

2ND & VAN BUREN

SPECIFIC PLAN AMENDMENT



TOLL BROTHERS APARTMENT LIVING

Where Life Meets Style—Seamlessly

Toll Brothers Apartment Living brings the same elevated customer experience and luxury that have always defined Toll Brothers' homes to the rental apartment industry. We create thoughtfully designed, innovative rental communities, built to fulfill every aspiration of our residents. With distinctive apartments featuring unparalleled design, amenities, and resident services offered in vibrant neighborhoods, Toll Brothers Apartment Living proudly creates communities that our residents love to call home.

- One of the fastest growing multifamily developers
- Named the 11th Largest Multifamily Developer in the National Multifamily Housing Council 2020 Rankings
- Robust organization with approximately 170 associates on staff



PREMIUM QUALITY

- Thoughtful, innovative communities that elevate the bar in the multifamily space.

INTEGRITY

- The highest standards in community responsibility and ethical decision making

SERVICE-FIRST APPROACH

- Extraordinary personal service with a collaborative spirit and a focus on excellence.

EXCEPTIONAL VALUE

- Employing strategic efficiencies to ensure productivity and the highest quality experience.

LEGACY

- Honoring our 50+ year history and maintaining the value in our family of brands.



THOUGHTFULLY DESIGNED.
UNIQUELY ELEVATED.

Toll Brothers
APARTMENT LIVING





C. B. Ragland Company

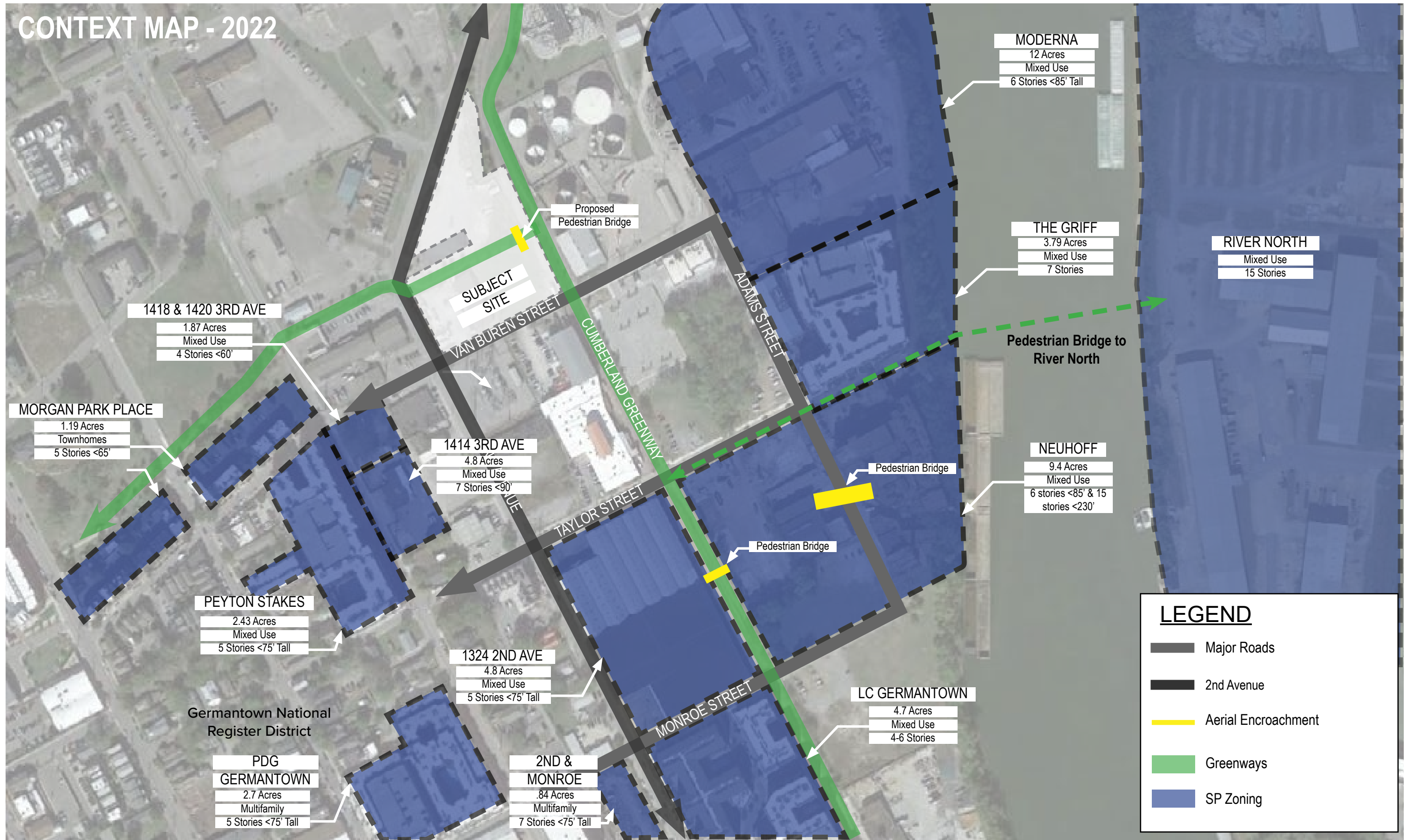
Investing in Nashville since 1919, CBR has spent the last 30 years focused on revitalizing the urban core. The company focuses on place making projects that redefine their respective neighborhoods or create new destinations all together. Core competencies include development, property and asset management, and construction administration.



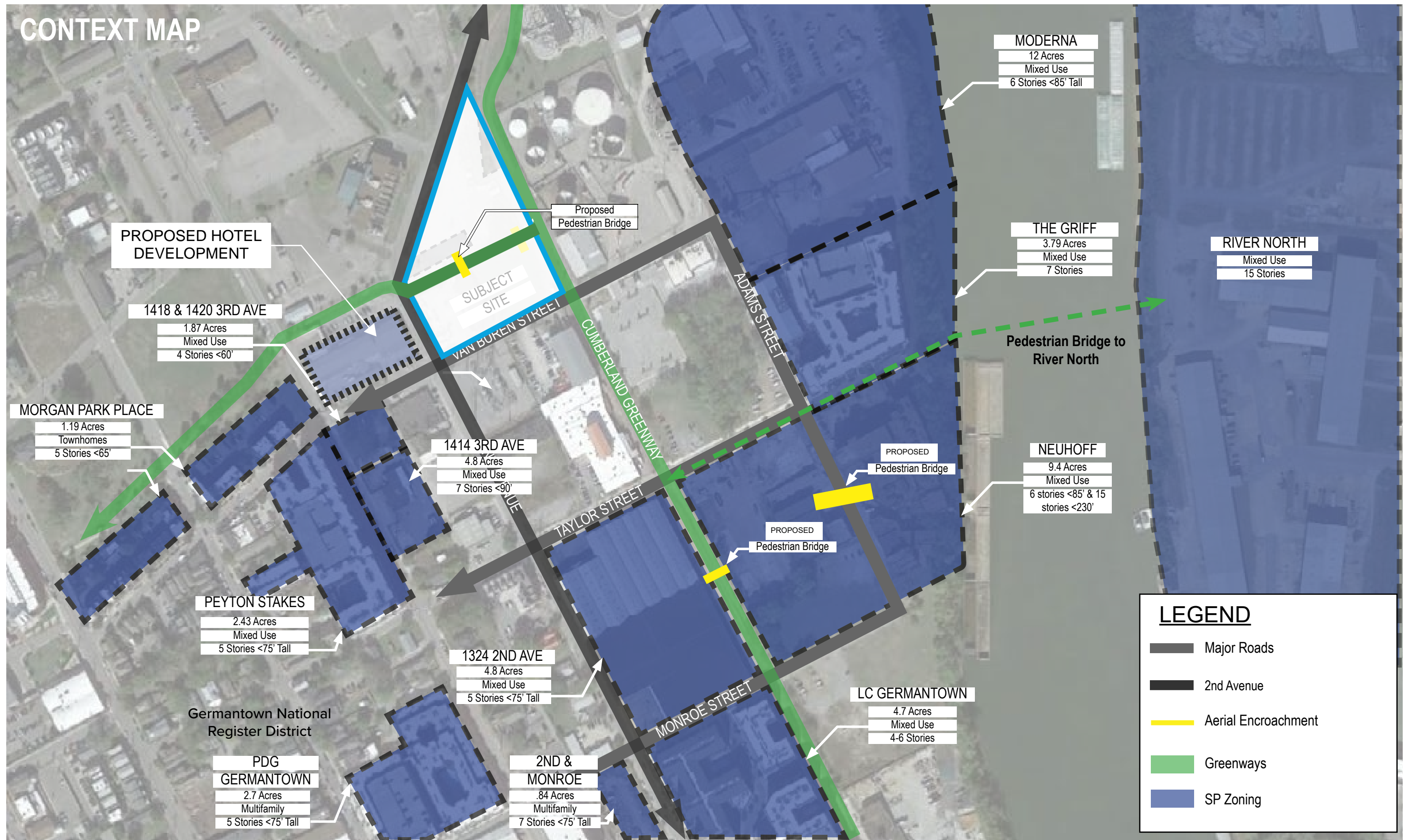
SITE CONTEXT



CONTEXT MAP - 2022



CONTEXT MAP





SITE CONTEXT



SITE CONTEXT



Survey

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.
3. PROPERTY IS ZONED IR (WITHIN OV-UZO OVERLAY DISTRICT.) ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING; PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
4. BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470040, PANEL NO. 0241 H, DATED APRIL 5, 2017. SHADED ZONE "X"- AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. NO ELEVATIONS OR CONTOURS WERE OBTAINED AS A PART OF THIS SURVEY.
5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
6. TITLE COMMITMENT NO. 1998398, DATED APRIL 13, 2023 AT 8:00 A.M., PREPARED BY STEWART TITLE GUARANTY COMPANY WAS FURNISHED TO THIS SURVEYOR.
7. THIS PARCEL CONTAINS NO MARKED PARKING SPACES.
8. THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE BUILDING FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS. NO ATTEMPT WAS MADE TO DETERMINE THE LEASABLE AREA.
9. CONTOUR INTERVAL ONE-FOOT; CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL.
10. INFORMATION SHOWN TAKEN FROM SURVEY PERFORMED ON MARCH 9, 2021. NO TOPO WAS UPDATED AS A PART OF THIS SURVEY.

DEED REFERENCE

PARCELS 134, 135, 138, AND 139
BEING PROPERTY CONVEYED TO ROY GLENN GOODWIN BY DEED OF RECORD IN INSTRUMENT NO'S. 20140219-0014284, 20151230-0131107, AND 20190321-0025899 R.O.D.C.

