



Regulatory Specific Plan

# 2500 & 2506 BUENA VISTA PIKE



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Case No. 2023SP-039-001






















# LAND USE CONTEXT

## LEGEND

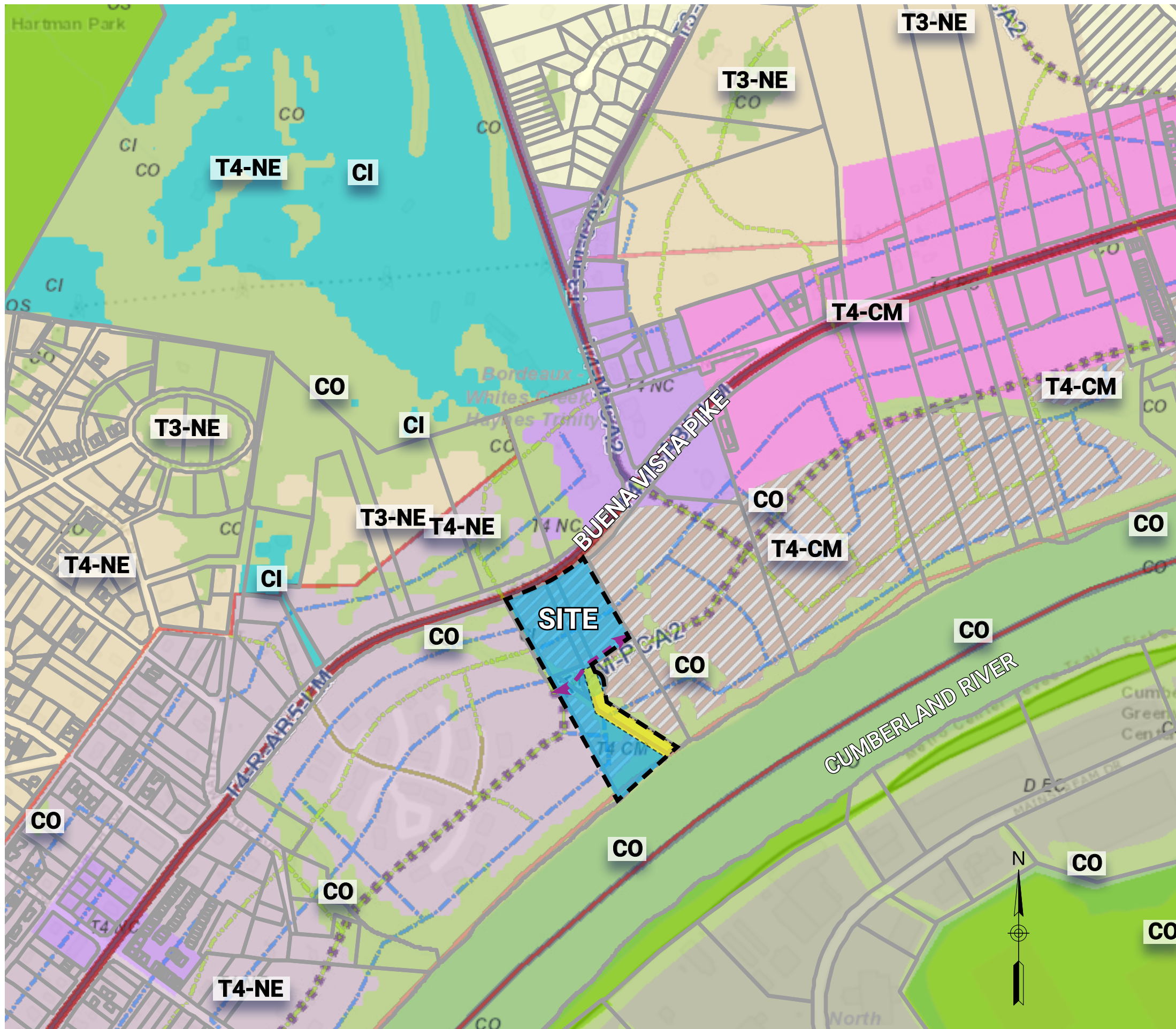
### Major and Collector Street Plan

-  Arterial-Boulevard Scenic
-  Arterial-Boulevard
-  Collector-Avenue
-  Planned Collector Avenue
-  Potential Alley Connection

