

THE RESERVOIR

8TH AVENUE SOUTH AT EDGEHILL

Preliminary Specific Plan &
Major Policy Amendment

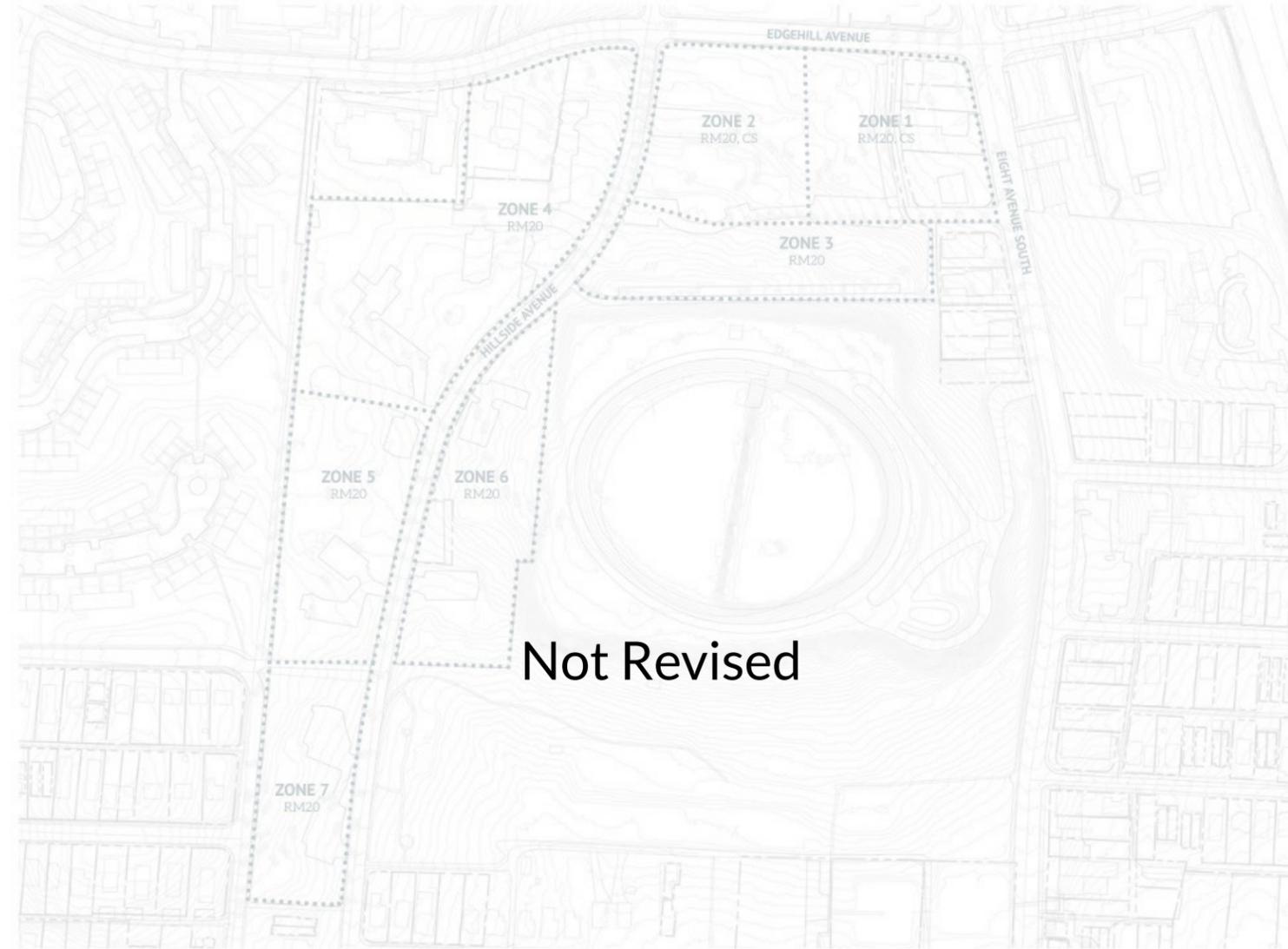
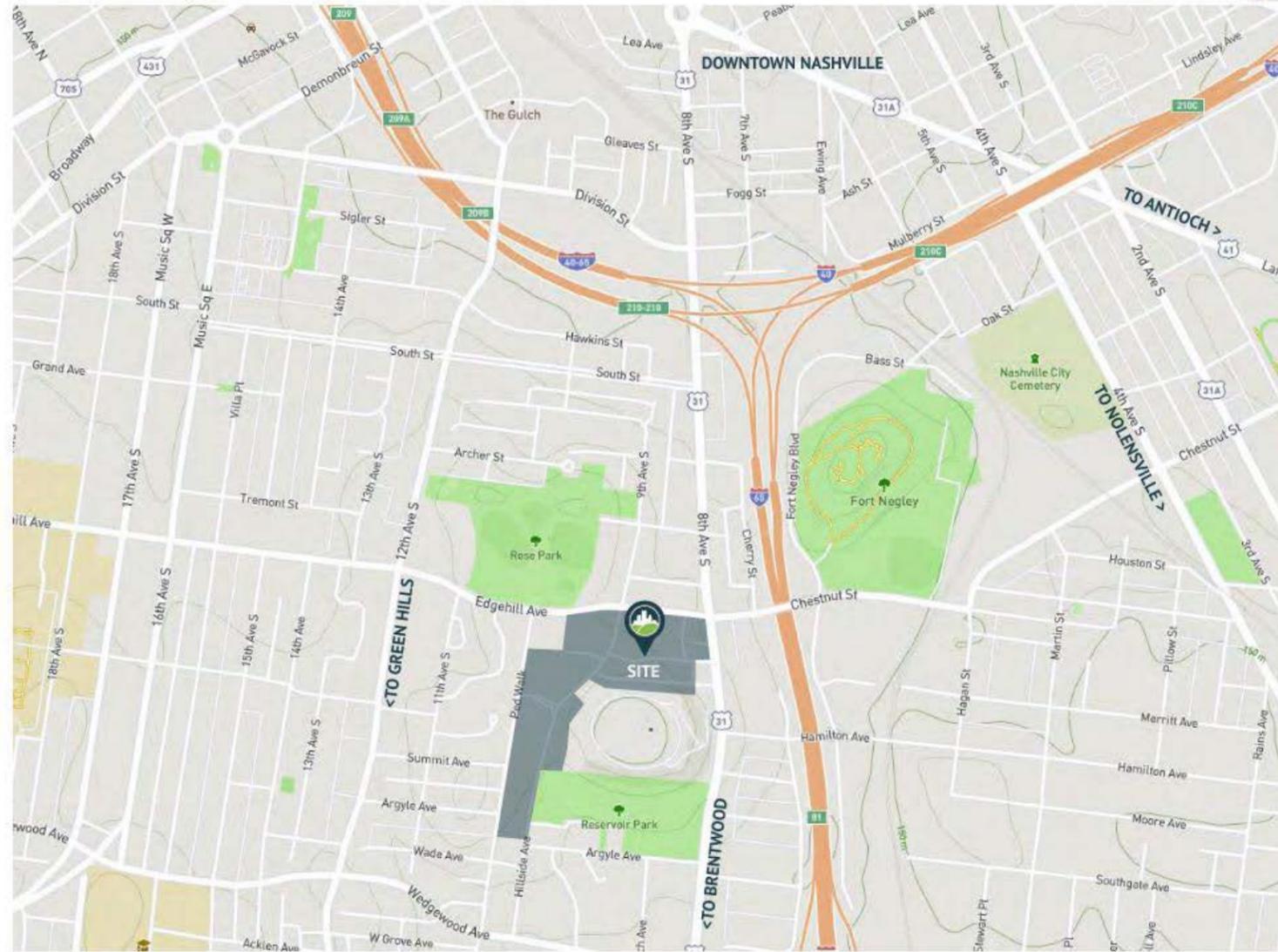
Revised: FEBRUARY 15, 2023



2022 Case No: 2018SP-026-009



Kimley»Horn



Site Info:
Site is on 23.32 acres of land located at:

1201 8th Avenue South
Map and Parcel(s): 10506003800, 10506003900, 10506004000, **10506002400**, **10505051200**, 10506004200, **10505051100**, 10506033200
(Parcels in **BOLD** are within the Park at Hillside PUD)

Council District: 17 Colby Sledge

2022 Revisions:

Owner:
Park at Hillside, LLC (Revised Properties)
Reservoir Zone 3, LLC
Reservoir Zone 4, LLC
O.I.C. Hillside Flats (Constructed)
ECG Hillside, LP (Constructed)
MDHA (Constructed)

Land Planner/Developer:
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Elmington
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Suite 200 Nashville, TN 37203
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Civil Engineer:
John Richard Patterson, PE
Kimley-Horn
4031 Aspen Grove Dr,
Franklin, TN 37067
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Land Use Policy:

	Existing	Proposed	Parcels Requiring Change
ZONE 1:	T4 NE, T4 CM	T4 CM	809 Edgehill Avenue (10506002400)
ZONE 2:	T4 NE	T4 CM	809 Edgehill Avenue (10506002400)
ZONE 3:	T4 NE	T4 CM	809 Edgehill Avenue (10506002400)
ZONE 4:	T4 NE	T4 NE	
ZONE 5:	T4 NE	T4 NE	
ZONE 6:	T4 NE	T4 NE	
ZONE 7:	T4 NE	T4 NE	

Current Land Use Policy: The property is located within the Green Hills-Midtown Community Plan. The current land use policy for the property is split between T4 CM (Urban Mixed Use Corridor) and T4 NE (Neighborhood Evolving) The SP will retain utilizing these land use policies and expand the T4 CM policy to the entirety of Areas 1, 2, and 3.

T4 Urban Mixed Use Corridor: prioritize higher-intensity mixed use and commercial uses at intersections with preference given to residential uses between intersections. Streets move vehicular traffic efficiently while accommodating sidewalks, bikeways, and existing or planned mass transit. T4-CM areas are pedestrian-friendly, prominent arterial-boulevard and collector-avenue corridors that accommodate residential, commercial, and mixed use development, and are served by multiple modes of transportation.

T4 Neighborhood Evolving: Create and enhance neighborhoods—to include greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. Areas will have higher densities and/or smaller lot sizes, with a broader range and mixture of housing types, providing housing choice, than some surrounding urban neighborhoods.



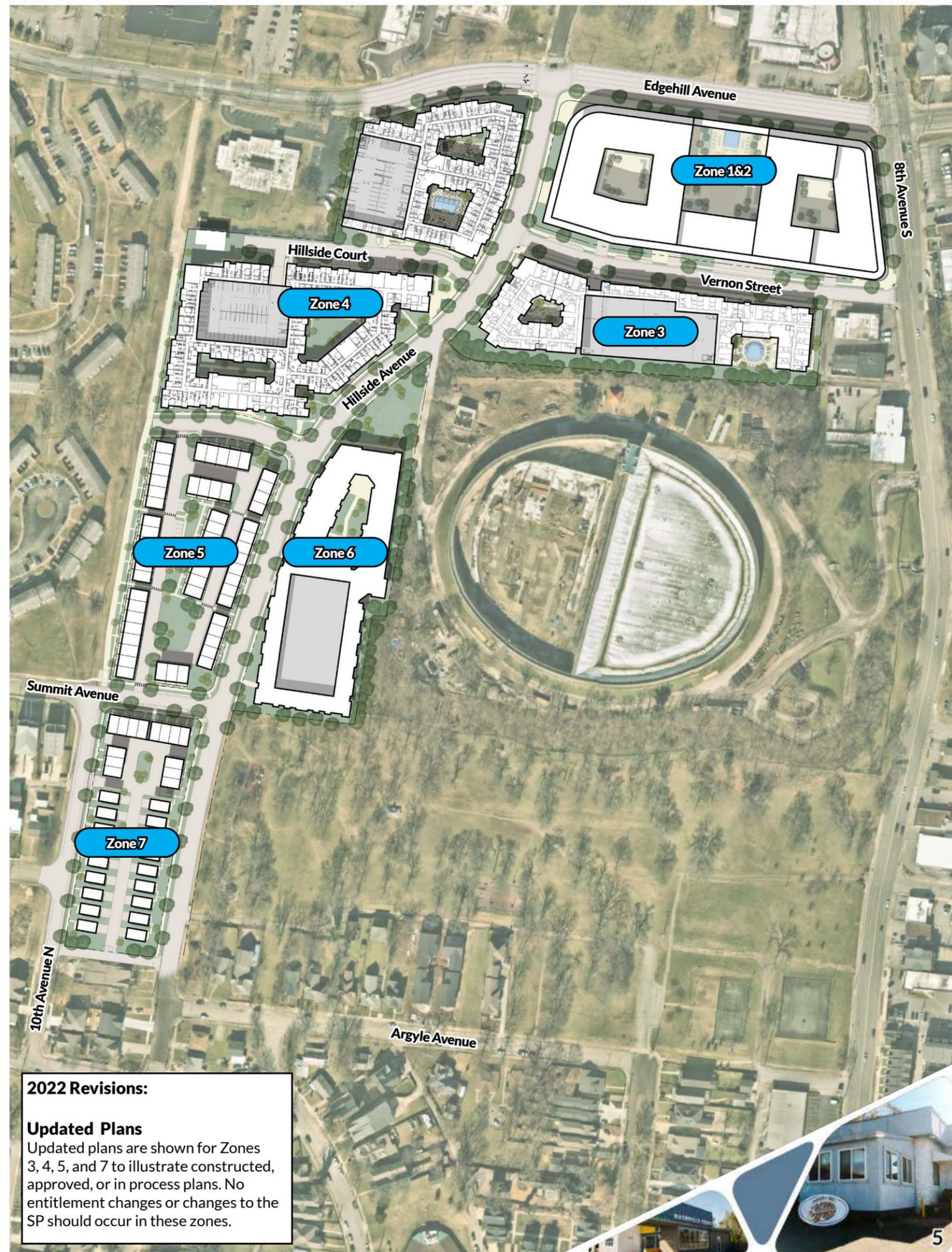


Not Revised

Site Concept Plan:
 The conceptual approach for The Reservoir is to consolidate the site's density and non-residential uses at the priority intersection of 8th Avenue South and Edgehill Avenue. The Green Hills-Midtown Community Plan calls out both streets as "Priority Corridors," with 8th Avenue South being labeled as an "Immediate Need." Along Edgehill the form and density stays consistent but transitions to primarily residential uses with some ground floor commercial uses.

Moving southward along Hillside Avenue density tapers down to structure parked mid-rise flats to surface parked low-rise flats on the west side to garage-loaded townhome units on the east side. The southern most portion of the site utilizes duplex units to transition from the stacked flats to the north to the single family lots adjacent to the site.

The site also utilizes new east/west connector streets and stub streets to increase access to Hillside Avenue from the east and west, while redirecting some traffic away from the intersection 8th Avenue South and Edgehill Avenue. The extension of Summit Avenue to Hillside plays a major role in connecting the homes between 12th Avenue South and 8th Avenue South both physically and mentally.



2022 Revisions:
Updated Plans
 Updated plans are shown for Zones 3, 4, 5, and 7 to illustrate constructed, approved, or in process plans. No entitlement changes or changes to the SP should occur in these zones.





Intent: Zone 1 is intended to serve the surrounding area, by providing ground floor retail that is paired with office and other commercial uses above. Businesses will be parked via shared garage parking and on street spaces.

