

INNOVATION NEIGHBORHOOD

Preliminary SP

Case No. 2026SP-004-001

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Revision 01: February 09, 2026

Revision 02: March 17, 2026

Revision 03: March 30, 2026

Revision 04: April 02, 2026

Revision 05: April 15, 2026

Revision 06: April 17, 2026

Foreword

Today, both Vanderbilt University and its hometown of Nashville find themselves at a pivotal moment in their shared histories. The University, during nearly 150 years of teaching, scholarship and community service, has transformed into a globally recognized research institution. Meanwhile, the city is growing on every metric and becoming known as a powerhouse for creativity, innovation, and business. There has never been a better moment for Vanderbilt, Nashville, and Tennessee to assert our place as a center of innovation and arts, to expand our local innovation economy, and to ensure the discovery and creativity that happens in our city and state makes its mark on the world.

This area is envisioned to leverage Nashville's and Vanderbilt's existing and emerging strengths in health, mobility, defense, music & entertainment, and other technology-enabled sectors. These focus areas will guide corporate partnerships, tenancing strategies, and the positioning of the neighborhood as the region's hub for innovation-driven growth.

The goal of this project is to create a physical center of gravity for Nashville's and Tennessee's innovation ecosystem in a dynamic and creative neighborhood that broadens collaborations and leads to new discoveries for entrepreneurs, for corporate research & development, for the University, and for our community. Vanderbilt's objectives are to advance our translational research, to grow our new ventures, to deepen our corporate partnerships, and to create a neighborhood.

This document and plan are intended to create a new framework for this Innovation Neighborhood. It is acknowledged that industry and neighborhood needs will change over time, and these goals are encouraged to adapt as required.

This project has been developed in conjunction with many entities, stakeholders and community members. Vanderbilt briefed relevant faculty and university leadership, the Mayor's office, relevant city council members, Metro Nashville Planning, Nashville Department of Transportation, the Nashville Chamber of Commerce and Tennessee Economic and Community Development, leaders in the Nashville innovation ecosystem, as well as the surrounding neighborhoods and council district. We thank all those who contributed for their input.



Specific Plan Purpose

The Innovation Neighborhood site is bounded by West End Avenue, Natchez Trace, 31st Avenue South, and Vanderbilt Place. The site is presently dominated by surface parking lots, which do not contribute to the walkable, mixed-use character envisioned within site policy. Multimodal connectivity within the site is currently disjointed and limited, failing to support a pedestrian-oriented environment for the area.

The site encompasses **37** parcels with **5** distinct zoning designations and **1** Planned Unit Development (PUD). While the existing zoning permits a range of uses and significant density, it does not direct that density toward the West End corridor. Instead, it currently permits greater building heights adjacent to the historic Hillsboro-West End neighborhood. This Specific Plan proposes to shift and reallocate density more appropriately within the site in relation to its urban context, to better align with policy.

The purpose of this Specific Plan is to permit a mixed-use development that is compliant with the MUI-A zoning standards, except as varied by this SP document.

The Specific Plan may be implemented in different phases over time, allowing flexibility in timing, sequencing, and delivery of improvements. Phasing of each stage of development is encouraged to be generally consistent with the overall vision, standards, and objectives of the Specific Plan while supporting incremental activation, community benefit, and long-term adaptability.

As an Innovation Neighborhood, the incorporation of innovative materials, design strategies, activations and site conditions is encouraged throughout the neighborhood.

Planning Staff may authorize minor or major modifications to the provisions of this Specific Plan, provided such modifications are consistent with and further the intent, purpose, and goals of the Specific Plan.

Innovation Neighborhood Goals

- Establish a vibrant, mixed-use, and pedestrian-oriented neighborhood that connects the western edge of the Vanderbilt University campus to the surrounding urban fabric of Nashville. The neighborhood should enhance public green space, promote walkability, and strengthen overall connectivity. A diverse mix of uses is encouraged, alongside the integration of innovative design strategies, interim site activations, and creative development tools that foster flexibility and adaptability over time.
- Encourage appropriate density along the West End Avenue corridor in alignment with adopted community and planning policies, supporting a more urban, transit-supportive development pattern.
- Develop a connected street network that prioritizes pedestrians and enhances multimodal access throughout the neighborhood. Street alignments should, where feasible, correspond with those beyond the neighborhood boundaries to improve connectivity. Should future opportunities arise to improve external alignment, the street and height network may be modified under the provisions of this existing SP to accommodate those enhancements.

Legend:

 Parcels included within Specific Plan

FIGURE 01 | VICINITY MAP | EXISTING



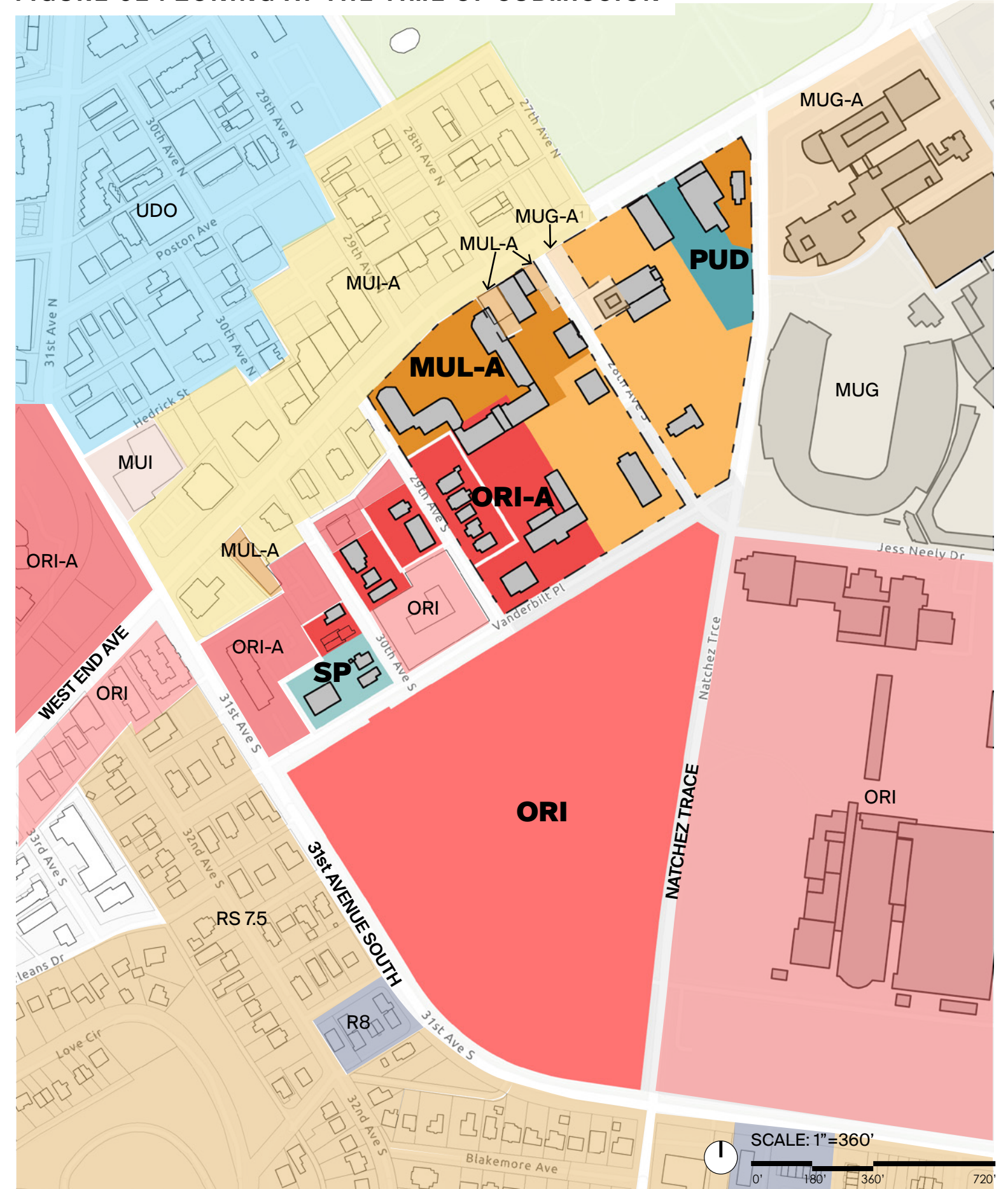
Existing Site Context: Zoning

The parcels within the Specific Plan boundary have previously been governed by multiple zoning designations, including Mixed Use General Alternative (MUG-A), Mixed Use Limited Alternative (MUL-A), Office and Residential Intensive (ORI), Office and Residential Intensive Alternative (ORI-A), a Planned Unit Development (PUD) and an existing Specific Plan (SP).

The existing zoning allows for a wide range of uses, and significant density. Heights allowed on site today range from 45 feet to +-475 feet, with the lowest height along West End Avenue.

As shown in **Figure 02**, the zoning at the time of submission is not fully aligned with the area policy.

FIGURE 02 | ZONING AT THE TIME OF SUBMISSION



Legend:

- Planned Unit Development (PUD)
- Mixed Use General Alternative (MUG-A)
- Mixed Use Limited Alternative (MUL-A)
- Office and Residential Intensive (ORI)
- Office and Residential Intensive Alternative (ORI-A)
- Specific Plan (SP)

Existing Site Context: Community Character Policy

The parcels within the Specific Plan boundary fall under several community character policies from the Green Hills–Midtown Community Plan. The portion of the site north of Vanderbilt Place is within the Midtown Study Special Policy Area, while south of Vanderbilt Place is District Major Institutional (D-MI).

As shown in **Figure 03**, the site is surrounded by higher-intensity special policy areas and institutional policies near Vanderbilt University and West End Avenue, while lower-intensity neighborhood policies apply to the Green Hills -Westboro neighborhood to the South and West.

This Specific Plan is aligned with the guiding principles and goals of the Midtown Study. The Specific Plan provides a framework to align zoning with these policies, supporting higher-density mixed-use development where appropriate that transitions to adjacent neighborhoods.

MIDTOWN STUDY SPECIAL POLICY: GUIDING PRINCIPLES

FROM THE MIDTOWN STUDY SPECIAL CHARACTER AREA POLICY

TRANSIT ORIENTED GOAL DEVELOPMENT:

PROVIDE MIXED-USE DEVELOPMENT WITH URBAN DESIGN AND DENSITIES THAT WILL SUPPORT TRANSIT, WALKING AND CYCLING

ECONOMIC DEVELOPMENT:

PROVIDE OPPORTUNITIES FOR CONTINUED GROWTH WHILE MAINTAINING THE UNIQUE IDENTITY OF THE MIDTOWN COMMUNITY

CREATING LASTING VALUE GOAL:

CREATE SUSTAINABLE DEVELOPMENT - DEVELOPMENT THAT INCREASES NASHVILLE'S ECONOMIC BASE WITHOUT PLACING AN UNDUE BURDEN ON THE CITY'S INFRASTRUCTURE

Legend:

- T4-NM Urban Neighborhood Maintenance
- 10 MT T5 MU-01
- 10 MT-T5 MU-02
- 10 MT-T5 MU-03
- 10 MT-T5 MU-04
- D-MI District Major Institutional
- 10-T5-OS-01
- 10-T4-NE 01

FIGURE 03 | COMMUNITY CHARACTER POLICY AT THE TIME OF SUBMISSION



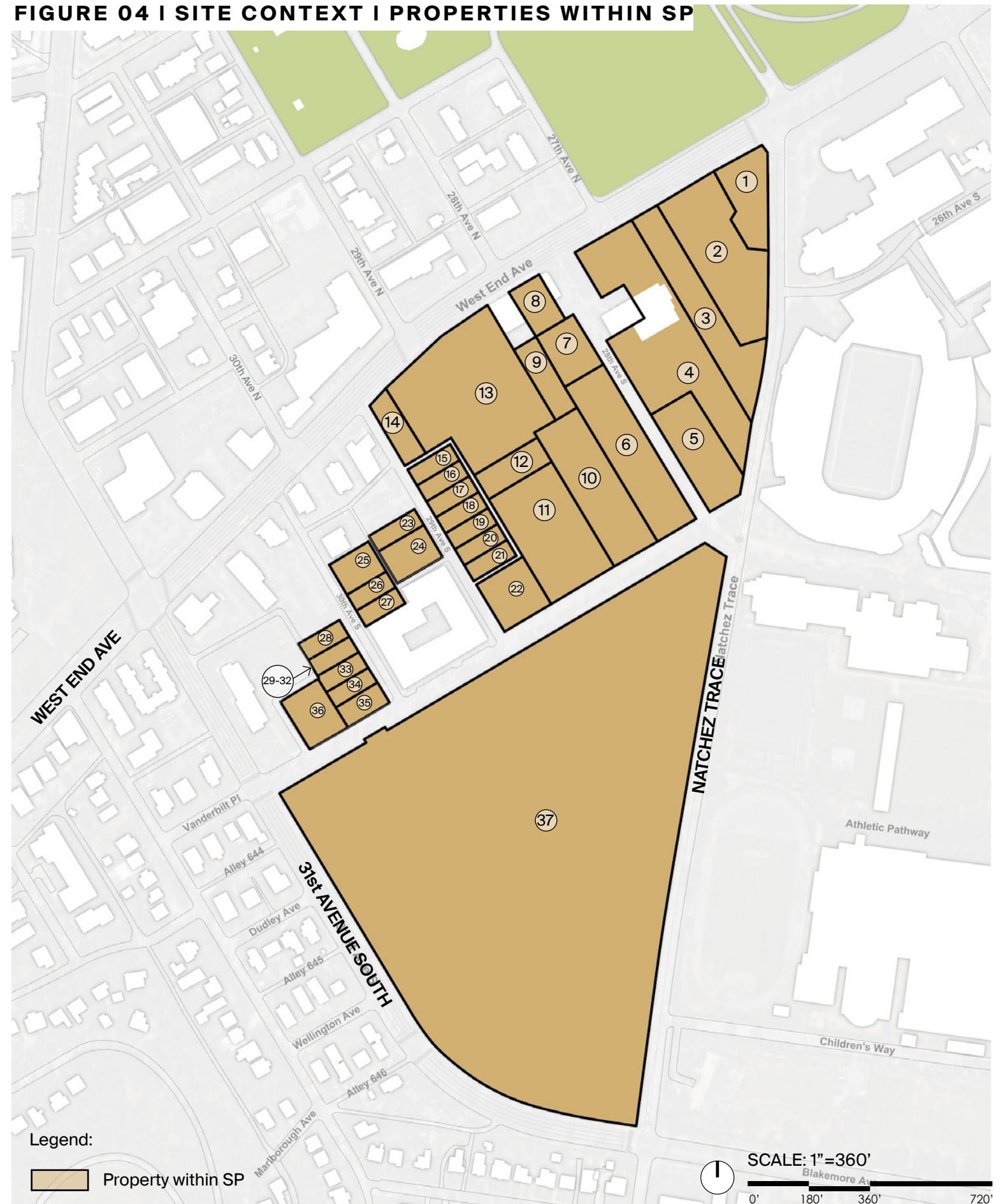
Development Summary: Properties within SP

