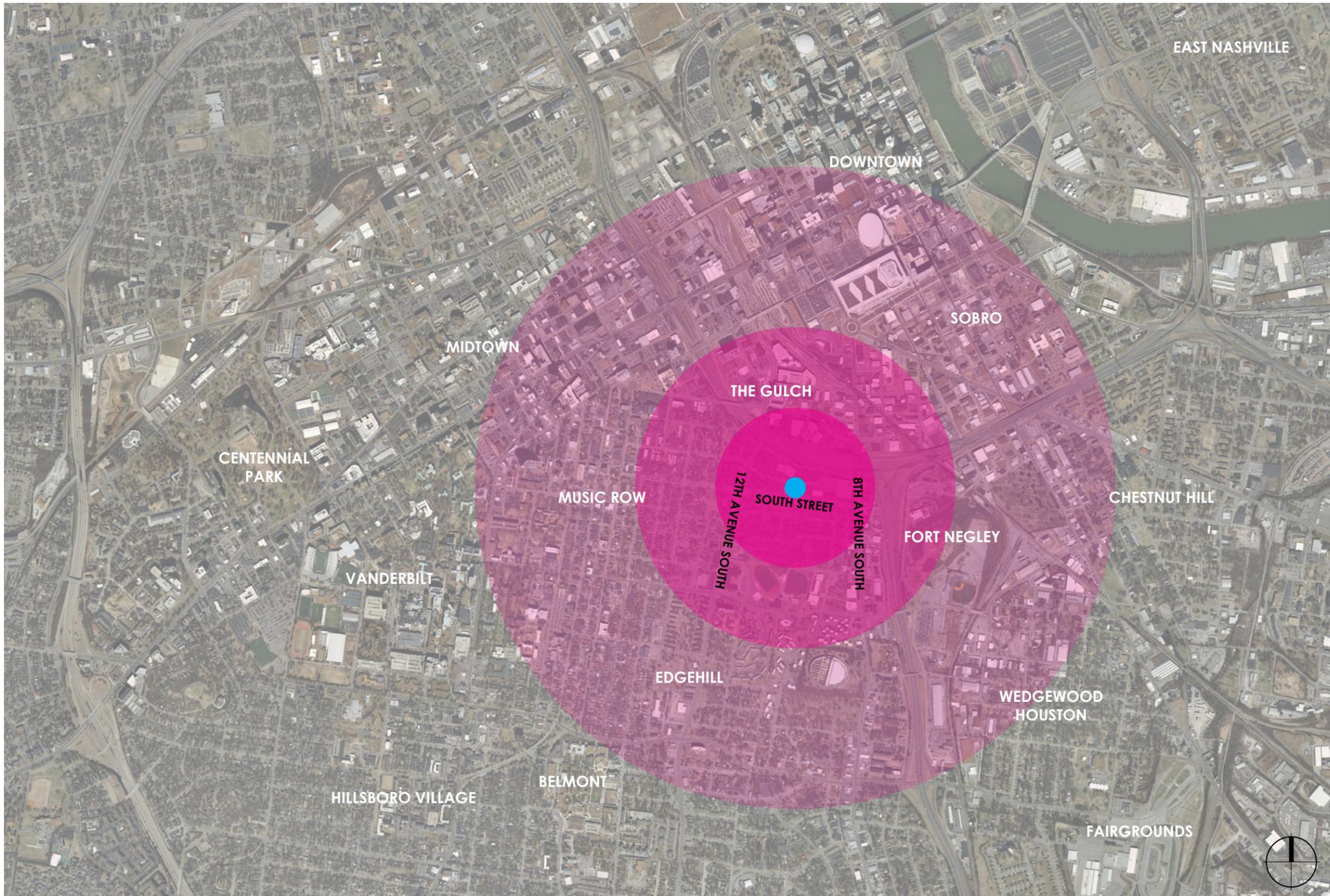




HAWKINS STREET SPECIFIC PLAN | PRELIMINARY SP APPLICATION
12 JUNE 2015
CASE NO. 2015SP-063-001



LEGEND:

- SITE
- 1/4 MILE RADIUS
- 1/2 MILE RADIUS
- 1 MILE RADIUS

PURPOSE NOTE

The purpose of this Specific Plan is to rezone an industrial property to a use more conforming with the existing neighborhood and to provide needed office space near Downtown and within Davidson County.

SITE CONTEXT

915 Hawkins Street is uniquely located at the edge of Downtown, nearby thriving neighborhoods, mixed use districts, and active parks.

915 Hawkins is currently used as a parking lot for overflow parking for a nearby office building.

The property is currently zoned Industrial Warehousing and Distribution (IWD), while the planning policies support a variety of uses for the future.

The property is within an industrial area that is bounded on the north by the interstate, on the south by an existing single-family neighborhood, and on the east and west by commercial corridors.

The property is within walking distance of The Gulch, Music Row, 12th Avenue and 8th Avenue. It is less than a mile away from Downtown, SoBro, Wedgewood Houston, Belmont University, Vanderbilt University, and Midtown. Accessibility to bikeways and transit gives convenient access to the site from many of Nashville's neighborhoods.

