

Regulatory Specific Plan

THE PIKE

at Highland Heights



SP NAME	The Pike
SP NUMBER	2022SP-034-001
COUNCIL DISTRICT	05
MAP & PARCEL	Map 71-11, Parcel 39 (portion of) Map 71-11, Parcel 40 (portion of) Map 71-11, Parcel 278 (portion of)
SITE DATA	3.87 acres
EXISTING ZONING	CL
PROPOSED ZONING	SP
ALLOWABLE LAND USES	All uses permitted by MUG-A-NS
FALLBACK ZONING	MUG-A-NS
DEVELOPMENT STANDARDS	Per MUG-A-NS

Specific Plan (SP) Regulations:

The purpose of this regulatory SP is to permit a mixed use project that is compliant with the MUG-A-NS zoning standards at the time of Council approval of the Preliminary SP; The project shall also comply with the following conditions / regulatory standards listed below:

1. The entire length of the north/south road, from Gatewood Avenue to Marie Street as shown in the Highland Heights Plan, shall be included with the first final site plan submitted, if phased. If not phased, the entire length shall be included with the submission of the final site plan. The developer has the option of pursuing either of the following regarding the construction of the road:
 - a. The right-of-way shall be platted and improvements bonded prior to the issuance of any building permits. If the right-of-way has been platted and bonded with the adjacent SPs (2020SP-051-001 and 2022SP-019-001), then the final site plan shall indicate as such and reference the adjacent SP. No U&Os shall be issued until the roadway is completed.
 - b. The applicant will be required to submit and receive approval for roadway plans in accordance with Nashville DOT standards. The road shall be constructed to Nashville DOT standards and the improved right-of-way platted or dedicated prior to issuance of any U&O permits.
2. Development's only access on Dickerson Pike will be provided through the shared access with the Northern Parcel's driveway (2020SP-051-001). Any proposed/additional accesses for this development will be provided through the Luton Street extension.

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3. Parking for the development shall be per UZO code requirements.
4. At a minimum, the development is to make bus-stop and pedestrian infrastructure improvements at intersections within the area. The submitted TIS is to reflect the maximum entitlements permitted for the proposed zoning, and per review of the final site plan, revisions to the TIS may be required. Coordinate with NDOT for final TIS conditions.
5. Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. In general, on final: Callout roadway sections, ramps, sidewalks, curb & gutter, etc. per NDOT detail standards.
6. A private hauler will be required for waste/recycle disposal.
7. For building orientation standards of MUG-A-NS, Dickerson Pike and the proposed Luton Street extension shall be considered public street frontages.
8. All access conditions from Dickerson Pike of 2020SP-051-001 shall apply, unless otherwise permitted by NDOT.
9. Building Design Standards:
 - a. Building façades fronting public right of way 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, cementitious board, architectural paneling, metal, 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; stoops shall provide a minimum of 4 feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures. With the exception of commercial uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.
 - f. "Maximum building height" means the difference between the maximum elevation of a building, including any object to be affixed thereto, and the natural elevation; administrative modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads and rooftop amenities; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories (must remain within the overall building height of 85 feet)
10. A minimum of 50 bicycle parking spaces shall be provided for the development. A minimum of twenty percent of these spaces shall be publicly available.

02 REGULATIONS

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11. Street Level Parking Decks. Parking decks located at street level shall have no less than seventy-five percent of the lineal street frontage devoted to office, nonparking commercial uses, or residential uses at a minimum depth of twenty feet. A minimum of fifty percent of that wall area shall be glazed. That floor area shall be excluded from the calculation of floor area ratio.
12. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.
13. Build-To-Zone to be measured from back of proposed sidewalks on public streets, private drives and open spaces. Stoops/stairs may encroach setbacks and build-to-zones.

