

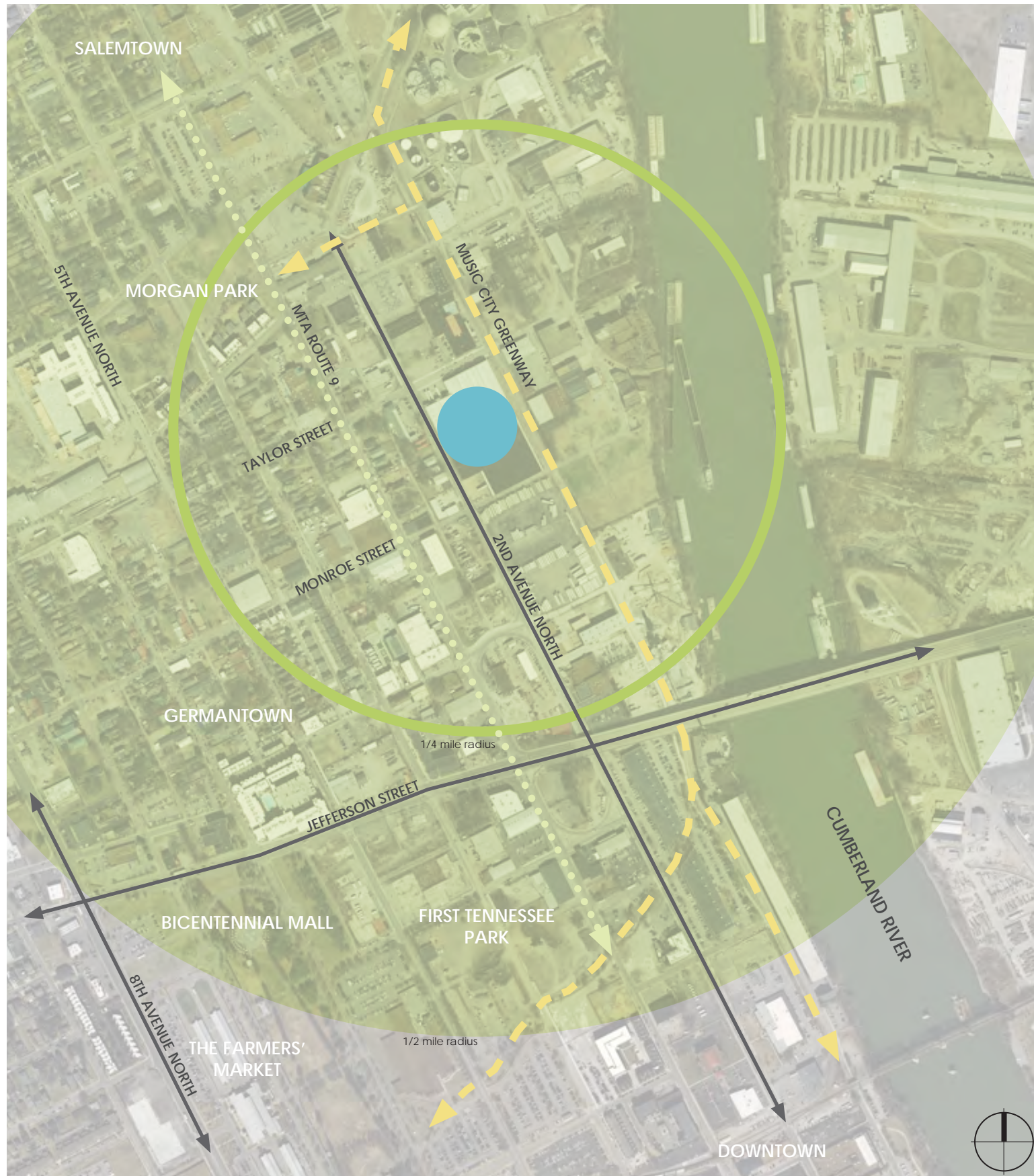


1324 2ND AVENUE NORTH | PRELIMINARY SPECIFIC PLAN

23 JUNE 2016

CASE NO. 2016SP-055-001

Purpose Note: The purpose of this plan is to receive preliminary approval to permit a mixed use development.



Overview of the Location

1324 2nd Avenue North is part of the emerging eastern area of the Germantown / Salemton neighborhoods. Recent new construction has been single-family and two-family homes within the historic neighborhoods, and multi-family housing on former commercial and industrial properties. The site is located between the historic districts, existing industrial uses, and the Neuhoff complex. This SP application seeks to allow commercial uses in order to support the residential growth in the neighborhood, and transition from industrial uses to commercial and service-based uses.

The neighborhood is well-connected with vehicular, transit, greenways, and sidewalks. The Germantown / Salemton street grid allows free vehicular movement, and the connected sidewalk infrastructure encourages walking and biking. The site is adjacent to the Music City Greenway which connects Metro Center, the neighborhoods of North Nashville, and Downtown. The site is well connected to several MTA routes.