Uses: Multifamily Residential, Commercial/Retail, and Office
Prohibited: Alternative Financial Services, Auto Repair, Auto Sales, Gas Station

Frontage Standards:

Build-to: Where buildings directly front public streets or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 5' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

Ground Floor Access: Non-residential ground floor uses shall provide a public entrance from the public sidewalk

Building Frontage/Orientation: All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

Maximum Height: (measured from average grade to top of parapet)
 Limited to Elevation 646' (Reservoir Ring Road)
 Zone 1- 150' in 11 Stories (Structure A)
 Zone 2- 110' in 10 Stories (Structure B) 90' in 8 Stories (Structure C)

Stepback: 40' stepback after 3 stories along 8th Avenue South and Edgell Avenue

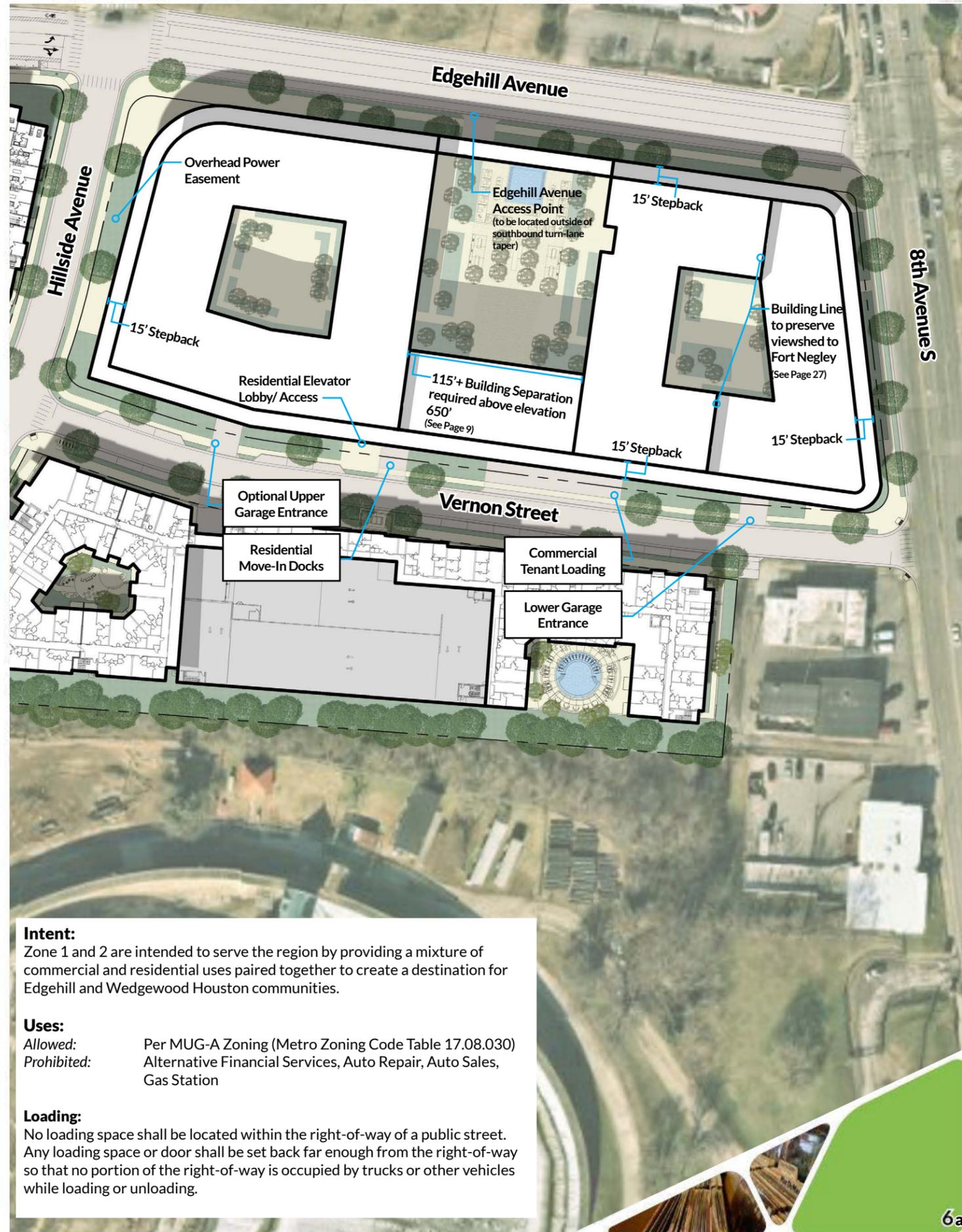
Glazing: (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)
 Residential: 25% ground floor, 25% upper floors
 Commercial: 50% ground floor, 30% upper floors

Parking Garage Screening/Lining: Parking structures fronting a public street R.O.W. or public open space shall be screened and lined with an active use along the ground floor.

Viewshed Information: Heights and setbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir Park. See page 27 for Viewshed Standards.



		ZONE 1 AND 2	
Uses	Per MUG-A Zoning		
FAR	6.0		
ISR	1.0		
Maximum Height (multiple blocks)	Not to Exceed Elevation of 646'		
	Zone 1: Structure A 150' in 11 Stories	Zone 2 Structure B: 110' in 10 Stories Structure C: 90' in 8 Stories	
Stepback	40' at or before 3rd Story		
Minimum First Floor Height	14'		
Build-To	80% within 5'		
Setbacks			
Side Setback	0'		
Rear Setback	0'		
Minimum Building Separation	0'		
Glazing			
Residential	25% Minimum		
Commercial	50% Minimum Ground Floor 30% Upper Floors		
Raised Foundation			
Residential	18" Minimum - 36" Maximum		
Commercial	36" Maximum		
Fallback Zoning	MUG-A		
View Corridor Provisions	See Page 27		



Intent:
Zone 1 and 2 are intended to serve the region by providing a mixture of commercial and residential uses paired together to create a destination for Edgehill and Wedgwood Houston communities.

Uses:
Allowed: Per MUG-A Zoning (Metro Zoning Code Table 17.08.030)
Prohibited: Alternative Financial Services, Auto Repair, Auto Sales, Gas Station

Loading:
No loading space shall be located within the right-of-way of a public street. Any loading space or door shall be set back far enough from the right-of-way so that no portion of the right-of-way is occupied by trucks or other vehicles while loading or unloading.



Frontage Standards:

Build-To:
Edgehill Avenue and 8th Avenue: 80% of the Facade within 10'
Hillside Street: 80% of the Facade within 30'
Vernon Avenue: 60% of the Facade within 30'

Building Frontage/Orientation:

All Structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space. (See Page 8 for Additional Edgehill Standards)

Maximum Height: 85' in 7 Stories with single block
(See Page 9 for Details)

(as measured per Metro Zoning Code)

Upper Level Separation: 115' Minimum above Elevation 650'
Stepback: 15' at or before 6 Stories

Glazing:

Residential: 25%
Commercial: 50% Ground Floor (Edgehill, Hillside, 8th)

Parking Garage Screening/Lining:

The design of the Structured Parking Screening shall include vertical and horizontal integration of the architecture of the residential portion of the building with the garage, using the same materials and glazing systems across the building. Parking along 8th Avenue, Edgehill, Hillside and Vernon shall be screened architecturally.

View Corridor Information:

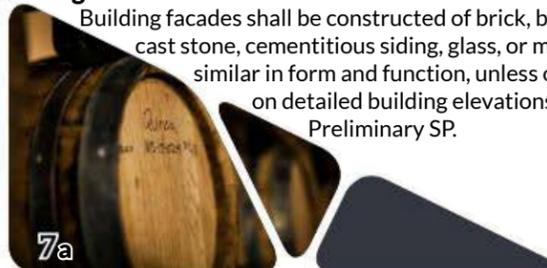
Structures shall provide line of sight between the reservoir building and Fort Negley and Rose Park. See page 27 for View Corridor guidelines.

Access:

One curb cut shall be allowed onto Edgehill for a single garage access or alleyway. All other access (including building service and loading) shall be from Vernon Street.

Design:

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.



	ZONE 1 AND 2
Uses	Per MUG-A Zoning
FAR	7.5
ISR	1.0
Maximum Height (single block)	85' in 7 Stories
Stepback	15' at or before 6th Story
Minimum First Floor Height	12'
Build-To	
Edgehill and 8th	80% within 10'
Hillside	80% within 30'
Vernon	60% within 30'
Setbacks	
Side Setback	0'
Rear Setback	0'
Minimum Building Separation	0'
Glazing	
Residential	25% Minimum
Commercial	50% Minimum Ground Floor (Edgehill, Hillside, 8th)
Raised Foundation	
Residential	18" Minimum - 36" Maximum
Commercial	0" Minimum
Fallback Zoning	MUG-A
View Corridor Provisions	See Page 27

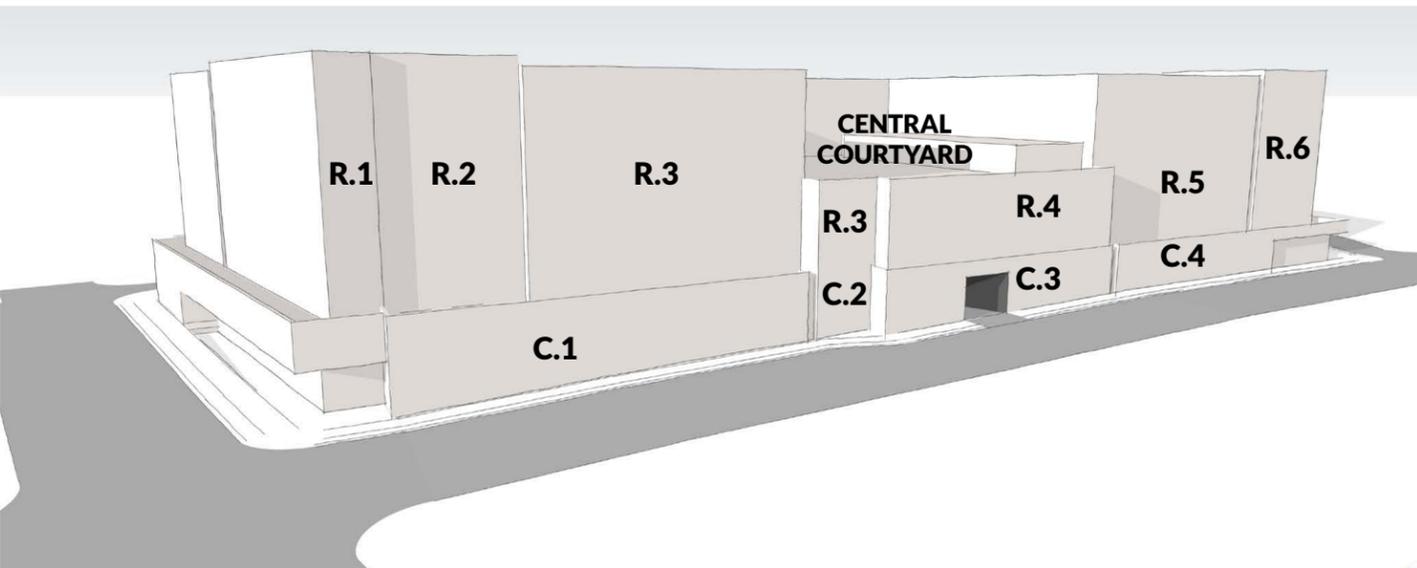
Edgehill Frontage Standards

Commercial Levels: Commercial Levels shall provide a storefront façade along Edgehill Avenue. Commercial levels will be limited to Levels 0 (at intersection of Edgehill and 8th), 1, and 2 to respond to the grade change along Edgehill Avenue. Storefront façade shall provide:

- No less than 50% glazing
- Façade materials shall be masonry, stone, and/or metal panels.
- Multiple Facade Planes
 - No Facade Plane shall be more than 60% the length of the entire frontage
 - All Facade planes must have a minimum of a 3' change in depth or a 5' horizontal break.
 - Level 0: 1 facade plane
 - Level 1-2 (along Edgehill): 3 or more facade planes.

Residential Levels: Residential Levels shall provide a residential façade along Edgehill Avenue with appropriate architectural breaks and recesses. Residential Facades shall provide:

- No less than 25% glazing.
- Façade materials shall be glass, masonry, fiber cement, metal panel, or cementitious/stucco siding.
- Multiple Facade Planes and Courtyards
 - No Facade Plane shall be more than 60% the length of the entire frontage
 - All Facade planes must have a minimum of a 3' change in depth or a 5' horizontal break.
 - Levels 1-5: 3 or more facade planes
 - Levels 6-7: 5 or more facade planes
 - Levels 8+: 3 or more facade planes and a central courtyard/open space of 115' or greater.



Example of Massing with Multiple Facade Planes

Additional Height and Massing Standards

Total Maximum Height:

- With Single-Block Configuration: (Zone 1 and 2 Alternative Layout)
 - 85' Maximum in 7 Stories*
 - *Additional Commercial level shall be permitted along 8th Avenue due to grade
- With Multiple Block Configuration:
 - Limited to Elevation 646' (Reservoir Ring Road)
 - Zone 1- 150' in 11 Stories (Structure A)
 - Zone 2 - 110' in 10 Stories (Structure B)
 - 90' in 8 Stories (Structure C)

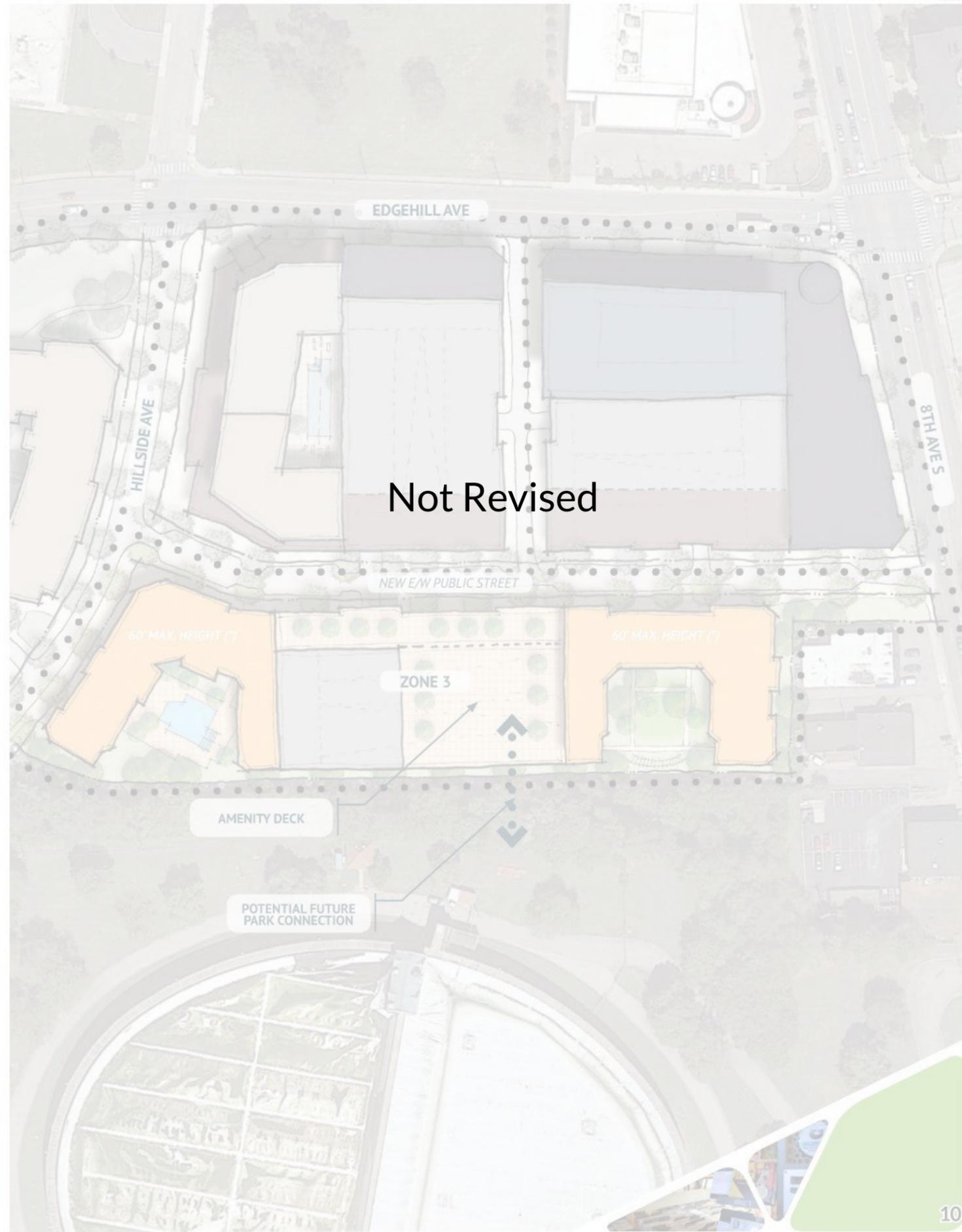
Massing Standards:

Building shall contain a minimum of a 115' horizontal separation between structures beginning at elevation 650 to preserve views and break up building massing. This horizontal separation shall continue to both front facades along Vernon and Edgehill Streets



Building Separation above 650' Elevation line





Not Revised



Intent: Zone 3 is intended to serve the surrounding area, as well as the site, by providing active ground floor uses that could include other retail and commercial spaces, live+work units, and residential units above. Units will be parked via shared garage parking and on street spaces.

