi-family residential and all uses permitted by MUN-A Base Zoning at the time of Metro Council approval of this SP.	
Non-residential Uses	*25,000 GSF Max.*	
Residential uses	*315 dwelling units Max.*	
Maximum FAR	*2.5 (all subdistrict's combined)*	
ISR	*0.85 (all subdistrict's combined)*	
Maximum Building Height[2]	*District 1: 4 stories within 60 feet* *District 2: 6 stories within 80 feet* *District 3: 5 stories within 70 feet*	
Build-to-zone	*0 to 15 feet*	
Side / Rear Set-back	*0 feet*	
Parking Requirements	*Per UZO Parking Requirements*	
Glazing[3]	*Residential*	*20% min.*
	Non-Residen-tial	*50% Ground Floor*
		30% Upper Floor
Raised Foundations	*Residential*	*12 in. Min. to 48 in. Max.*
	Non-Residen-tial	*36 in. Max*

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 buildngs within the "non-residential zone". Residentially occupied space within live/work units shall count against the max. residential uses permitted herein. All live/work units shall meet local building code standards.

2 Overall building height in feet shall be measured from finished grade to the highest point of the roof; modicfications 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.

3 Minimum glazing requirements shall be calculated for each building level, per facade, when facing public easements or public rights of way, when present. 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.

ARCHITECTURAL STANDARDS

1. Non-residential uses shall be limited to the non-residential zones and oriented to a public easment, or public right-of-way. Residential units shall be oriented towards open space, where provided. Where open space is not provided, residential uses shall be oriented towards public easements or public rights-of-way, when present; the front facade must be built between 0 - 15 feet from the back of the proposed sidewalk.
2. 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 street or green space shall provide a connection/entrance to public sidewalk.
3. For building facades fronting streets and public 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.
4. Vinyl siding, EIFS and untreated wood shall not be permitted;
5. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
6. 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.
7. If provided, porches shall have a minimum depth of 6 feet except where juliet balconies are provided.

ACCESS & PARKING

8. Parking shall be located towards the interior of the site.
9. Site Access will be from Merritt Avenue, and secondary access will be from the access easement on the private alley along the southern boundary.
10. Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations to be identified in Final SP.
11. All parking to meet UZO parking requirements and standards.

LANDSCAPE STANDARDS

12. The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
13. 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.

ENVIRONMENTAL STANDARDS

14. Noise level to comply with the INDUSTRIAL/AGRICULTURAL Sound levels/ times of operation as set forth in 17.28.090.

08
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 SP amendment is to amend a Specific Plan (BL# 2019-1578) for properties located at 640 Merritt Avenue and 520 Hagan Street to add 0.15 acres currently zoned IR, for approximately 3.31 acres to be zoned SP, to permit a mixed-use 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 Merritt Avenue to the south. Access to the abutting Private Alley, per shared access easement agreement (inst. 20190125-0007767), shall only be permitted for secondary and emergency access to the property.

15. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

Fire Marshal Notes:

16. New non-residential 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. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.

20. If more than one story below grade, Class I standpipe system shall be installed. If more than three stories above grade, Class I standpipe system shall be installed.

21. 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.

NES Notes:

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

23. 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:

24. 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.

25. 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.

26. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)

27. 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.

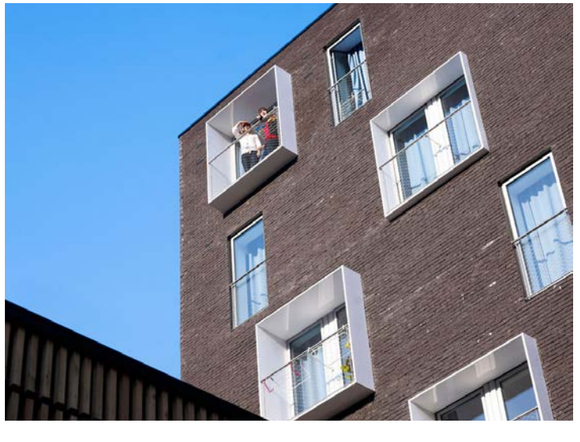
28. Water, sanitary sewer, and storm sewer connections will tie to existing public mains located in Merritt Avenue and Hagan Street.

