



Know what's below.  
Call before you dig.

# SITE DEVELOPMENT PLANS FOR: 9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE

9TH AND BUCHANAN AVE

NASHVILLE, DAVIDSON COUNTY, TN 37208

PARCELS: 08112002800, 08112002900, 08112003000,  
08112003100, 08112003200, 08112003300, 08112003400

SP CASE#: 2021SP-059-003

**ARCHITECT**

CENTRIC ARCHITECTURE  
1206 BUCHANAN STREET  
NASHVILLE, TENNESSEE 37208

CONTACT: GINA EMMANUEL  
615-243-4663

**CIVIL ENGINEER**

FULMER LUCAS ENGINEERING, LLC  
2002 RICHARD JONES ROAD - SUITE B200  
NASHVILLE, TENNESSEE 37215

CONTACT: JAY FULMER  
615-345-3771

**LAND SURVEYOR**

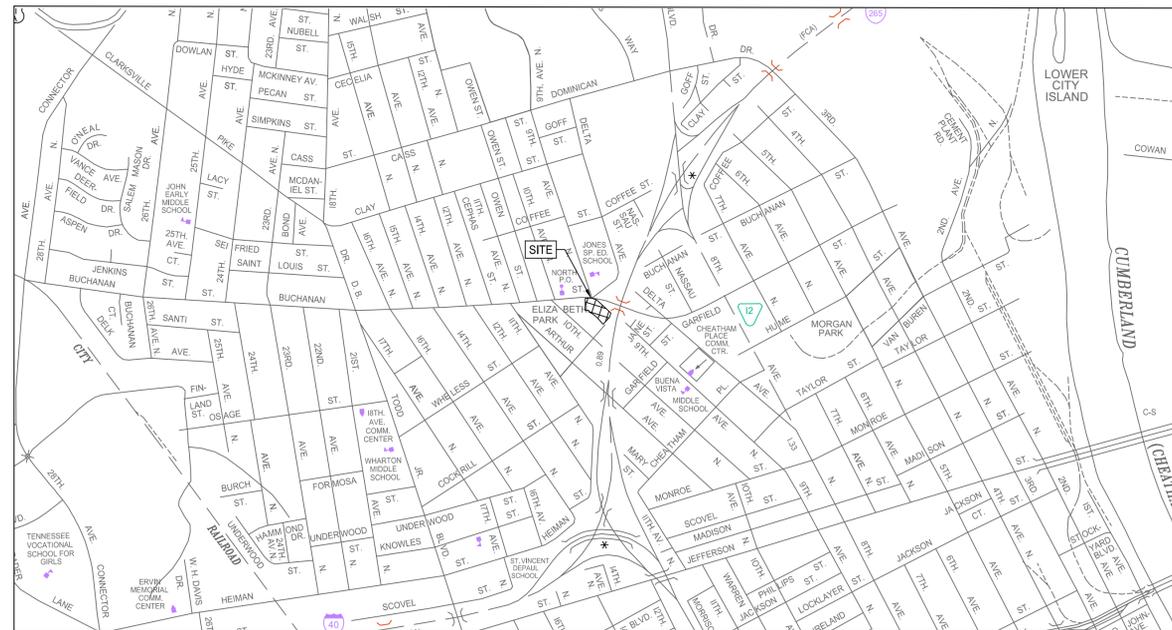
DONLON LAND SURVEYING  
153B BELLE FOREST CIRCLE  
NASHVILLE, TENNESSEE 37221

CONTACT: TIMOTHY DONLON  
615-673-9116

**ARCHITECT**

MCMILLAN PAZDAN SMITH  
434 MARIETTA STREET NW - SUITE 105  
ATLANTA, GEORGIA 30313

CONTACT: ANASTASIA KOSTROMINOVA  
678-733-9214



**VICINITY MAP**  
SCALE: 1"=1000'

**INDEX:**

- C0.0 COVER SHEET
- C0.1 EXISTING CONDITIONS
- C1.1 SITE LAYOUT - OPTION A
- C2.1 SITE LAYOUT - OPTION B

**FULMER LUCAS**

2002 RICHARD JONES RD - SUITE C-304  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERENG.COM - (615) 345-3770



**COVER SHEET**  
PRELIMINARY SITE PLAN FOR:  
2021SP-059-003  
9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
JAF	04/14/2025	PRELIMINARY SP RESUBMITTAL
JAF	05/07/2025	PRELIMINARY SP RESUBMITTAL
JAF	08/13/2025	PRELIMINARY SP RESUBMITTAL

