

M-RESIDENCES

▶ SPECIFIC PLAN RE-SUBMITTAL

2014SP-074-001

Nashville, TN

September 16, 2014

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Kimley»Horn

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THE PRESTON
PARTNERSHIP, LLC

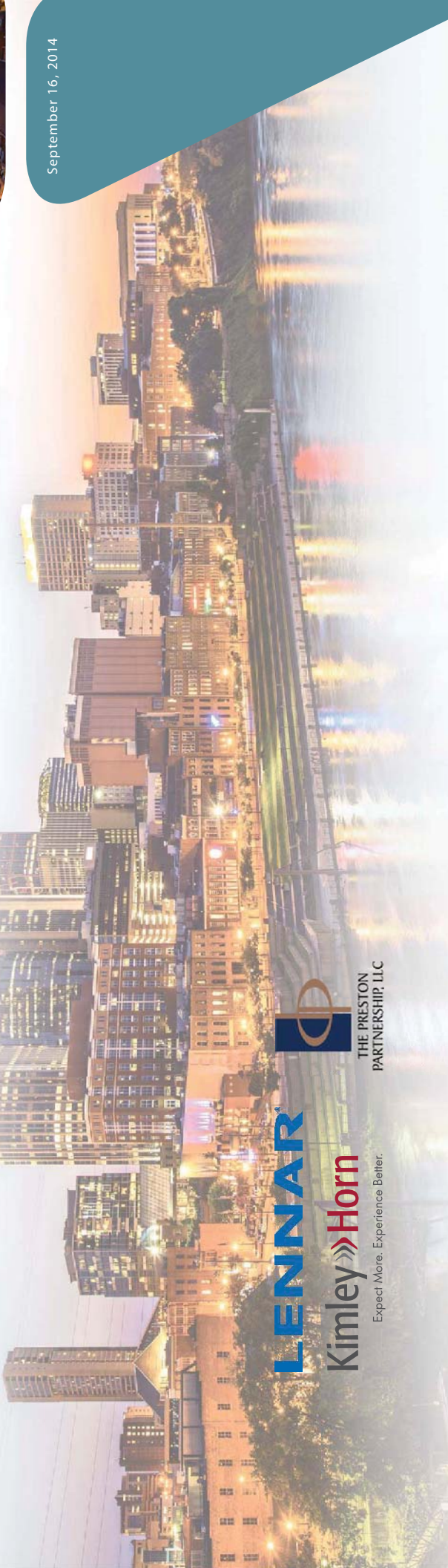


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SP NAME: M-RESIDENCES
 COUNCIL DISTRICT: 19
 COUNCIL MEMBER: ERICA GILMORE

ADDRESS/MAP AND PARCELS/OWNERS OF RECORD:
 824 19th Ave. S Map 92-16 Parcel 308, Dale C. Morris
 822 19th Ave. S Map 92-16 Parcel 307, Dale C. Morris
 818 19th Ave. S Map 92-16 Parcel 306, Dale C. Morris
 816 19th Ave. S Map 92-16 Parcel 304, Dale C. Morris
 814 19th Ave. S Map 92-16 Parcel 303, Dale C. Morris

US FEMA FIRM PANEL: 47037C0218F

EXISTING ZONING: ORI-A/OV-UZO

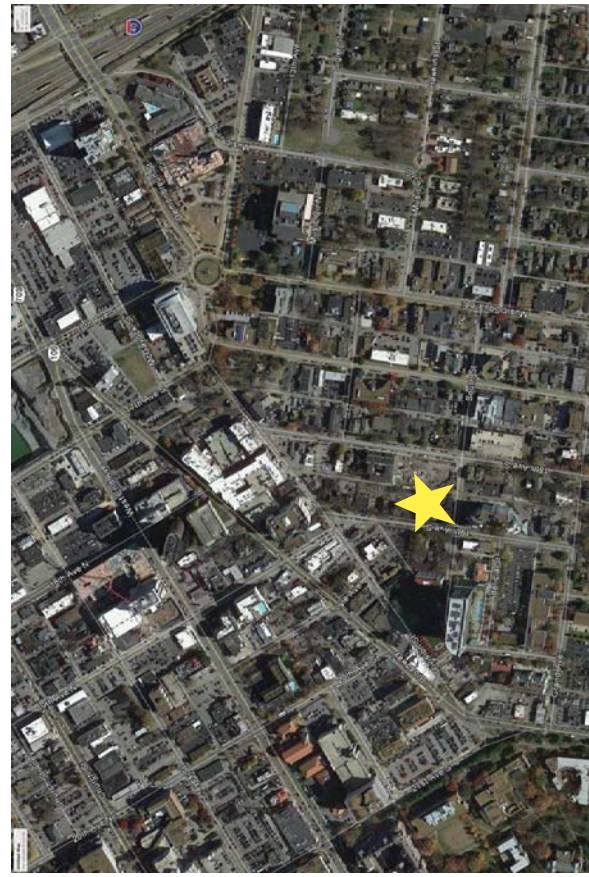
DEVELOPER:
 LENNAR MULTI-FAMILY COMMUNITIES
 JAY DANIEL
 678.298.4073

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES
 BRENDAN BOLES, PE.
 615.564.2701

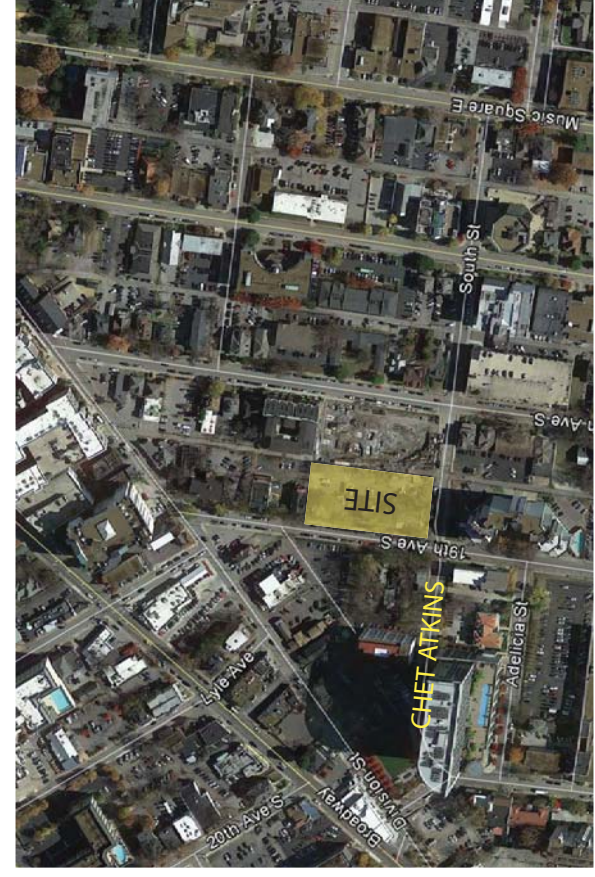
LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES
 DAVID COODE, PLA, AICP
 615.564.2701