### Adopted CCM

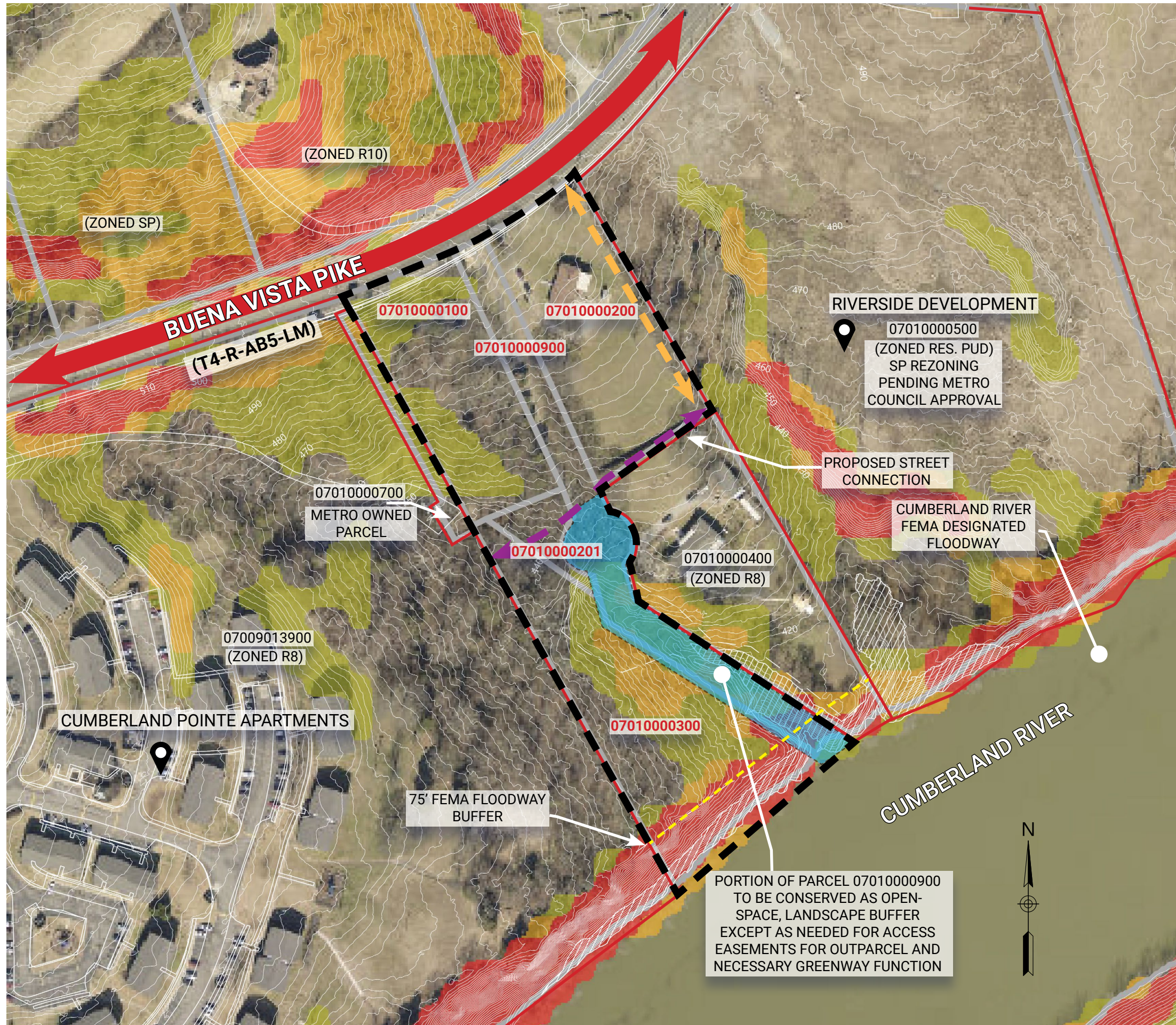
-  CO Conservation
-  OS Open Space
-  T2 RA Rural Agriculture
-  T2 RCS Rural Countryside
-  T2 RM Rural Maintenance
-  T2 NM Rural Neighborhood Maintenance
-  T2 NC Rural Neighborhood Center
-  T4 NM Urban Neighborhood Maintenance
-  T4 NE Urban Neighborhood Evolving
-  T4 RC Urban Residential Corridor
-  T4 NC Urban Neighborhood Center
-  T4 CM Urban Mixed Use Corridor
-  T4 MU Urban Mixed Use Neighborhood
-  T4 CC Urban Community Center
-  D DR District Destination Retail
-  D EC District Employment Center
-  D I District Impact
-  D IN District Industrial
-  D MI District Major Institutional

**T4- CM Urban Mixed Use Corridor:** generally located in areas where the primary land use is residential, commercial, and mixed use. These areas will have a balanced mixture of residential and commercial land use and provide opportunities for a varied development pattern in regard to the size, scale and density. They will also have high levels of connectivity with pedestrian, bicycle and existing or planned mass transit. Building massing results in a footprint with moderate to high lot coverage with non-residential and mixed-use buildings oriented to the corridor and residential buildings oriented to the street or between buildings. Within this setback, stoops and porches are common for some interaction between the public and private realm to create a pedestrian friendly environment. Buildings are generally three to five stories in height. Buildings with more stories may be supported in appropriate locations such as abutting or adjacent to a major corridor and to support affordable and workforce housing. Parking is accessed by alley or side streets and is provided on street or on surface or structured parking. Parking is located behind or beside the building and is screened from view. Landscaping is generally formal with consideration given to the use of native plants and natural rainwater collection used to minimize maintenance costs and burden on infrastructure.





