

PRELIMINARY SPECIFIC PLAN

19TH & BROADWAY MIXED-USE DEVELOPMENT

19th AVE. SOUTH & BROADWAY AVE.
NASHVILLE, DAVIDSON COUNTY, TN

CASE NO. 2014SP-072-01
ORDINANCE NO. BL2014-_____

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PURPOSE NOTE:
THE PURPOSE OF THIS PRELIMINARY SP IS TO PERMIT A MIXED-USE DEVELOPMENT TO INCLUDE UP TO 270 MULTI-FAMILY RESIDENTIAL UNITS, 220 HOTEL ROOMS PLUS ANCILLARY USES: RESTAURANT, BAR, MEETING SPACE, COMMERCIAL/RETAIL

MAP PARCELS 92.16
164.00, 165.00, 167.00,
168.00 & 169.00



VICINITY MAP
N.T.S.

DEVELOPER

19TH & BROADWAY, LLC
c/o REGENT PARTNERS, LLC
3344 PEACHTREE ROAD, NE
SUITE 1600
ATLANTA, GA 30326
CONTACT: JIM FELDMAN
(404)364-1400
EMAIL: jfeldman@regentpartners.com

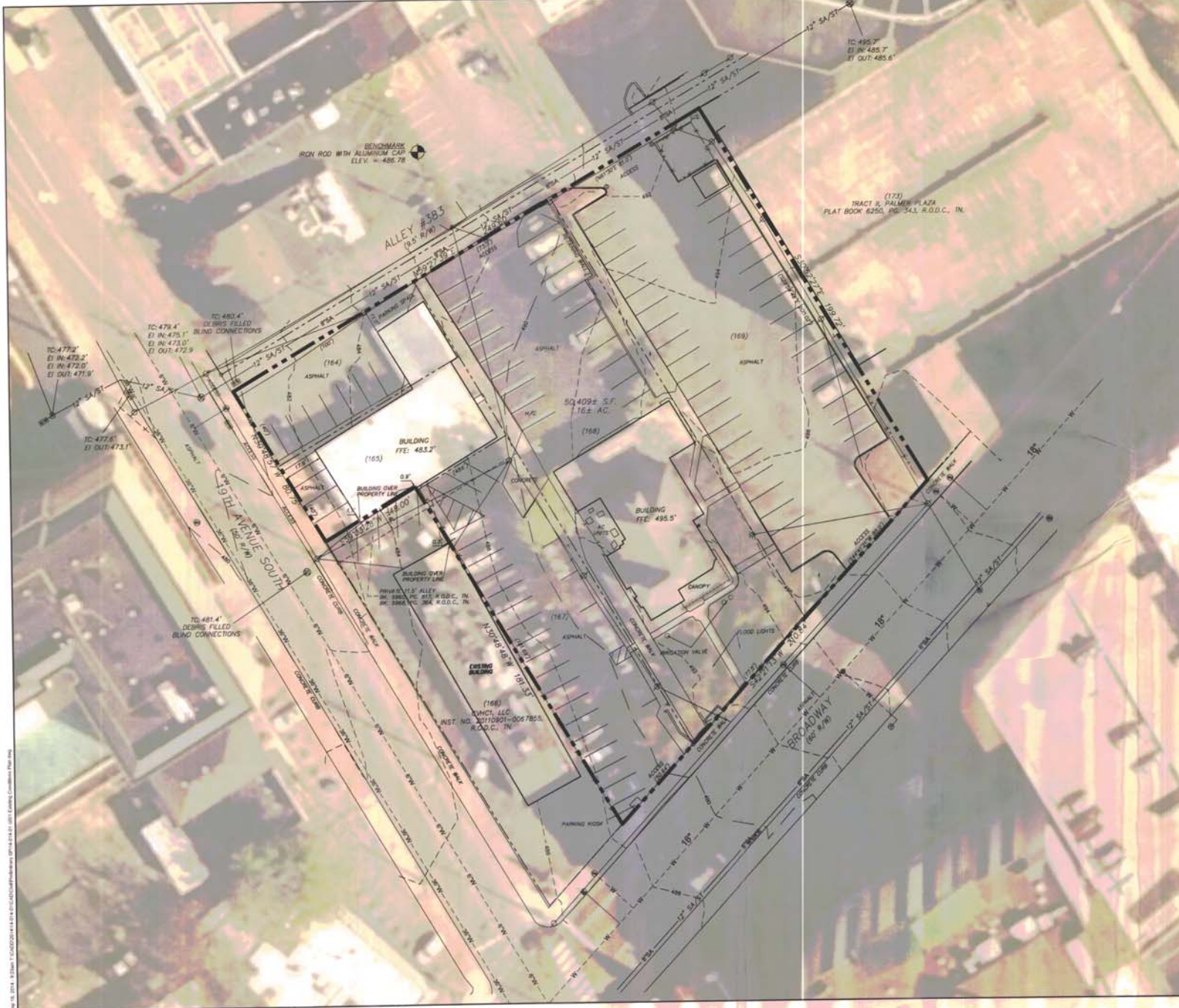
PLANNER/CIVIL ENGINEER

CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: HAL CLARK
PHONE: (615)248-9999
EMAIL: halc@civil-site.com



CITY COMMENTS: 09-16-14
PRELIMINARY SP SUBMITTAL: 08-28-14
JOB NO.: 14-014-01

Lin



CIVIL SITE DESIGN GROUP
 ARCHITECTS AND ENGINEERS
 1000 UNIVERSITY AVENUE, SUITE 400, NASHVILLE, TN 37203
 (615) 259-1111