**C0.0**

SURVEY INFO  
PROVIDED BY: DONLON LAND SURVEYING, LLC  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)





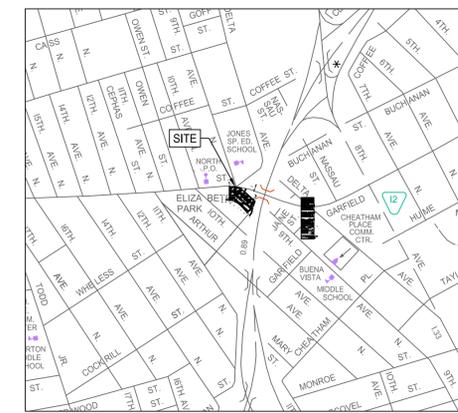
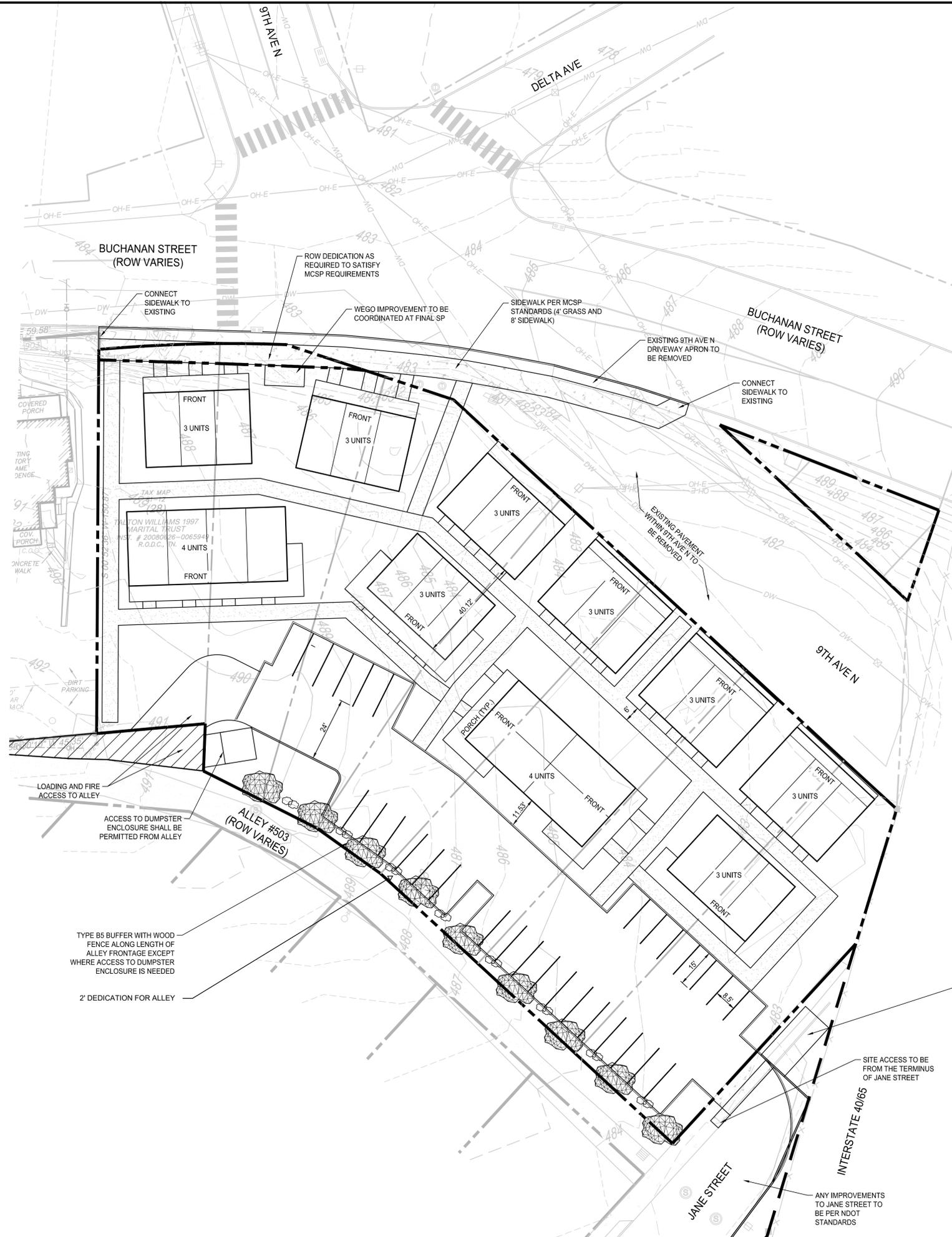
Know what's below.  
Call before you dig.