# EXISTING CONDITIONS



## LEGEND

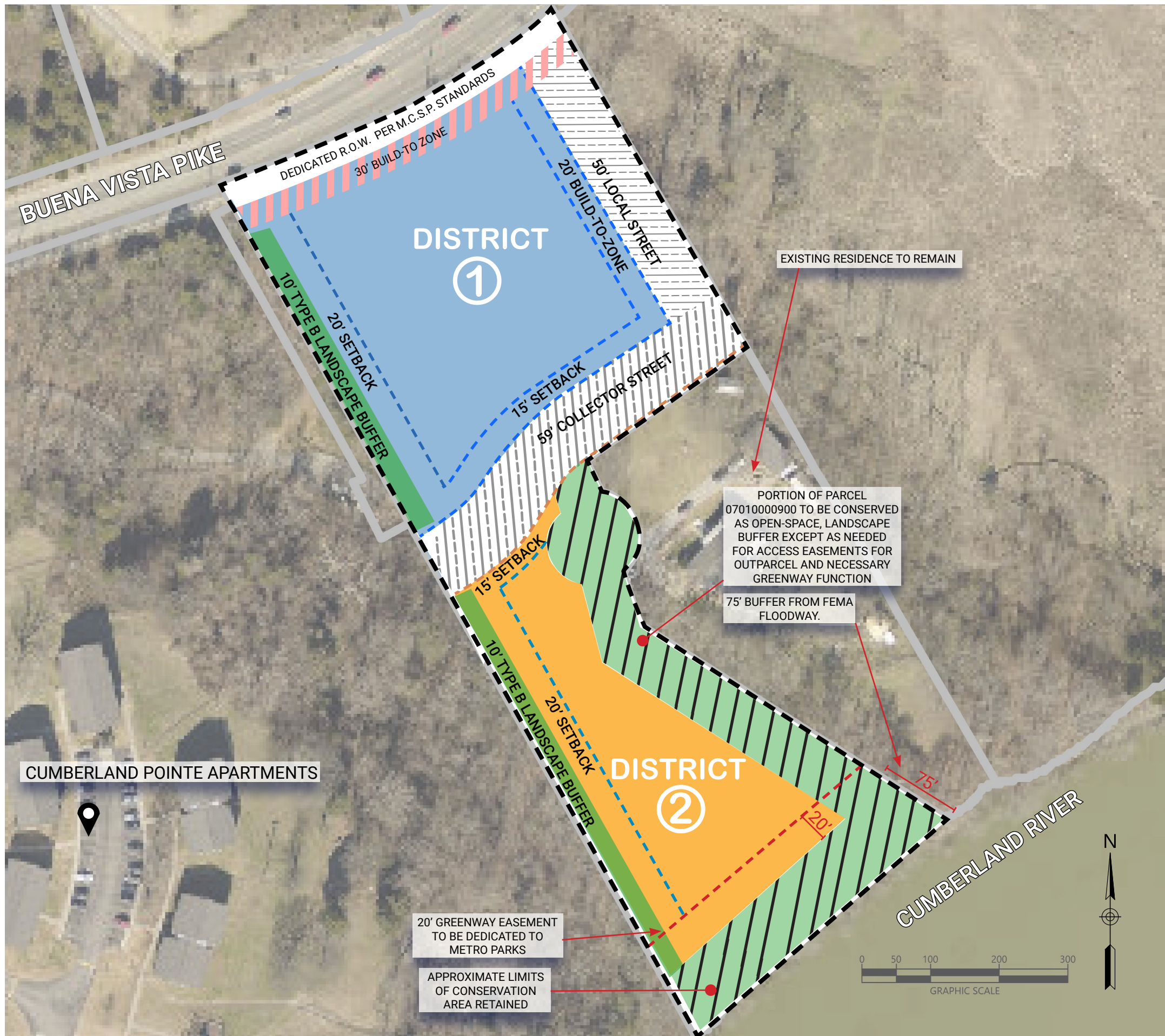
- Proposed Collector Avenue (per MCSP)
- Proposed Local Street (per MCSP)
- Arterial-Boulevard
- 500 Year Floodplain
- 100 Year Floodplain
- > 25% Slopes
- 20% - 25% Slopes
- 15% - 20% Slopes



## REGULATORY PLAN

The purpose of this Regulatory SP application is to permit a site specific zoning tailored to the policy area allowing flexibility in the development of the property. The Regulatory SP will align with the bulk standards of MUG-A-NS for District 1 and RM20-A-NS for District 2 as base zonings in order to best respond to the intensity planned for W Trinity Lane while respecting the residential zoning adjacent to the northern portion of the property. The property lies within the Bordeaux/Whites Creek community plan and the regulatory plan supports the Haynes Trinity small area plan by creating a design that accomodates the planned collector avenue connections to the Riverside Development. The bulk regulations for the development will remain consistent with the MUG-A-NS for District 1 and RM20-A-NS for District 2 zonings and as supplemented in the bulk regulations on the following pages.

Landscape buffer yards are to be provided as a transition between the proposed development and adjacent parcels, as indicated herein and can be averaged along their length. Additionally, this plan has identified approximate areas where conservation of natural features will be required based on the Hydrologic Determination that was performed on the site and approved by TDEC. All regulated stream buffers will be enforced and preserved as required.