EXISTING CONDITIONS PLAN
 PRELIMINARY SPECIFIC PLAN
19TH & BROADWAY MIXED-USE DEVELOPMENT
 19TH AVE. NORTH & BROADWAY
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2016SP-072-01

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CRAWFORD & CUMMINGS, P.C., DATED JANUARY 24, 2013. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH

MAP 92-16	PARCELS	164.00, 165.00, 167.00, 168.00 & 169.00
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PROJECT BENCHMARK:
 DESCRIPTION: IRON ROAD WITH ALUMINUM CAP
 NORTHING: 662,296.42
 EASTING: 1,753,201.14
 ELEVATION: 486.78
 NAVD 88



REV.	COMMENTS	DATE
	PRELIMINARY SUBMITTAL	08/26/2014
	CITY COMMENTS	09/16/2014

C0.01

JOB NO.: 14-014-01

Map No. 2014-016-01-01 (Scale 1:2500) 14-014-01-01 (Scale 1:2500) 14-014-01-01 (Scale 1:2500) 14-014-01-01 (Scale 1:2500) 14-014-01-01 (Scale 1:2500)

OWNER CHART			
Owner	Tax Parcel No.	Parcel #	Address
19th Avenue Properties, GP	0921-0016400	164	106 19th Ave S, Nashville, TN 37203
19th Avenue Properties, GP	0921-0016500	165	108 19th Ave S, Nashville, TN 37203
Midtown Properties	0921-0016700	167	1814 Broadway, Nashville, TN 37203
Midtown Properties	0921-0016800	168	1812 Broadway, Nashville, TN 37203
1810 Broadway Partners, GP	0921-0016900	169	1810 Broadway, Nashville, TN 37203

PRELIMINARY DEVELOPMENT SCHEDULE	
DRAWING PERMIT / SITE WORK	MONTH 0
BUILDING PERMIT / BUILDING CONSTRUCTION START	MONTH 1
CONSTRUCTION COMPLETION / CO PROJECT CLOSING	MONTH 22

DEVELOPMENT SUMMARY

COUSINS DISTRICT NUMBER: 18
 COUSINS MEMBERSHIP NAME: TRUCK GARAGE
 OWNER OF RECORD: (SEE OWNER CHART BELOW)
 SP PLANNING DEVELOPMENT PER NUMBER: 197 AND BROADWAY MIXED USE
 DESIGNER: 2024-09-01
 CIVIL SITE DESIGN GROUP, PLLC
 800 SOUTH AVENUE, SUITE A
 NASHVILLE, TN 37203
 P.O. BOX 900
 CONTACT: NAL CLARK
 NCL@CIVILSITEDESIGN.COM

U.S. (NAD 83) FIRM: 410230340 (DATED NOVEMBER 22, 2018)
 PANEL: NOT PROVIDED

PASSENGER LOADING AND QUEUING, AND VALET AND TAXI OPERATIONS SHALL TAKE PLACE ON PROPERTY

LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN 8'-0" DESIGN VEHICLE AT A MINIMUM



SITE DATA TABLE	
SITE AREA	1.38 AC.
PERMITTED USES	THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO MULTI-FAMILY RESIDENTIAL, HOTEL, RESTAURANT, BARS, AND ANCILLARY USES.
PROPOSED BUILDING TYPE	25 STORY RESIDENTIAL AND 16 STORY HOTEL
PROPOSED BUILDING AREA	300,000 SF MULTI-FAMILY RESIDENTIAL 175,000 SF HOTEL AND ANCILLARY USES
MAXIMUM FSR	300%
MAX BUILDING COVERAGE	100%
MINIMUM SETBACKS	FRONT 0' SIDE 0' REAR 0'
PARKING	SEE CHART
BICYCLE PARKING	SEE CHART
MAX HEIGHT	25 STORIES - RESIDENTIAL 16 STORIES - HOTEL
FLOOR AREA RATIO (BEFORE DEDUCTIONS)	9.50

REQUIRED BICYCLE PARKING	
RESIDENTIAL (1 SF/4 UNITS OR A MAXIMUM OF 50 WITH 20% PUBLICALLY ACCESSIBLE)	50
RESTAURANT* (415% ADJUSTMENT)	4
PROPOSED BICYCLE PARKING	54 PUBLIC, 4 PRIVATE
RESIDENTIAL	30 PUBLIC, 40 PRIVATE
RESTAURANT	4 PUBLIC

PROPOSED MINIMUM REQUIRED MULTI-FAMILY PARKING BY USE			
TYPE	PARKING	# OF UNITS	Required
1 BEDROOM	PER UNIT	180	180
2 BEDROOM	PER UNIT	81	132
SUB-TOTAL REQUIRED		RESIDENTIAL	312
HOTEL PARKING REDUCTIONS - MAX TOTAL REDUCTION OF 25%			
HOTEL PUBLIC TRAVEL TO AVAILABLE FOR RESIDENTS			20
HOTEL REDUCTION CONTROLS SIDEWALK ACCESS WITHIN 1,320 FT OF PROPERTY			20
HOTEL REDUCTION FOR CONTIGUOUS SETBACKS			81
TOTAL REDUCTION ALLOWED			77
TOTAL REDUCTION REQUIRED			235
PROPOSED MINIMUM REQUIRED HOTEL PARKING BY USE			
TYPE	PARKING	# OF UNITS	Required
ROOM*	PER ROOM	235	235
MAX EMPLOYEES	PER 4 EMPLOYEES	30	8
RESTAURANT/BAR	PER 1,000 SF OF FLOOR	1,000	0
	PER 100 SF IN EXCESS OF 1,000 SF	34	34
SUB-TOTAL REQUIRED		HOTEL	267
HOTEL PARKING REDUCTIONS - MAX TOTAL REDUCTION OF 25%			
HOTEL PUBLIC TRAVEL TO AVAILABLE FOR RESIDENTS			20
HOTEL REDUCTION CONTROLS SIDEWALK ACCESS WITHIN 1,320 FT OF PROPERTY			20
HOTEL REDUCTION FOR CONTIGUOUS SETBACKS			81
TOTAL REDUCTION ALLOWED			121
TOTAL REDUCTION REQUIRED			146
TOTAL REDUCTION ALLOWED			146
TOTAL REDUCTION REQUIRED			146

