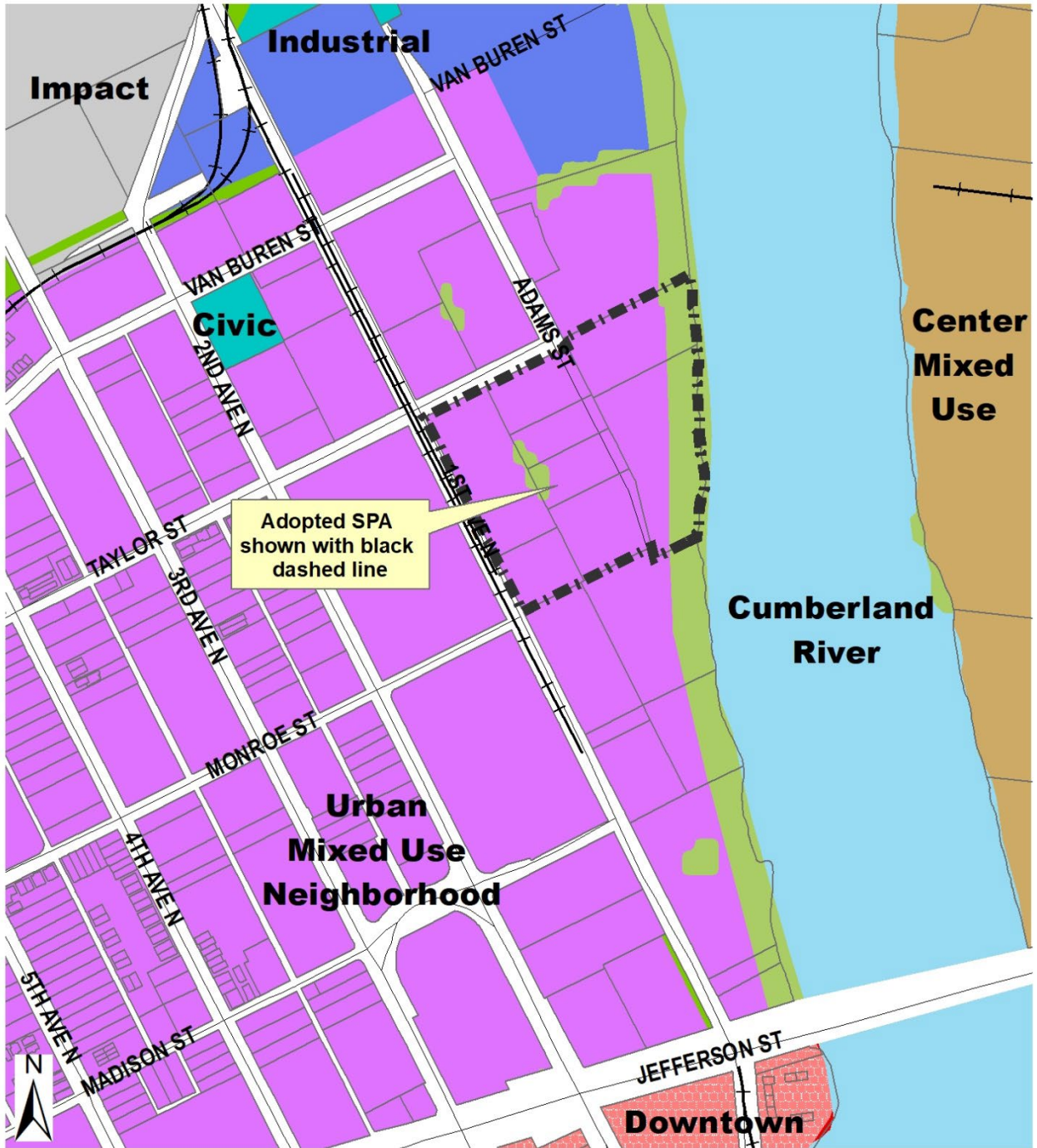


North Nashville Community Plan SPA 08-T4-MU-03 — Neuhoff property area



2019CP-008-002

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 082-09, Parcel(s) 244-251

8, North Nashville

19 (Freddie O'Connell)

North Nashville Community Plan SPA 08-T4-MU-03 — Neuhoff property area

The North Nashville Community Plan was amended by the Metro Planning Commission on May 9, 2019 to add a Supplemental Policy for the Neuhoff property area.

Supplemental Policy

SPA 08-T4-MU-03 — Neuhoff property area

North Nashville's Urban Mixed Use (T4-MU) Area 08-T4-MU-03 applies to properties bounded by Taylor Street to the north, Monroe Street to the south, the Cumberland River to the east, and 1st Avenue North and the Cumberland River Greenway to the west. These properties were once home to the historic Neuhoff Meat Packing Plant. In this SPA (shown in Figure 1), the following policies apply. Where the SPA is silent, the guidance of the T4-MU policy applies.



