

METROPOLITAN PLANNING DEPARTMENT

DEC 15 2008

HASTINGS COUNTY

SPECIAL USE ZONING

PRELIMINARY  FULL,   ENDED, in  
 with the  
 SP provisions of   Ordinance.  
 Conditions see staff report  
dated 12.11.08  
 By B. Bernards 12.11.08  
 Metropolitan Planning Commission

# SP DEVELOPMENT STANDARDS

1201 DEMONBREUN

Case No. 2008SP-035U-09

 **HASTINGS**  
ARCHITECTURE ASSOCIATES, LLC

October 30, 2008  
Revised December 1, 2008

 **EAKIN**  
**PARTNERS**  
COMMERCIAL REAL ESTATE

**SP-2008SP-035U-09**

# TABLE of CONTENTS

Development Standards	1-2
Purpose, Street Frontage, Building Facade	3
SP General Plan Consistency	4-5
Exhibit A1 - Development Envelope and Conceptual Massing: 12th Avenue South & Demonbreun Street	6
Exhibit A2 - Development Envelope and Conceptual Massing: Laurel Street & Interstate 40	7
Exhibit B - Frontage Types	8
Exhibit C - Site Plan Standards	9
Exhibit D - Development Phasing	10
Exhibit E - Building Section Standards	11
Exhibit F - North Elevation: Demonbreun Street	12
Exhibit G - East Elevation: 12th Avenue South	13
Exhibit H - South Elevation: Laurel Street	14
Exhibit I - West Elevation: Interstate 40	15
Exhibit J - SP Allowed Uses	16
C1.00 Conceptual Site Plan	Insert

<b>Base Zoning District</b>	<b>SP</b>
<b>Fall back Zoning*</b>	CF (UZO)
<b>Council District:</b>	19
<b>District Councilmember</b>	Erica Gilmore
<b>Maximum Total Building Area (SF)</b>	1,250,000 (Excluding Parking)
<b>ISR</b>	1.00
<b>Parcel Size (acres):</b>	2.90
Alley	0.00
Site Area (SF)	126,324.00
<b>Build-to Zone</b>	
Demonbreun Street	0'-20'
12th Avenue South	0'-20'
Laurel Street	0'-20'
I 40	N/A
<b>Façade Width</b>	
Demonbreun Street	80% min. (incl. garage entries)
12th Avenue South	80% min. (incl. garage entries)
Laurel Street	40% min. (incl. garage entries)
I 40	None Required
<b>Building Height</b>	
Minimum	3 stories
Maximum	24 stories
<b>Liner Depth</b>	20' minimum
<b>Building Uses</b>	
A minimum of 2% to a maximum of 80% retail	
A minimum of 0% to a maximum of 98% office	
A minimum of 0% to a maximum of 98% residential/hotel	
A minimum of 0% to a maximum of 98% other uses allowed in the SP - see Exhibit J.	

\*For any development standards, regulations and requirements not specifically shown on the SP plan, the standards, regulations and requirements of CF zoning district (with Urban Zoning Overlay) shall apply.

**PARKING**
**PARKING REQUIREMENT**

Parking requirements shall be per the UZO standards

**PARKING LOCATION**

First Floor	Active Use Liner Required: Demonbreun St. & 12th Ave. S. Active Use Liner Not Required: Laurel St. and I-40
Second Floor and Above	Active Use Liner Required: Demonbreun St. and 12th Ave. S. See Exhibits F&G Active Use Liner Not Required: Laurel Street and I-40 - See Exhibits H & I

## LANDSCAPE

Landscaping shall consist of appropriate street trees with or without under plantings, benches, trash receptacles and/or other site furnishings consistent with MDHA's Downtown Streetscape Elements Design Guidelines as relates to the Arts Center Redevelopment District. Landscape plan to be approved with final site plan.

## BUILDING ENVELOPE STANDARDS

### Height

Ground Floor 16' Floor to Floor min.

### Glazing (includes vision glass, spandrel panels or both)

First floor (excluding I-40 Elevation)	40% min to 100% max (at activated liner uses)
Base floors (2nd through 5th, excludes I-40 elev. and a portion of Laurel St elev. - See Exhibits H & I)	40% min to 100% max (at activated liner uses)
Upper floors	30% min to 100% max

### Building Frontage (Refer to Exhibit B)

Demonbreun street	Forecourt, Shopfront awning & Arcade permitted
12th Avenue South	Vertical stoops, Terrace/light court, Forecourt, Shopfront awning and Arcade permitted
Laurel Street	Vertical stoops, Terrace/light court, Forecourt, Shopfront awning and Arcade permitted
I-40	Not Applicable

### Doors/Entries

Pedestrian entrances required on Demonbreun Street and 12th Avenue South  
Vehicular entries should not be placed within 100' from the Key Intersection (12th and Demonbreun)

### Signage Standards

Per UZO and MDHA review

### Materials\*

Appropriate Façade Materials are:

- Clay (brick or terra-cotta products)
- Stone veneer- any system with cavity wall construction
- Concrete- finish should be to an architectural level
- Stucco
- Metal Panels- individual or systems
- Glass Curtain wall systems
- Other Similar Materials

Appropriate Façade Materials for Limited Accents are:

- Metal (galvanized, painted or ornamental)
- Concrete (pre-cast or unfinished exposed)
- Wood
- Tile (porcelain or ceramic)
- CMU (concrete masonry unit, ground or split-face only)
- Other Similar Materials

Inappropriate Façade Materials are:

- EIFS (exterior insulation and finish system)
- Applied Stone- any stone system without cavity wall construction
- Vinyl or Aluminum Siding
- Mirrored Glass (on the ground floor)

\* To be approved by MDHA Design Review

## PURPOSE

The purpose of this SP is to create a mixed use development with a base of three stories minimum and up to two 24 story towers.

## SITE OVERVIEW AND GENERAL INTENT

The site is located in the Gulch Neighborhood, fronting Demonbreun Street and 12th Avenue S., one of the key intersections identified in the Downtown Community Plan. The site is bounded by Demonbreun Street to the North, 12th Avenue S. to the East, Laurel Street to the South and Interstate 40 to the West. The Community plan envisions a 'distinctive development' at this key intersection, since it marks an important entry point into the Gulch. The proposed development will house a mix of uses, provide a positive pedestrian environment and accommodate a taller building envelope (that accommodates up to two mixed-use towers) to enhance the urban fabric at this important location.

## STREET FRONTAGE

A build-to-zone of 0' minimum and 20' maximum (from property line) is established for the site along all sides fronting a public street. In order to encourage street activity and building density, Demonbreun Street and 12th Avenue S. shall have a minimum building frontage of 80% (including vehicular entries) at the build-to-zone. Laurel Street shall have a minimum frontage of 40% at build-to-zone due to its unique topography and designation as a neighborhood street. Frontage types such as terrace, forecourt, stoop, awning and arcade/overhang are permitted along all these streets. Demonbreun Street and 12th Avenue S. are required to have active first floor uses allowed per the CF (fall back zoning) with direct street access doors and transparent windows to achieve a pedestrian-friendly active streetscape. At and Above Grade Parking structures along these streets must also be lined with active uses per Exhibits F & G, with the exception of vehicular and pedestrian garage entries. Parking structures along Laurel Street are not required to be lined per Exhibit H. Vehicular ingress/egress is discouraged within 100' from street intersections (12th Avenue S. and Demonbreun Street and 12th Avenue S. and Laurel Street). The western side of the property facing the I-40 ramp is not required to have a minimum frontage or active use liner though some articulation will be required to avoid a large blank face to I-40. This side will allow exposed parking garage and service areas. (See Exhibit I)

## BUILDING FACADE

Along Demonbreun Street, 12th Avenue S. and Laurel Street, all ground level exterior windows (except residential use) must use transparent glass. Glazing on the ground floor and base floors (2nd through 5th) shall be at least 40% to a maximum of 100% at activated uses along the above mentioned streets. Upper floors shall have a minimum of 30% glazing ratio to a maximum of 100%. Building facade fronting I-40 is not required to have glazing on the ground floor or base floors (2nd through 5th). On this facade, openings up to maximum 80% is allowed and appropriate screening elements are encouraged, but not required.

