Regulatory Specific Plan

# GRIZZARD AVENUE

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|---|---|
| **SP NAME** | Grizzard Avenue SP |
| **SP NUMBER** | 2023SP-072-001 |
| **COUNCIL DISTRICT** | 05 |
| **MAP & PARCEL** | Map 71-03, Parcel 59<br>Map 71-07, Parcel 15<br>Map 71-07, Parcel 10<br>Map 71-07, Parcel 9 |
| **SITE DATA** | 8.44 ACRES |
| **EXISTING ZONING** | CS/RS5/PUD Overlay |
| **PROPOSED ZONING** | SP |
| **ALLOWABLE LAND USES** | All uses permitted by ORI-A-NS |

Specific Plan (SP) Regulations:

The purpose of this regulatory SP is to permit a mixed use project that is compliant with the ORI-A-NS zoning standards with some exceptions at the time of Council approval of the Preliminary SP; The project shall also comply with the following requirements:

1. The entire length of the north/south road,identified in the Dickerson South Corridor Study and the MCSP, shall be included with the first FINAL SP site plan.

2. Parking for the development shall be per UZO code requirements.

3. Prior or with Final SP submittal, a fully scoped traffic study shall be submitted to NDOT. Traffic study shall be approved by NDOT prior to approval of Final SP.

4. 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.

5. A private hauler will be required for waste/recycle disposal.

6. Building Design Standards:

   a. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
   b. 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.

c. Porches shall provide a minimum of six feet of depth; stoops shall provide a minimum of 4 feet of depth.

d. A raised foundation of 18" to 36" is required for all residential structures/units. Exceptions may be granted for accessible units, visitable units, and/or structures/units in areas where topographical conditions warrant lower or higher foundations. Screening is required when raised foundations exceed 36" along a public street or private street/drive.

7. Height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (the vertical distance from the eave to midpoint) or to the top of the parapet for a flat roof.

8. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.

9. A complete landscape plan, compliant with zoning requirements shall be required with the Final SP submittal.

10. The final site plan/ building permit site plan shall depict any 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 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.

11. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the ORI-A-NS zoning district as of the date of the applicable request or application.

12. 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, or add vehicular access points not currently present or approved.

13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

14. Short term rental property, owner and non owner occupied are prohibited.

15. Development shall comply with all regulations in the Stormwater Management Manual at the time of final submittal.

16. Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once

# 02
# REGULATIONS

this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

17. Metro Historic recommends conducting a Phase I archaeological survey.

18. The final site plan must delineate and show the dimensions the floodway and associated buffers.

19. Delineate on the final site plan a Conservation Greenway Easement that includes at a minimum the floodway and 75' total Floodway Buffers Zones 1 and 2.

20. The greenway and greenway trail must be placed in a Conservation Greenway Easement the extent of which will be delineated and noted on the final site plan.

21. A Conservation Greenway Easement Agreement must be approved by Metro Parks Board and Metro Council be dedicated and memorialized in a Metro Parks' Conservation Greenway Easement Agreement with two exhibits: a legal description and a boundary survey of the easement, that must be recorded with the Davidson County Register of Deed's Office prior to the use and occupancy or the issuance of a use and occupancy letter for a new build in the SP zone district.

22. Greenway design to be provided by developer as part of the final site plan must ensure greenway can be built to comply with ADA regulations to be approved by Metro's ADA coordinator.

23. Greenway design to be provided by developer as part of the final site plan must include connections for future offsite extensions.

24. Greenway design to be provided by developer as part of the final site plan to comply with greenway standards and be approved by Parks.

25. Coordinate with Metro Parks Greenways staff regarding Park Board and Metro Council approval processes for Conservation Greenway Easement.

26. When Metro constructs the greenway trail it is to be open to the public 365 days/year per Metro Parks approved operating hours, except for times of routine maintenance where temporary closure is required for public safety.

27. No dumpsters, loading zones, HVAC units, or like to front the greenway and must be screened from greenway view.

28. Any access from the subject property/SP zone district onto the greenway shall be approved by Metro Parks at Final SP approval.