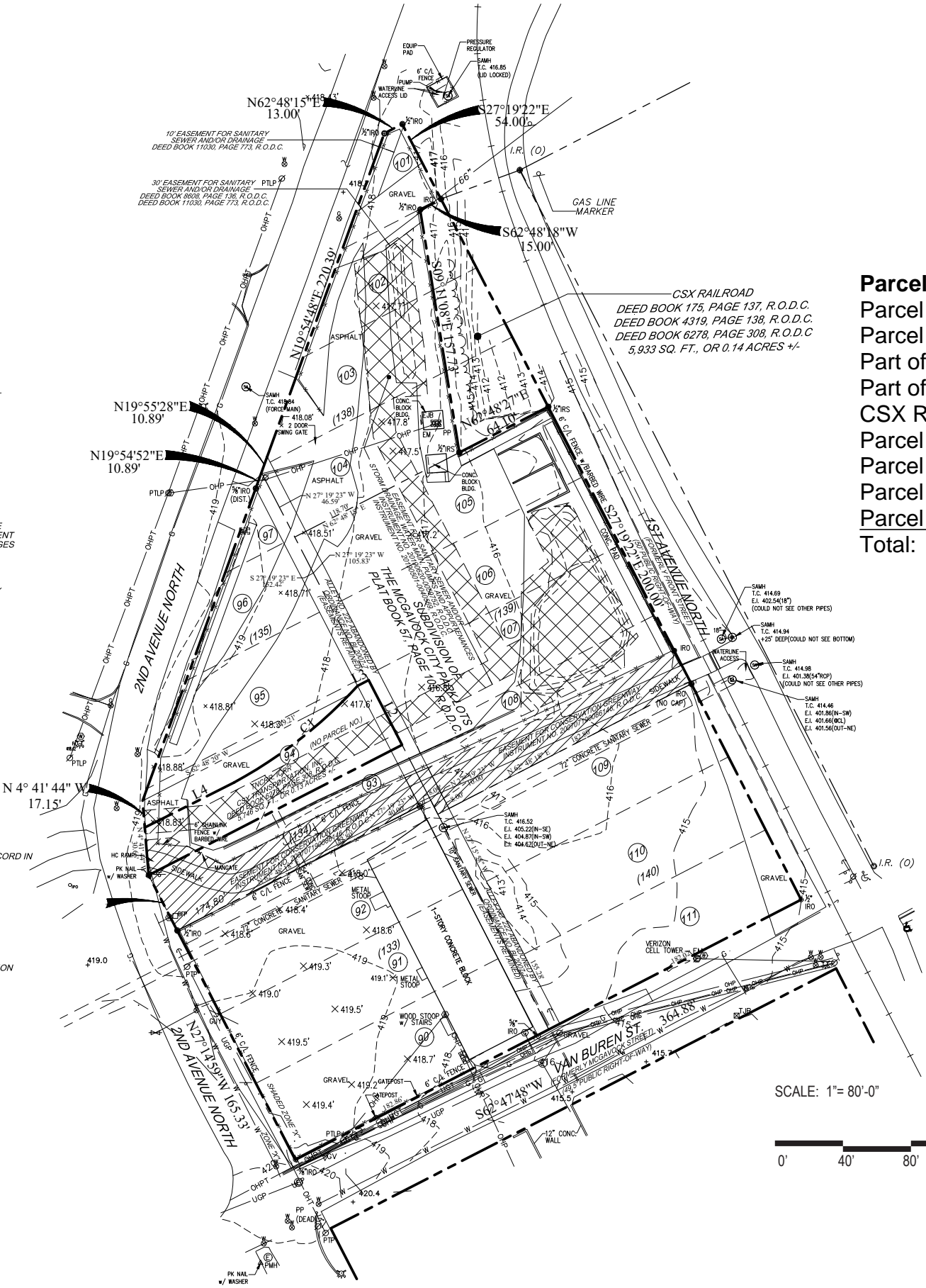
PARCELS 133, AND 140
BEING PROPERTY CONVEYED TO TOLL SOUTHEAST LP COMPANY, INC. BY DEED OF RECORD IN INSTRUMENT NO. 20200213-0016876, R.O.D.C.

PROPERTY MAP REFERENCE

BEING PARCELS 133, 134, 135, 138, 139, AND 140 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 82-05.

PLAT REFERENCE

BEING ALL OR PORTIONS OF LOT NOS. 90-97, AND 101-111 AS SHOWN ON THE SUBDIVISION OF THE MCGAVOCK CITY PARK LOTS OF RECORD IN PLAT BOOK 57, PAGE 101, R.O.D.C.



Parcel Summary:

Parcel 133:	30,226 sq. ft.
Parcel 134:	7,312 sq. ft.
Part of Lot 94 (CSX):	5,746 sq. ft.
Part of Lot 94 (Metro):	1,952 sq. ft.
CSX RR Parcel:	5,930 sq. ft.
Parcel 135:	12,529 sq. ft.
Parcel 138:	17,994 sq. ft.
Parcel 139:	36,560 sq. ft.
Parcel 140:	28,326 sq. ft.
Total:	146,575 sq. ft. (3.36 acres)

LEGEND		LINE STYLES
MAPPING SYMBOLS AND CODES		CENTERLINE
AIR CONDITIONER (AC)	POST INDICATOR VALVE (PIV)	EDGE OF WOODS LINE
CLEANOUT	MAN-HOLE (MH)	EASEMENT LINE
AREA DRAIN (AD)	CONCRETE MONUMENT OLD (MON(O))	FENCE LINE
ELECTRIC JUNCTION BOX (EJB)	CONCRETE MONUMENT NEW (MON(N))	GAS LINE
ELECTRIC METER (EM)	P.K. NAIL OLD (PKO)	OH POWER LINE
ELECTRIC TRANSFORMER (ETF)	P.K. NAIL NEW (PKN)	OH TELEPHONE LINE
FINISHED FLOOR ELEVATION (F.F.E.)	POWER LIGHT POLE (PLP)	OH POWER AND TELEPHONE LINE
FIRE HYDRANT (FH)	POWER MANHOLE (PMH)	PROPERTY LINE
FLAG POLE (FP)	POWER POLE (PP)	SAN. SEWER LINE
GAS METER (GM)	POWER TELEPHONE LIGHT POLE (PTLP)	STORM LINE
GUY POLE (GP)	POWER TELEPHONE POLE (PTP)	UG POWER LINE
GAS VALVE (GV)	RIGHT-OF-WAY MONUMENT (RWM)	UG TELEPHONE LINE
GUY WIRE (GW)	SPRINKLER HEAD/VALVE (SPH,SPV)	WATER LINE
IRON ROD FOUND (IRF)	SANITARY SEWER MANHOLE (SAMH)	GUARDRAIL
IRON ROD OLD (IRO)	SIGN (SN)	EDGE OF WATER
IRON PIPE OLD (IPO)	STEAM MANHOLE (STMH)	
IRON SPIKE OLD (ISO)	STORMWATER MANHOLE (SMWH)	
LIGHT STANDARD METAL/WOOD (LS/LP)	TELEPHONE JUNCTION BOX (TJB)	
MAIL BOX (MB)	TELEPHONE LIGHT POLE (TLP)	
POST	TELEPHONE POLE (TP)	
WATER METER (WM)	TREE EVERGREEN	
WATER VALVE (WV)		

Drainage and Utility Plan

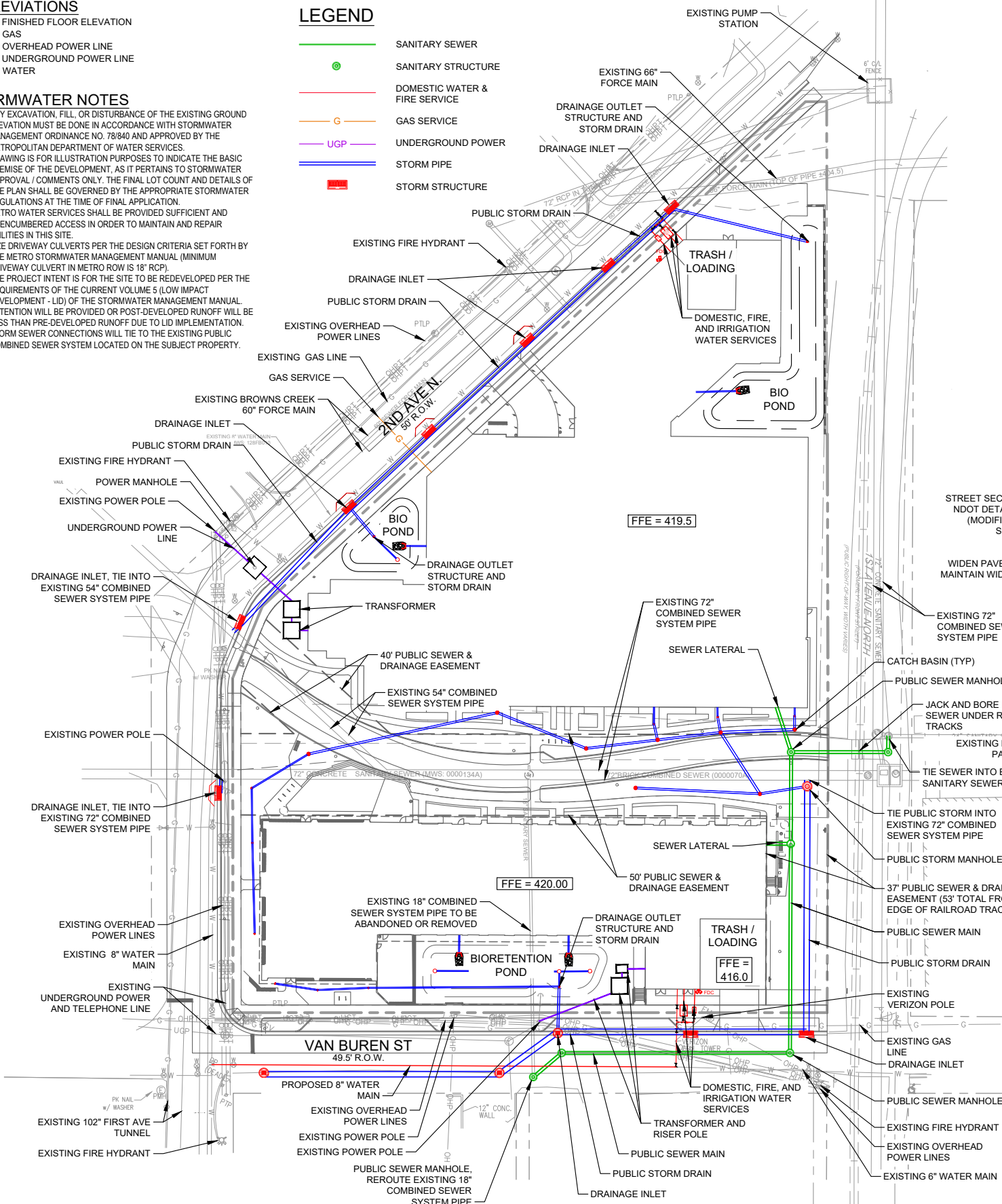
ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
G	GAS
OHP	OVERHEAD POWER LINE
UGP	UNDERGROUND POWER LINE
W	WATER

- STORMWATER NOTES**
1. 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.
 2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 18" RCP).
 5. THE PROJECT INTENT IS FOR THE SITE TO BE REDEVELOPED PER THE REQUIREMENTS OF THE CURRENT VOLUME 5 (LOW IMPACT DEVELOPMENT - LID) OF THE STORMWATER MANAGEMENT MANUAL. DETENTION WILL BE PROVIDED OR POST-DEVELOPED RUNOFF WILL BE LESS THAN PRE-DEVELOPED RUNOFF DUE TO LID IMPLEMENTATION.
 6. STORM SEWER CONNECTIONS WILL TIE TO THE EXISTING PUBLIC COMBINED SEWER SYSTEM LOCATED ON THE SUBJECT PROPERTY.

LEGEND

- SANITARY SEWER
- SANITARY STRUCTURE
- DOMESTIC WATER & FIRE SERVICE
- GAS SERVICE
- UNDERGROUND POWER
- STORM PIPE
- STORM STRUCTURE

