

# E2L FDS NASHVILLE, LLC

PRELIMINARY SPECIFIC PLAN | REVISED JUNE 10, 2026

# VA



# U.S. Department of Veterans Affairs



ARCHITECTURAL RENDERING

## U.S. DEPARTMENT OF VETERANS AFFAIRS OUTPATIENT CLINIC | NASHVILLE, TN

## PROJECT VISION: VA OUTPATIENT MEDICAL CENTER

The purpose of this Preliminary SP application is to permit a 3-story, 202,982-GSF veterans affairs community-based outpatient clinic (CBOC). The proposed VA Outpatient Medical Center is thoughtfully aligned with the goals of the Community Area Plan, reinforcing the existing neighborhood development pattern in both scale and site organization. The project is designed to enhance connectivity and accessibility while preserving and elevating the site's natural features, including its relationship to the Cumberland River.

The site is located adjacent to the American Baptist College campus at 0 Baptist World Center Drive in Nashville, positioned just north of the Cumberland River and offering prominent views of downtown Nashville. Its strategic location provides convenient regional access via Interstates 24 and 65, connecting the site to the city's retail, dining, entertainment, hospitality, and service amenities. The surrounding context includes a mix of institutional, religious, retail, and low-density residential uses, as well as a planned fire station, contributing to a well-rounded and supportive community environment.

The development plan emphasizes an enhanced streetscape along Baptist World Center Drive, incorporating a memorial plaza and native landscaping to create a welcoming and accessible arrival experience. These improvements are intended to strengthen the connection between the public realm and the facility's main entry pavilion, while providing an inviting environment for veterans, visitors, and staff.

The new VA Outpatient Medical Center will be developed in accordance with the latest VA design standards, delivering a state-of-the-art healthcare facility focused on comprehensive, coordinated care for the region's veteran population. The facility will provide a full range of essential services, including primary care, rehabilitation, mental health services, radiology, audiology, ophthalmology, and women's health.

Construction is anticipated to begin in the third to fourth quarter of 2026, with project completion expected in the fourth quarter of 2028.