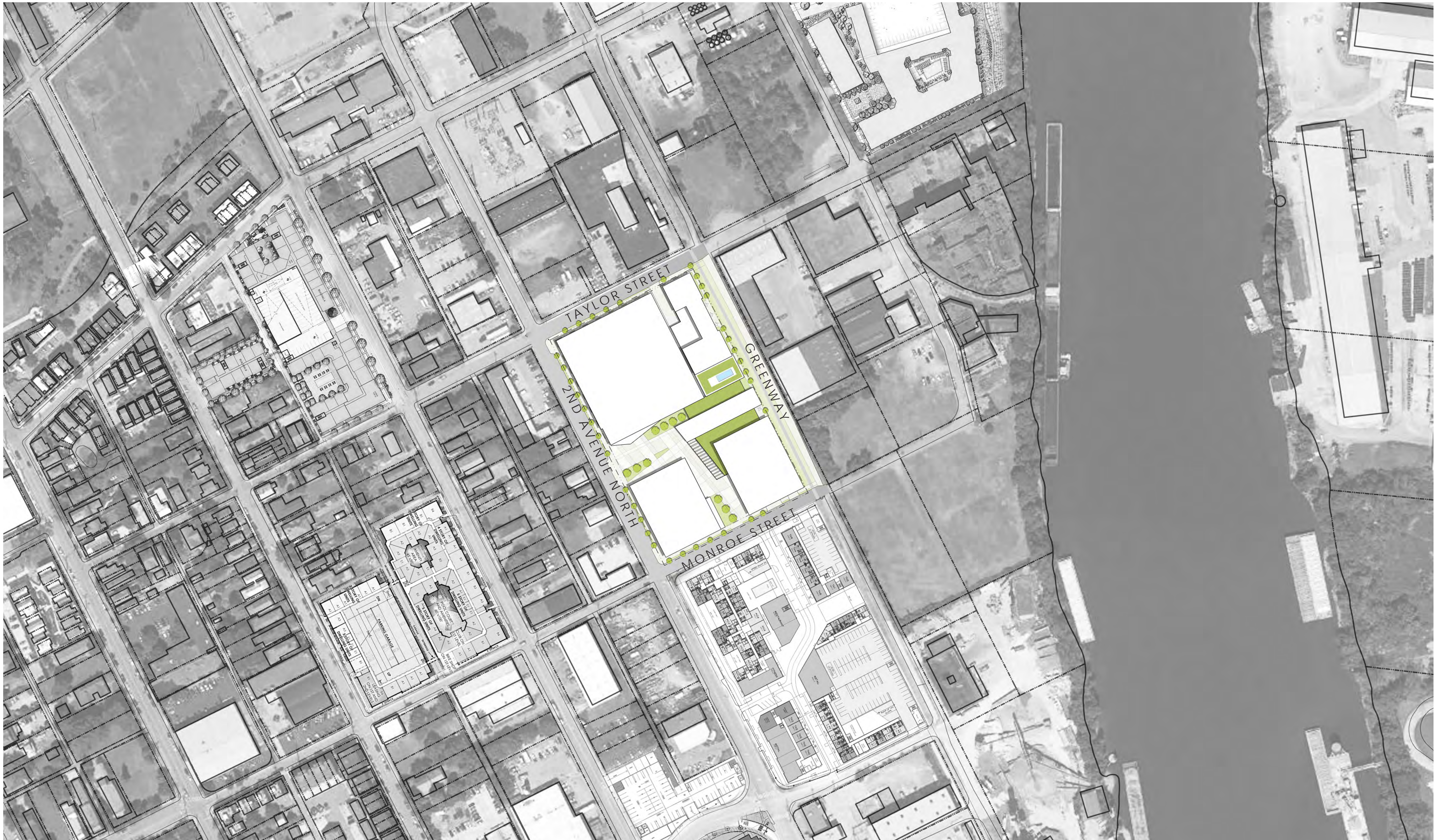
The property is currently split zoned between IR and IG, and is restricted to industrial uses. These limited uses provide little to no services for the surrounding neighborhood.