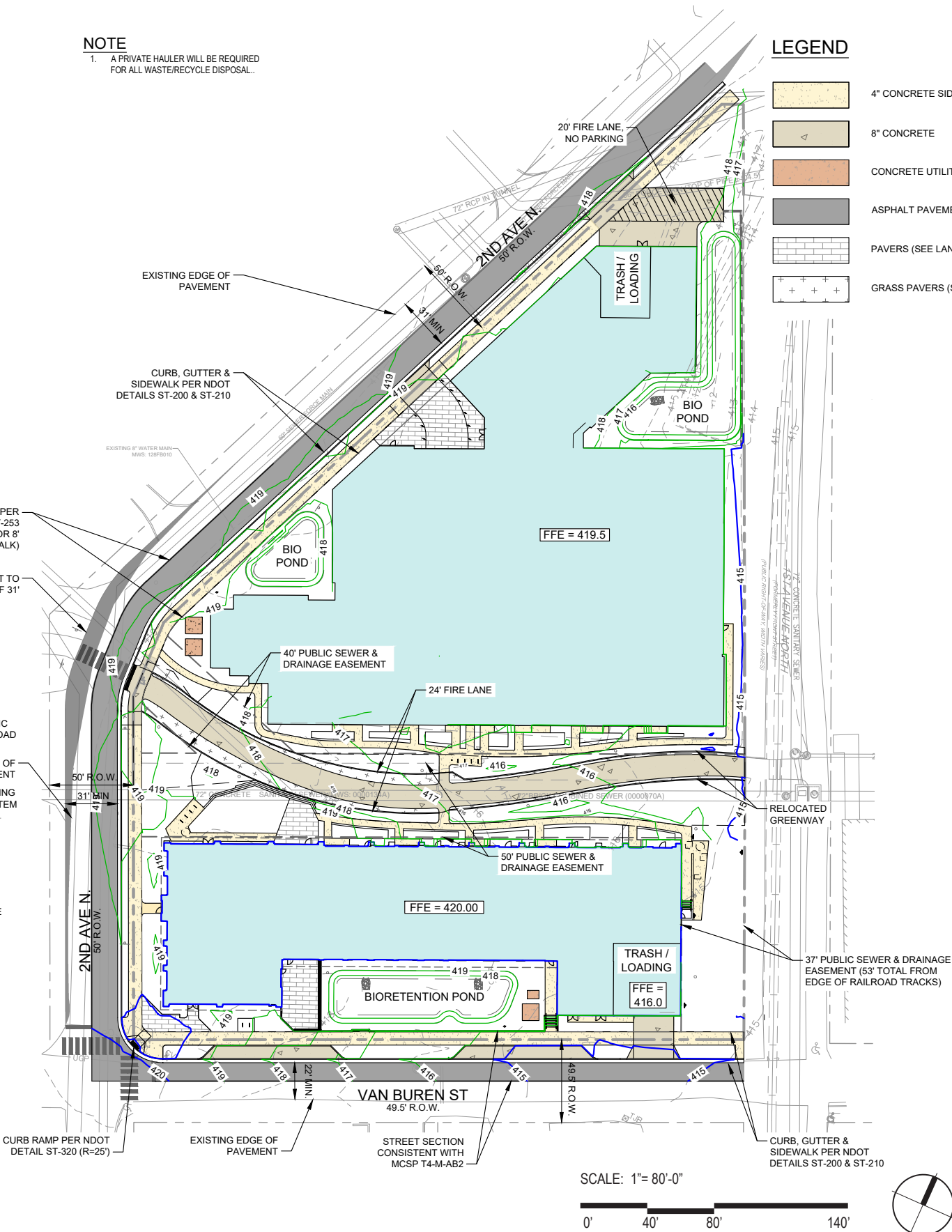


Site and Grading Plan

NOTE
1. A PRIVATE HAULER WILL BE REQUIRED FOR ALL WASTE/RECYCLE DISPOSAL.

LEGEND

- 4" CONCRETE SIDEWALK
- 8" CONCRETE
- CONCRETE UTILITY PAD
- ASPHALT PAVEMENT
- PAVERS (SEE LANDSCAPE)
- GRASS PAVERS (SEE LANDSCAPE)



Development Standards

Fall Back Zoning	The standards of this SP shall follow RM100-A zoning district in the UZO except where the standards in this district are more specific.
Total Acreage (existing)	3.36
Total Acreage (after dedications)	3.24
Residential Units	395
MAX ISR ¹	0.9
Maximum Building Height	7 stories, max of 100 feet
Build-to-zone ²	0-15 feet
Side/Rear Setback	0' feet
Glazing ³	15%
Foundations ⁴	18 in. min. to 36 in. max.
Maximum Parking	480
Parking Provided	474
Allowable Uses	All uses in RM100-A
Prohibited Uses	Short-term Rental Property (STRP), Owner-Occupied and Short Term Rental Property (STRP) not Owner Occupied uses shall be prohibited
1 ISR calculation based on total acreage before dedications	
2 Build-to- Zone to be measured from the back of proposed sidewalks on public streets, private drives and garden courtyards. The setback along the greenway will be driven by the location of existing easements.	
3 Minimum glazing requirements shall be required on building facades facing public right-of-way or easements. Glazing calculations shall be measured from floor to floor.	
4 With the exception of non-residential portions of the building, accessible units, visitable units, and topographically challenged units. Challenging site topography and other site constraints may result in higher or lower foundations at strategic locations.	

STANDARD NOTES

1. The purpose of this SP is to receive preliminary approval to permit the development of 395 units of multifamily development as shown.
2. For any development standard, 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 MUG-A base zoning as of the date of the application request or application.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its design based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density and floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.

FEMA NOTES

1. This parcel is located in a 0.2% annual chance flood hazard according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 47037C0241H April 5, 2017.

ARCHITECTURAL STANDARDS

1. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
2. Windows shall be vertically oriented to a ratio of 1.5:1 or greater except for dormers
3. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, metal panel, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
4. Porches shall provide a minimum of six feet of depth.
5. A raised foundation of 18"- 36" is required for all residential structures.

NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT) NOTES

1. The final site plans and building permits 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.
2. Roadway improvements that are direct result of this specific project as determined by the approved Traffic Improvement Study and NDOT shall be constructed.
3. Any new improvements within existing public right-of-way within the project site that are identified as necessary to meet the adopted roadway plans shall be dedicated.
4. The final construction drawings shall comply with the design regulations established by the NDOT. In effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final designs for Phase 1 and Phase 2 may vary based on field conditions.
5. The design of the public infrastructure is to be coordinated with the Final SPs. The roads and pedestrian infrastructure are to be designed and constructed per NDOT standards.
6. All construction within the right of way shall comply with ADA and NDOT Standards and Specifications.
7. Trash and recycling service is to be contracted between the developer/owner and a private hauler.
8. Bicycle parking shall be provided in accordance with section 17.20.135 of the

Metro Zoning Code and will be identified in the Final SPs.

LANDSCAPE STANDARDS

1. The developer of this project shall comply with the requirements of the approved preliminary SP and Metro's adopted tree ordinance.
2. Street trees shall be provided, irrigated, and maintained by Owner along all street frontages at a minimum spacing average of 50 linear feet. All street trees placed within right of way shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
3. No landscape buffer requirement of 17.24 shall apply to this site.
4. Tree species from the

FIRE MARSHAL NOTES

1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
2. No part of any building shall be more than 500 feet from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B.
3. All fire department access roads that shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
4. If more than three stories above grade, Class I standpipe system shall be installed.
5. A fire hydrant shall be provided within 100 feet of the fire department connection.
6. Fire hydrants shall be in-service before any combustible material is brought on site.
7. Fire apparatus access roads shall be provided and maintained in accordance with the adopted fire code and standards.
8. Except as approved by the fire code official; fire apparatus access roads shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
9. Buildings over 30 feet in height shall meet fire department aerial apparatus access requirements.
10. Dead end fire apparatus access roads in excess of 200 feet shall be provided with an approved fire apparatus turnaround (Per discussions with Metro Fire).
11. All points of the building shall be within 500 feet of a fire hydrant when measured via approved fire apparatus access route.
12. All buildings and/or developments are required to meet the fire-flow requirements listed in the adopted code prior to construction.
13. The maximum grade for fire apparatus access roads shall not exceed 10% without approval from the fire code official.
14. Gates across fire apparatus access roads shall comply with adopted code and standards.
15. Approval of a preliminary or final site plan is not an approval for building construction. Full and complete review of building plans is required prior to approval for construction and may require changes to the site.

NES NOTES

1. Where feasible, this development will be served with underground power and pad-mounted transformers.
2. 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 transformer equipment as well as service duct to a meter.

STORMWATER NOTES

See Grading and Utility Plans

FEDERAL COMPLIANCE

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

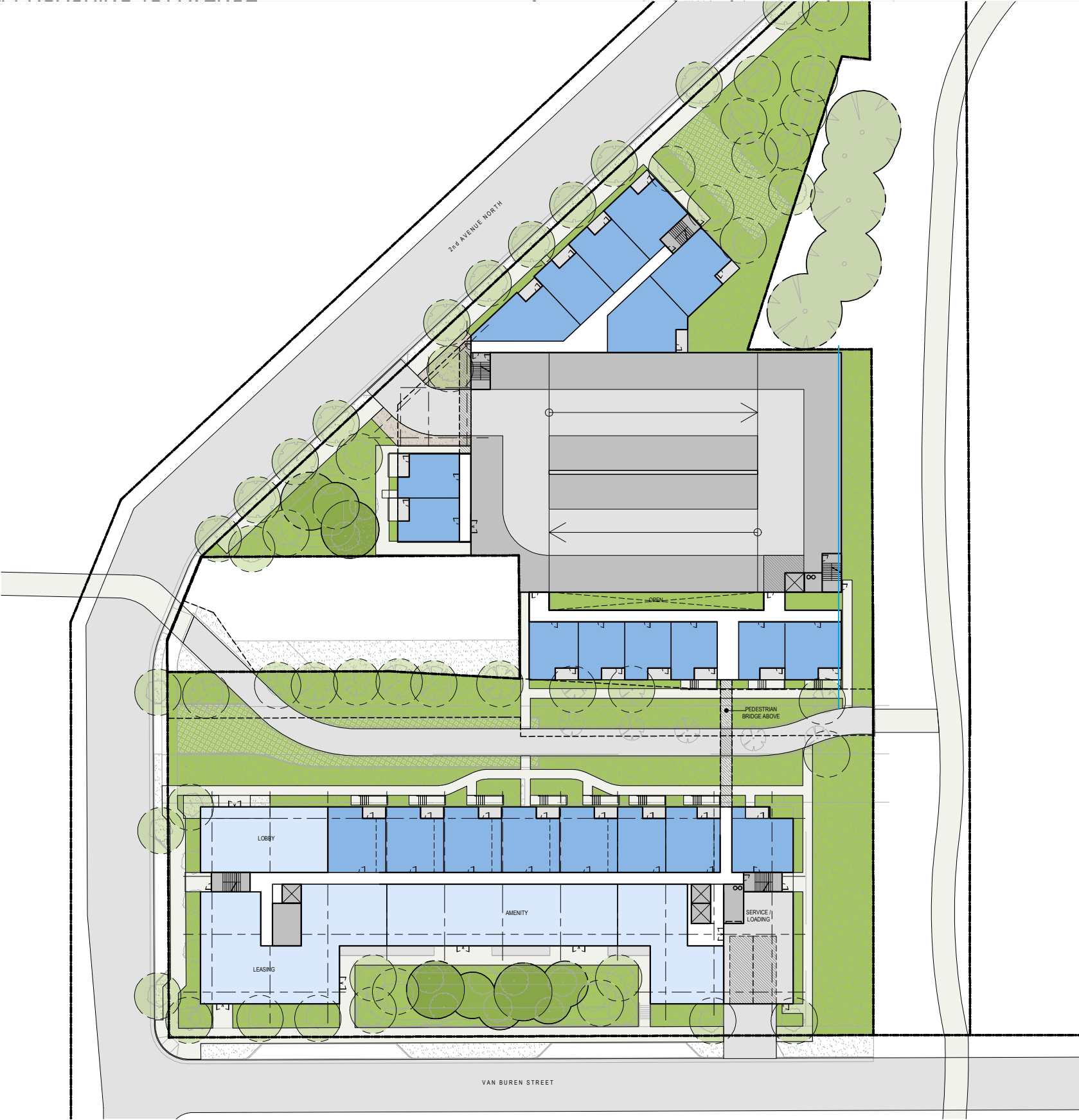
SOILS

Per the USDA Web Soil Survey, the existing soils on site are classified as Ln - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), slopes from 0-4%.

