

Specific Plan Approval

☒ Preliminary
 ☐ Final
 ☐ Amendment
☐ Full
 ☒ Conditional

See letter of
08/16/2024

Council Bill No. BL2021-983

MPC Date 07/25/2024

Admin. Date 09/10/2024

By Dustin Shane, AICP

METROPOLITAN PLANNING COMMISSION

Corrected Copy

Preliminary Specific Plan for

THE CURTIS PROPERTY

0 Curtis Street and 0 Lincoln Avenue

2021SP-041-003

**SUBMITTED 06/11/25
RESUBMITTED 07/01/25
RESUBMITTED 07/17/25**

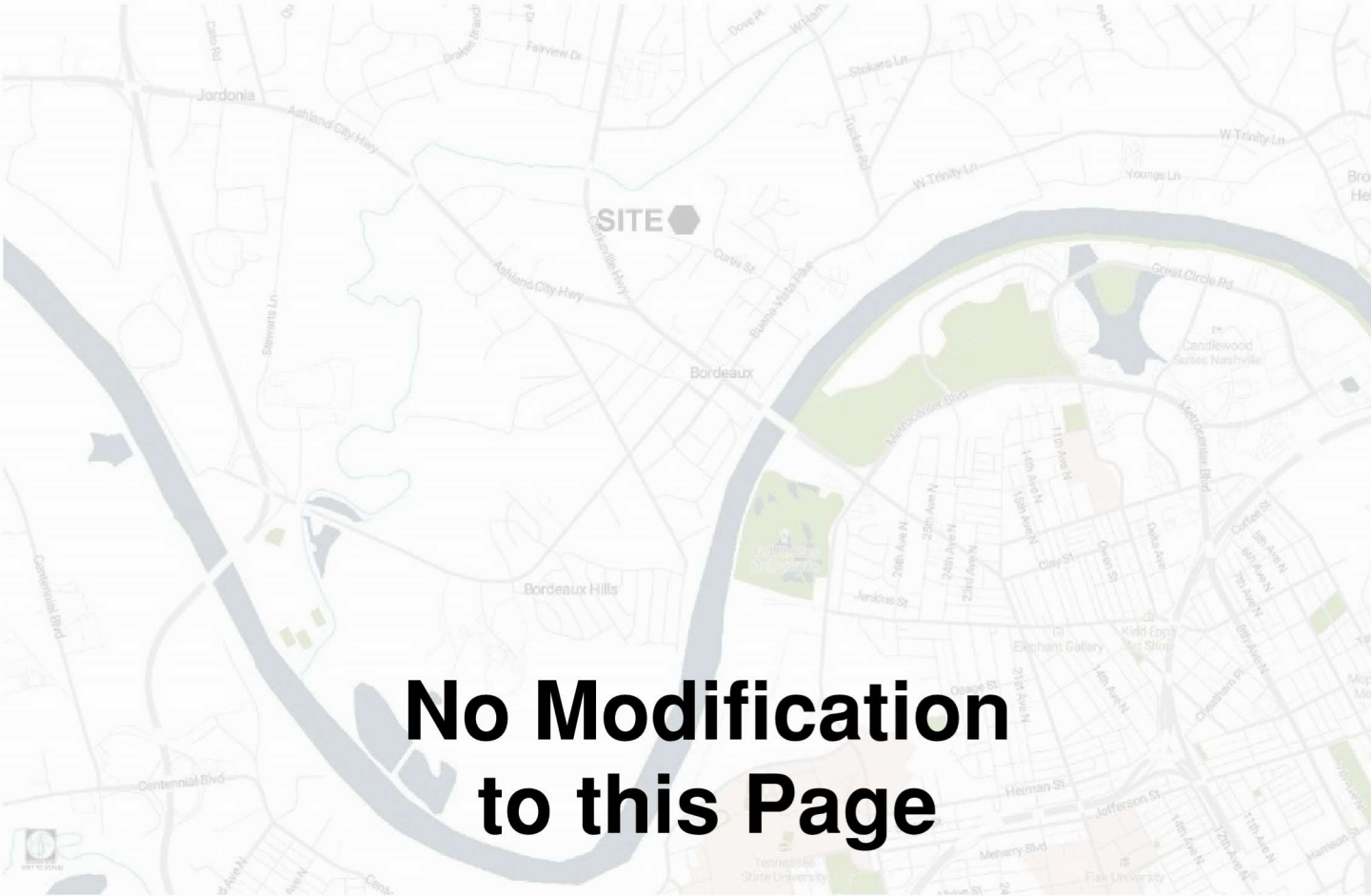
Council Bill No. BL2021-983

Corrected Copy : 09/09/2024 (per 07/25/2022 Meeting)



PROJECT BACKGROUND

Site Vicinity Map



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Site Background Data

Site Area:	+/- 31.58 Acres (combined)		
Site Address:	0 Curtis Street Nashville, TN 37218, & 0 Lincoln Avenue Nashville, TN 37218		
Site Tax Parcel(s):	06900004500, 06908000300		
Council District:	#02 - Member Kyonzté Toombs	2024 Modification: OWNER OF RECORD: CURTIS STREET DEVELOPMENT LLC 300 TICE BLVD STE 165 WOODCLIFF LAKE,NJ 07677	
Owner of Record:	Curtis Partners, LLC 2610 Westwood Drive, Suite 201 Nashville, TN 37204		
Planner / Consultant:	Ben Miskelly ESP Associates, Inc. 500 Wilson Pike Circle, Suite 310 Brentwood, TN 37027 bmiskelly@espassociates.com 615-760-8305	Developer:	Zalmen Rubin Bordeaux Nashville, LLC 663 E crescent Ave, Suite 113 Ramsey, NJ 07446 845-600-1180

Existing Zoning Map



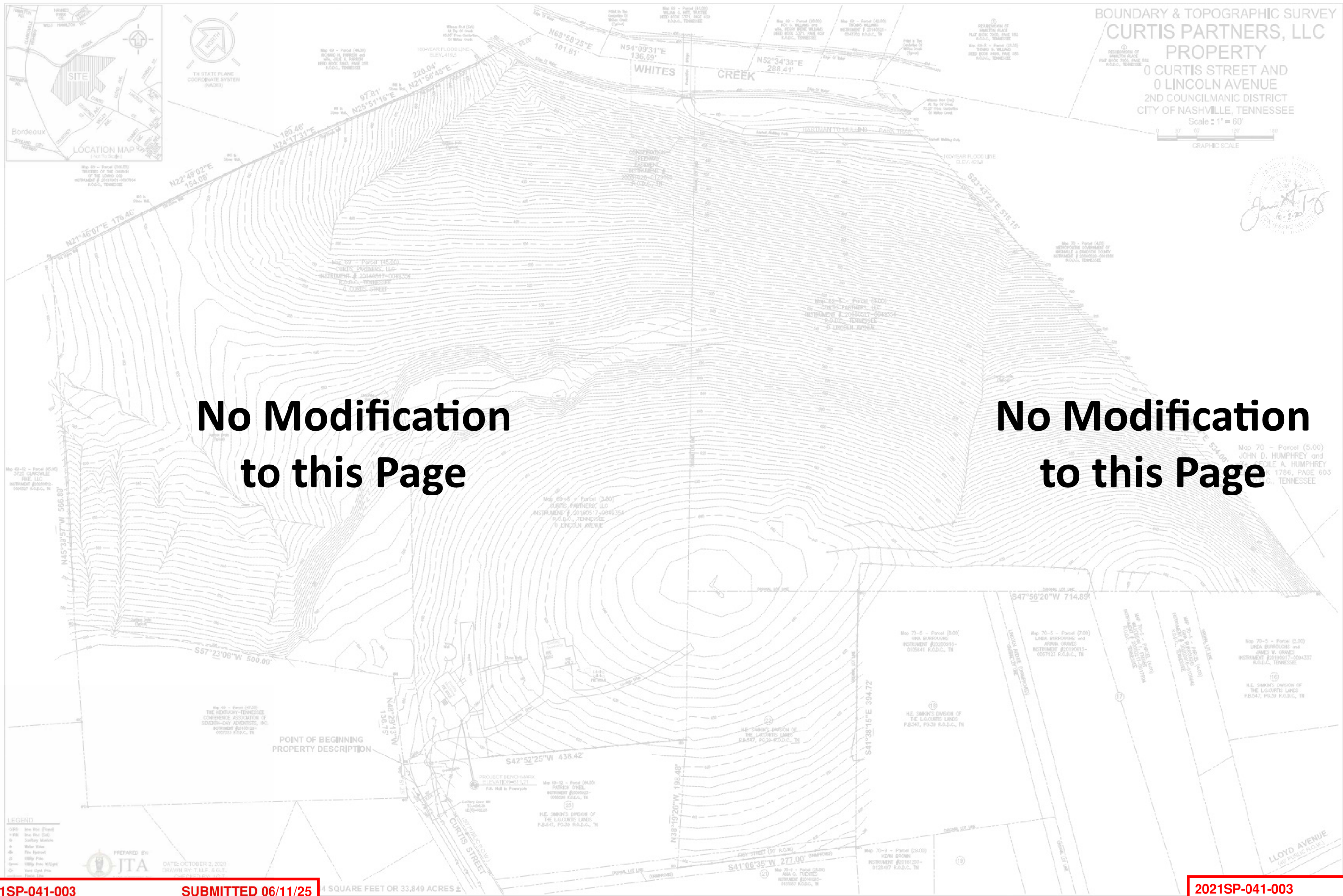
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Landuse Policy (CCM) and Zoning