#	Address	Parcel #
1	2603 WEST END AVE	10403006700
2	2609 WEST END AVE 101	10403006600
3	2611 WEST END AVE	10403025700
4	2613 WEST END AVE	10403006300
5	124 28TH AVE S	10403024800
6	115 28TH AVE S	10403024700
7	111 28TH AVE S	10403004500
8	2803 WEST END AVE	10403004600
9	105 28TH AVE S	10403002800
10	2810 VANDERBILT PL	10403024600
11	2818 VANDERBILT PL	10403025400
12	O VANDERBILT PL	10403025500
13	2817 WEST END AVE	10403002600
14	2825 WEST END AVE	10402039600
15	108 29TH AVE S	10402039800
16	110 29TH AVE S	10402039900
17	112 A 29TH AVE S	10403002500
18	114 29TH AVE S	10403002400
19	116 29TH AVE S	10403002300
20	118 29TH AVE S	10403002200
21	120 29TH AVE S	10403002100
22	2900 VANDERBILT PL	10403024000
23	113 29TH AVE S	10402039300
24	115 29TH AVE S	10402039200
25	114 30TH AVE S	10402038100
26	116 30TH AVE S	10402038200
27	118 30TH AVE S	10402038300
28	117 30TH AVE S	10402036600
29	119 A 30TH AVE S	104024E00100CO
30	119 B 30TH AVE S	104024E00200CO
31	119 C 30TH AVE S	104024E00300CO
32	119 D 30TH AVE S	104024E90000CO
33	O 30TH AVE S	10402057500
34	123 30TH AVE S	10406024700
35	125 30TH AVE S	10406024800
36	3022 VANDERBILT PL	10406024600
37	1525 NATCHEZ TRACE	10407053500

Total Site Area: **43.16 Acres**

**Note: there is slight discrepancy between site SF and acreage as listed on parcel viewer and available GIS data. Listed acreage is an approximation based on the best available information*

FIGURE 04 | SITE CONTEXT | PROPERTIES WITHIN SP



Existing Subdivisions

#	Subdivision	Plan book and page number
1	SHIELDS SUB OF B C S	PL-00000057 0000040
2	RESUB OF LT 52 OF J.B.COCKRILL SPG TR.LTS 4-13 SHIELDS	PL-00009700 0000339
3	BOYD COCKRILL SPRINGS TRT	PL-00000054 0000040
4	SHIELDS SUB B C S TRACT	PL-00000057 0000045
5	WEST END HOME FOR LADIES-2ND REV	PL-00006050 0000032
6	WILLIAM SUB 55 OF B C S	PL-00000161 0000077
7	SHIELDS	PL-00000057 0000077
8	BADGER BOGLE SUB	PL-00005190 0000616
9	HENRY GEORGE	PL-00000161 0000171
10	BRANSFORD RLTY CO SUB LOT 57 BCS	PL-00000332 0000165
11	RE-SUB LOT 57 BOYD COCKRILL SPRING PLAN	PL-00004715 0000162
12	BARGATZE SUB	PL-00000547 0000054
13	NATCHEZ TRIANGLE SOUTH	PL-00009700 0000356

#	Neighboring Subdivision	Plan book and page number
14	SCRUGGS AND MORGAN SUB BOYD COCKRILL SPRINGS	PL-00000057 0000062
15	BRANSFORD REALTY CO WEST END PLACE	PL-00000332 0000015
16	FORD SUB 41 BOYD COCKRILL SPRINGS	PL-00000057 0000046
17	STOLMAN SUB	PL-00005060 0000111
18	EUCLID RLTY 42 43 B C S	PL-00000421 0000086
19	ERWINS SUB 44 B C S	PL-00000161 0000018
20	1ST REVISION MRS. MARGARET SHIELDS SUB.	PL-00008250 0000515
21	SHIELDS SUB	PL-00000057 0000051
22	R/SD LOT R/SD LOT 1 VANDERBILT UNIVERSITY	PL-20000612 0058577

Legend:



-  Subdivision outlines
-  Property within SP

FIGURE 05 | EXISTING SUBDIVISIONS

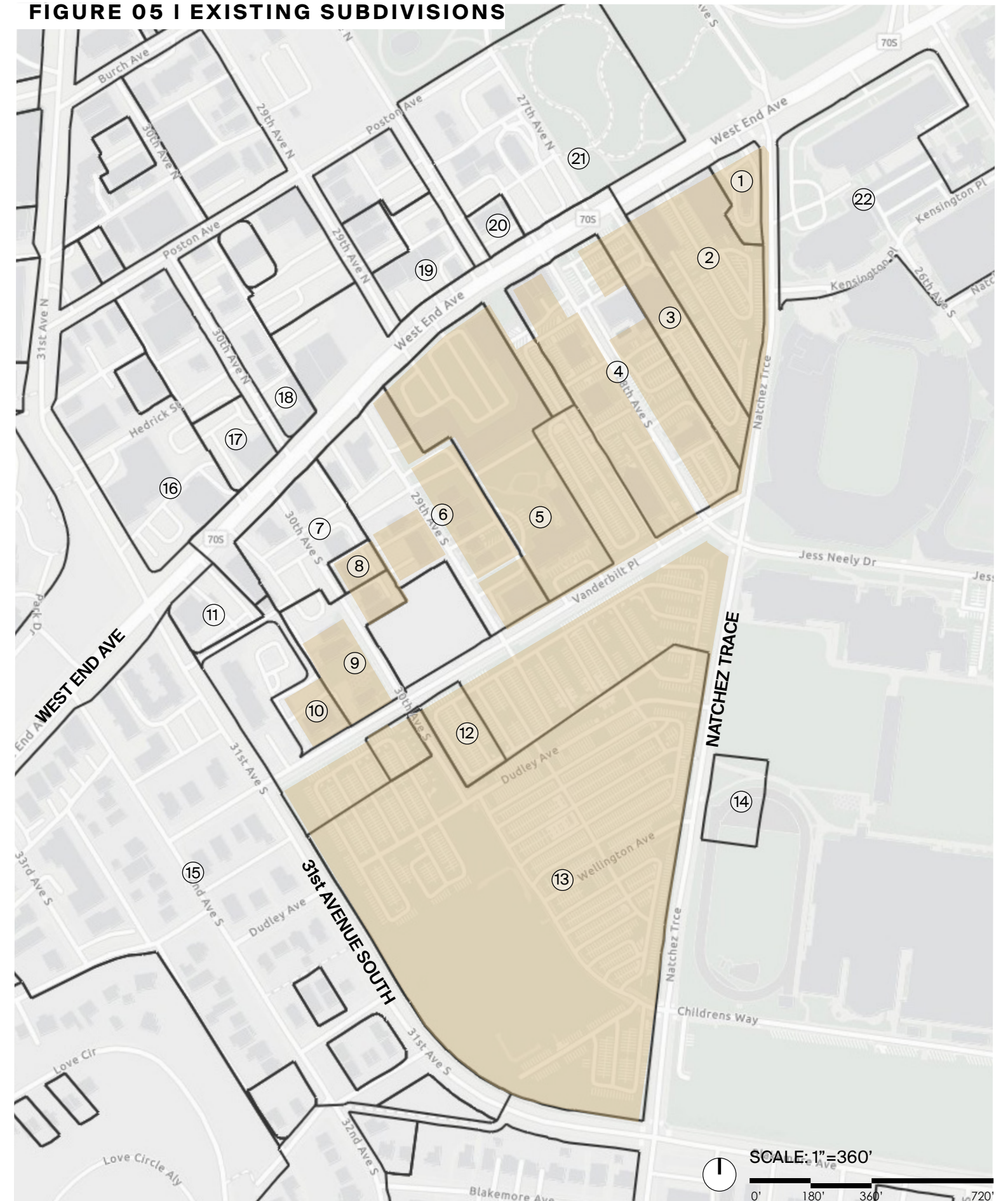
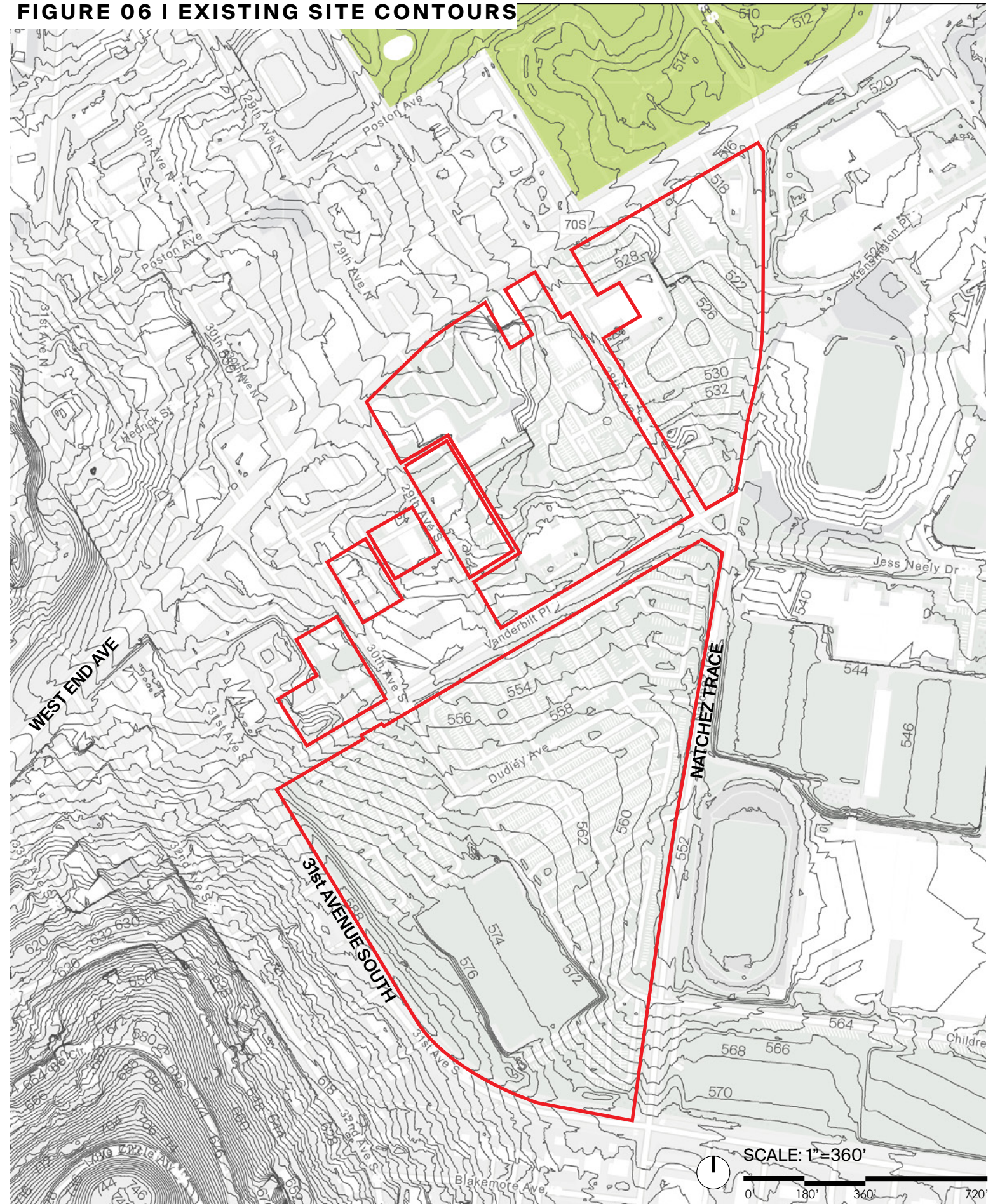


FIGURE 06 | EXISTING SITE CONTOURS



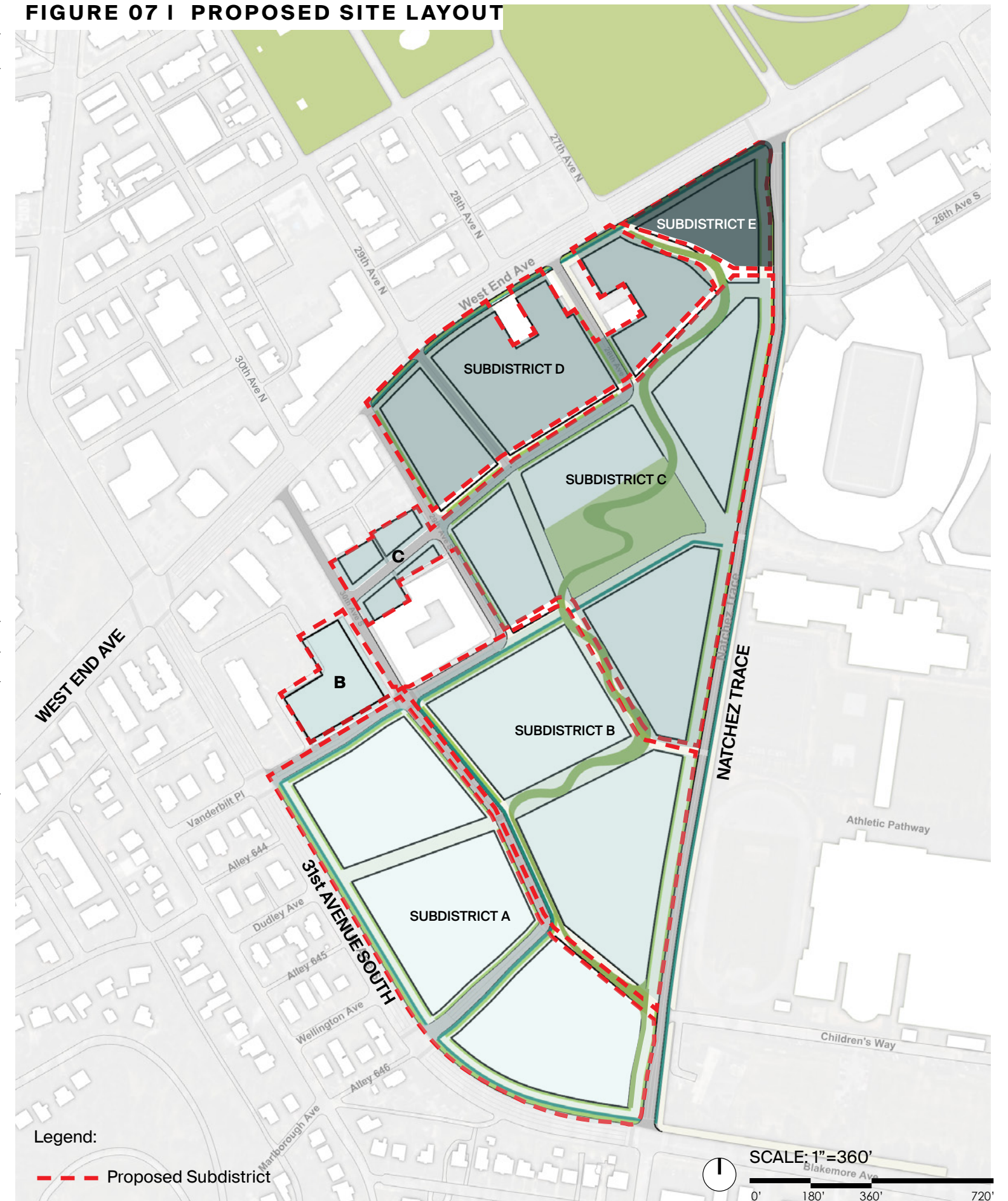
Note: No US FEMA Flood plain in site boundaries or neighboring context.
 Refer: US FEMA Firm map numbers: 47037C0239J eff.02/25/2022
 47037C0243H eff. 04/05/2017