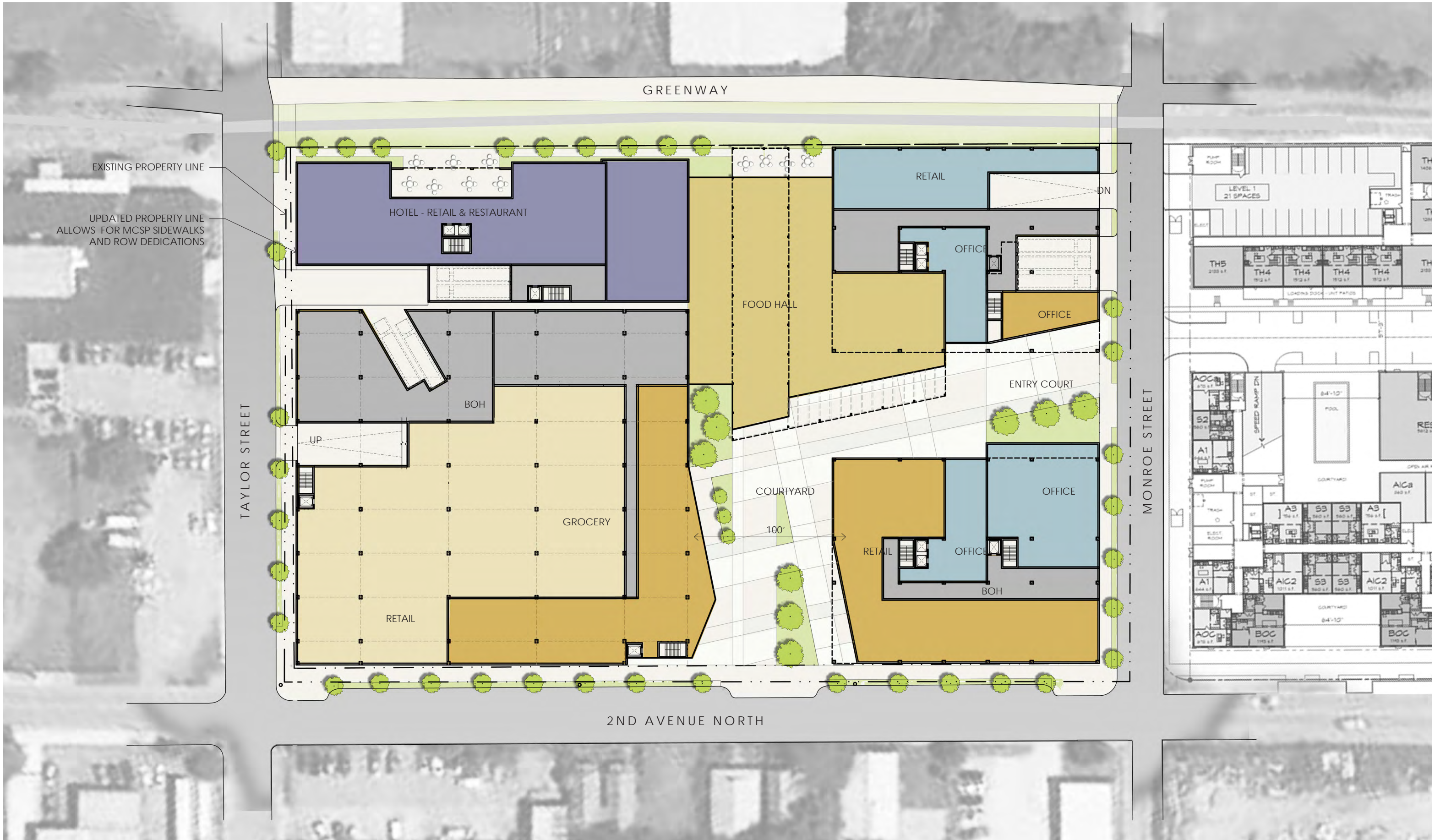
The Community Character policy for the property is T4 Urban Mixed Use Neighborhood.

The Community Character Manual outlines T4-MU areas as "intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high-density residential development. A variety of residential, mixed use, commercial, light industrial, and institutional buildings are found regularly spaced with buildings built to the back edge of the sidewalk and minimal spacing between buildings. Parking is behind or beside the buildings and is generally accessed by side streets or alleys. The public realm and streetscape feature the consistent use of lighting and the use of formal landscaping. T4 Mixed Use Neighborhood Areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. The edges of T4 Mixed Use Neighborhood Areas are firm with clearly distinguishable boundaries identified by block structure, street and alley networks, and building placement." The standards and regulations of Specific Plan for 1324 2nd Avenue implements the guidance of the Community Character Manual and the North Nashville Community Plan.

