



SP Plan

# 2400 ELLISTON PLACE

Case No. 2022SP-069-001

Developer:

**LINCOLN  
PROPERTY  
COMPANY**

Lincoln Property Company - Residential  
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Nashville, TN 37214  
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Architect:

**SMALLWOOD**

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Prepared By:

**Catalyst**  
DESIGN GROUP

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Revised: Mar. 15, 2023  
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Revised: Oct. 4, 2022  
Submitted: Sept. 14, 2022



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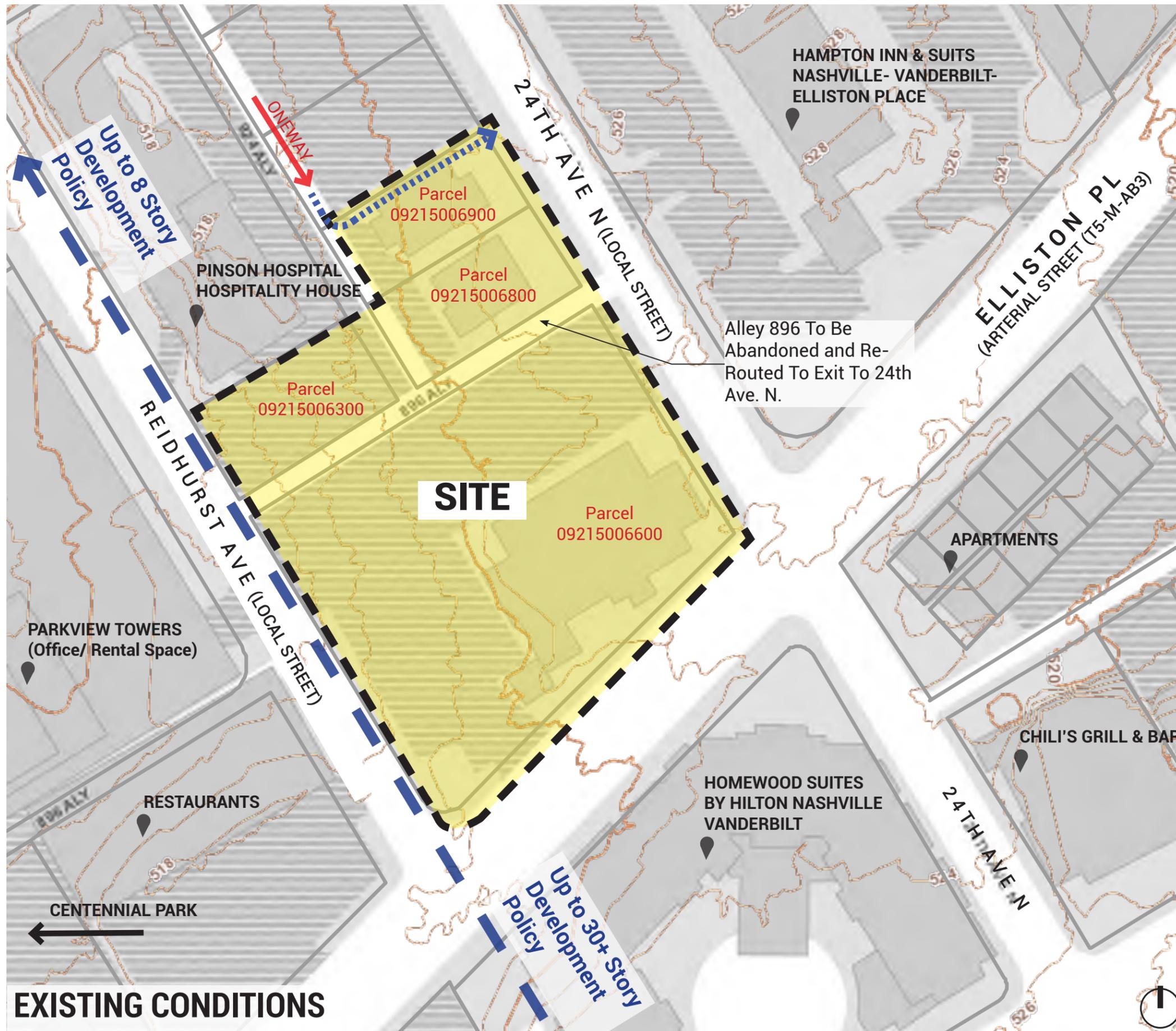
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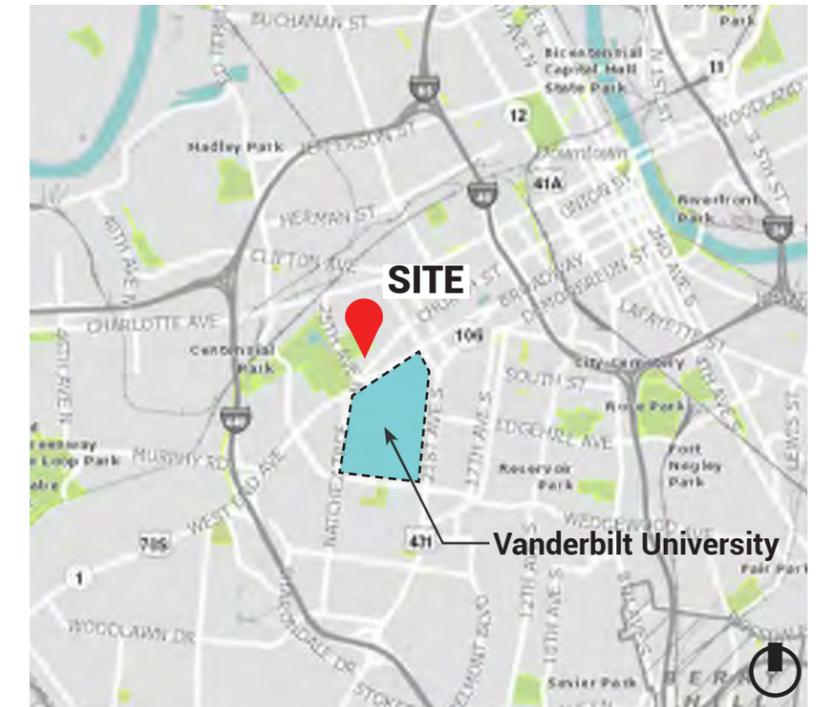
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## EXISTING CONDITIONS