Uses: Multifamily Residential, Commercial/Retail, Office, and Live+Work Prohibited: Alternative Financial Services, Auto Repair, Auto Sales, Gas Station

**Live+Work units shall include a combination of a commercial or office within that same space as a residential unit.*

Frontage Standards:

Front Build-to: Where buildings directly front public streets or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 10' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

Ground Floor Access: Non-residential ground floor uses shall provide a public entrance from the public sidewalk

Building Frontage/Orientation: All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

Maximum Height: (measured from average grade to top of parapet)
5 stories maximum in 60' (*not to exceed an elevation of 646')
4 stories (parking structure) (*not to exceed an elevation of 646')

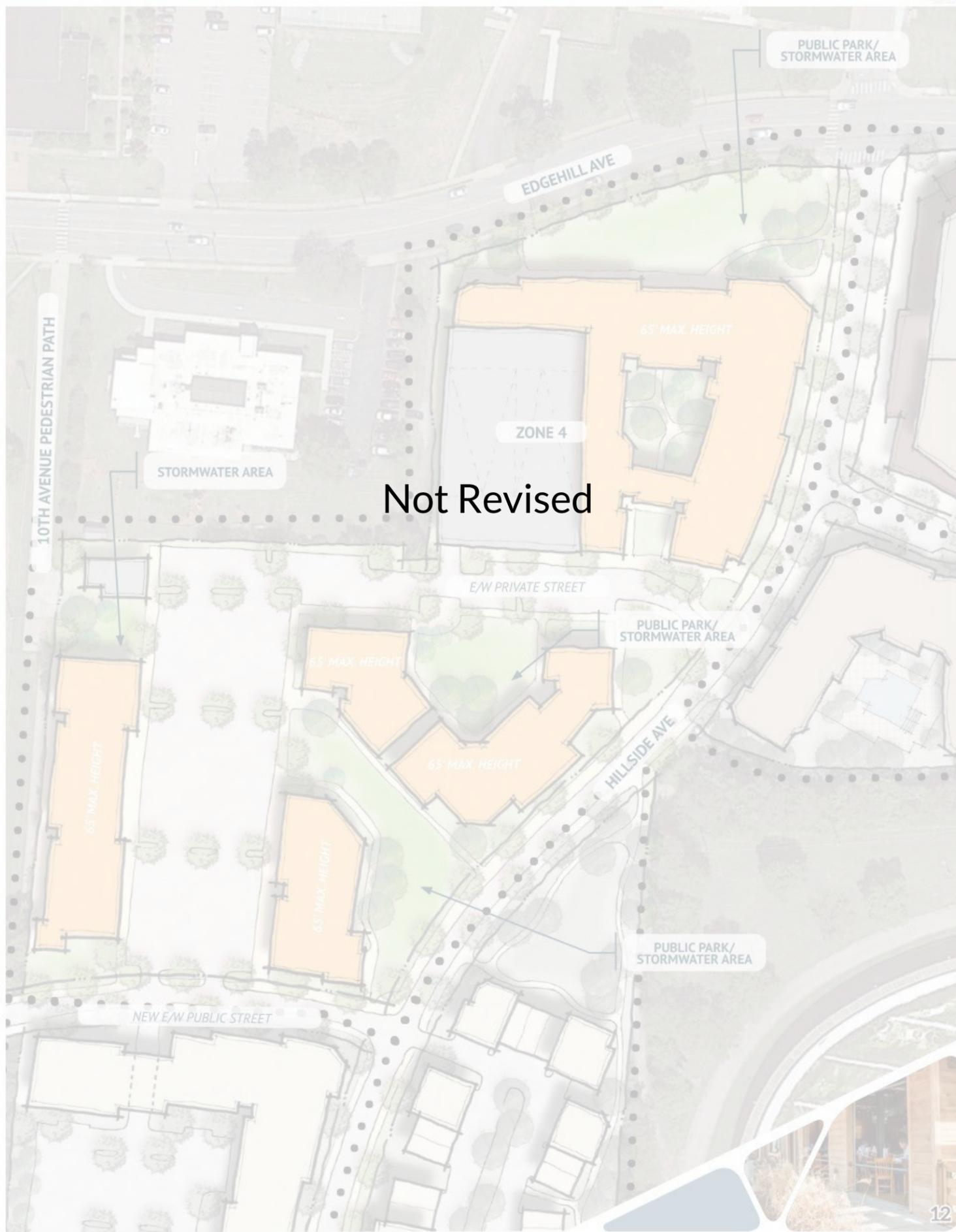
Glazing: (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)
Residential: 25% ground floor, 25% upper floors
Commercial: 50% ground floor, 30% upper floors

Parking Garage Screening/Lining: Parking structures fronting a public street R.O.W. or public open space shall be screened and lined with an active use along the ground floor.

Viewshed Information: Heights and Stepbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir Par. See Page 27 for Viewshed Standards.

Not Revised

ZONE 3		
Uses	Multi-family Residential, Office, Commercial/Retail, Live+Work(*)	
F+R	5.0	
ISR	1.0	
Maximum Height	5 Stories in 60' (*) 4 Stories (Parking) (*)	
Stepback	None Required	
Minimum First Floor Height (measured from FFE to ceiling)	12'	
Build-To (___ percentage of the front facade built to within ___ feet of public sidewalk or open space)	80% within 10'	
Side Setback	5'	
Rear Setback	5'	
Minimum Building Separation	5'	
Glazing (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	Residential	25% Minimum
	Commercial	50% Ground Floors 30% Upper Floors
Raised Foundation	Residential	18" Min. - 36" Max.
	Commercial	36" Max.
"Fall-Back" Zoning	MUG-A	
Viewshed Provisions	See Page 27	



Not Revised



Intent: Zone 4 is intended to provide the first large portion of residential on site. As Phase I, the goal of Zone 4 is to offer units that will account for the housing currently on site at the time of application. Residential units will be predominately provided in stacked flats configuration. Units will be parked via shared garage spaces, on street parking areas, and surface lots.

Uses: Multifamily Residential

Frontage Standards:

Front Build-to: Where buildings directly front Hillsdale Avenue or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 15' from the back of the proposed sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

10th Avenue Pedestrian Path: 80% of the front facade of buildings along the existing path shall be built within 10' of the ROW. No Parking shall encroach closer than the leading edge of buildings along the ROW of the path.

Building Frontage/Orientation: All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

Maximum Height: (measured from average grade to top of parapet)
5 stories maximum in 65'

Glazing: (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)
Residential: 25% ground floor, 25% upper floors

Parking Screening: Parking structures fronting a public street R.O.W. or public open space shall be screened. Parking lots fronting the 10th Avenue Pedestrian path shall be screened with an appropriate landscape buffer as determined by the urban forester at the final SP stage.

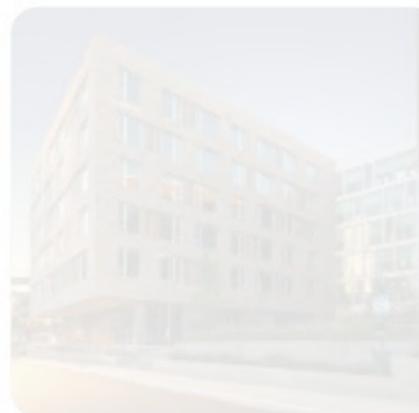
Viewshed Information: Heights and Stepbacks will consider viewsheds and view corridors from Fort Negley, Rose Park, and Reservoir Park. See page 27 for Viewshed Standards.

Not Revised

ZONE 4	
Uses	Multi-family Residential
F&R	3.0
ISR	0.8
Maximum Height	5 Stories in 65'
Stepback	None Required
Minimum First Floor Height (measured from FFE to ceiling)	None Required
Build-To (__ percentage of the front facade built to within __ feet of public sidewalk or open space)	80% within 15'
Side Setback	5'
Rear Setback	10'
Minimum Building Separation	10'
Glazing (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
Raised Foundation	18" Min. - 36" Max.
"Fall-Back" Zoning	RM40-A



Not Revised



Intent: Zone 5 is bounded on all four sides by existing and proposed right of ways. The intent of Zone 5 is to provide an urban stacked flats building that addresses the multiple streets where possible. Units will be parked via shared garage spaces, on street parking areas, and surface lots.

Uses: Multi-family Residential

Frontage Standards:

Front Build-to: Where buildings directly front Hillside Avenue or common areas (e.g. sidewalks, open space), 80% of the front facade must be built within 15' from the back of the proposed sidewalk. Projections and recesses up to 4 feet from the facade articulation are permitted

10th Avenue Pedestrian Path: 80% of the front facade of buildings along the existing path shall be built within 15' of the ROW. No Parking shall encroach closer than the leading edge of buildings along the ROW of the path.

Building Frontage/Orientation: All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

Maximum Height: (measured from average grade to top of parapet)
4 stories maximum in 55'

Glazing: (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)
Residential: 25% ground floor, 25% upper floors

Parking Screening: Parking structures fronting a public street R.O.W. or public open space shall be screened. Parking lots fronting the 10th Avenue Pedestrian path shall be screened with an appropriate landscape buffer as determined by the urban forester at the final SP stage.

Not Revised

ZONE 5	
Uses	Multi-family Residential
F:R	3.0
ISR	0.75
Maximum Height	4 Stories in 55'
Stepback	None Required
Minimum First Floor Height (measured from FFE to ceiling)	None Required
Build-To (__ percentage of the front facade built to within __ feet of public sidewalk or open space)	80% within 15'
Side Setback	Not Applicable
Rear Setback	Not Applicable
Minimum Building Separation	10'
Glazing (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
Raised Foundation	18" Min. - 36" Max.
"Fall-Back" Zoning	RM40-A





Intent:

Property to the east of Hillside Avenue contains a multifamily building to create more activity around Reservoir Park making it more vibrant a safer. This building serves as transition between Zones 1,2, and 3 to the townhomes in Zone 5.

Uses:

Allowed: Multifamily Residential

Frontage Standards:

Build-To:

Hillside Street: 60% of the Facade within 15'

Building Frontage/Orientation:

All Structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

Parking Garage Screening/Lining:

The design of the Structured Parking Screening shall include vertical and horizontal integration of the architecture of the residential portion of the building with the garage, using the same materials and glazing systems across the building. Parking along Hillside shall be screened architecturally.

Maximum Height: 75' Maximum in 5 Stories

(as measured per Metro Zoning Code)

Glazing:

Residential (Ground Floor): 25%

Residential (Upper Floors): 20%

Design:

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 or building elevations included with the Preliminary SP.

	ZONE 6
Uses	Multi-family Residential
FAR	3.5
ISR	0.75
Maximum Height	75' in 5 Stories
Stepback	None Required
Minimum First Floor Height	None Required
Build-To	
Hillside	60% within 15'
Setbacks	
Side Setback	10'
Rear Setback	5'
Minimum Building Separation	5'
Glazing	
Residential (Ground Floor)	25% Minimum
Residential (Upper Floors)	20% Minimum
Raised Foundation	
Residential	18" Minimum - 60" Maximum
Fallback Zoning	RM40-A





Not Revised



Intent: Zone 7 is intended to provide a variety of lower intensity residential types to provide greater choice within the development. These units are planned to vary from corner multifamily units and townhome configurations to individual detached duplex lots. Units will be parked via private garage spaces, on street parking areas, and small scale surface lots.

Uses: Multifamily Residential, Multi-family (townhomes), Two-family homes, Single-Family Homes

(*) Property south of the proposed East/West Alley shall be utilized for single-family dwellings that transition the scale of the development toward the existing community.

Frontage Standards:

Front Build-to: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), The building edge must provide 70% of the building facade within 20' of the back of sidewalk. Projections and recesses up to 4 feet for architectural articulation are permitted

Building Frontage/Orientation: All structures shall provide a primary frontage on to streets and/or open space as well as provide a minimum of one principal entrance on to public right of way and/or open space.

Setbacks:

- Side:** 0' Attached Structures
5' Detached Structures
- Rear:** 15' setback or 5' Build-to (*)
Properties with rear loaded garages must build garage to within 5' of the rear property line or setback greater than 15' to prevent parked vehicles from blocking the alley.

