



## 16th & McGavock

14 February 2023

Case No. 2023SP-010-001



### PROJECT CONTACT INFORMATION

#### SITE OWNER

C/O ROERS COMPANIES  
2 CARLSON PARKWAY N. SUITE 400  
PLYMOUTH, MN 55447  
763.285.8808  
CONTACT: BRIAN LEBLANC

Parcel ID: 09313000600  
Address: 115 16TH AVE S  
Owner: YER MAN, LLC

Parcel ID: 09216022800  
Address: 1609 MCGAVOCK ST  
Owner: BROADWAY PROPERTIES, L.P.

Parcel ID: 09216022900  
Address: 114 17TH AVE S  
Parcel ID: 09216023000  
Address: 116 17TH AVE S  
Owner: SPOTTY MERLE, LLC

#### ARCHITECTURE

HASTINGS ARCHITECTURE, LLC  
225 POLK SUITE 100  
NASHVILLE, TN 37203  
615.329.1399  
CONTACT: ANNA YODER  
EMAIL:  
AYODER@HASTINGSARCHITECTURE.COM

#### CIVIL

KIMLEY-HORN  
10 LEA AVE SUITE 400  
NASHVILLE, TN 37210  
615.564.2701  
CONTACT: BRENDAN BOLES  
EMAIL:  
BRENDAN.BOLES@KIMLEY-HORN.COM

HASTINGS Kimley»Horn





## Site Context + SP Purpose

16th and McGavock is located in the central area of Midtown with close proximity to Downtown Nashville. The site sits at the nexus of the rapidly developing Midtown and notable Music Row neighborhood.

The site is currently zoned as CF, which supports a variety of commercial uses. The redevelopment of this property would allow it to become a vibrant hub that serves to link the Downtown Core and West Nashville with the active, mixed-use, urban neighborhood envisioned within this area.

The site is currently situated within the Music Row Urban Design Overlay and is part of the Music Row North special policy area. This area aims to be a highly active urban experience with inviting ground floor retail and mixed use development. The site's proposal aligns with the high-rise development and energetic activity the area strives to have.

The Midtown Study within the Green Hills Midtown Community Plan identifies the property as being a "T5 Center Mixed Use Neighborhood (T5 MU). This categorization is intended to maintain, enhance, and create high intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses."

The Community Character Manual states that "T5 MU areas are intended to be among the most intense areas in Davidson County." The property at 16th and McGavock has the potential to realize the Community Character Manual's vision for Midtown by creating an activated, mixed-use, urban neighborhood.

**The purpose of this SP is to obtain approval of a mixed-use, 29-story building and adaptive reuse of an existing commercial building.**



## Site Information + Standards

<b>Acreage</b>	115 16th Ave S	0.57 acres
	1609 McGavock St	0.29 acres
	114 17th Ave S	0.20 acres
	116 17th Ave S	0.11 acres
		<b>1.17 acres</b>

**Council District** 19; Councilmember: Freddie O'Connell

**Fallback Zoning** MUI-A

**Site Uses** Up to 450 multi-family residential units or 300 multi-family residential units and 200 hotel keys.  
Up to 35,300 SF of additional non-residential uses  
Short term rentals are prohibited.

**Maximum FAR** No Max. FAR

**Maximum ISR** 1.00 *PER MUI-A*

**Build-To Zone** 0' - 15'  
Programmed activation zones (activated dining spaces, public loggia, programmed green spaces) can expand the Build-to-Zone up to 30' where programmed activation exists.  
114 and 116 17th Ave S are exempted due to adaptive reuse.

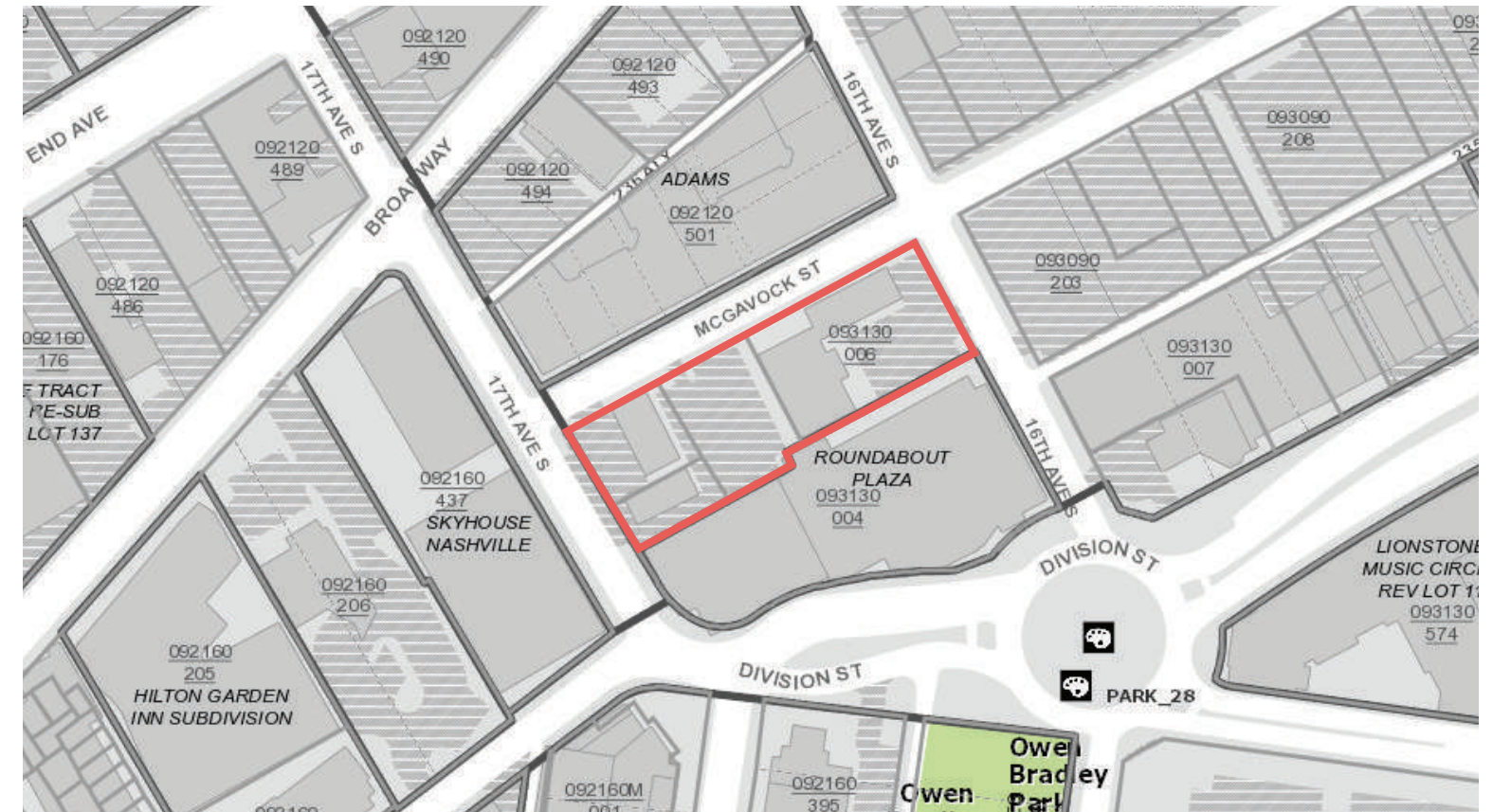
**Step-back** none required

**Active Uses** Active uses are those programmed spaces that generate pedestrian street activity and interaction. An active ground floor use requirement shall mean a habitable space occupied by retail, office, institutional, amenity, or lobby uses. Pedestrian Access Points and publicly accessible open space may also be considered active ground floor uses.

Residential units and hotel units are also specifically excluded on the ground floor of all public streets.



