



**REQUEST
PROJECT**

Concept Review
Fogg Street Lawn Club

**Council District
Requested by**

19 – O’Connell
Blake Daniels/Daniels & Chandler Architects, applicant;
Thor’s Hammer Properties, LLC, owner.

Staff Reviewer

Islas

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and modifications to various DTC requirements for property located at 648 Fogg Street, zoned DTC (0.35 acres), and within the Lafayette Subdistrict of the DTC.

Project Overview

The project proposes an 1,800 square foot shell space on the ground floor, with a new stair and elevator core to an 8,140 square foot rooftop area with a bar and outdoor bowling. The rooftop will sit atop the new shell space as well as the existing building – a one-story structure built prior to the adoption of the Downtown Code, and currently occupied by Bad Axe Throwing. There are currently 11 surface parking spaces on the site along Fogg Street. The expansion of the building footprint will eliminate 10 spaces with one ADA-accessible space to remain. Between 2017 and 2018, a portion of the site was impacted by the closing of the at-grade railroad crossing at the intersection of 7th Avenue South and Fogg Street.

Analysis

A previous version of this project was disapproved (8-0-0) at the November 3, 2022, DTC DRC meeting. At the time, the project proposed the following modifications to the DTC – active use ground floor, build-to zone, minimum façade width, and MCSP.

Since that meeting, the applicant has worked with Planning Staff to address the DRC’s concerns with the project’s compliance with zoning regulations, resulting in an updated design that includes ground floor active uses on Fogg Street, complies with the MCSP, and meets the bulk standards for portions of the site affected by the expansion. The updated proposal requires no modifications to the DTC regulations.

STAFF RECOMMENDATION

Planning Staff recommends approval with the following conditions and deferral without all conditions:

1. Prior to building permits, the applicant shall record the proposed ROW dedications with the Davidson County Register of Deeds.