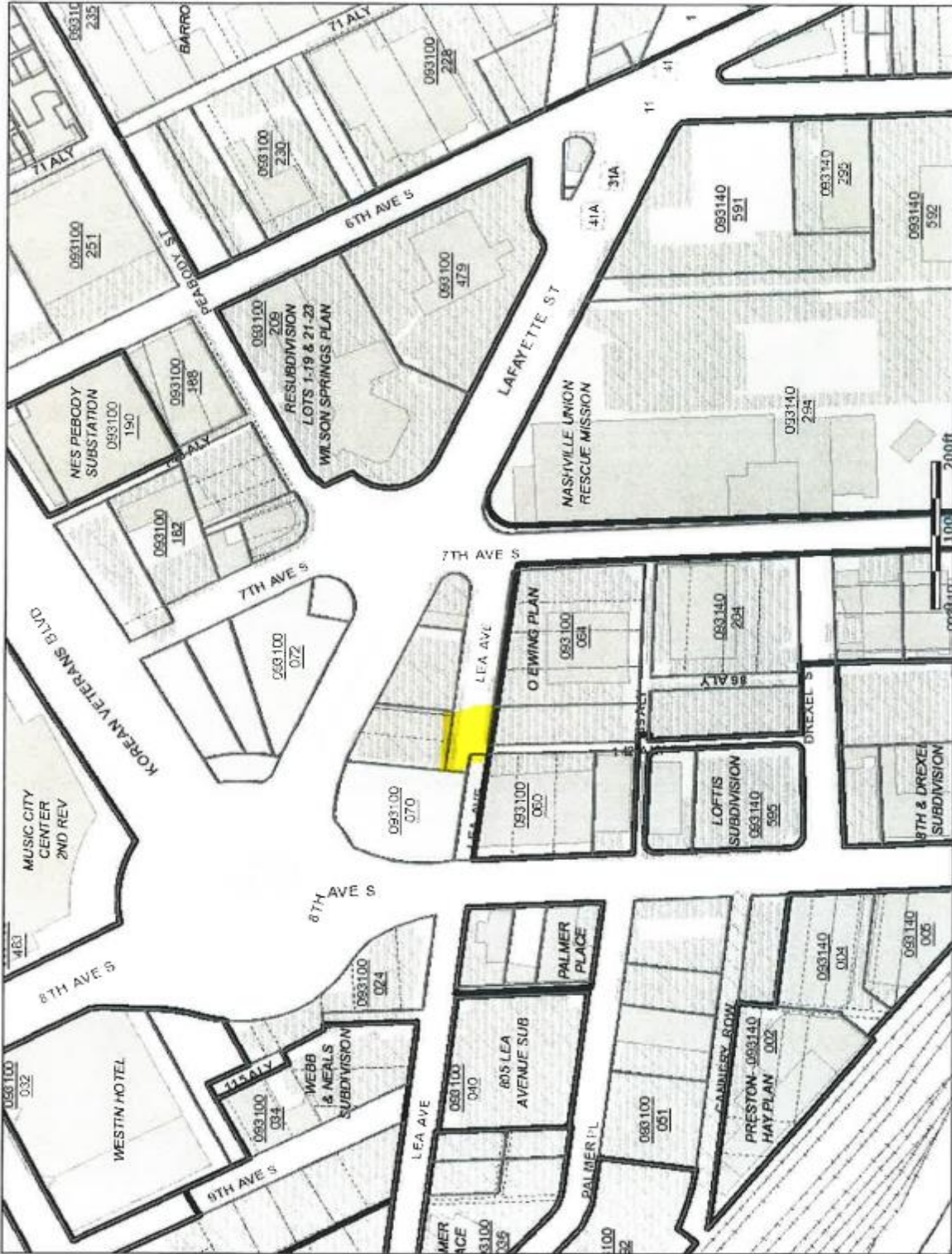


Proposal Number 2021M-002AB-001
Map: 93-10
Council District #19



Metropolitan Government Department of Public Works
750 South 5th Street ♦ Nashville, TN 37205 ♦ (615) 882-8750 ♦ www.nashville.gov/pw

Mandatory Referral Application: *Street / Alley Closure*

*** Before filing this application, please review checklist on the back of this application. ***

Mandatory Referral Project No. _____
(MPW staff assigns project #)

Date Submitted: 12-14-20

Closure Type:

Street
 Alley

Easements:

Retain utilities
 Abandon utilities & relocate at applicant's expense

Street/Alley Location:

Portion of Lea Ave
Street Name(s) / Alley Number(s)
Portion of Lea Ave with dead end access from 7th Ave
Street / Alley Located Between?