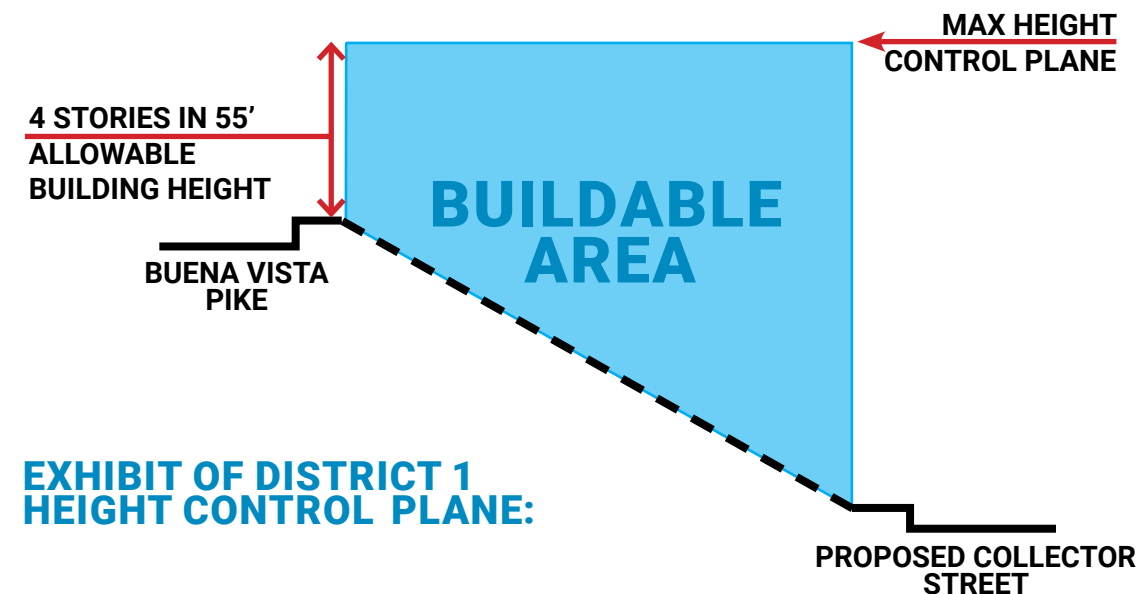
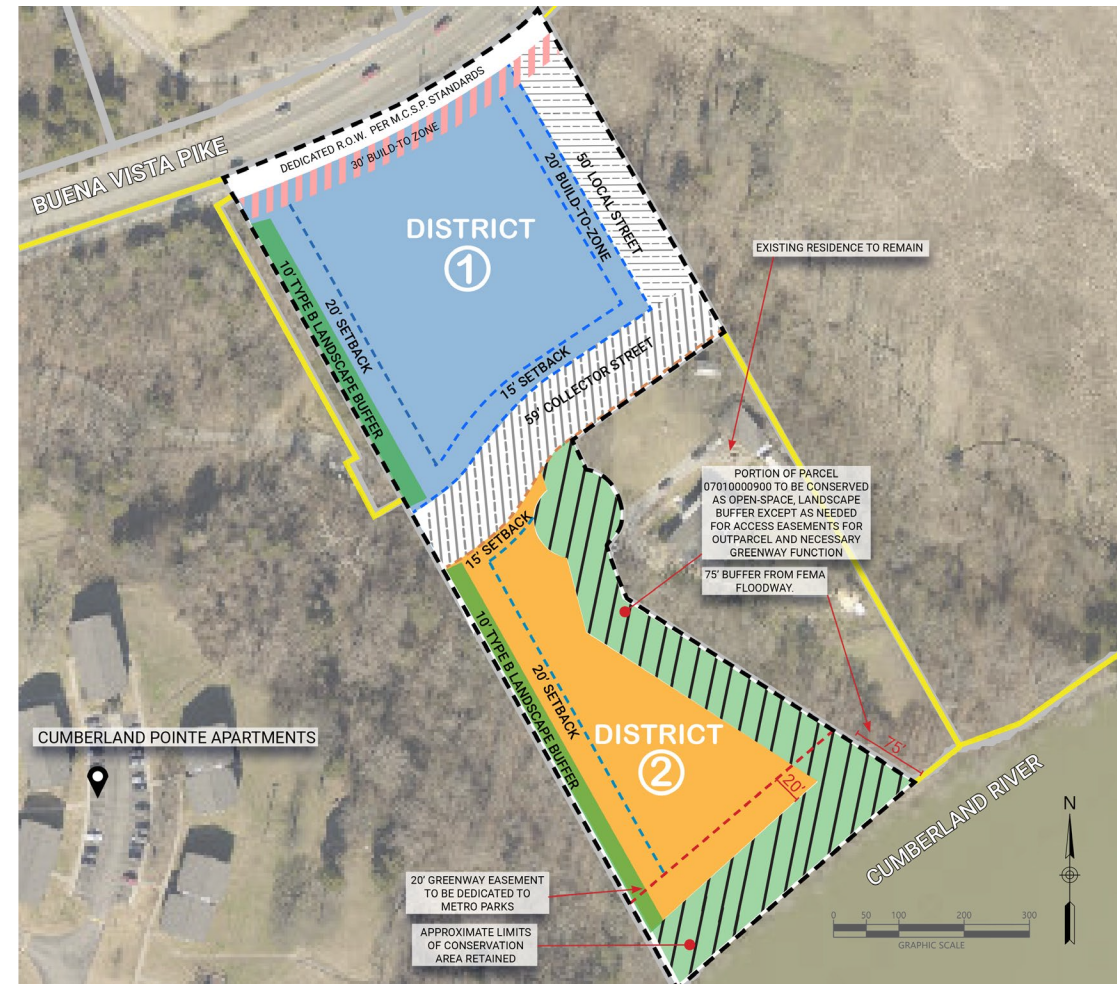