Soils:

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

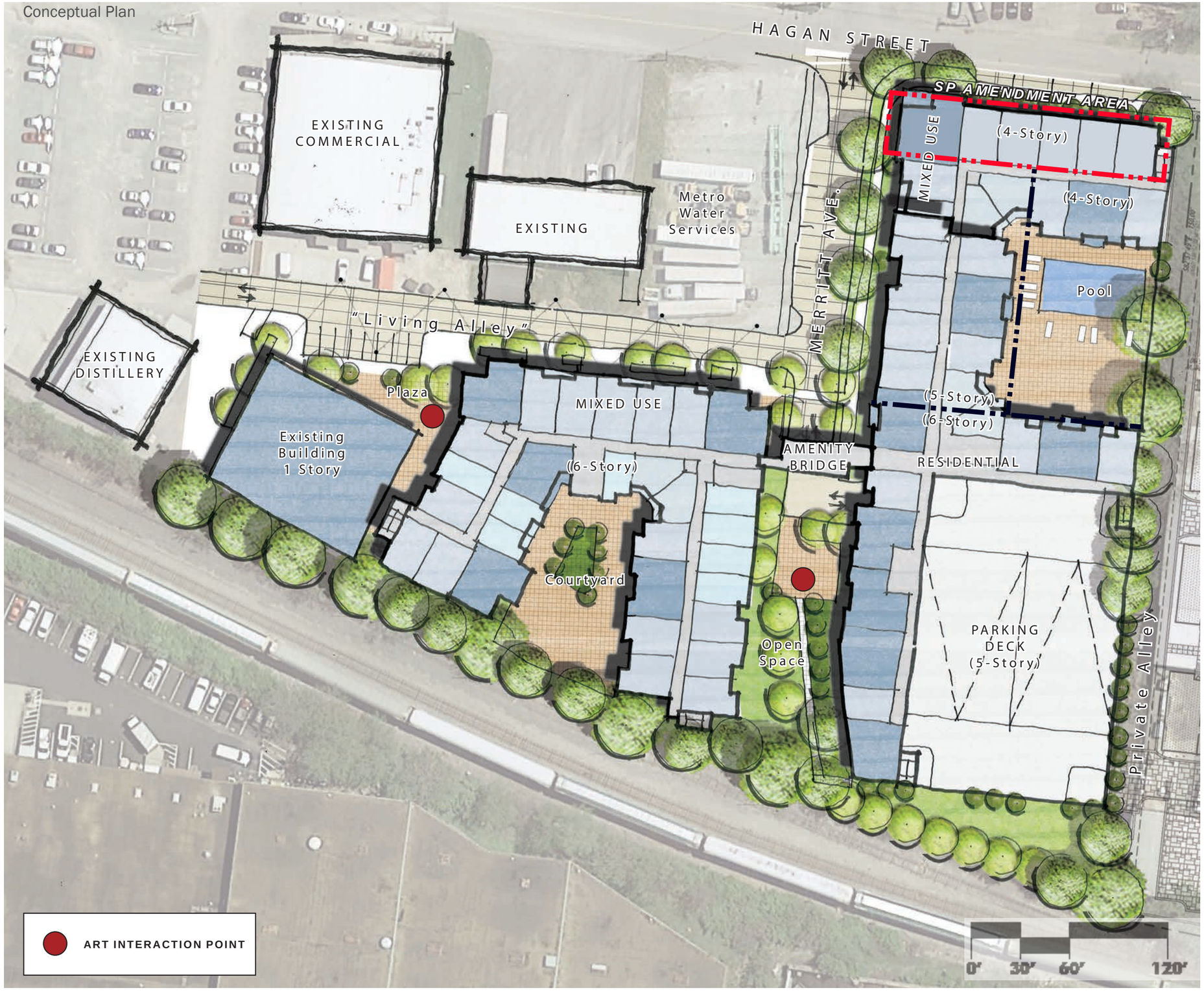
Federal Compliance:

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



09

CHARACTER IMAGERY

10
CONCEPT PLAN

Conceptual Plan