## SP GENERAL PLAN CONSISTENCY

The proposed development complies with the General Plan in the following ways:

- The Detailed Land Use Plan for the Gulch neighborhood recommends a mix of uses. The proposed development is intended to accommodate a mix of uses including (but not limited to) office, retail, restaurant, residential and hotel.
- The general plan identifies Demonbreun Street and 12th Avenue S. intersection as a 'Key Intersection' where 'distinctive development is appropriate to mark entry points to Gulch'. At this intersection, additional height at the street is appropriate and 'Tower' buildings may be considered, provided that a 'positive pedestrian environment is maintained'.  
The proposed development envelope will accommodate up to two mixed-use towers with a maximum height of 24 stories. In order to foster an active, pedestrian friendly streetscape, vehicular ingress/egress is discouraged within 100' from the 12th Avenue S. and Demonbreun Street intersection.
- Laurel Street, between 12th Avenue S. and I-40 is considered an important 'Focal Point' in the Gulch that provides 'opportunities to mark the termination of vistas with noteworthy architectural features'. Potential tower placement at the corner of 12th Avenue S. and Laurel Street will mark this focal point.
- The Community Plan suggests that the building heights shall be a minimum of 45' at the street. The development recommends a minimum height of three stories.
- "12th Avenue S. and Demonbreun Street shall have active retail or high volume office uses with direct street access doors on the first floor as well as transparent windows on the first floor" (Downtown Community Plan, page 103). The development's First floor shall be activated with uses allowed in CF fall back zoning along these streets per Exhibits F & G. Direct access doors and 40% to 100% glazing (transparent) are proposed along 12th Avenue S. and Demonbreun Street.

## SP GENERAL PLAN CONSISTENCY (cont.)

- The Community Plan suggests that the parking structure be lined with active uses (residential, retail or office) on Demonbreun Street and 12th Avenue South. Parking structure shall be lined per exhibits F,G,H & I with activated uses allowed in CF fall back zoning on Demonbreun Street and 12th Avenue S. on all parking floors, up to 3 stories.
- "New construction shall provide sidewalks as described in Chapter 5, Walkable Subdivisions, of the 'Subdivision Regulations' and the streetscape amenities as described in the 'Downtown Streetscape Elements Design Guidelines'(Downtown Community Plan, page 104). New sidewalks are proposed on 12th Avenue South, Demonbreun Street and Laurel Street and these shall be constructed in compliance with the above mentioned guidelines and regulations.
- According to the Community Plan, buildings shall be constructed to property line except for sidewalks, outdoor dining areas, courtyards and arcades. A build-to-zone of 0'-20' from property line on Demonbreun St. and 12th Avenue S. is established to allow for sidewalks. Building facade is required to be placed within the build-to-zone for minimum 80% on Demonbreun St. and along 12th Avenue S. and 40% on Laurel Street. Building frontage elements are permitted as shown in Exhibit B.

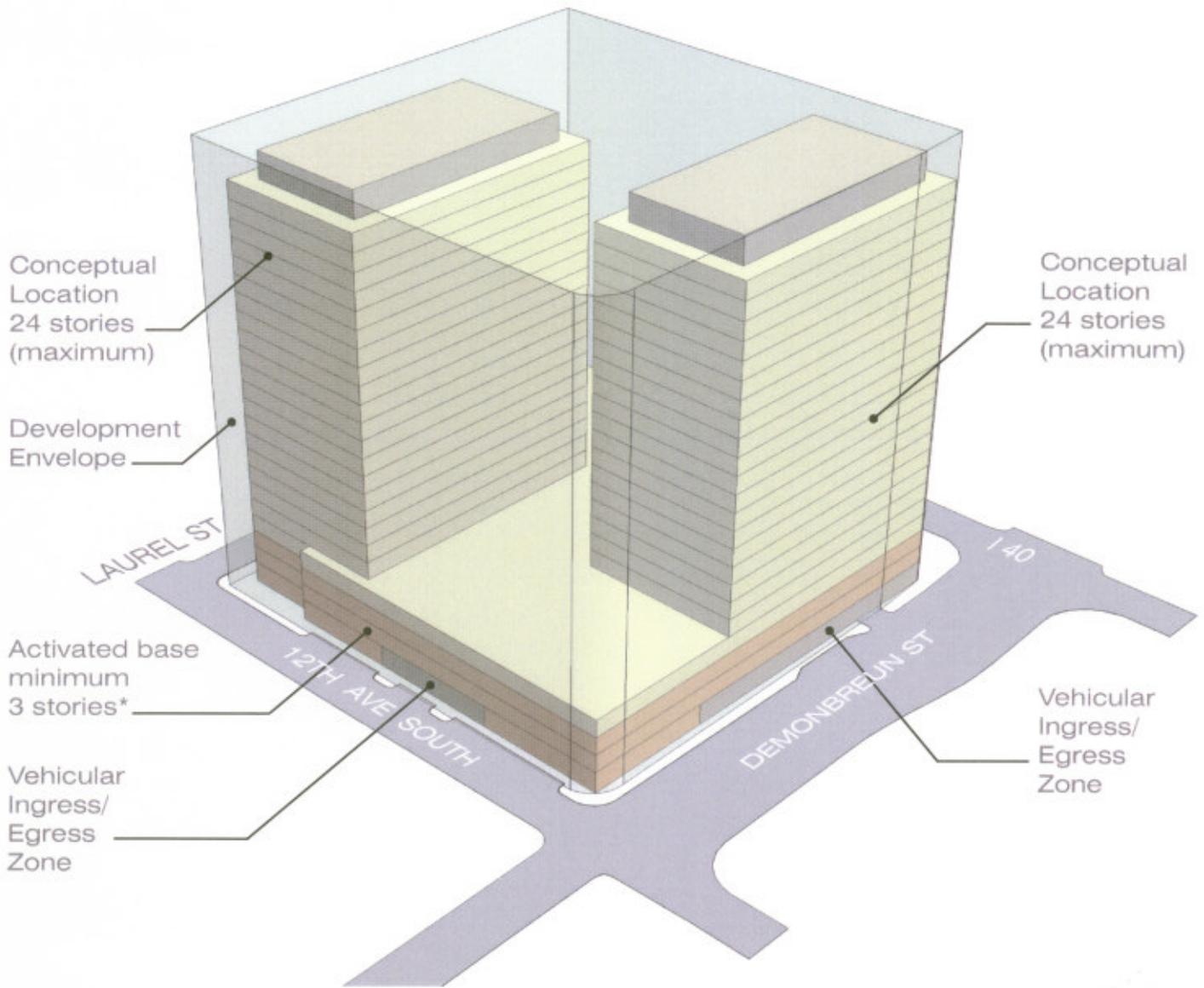
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Note: As the design of the project continues to progress, the developer may make adjustments to items such as building footprint, building height, tower location(s) or other items necessitated by codes, structural, mechanical or electrical systems, provided that such adjustments are done so within the Development Envelope and adhere to the standards of this SP, the developer will coordinate such adjustments with Planning staff and other agencies as necessary.

If adjustments to the Specific Plan are necessary to accommodate building code requirements and other regulations, the developer will coordinate such adjustments with Planning staff and other agencies as necessary.

Landscape & Hardscape improvements illustrated herein beyond building facade and those within the public right of way are conceptual and will require coordination with Metro Public Works, MDHA and other agencies having jurisdiction over project. Revisions to such, whether due to unforeseen conditions, existing conditions, or basic development of design intent shall be reviewed by Planning staff and MDHA if applicable, to ensure consistency with the intent of the SP.