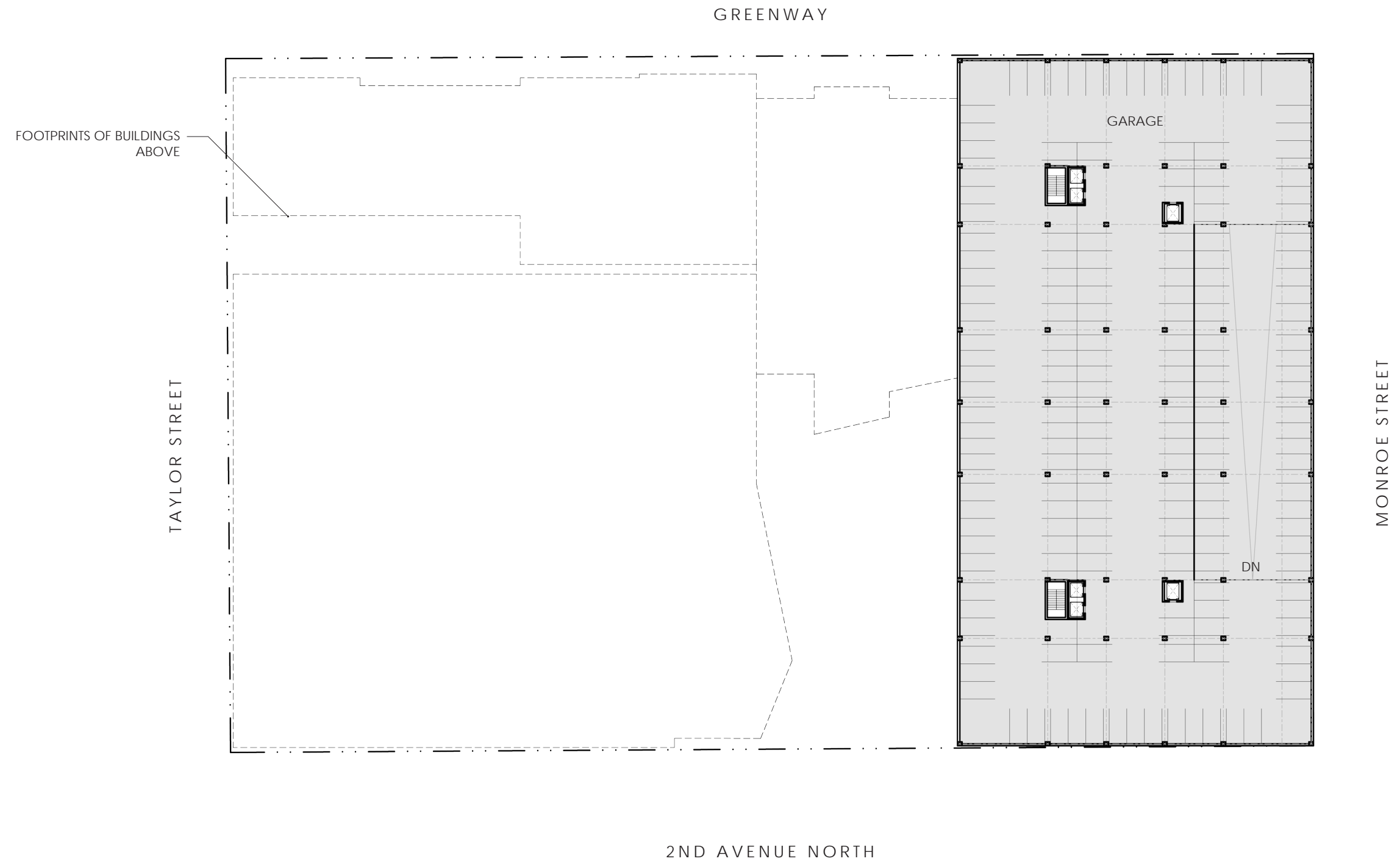
T4-MU allows six stories in limited instances. The location of this height is based on the building type, surrounding context, and location within the neighborhood. The site meets the location criteria in the following ways:

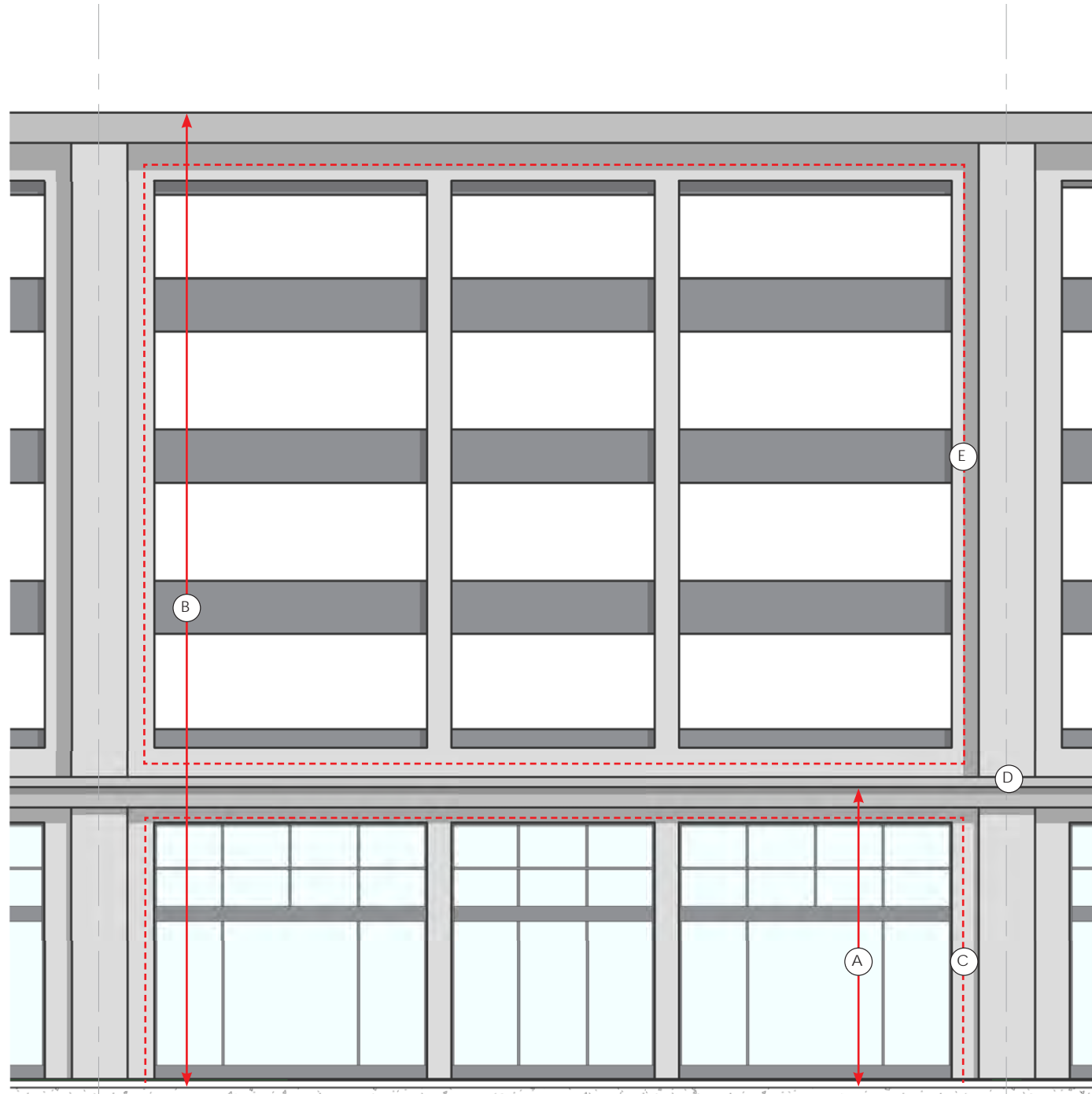
- The property is at the edge of, but not within, the Germantown Neighborhood Conservation Overlay. The site is a transition between the historic district and the greater heights and more intense uses allowed in IG zoning.
- The conceptual plan is fully compliant with the MCSP to create active and attractive streetscapes on all streets and the greenway. The design of 2nd Avenue includes on-street parking, and 16' sidewalks with street trees. Taylor and Monroe Streets include 12' sidewalks with street trees.
- The site is one block from MTA Route 9. This important bus route connects the neighborhoods of North Nashville to Metro Center and to Downtown. The site is one block from MTA Route 28 which connects the neighborhoods of East Nashville to Downtown. The site is also two blocks from MTA Route 41 which connects Brick Church Pike, Whites Creek Pike, Briley Parkway, and Ellington Parkway to Downtown. The site location between these three important neighborhood routes will connect the services and jobs on-site to shoppers and workers within the city.
- The floor to floor height of different uses - garage, hotel, or office - vary significantly. With a maximum height of 85' overall, some uses will reach the maximum height in five stories while others will have room for six stories. In all cases, height is limited to 85' and six stories. Details are shown in the section drawings within this document.
- The site sits lower than the nearby properties on the river. The height is mitigated by this lower topography.
- The additional height is influenced by the inclusion of open space within the site. The buildings are oriented toward the streets and greenway, and have a strong relationship with the courtyard within the site. The additional height allows for a smaller footprint, allowing a better spacing between buildings. This helps to provide light and air to the courtyard and nearby buildings.