29. Provide landscape screen between surface parking/driveway and greenway view to the greatest extent reasonably possible.

30. No obstructions will be in a greenway easement, unless approved by Metro Parks staff, including, but not limited to site furniture, signage, and lighting.

31. Maintenance within Greenway Conservation Easement to be performed by Applicant until such time as the greenway is built or upon other agreement between Parks and the applicant.

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# REGULATIONS (CONT'D)

# Regulatory Specific Plan

**Current Zoning:** CS/RS5/PUD Overlay

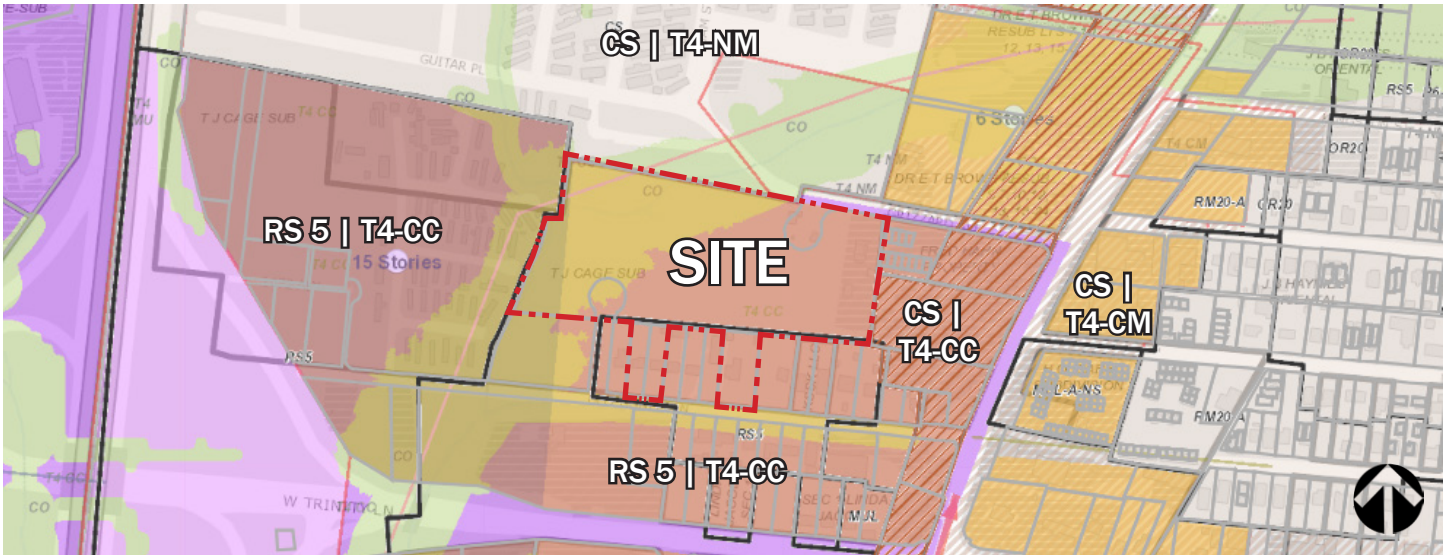
**Current Land Use Policy:** The property is located within the East Nashville Community Plan and within the Dickerson South Corridor Study. The current land use policy for the property is Urban Community Center (T4-CC and Conservation (CO). The proposed zoning is consistent with the policy's recommended densities and objectives at this location.

**T4 Urban Community Center:** Encourage their development or redevelopment as intense mixed use areas that provide a mix of uses and services to meet the needs of the larger surrounding urban area. T4CC prioritize commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining policy areas. T4CC areas are pedestrian-friendly and are served by multiple modes of transportation.

