REMOVE THE FOLLOWING PARCELS FROM SP BOUNDARY:

1414 4TH AVE S, <del>1500 4TH AVE S, 1502 4TH AVE S, 307 CARNEY ST</del>, 0 CARNEY ST

(FKA CARNEY ST) REMOVED

NASHVILLE, TENNESSEE

CASE NO. 2021-012-001

PRELIMINARY SP SET: JANUARY 27, 2021

PRELIMINARY SP RESUBMITTAL SET: FEBRUARY 17, 2021 PRELIMINARY SP RESUBMITTAL SET: FEBRUARY 25, 2021 PRELIMINARY SP RESUBMITTAL SET: MARCH 1, 2021

PRELIMINARY SP REVISION SUBMITTAL: MARCH 13, 2024, JULY 9, 2024

### **SITE DATA TABLE** • TOTAL SPECIFIC PLAN SITE AREA: ±4.68 AC (PER GIS) ±5.54 AC (PER SURVEY) • SITE ADDRESSES, PARCELS, AND OWNERS: 1. PARCEL 10507046900, 1414 4TH AVE S, ±4.02 AC OWNER: MTP-1414 4TH AVENUE SOUTH, LLC 130 W 42ND ST 10TH FL, NEW YORK, NY 10036 2. PARCEL 10508028700, 0 CARNEY ST, ±0.66 AC OWNER: MTP-1414 4TH AVENUE SOUTH, LLC 130 W 42ND ST 10TH FL, NEW YORK, NY 10036 3. PARCEL 10507047000. 1500 4TH AVE S. ± 0.12 AC OWNER: PROPCO-1500 4TH AVE S LLC **BIANCA** 130 W 42ND ST FL 22, NEW YORK, NY 10036 PAIGE WA OWNER: MTP-1414 4TH AVENUE SOUTH, LLC **CARNEY** 130 W 42ND ST FL 22, NEW YORK, NY 10036 REMOVED 5. PARCEL 10508022700. 307 CARNEY ST. ±0.23 AC OWNER: MTP-1414 4TH AVENUE SOUTH LLC-130 W 42ND ST FL 22, NEW YORK, NY 10036 EXISTING ZONING: IWD. UZO (ALL PARCELS) • EXISTING CCM POLICY: T4-MU. SPA 11-WHCH-4d VACANT, WAREHOUSE, MANUFACTURING • PROPOSED CCM POLICY: SAME, N/A

(FKA

BIANCA

(FKA

 PROPOSED USE/DENSITY: SEE USE TABLE THIS SHEET ± 400.000 GSF. CONSISTING OF A MAXIMUM OF 380 MULTI-FAMILY RESIDENTIAL UNITS, INCLUDING A MAXIMUM OF 21 "LIVE/WORK" UNITS, AND UP TO 23,200 SF NON-RESIDENTIAL USES **SOUTH OI** 380 MULTI-FAMILY RESIDENTIAL UNITS, INCLUDING A MAXIMUM OF 21 "LIVE/WORK" UNITS PAIGE WA UP TO 23,200 SF NON-RESIDENTIAL (EXISTING BUILDING) CARNEY S -31 MULTI-FAMILY RESIDENTIAL UNITS, INCLUDING A MAXIMUM-REMOVED OF 3 "LIVE/WORK" UNITS UP TO 4,500 SF NON-RESIDENTIAL NOTE: SF CALCULATIONS EXCLUDE CODE-REQUIRED PARKING AREA. PROVIDED PARKING: 380-420 (IN DECK, N OF CARNEY) 35-45 (IN FIRST FLOOR, S OF CARNEY) 10-15 (SURFACE AT CORNER) 425-480 TOTAL NOTE: PARKING WILL BE PROVIDED PER CODE AT TIME OF FINAL

> SITE PLAN. BICYCLE PARKING: 50 TOTAL, 10 PUBLICLY ACCESSIBLE FLOOR AREA RATIO: ± 1.66, MAX 2.00\* NOTE: FAR CALCULATIONS EXCLUDE CODE-REQUIRED PARKING AREA.