NOTES:

- THE PURPOSE OF THIS SP IS TO CREATE A MIXED-USE COMMUNITY IN HISTORIC NORTH NASHVILLE.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUL-A-NS" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- PARKING REQUIREMENTS SHALL MEET THE URBAN ZONING OVERLAY REQUIREMENTS.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTM).
- WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
- LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, 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.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).
- PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS M6B - MAURY-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP B), SLOPES FROM 2-7%, & M6B - MIMOSA URBAN LAND COMPLEX (HSG C), SLOPES FROM 2-15%.
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY 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.
- 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 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, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- TRASH SERVICE IS TO BE PROVIDED BY PRIVATE HAULER.
- CLEARANCE FOR FIRE TRUCK ACCESS: 20' UNOBSTRUCTED ACCESS SHALL BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET.
- FIRE LANES MUST BE PROVIDED FOR ANY BUILDINGS LESS THAN 30' IN HEIGHT WITH A SETBACK OF MORE THAN 150' FROM A PUBLIC STREET OR ANY BUILDING TALLER THAN 30' WITH A SETBACK OF MORE THAN 50' FROM A PUBLIC STREET.
- BUILDING WILL COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT THE TIME OF BUILDING PERMIT APPLICATION.
- OUTDOOR AMPLIFIED MUSIC SHALL BE RESTRICTED PER METRO CODE 9.20.030 IN ADDITION TO ANY OTHER RESTRICTIONS LISTED IN THE ZONING CODE.

DESIGN STANDARDS:

- VEHICULAR SITE ACCESS IS TO BE FROM THE TERMINUS OF JANE STREET.
- 9TH AVENUE NORTH PAVEMENT IS TO BE REMOVED AND DRIVEWAY APRON TO BE REPLACED WITH SIDEWALKS. 9TH AVE N IS INTENDED TO BE CLOSED.
- EXISTING ALLEY ROW WIDTH IS TO BE MAINTAINED AS PROJECT'S VEHICULAR TRAFFIC IS TO ACCESS SITE FROM JANE STREET RATHER THAN THE ALLEY.
- NO PARKING SHALL BE PERMITTED DIRECTLY OFF THE ALLEY.
- A TYPE B5 PLANTING BUFFER WITH WOOD FENCE SHALL BE PROVIDED THE LENGTH OF THE ALLEY WITH THE EXCEPTION OF THE DUMPSTER ENCLOSURE AND SERVICE REQUIREMENTS FOR UTILITIES.
- EXISTING PEDESTRIAN CROSSINGS AT THE INTERSECTION OF 9TH AND BUCHANAN ARE TO BE REFRUBISHED.
- BUILD TO ZONE OF 0'-15' TO BE ALONG BUCHANAN OR THE REMNANT 9TH AVE N ROW. IN THE EVENT 9TH AVE ROW IS ABANDONED THE BUILD TO ZONE SHALL BE MEASURED FROM PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- STREET FACING FACADES TO COVER MINIMUM OF 60% OF STREET FRONTAGE.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, STUCCO, CAST STONE, CEMENTITIOUS SIDING, METAL PANEL, MASONRY, GLASS OR MATERIALS SIMILAR IN FORM OR FUNCTION UNLESS OTHERWISE APPROVED ON BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM THE ROW BY LANDSCAPING OR AN ENCLOSURE, OR A COMBINATION OF BOTH. SCREENING DETAILS TO BE SUBMITTED WITH THE FINAL SITE PLAN.
- HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER.
- BUILDING FACADES FACING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE.
- PORCHES SHALL PROVIDE A MINIMUM DEPTH OF 6'.
- BALCONIES ARE PERMITTED ON BUCHANAN STREET FACADE BUT SHALL NOT BE PERMITTED FACING THE ALLEY.
- MINIMUM FIRST FLOOR HEIGHT FOR COMMERCIAL USES SHALL BE 12'.  
LEVEL 1 USES: 20% MINIMUM FOR RESIDENTIAL USES AND 30% MINIMUM FOR COMMERCIAL USES  
LEVEL 2 AND ABOVE RESIDENTIAL USES: 15% MINIMUM



