Know what's below. Call before you dig.

SITE DEVELOPMENT PLANS FOR:

9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE

9TH AND BUCHANAN AVE
NASHVILLE, DAVIDSON COUNTY, TN 37208
PARCELS: 08112002800, 08112002900, 08112003000, 08112003100, 08112003200, 08112003300, 08112003400
SP CASE#: 2021SP-059-003

ARCHITECT
CENTRIC ARCHITECTURE
1206 BUCHANAN STREET
NASHVILLE, TENNESSEE 37208

CONTACT: GINA EMMANUEL
615-243-4663

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

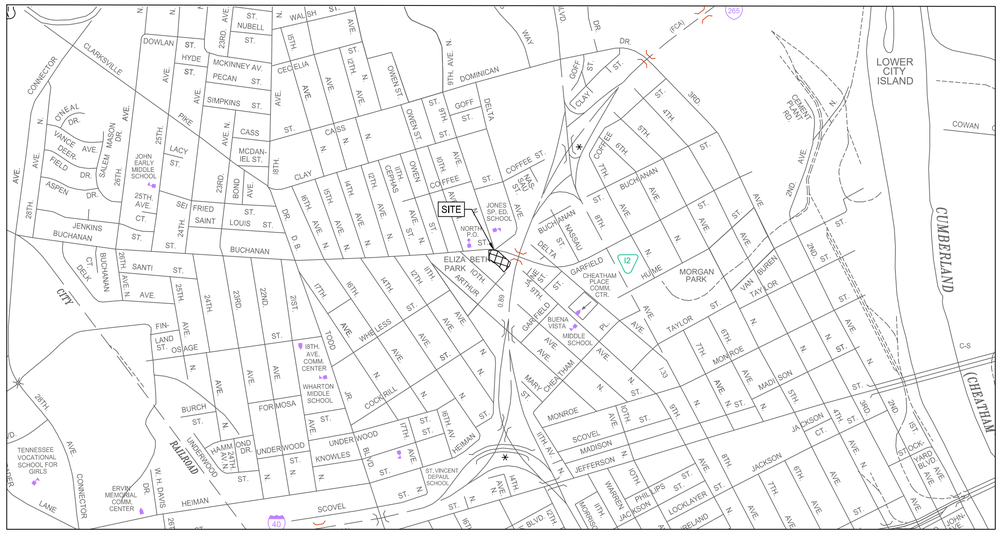
CONTACT: JAY FULMER
615-345-3771

LAND SURVEYOR
DONLON LAND SURVEYING
153B BELLE FOREST CIRCLE
NASHVILLE, TENNESSEE 37221

CONTACT: TIMOTHY DONLON
615-673-9116

ARCHITECT
MCMILLAN PAZDAN SMITH
434 MARIETTA STREET NW - SUITE 105
ATLANTA, GEORGIA 30313

CONTACT: ANASTASIA KOSTROMINOVA
678-733-9214



VICINITY MAP
SCALE: 1"=1000'

INDEX:

C0.0 COVER SHEET
C0.1 EXISTING CONDITIONS
C1.1 SITE LAYOUT - OPTION A
C2.1 SITE LAYOUT - OPTION B

SURVEY INFO
PROVIDED BY: DONLON LAND SURVEYING, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

JOEL ALBERT FULMER — REGISTERED ENGINEER — AGRICULTURE — No. 114966 — STATE OF TENNESSEE

COVER SHEET
PRELIMINARY SITE PLAN FOR:
2021SP-059-003
9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
JAF	04/14/2025	PRELIMINARY SP RESUBMITTAL
JAF	05/07/2025	PRELIMINARY SP RESUBMITTAL
JAF	06/13/2025	PRELIMINARY SP RESUBMITTAL

C0.0

1332-02_9TH AND BUCHANAN

Plotted: June 13, 2025
P:\1332-02_9th and Buchanan\02 - CadSheets SP\1332-02 2021SP-059-003 Cover Sheet.dwg

811
Know what's below.
Call before you dig.

BUCHANAN STREET
(ROW VARIES)

N 85°30'10" E 40.32'

N 85°30'10" E 59.58'