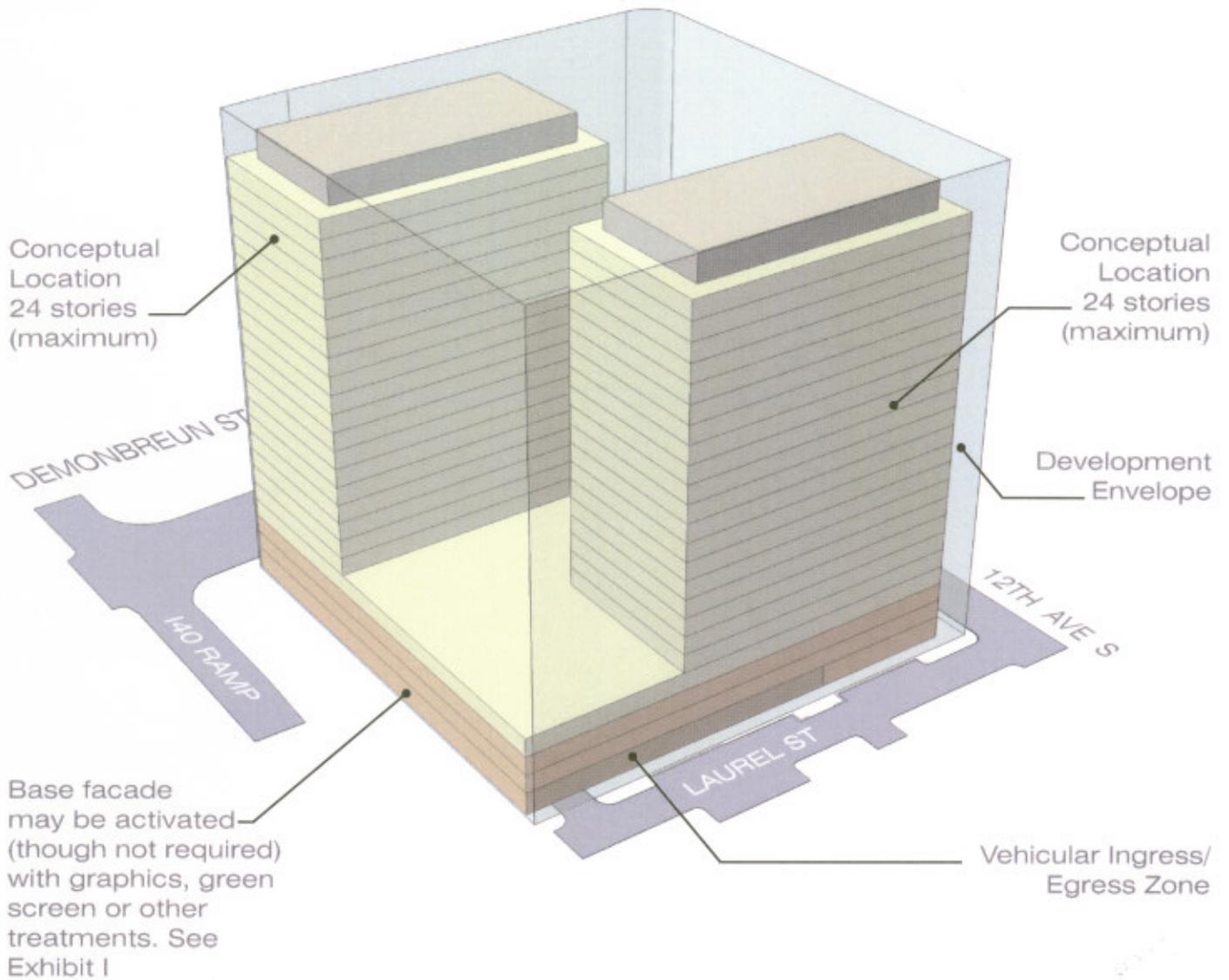
For the purposes of this document, the term "Developer" equates with owner.



\* Activated liner not required at parking levels above the 3rd floor

**EXHIBIT A1  
DEVELOPMENT ENVELOPE  
AND CONCEPTUAL MASSING**

12TH AVENUE S. AND DEMONBREUN STREET



**EXHIBIT A2  
DEVELOPMENT ENVELOPE  
AND CONCEPTUAL MASSING**

LAUREL STREET AND INTERSTATE 40



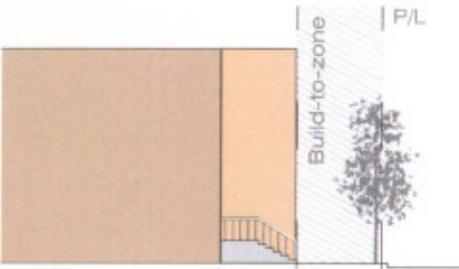
### TERRACE OR LIGHT COURT

Facade is set back from maximum build-to-zone by an elevated garden/ terrace or a fenced, sunken light court. The terrace is suitable for outdoor dining. This could also buffer residential use from sidewalk, separating public and private spaces.



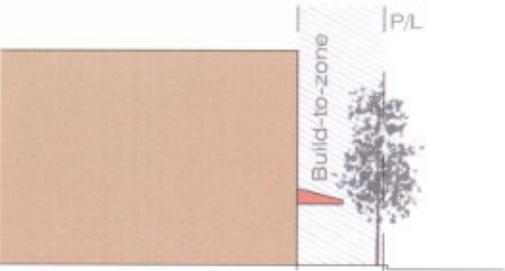
### FORECOURT

Most of the facade is within maximum build-to-zone, while a portion of the building is set back. This is suitable for gardens, drop offs or dining/outdoor areas. Forecourts is preferably located beyond 100' from the key intersection (12th and Demonbreun).



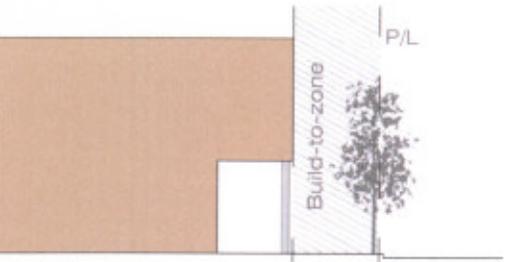
### STOOP

Facade is within or set back from maximum build-to-zone with the lower story elevated from the sidewalk to achieve privacy for windows. The access is provided using an exterior stair or landing. This is recommended for ground floor residential uses.



### AWNING

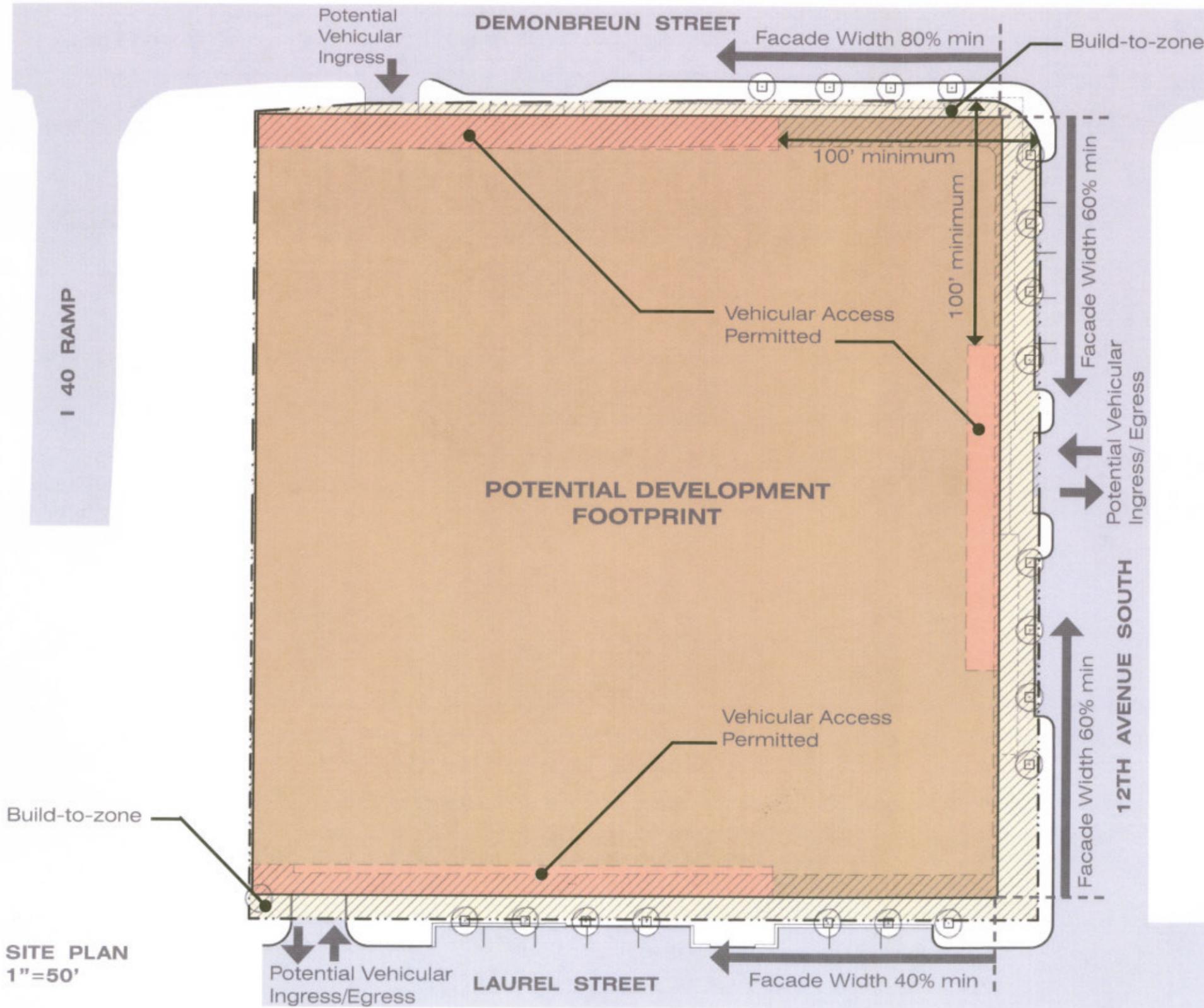
Facade is within the build-to-zone with the building entrance at grade with the sidewalk. This is suitable for retail and high volume office use, and the awning is placed as to overlap the sidewalk to the maximum possible.