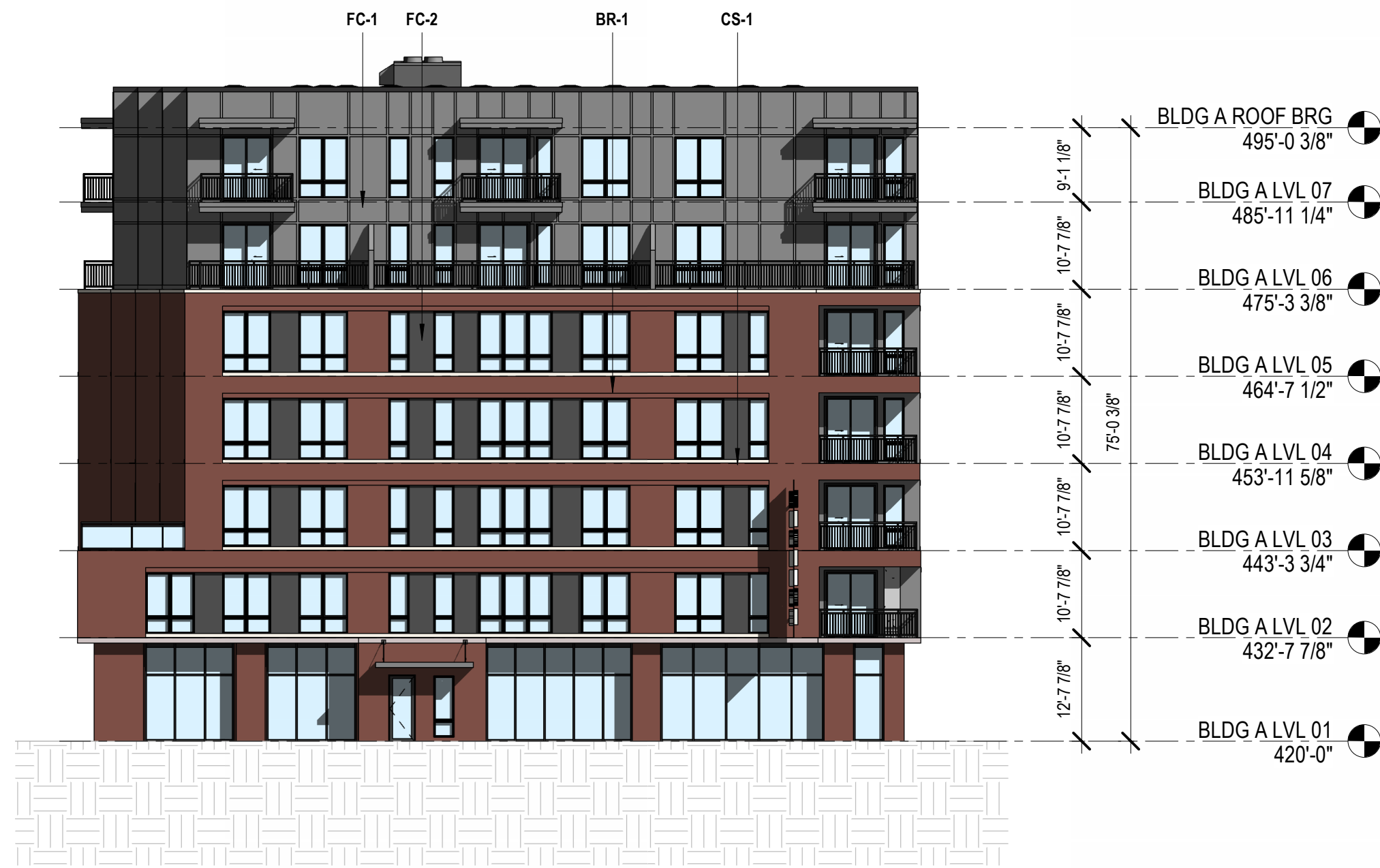
STREET LIGHTS

With the final SP and building permit plans, urban streetscape lighting fixtures will be used that are consistent with what is being used in Germantown (Holophane Washington LED).

FOR PREVIOUSLY APPROVED COUNCIL BILL BL2022-1339 CONDITIONS - SEE "EXHIBIT A" AT END OF PRESENTATION.



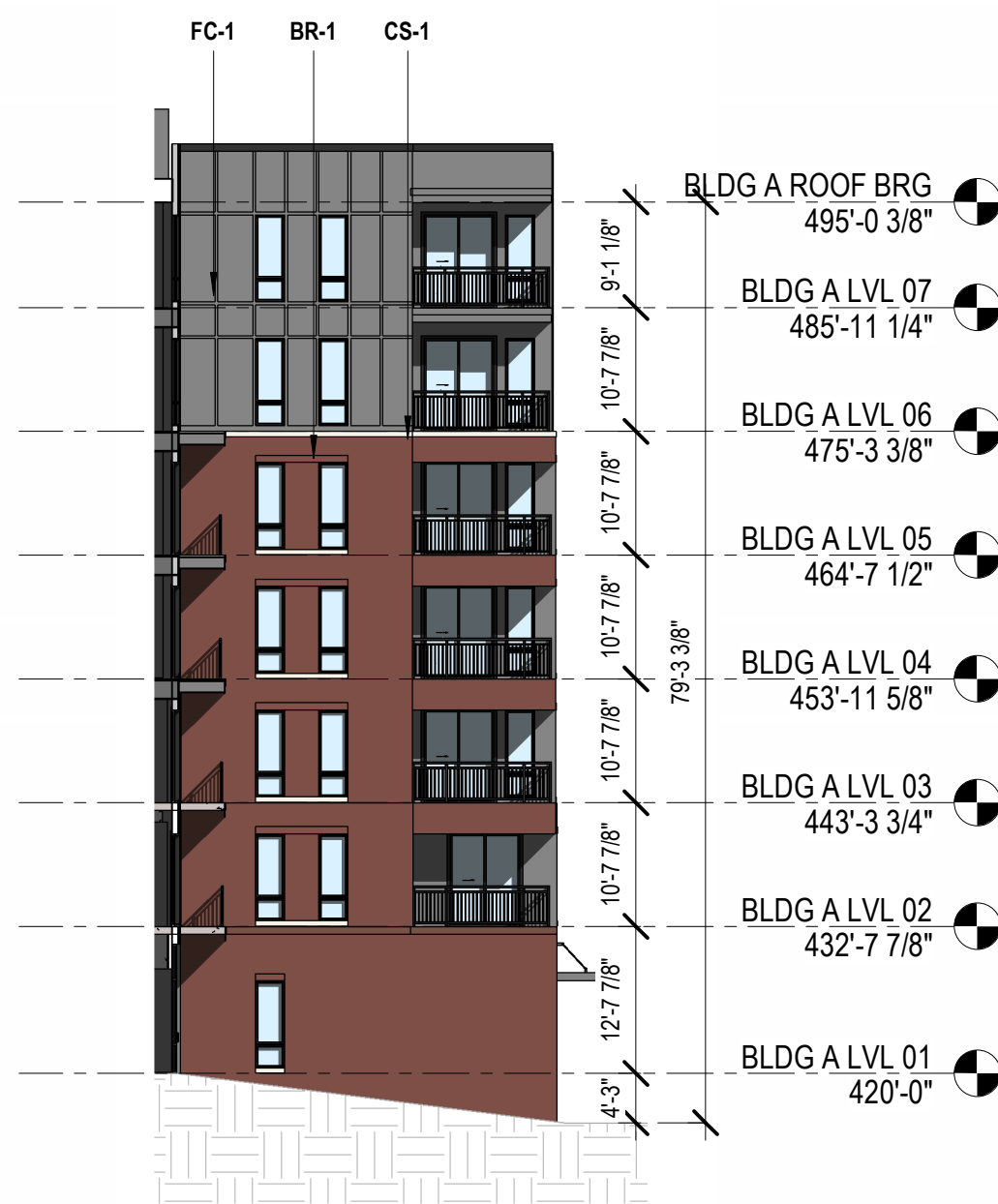




4 BLDG A - WEST ELEVATION
1/16" = 1'-0"



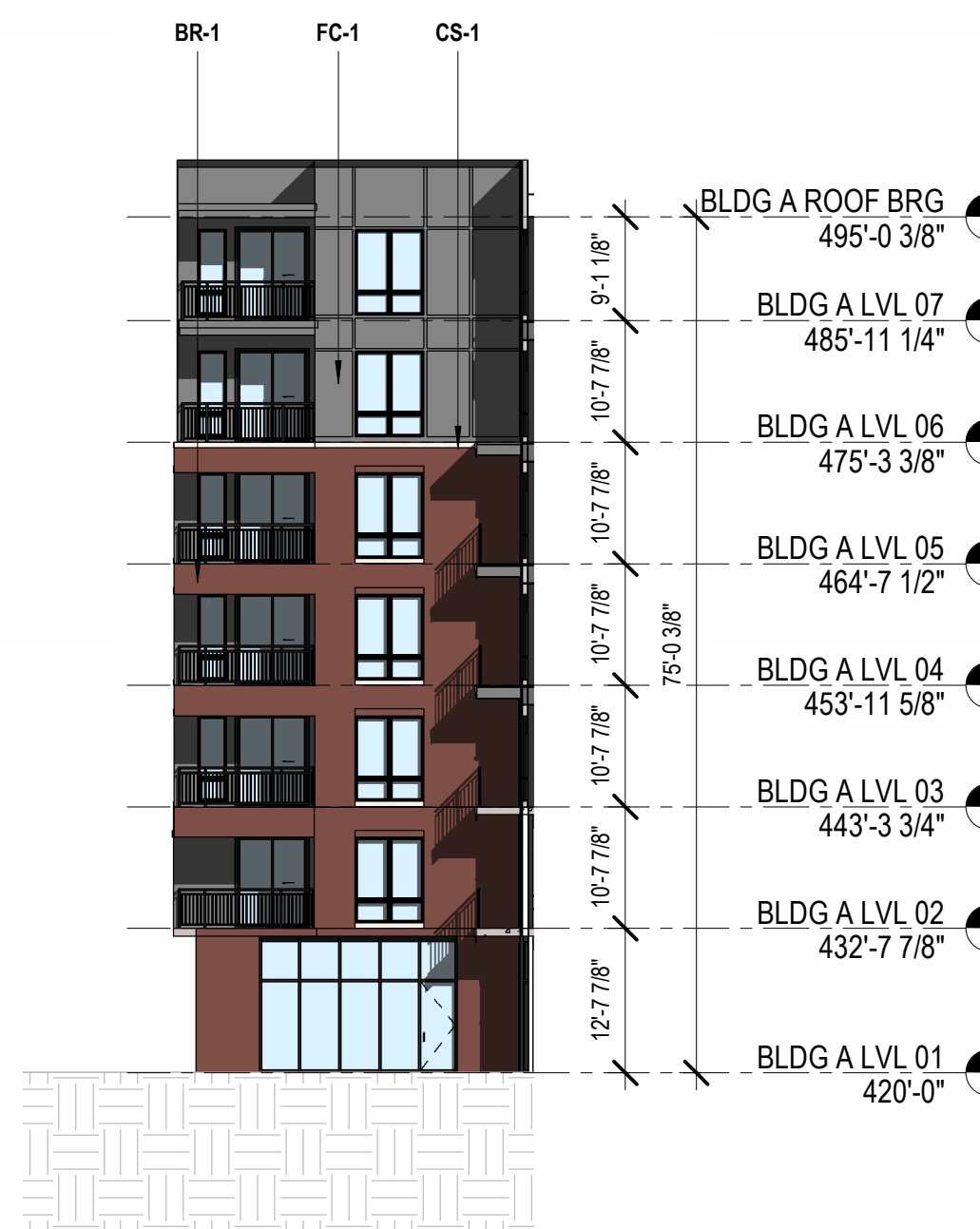
3 BLDG A - EAST ELEVATION
1/16" = 1'-0"



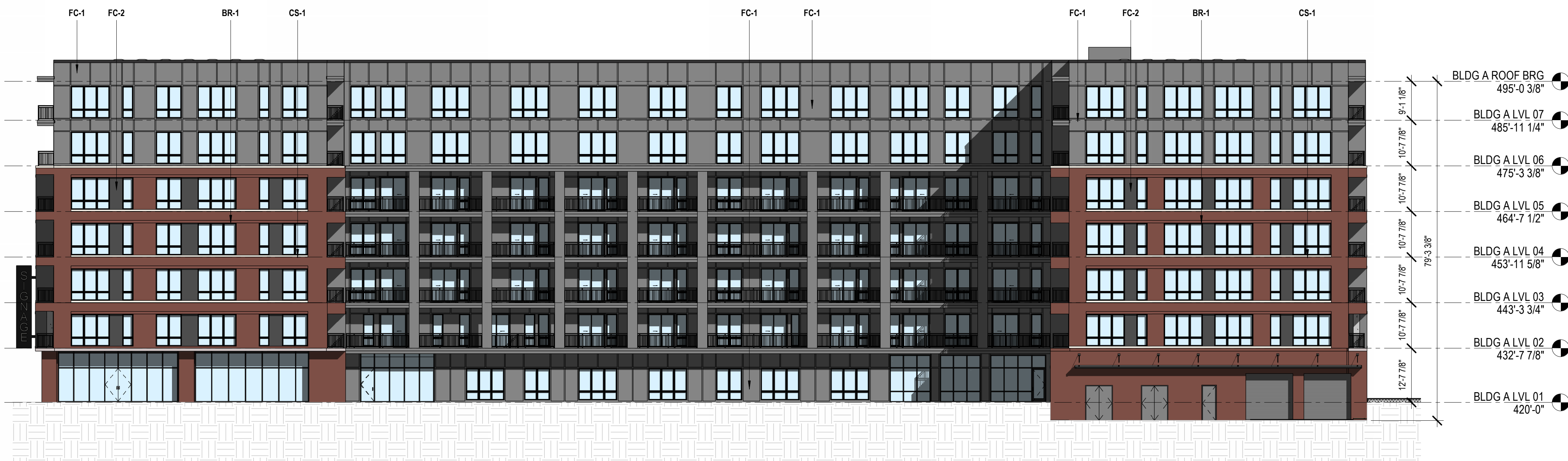
6 BLDG A COURTYARD ELEVATION 2
1/16" = 1'-0"