Policy:	T3 NE - Suburban Neighborhood Evolving Create and enhance suburban neighborhoods with th best qualities of classic suburban neighborhoods - greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development.	
Community Plan:	Bordeaux/Whites Creek/Haynes Trinity Community Plan	
Parcel A: Zoning:	06900004500 - 0 Curtis Street Existing - R10 (10,000 sf lot)	Proposed - SP
Parcel B: Zoning:	06908000300 - 0 Lincoln Avenue Existing - R10 (10,000 sf lot)	Proposed - SP

EXISTING CONDITIONS

Site Topographic Survey



NOTE:
FULL SCALE SURVEY
INCLUDED WITH
ATTACHMENTS TO THIS
SP BOOKLET.

PRELIMINARY PLAN

Overall Site Plan



NOTE:
FULL SCALE PLAN
INCLUDED WITH
ATTACHMENTS TO THIS
SP BOOKLET.

PURPOSE NOTE:
The purpose of this SP
is to receive preliminary
approval to permit the
development of a +/-
31.58 acres residential
development as shown
with up to **331 units**

2025 Modification:
Plan Graphics
Revised to change
the form of the
structures in Zones
2 and 3

2024 Modification:
Plan Graphics Revised
to change the form of
the structures in
Zone 1 and Zone 3.

SCALE: 1"=60'

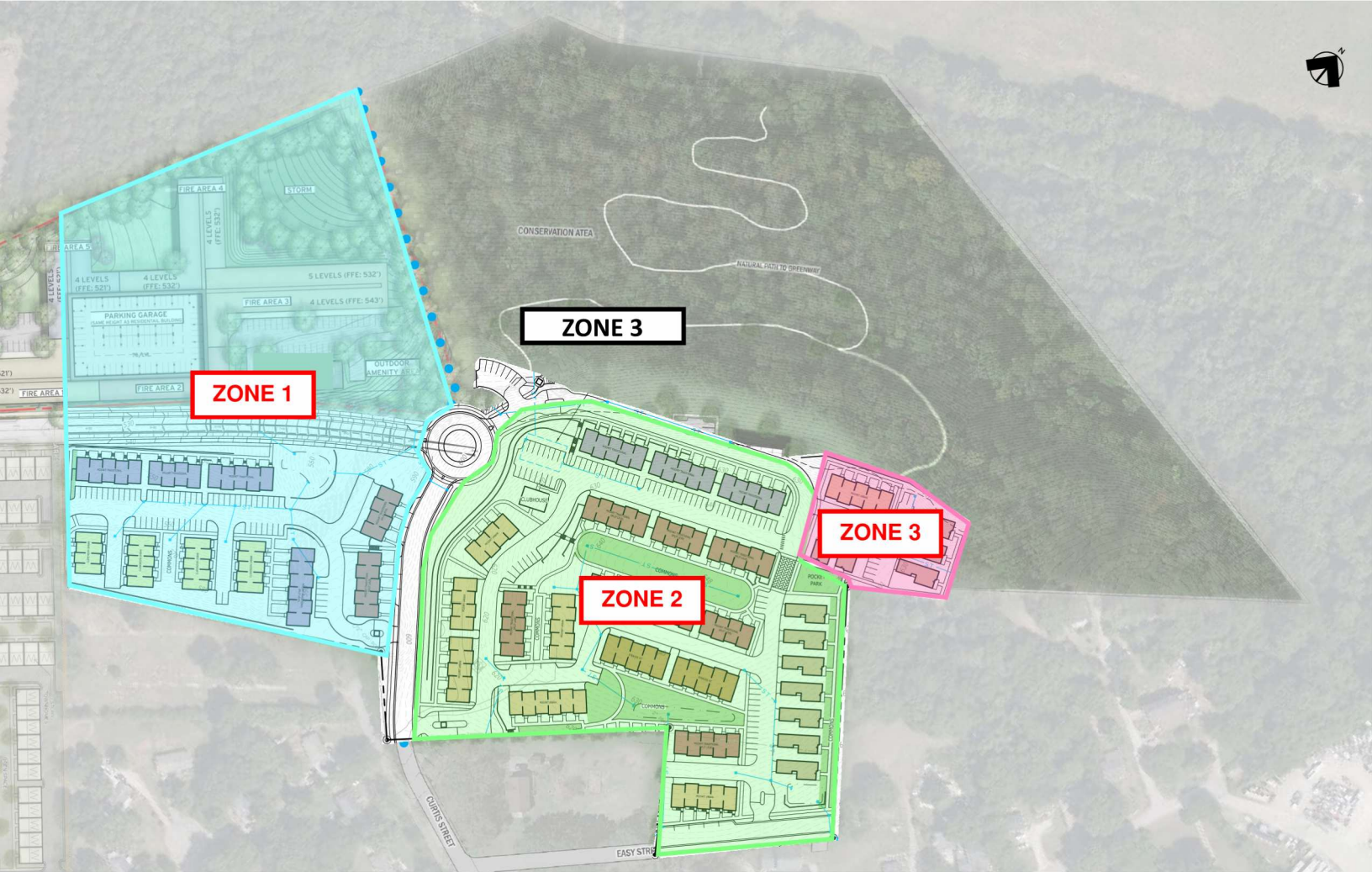
0' 60' 120' 240'

2021SP-041-003

SUBMITTED 06/11/25
RESUBMITTED 07/01/25
RESUBMITTED 07/17/25

2021SP-041-003

SUBMITTED 06/11/25
RESUBMITTED 07/01/25
RESUBMITTED 07/17/25



BULK STANDARDS

The purpose of this plan is for preliminary approval of Specific Plan zoning to permit 331 multi-family residential units.