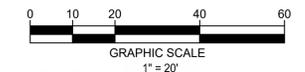
VICINITY MAP  
1"=1000'

DEVELOPMENT SUMMARY:

SP NAME: 9TH & BUCHANAN IN HISTORIC NORTH NASHVILLE  
CASE NUMBER: 2021SP-059-003  
PLAN DATE: APRIL 15TH, 2025  
COUNCIL DISTRICT: 21 - BRANDON TAYLOR  
FEMA FIRM MAP: ZONE X ON 47034C0241H (4/5/2017)  
PROPERTY OWNER: 901 BUCHANAN DEVELOPMENT PARTNERS  
ADDRESS: 2002 RICHARD JONES RD, C200 NASHVILLE, TN 37215  
DEVELOPER: KNGDM GROUP  
ATTN: DERRICK MORGAN  
APPLICANT/ARCHITECT: CENTRIC ARCHITECTURE  
ATTN: GINA EMMANUEL  
1206 BUCHANAN STREET NASHVILLE, TN 37208  
GEMMANUEL@CENTRICARCHITECTURE.COM  
ENGINEER: FULMER LUCAS ENGINEERING, LLC  
ATTN: JAY FULMER  
2002 RICHARD JONES ROAD, B200 NASHVILLE, TENNESSEE 37215  
JAY@FULMERLUCAS.COM

SITE DATA:

PARCEL IDS: 08112002800, 08112002900, 08112003000, 08112003100, 08112003200, 08112003300, 08112003400  
COMMUNITY PLAN: NORTH NASHVILLE  
EX LAND USE POLICY: T4 CM URBAN MIXED USE CORRIDOR AND T4 NC URBAN NEIGHBORHOOD CENTER  
EXISTING ZONING: SP - SPECIFIC PLAN  
PROPOSED ZONING: SP - SPECIFIC PLAN  
EXISTING USE: COMMERCIAL/ RESIDENTIAL  
ALLOWED USE: ALL PERMITTED WITHIN MUL-A-NS  
RESTRICTED USES: ALTERNATIVE FINANCIAL SERVICES, BEER AND CIGARETTE MARKET, BAR OR NIGHT CLUB, SHORT TERM RENTAL (OWNER AND NON-OWNER OCCUPIED)  
ACREAGE: 1.11 ACRES (48,534 SF)  
LOTS: 7 EXISTING / 1 PROPOSED  
FAR: PER MUL-A  
SETBACK: 0'-15' FRONT BUILD TO ZONE  
0' MINIMUM SIDE (INCLUDES TDOT FRONTAGE)  
20' MINIMUM REAR  
4 STORY IN 60' MAXIMUM (NO STEPBACK REQUIRED)  
HEIGHT: 0.9 MAXIMUM  
ISR: PER URBAN ZONING OVERLAY  
PARKING: ONE  
DEVELOPMENT PHASES: ONE



SURVEY INFO  
PROVIDED BY: DONLON LAND SURVEYING, LLC  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

**FULMER LUCAS**  
2002 RICHARD JONES RD - SUITE C304  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERENG.COM - (615) 345-3770



**SITE LAYOUT - OPTION A**  
PRELIMINARY SITE PLAN FOR:  
**2021SP-059-003**  
**9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
JAF	04/14/2025	PRELIMINARY SP RESUBMITTAL
JAF	05/07/2025	PRELIMINARY SP RESUBMITTAL
JAF	08/13/2025	PRELIMINARY SP RESUBMITTAL