CONCRETE WALK

CONCRETE WALK

COVERED PORCH

EXISTING 1-STORY FRAME RESIDENCE

COVERED PORCH

EXISTING 1-STORY FRAME RESIDENCE

A.C. UNIT

CONCRETE WALK

COV. PORCH

PORCH

PARCEL ID:
08112002600

PARCEL ID:
08112002700

PARCEL ID:
08112002800

PARCEL ID:
08112002900

PARCEL ID:
08112003000

PARCEL ID:
08112003100

PARCEL ID:
08112003200

PARCEL ID:
08112003300

PARCEL ID:
08112003400

TAX MAP
81-12
(28)

TALTON WILLIAMS 1997
MARITAL TRUST
INST. # 20080626-0065949
R.O.D.C., TN.

S 00°32'36" W 150.87'

N 04°03'05" W 150.17'

DIRT

GRAVEL PARKING

TREE ROW

DIRT PARKING

20' REAR SETBACK

S 85°30'10" W 41.53'

S 85°30'10" W 45.35'

26'±

16'±

ALLEY #503
(ROW VARIES)

PARCEL ID:
0811200230

PARCEL ID:
0811200220

PARCEL ID:
08112002210

PARCEL ID:
0811200200

ALLEY ACCESS

PARCEL ID:
08112001900

PARCEL ID:
08112001800

ALLEY ACCESS

PARCEL ID:
08112047300

EXISTING ACCESS RAMP TO 9TH AVE S

BUCHANAN STREET
(ROW VARIES)

METRO BACK TAX PARCEL:
08112004200

METRO BACK TAX PARCEL:
08112004100

METRO BACK TAX PARCEL:
08112004000

61'±

9TH AVE N

61'±

EXISTING ACCESS RAMP

METRO ROW

TDOT ROW

INTERSTATE 40/65

JANE STREET

16'±

50'

PARCEL ID:
08112015500

VICINITY MAP
1"=1000'

0 10 20 40 60
1" = 20'

SURVEY INFO
PROVIDED BY: DONLON LAND SURVEYING, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

JOEL A. FULMER
REGISTERED ENGINEER
AGRICULTURE
No. 114998
STATE OF TENNESSEE

EXISTING CONDITIONS

PRELIMINARY SITE PLAN FOR:
2021SP-059-003
9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

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C-0.1

1332-02_9TH AND BUCHANAN

Z:\1332_JN\02M (Group)\02 - 9th and Buchanan\02 - Cad\Sheets (SP)\1332-02 2021SP-059-003 EXISTING

Know what's **below.**
Call before you dig.