The current policy is T4 Neighborhood Evolving while Nashville Next recommends that the policy transition to T4 Mixed Use Neighborhood.

MPC CONDITIONS OF APPROVAL

1. Uses are limited to General office and Medical office. Retail and Restaurant (fast food, full service and take-out) shall be permitted as an accessory use and shall be subject to Section 17.16.280 (C and D respectively).
2. The design of the façade along Hawkins Street and Southside Avenue shall integrate material detailing, screening, grates and/or landscaping so that there are no large monotonous blank walls. The final elevations shall be approved by the Planning Department staff with the Final Site plan.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

CONSISTENCY WITH PLANNING POLICIES

This SP supports the initiatives and is guided by the policies of T4 Urban Mixed Use Neighborhood (T4 MU). The recommendations of T4 MU include the following:

- “Areas are 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.” The proposed use for 915 Hawkins is office with the opportunity for retail or restaurant on the ground floor. The existing use for 1001 Hawkins is office, and may be office or warehousing in the future. If a new building is built on 1001, the use may be office or residential, with the opportunity for retail or restaurant on the ground floor. All of these uses are supported by T4 MU, and will introduce a new variety of uses into the area to balance the predominant industrial uses.
- “Attached residential, mixed use, commercial, light industrial, and civic and public benefit buildings are found regularly spaced with buildings built to the back edge of the sidewalk and minimal spacing between buildings.” The proposed building at 915 will be located at the back of MCSP-compliant sidewalks. The pedestrian entrance will be oriented toward South Street, while vehicular access will be available on Hawkins Street. If a new building is built on 1001, the same standards for orientation will apply.
- “Parking is behind or beside the buildings and is generally accessed by side streets or alleys.” South Street is significantly higher than Hawkins Street. This is advantageous for many reasons; the pedestrian entrances of new buildings will be oriented toward South Street, and will present an appropriate public face to the neighborhood on South Street. Hawkins Street will be used primarily for back-of-house functions and vehicular access. This street is internal to the mixed-use area and is more appropriate for these functions. Southside Avenue is a steeply sloped street, that will accommodate the transition between South Street and Hawkins Street.
- “The public realm and streetscape features the consistent use of lighting and the use of formal landscaping.” South Street is one of the few streets in Nashville that features a landscaped median with street trees. The SP document includes standards for meeting the MCSP and Metro Public Works requirements on all three streets including wider sidewalks where required and street trees.
- “Areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and mass transit.” The proposed SP will continue to contribute to the walkability of the neighborhood with pedestrian-oriented buildings and wider sidewalks. The site is conveniently located near MTA 17 on 12th Avenue and MTA 8 on 8th Avenue, and bikelanes on 12th Avenue.
- “Access... is provided from alleys and side streets.” Vehicular access is provided on Hawkins Street, and the street frontage of South Street is preserved for active uses.
- “The front building façade is built to the back edge of the sidewalk so that it engages the public realm and creates a pedestrian friendly environment.” The main pedestrian entrance is on South Street and orients the building toward this important neighborhood street. A wider sidewalk with street trees is provided on all three streets.
- “Non-residential and multi-family buildings may reach a maximum of 5 stories.” “The scale and massing of industrial buildings is designed through a site-specific plan, which establishes a well-defined transition into surrounding non-industrial uses. The buildings, including the main pedestrian entrances, are oriented to the street. The front building façade is built to the back

edge of the sidewalk, to enhance the pedestrian friendly environment.” The building is three levels of above-grade office - oriented toward South Street. This building height transitions into the existing neighborhood and begins to frame South Street. Lower levels of parking may be visible along Southside Street and Hawkins Street.

- “Pedestrian and bicycle connectivity is high and is provided in the form of sidewalks and bikeways.” Proximity to the retail, restaurants, services, residences, and offices of the Gulch, 12South and 8th Avenue provide many opportunities for alternative modes of transportation. Wider sidewalks with street trees will encourage walking and cycling. Bicycle parking will be provided according to the zoning code standards within the UZO.
- “The intensity of non-residential development is moderate to high with mixed use, commercial and office buildings up to 5 stories.” The proposed building - at three stories - supports the mixed use nature of the neighborhood and provides needed offices uses in close proximity to Downtown.
- “Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs and burden on infrastructure.” Landscaping is planned to be harmonious with the architecture of the building. Street trees, and perimeter landscaping will be provided. In addition, an amenity deck above the parking garage may be used as a green roof for additional landscaping.

CONSISTENCY WITH THE MAJOR AND COLLECTOR STREET PLAN

South Street is identified in the Major and Collector Street Plan (MCSP) at T4-CA2. The SP proposes a 2-foot frontage zone, a 6-foot pedestrian travel way, and a 4-foot planting zone. The total sidewalk width on South Street will be 12 feet. Street trees will be provided on South Street.

