

Regulatory Specific Plan

# 0 DICKERSON PIKE PROPERTY

(A portion of parcel 06000004500)

Case No. 2021SP-053-001



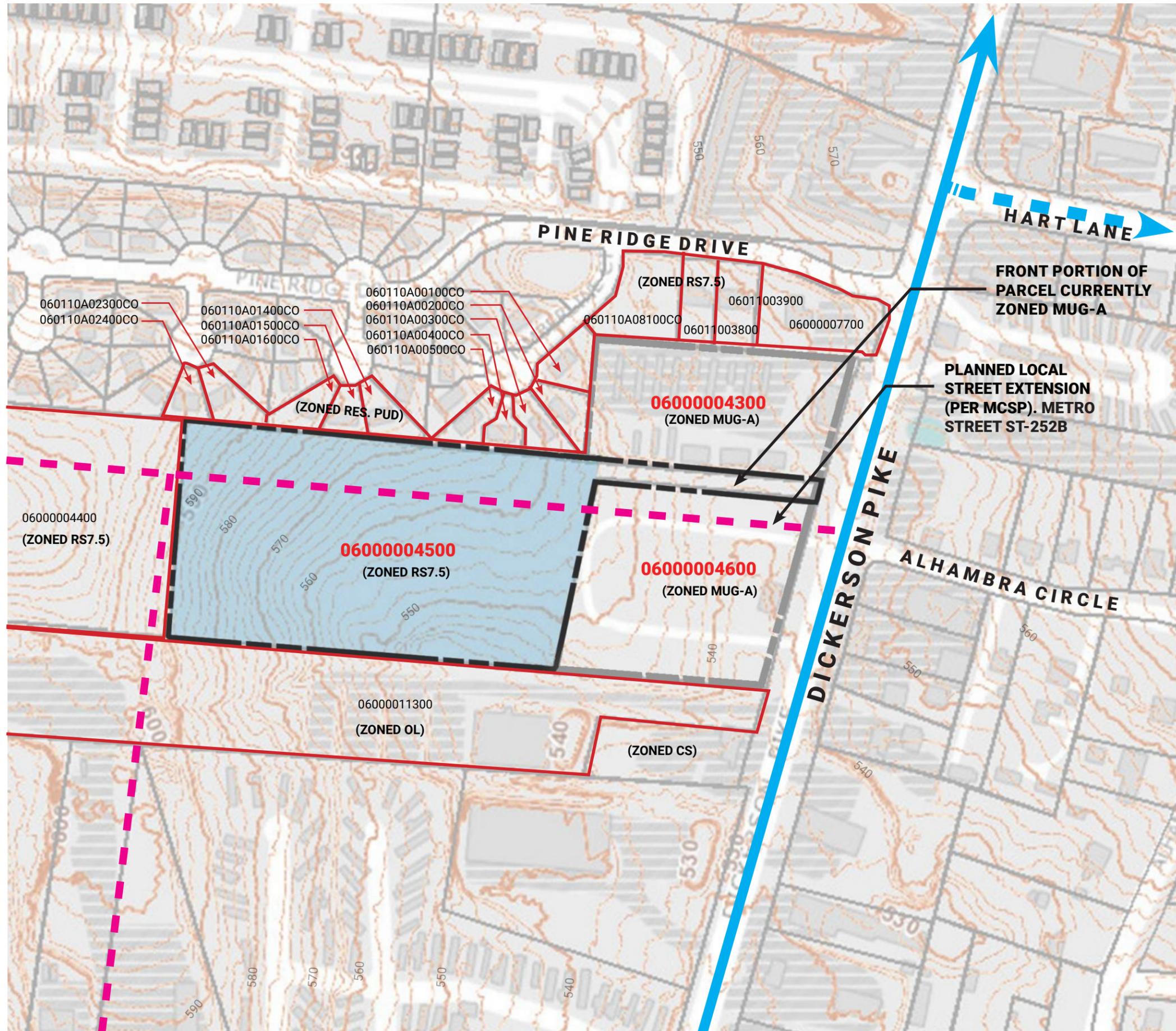