- Legend:
- Property within SP
 - Existing Contours

Development Summary: Proposed Standards

Council District	18	Council Member	Tom Cash
Fallback Zoning	MUI-A		
Site Uses	<p>Permitted uses shall be limited to all uses per the MUI-A zoning district with the addition of Artisan distillery, microbrewery, tasting room, mobile vendor, theatre, community gardening (commercial and non-commercial), small outdoor music event, live-work units</p> <p>For the purposes of this SP, a live-work unit shall be defined as a dwelling unit that includes an integrated workspace intended for use by the resident(s) of the unit. The workspace may accommodate limited commercial or professional activities that are compatible with a residential environment. Live-work units shall comply with the home occupation standards per 17.16.250.D of the Metro Code.</p> <p>The following uses are prohibited:</p> <ul style="list-style-type: none"> • Check-cashing • Beer and Cigarette Market • Alternative Financial Services • Flea Market • Automobile service • Car wash <p>The following use is prohibited in Subdistrict A:</p> <ul style="list-style-type: none"> • Liquor Sales • Bar or Nightclub <p>Short-Term Rental Properties (STRP's) Owner and Non-Owner Occupied</p> <ul style="list-style-type: none"> • 120 units total maximum • Prohibited in Subdistrict A <p>Along 31st Avenue S:</p> <ul style="list-style-type: none"> • individual ground floor commercial spaces shall not exceed 5,000 square feet 		
Maximum FAR	None		
Maximum ISR	1.00		
Build-To Zone	<p>0' - 15' from back of required frontage zone</p> <p>Programmed activation zones (activated dining spaces, public loggia, programmed green spaces) can expand the Build-to-Zone up to 30' where programmed activation exists.</p> <p>Build-To-Zone to be measured from back of proposed sidewalks on public streets, private drives and open spaces</p>		
Facade Width Requirements	<p>Building facade requirements will be regulated by street:</p> <ul style="list-style-type: none"> • West End Ave: 80% • Natchez Trace: 70% • 31st Ave S: 60% • Vanderbilt Pl: 70% <p>Facade width requirement may be fulfilled by multiple structures on the same frontage and is allowed to be phased over time.</p> <p>For the purposes of this SP, activated outdoor plazas and open spaces shall count towards facade requirements.</p> <p>Activated outdoor plazas are envisioned to be publicly accessible outdoor spaces designed to support pedestrian activity, gathering, and social interaction. Activated outdoor plazas may include seating areas, landscape and planting features, outdoor dining, public art, small performance or event spaces, and other amenities intended to encourage regular public use and engagement. These plazas may also accommodate changes in site topography where necessary.</p> <p>Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking</p> <p>Existing surface lots may remain over the course of phased development. See parking standards for more details.</p>		

FIGURE 07 I PROPOSED SITE LAYOUT



Multimodal Network

Planned Network	<p>The Future Network Plan shows how streets and publicly accessible spaces could be realigned, connected and created in the future to improve mobility within the area.</p> <p>Any future network element or street within this SP can be moved, reconfigured or realigned prior to construction and the designation for that street can be changed. When a street is moved, reconfigured, relocated or the designation is changed prior to construction this is a modification that may be approved by Planning Department Staff with a recommendation from NDOT Staff.</p>
Access Streets	<p>An access street is a roadway designed to provide direct vehicular, service and pedestrian access to adjacent buildings and lots.</p>
Social Streets	<p>A social street is a pedestrian-oriented street. Social Streets may be utilized for Service, Emergency Access and Loading between 8pm-6am and emergency access at any time. Vehicular Access is permitted on Social Streets during special events. Social streets are proposed to be between 12' and 24' wide with 0'-12' feet of bike lane and 10'-12' as a pedestrian zone.</p> <p>The connection aligned with 29th Ave N is permitted to function as either a social or access street.</p>
Street and Open Space Activation	<p>In order to provide for a pedestrian experience along each street, each street has a minimum active ground floor use requirement:</p> <ul style="list-style-type: none"> • A minimum of 80% of facade width along West End must be occupied by an Active Use • A minimum of 70% of facade width along The Square and Meander must be occupied by an Active Use • A minimum of 60% of facade width along all other Public Streets must be occupied by an Active Use
Active Uses	<p>Active uses are those programmed spaces that generate pedestrian street activity and interaction. An active ground floor use requirement shall mean a habitable space occupied by retail, restaurant, office, institutional, or lobby uses, specifically excluding parking and mechanical uses. Hallways, storage rooms, and other ancillary spaces are not considered active use. Fitness centers may be appropriate on internal campus streets. Ground floor residential units may count as active use on all other frontages outside of West End and the Square. Mid-block crossings (provided in any Subdistrict), publicly accessible open space, and other pedestrian serving uses may also be considered active ground floor uses with Planning Staff approval.</p>

Legend:





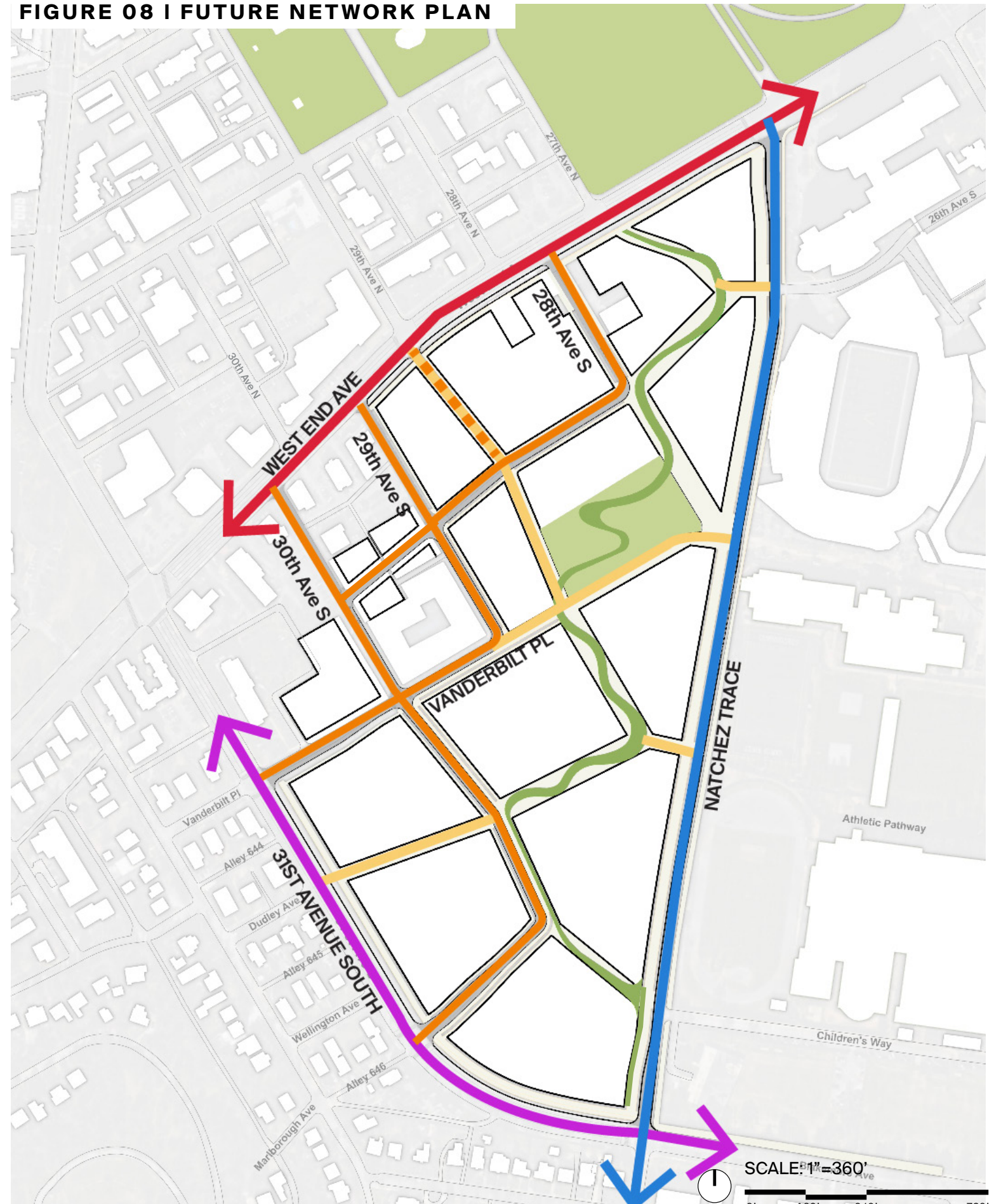
 Social Street with flexible access	 West End Avenue
 Access Street	 31st Avenue South/ Blakemore Ave
 Social Street	 Natchez Trace
 Meander	

FIGURE 08 | FUTURE NETWORK PLAN



Future Street Network

Street Relocation This Specific Plan proposes a restructured street framework. It introduces new pedestrianized streets, supports multimodal movement, and service and emergency access. New and realigned streets enhance block connectivity, improve circulation, and enhancements to existing Right of Ways.

Vanderbilt Pl is proposed to be designated as a vehicular street between 29th Ave S and 31st Ave S.

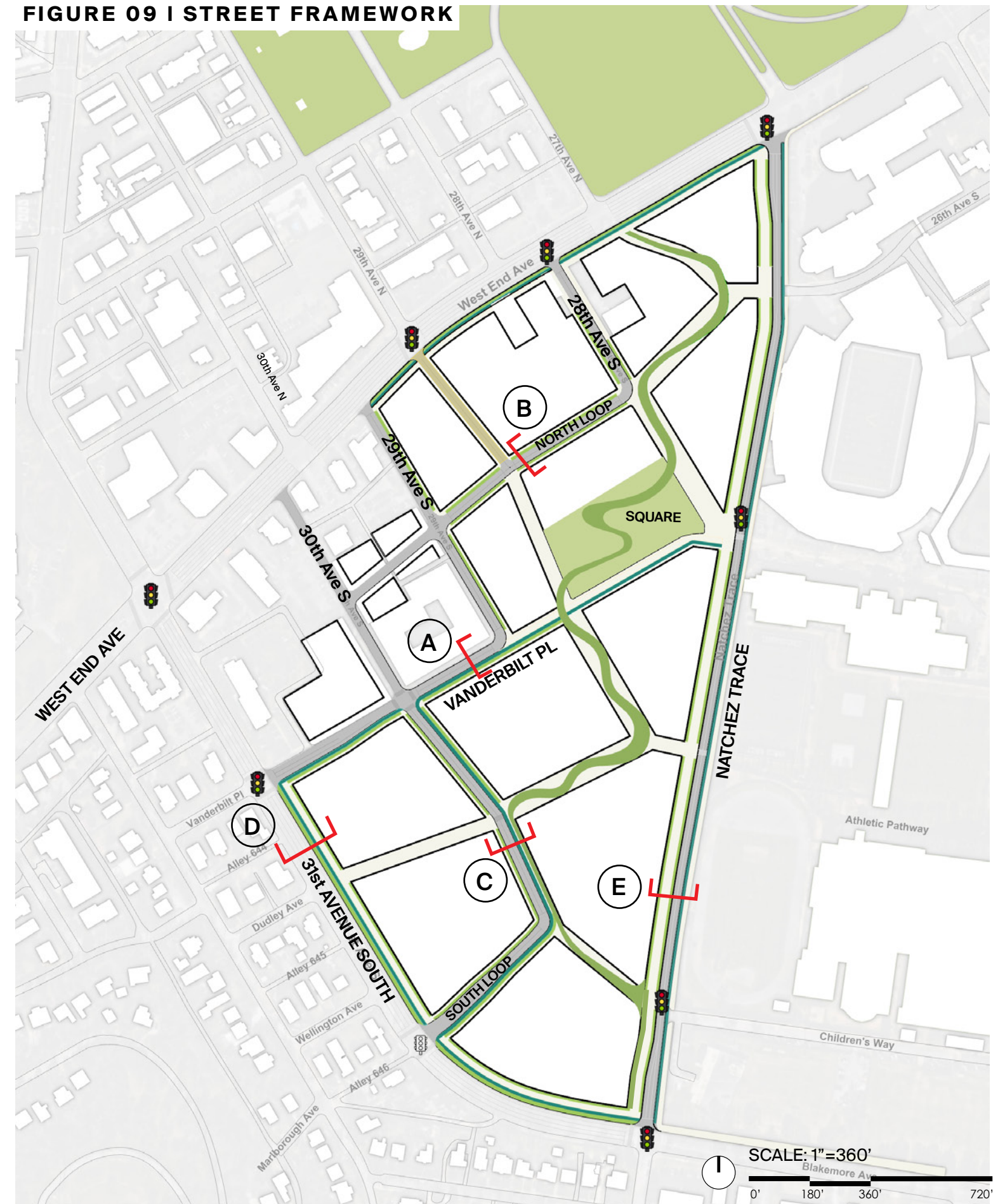
Street Segment	Street Width Minimum	Components	Notes
28th Avenue South (from West End Ave to North Loop)	28'	Vehicular lanes, furnishing zone, pedestrian zone	from the road centerline
29th Avenue South	28'	Vehicular lanes, furnishing zone, pedestrian zone	from the road centerline
30th Avenue South	28'	Vehicular lanes, furnishing zone, pedestrian zone	from the road centerline
Vanderbilt Pl (From 31st Ave S to 30th Ave S)	30'	Vehicular lanes, furnishing zone, pedestrian zone, cycle track	from the road centerline; turnlane would enhance width if required
(A) Vanderbilt Pl (From 30th Ave S to 29th Ave S)	60'	Vehicular lanes, furnishing zone, pedestrian zone, cycle track	
(B) North Loop	50'	Vehicular lanes, furnishing zone, pedestrian zone	
(C) South Loop	62'	Vehicular lanes, furnishing zone, pedestrian zone, cycle track	
(D) 31st Avenue South	53' **	Vehicular lanes, furnishing zone, pedestrian zone, cycle track	from the road centerline
(E) Natchez Trace	76'	Vehicular lanes, furnishing zone, pedestrian zone, cycle track	
West End Avenue	63' *	Vehicular lane, furnishing zone, pedestrian zone, cycle track	from the road centerline

Note: MCSP requirements for Right of Way (ROW) dedication and improvements as codified during time of submission will be met unless greater dedications and improvements are proposed by this SP.
 *For West End Avenue, 55 feet of ROW is required between the centerline of the street and the new property line.
 **MCSP requirement for 31st Avenue South requires 53 feet of ROW between the centerline of the street and the new property line.