	ZONE 1	ZONE 2	ZONE 3
"Fall Back" Zoning	RM-20-A		
Height (1)			
Primary District Height	4 Stories / 60'	3 Stories / 45'	3 Stories / 45'
Raised Foundation	18"-5'	18" - 5'	18" - 5'
Developable Area			
Floor Area Ratio (FAR)	1.5	1.0	0.5
Impervious Surface Ratio (ISR)	0.85	0.75	0.5
Front Build-To	0'-15'	5'-25'	N/A
Front Setback	0'	5' min.	5' min.
Rear Setback	10'	10'	50'
Side Setback	0'	5'	10'
Minimum Building Separation	5'	5'	10'
Gross Square Footage	+/- 448,218 sf	+/- 266,750 sf	+/- 27,500 sf
Glazing (min.)			
Ground Floor	20%	15%	N/A
Upper Stories	15%	15%	N/A

2. 60" permitted with additional landscape and screening standards where topography challenges exist, see Landscape and Open Space Standards-Foundation Screening for detail.



No Modification
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ADDITIONAL PLANNING NOTES

a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.

b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.

c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

d. Porches shall provide a minimum of six feet of depth.

2024 Modification:

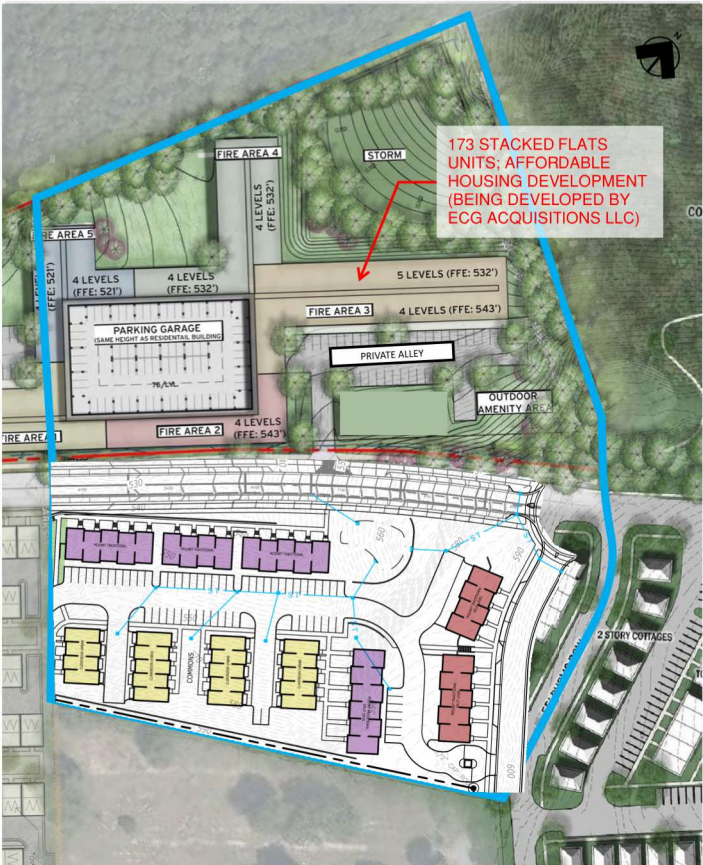
Revision Purpose Note: This revision is to modify Zone 1 into a more constructible form addressing the topography, and market conditions of the site.

2024 Modification:

Height Standards: Height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint) or to the top of the parapet for a flat roof.

PRELIMINARY PLAN

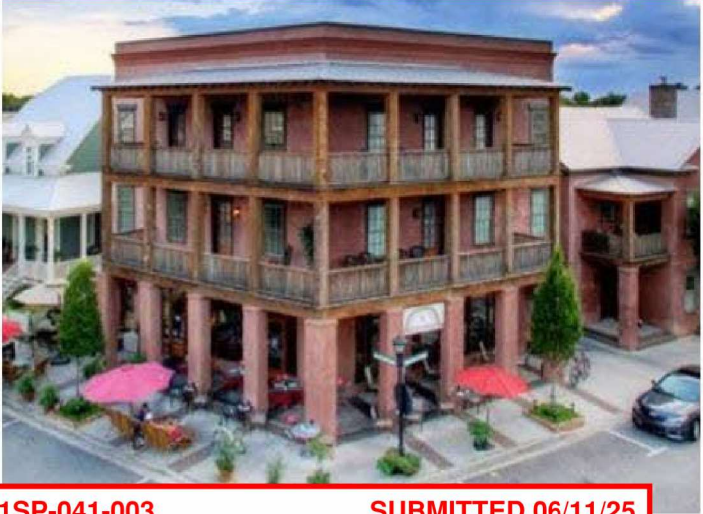
Zone 1 Bulk Standards



DENSITY: Maximum of 221 units with a mixture of townhomes and apartments

INTENT: The intent of this zone is to provide a mixture of townhome structures and apartments in a walkable community feel.

2025 Modification: New townhomes will address the public/private street and/or common open space and will have pedestrian connections to the publicly accessible sidewalk system.



BULK STANDARD	ZONE 1
Height	
Primary District Height	4 Stories / 60'
Raised Foundation	18"-5'
Developable Area	
Floor Area Ratio (FAR)	1.5
Impervious Surface Ratio (ISR)	0.85
Front Build-To	0'-15'
Front Setback	0'
Rear Setback	10'
Side Setback	0'
Minimum Building Separation	5'
Gross Square Footage	+/- 448,218 sf
Glazing (min.)	
Ground Floor	20%
Upper Stories	15%



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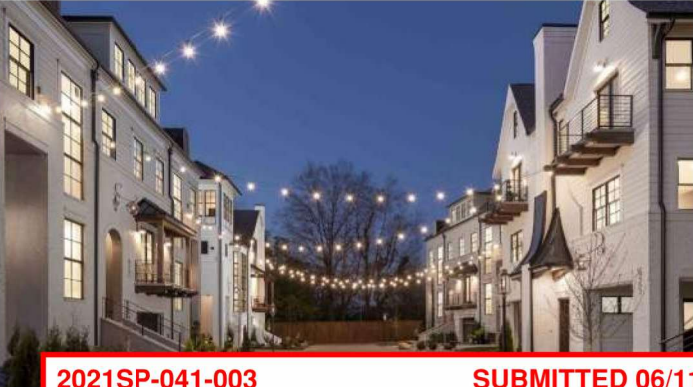
Zone 2 Bulk Standards



BULK STANDARD	ZONE 2
Height	
Primary District Height	3 Stories / 45'
Raised Foundation	18" - 5'
Developable Area	
Floor Area Ratio (FAR)	1.0
Impervious Surface Ratio (ISR)	0.75
Front Build-To	5'-25'
Front Setback	5' min.
Rear Setback	10'
Side Setback	5'
Minimum Building Separation	5'
Gross Square Footage	+/- 266,750 sf
Glazing (min.)	
Ground Floor	15%
Upper Stories	15%

DENSITY: Maximum of 100 attached and detached units.