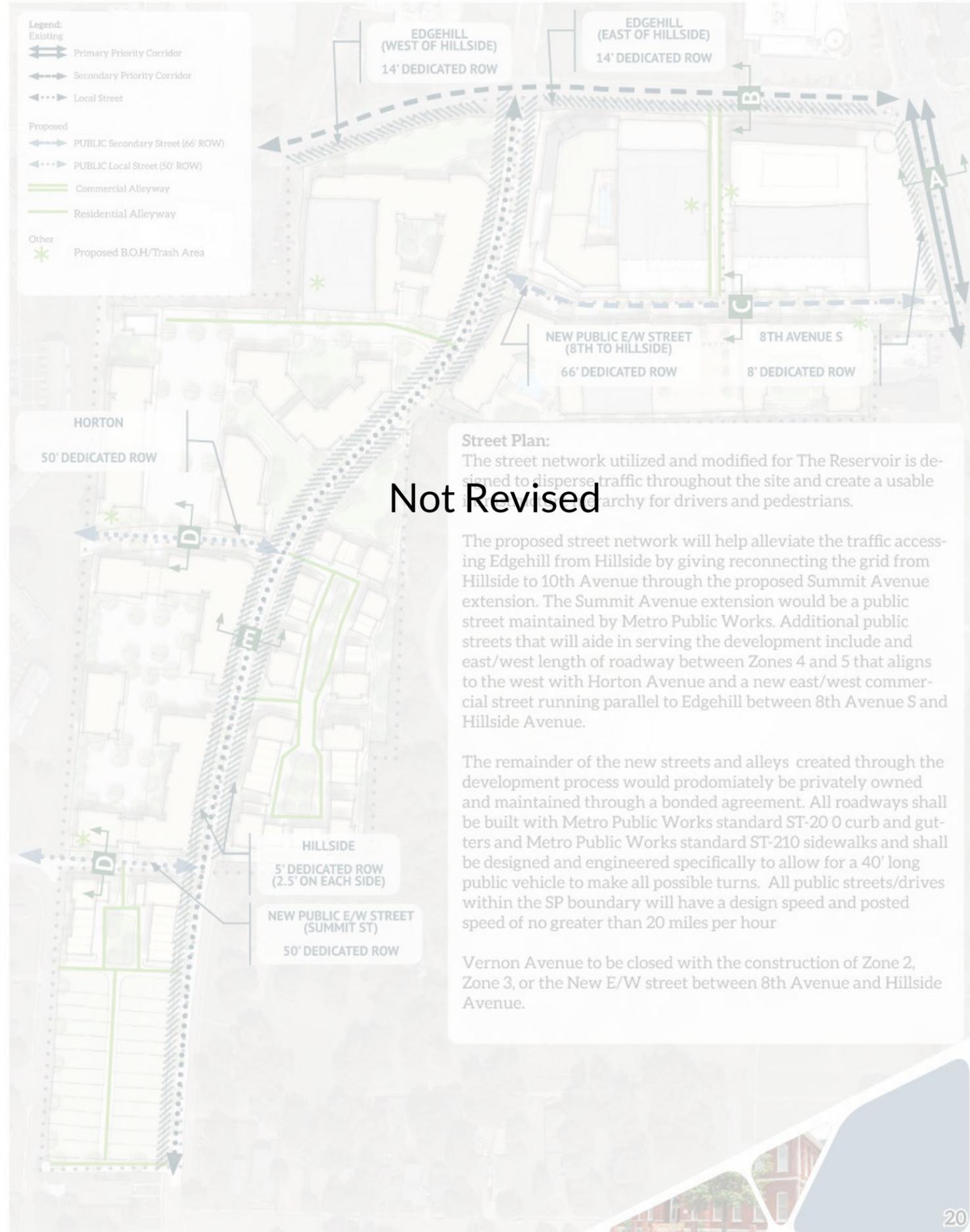
Maximum Height: (measured from average grade to top of parapet)
3 stories maximum in 45' (Townhomes and Multi-family)
35' (single and two-family)

Glazing: (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)
Residential: 25% ground floor, 25% upper floors

Parking/Access: All parking and access shall be to the rear of the primary structure, no front driveways or front facing garages will be permitted.

Not Revised

ZONE 7	
Uses	Multi-family Residential, Townhomes, Single-Family Homes (*)
ISR	2.0
Maximum Height	3 Stories in 45' (Townhomes) 3 Stories in 35' (Single/Two-Family)
Stepback	None Required
Minimum First Floor Height (measured from FFE to ceiling)	None Required
Build-To (_ _ percentage of the front facade built to within _ _ feet of public sidewalk or open space)	70% within 20'
Side Setback	0' attached structures 5' detached structures
Rear Setback	15' setback or 5' Build-to (*)
Minimum Building Separation	5'
Glazing (measured as a % of facade measured from finished floors to ceiling along public streets and open spaces)	25% ground floor 25% upper floors
Raised Foundation	18" Min. - 36" Max.
"Fall-Back" Zoning	RM20-A (Multi-Family) R8-A (Single/Two-Family)



Not Revised

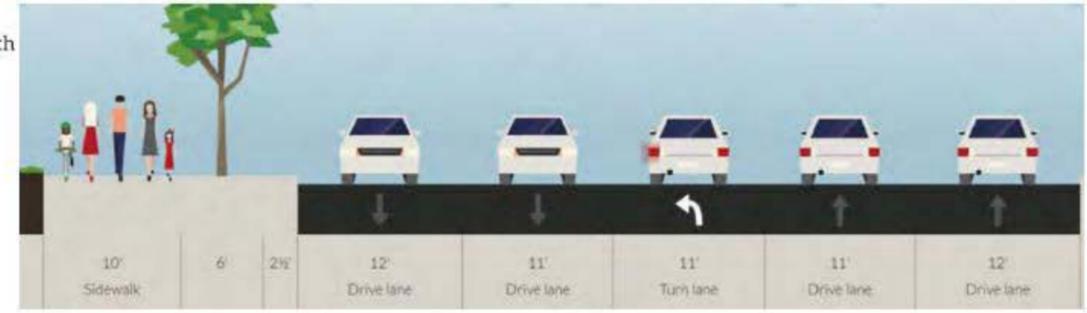
Street Plan:
 The street network utilized and modified for The Reservoir is designed to disperse traffic throughout the site and create a usable hierarchy for drivers and pedestrians.

The proposed street network will help alleviate the traffic accessing Edgehill from Hillside by giving reconnecting the grid from Hillside to 10th Avenue through the proposed Summit Avenue extension. The Summit Avenue extension would be a public street maintained by Metro Public Works. Additional public streets that will aide in serving the development include and east/west length of roadway between Zones 4 and 5 that aligns to the west with Horton Avenue and a new east/west commercial street running parallel to Edgehill between 8th Avenue S and Hillside Avenue.

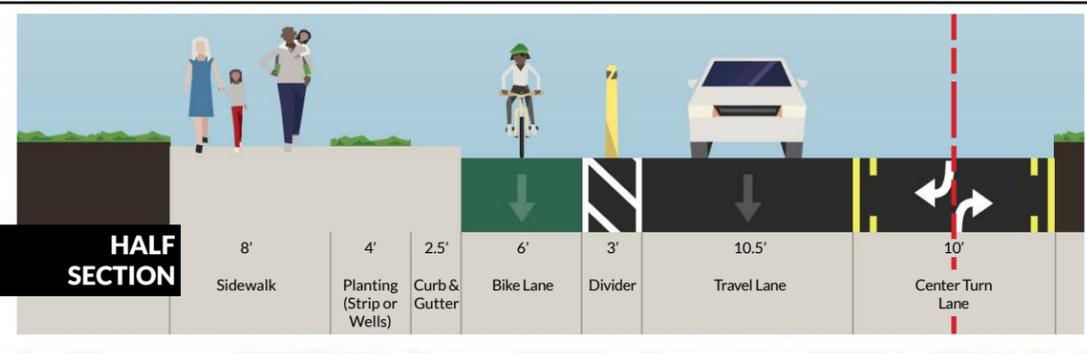
The remainder of the new streets and alleys created through the development process would prodomiately be privately owned and maintained through a bonded agreement. All roadways shall be built with Metro Public Works standard ST-20 0 curb and gutters and Metro Public Works standard ST-210 sidewalks and shall be designed and engineered specifically to allow for a 40' long public vehicle to make all possible turns. All public streets/drives within the SP boundary will have a design speed and posted speed of no greater than 20 miles per hour

Vernon Avenue to be closed with the construction of Zone 2, Zone 3, or the New E/W street between 8th Avenue and Hillside Avenue.

A 86' ROW*
 8th Avenue South
 Average Streetside:
 10' Sidewalk
 6' Planting Area (wells)



2022 Revisions:
Edgehill Avenue
 Street Section for Edgehill Avenue generated from Edgehill-Chestnut Combined Bike Traffic Study

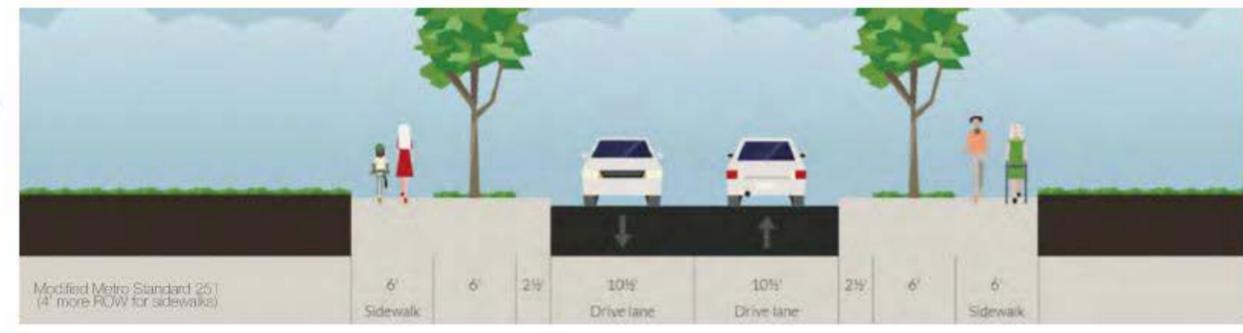


SEE PAGE 25 FOR MORE DETAIL
78'-88' ROW

C 66' ROW
 New E/W Street
 Average Streetside:
 South side:
 8' Sidewalk
 4' Planting Area (strip)
 North side:
 8' Sidewalk
 4' Planting Area (wells)



D 50' ROW
 Horton Avenue
 Summit Street
 Average Streetside:
 6' Sidewalk
 6' Planting Area (strip)

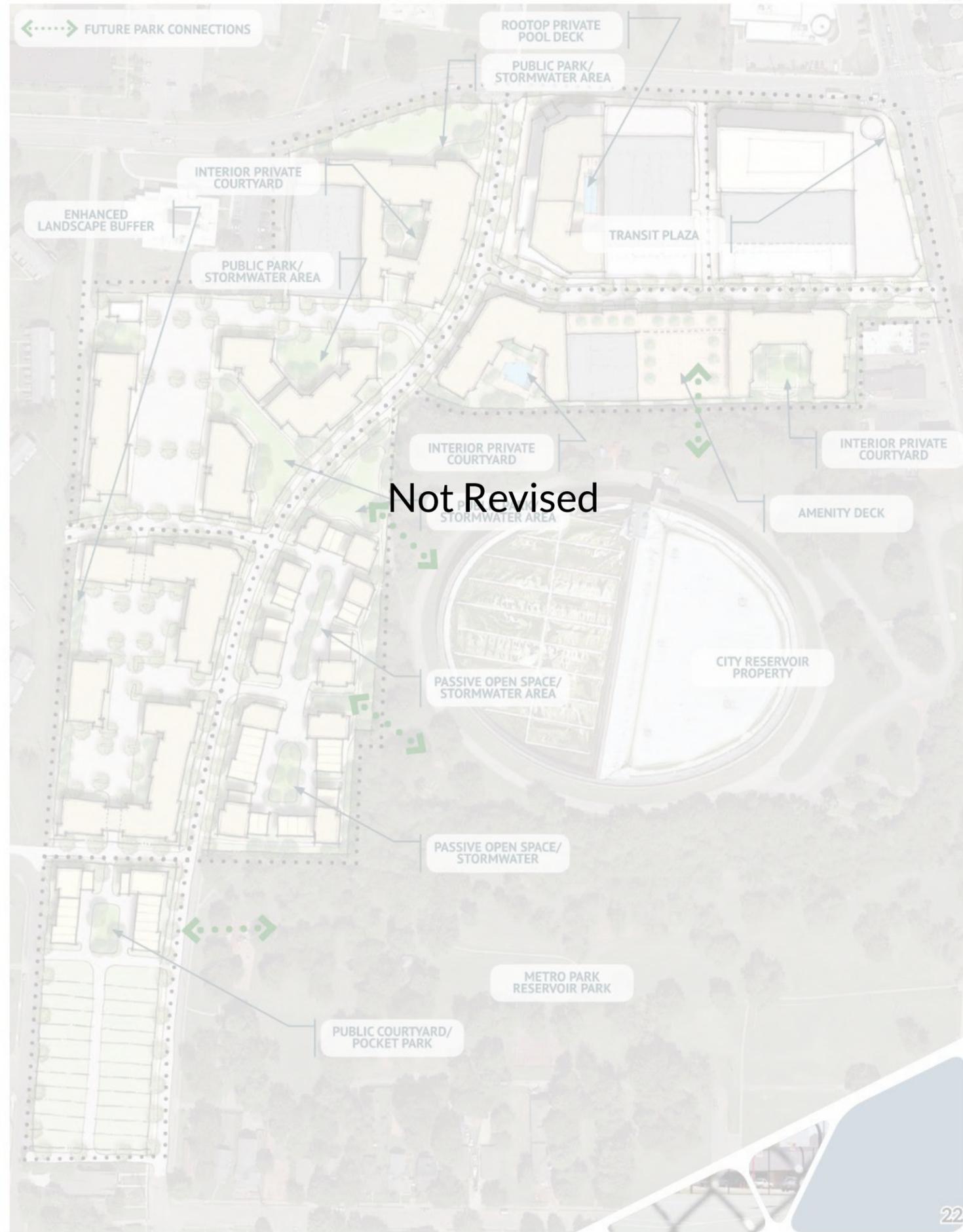


E 55' ROW
 Hillside Avenue
 Average Streetside:
 6' Sidewalk
 4' Planting Area (strip)



*Final build out may deviate lane assignments based on approved TIS. Final street design will be coordinated with Planning and Public Works based upon the approved TIS and shall include a planting area, sidewalks, and bikeway facilities.
 Streetside conditions across 8th and Edgehill to remain as-is.





Not Revised

Landscaping 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.

The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).

Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet.

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

Where trees are planted in rows, they shall be uniform in size and shape. 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 when 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.

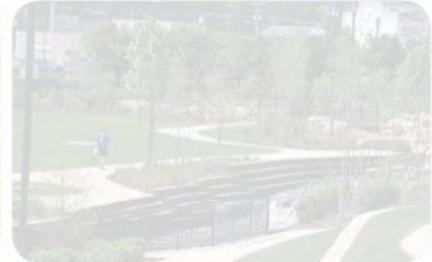
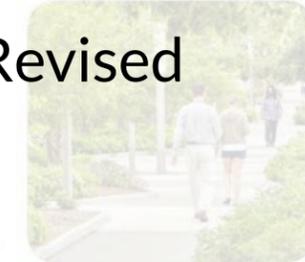
Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within four feet of shrub beds shall share same mulch bed.

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 resolution. 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. 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



Not Revised



Standard SP Notes:

The purpose of this SP is to receive preliminary approval to permit the development of a 23 acre mixed use development as shown.

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 zoning listed in the chart above as of the date of the application 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.

Properties contain no FEMA designated floodplain per maps 47037C0243H and 47037C0244H both dated 04/05/2017- Zone A.

Zone 4 shall be planned as the first phase of the development and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

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.

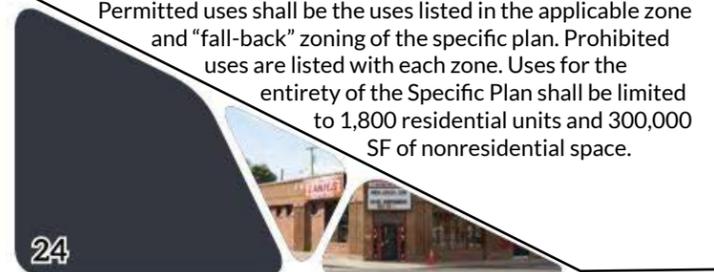
2022 Revisions:

Parking

Minimum parking shall be provided according to the standards of the Metro Zoning Code requirements for the Urban Zoning Overlay. Parking shall not be counted as floor area. Parking shall not be limited by a maximum standard or requirement and will be provided at a market standard ratio.

Permitted Uses

Permitted uses shall be the uses listed in the applicable zone and "fall-back" zoning of the specific plan. Prohibited uses are listed with each zone. Uses for the entirety of the Specific Plan shall be limited to 1,800 residential units and 300,000 SF of nonresidential space.



2022 Revisions:

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:

1. A change in building material or building opening
2. A horizontal undulation of two feet or greater
3. A porch, stoop, or balcony: porches shall be a minimum of six feet in depth
4. A mural or other art installation

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

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

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

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 and other special conditions.

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 or porch condition. All ground level porches accessed directly from a public sidewalk shall provide a minimum of five (5) feet of depth.

EIFS, vinyl siding and untreated wood shall be prohibited (vinyl soffits shall be permitted).

