

Regulatory Specific Plan

GRIZZARD AVENUE



SP NAME	Grizzard Avenue SP
SP NUMBER	2023SP-072-001
COUNCIL DISTRICT	05
MAP & PARCEL	Map 71-03, Parcel 59 Map 71-07, Parcel 15 Map 71-07, Parcel 10 Map 71-07, Parcel 9
SITE DATA	8.44 ACRES
EXISTING ZONING	CS
PROPOSED ZONING	SP
ALLOWABLE LAND USES	All uses permitted by ORI-A-NS
FALLBACK ZONING	ORI-A-NS

Specific Plan (SP) Regulations:

The purpose of this regulatory SP is to permit a mixed use project that is compliant with the ORI-A-NS zoning standards at the time of Council approval of the Preliminary SP; The project shall also comply with the following conditions / regulatory standards listed below:

1. The entire length of the north/south road, identified in the Dickerson South Corridor Study, shall be included with the FINAL SP site plan submitted.
2. Parking for the development shall be per UZO code requirements.
3. At Final SP, a fully scoped traffic study shall be provided to NDOT for approval prior to approval of FINAL SP site plan.
4. 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, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards.
5. A private hauler will be required for waste/recycle disposal.
6. Building Design Standards:
 - a. Building façades fronting public right of way shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding,

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cementitious board, architectural paneling, metal, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

- d. Porches shall provide a minimum of six feet of depth; stoops shall provide a minimum of 4 feet of depth.
 - e. A raised foundation of 18" - 36" is required for all residential structures. With the exception of commercial uses, 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, easements and open spaces.
 - f. "Maximum building height" means the difference between the maximum elevation of a building, including any object to be affixed thereto, and the average finished grade elevation; administrative modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads and rooftop amenities; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories (must remain within the overall building height of 85 feet)
7. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.
 8. Build-To-Zone to be measured from back of proposed sidewalks on public streets, private drives and open spaces. Stoops/stairs may encroach setbacks and build-to-zones.

02 REGULATIONS

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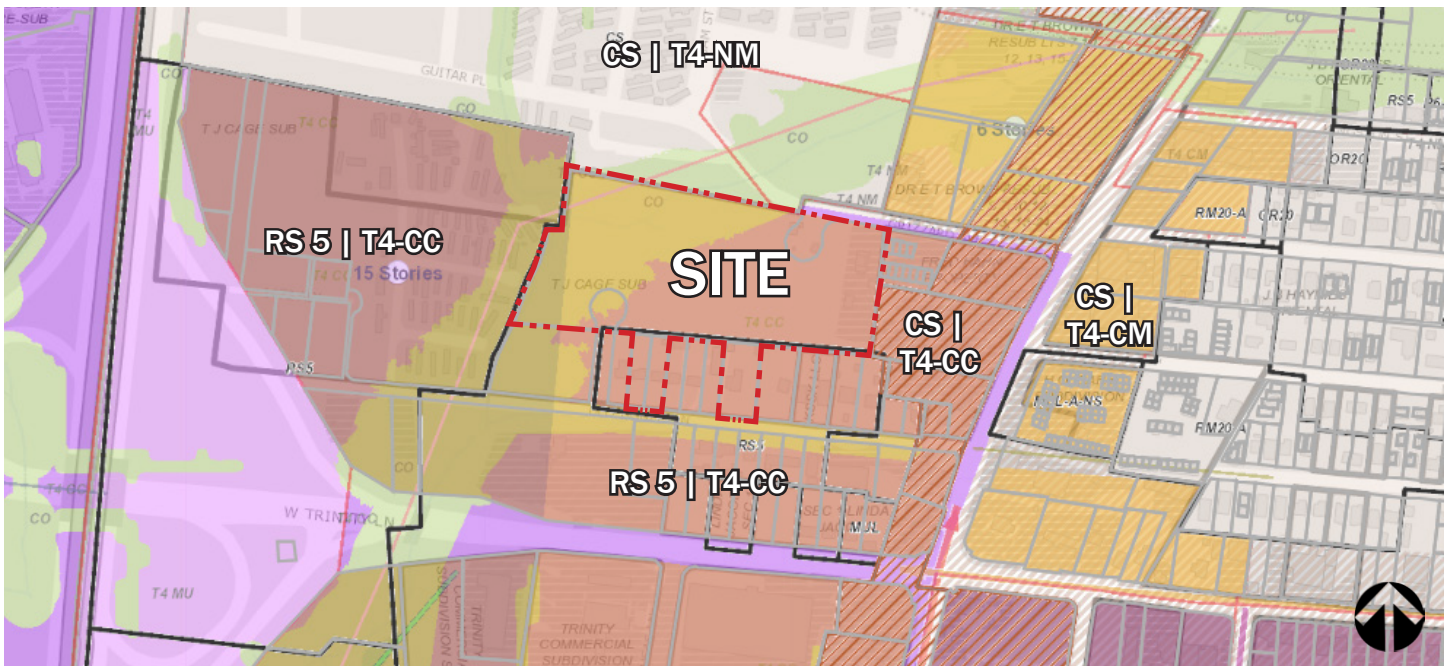
Current Zoning: CS