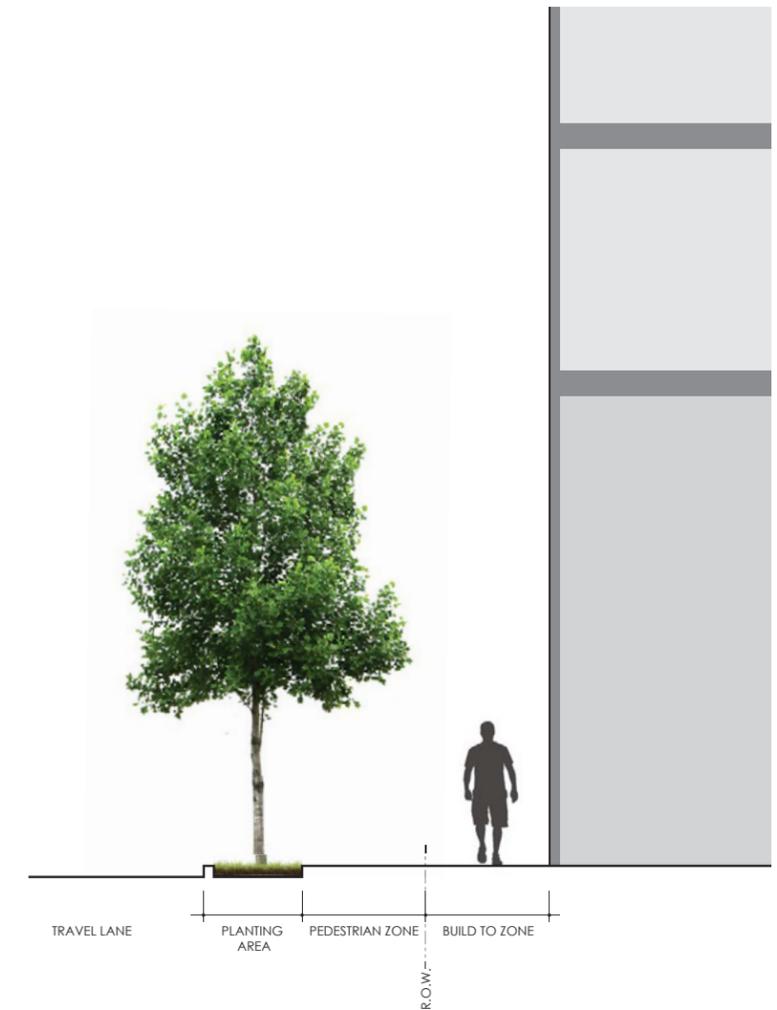
The street-side corners of the property are rounded to match curb lines. These rounded corners make it difficult to bring the building close to the street and accommodate street trees on every street. As shown on the proposed site plan, the building will be set back from the existing property line to include a MCSP-compliant sidewalk, and outdoor amenities such as outdoor seating and landscaping.

The character of Southside Street and Hawkins Street are significantly different from South Street. While the single-family character on the south side of South Street is intended to be preserved, the character along Southside and Hawkins may remain office and industrial, or may transition over time to mixed-use.

Southside Street is a short street and has significant topography. It will likely never have active uses fronting the street. Similarly, Hawkins Street will likely retain a semi-industrial character and will likely be back-of-house for buildings that front onto South Street.

In accordance with the comments from Metro Public Works, both Southside Street and Hawkins Street will be 10 feet from back of curb, and will trees in 4-foot tree wells, and a 6-foot sidewalk. In order to accommodate this standard, a portion of the radius of the right-of-way at the intersection of South Street and Southside Street, and the intersection of Hawkins Street and Southside Street may need to be abandoned. This concept will be explored further during the Final SP process.