# VA

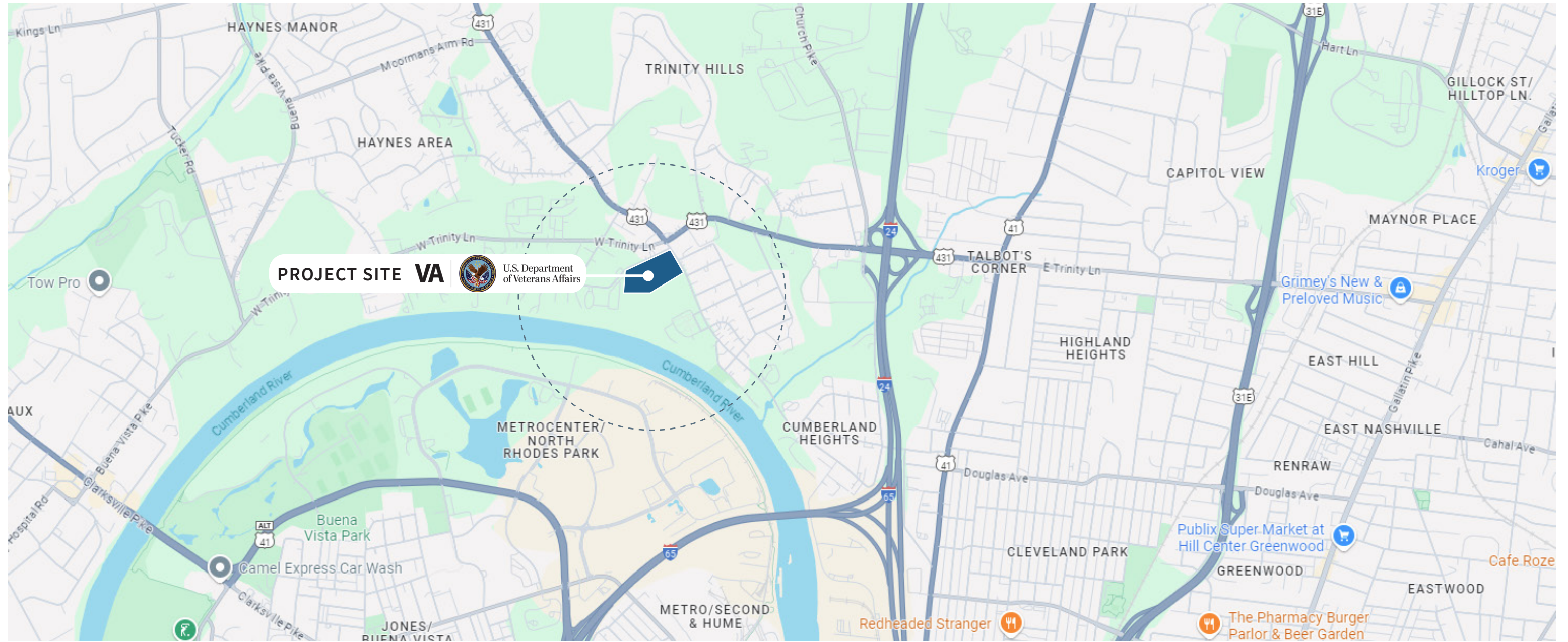


## U.S. Department of Veterans Affairs



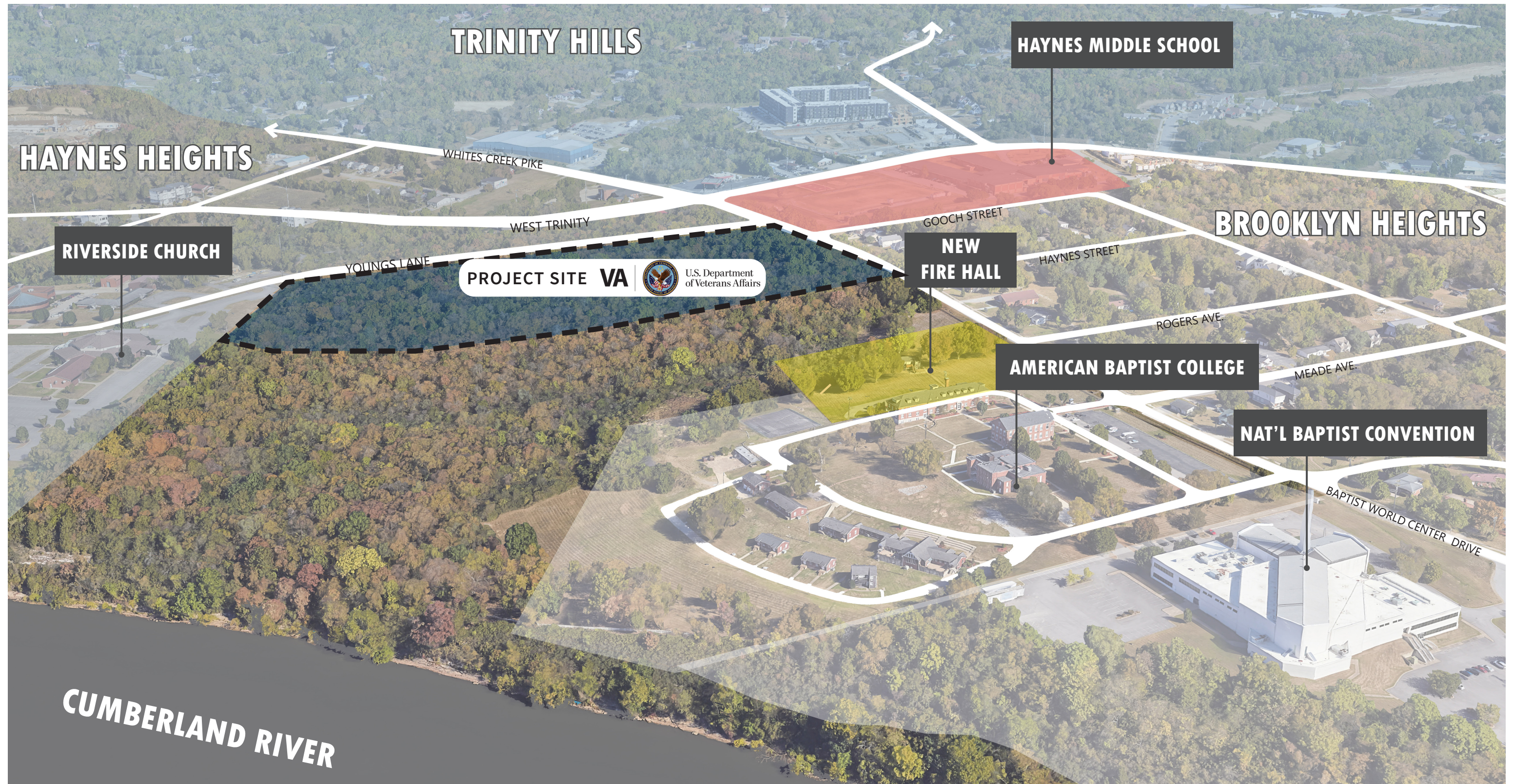
ARCHITECTURAL RENDERING

PROJECT SITE: 0 BAPTIST WORLD CENTER DRIVE



DEVELOPER	E2L FDS NASHVILLE LLC	PARCEL ID	07105002700	LAND PLANNER	BAKER BARRIOS ARCHITECTS
ADDRESS	1001 19 <sup>TH</sup> ST N SUITE 1401, ARLINGTON, VA 22209	PROJECT ADDRESS	0 BAPTIST WORLD CENTER DRIVE		189 S. ORANGE AVE, SUITE 1700
		OWNER	THE AMERICAN BAPTIST THEOLOGICAL SEMINARY		ORLANDO, FL, 32801
		ADDRESS	1800 WHITES CREEK PIKE, NASHVILLE, TN 37207		ATTN: DOUG GIBSON
		COUNCIL DISTRICT	(2) KYONZTE TOOMBS		DGIBSON@BAKERBARRIOS.COM

PROJECT SITE: 0 BAPTIST WORLD CENTER DRIVE



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PARCEL ID	ADDRESS	OWNER	ZONE CODE	RECORDED SUBDIVISION	BOOK	PAGE
1	07105003100 510 W Trinity Ln	Metro Gov't S Haynes	RS5	Metro Gov'S Haynes	DB-00010247	353
2	07105005000 2011 Baptist World Center Dr	Cockrill, Jaqueline	RS5	ET Brown Subdivision	DB-20060605	65942
3	07105005100 2009 Baptist World Center Dr	Vaughn, Tamika E. & Cockrell, Pearline	RS5	ET Brown Subdivision	QC-20030422	53218
4	07105005200 2007 Baptist World Center Dr	Trotter, Cynthia D. & Donald M.	RS5	ET Brown Subdivision	DB-20050614	67837
5	07105005300 2005 Baptist World Center Dr	Hickman, Brenda	RS5	ET Brown Subdivision	DB-00004473	795
6	07105005400 2003 Baptist World Center Dr	McClain, Ray A.	RS5	ET Brown Subdivision	DB-00002597	397
7	07105005500 2001 Baptist World Center Dr	Brandon, D F	RS5	ET Brown Subdivision	DB-00003403	334