ARCHITECT:
 THE PRESTON PARTNERSHIP
 ANDREW BUTLER, RA
 770.396.7248

LOCATION MAP



PROPOSED SITE



SITE OVERVIEW



ADJACENT PROPERTIES



PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	TAX MAP	PARCEL NO.	ZONING
1	Artisan on 18th, LLC	1800 Chet Atkins Pl	Nashville	TN	37203	92-16	323	ORI-A/OV-UZO
2	Alexander Turner Properties, LP	812 19th Ave. S	Nashville	TN	37203	92-16	302	ORI-A/OV-UZO
3	Paillet, Theodore H. ETAL	817 19th Ave. S	Nashville	TN	37203	92-16	263	ORI-A/OV-UZO
4	Paillet, Theodore H. ETAL	819 19th Ave. S	Nashville	TN	37203	92-16	264	ORI-A/OV-UZO
5	Chelsea Music Group, INC.	821 19th Ave. S	Nashville	TN	37203	92-16	265	ORI-A/OV-UZO
6	Verges-James, LLC	823 19th Ave. S	Nashville	TN	37203	92-16	266	ORI-A/OV-UZO
7	Verges-James, LLC	825 19th Ave. S	Nashville	TN	37203	92-16	267	ORI-A/OV-UZO
8	Covington, P. Emery	827 19th Ave. S	Nashville	TN	37203	92-16	268	ORI-A/OV-UZO

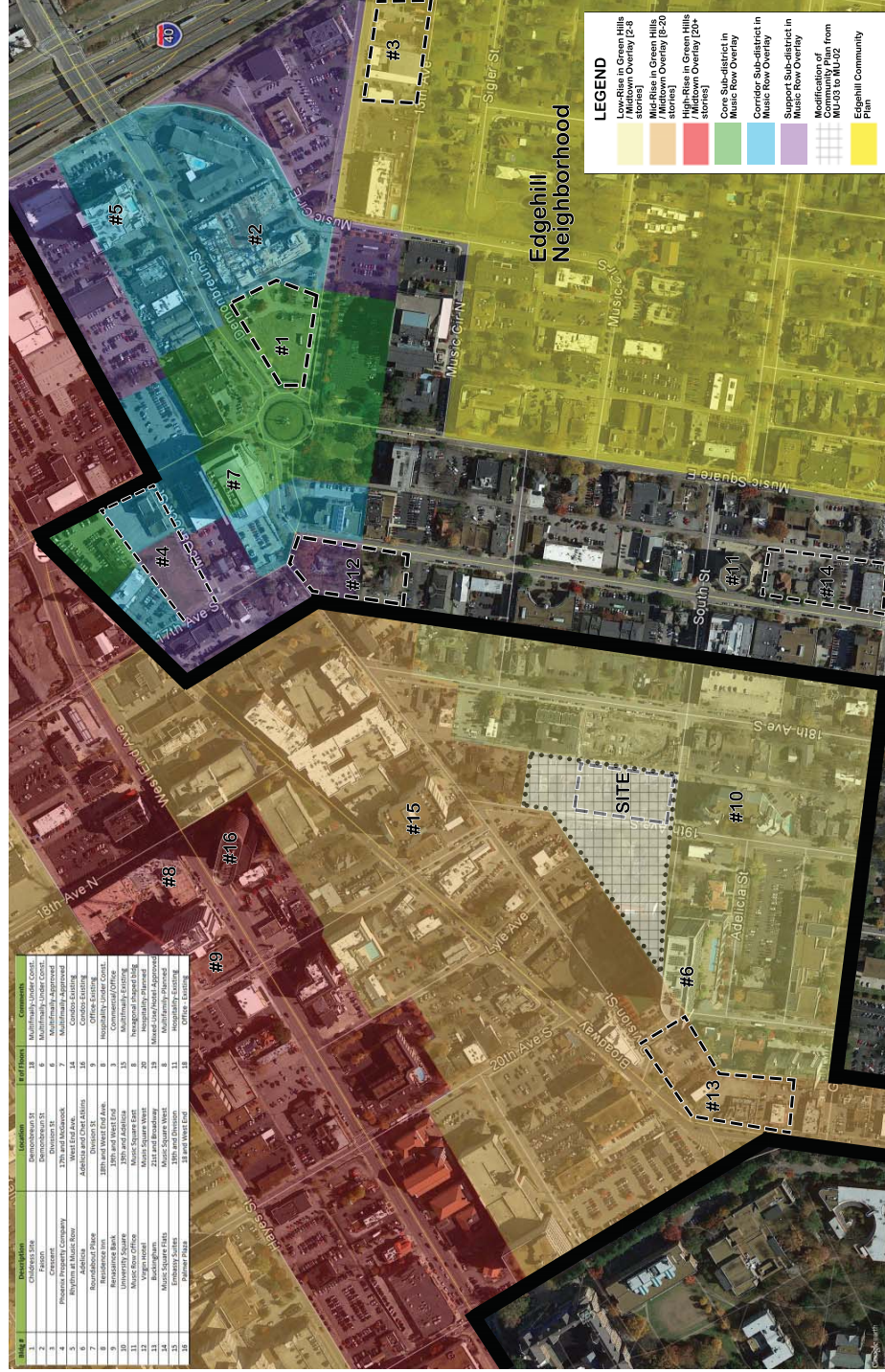
COMMUNITY PLAN REVISION

The policy area in which our site lies is denoted as T5-MU-03. Determination for this policy notes that "because of the area's numerous residential size lots; the maximum height of about eight stories is appropriate." However, multiple lots are being combined for new developments which are changing proportions upon which the policy was based. Heights of these developments that are proposed or built are shown on the map to the right. Some of these were approved prior to policy implementation and others received variances.