Reason for Closure:

Lack of connectivity to other streets. This request is also in accordance with an approved MDHA and Planning concept plan for the area and Plannings goals for the closure of Lea

Applicant: All correspondence will be mailed to the applicant.

Architect Engineer Property Owner Other: _____

Name: Brad Slayden

Business: Ragan Smith Associates

Address: 315 Woodland Street

City: Nashville State: TN Zip: 37206

Phone: 615-244-8591

Fax: _____
business home business mobile

E-mail: bslayden@ragansmith.com

Applicant's Signature: _____

Filing Fee (All application fees are non-refundable)

Street / Alley Closure \$300.00

Amount paid: \$300.00



Accepted by: BS

Date: 12-14-20

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

Printed Name & Signature (required)	Address	Phone #	Map	Parcel
 Clay Donnell CIRCLE SOUTH HOLDINGS (TN), LLC	711 LEA AVE NASHVILLE, TN 37203	615-338-8487	09310006100	
 Clay Donnell CIRCLE SOUTH HOLDINGS (TN), LLC	712 LEA AVE NASHVILLE, TN 37203	615-338-8487	09310006700	



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37210

June 4, 2020

Attn: D. Tyler Jones
Circle South Holdings (TN), LLC
424 Church Street, Suite 2100
Nashville, TN 37219

Subject: DTC Modifications for Circle South
Parcel ID's: 09310005800, 09310006000, 09310006100, 09310006600, 09310006700,
0931000700
Case No. 2020DTC-031-001

The Downtown Code Design Review Committee (DTC DRC) convened on 6/4/2020 and voted in favor (none opposed) to approve with conditions staff's recommendation to grant the following modifications to standards of the DTC:

1. **Step-back**
 - o Required: 15-foot minimum step-back is required for buildings 8 stories or greater along public streets between the 4th and 7th stories.
 - o Proposed: Facade varies with architecture, no step-back on portions of the façades.
2. **Floor-to-Floor Maximum Height**
 - o Required: 25 feet for first two floors, 18 feet for other floors, 25 feet for top floor for buildings greater than five stories.
 - o Proposed: 33-foot height for a section of the first floor.

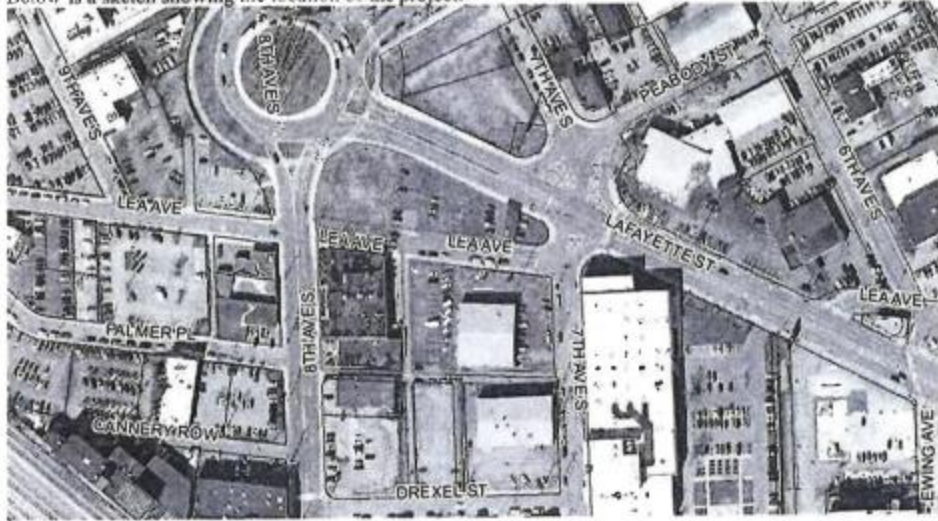
The approval was conditioned with the following items:

1. Any street or alley closures or encroachments must be approved by Metro Council.
2. The applicant shall coordinate with WeGo Public Transit on existing and future transit stops on 8th Avenue South
3. Final design of the proposed signal at Drexel and improvements to the 7th Avenue South and Lafayette intersection shall be coordinated with and approved by Metro Public Works.
4. All bonus height actions identified in this application, including those that require a deed or restrictive covenant, must be approved prior to building permit approval.
5. The developer must propose an agreement for reasonable public access (e.g. hours of operation and other operational expectations) to the privately-owned, publicly accessible open space. This shall be reviewed by Metro Planning and Metro Legal prior to the issuance of building permits.