**SITE LOCATION**



**EXISTING SITE CONDITIONS**

*\*All existing structures on site to be removed*

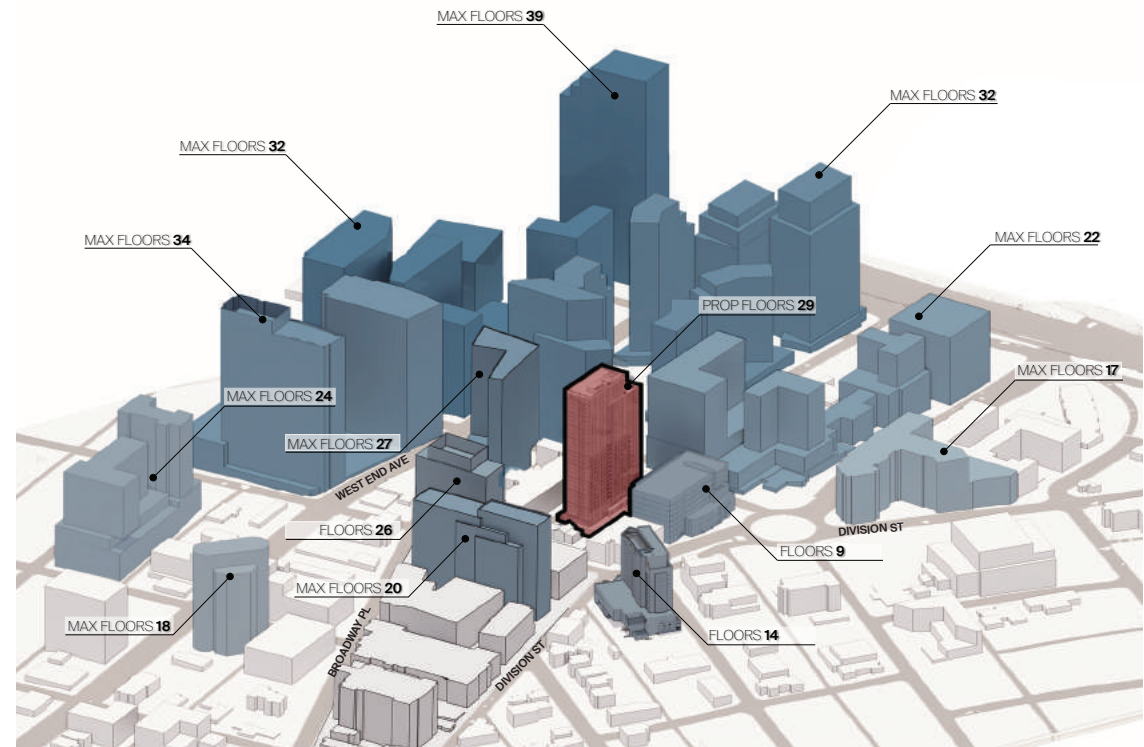


## Site Context + Development

16th and McGavock is located within a rapidly developing neighborhood, which has the opportunity to support the Downtown core and provide much needed connectivity to Midtown.

The 29 proposed stories is not only an appropriate scale and transition between Midtown and Music Row, but is also positioned to respect the existing and proposed context. The tower footprint has been shaped and sited with adjacent properties' views in mind.

The proposed residential development at 16th and McGavock seeks to enhance the existing and future surrounding context.