As time has passed, several sites in the vicinity of our site have increased in intensity well above those first envisioned for the area. Multiple parcels have been combined and have developed with appropriate land uses, but at a higher intensity than originally expected. Several parcels to the south of our site include developments over 15 stories. Current development plans of the lower intensity desired under the T5-MU-03 policy are taking place along 17th Avenue and are providing the desired transition to the Edge Hill neighborhood.

Our amendment request is to change the policy for the T5-MU-03 area which includes properties located on both sides of 19th Avenue from Division Street to South Street (approximately 4.1 acres) from T5-MU-03 (Low Rise) to T5-MU-02 (Mid Rise).

Block #	Block Name	Height	Use	Comments
1	Children's Park	15	Community	
2	Parsons	6	Multi-Family (Lower Cost)	
3	Prostate Project's Campus	7	Multi-Family (Approved)	
4	Rhythm at Music Row	14	Commercial	
5	West End Arts	9	Office/Residential	
6	West End Arts	9	Office/Residential	
7	West End Arts	9	Office/Residential	
8	West End Arts	9	Office/Residential	
9	West End Arts	9	Office/Residential	
10	West End Arts	9	Office/Residential	
11	West End Arts	9	Office/Residential	
12	West End Arts	9	Office/Residential	
13	West End Arts	9	Office/Residential	
14	West End Arts	9	Office/Residential	
15	West End Arts	9	Office/Residential	



Lennar - 19th Avenue South Nashville, Tennessee



POLICY AMENDMENT

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THE PURPOSE

The purpose of this S.P. application is to provide an exceptional residential living experience that offers first floor retail and other streetscape amenities.

THE VISION

The vision for this development is to provide urban living amenities to Nashville's popular Midtown neighborhood. This development will create an environment for people to live, eat and shop. Ground floor retail with pedestrian-scale storefronts, restaurants with outdoor dining space, and a pedestrian friendly streetscape featuring wide sidewalks, street trees, benches, and decorative lighting caters to existing urban dwellers as well the new residents of the residential development on this site.

This urban infill project creates housing opportunities with convenient access to everyday needs including work, shops, bike storage, fitness and leisure space. These amenities allow residents to experience a high-quality urban dwelling experience. The plan promotes pedestrian activity, walkability, and overall wellness of residents and the community.

Consistent with good urban design, the proposed project:

- reinforces a scale and form of development that emphasizes sensitivity to the pedestrian environment and balances the needs of pedestrians with the benefits provided by automobile traffic
- accommodates the area's parking needs on-site, while still maintaining a pedestrian-oriented environment
- provides for the strategic placement of public spaces in relationship to building masses, streetscapes, and landscaping features
- encourages active ground floor uses to animate the street, such as restaurants, shops, and services
- protects and enhances the economic viability of the area, as well as a diversity of uses and activities

DEVELOPMENT NOTES:

The purpose of this Specific Plan is to establish a specific plan zoning for this proposed mixed use development.

All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <http://www.ada.gov/>

US Justice Department: http://www.justice.gov/crt/housing/fair-housing/about_fairhousingact.html

This parcel does not lie within the flood hazard areas in accordance with FEMA insurance rate map (FIRM) panel number 47037C0218F.

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78/840 and approved by the Metropolitan Department of Water Services.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

The drawings in this submittal are for illustrative purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of final application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increases the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

PROPOSED LAND USES

Multi-family residential

Commercial uses:

Restaurant
Bar or Nightclub
Retail

Business service
Personal care service
ATM

Auto parking
Nano brewery
Personal care services
Multi-media production
Research service

Office uses:

General office
Leasing and sales office
Financial institution
Medical office

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUI-A zoning district as of the date of the applicable request or application.

SPECIFIC PLAN

DEVELOPMENT STATISTICS

- Project Uses:**
- Total Gross Acreage: 1.041 AC
 - Open Space: 22,008 SF
 - Ground Level: 3,765 SF
 - Terrace Level:
 - Courtyard: 4,392 SF
 - Along 19th: 4,759 SF
 - Along Chet Atkins: 1,129 SF
 - Roof Level: 7,963 SF
 - Non-Residential (Commercial/Office): 15,000 SF Maximum
 - Residential: 275,000 SF Maximum

Density: 346 Units/Acre Maximum

Dwelling Units: 360 Units Maximum

Floor Area Ratio: 6.4 Maximum

Lots: 1

Pervious Surface: 3,765 SF

Impervious Surface:

- Building: 36,495 SF
- Roads/sidewalks: 5,086 SF

Vehicle Parking:

- Required: 445 spaces

Space	Amount	Parking Requirement
1-BR	238	238
2-BR	92	138
3-BR	10	15
Restaurant (sf)	4,956	26
Retail (sf)	4,193	11
Leasing Office (sf)	3,427	17

- Proposed: 548 spaces
- Parking counts to be consistent with metro parking requirements

Bicycle Parking:

- Proposed: 50 spaces

BUILDING STATISTICS

- 19 story mixed-use building at the corner of 19th Avenue & Chet Atkins
- M-Residences footprint of (+/-) 37,000 SF
- 340 residential units
- 548 car parking facility
- 13,000 SF of commercial space along 19th Avenue and Chet Atkins
- Residential lobby along 19th Avenue
- Loading docks located off of alley #444

Residential Amenities

- Rooftop amenities located on 19th Floor
 - Club Room
 - Fitness Room
 - Yoga/Pilates Room
 - Roof Top Pool
- Bike Parking
- Bike Storage

Building Features:

- Whirlpool Energy Star appliances
- Targeted to be Energy Star certified
- Three Tier Composition: Base, Middle, Top
- First floor 75% window to wall ratio and enhanced exterior detailing