## VICINITY MAP



### Existing Conditions

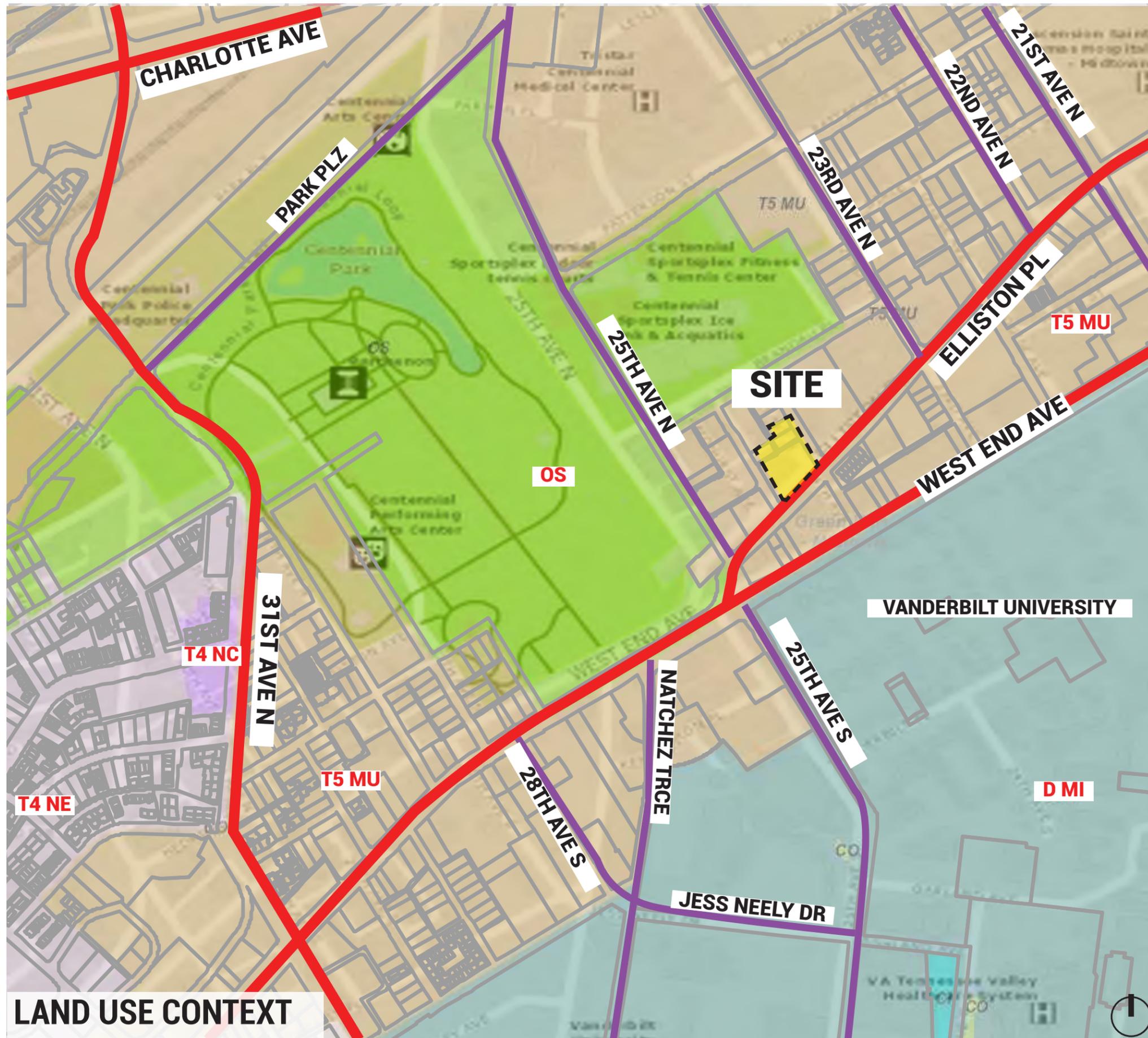
This site sits between 30+ story development policy and 8 story development policy. Looking at the site's context between development policies and access to key downtown features such as Centennial Park, transportation stops, Vanderbilt University, and the Centennial Sports Plex, this site is primed to take on a transitional and connective role in the area.

### Site Data

Acreage -	1.38 Ac.
Current Zoning -	MUG-A
Council District -	21 (Brandon Taylor)
Soil Classification-	McB (Maury-Urban land Complex, 2 to 7% slopes)

### Land Owners

Parcels 09215006600 & 09215006300	RMRTN, LLC P.O. Box 671 Dyersburg, TN 38025
Parcels 09215006800 & 09215006900	LORLYN, LLC P.O. Box 671 Dyersburg, TN 38025



**LAND USE CONTEXT**

**LEGEND**

**Major and Collector Street Plan**

- Arterial-Boulevard Scenic
- Arterial-Boulevard
- Collector-Avenue
- Planned Collector Avenue

**Adopted CCM**

- CO Conservation
- CI Civic
- OS Open Space
- TR Transition
- T5 MU Center Mixed Use Neighborhood
- T5 RG Regional Center
- T6 DN Downtown Neighborhood
- T6 CP Downtown Capitol
- T6 DC Downtown Core
- T6 SB Downtown Second and Broadway
- D DR District Destination Retail
- D EC District Employment Center
- D I District Impact
- D IN District Industrial
- D MI District Major Institutional
- D OC District Office Concentration
- Water