* PARKING RATE OF 0.75 SPACES/ROOM IS USED TO ACCOUNT FOR THE COMBINED EFFECTS FROM THE INCREASED EFFICIENCY OF VALET PARKING AND THE EXPECTED NUMBER OF RESTAURANT AND BAR PATRONS WHO WILL BE HOTEL GUESTS OR MULTI-FAMILY RESIDENTS.

MAP 92-16 PARCELS 164.00, 165.00, 167.00, 168.00 & 169.00

PROJECT BENCHMARK:
 DESCRIPTION: TRUCK ROAD WITH ALLUVIUM CAP
 NORTHING: 662,996.42
 EASTING: 1,733,301.14
 ELEVATION: 486.78
 NAVD 83

C1.00

JOB NO.: 14-01-01

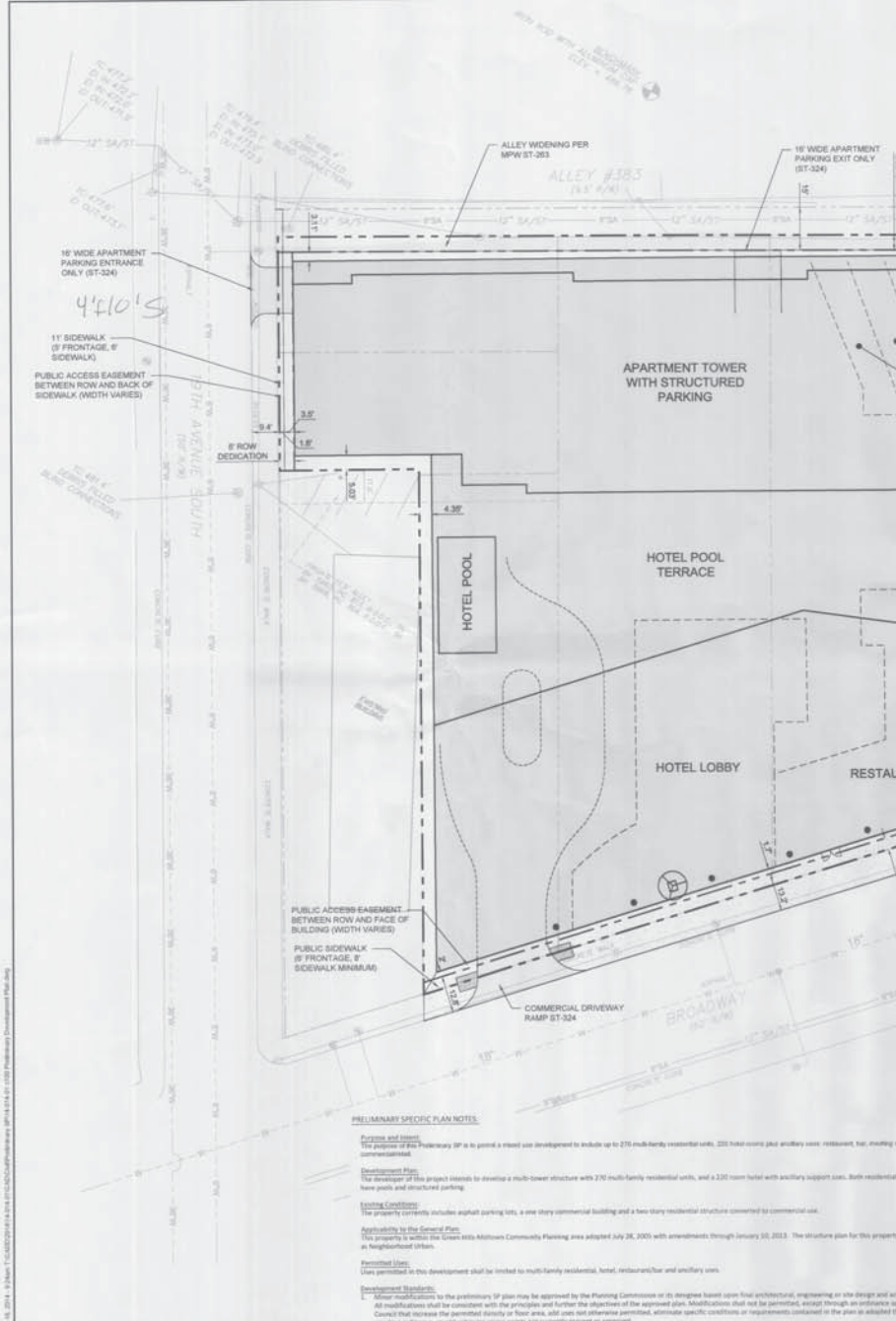
CIVIL SITE DESIGN GROUP
 1500 BROADWAY, SUITE 200, NASHVILLE, TN 37203
 TEL: 615.259.1111 FAX: 615.259.1112

PRELIMINARY DEVELOPMENT PLAN
 PRELIMINARY SPECIFIC PLAN
19TH & BROADWAY MIXED-USE DEVELOPMENT
 19TH AVE. NORTH & BROADWAY
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO.: 2019SP-072-01