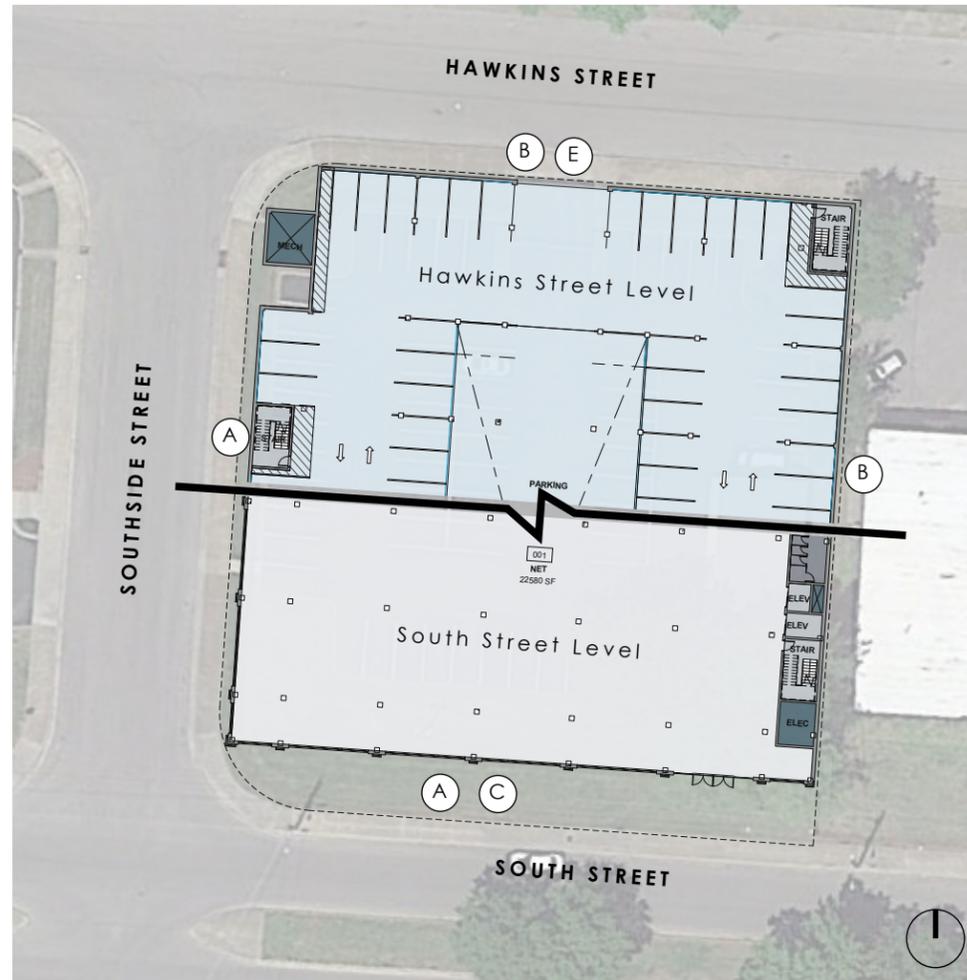
A portion of MCSP-compliant sidewalks may be within the Build-to Zone rather than in the right-of-way.



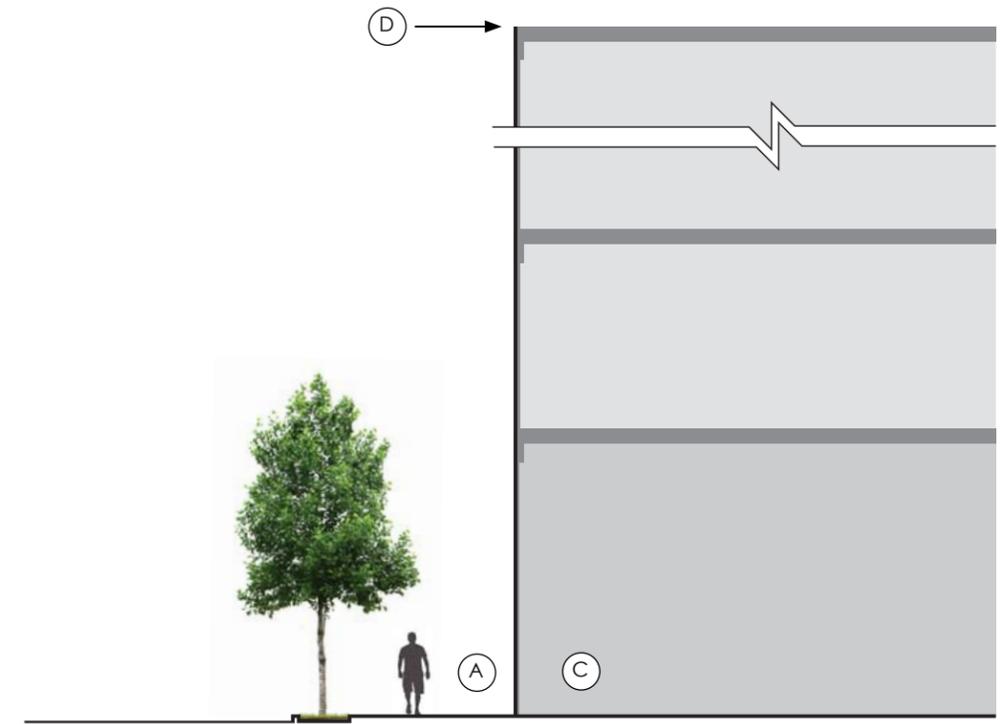
TYPICAL SIDE WALK SECTION

SCALE: NTS

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	3.0
ISR	1.0
Dwelling Units	Development intensity is determined by FAR only.
(A) Build-to Zone	0'-15' from the standard right-of-way line. A portion of the MCSP-compliant sidewalk may be within the Build-to Zone rather than in the right-of-way.
(B) Minimum Rear Setback / Minimum Side Setback	None required.
(C) Active Use	On the ground floor, active uses will extend along South Street. Due to topography, structured parking may be exposed along Southside Street and Hawkins Street.
(D) Maximum Height in the Build-to Zone Stepback	3 stories and 60', as measured from average grade along South Street. None required.
Maximum Overall Height	3 stories and 60', as measured from average grade along South Street.
Use Restrictions	According to MUL-A.
Parking Requirements	According to MUL-A and the UZO allowances.
Parking Location	Behind or beneath the building, as it fronts on to South Street.
(E) Vehicular Access	Curb cuts are allowed on Hawkins Street.
Loading	Loading shall be accessed from Hawkins Street and contained on site.
Signage	According to MUL-A.