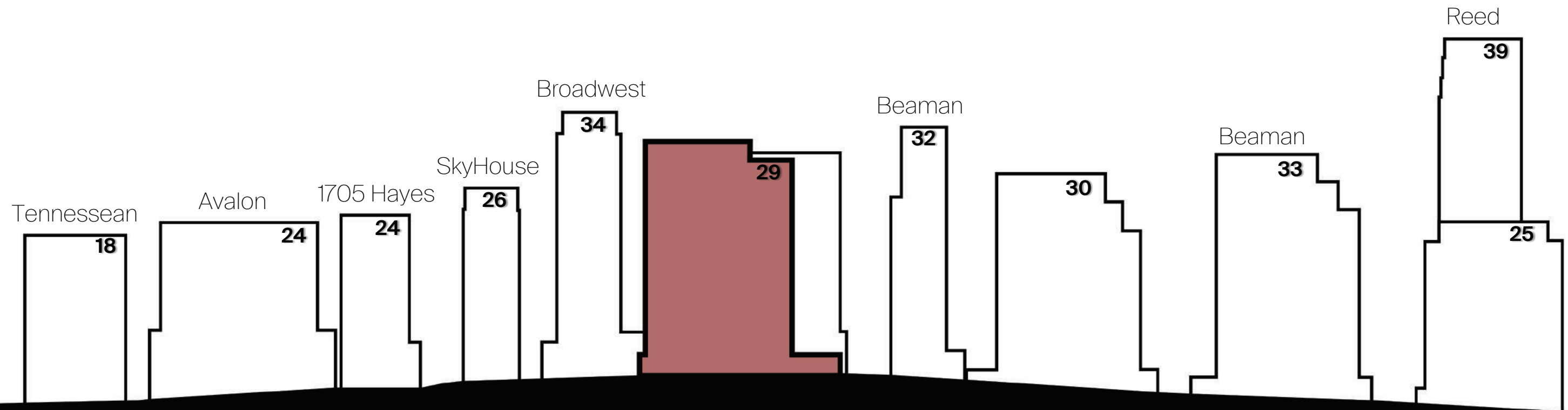


**SITE CONTEXT | SURROUNDING DEVELOPMENT**



# SITE MASSING

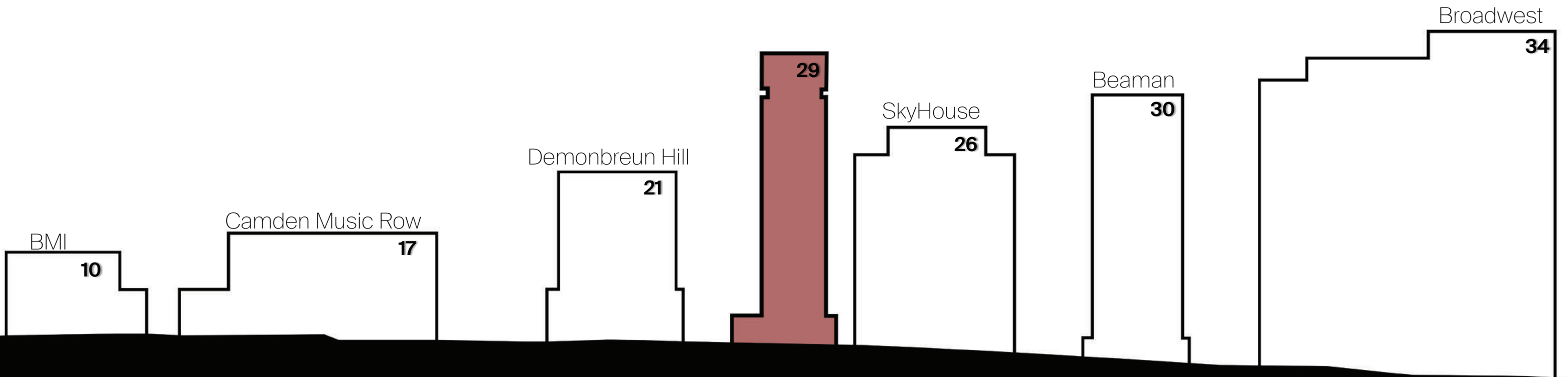
EAST / WEST SECTION





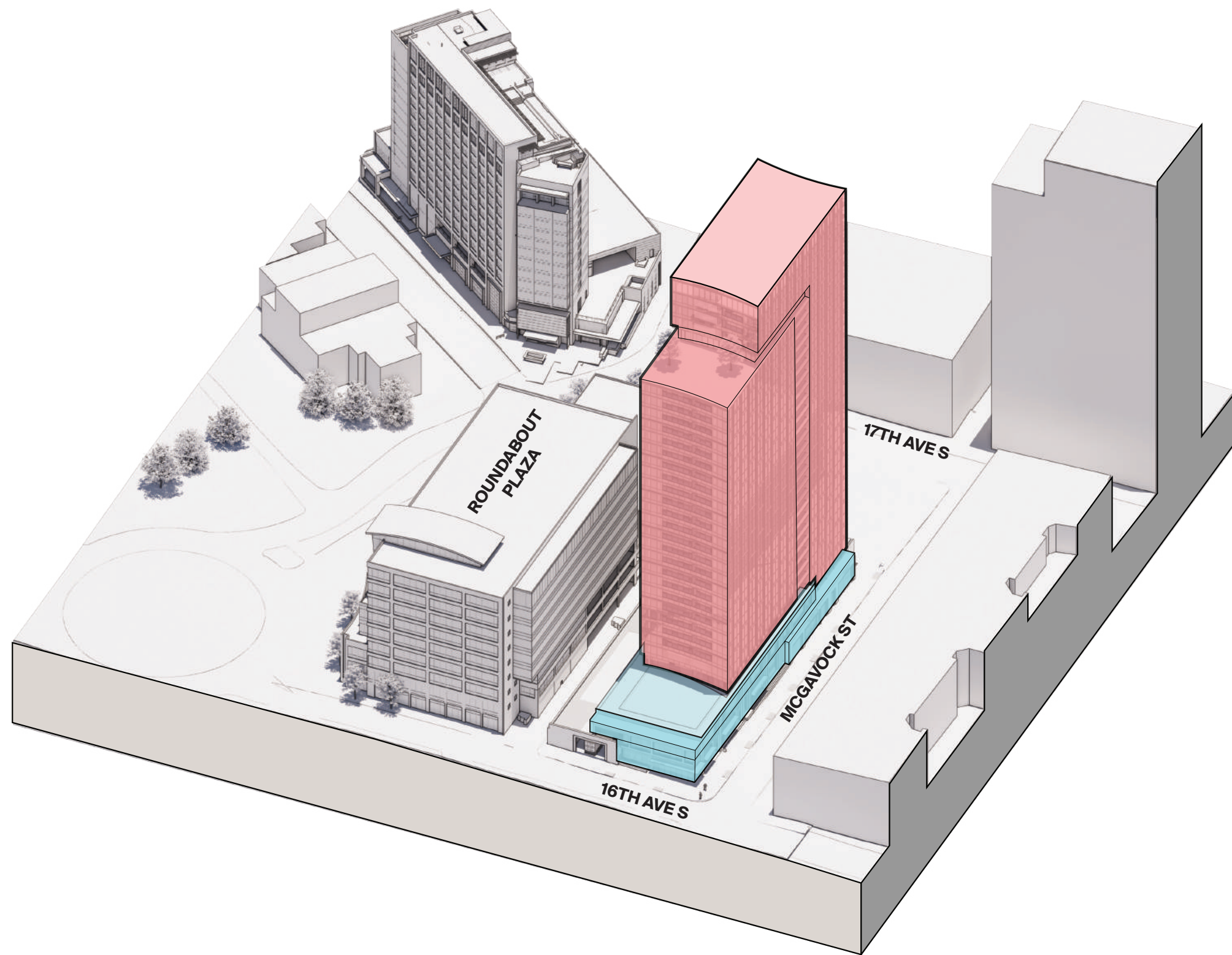
# SITE MASSING

NORTH / SOUTH SECTION





## SITE MASSING



## Building Height + Size

**Max Height** Maximum overall height of 29 stories  
Maximum floor plate size of 14,500 sf above the 2nd story

**Minimum Tower Separation** Distance from Property Line shall be measured between the exterior faces of residential unit walls, not between balcony edges or projecting facade elements.

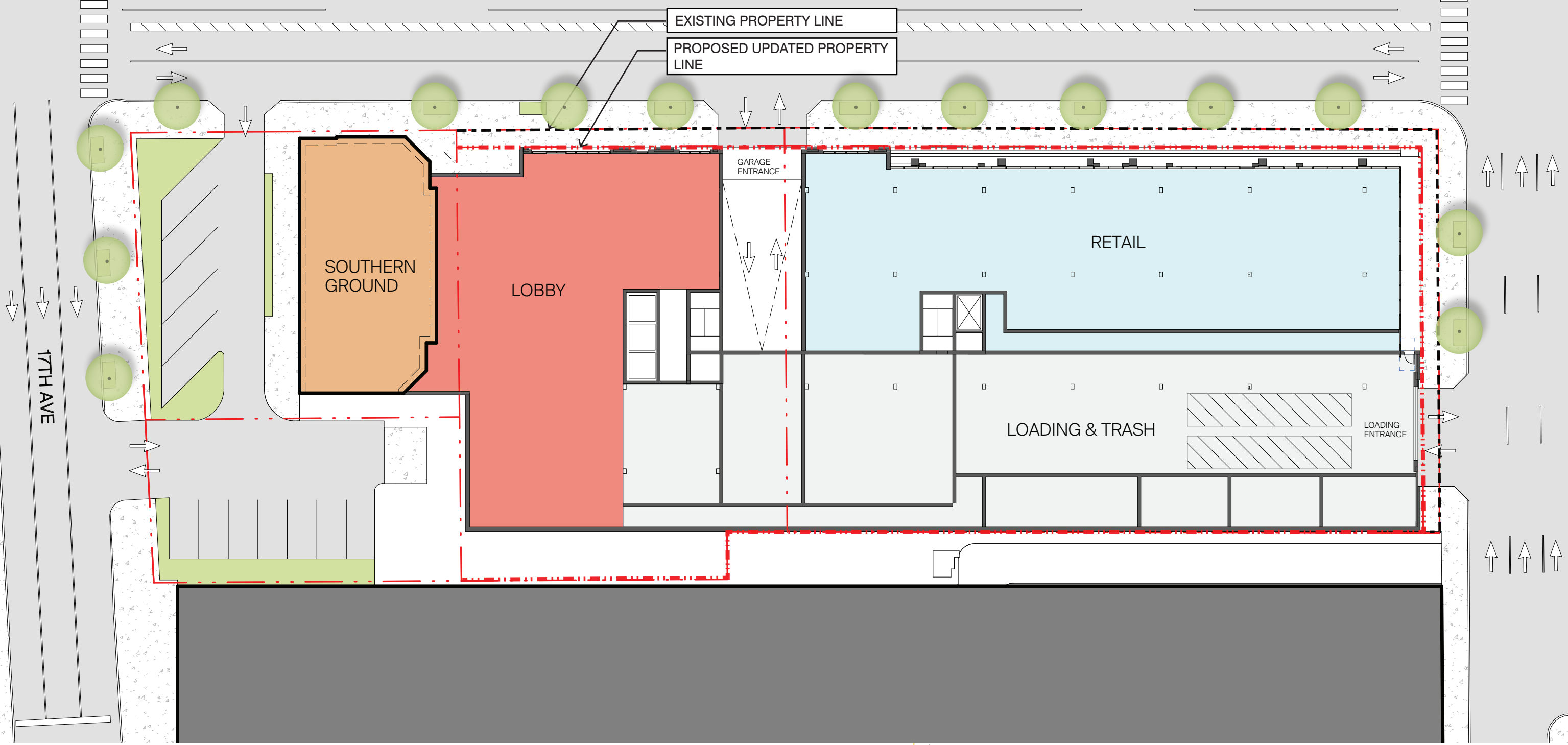
**Measurement of Height** Unless otherwise specified herein, the height of buildings shall be measured in stories.

- The maximum height for the tower Base shall be 2 stories limited to 35 feet as measured from the South East corner. Maximum tower height includes the 2 stories within the base.
- The first floor shall have a minimum height of 14 feet from finished floor to finished floor above
- Amenity and penthouse levels may be up to 22 feet from finished floor to finished floor, individual residential stories shall not exceed 13 feet from finished floor to finished floor above the fourth story.
- Basements are not considered stories for the purposes of determining building height.
- Building height shall be measured from each buildings' Primary Street Frontage.
- For the purposes of this SP, enclosed mechanical spaces shall not be counted as stories.