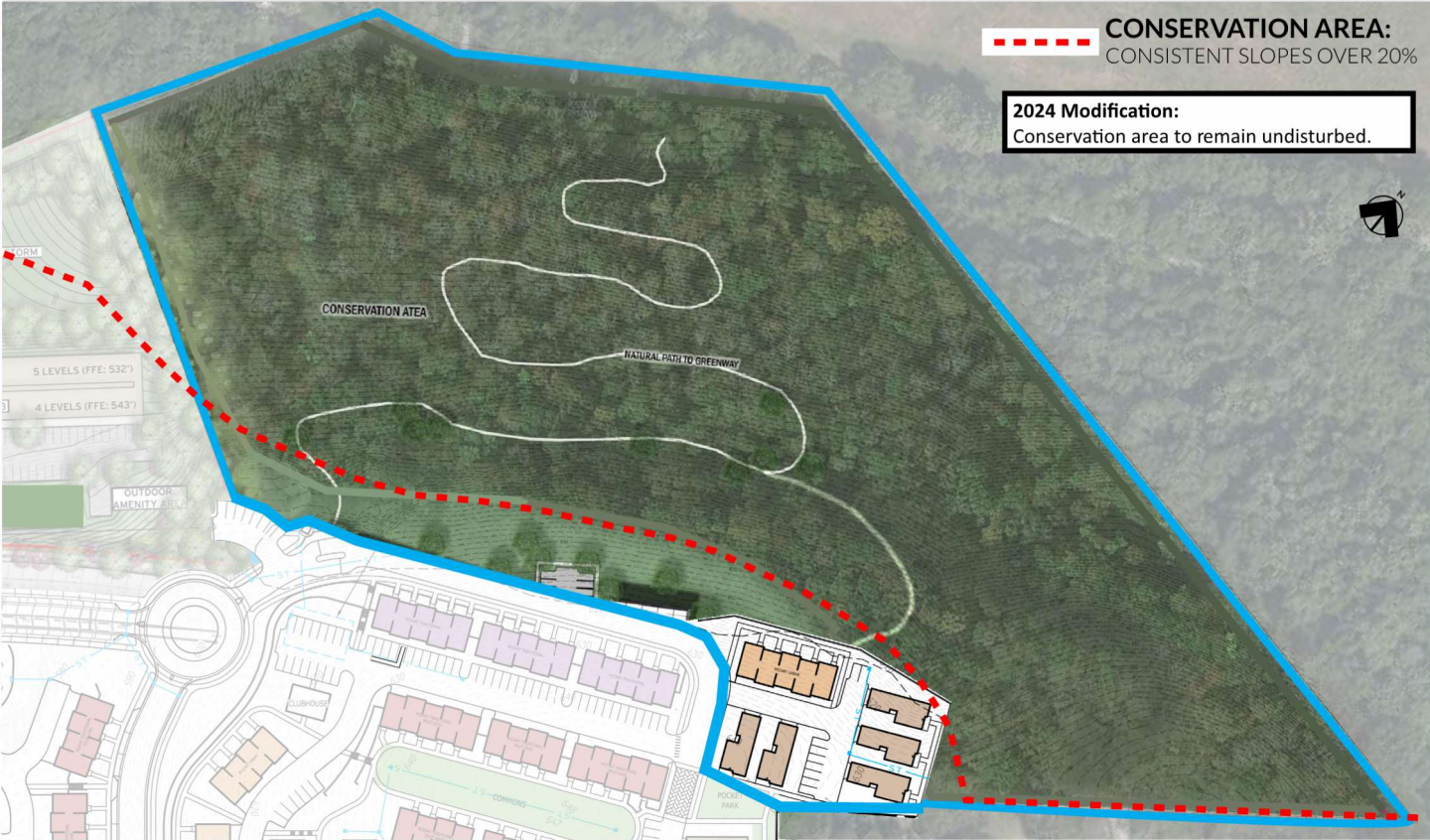
INTENT: The intent of this zone is to provide detached cottages and townhomes with dedicated open space accessed from the rear with walkable courtyards.



2021SP-041-003 SUBMITTED 06/11/25
RESUBMITTED 07/01/25
RESUBMITTED 07/17/25

PRELIMINARY PLAN

Zone 3 Bulk Standards



BULK STANDARD	ZONE 3
Height	
Primary District Height	3 Stories / 45'
Raised Foundation	18" - 5'
Developable Area	
Floor Area Ratio (FAR)	0.5
Impervious Surface Ratio (ISR)	0.5
Front Build-To	N/A
Front Setback	5' min.
Rear Setback	50'
Side Setback	10'
Minimum Building Separation	10'
Gross Square Footage	+/- 27,500 sf
Glazing (min.)	
Ground Floor	N/A
Upper Stories	N/A

DENSITY: Up to 10 townhomes / cottages

INTENT: The intent of this zone is to provide multifamily and single family homes - focused towards preserving the conservation policy by building into the grade with minimum disturbance.



NOTES

Standard SP Notes

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 Planning Department may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. The Planning Department may allow necessary adjustments to the build-to zone based on the nature of the existing and future land uses and site conditions in the general vicinity.

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 RM20-A zoning.

The final site plan/ building permit site plan shall show 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.

Permitted Uses : Permitted uses shall be the uses listed in the RM20-A zoning districts. Uses shall be limited to 300 residential units (multi-family, two-family, and single-family).

ARCHITECTURAL STANDARDS

Buildings shall avoid continuous uninterrupted blank facades and at a minimum, the facade plane shall be interrupted by one of the following for every thirty-five linear feet of street frontage:

- A change in building material
- A horizontal undulation in the building facade of three feet or greater
- A porch, stoop or balcony; porches shall be a minimum five feet in depth

Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping

2024 Modification:
A raised foundation of 18"- 36" is required for all residential structures.

HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.

HVAC units on roof must be screened from view along Primary and Secondary Frontages

Where feasible due to site elevations and conditions, ground floor residential units fronting a public street or green space may provide an active entrance point from the public sidewalk in the form of a stoop.

EIFS, vinyl siding and untreated wood shall be prohibited on facades facing public R.O.W and public open space (vinyl soffits shall be permitted).

2024 Modification:
One (1) Additional story may be permitted in the form of a basement level so long as the units are not visable from the Public ROW

NES NOTES

Where feasible, this development will be served with underground power, pad-mounted transformers. NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, or other stormwater management features. This includes primary duct between buildings as well as service duct to a meter.

FEDERAL COMPLIANCES

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

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.

2024 Modification:
ADDITIONAL PLANNING NOTES:

With the submission of the final site plan, provide additional information regarding the construction of Easy Street and the extension of Lincoln Avenue

In addition to the opaque wall, parking areas along the northwestern and southeastern property lines will be screened per Section 17.24.150.B and C.