Legend:

	Pedestrian Realm		Block Outline
	Existing Traffic Signals		Meander
	Proposed Traffic Signals		

FIGURE 09 | STREET FRAMEWORK



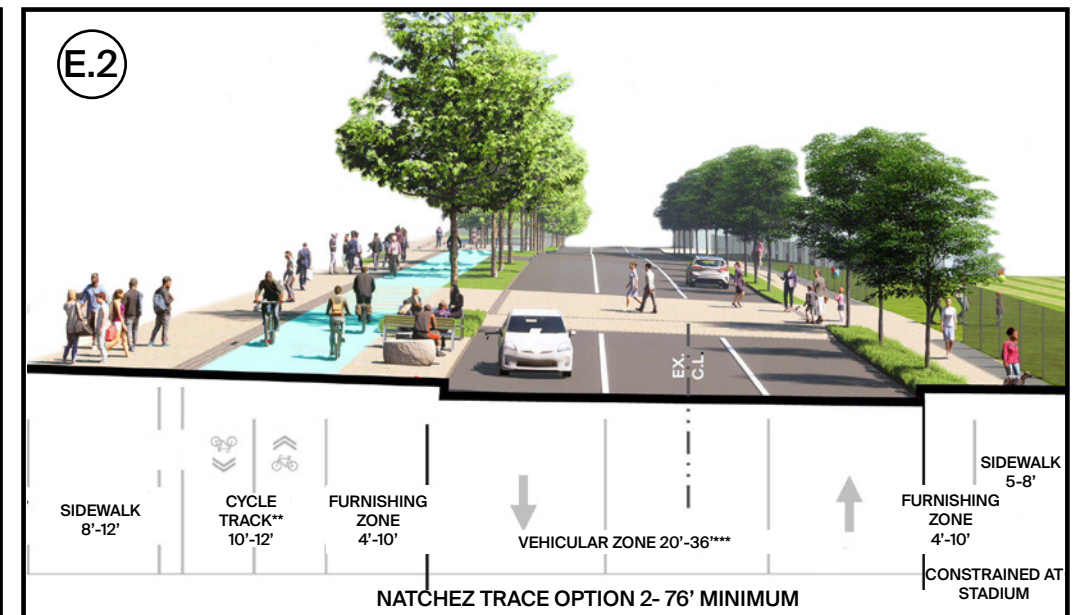
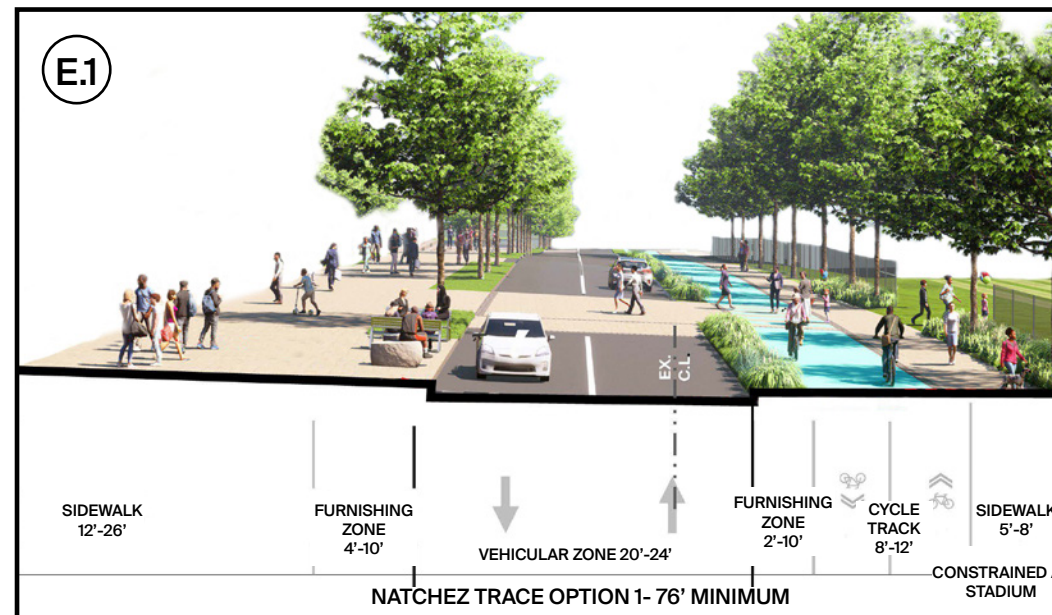
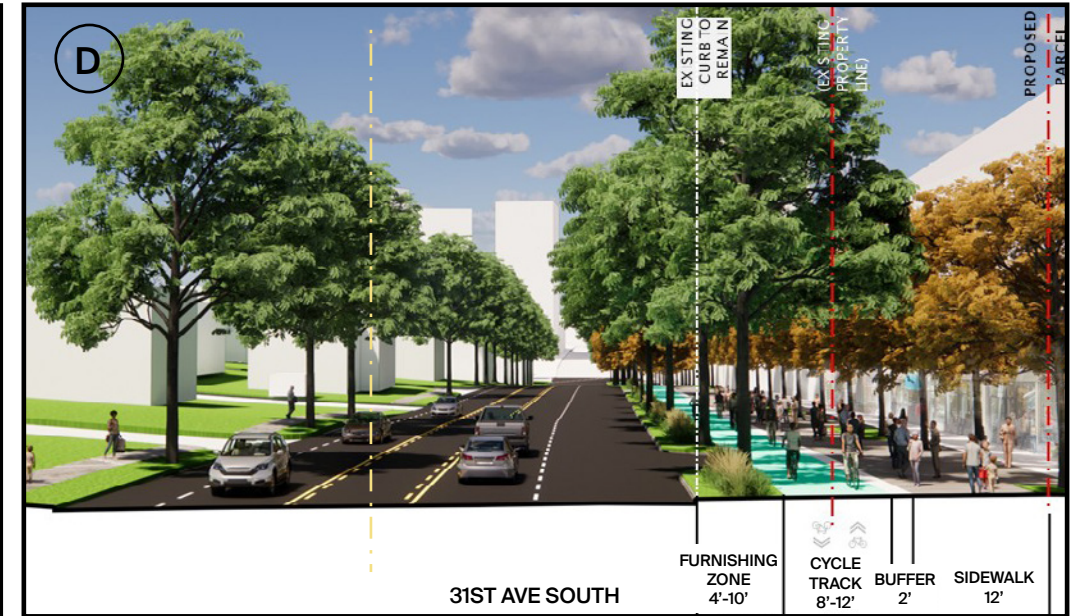
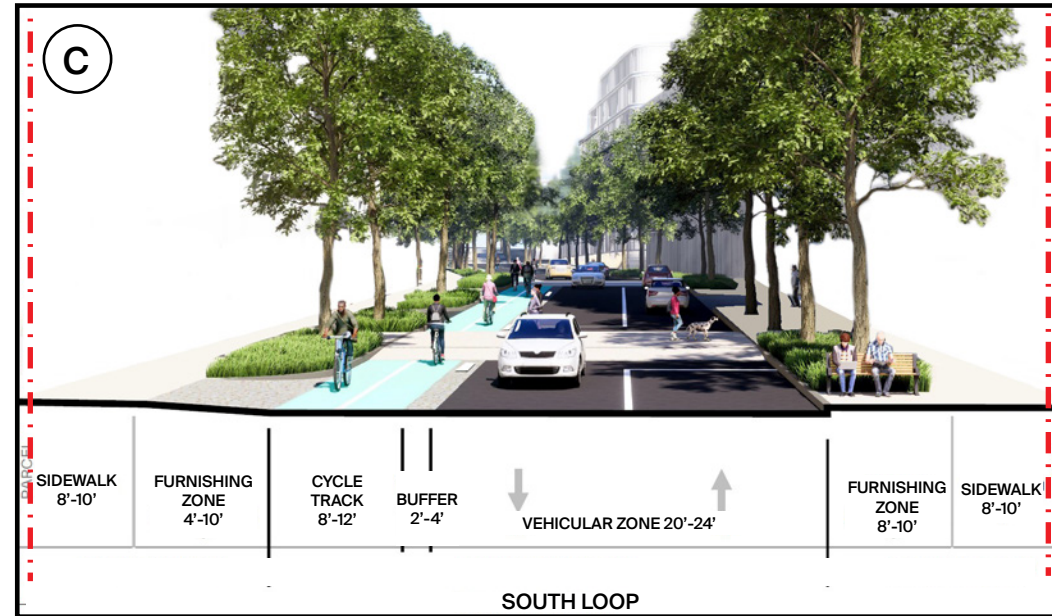
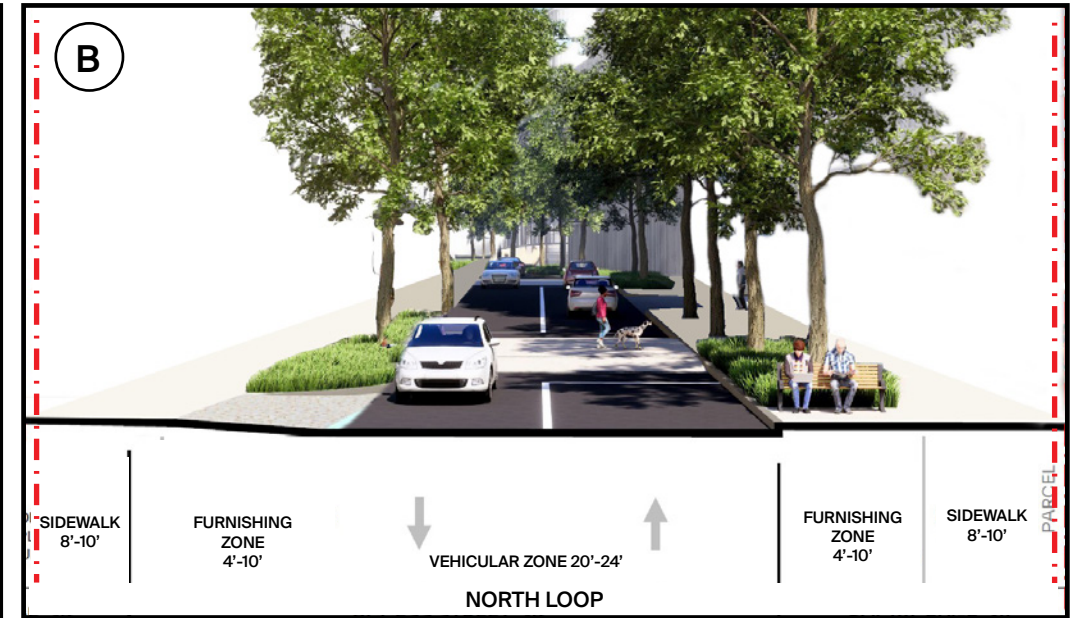
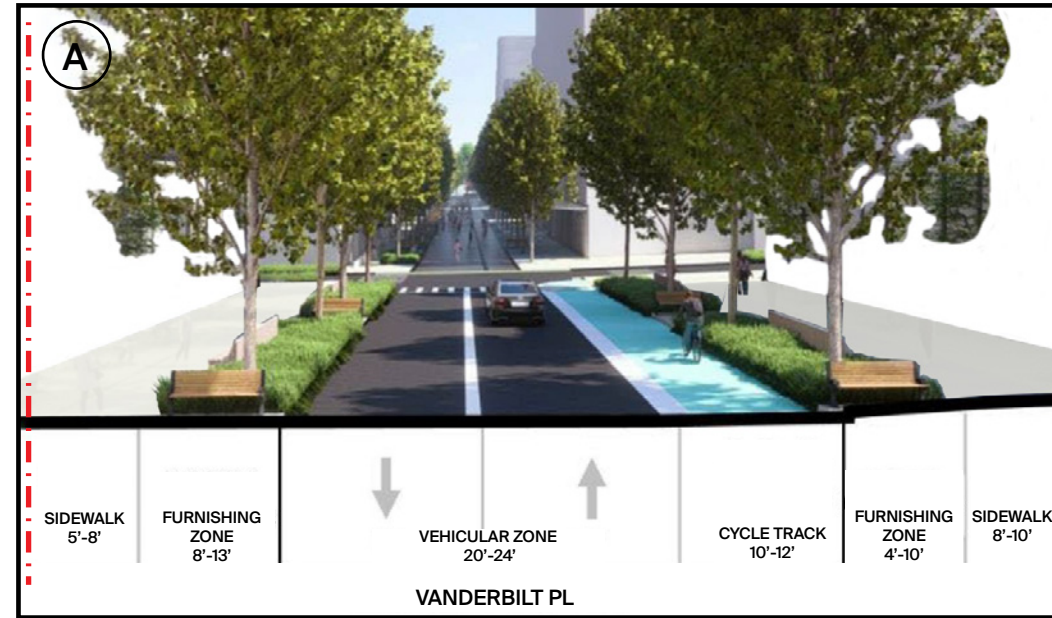
Street Network Components

Sidewalks + Pedestrian Walkways

- Sidewalks shall be constructed to or above the standard of the Major and Collector Street Plan or, if on a local street, to local street standards
- The final site plan/building permit 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.

Furnishing Zone

- Furnishing zones may be utilized for planting, on-street parking, lay-by zones, street furniture, bicycle or other micromobility storage, or other elements that support and enhance the public realm.



*Note: Final street configurations and associated elements may be modified to address NDOT priorities, fire access requirements, or site-specific conditions, subject to NDOT and Planning staff approval.

** Cycling facilities may be on either side or both sides

*** Vehicular area may be two or three lanes; see MMTA for more details

FIGURE 10 | OPEN SPACE LAYOUT



Open Space Network + Character

Minimum Open Space To increase the amenities and resiliency within the neighborhood, **3.0 acres** of the overall development shall be dedicated to open space

This open space network includes:

- A** • 1.2 acre or more for a Square
- B** • 1.5 acres for the Meander
- C** • Other publicly accessible Open Space(s) **location for diagrammatic purposes only*

The Square The social heart of the project, The Square, is intended to be an active and lively destination within the Innovation Neighborhood. It is envisioned to include:

- A variety of unique spaces and places that encourage collaboration and connection.
- Connections to the Meander which links the larger open space network and neighborhood.
- Rich, diverse planting and materials consistent with the Public Realm Vision which enriches the ecological interest of the neighborhood.

