

# 10th Avenue

A Mixed Use Development

## Development Standards

### MIXED USE BUILDING

A mixed use building occupies the full frontage of its lot except for instances of public pedestrian passages from the rear of the lot or parking areas located to the side of the building.

#### Setbacks:

- Front: 0' - 5' from right of way, non required.
- Side: 20' min.
- Rear:

#### Min. height:

Two Stories.

#### Max. height:

Three stories to a maximum height of 45'.

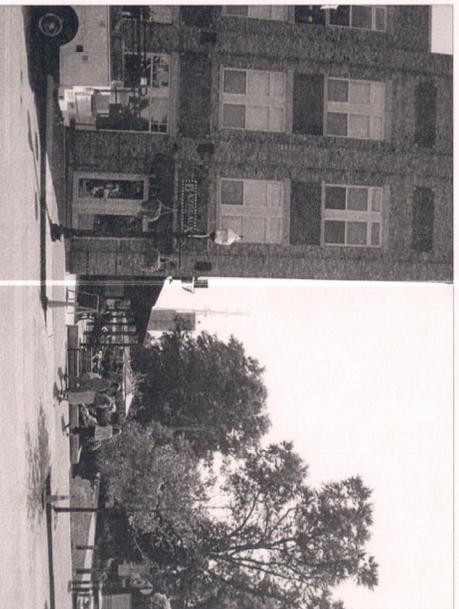
#### Parking, Loading, & Access:

Parking location: Behind, to the side of the building, and on-street.

#### Additional Standards:

Entrance: Primary pedestrian entries shall be located and articulated on 10th Avenue.

Each ground floor commercial unit shall have a separate entrance on 10th Avenue.



Development Standards

Open Space and Landscape Buffering Standards

1. Irrigation: An irrigation system shall be required where drought tolerant trees, plants and shrubs are not planted.
  2. Street Trees:
    - a. Trees should be selected to achieve a uniform streetscape, provide a broad canopy, prevent sidewalk damage, and conserve water. Native tree species are encouraged.
    - b. At installation, a tree shall have a minimum caliper of two (2) inches.
    - c. All trees along the block shall be of the same species.
  3. Screening:
    - a. All surface parking lots shall be screened from view of all streets, except service lanes, by low walls and/or vegetation.
      1. If vegetation alone is used, the planting bed shall be a minimum of six (6) feet wide.
      2. If a wall is used, the wall shall be a minimum of two (2) feet tall, and shall be constructed of masonry that complements the architecture of associated buildings.
      3. All screening vegetation shall be a minimum of three (3) feet, six (6) inches in height within five years of installation, forming a hedge that provides screening year round.
    - b. Locate utilities, meter boxes, heating and cooling units, and other building systems behind buildings to the greatest possible. Screen utilities that are within public view.
    - c. An A-3 landscape buffer, or approved equivalent, shall be required along the northern boundary of the project. An opaque wood fence with masonry piers shall be used for the screening wall.
  4. Detention:
    - a. Incorporate features into detention facilities that provide for use and aesthetic enjoyment.
    - b. Design the stormwater detention system to detain runoff in the fewest ponds necessary.
    - c. Greens used for storm water detention shall be designed to incorporate masonry walls instead of grass swells and berms, and shall incorporate appropriate entry and use.
- Lighting Standards**
1. All lighting to be Dark Sky Rated:
    - a. A full cut-off shield shall be provided to prevent light leakage.
    - b. Energy efficient, pulse start metal halide bulbs, or compact fluorescent bulbs shall be provided.
  2. Street Lights:
    - a. Street Lights shall be integrated to a scale that accommodates pedestrians and bicyclists as well motorists.
    - b. Street Lights shall be aesthetically pleasing and contribute to the character of the neighborhood by responding to the architecture, signage, landscaping, and other pedestrian amenities.

Signage Standards

1. Signs Not Permitted:
  - a. In addition to signs prohibited in the base zone district: MUN, on premise temporary signs, pole mounted signs, and billboards shall not be permitted.
  - b. Any sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means are prohibited.
  - c. Neon Signs are prohibited.
2. Maximum aggregate building signage:
  - a. The maximum aggregate amount of display surface area of all permanent on-premise building signage permitted per establishment shall not exceed 15% of the area of the ground floor building facade facing the public street, or 60 sq. ft., which ever is greater. For purposes of calculation, the ground floor height is 12 feet, as measured from the front setback at each establishment.
3. Limitation on Lighting:
  - a. Lighted signs shall be either spotlighted, externally lit, or back-lit with a diffused light source.
4. Placement of Signs:
  - a. Signs shall be placed so as not to obscure key architectural features, or door, or window openings.
  - b. Projecting Building Signs, Wall Mounted Building Signs, and all Awning Signs on the ground floor shall be mounted in a facade signage zone that measures between 11 feet and 14 feet vertically along the building facade. Second story Projecting Building Signs shall be placed 1 foot below the cornice or eave line.