The DTC DRC also recommended that the Planning Commission approve the Overall Height Modification associated with the same project. The Overall Height Modification is case #2020DTC-31-001 and is scheduled to be heard by the Planning Commission on 6/11/2020.

Please note that all DTC standards not modified must be fully met, in addition to other Metro Departments' requirements (including Public Works review and approval of any encroachments into the public right-of-way). Deviations from the DTC DRC approved plans may require additional review and approval. Please contact eric.hammer@nashville.gov if you have any questions.

Below is a sketch showing the location of the project:



Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Leeman".

Robert Leeman, AICP
Deputy Director
Metropolitan Nashville Planning Department



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

July 9, 2020

Circle South Holdings Llc
424 Church Street
Suite 2100
Nashville, TN 37209

**Re: Metro Planning Commission Action on June 25, 2020
CIRCLE SOUTH, 2020DTC-031-001**

To Whom It May Concern:

On Thursday, June 25, 2020, the Metro Planning Commission acted on your development application. Please find attached the Commission's action describing your application. The minutes of that meeting concerning this case are attached. These minutes will be reviewed and adopted by the Commission on July 23, 2020. For a copy of the adopted version after that meeting, visit our web site at www.nashville.gov/mpc click-on **MPC Agendas and Actions** from the left navigation menu, and click the **Minutes** link for June 25, 2020.

Council Bill Preparation for Zone Changes

Planning Department staff will prepare a Council Bill when the Planning Commission recommends approval or approval with conditions for any zone change. A recommendation of disapproval will require a request from a member of the Metro Council in order for a Council Bill to be prepared. Please contact Eric Hammer at 615-862-7165 or Eric.Hammer@nashville.gov for any questions regarding your Council Bill.

Checking Status of Metro Council Bills

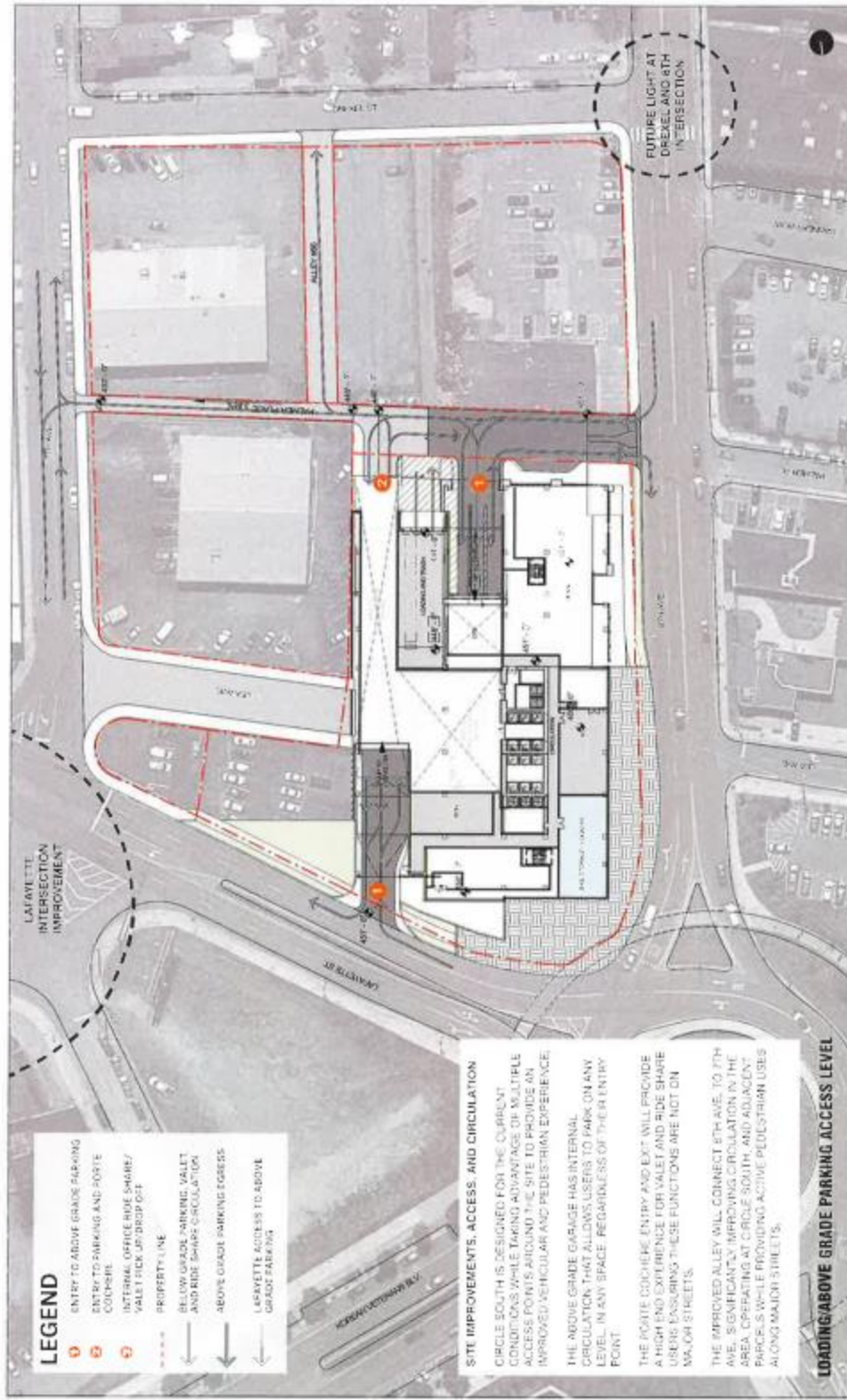
Once a resolution or bill has been filed, you can check the status of the legislation by visiting the Metro Clerk's web site at www.nashville.gov/mc/ordinances. You may select **Resolutions** or **Ordinances** from the left navigation menu to view either, and each is listed in descending order by Council Bill Number. Additionally, Metro Planning Department case numbers appear in the caption of each piece of legislation. For additional assistance, please contact the Metro Clerk's office at 862-6770.