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, bio-swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter.

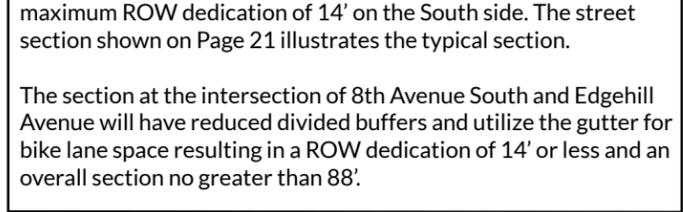
2022 Revisions:

Edgehill Street Section

Street Section for Edgehill Avenue generated from Edgehill-Chestnut Combined Bike Traffic Study performed for the Nashville Department of Transportation.

Edgehill ROW section shall be a maximum width of 88' with a maximum ROW dedication of 14' on the South side. The street section shown on Page 21 illustrates the typical section.

The section at the intersection of 8th Avenue South and Edgehill Avenue will have reduced divided buffers and utilize the gutter for bike lane space resulting in a ROW dedication of 14' or less and an overall section no greater than 88'.



Public Works Notes

Parking ratios shall be provided at or above the Metro Zoning Code Parking Standards, a supplemental shared parking plan may be presented to Metro Public Works at a later date.

Roadway Improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.

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

Loading and valet areas shall be limited to spaces interior to the structure or behind the structure off of public right-of-way.

There shall only be one driveway onto Edgehill Avenue from the development.

Developer will ensure bike lanes are continuous through intersections.

8th Avenue, Edgehill, and Hillside (from Edgehill to Vernon) shall be signed no parking, standing, or loading.

Parking Standards:

Provided parking shall meet the requirements of the parking standards of the Zoning Code (17.20).

Parking shall be provided within public garages, parking areas and private garages internal to the development. Guest parking spaces shall be provided in the form of on-street parking throughout the SP.

Bicycle parking shall be provided per Metro Standards.

Federal Compliance:

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

Stormwater Notes

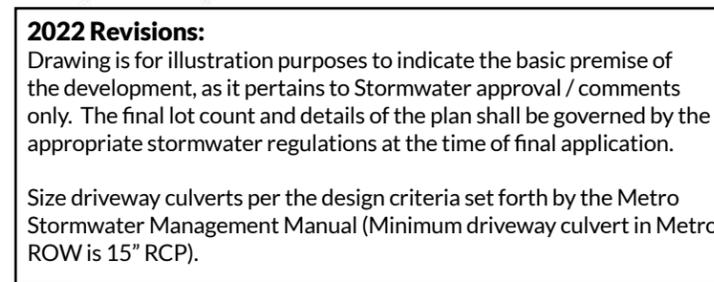
Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any Storm water facilities within the property.

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.

2022 Revisions:

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.

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



Affordability Standards

Though not required by this SP the:

Owner voluntarily agrees that a minimum of 24.1667% of the residential units within the SP shall be affordable as provided in the Low Income Housing Tax Credit (LIHTC) rules and regulations under Section 42 of the Internal Revenue Code. This condition shall remain in place until the developer and/or subsequent developers have developed the suggested 24.1667% affordable housing units, all of which such units are restricted by a recorded Land Use Restriction Agreement (LURA). It is understood by all parties that to develop new affordable housing requires public-private partnerships utilizing, among others, Payment in Lieu of Tax arrangements, Barnes Funds, MDHA Vouchers, Low Income Housing Tax Credits, and/or Tax Exempt Bond Authority.

Owner further voluntarily agrees to pursue, as part of the foregoing affordable units, to restrict 13.7931% of said units within the SP to 50% of AMI. It is understood by all parties that in order to restrict such units to 50% of AMI, the owner must receive a minimum 10 year Payment in Lieu of Taxes (PILOT) agreement from Metro, be awarded a maximum Barnes Fund allocation, and receive project based vouchers from MDHA on a minimum of 13.7931% of the affordable units within the development.

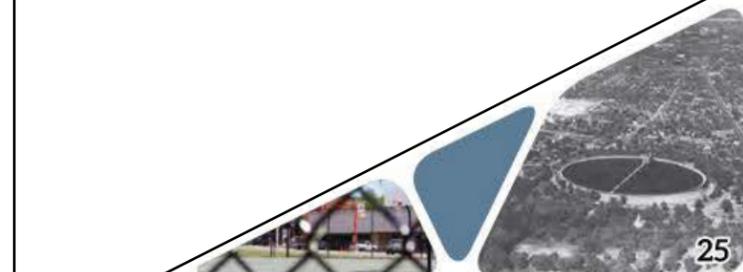
Owner further voluntarily agrees to pursue, as part of the foregoing affordable units, to restrict 25% of said units within the SP to 50% of AMI. It is understood by all parties that in order to restrict such units to 50% of AMI, the owner must receive a minimum 15 year Payment in Lieu of Taxes (PILOT) agreement from Metro, be awarded a maximum Barnes Fund allocation, and be awarded project based vouchers from MDHA on a minimum of 25% of the affordable units within the development.

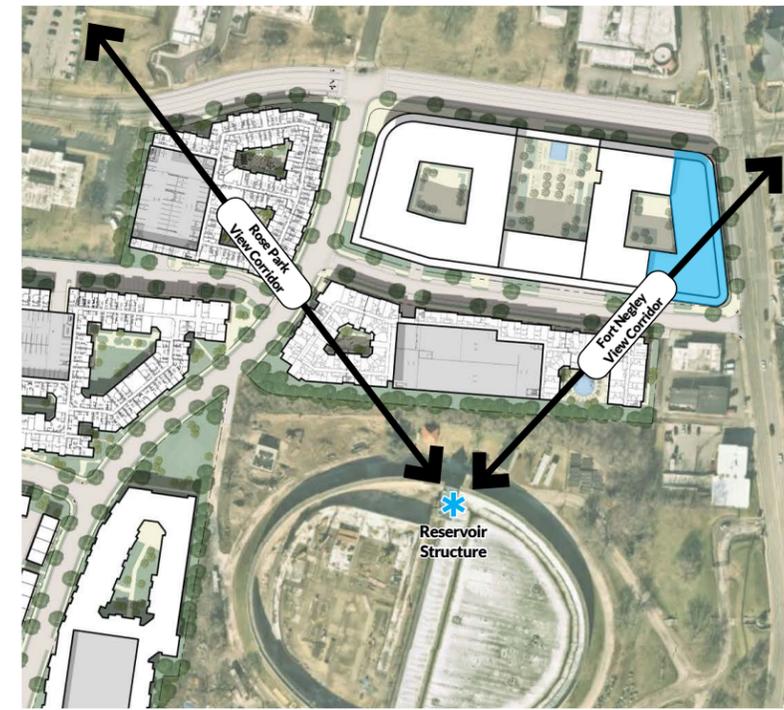
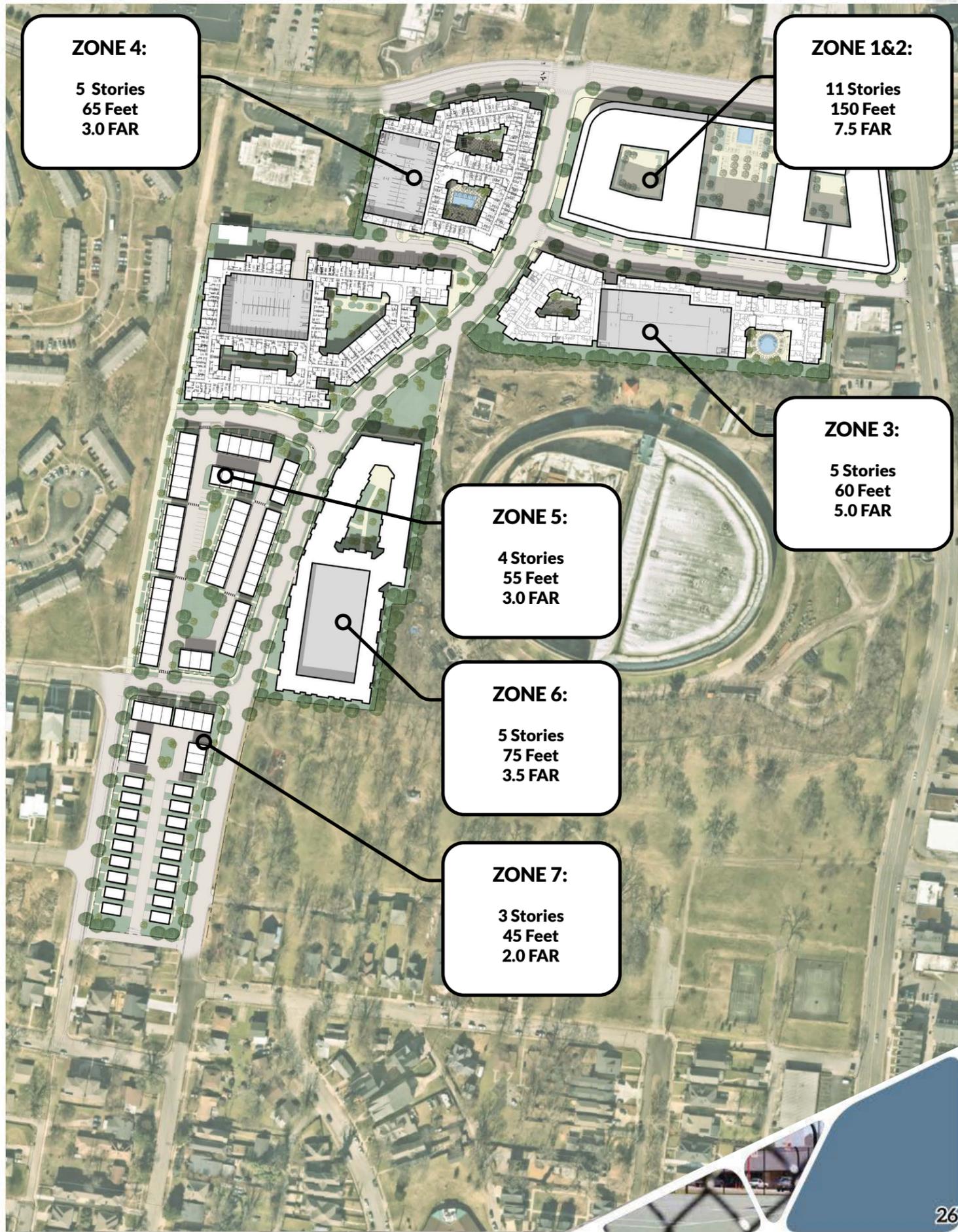
2022 Revisions:

Blasting Standards/Conditions:

A formal blasting plan, by a qualified geotechnical engineer, shall be provided at Final Specific Plan. Blasting will not be permitted until a formal blasting plan is provided to Metro Nashville Water Services or Stormwater and they have been given 45 days to review it.

See Also: Water Services Conditions from the 2018 Specific Plan 2018SP-026-001





Historic View Corridor Protection

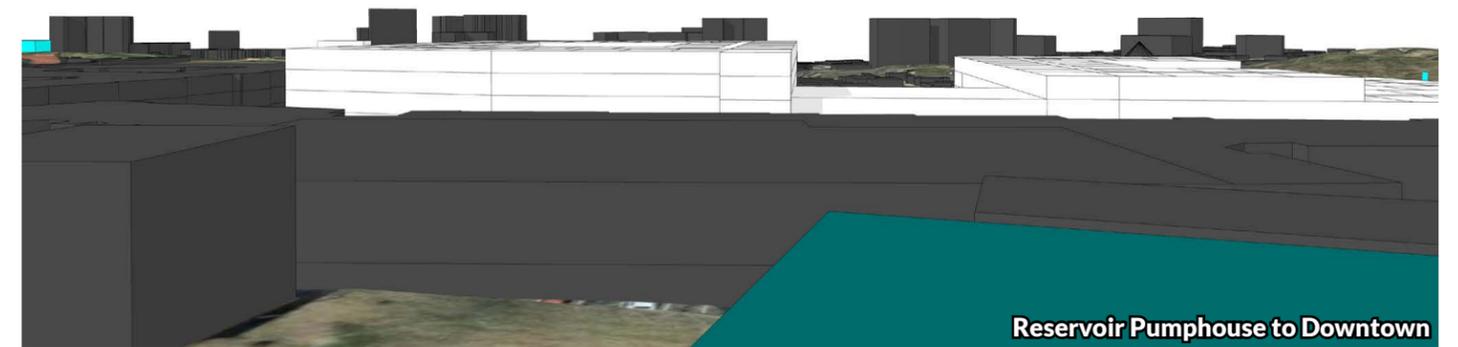
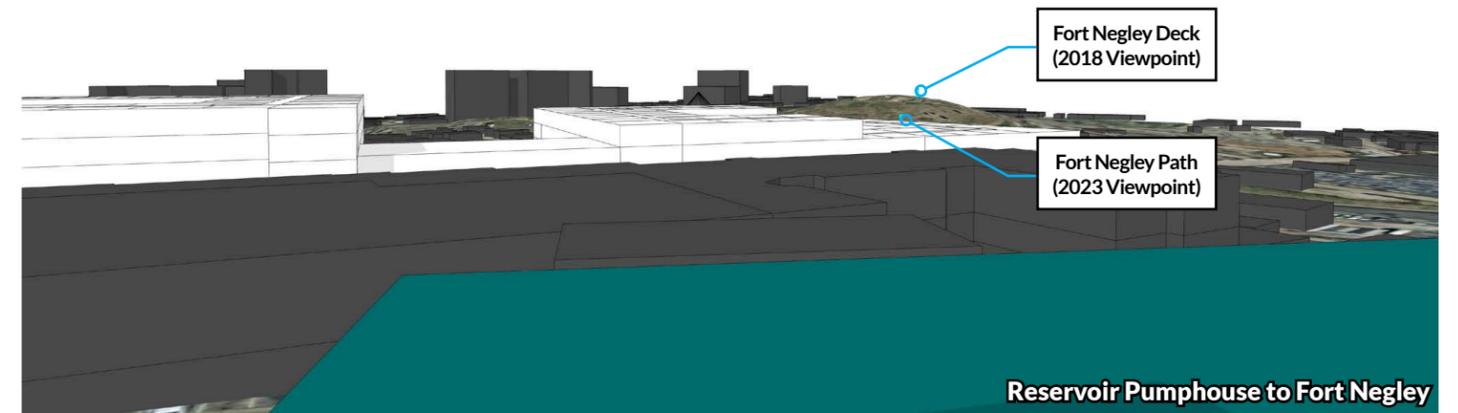
View corridors from and to Fort Negley and Rose Park to the Building atop the Reservoir shall be preserved. These view corridors shall provide a clear line of sight between a specified point of interest at each site.

