



Regulatory Specific Plan

503 W TRINITY LANE

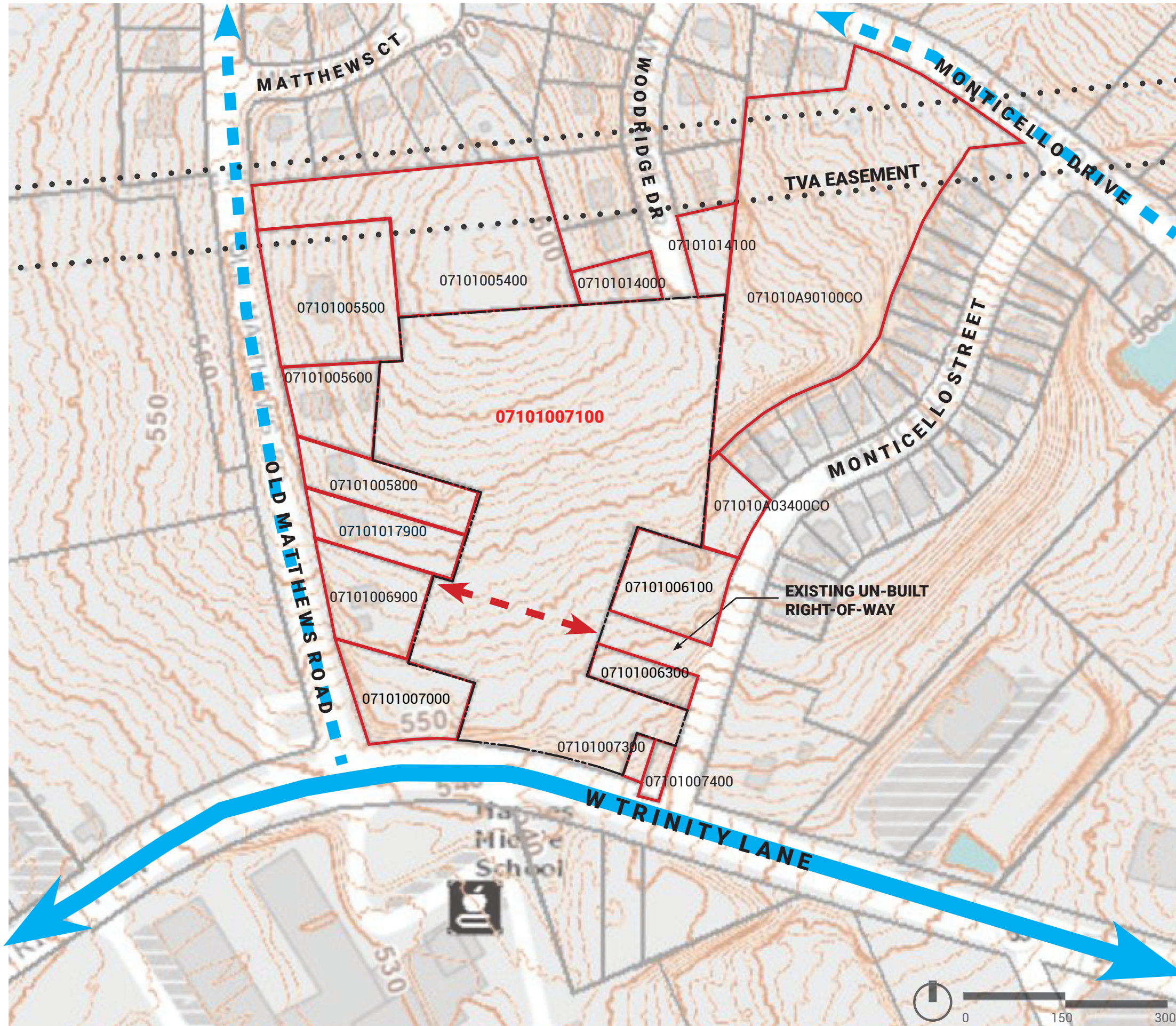
Mixed Use and Multi-family Residential Development



