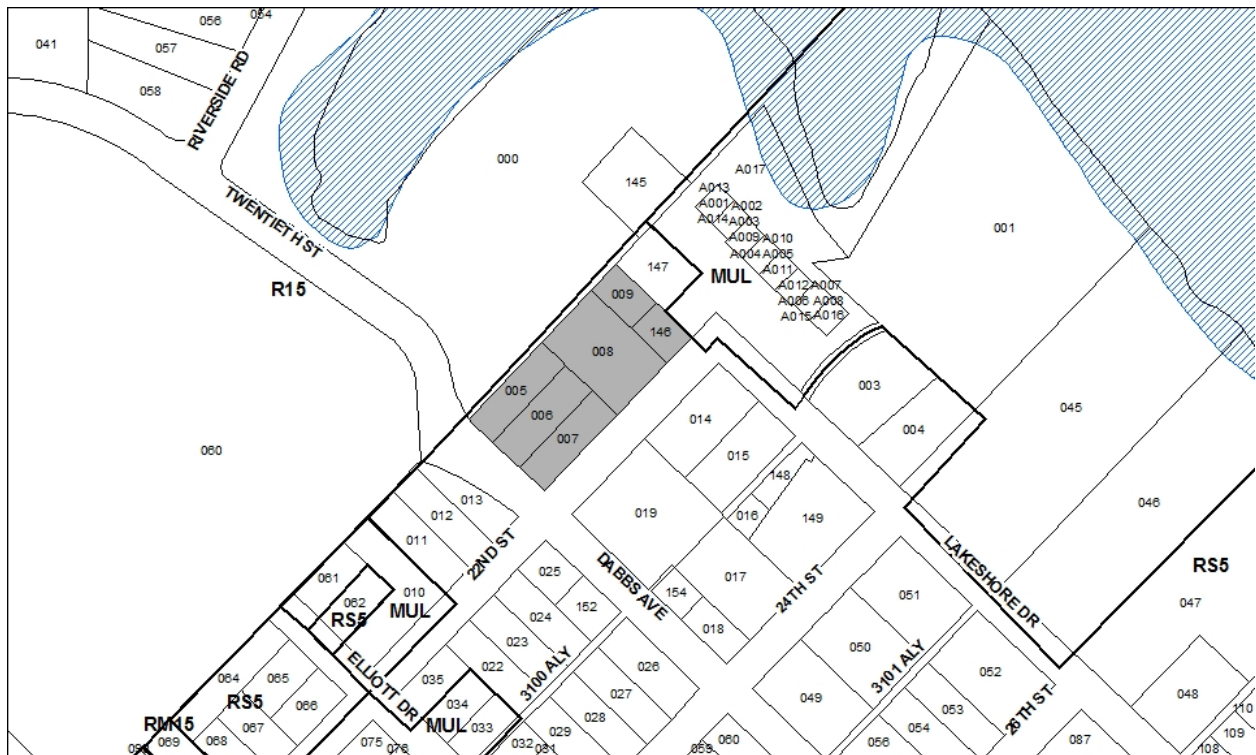


2015SP-087-001
Map 053-08, Parcel(s) 005-009, 146
Subarea 14, Donelson - Hermitage
District 11 (Hagar)

A request to rezone from RS5 to SP zoning for properties located at 2009, 2011 & 2013 Dabbs Avenue, 301 22nd Street, 2012 Lakeshore Drive and Lakeshore Drive (unnumbered), at the northwest corner of the intersection of Dabbs Ave and 22nd St (1.03 acres), to permit a mixed-use and residential condominium development, requested by The Marchetti Co., applicant Lucca Properties, LLC, owner.



Marchetti Specific Plan

Development Summary	
SP Name	Marchetti Specific Plan
SP Number	2015SP-087-001
Council District	11
Applicant	The Marchetti Company 112 30 th Avenue North Nashville, TN 37203

Site Data Table	
Site Data	1.04 acres
Existing Zoning	RS5
Proposed Zoning	SP
Allowable Land Uses	All uses allowed in MUL-A zoning, except: <ul style="list-style-type: none"> • Cash Advance • Check Cashing • Title Loan • Pawn Shop • Donation Center, drop-off • Wastewater Treatment • Cremation

Standard SP Notes

1. The purpose of this SP is to permit uses allowed in MUL-A zoning, except for the following uses: cash advance, check cashing, title loan, pawn shop, donation center, drop-off, waste water treatment or cremation for properties located at 2009, 2011 & 2013 Dabbs Avenue, 301 22nd Street, 2012 Lakeshore Drive and Lakeshore Drive (Unnumbered).
2. The front facade of the building shall extend across at least forty-five percent of the parcel's frontage or the building front façade shall be at least twenty-five feet in width, whichever is greater.
3. A maximum of one module of parking (two rows and a drive aisle) shall be permitted between the building and the street.
4. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards. The build-to zone for alternative zoning districts shall be measured shall be measured from the Standard right-of way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan. Streets included in the Major and Collector Street Plan are not eligible for the in-lieu fee in Section 17.20.120.D.
5. A parcel located at the intersection of two public streets shall have a building occupy the corner of the parcel that is bounded by the two intersecting public streets, which apply to both frontages.
6. A primary entrance to the building shall be located along the building façade within the build-to zone.
7. Street Level Parking Decks. Parking decks located at street level shall have no less than seventy-five percent of the lineal street frontage devoted to office or nonparking commercial uses, or in districts that only permit residential uses, residential uses at a minimum depth of twenty feet. A minimum of fifty percent of that wall area shall be glazed. That floor area shall be excluded from the calculation of floor area ratio.
8. The zoning administrator may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual

circumstances require that the utilities cannot be relocated or easements reduced. Upon allowing an adjustment to the build-to zone, the zoning administrator may also allow adjustments to the rear setback and landscape buffer yard as authorized by Table 17.24.230, to provide for a necessary building area. The zoning administrator may allow necessary adjustments to the build-to zone, rear setback and landscape buffer yard based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the planning department and any relevant department or agency.

9. For first floor residential uses, a minimum raised foundation of 18-36" is required.
10. Glazing on the first floor of any public street frontage shall be a minimum of 40% for nonresidential uses and a minimum of
 - a. 25% for residential uses. Glazing on the upper floors of any public street frontage shall be a minimum of 25%.
 - b. 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 MUL zoning district as of the date of the applicable request or application.
 - c. 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.

General Plan Consistency Note

The proposed Specific Plan is located within the Donelson-Hermitage Community Plan (Subarea 14). The proposed SP is located in the following policy areas:

- T4 Urban Mixed Use Neighborhood (T4 MU)

The proposed SP district allows uses that are consistent with the T4 CC Urban Mixed Use land use policy. Changing the zoning on the subject properties to SP based on MUL-A standards is appropriate given the policy and the existing MUL zoning in around the area. Parcels to the east and west of the subject properties are currently zoned MUL.