### ARCADE/OVERHANG

Facade is within maximum build-to-zone with optional colonnade and the facade set back on the ground floor.

## EXHIBIT B FRONTAGE TYPES



**BUILDING VEHICULAR INGRESS / EGRESS**

**Demonbreun Street :**

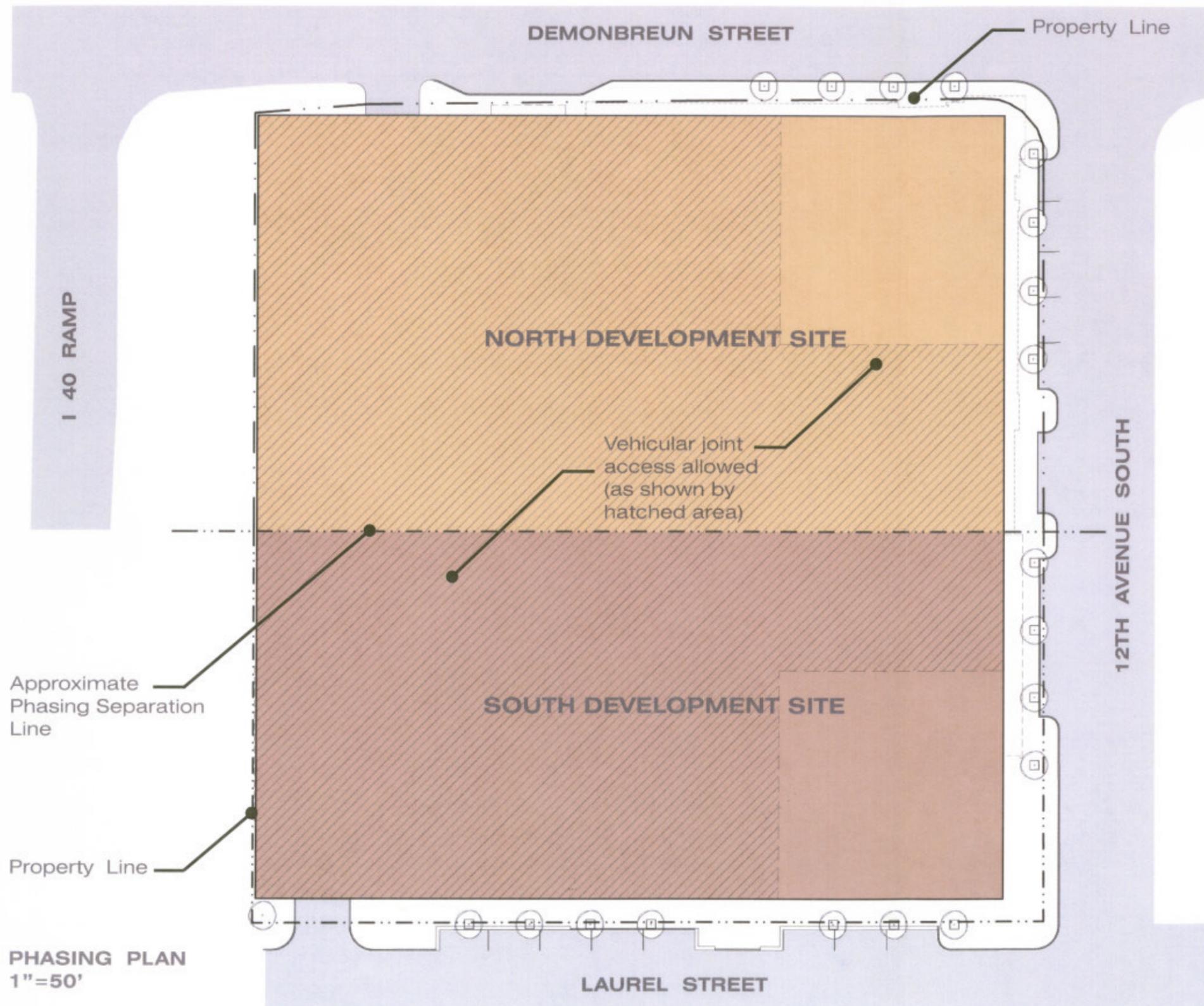
- Vehicle entry width shall be maximum 36' (not including pedestrian garage entry)

**12th Avenue South:**

- Vehicle entry width shall be maximum of two ingress & egress locations totalling 72' (not including pedestrian garage entry)

**Laurel:**

- Vehicle entry width shall be maximum 60'



PHASING PLAN  
1"=50'

HASTINGS  
ARCHITECTURE ASSOCIATES, LLC

SP DEVELOPMENT STANDARDS  
1201 DEMONBREUN

### NORTH DEVELOPMENT SITE

- Active use liner at ground floor as required per Exhibits F & G.
- Active use on floors above as required per Exhibits F & G.
- Residential, office or hotel tower above, built within the development envelope.
- All uses allowed by CF fall back Zoning permitted.
- Sub-Grade, Grade, Above-Grade parking to support development per CF fall back Zoning and UZO

### SOUTH DEVELOPMENT SITE

- Active use liner at ground floor as required per Exhibits F & G.
- Active use on floors above as required per Exhibits F & G.
- Residential, office or hotel tower above, built within the development envelope.
- All uses allowed by CF fall back Zoning permitted.
- Sub-Grade, Grade, Above-Grade parking to support development per CF fall back Zoning and UZO