PROJECT STATS

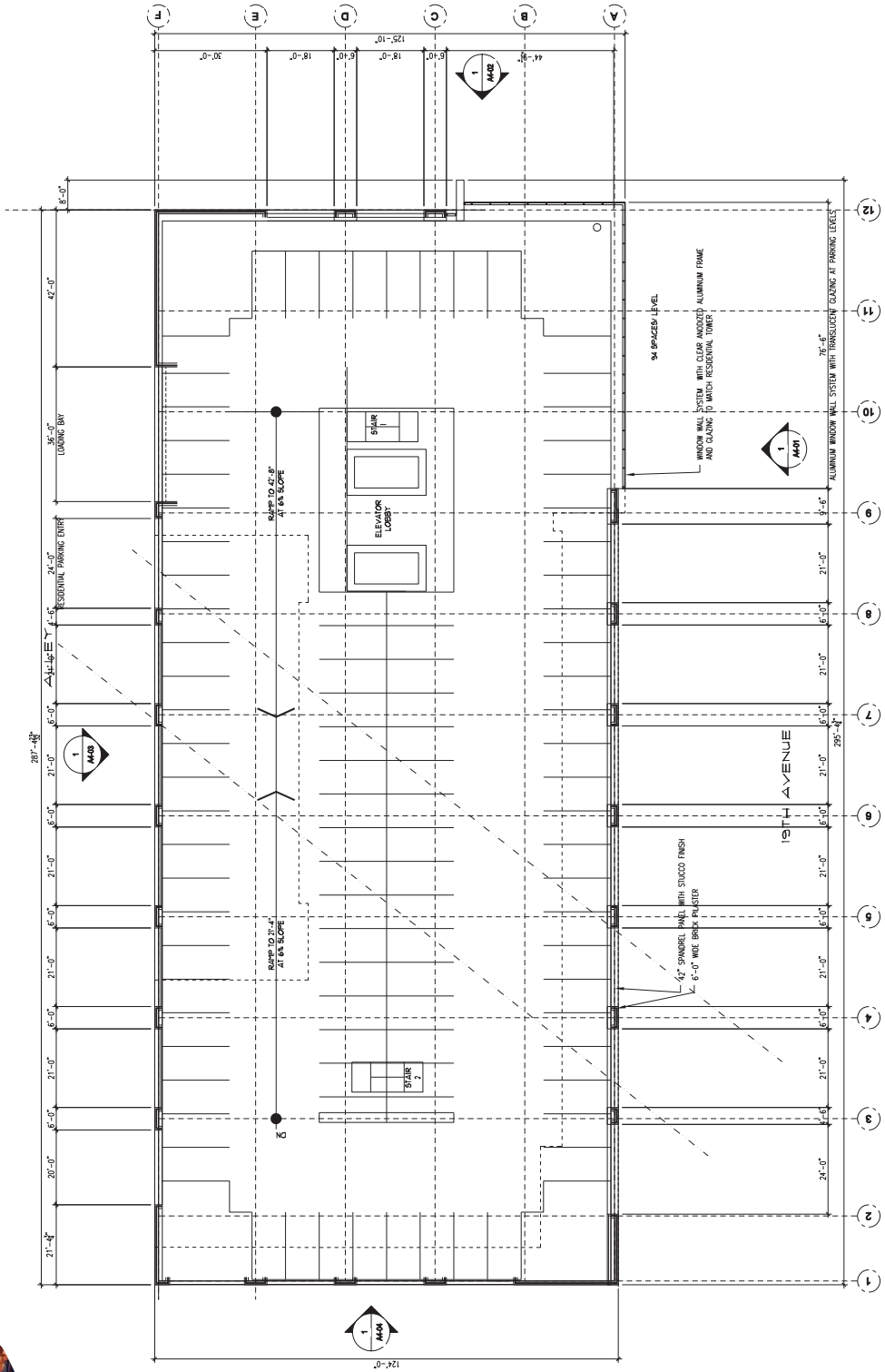
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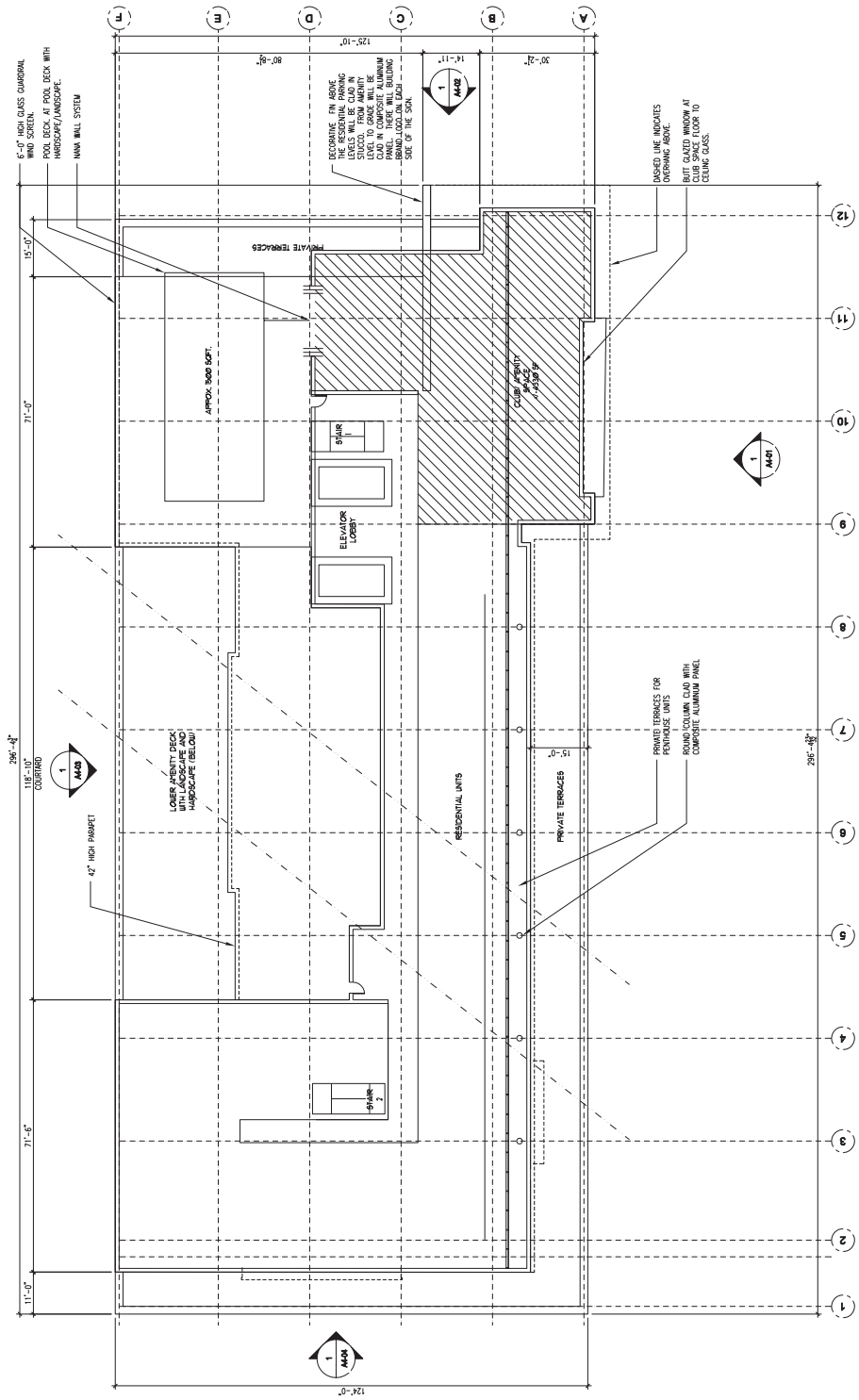
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TYPICAL PARKING LEVEL PLAN