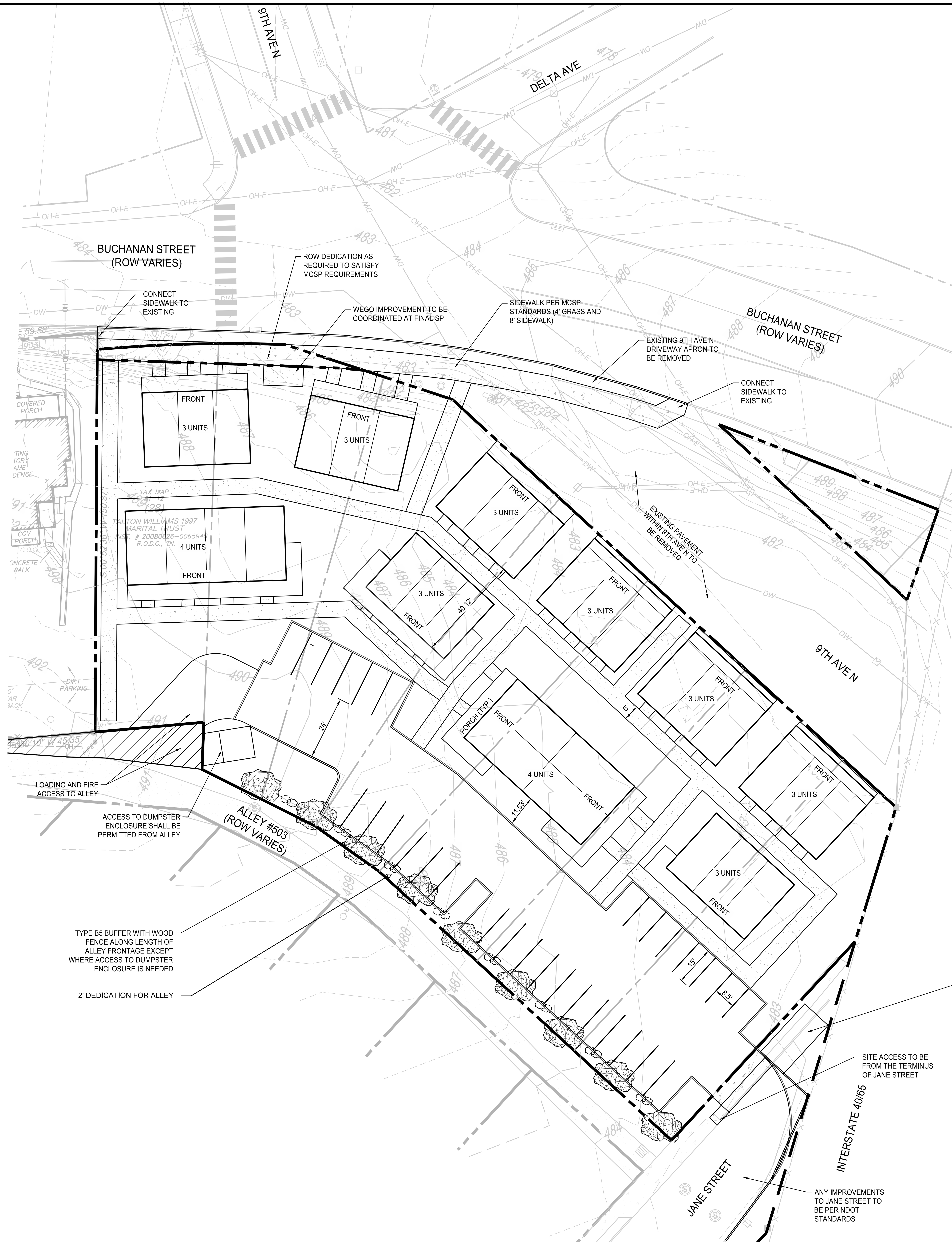
NOTES:

1. THE PURPOSE OF THIS SP IS TO CREATE A MIXED-USE COMMUNITY IN HISTORIC NORTH NASHVILLE.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUL-A-NS" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. PARKING REQUIREMENTS SHALL MEET THE URBAN ZONING OVERLAY REQUIREMENTS.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
6. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
7. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, 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. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER 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.
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
11. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).
12. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS McB - MAURY-URBAN LAND COMPLEX(HYDROLOGIC SOIL GROUP B), SLOPES FROM 2-7%, & MsB - MIMOSA URBAN LAND COMPLEX (HSG C), SLOPES FROM 2-15%.
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. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
15. 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 ANY 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.
16. 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.
17. 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.
18. TRASH SERVICE IS TO BE PROVIDED BY PRIVATE HAULER.
19. CLEARANCE FOR FIRE TRUCK ACCESS: 20' UNOBSTRUCTED ACCESS SHALL BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET.
20. FIRE LANES MUST BE PROVIDED FOR ANY BUILDINGS LESS THAN 30' IN HEIGHT WITH A SETBACK OF MORE THAN 150' FROM A PUBLIC STREET OR ANY BUILDING TALLER THAN 30' WITH A SETBACK OF MORE THAN 50' FROM A PUBLIC STREET.
21. BUILDING WILL COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT THE TIME OF BUILDING PERMIT APPLICATION.
22. OUTDOOR AMPLIFIED MUSIC SHALL BE RESTRICTED PER METRO CODE 9.20.030 IN ADDITION TO ANY OTHER RESTRICTIONS LISTED IN THE ZONING CODE.

