

# PRELIMINARY SPECIFIC PLAN APPLICATION

## 525 HAGAN STREET

Case No. 2022SP-039-001

### **PURPOSE:**

A request to rezone from IWD to SP zoning on properties located at 521 and 525 Hagan Street, at the corner of Merritt Ave and Hagan Street, (0.75 acres), to permit all uses in MUL-A -NS with modifications to height, rear setback, stepback, ISR, build to zone, and FAR requirements, requested by Hastings, applicant; HCD Wedgewood 525 Hagan LLC, owner.

### **PARCELS:**

105-07-007600 (521 Hagan St)  
105-07-007400 (525 Hagan St)

### **OWNER:**

HCD WEDGEWOOD 525 HAGAN, LLC  
438 Houston Street | Suite 288  
Nashville, TN 37203

### **COUNCIL:**

District 17  
Councilperson: Colby Sledge

### **EXISTING ZONING:**

IWD - Industrial Warehousing/Distribution

### **COMMUNITY PLAN/POLICY:**

T4MU (Urban Mixed Use Neighborhood)  
WHCH Character Area 1: North Wedgewood-Houston

### **LAND USE POLICY COMPLIANCE:**

- This proposed SP falls within Character Area 1 of the Wedgewood Houston & Chestnut Hill policy. As stated on Pg 31 of the WH&CH Planning Study (adopted October 24, 2022), "increased height ... may be appropriate when ... located in lower lying areas" (number 4). This site is in one of the lowest elevations in the Character Area and therefore meets the requirements for increased height. The intent of this exception for increased height in lower lying areas is to create a maximum height that limits the top of buildings in the neighborhood, regardless of their ground floor elevations. For that reason, this Preliminary SP intentionally matches the height of the adjacent development (The Finery). As seen on the attached south elevation, the height is contextually appropriate by matching, not exceeding, the height of the development directly adjacent to this site.

- This proposed SP is consistent with the T4MU policy's examples of appropriate uses (mixed-use), base zoning (MUL-A-NS), building types (mid-rise mixed-use), massing (high lot coverage), orientation (street facing), setbacks (shallow), and height (appropriate to context and topography)

### **GENERAL NOTES:**

- Uses shall be limited to all uses permitted by MUL-A-NS (short term rental owner occupied and not owner occupied shall be prohibited).
- Landscaping and tree density requirements per Metro Zoning Ordinance. (If other standards are proposed, then they need to be spelled out in the SP and this note would not be applicable.)
- 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.
- 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 requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
- 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 requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- Final site plan must comply with all regulations in the Stormwater Management Manual at the time of submittal.



### **VICINITY MAP**



**SPECIFIC PLAN BULK STANDARDS:**

**PROPOSED ZONING:** SPECIFIC PLAN

**FAR:** 3

**ISR:** 1

**SETBACKS:** NONE REQUIRED

**MAX HEIGHT:** 6 STORIES IN 80'

**STEPBACK:** NONE REQUIRED

**BUILD-TO ZONE:** 0'-15' (HAGAN ST)  
5'-15' (MERRITT AVE)

**LINER:** 20' MINIMUM DEPTH OF ACTIVE USE AT MERRITT AVENUE

\* (ACTIVE USE ON HAGAN ST AS INDICATED ON WEST ELEVATION)

\* PARKING GARAGE LEVELS REQUIRED TO BE SCREENED WHEN FACING HAGAN ST

**GLAZING:** A MINIMUM 40% GLAZING SHALL BE PROVIDED ON THE FIRST FLOOR ALONG MERRITT AVENUE AND ACTIVE USES ALONG HAGAN STREET

UPPER FLOORS SHALL PROVIDE AT LEAST 30% GLAZING

**ARCHITECTURAL MATERIALS**

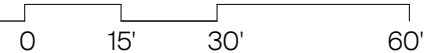
*ENVISIONED MATERIALS*  
THE PROJECT ENVISIONS USING A VARIETY OF SCULPTURAL, ARTISTIC AND CREATIVE MATERIALS INCLUDING BUT NOT LIMITED TO MASONRY, RECYCLED MATERIALS, INDUSTRIAL GAUGE STEEL AND METAL WORKS, RECLAIMED WOOD BEAMS, BRICK AND VARIOUS CONCRETE APPLICATIONS IN KEEPING WITH THE INDUSTRIAL CHARACTER OF THE EXISTING DISTRICT.