AMENITY LEVEL PLAN



M-RESIDENCES
NASHVILLE, TN

M-RESIDENCES BUILDING



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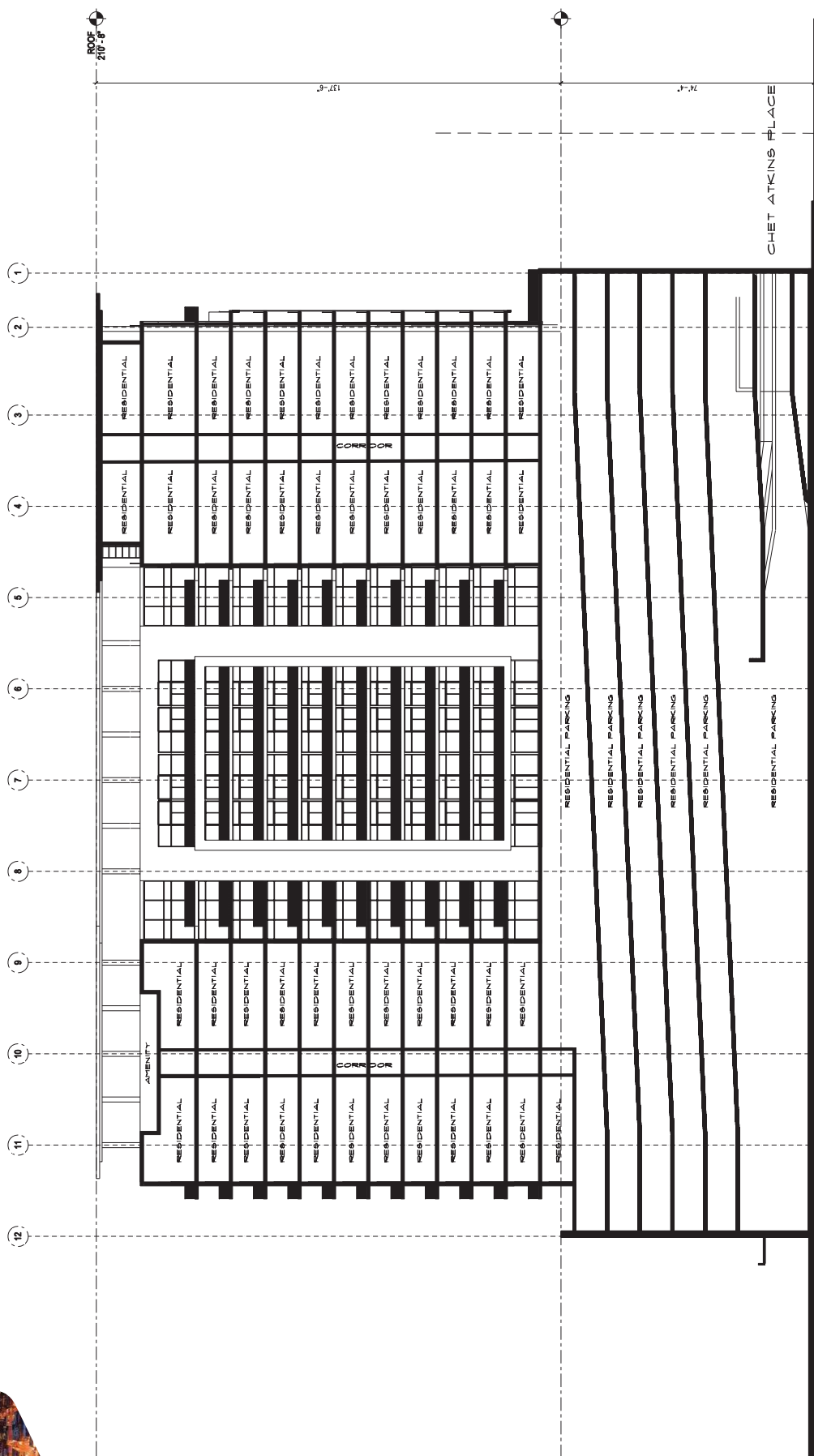