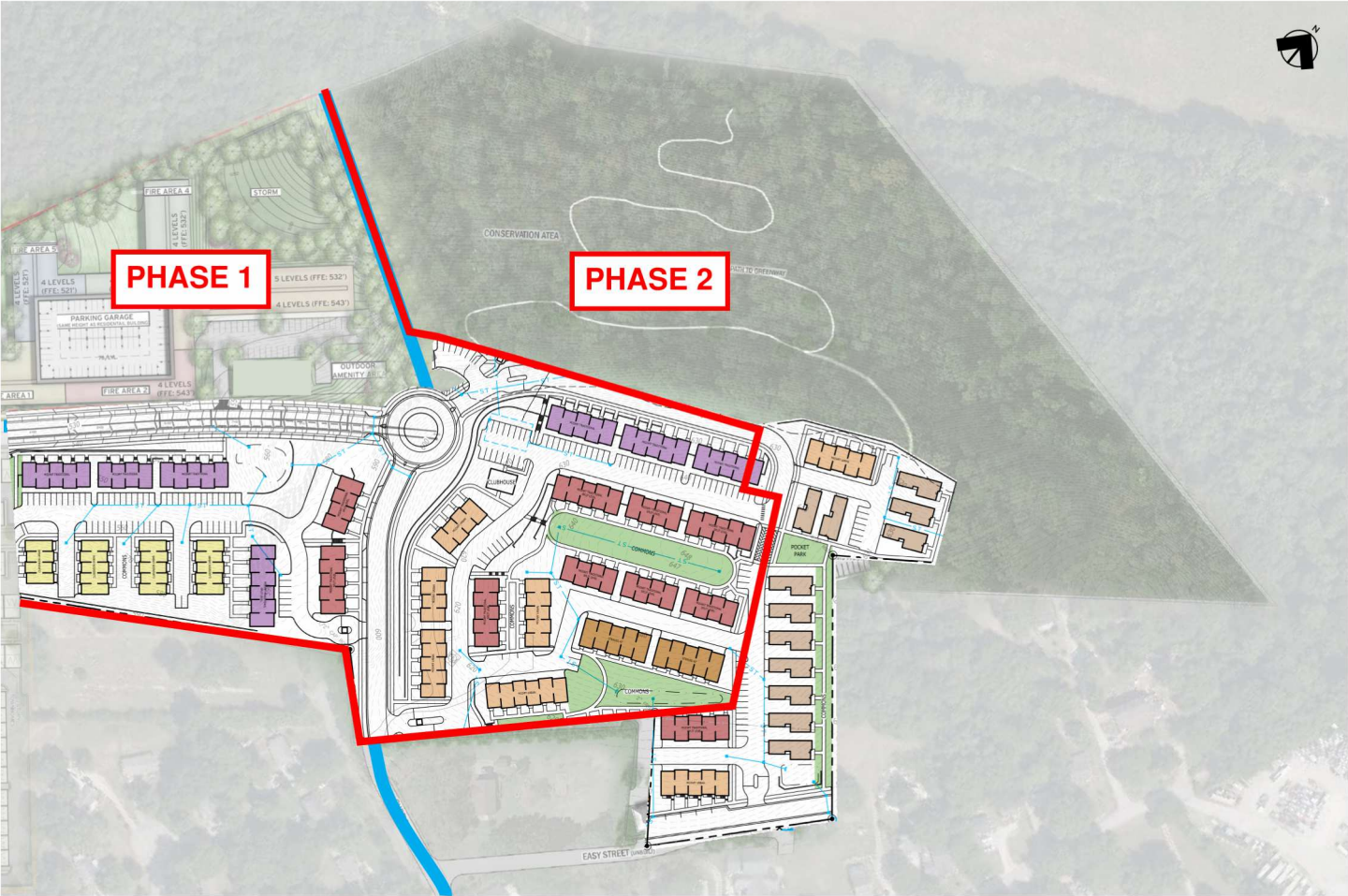
Prior to issuance of any building permits, developer shall coordinate with Metro Parks to determine desirability for extension of park space into the site for those areas indicated on the plan as trailhead, trail to greenway, and public parking. Should Parks decline the offer of the areas to Metro, the developer shall propose an agreement for reasonable public access (e.g. hours of operation and other operational expectations) to this privately-owned, publicly accessible open space and appropriate easements shall be recorded. This shall be reviewed by Metro Planning and Metro Legal and recorded prior to issuance of building permits

PHASING

Schedule and Phasing

Phasing

The project will be completed in multiple phases and is anticipated to start in Summer of 2025



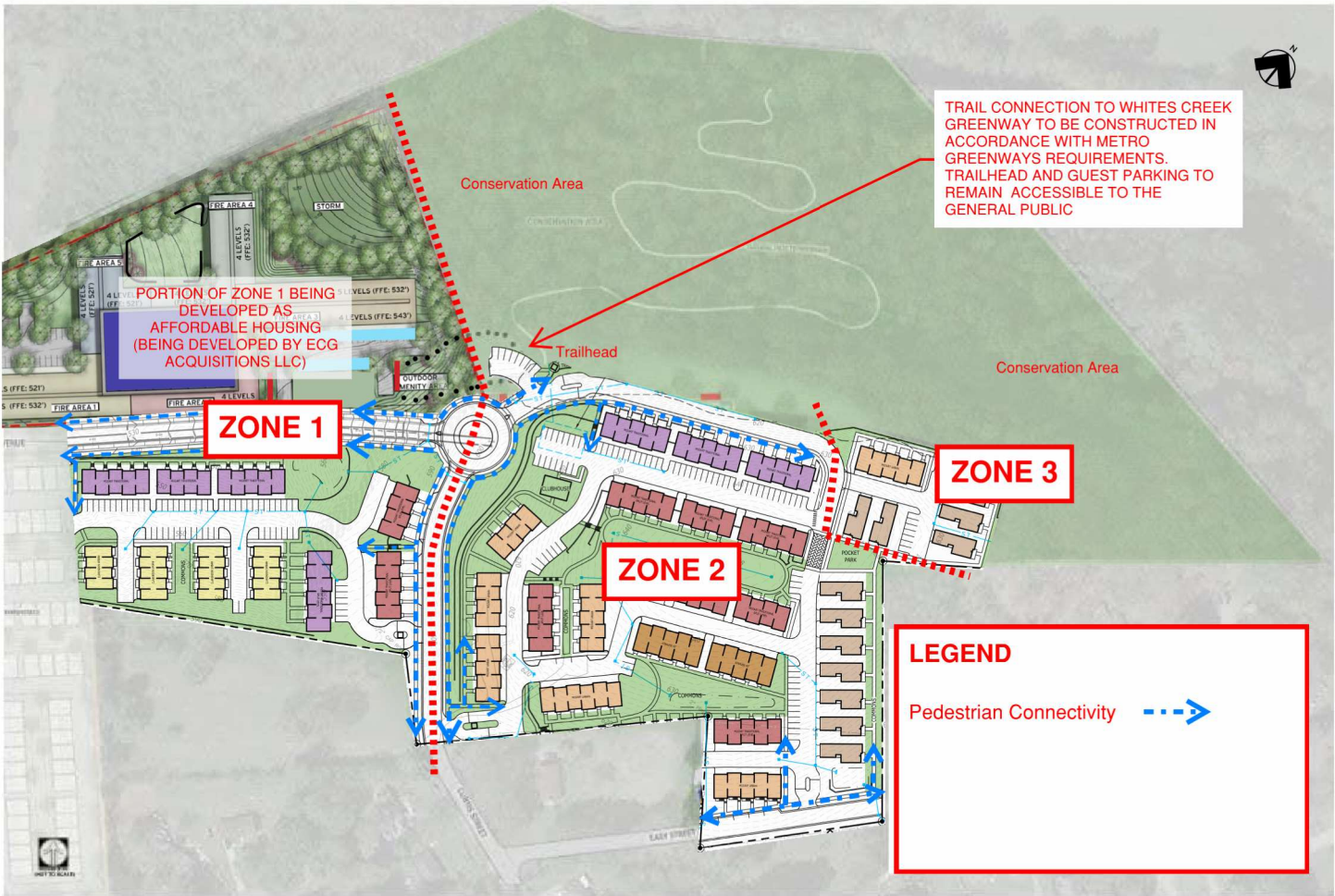
	PHASE 1	PHASE 2
Acreage	+/- 17 Acre	+/- 17 Acre
Max # of Dwelling Units	300 Units	31 Units
Max Density	+/- 30 Units per Acre	+/- 25 Units per Acre
Total # of Parking Spaces*	+/- 200 Spaces* (x)	+/- 150 Spaces*
Schedule	Summer of 2025	TBD

* Parking count is to match requirements per Metro Nashville / Davidson County Zoning code.