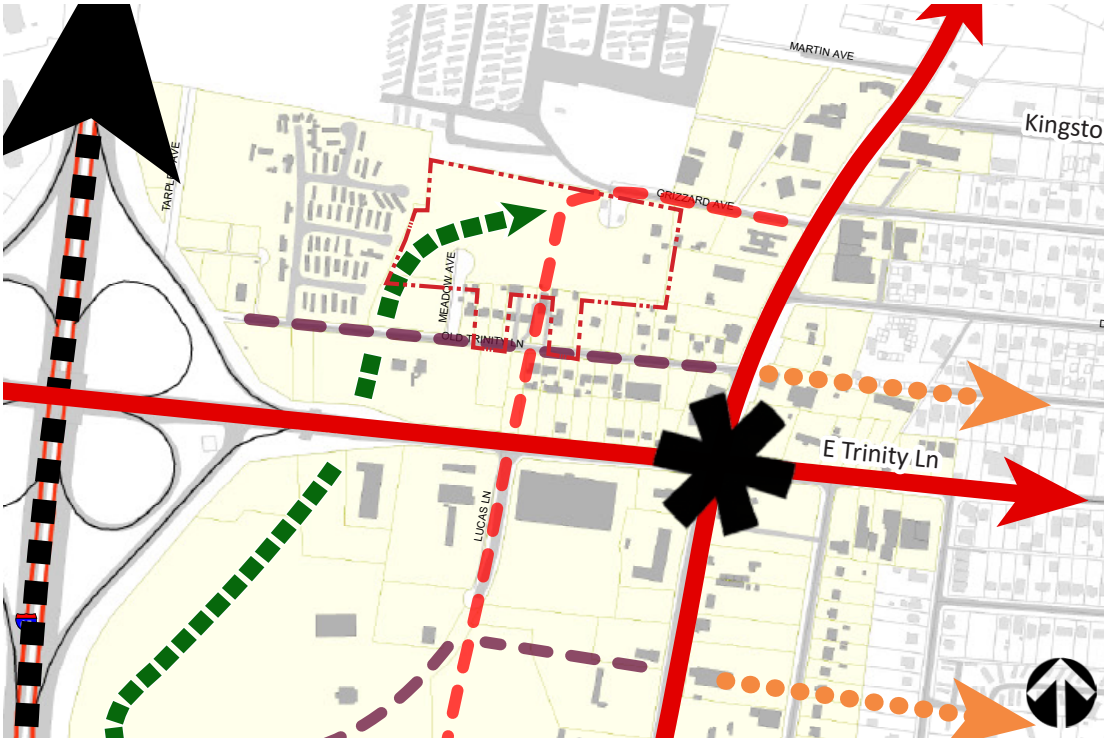
**Dickerson South Corridor Study:** Evolve toward a balanced mixture of residential and commercial land uses along the corridor that provides an opportunity for a varied development pattern in regard to the size, scale, and density.

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. As shown in the mobility study, a collector street is proposed through the site as well as a continuation of the Pages Branch Creek Greenway Trail along the existing creek.

**Policy Consistency:** ORI-A zoning is a recommended zoning category in both the T4-CC policy and the Dickerson South Corridor Special Policy. Within the CCM, the project is compliant with the fundamental goal of providing intense mixed use areas that meet the needs of the surrounding urban area. Within the Special Policy, ORI-A is listed as a zoning district that meets the T4-CC policy per the zoning matrix titled "Table1: Subdistrict Zoning Guidance by Community Character Policy". Furthermore, per policy guidance, the project is providing a new collector street and providing a greenway easement for the Pages Branch Greenway.