**C-1.1**



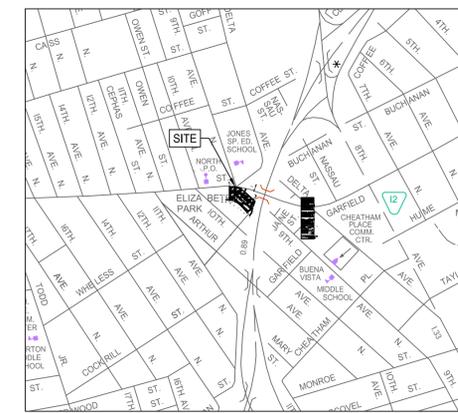
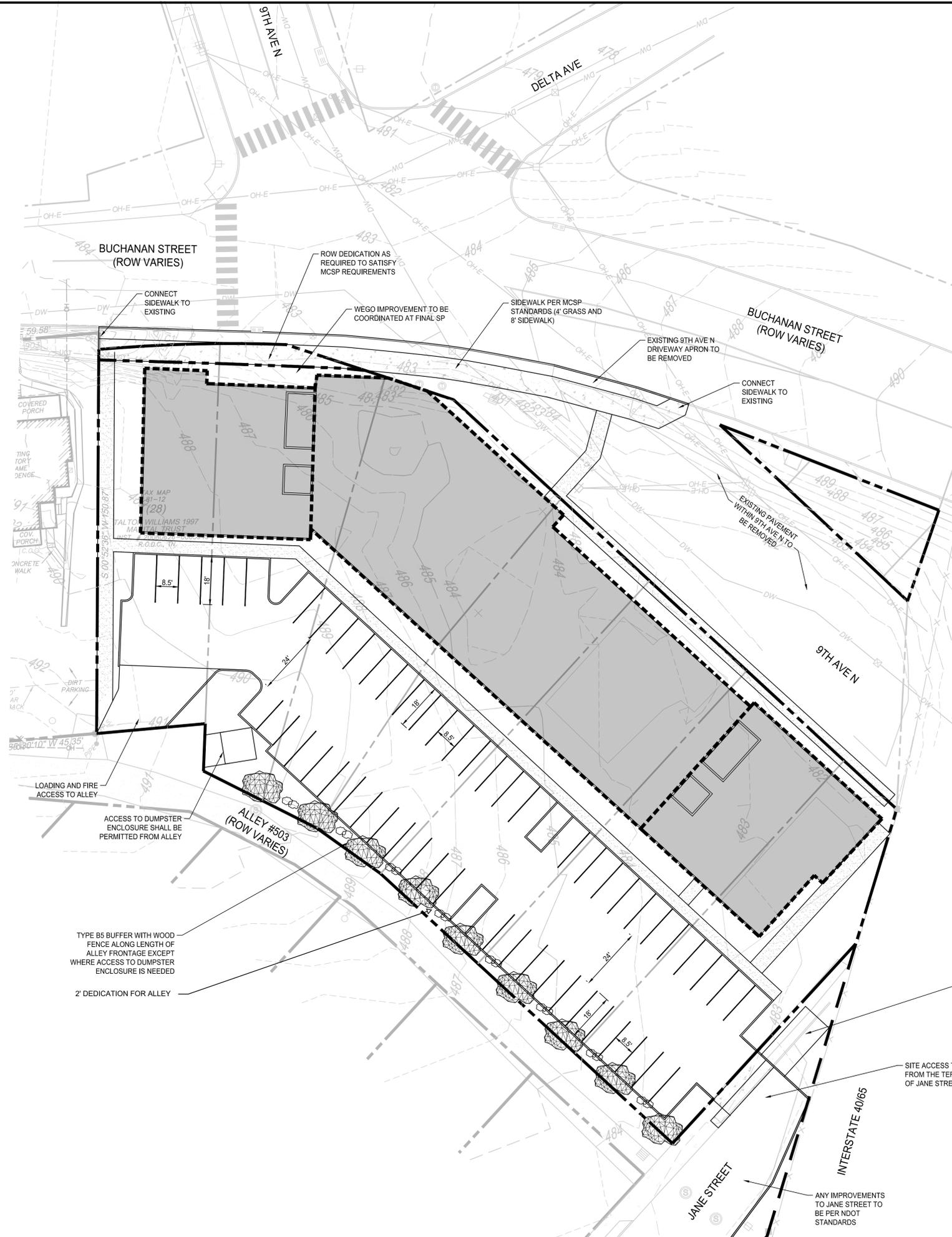
Know what's below.  
Call before you dig.