2 BLDG A - NORTH ELEVATION
1/16" = 1'-0"



5 BLDG A COURTYARD ELEVATION 1
1/16" = 1'-0"



1 BLDG A - SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- FC-1**
FIBER CEMENT PANEL - BOARD AND BATTEN
COLOR: CHARCOAL GREY
- FC-2**
FIBER CEMENT PANEL - BOARD AND BATTEN
COLOR: DARK BRONZE
- BR-1**
BRICK VENEER - MODULAR
COLOR: MEDIUM RED-BROWN
BASIS OF DESIGN:
- TRIANGLE BRICK - CAMDEN
- PINE HALL BRICK - SPEKTRA WIRE CUT FULL RANGE
- GENERAL SHALE - BERKSHIRE
- C-1**
PAINTED PRE-CAST CONCRETE
COLOR: CHARCOAL GREY
- TB-1**
PRECAST CONCRETE WITH THIN BRICK VENEER
COLOR: MEDIUM RED-BROWN
BASIS OF DESIGN:
- TRIANGLE BRICK - CAMDEN
- PINE HALL BRICK - SPEKTRA WIRE CUT FULL RANGE
- GENERAL SHALE - BERKSHIRE
- CS-1**
CAST STONE SILLS
COLOR: NATURAL
BASIS OF DESIGN:
- CAST STONE SYSTEMS, INC. - PROFILE S8
- MISC.**
PREFINISHED WINDOW, ALUMINUM STOREFRONT, COPING &
ACCESSORIES: DARK BRONZE

**BROCK
HUDGINS**
ARCHITECTS

1075 BRADY AVE. NW
ATLANTA, GA 30318
Phone: (404) 512-9530

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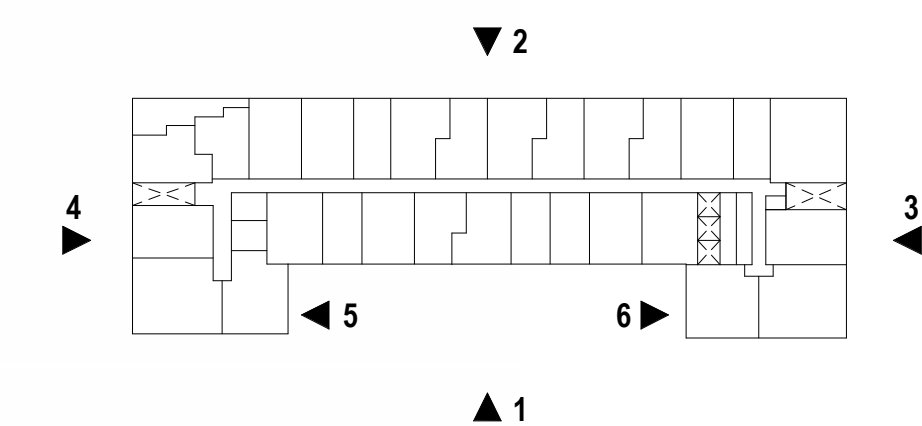
NASHVILLE, TN

Project Number: 21005

**BUILDING A - OVERALL
EXTERIOR ELEVATIONS**

AA-500

NOT FOR CONSTRUCTION





3 EAST ELEVATION
1/16" = 1'-0"



2 NORTH / WEST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

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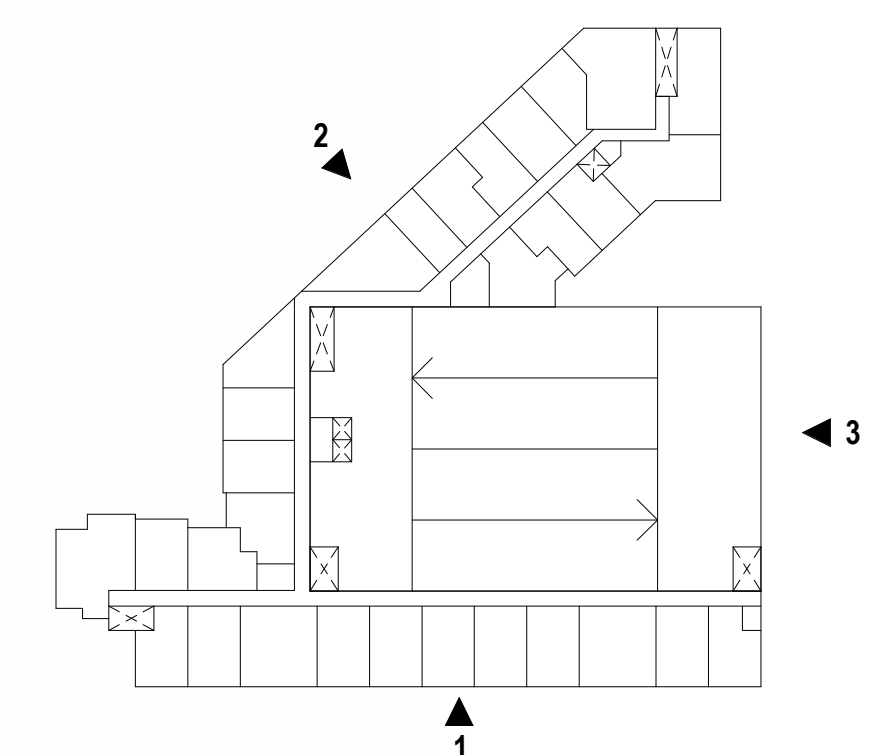
NASHVILLE, TN

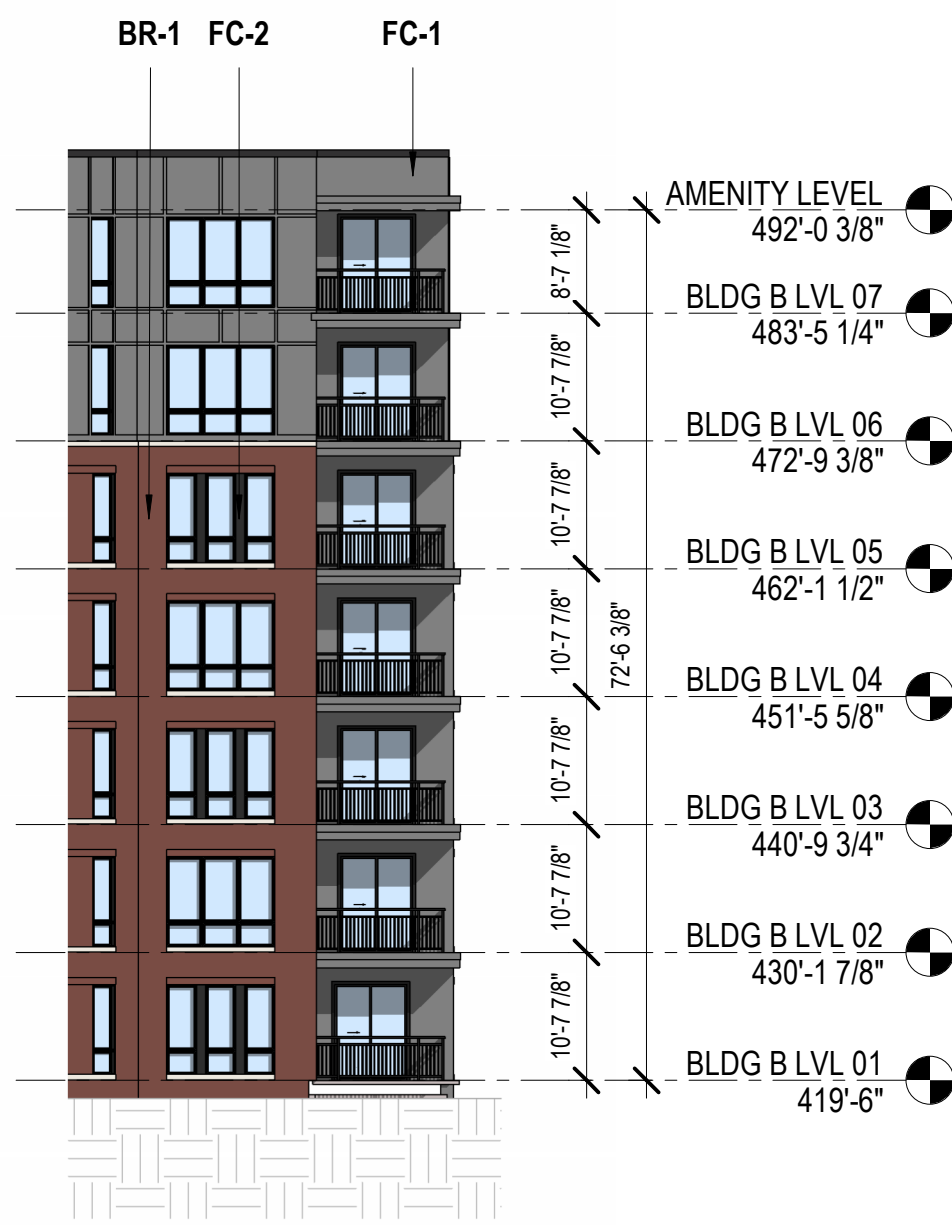
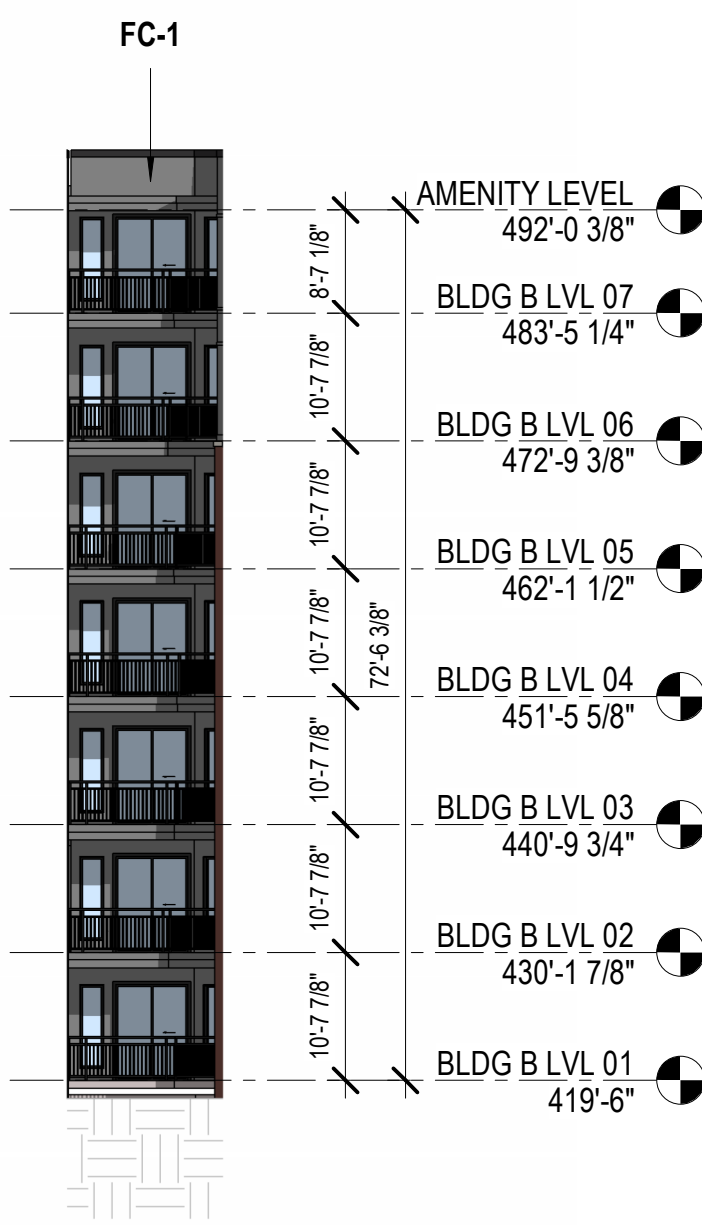
Project Number: 21005

