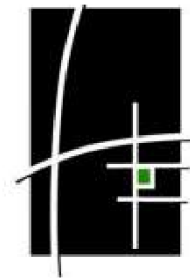


REGULATORY SPECIFIC PLAN

# MCNEILLY CENTER SP



David Baker Architects

## SP Purpose Note:

The purpose of this SP is to permit a mixed-use development with 300 multi-family residential units, 20,000 square feet day care center, and 2,000 square feet retail/restaurant use.

Plan Preparation Date 05/13/26  
Revision #4 - 06/17/26  
MPC #2026SP-029-001

### Specific Plan (SP) Development Summary/Site Data Table:

|                     |                                                                                                                                             |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| SP Name             | McNeilly Center SP                                                                                                                          |
| Owner of Record     | McNeilly Day Home, Inc.                                                                                                                     |
| Owner Address       | 400 Meridian Street Nashville, TN 37207                                                                                                     |
| Owner Contact       | Eugene H. Neubert, Board Chair                                                                                                              |
| SP Number           | 2026SP-029-001                                                                                                                              |
| Council District    | 05, Sean Parker                                                                                                                             |
| Address             | 100 Meridian Street Nashville, TN 37207                                                                                                     |
| Map & Parcel        | 08211004100                                                                                                                                 |
| Site Acreage        | 4.16 Acres                                                                                                                                  |
| Existing Zoning     | RM20 (OV-UZO)                                                                                                                               |
| Proposed Zoning     | SP                                                                                                                                          |
| Allowable Land Uses | Multifamily – Maximum 300 Units<br>Day Care Center Up to & Over 75 Students – Maximum 20,000 S.F.<br>Retail/restaurant - Maximum 2,000 S.F. |
| Fallback Zoning     | MUL-A                                                                                                                                       |
| Max Building Height | 5 stories at 75 feet                                                                                                                        |
| Build-to-zone       | 0'-15' on three road frontages                                                                                                              |
| Landscape Buffer    | Type A buffer on eastern property line                                                                                                      |
| ISR Ratio           | 0.9                                                                                                                                         |
| FEMA FIRM           | Zone "X" per 47037C0242H dated 04/05/2017                                                                                                   |
| Design Professional | Alex Brockob, P.E. Barge Civil Associates, 615-356-9911                                                                                     |

### Specific Plan (SP) Regulations:

1. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.
2. At Final SP, a fully scoped traffic study shall be provided to NDOT for approval prior to approval of Final SP Site Plan.
3. A private hauler will be required for waste/recycle disposal.
4. Final construction plans shall comply with the design regulations & standards established by NDOT.
5. Parking for the development shall be per UZO code requirements.
6. Project to improve three street frontages bordering site to Major & Collector Street Plan regulations for grass strip and sidewalk widths or as approved by Metro Planning.

## REGULATIONS

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

8. Prohibited uses - No STRP owner occupied and non-owner occupied.

### **Building Design Standards :**

a. Building façades fronting public right of way shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.

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

c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, cementitious board, architectural paneling, metal, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

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

e. A raised foundation of 18"- 36" is required for all residential structures. With the exception of commercial uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.

f. Administrative modifications to maximum building height may be approved for unique architectural features, rooftop mechanical equipment, stair bulkheads and rooftop amenities; Mezzanines shall not be considered a story for the purposes of calculating overall # of stories (must remain within the overall building height)

### **Building Articulation Narrative :**

The proposed five-story maximum multifamily building will use visually discrete forms along its street-facing façades to break up the overall building length into 150ft maximum length volumes. The building may also utilize strategies such as introducing recesses or highlighting volumes with differences in material, color, texture, or window patterns. These techniques, in addition to reducing the perceived scale of the building, will also enhance the pedestrian experience and compatibility with the surrounding streetscape. The developer is committed to these architectural strategies to ensure the long street frontages contribute positively to the neighborhood character.