500 Creative Way #24
Madison, TN 37115
Phone: 615.584.8996
Contact: Ryan McLaury
ryan@rhythmhd.com







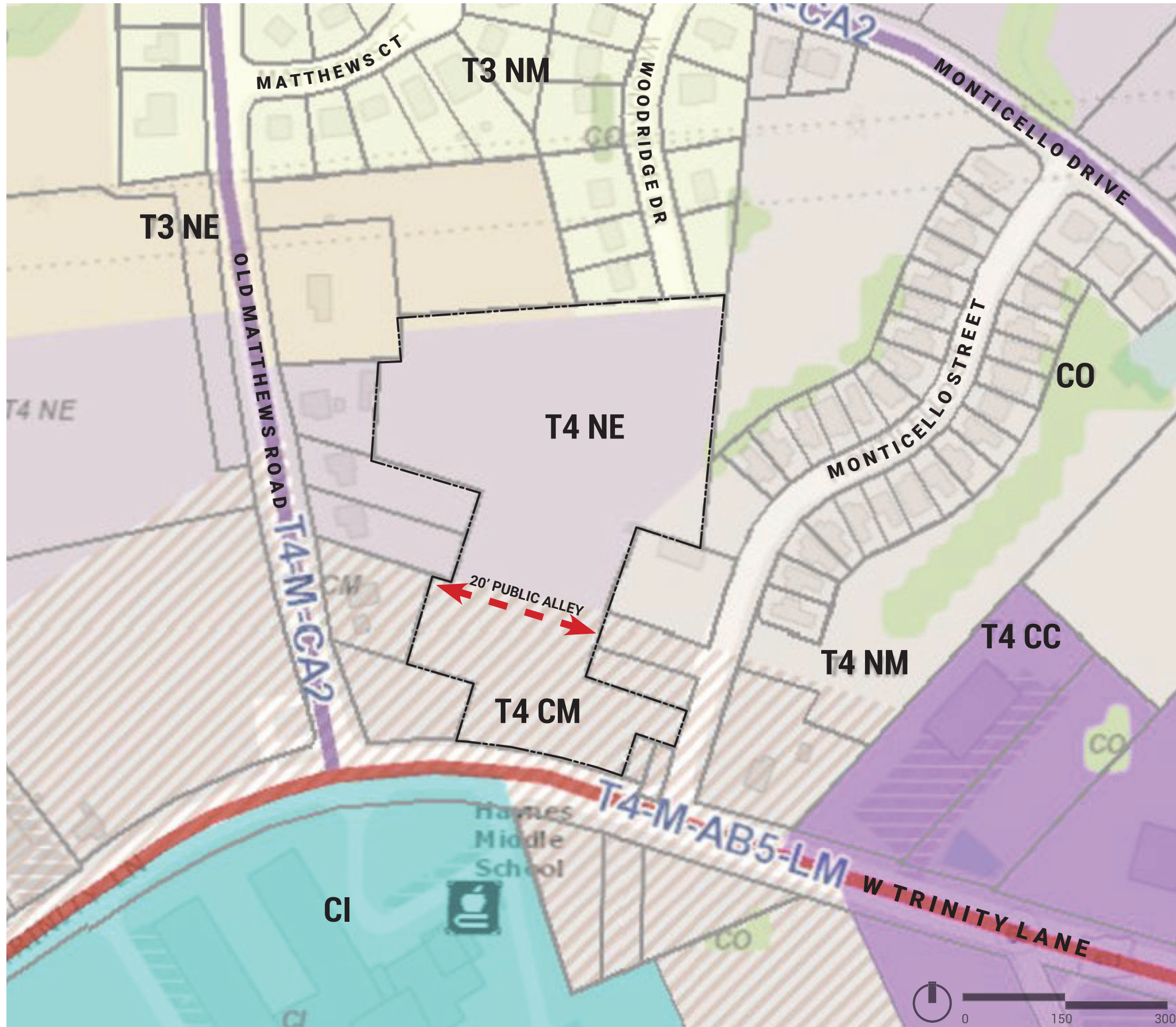
5100 Tennessee Avenue
Nashville, TN 37209
Phone: 615.622.7200
Contact: Andrew Wiseman
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EXISTING CONDITIONS