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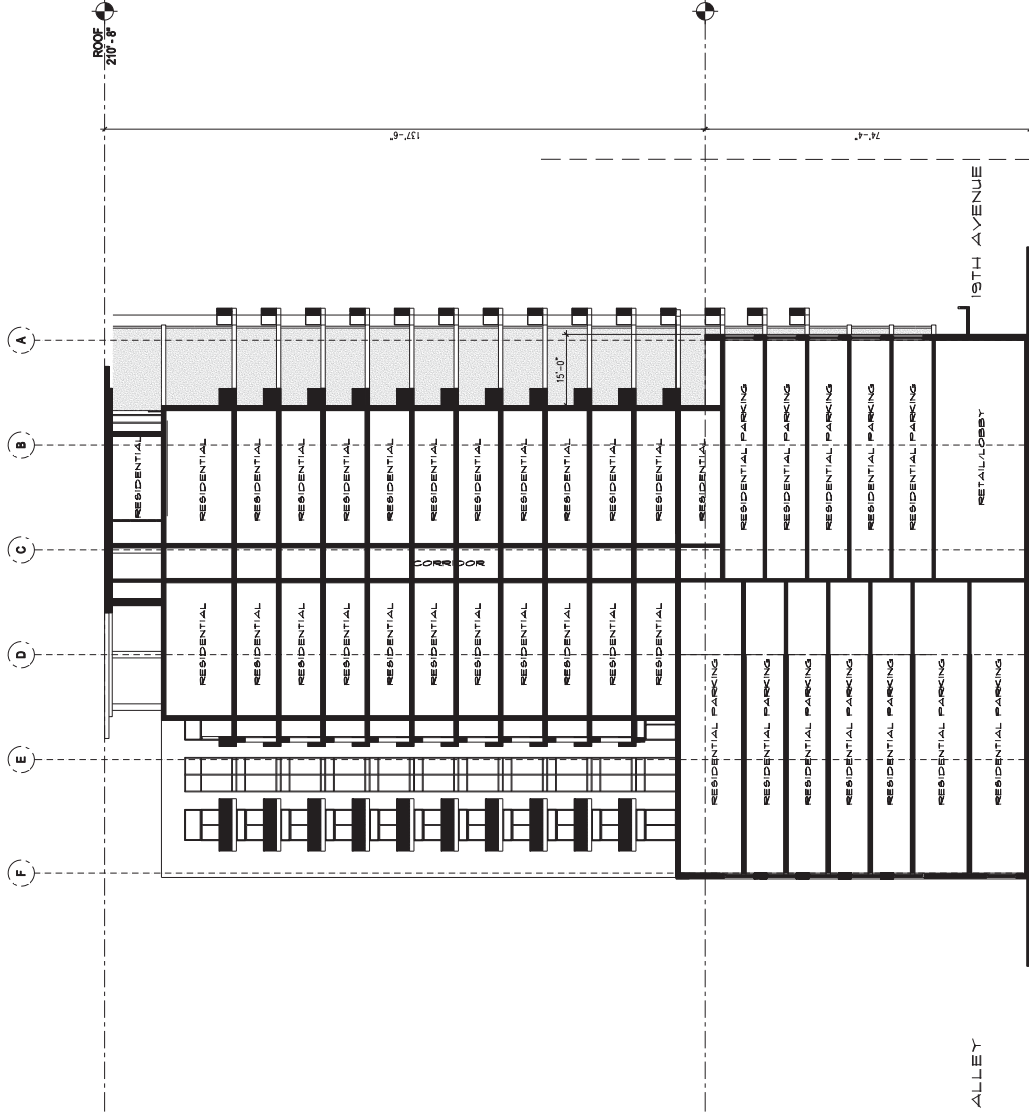


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BUILDING SECTIONS



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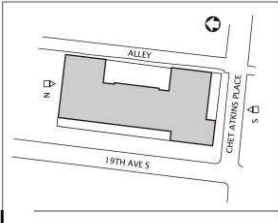
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BUILDING ELEVATIONS



- ALUMINUM CANOPY
- STUCCO
- ALUMINUM WINDOW FRAME AT PARKING DECK
- BRICK
- METAL CANOPY AT RETAIL
- CONCRETE COLUMN



NORTH ELEVATION
SCALE 1" = 40'

SOUTH ELEVATION

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19TH & CHET ATKINS



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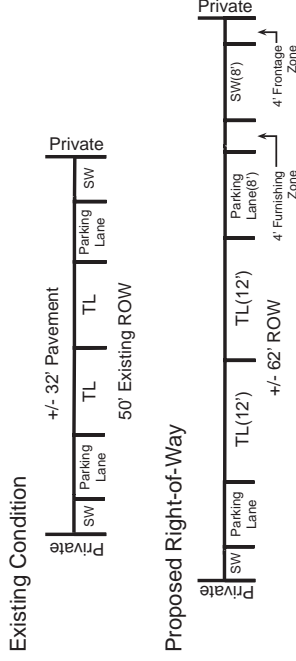
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19TH AVENUE STREETSCAPE

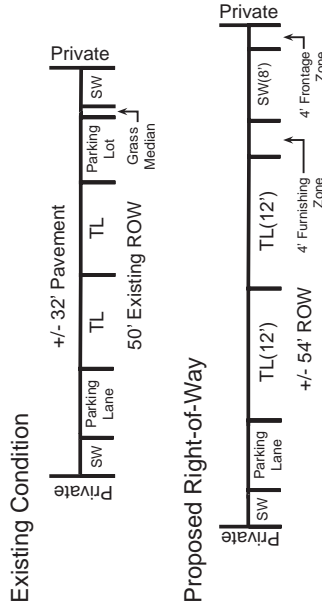


STREET CORRIDORS

19 Ave. South



Chet Atkins Pl.



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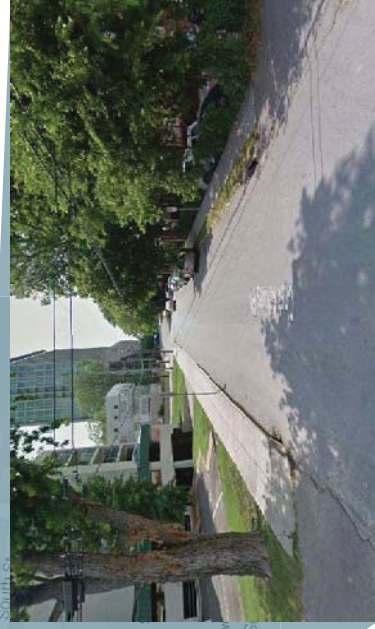
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VIEW FROM 19TH AVE.