8	07105007700 1915 Baptist World Center Dr	Vinson, Jaqueline Y.	RS5	ET Brown Subdivision	PL-20150108	2271
9	07105030000 0 Baptist World Center Dr	Metro Gov't	R6	American Baptist Theological Seminary	PL-20250131	7405
10	07008023300 800 Youngs Ln	South Central Conf. Assn. of 7th Day Adv., Inc.	OG	Riverside Hospital Subdivision	PL-00006250	266
11	07008016700 617 Youngs Ln	Lockridge, William Bernard et al	R6	Haynies Free Silver	DB-00001212	77
12	07105002000 615 Youngs Ln	South Central Conf. Assn. of 7th Day Adv., Inc.	R6	Haynies Free Silver	DB-00003538	48
13	07105002100 613 Youngs Ln	South Central Conf. Assn. of 7th Day Adv., Inc.	R6	Haynies Free Silver	DB-20260202	6777
14	07105002200 611 Youngs Ln	Dunlap, Karen Brown	R6	Haynies Free Silver	DB-00008379	280
15	07105002300 607 Youngs Ln	South Central Conf. Assn. of 7th Day Adv., Inc.	R6	Haynies Free Silver	DB-00008303	942
16	07105002400 605 Youngs Ln	Lister, Robert L. & Constance M.	R6	Haynies Free Silver	DB-00008610	951
17	07105002600 600 W Trinity Ln	Miag Properties, LLC	CL	Haynies Free Silver	DB-00004536	785
18	07105002700 0 Baptist World Center Dr	American Baptist College	R6	American Baptist Theological Seminary	DB-00008333	870



## STANDARD NOTES

### **DEVELOPMENT STANDARDS**

#### PROJECT DESCRIPTION

THE PURPOSE OF THIS PRELIMINARY SP APPLICATION IS TO PERMIT A 3-STORY, 204,285-GSF VETERANS AFFAIRS COMMUNITY-BASED OUTPATIENT CLINIC (CBOC). THIS SITE HAS BEEN SELECTED BY THE VETERANS ADMINISTRATION TO MEET INCREASING DEMANDS FOR VETERAN SERVICES IN THE LOCAL COMMUNITY.