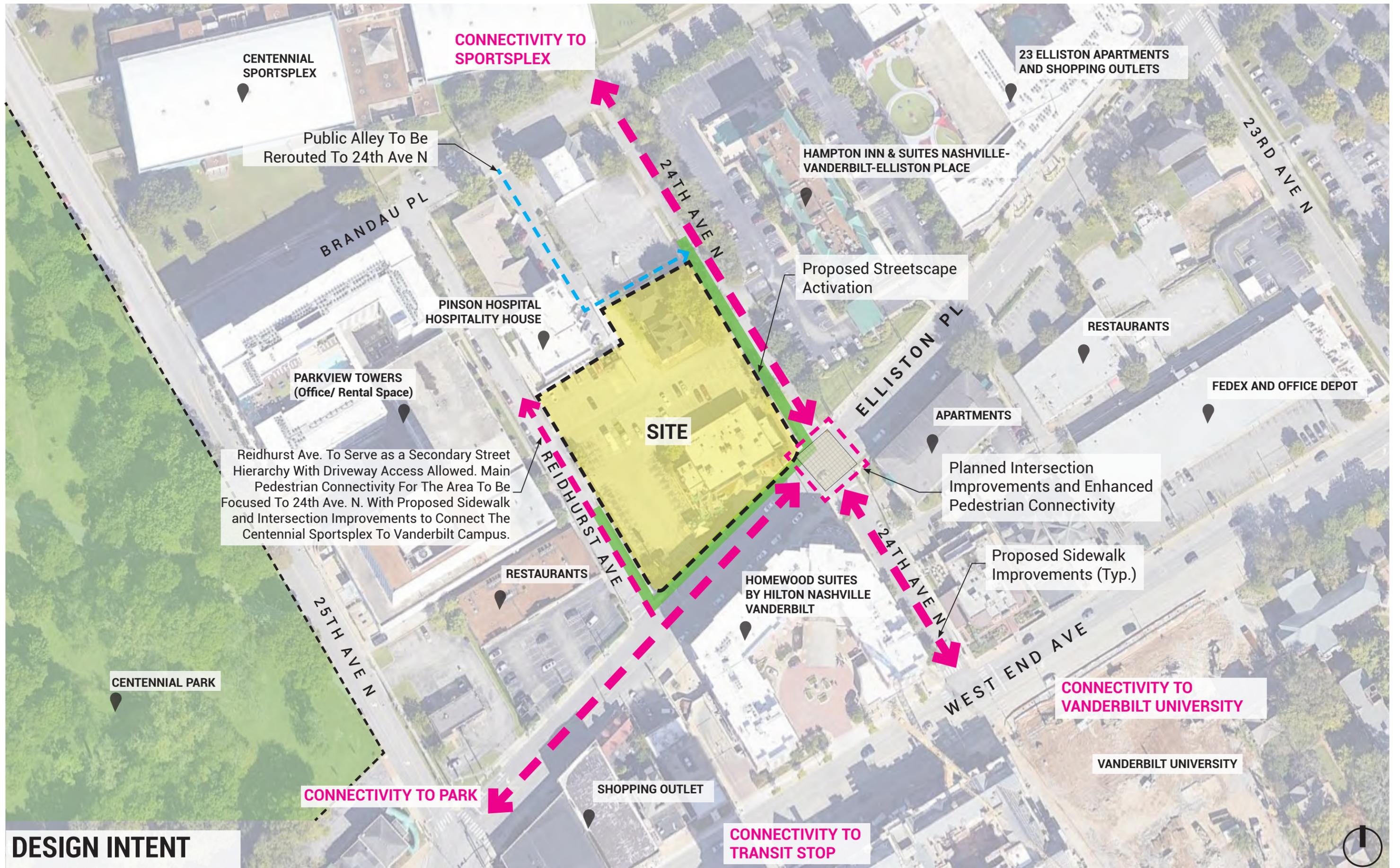
**T5 MU - Center Mixed-Use Neighborhood**

T5-MU policy is applicable to areas that are zoned for a mixture of commercial, office, residential, mixed use, and in some cases light industrial land uses, where the land uses are mixed use in accordance with the zoning. T5-MU policy is applied where there is an expressed interest in the area's development pattern evolving to promote a mixture of commercial and office land uses with a diverse mixture of housing types and high connectivity. The massing of vertical mixed use and nonresidential buildings results in a footprint with high lot coverage. The massing of residential buildings results in a footprint with high lot coverage. Non-residential buildings, including the main pedestrian entrance, are oriented to the street. The front building façade is built to the back edge of the sidewalk so that it engages the public realm and creates a pedestrian-friendly environment.

T5-MU areas are generally centrally located and serve as regional hubs that include medical, office, and educational facilities. Their roles as regional hubs, along with their diversity of building types and uses, results in a mixture of building heights, including high-rise buildings.