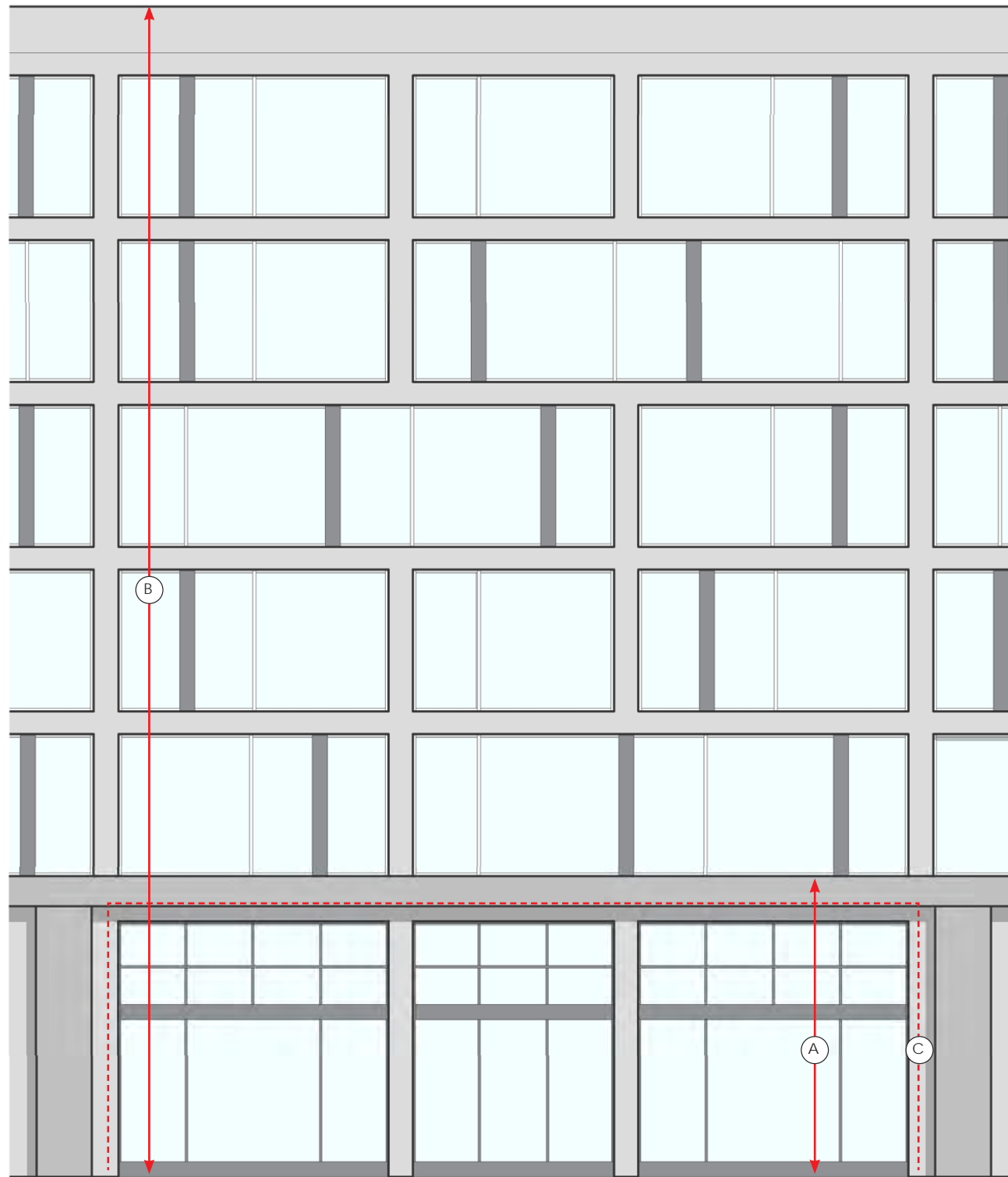






GARAGE DIAGRAM

| | | |
|-------------------------------------|-------------------|---|
| Base Zoning | | The standards of this SP shall follow MUL-A zoning district in the UZO except where standards in this document are more specific or change the standards of MUL-A. |
| FAR | | 2.5 |
| ISR | | 1.0 |
| Build-to Zone | | 60% of the building facade shall be 0-15 feet from the back of the sidewalk on public streets. |
| Greenway Setback | | 5 feet, minimum average as measured over the entire length of the property line facing the greenway. |
| Minimum first floor height | (A) | As measured along public streets, finished floor to finished floor. |
| Grocery | | 20 feet |
| All other uses | | 16 feet |
| Max. height | (B) | 85 feet and 5 stories |
| Max. height for hotel | (B) | 85 feet and 6 stories |
| Bicycle Parking Requirements | | According to 17.20.135 of the zoning code. |
| Parking | | According to MUL-A, UZO allowances, and all allowances in the zoning code. Parking may be shared across the site and any future property lines, regardless of ownership. Shared parking may be allowed according to the provisions of 17.20.100 of the zoning code. |
| Urban Design | (C) (D) (E) | Building facades fronting a public street shall provide a minimum of one principal pedestrian entrance. Building facades fronting a public street shall have a minimum of 25% glazing on the ground floor. Upper level facades of parking structures facing public streets shall step back from the ground level facade by a minimum of 18 inches, and shall include material articulation. Upper level facades of parking structures facing public streets shall have openings for a minimum of 40% and a maximum of 60% of the total facade. |
| Prohibited Materials | | EIFS, vinyl siding, fiber cement board and siding, and untreated wood. |



ACTIVE USE DIAGRAM

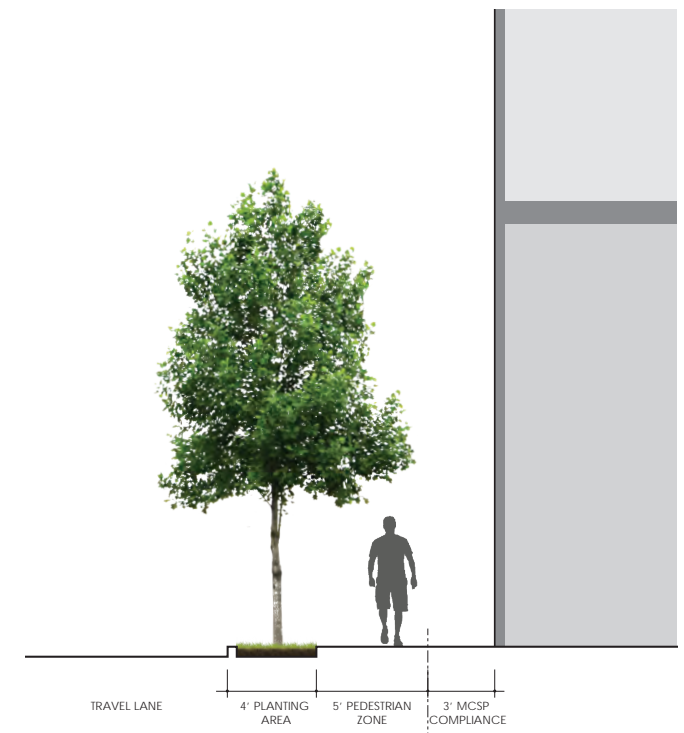
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|-------------------------------------|-------------------|---|
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| Greenway Setback | | 5 feet, minimum average as measured over the entire length of the property line facing the greenway. |
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2ND AVENUE NORTH



