



**REQUEST  
PROJECT**

Concept Review and Major Modification  
901 Martin Luther King Jr. Boulevard

**Council District  
Requested by**

19 – O’Connell  
Drew Hardison, Barge Design Solutions, applicant; 901  
MLK, LLC owner.

**Staff Reviewer**

Hammer

**Staff Recommendation**

Approve with conditions and defer without all conditions

**Applicant Request**

A request to approve a concept plan and modifications to the build-to zone standard for property located at 901 Martin Luther King Jr. Boulevard, zoned DTC (0.21 acres), and within the Core Subdistrict of the DTC.

**Project Overview**

The project proposes a 33-story building with 250 residential units and a ground floor lobby. No parking is proposed as part of the project. Loading is taken from YMCA Way with a NES transformer located within the building fronting Martin Luther King Jr. Boulevard. The project proposes to dedicate right-of-way to meet the Major and Collector Street Plan on both streets. The façade is primarily composed of metal panel and fenestration on upper levels with a mix of brick masonry and metal panels used on the ground floor.

**MODIFICATION REVIEW**

**1. Build-to Zone**

- Required: 0-10’ build-to zone on Martin Luther King Jr. Blvd and YMCA Way.
- Request: Partial encroachment of upper levels of the building into the newly dedicated right-of-way on YMCA Way.
- Analysis: After ROW dedications, the property line perpendicular to YMCA Way measures 77’-10”. This is a significant constraint on the efficiency of the floor plate on such a small site. The 2’-8” encroachment over newly dedicated right-of-way helps the project achieve a useable floor plate with the minimal necessary encroachment. Given YMCA Way is abutted by Rosa L Parks Boulevard, this encroachment will have minimal impact on overall light and air reaching the street.

**NDOT STAFF RECOMMENDATION**

NDOT Staff will give a recommendation at the 6/1/2023 DTC DRC Meeting.

**PLANNING STAFF RECOMMENDATION**

Given the site constraints of redeveloping this site, Planning Staff recommends approval with the following conditions and deferral without all conditions:

1. Bonus height shall be certified concurrent with or after final site plan approval.
2. Prior to building permits, the applicant shall record the proposed ROW dedications with the Davidson County Register of Deeds.