The Meander The Innovation Neighborhood is tied together by a meandering path. The Meander links existing pedestrian thoroughfares into campus and to the broader community:

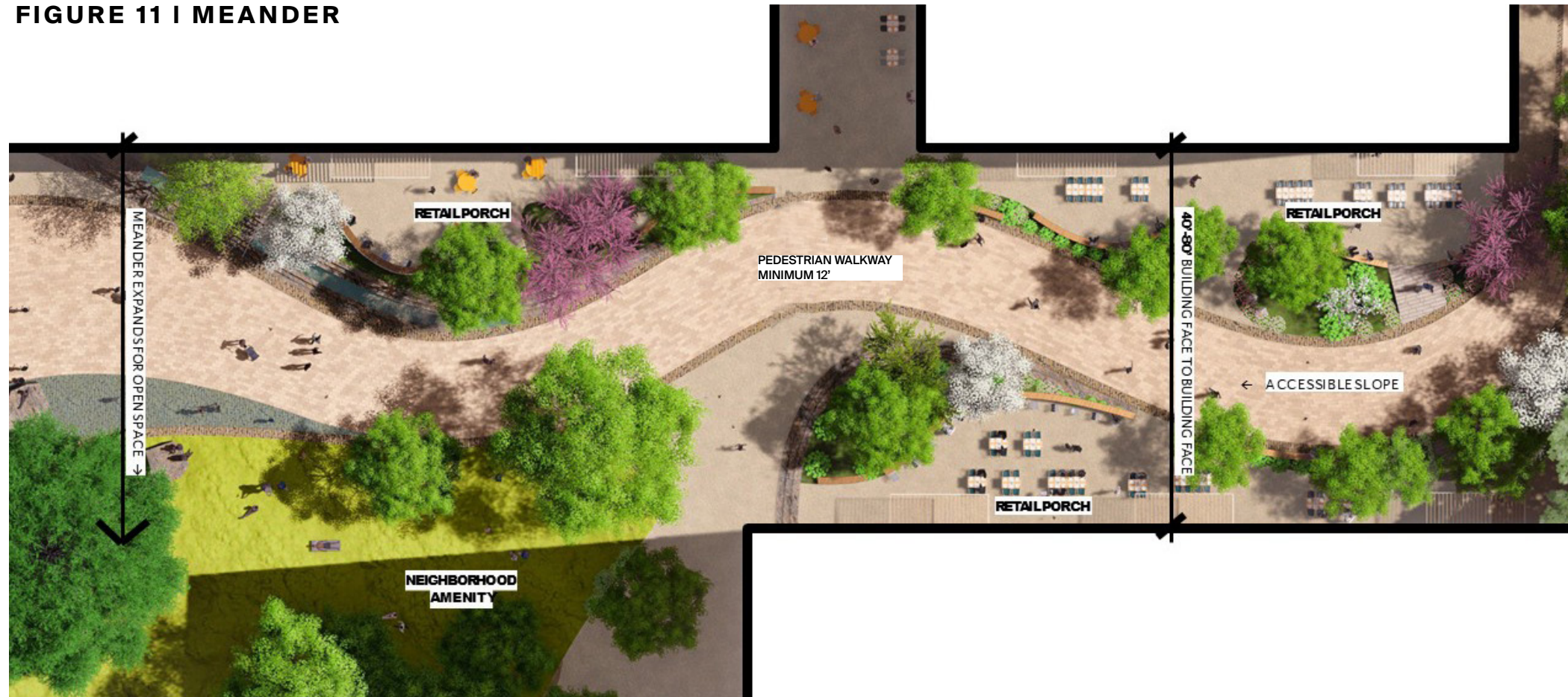
- The key organizing element for the Innovation Neighborhood is “The Meander,” a sinuous walkway connects throughout the neighborhood, promoting pedestrian prioritization and a sense of discovery and immersion.
- Natural materials and native plantings, which evoke a relationship to the Highland Rim and the Nashville ecology are encouraged throughout.

Other Open Spaces Other publicly accessible Open Space(s) may occur anywhere along the Meander. The size may vary and may occur over multiple areas, so long as the final full build-out of the SP realizes the minimum open requirement for the district.

These additional Open Space(s) are intended to serve the local community and endeavor to create spaces that encourage:

- Social Performance
- Human Health
- Celebration of the Nashville ecology
- Environmental Health

FIGURE 11 | MEANDER



Meander:

Intent Primary pedestrian spine connecting The Square and open-space network. Promotes walkability, discovery, and ecological expression.

In select locations, the Meander may serve as emergency or fire access, subject to review and approval by the Planning Department and Fire Marshal

- Requirements**
- **Minimum width: see figure 11**
 - Continuous pedestrian path with native planting + permeable paving.
 - No dumpsters, loading zones, HVAC units, or like to front directly onto the Meander. These elements must be screened from Meander view.



FIGURE 12 | SUBDISTRICT C



SCALE: 1" = 150'
 0' 75' 150' 300'

Block Planning Requirements

Mid-Block Crossings Mid-block crossings are required within Subdistrict C.

Mid-block crossings shall be a minimum of 12 feet wide from wall to wall, and a minimum of 14 feet tall.

Mid-block crossings should prioritize alignment and connectivity with other circulation routes and open spaces across the site to foster district-wide connectivity.

See **figure 12** for an example of appropriate mid-block crossing locations.


Mid-block crossings may be permitted to be interior conditioned space with Planning Staff approval. Interior crossing shall be publicly accessible atrium spaces (not hallways).

Mid-block crossings shall be publicly accessible for the operating hours of the parcel building.

Mid-block crossings, interior pedestrian networks, and interior service access are encouraged on all parcels, where appropriate and practicable.



Legend:

 **Approximate Mid-Block Crossing**

Open Space Network + Character

The places and spaces within the public realm set the tone for the neighborhood and community of the Innovation Neighborhood.

The public realm is envisioned to celebrate:

SOCIAL PERFORMANCE & HUMAN CONNECTION

1. **SURPRISE AND DELIGHT.** The Innovation Neighborhood open spaces and associated programming are encouraged to foster a sense of wonder, joy, and excitement. The goal is to make memorable and engaging spaces that accommodate a wide range of uses, where visitors experience a sense of discovery and immersion.
2. **ACTIVE DISTRICT.** The neighborhood design will strive to prioritize pedestrian experience and human connection. Pedestrian engagement and activity are encouraged throughout and prioritized by the overall public realm vision.

NASHVILLE ECOLOGY & LANDSCAPING

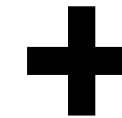
3. **LOCAL VERNACULAR.** Immersive nature offers profound health benefits to both people and the environment. The design for the open spaces in the Innovation Neighborhood is encouraged to harness the inspirational essence of the Highland Rim and Nashville Basin to cultivate a unique 'Nashville' experience.
4. **RESILIENT DISTRICT.** Environmental resilience and societal well-being are encouraged within all aspects of the public realm.



SOCIAL PERFORMANCE



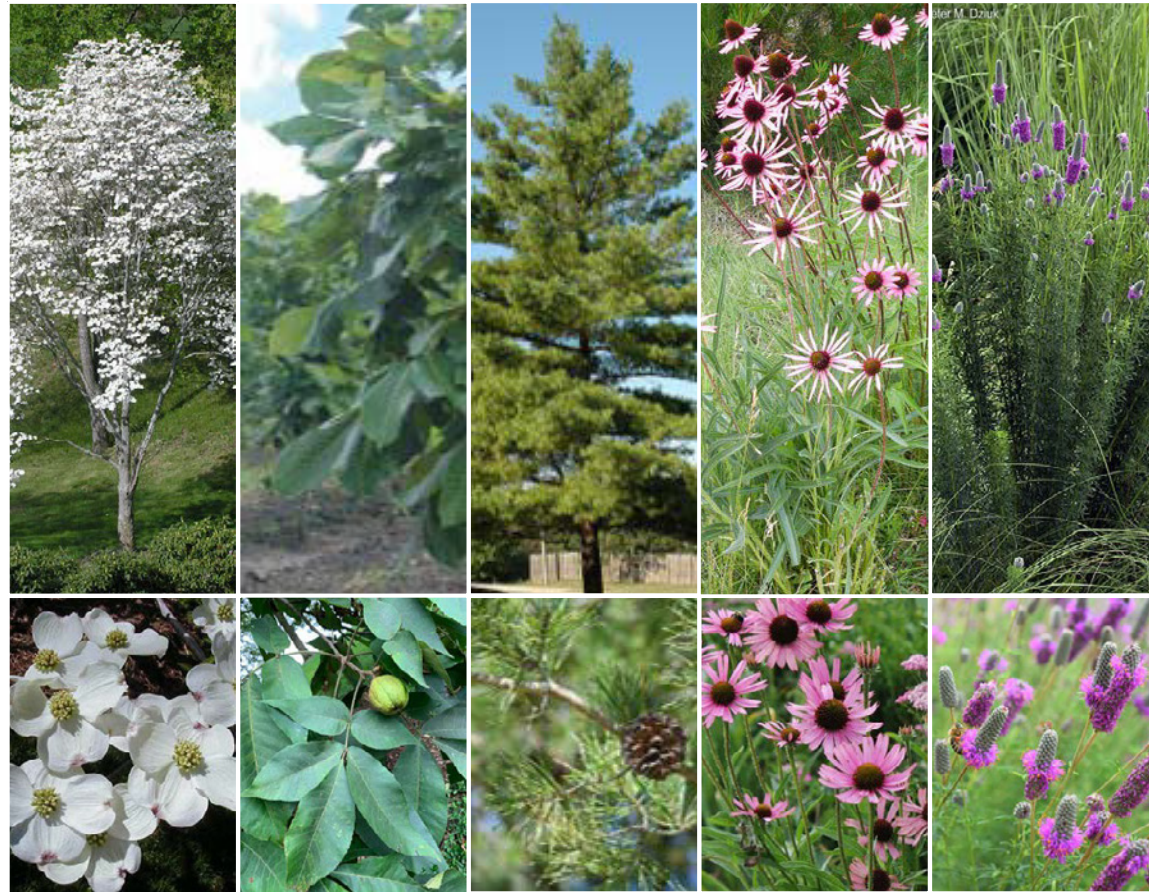
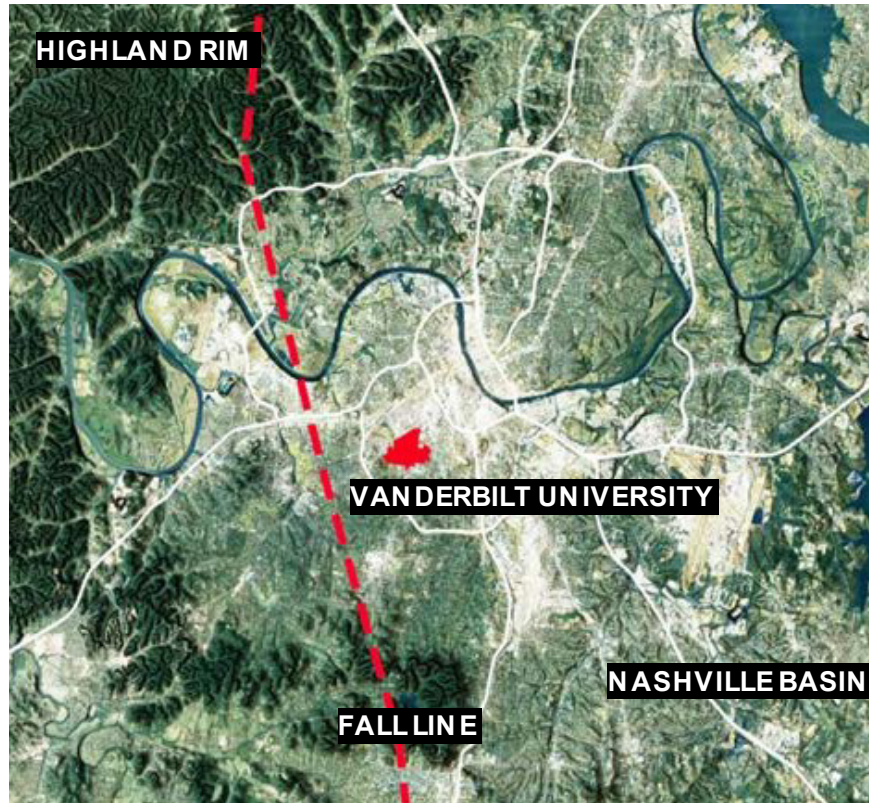
HUMAN CONNECTION



NASHVILLE ECOLOGY



NASHVILLE LANDSCAPING



Open Space + Public Realm Character

Materiality Natural materials and a textural, and tactile palette, evocative of the surrounding limestone landscape, are encouraged throughout the Innovation Neighborhood.

The vision for materials within the public realm includes:

- Materials and palette are encouraged to evoke a connection to the native Tennessee landscape.
- Textural changes are encouraged to be used to articulate pathways, connections and multi-modal delineations within the public realm.
- Where possible and practical, materials and products are encouraged to be locally sourced.

Planting The landscape of middle Tennessee is characterized by rich wildlife and expansive agricultural fields. The public realm is envisioned to include:

- Planting species may be expressive of Tennessee's ecology. Lush vegetation, which evokes a relationship to the Highland Rim and local native ecology are encouraged throughout. They are encouraged to be selected for seasonal interest year-round.
- The Innovation Neighborhood public realm is envisioned to contain native or responsibly adapted vegetation, and invasive plant management, which further fosters biodiversity and long-term ecological health within the community. Native plantings also contribute to sustainable water use and minimize ecological impact.
- The selected tree and understory species are intended to be hosts to many insects and larvae that in turn attract pollinators and bird species to create a diverse and thriving ecological system. Tree canopies also provide shade and bird habitats. An increase in tree canopy also provides thermal comfort through shade.