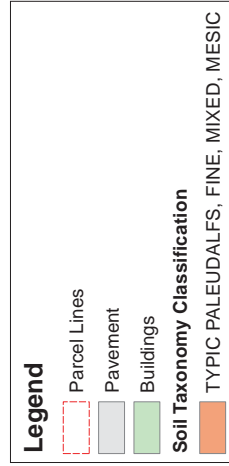
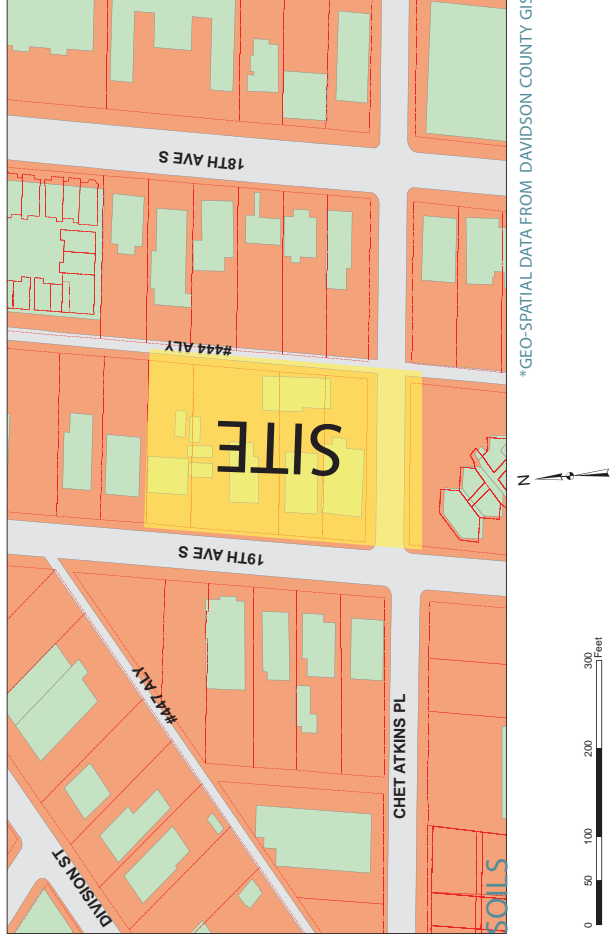
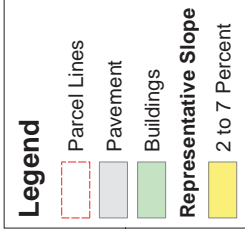
VIEW FROM 19TH AVE. & CHET ATKINS

CONTEXT PLAN



VIEW FROM CHET ATKINS PLACE & ALLEY

SOILS AND SLOPES



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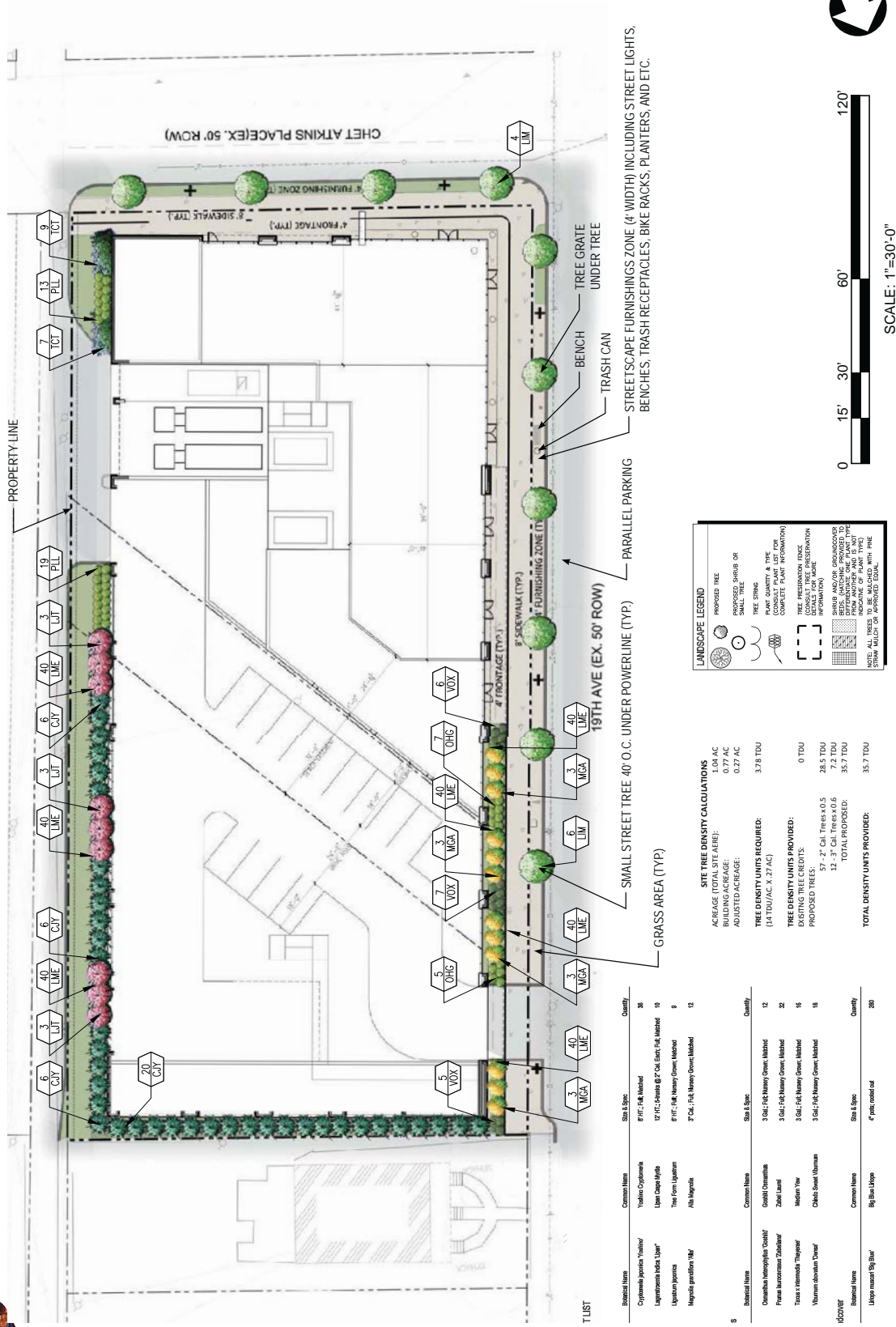