LEGEND

-  Proposed Improvements for Public Alley (per the Community Plan)
-  Arterial-Boulevard
-  Collector-Avenue
-  TVA Easement



LAND USE CONTEXT

LEGEND

Major and Collector Street Plan

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

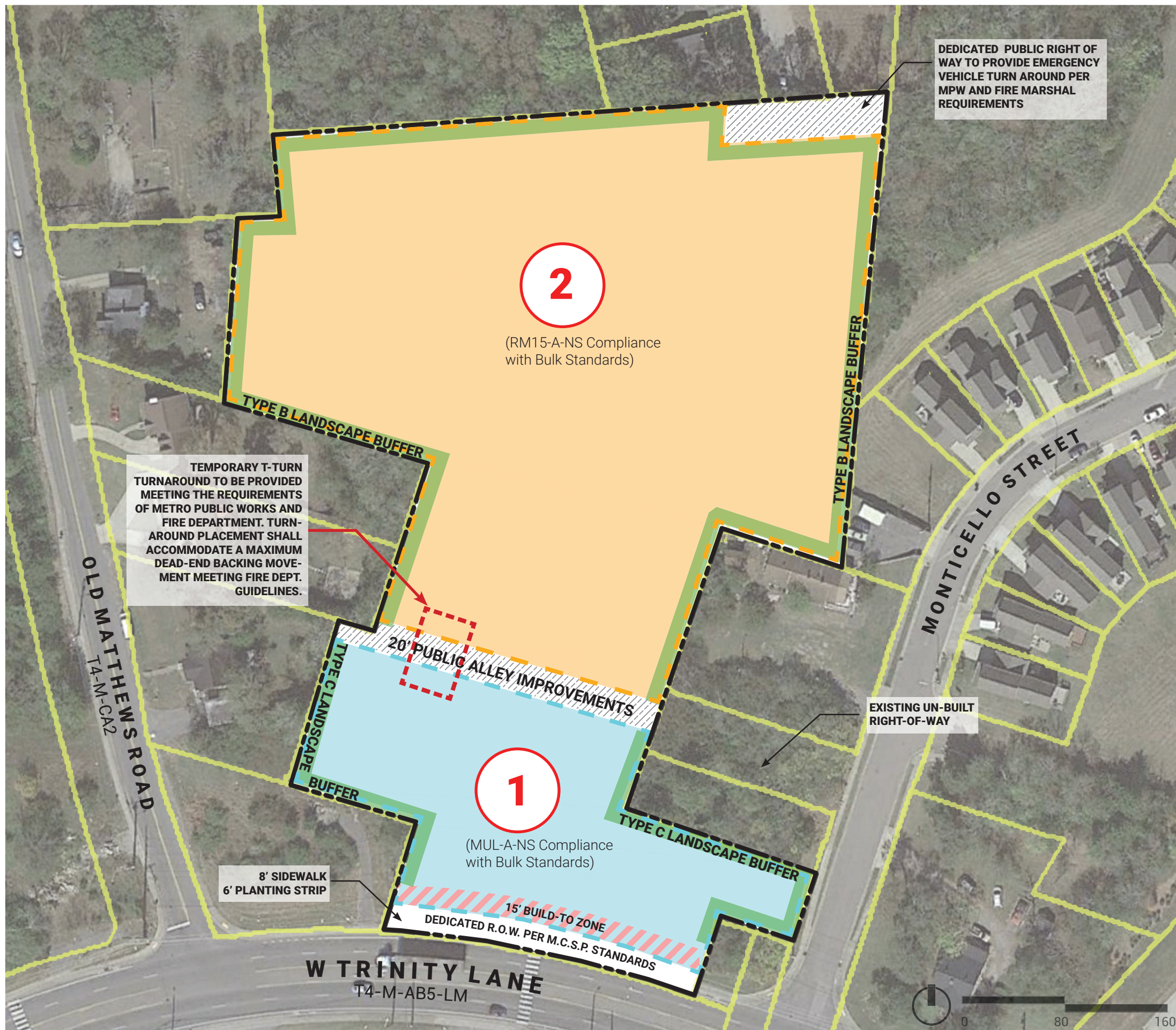
Adopted CCM

- CO Conservation
- CI Civic
- OS Open Space
- TR Transition
- T1 OS Natural Open Space
- T2 RA Rural Agriculture
- T2 RCS Rural Countryside
- T2 RM Rural Maintenance
- T2 NM Rural Neighborhood Maintenance
- T2 NC Rural Neighborhood Center
- T3 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 RC Suburban Residential Corridor
- T3 NC Suburban Neighborhood Center
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- 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
- 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

REGULATORY PLAN