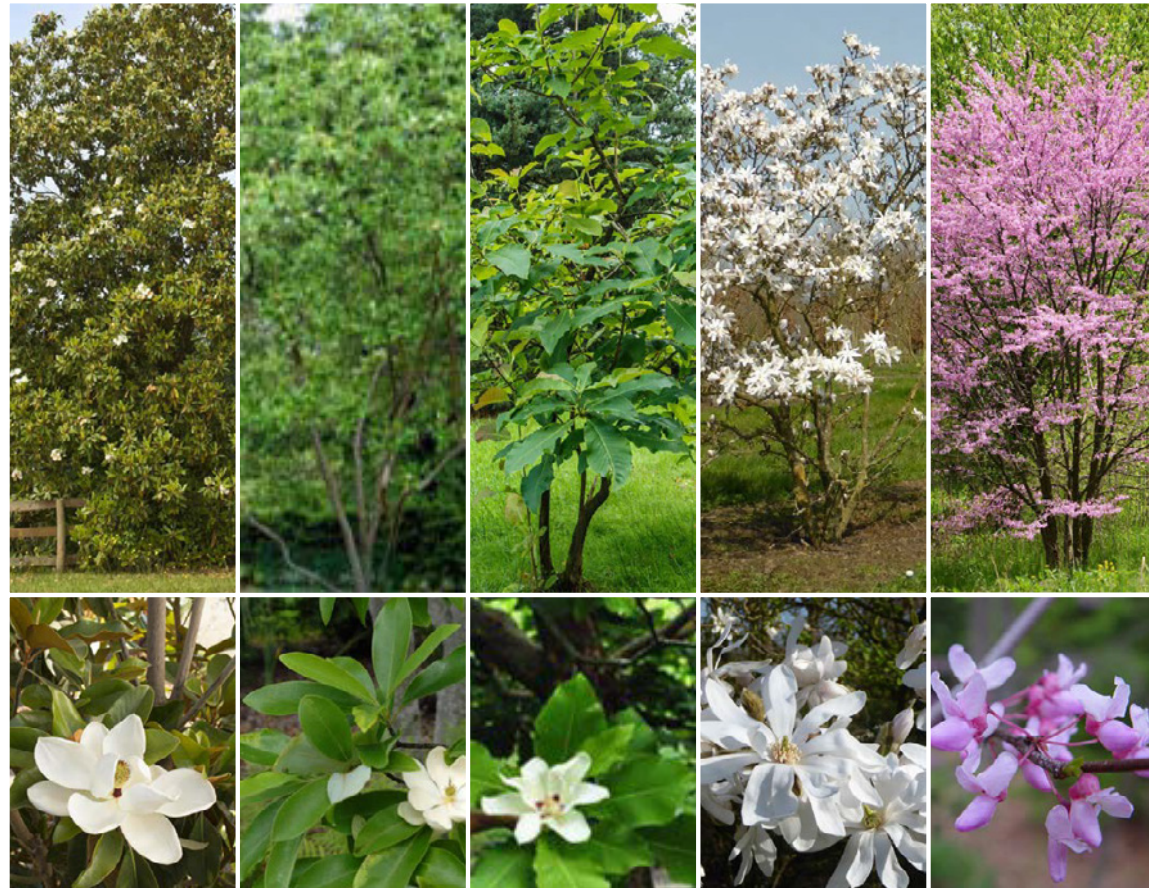
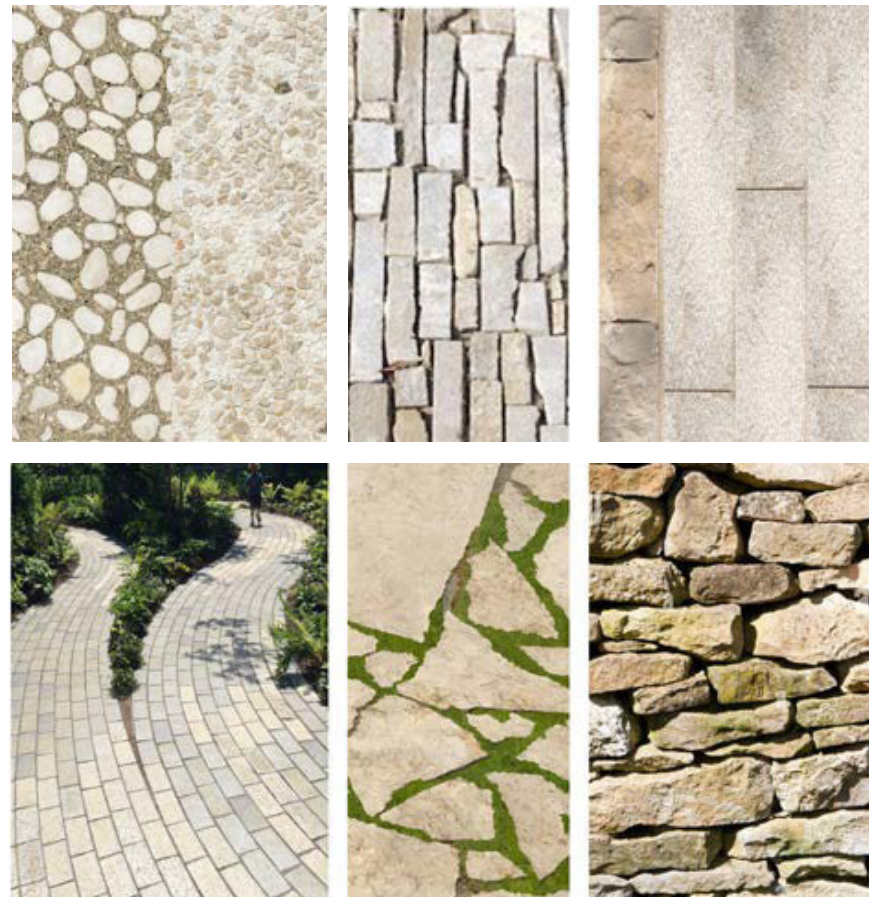
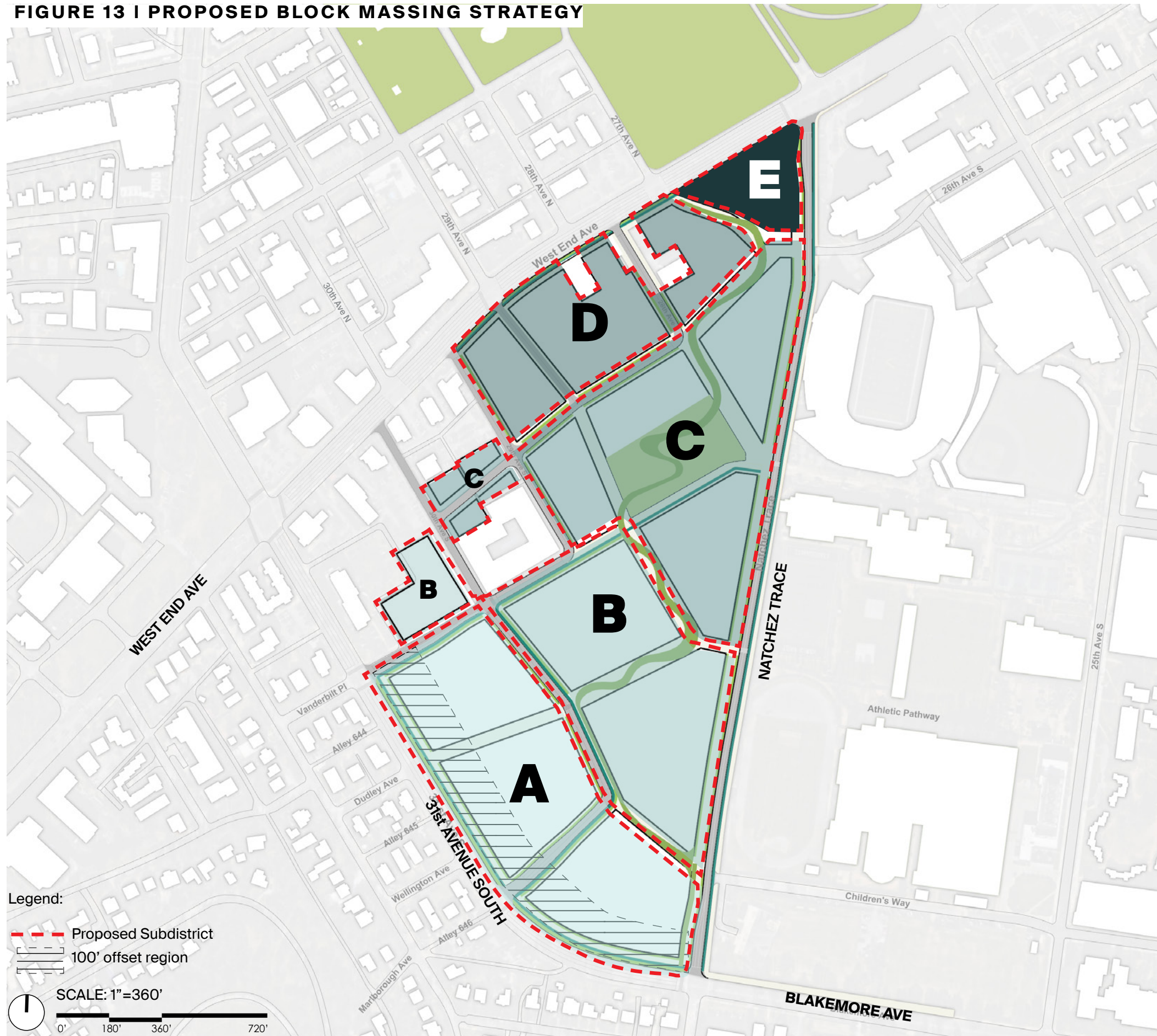
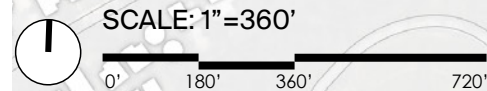


FIGURE 13 | PROPOSED BLOCK MASSING STRATEGY



Legend:

- - - Proposed Subdistrict
- 100' offset region



Block Massing Strategy and Height Regulations

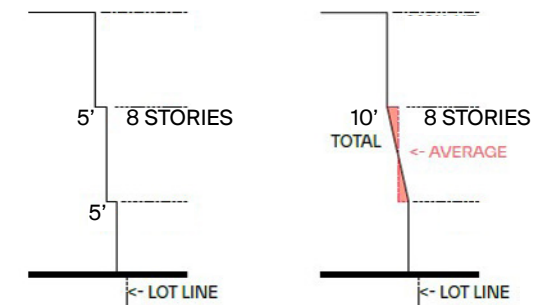
Maximum building heights and densities are regulated by Subdistrict.

Parcel area dedicated as right-of-way through a related development process may be included in FAR or density calculations for the applicable property.

Maximum Tower Height	Subdistrict
	Subdistrict A: 10 stories within a 100' of the existing 31st Ave Property Line, Step-back required 12 stories general
	Subdistrict B: 20 stories
	Subdistrict C: 25 stories
	Subdistrict D: 30 stories
	Subdistrict E: 35 stories

Step-back **Meander:** 10' minimum building step-back required at or below the 8th story along the Meander in Subdistrict B, C, D; Step-backs are not required along the Meander for buildings with a separation distance greater than 100 feet.

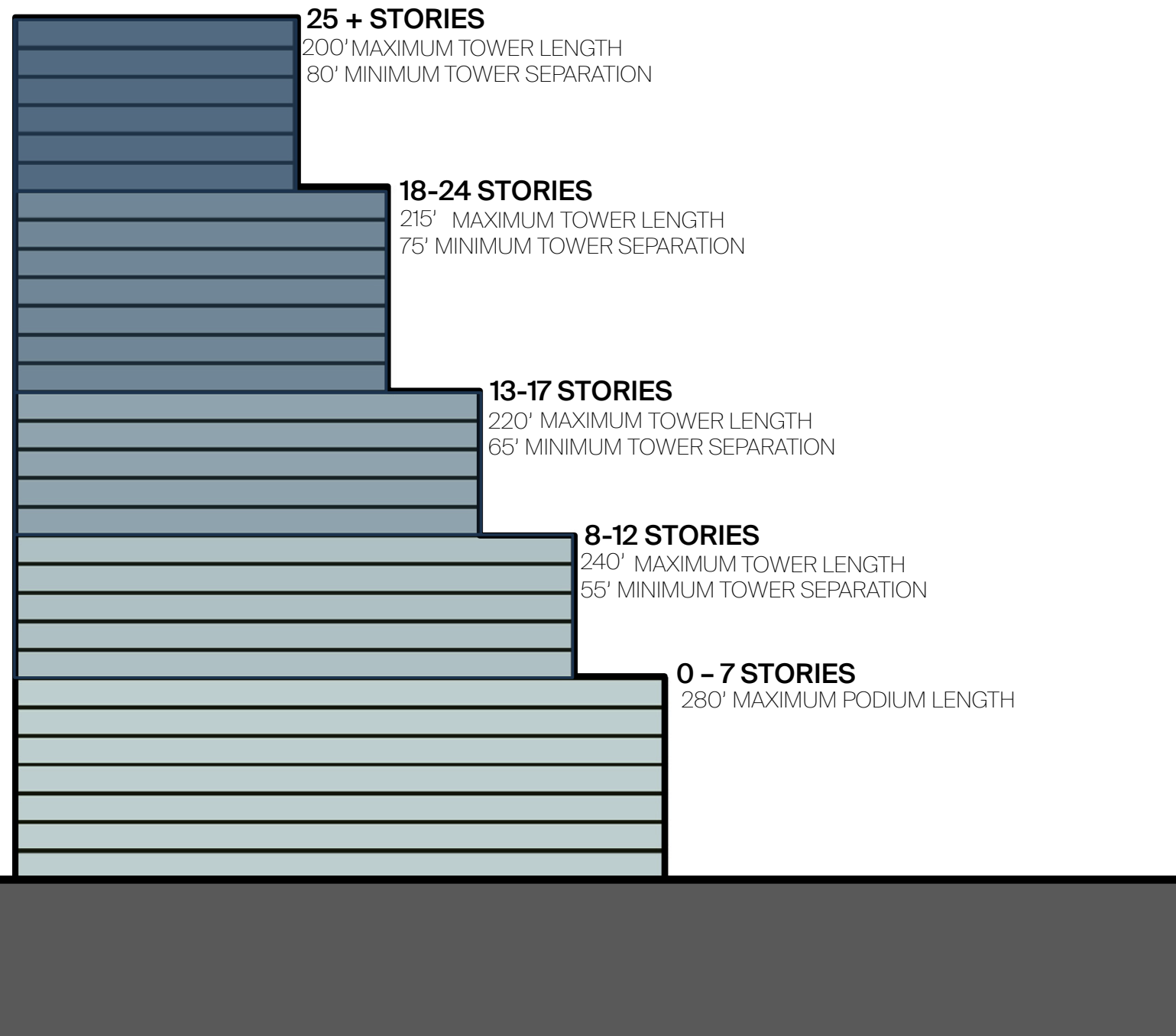
Step-backs along the Meander may be averaged out incrementally below the 8th story to allow for flexibility and variation in design.



Subdistrict A: 30' minimum step-back required at or below 65 feet along 31st Avenue South in Subdistrict A.

All other Subdistricts: None required in all other Subdistricts or conditions.