STATE OF TENNESSEE
 DEPARTMENT OF REVENUE
 OFFICE OF THE COMMISSIONER
 NASHVILLE, TN 37203

DATE: 08/19/2019
 BY: NAL CLARK
 FOR: CIVIL SITE DESIGN GROUP

COMMENTS:
 PRELIMINARY P.O.S. DRAFT
 CITY COMMENTS



- The required fire flow shall be determined by the Metro-Nashville Fire Marshal's office prior to the issuance of a building permit.
- Approval of any special plan shall not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, sensitive soils, wetlands, rock outcroppings, streams, wetlands and critical fish.
- Any development, for or in lieu of the existing ground must be done in accordance with the Metropolitan Government Ordinance 19-8-0 and approved by the Metro Department of Water Services.
- The developer of this project shall comply with the requirements of the SP attached to this ordinance 2008-028 (Metro Code Chapter 17.216).
- Development for which may be situated by a horizontal property regime or a subdivision approved by the Metro Planning Commission, with a total lot area of 1,000 square feet.
- All surface parking areas shall meet the "parking area covering and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (1903000248H, dated November 23, 2015, panel not provided), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the NRES Soil Map, the soils on the property are M8-Binary (very low to low), 2-1% slopes. These soils are not "sloping soils" as defined in section 11.2.0.05 of the Metro Zoning Code.
- Site slopes range from 2-8%. There are no naturally occurring slopes over 15%.
- Existing site to be retained to provide adequate access and circulation.
- There are no trees existing within the SP boundary.
- Signage shall meet Metro sign standards. A detailed signage plan will be submitted with the final SP documents, if required.
- All development within the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act, as applicable.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- All proposed public utilities and services shall be installed underground.
- For any development standards, regulations and requirements not specifically shown on the SP plan and not included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the OADR zoning authority at all of the date of the applicable Metro ordinance.
- The owner/developer agrees to remain jointly and severally liable to the development of the project. The responsibility shall be transferred to the property owner/association for the development upon its establishment.

PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
 The purpose of this Preliminary SP is to permit a mixed-use development to include up to 270 multi-family residential units, 200 hotel rooms plus ancillary uses, restaurant, bar, meeting space, and entertainment.

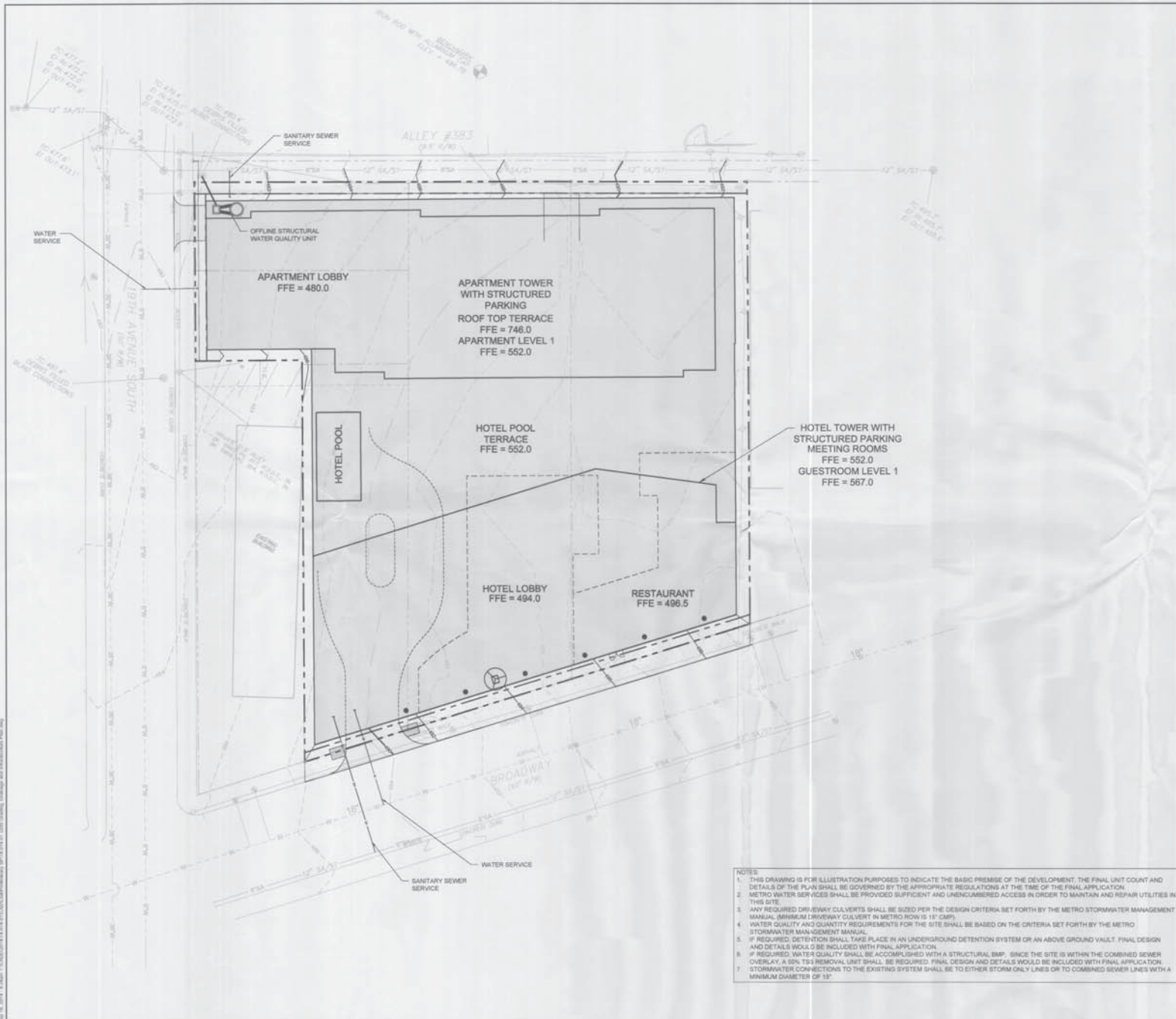
Development Plan:
 The developer of this project intends to develop a multi-tower structure with 270 multi-family residential units, and a 160-room hotel with ancillary support uses. Both residential and hotel uses will have guest and structured parking.