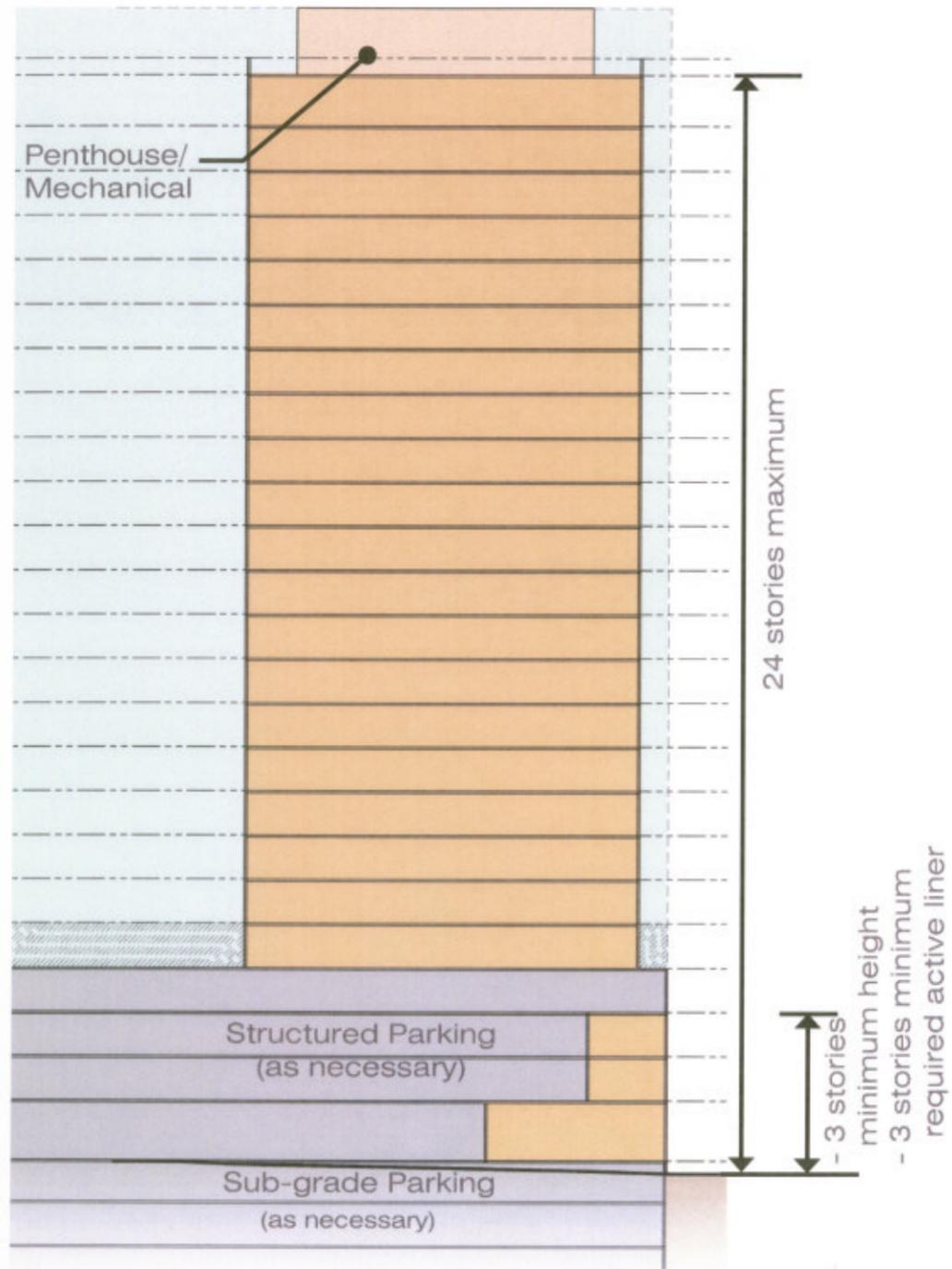
NOTE: Sites may be developed independently or at the same time.

### EXHIBIT D DEVELOPMENT PHASING

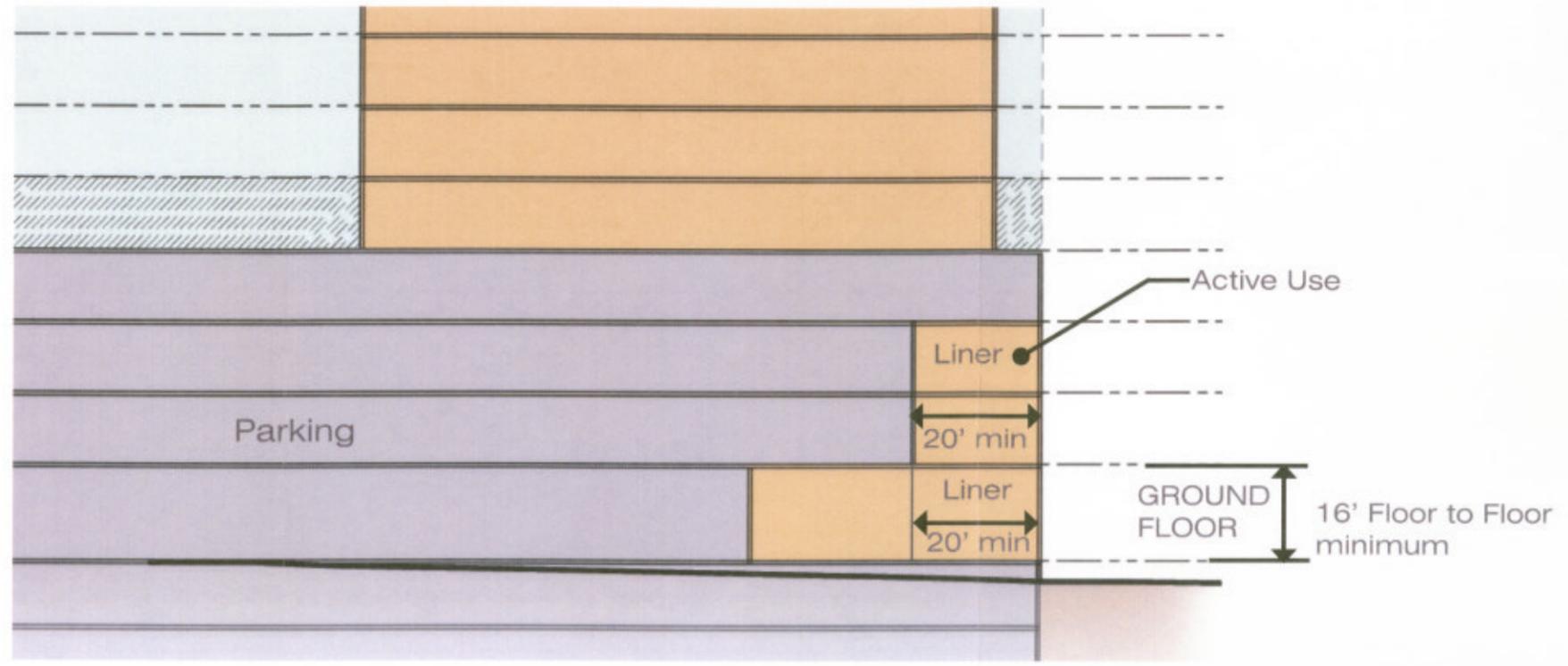
October 30, 2008  
Revised December 1, 2008

