

Regulatory SP Crutcher Corner (SP)

Development Summary (Site)

SP Name Crutcher Corner SP

SP Number 2022SP-042-001

Council District 6 – Brett Withers

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 93-08 Parcel 16/ Terry Reeves/ 5.03 Acres/ Currently Zoned IR/ 501 Crutcher Street

Map 93-08 Parcel 91 / Lipscomb Davis / 1.79 Acres/ Currently Zoned IR & CS/ 515 Crutcher Street

Specific Plan Notes

1. The uses allowed under this Specific Plan will be all those allowed under MUG-A-NS of the Metro Nashville Zoning Code.
2. The maximum height shall be 6 stories or 90 feet with no step-back required.
3. Use of the rooftop shall be allowed including elevated access points for stairs or elevators.
4. Short term rental shall be prohibited.
5. Architectural standards shall be as follows:
 - 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.
 - e. A raised foundation of 18”- 36” is required for all residential structures.
6. South Fifth Street along the frontage of the property to be constructed to provide 45 feet of right-of-way measured from the centerline to the property line (one foot more than the 44 feet required in the MCSP).
7. Structured parking shall be lined with active uses or screening that closely mimics active uses.
8. Unless noted otherwise herein, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application.