• IMPERVIOUS SURFACE RATIO: ± 0.85, MAX 0.90 PROPOSED MAX BUILDING HEIGHT (SEE A- SHEETS FOR SECTIONS) **BUILDING N OF CARNEY STREET** AT PARKING GARAGE:

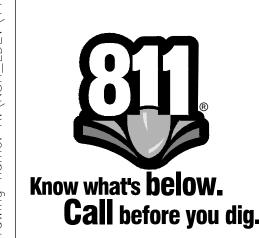
ALONG CARNEY: 60' (SEE NOTE BELOW) ALONG 4TH AVE S: ALONG CSX RAILWAY: BUILDING S OF CARNEY STREET: ALONG CARNEY: 54'

ALONG 4TH AVE: 38'

NOTE: MAXIMUM HEIGHT ALONG 4TH AVENUE SOUTH SHALL BE

PRELIMINARY DEVELOPMENT SCHEDULE

CONSTRUCTION START: AUGUST 2021 CONSTRUCTION COMPLETION: APRIL 2022



THROUGH THIS SPECIFIC PLAN, THE COMMUNITY WILL BE ENSURED A LEVEL OF QUALITY AND A SENSE OF COMMUNITY. THE INTENT OF THE 1414 4<sup>TH</sup> AVENUE S. SP IS TO PROVIDE A COMFORTABLE, SAFE RESIDENTIAL GUIDELINES WITHIN THE PLAN LAYOUT SHALL BE FLEXIBLE TO RESPOND TO PHYSICAL SITE CONSTRAINTS. END-USERS' NEEDS, COMMUNITY DESIRES AND A CHANGING MARKET. THE SP SHALL ALLOW FOR VARIATIONS IN THE DESIGN BUILDING FRONTAGE AS LONG AS IT MEETS THE INTENT OF THE REGULATIONS AND GUIDELINES WITHIN, MORE SPECIFICALLY, THIS SP AND SUPPORTING DESIGN GUIDELINES AREA INTENDED TO:

- ENVIRONMENT AND EXISTING NEIGHBORHOOD. MAINTAIN EXISTING TRAFFIC PATTERNS WITHIN THE NEIGHBORHOOD, WHILE INCREASING PEDESTRIAN
- ENSURE THE COMPATIBILITY OF BUILDINGS WITH RESPECT TO THE SPECIFIC CHARACTER OF THEIR

### **GENERAL PLAN CONSISTENCY**

THIS PLAN IS CONSISTENT WITH THE GOALS ESTABLISHED THROUGHOUT THE POLICY ADOPTED OCTOBER 24. 2019. IT PROVIDES AN ACTIVE HIGHER DENSITY MIXED USE DEVELOPMENT ALONG A MAJOR ARTERIAL THAT ENHANCES THE VITALITY OF THE COMMUNITY BY IMPROVING WALKABILITY AND CREATING A DESTINATION FOR

## PERMITTED/PROHIBITED LAND USES

THE PERMITTED USES IN THIS SP CONSIST OF RESIDENTIAL (INCLUDING "LIVE/WORK" UNITS DEFINED AS RENTAL UNITS THAT CAN BE UTILIZED AS A RESIDENTIAL UNIT AND A WORKSPACE OR SOLELY A RESIDENTIAL UNIT) AND NON-RESIDENTIAL USES, INCLUDING ALL USES ALLOWED WITHIN MUL-A EXCEPT THE FOLLOWING PROHIBITED USES: • SHORT TERM RENTAL (OWNER OCCUPIED AND NOT OWNER OCCUPIED)

- AUTOMOBILE PARKING AUTOMOBILE SERVICE
- FRATERNITY/SORORITY HOUSE • ALTERNATIVE FINANCIAL SERVICES
- FUNERAL HOME HOTEL/MOTEL **▼ LIQUOR SALES**
- BOAT DOCK (COMMERCIAL) POWER/GAS SUBSTATION • WASTE WATER TREATMENT
- WIND ENERGY FACILITY (SMALL) • CONSTRUCTION/DEMOLITION WASTE PROCESSING (PROJECT SPECIFIC) MEDICAL WASTE
- STADIUM ARENA/CONVENTION CENTER CEMETERY
- POND/LAKE