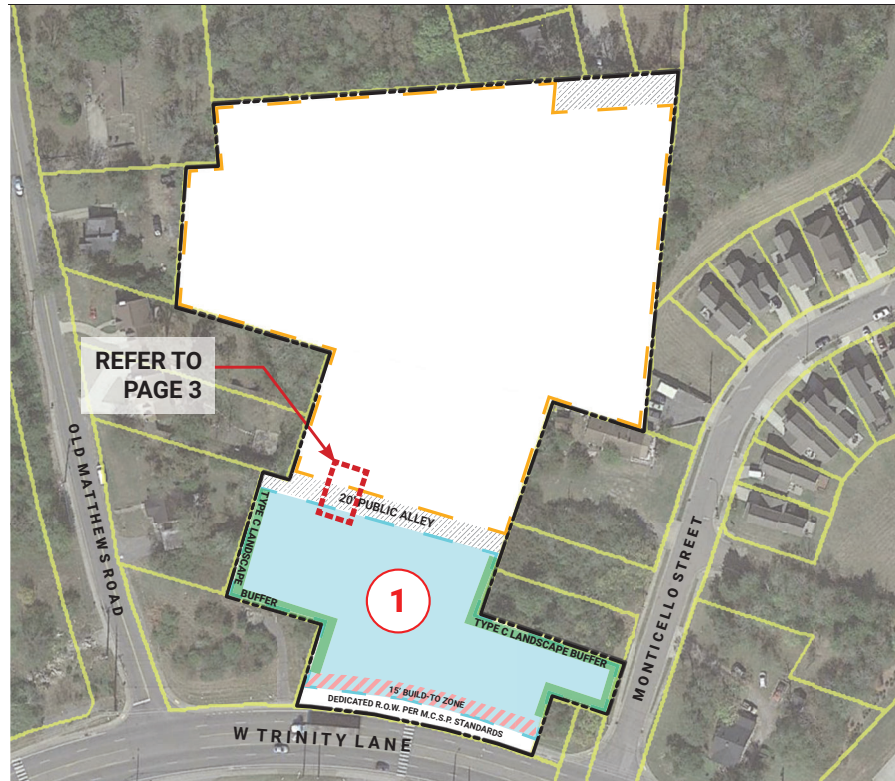
The purpose of this Regulatory SP application is to permit a mixed-use development. The area will be regulated in two subdistricts in order to best respond to the intensity planned for W Trinity Lane while respecting the residential zoning adjacent to the northern portion of the property. The property lies within the Bordeaux/Whites Creek community plan and the regulatory plan supports the Haynes Trinity small area plan by creating a design that takes into account a planned alley extension through the site and emergency vehicle turn around at Woodridge Dr. to the North. The regulations will remain consistent with the T4 Urban Mixed-Use Corridor (T4-CM) policy and T4 Urban Neighborhood Evolving (T4-NE) policy areas on the property as described in the Nashville Next Community Character Manual.