Consideration of appropriate heights is based on the following factors:

- Proximity to other Community Character Policies and the role of the building in transitioning between policies;
- Planned height of surrounding buildings and the impact on adjacent historic structures;
- Contribution that the building makes to the overall fabric of the T5-MU area in terms of creating pedestrian-friendly streetscapes, plazas and open space, public art, innovative stormwater management techniques, etc.;
- Proximity to existing or planned transit, with increased height benefits for areas within 0.25 mile of a High Capacity Transit station;
- Relationship of the height of the building to the width of the street and sidewalks, with wider streets and sidewalks generally corresponding to taller building heights; Prominence of the street and its role in the T5-MU area's street hierarchy;
- Prominence of the street or intersection on which the building is located, with locations at or within a few hundred feet of the highest-order intersection in the center being favored for taller buildings



# DESIGN INTENT



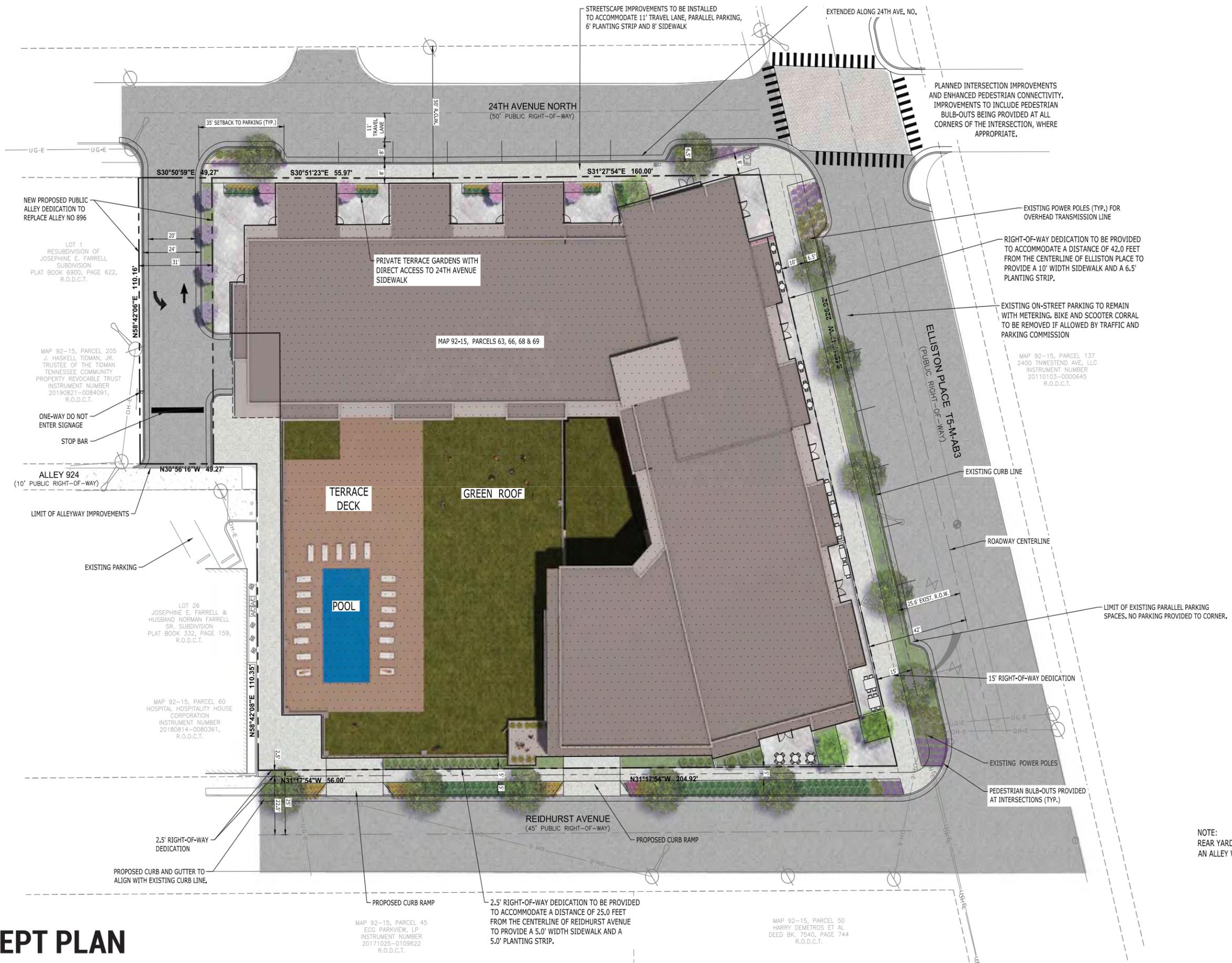
INTERACTIVE RETAIL & COMMERCIAL USES

INTERACTIVE RESIDENTIAL USES

# ARCHITECTURAL SECTION (VIEW FROM ELLISTON PLACE LOOKING WEST)

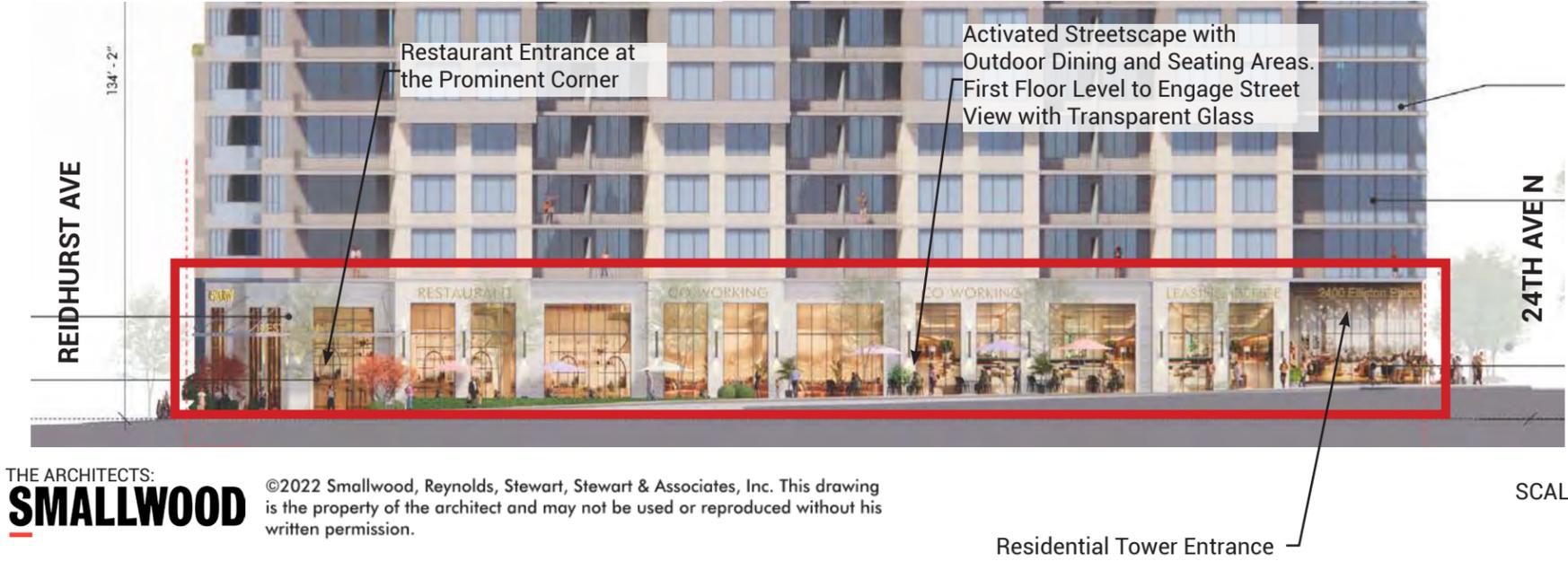