Current Land Use Policy: The property is located within the East Nashville Community Plan and within the Dickerson South Corridor Study. The current land use policy for the property is Urban Community Center (T4-CC). The proposed zoning is consistent with the policy's recommended densities and objectives at this location.

T4 Urban Community Center: Encourage their development or redevelopment as intense mixed use areas that provide a mix of uses and services to meet the needs of the larger surrounding urban area. T4CC prioritize commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining policy areas. T4CC areas are pedestrian-friendly and are served by multiple modes of transportation.

Dickerson South Corridor Study: Evolve toward a balanced mixture of residential and commercial land uses along the corridor that provides an opportunity for a varied development pattern in regard to the size, scale, and density.

Specifically for Dickerson Pk. and E. Trinity Ln.(from Dickerson Pk. to Lischey Ave.), enhance corridors by encouraging a greater mix of higher density residential and mixed use development. As shown in the mobility study, a collector street is proposed through the site as well as a continuation of the Pages Branch Creek Greenway Trail along the existing creek. The Dickerson Pike South Corridor Study also locates the development site within the 12-story Building Height District.



03 POLICY



- Legend**
- Existing major road with transit
 - - - Existing connections
 - - - Existing local connections
 - - - Proposed connections
 - - - Conceptual collector street
 - - - Conceptual street grid
 - xxxx Proposed street closure
 - Interstate
 - * Major intersection
 - - - Future Greenway (Pages Branch)

Mobility Map



**Dickerson South
Supplemental Policy
Building Height Subdistricts**

- 3 stories
- 4 stories
- 6 stories
- 12 stories
- 15 stories
- Open space
- * Punctuation of height of 8 to 10 stories appropriate at intersection of MCSP-classified Arterial-Bldv/Collector Ave

Building Height Subdistricts Map

04

POLICY

Table 1: Subdistrict Zoning Guidance by Community Character Policy

Community Character Policy	Appropriate Zoning Districts Listed by Supplemental Policy Subdistrict (maximum building height)				
	up to 3 stories	up to 4 stories	up to 6 stories	up to 12 stories	up to 15 stories
T4 -NM	RS7.5-A*				
T4-NE	R6-A * R8-A* RM9-A* RM15-A*	R6-A R8-A RM9-A RM15-A RM20-A*	R6-A R8-A RM9-A RM15-A RM20-A RM40-A*		
T4-MU			RM9-A RM15-A RM20-A RM40-A* MUN-A MUL-A OR20-A OR40-A*	RM100-A* MUN-A MUL-A MUG-A ORI-A*	
T4-CM		RM20-A* MUN-A* MUL-A*	RM9-A RM15-A RM20-A RM40-A* MUN-A MUL-A OR20-A OR40-A*	RM100-A* MUN-A MUL-A MUG-A ORI-A*	
T4-CC			RM9-A RM15-A RM20-A RM40-A* MUN-A MUL-A OR20-A OR40-A*	RM100-A* MUN-A MUL-A MUG-A ORI-A*	RM100-A MUN-A MUL-A MUG-A MUI-A* ORI-A
T5-MU					RM100-A MUN-A MUL-A MUG-A MUI-A* ORI-A

* Zoning districts that meet the policy and achieve close to the maximum height envisioned by the subdistrict.

Zoning Matrix