Landscape buffer yards are to be provided as a transition between the proposed development and adjacent parcels.



DISTRICT 1

LAND USE: MUL-A-NS



T4- CM Urban Mixed Use Corridor: generally located in areas where the primary land use is residential, commercial, and mixed use. These areas will have a balanced mixture of residential and commercial land use and provide opportunities for a varied development pattern in regard to the size, scale and density. They will also have high levels of connectivity with pedestrian, bicycle and existing or planned mass transit. Building massing results in a footprint with moderate to high lot coverage with non-residential and mixed-use buildings oriented to the corridor and residential buildings oriented to the street or an open space. Buildings are regularly spaced with shallow and consistent 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 three to five stories in height. Buildings with more 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 or side streets 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 with consideration given to the use of native plants and natural rainwater collection used to minimize maintenance costs and burden on infrastructure.

BULK REGULATIONS

"District 1" Uses	Uses allowed within MUL-A-NS zoning	
FAR¹	1.00	
ISR	0.90	
Maximum Building Height in Build-to Zone	3 stories in 45 feet (with 15 foot step back)	
General Maximum Building Height	4 stories in 60 feet	
Build-to Zone	0 to 15 feet	
Side/Rear Setback	min. of 20 feet rear setback and no required minimum side setback	
Parking Requirements	Per UZO Parking Requirements	
Glazing²	<i>Residential</i>	20% Min.
	<i>Commercial</i>	40% Min. Ground Floor
		20% Min. Upper Floor
Raised Foundations³	<i>Residential</i>	18 in. Min to 36 in. Max
	<i>Commercial</i>	36 in. Max
1	<i>No Maximum FAR applies to residential uses.</i>	
2	<i>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.</i>	
3	<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. Non-residential uses shall orient to a public street or shared commons area adjoining the public right-of-way. Residential uses may also be oriented towards internal open spaces.
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.
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.
9. Bicycle parking shall be provided per the Metro Zoning Code.
10. All parking regulations to meet UZO parking requirements and standards.

LANDSCAPE STANDARDS

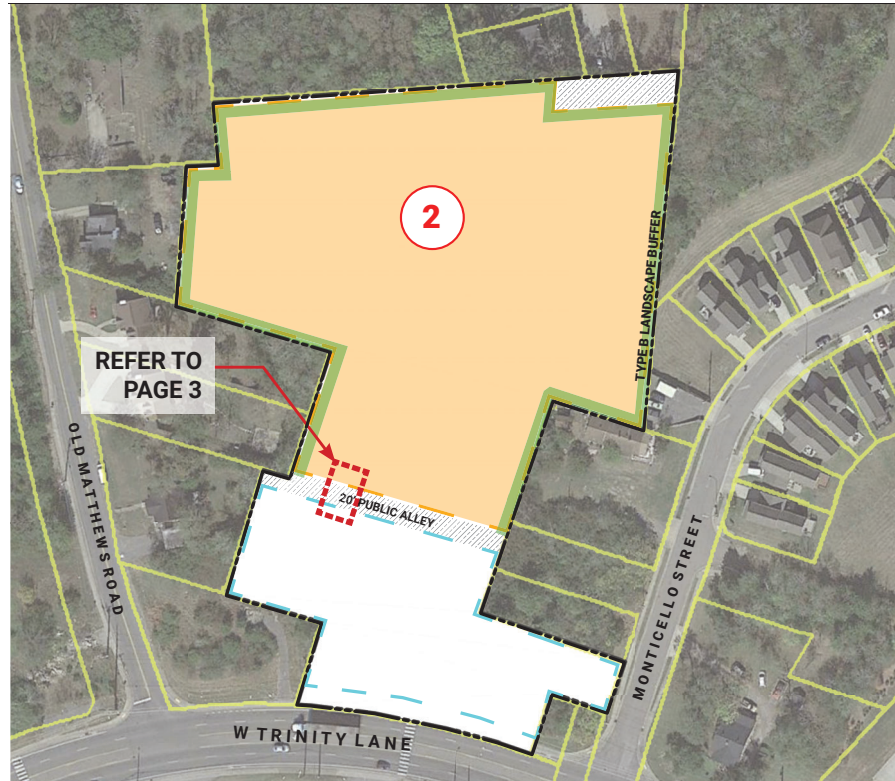
11. Landscaping and tree density requirements per Metro Zoning Ordinance.