SIGNAGE IS NOT BEING APPROVED WITH THIS PLAN. ALL SIGNAGE PERMITS TO BE OBTAINED FROM METRO CODES AT BUILDING PERMIT STAGE.

#### GENERAL ARCHITECTURAL COMPLIANCE STANDARDS

FINAL DRAWINGS SHALL BE SUBMITTED MEETING SP ZONING REQUIREMENTS AND ZONING APPROVAL CONDITIONS AS SET FORTH THROUGH THE SITE PLAN APPROVAL PROCESS.

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 EAVE TO MIDPOINT) OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

#### BUILDING DESIGN FEATURES

THE BUILDING WILL BE CONSTRUCTED OF CONCRETE TILT WALL PANELS, WITH SELECT PANELS USING FORM LINER TO CREATE TEXTURE AND DEPTH.

THE WINDOW RHYTHMS, STEPPING IN AND OUT OF WALL PANELS, CREATIVE AND TASTEFUL PAINT APPLICATIONS WILL PROVIDE AN ATTRACTIVE, CALMING ENVIRONMENT FOR THE FACILITY USERS.

EXTERIOR WALLS SHALL CONSIST OF A MINIMUM OF 2 COLORS.

THE USE OF 1, 2 AND 3 STORY ELEMENTS WILL GIVE THE BUILDING A MORE GROUNDED FEEL, ELIMINATING LARGE WALL AREAS IN THE PUBLIC AREAS.

PROPOSED GLAZING PERCENTAGES:

#### BAPTIST WORLD DRIVE ELEVATION:

1st FLOOR	20%
2nd FLOOR	15%
3rd FLOOR	15%

#### YOUNGS LANE ELEVATION:

1st FLOOR	20%
2nd FLOOR	15%

#### SOUTH (SIDE) ELEVATION:

1st FLOOR	20%
2nd FLOOR	15%
3rd FLOOR	15%

#### WEST (REAR) ELEVATION:

1st FLOOR	20%
2nd FLOOR	15%
3rd FLOOR	15%

MAXIMUM WIDTH OF BLANK FACADE SHALL NOT EXCEED 30 FT ON ELEVATIONS FACING BAPTIST WORLD CENTER DRIVE.

THE PROPOSED MEMORIAL PLAZA WILL BE AN OPEN, INVITING PUBLIC SPACE THAT WILL MAINTAIN A VISUAL CONNECTION BETWEEN BAPTIST WORLD DRIVE AND THE BUILDING ENTRANCE. THE PLAZA WILL ALSO FEATURE A MEMORIAL COMPONENT HONORING THE 6 VETERAN SERVICE BRANCHES.

#### SITE RELATED DETAILS

SITE ACCESS SHALL BE FROM BAPTIST WORLD CENTER DRIVE AND YOUNGS LANE. PUBLIC AND STAFF TRAFFIC SHALL BE PRIMARILY ACCESSED FROM BAPTIST WORLD CENTER DRIVE WITH TRAFFIC ACCESS FROM YOUNGS LANE PRIMARILY RESERVED FOR SERVICE AND EMERGENCY (AMBULANCE) TRAFFIC.

ALL REFUGE COLLECTION, MECHANICAL EQUIPMENT AND THE LIKE SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

BICYCLE PARKING SHALL BE PROVIDED PER METRO ZONING CODE.

ALL PARKING SHALL EXCEED METRO REQUIREMENTS FOR WIDTHS AND AMOUNTS IN ORDER TO MEET FEDERAL REQUIREMENTS.

ALL LANDSCAPING SHALL MEET METRO REQUIREMENTS.

LANDSCAPE AREAS SHALL BE IRRIGATED.

LANDSCAPE BUFFERS SHALL BE IN COMPLIANCE WITH METRO ZONING STANDARDS.

AN ADDITIONAL EVERGREEN LANDSCAPE BUFFER IS PROPOSED AT THE SERVICE AREAS IN ORDER TO PROVIDE FOR VISUAL SCREENING OF THE SERVICE COMPONENTS FROM YOUNGS LANE.