If you have comments about your experience with the Planning Department please email planningsurvey@nashville.gov

Sincerely,

Lucy Kempf
Executive Director

CC: Councilmember Freddie O'connell, *Council Staff District 19*



LEGEND

- 1 ENTRY TO ABOVE GRADE PARKING
- 2 ENTRY TO PARKING AND ROUTE CONCERN
- 3 INTERNAL OFFICE BIDE SHARE/VALET PICK UP/DROP OFF
- PROPERTY LINE
- BELOW GRADE PARKING VAULT AND RIDE SHARE CIRCULATION
- ABOVE GRADE PARKING EGRESS
- LAFAYETTE ACCESS TO ABOVE GRADE PARKING

SITE IMPROVEMENTS, ACCESS, AND CIRCULATION

CIRCLE SOUTH IS DESIGNED FOR THE CURRENT CONDITIONS WHILE TAKING ADVANTAGE OF MULTIPLE ACCESS POINTS AROUND THE SITE TO PROVIDE AN IMPROVED VEHICULAR AND PEDESTRIAN EXPERIENCE.

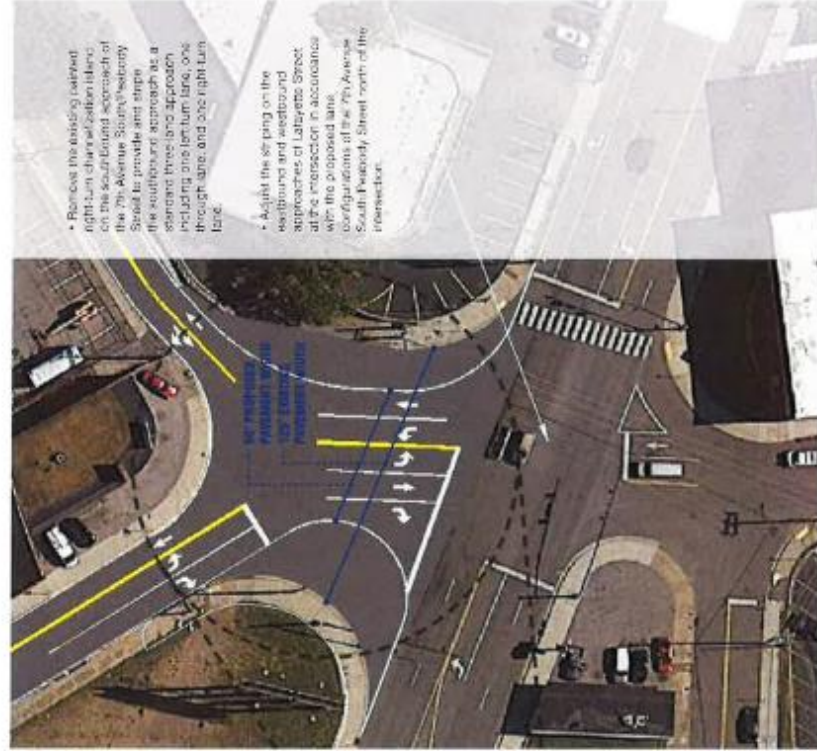
THE ABOVE GRADE GARAGE HAS INTERNAL CIRCULATION THAT ALLOWS USERS TO PARK ON ANY LEVEL IN ANY SPACE REGARDLESS OF THEIR ENTRY POINT.