THE ARCHITECTS:  
**SMALLWOOD**

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# CONCEPT PLAN

# ELEVATION

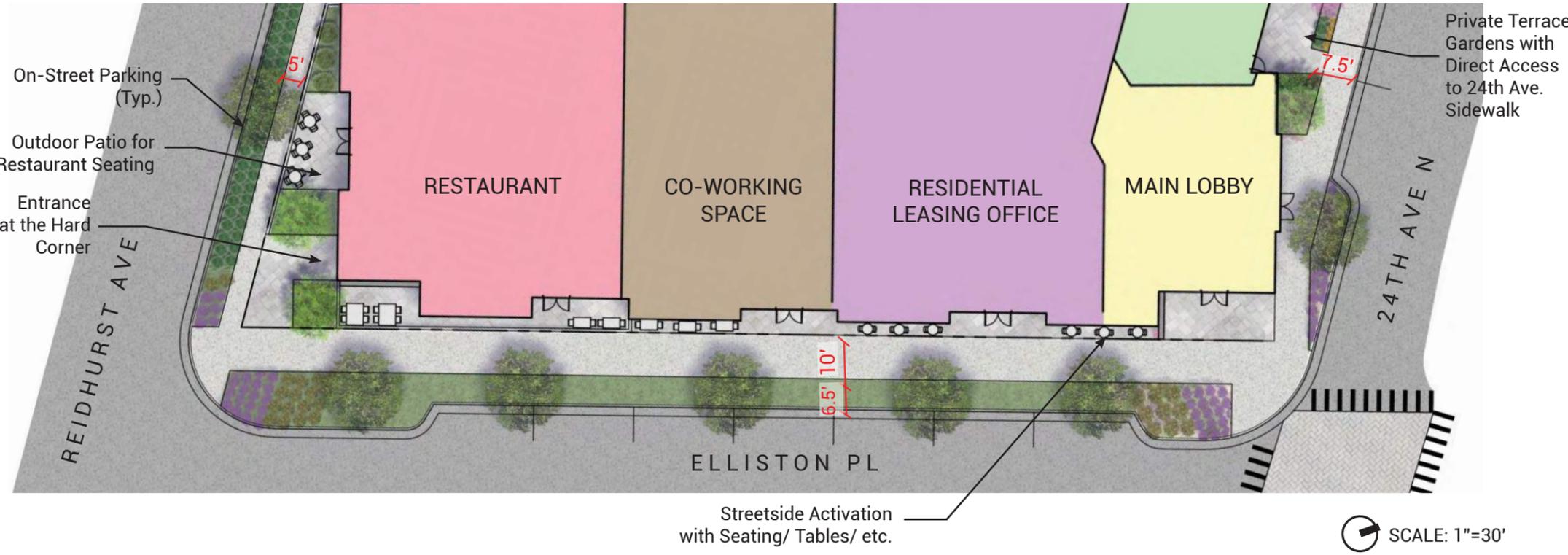


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Streetscape Amenity

# PLAN VIEW



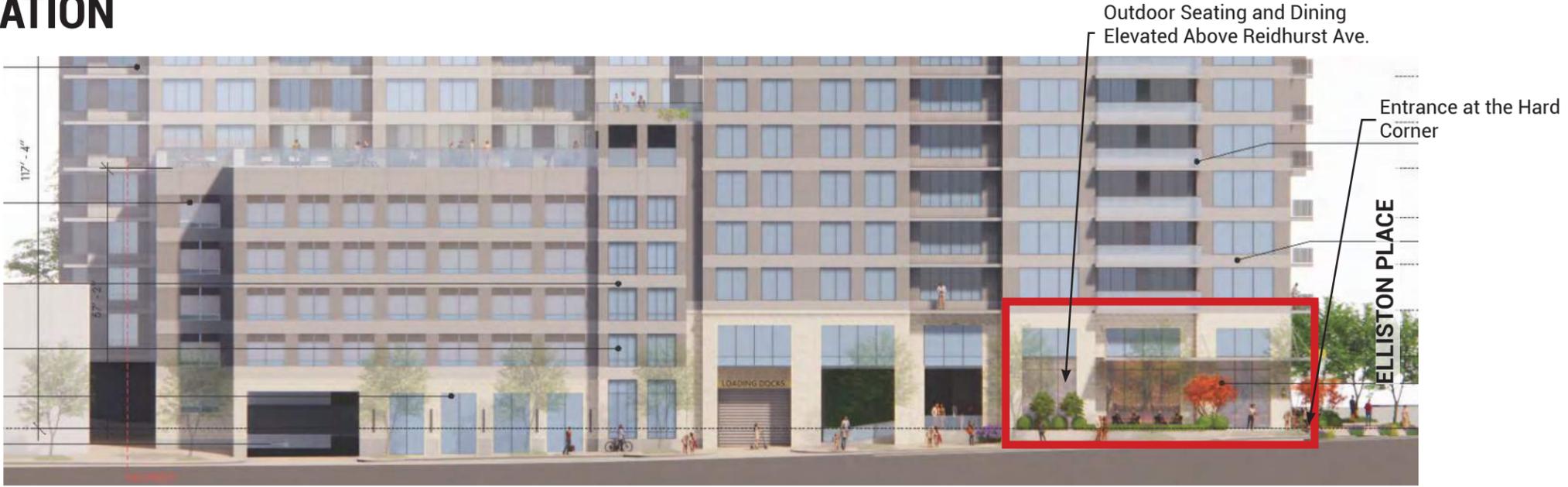
Streetside Activation with Seating

# ARCHITECTURAL SECTION (VIEW FROM ELLISTON PLACE)



Section Map

# ELEVATION



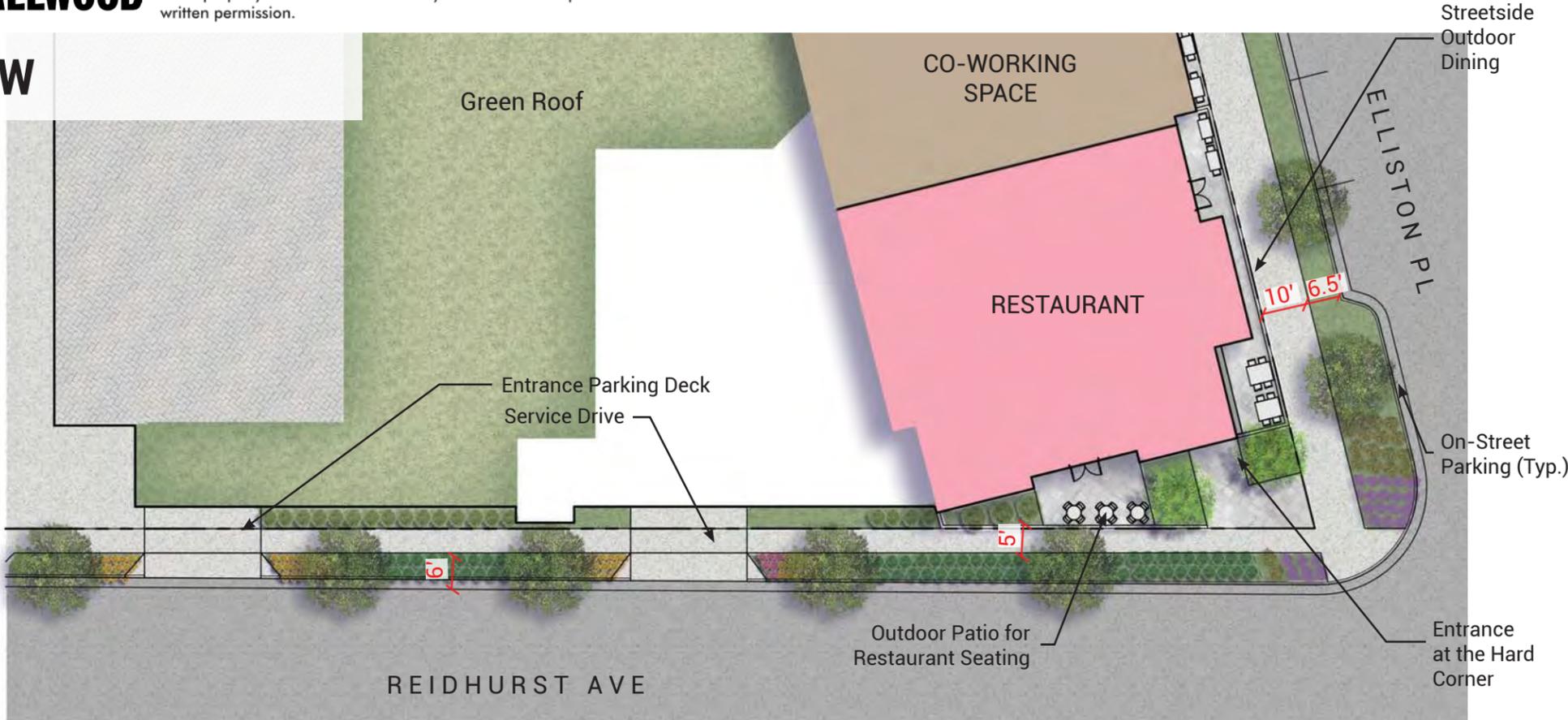
THE ARCHITECTS:  
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SCALE: 1"=30'



Outdoor Restaurant Seating Along Reidhurst Elevated Above Street

# PLAN VIEW



SCALE: 1"=30'