# DISTRICT ① FALL BACK ZONING: MUG-A-NS

## BULK REGULATIONS

|                                |   |                       |
|--------------------------------|---|-----------------------|
| <b>Uses</b>                    | All uses of MUG-A-NS with the exception of the following uses which shall be prohibited: Cash Advance, Check Cashing, Pawnshop, Radio/ TV Satellite Tower, Satellite Dish, Waste Water Treatment, Water Treatment Plant, Short Term rental property (STRP) (Owner Occupied) as defined by Metro Ordinance, Short Term rental property (Not owner Occupied), Medical Waste, Recycling, Collection Center, Cemetery, Auction House, Power/ Gas Substation, Wind Energy Facility, Water/Sewer Pump Station, Driving Range, and Golf Course |                       |
| <b>Density/ FAR</b>            | 280 Units Maximum; Up to 10,000 sq. ft. of commercial   |                       |
| <b>ISR</b>                     | 0.90  |                       |
| <b>Maximum Building Height</b> | 4 stories in 55' allowable building height which shall be measured from the avg. grade along Buena Vista Pike frontage. The height plane shall apply to the entirety of the district 1 parcel. Refer to exhibit.  |                       |
| <b>Setbacks</b>                | Frontage along Buena Vista Pike:<br>Per build-to zone.<br>Frontage along local street:<br>20 foot build to zone.<br>Frontage along Collector Street:<br>15' Min. Setback<br>Western property line: 20 feet setback.   |                       |
| <b>Parking Requirements</b>    | Per Metro Code  |                       |
| <b>Glazing</b>                 | <i>Residential</i>  | 15% Min.              |
|                                | <i>Commercial</i>   | 25% Min. Ground Floor |
|                                |   | 15% Min. Upper Floor  |
| <b>Raised Foundations</b>      | <i>Residential</i>  | Min 18 in.            |



**EXHIBIT OF DISTRICT 1 HEIGHT CONTROL PLANE:**

## ARCHITECTURAL STANDARDS

- Proposed structures shall either front toward the public street or shall front toward shared common areas and/ or designated open space.
- The front facade of the building(s) shall be located within the build-to-zones established by the Regulating Plan, unless utility easement(s)
  - Buena Vista Pk. - 30' Build-To-Zone requiring 65% of frontage to comply
  - New Local Street - 20' Build-To-Zone requiring 45% of frontage to comply
 require a greater distance.
- Buildings shall provide a functional entry onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
- 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.
- Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping.
- 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, storefronts curtain walls and other special conditions.
- If provided, porches shall have a minimum depth of 5 feet.
- Street Level Parking Decks: Structured parking shall be lined with residential units, commercial uses, or spaces with a functional use shared by the residents (i.e. shared amenity or office space) for any facade facing toward a public street. Materials utilized to screen a parking deck shall substantially match the materials utilized for the remainder of the structure.
- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum glazing as stated in bulk reg table.

## LANDSCAPE STANDARDS

- Landscaping and tree density requirements per Metro Zoning Ordinance. Buffering shall be per this document. Landscape buffers can be averaged along their lengths.