**KEY:**

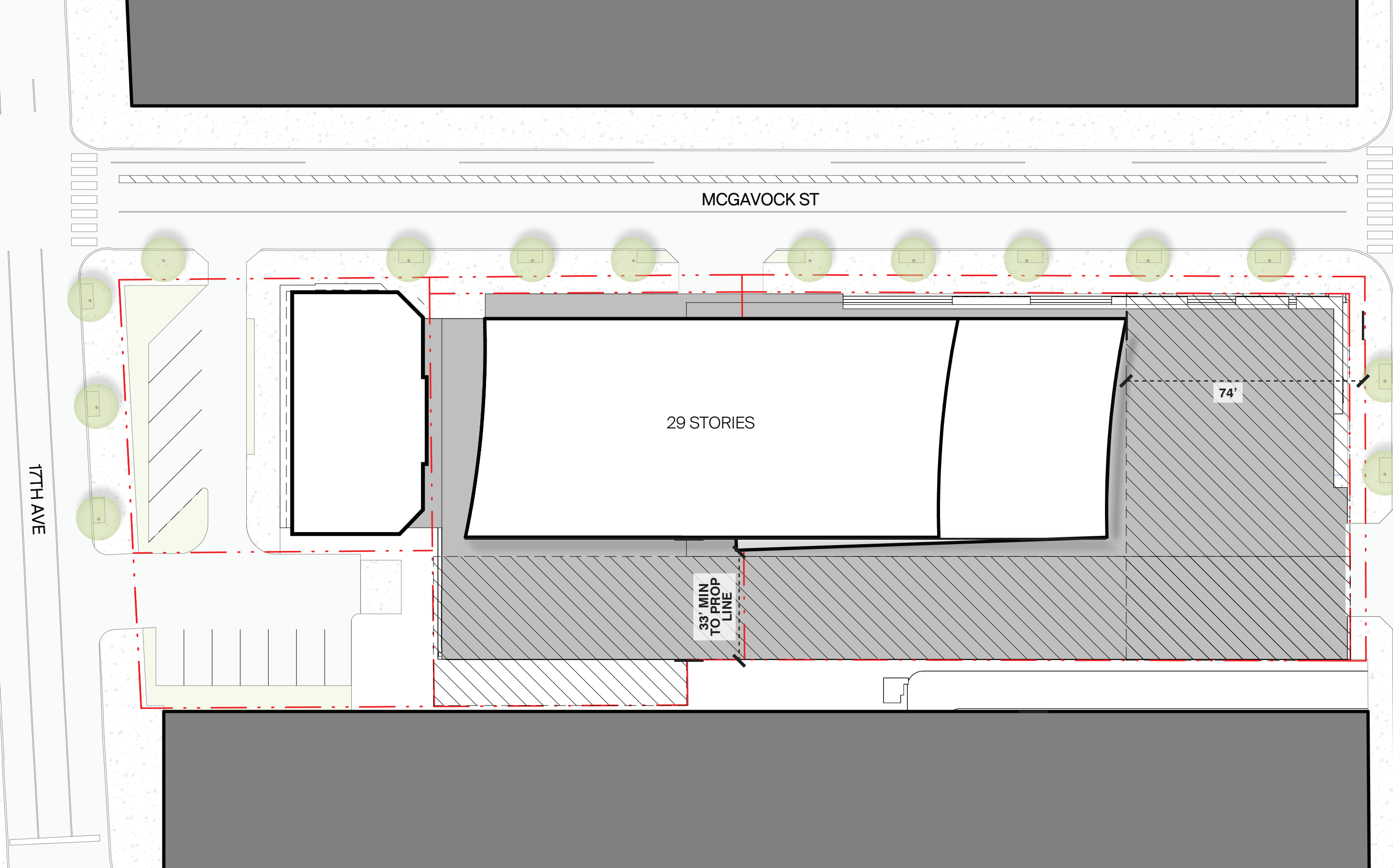
- RESIDENTIAL
- COMMERCIAL
- BOH
- SOUTHERN GROUND (ADAPTIVE REUSE)



1" = 30'
0' 15' 30' 60'

**FIRST FLOOR PLAN & ROW DIAGRAM**





MCGAVOCK ST

17TH AVE

29 STORIES

74'

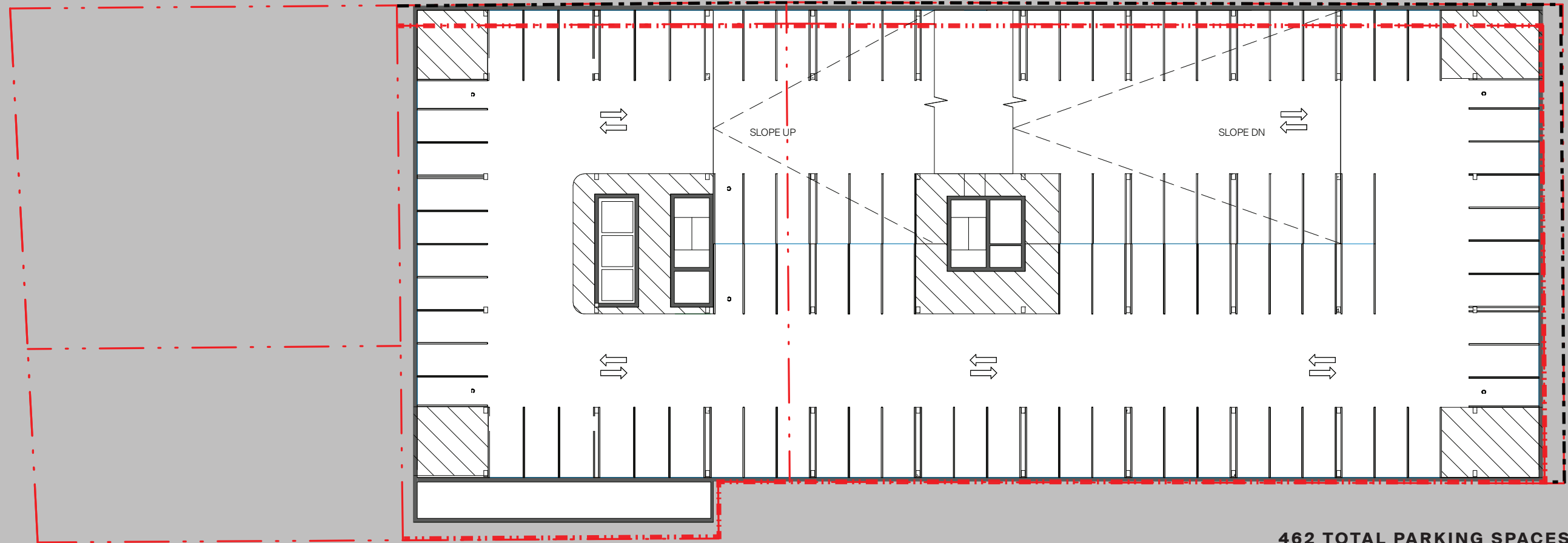
33' MIN  
TO PROP  
LINE



1"=30' 0' 15' 30' 60'