10

EP EAKIN  
PARTNERS  
COMMERCIAL REAL ESTATE



**CONCEPTUAL BUILDING SECTION**  
1"=50'



**CONCEPTUAL BUILDING SECTION AT ACTIVE USE LINER:DETAIL**  
1"= 30'

- BUILDING HEIGHT**  
See Development Standards

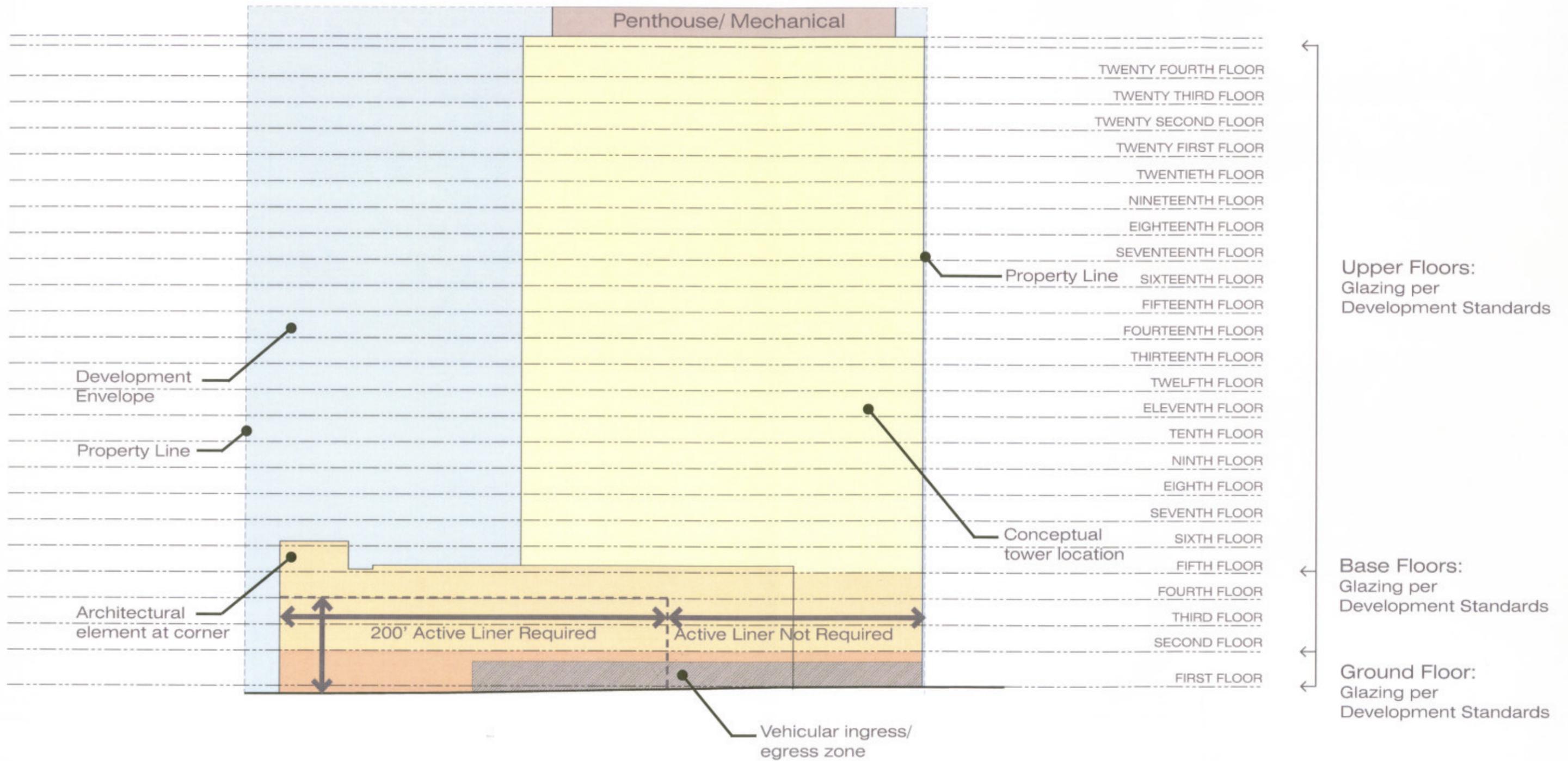
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- FLOOR HEIGHT**  
See Development Standards

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- LINER DEPTH**  
See Development Standards

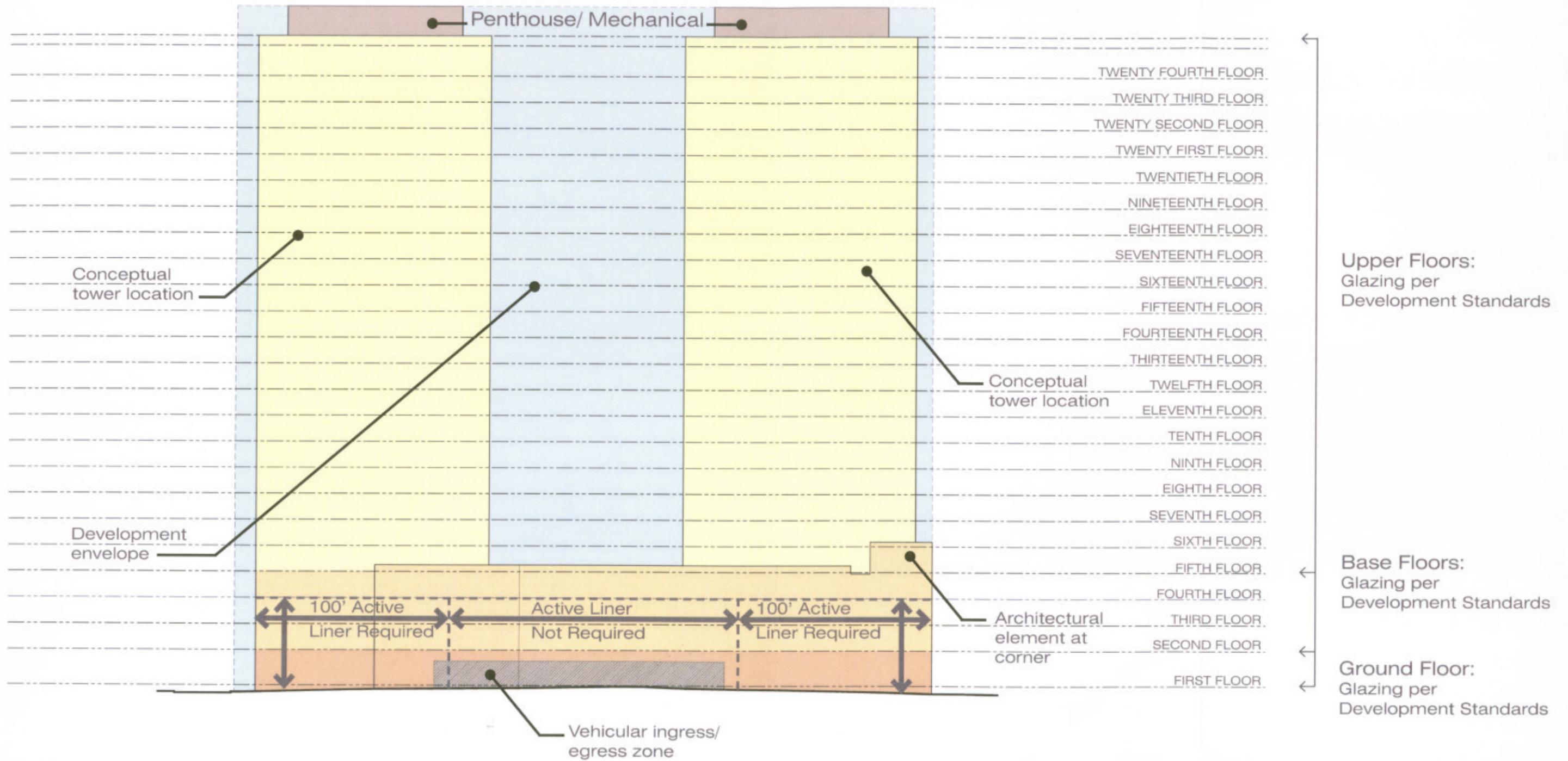
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Note: Location, width and height of tower(s) may be adjusted within the Development Envelope.