## ACCESS & PARKING

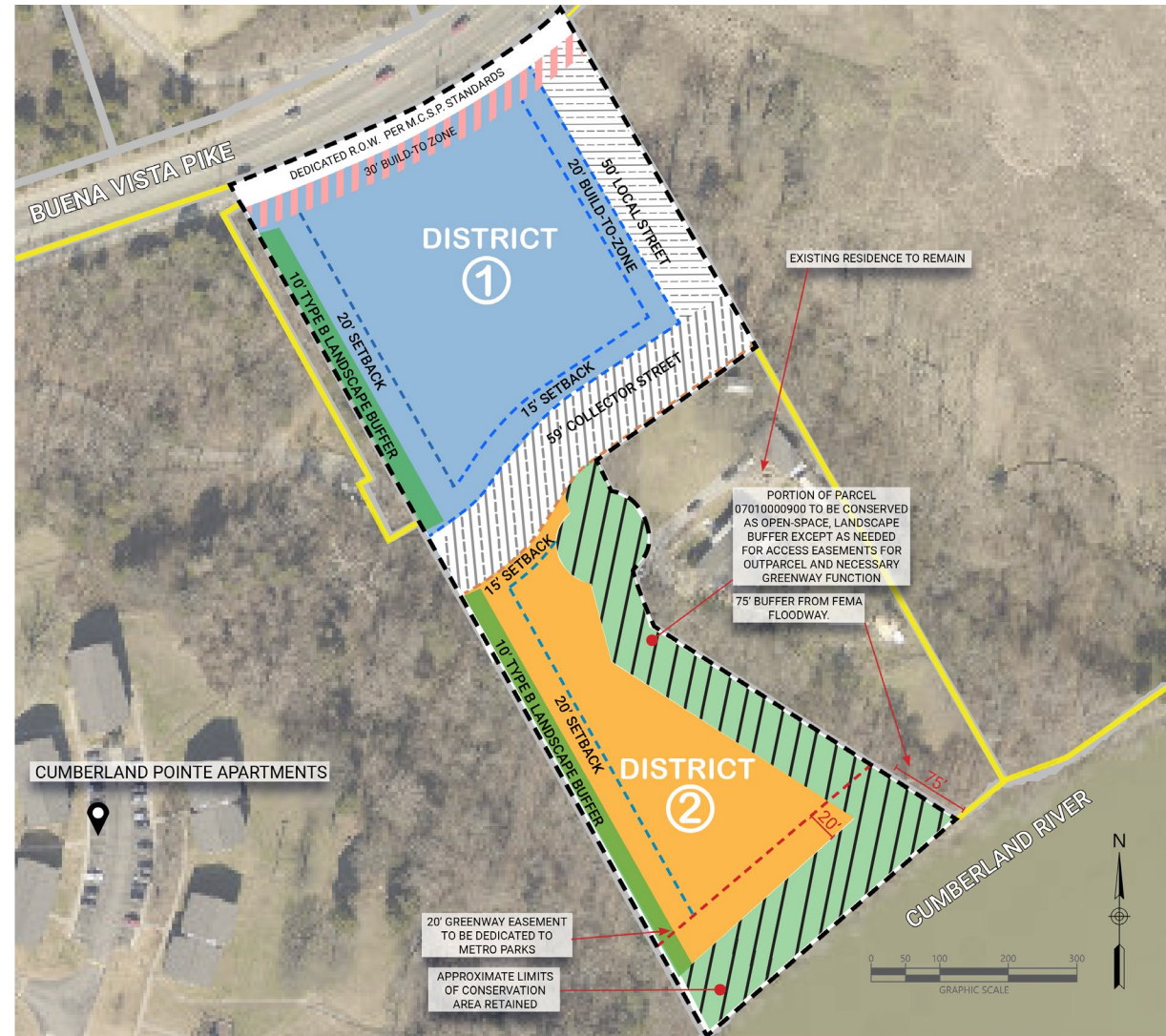
- Surface parking shall be located towards the interior of the site or be screened by landscaping.
- A minimum of 50 bicycle parking spaces shall be required within the development (District 1 and 2) with 20% of the spaces publicly



# DISTRICT ② FALL BACK ZONING: RM20-A-NS

## BULK REGULATIONS

|  |  |
|--|--|
| <b>Uses</b>  | Multi-Family residential uses of RM20-A-NS                                   |
| <b>Density/ FAR<sup>1</sup></b>  | 20 Units Maximum   |
| <b>ISR</b>   | 0.80   |
| <b>Maximum Building Height</b>   | 3 stories in 42 feet to be measured per note 26 on page 7                    |
| <b>Setbacks</b>  | Frontage Along Collector Street - 15' Setback<br>Western Property Line - 20' |
| <b>Parking Requirements</b>  | Per Metro Code   |
| <b>Glazing</b>   | 15% Min.   |
| <b>Raised Foundations</b>  | Min 18 in.   |
| <p>1. <i>Build-to Zone modified to provide flexibility in the placement due to the topographic features near the frontage.</i></p> |  |



### ACCESS & PARKING

1. Surface parking shall be located towards the interior of the site or be screened by landscaping.
2. A minimum of 50 bicycle parking spaces shall be required within the development (District 1 and 2) with 20% of the spaces publicly available within the SP boundaries.
3. All parking regulations to meet Metro Code parking requirements and standards.