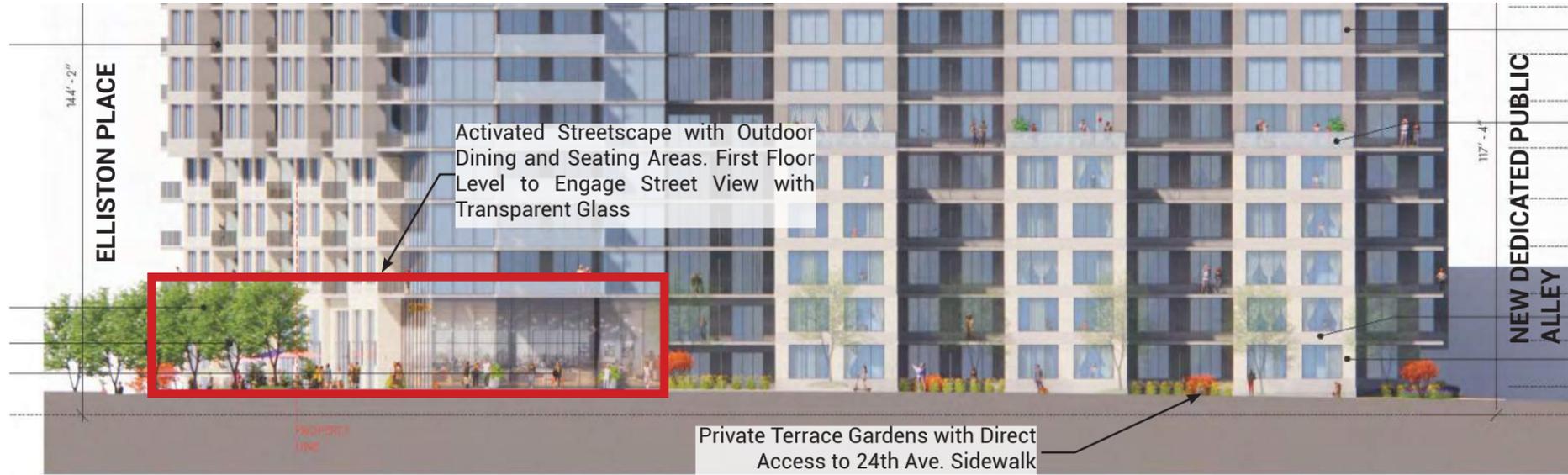
Reidhurst Ave Street Corner

# ARCHITECTURAL SECTION (VIEW FROM REIDHURST AVE)



Section Map

# ELEVATION

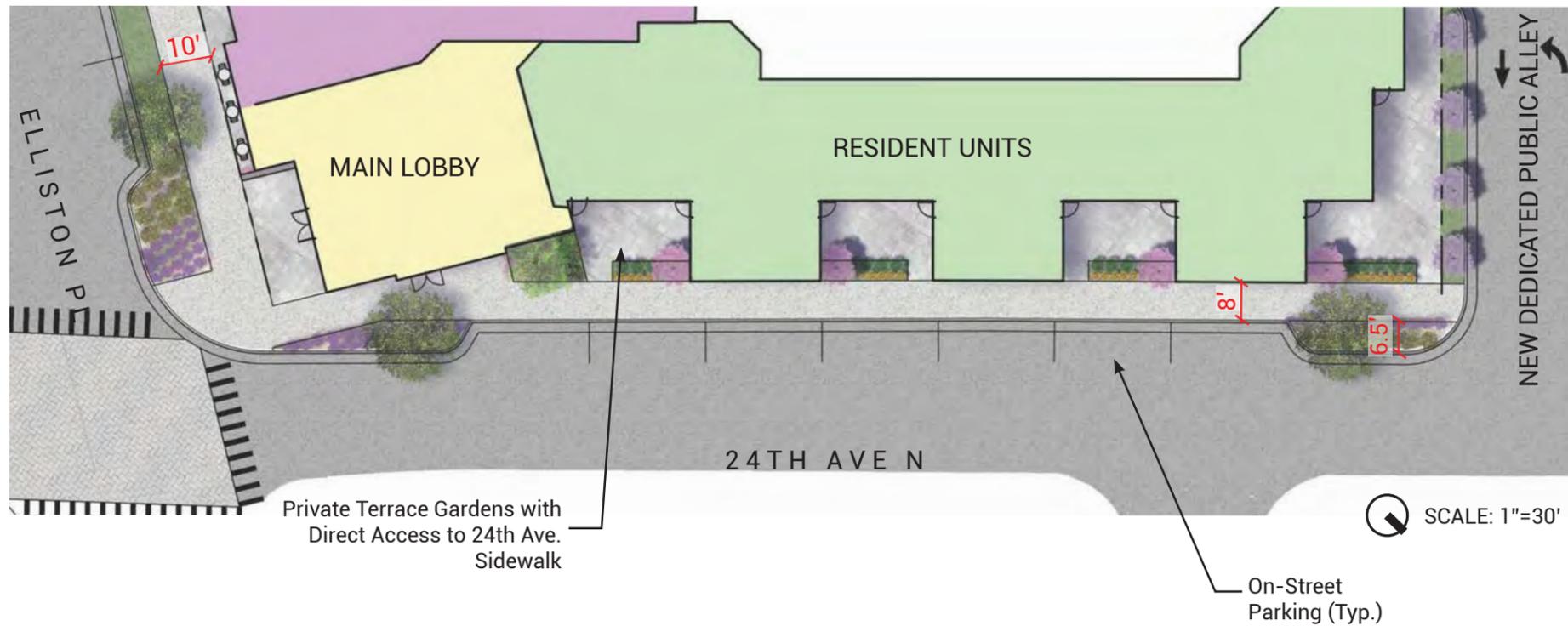


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SCALE: 1"=30'

# PLAN VIEW



SCALE: 1"=30'

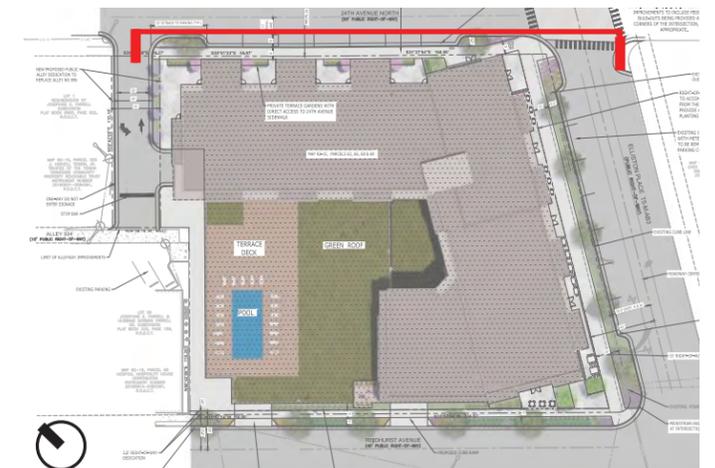
# ARCHITECTURAL SECTION (VIEW FROM 24TH AVE)