**EXHIBIT F**  
**NORTH ELEVATION: DEMONBREUN STREET**  
 1"=50'

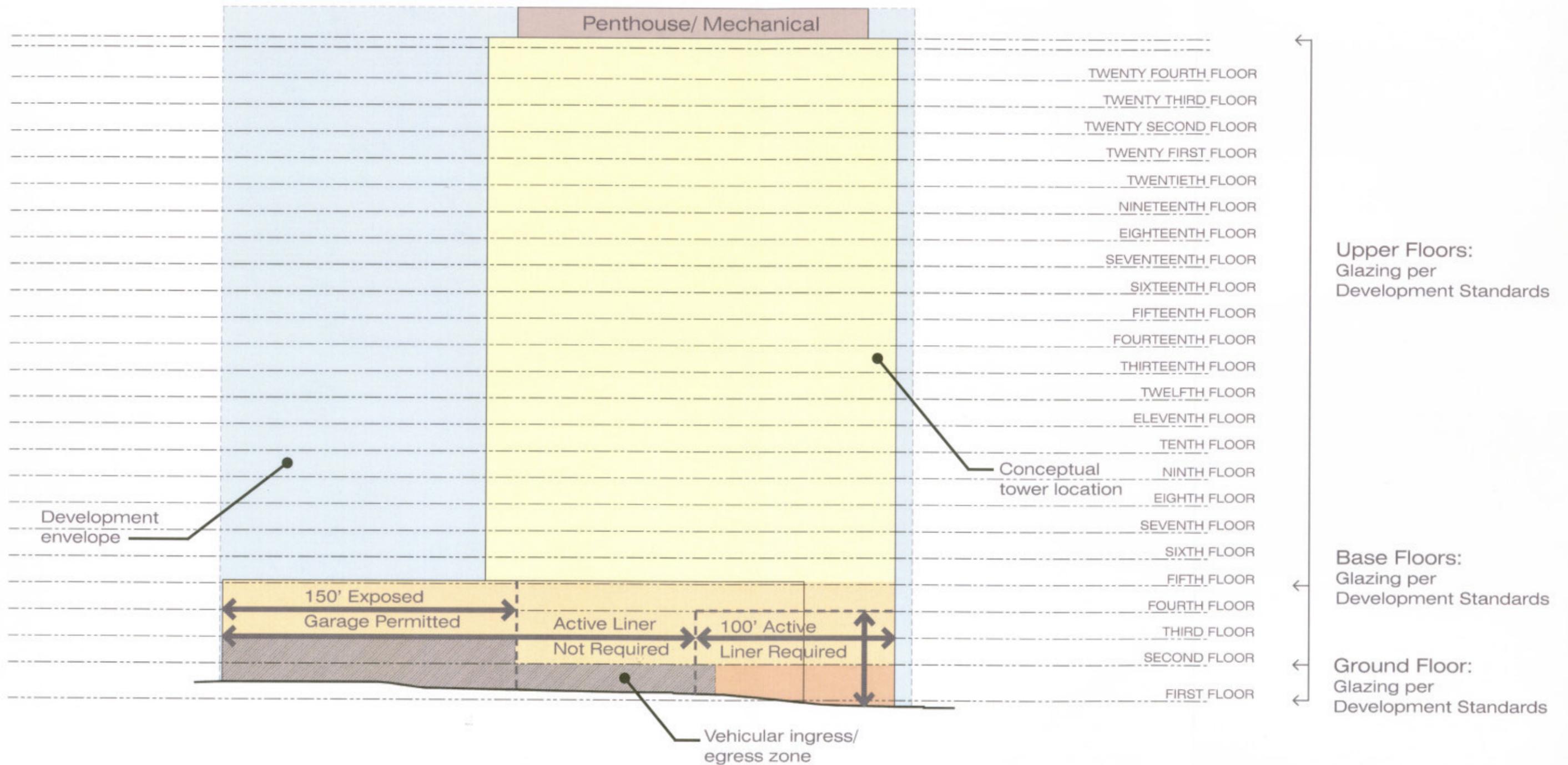
October 30, 2008  
 Revised December 1, 2008



Note: Location, width and height of tower(s) may be adjusted within the Development Envelope.

**EXHIBIT G**  
**EAST ELEVATION: 12th AVENUE SOUTH**  
 1"=50'

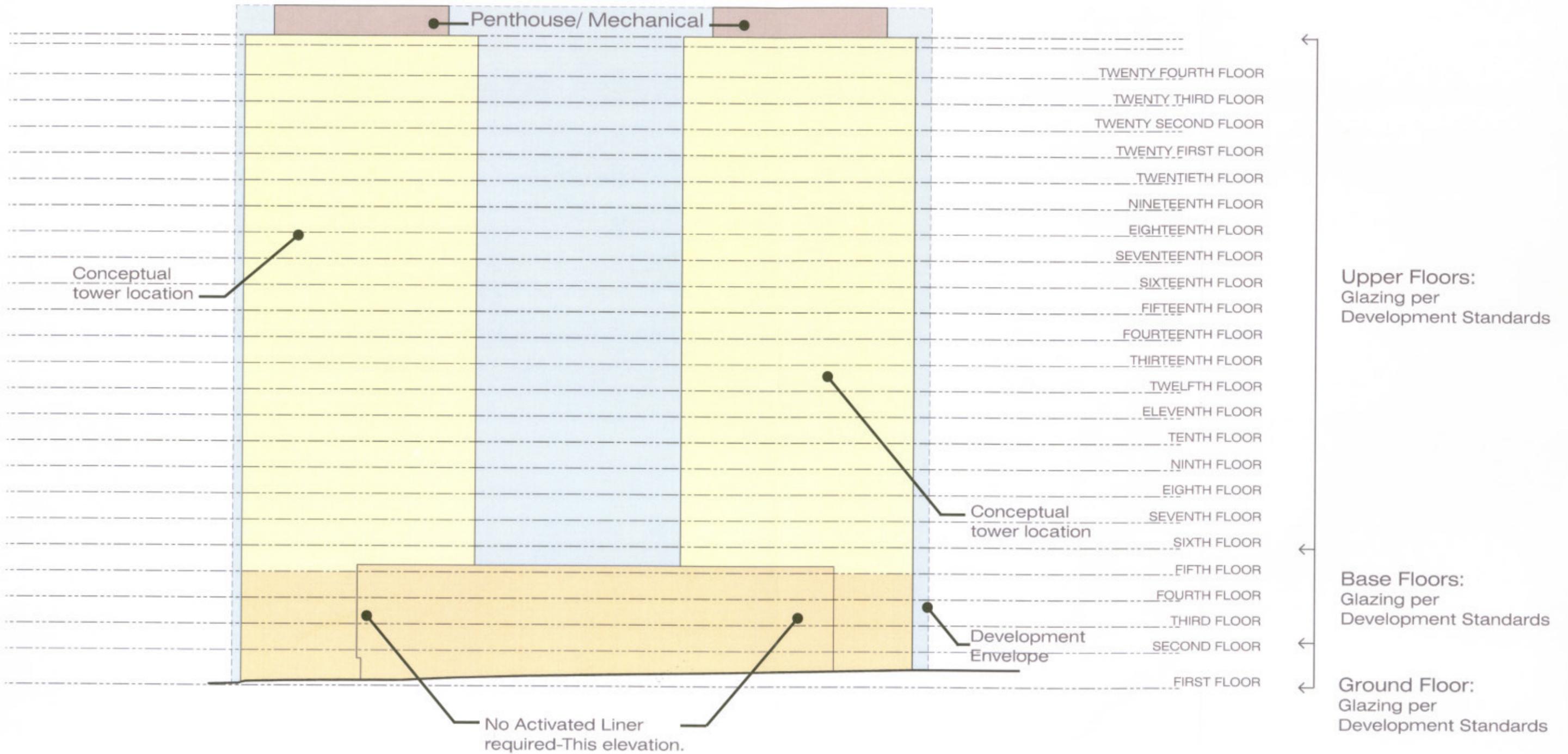
October 30, 2008  
 Revised December 1, 2008



Note: Location, width and height of tower(s) may be adjusted within the Development Envelope.

**EXHIBIT H**  
**SOUTH ELEVATION: LAUREL STREET**  
 1"=50'

October 30, 2008  
 Revised December 1, 2008



Note: Location, width and height of tower(s) may be adjusted within the Development Envelope.

### Uses Permitted In the SP

<b>Residential Uses:</b>		<b>Communication Uses:</b>	
Multi-Family	P	Amateur radio antenna	P
Consignment sale	P	Audio/video tape transfer	P
<b>Institutional Uses:</b>		Multi-media production	P
Cultural center	P	Printing and publishing	P
Day care center (up to 75)	PC	Radio/TV/satellite tower	PC
Day care center (over 75)	PC	Radio/TV studio	P
Day care home	PC	Satellite dish	P
Day care—parent's day out	A	Telephone services	PC
School day care	P	<b>Industrial Uses:</b>	
Monastery or convent	P	Building contractor supply	P
Religious institution	P	Distributive business/wholesale	P
<b>Educational Uses:</b>		Manufacturing, light	P
Business school	P	Research service	P
College or university	P	<b>Transportation Uses:</b>	
Community education	P	Bus station/landport	SE
Dormitory	P	Bus transfer station	P
Fraternity/sorority house	P	Commuter rail	P
Personal instruction	P	Helistop	SE
Vocational school	P	Park and ride lot	P
<b>Office Uses:</b>		Railroad station	SE
Financial institution	P	<b>Recreation and Entertainment Uses:</b>	
General office	P	Club	P
Leasing/sales office	P	Country club	P
<b>Medical Uses:</b>		Driving range	PC
Assisted-care living	P	Greenway	P
Hospice	P	Park	P
Hospital	P	Recreation center	P
Medical appliance sales	P	Rehearsal hall	P
Medical office	P	Stadium arena/convention center	P
Medical or scientific lab	P	Theater	P
Nonresidential drug treatment facility	P	<b>Other Uses:</b>	
Nursing home	P	Pond/lake	P
Outpatient clinic	P		
Rehabilitation services	P		
Residence for handicapped (8 or more)	P		
Veterinarian	P		
<b>Commercial Uses:</b>			
ATM	P		
Automobile convenience	PC		
Automobile parking	P		
Automobile service	P		
Bar or nightclub	P		
Bed and breakfast inn	P		
Business service	P		
Carpet cleaning	P		
Custom assembly	P		
Furniture store	P		
Home improvement sales	P		
Hotel/motel	P		
Liquor sales	P		
Major appliance repair	P		
Personal care services	P		
Restaurant, fast-food	P		
Restaurant, full-service	P		
Restaurant, take-out	P		
Retail	P		