**TOWER FOOTPRINT & SITE PLAN**





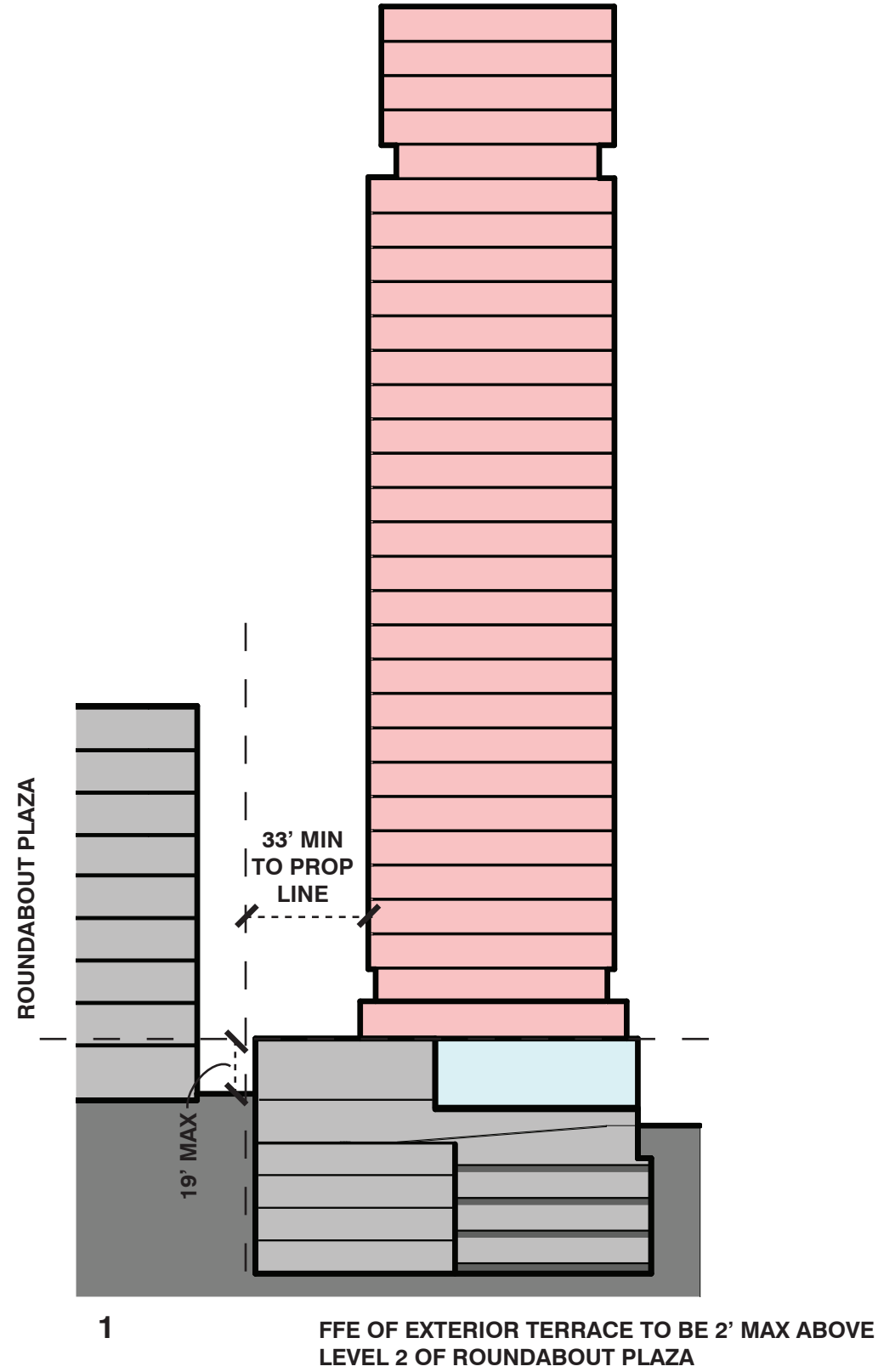
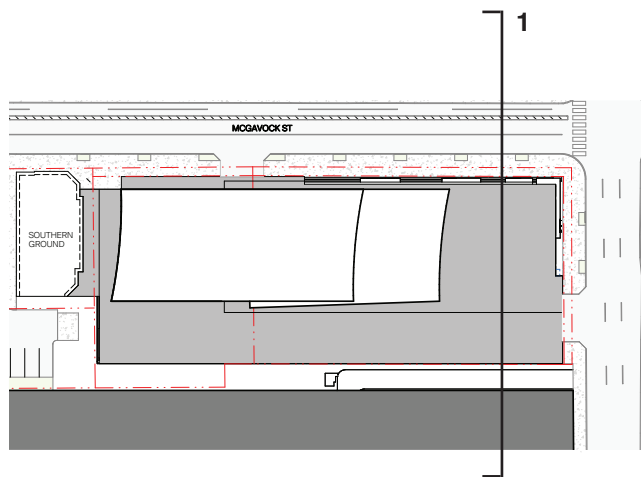
**462 TOTAL PARKING SPACES**