# 04 POLICY




**Mobility Map**

**Building Height Subdistricts Map**

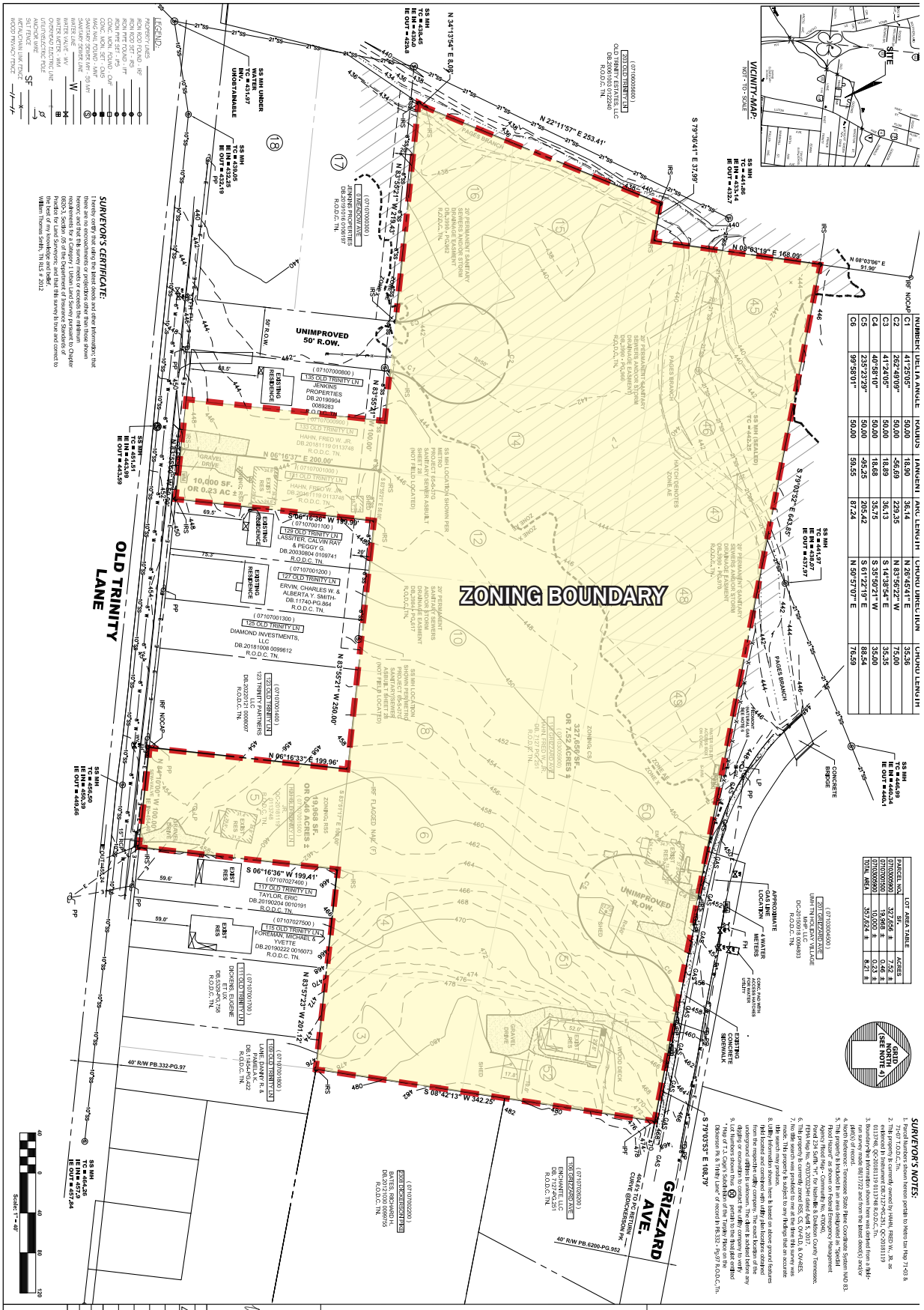
# 05
# POLICY

## Table 1: Subdistrict Zoning Guidance by Community Character Policy

| Community Character Policy | Appropriate Zoning Districts Listed by Supplemental Policy Subdistrict (maximum building height) | | | | |
|---|---|---|---|---|---|
| | up to 3 stories | up to 4 stories | up to 6 stories | up to 12 stories | up to 15 stories |
| T4 -NM | RS7.5-A* | | | | |
| T4-NE | R6-A *<br>R8-A*<br>RM9-A*<br>RM15-A* | R6-A<br>R8-A<br>RM9-A<br>RM15-A<br>RM20-A* | R6-A<br>R8-A<br>RM9-A<br>RM15-A<br>RM20-A<br>RM40-A* | | |
| T4-MU | | | RM9-A<br>RM15-A<br>RM20-A<br>RM40-A*<br>MUN-A<br>MUL-A<br>OR20-A<br>OR40-A* | RM100-A*<br>MUN-A<br>MUL-A<br>MUG-A<br>ORI-A* | |
| T4-CM | | RM20-A*<br>MUN-A*<br>MUL-A* | RM9-A<br>RM15-A<br>RM20-A<br>RM40-A*<br>MUN-A<br>MUL-A<br>OR20-A<br>OR40-A* | RM100-A*<br>MUN-A<br>MUL-A<br>MUG-A<br>ORI-A* | |
| T4-CC | | | RM9-A<br>RM15-A<br>RM20-A<br>RM40-A*<br>MUN-A<br>MUL-A<br>OR20-A<br>OR40-A* | RM100-A*<br>MUN-A<br>MUL-A<br>MUG-A<br>ORI-A* | RM100-A<br>MUN-A<br>MUL-A<br>MUG-A<br>MUI-A*<br>ORI-A |
| T5-MU | | | | | RM100-A<br>MUN-A<br>MUL-A<br>MUG-A<br>MUI-A*<br>ORI-A |