MONROE STREET



TAYLOR STREET

| | P | PC | SE | A | | P | PC | SE | A | | P | PC | SE | A | | | | | |
|-----------------------------------|---|----|----|---|--|---|----|----|---|--------------------------------------|---|----|----|---|---|--|--|--|--|
| RESIDENTIAL | | | | | NONRES DRUG TREATMENT FACILITY | | | | | VEHICULAR SALES AND SERVICE, LIMITED | | | | | SAFETY SERVICES | | | | |
| SINGLE-FAMILY | | | | | NURSING HOME | | | | | WRECKER SERVICE | | | | | WASTE WATER TREATMENT | | | | |
| TWO-FAMILY | | | | | OUTPATIENT CLINIC | | | | | COMMUNICATION | | | | | WATER/SEWER PUMP STATION | | | | |
| MULTI-FAMILY | | | | | REHABILITATION SERVICES | | | | | AMATEUR RADIO ANTENNA | | | | | WATER TREATMENT PLANT | | | | |
| MOBILE HOME DWELLING | | | | | RESIDENCE FOR HANDICAPPED, MORE THAN 8 INDIVIDUALS | | | | | AUDIO/VIDEO TAPE TRANSFER | | | | | WIND ENERGY FACILITY (SMALL) | | | | |
| ACCESSORY APARTMENT | | | | | VETERINARIAN | | X | | | COMMUNICATIONS HUT | | | | | WIND ENERGY FACILITY (UTILITY) | | | | |
| ACCESSORY DWELLING, DETACHED | | | | | COMMERCIAL | | | | | MULTI-MEDIA PRODUCTION | | | | | WASTE MANAGEMENT | | | | |
| BOARDING HOUSE | | | | | ANIMAL BOARDING FACILITY | | | | | PRINTING AND PUBLISHING | | | | | COLLECTION CENTER | | | | |
| CONSIGNMENT SALE | | | | | ATM | | X | | | RADIO/TV/SATELLITE TOWER | | | | | CONSTRUCTION/DEMOLITION LANDFILL | | | | |
| DOMESTICATED HENS | | | | | AUCTION HOUSE | | | | | RADIO/TV STUDIO | | | | | CONSTRUCTION/DEMOLITION WASTE PROCESSING (PROJECT SPECIFIC) | | | | |
| GARAGE SALE | | | | | AUTOMOBILE CONVENIENCE | | | | | SATELLITE DISH | | | | | MEDICAL WASTE | | | | |
| HISTORIC BED & BREAKFAST HOMESTAY | | | | | AUTOMOBILE PARKING | | X | | | TELEPHONE SERVICES | | | | | RECYCLING COLLECTION CENTER | | | | |
| HISTORIC HOME EVENTS | | | | | AUTOMOBILE REPAIR | | | | | INDUSTRIAL | | | | | RECYCLING FACILITY | | | | |
| HOME OCCUPATION | | | | | AUTOMOBILE SALES, NEW | | | | | ARTISAN DISTILLERY | | X | | | SANITARY LANDFILL | | | | |
| RURAL BED & BREAKFAST HOMESTAY | | | | | AUTOMOBILE SALES, USED | | | | | ASPHALT PLANT | | | | | WASTE TRANSFER | | | | |
| SECURITY RESIDENCE | | | | | AUTOMOBILE SERVICE | | | | | BUILDING CONTRACTOR SUPPLY | | | | | RECREATION AND ENTERTAINMENT | | | | |
| SHORT TERM RENTAL PROPERTY (STRP) | | | | | BAR OR NIGHTCLUB | | X | | | COMPRESSOR STATION | | | | | ADULT ENTERTAINMENT | | | | |
| INSTITUTIONAL | | | | | BED AND BREAKFAST INN | | X | | | CONCRETE PLANT | | | | | AFTER HOURS ESTABLISHMENT | | | | |
| CORRECTIONAL FACILITY | | | | | BEER AND CIGARETTE MARKET | | | | | DISTRIBUTIVE BUSINESS/WHOLESALE | | | | | CAMP | | | | |
| CULTURAL CENTER | | | | | BOAT STORAGE | | | | | FUEL STORAGE | | | | | CLUB | | | | |
| DAY CARE CENTER (UP TO 75) | | | | | BUSINESS SERVICE | | X | | | HEAVY EQUIPMENT, SALES & SERVICE | | | | | COMMERCIAL AMUSEMENT (INSIDE) | | | | |
| DAY CARE CENTER (OVER 75) | | | | | CARPET CLEANING | | | | | HAZARDOUS OPERATION | | | | | COMMERCIAL AMUSEMENT (OUTSIDE) | | | | |
| DAY CARE HOME | | | | | CAR WASH | | | | | MANUFACTURING, ARTISAN | | | X | | COUNTRY CLUB | | | | |
| DAY CARE - PARENT'S DAY OUT | | | | | COMMUNITY GARDEN (COMMERCIAL) | | X | | | MANUFACTURING, HEAVY | | | X | | DRIVE-IN MOVIE | | | | |