*PROHIBITED MATERIALS*  
EIFS, VINYL, AND CHAIN-LINK FENCING ARE PROHIBITED

**PARKING:** PARKING SHALL BE SUBSURFACE/PARTIALLY SUBSURFACE & SHALL NOT BE LOCATED ABOVE FIRST FLOOR

MINIMUM PARKING REQUIREMENTS PER METRO CODES

**ENTRANCES:** PRIMARY ENTRANCE(S) INTO THE BUILDING SHALL BE LOCATED ON MERRITT AND HAGAN (OR AT CORNER).







**SPECIFIC PLAN BULK STANDARDS:**

**PROPOSED ZONING:** SPECIFIC PLAN

**FAR:** 3

**ISR:** 1

**SETBACKS:** NONE REQUIRED

**MAX HEIGHT:** 6 STORIES IN 80'

**STEPBACK:** NONE REQUIRED

**BUILD-TO ZONE:** 0'-15' (HAGAN ST)  
5'-15' (MERRITT AVE)

**LINER:** 20' MINIMUM DEPTH OF ACTIVE USE AT MERRITT AVENUE

\*ACTIVE USE ON HAGAN ST AS INDICATED ON WEST ELEVATION

\*PARKING GARAGE LEVELS REQUIRED TO BE SCREENED WHEN FACING HAGAN ST

**GLAZING:** A MINIMUM 40% GLAZING SHALL BE PROVIDED ON THE FIRST FLOOR ALONG MERRITT AVENUE AND ACTIVE USES ALONG HAGAN STREET

UPPER FLOORS SHALL PROVIDE AT LEAST 30% GLAZING

**ARCHITECTURAL MATERIALS**

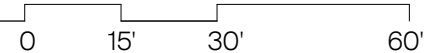
*ENVISIONED MATERIALS*  
THE PROJECT ENVISIONS USING A VARIETY OF SCULPTURAL, ARTISTIC AND CREATIVE MATERIALS INCLUDING BUT NOT LIMITED TO MASONRY, RECYCLED MATERIALS, INDUSTRIAL GAUGE STEEL AND METAL WORKS, RECLAIMED WOOD BEAMS, BRICK AND VARIOUS CONCRETE APPLICATIONS IN KEEPING WITH THE INDUSTRIAL CHARACTER OF THE EXISTING DISTRICT.