(x) -SEE NDOT STANDARDS FOR AFFORDABLE HOUSING PARKING REDUCTION

Preliminary Site Design

Parking and Open Space



**	ZONE 1 UNIT SUMMARY	UNIT COUNT	BEDROOM COUNT (EACH)	GARAGES (EACH)	ZONE 1 PARKING SUMMARY	**	PHASE 1 UNIT SUMMARY	UNIT COUNT	BEDROOM COUNT (EACH)	GARAGES (EACH)
	MOZART TRADITIONAL SPLIT LEVEL	9	3 BEDROOMS	2-CAR	GARAGE SPACES	37	MOZART URBAN	24	3 BEDROOMS	2-CAR
	MOZART TRADITIONAL	20	3 BEDROOMS	N/A	ON STREET PARKING	20	MOZART TRADITIONAL SPLIT LEVEL	40	3 BEDROOMS	2-CAR
	CLARENDON URBAN	19	3 BEDROOMS	1-CAR	OFF STREET PARKING	65	MOZART TRADITIONAL	34	3 BEDROOMS	N/A
					TOTAL PARKING	122	STRAUSS	10	3 BEDROOMS	2-CAR
							CLARENDON URBAN	19	3 BEDROOMS	1-CAR
**	ZONE 2 UNIT SUMMARY	UNIT COUNT	BEDROOM COUNT (EACH)	GARAGES (EACH)	ZONE 3 PARKING SUMMARY	**	PHASE 2 UNIT SUMMARY	UNIT COUNT	BEDROOM COUNT (EACH)	GARAGES (EACH)
	MOZART URBAN	29	3 BEDROOMS	2-CAR	GARAGE SPACES	164	MOZART URBAN	10	3 BEDROOMS	2-CAR
	MOZART TRADITIONAL SPLIT LEVEL	36	3 BEDROOMS	2-CAR	ON STREET PARKING	5	MOZART TRADITIONAL SPLIT LEVEL	5	3 BEDROOMS	2-CAR
	MOZART TRADITIONAL	15	3 BEDROOMS	N/A	OFF STREET PARKING	104	MOZART TRADITIONAL	1	3 BEDROOMS	N/A
	STRAUSS	10	3 BEDROOMS	2-CAR	TOTAL PARKING	273	ROBERT FROST COTTAGE	12	3 BEDROOMS	2-CAR
	ROBERT FROST COTTAGE	7	3 BEDROOMS	2-CAR						
**	ZONE 3 UNIT SUMMARY	UNIT COUNT	BEDROOM COUNT (EACH)	GARAGES (EACH)	ZONE 3 PARKING SUMMARY	**	ZONE 1 STACKED FLATS HAVE BEEN APPROVED UNDER A SEPARATE FINAL SP PLAN. THEY ARE NOT INCLUDED IN THESE PARKING SUMMARY TABLES.			
	MOZART URBAN	5	3 BEDROOMS	2-CAR	GARAGE SPACES	20				
	ROBERT FROST COTTAGE	5	3 BEDROOMS	2-CAR	ON STREET PARKING	0				
					OFF STREET PARKING	9				
					TOTAL PARKING	29				
Total Bicycle Parking		50 Spaces / 4 Areas		50 Spaces / 4 Areas		50 Spaces / 4 Areas				

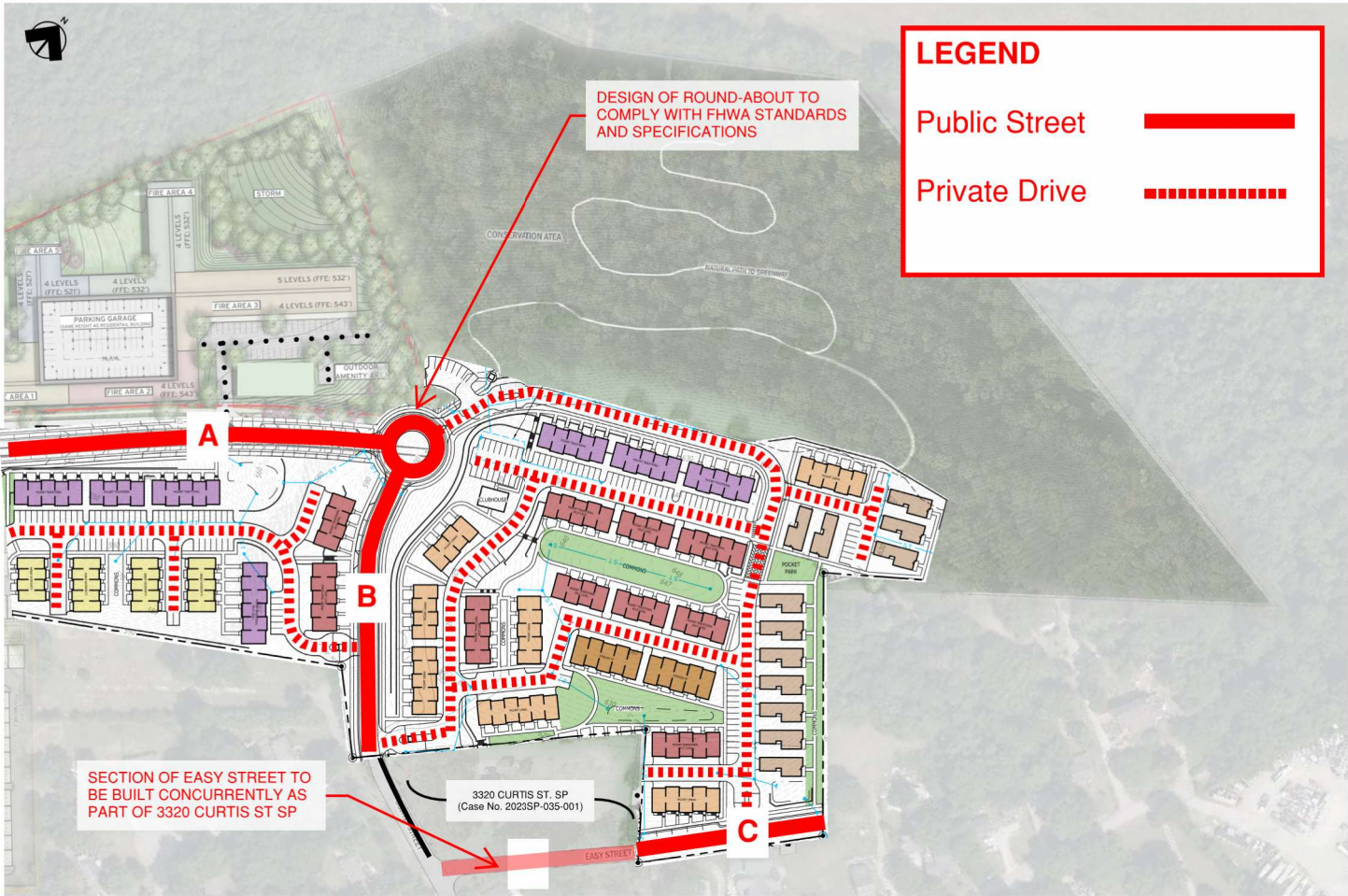
* Parking count is to match requirements per Metro Nashville / Davidson County Zoning code.

(x) -SEE NDOT STANDARDS FOR AFFORDABLE HOUSING PARKING REDUCTION

Open Space	ZONE 1	ZONE 2	ZONE 3
Active Open Space	~ 12%	~ 20%	N / A
Passive Open Space	~18%	~ 0%	N / A
Total	~ 20%	~ 20%	N / A

NASHVILLE DOT STANDARDS

Rights-of-Way and Dedications



General Notes

Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.

Loading areas and ride share locations shall be limited to spaces interior to the structures or behind the structures off of public right-of-way.

Developer will ensure bike lanes are continuous through intersections and that crosswalks are installed at public ROW intersections.

All construction within public ROW shall comply w/ MPW standards and specs

All ROW dedication will occur prior to the issuance of building permits.

Signs denoting "Now Entering Private Property" shall be installed at each connection between public roadways and private drives.

Parking Standards

Parking shall be provided within public covered stalls, uncovered parking areas, on-street, and private garages internal to the development. Guest parking spaces shall be accounted for within development in the form of surface parking and on-street parking internal to the SP. Bicycle parking shall be provided per Metro Standards.

Required parking consistent with the parking requirements of the Metro Zoning Code shall not be counted as floor area.

