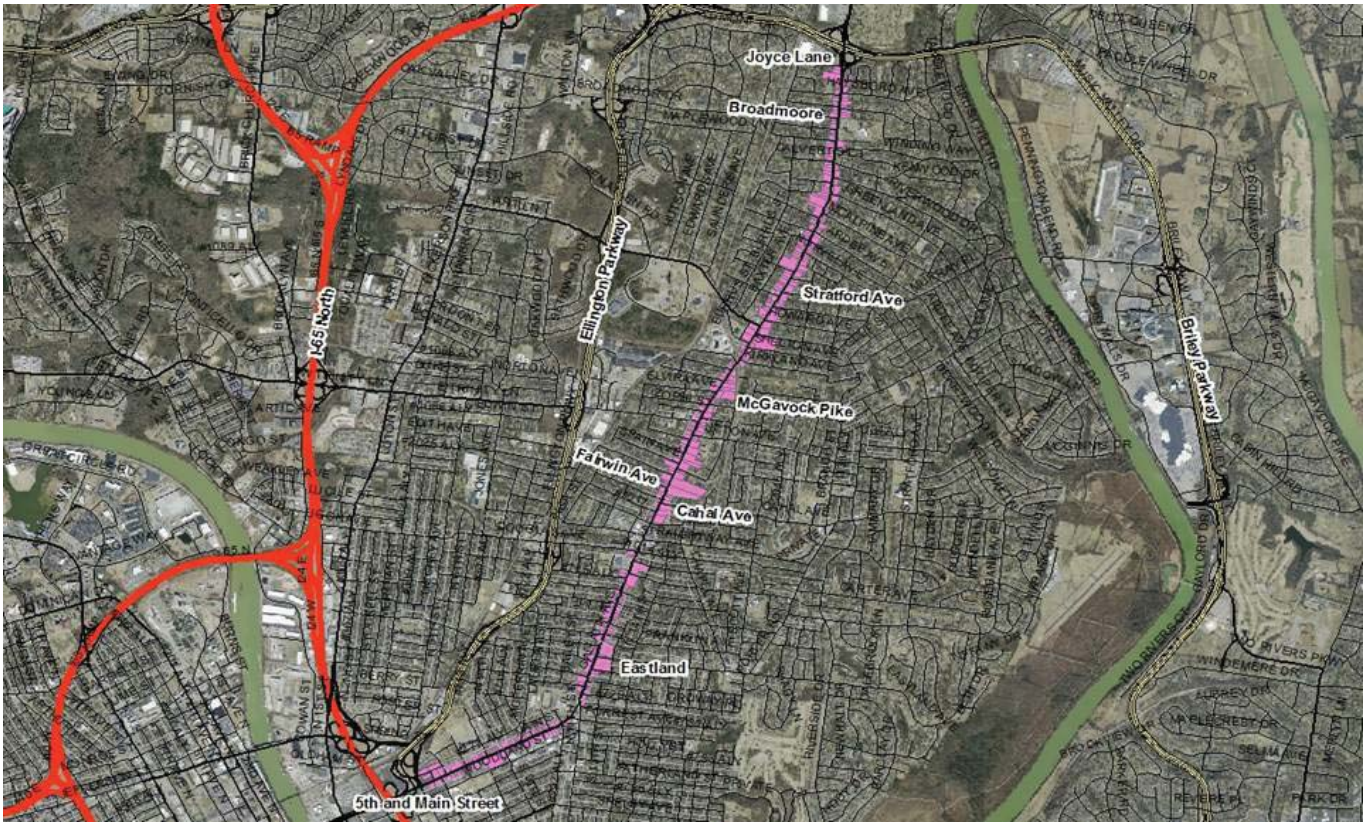


# GALLATIN PIKE URBAN DESIGN OVERLAY

prepared by  
Metropolitan Nashville Planning Department



- DRAFT -  
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# INTRODUCTORY PROVISIONS

## INTENT

The purpose of these regulations is to provide development standards that accomplish the following:

- Achieve a sense of place by encouraging development that emphasizes sensitivity to the pedestrian environment.
- Minimize intrusion of the automobile into the urban setting.
- Promote economic vitality on Gallatin Pike.
- Improve the appearance and function of the main corridors and other commercial areas.
- Improve transportation infrastructure to meet the needs of an urban environment.
- Establish reasonable and improved standards for business identification.

## OVERVIEW

The Gallatin Pike UDO is located along the corridor of Main Street and Gallatin Pike from its intersection with South 5th Street on the southern end, to the south side of Briley Parkway on the northern end. Every parcel of land with any frontage along Main Street or Gallatin Pike within this boundary is included within this UDO, except for those parcels located within the Institutional Overlay for the Nashville Auto Diesel College, Planned Unit Developments adopted pursuant to BL2003-82 and BL2005-881, and Metropolitan Public School and Metropolitan Fire Department properties. This UDO zoning district is applicable to those parcels or portions of parcels, consisting of approximately 215 acres, shown in the shaded area on the maps on page 5.