NOTES:

- THE PURPOSE OF THIS SP IS TO CREATE A MIXED-USE COMMUNITY IN HISTORIC NORTH NASHVILLE.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUL-A-NS" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- PARKING REQUIREMENTS SHALL MEET THE URBAN ZONING OVERLAY REQUIREMENTS.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTM).
- WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
- LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, 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.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).
- PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS M6b - MAURY-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP B), SLOPES FROM 2-7%, & M8b - MIMOSA URBAN LAND COMPLEX (HSG C), SLOPES FROM 2-15%.
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY 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.
- 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 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, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
- THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- TRASH SERVICE IS TO BE PROVIDED BY PRIVATE HAULER.
- CLEARANCE FOR FIRE TRUCK ACCESS: 20' UNOBSTRUCTED ACCESS SHALL BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET.
- FIRE LANES MUST BE PROVIDED FOR ANY BUILDINGS LESS THAN 30' IN HEIGHT WITH A SETBACK OF MORE THAN 150' FROM A PUBLIC STREET OR ANY BUILDING TALLER THAN 30' WITH A SETBACK OF MORE THAN 50' FROM A PUBLIC STREET.
- BUILDING WILL COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT THE TIME OF BUILDING PERMIT APPLICATION.
- OUTDOOR AMPLIFIED MUSIC SHALL BE RESTRICTED PER METRO CODE 9.20.030 IN ADDITION TO ANY OTHER RESTRICTIONS LISTED IN THE ZONING CODE.

DESIGN STANDARDS:

- VEHICULAR SITE ACCESS IS TO BE FROM THE TERMINUS OF JANE STREET.
- 9TH AVENUE NORTH PAVEMENT IS TO BE REMOVED AND DRIVEWAY APRON TO BE REPLACED WITH SIDEWALKS. 9TH AVE N IS INTENDED TO BE CLOSED.
- EXISTING ALLEY ROW WIDTH IS TO BE MAINTAINED AS PROJECT'S VEHICULAR TRAFFIC IS TO ACCESS SITE FROM JANE STREET RATHER THAN THE ALLEY.
- NO PARKING SHALL BE PERMITTED DIRECTLY OFF THE ALLEY.
- A TYPE B5 PLANTING BUFFER WITH WOOD FENCE SHALL BE PROVIDED THE LENGTH OF THE ALLEY WITH THE EXCEPTION OF THE DUMPSTER ENCLOSURE AND SERVICE REQUIREMENTS FOR UTILITIES.
- EXISTING PEDESTRIAN CROSSINGS AT THE INTERSECTION OF 9TH AND BUCHANAN ARE TO BE REFURBISHED.
- BUILD TO ZONE OF 0'-15' TO BE ALONG BUCHANAN OR THE REMNANT 9TH AVE N ROW. IN THE EVENT 9TH AVE ROW IS ABANDONED THE BUILD TO ZONE SHALL BE MEASURED FROM PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- STREET FACING FACADES TO COVER MINIMUM OF 60% OF STREET FRONTAGE.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, STUCCO, CAST STONE, CEMENTITIOUS SIDING, METAL PANEL, MASONRY, GLASS OR MATERIALS SIMILAR IN FORM OR FUNCTION UNLESS OTHERWISE APPROVED ON BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM THE ROW BY LANDSCAPING OR AN ENCLOSURE, OR A COMBINATION OF BOTH. SCREENING DETAILS TO BE SUBMITTED WITH THE FINAL SITE PLAN.
- HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER.
- BUILDING FACADES FACING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE.
- PORCHES SHALL PROVIDE A MINIMUM DEPTH OF 6'.
- BALCONIES ARE PERMITTED ON BUCHANAN STREET FACADE BUT SHALL NOT BE PERMITTED FACING THE ALLEY.
- MINIMUM FIRST FLOOR HEIGHT FOR COMMERCIAL USES SHALL BE 12'.
- GLAZING:  
LEVEL 1 USES: 20% MINIMUM FOR RESIDENTIAL USES AND 30% MINIMUM FOR COMMERCIAL USES  
LEVEL 2 AND ABOVE RESIDENTIAL USES: 15% MINIMUM



