

## 1111 63RD AVE N Specific Plan (SP)

<b>Development Summary</b>	
SP Name	1111 63 <sup>rd</sup> Avenue North Specific Plan
SP Number	2022SP-009-001
Associated Case	2021CP-007-004
Council District	20
Map & Parcel	<u>Map 091; Parcel 007, 006</u>

<b>Site Data Table</b>	
Site Acreage	11.15 Acres
Existing Zoning	IR (Industrial Restrictive)
Proposed Zoning	SP
Allowable Land Uses	Multifamily, office, retail, restaurant, bar, and all other uses permitted in the MUL-A-NS zoning district.

1. Short term rental, owner and non-owner occupied shall be prohibited.
2. Height. The maximum height of any structure on the property shall be three stories within the build-to zone, four stories after a 15-foot step-back from the street, and five stories after a 60-foot step-back from the street.
3. The maximum floor area ratio (FAR) for all structures combined is 2.0. Parking areas for required parking may be exempt from the maximum allowed FAR calculation.
4. At least 85% of the existing two-story structure located at the north end of the site shall be retained. Appurtenant structures may be removed.
5. Building facades for new construction shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function.
6. The water tower at the rear of the site shall remain.
7. A pedestrian crosswalk shall be provided from the site across 63rd Avenue North.
8. Parking to be provided per Metro Code (UZO Standards) with the submittal of the final site plan. Above grade structure parking shall be designed in a such a way to be seamlessly integrated into the architectural design. Preference is for parking to be fully lined with active uses. If unlined, the parking shall be fully screened. Final elevations to be reviewed and approved by Planning Staff with the final site plan.
9. Landscaping and tree density requirements per Metro Zoning Ordinance. This site is eligible for Payment in lieu of meeting the TDU requirement.
10. Sidewalks along 63rd Ave. N shall be per the Major and Collector Street Plan.
11. Any final site plan shall provide for a public street connection to the north. This requirement may be accomplished by, but not excluded to, the extension of California Avenue, Pennsylvania Avenue and/or Louisiana Avenue. The location and final design standards for the public street connection shall be determined with the review of the final site plan.
12. 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.
13. 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.
14. 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-NS zoning district as of the date of the applicable request or application.
15. 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.

### Community Plan Consistency Note

The proposed Specific Plan is located within the West Nashville Community Plan (Subarea 7). The proposed SP is located within District-Industrial Policy and associated community plan amendment is proposed to change the current policy to:

### Proposed Land Use Policy - Urban Mixed-Use Neighborhood (T4 MU)

The proposed SP to permit a mixed-use development, in addition to uses permitted by the MUL-A-NS zoning district, is consistent with the goals of the T4 Urban Mixed-Use policy as it will achieve the intent of the policy to create urban, mixed-use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses.