* Zoning districts that meet the policy and achieve close to the maximum height envisioned by the subdistrict.

**Zoning Matrix**




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| NUMBER | DELTA ANGLE | RADIUS | TANGENT | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 41°25'05" | 50.00 | 18.90 | 36.14 | N 28°45'41" E | 35.36 |
| C2 | 262°49'09" | 50.00 | -56.69 | 229.35 | N 83°56'22" W | 75.00 |
| C3 | 41°24'05" | 50.00 | 18.89 | 36.13 | S 14°38'54" E | 35.35 |
| C4 | 40°58'10" | 50.00 | 18.68 | 35.75 | S 35°50'21" W | 35.00 |
| C5 | 235°23'29" | 50.00 | -95.25 | 205.42 | S 61°22'19" E | 88.54 |
| C6 | 99°58'01" | 50.00 | 59.55 | 87.24 | N 50°57'07" E | 76.59 |

| LOT AREA TABLE | | |
|---|---|---|
| PARCEL NO. | SF | ACRES |
| 07107001400 | 327,656 ± | 7.52 ± |
| 07107009500 | 19,868 ± | 0.46 ± |
| 07107009900 | 10,000 ± | 0.23 ± |
| TOTAL AREA | 357,524 ± | 8.21 ± |

SURVEYOR'S CERTIFICATE: I hereby certify that this survey is correct to the best of my knowledge and belief. I further certify that there are no encroachments or projections other than those shown hereon; and that this survey meets or exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-03-.03 of the Tennessee Minimum Standards of Practice for Land Surveyors; and that the survey is true and correct to the best of my knowledge and belief.
William Thomas Smith, TN RLS # 2012

SURVEYOR'S NOTES:
1. Parcel Numbers shown hereon pertain to Metro tax Map 71-03 & 71-07 T.O.D.C.,Tn.
2. The property shown hereon is currently owned by HAHN, FRED W. JR. as evidenced in Instrument DB-71279X251, QC-20181119 0113748, R.O.D.C.,Tn.
3. Boundary line information shown here was derived from a M&B dated 08/31/22 and from the latest deed(s) and/or plat(s) of record.
4. North Reference: Tennessee State Plane Coordinate System (NAD 83, 2011 Adjustment) as shown on Federal Emergency Management Agency Flood Map - Community No. 470040, Panel 235 Suffix "H", for Nashville & Davidson County, Tennessee, dated 05/09/2022.
5. The property is currently zoned RS5, CS, OV-FLD, & OV-RES.
6. No title search was provided to me at the time this survey was performed. This survey is subject to any findings that an accurate title search may produce.
7. Utility information shown here is based on above ground features and located rod compass with utility plan locations obtained from the utility companies. Other underground utilities are unknown. The client is advised before any excavation to contact the utility company to verify depths or excavation to contact the utility company to verify.
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9. "Map of T.L. Grey's Subdivision of the Thomas Hadley Estate" Plat Book 1, Page 97, R.O.D.C.,Tn. "Map of T.L. Grey's Subdivision of the Thomas Hadley Estate" Plat Book 1, Page 97, R.O.D.C.,Tn. "Plat of Lot 1 of Grey's Subdivision of the Thomas Hadley Estate" of record in