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### ZONING DISTRICT LAND USE TABLE

P, Permitted by Right	
<b>Residential Uses:</b>	<b>SP</b>
Multi-Family	P
Home Occupation	P
<b>Institutional Uses:</b>	
Cultural Center	P
<b>Educational Uses:</b>	
Community Education	P
Personal Instruction	P
<b>Office Uses:</b>	
Financial Institution	P
General Office (except for check cashing and cash advance establishments)	P
Leasing/Sales Office	P
<b>Medical Uses:</b>	
Medical Office	P
<b>Commercial Uses:</b>	
ATM	P
Business Service	P
Custom Assembly	P
Home Improvement Sales	P
Personal Care Services	P
Restaurant, Full Service: Provided no outdoor dining is allowed. Please see definition for outdoor dining in the General Notes.	P
Restaurant, Take Out	P
Retail	P
<b>Recreation and Entertainment Uses:</b>	
Greenway	P
Park	P

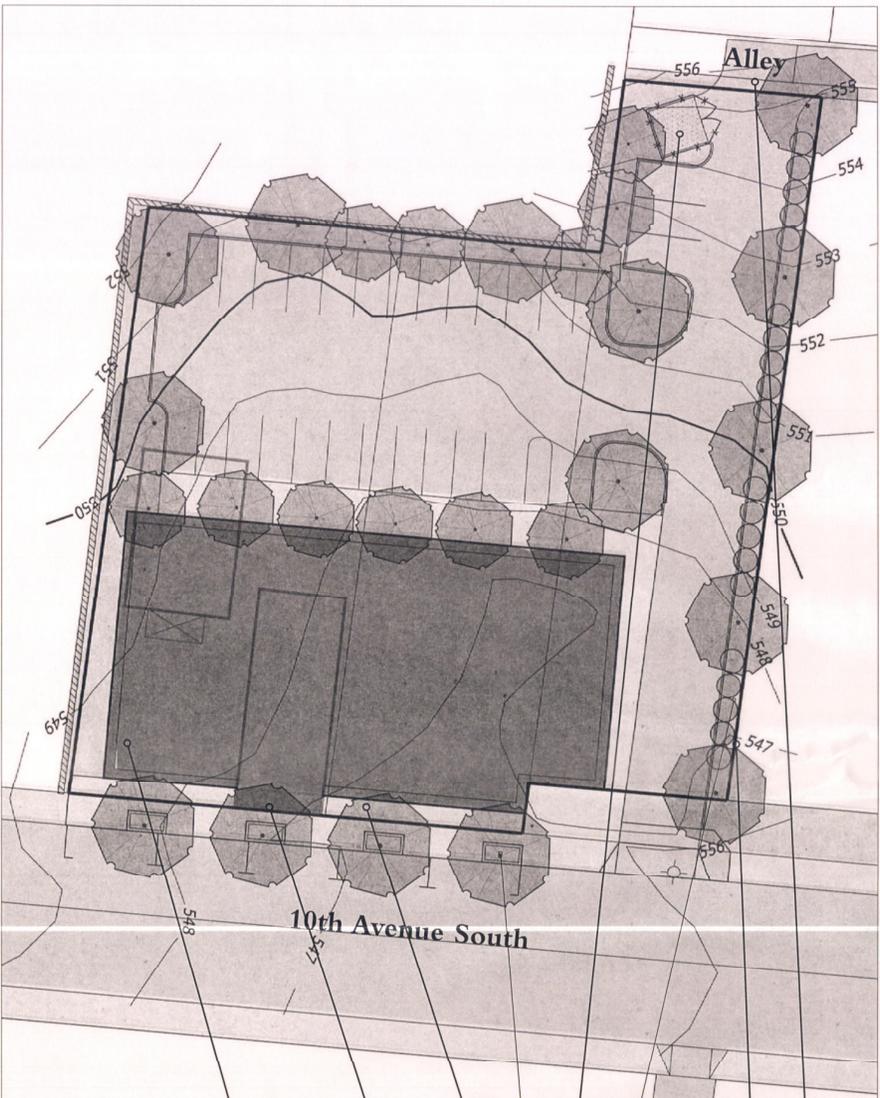
#### GENERAL NOTES:

1. The current plan which supports 31 parking spaces will provide up to 2,000 square feet of Full Service Restaurant, 4,800 square feet of General Retail and 6,800 square feet of General Office. A combination of different uses may require a different amount of parking. All uses must meet the minimum requirements of the metro zoning code.
2. All office, retail, and commercial establishments shall be required to close by 9:30pm.
3. General Office space shall be limited to 2,500 square feet per establishment.
4. Outdoor Dining shall be defined as follows: any dining that occurs out-of-doors, uncovered, in the open air. Large doors, or windows can be opened to allow for fresh air, but can be closed to prevent noise.
5. No alcoholic beverage sales or services shall be permitted on the premises.

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## Preliminary Development Plan



- 3' Building Setback
- Street Trees
- dumpster location
- 3' buffer yard, (typical)
- Property Boundary
- Rear Alley Access
- Building facade for existing structure to remain if structurally feasible.
- possible location for outdoor dining.

### SITE DEVELOPMENT TABLE

Acreage:	.6ac
Square footage:	26,136sf
FAR:	.70
ISR:	.90

- Uses:
- \* Restaurant, Full Service: 2000 sf
  - \*\* General Retail: 4800 sf
  - \*\* General Office: 6800 sf

- Parking Required: 31 spaces (UZO Standards)
- Parking Provided: 31 spaces total
- Handicap: 2 spaces
- Standard: 17 spaces
- Compact: 9 spaces
- On-Street: 2.5 spaces (See Note on C6)

**Allowed uses:** Refer to use table on C.6.

\* Note: Full Service Restaurant establishments shall have limited hours of operation. All restaurants shall be required to close by 9:30pm CST.

\*\* Note: General Retail and General Office shall be limited to *two thousand five hundred (2,500)* square feet of gross floor area per establishment.

## 1 Illustrative Concept Plan

scale: 1" = 30'-0"

# 10TH AVENUE SOUTH SP

WAVERLY-BELMONT  
NASHVILLE, TENNESSEE

NASHVILLE & DEKALB COUNTY  
METROPOLITAN PLANNING DEPARTMENT  
JAN 19 2010



**SPECIFIC PLAN APPLICATION**  
GREEN HILLS- MIDTOWN COMMUNITY PLAN  
ORDINANCE NO.: BL2009-470  
DATE APPROVED: 22 SEPTEMBER 2009

Submitted to:  
**Metropolitan Planning Commission**  
Chairman: Mr. James McGlean  
Executive Director: Richard Bernhardt

**Metropolitan Council**  
District 17: Councilmember Sandra Moore

Submitted by:  
**Developers:** Jenkins Hardin & Shelton McElroy

**Architect:** Bonadies Architect  
Blaine Bonadies- 615.496.1972  
e-mail- blbonadies@nashville.net

**Consultant:** Randall C. Morgan, ASLA  
Randy Morgan- 615.424.1280  
e-mail- randy@rpudc.com

<input checked="" type="checkbox"/> PRELIMINARY, <input type="checkbox"/> FINAL, <input type="checkbox"/> as AMENDED, in
<input type="checkbox"/> FULL <input checked="" type="checkbox"/> CONDITIONAL, compliance with the
P.U.D. provisions of the Metropolitan Zoning Ordinance.
Conditions <u>Approved by MPC DN</u>
<u>5/14/09</u>
<u>Amc</u> <u>SEE Minutes</u>
By <u>B. Sexton</u> Date <u>5/14/09</u>
Metropolitan Planning Commission

BONADIES ARCHITECT  
PRELIMINARY DEVELOPMENT PLAN



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## Preliminary Development Plan

### LANDSCAPE PLAN

<b>Tree Density Requirements</b>	
Acreage:	.6ac
Building Coverage:	.18ac
Compliance Acreage:	.42ac

Required Tree Density Units: 5.88  
(.42ac x 14 units per acre)

Existing Trees to Remain: 0  
Proposed New Trees: 16 @ 2" cal.