Parking calculations shall adhere to Metro Nashville Zoning Code Standards below:

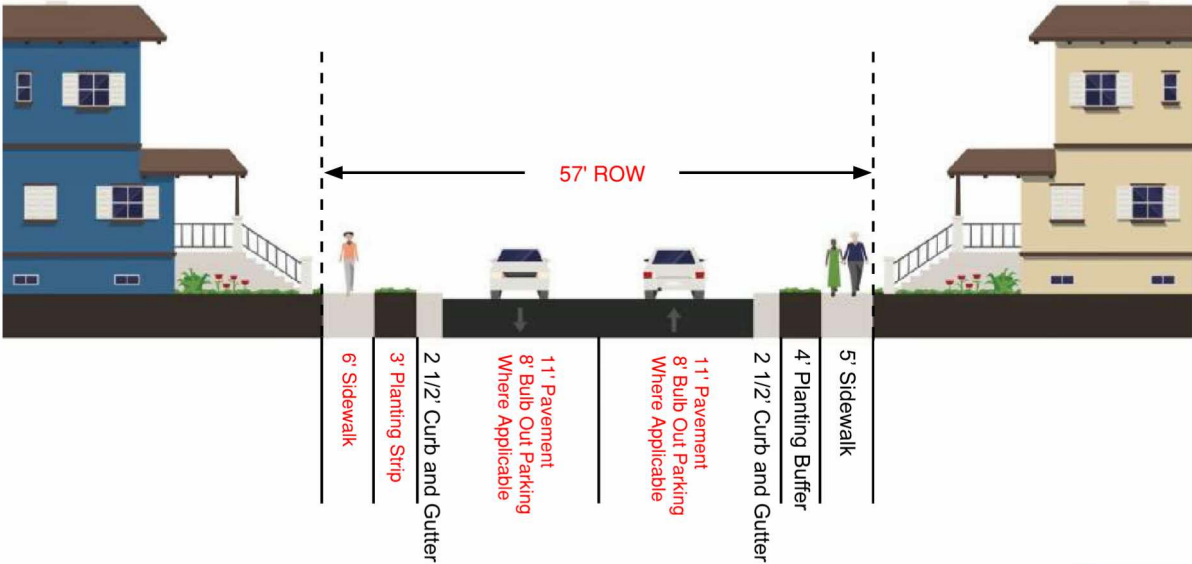
Single-family	2 spaces
Two-family	2 spaces per unit
Multifamily	1 space per bedroom up to 2 bedrooms; .5 spaces per additional bedroom

2024 Modification: Required Parking may be reduced to the following amounts for affordable housing per Metro Government Affordable & Workforce housing standards.			
	1 – BR	2 – BR	3 – BR
Affordable Residential Parking Minimums	0.55	1.10	1.65
<i>Affordable parking ratios are based on ITE Code 223 – Affordable Housing (Income Limits Subcategory)</i>			

Street Sections

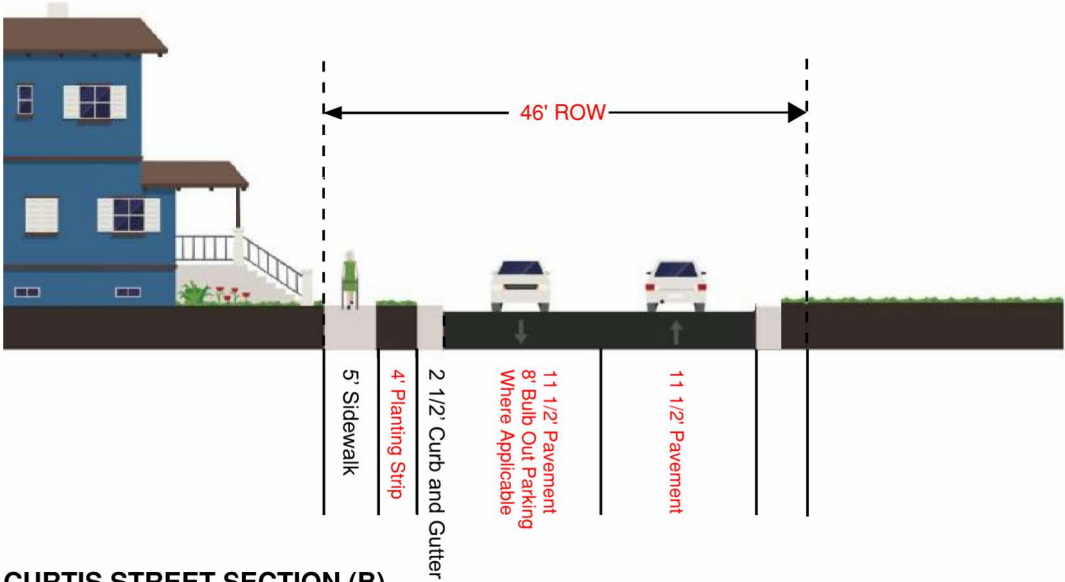
(street sections created with StreetMix.net)

LAWRENCE AVE SECTION (A)



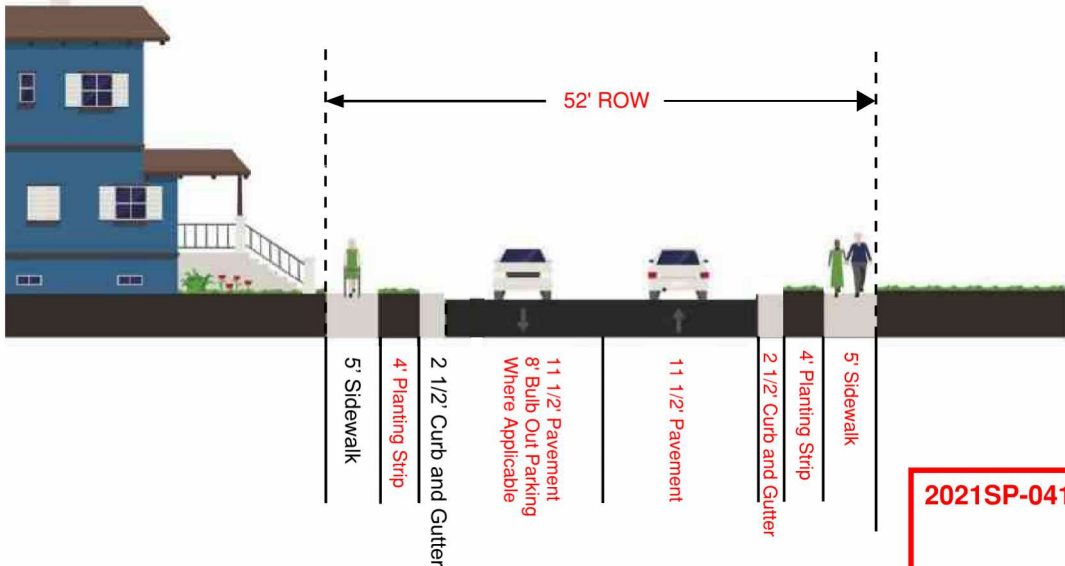
57' ROW

EASY STREET SECTION (C)



46' ROW

CURTIS STREET SECTION (B)



52' ROW

2021SP-041-003

SUBMITTED 06/11/25
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RESUBMITTED 07/17/25

2021SP-041-003

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RESUBMITTED 07/01/25
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LANDSCAPE AND STORMWATER STANDARDS

Overall Standards

Areas reserved for stormwater greater than 0.5 acres will be designed to have either an active or passive park component that can be utilized outside of storm events. Detailed design to be provided at final SP stage of development.

All landscaping shall be properly irrigated and maintained; if drought resistant plant material is used, irrigation shall not be required.

Where irrigation systems are not utilized or specified, all planting masses or individual trees shall be within 100' from a functioning hose bid per Metro Urban Forestry requirements.

All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.

Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines.