This UDO is located entirely within the Metropolitan Planning Commission's East Nashville Community Plan area. The corridor currently consists of a wide variety of development types and patterns, ranging from single-family homes and offices in converted houses, to civic uses, to retail stores in a variety of sizes.

## APPLICABILITY

**1. Development standards.** Base Zoning Standards may be utilized for development for any parcel within this UDO. Optional Development Standards may be utilized at the selection of the property owner or developer for any parcel within this UDO, with the exception of parcels within an adopted MDHA redevelopment district.

**2. Signage Standards.** An Alley Sign in accordance with the standards contained in this UDO may be utilized for any property within this UDO with direct access to a public alley.

## MODIFICATIONS

Based on site-specific issues, modifications to the standards may be necessary. Modifications may be permitted because of the exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of a property. The condition shall be unique to the property and generally not prevalent to other properties in the general area, or have been created by the previous actions of any person having an interest in the property after the effective date of this ordinance.

Any standard within the Gallatin Pike UDO may be modified as set forth herein, provided the intent of the standard is being met, the modification results in better urban design for the neighborhood as a whole, and the modification does not impede or burden existing or future development of adjacent properties.

The Gallatin Pike UDO, the East Nashville Community Plan, the East Bank Redevelopment District Plan, the Five Points Redevelopment District Plan, and any other policies or regulations from governing agencies shall be consulted when considering modifications. Any standards that shall not be modified are explicitly noted in Section 17.36.320.

Modifications must be approved by the Executive Director of the Planning Commission. Any determination made by the Executive Director may be appealed to the Planning Commission within seven business days.



# DEVELOPMENT STANDARDS

## DEVELOPMENT STANDARDS

### A. By-right Standards

1. Any property within this UDO may be developed in accordance with the standards and regulations of the base zoning district.

### B. Optional Development Standards

1. Any property within this UDO (excluding properties within adopted MDHA Redevelopment Districts) may be developed in accordance with the Optional Development Standards table and the Supplemental Development Standards as set forth in Section 2 below. In order to utilize the Optional Development Standards, applicants must file a final site plan with the Planning Department in accordance with Section 17.40.170B of the Zoning Code. Development proposals shall be reviewed for compliance with the Optional Zoning District and the Supplemental Development Standards

**Optional Development Standards<sup>1</sup>**

Base Zoning District	Optional Zoning District
MUG-A	MUG
MUL-A	MUL
OR20-A	OR-20

### 2. Supplemental Development Standards

a. Vehicular Access. The maximum number of vehicular access points from Main Street or Gallatin Pike to each lot shall be permitted as follows.

Lot Frontage	Maximum Number of Driveways
Up to 300 feet	1
Each additional 300 feet	1

b. Pedestrian Connection. A dedicated paved or hard surface walkway providing a continuous, direct connection to primary building entrances from the Main Street or Gallatin Pike frontage shall be provided on each lot. All walkways shall have to meet the following requirements:

- (i) Outside of a parking area, walkways shall have a minimum width of 4 feet.
- (ii) Within a parking area:
  - (1) Walkways shall have a minimum width of 5

feet and shall be identified by a change in paving material that provides a contrast to the surrounding parking area. Walkways may be striped, but shall have a minimum width of 6 feet.

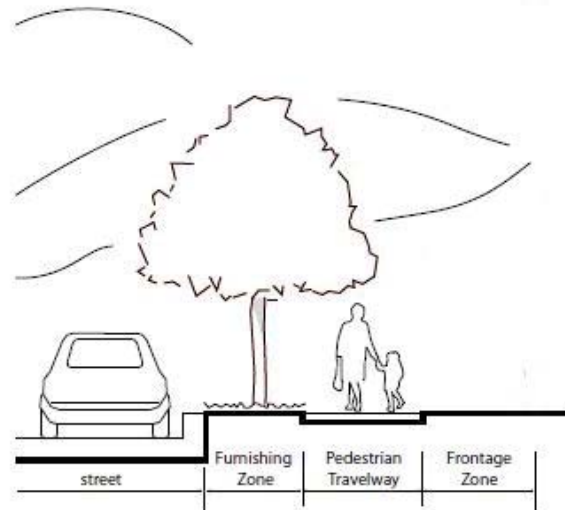
(2) A walkway shall not be placed within a parking space.

(3) Walkways shall only cross a driveway in a direction perpendicular to vehicle movement.

(4) Where a walkway is located adjacent to the short end of a parking space, wheel stops shall be used on that parking space to ensure that a parked car does not block the walkway.

### c. Major and Collector Street Plan.

The Gallatin Pike Pedestrian Zone and Green Zone shall be improved with the standard Furnishing Zone, Pedestrian Travelway, and Frontage Zone as specified by the Major and Collector Street Plan.



*Streetside Cross Section*

The Pedestrian Zone and/or the Green Zone may be modified where “Constrained” streets have been identified on the Major and Collector Street Plan.