BUILDING B - OVERALL
EXTERIOR ELEVATIONS

AB-500

NOT FOR CONSTRUCTION





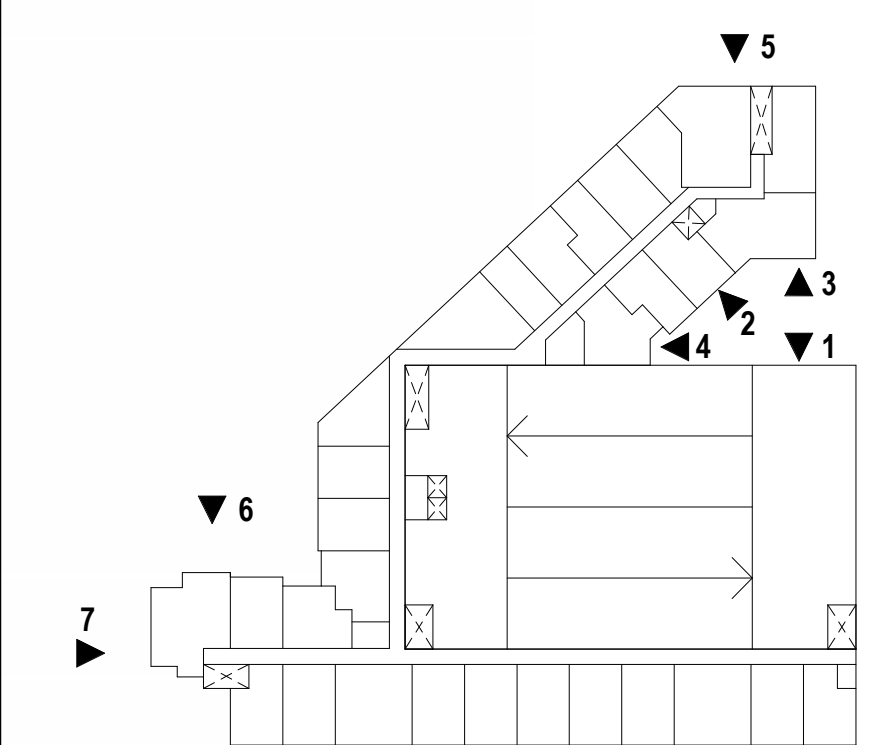
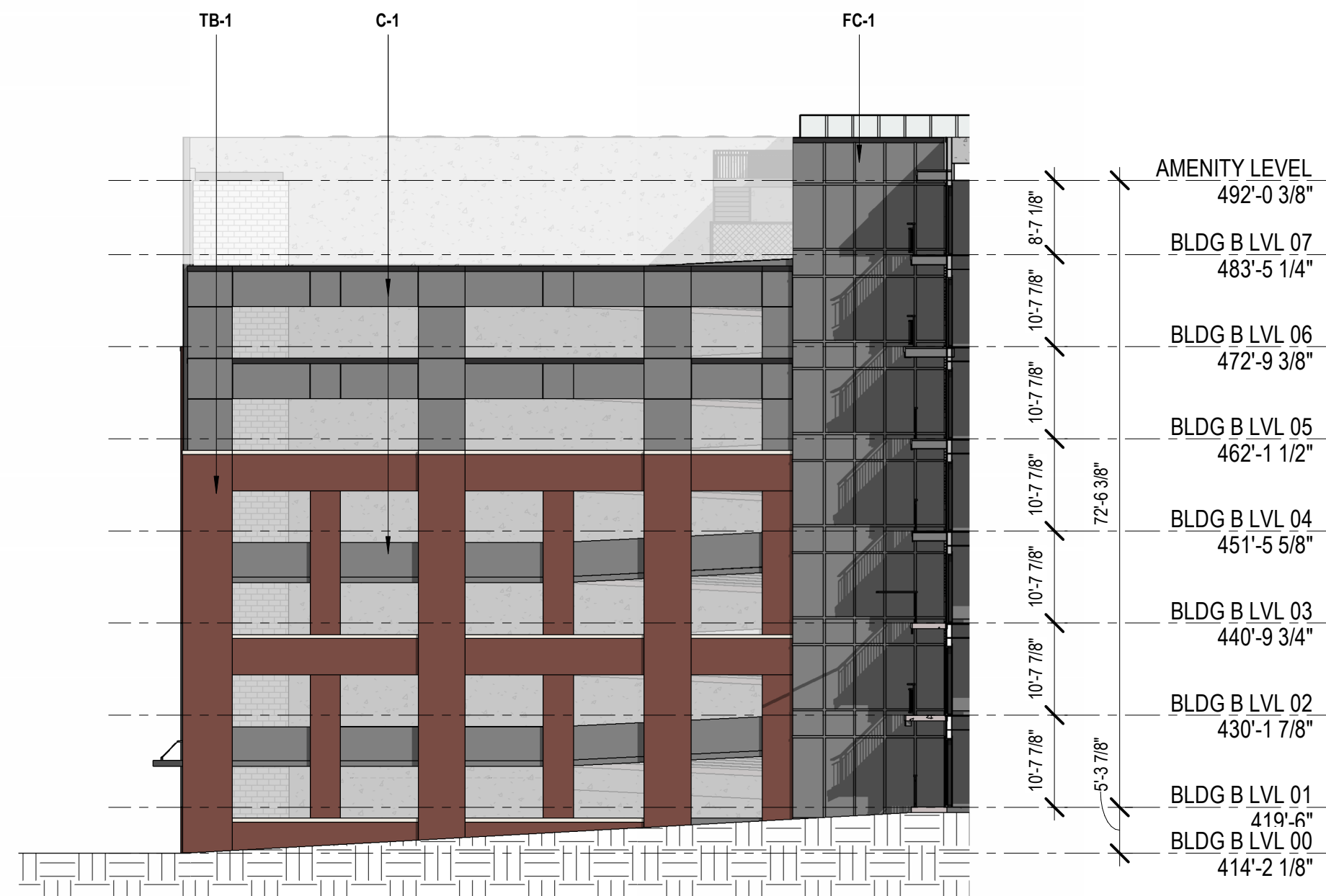
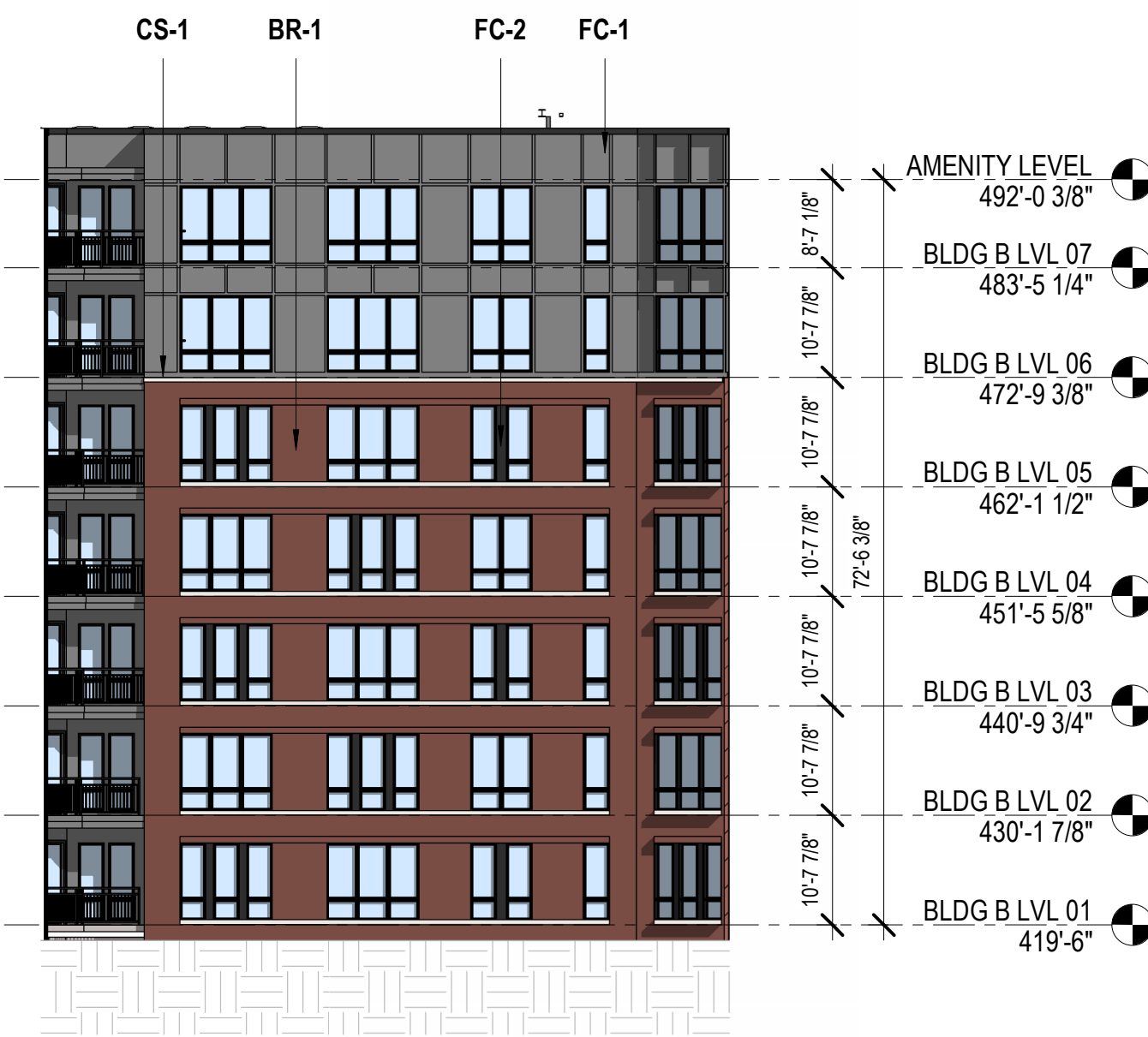
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2ND & VAN BUREN

