

1 PROPOSED SITE PLAN
1/8" = 1'-0"

DEVELOPMENT STANDARDS

PERMITTED USES: ALL USES PERMITTED IN DTC WEST USE AREA (CODE CH. 17.37, SECT. III)

PROPOSED USES:

FIRST FLOOR:	LIMITED RESIDENTIAL PARKING & RETAIL BAR SPACE
SECOND FLOOR & ABOVE:	RESIDENTIAL

*PROPOSED USES NOTED HEREIN ARE REFLECTIVE OF THE CURRENT PLAN ONLY, AND MAY BE MODIFIED WITHIN THE STANDARDS OF THE GULCH SOUTH SUBDISTRICT AND DTC WEST USE AREA AS NOTED ON THIS PLAN

FRONTAGE & BUILD-TO ZONES REQUIREMENTS (FROM GULCH SOUTH SUBDISTRICT STANDARDS, CH 17.37, SECT II)

PRIMARY STREET	
STOREFRONT FRONTAGE	0'-10"
STOOP FRONTAGE	5'-10"
SECONDARY/TERTIARY STREET	
STOREFRONT FRONTAGE	0'-10"
STOOP FRONTAGE	5'-10"
PORCH FRONTAGE	10'-15"

FAÇADE WIDTHS (FROM GULCH SOUTH SUBDISTRICT STANDARDS, CH 17.37, SECT II)

PRIMARY STREET	80% OF LOT FRONTAGE, MIN
SECONDARY STREET	80% OF LOT FRONTAGE, MIN
TERTIARY STREET	60% OF LOT FRONTAGE, MIN

REMAINING FRONTAGE WIDTH MAY BE USED FOR PEDESTRIAN AMENITIES AND MAY NOT BE USED FOR PARKING

MIN BUILDING DEPTH: 15' FROM BUILDING FAÇADE*
*EXCEPT AT ACUTE INTERIOR PROPERTY CORNER AS DIMENSIONED ON THIS PLAN

MAXIMUM HEIGHT: PER GULCH SOUTH SUBDISTRICT STANDARDS, CH 17.37, SECT II

PARKING REQUIRED: 0 SPACES (PER DTC)

MAXIMUM PARKING: 2 SPACES FOR RESIDENT PARKING ONLY*
*IF PARCEL IS COMBINED WITH SURROUNDING PROPERTY IN THE FUTURE WITH OTHER POTENTIAL POINT OF INGRESS/EGRESS, MAXIMUM PARKING MAY REVERT TO THE UZO STANDARDS PER CHAPTER 17.20 OF THE METRO CODE

OTHER GENERAL STANDARDS OF THE DTC, PER CH 17.37, SECT IV SHALL APPLY

SITE ANALYSIS

COUNCIL DISTRICT: 19
COUNCIL MEMBER: FREDDIE O'CONNELL

TAX ID: 93-14
PARCEL ID: 09314060600

SITE ADDRESS: 630 DIVISION STREET
NASHVILLE, TN 37203

SITE ACREAGE: 0.09 AC (3,969.98 SF)