1. Where Optional Development Standards are utilized, development shall be in accordance with the Supplemental Development Standards contained in Section 2 in addition to the applicable Optional Zone District standards

# DEVELOPMENT STANDARDS

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d. Perimeter screening.

In lieu of the perimeter screening requirements of Section 17.24.150.A of the zoning code, parking areas and driveways shall be separated from the edge of the right-of-way by one of the following perimeter landscape strips:

- (i) Option A:
  - (a) Minimum of 7 feet wide (which may include the frontage zone area required by the Major and Collector Street Plan) planted with evergreen shrubs to screen the parking area.
  - (b) All shrubs shall be a minimum of 2 feet, 6 inches in height at the time of installation, forming a hedge that provides year-round screening.
  - (c) Vegetation shall be maintained at a maximum height of 3 feet.
  - (d) A minimum of one tree, including understory trees where overhead utilities exist, shall be preserved or planted in the perimeter strip for each 30 feet of parking area frontage, or portion thereof.
  
- (ii) Option B:
  - (a) Minimum of 5 feet wide (which may include the frontage zone area required by the Major and Collector Street Plan) including a wall and ground cover and/or grass.
  - (b) The wall shall be between 2 feet, 6 inches and 3 feet, 6 inches. The wall shall be placed at the back of the planting strip, so any vegetation is between the wall and the sidewalk.
  - (c) The wall shall be finished with a brick, natural stone or other ornamental material (not concrete cinder-block).
  - (d) A minimum of one tree, including understory trees where overhead utilities exist, shall be preserved or planted in the perimeter strip for each 30 feet of parking area frontage, or portion thereof.

# SIGNAGE STANDARDS

## SIGNAGE STANDARDS

1. In addition to the standards of the Zoning Code for signage, an alley sign is permitted for any property within this UDO with direct access to a public alley in accordance with the following standards.

### Definition

Alley Sign: A hanging sign permitted within the rear yard or rear yard setback adjacent to a public alley, identifying on-premises uses only.

### Permitted

An alley sign shall be permitted under the following circumstances:

1. The property is not zoned for one or two-family residential.
2. Parking is located at the rear of the property.
3. The rear parking is accessible from an alley.

### Maximum number of permitted alley signs

1 per lot width along the alley. An alley sign shall be permitted in addition to the ground sign requirements listed in Chapter 17.32 of the Zoning Code.

### Maximum display surface of individual sign

7 square feet

### Maximum width of display surface area

3 feet

### Maximum height of sign

5 feet

### Minimum setback from side and rear property line

3 feet from side property line; 5 feet from rear property line

### Minimum setback from a public street right-of-way

40 feet

### Placement

Alley signs shall be placed at a location that will not obstruct visibility along the alley or for vehicles entering or exiting the site.

### Illumination

Internal illumination is prohibited for alley signs. Where lighting is provided, externally lit signage using uplighting, downlighting, or backlighting techniques may be utilized. External lighting sources shall be directed and shielded so that they do not produce glare off the site or on any object other than the sign.

### Materials

All alley signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, glass and/or Plexiglas. Alley signs shall not be constructed of non-rigid materials including, but not limited to, vinyl, fabric, canvas, or corrugated plastic.

### MDHA Redevelopment Districts

The sign standards of this UDO shall apply to properties located within the East Bank and the Five Points MDHA Redevelopment Districts. Where the standards for this UDO overlap with standards of the Redevelopment Districts, the more restrictive shall apply.



# APPENDIX

## APPLICATION SUBMITTAL ITEMS

### Development Applications

1. Base Zoning District Development. Development applications for any development within the boundary of this UDO utilizing the base zoning district standards shall file a final site plan in accordance with the provisions of Section 17.40.170A of the Zoning Code.
2. Optional Development Standard Development. Development applications for any development within the boundary of this UDO utilizing the Optional Development Standards shall file a final site plan in accordance with the provisions of Section 17.40.170B of the Zoning Code.
3. MDHA Redevelopment District. Development Applications within any adopted MDHA Redevelopment District shall obtain the approval of MDHA in accordance with their process prior to submitting an application for any other type of development permit.
4. A final subdivision plat may be required to establish lots, rights of way and easements. Bonding for these improvements will be required.

### Alley Sign Applications

Applicants for alley sign permits shall submit the following information to the Planning Department, and/or MDHA as applicable. Incomplete applications will not be accepted.

- Design and details of the signage depicting size and shape (including height, width and depth), anchoring, materials, lighting and other data necessary to determine compliance with the requirements of this section and with the requirements of the Metropolitan building code and the Metropolitan electrical code. Additional information may be required as needed to determine compliance.
- A site plan, drawn to scale, depicting the location of the proposed signage and all relevant features of the site, including location and size of other regulated signs.
- The property address, applicant and sign designer's name and contact information. Approvals from Planning Department Staff, and MDHA if in a Redevelopment District, shall be required before applying for a permit from the Codes Department.
- All signage permits shall be reviewed by the Codes Administration Department, except alley signage, which shall be reviewed and approved by the Metro Planning Department prior to permit issuance.