NASHVILLE, TN

Project Number: 21005

**BUILDING B - OVERALL
EXTERIOR ELEVATIONS**

AB-501

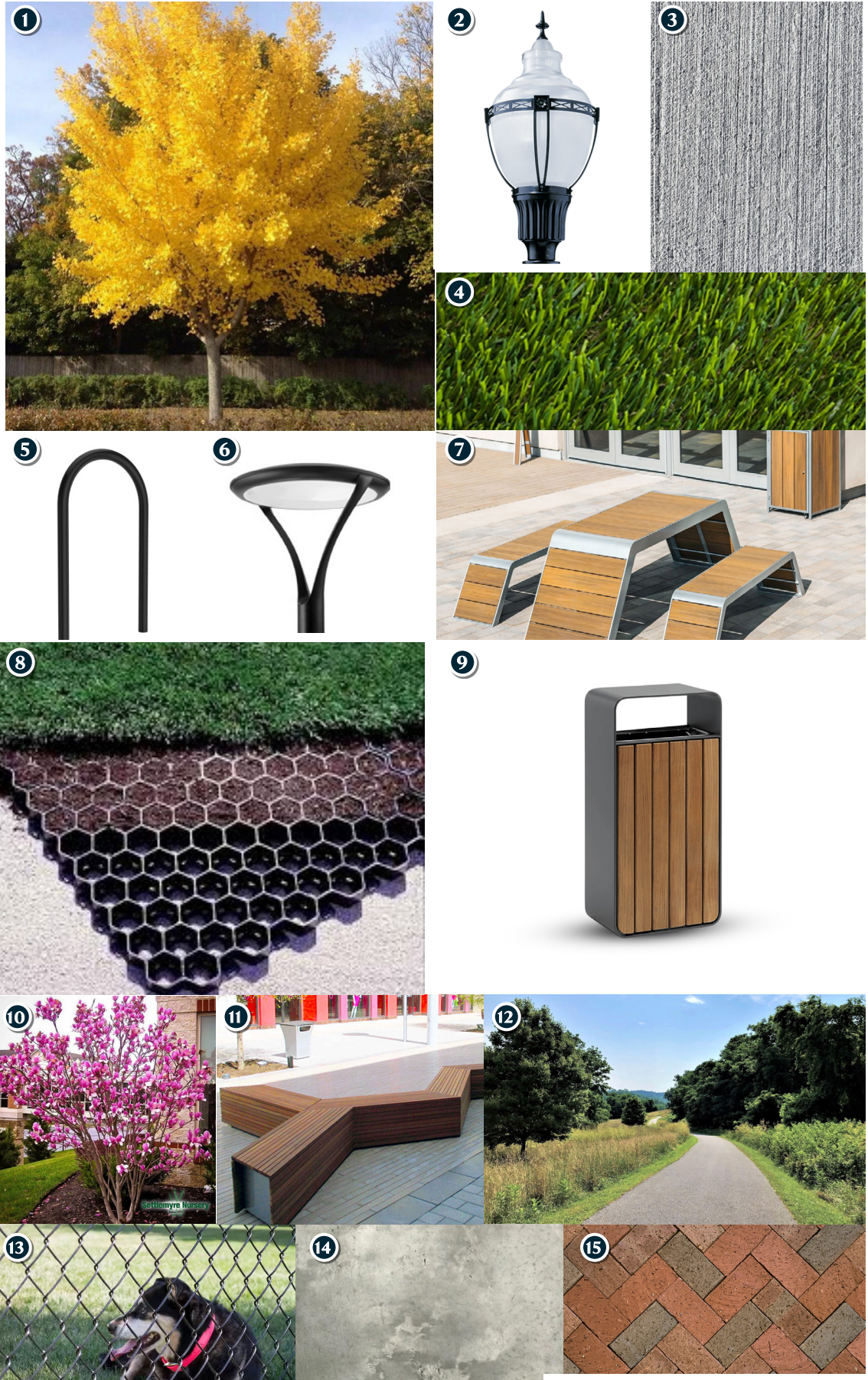
NOT FOR CONSTRUCTION

Landscape Plan

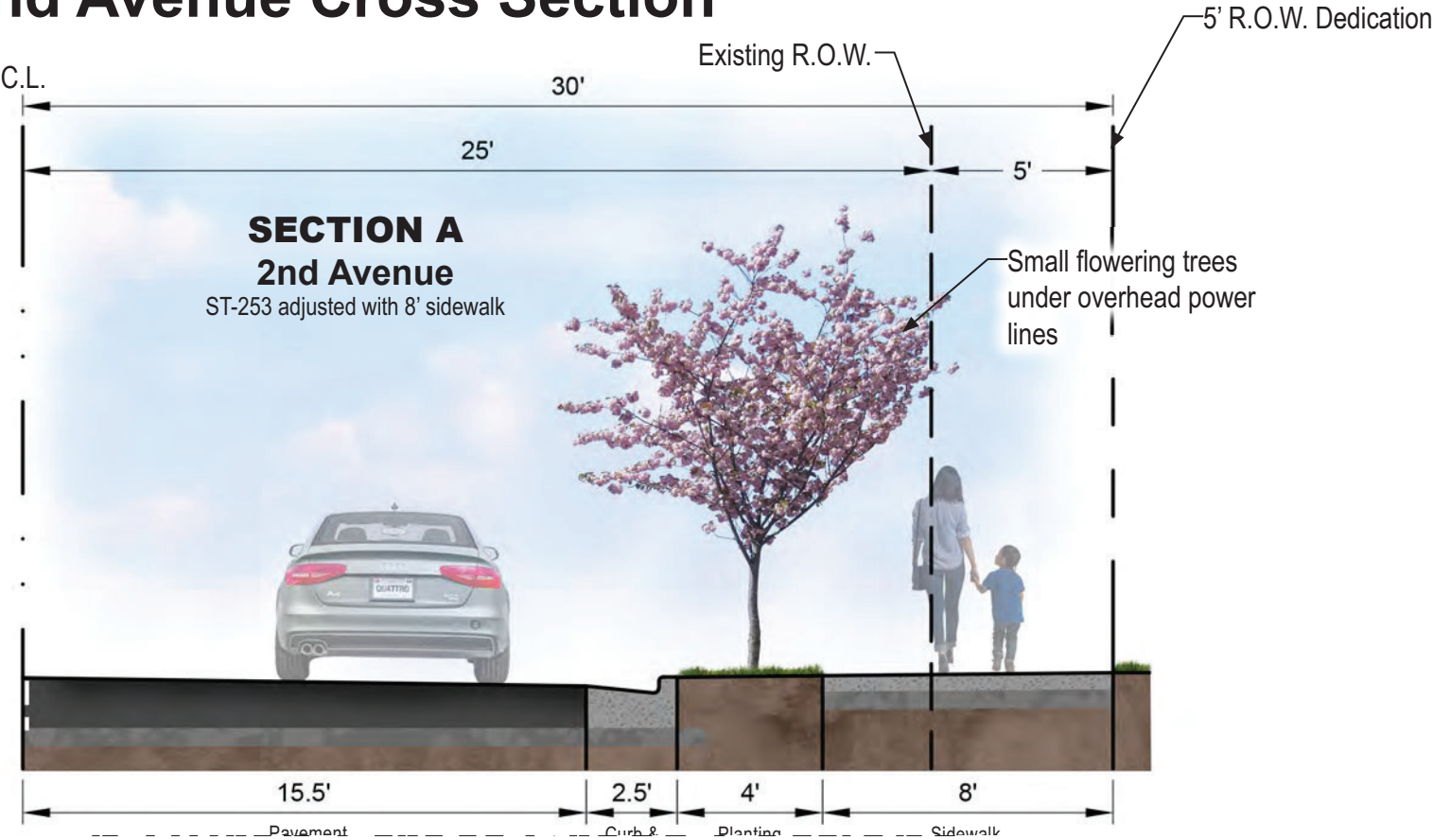


LEGEND

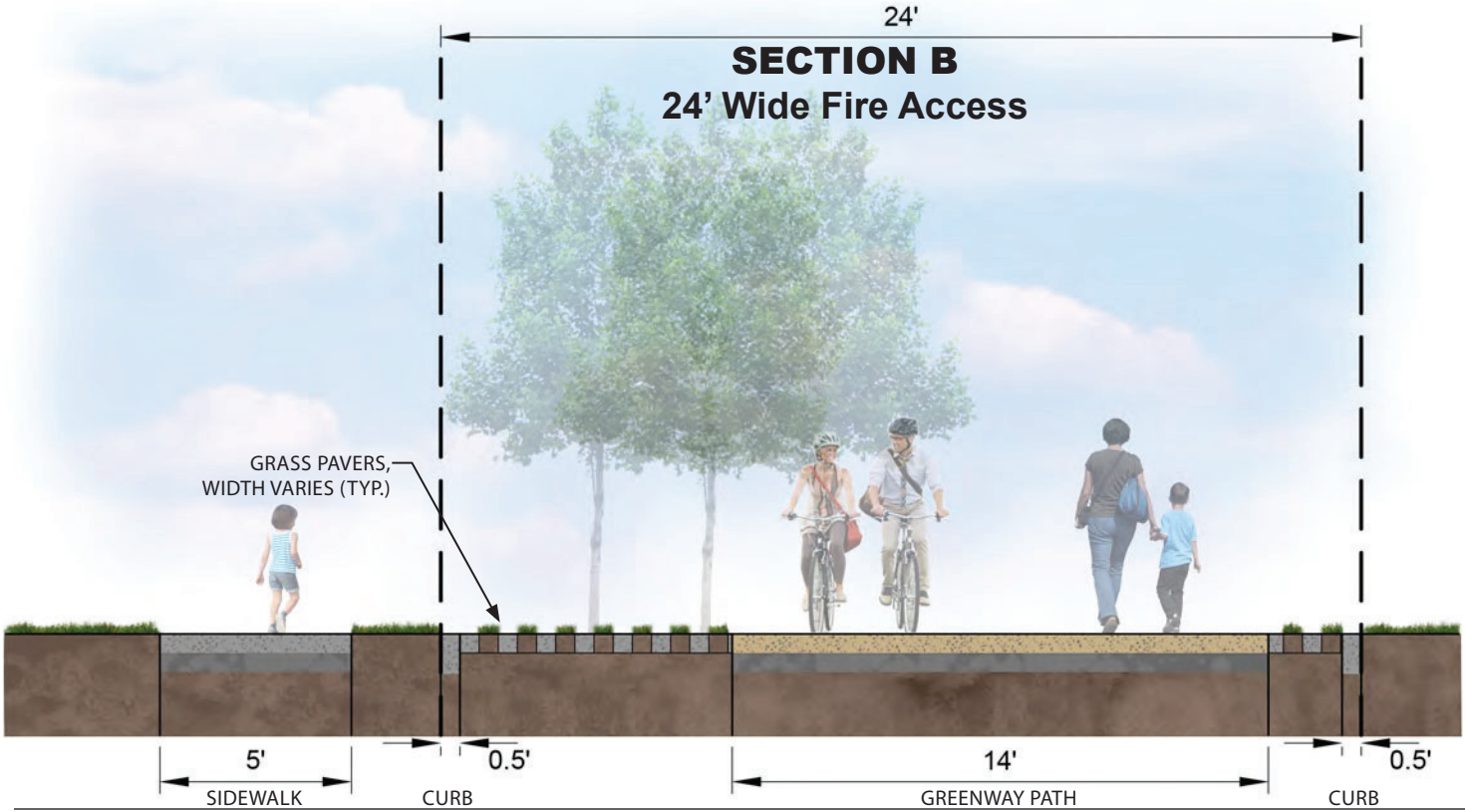
- 1 GINKGO STREET TREES
 - 2 STREETSCAPE LIGHTING (TYP.)
 - 3 MEDIUM BROOM FINISH CONCRETE SIDEWALK AND TRAIL
 - 4 ARTIFICIAL TURF LAWN
 - 5 BIKE RACK (TYP.)
 - 6 PROPOSED GREENWAY LIGHT FIXTURE (TYP.)
 - 7 PICNIC TABLE (TYP.)
 - 8 GRASS PAVE TURF REINFORCEMENT (24' WIDE REQUIRED FOR FIRE TRUCK ACCESS)
 - 9 WASTE RECEPTACLE (TYP.)
 - 10 SMALL TREES UNDER EXISTING POWER LINES
 - 11 DECORATIVE BENCH SEATING
 - 12 TRAIL LANDSCAPE TO INCLUDE MIXTURE OF NATIVE GRASSES
 - 13 DOG RUN WITH 6' HEIGHT BLACK VINYL CHAIN LINK FENCE
 - 14 CONCRETE WALL WITH SMOOTH TROWEL FINISH
 - 15 BRICK PAVING
 - 16 50' PUBLIC SEWER EASEMENT
 - 17 35' PUBLIC SEWER AND DRAINAGE EASEMENT
 - 18 GAS LINE PROHIBITS STREET TREES ALONG VAN BUREN ST. WITHIN RIGHT OF WAY
 - 19 SERVICE AND LOADING AREA
 - 20 DROP OFF LANE
 - 21 NO TREES ALLOWED ALONG THE GREENWAY DUE TO UNDERGROUND UTILITY CONFLICT
 - 22 BIO-RETENTION POND
-
- PROPOSED CANOPY TREE
 - PROPOSED SMALL TO MEDIUM SIZED TREE
 - BIORETENTION POND
 - BIKE PARKING - RESIDENTIAL REQUIRED / PROVIDED: 50 SPACES