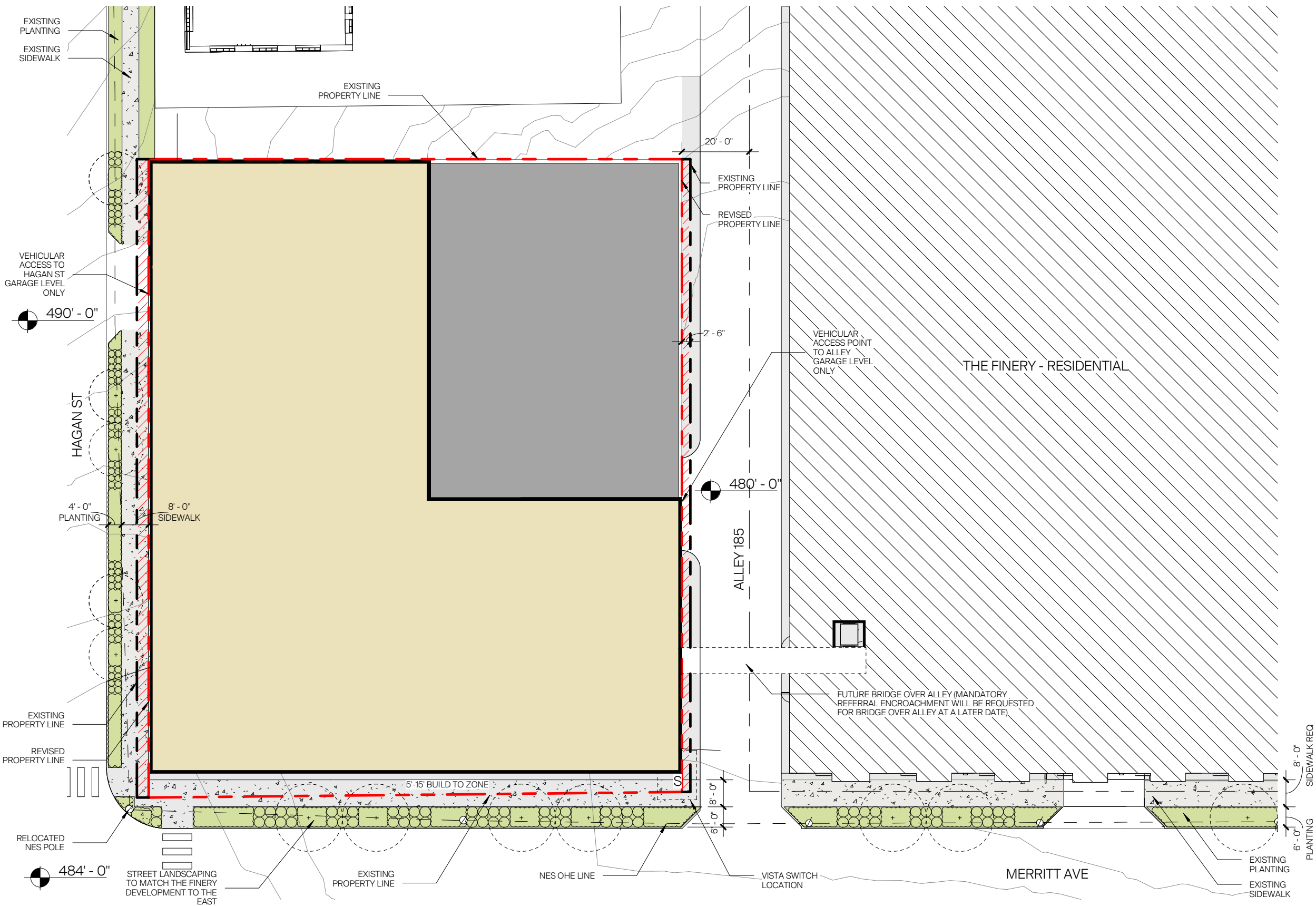
*PROHIBITED MATERIALS*  
EIFS, VINYL, AND CHAIN-LINK FENCING ARE PROHIBITED

**PARKING:** PARKING SHALL BE SUBSURFACE/PARTIALLY SUBSURFACE & SHALL NOT BE LOCATED ABOVE FIRST FLOOR

MINIMUM PARKING REQUIREMENTS PER METRO CODES

**ENTRANCES:** PRIMARY ENTRANCE(S) INTO THE BUILDING SHALL BE LOCATED ON MERRITT AND HAGAN (OR AT CORNER).





**SPECIFIC PLAN BULK STANDARDS:**

**PROPOSED ZONING:** SPECIFIC PLAN

**FAR:** 3

**ISR:** 1

**SETBACKS:** NONE REQUIRED

**MAX HEIGHT:** 6 STORIES IN 80'

**STEPBACK:** NONE REQUIRED

**BUILD-TO ZONE:** 0'-15' (HAGAN ST)  
5'-15' (MERRITT AVE)

**LINER:** 20' MINIMUM DEPTH OF ACTIVE USE AT MERRITT AVENUE

\* (ACTIVE USE ON HAGAN ST AS INDICATED ON WEST ELEVATION)

\* PARKING GARAGE LEVELS REQUIRED TO BE SCREENED WHEN FACING HAGAN ST

**GLAZING:** A MINIMUM 40% GLAZING SHALL BE PROVIDED ON THE FIRST FLOOR ALONG MERRITT AVENUE AND ACTIVE USES ALONG HAGAN STREET

UPPER FLOORS SHALL PROVIDE AT LEAST 30% GLAZING

**ARCHITECTURAL MATERIALS**

*ENVISIONED MATERIALS*  
THE PROJECT ENVISIONS USING A VARIETY OF SCULPTURAL, ARTISTIC AND CREATIVE MATERIALS INCLUDING BUT NOT LIMITED TO MASONRY, RECYCLED MATERIALS, INDUSTRIAL GAUGE STEEL AND METAL WORKS, RECLAIMED WOOD BEAMS, BRICK AND VARIOUS CONCRETE APPLICATIONS IN KEEPING WITH THE INDUSTRIAL CHARACTER OF THE EXISTING DISTRICT.

*PROHIBITED MATERIALS*  
EIFS, VINYL, AND CHAIN-LINK FENCING ARE PROHIBITED

**PARKING:** PARKING SHALL BE SUBSURFACE/PARTIALLY SUBSURFACE & SHALL NOT BE LOCATED ABOVE FIRST FLOOR

MINIMUM PARKING REQUIREMENTS PER METRO CODES

**ENTRANCES:** PRIMARY ENTRANCE(S) INTO THE BUILDING SHALL BE LOCATED ON MERRITT AND HAGAN (OR AT CORNER).