VICINITY MAP  
1"=1000'

DEVELOPMENT SUMMARY:

SP NAME: 9TH & BUCHANAN IN HISTORIC NORTH NASHVILLE  
CASE NUMBER: 2021SP-059-003  
PLAN DATE: APRIL 15TH, 2025  
COUNCIL DISTRICT: 21 - BRANDON TAYLOR  
FEMA FIRM MAP: ZONE X ON 47034C0241H (4/5/2017)  
PROPERTY OWNER: 901 BUCHANAN DEVELOPMENT PARTNERS  
ADDRESS: 2002 RICHARD JONES RD, C200 NASHVILLE, TN 37215  
DEVELOPER: KNGDM GROUP  
ATTN: DERRICK MORGAN  
APPLICANT/ARCHITECT: CENTRIC ARCHITECTURE  
ATTN: GINA EMMANUEL  
1206 BUCHANAN STREET NASHVILLE, TN 37208  
GEMMANUEL@CENTRICARCHITECTURE.COM  
ENGINEER: FULMER LUCAS ENGINEERING, LLC  
ATTN: JAY FULMER  
2002 RICHARD JONES ROAD, B200 NASHVILLE, TENNESSEE 37215  
JAY@FULMERLUCAS.COM

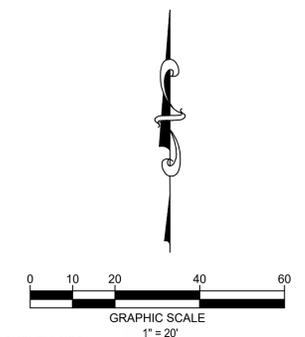
SITE DATA:

PARCEL IDS: 08112002800, 08112002900, 08112003000, 08112003100, 08112003200, 08112003300, 08112003400  
COMMUNITY PLAN: NORTH NASHVILLE  
EX LAND USE POLICY: T4 CM URBAN MIXED USE CORRIDOR AND T4 NC URBAN NEIGHBORHOOD CENTER  
EXISTING ZONING: SP - SPECIFIC PLAN  
PROPOSED ZONING: SP - SPECIFIC PLAN  
EXISTING USE: COMMERCIAL/ RESIDENTIAL  
ALLOWED USE: ALL PERMITTED WITHIN MUL-A-NS  
RESTRICTED USES: ALTERNATIVE FINANCIAL SERVICES, BEER AND CIGARETTE MARKET, BAR OR NIGHT CLUB, SHORT TERM RENTAL (OWNER AND NON-OWNER OCCUPIED)  
ACREAGE: 1.11 ACRES (48,534 SF)  
LOTS: 7 EXISTING / 1 PROPOSED  
FAR: PER MUL-A  
SETBACK: 0'-15' FRONT BUILD TO ZONE  
0' MINIMUM SIDE (INCLUDES TDOT FRONTAGE)  
20' MINIMUM REAR  
HEIGHT: 4 STORY IN 60' MAXIMUM (NO STEPBACK REQUIRED)  
ISR: 0.9 MAXIMUM  
PARKING: PER URBAN ZONING OVERLAY  
DEVELOPMENT PHASES: ONE



**SITE LAYOUT - OPTION B**  
PRELIMINARY SITE PLAN FOR:  
**2021SP-059-003**  
**9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
JAF	04/14/2025	PRELIMINARY SP RESUBMITTAL
JAF	05/07/2025	PRELIMINARY SP RESUBMITTAL
JAF	08/13/2025	PRELIMINARY SP RESUBMITTAL



SURVEY INFO  
PROVIDED BY: DONLON LAND SURVEYING, LLC  
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)