03

REGULATIONS

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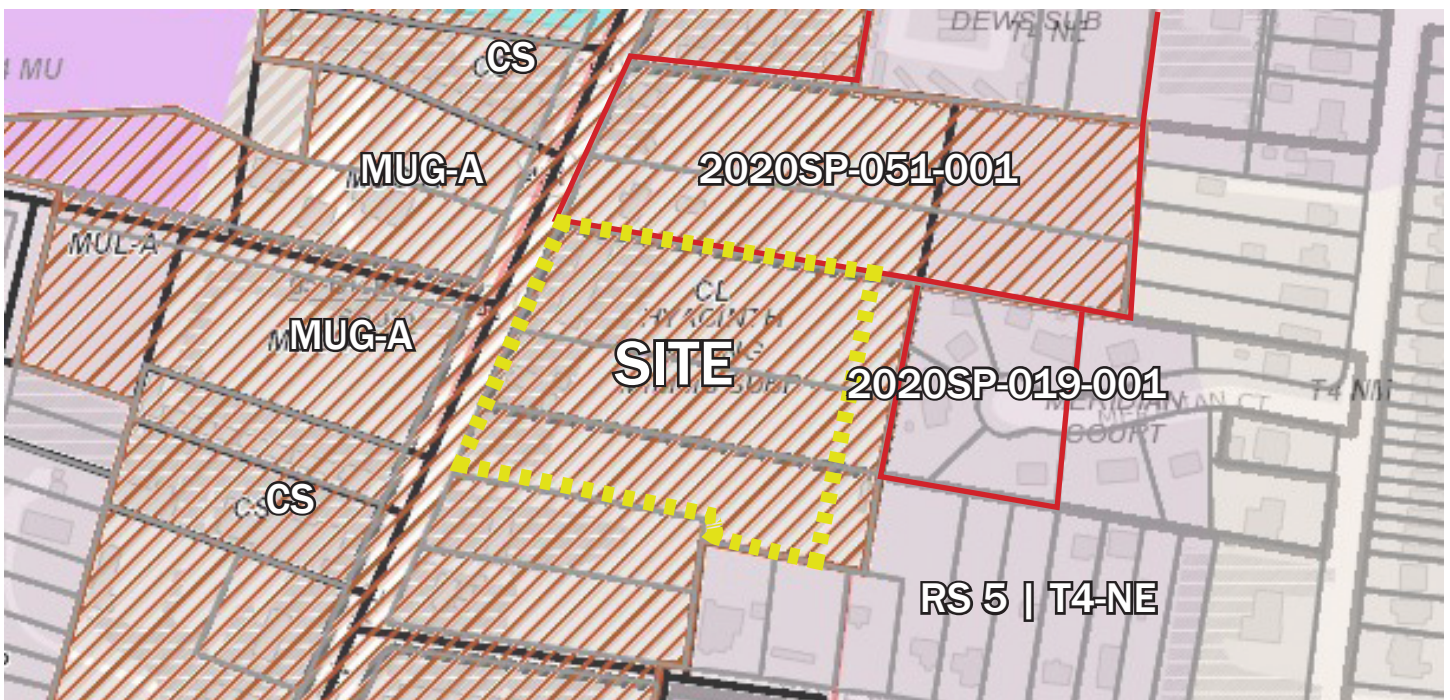
Current Zoning: CL

Current Land Use Policy: The property is located within the M2 Sub District of the Highland Heights Community Plan and within the Dickerson South Corridor Study. The current land use policy for the property is Mixed-use Corridor (T4-CM). The proposed zoning is consistent with the policy's recommended densities and objectives at this location.

T4 Mixed-use Corridor: prioritize higher-intensity mixed use and commercial uses at intersections with preference given to residential uses between intersections. T4CM 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.