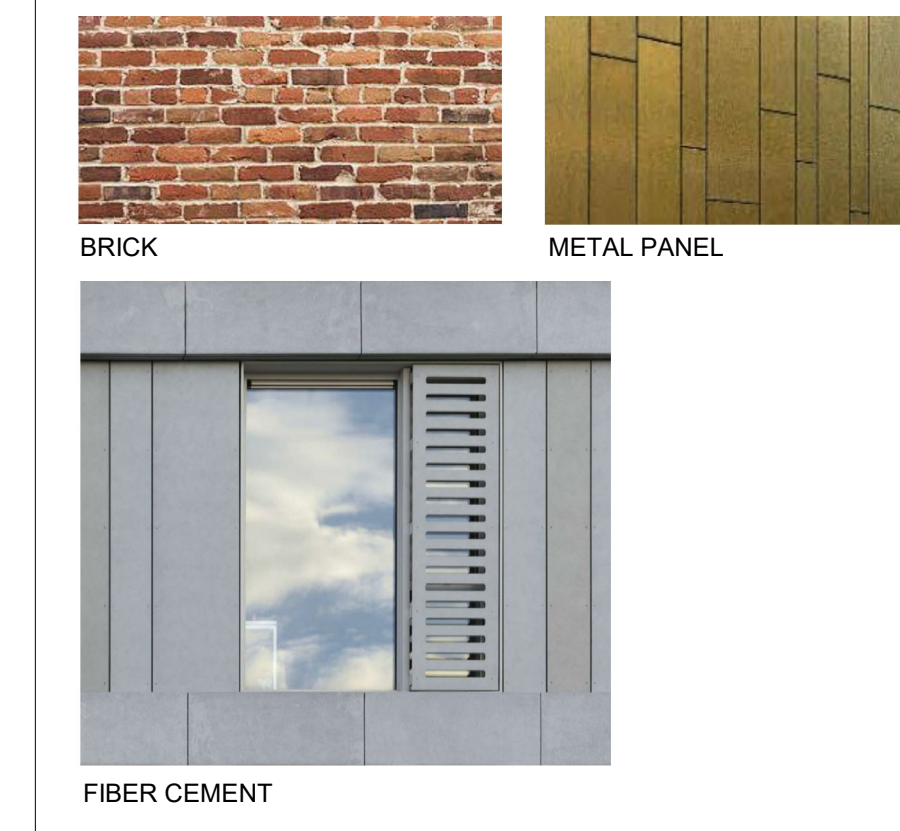
PROPOSED ZONING: SP
FALL-BACK ZONING: GULCH SOUTH SUBDISTRICT

CHARACTER IMAGERY



MATERIALITY

POSSIBLE EXTERIOR MATERIALS:
MASONRY, MASONRY PANELS, TEXTURED METAL, METAL PANELING, PRECAST CONCRETE, PRECAST CONCRETE PANEL, FIBER CEMENT PANEL, FIBER CEMENT SIDING, SPANDREL GLASS (ON UPPER FLOORS ONLY), OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION



GENERAL PLAN NOTES

THE PROPOSED SPECIFIC PLAN ZONING DISTRICT FOR 630 DIVISION STREET WILL BE CONSISTENT WITH THE T6 DN - DOWNTOWN NEIGHBORHOOD COMMUNITY PLAN. THE DEVELOPMENT PROPOSES A MULTI-STORY MIXED-USE BUILDING CONTAINING RESIDENTIAL AND COMMERCIAL USES, WHICH IS CONSISTENT WITH THE DEVELOPMENT GOALS OF THE POLICY PLAN.

DEVELOPMENT NOTES

- THE PURPOSE OF THIS PLAN IS FOR APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT THE CONSTRUCTION OF A MULTI-USE BUILDING ON THE SUBJECT PROPERTY, WITHIN THE STANDARDS OF THE SURROUNDING GULCH SOUTH SUBDISTRICT
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (http://www.ada.gov) AND THE FAIR HOUSING ACT
- TRASH AND RECYCLING SERVICES SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE
- 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 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
- ANY DEVELOPMENT IN EXCESS OF 50,000 SQUARE FEET OR COMMERCIAL USE OR 75 RESIDENTIAL UNITS SHALL REQUIRE A TRAFFIC IMPACT STUDY WITH THE FINAL SITE PLAN, PER CHAPTER 17.20.140 OF THE METRO CODE. ANY COMBINATION OF USES GENERATING MORE THAN 750 DAILY VEHICLE TRIPS OR 100 PEAK-HOUR TRIPS SHALL ALSO REQUIRE A TRAFFIC STUDY
- THE FINAL SP SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN SHOWING LANDSCAPING AND TREE DENSITY REQUIREMENTS PER THE METRO ZONING CODE
- THE FALL-BACK ZONING FOR THIS DEVELOPMENT SHALL BE THE GULCH SOUTH SUBDISTRICT OF THE DTC, PER CHAPTER 17.37, SECTION II OF THE METRO CODE

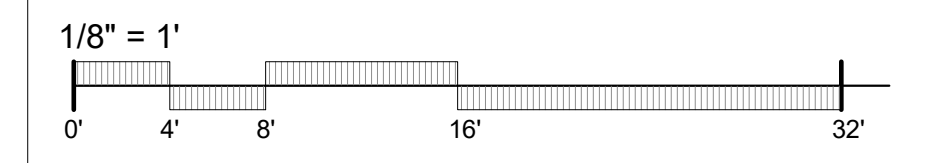
GRADING NOTES

- DUE TO THE SIZE OF THE PROJECT (<10,000 SF PARCEL AREA) NO GRADING PERMIT WILL BE REQUIRED FOR THIS DEVELOPMENT. FINAL CONFIRMATION WILL OCCUR DURING THE BUILDING PERMIT REVIEW PROCESS
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 470370244H OF THE FEMA FLOOD INSURANCE MAPS FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 5, 2017
- 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 SERVICE
- DRAWING IS FOR ILLUSTRATION PURPOSES 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 IN EFFECT AT THE TIME OF FINAL APPLICATION
- METRO WATER SERVICES SHALL BE PROVIDED UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP)
- 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

UTILITY NOTES

- PER UTILITY CAPACITY PERMIT NOS. 2022053020 & 2022053021, THE DEVELOPMENT WILL REQUIRE A PUBLIC WATER EXTENSION IN DIVISION STREET AND A PRIVATE SEWER CONNECTION TO THE NEAREST PUBLIC SEWER MAIN. PUBLIC AND PRIVATE UTILITY PLANS WILL BE REVIEWED CONCURRENTLY WITH THE FINAL SP SITE PLAN BY METRO WATER SERVICES
- BACKFLOW DEVICES SHALL BE LOCATED WITHIN THE BUILDING FOOTPRINT, CONSISTENT WITH THE STANDARDS OF METRO WATER SERVICES. A VARIANCE WILL BE REQUIRED AND WILL BE APPLIED FOR CONCURRENTLY WITH THE FINAL SP SITE PLAN

GRAPHIC SCALES



SPECIFIC PLAN SUBMISSION CASE NO. 2023SP-003-001

THE DEPOT
630 DIVISION STREET, NASHVILLE, TN
NEW MIXED-USE CONSTRUCTION

2022.10.25 | 210304

SITE PLAN & DEVELOPMENT STANDARDS
SP101

REVISION 1 ON 2022.12.22