Existing Conditions:
 The property currently includes asphalt parking lots, a one-story commercial building and a two-story residential structure converted to commercial use.

Applicability to the General Plan:
 This property is within the Urban Midtown Community Planning area adopted July 28, 2000 with amendments through January 10, 2013. The structure plan for this property identifies this area as Neighborhood Urban.

Permitted Uses:
 Uses permitted in this development shall be limited to multi-family residential, hotel, restaurant/bar and ancillary uses.

Other modifications:
 This preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and without any 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 increase the permitted density or floor area, add uses not otherwise permitted, alter specific conditions or requirements contained in the plan as depicted through the existing ordinance, or add vehicular access points not currently present or approved.



CIVIL SITE
DESIGN GROUP
ARCHITECTS & ENGINEERS



GRADING, DRAINAGE AND INFRASTRUCTURE PLAN
PRELIMINARY SPECIFIC PLAN
19TH & BROADWAY MIXED-USE DEVELOPMENT
19TH AVE., NORTH & BROADWAY
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 2015SP-072-01

- NOTES**
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - ANY REQUIRED DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 18" CMFS.
 - WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE SITE SHALL BE BASED ON THE CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
 - IF REQUIRED, DETENTION SHALL TAKE PLACE IN AN UNDERGROUND DETENTION SYSTEM OR AN ABOVE GROUND VAULT. FINAL DESIGN AND DETAILS WOULD BE INCLUDED WITH FINAL APPLICATION.
 - IF REQUIRED, WATER QUALITY SHALL BE ACCOMPLISHED WITH A STRUCTURAL BMP. SINCE THE SITE IS WITHIN THE COMBINED SEWER OVERLAY, A 5% TSS REMOVAL UNIT SHALL BE REQUIRED. FINAL DESIGN AND DETAILS WOULD BE INCLUDED WITH FINAL APPLICATION.
 - STORMWATER CONNECTIONS TO THE EXISTING SYSTEM SHALL BE TO EITHER STORM ONLY LINES OR TO COMBINED SEWER LINES WITH A MINIMUM DIAMETER OF 18"

MAP 92-16 PARCELS 154.00, 155.00, 167.00, 168.00 & 169.00

PROJECT BENCHMARK:
DESCRIPTION: IRON ROD WITH ALLUMINUM CAP
NORTHING: 662,996.43
EASTING: 1,733,301.14
ELEVATION: 486.78'
NAVD 88

DATE: 03/27/2014
BY: SKD
CHECKED BY: JG

SCALE:
GRAPHIC SCALE 1"=50'

REV.	DATE	COMMENTS
01	03/27/2014	PRELIMINARY 92-16 SUBMITTAL CITY COMMENTS

C2.00
JOB NO.: 14-014-01

SCOPE DOCUMENT

The Construction Documents I (complete or not) coordinate the Project. The Contractor is Work, and shall include all risk of the Project, whether in-kind with any and all requirements, unless the Owner and Architect information provided. If no set errors are discovered, the AEC scope shall be binding on the quality of the Project.