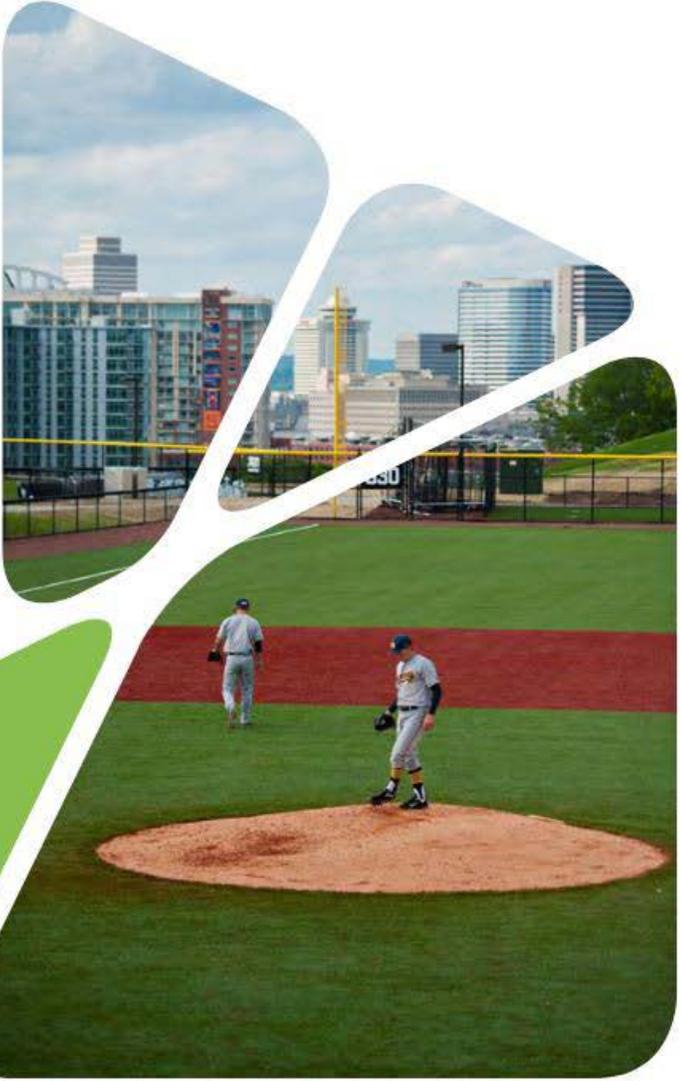
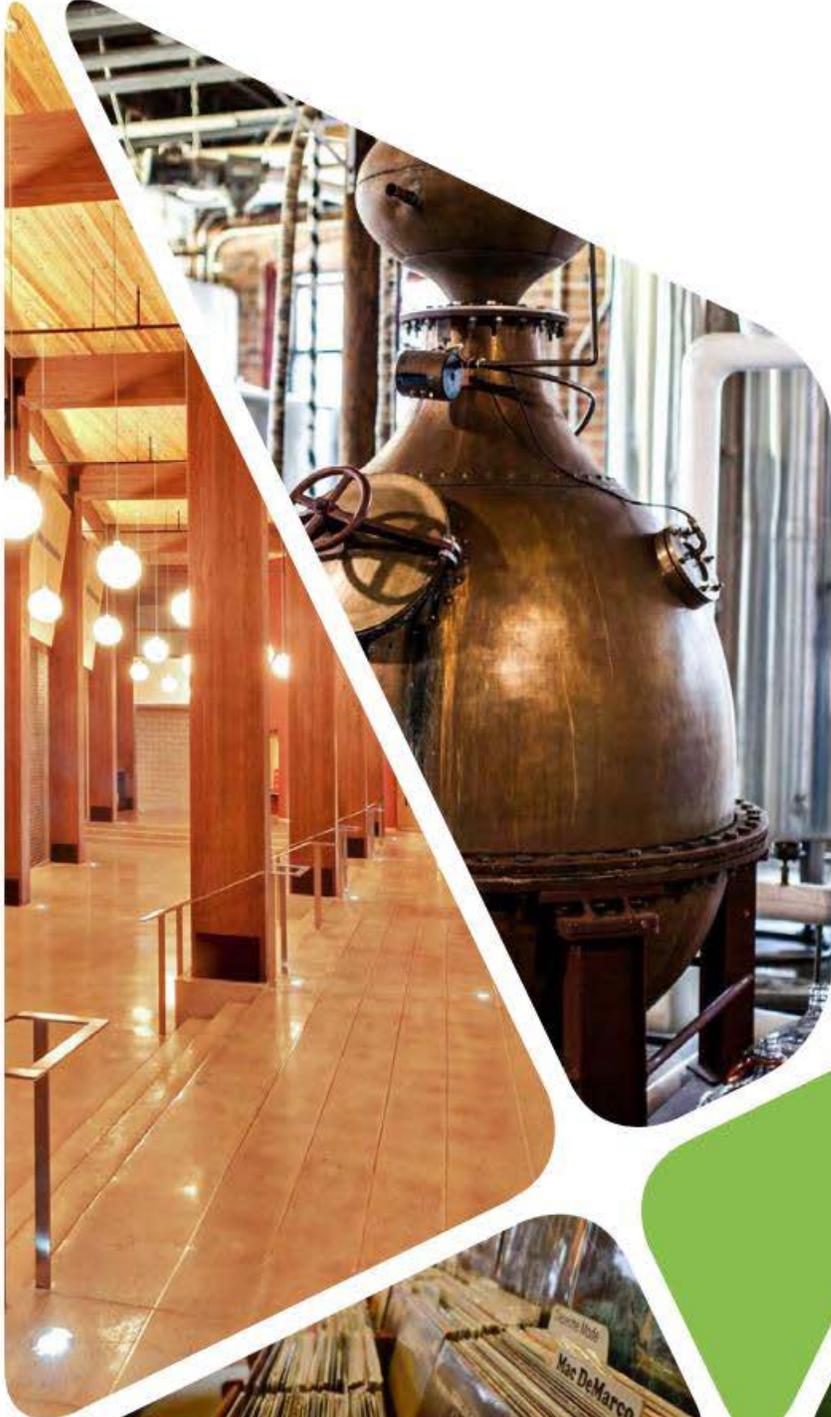
Structures in these paths shall be oriented to allow for a clear vantage point between the sites. Portions of the building within this viewshed shall be limited to 85'.

A current preliminary view corridor analysis is submitted with the 2022 Specific Plan Revision, titled "2022 Preliminary View Corridor Analysis"

The below conceptual models show the approach to preserving the viewsheds from the Reservoir Pumphouse to Fort Negley and a view corridor to downtown.

A view corridor exhibit shall be submitted with each Final SP to show that the view corridor will be preserved.





THE RESERVOIR
8TH AVENUE SOUTH AT EDGEHILL



From 2018SP-026-009: View Corridor Protection

View corridors from Fort Negley and Rose Park to the Building atop the Reservoir shall be preserved. These view corridors shall provide a clear line of sight between a specified point of interest at each site.

Structures in these paths shall be oriented to allow for a clear vantage point between the sites.

A view corridor exhibit shall be submitted with each Final SP to show that the view corridor will be preserved.

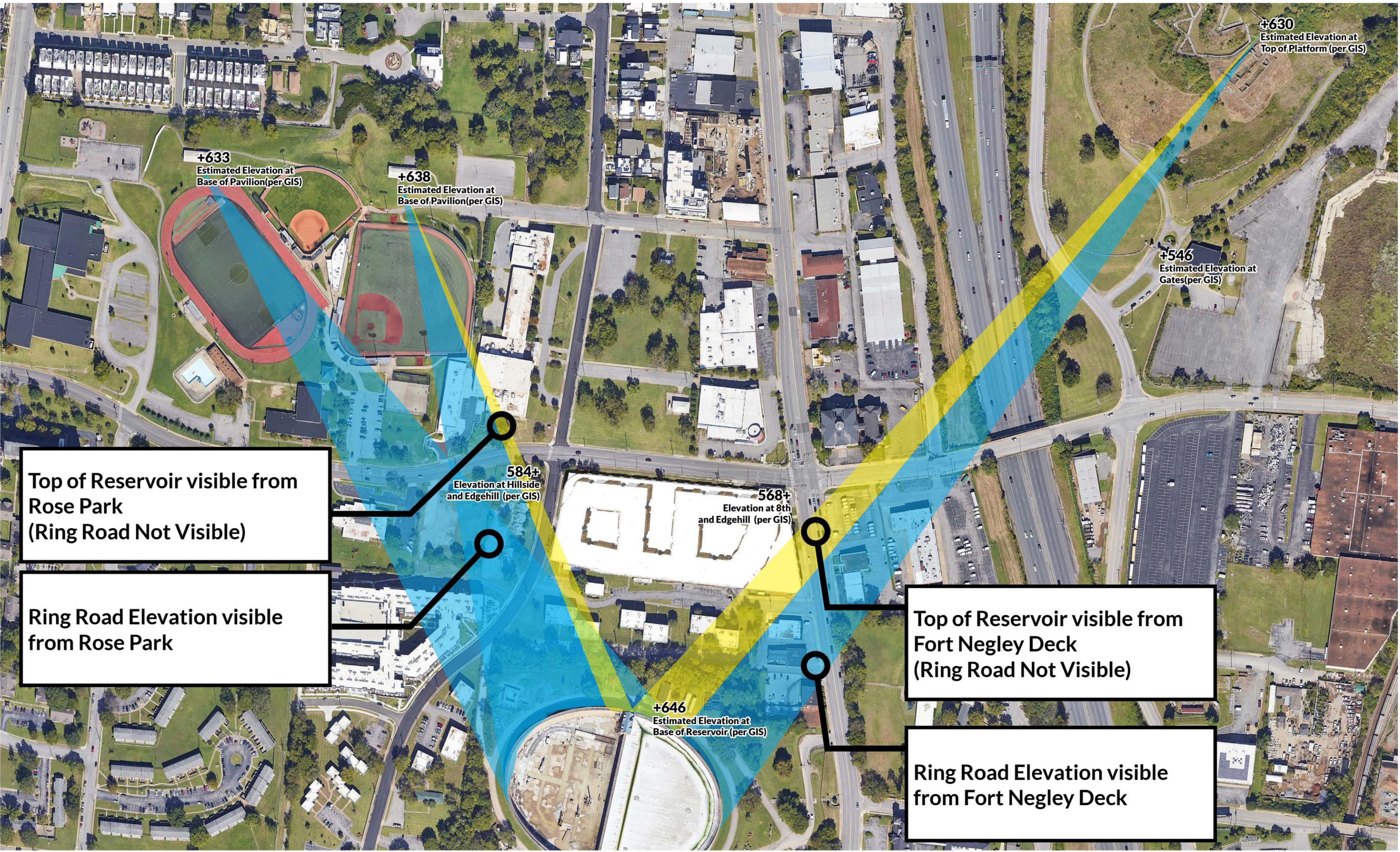
This document serves as a preliminary View Corridor Analysis for Zones 1 & 2 of the SP only.



Fort Negley



Rose Park



+633
Estimated Elevation at
Base of Pavilion(per GIS)

+638
Estimated Elevation at
Base of Pavilion(per GIS)

+630
Estimated Elevation at
Top of Platform (per GIS)

+546
Estimated Elevation at
Gates(per GIS)

**Top of Reservoir visible from
Rose Park
(Ring Road Not Visible)**

**Ring Road Elevation visible
from Rose Park**

584+
Elevation at Hillside
and Edgehill (per GIS)

568+
Elevation at 8th
and Edgehill (per GIS)

**Top of Reservoir visible from
Fort Negley Deck
(Ring Road Not Visible)**

**Ring Road Elevation visible
from Fort Negley Deck**

+646
Estimated Elevation at
Base of Reservoir(per GIS)

View From Fort Negley to Reservoir (2018 Specific Plan Viewpoint)



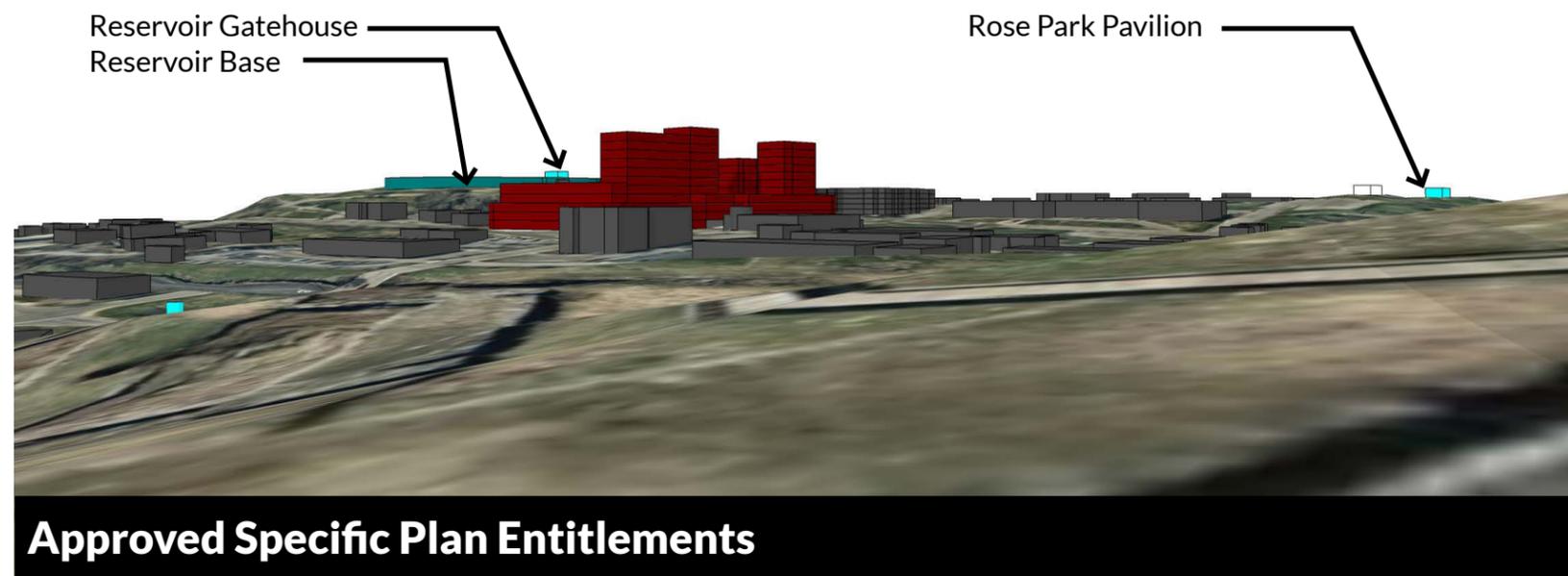
Existing Condition Image



Notes:

This is the point utilized in the 2018 Specific Plan viewshed conversations from this point the building would be sculpted to ensure a view to the Reservoir Gatehouse building. A portion of the reservoir base and ring road is visible to the left of the proposed building. The Gatehouse would be no less visible that it is with the approved entitlements.

Both Pavilions at Rose Park are visible from this point.