FIGURE 14 | TOWER LENGTH AND SEPARATION DIAGRAM



**Note: Planning staff may grant exemptions to any floorplate requirements, building or tower length standards for exceptional design*

Tower Height + Size

Maximum Tower Length and Size Maximum tower length shall apply to incremental stories at each height category specified. See figure 14.

Tower Maximum Floorplates Sizes:

Hotel/Residential Uses

- Floors 8-17 18,000 sf
- Floors 18-24 16,500 sf
- Floors 25+ 15,000 sf

Office Uses

- Floors 8-12 28,800 sf
- Floors 13-24 26,400 sf
- Floors 25+ 18,000 sf

Minimum Tower Separation Tower separation shall apply to incremental stories at each height category specified. See figure 14.

Tower separation shall be measured between the exterior faces of exterior walls, not between balcony edges or projecting facade elements.

Tower separation distances are proposed to be correlated with building height to ensure that access to light and air increases as buildings become taller, as follows:

- 0-7 stories: Maximum podium length= 280'
- 8-12 stories: Maximum Tower Length = 240'
Minimum Tower Separation = 55'
- 13-17 stories: Maximum Tower Length = 220'
Minimum Tower Separation = 65'
- 18-24 stories: Maximum Tower Length = 215'
Minimum Tower Separation = 75'
- 25+ stories: Maximum Tower Length = 200'
Minimum Tower Separation = 80'

Measurement of Height 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. Unless otherwise specified herein, the height of buildings shall be measured in stories.

- "Story" means a portion of a building between the surface of any floor and the surface of the floor above it, or, if there is no floor above it, the space between such floor and the ceiling above it. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade. "Story" also means a level within a building by which height is measured
- The first floor shall have a minimum height of 14 feet from finished floor to finished floor above.
- The maximum height for an individual story shall not exceed 25 feet from finished floor to finished floor for each of the first two stories, 18 feet floor to floor above the second story, and 25 feet for the top story of buildings greater than five stories.
- Stories that exceed these dimensions are permitted but will be credited as more than one story in determining compliance with overall height restrictions.
- For the purposes of this SP, enclosed mechanical spaces shall not be counted as stories.
- No rooftop amenities shall be permitted in Subdistrict A. In all other subdistricts covered rooftop amenities shall count towards the overall maximum height.

Tower Location Multiple towers may be located within a single block, so long as neither is longer than the maximum building length required for its height category; tower separation distances shall be met at each height category.

Additional Building Requirements

Building Design Design of building skin, articulation, and form to be determined during final SP review.

For all properties outside of Subdistrict A: Facades visible from the public realm shall be designed to avoid long uninterrupted building planes. Such facades shall incorporate articulation strategies (as described below) and/or other design techniques that introduce visual variation, modulate building massing, and promote pedestrian interest and active street frontages.

Building design within the SP shall be consistent with the established character and design quality of comparable Innovation Districts and the University campus. Architectural design shall emphasize visual interest, pedestrian-oriented design, and responsiveness to the surrounding context.

For buildings within Subdistrict A: Facade articulation refers to the use of design elements to reduce the apparent scale of a building façade and create visual interest through modulation, hierarchy, rhythm, and variation. Facades shall incorporate articulation at regular intervals, as outlined below

- Primary Divisions: Along all street and open space frontages, façades shall be organized into distinct increments ranging from 20 to 60 feet in width.
- Secondary Divisions: Along the 31st Avenue frontage, additional articulation shall be provided at intervals of 5 to 30 feet.

Articulation Strategies may include, but are not limited to:

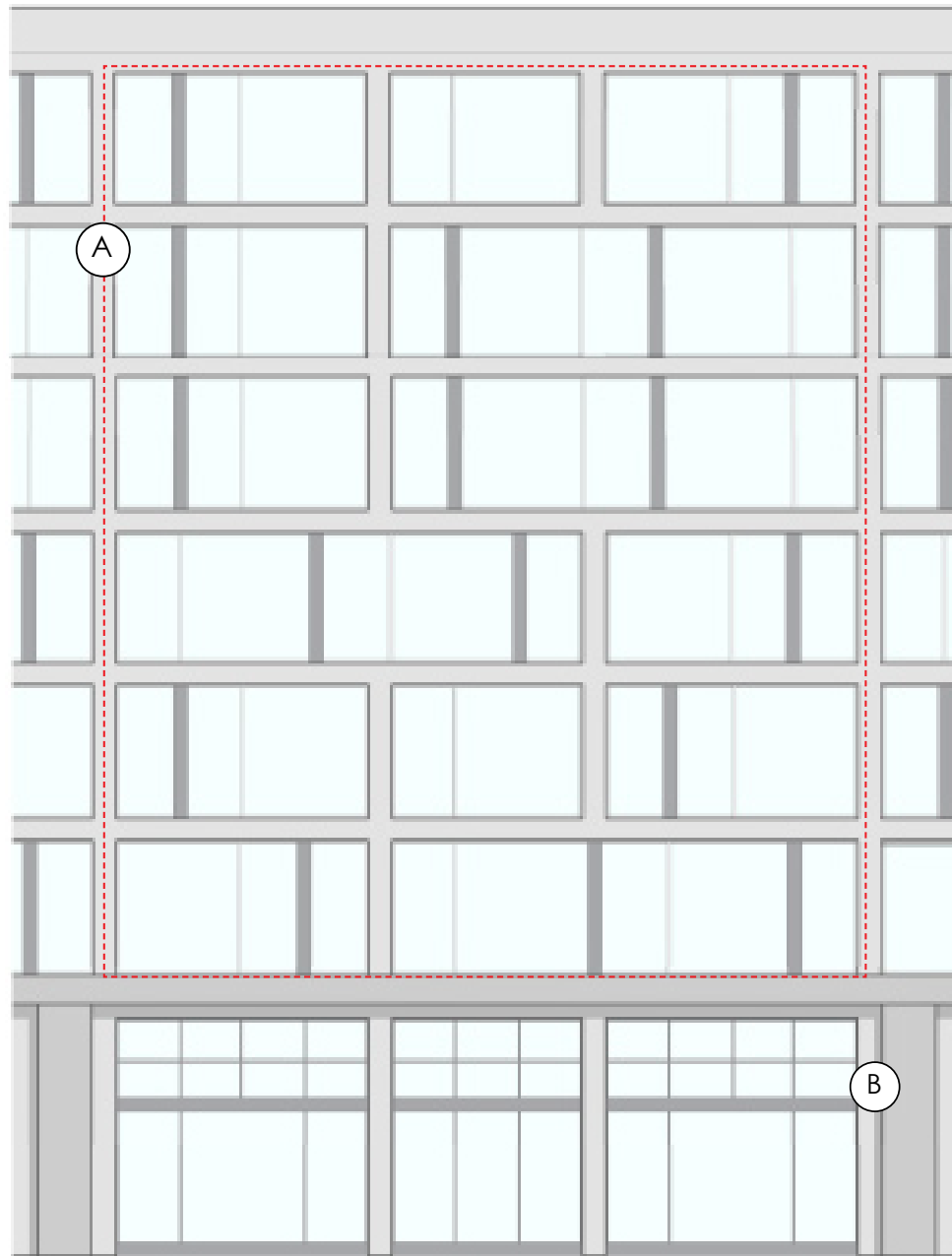
- Changes in building massing
- Use of multiple facade systems or materials
- Volumetric articulation (projections and recesses)
- Expression of structural elements
- Variations in facade depth
- Fins and shade elements

Final building designs for all buildings regardless of subdistrict should consider the following:

- Buildings are encouraged to demonstrate a clear and coherent organizing design concept in the project massing and site layout, and support the design intent through considered architectural expression at different scales.
- Buildings are encouraged to prioritize strategies that reduce internal energy use and mitigate urban heat island effects.
- Porches shall provide a minimum of six feet of depth; stoops shall provide a minimum of 4 feet of depth. Porches and stoops are not required for visitable and/or live/work units.
- A raised foundation of 18" to 36" is required for all multi-family residential structures/units. Exceptions may be granted for accessible units, visitable units, live/work 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
- A primary entrance to the building shall be located along the building facade along a public right-of-way or The Square for applicable blocks.

**Note: All new development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act*

FIGURE 15 | BUILDING ARTICULATION DIAGRAM



Building Standards

The following standards shall apply to the location of a building and its associated parking:

- (A) • Glazing on the upper floors of any street (public or private) frontage shall be a minimum of twenty-five percent.
- (B) • Ground floor Glazing Requirements:
 - 60% Glazing required from grade to 14 feet on West End, Vanderbilt Place, and the Square
 - 40% Glazing required from grade to 14 feet for all non-residential Active Uses
 - 30% Glazing required from grade to 14 feet for all Residential Active Uses (where permitted)

Minimum glazing requirements shall be required on building facades facing any streets (public or private), private drives, the meander, and publicly accessible open space. The first floor transparent glazing area calculation shall be measured from finish floor elevation to 14 feet above grade. Modifications may be permitted subject to Planning staff review and overall building design.

Landscape Buffer-yard Requirements

None required

Building Materials

All facade materials, exclusive of clear fenestration, shall be high quality and selected from the following list: masonry, masonry panels, textured metal, metal paneling, precast concrete, precast concrete panel, fiber cement panel, fiber cement siding, spandrel glass (on upper stories only), or materials substantially similar in form and function.

Alternative facade materials may be used if determined to be appropriate by the Planning Staff.

Additional materials shall be permitted for temporary uses, provided they maintain visual and physical integrity for the duration of installation and are approved by Planning Staff.

Substitutions may be permitted insofar as it is determined that these materials are necessary to further an established, overriding policy goal and will not significantly diminish the pedestrian experience.

Signage

Signage shall comply with MUG-A standards, except as modified herein. Subdistrict A shall comply with MUL-A standards, except as modified herein. Pole signs are prohibited throughout. All buildings are allowed an additional skyline sign as long as they conform with the following:

Skyline Signs: a building sign is attached flat to or mounted away from the building facade. Sign may be parallel to the building facade or vertical. Located on the upper band of a building.

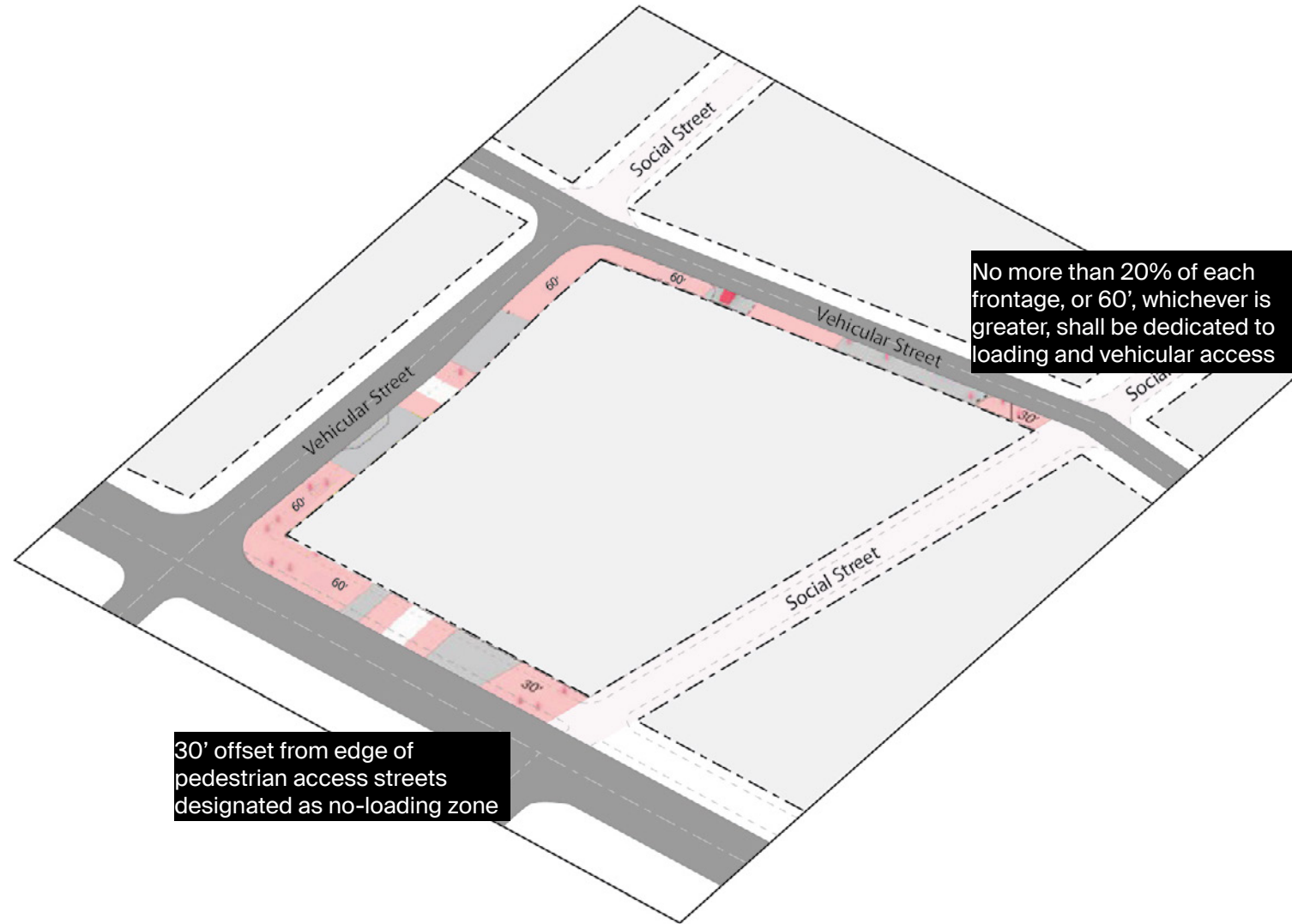
General Standards:

- A skyline sign is only allowed on buildings greater than 75 feet in height.
- No skyline signs allowed on frontage along 31st Avenue S
- A skyline sign must be located within the top third of the building.
- No portion of a skyline sign may extend above the roof line or above a parapet wall of a building with a flat roof.
- No more than one skyline sign per facade is allowed. However, additional skyline signs may be allowed with Planning Staff Approval.
- Raceways are not permitted on skyline signs.
- A skyline sign can be internally (but not externally) illuminated.
- Skyline signs may be placed on non street-facing facades with Planning Staff Approval

Skyline Signs Area (Max)	area determined by average height of building
75' to 100'	480 square feet
101'-200'	600 square feet
201' and taller	720 square feet

Skyline Signs Design Standards	
Height (max)	14 feet
Width (max % of facade length)	60%

FIGURE 16 | BLOCK ACCESS STRATEGY



30' offset from edge of pedestrian access streets designated as no-loading zone

No more than 20% of each frontage, or 60', whichever is greater, shall be dedicated to loading and vehicular access

Legend:

- No loading zone
- Loading zone

Curb Cuts

Service and Vehicular Access

Loading docks and Vehicular access points must meet the following requirements:

- If maximum facade width is incorporated, no more than 20 percent of any site frontage and/or 60 feet, whichever is greater, can be dedicated to a vehicular garage entry or loading entry on any street.
- 60 feet offset from property line along vehicular streets.
- 30 feet offset from edge of pedestrian access streets.