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July 14, 2021  
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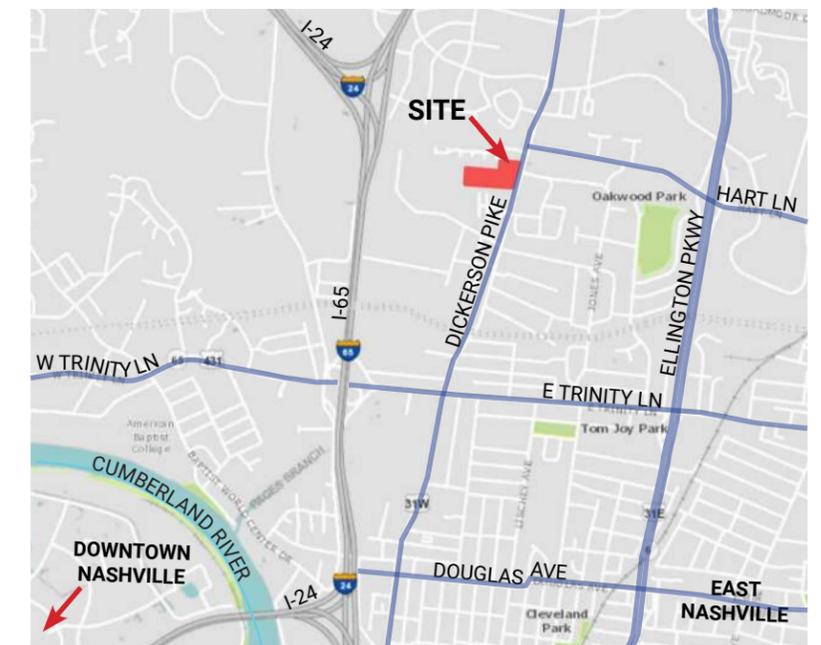