# **PURPOSE NOTE / DESIGN INTENT**

- MAINTAIN A SCALE AND FORM OF DEVELOPMENT THAT EMPHASIZES SENSITIVITY TO THE PEDESTRIAN
- PROVIDE FOR A VARIETY OF STRATEGICALLY-LOCATED AND CAREFULLY-DESIGNED PUBLIC AND/OR
- IMMEDIATE CONTEXT WITHIN THIS SP BOUNDARY

NEARBY RESIDENTS ALONG A MAJOR CORRIDOR TO DOWNTOWN

- AUTOMOBILE CONVENIENCE
- CAR WASH
- BEER AND CIGARETTE MARKET CUSTOM ASSEMBLY
- LIQUOR SALES REMOVED FROM PROHIBITED LAND USES • MOBILE STORAGE UNIT
- WATER/SEWER PUMP STATION WATER TREATMENT PLANT
- COUNTRY CLUB DRIVING RANGE

**ARCHITECT** 

515 MAIN STREET

**EOA ARCHITECTS PLLC** 

NASHVILLE, TN 37206

PHONE: (615) 850-5510

CONTACT: SHELIA DIAL-BARTON, AIA

**ARCHITECTS** 

# STANDARD SP NOTES

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT
- COMMUNITY PANEL 47037C0244H DATED APRIL 5 2017 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

- PERMITTED ELIMINATE THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NO
- FALLBACK ZONING: FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SPIPLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL. THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MIXED USE
- LIMITED ALTERNATIVE (MUL-A) ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION. 2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH
- DISABILITIES ACT AND THE FAIR HOUSING ACT.
- 3. ALL STREETS AND ALLEYS WITHIN THIS DEVELOPMENT SHALL BE PRIVATE. 14. MINIMUM DISTANCE BETWEEN DETACHED BUILDINGS SHALL BE 10 FEET.
- 15. ARCHITECTURAL ELEVATIONS SHALL BE SUBMITTED WITH THE FINAL SP SUBMITTAL.
- 16. STORMWATER POLLUTION PREVENTION STANDARDS SHALL BE SUBMITTED WITH THE FINAL SP SUBMITTAL. 7. VINYL SIDING, EIFS AND UNTREATED WOOD SHALL BE PROHIBITED.
- 18. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER EXCEPT FOR DORMERS. 19. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- 20. PORCHES, BALCONIES AND AWNINGS MAY EXTEND INTO THE SETBACK.
- 1. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH
- 22. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- 23. ALL BUILDINGS FRONTING PUBLIC RIGHT-OF-WAY OR OPEN SPACE SHALL AVOID CONTINUOUS UNINTERRUPTED BLANK FACADES. AT A MINIMUM, THE FACADE PLANE SHALL BE INTERRUPTED BY ONE OF THE FOLLOWING FOR EVERY FORTY FEET OF STREET FRONTAGE OR OPEN SPACE (SEE PLANS FOR CONFIRMATION):
- A CHANGE IN THE BUILDING MATERIAL. A HORIZONTAL UNDULATION IN THE BUILDING FACADE.
- A PORCH, STOOP, OR BALCONY 24. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY

**SURVEY** 

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

### **SHEET INDEX** Sheet Title Number C0-00 COVER SURVEY (BY OTHERS SURVEY (BY OTHERS) C2-00 GRADING AND DRAINAGE PLAN C6-00 UTILITY PLAN ARCHITECTURAL SITE PLAN ARCHITECTURAL AXONOMETRIC PLAN ARCHITECTURAL RENDERINGS CARNEY ARCHITECTURAL SITE PLAN CARNEY AXONOMETRIC PLAN CARNEY AXONOMETRIC PLAN I 1-00 I ANDSCAPE SITE PLAN

**COUNCIL DISTRICT 17 COUNCIL MEMBER COLBY SLEDGE CITY OF NASHVILLE DAVIDSON COUNTY, TENNESSEE** 

## **OWNER / DEVELOPER**

MTP-1414 4TH AVE SOUTH, LLC. 130 W 42ND ST, 22ND FLOOR NEW YORK, NEW YORK, 10036 PHONE: (646) 870-3097 CONTACT: ANDREW DONCHEZ

## **APPLICANT**

KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TN 37204 PHONE: 615-564-2711 CONTACT: PHILIP NEAL, P.E.