ALL EXTERNAL LIGHTING SHALL COMPLY WITH DARK SKIES REQUIREMENTS.

FIRE LANES SHALL BE MINIMUM 20 FT WIDE AND HAVE CLEAR UNOBSTRUCTED HEAD HEIGHT OF 13'-6" MINIMUM.

### **STANDARD NOTES**

THE DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE.

FOR ANY DEVELOPMENT STANDARD OR REGULATION NOT SHOWN ON PRELIMINARY SP PLAN AND/OR INCLUDED IN THE FINAL CONDITIONS OF APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS FOR MUG ZONING.

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "AE" AREA OF REGULATORY FLOODWAY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 47037C0233H, DATED APRIL 5, 2017.

FINAL SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, GRASS STRIPS WITHIN THE FRONTAL ZONE.

STANDARD NOTES

NO PART OF THE BUILDING SHALL BE OVER 500 FT FROM A FIRE HYDRANT. FIRE HYDRANT SHALL BE LOCATED WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTION.

WHERE FEASIBLE THE DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD MOUNTED TRANSFORMERS.

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**SITE DATA TABLE**

TOTAL PROJECT AREA	20.20 ACRES
PROPOSED SQUARE FOOTAGE	204,285 GSF
1st FLOOR	83,654 GSF
2ND FLOOR	71,885 GSF
3RD FLOOR	48,746 GSF
PROPOSED NUMBER OF STORIES	3 STORIES IN 75'
FLOOR AREA RATIO	0.23
IMPERVIOUS SURFACE RATIO	0.789
PARKING SPACES REQUIRED	1021
PARKING SPACES PROVIDED	1100
PARKING SPACE SIZE/ AISLE WIDTH	9' x 18' / 24 FT AISLE
ADA SPACES REQUIRED	21
ADA SPACES PROVIDED	67
EXISTING ZONING	R6
PROPOSED ZONING	SP
FALL BACK ZONING	MUG-A
BUILDING USE	MEDICAL VA COMMUNITY BASED OUTPATIENT CLINIC
COUNCIL DISTRICT	02
COUNCIL MEMBER	KYONZTE' TOOMBS

**SP DISTRICT BULK STANDARDS**

GENERAL STANDARDS

MIN. LOT AREA	NONE
MAX. FAR	0.23
MAX. ISR	0.85
FRONT SETBACK	350'
SIDE SETBACK (YOUNGS LANE)	150'
SIDE SETBACK (SOUTH)	150'
REAR SETBACK	350'
MAX. BUILDING HEIGHT/STORIES	3 STORIES IN 75'
PERMITTED HEIGHT OBSTRUCTIONS:	
ELEVATOR OR STAIR BULKHEADS.	
FLAGPOLES.	
PARAPET WALLS NO MORE THAN 4 FT.	

PERMITTED USES

204,285 SF OF NON-RESIDENTIAL USES. INCLUDED MEDICAL USES:	
MEDICAL OFFICE	OUTPATIENT CLINIC
MEDICAL APPLIANCE SALES	REHABILITATION SERVICES
MEDICAL OR SCIENTIFIC LAB	

PARKING AND LOADING REQUIREMENTS

MEDICAL OFFICE	1 SPACE PER 200 SF
OUTPATIENT CLINIC	1 SPACE PER 200 SF
PARKING SPACE DIMENSIONS	(90 DEGREE PARKING)
STALL DEPTH	18'-0"
STALL WIDTH	8'-6" MINIMUM
DRIVEWAY WIDTH	24'-0"
ON SITE SIDEWALKS	5'-0" MINIMUM
LOADING SPACES REQUIRED	(2) 10 FT x 50 FT
BICYCLE PARKING REQUIRED	1 PER 15,000 SF
DRIVEWAYS ALLOWED	AS SHOWN ON PLAN