FORM-BASED PLAN | NTS



FORM-BASED SECTION | NTS

Additional Notes

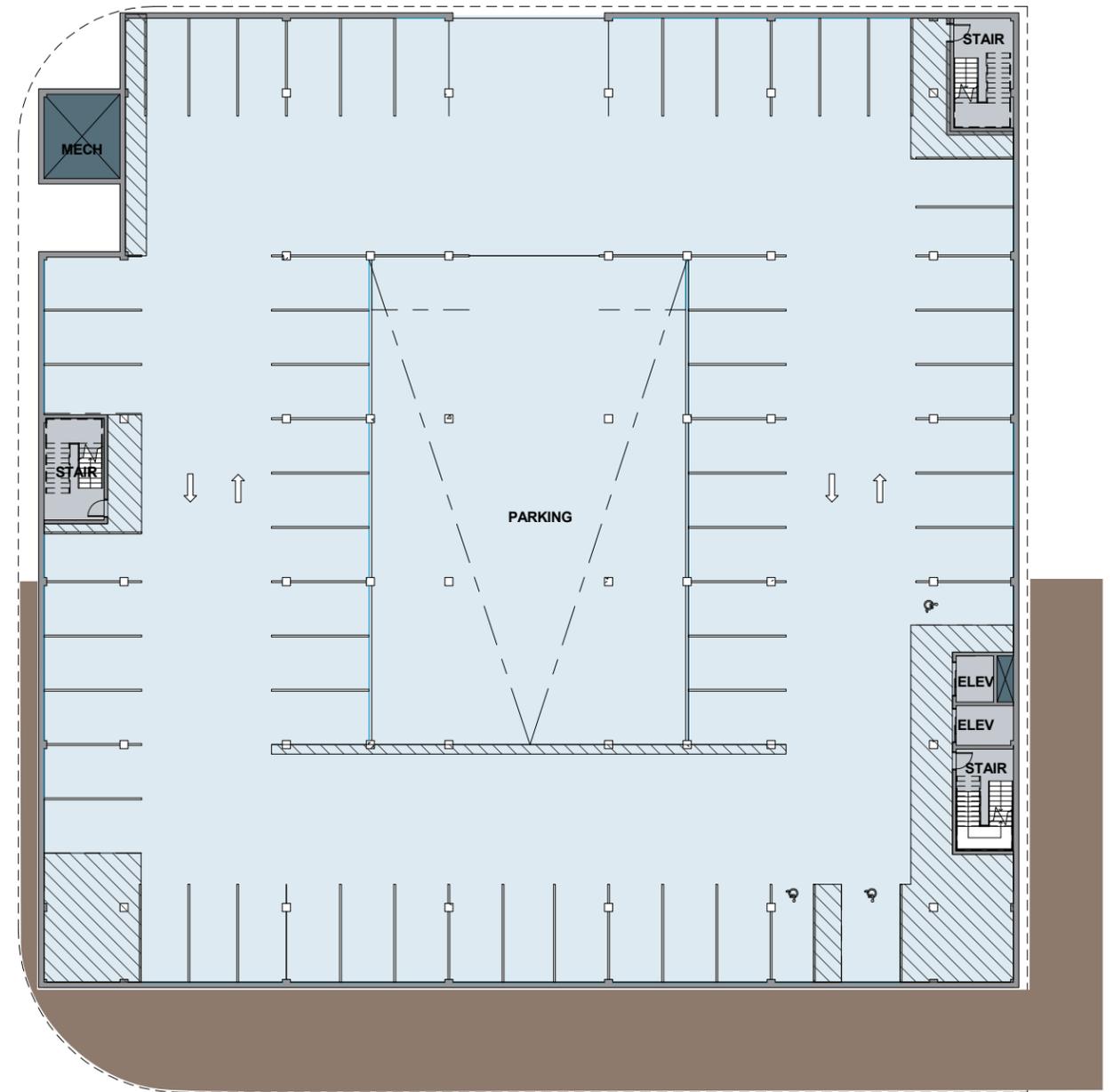
All exemptions and allowances afforded to MUL-A zoning in the zoning code are maintained by this SP, specifically, the standards of:

- Table 17.12.020D, Notes 1-4. Note 4.f shall be changed to the following: "If a driveway is needed for service or access to parking, an opening of up to 30 feet wide shall be permitted."
- 17.12.070
- 17.16.030.E