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REMARKS

# **ARCHITECT**

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HAWKINS PARTNERS, INC. 1900 CHURCH STREET, SUITE 402

LANDSCAPE ARCHITECT

NASHVILLE, TENNESSEE 37203 PHONE: (615) 255-5218 CONTACT: WILL MARTH, P.L.A.



CHERRY LAND SURVEYING, INC 622 WEST IRIS DRIVE NASHVILLE, TN 37204

PHONE: (615) 269-3972 CONTACT: MICHAEL H. CHARETTE, R.L.S.

TOTAL SHEETS **CO-00** 118333003 13

**PLAN REVISIONS** 

DATE

REVISION NO.

# PROJECT DESIGN TEAM

**CIVIL ENGINEER** 

**VICINITY MAP** 

THE DEVELOPMENT SHALL PROVIDE THE FOLLOWING RECOMMENDED TRAFFIC IMPROVEMENTS WITH FINAL SITE PLAN. SEE

• CONSTRUCT DRIVEWAY 1 WITH TWO (2) LANES FOR VEHICULAR MOVEMENT: ONE (1) LANE FOR VEHICLE INGRESS AND ONE

AT CARNEY STREET AT DRIVEWAY 2:

• CONSTRUCT DRIVEWAY 2 WITH TWO (2) LANES FOR VEHICULAR MOVEMENT: ONE (1) LANE FOR VEHICLE INGRESS AND ONE

AT CARNEY STREET AT DRIVEWAY 3:

• CONSTRUCT DRIVEWAY 3 WITH TWO (2) LANES FOR VEHICULAR MOVEMENT: ONE (1) LANE FOR VEHICLE INGRESS AND ONE

• REPLACE EXISTING FLASHERS AND PEDESTRIAN CROSSING ON 4TH AVENUE S TO RAPID RECTANGULAR FLASHING

• REMOVE SOUTHBOUND RIGHT-TURN SLIP LANE AT 4TH AVENUE S AT RAINS AVENUE AND INSTALL A STANDARD IN-LANE

AT 2ND AVENUE/ENSLEY BOULEVARD AT CARNEY STREET:

• RELOCATE EASTBOUND STOP BAR APPROXIMATELY 15 FEET TOWARDS THE CENTER OF THE INTERSECTION.

• INSTALL "STOP" PAVEMENT MARKING IN ADVANCE OF RELOCATED STOP BAR.

• PROVIDE STOP CONTROL ALONG THE WESTBOUND APPROACH OF DRIVEWAY 1.

• PROVIDE STOP CONTROL ALONG THE SOUTHBOUND APPROACH OF DRIVEWAY 2.

• PROVIDE STOP CONTROL ALONG THE SOUTHBOUND APPROACH OF DRIVEWAY 3.

• INSTALL ADDITIONAL ADVANCED WARNING SIGNS ON 4TH AVENUE S.