View From Fort Negley Path to Reservoir (New Viewpoint)



Existing Condition Image



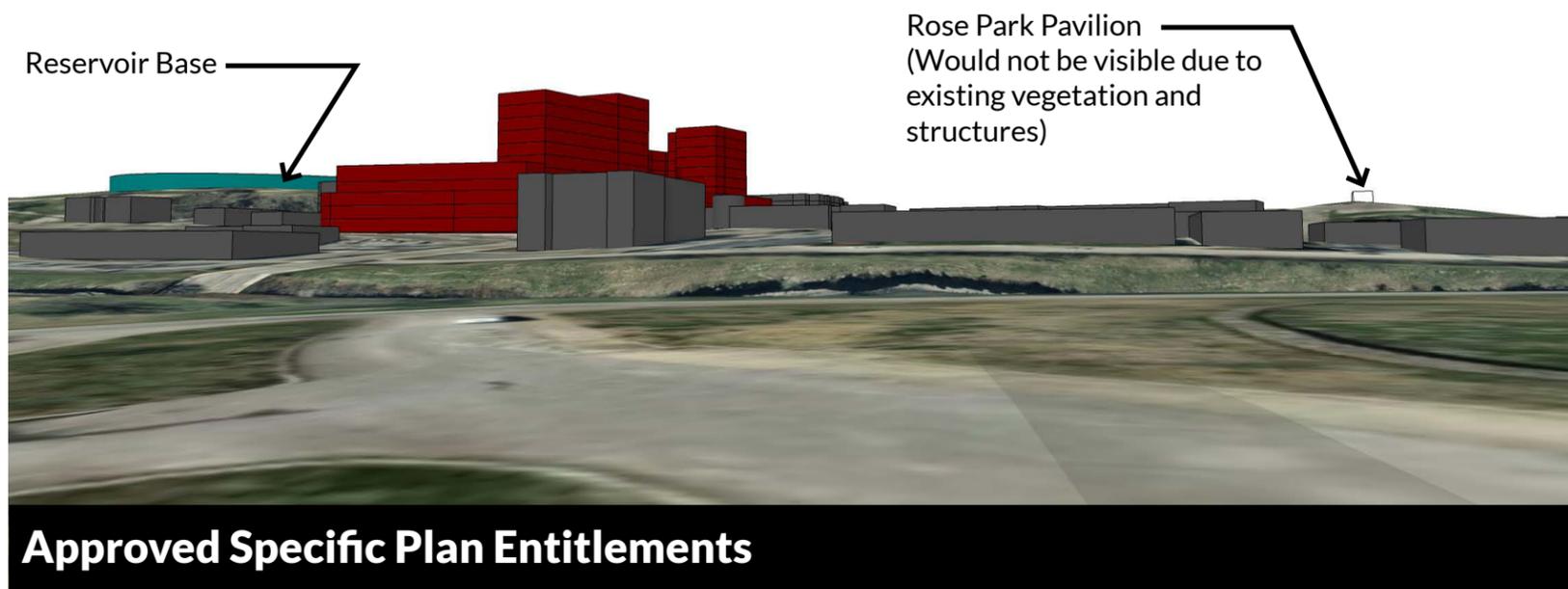
Notes:

This is the point requested by Metro Planning along the Path at Fort Negley. Due to the elevation difference the existing entitlements and the proposed plan obscure the view to the gatehouse building. A portion of the Reservoir is visible to the left of the site in both plans.

The view to the Rose Park Pavilions is blocked by landscaping and single family homes at this elevation.



View From Fort Negley Gate to Reservoir (New Viewpoint)



Existing Condition Image

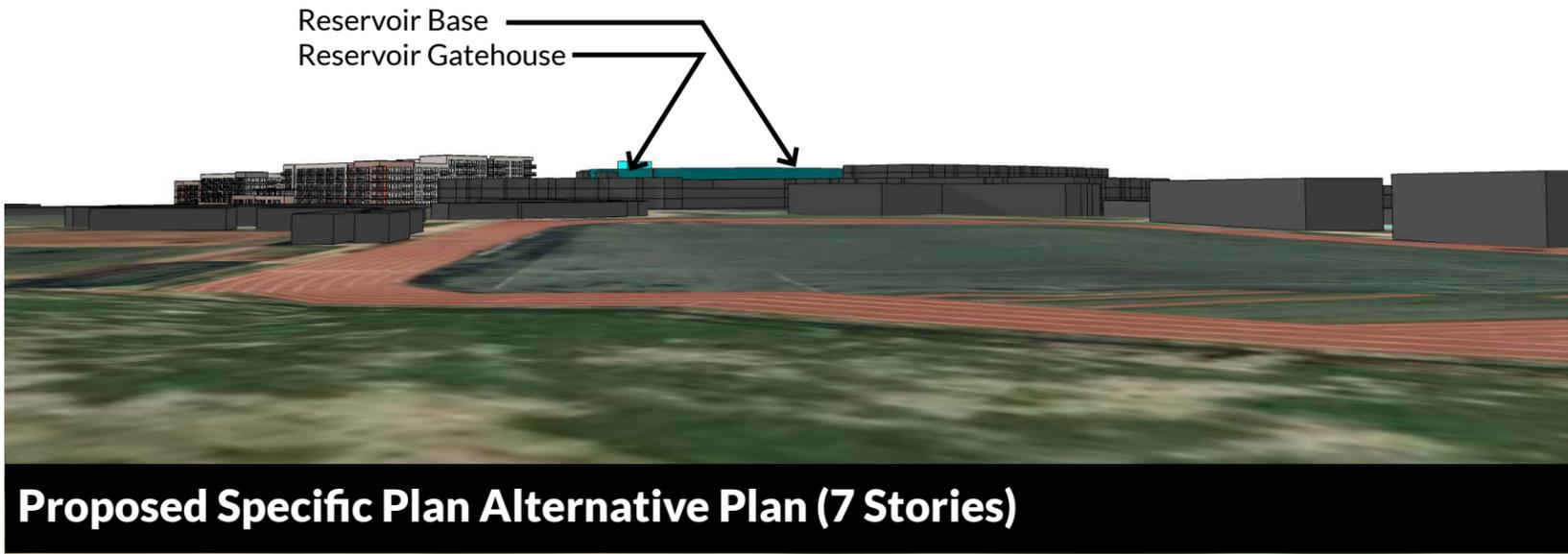


Notes:

This is the second point requested by Metro Planning along the Path at Fort Negley. Due to the elevation difference the existing entitlements and the proposed plan obscure the view to the gatehouse building. A portion of the Reservoir is visible to the left of the site in both plans. Both plans show the same amount of the reservoir. This view is almost entirely blocked by landscaping and trees outside of winter.

The view to the Rose Park Pavilions is blocked by landscaping and single family homes at this elevation.

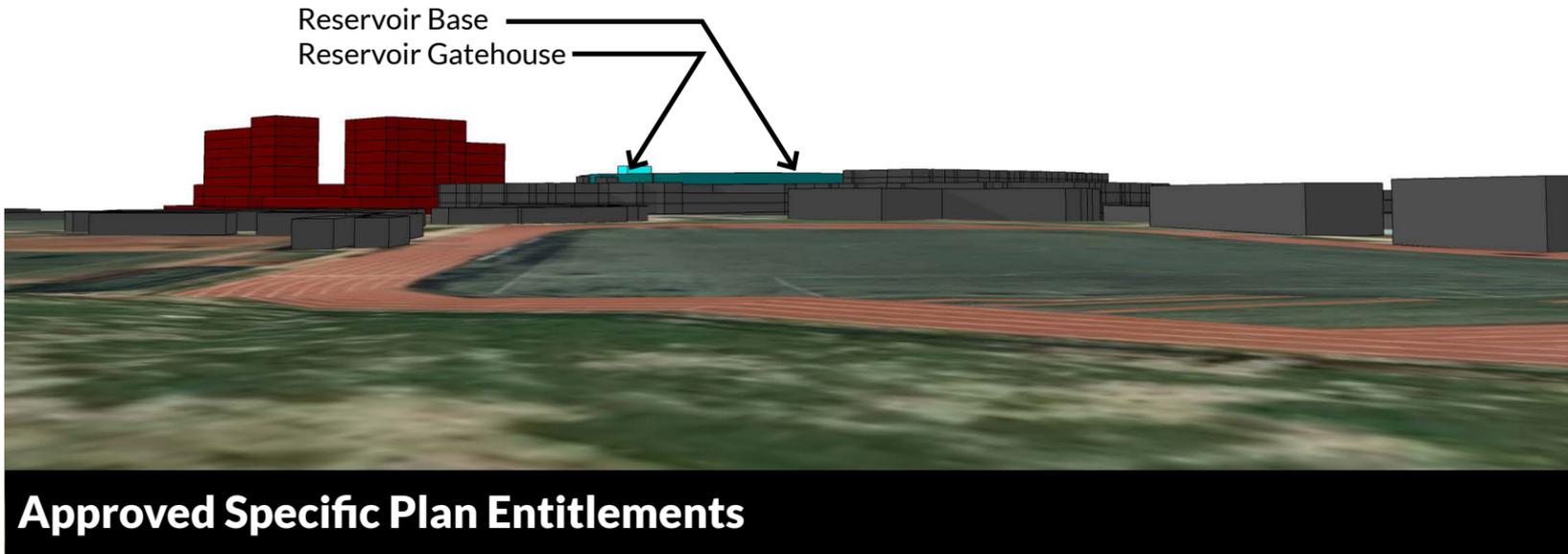
View From Rose Park to Reservoir (2018 Specific Plan Viewpoint)



Existing Condition Image



Notes:
This is the point utilized in the 2018 Specific Plan. There is no difference between the Approved SP and the Proposed SP.



View From Reservoir Ring Road to Fort Negley (New Viewpoint)



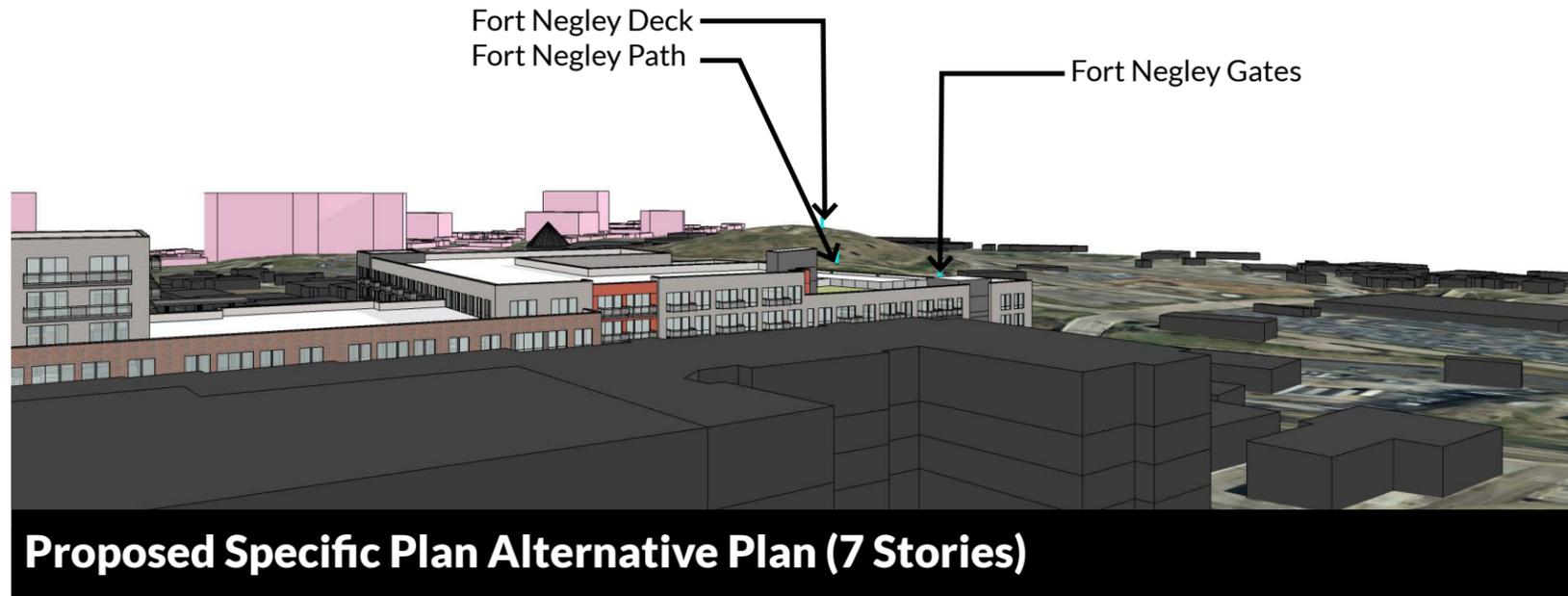
Existing Condition Image



Notes:
This point is from the entrance to the Ring Road from 8th Avenue South. Views from this point show the three areas of Fort Negley clearly and are not blocked by the proposed building or existing entitlements. As with all views from the Reservoir Base views are partially blocked by existing vegetation.



View From Reservoir Gatehouse to Fort Negley (New Viewpoint)

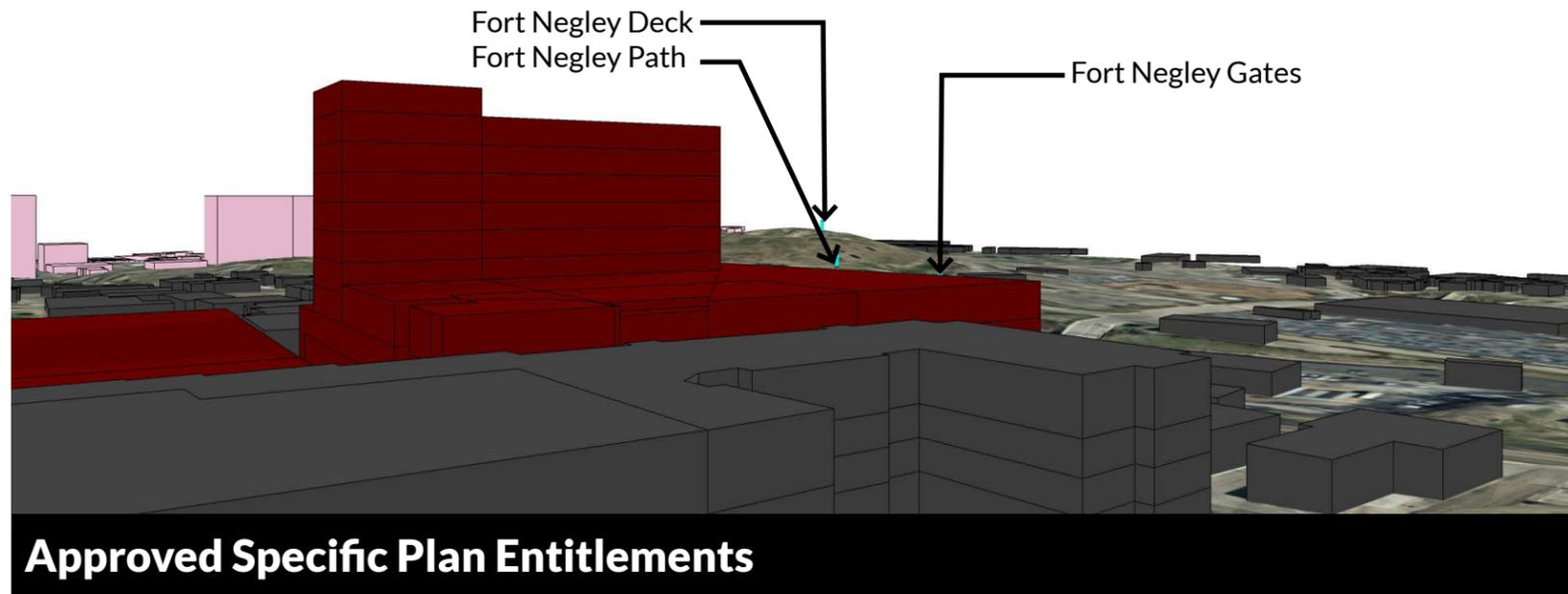


Existing Condition Image

No Pictures from the Gatehouse Building

Notes:

This point is from the Gatehouse of the Reservoir to Fort Negley. In both scenarios the upper deck is visible and the entrance gates are barely visible. The path to the top is slightly more visible in the proposed scenario but the amount is negligible.