Total Tree Density Units: 8 units

**NOTE:**

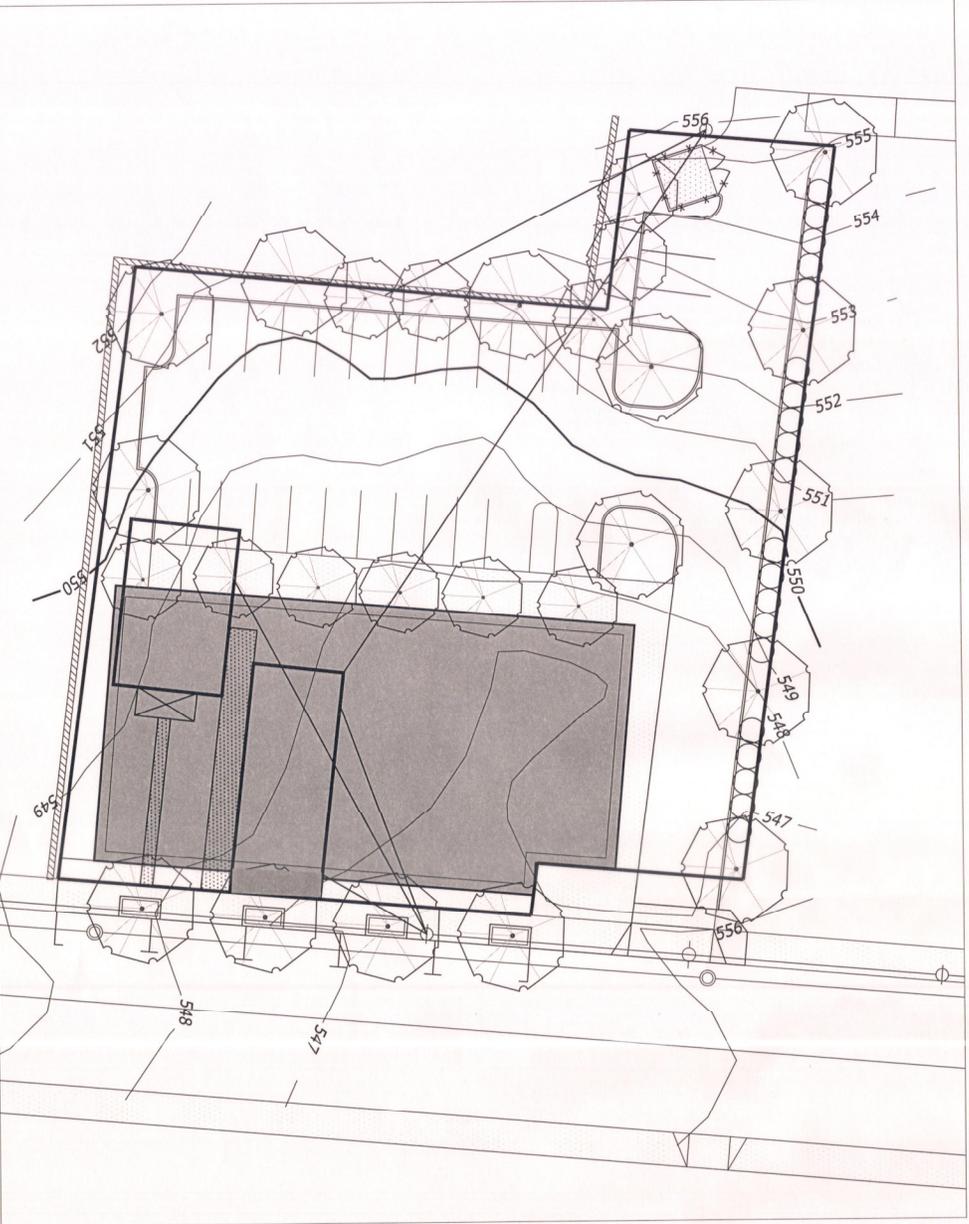
1. All utilities such as backflow preventer, water meters, fire apparatuses shall be screened from view from any public Right-of-Way and shall be located to the side or rear of a building. If utilities must be placed along 10th Ave., then they shall be vaulted below ground.
2. Buffer along the northern boundary shall be equivalent to an A-3. All other buffers shall consist of a 5' grass strip.
3. Final tree selection will be based on the list of recommended trees provided to the Urban Forester.

**KEY**

-  CANOPY TREE
-  UNDERSTORY TREE
-  EXISTING TREE
-  SHRUB

Preliminary Development Plan

B.3



### 3 Landscape Plan

scale: 1" = 30'-0"