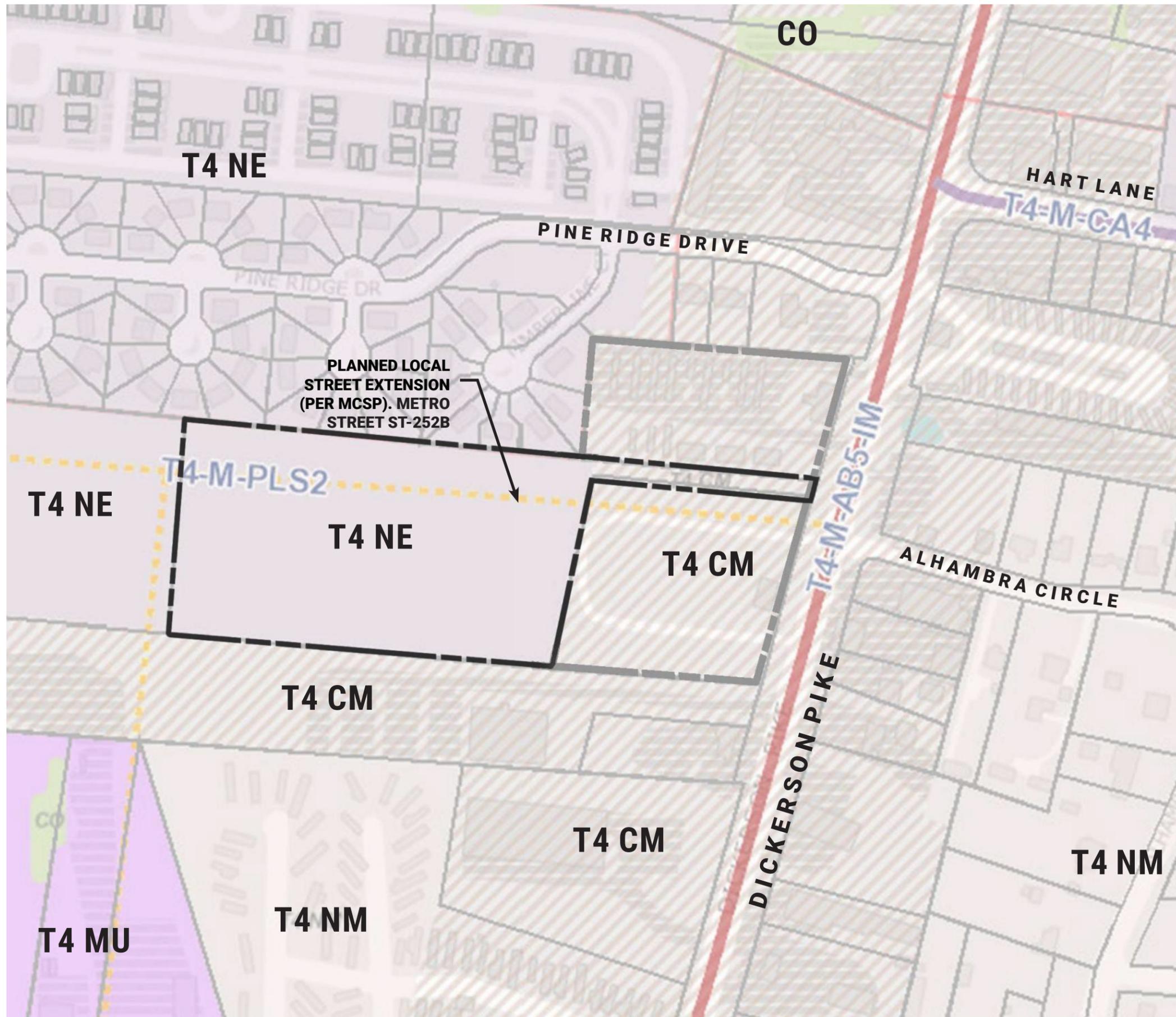
# EXISTING CONDITIONS

## LEGEND

-  Arterial-Boulevard
-  Collector-Avenue
-  Planned Local Street (Per MCSP)