ADDITIONAL VETERANS ADMINISTRATION PARKING REQUIREMENTS

PATIENT PARKING	605 SPACES
STAFF PARKING	495 SPACES
MINIMUM STALL DIMENSIONS	9'-0" W x 18'-0" D

LANDSCAPING AND BUFFER REQUIREMENTS

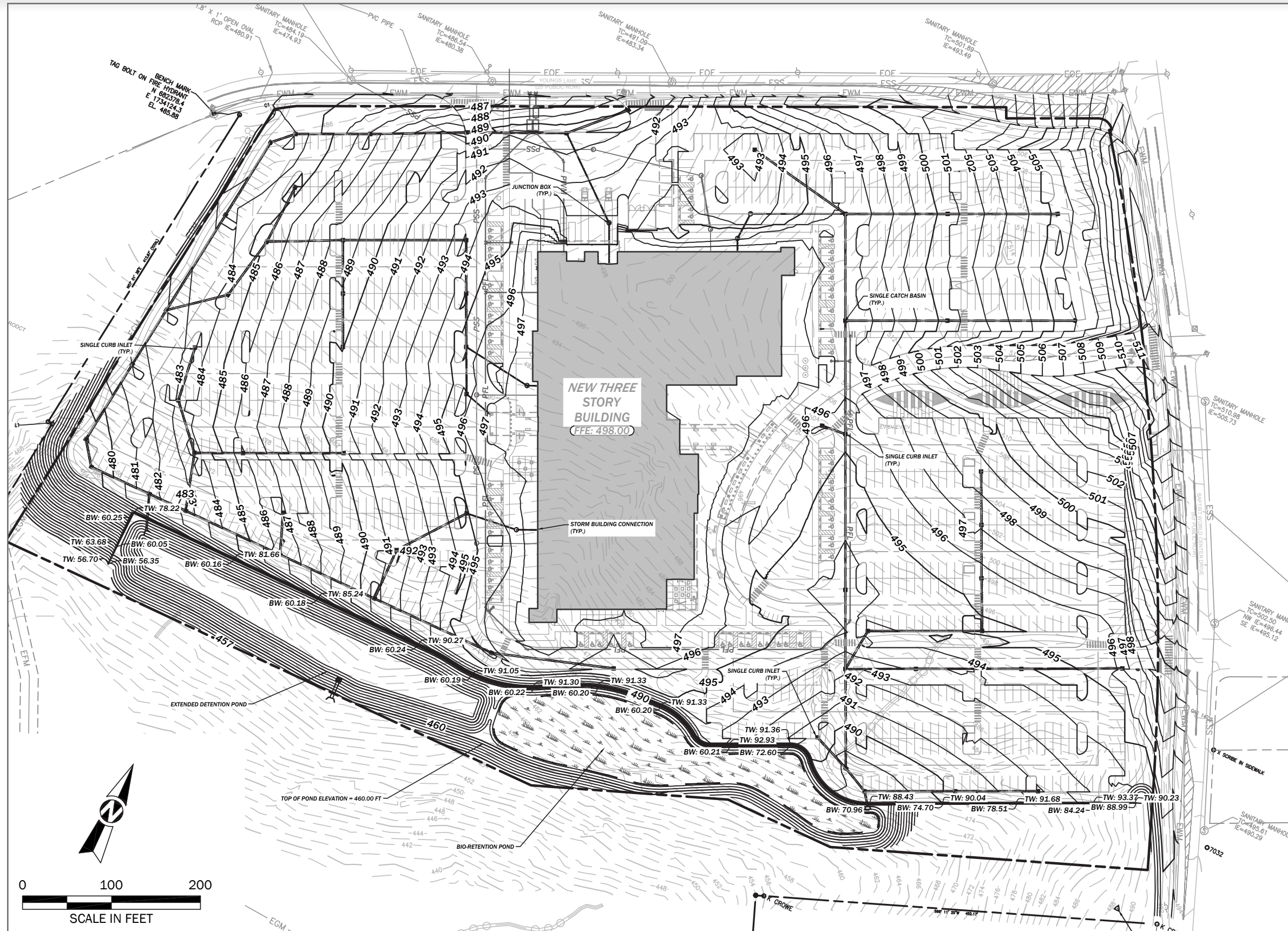
<u>PERIMETER SCREENING REQUIREMENTS</u>	
YOUNGS LANE	TYPE "D-3" 30 FT MIN. WIDTH 1 TREE / 10 FT 2" CALIPER @ 6 FT 2'-6" MAX. EVERGREEN
	TYPE "A-1" 10 FT MIN. WIDTH 1 TREE / 30 FT*

\*NOTE: TYPE "A" BUFFER IS ONLY FOR INTERSECTION OF YOUNGS LANE AND BAPTIST WORLD CENTER DRIVE TO ALLOW FOR NECESSARY INFRASTRUCTURE IMPROVEMENTS.