Mechanical, Service and Loading standards shall comply with the Downtown Code, as amended by Ordinance No. BL2025-799, adopted on May 20, 2025. West End Avenue, 31 Avenue and Natchez Trace are considered primary streets for the purpose of adhering to the Location and Access standards.

Vehicular access shall be guided by the recommendations of the MMTA and locations will be determined at Final SP Approval.

Planning Staff may approve modifications to these requirements.

Parking

Parking may be shared across the site and across any future property lines, regardless of ownership. As parking is a chief concern of neighbors, parking maximums shall not apply.

Shared parking is allowed according to the provisions of 17.20.100 of the Metro Government of Nashville and Davidson County Code of Ordinances.

All parking within Subdistrict C shall be below grade.

All parking within Subdistrict A, B, D, and E shall be below grade or if it is not below grade, any garage exposure to a public right-of-way, access street, West End Avenue, Natchez Trace, 31st Avenue, open space, or the meander shall be lined with active uses or habitable space.

On all other frontage, such as alleys, structured parking shall be screened with an architectural cladding coherent with the architectural design of the building and approved by planning staff. No unscreened, structured parking shall be visible from the public realm.

Parking lot landscaping and screening shall be per Metro Zoning Ordinance.

No new permanent surface parking lots or standalone above-grade parking garages that front or are visible from the public realm are permitted. Existing surface parking lots may remain or be minimally improved, provided that the degree of nonconformity with the standards of this SP is not increased.

Temporary surface parking may be permitted on parcels awaiting development (for example, following demolition for safety reasons).

Due to site-specific topography, portions of a garage may be considered 'below grade' based on the average adjacent ground elevation. Additionally, parking structures may connect below grade across streets.

Worthy of Conservation Properties

To recognize and respect the historic character of these properties, the updated SP includes additional language intended to promote the preservation and the sensitive incorporation of their defining historic features into the broader district, while allowing for appropriate flexibility in implementation appropriate to an Innovation Neighborhood.

- The SP property includes several Worthy of Conservation (WOC) properties that were constructed pre-1964. Refer to **figure 17** for a map of the WOC properties.
- Modifications and/or variations to this process may be approved by Metro Planning Staff.
- Some of the WOC properties are simply worthy of conservation but not eligible for listing in the National Register and others need to be further assessed in more detail. Prior to developing a site that includes a WOC property the following steps must be taken:

Step 1- Contact Metro Planning and discuss the historic nature of the site with a Historical Commission staff member. Unless otherwise approved by Planning Staff at a minimum, six months prior to filing a final site plan where a WOC structure is located or a demolition permit for a structure designated as WOC is submitted, a pre-application meeting shall be held with Planning staff to determine if there are alternatives to demolition and/or to document the structures, as necessary.

Step 2- Review the Sanborn Fire maps and available historical resources to develop a full picture of the site's historic relevance in consultations with Historic staff (as information is available)

Step 3- Assess the structural integrity of the building and determine whether it is appropriate for retrofitting, historic preservation, or redevelopment etc. Confer with Historic experts on how elements of the building can be preserved or incorporated into the design.

Step 4- Identify the strongest character components of the structure or site that are worthy of preservation that should be preserved. Those may include the following:

- Full building preservation
- Partial building preservation
- Adapting/incorporating certain architectural features or building components of the structure into a new building
- Adapting/incorporating certain features of the site into the new project
- Memorializing the historical use

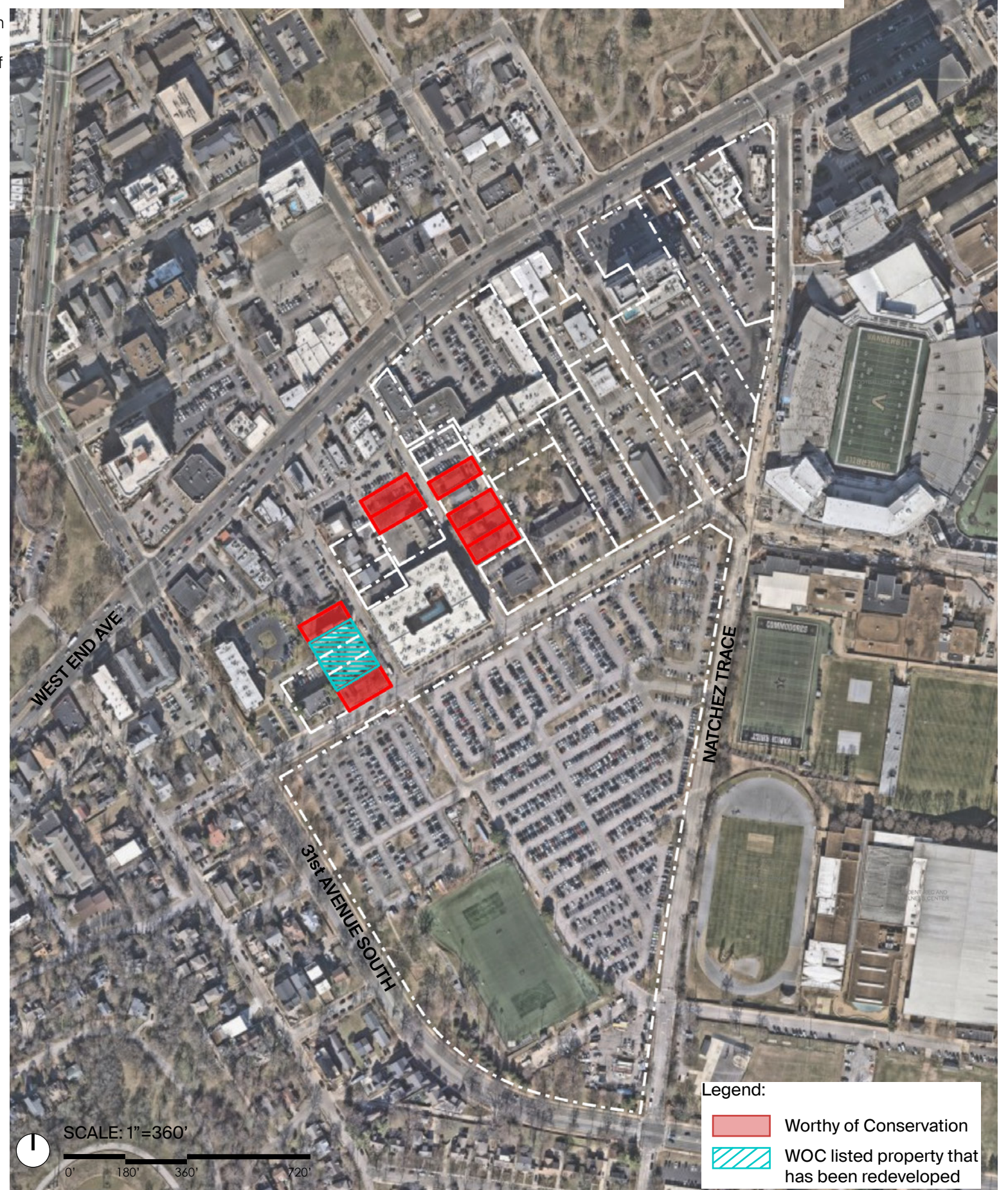
Step 5- Work closely with Metro Planning to try to include two of the listed elements below prior to redevelopment. If however, a portion of the building or the entire building is being preserved that option will be sufficient and then only one option would be required in that scenario. Metro Planning and Historic shall work in conjunction with the developer to identify the aspects of the site that should/could be preserved.

- **PRESERVE THE BUILDING IN ITS ENTIRETY OR**

- **PICK BETWEEN THE FOLLOWING PRESERVATION OPTIONS (PICK TWO)**

- Recognize and honor the historic nature/use of the site within the building via art or some form of public display that is accessible.
- Incorporate a historical use within the site.
For example, if the site was previously a soda shop, and that was its historical use, the developer will be encouraged to include some component of that use within the final development.
- Identify historical components of the building itself that could be preserved and incorporated into the site that might include cornices, columns, windows, doors etc.
- Identify historic aspects of the building's architecture that make it WOC and attempt to preserve or reimagine those components.
For example, for a historic bungalow the emphasis would be on the pedestrian nature of the porch and the compelling low-pitched roofs and wide eaves. Some or all of those design components could be included in a larger scaled project and reimaged.
- Identify historic/unique components of the site itself and its landscape and attempt to preserve that.
For example, old growth trees may be prominent and could be preserved, or there may be a historic fence on the site that is unique and could be preserved etc.
- Preserve a portion of the building itself and incorporate that into a new project.
For example, an older block building could have its roof removed and be reimaged for a squash court or a pickleball court for community use.

FIGURE 17 | EXISTING WORTHY OF CONSERVATION PROPERTIES



Activation Uses: Temporary and Semi-Permanent Structures

The purpose of this section is to enable flexible and innovative land use within the neighborhood in a manner that supports placemaking, cultural programming, and encourages entrepreneurship and economic development. It is also intended to reinforce district identity and enable activation of public spaces and common areas.

- Temporary and semi-permanent uses may be located anywhere within the Specific Plan area, subject to these standards.
- Improvements to existing permanent structures, parking lots, and sites are allowed if they do not significantly increase or create new non-compliance, as determined by Planning Staff.

-
- Definitions**
- Temporary Pop-Up Use: Short-term activities (food, retail, cultural, community events).
 - Short-term Activation: Movable/demountable, up to 90 days (e.g., tents, kiosks).
 - Temporary structure: Prefabricated/modular, 90 days to 1 year (e.g. containers, kiosks, pavilions).
 - Semi-permanent structure: Prefabricated/modular, 1+ year (seasonal enclosures)
 - Activation Zone: Designated area for public use and flexible programming.
 - Extension of these timeframes is allowed with Planning Staff approval, so long as structure is compliant with zoning, health, safety, and fire codes.

Temporary and Semi-Permanent structure Standards

Location:

- Allowed in plazas, open spaces, parking areas, parcels, or designated activation zones.
- Accessible parking, fire lanes, and emergency routes must remain clear or be accommodated.

Design & Appearance:

- Façade, signage, and lighting must reinforce placemaking objectives and are encouraged to be appropriately scaled to the size of the structure..
- Temporary Pop-up use, Short-term activation: May use innovative or recycled materials if safe, well-maintained, and visually compatible for the whole duration of installation.
- Semi-permanent structures: Must use durable, architectural-grade materials consistent with SP standards.

Utilities & Services:

- Temporary uses may rely on temporary connections.
- Semi-permanent structures may connect to utilities or temporary connections.

Operations:

- Permitted: retail, food/beverage, cultural, arts, innovation, and community uses.
- Hours consistent with community standards and context.

Permitting:

- All structures/uses must comply with underlying zoning code permitting.
- Deviations from SP design standards may be permitted where they do not significantly increase non-conformity, with Planning Staff approval.

-
- Exemptions**
- Community-sponsored events (≤ 14 days), such as farmers' markets, festivals, and fairs, are exempt from duration limits if compliant with zoning, health, safety, and fire codes.
 - University- or community-partnered pilot projects (e.g., innovation showcases, research exhibitions, student pop-ups) may operate beyond standard duration limits subject to Planning approval.

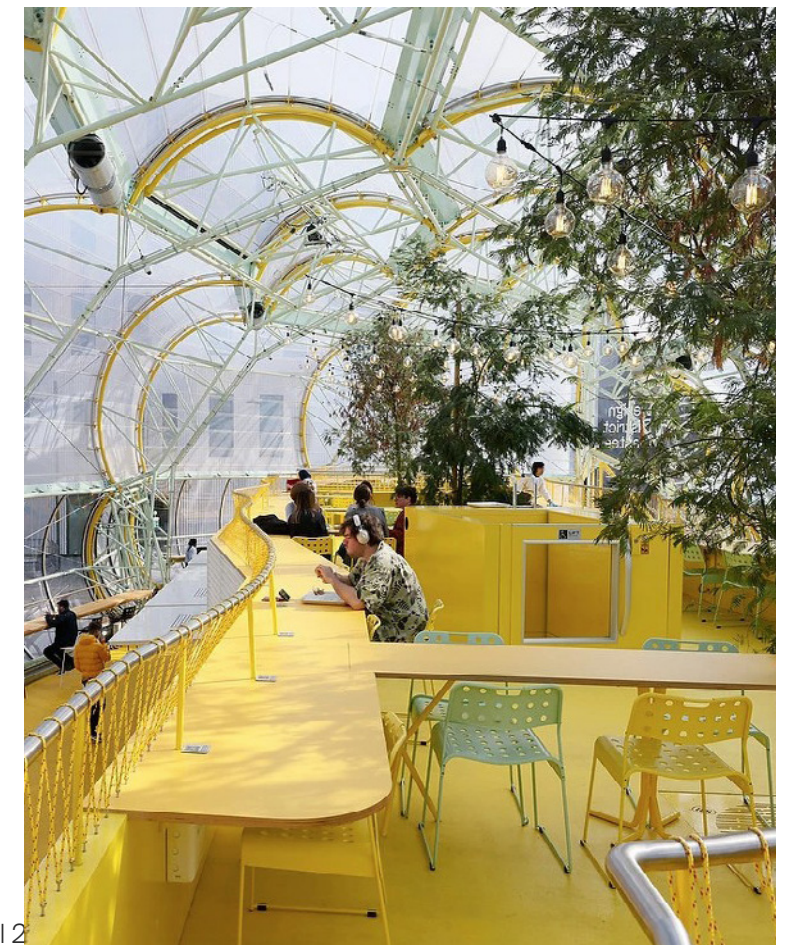


FIGURE 18 | PUBLIC SPACE CHARACTER



**Renderings convey intent only; courtesy of James Corner Field Operations*

FIGURE 19 | PUBLIC SPACE CHARACTER



**Renderings convey intent only; courtesy of James Corner Field Operations*

FIGURE 20 | PUBLIC SPACE CHARACTER



**Renderings convey intent only; courtesy of James Corner Field Operations*

FIGURE 21 | PUBLIC SPACE CHARACTER



**Renderings convey intent only; courtesy of James Corner Field Operations*

Property Owner: Carl Rodriguez, Vice Chancellor for Real Estate, Facilities and Development
Company Name: Vanderbilt University
Address: 2201, West End Ave, Nashville, TN, 37235
Phone: 615.343.5160

Design Professionals: Bjarke Ingels Group, Field Operations, Hastings Architecture, LLC
Contact: Anna Yoder, Associate Principal, Director of Planning and Urban Design, HASTINGS
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