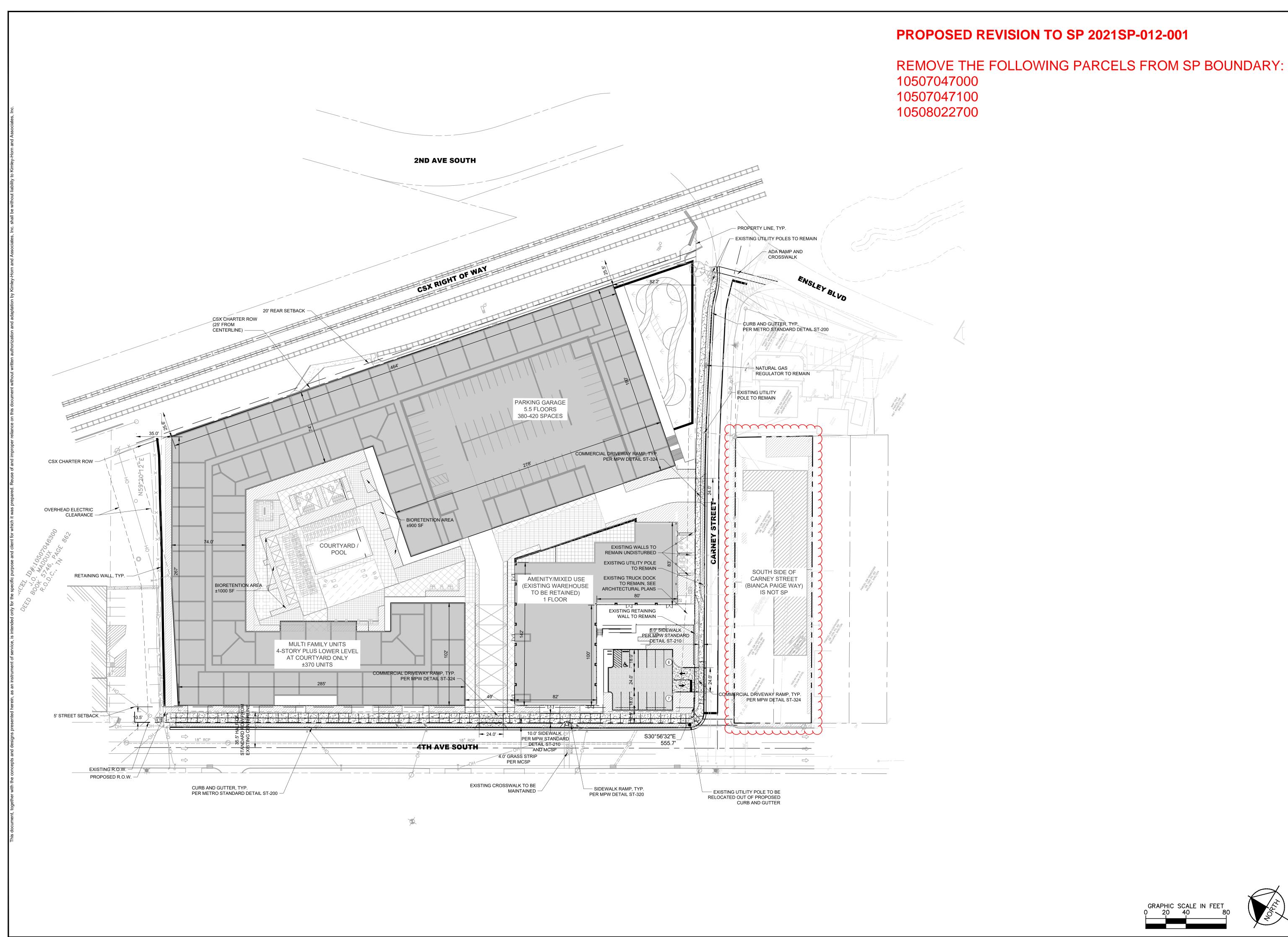
REMOVE AND REPLACE EXISTING DIVIDER ISLAND PAVEMENT MARKINGS AS NEEDED.

**MANUEL ZEITLIN ARCHITECTS** 516 HAGAN STREET, SUITE 100 NASHVILLE, TN 37203 PHONE: (615) 256-2880 CONTACT: MANUEL ZEITLIN, A.I.A.

MANUEL ZEITLIN ARCHITECTS

**TRAFFIC IMPROVEMENTS** 

Kimley» Horn



DESIGNED BY: DRAWN BY: CHECKED BY:

KIMLEY-HORN PROJECT NO. 118333003

SITE LAYOUT - OVERALL

SHEET NUMBER C2-00