FIGURE 1: SUPPLEMENTAL POLICY BOUNDARY

Within this SPA, additional intensity for mixed use development may be allowed subject to the development's ability to engage the Cumberland River, generate activity along the adjacent Cumberland Greenway system, and retain and incorporate any historically significant buildings that may be present. To accomplish these design objectives in creating a vibrant, mixed use area, additional heights, beyond heights normally found in T4 MU policy, may be permitted.

Design Principles – Building Form and Site Design: Building Height

A diversity of uses and mixture of building heights may be provided within this area in a range of up to 12 stories. In a limited area, additional height may be appropriate up to 15 stories in this SPA due to its presence in the Downtown/Germantown Tier One Center, its proximity to an Immediate Need segment of a High Capacity Transit Corridor along Jefferson Street, its adjacency to the Cumberland River, its incorporation of historical buildings into the development, and its adjacency to the urban portion of the Cumberland River Greenway, provided that sufficient attention is paid to the following elements.

Development should utilize high quality urban design, including building design, with a focus on the pedestrian realm. Careful attention should be paid to the design details and massing of taller buildings, such as setbacks, placement of doors and windows, stoops and porches, and the location of parking garage entrances to manage increased traffic and demand for parking. This includes providing appropriate transitions from the Historic Germantown built environment and avoiding the effects of taller buildings overshadowing the Cumberland River Greenway along 1st Avenue North.

To create an interactive, walkable environment, development should provide safe and comfortable open spaces, landscaped areas, sidewalks, plazas, and biking facilities. To further enhance the pedestrian realm, active uses should be located along the Cumberland River Greenway and the Cumberland River to incorporate these important elements into the development, to generate vibrancy, and to provide additional access.

Buildings of additional height within the development must not negatively impact the pedestrian experience. Elements such as sidewalks and the streetscape should be in scale with the massing of buildings exceeding the usual five stories (i.e. wider sidewalks for taller buildings) found in T4 MU areas.

Implementing a Sky Exposure Plane

In higher intensity development areas, a commonly used design technique, the *sky exposure plane*, ensures sunlight and air are provided at the street level by eliminating vertical “towers.” In this area, it is vital not to overwhelm the Cumberland River Greenway and diminish the pedestrian experience. A sky exposure plane should be implemented from the Cumberland River Greenway to the Cumberland River in order to provide a transition from the Germantown Historic District and to provide pedestrian-scaled massing along the greenway.

Figures 2 and 3 delineate a sky exposure plane that starts at six stories in height immediately adjacent to the greenway and that steps back at one unit vertical to one unit horizontal (1:1 ratio) towards the Cumberland River to a depth of approximately 180 feet from the greenway. However, in order to provide a pedestrian-scaled experience along the greenway, building heights directly abutting the greenway should be limited to four stories in height. All floors above the fourth story will be subject to a 10-foot horizontal stepback away from the greenway and should fit within the sky exposure plane and will not be taller than 12 stories, subject to the following exception. Additional, “punctuated” height will be permitted in a limited area, up to a maximum of 15 stories (measured from Adams Street), so long as

North Nashville Community Plan SPA 08-T4-MU-03 — Neuhoff property area

portions of buildings that exceed 12 stories do not exceed eight percent (8.0%), or 0.75 acres, of the total land area, 9.4 acres, within the SPA boundary.

SPA 08-T4-MU-03 - Neuhoff Mixed Use Area



FIGURE 2: HEIGHT / SKY EXPOSURE DIAGRAM

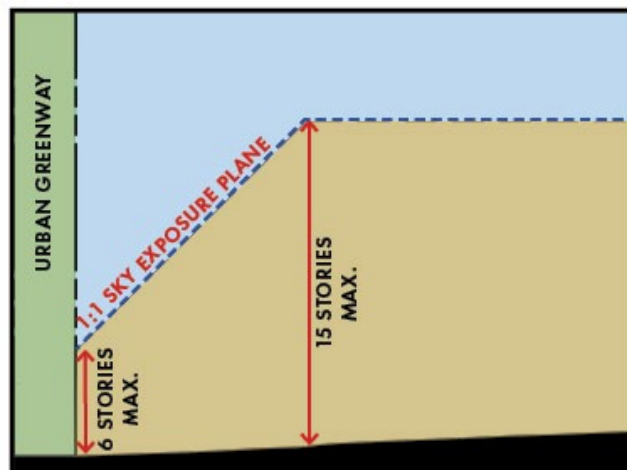


FIGURE 3: HEIGHT / SKY EXPOSURE PLANE SECTION

Zoning

Rezoning requests within this SPA should utilize the Specific Plan (SP) zoning district.

While the intent of this Supplemental Policy is not to set a precedent for tall buildings throughout the greater Urban Mixed Use Neighborhood policy area, there may be future opportunities to expand this Supplemental Policy with appropriate development projects that take into account activation of the Cumberland River and Cumberland River Greenway system and that include innovative design ideas.