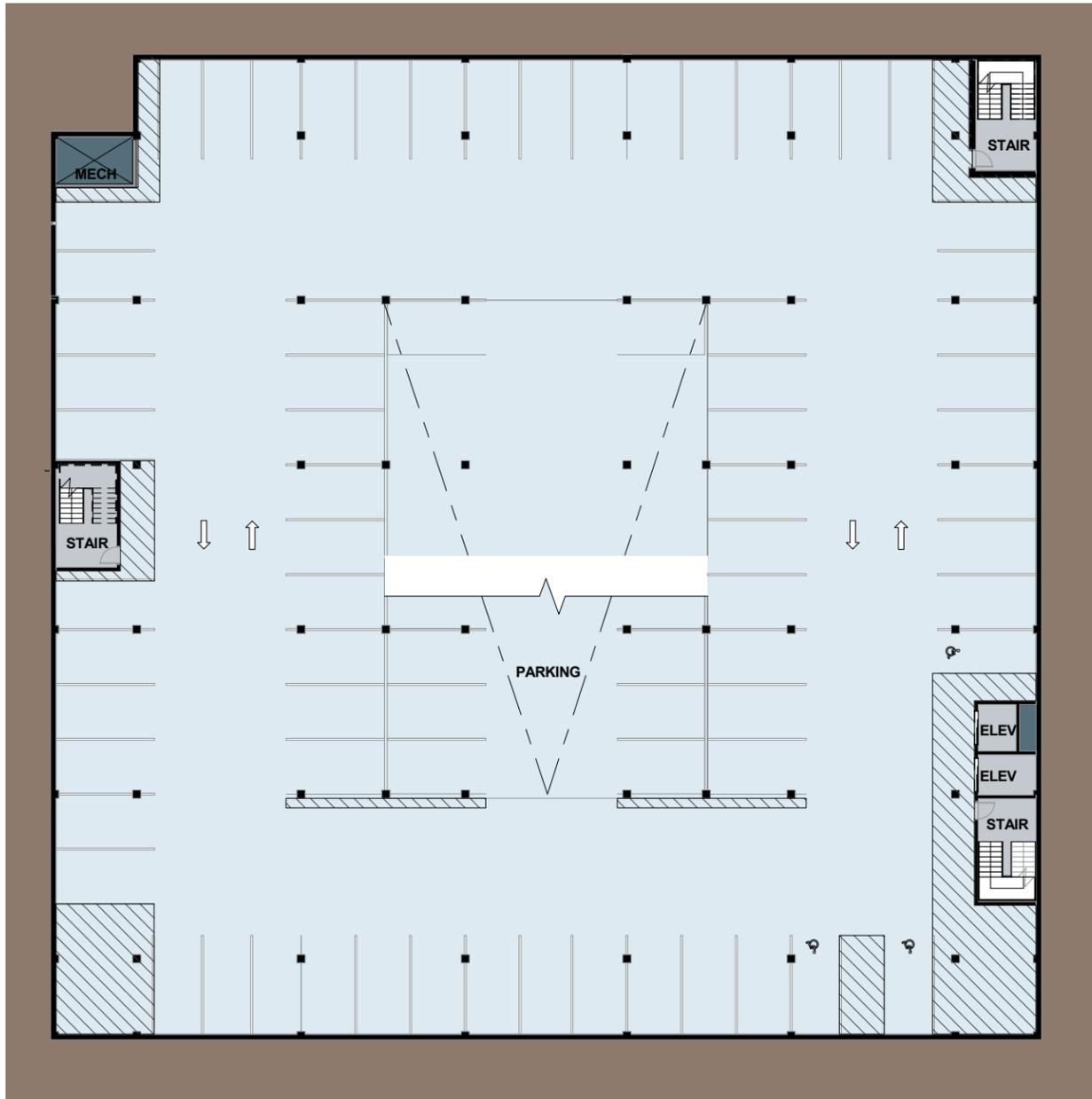
A portion of the parking required for the building at 1001 Hawkins Street is provided in the existing parking lot on 915 Hawkins Street. Parking for 1001 is planned to be accommodated within the garage of 915 Hawkins. Final parking numbers - to keep both buildings compliant with zoning requirements - will be provided at Final SP review.