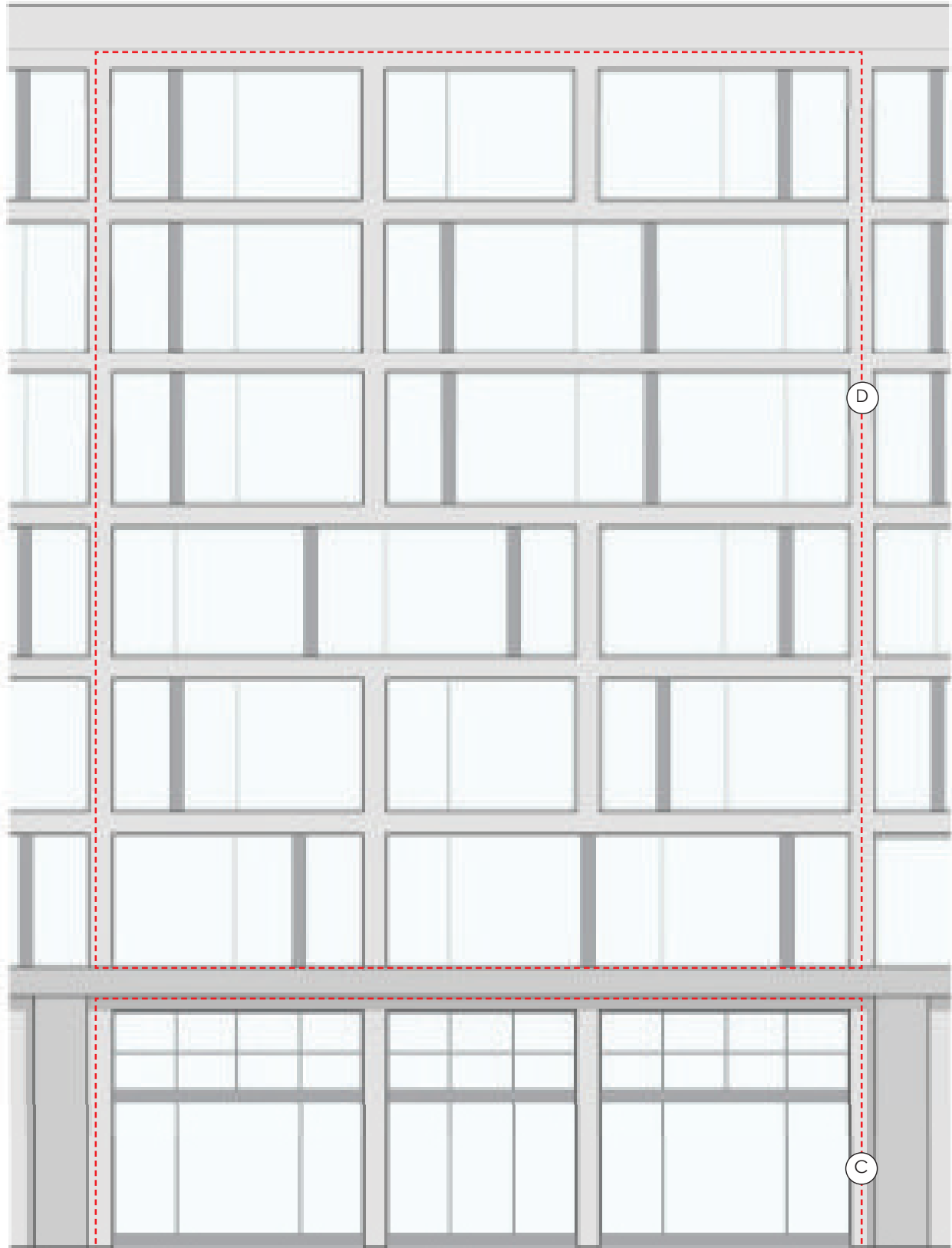
**GARAGE LEVEL FLOOR PLAN**



# ROUNDAABOUT PLAZA RELATION







**STREET FACADE DIAGRAM**

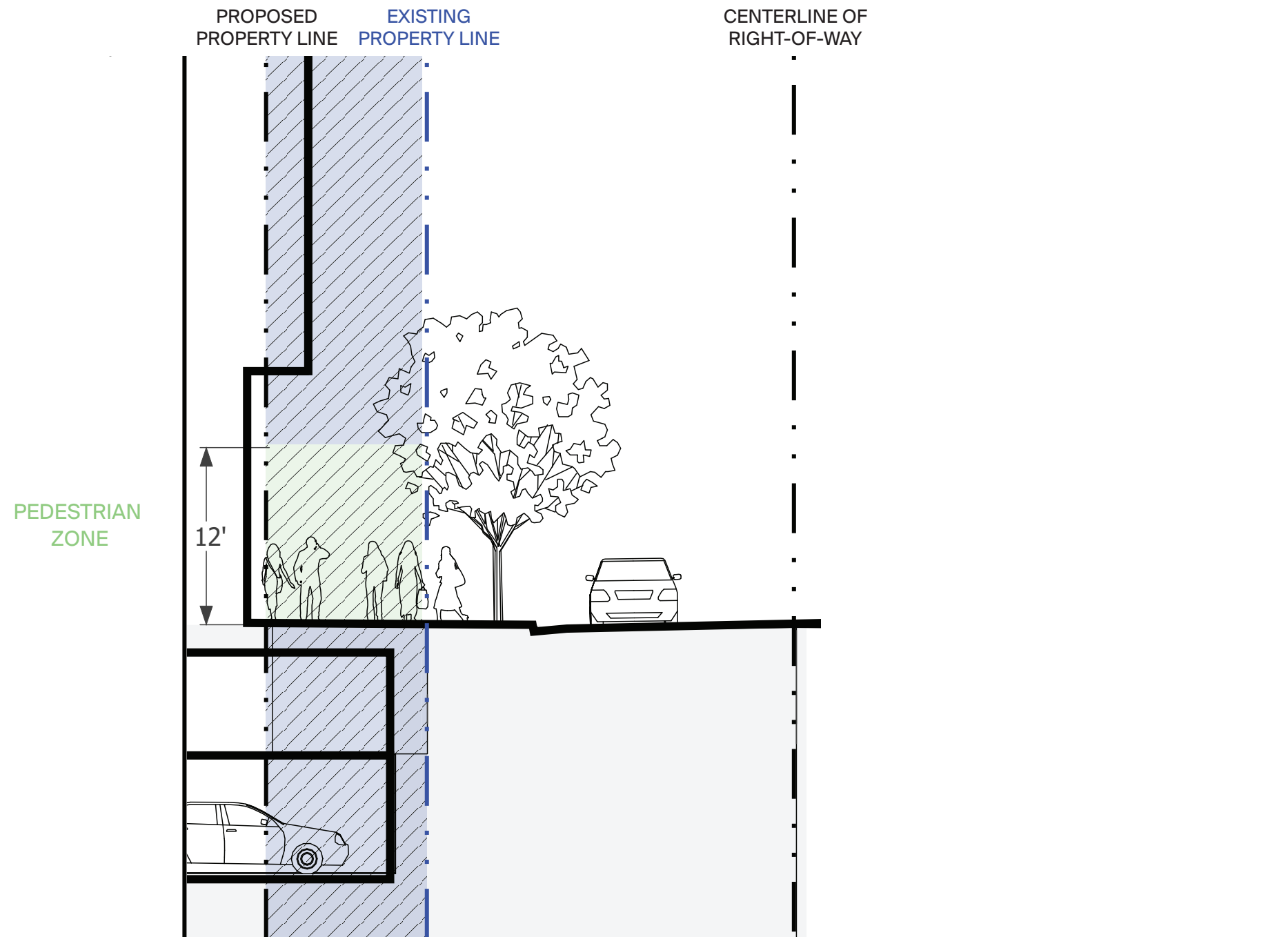
<b>Building Standards</b>	<p>The following standards shall apply to the location of a building and its associated parking:</p> <ul style="list-style-type: none"> <li>• A primary entrance to the building shall be located along the building facade along a public right-of-way.</li> <li>Ⓒ • Glazing on the first floor of any public street frontage shall be a minimum of forty percent. 16th Avenue frontage is exempted from this requirement. Adaptive reuse of existing structures is exempted.</li> <li>Ⓓ • Glazing on the upper floors of any public street frontage or any tower levels shall be a minimum of forty percent.</li> </ul> <p>Design of building skin, articulation, and form to be determined during Final SP submission.</p>
<b>17.24.230 Landscape Buffer-yard Requirements</b>	None required
<b>17.32.120 On-premises signs</b>	No changes
<b>Building Materials</b>	<p>Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious panels, glass, cast-in-place and precast concrete, metal panel, composite wood or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.</p> <p>EIFS, Stucco, Hardie Board and similar materials are disallowed.</p>
<b>Vehicular Access</b>	<p>SEE <b>CIVIL</b> FOR VEHICULAR ACCESS POINT LOCATIONS</p> <p>No more than 30 percent of any site frontage and/or 60 feet, whichever is greater, can be dedicated to a vehicular garage entry or loading entry on any street.</p>
<b>Parking</b>	<p>Parking shall be per Metro code.</p> <p>Parking may be shared across the site and any future property lines, regardless of ownership.</p> <p>Shared parking may be allowed according to the provisions of 17.20.100 of the zoning code.</p>
<b>Garage Requirements and Screening</b>	<p>Structured parking shall be below grade as measured from 16th Street, or behind liner program on the street level.</p> <p>Surface parking associated with adaptive reuse is permitted.</p> <p>Refuse facilities will be enclosed and screened in accordance with the Metro zoning code.</p>



# STREETSCAPE DIAGRAM

**Encroachment** As illustrated in the streetscape diagram, structures may cantilever over or be built under right-of-way that is dedicated in this SP. However, a clear zone of 12' in height must be provided above sidewalks. Configuration subject to approval of Mandatory Referral and Fire Marshal access requirements

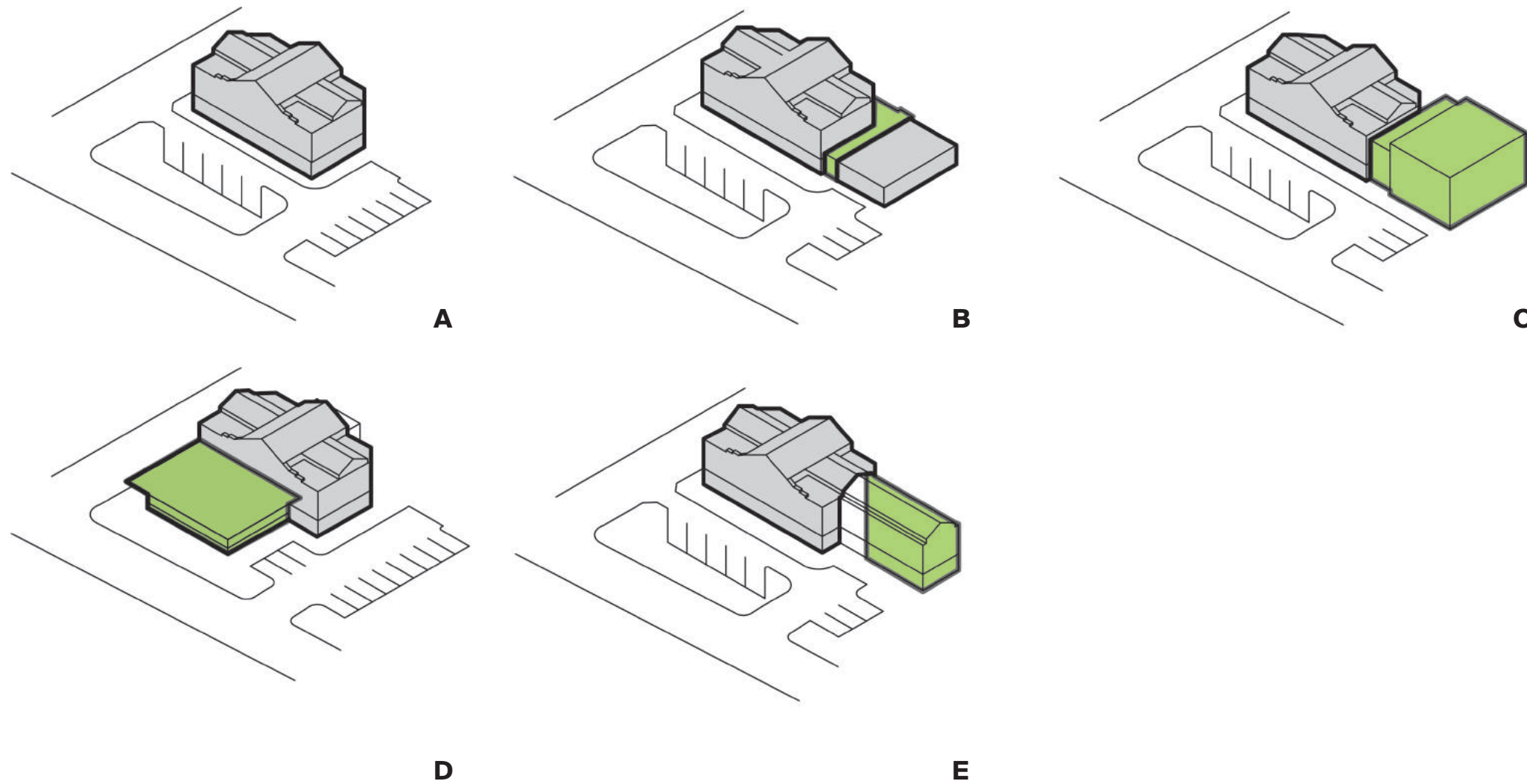
See Civil for right-of-way dedications.