### ARCHITECTURAL STANDARDS

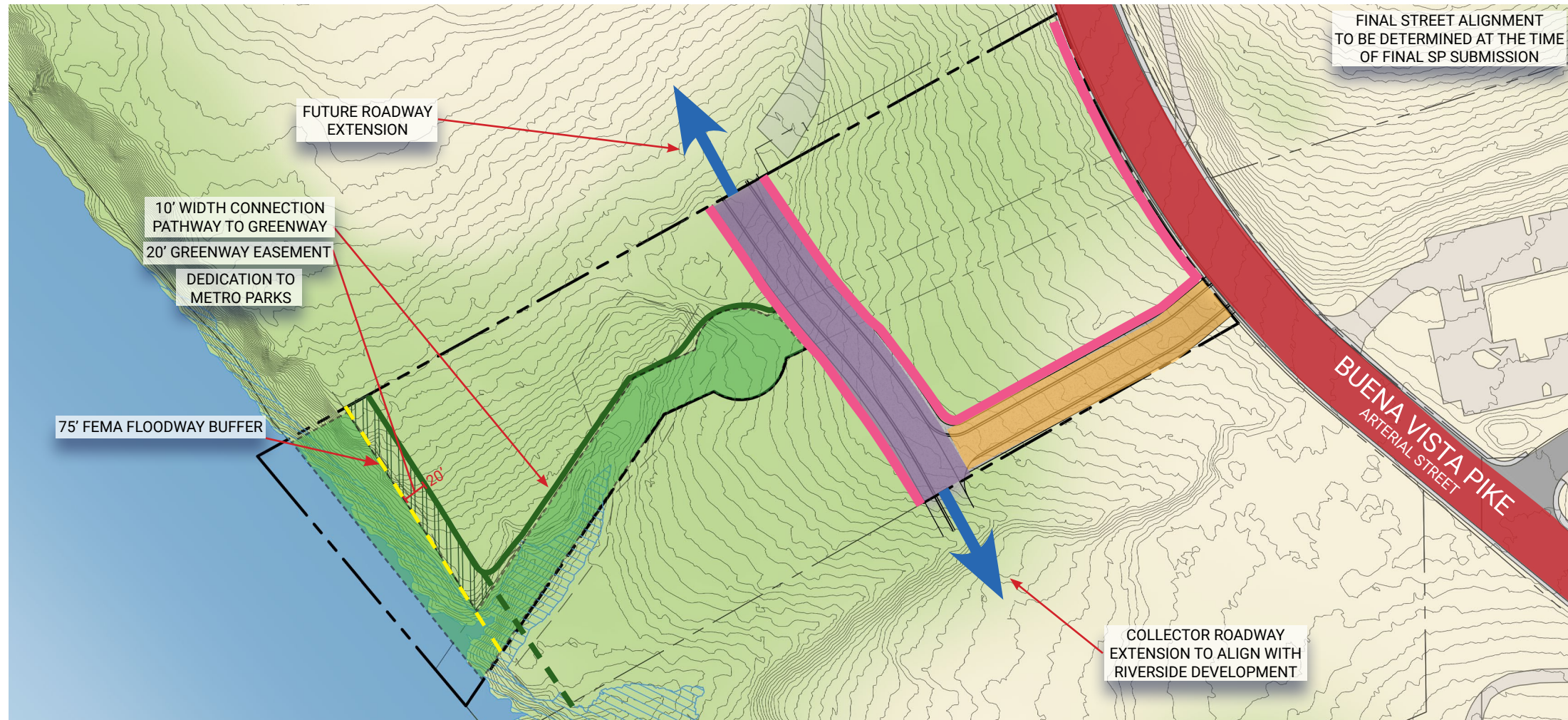
1. Proposed structures shall either front toward the public street or shall front toward shared common areas and/ or designated open space.
2. Units shall either be oriented toward the new collector street or the corner unit (fronting toward the open space) shall be designed with an architectural treatment that reflects front facade type elements being incorporated for the portion of the unit facade facing toward the public street.
3. Buildings shall provide a functional entry onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
4. 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.
5. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping.
6. 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, storefronts curtain walls and other special conditions.
7. If provided, porches shall have a minimum depth of 5 feet.
8. Street Level Parking Decks: Structured parking shall be lined with residential units for any facade facing toward a public street. Materials utilized to screen a parking deck shall substantially match the materials utilized for the remainder of the structure.
9. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.

### LANDSCAPE STANDARDS

10. Landscaping and tree density requirements per Metro Zoning Ordinance. Buffering shall be per this document. Landscape buffers can be averaged along their lengths.