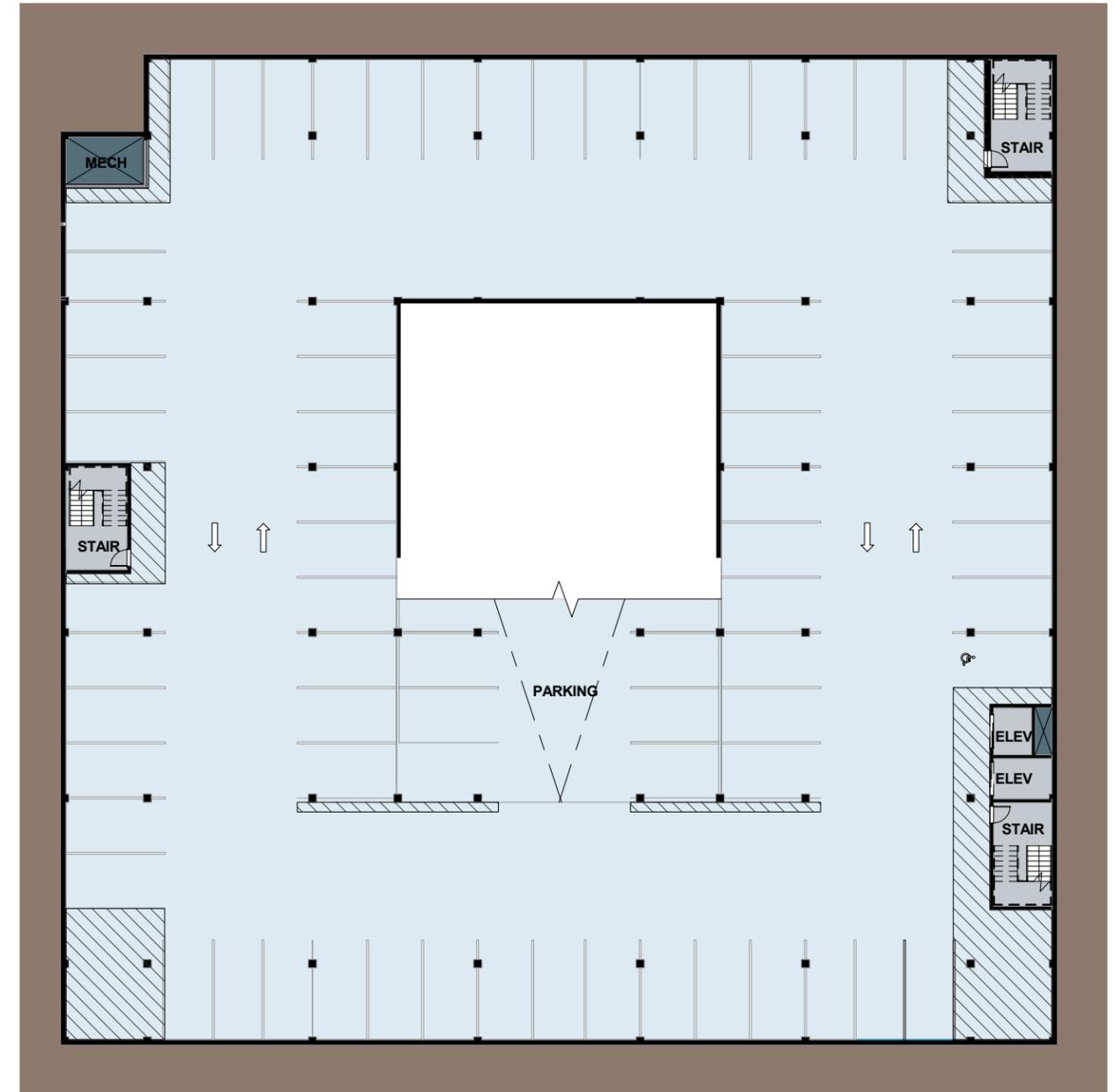
SOUTH STREET PLAN | SCALE: 1" = 30'



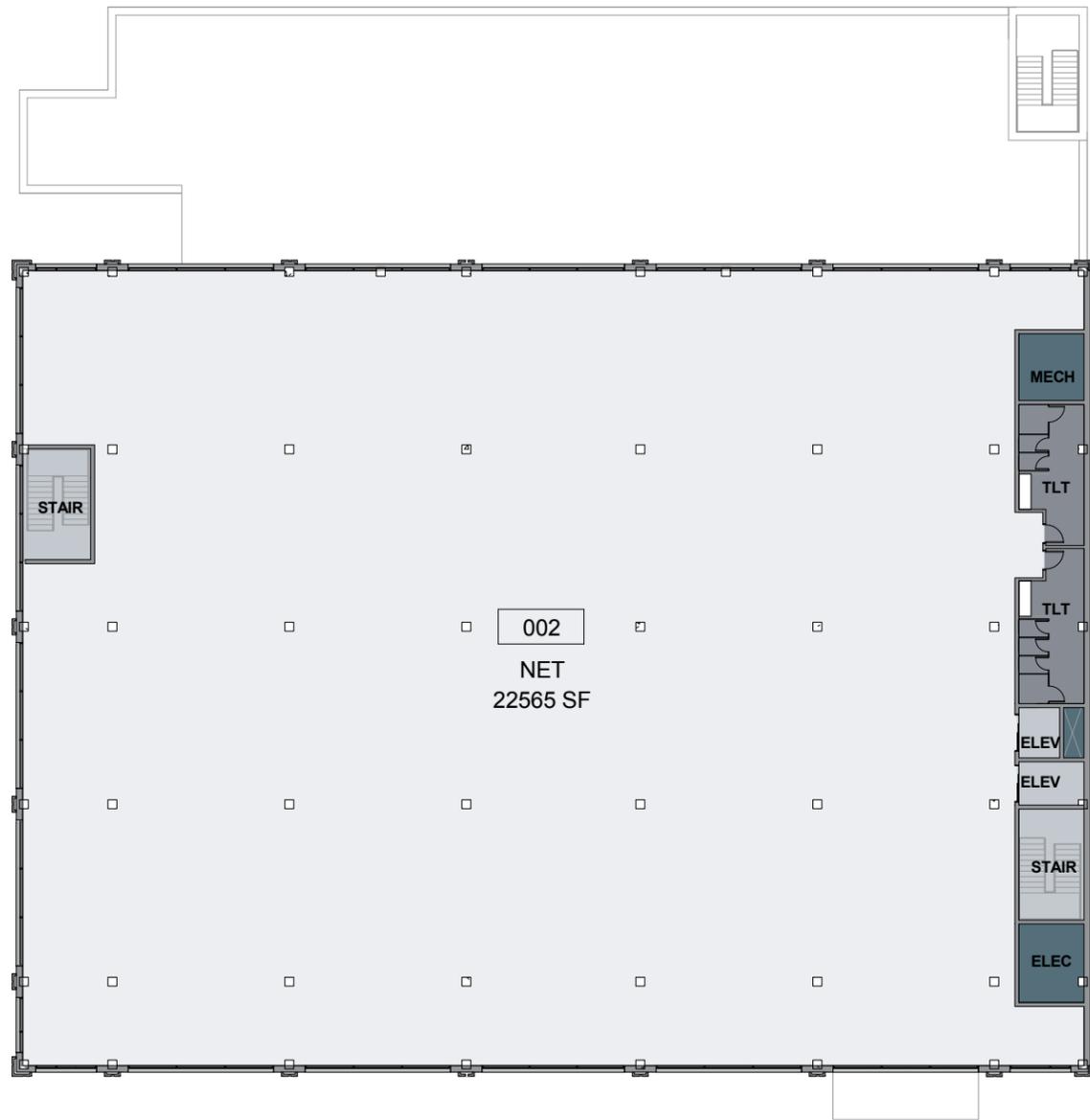
HAWKINS STREET PLAN | SCALE: 1" = 30'