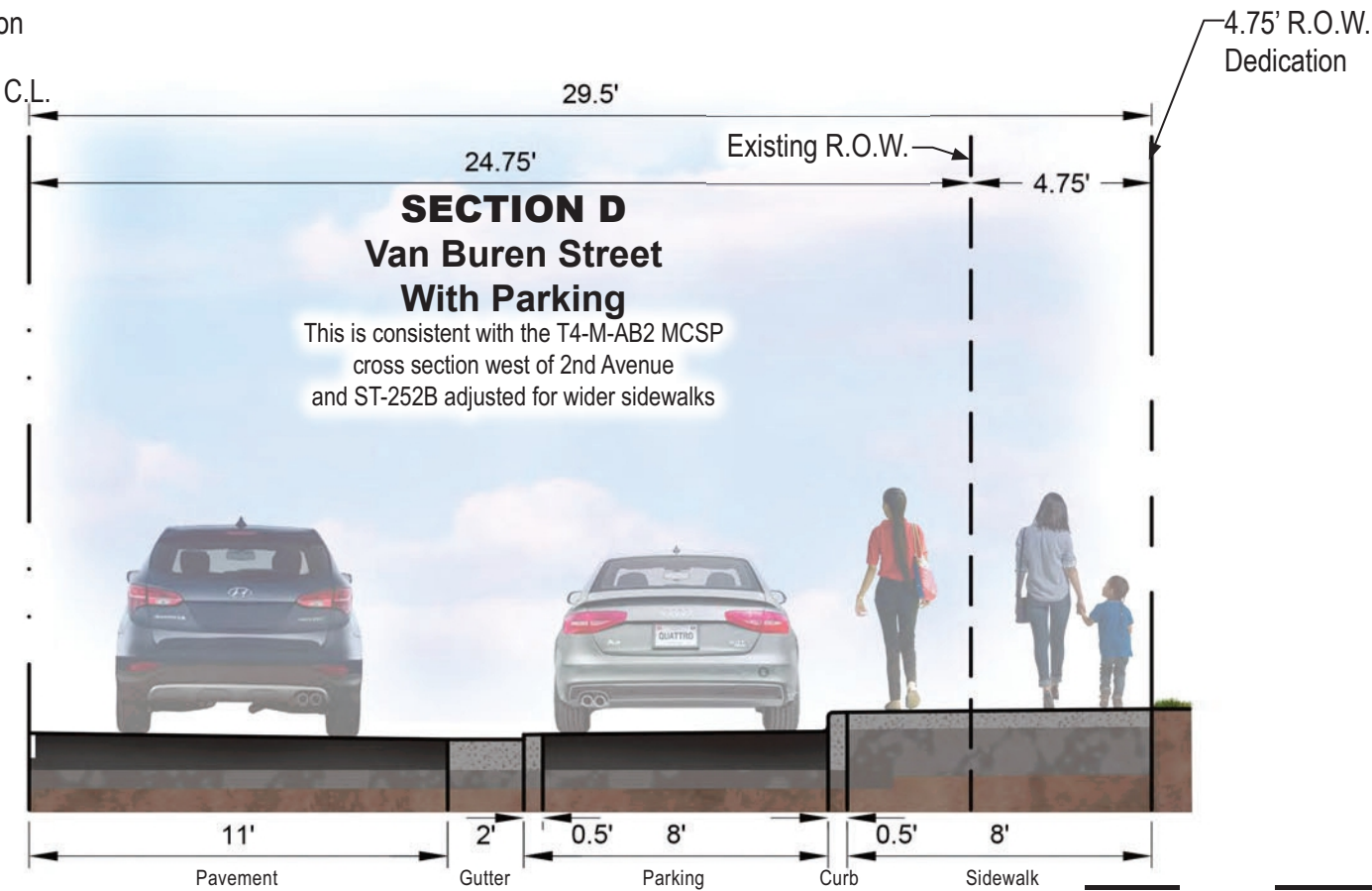
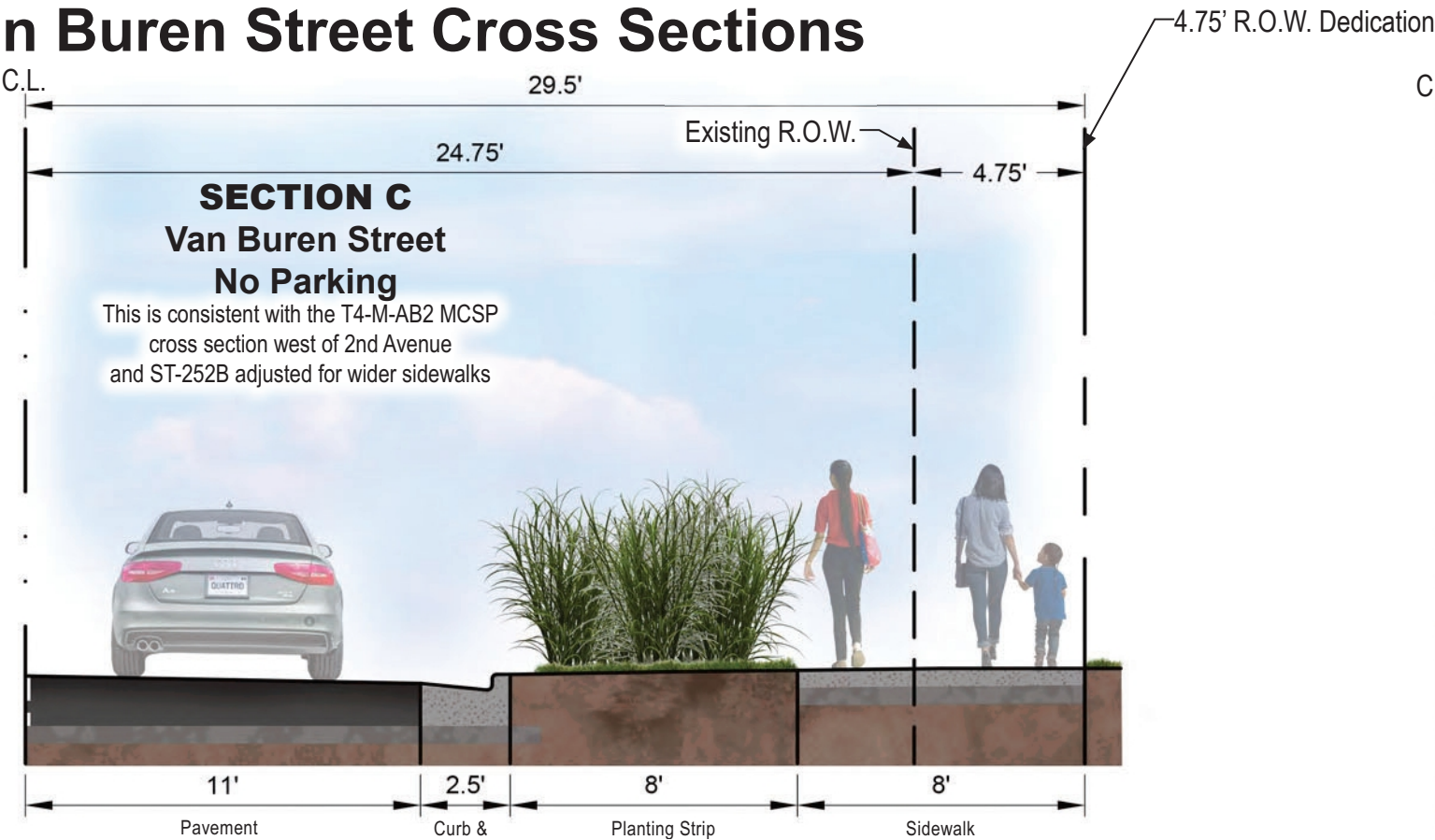
2nd Avenue Cross Section



Greenway Cross Section



Van Buren Street Cross Sections



VIEW FROM THE GREENWAY APPROACHING 1ST AVENUE



ELEVATED TERRACES PROVIDE SPACES THAT REINFORCE THE ACTIVATION OF THE GREENWAY, EXTENDING THE OUTDOORS INTO BUILDING WHILE PROVIDING STEPBACKS AND MASSING INTEREST

BUILDING STEPBACKS HELP TO REDUCE PERCEIVED HEIGHT OF BUILDING

STRONG HORIZONTAL CANOPY AT STREET-LEVEL REFERENCES LONG, COVERED LOADING DOCKS OF HISTORIC RAILROAD INDUSTRIAL ARCHITECTURE.

VIEW FROM THE GREENWAY APPROACHING 1ST AVENUE



VIEW FROM THE GREENWAY APPROACHING 1ST AVENUE



VIEW FROM THE 2ND AVENUE & VAN BUREN STREET



Metropolitan Nashville and
Davidson County, TN
Legislation

Bill (Ordinance): BL2022-1339

File Number: BL2022-1339

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zon for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street (2.99 acres), to permit 303 unit multi-family development, all of which is described herein (Proposal No. 2022SP-013-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from IR to SP zoning for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street (2.99 acres), to permit 303 unit multi-family development being on various Property Parcel Nos.as designated on Map 082-05 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, up the enactment and approval of this ordinance, to cause the change to be made on Map 082 of sai Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 303 multi-family units as identified on the proposed SP plan. Short term rental property owner-occupie and short term rental property not owner-occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfi as specifically required:

1. With the final site plan, submit elevations consistent with the architectural standards included with the Preliminary SP.
2. The parking garage shall be lined with an appropriate façade at the discretion of Staff, to be submitted with the final site plan.
3. Conditions related to the greenway:
 - a. Prior to final site plan approval, the amended greenway easement shall be approved by Greenways and Open Space Commission, Parks Board, and Metro Council.
 - b. Any existing mature trees, in quality health, non-invasive, and not impeding on greenway widening and realignment, lining the greenway shall be preserved at Park's Staff discretior

File Number: BL2022-1339

- c. Only one pedestrian connection, per building fronting the greenway, shall be permitted to connect to the greenway. No pedestrian connection shall be from units directly.
4. Should the amended greenway easement fail to receive approval, changes to the plan will be required including but not limited to removal of the proposed aerial encroachment.
 5. Prior to final site plan approval, a mandatory referral for the aerial encroachment over the greenway must be approved.
 6. Comply with all conditions and requirements of Metro reviewing agencies.
 7. The final 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 outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
 8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
 9. 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.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, 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.

Section 7. Be it further enacted, 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 RM100-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

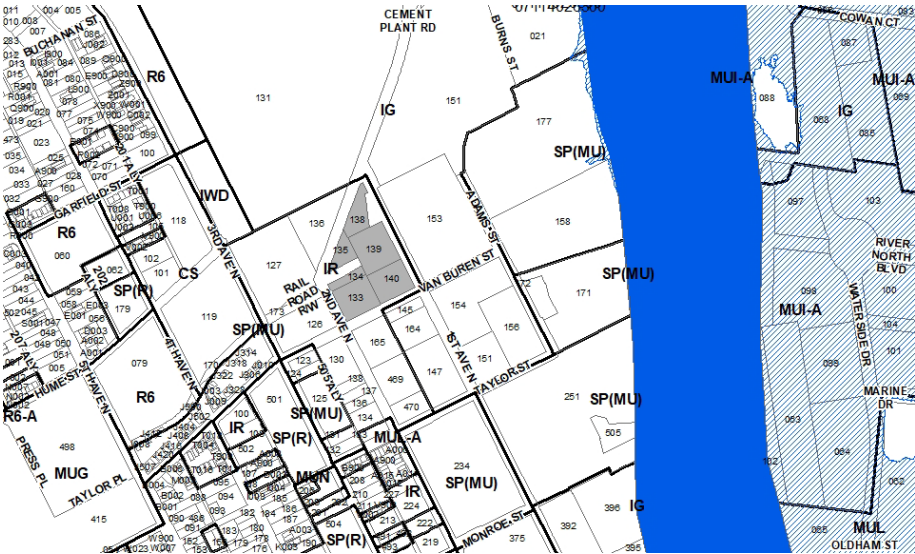
Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Mayor 
John Cooper

Date SEP 21 2022

2022SP-013-001
2ND & VAN BUREN
Map 082-05, Parcel(s) 133-135, 138-140
Subarea 08, North Nashville
District 19 (Freddie O'Connell)
Application fee paid by: Toll Bros, Inc

A request to rezone from IR to SP zoning for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street (2.99 acres), to permit 303 unit multi-family development, requested by Barge Design Solutions, applicant; Toll Southeast LP Company and Roy Glenn Goodwin, owners.



ALL CONDITIONS EXCEPT UNIT COUNT LISTED IN PREVIOUSLY APPROVED COUNCIL BILL BL2022-1339 SHALL APPLY