Private Terrace Garden with Direct Access to 24th Ave Sidewalk



View from Corner of Elliston Pl and 24th Ave N



Section Map

# LAND USE: MUI-A-NS

# BULK REGULATIONS



<b>Uses</b>	Uses allowed within MUI-A-NS zoning with the exception of those listed in the prohibited use section
<b>FAR/Density<sup>1</sup></b>	Maximum 12,500 SF of Commercial uses and 300 Residential Units
<b>ISR</b>	1.00
<b>General Maximum Building Height</b>	11 stories to a maximum of 140 feet (to top of 11th Floor parapet) with units being allowed on Mezzanine floor.
<b>Side/Rear Setback</b>	0-15' Build-To Zone Along All Public Street Frontages for a Min. 60 Percent of the Frontage
<b>Parking Requirements</b>	Per Metro Code
<b>Glazing<sup>2</sup></b>	40% Min. on the first floor level and 20% min. glazing on all upper stories of facades facing a public street
<b>Raised Foundations</b>	0 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. Glazing calculations shall be measured from floor to floor.</p> <p>3 Street 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

1. Residential structures shall be oriented to a public street where possible.
2. 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.
3. 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.
4. 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.
5. If provided, porches shall have a minimum depth of 5 feet.

## ACCESS & PARKING

6. Surface parking shall be located towards the interior of the site or be screened by landscaping.
7. All parking regulations to meet Metro Code.
8. Sidewalk Enhancements shall be provided Along Elliston Pl. from 24th Ave. No. to the Intersection of 25th Ave., Along 24th Ave. No. between West End Ave. and the Sportsplex and Along the project frontage on Reidhurst Ave. In addition, Pedestrian enhancement Improvements Shall be Made at The 24th Ave. No. and Elliston Pl. Intersection to Include Crosswalks and Traffic Calming Measures In Accordance with NDOT Acceptance.

## LANDSCAPE STANDARDS

9. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.
10. Designated Streetscape improvements shall include pedestrian hardscape zones incorporating outdoor seating and/ or tables. Pavers, planters, bike racks, sidewalks, etc. shall be provided to encourage pedestrian circulation to these areas.

# ADDITIONAL REGULATIONS + NOTES

## Regulatory SP Notes:

1. The purpose of this SP is to receive preliminary SP approval to permit the development of 300 Total Residential Units and maximum 12,500 SF of Commercial uses, and to accommodate the standards and uses allowable in the referenced base zoning districts.
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 base zoning designations referenced for MUI-A-NS. STRP uses shall be prohibited.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff 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. Major 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 no. 47037CO243H, last updated 4/5/2017.

## NDOT 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 Nashville Department of Transportation (NDOT) shall be constructed.
7. The project shall dedicate 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 Nashville Department of Transportation (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.
9. All construction within the right of way shall comply with ADA and NDOT Standards 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 NDOT 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. New public or private roads, as shown on the Regulatory Plan, shall 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 any fire department connection, if applicable.
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. 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 at the time of final application.
23. 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.
24. 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.
25. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)

26. 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:

27. 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:

28. Overall building height shall be measured per Metro Code. A basement floor level shall be defined in accordance with Metro Zoning Code.
29. Limitation of the following uses within MUI zoning std. allowable land uses: Boarding House, Short Term Rental, Orphanage, Alternative Financing Services (i.e. Payday Loan Service), Hospice, Auction House, Waste Processing, Driving Range.
30. Bicycle parking will be provided per Code.



# SOUTH BUILDING ELEVATION (ELLISTON PLACE)



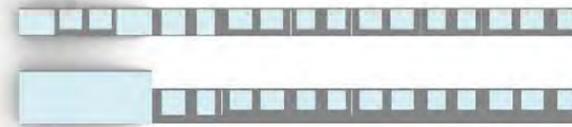
MODULAR MASONRY (LIMESTONE OR CAST STONE)



PARKING DECK FACADE PERFORATED METAL PANELS IN ALUMINUM FRAME

# WEST BUILDING ELEVATION (REIDHURST AVE)

Typ. Floor:  
Glass Area: 50%  
Solid Area: 50%



FIRST FLOOR  
Glass Area: 57%  
Solid Area: 43%

### 24TH AVENUE

Those who approach from downtown are greeted by a two-story lobby surmounted by an all-glass façade. This is where the massing of the building can be seen stepping down away from the main street towards the north. The 24th Avenue wing of the J-shaped building is set back from the sidewalk to form private courtyards for the ground level residents, lush garden spaces interspersed by a few 5-story living room towers, these topped by private roof terraces for family gatherings. These courtyards are an opportunity to plant specimen trees to complement the mature trees across the street.



# EAST BUILDING ELEVATION (24TH AVE N)



# NORTH BUILDING ELEVATION (ALLEYWAY)



# ARCHITECTURAL RENDERING (VIEW FROM ELLISTON PLACE LOOKING WEST)

Catalyst Design Group | Case No. 2022SP-069-001

THE ARCHITECTS:  
**SMALLWOOD**

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# ARCHITECTURAL RENDERING (VIEW FROM ELLISTON PLACE LOOKING EAST)

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## ARCHITECTURAL RENDERING (VIEW FROM ELLISTON PLACE LOOKING WEST)

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## ARCHITECTURAL RENDERING (AERIAL VIEW)

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