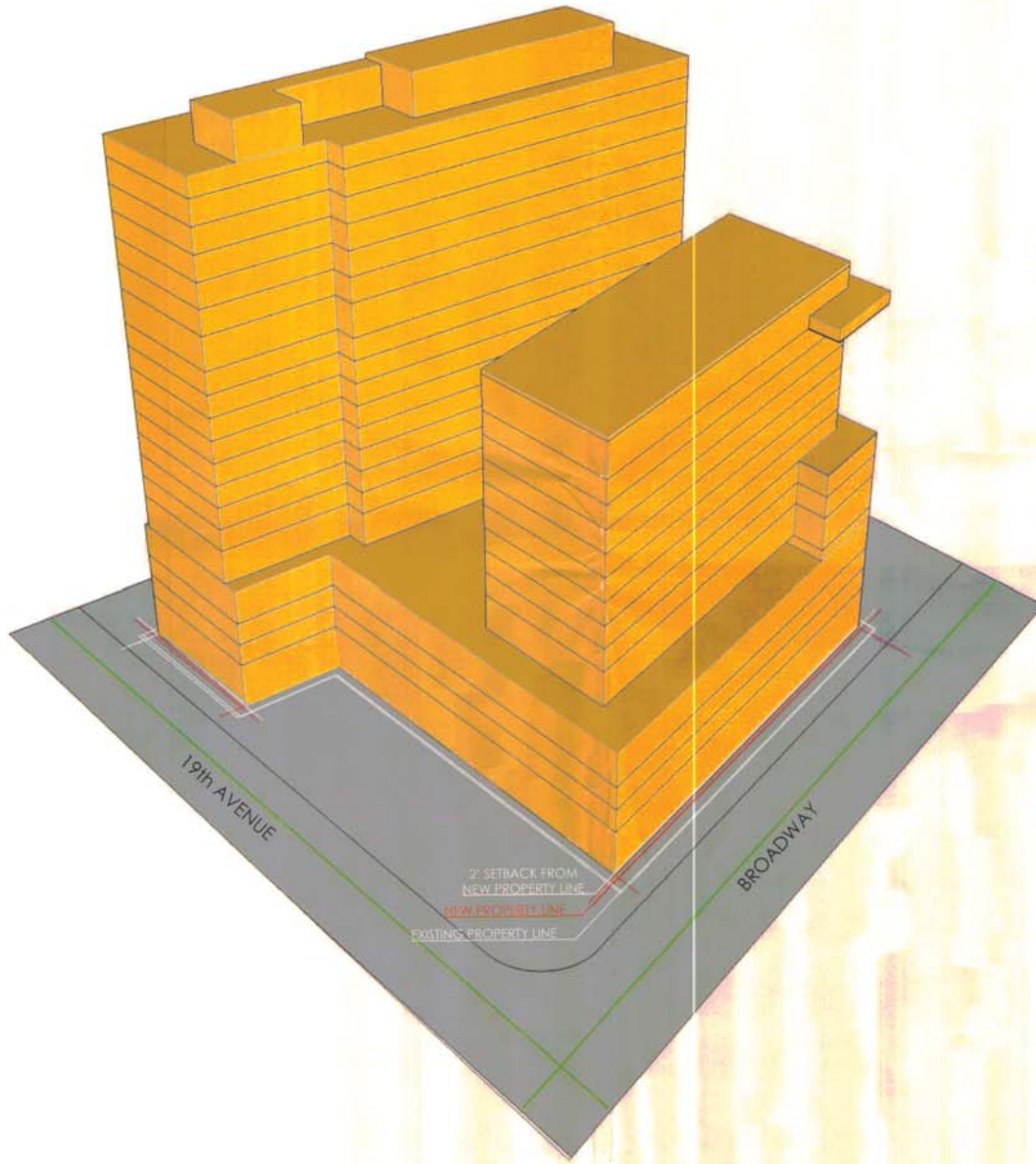
No. Draw

19th & B

Na

BUILDING

Principal in Charge	
Project Manager	
Project Architect	
Architect	
Architect	

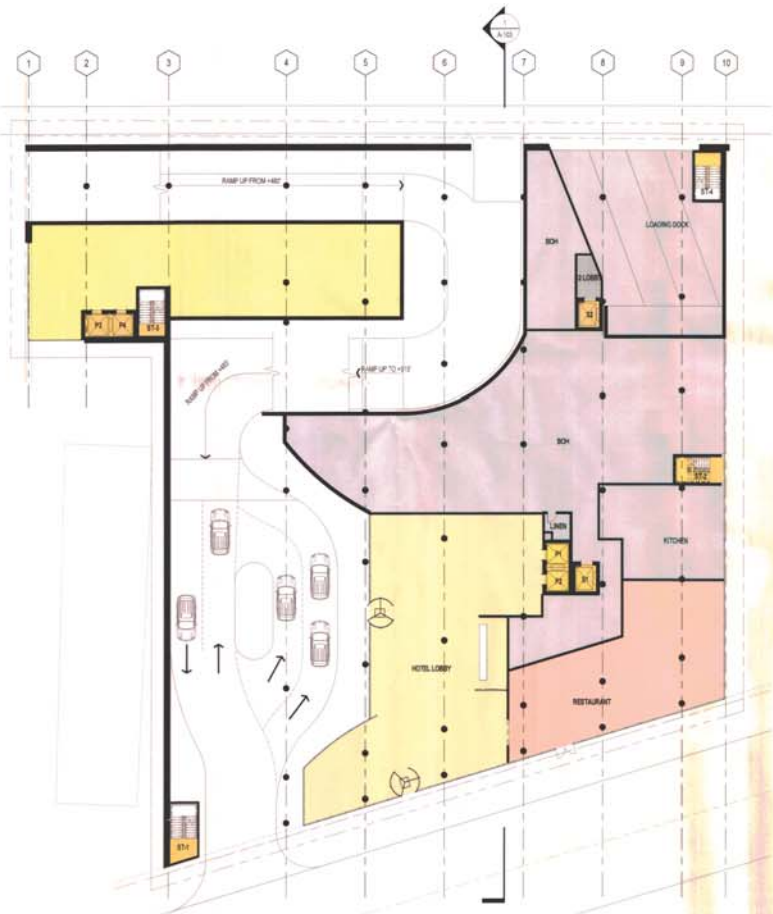


1 BUILDING MASSING AXONOMETRIC VIEW
A-101 NOT TO SCALE

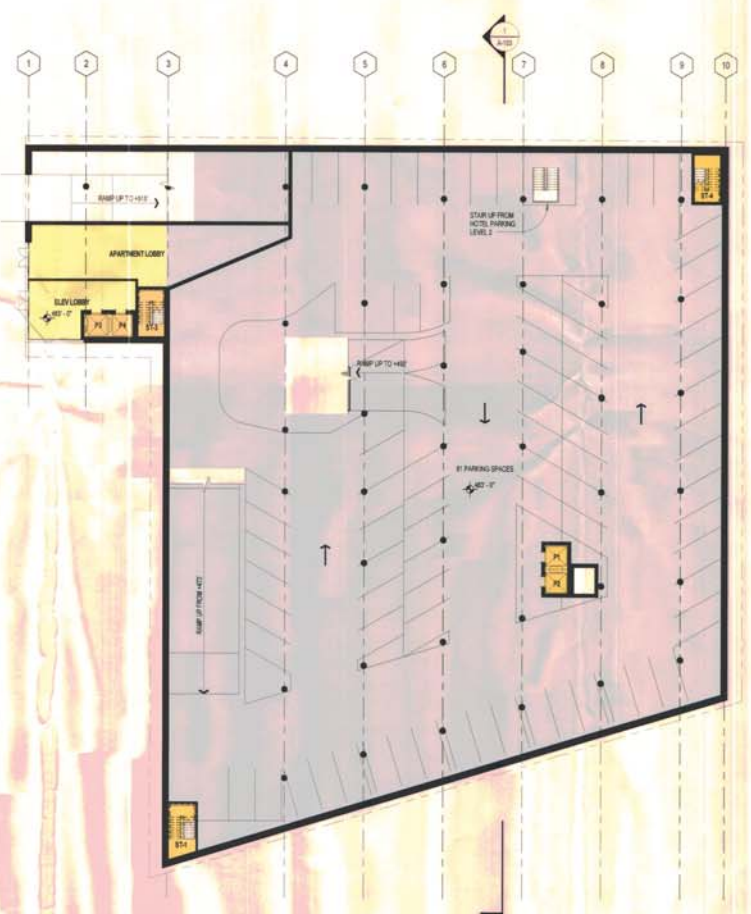


SCOPE EXCLUSIONS
The Construction Documents have not been completed because the drawings may be incomplete or not coordinated. The documents should indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall obtain the Owner and architect of any existing, inconsistencies or errors in the information provided. This shall be done and any omissions, inconsistencies or errors are acknowledged. The Architect's liability is limited to the general scope and quality of the Project.