PC – permitted with conditions

SE – permitted by special exception

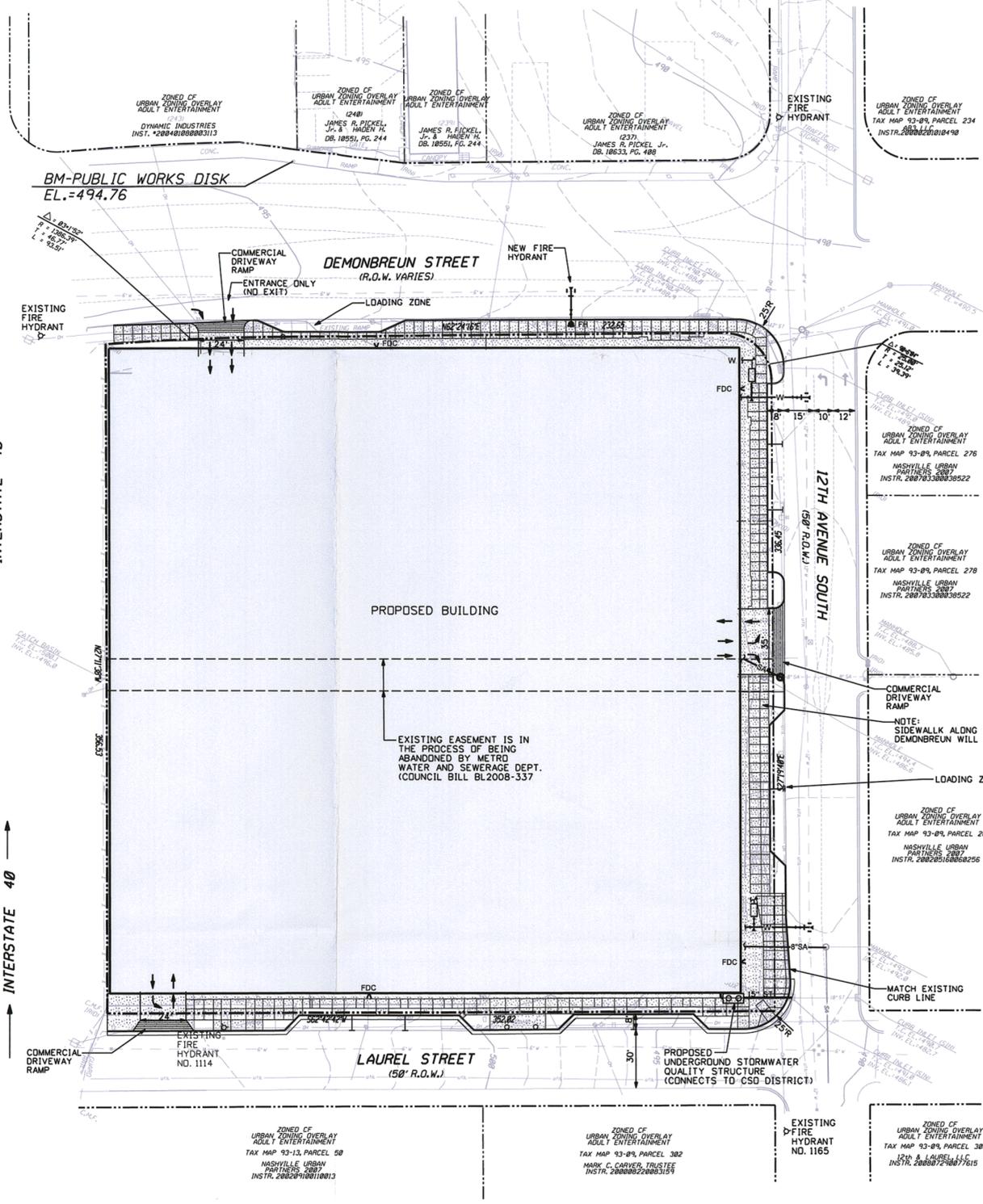
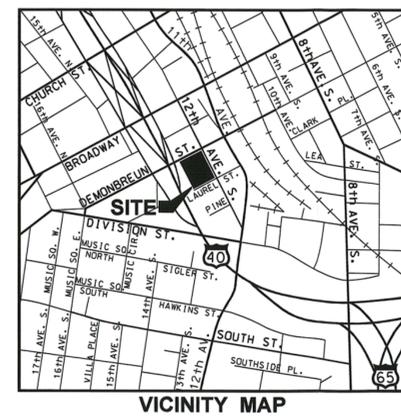
A – accessory use

O – within the Adult

Entertainment overlay

### EXHIBIT J SP ALLOWED USES

October 30, 2008  
Revised December 1, 2008



**SITE DATA TABLE**

EXISTING ZONE	CF (CORE FRAME)
PROPOSED ZONE	SP (SPECIFIC PLAN)
GROSS SITE ACREAGE	2.905 Acres
COUNCIL DISTRICT	19
COUNCIL PERSON	Erica Gilmore
PROPERTY OWNERS	DEMONBREUN GATEWAY PARTNERS C/O EAKIN PROPERTIES 1600 DIVISION STREET-SUITE 600 NASHVILLE, TN. 37203
OVERLAY DISTRICT NAME	UZO
SPECIFIC PLAN NAME	1201 DEMONBREUN
PLAN PREPARATION DATE	OCTOBER 02, 2008
DESIGNED BY	Hastings Architecture Associates, LLC 127 Third Avenue South Nashville, TN. 37201 (615) 329-1399 Contact: David Bailey
FEMA FIRM PANEL NO.	47037C0218F
M.D.H.A. REDEVELOPMENT DISTRICT:	ARTS CENTER

**1201 DEMONBREUN SP**  
1201 DEMONBREUN STREET @ 12th AVENUE SOUTH  
NASHVILLE, TN.

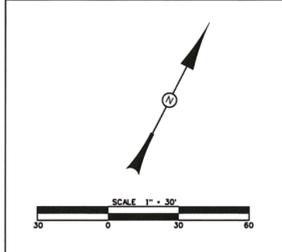
M.P.C. CONTROL NO. 2008SP-035U-09

**METRO NOTES**

- 1) 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.
- 2) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 3) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 4) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" C.M.P..)

**FIRE HYDRANT FLOW TEST DATA**

TEST DATE:	01-10-08
TESTED BY:	HEATHCOAT AND DAVIS ENGINEERS
TIME:	1:05 P.M.
FLOW:	1160 G.P.M. (HYDRANT 1165)
STATIC PRESSURE:	72 P.S.I. (HYDRANT 1114)
RESIDUAL PRESSURE:	58 P.S.I. (HYDRANT 1114)



MAP 93-09, PARCEL 270-275  
283-297

**BENCHMARK**  
DISK AT TOP OF WALK/CURB LOCATED 275' WEST OF THE C/L OF 12th AVE. S. AS MEASURED ALONG THE NORTH R.O.W. LINE OF DEMONBREUN STREET. ELEV. = 494.76

**Civil SITE DESIGN GROUP, PLLC**  
630 Southgate Ave., Suite A  
Nashville, Tennessee 37203  
PH: (615) 248-9999  
FX: (615) 251-9575  
ENGINEER: KEVIN GANGAWARE  
email: Kevin@Civil-Site.com  
07-067-01

**REVISION INFORMATION**  
REUSED 11.19.08

07268 10.30.08

**C1.00**

SP-2008SP-035U