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LANDSCAPE PLAN



LANDSCAPE LEGEND

- PROPOSED TREE
- PROPOSED SHRUB OR SMALL TREE
- TREE STRING
- COMPLETE PLANT INFORMATION
- TREE PRESERVATION FENCE
- SHRUB AND/OR PROPOSED TO BE PRESERVED (INDICATE PLANT TYPE AND SIZE FOR PRESERVATION INFORMATION)
- EXISTING TREE (INDICATE PLANT TYPE AND SIZE FOR PRESERVATION INFORMATION)
- EXISTING SHRUB OR SMALL TREE (INDICATE PLANT TYPE AND SIZE FOR PRESERVATION INFORMATION)

SITE TREE DENSITY CALCULATIONS

PACKAGE / SITE AREA: 0.27 AC
 BUILDING FOOTPRINT: 0.27 AC
 ADJUSTED ACRES: 0.27 AC

TREE DENSITY UNITS REQUIRED: 3.78 TDU
 (14 TDU/AC X .27 AC)

TREE DENSITY UNITS PROVIDED:
 EXISTING TREE CREDITS: 0 TDU
 PROPOSED TREES: 57'-2" Cal. Trees x 0.5 = 28.5 TDU
 12'-3" Cal. Trees x 0.6 = 7.2 TDU
 TOTAL PROPOSED: 35.7 TDU

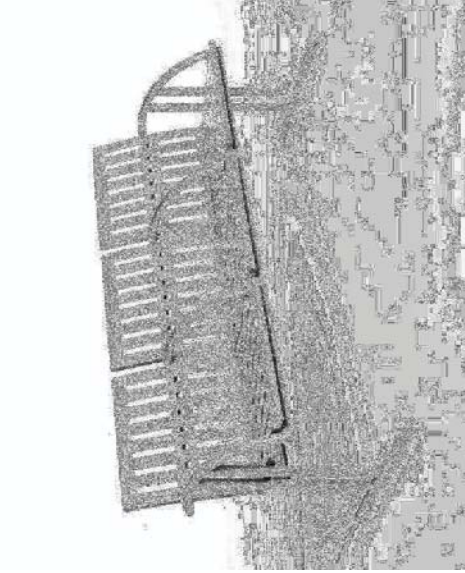
TOTAL DENSITY UNITS PROVIDED: 35.7 TDU

T LIST

Botanical Name	Common Name	Size & Spec	Quantity
<i>Cycas revoluta</i>	Palmetto	6' FT. - Full Matted	30
<i>Yucca filamentosa</i>	Yucca	12' FT. - 5-6 stems @ 2" Cal. Exst. Full Matted	10
<i>Ligustrum japonicum</i>	Japanese Holly	6' FT. - Full Heavy Green Matted	0
<i>Hedera helix</i>	English Ivy	2' Cal. - Full Heavy Green Matted	12
<i>Quercus macrocarpa</i>	White Oak	3 Cal. - Full Heavy Green Matted	12
<i>Prunus americana</i>	Black Cherry	3 Cal. - Full Heavy Green Matted	32
<i>Taxus canadensis</i>	Eastern White Pine	3 Cal. - Full Heavy Green Matted	16
<i>Viburnum acerifolium</i>	Black Spice Viburnum	3 Cal. - Full Heavy Green Matted	16
<i>Big Boy Topso</i>	Big Boy Topso	6' Plant, round out	20



TRASH RECEPTACLE - LANDSCAPE FORMS, CHASE PARK



BENCH - LANDSCAPE FORMS, CHASE PARK



BOLLARD - VICTOR STANLEY, L-289



TREE GRATE - IRONSMITH, VIA RIZO



PEDESTRIAN LIGHT - HOLOPHANE, TEAR DROP



BIKE RACK - VICTOR STANLEY, BRBS

KIT OF PARTS

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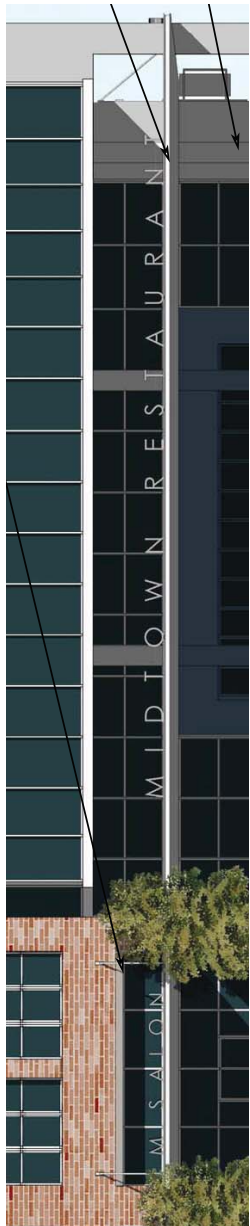
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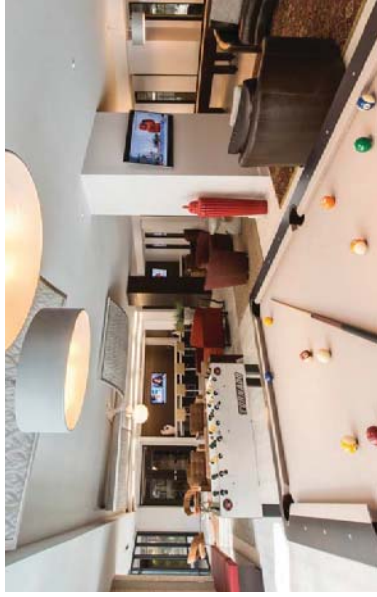
30' BLADE SIGN



3-DIMENSIONAL LETTERING SIGN
AT CANOPY EDGE



SIGNAGE



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