ISSUANCES		
No.	Issuance Description	Date
1	PER CITY COMMENTS	2014-08-18



2 HOTEL LOBBY LEVEL PLAN
SCALE: 1" = 20'-0"



1 APARTMENT LOBBY LEVEL PLAN & HOTEL PARKING LEVEL 1 PLAN
SCALE: 1" = 20'-0"

19th & Broadway Mixed-Use Development

Nashville, Tennessee

APARTMENT LOBBY LEVEL PLAN & HOTEL LOBBY PLAN

Designer	20140194
Approver	2014-05-28
Checker	
Author	

A-102

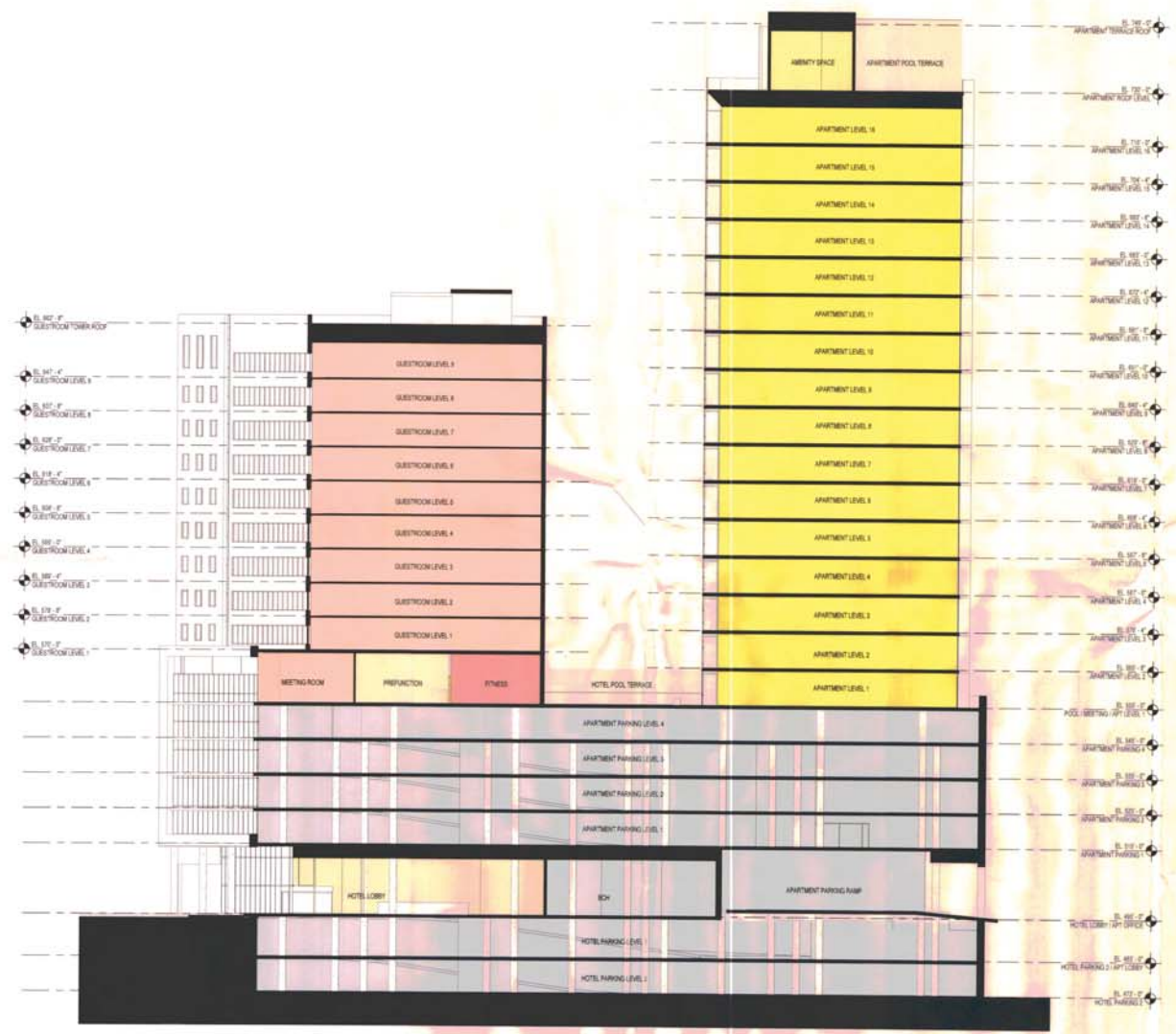
PROJECT NUMBER: 20140194 PROJECT NAME: 19th & Broadway Mixed-Use Development
SHEET NUMBER: A-102 - APARTMENT LOBBY LEVEL PLAN & HOTEL LOBBY PLAN
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11/12/2014 2:30:30 PM