## VICINITY MAP





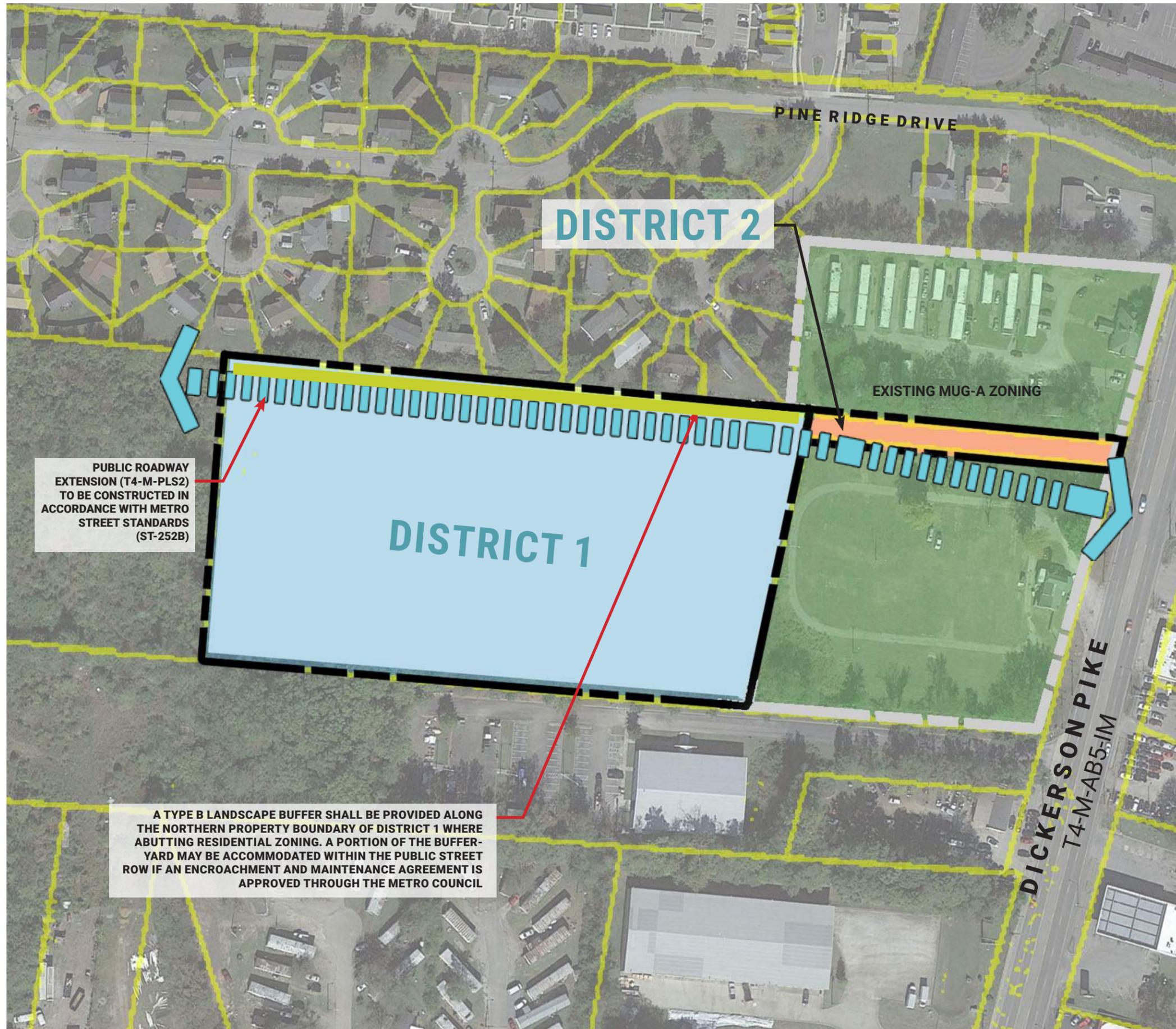
# LAND USE CONTEXT

## LEGEND

- Major and Collector Street Plan**
- Arterial-Boulevard Scenic
  - Arterial-Boulevard
  - Collector-Avenue
  - Planned Collector Avenue
  - Planned Local Street
- Adopted CCM**
- CO Conservation
  - T4 NM Urban Neighborhood Maintenance
  - T4 NE Urban Neighborhood Evolving
  - T4 RC Urban Residential Corridor
  - T4 NC Urban Neighborhood Center
  - T4 CM Urban Mixed Use Corridor
  - T4 MU Urban Mixed Use Neighborhood
  - T4 CC Urban Community Center

**T4- NE Urban Neighborhood Evolving:** generally located in areas where the primary land use is residential. These areas will have higher densities and a broader range and integrated mixture of housing types and high levels of connectivity with complete streets networks, sidewalks, bikeways and existing or planned mass transit. If transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity. Building massing results in a footprint with moderate to high lot coverage and buildings oriented to the street or an open space. Buildings are regularly spaced with shallow setbacks and minimal spacing between buildings. Within this setback, stoops and porches are common for some interaction between the public and private realm to create a pedestrian friendly environment. Buildings are generally one to three stories in height. Buildings up to four, possibly five, stories may be supported in appropriate locations such as abutting or adjacent to a major corridor and to support affordable and workforce housing. Parking is accessed by alley and is provided on street or on surface or structured parking. Parking is located behind or beside the building and is screened from view. Landscaping is generally formal and retains the existing mature trees on the building site and, when that is not possible, replaces existing trees with new ones. Landscaping has consistent use of lighting and open spaces, such as rain gardens that serve as storm water management as well as site amenities.