## Potential Massing Diagrams

Diagrams are intended to show potential layouts and effects on parking locations.  
Alterations will require final SP submittal and may also be subject to separate Metro historic review.



**Adaptive Reuse** Recognizing that the Southern Ground building has had an important and varied contribution to the neighborhood, the final design is intended to retain the character of the building.

Modifications, connections, and expansions to the structure are allowed to meet code and use requirements.

While surface parking is shown and allowed in proposed locations, additional structures or open space may replace these spaces so long as they meet the Material and Build-To standards set forth in this SP.

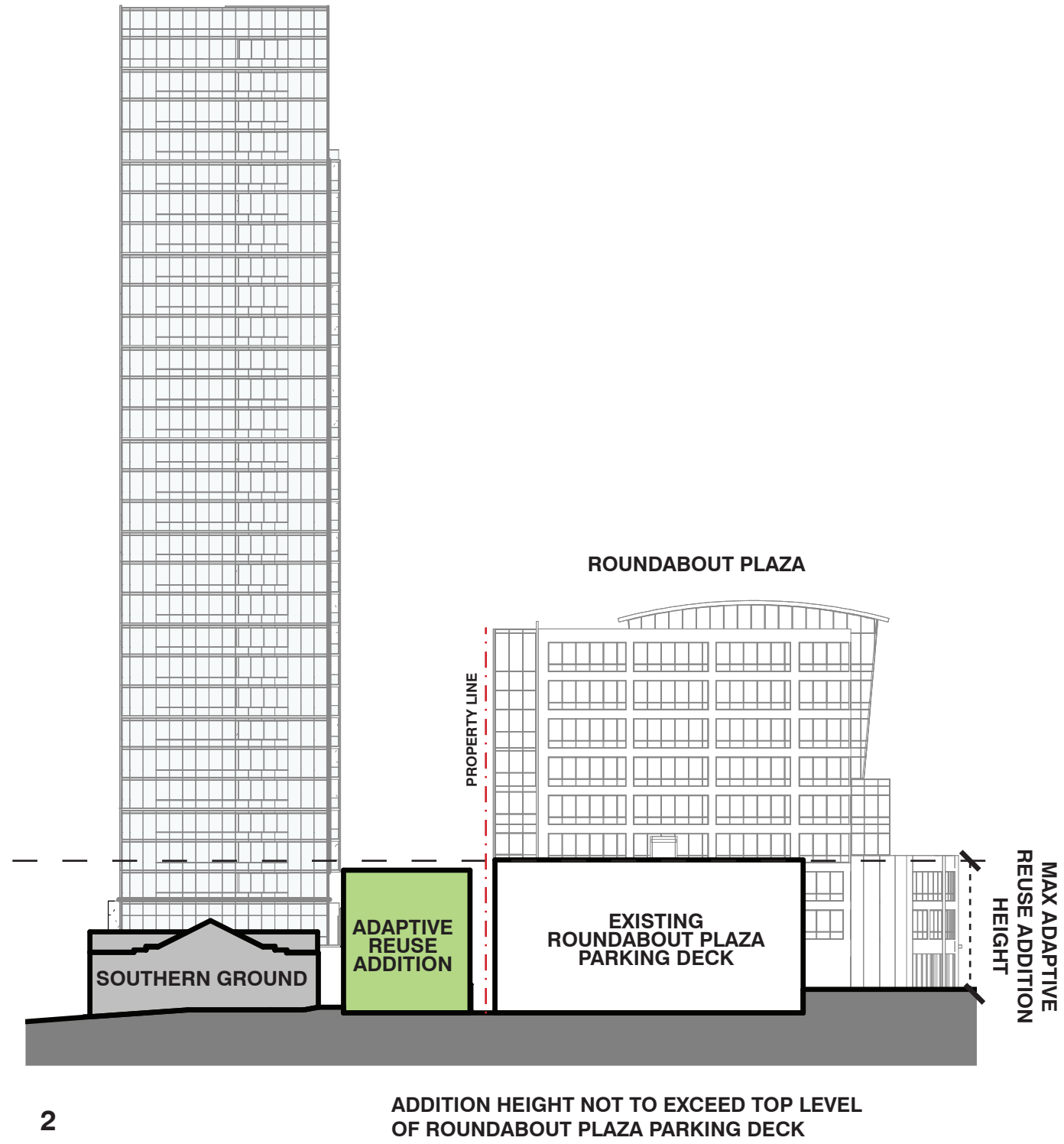
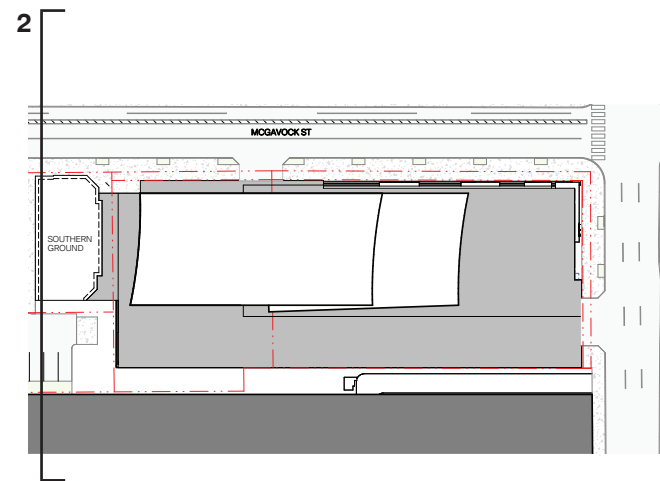
Maximum height for additions shall not extend above the adjacent Roundabout Plaza parking deck.

This adaptive re-use may be a separate phase of the SP and may occur at a different time frame. See diagrams for concepts of potential massing configurations of Adaptive Reuse.

**Any future alterations will require final SP submittal and may also be subject to separate Metro historic review.**



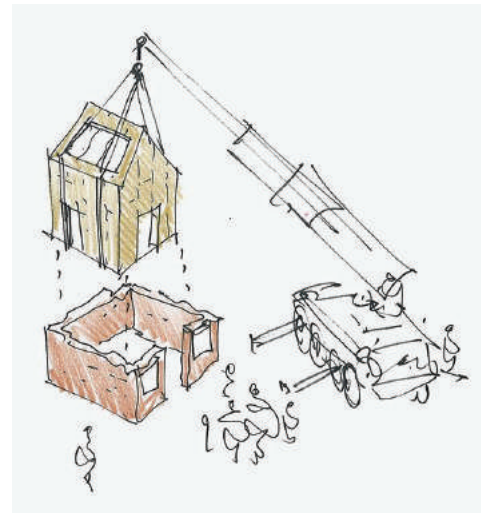
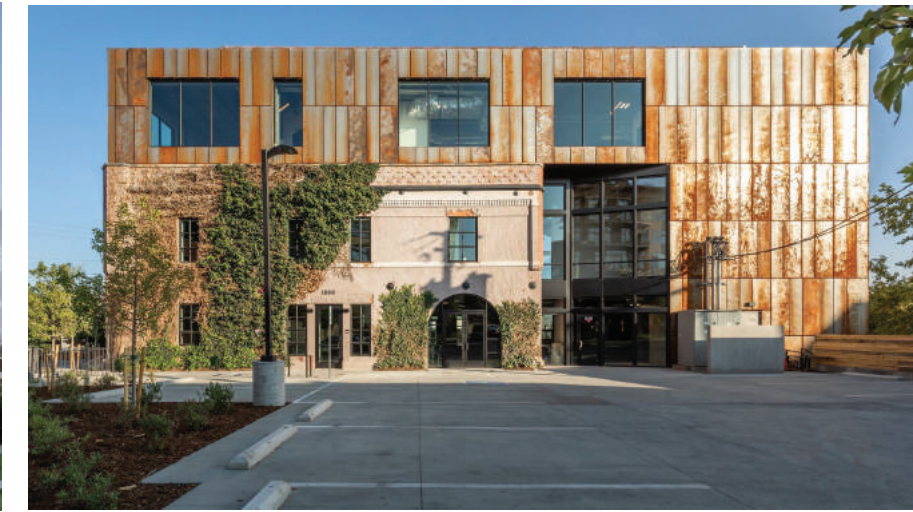
**ADAPTIVE REUSE ADDITION**