THE FOLLOWING USES SHALL BE PROHIBITED:

- | | |
|---|-----------------------------|
| Cash Advance | Medical Waste |
| Check Cashing | Recycling Collection Center |
| Pawnshop | Cemetery |
| Auction House | Power/ Gas Substation |
| Radio/ TV Satellite Tower | Wind Energy Facility |
| Satellite Dish | Water/Sewer Pump Station |
| Waste Water Treatment | Driving Range |
| Water Treatment Plant | Golf Course |
| Short Term rental property (STRP), as defined by Metro Ordinance. | |

DISTRICT 2

LAND USE: RM15-A-NS



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.

BULK REGULATIONS

"District 2" Uses	Uses allowed within RM15-A-NS zoning	
FAR/Density¹	15 Dwelling units/acre; No FAR provision shall apply to residential uses	
ISR	0.70	
Maximum Building Height in Build-to Zone	20 feet (with 15 foot step back)	
General Maximum Building Height	35 feet	
Build-to Zone	0 to 15 feet	
Side/Rear Setback	min. of 20 feet rear setback and min. of 10 feet side setback per zoning code	
Parking Requirements	Per UZO Parking Requirements	
Glazing²	<i>Residential</i>	15% Min.
Raised Foundations³	<i>Residential</i>	18 in. Min. to 36 in. Max
1	<i>Overall building height in feet shall be measured from finished grade to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories. An additional "basement" level may be provided internally to the development where topography allows for additional sub- surface development including parking and conditioned residential.</i>	
2	<i>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.</i>	
3	<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. 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.
2. 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).
3. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping.
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 UZO parking requirements and standards.
8. Development to provide emergency vehicle turn around at Woodridge Drive during the first phase of the construction of District 2. The turn around will be required to be dedicated as public right of way. Public sidewalks will not be required as part of the turn around. Additionally, the new dedication does not constitute a public road extension and the required dedication will not be considered additional frontage for the development.

LANDSCAPE STANDARDS

9. Landscaping and tree density requirements per Metro Zoning Ordinance.

PROHIBITED USES

Short Term rental property (STRP), as defined by Metro Ordinance.

ADDITIONAL REGULATIONS + NOTES

Regulatory SP Notes:

1. The purpose of this SP is to receive preliminary approval to permit the development of a 4.96+/- acre mixed-used development as shown.
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 following base zoning designations as of the date of the application request or application.
District 1 MUL-A-NS
District 2 RM15-A-NS
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 47037C0233H, 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. Each 'District' is to have a dumpster and recycling container(s), serviced by a private hauler.

Fire Marshal Notes:

14. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prev/tableH51.html>)
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 requires a turnaround, this includes temporary turnarounds.
18. If more than three stories above grade, Class I standpipe system shall be installed.

19. A fire hydrant shall be provided within 100 ft. of the fire department connection.
20. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

21. Where feasible, this development will be served with underground power and pad-mounted transformers.
22. 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:

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. Development to dedicate and construct 20' alley between District 1 and 2. District 2 shall have public access provided by the dedicated alley.
29. Development to provide emergency vehicle turn around at the dead end of Woodridge Drive during the first phase of the construction of District 2. The turn around will be required to be dedicated as public right of way. Public sidewalks will not be required as part of the turn around. Additionally, the new dedication does not constitute a public road extension and the required dedication will not be considered additional frontage for the development.
30. Overall building height in feet shall be measured from finished grade to the highest point of the roof; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories. An additional "basement" level may be provided internally to the development where topography allows for additional sub-surface development including parking and conditioned residential.
31. 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.