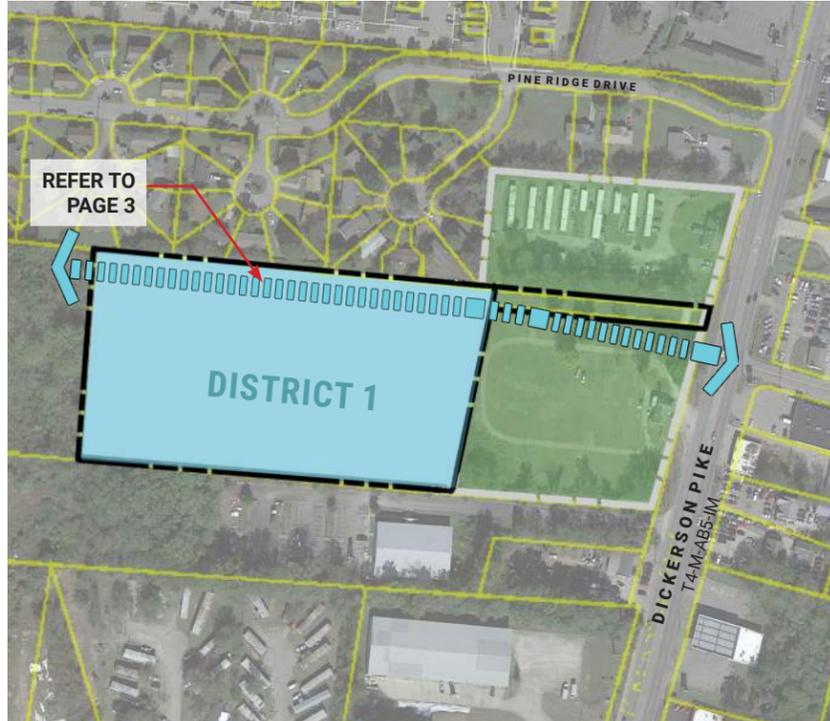
# REGULATORY PLAN



The purpose of this Regulatory SP application is to permit a multifamily development on the 7.0 AC. westerly portion of parcel 06000004500 and to retain the allowable uses of MUG-A zoning on the 0.22 AC. easterly portion of the parcel. The property lies within the East Nashville community plan and the regulatory plan supports the Dickerson North Corridor Study by creating a design that takes into account a planned local roadway extension through the site to connect undeveloped parcels to the west of the site. The proposed SP Zoning will remain consistent with the T4 Urban Neighborhood Evolving (T4-NE) policy on the property (as described in the Nashville Next Community Character Manual) while allowing a blending of design parameters with the T4 Urban Mixed-Use Corridor (T4 CM) standards currently reflected by the MUG-A zoning along Dickerson Pike. District 2 of the SP will retain the bulk standards and allowable mix of uses currently accommodated within the existing MUG-A zoning.

# DISTRICT 1

## LAND USE: RM40-A-NS



## BULK REGULATIONS

<b>"District 1" Uses</b>	Uses allowed within RM40-A-NS zoning with the exception of those listed in the prohibited use section	
<b>FAR/Density<sup>1</sup></b>	225 Dwelling units max; No FAR provision shall apply to residential uses	
<b>ISR</b>	0.75	
<b>Maximum Building Height in Build-to Zone</b>	50 feet (Build-To-Zone along the new public street shall allow 50' building height without a step back)	
<b>General Maximum Building Height</b>	4 stories in 60 feet	
<b>Build-to Zone</b>	0 to 15 feet	
<b>Side/Rear Setback</b>	Min. of 20 feet rear setback and 5 feet required minimum side setback	
<b>Parking Requirements</b>	Per Metro Code	
<b>Glazing<sup>2</sup></b>	<i>Residential</i>	20% Min. on the first floor level and 15% min. glazing on all upper stories of facades facing a public street or open space commons
<b>Raised Foundations<sup>3</sup></b>	<i>Residential</i>	18 in. Min to 36 in. Max
<b>1</b>	<i>No Maximum FAR applies to residential uses.</i>	
<b>2</b>	<i>Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.</i>	
<b>3</b>	<i>With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets and open spaces. Maintaining ADA access to units in order to meet fair housing requirements shall preempt this regulation.</i>	