# NETWORK/ ACCESS PLAN



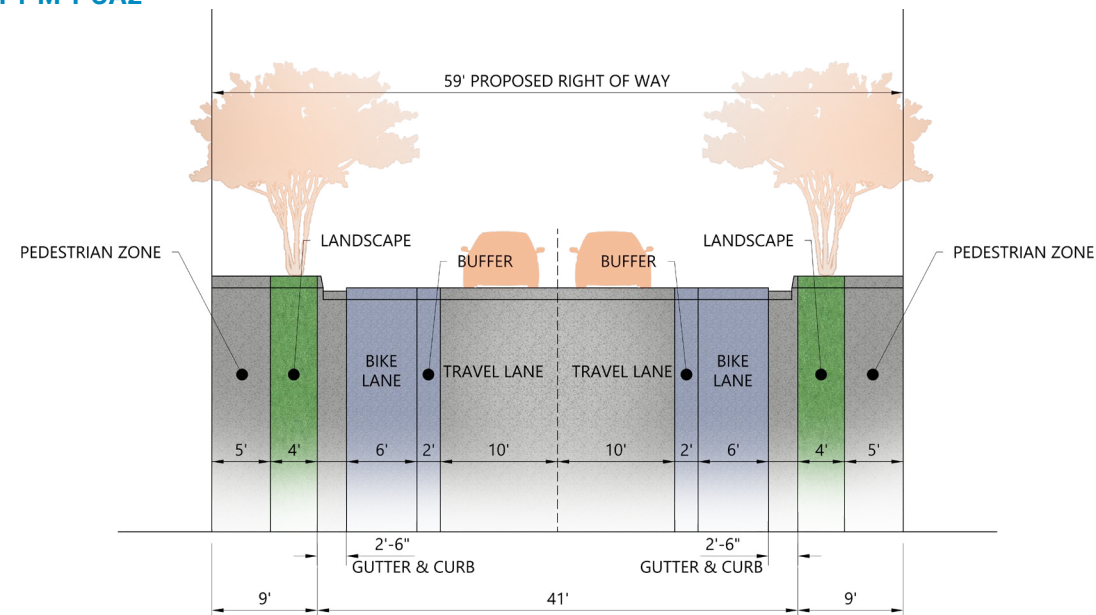
## LEGEND

- Proposed Local Street
- Proposed Collector Street
- Arterial Street
- Open Space
- Pedestrian Access
- Greenway
- Greenway Easement
- Proposed Future Connection (By Others)

## ILLUSTRATIVE STREET SECTIONS

### COLLECTOR STREET

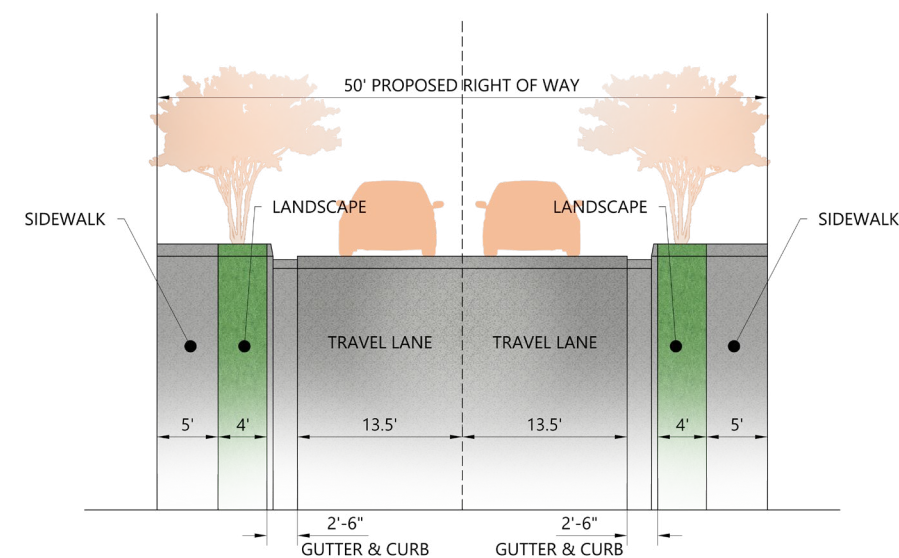
T4-M-PCA2



#### Street Elements:

- R.O.W Width: 59'
- Pedestrian Zone: 5'
- Planting Strip Width: 4'
- Gutter & Curb: 2.5'
- Bike buffer: 2'
- Bike Lane: 6'

### LOCAL STREET



#### Street Elements:

- R.O.W Width: 50'
- Sidewalk Width: 5'
- Planting Strip Width: 4'
- Gutter & Curb: 2.5'



## Regulatory SP Notes:

1. The purpose of this SP is to receive preliminary SP approval to permit a mixed use development with a maximum of 300 multi-family units and a maximum of 10,000 square foot non-residential uses per the MUG-A-NS and RM20-A-NS zoning district, with the exception as those identified as prohibited uses in the document.
2. 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 following base zoning designations as of the date of the application request or application.  
District 1: MUG-A-NS  
District 2: RM20-A-NS
3. 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 the 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.

## FEMA Note:

4. This property does lie in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0229H, dated April 5, 2017.

## Metro Public Works Notes:

5. The final site plan/building permit 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
6. Roadway Improvements that are a direct result of this specific

project or as determined by an approved Traffic Impact Study and the Department of Public Works shall be constructed.

7. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
8. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
9. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
10. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
11. Submit copy of ROW dedications prior to bldg. permit sign off.

## Fire Marshal Notes:

12. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/prev/tableH51.html>)
13. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
14. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
15. All dead-end roads over 150 ft. in length requires a turnaround, this includes temporary turnarounds.
16. If more than three stories above grade, Class I standpipe system shall be installed.
17. A fire hydrant shall be provided within 100 ft. of the fire department connection.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

## NES Notes:

19. Where feasible, this development will be served with underground power and pad-mounted transformers.
20. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas,

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

## Stormwater Notes:

21. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
22. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
24. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

## Federal Compliance:

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

## Development Notes:

26. Overall building height in feet allowed in district 2 shall be measured from average finished grade to the eave or parapet; modifications may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads, rooftop amenities and internal parking structures; Additional "basement" levels may be provided internally to the development where topography allows for additional residential floor levels by stepping the building with the site grades. Maximum building height shall apply as noted for each specific district.