THE ROUTE COACHES ENTRY AND EXIT WILL PROVIDE A HIGH END EXPERIENCE FOR VALET AND RIDE SHARE USERS ENSURING THESE FUNCTIONS ARE NOT ON MAJOR STREETS.

THE IMPROVED ALLEY WILL CONNECT 8TH AVE. TO 7TH AVE. SIGNIFICANTLY IMPROVING CIRCULATION IN THE AREA OPERATING AT CIRCLE SOUTH AND ADJACENT PARCELS WHILE PROVIDING ACTIVE PEDESTRIAN USES ALONG MAJOR STREETS.

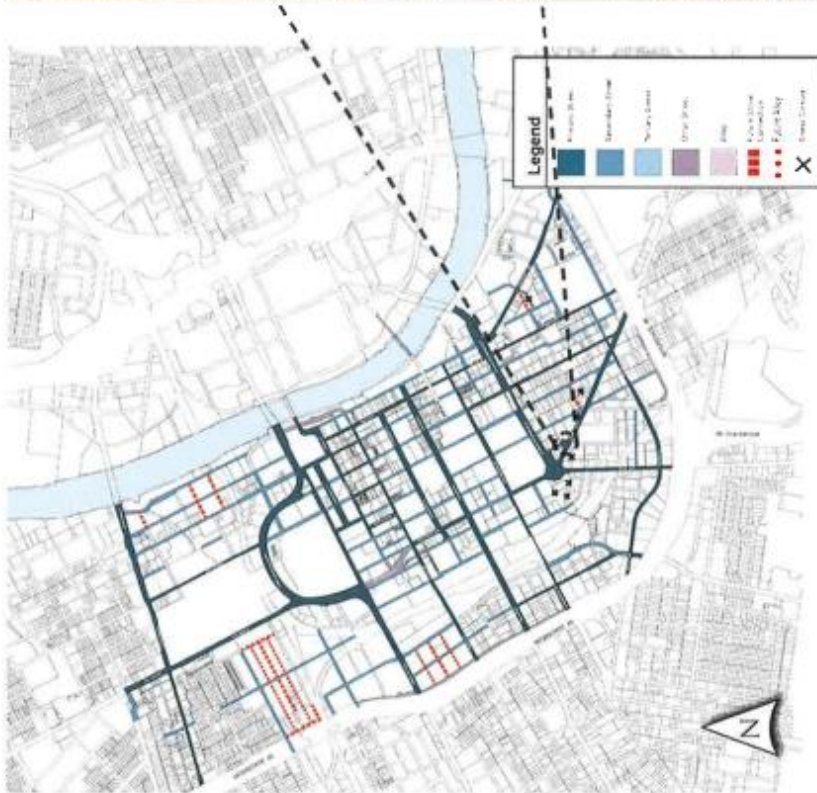
LOADING/ABOVE GRADE PARKING ACCESS LEVEL

LINCOLN PROPERTY COMPANY
 RAGANS-SMITH
 KSJ



- Remove the existing marked right-turn channel and yellow island on the southbound approach of the 7th Avenue South's westbound. Street to provide and stripe the southern approach as a standard three-lane approach including one left-turn lane, one through lane, and one right-turn lane.
- Adjust the striping on the eastbound and westbound approaches of Lafayette Street at the intersection in accordance with the proposed lane configurations of the 7th Avenue South Westbound Street north of the intersection.

PROPOSED IMPROVEMENTS FOR THE 7TH / LAFAYETTE / PEABODY INTERSECTION



DOWNTOWN CODE - FUTURE STREETS PLAN EXCERPT





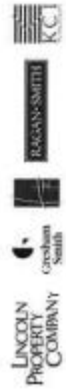
OFF SITE IMPROVEMENT



CIRCLE SOUTH | DRC PACKAGE 06/04/20

PUBLIC SPACE - SITE PLAN





AMENITY TERRACE AND GREEN ROOF

Lafayette Subdistrict: Regulating Plan

The site is highlighted in BLUE, bounded by 8th Ave S (Primary Street) on the West, by an alley on the East, Dixiel Street to the South, and by Lafayette (Other Street) on the Northeast, and a roundabout to the North that sits at the convergence of several main streets, including Korean Veterans Boulevard, Lafayette Street, and 8th Avenue South. It is located within the Lafayette Subdistrict.