## ARCHITECTURAL STANDARDS

1. Residential structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space common areas.
2. The front facade of buildings shall be located between 0-15 feet from the back of the public sidewalk, or the public right-of-way, unless utility easement or setback requirements require a greater distance.
3. Buildings shall provide a functional entry onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
4. Vinyl siding, EIFS and untreated wood shall not be permitted with the exception of accent banding above 20' height from grade (or 2 residential floors).
5. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
6. Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts curtain walls and other special conditions.
7. If provided, porches shall have a minimum depth of 5 feet.

## ACCESS & PARKING

8. Surface parking shall be located towards the interior of the site or be screened by landscaping. Parallel parking shall be allowable along the public street extension.
9. Bicycle parking shall be provided per the Metro Zoning Code.
10. All parking regulations to meet Metro Code. (100% of On-Street parking shall be allowed to count toward Code requirements)

## LANDSCAPE STANDARDS

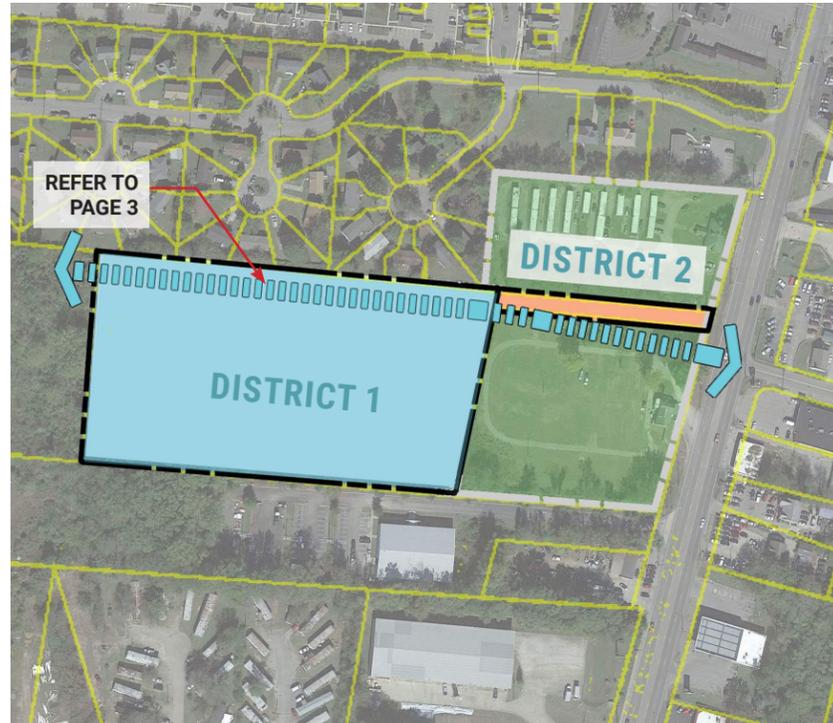
11. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

## THE FOLLOWING USES SHALL BE PROHIBITED:

- |  |                              |
|--|------------------------------|
| Monastery or Convent   | Fraternity or Sorority House |
| Orphanage  | Hospice                      |
| Dormitory  | Cemetery                     |
| Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied) |                              |