SCOPE DOCUMENT
The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents should indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall obtain the Owner and Architect of any permits, inspections or services to be used or required. This notice is given and any omissions, inaccuracies or information is to be assumed. The Architect's license or those of those included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date



1 BUILDING SECTION
A-103 SCALE: 1/16" = 1'-0"

19th & Broadway Mixed-Use Development

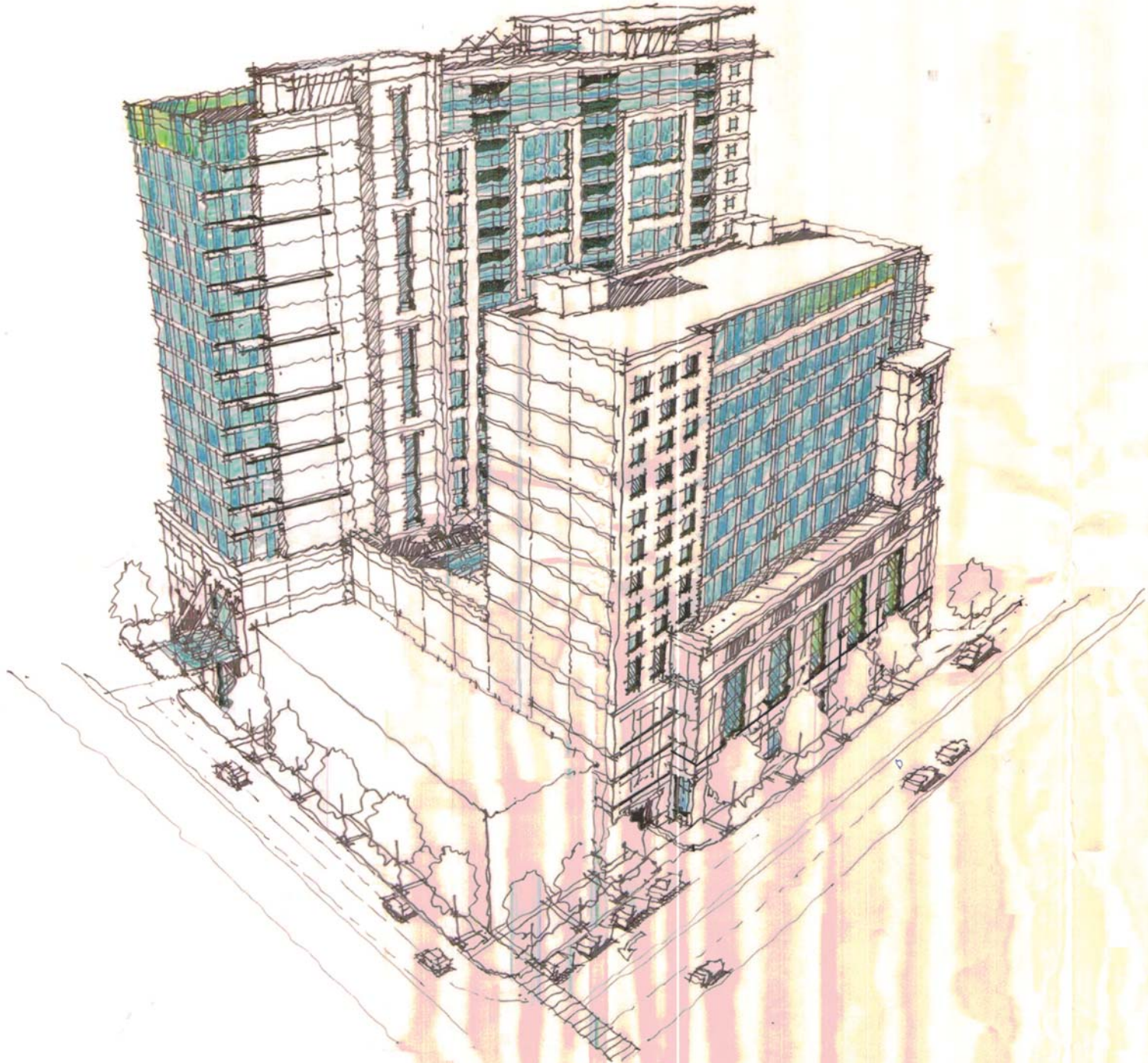
Nashville, Tennessee

BUILDING SECTION

Designer	2014/01/04
Designer/Author	
Approver	2014-08-29
Project Manager	
Checker	
Author	

A-103

PROJECT NUMBER: 20140104 PROJECT NAME: 19th & Broadway Mixed-Use Development
SHEET NUMBER: A-103 - BUILDING SECTION
DRAWING DATE: 08/29/2014 DRAWING TIME: 09:25:35 PM
DRAWING NUMBER: 010104_2013_CENTRAL.rvt





SCOPE OF WORK

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall obtain the Codes and Accords of any conditions, incorporation or errors in the information provided. If any notice is given and any omissions, inaccuracies or errors in which are discovered, the Architect assumes no liability for such omissions in the scope that is binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date



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19th & Broadway Mixed-Use Development

Nashville, Tennessee

CONCEPT IMAGERY

Designer	20140194
Approver	2014-08-28
Checker	
Author	

A-105