| SCHOOL DAY CARE | | | | | COMMUNITY GARDEN (NON-COMM) | | X | | | MANUFACTURING, MEDIUM | | | | | DRIVING RANGE | | | | |
| MONASTERY OR CONVENT | | | | | CUSTOM ASSEMBLY | | | | | MANUFACTURING, LIGHT | | | | | FAIRGROUND | | | | |
| ORPHANAGE | | | | | DONATION CENTER, DROP-OFF | | | | | MICROBREWERY | | | | | GOLF COURSE | | | | |
| RELIGIOUS INSTITUTION | | | | | FLEA MARKET | | X | | | RESEARCH SERVICE | | | | | GREENWAY | | | | |
| EDUCATIONAL | | | | | FUNERAL HOME | | | | | SCRAP OPERATION | | | | | PARK | | | | |
| BUSINESS SCHOOL | | | | | FURNITURE STORE | | | | | TANK FARM | | | | | RACETRACK | | | | |
| COLLEGE OR UNIVERSITY | | | | | GROCERY STORE | | X | | | TASTING ROOM | | | | | RECREATION CENTER | | | | |
| COMMUNITY EDUCATION | | X | | | HOME IMPROVEMENT SALES | | | | | WAREHOUSE | | | | | REHEARSAL HALL | | | | |
| DORMITORY | | | | | HOTEL/MOTEL | | X | | | TRANSPORTATION | | | | | SEX CLUB | | | | |
| FRATERNITY/SORORITY HOUSE | | | | | INVENTORY STOCK | | | | | AIRPORT/HELIPORT | | | | | SMALL OUTDOOR MUSIC EVENT | | | | |
| PERSONAL INSTRUCTION | | X | | | KENNEL/STABLE | | | | | BOAT DOCK (COMMERCIAL) | | | | | STADIUM ARENA / CONVENTION CENTER | | | | |
| VOCATIONAL SCHOOL | | | | | LAUNDRY PLANTS | | | | | BUS STATION/LANDPORT | | | | | TEMPORARY FESTIVAL | | | | |
| OFFICE | | | | | LIQUOR SALES | | | | | BUS TRANSFER STATION | | | | | THEATER | | | | |
| ALTERNATIVE FINANCIAL SERVICES | | | | | MAJOR APPLIANCE REPAIR | | | | | COMMUTER RAIL | | | | | THEATRE | | | | |
| FINANCIAL INSTITUTION | | X | | | MOBILE STORAGE UNIT | | | | | HELISTOP | | | | | ZOO | | | | |
| GENERAL OFFICE | | X | | | MOBILE VENDOR | | | | | MOTOR FREIGHT | | | | | OTHER | | | | |
| LEASING/SALES OFFICE | | X | | | NANO BREWERY | | | X | | PARK AND RIDE LOT | | | | | AGRICULTURAL ACTIVITY | | | | |
| MEDICAL | | | | | PERSONAL CARE SERVICES | | X | | | RAILROAD STATION | | | | | CEMETERY | | | | |
| ANIMAL HOSPITAL | | | | | RESTAURANT, FAST-FOOD | | X | | | RAILROAD YARD | | | | | DOMESTIC ANIMALS/WILDLIFE | | | | |
| ASSISTED-CARE LIVING | | | | | RESTAURANT, FULL-SERVICE | | X | | | WATER TAXI STATION | | | | | MINERAL EXTRACTION | | | | |
| HOSPICE | | | | | RESTAURANT, TAKE-OUT | | X | | | UTILITY | | | | | ON-SITE AGRICULTURAL SALES | | | | |
| HOSPITAL | | | | | RETAIL | | X | | | POWER/GAS SUBSTATION | | | | | POND/LAKE | | | | |
| MEDICAL APPLIANCE SALES | | | | | SELF-SERVICE STORAGE | | | | | POWER PLANT | | | | | | | | | |
| MEDICAL OFFICE | | | | | VEHICULAR RENTAL/LEASING | | | | | RESERVOIR/WATER TANK | | | | | | | | | |
| MEDICAL OR SCIENTIFIC LAB | | | | | | | | | | | | | | | | | | | |

ZONED: IG

BICENTENNIAL TO MORGAN PARK CONNECTOR

PROPOSED STRIPING PER TRAFFIC IMPACT STUDY

ZONED: IG

4'-9" TO ALLOW A TURN LANE AND A 10' SIDEWALK (CURB TO BUILDING)

ZONED: IR

TAYLOR STREET

N: 673,018.65
E: 1,736,435.13

PROPOSED STRIPING PER TRAFFIC IMPACT STUDY

ZONED: IR

12' TO ALLOW ON STREET PARKING AND A 16' SIDEWALK (CURB TO BUILDING)

ZONED: MUL-A

PROPOSED STRIPING PER TRAFFIC IMPACT STUDY

ZONED: IR

ZONED: SP

18'-9" TO ALLOW A TURN LANE AND A 10' SIDEWALK (CURB TO BUILDING)

MONROE STREET

N: 672,503.46
E: 1,736,694.33

422 2ND AVENUE NORTH