# DISTRICT 2

## LAND USE: MUG-A



## BULK REGULATIONS

<b>"District 2" Uses</b>	Uses allowed within MUG-A zoning	
<b>FAR/Density<sup>1</sup></b>	3.0 FAR; No FAR provision shall apply to residential uses	
<b>ISR</b>	0.90	
<b>Maximum Building Height in Build-to Zone</b>	5 stories in 75 feet without a step-back; 7 stories in 105 feet with a 15-foot step-back	
<b>General Maximum Building Height</b>	7 stories in 105 feet	
<b>Build-to Zone</b>	0 to 15 feet	
<b>Side/Rear Setback</b>	Min. of 20 feet rear setback and no required minimum side setback	
<b>Parking Requirements</b>	Per Metro Code	
<b>Glazing<sup>2</sup></b>	<i>Residential</i>	20% Min. on building facades facing a public street on the first floor level and 15% required minimum glazing on all upper stories
<b>Raised Foundations<sup>3</sup></b>	<i>Residential</i>	18 in. Min to 36 in. Max
<p>1 No Maximum FAR applies to residential uses.</p> <p>2 Minimum glazing requirements shall be required on building facades facing public streets. 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.</p> <p>3 With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets and open spaces. Maintaining ADA access to units in order to meet fair housing requirements shall preempt this regulation.</p>		

## ARCHITECTURAL STANDARDS

- Residential structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space common areas.
- The front facade of buildings shall be located between 0-15 feet from the back of the public sidewalk, or the public right-of-way, unless utility easement or setback requirements require a greater distance.
- Buildings shall provide a functional entry onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- Vinyl siding, EIFS and untreated wood shall not be permitted with the exception of accent banding above 20' height from grade (or 2 residential floors).
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 5 feet.

## ACCESS & PARKING

- Surface parking shall be located towards the interior of the site or be screened by landscaping. Parallel parking shall be allowable along the public street extension.
- Bicycle parking shall be provided per the Metro Zoning Code.
- All parking regulations to meet Metro Code. (100% of On-Street parking shall be allowed to count toward Code requirements)

## LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

## THE FOLLOWING USES SHALL BE PROHIBITED:

- |   |                              |
|---|------------------------------|
| Monastery or Convent  | Fraternity or Sorority House |
| Orphanage   | Hospice                      |
| Dormitory   | Cemetery                     |
| Short Term Rental Property (STRP), as defined by Metro Ordinance (both owner-occupied and not owner-occupied) |                              |

# ADDITIONAL REGULATIONS + NOTES

## Regulatory SP Notes:

1. The purpose of this SP is to receive preliminary SP approval to permit the development of a 225 multi-family residential development with public road infrastructure within District 1 and to accommodate the standards and uses allowable in MUG-A zoning within District 2.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of the RM40-A-NS base zoning designations 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.

## FEMA Note:

4. This property does not lie in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0234H, dated April 5, 2017.

## Metro Public Works Notes:

5. The final site plan/building permit 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.

6. 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.
7. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP).
8. 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.
9. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
10. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Development is to have a dumpster and recycling container(s), serviced by a private hauler.
14. The new public road, as shown on the MCSP from Dickerson, is to be constructed in compliance with NDOT standards. A temporary terminus may be required during final SP.

## Fire Marshal Notes:

15. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
16. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
17. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
18. A fire hydrant shall be provided within 100 ft. of the fire department connection.

19. Fire hydrants shall be in-service before any combustible material is brought on site.

## NES Notes:

20. Where feasible, this development will be served with underground power and pad-mounted transformers.
21. 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:

22. 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.
23. 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.
24. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
25. 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.

## Federal Compliance:

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

## Development Notes:

27. Development to dedicated a Min. 50 foot right-of-way and construct a public street through the property as indicated on the Regulatory Plan.

28. Overall building height shall be measured per Metro Code. An additional "basement" level may be provided internally to the development where topography allows for additional sub-level development. A basement level shall be defined in accordance with the applicable building code. A minimum of 50% of a basement level shall be located below grade in order to not be counted as an additional story.
29. 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.

# VISIONING IMAGERY