## **REGULATIONS**

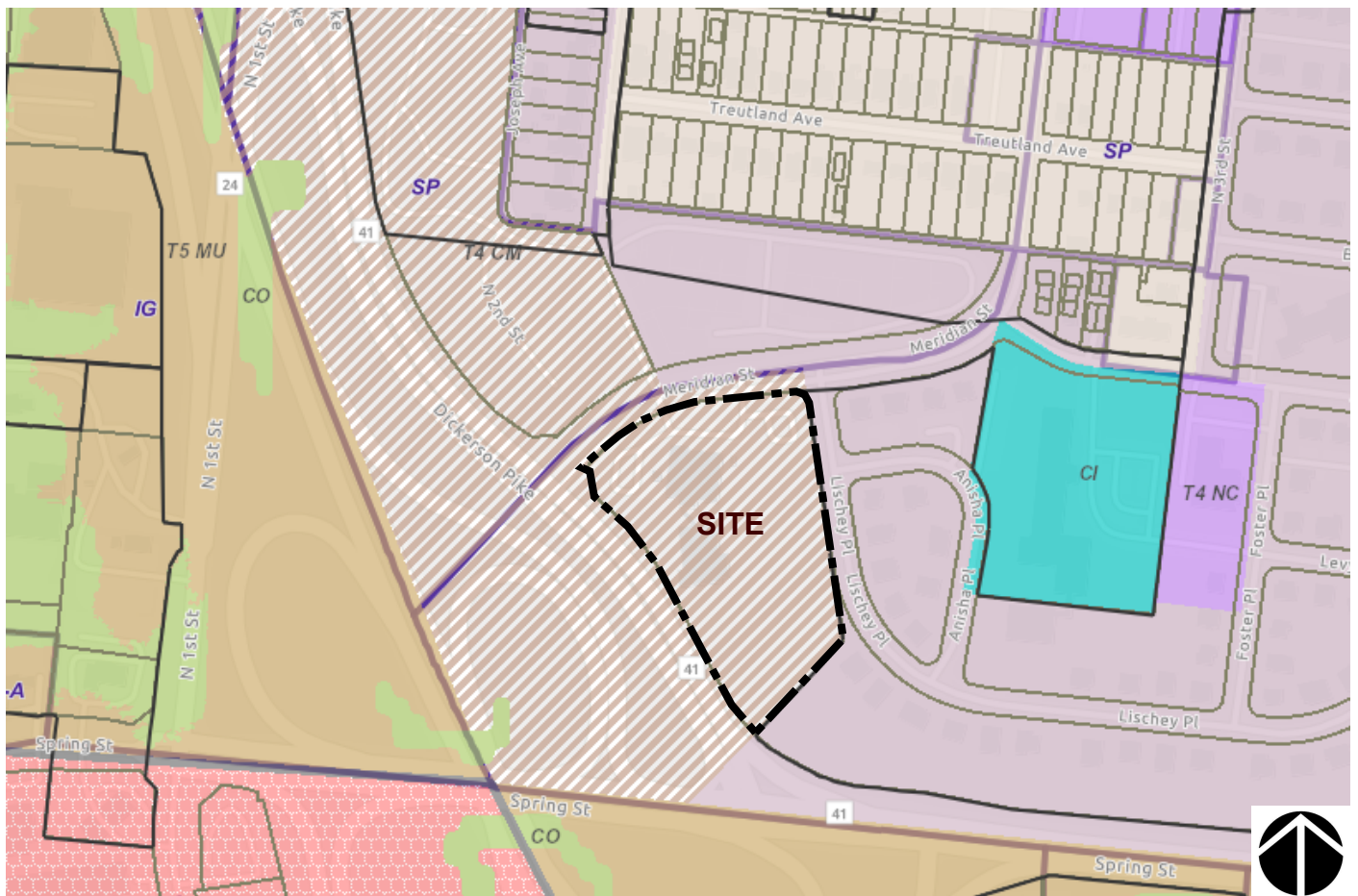
MPC #2026SP-029-001

**Current Zoning :** RM-20

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

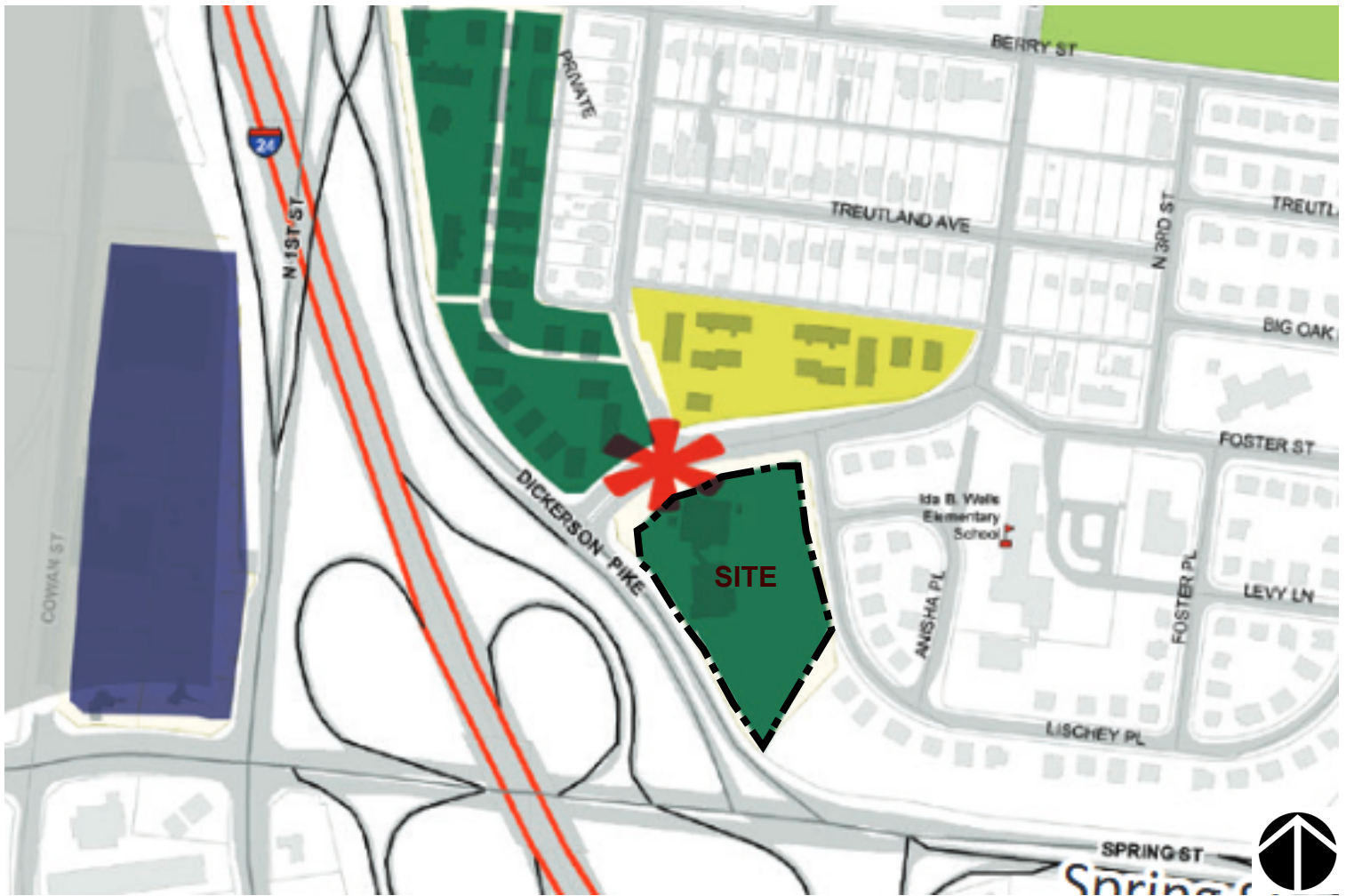
**T4 Urban Mixed Use Corridor :** Prioritizes higher-intensity mixed use and commercial uses at intersections with preference given to residential uses between intersections. T4-CM areas are pedestrian-friendly, prominent arterial-boulevard and collector-avenue corridors that accommodate residential, commercial, and mixed use development, and are served by multiple modes of transportation.

**Supplemental Policy :** Dickerson South Corridor Study



## POLICY

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Building Height Subdistrict Map from Dickerson Corridor Study

Dickerson South  
Supplemental Policy  
Building Height Subdistricts

- |                                                                                                                                |                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; margin-right: 5px;"></span> 3 stories | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; margin-right: 5px;"></span> 12 stories       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></span> 4 stories | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; margin-right: 5px;"></span> 15 stories   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></span> 6 stories  | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px;"></span> Open space |

# POLICY

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**FIRE MARSHAL NOTES:**

New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/pretableH51.htm>) Project Engineer needs to meet with the Fire Marshals office concerning this project. No part of any building shall be more than 500 ft from a fire hydrant via hard surface road. Metro Ordinance 095-1541 Sec: 1568.0208.

All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet. All dead end roads over 150 ft in length require a 100 ft diameter turnaround this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office. If more than three stories about grade, Class 1 standpipe system shall be installed. If more than one story below grade, Class 1 standpipe system shall be installed.

When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards. A fire hydrant shall be provided within a 100 ft of the fire department connection. Fire hydrants shall be in-service before any combustible material is brought on site.

