



**REQUEST
PROJECT**

Concept Plan
Wildhorse Saloon

**Council District
Requested by**

19 – Kupin
Laura Batson, Centric Architecture, applicant; Wildhorse Saloon Entertainment Ventures, LLC, owner.

Staff Reviewer

Hammer

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan for property located at 120 2nd Avenue North zoned DTC (0.58 acres), and within the 2nd 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 an 8,000 SF rooftop addition to an existing building and related interior renovations.

Plan Details

The proposed rooftop addition is primarily clad with red EIFS, color-matched to mimic the red brick below. The addition is recessed over 30’ from 2nd Avenue and over 20’ from 1st Avenue, limiting the visibility of the addition. The 2nd Avenue Historic Preservation Overlay has façade standards that supersede the base zoning of the DTC.

2nd Avenue Historic Preservation Overlay

2nd 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 2nd 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. Garage/loading access on 1st Ave N will require additional enhancements for pedestrians.
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. In general, with a final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards. Note: A private hauler will be required for waste/recycle disposal. Note: Repair/replace, per NDOT details and specification, any damage to existing public infrastructure during (renovation) construction work.

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.