DESIGN STANDARDS:

1. VEHICULAR SITE ACCESS IS TO BE FROM THE TERMINUS OF JANE STREET.
2. 9TH AVENUE NORTH PAVEMENT IS TO BE REMOVED AND DRIVEWAY APRON TO BE REPLACED WITH SIDEWALKS. 9TH AVE N IS INTENDED TO BE CLOSED.
3. EXISTING ALLEY ROW WIDTH IS TO BE MAINTAINED AS PROJECT'S VEHICULAR TRAFFIC IS TO ACCESS SITE FROM JANE STREET RATHER THAN THE ALLEY.
4. NO PARKING SHALL BE PERMITTED DIRECTLY OFF THE ALLEY.
5. A TYPE B5 PLANTING BUFFER WITH WOOD FENCE SHALL BE PROVIDED THE LENGTH OF THE ALLEY WITH THE EXCEPTION OF THE DUMPSTER ENCLOSURE AND SERVICE REQUIREMENTS FOR UTILITIES.
6. EXISTING PEDESTRIAN CROSSINGS AT THE INTERSECTION OF 9TH AND BUCHANAN ARE TO BE REFURBISHED.
7. BUILD TO ZONE OF 0'-15' TO BE ALONG BUCHANAN OR THE REMNANT 9TH AVE N ROW. IN THE EVENT 9TH AVE ROW IS ABANDONED THE BUILD TO ZONE SHALL BE MEASURED FROM PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. STREET FACING FACADES TO COVER MINIMUM OF 60% OF STREET FRONTAGE.
9. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, STUCCO, CAST STONE, CEMENTITIOUS SIDING, METAL PANEL, MASONRY, GLASS OR MATERIALS SIMILAR IN FORM OR FUNCTION UNLESS OTHERWISE APPROVED ON BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
10. ALL MECHANICAL UNITS SHALL BE SCREENED FROM THE ROW BY LANDSCAPING OR AN ENCLOSURE, OR A COMBINATION OF BOTH. SCREENING DETAILS TO BE SUBMITTED WITH THE FINAL SITE PLAN.
11. HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
12. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER.
13. BUILDING FACADES FACING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE.
14. PORCHES SHALL PROVIDE A MINIMUM DEPTH OF 6'.
15. BALCONIES ARE PERMITTED ON BUCHANAN STREET FACADE BUT SHALL NOT BE PERMITTED FACING THE ALLEY.
16. MINIMUM FIRST FLOOR HEIGHT FOR COMMERCIAL USES SHALL BE 12'.
17. GLAZING:
   LEVEL 1 USES: 20% MINIMUM FOR RESIDENTIAL USES AND 30% MINIMUM FOR COMMERCIAL USES
   LEVEL 2 AND ABOVE RESIDENTIAL USES: 15% MINIMUM

Z:\1332_KNGDM Group\02 - 9th and Buchanan\02 - Cad\Sheets SP\1332-02 2021SP-059-003 C1.1.dwg



SURVEY INFO
PROVIDED BY: DONLON LAND SURVEYING, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

VICINITY MAP
1"=1000'

DEVELOPMENT SUMMARY:

SP NAME:	9TH & BUCHANAN IN HISTORIC NORTH NASHVILLE
CASE NUMBER:	2021SP-059-003
PLAN DATE:	APRIL 15TH, 2025
COUNCIL DISTRICT:	21 - BRANDON TAYLOR
FEMA FIRM MAP:	ZONE X ON 47034C0241H (4/5/2017)
PROPERTY OWNER: ADDRESS:	901 BUCHANAN DEVELOPMENT PARTNERS 2002 RICHARD JONES RD, C200 NASHVILLE, TN 37215
DEVELOPER:	KNGDM GROUP ATTN: DERRICK MORGAN
APPLICANT/ARCHITECT:	CENTRIC ARCHITECTURE ATTN: GINA EMMANUEL 1206 BUCHANAN STREET NASHVILLE, TN 37208 GEMMANUEL@CENTRICARCHITECTURE.COM
ENGINEER:	FULMER LUCAS ENGINEERING, LLC ATTN: JAY FULMER 2002 RICHARD JONES ROAD, B200 NASHVILLE, TENNESSEE 37215 JAY@FULMERLUCAS.COM

SITE DATA:

PARCEL IDS:	08112002800, 08112002900, 08112003000, 08112003100, 08112003200, 08112003300, 08112003400
COMMUNITY PLAN:	NORTH NASHVILLE
EX LAND USE POLICY:	T4 CM URBAN MIXED USE CORRIDOR AND T4 NC URBAN NEIGHBORHOOD CENTER
EXISTING ZONING:	SP - SPECIFIC PLAN
PROPOSED ZONING:	SP - SPECIFIC PLAN
EXISTING USE:	COMMERCIAL/ RESIDENTIAL
ALLOWED USE:	ALL PERMITTED WITHIN MUL-A-NS
RESTRICTED USES:	ALTERNATIVE FINANCIAL SERVICES, BEER AND CIGARETTE MARKET, BAR OR NIGHT CLUB, SHORT TERM RENTAL (OWNER AND NON-OWNER OCCUPIED)
ACREAGE:	1.11 ACRES (48,534 SF)
LOTS:	7 EXISTING / 1 PROPOSED
FAR:	PER MUL-A
SETBACK:	0'-15' FRONT BUILD TO ZONE 0' MINIMUM SIDE (INCLUDES TDOT FRONTAGE) 20' MINIMUM REAR
HEIGHT:	4 STORY IN 60' MAXIMUM (NO STEPBACK REQUIRED)
ISR:	0.9 MAXIMUM
PARKING:	PER URBAN ZONING OVERLAY
DEVELOPMENT PHASES:	ONE

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770

JOEL ALBERT FULMER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 114968 STATE OF TENNESSEE 06/13/2025

SITE LAYOUT - OPTION A

PRELIMINARY SITE PLAN FOR:
2021SP-059-003
9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
JAF	04/14/2025	PRELIMINARY SP RESUBMITTAL
JAF	05/07/2025	PRELIMINARY SP RESUBMITTAL
JAF	06/13/2025	PRELIMINARY SP RESUBMITTAL

C-1.1

1332-02_9TH AND BUCHANAN

811

Know what's **below.**
Call before you dig.

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21. BUILDING WILL COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT THE TIME OF BUILDING PERMIT APPLICATION.
22. OUTDOOR AMPLIFIED MUSIC SHALL BE RESTRICTED PER METRO CODE 9.20.030 IN ADDITION TO ANY OTHER RESTRICTIONS LISTED IN THE ZONING CODE.

DESIGN STANDARDS:

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2. 9TH AVENUE NORTH PAVEMENT IS TO BE REMOVED AND DRIVEWAY APRON TO BE REPLACED WITH SIDEWALKS. 9TH AVE N IS INTENDED TO BE CLOSED.
3. EXISTING ALLEY ROW WIDTH IS TO BE MAINTAINED AS PROJECT'S VEHICULAR TRAFFIC IS TO ACCESS SITE FROM JANE STREET RATHER THAN THE ALLEY.
4. NO PARKING SHALL BE PERMITTED DIRECTLY OFF THE ALLEY.
5. A TYPE B5 PLANTING BUFFER WITH WOOD FENCE SHALL BE PROVIDED THE LENGTH OF THE ALLEY WITH THE EXCEPTION OF THE DUMPSTER ENCLOSURE AND SERVICE REQUIREMENTS FOR UTILITIES.
6. EXISTING PEDESTRIAN CROSSINGS AT THE INTERSECTION OF 9TH AND BUCHANAN ARE TO BE REFURBISHED.
7. BUILD TO ZONE OF 0'-15' TO BE ALONG BUCHANAN OR THE REMNANT 9TH AVE N ROW. IN THE EVENT 9TH AVE ROW IS ABANDONED THE BUILD TO ZONE SHALL BE MEASURED FROM PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. STREET FACING FACADES TO COVER MINIMUM OF 60% OF STREET FRONTAGE.
9. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, STUCCO, CAST STONE, CEMENTITIOUS SIDING, METAL PANEL, MASONRY, GLASS OR MATERIALS SIMILAR IN FORM OR FUNCTION UNLESS OTHERWISE APPROVED ON BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
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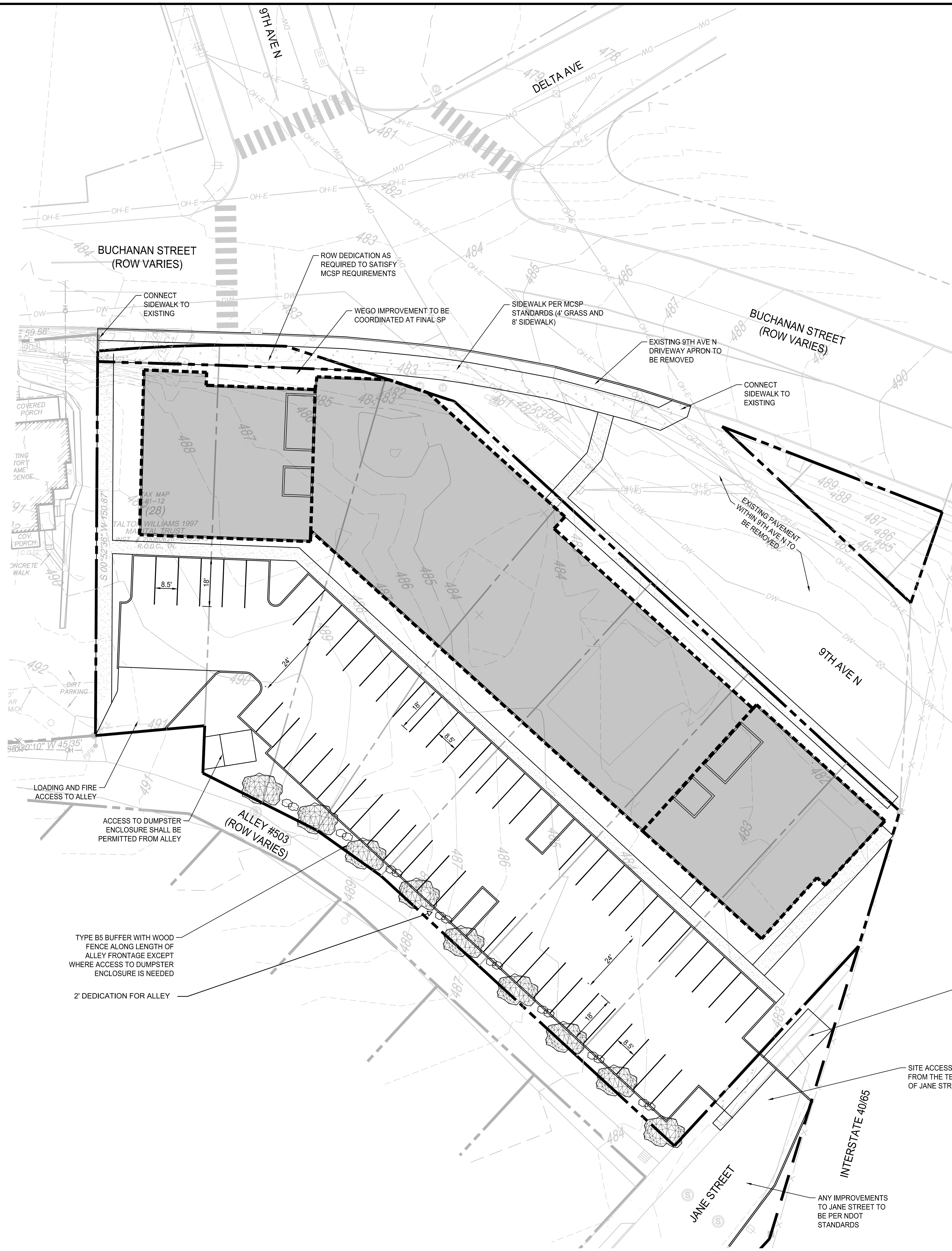
12. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER.
13. BUILDING FACADES FACING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE.
14. PORCHES SHALL PROVIDE A MINIMUM DEPTH OF 6'.
15. BALCONIES ARE PERMITTED ON BUCHANAN STREET FACADE BUT SHALL NOT BE PERMITTED FACING THE ALLEY.
16. MINIMUM FIRST FLOOR HEIGHT FOR COMMERCIAL USES SHALL BE 12'.
17. GLAZING:

    LEVEL 1 USES: 20% MINIMUM FOR RESIDENTIAL USES AND 30% MINIMUM FOR COMMERCIAL USES

    LEVEL 2 AND ABOVE RESIDENTIAL USES: 15% MINIMUM

Z:\1332_KNGDM Group\02 - 9th and Buchanan\02 - Cad\Sheets SP\1332-02 2021SP-059-003 C2.1.dwg



VICINITY MAP
1"=1000'

DEVELOPMENT SUMMARY:

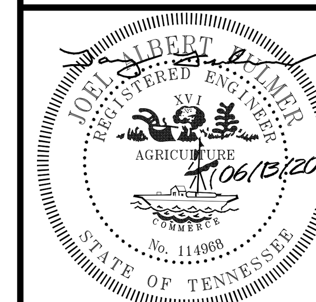
SP NAME:	9TH & BUCHANAN IN HISTORIC NORTH NASHVILLE
CASE NUMBER:	2021SP-059-003
PLAN DATE:	APRIL 15TH, 2025
COUNCIL DISTRICT:	21 - BRANDON TAYLOR
FEMA FIRM MAP:	ZONE X ON 47034C0241H (4/5/2017)
PROPERTY OWNER: ADDRESS:	901 BUCHANAN DEVELOPMENT PARTNERS 2002 RICHARD JONES RD, C200 NASHVILLE, TN 37215
DEVELOPER:	KNGDM GROUP ATTN: DERRICK MORGAN
APPLICANT/ARCHITECT:	CENTRIC ARCHITECTURE ATTN: GINA EMMANUEL 1206 BUCHANAN STREET NASHVILLE, TN 37208 GEMMANUEL@CENTRICARCHITECTURE.COM
ENGINEER:	FULMER LUCAS ENGINEERING, LLC ATTN: JAY FULMER 2002 RICHARD JONES ROAD, B200 NASHVILLE, TENNESSEE 37215 JAY@FULMERLUCAS.COM

SITE DATA:

PARCEL IDS:	08112002800, 08112002900, 08112003000, 08112003100, 08112003200, 08112003300, 08112003400
COMMUNITY PLAN:	NORTH NASHVILLE
EX LAND USE POLICY:	T4 CM URBAN MIXED USE CORRIDOR AND T4 NC URBAN NEIGHBORHOOD CENTER
EXISTING ZONING:	SP - SPECIFIC PLAN
PROPOSED ZONING:	SP - SPECIFIC PLAN
EXISTING USE:	COMMERCIAL/ RESIDENTIAL
ALLOWED USE:	ALL PERMITTED WITHIN MUL-A-NS
RESTRICTED USES:	ALTERNATIVE FINANCIAL SERVICES, BEER AND CIGARETTE MARKET, BAR OR NIGHT CLUB, SHORT TERM RENTAL (OWNER AND NON-OWNER OCCUPIED)
ACREAGE:	1.11 ACRES (48,534 SF)
LOTS:	7 EXISTING / 1 PROPOSED
FAR:	PER MUL-A
SETBACK:	0'-15' FRONT BUILD TO ZONE 0' MINIMUM SIDE (INCLUDES TDOT FRONTAGE) 20' MINIMUM REAR
HEIGHT:	4 STORY IN 60' MAXIMUM (NO STEPBACK REQUIRED)
ISR:	0.9 MAXIMUM
PARKING:	PER URBAN ZONING OVERLAY
DEVELOPMENT PHASES:	ONE

SURVEY INFO
PROVIDED BY: DONLON LAND SURVEYING, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770



SITE LAYOUT - OPTION B

PRELIMINARY SITE PLAN FOR:
2021SP-059-003
9TH AND BUCHANAN IN HISTORIC NORTH NASHVILLE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

DR.	DATE	DESCRIPTION
JAF	04/14/2025	PRELIMINARY SP RESUBMITTAL
JAF	05/07/2025	PRELIMINARY SP RESUBMITTAL
JAF	06/13/2025	PRELIMINARY SP RESUBMITTAL

C-2.1

1332-02_9TH AND BUCHANAN