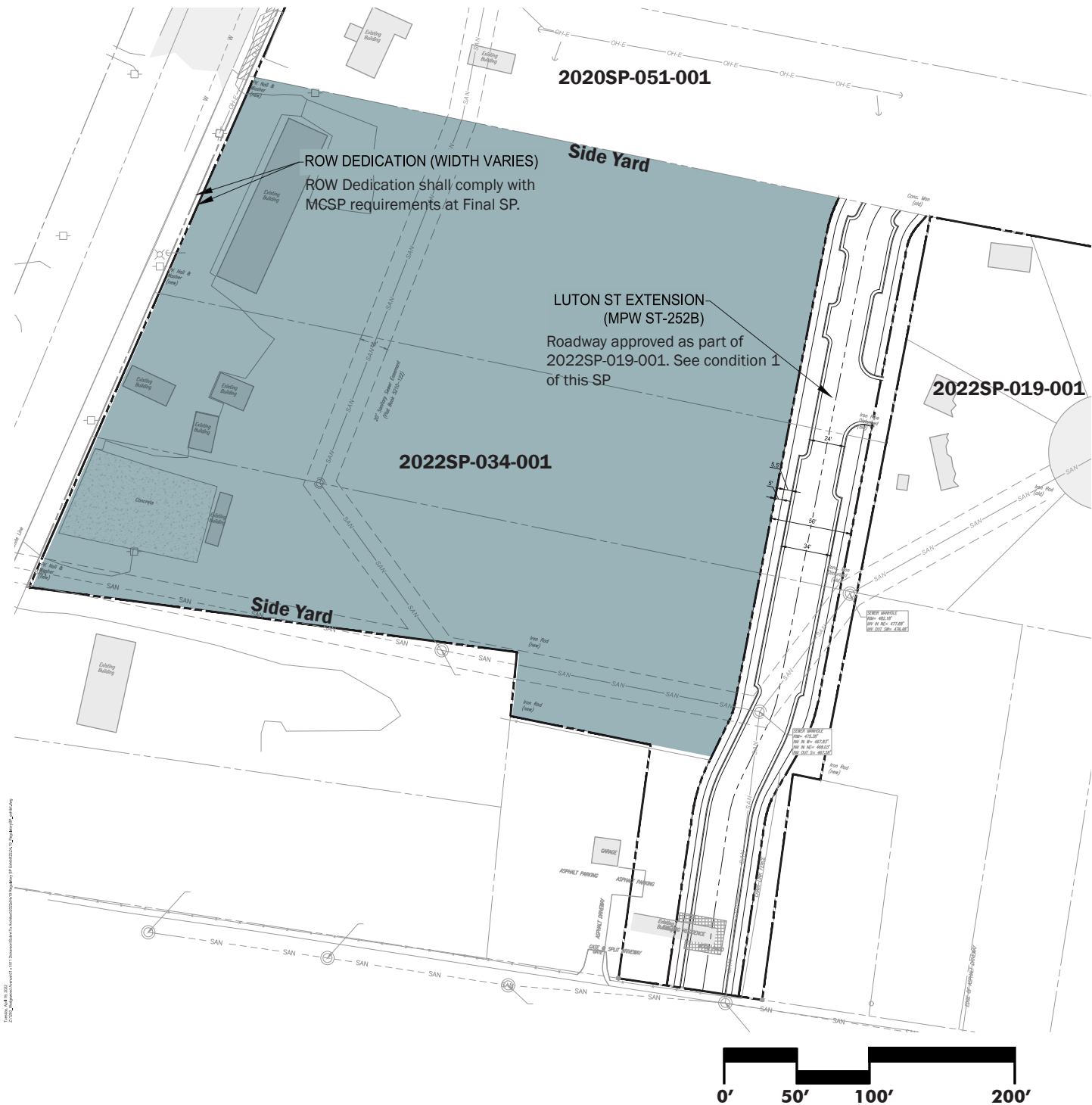
R4 Subdistrict (Highland Heights Community Plan): Evolve toward a balanced mixture of residential and commercial land uses along the corridor that provides an opportunity for a varied development pattern in regard to the size, scale, and density.

Specifically for Dickerson Pk. and E. Trinity Ln.(from Dickerson Pk. to Lischey Ave.), enhance corridors by encouraging a greater mix of higher density residential and mixed use development



04 POLICY

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05
SITE

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.