View From Reservoir Ring Road to Rose Park (New Viewpoint)



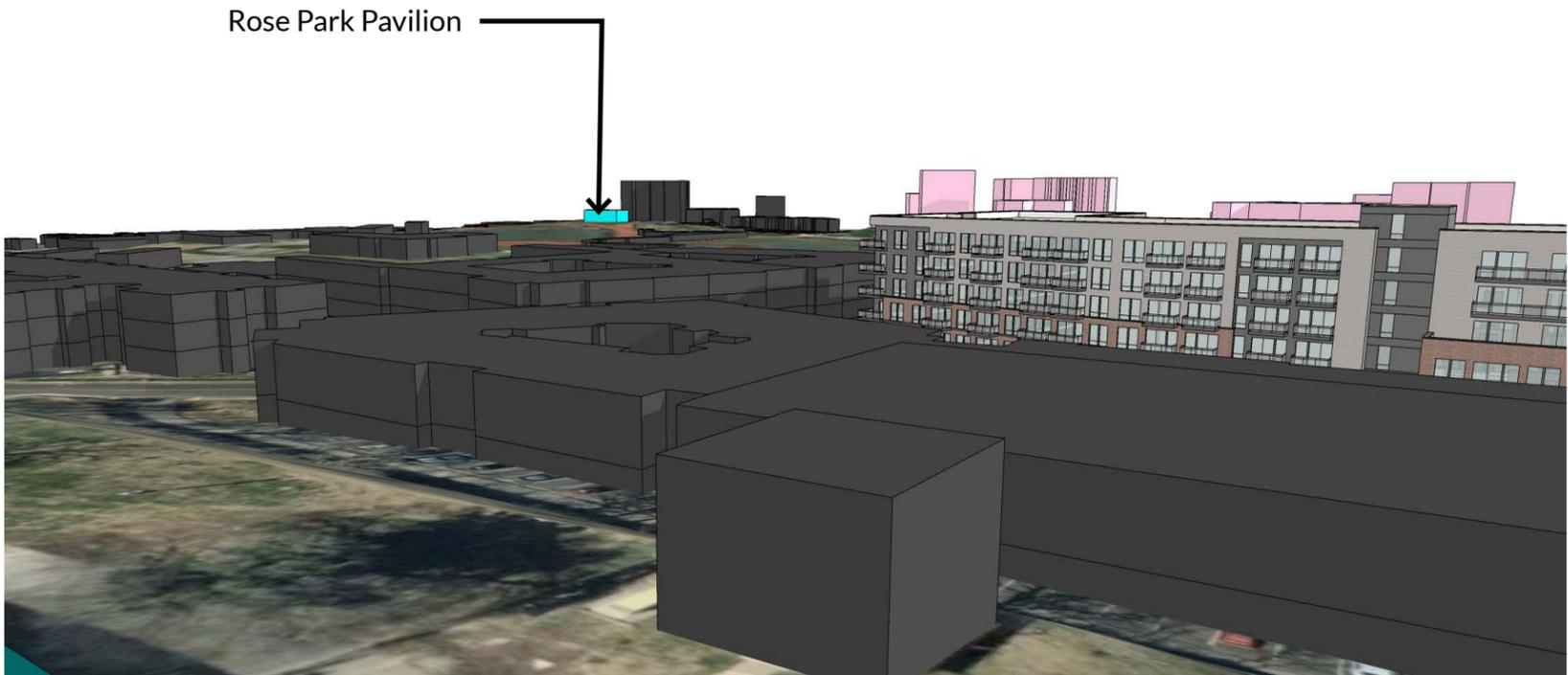
Existing Condition Image

Due to Construction on site at the Reservoir this viewshed is not accessible - please see plan views to justify assumption that this view is unencumbered

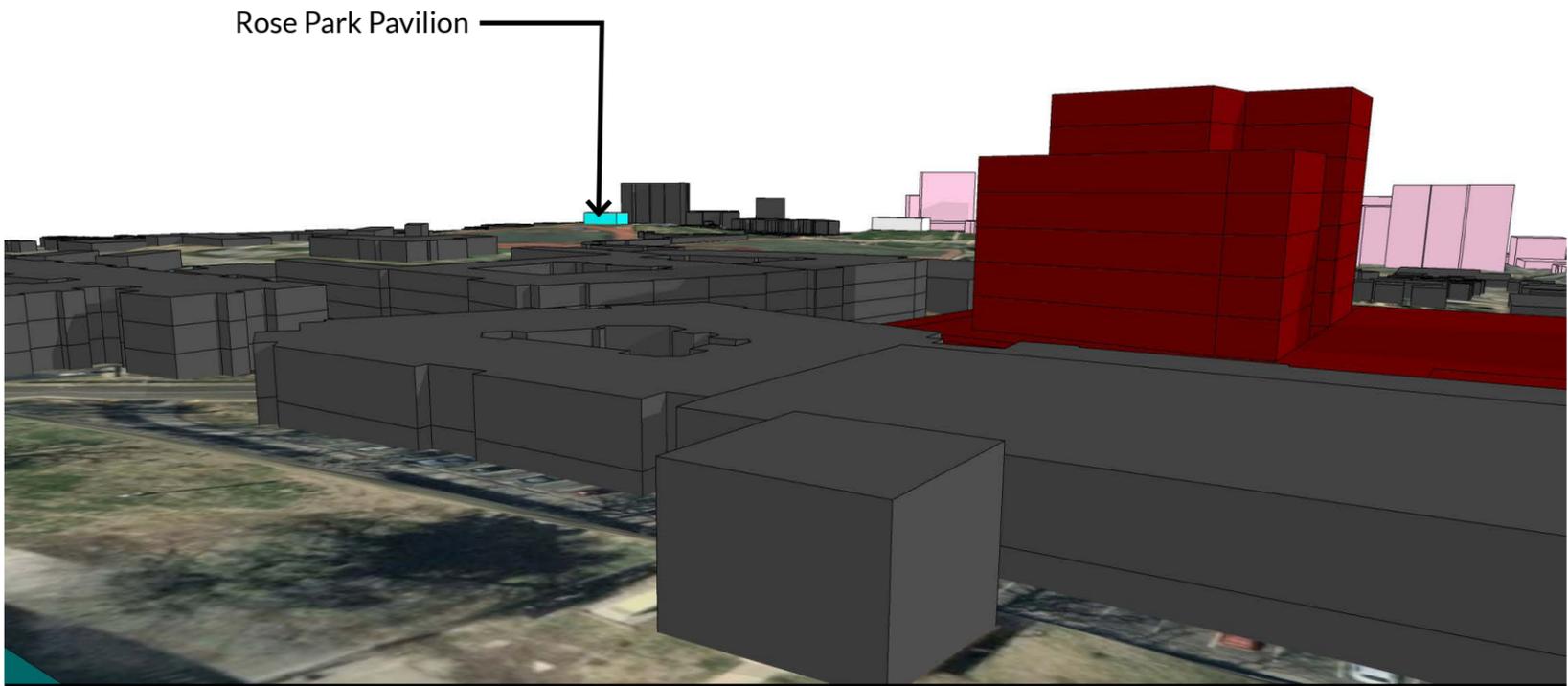
Notes:
This point is from the Ring Road to the Rose Park Pavilion. Neither the approved specific plan or the proposed amendment impact this view in any way.



View From Reservoir Gatehouse to Rose Park (New Viewpoint)

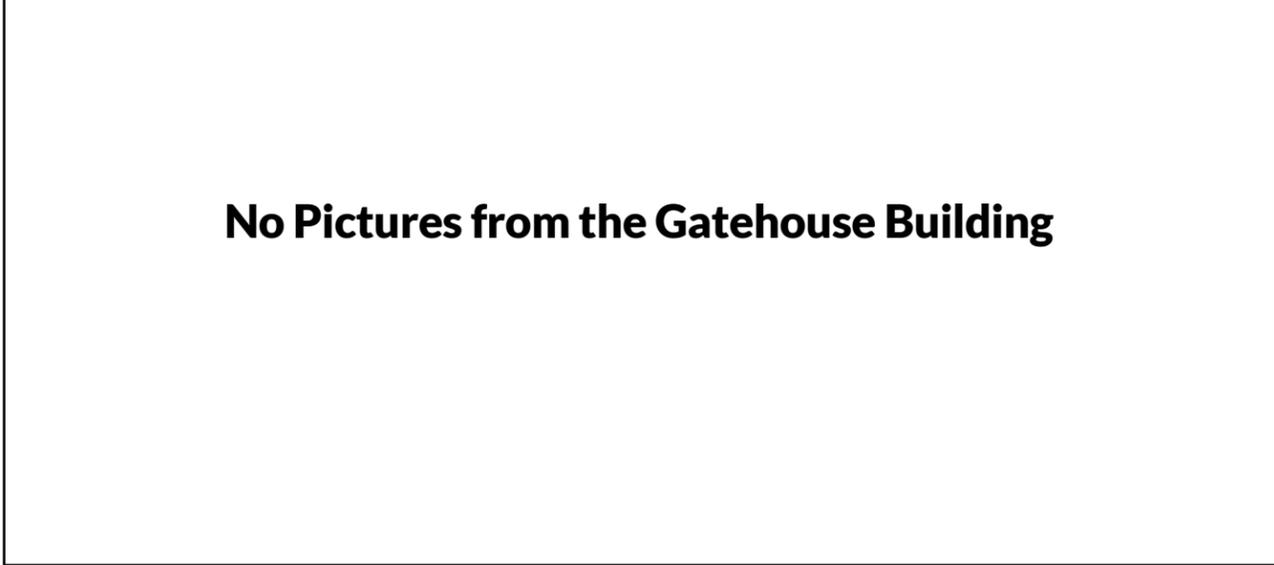


Proposed Specific Plan Alternative Plan (7 Stories)



Approved Specific Plan Entitlements

Existing Condition Image



Notes:
This point is from the Gatehouse of the Reservoir to the Rose Park Pavilion. Neither the approved specific plan or the proposed amendment impact this view in any way.

View From Reservoir Ring Road to Downtown (2018 Specific Plan Viewpoint)



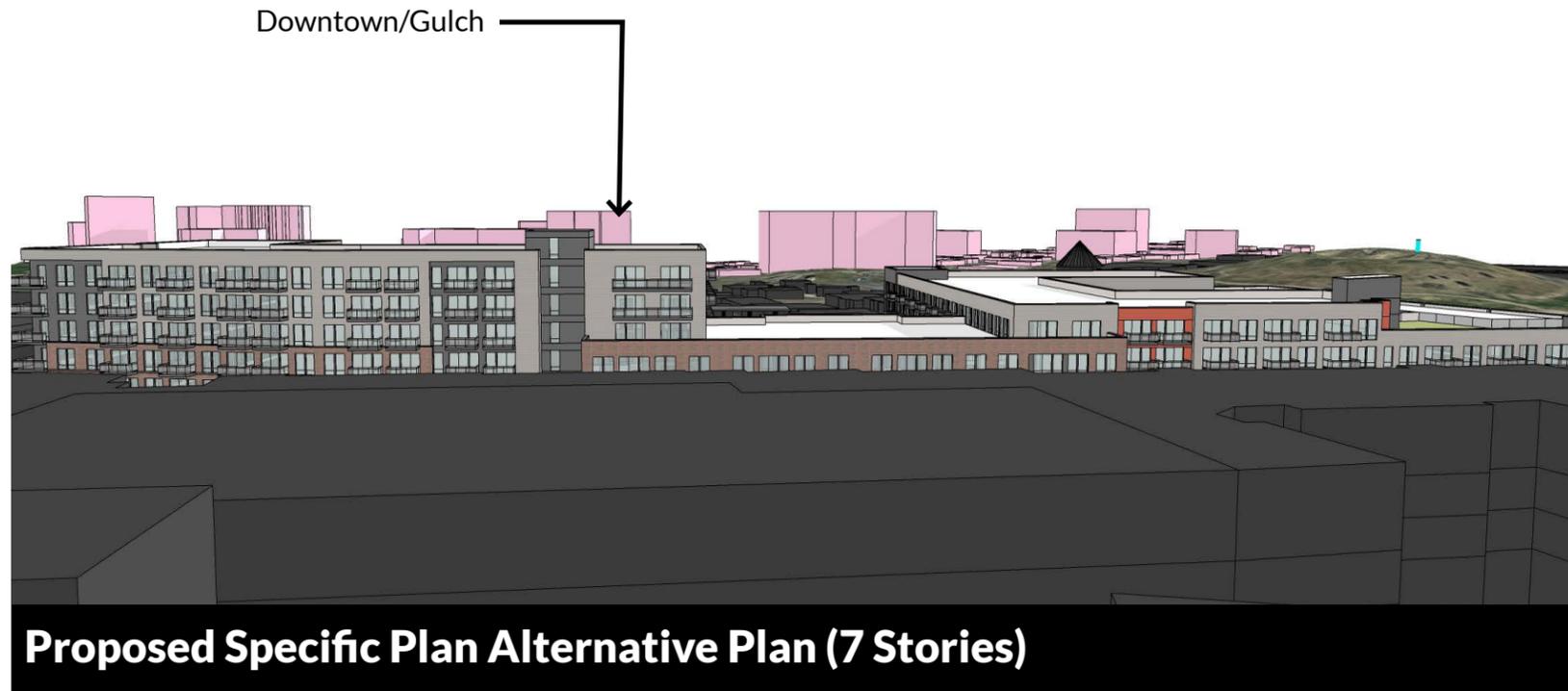
Existing Condition Image



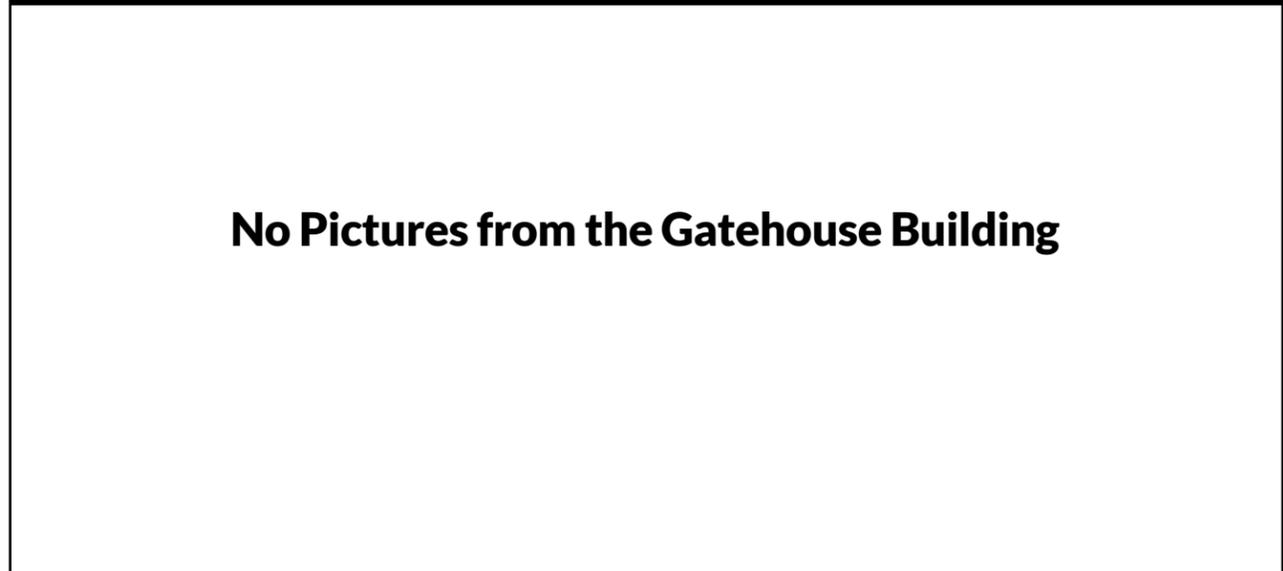
Notes:
This point is from the Reservoir Ring Road toward Downtown. The views to Downtown vary based on your vantage point from the ring road. The proposed layout will allow for more visibility to the skyline, where to approved layout will allow a more specific view window from a fixed point on site.



View From Reservoir Ring Road to Downtown (2018 Specific Plan Viewpoint)



Existing Condition Image



Notes:

This point is from the Gatehouse of the Reservoir toward Downtown. The views to Downtown are more expansive with the reduced height in the proposed scenario.



Additional Images

