



**REQUEST  
PROJECT**

Concept Plan  
101 Church Street

**Council District  
Requested by**

19 – Kupin  
Kristen Carson, Inn Cahoots, applicant; Dayuma, LLC,  
owner.

**Staff Reviewer**

Hammer

**Staff Recommendation**

Approve with conditions and defer without all conditions

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**Applicant Request**

A request to approve a concept plan for property located at 101 Church Street zoned DTC (0.23 acres), and within the 2<sup>nd</sup> and Broadway Subdistrict of the DTC. The property is also subject to the Second Avenue Historic Preservation Overlay (OV-HPO), which has standards regarding massing and design.

**Project Overview**

The proposal is a remodel of the damaged building and 1,800 SF rooftop addition to an existing building and related interior renovations. The applicant has indicated that 18 residential units are proposed in the interior.

**Plan Details**

The exterior of the building was severely affected by the 2021 explosion and restoration of the fenestration and entryway of the building is proposed by this application. The rooftop addition is primarily clad with Portland cement stucco. The addition is recessed 28'-10 ¾" from 1<sup>st</sup> Avenue and over 20' from Church Street, limiting the visibility of the addition. The 2<sup>nd</sup> Avenue Historic Preservation Overlay has façade standards that supersede the base zoning of the DTC.

**2<sup>nd</sup> Avenue Historic Preservation Overlay**

2<sup>nd</sup> Avenue North between Church Street and Broadway was affected by the December 2021 explosion, which damaged buildings in the area. Planning Department staff members have worked with Metro Historic Zoning staff members to ensure that overlapping requirements and processes of the 2<sup>nd</sup> and Broadway DTC subdistrict and the Second Avenue Historic Preservation Zoning Overlay cause minimal complications to projects within this vicinity.

The plans have already been reviewed and conditionally approved by Metro Historic Zoning Commission for consistency with the Historic Preservation Zoning Overlay through the Preservation Permit Process.



## **Downtown Code DRC Meeting of 10/5/2023**

### **NDOT RECOMMENDATION**

Approve with conditions:

1. Final elevations of the project's front door entrance shall align with the final elevations of the 2nd Ave rehabilitation project.
2. The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, 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.
3. Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. In general, with a final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Dimension ROW pavement widths for clarity. Note: A private hauler will be required for waste/recycle disposal. Additional 1-1/2' mill and overlay may be required to cover full extents of utility work in public ROW. (cont.) Extents to be coordinated in field with NDOT inspector.

### **STAFF RECOMMENDATION**

The project aligns with the goals and objectives of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. The applicant shall comply with all conditions of approval for the Metro Historic Zoning Commission preservation permit associated with this project.
2. The applicant shall comply with all conditions of approval recommended by the Nashville Department of Transportation and Multimodal Infrastructure.