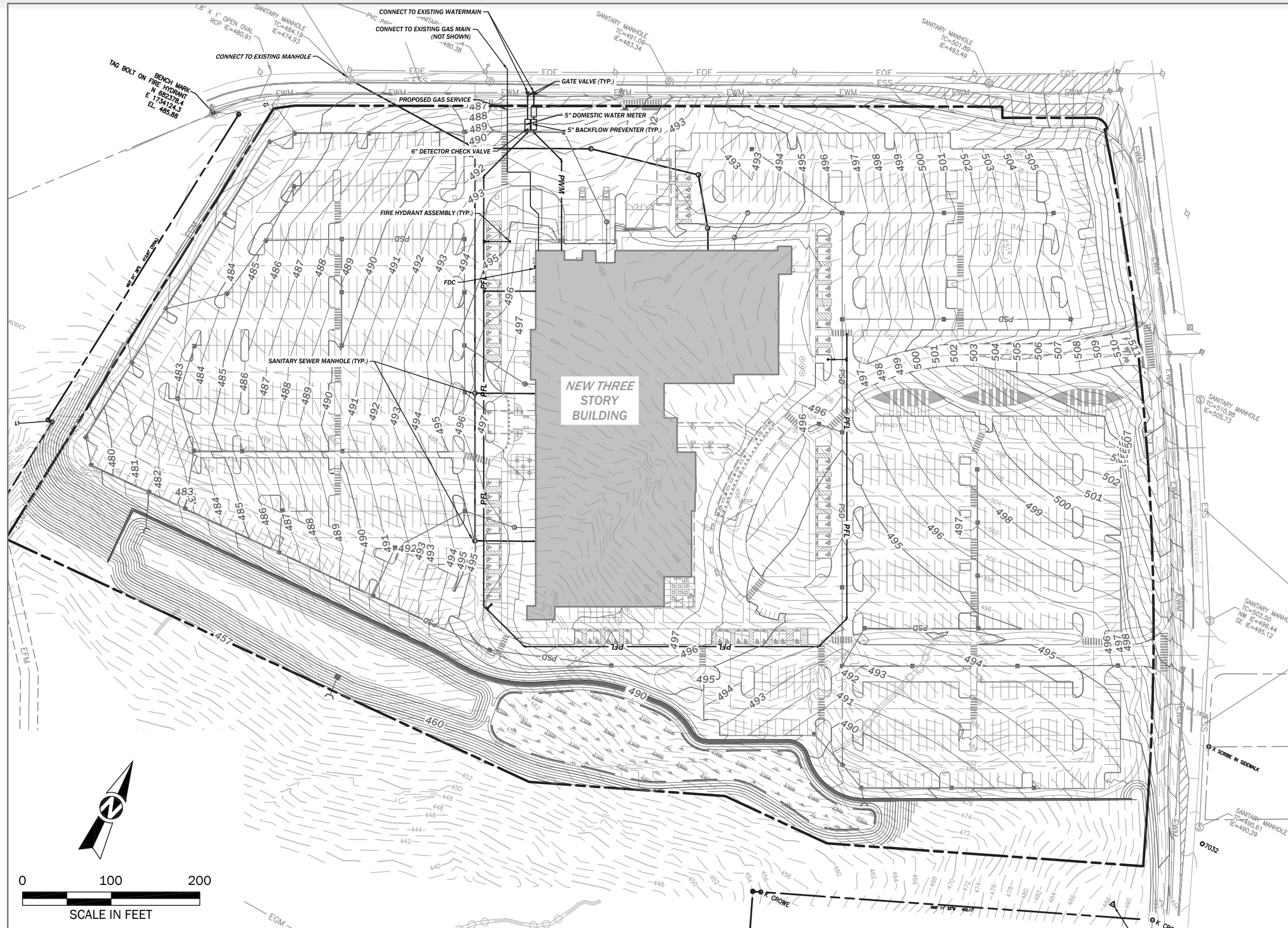
BAPTIST WORLD CENTER DRIVE	TYPE "D-3" 30 FT MIN. WIDTH 1 TREE / 10 FT 2" CALIPER @ 6 FT 2'-6" MAX. EVERGREEN
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INTERIOR PLANTING REQUIREMENTS

MINIMUM PERCENTAGE	8%
MINIMUM CANOPY TREES	1 PER 15 PARKING SPACES 2" CALIPER @ 6 FT
MINIMUM SIZE PLANTING AREA	90 SF



NOTE: Pervious pavers are under review as a potential option pending further discussions with the design team and contractor.



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