

12. 2014SP-052-001

501 CHURCH STREET

Map 093-61, Part of Parcel 082
Council District 19, Erica Gilmore
Staff Reviewer: Carrie Logan

A request to rezone from DTC to SP-MU zoning for a portion of property located at 501 Church Street, at the corner of Church Street and 5th Avenue North and located in the Capitol Mall Redevelopment District (0.43 acres), to permit a mixture of uses, requested by the Metro Planning Department, applicant; 501, LLC, owner.

Staff Recommendation: Approve with an amendment and disapprove without an amendment.

APPLICANT REQUEST

Rezone to SP to permit a mixture of uses.

Zone Change

A request to rezone from DTC to SP-MU zoning for a portion of property located at 501 Church Street, at the corner of Church Street and 5th Avenue North and located in the Capitol Mall Redevelopment District (0.43 acres), to permit a mixture of uses.

Existing Zoning

Downtown Code (DTC) is a zoning district category that is intended for high intensity office, retail, restaurant, amusement, and residential use and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) District is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of uses.

CRITICAL PLANNING GOALS

- Promotes Compact Building Design

Compact building design encourages development with a small physical footprint that integrates uses into a coherent form that relates to and complements the surrounding development. In this case, compact building design will efficiently use land by building up rather than out, providing a mixture of uses and providing a portion of property for a public benefit.

DOWNTOWN COMMUNITY PLAN

T6 Downtown Core (T6 DC) is intended to preserve and enhance the “core” of Downtown (roughly the Central Business District) such that it will remain the commercial, civic and entertainment center of Nashville and Middle Tennessee. T6 DC is intended to have the highest intensity of development in the County. T6 DC constitutes the single largest concentration of non-residential development in Middle Tennessee. Offices are the predominant type of development, although the T6 Downtown Core contains a diverse array of land uses including retail, entertainment, civic and public benefit uses, government services, and higher density residential. The highest intensity development is in the central portion of the Core (north of Broadway), with less intensive uses locating in the surrounding “frame” area of T6 Downtown Core, in the SoBro neighborhood.

5th and Church SP Regulating Plan 2014SP-052-001

All provisions of the DTC Core Subdistrict Standards, the General Standards and the Sign Standards, unless modified by the provisions below, shall be applicable to the property.

Building Height (maximum):

- 750 feet

Vehicular Parking, Access and Loading:

- Vehicular access and loading shall be from the alley or an adjacent property. Vehicular access and loading is prohibited from 5th Avenue North and Church Street.
- Any valet drop-off shall not cross the sidewalk corridor but “laybys” may be permitted on 5th Avenue North and Church Street if the development provides additional right-of-way for the layby.

Structured Parking:

- Church St. and 5th Ave. North shall have architectural facade treatments that blend with the character of the building, or provide upper level habitable liners.

Pedestrian Entrances to the building (minimum):

- 5th Ave. North: One clearly marked public pedestrian entrance
- Church St: One clearly marked public pedestrian entrance

Streetscape:

- Sidewalks and street elements (street trees, plantings, and furnishing zones) shall comply with the Major and Collector Street Plan.

General Standards Modified:

- Build-to zone on Church and 5th Avenue North may be expanded from 0' to 35' for a public plaza.
- The lobby height may exceed the general standards.
- Minimum upper floor height may match Metro garage upper floor height.

Consistent with Policy?

Yes. The policy supports a diverse array of land uses including retail, entertainment, civic and public benefit uses, government services, and higher density residential. The highest intensity development is in the central portion of the Core, near this site.

REQUEST DETAILS

This property was rezoned from Commercial Core to SP in 2006 to permit the Signature Tower. In 2011, it was rezoned to DTC to be consistent with the surrounding zoning.

MDHA is purchasing the portion of the parcel that is not requested to be rezoned to build a parking garage. This rezoning will allow development of the remaining portion, consistent with previously approved plans for this site.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

No traffic table was prepared because this request is not anticipated to generate significant additional traffic.

SCHOOL BOARD REPORT

The proposed zoning district would not generate any more students than what is typically generated under the existing DTC zoning district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapprove without all conditions.

CONDITIONS

1. Permitted uses are all uses permitted by DTC.
2. 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 DTC zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
4. 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.

Approved (6-0), Consent Agenda

Resolution No. RS2014-169

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-052-001 is **Approved with an amendment and disapprove without an amendment.** (6-0)