Trees located within four feet of shrub beds shall share same mulch bed.

Finished planting beds shall be graded so as to not impede drainage away from buildings.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. If significant relocations are required, contractor shall contact landscape architect for approval. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.

Trees must remain vertical and upright for the duration of the guarantee period with guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

The development of this project shall comply with the street tree, tree density, and tree replacement requirements of Metro Nashville. Landscape plan to be submitted in Final SP Submittal.

Street trees shall be provided along all street frontages at an average of forty-five (45) linear feet on center and be 3.5" caliper minimum.

Eight percent of interior parking area shall be landscaped.

Where trees are planted in rows, they shall be uniform in size and shape. Parking lot planting areas shall be a minimum of 90 square feet.

Reference Metro L.I.D. Manual for design and planting materials for LID measures.

Ornamental trees may be used as street trees where existing conflicts with overhead utilities occur.

Metro tree density and tree replacement worksheets shall be utilized to calculate required planting.

TREE DENSITY UNITS

As development continues in the area, it may become unrealistic to put required units from the tree replacement worksheet on the developing site. If determined infeasible for the health of the tree or density of the site by the Metro Urban Forester, up to 160 total units may be placed in the designated TDU zone. Up to 20 TDU's per development may be logged for placement within the zone. The TDU zone may only be planted once development of that area is complete. The Metro Urban Forester and applicant shall be responsible for logging TDU's to be placed in that zone and ensuring planting once complete.

Once the designated TDU zone has reached capacity for each development, the Metro Urban Forester and applicant shall decide locations for the remainder of the TDU's to be planted. In order of priority below, locations for plantings should be:

- 1. Additional property owned by applicant that has been developed or has no plans for redevelopment.
- 2. Council District #02
- 3. Metropolitan Nashville

STREET TREES

The following trees shall be permitted as street trees within the R.O.W within this development. Variations to this list shall be approved by the Metro Nashville Forrester prior to approval.

STORMWATER NOTES

Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any storm water facilities within the property.

Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance NO.78-840 and approved by The Metropolitan Department of Water Service.

Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' CMP)

Anticipated Street Trees



Green Vase Zelkova



Frontier Elm



Green Little Leaf



Lacebark Elm



London Planetree



Sunburst Thornless Honeylocust



Ginkgo



Flame Amur Maple



Willow Oak



Tulip Poplar



Overcup Oak



Shumard Oak

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ADDITIONAL STORMWATER NOTES

The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations

Parcels contain a FEMA Designated floodway per map panel 47037C0229H dated 04/05/2017

ADDITIONAL PLANNING NOTES

Two connections to existing ROW will be immediately available to the finished development prior to final site plan approval.

Bufferyard C shall be provided along property boundaries abutting R10 zoned properties. Bufferyard B-2 may be used where a local street is planned for the edge of the property line.

ADDITIONAL NDOT AND TRAFFIC NOTES

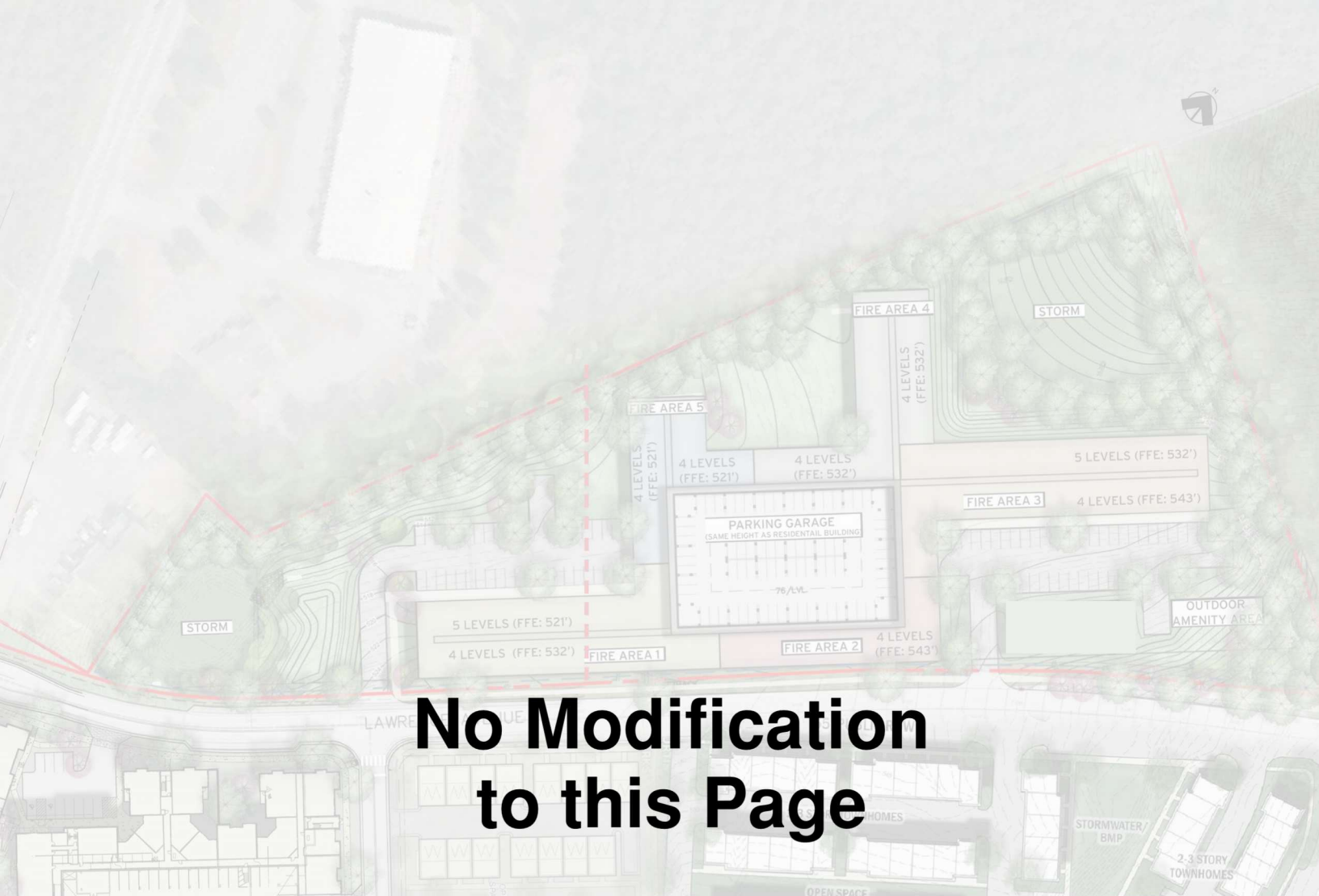
Driveway ramp per ST-324 on private driveways at the public roadway intersections.

A waste mangement plan shall be submitted with each Final SP submittal.

When development traffic has access to Curtis Street and Courtney Avenue, Curtis Street and Courtney Avenue shall be widened to ensure a minimum of 20' of pavement is provided.

Widen the eastbound approach of Buena Vista Pike at Curtis Street to include a separate left and right-turn lane with 100' of storage.

A traffic signal shall be installed at the intersection of Clarksville Pike at Ashland City Highway / Courtney Avenue.



**No Modification
to this Page**

ADDITIONAL SPECIFIC PLAN NOTES

It is intended for Zone 1 of this SP (2021SP-041-002) and Zone 2 of The Clarksville Pike SP (2019-066-003) to be developed together. These properties shall not have any related setbacks along shared property lines.

Buildings found crossing the property line between the SPs shall count density and units in the SP that contains majority of the unit square footage.

Buildings shared between SPs shall follow the SP guidance and setbacks for the portion of the building in both SPs.

The development in these two zones shall be reviewed as one final site plan.