LAFAYETTE SUBDISTRICT MAP EXCERPT
 The Lafayette neighborhood is characterized by its proximity to downtown and its location within the Subdistrict. The neighborhood is primarily low-rise and is characterized by its proximity to downtown and its location within the Subdistrict. The neighborhood is primarily low-rise and is characterized by its proximity to downtown and its location within the Subdistrict. The neighborhood is primarily low-rise and is characterized by its proximity to downtown and its location within the Subdistrict.

Category	Item	Value	Notes
BONUS HEIGHT	Maximum Height	40 Feet	
	Minimum Height	8 Feet	
	Maximum Footing	40 Feet	
	Minimum Footing	8 Feet	
CHARTER	Maximum Height	40 Feet	
	Minimum Height	8 Feet	
	Maximum Footing	40 Feet	
	Minimum Footing	8 Feet	

LEGEND
 Bonus Height
 Charter
 Other Street
 Support Space
 Utility Street

BONUS HEIGHT AND MODIFICATIONS

Category	Item	Value	Notes
BONUS HEIGHT	Maximum Height	40 Feet	
	Minimum Height	8 Feet	
	Maximum Footing	40 Feet	
	Minimum Footing	8 Feet	
CHARTER	Maximum Height	40 Feet	
	Minimum Height	8 Feet	
	Maximum Footing	40 Feet	
	Minimum Footing	8 Feet	

Lafayette Subdistrict Building Regulating Provisions

Frontage	Required	Provided
Primary Street	Street Frontage	Street Due To Site Geometry
Secondary Street	Street Frontage	Street Due To Site Geometry
Stockton Frontage	Street Frontage	Street Due To Site Geometry
Other Frontage	Street Frontage	Street Due To Site Geometry
8th Avenue Width	8th Avenue Width	8th Avenue Width
Primary Street	8th Avenue Width	8th Avenue Width
Secondary Street	8th Avenue Width	8th Avenue Width
Other Street	8th Avenue Width	8th Avenue Width
40' Min. Building Depth	40' Min. Building Depth	40' Min. Building Depth
243' Minimum Height From Building Facade	243' Minimum Height From Building Facade	243' Minimum Height From Building Facade
Height	40' Min. Building Depth	40' Min. Building Depth
On the Roundabout	40' Min. Building Depth	40' Min. Building Depth
IE Max	40' Min. Building Depth	40' Min. Building Depth



Legend

Symbol	Description
[Blue Box]	Bonus Height
[Yellow Box]	Charter
[Green Box]	Other Street
[Orange Box]	Support Space
[Grey Box]	Utility Street

OPEN SPACE

Area of Publicly Accessible Open Space	Total Bonus Area (By Calculation)	Area of Above Grade Tower Levels	Bonus Stories
11,400	79,800	75,200 ¹	3.17 Stories ²
		10,000 ³	3 Stories
		20,000 ⁴	3.17 Stories ⁵

¹ Typical Office Level

² 11,400 Publicly Accessible Open Space X 7 / 20,200 Typical Office Level = 3.17 Stories



**PUBLICLY ACCESSIBLE OPEN SPACE
(11,400 SF TOTAL AREA)**

Bonus Height Program

Publicly Accessible Open Space:
 Accessible, available open space for recreational and leisure activities. Open space provides the community with opportunities to be in nature, enjoy scenic views, and participate in social activities. See the BAP for a complete list of activities in which the Open Space program can be utilized.

Open Space must be designed in the same spirit and standards of the DDC. To be eligible for the Height Bonus, open space must be a minimum of 75' wide in size.

- Plans are not eligible for the BHP
- In Open Space, adjacency areas (see the Open Space section of the General Handbook), the number of square feet of Open Space must be equal to the number of square feet of bonus area. The number of bonus stories is determined by the number of square feet of bonus area in open space. The additional square footage may be used in the bonus height structure as determined on the BAP/Plan.
- Bonus area includes only the publicly accessible open space.



PUBLICLY ACCESSIBLE OPEN SPACE EXHIBIT