## Adaptive Reuse Precedent Imagery

While final design of the Adaptive Reuse Phase will be guided by the programmatic needs of the future active use, the imagery provided is intended to show options for how additions could be incorporated with the existing Southern Grounds structure.





# HASTINGS



**NE CORNER - 16TH &  
MCGAVOCK**

HASTINGS



# HASTINGS



**SE AERIAL**



# HASTINGS

**SW AERIAL**



# HASTINGS





# HASTINGS



**MCGAVOCK FACADE,  
NE CORNER**  
HASTINGS







# HASTINGS



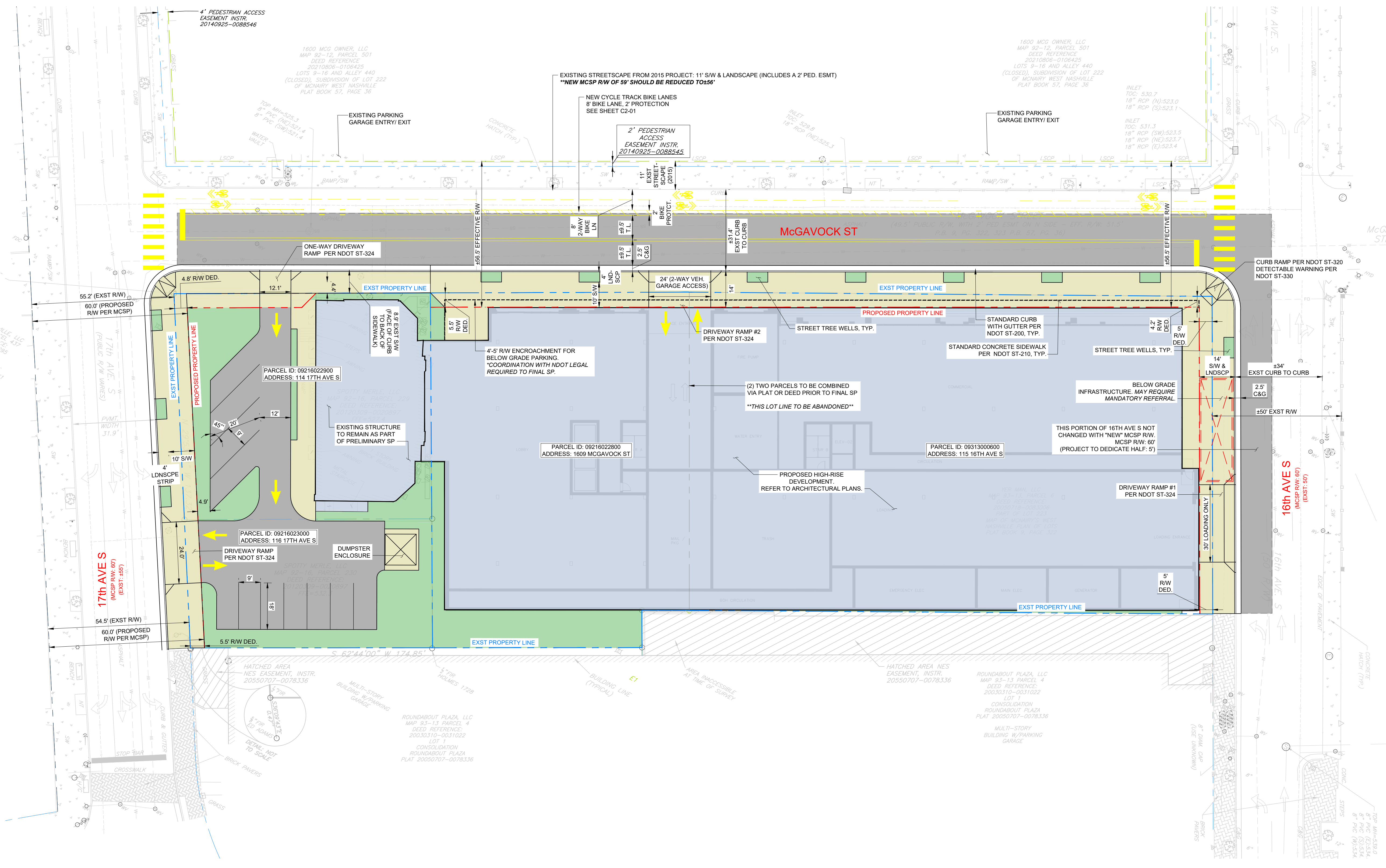


# HASTINGS





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**HATCH LEGEND**

	HEAVY DUTY CONCRETE (PER MPW ST-325)
	CONCRETE SIDEWALK (PER MPW ST-210)
	MILL & OVERLAY
	HEAVY DUTY ASPHALT (PER MPW ST-261)
	BUILDING INTERIOR (REFER TO ARCHITECTURAL DRAWINGS)
	LANDSCAPE SPACE

- SITE LAYOUT NOTES**
- INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
  - LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
  - CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
  - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER MPW STANDARD DWG NO. ST-210.
  - SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
  - REFER TO ARCHITECTURAL PLAN FOR STRIPING WITHIN THE GARAGE.
  - ALL TREE GRATES SHALL BE ADA COMPLIANT AND H20 TRAFFIC RATED.

**SITE DATA TABLE**

SITE ADDRESS	114, 116 17TH AVE S 1609 MCGAVOCK ST 115 16TH AVE S
PARCELS	09216022900, 09216023000, 09216022800, 09313000600
EXISTING ZONING	CORE FRAME (CF) ZONING OVERLAYS: MDHA, U2O URBAN DESIGN OVERLAY: MUSIC ROW (TO BE REMOVED WITH THIS PRELIMINARY SP)
FEMA FIRM MAP	47037C0243H, DATED 4/5/2017
PROPOSED ZONING	SPECIFIC PLAN (SP)
PERMITTED USES	ALL USES PERMITTED WITHIN MUA-A BASE ZONING
MAXIMUM FAR	NONE
MAXIMUM BUILDING HEIGHT	29-STORIES (SEE ARCHITECTURAL)
BUILDING STEP-BACK	NONE
MAXIMUM HEIGHT IN BUILD-TO-ZONE	N/A
PARKING REQUIREMENTS	DETERMINED AT FINAL SP
OVERALL AREA	EXISTING      PROPOSED
SITE AREA	±1.19 AC (4 PARCELS)      ±1.14 AC
DISTURBED AREA	N/A      TBD
DEDICATED R.O.W. AREA	N/A      ±0.05 AC

**16TH AVE S & MCGAVOCK ST  
 MIXED-USE DEVELOPMENT**  
 NASHVILLE, TENNESSEE

METRO CASE # 2022SP-XXX-XXX

**DRAFT  
 PRELIMINARY  
 PLANS  
 FOR REVIEW ONLY**

REVISIONS

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: M. HAMBY  
 DRAWN BY: M. HAMBY  
 CHECKED BY: R. MCMASTER  
 DATE: 11/15/2022  
 KIMLEY-HORN PROJECT NO.  
 118447004