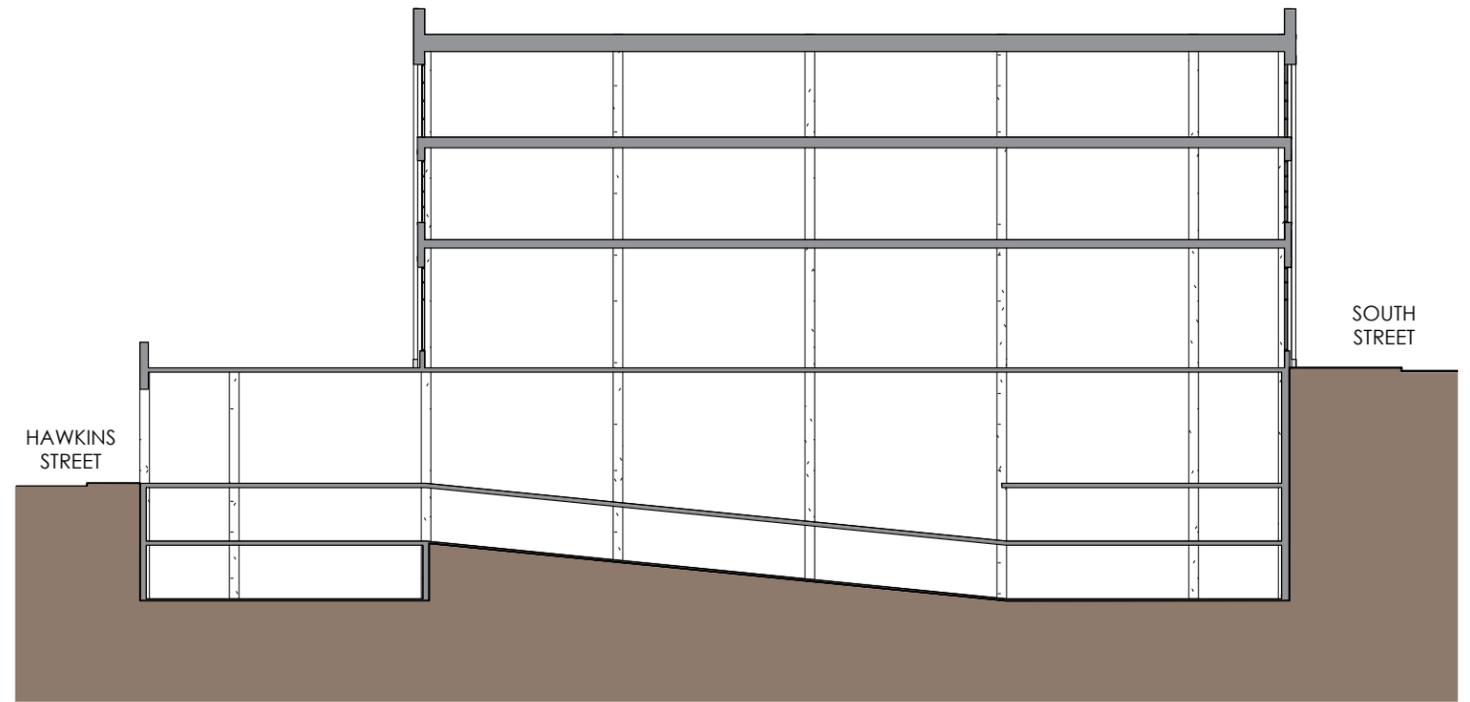
LOWER LEVEL 1 | SCALE: 1" = 30'



LOWER LEVEL 2 | SCALE: 1" = 30'



LEVELS 2 AND 3 | SCALE: 1" = 30'



SECTION | SCALE: 1" = 30'

