

1111 63RD AVE N Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	1111 63 rd Avenue North Specific Plan	Site Acreage	11.15 Acres
SP Number	2021SP-XX-001	Existing Zoning	IR (Industrial Restrictive)
Associated Case	2021CP-007-004	Proposed Zoning	SP
Council District	20	Allowable Land Uses	Multifamily, Office, Retail, Restaurant, Bar
Map & Parcel	<u>Map 091; Parcel 007, 006</u>		

1. Uses of this SP shall be limited to multifamily, office, retail, restaurant, bar, and all other uses permitted in the MUL-A-NS zoning district.
2. Height. The maximum height of any structure on the property shall be three stories within the build-to zone, four stories after a 15-foot step-back from the street, and five stories after a 60-foot step-back from the street.
3. The maximum floor area ratio (FAR) for all structures combined is 2.0. Parking structures shall be excluded from the FAR calculation.
4. At least 85% of the existing two-story structure located at the north end of the site shall be retained. Appurtenant structures may be removed.
5. Building materials will consist of the following: masonry, cementitious fiberboard or other cement-based products, metal panel, and wood accents.
6. The water tower at the rear of the site shall remain.
7. A pedestrian crosswalk shall be provided from the site across 63rd Avenue North.
8. 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-A-NS zoning district as of the date of the applicable request or application.
9. 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.

Community Plan Consistency Note

The proposed Specific Plan is located within the West Nashville Community Plan (Subarea 7). The proposed SP is located within District-Industrial Policy and associated community plan amendment is proposed to change the current policy to:

Proposed Land Use Policy - Urban Mixed-Use Neighborhood (T4 MU)

The proposed SP to permit a mixed-use development, in addition to uses permitted by the MUL-A-NS zoning district, is consistent with the goals of the T4 Urban Mixed-Use policy as it will achieve the intent of the policy to create urban, mixed-use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses.