**GENERAL SP NOTE:**

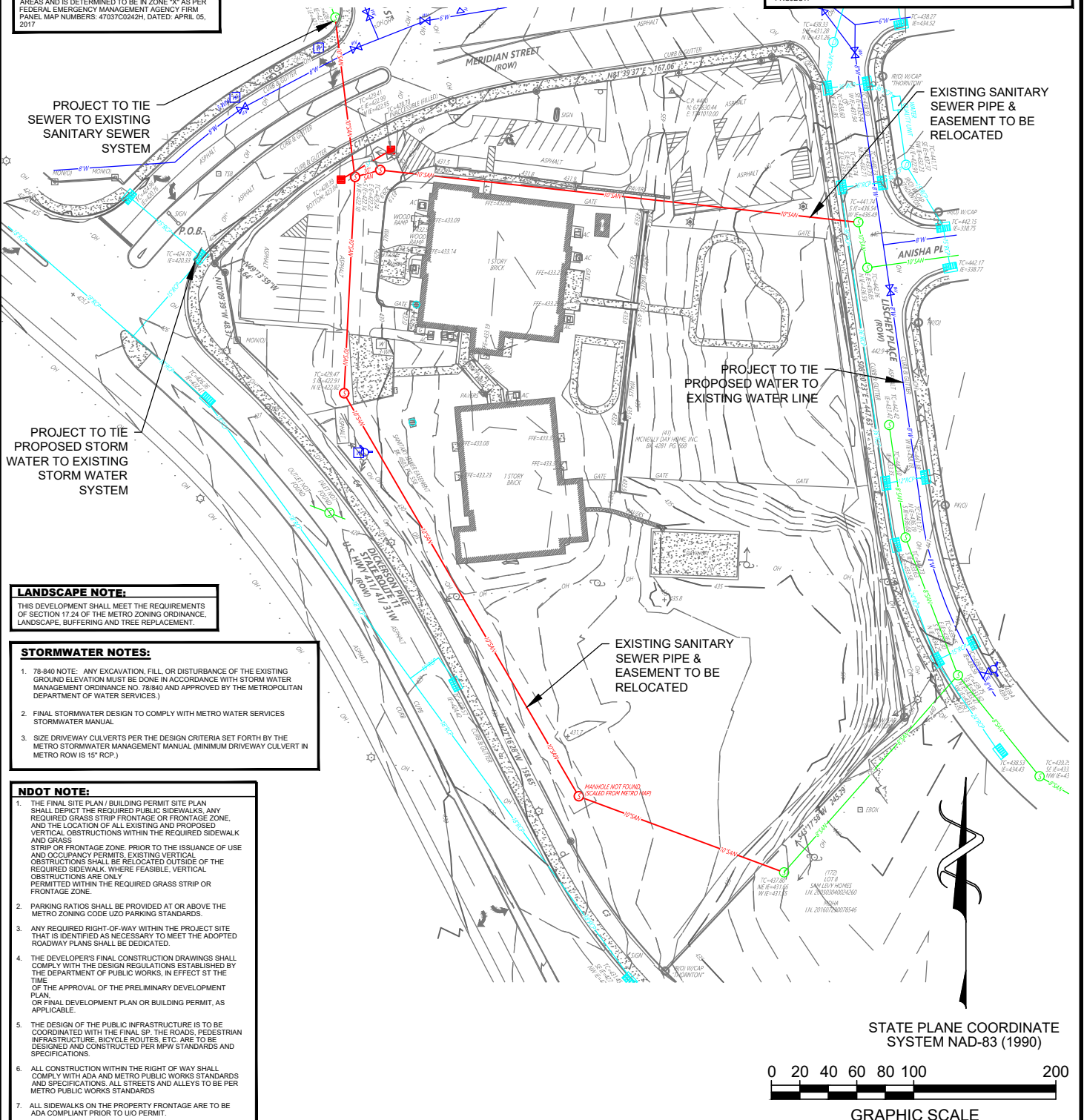
THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.

AS THE DESIGN OF THE PROJECT CONTINUES TO PROGRESS, THE DEVELOPER MAY FIND IT NECESSARY TO MAKE MINOR ADJUSTMENTS TO ITEMS SUCH AS BUILDING FOOTPRINT, BUILDING ELEVATIONS AND COMPOSITION OF FENESTRATION AND OTHER FACADE ELEMENTS, OR THOSE AS NECESSITATED BY STRUCTURAL, MECHANICAL, OR ELECTRICAL DESIGN DEVELOPMENT.

DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS TO ADDRESS REQUIREMENTS OF OR REVISIONS TO BUILDING CODES AND OTHER REGULATIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

**FEMA NOTE:**

THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL MAP NUMBERS: 47037C0242H, DATED: APRIL 05, 2017.

**LANDSCAPE NOTE:**

THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SECTION 17.24 OF THE METRO ZONING ORDINANCE, LANDSCAPE, BUFFERING AND TREE REPLACEMENT.

**STORMWATER NOTES:**

- 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- FINAL STORMWATER DESIGN TO COMPLY WITH METRO WATER SERVICES STORMWATER MANUAL.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' RCP.)

**NDOT NOTE:**

- THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE 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 WHERE FEASIBLE. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UOZ PARKING STANDARDS.
- ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE.
- THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP. THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO UO PERMIT.

**EXISTING CONDITIONS**

**MCNEILLY DAY CARE  
100 MERIDIAN STREET  
NASHVILLE TN, 37207**

**EX 1.0**

BCA JOB NO.  
2980-08