

DETAILED NEIGHBORHOOD DESIGN PLANS

As noted above, the Detailed Neighborhood Design Plans address land use, transportation, and community design at the neighborhood level.

CORE LAND USE AND URBAN DESIGN

Overview and General Intent

The Core is the heart of the Downtown business district, the economic engine of the Middle Tennessee region, and a significant economic force in the Southeast. It is the densest neighborhood in Downtown and is intended to accommodate a mix of uses with an emphasis on office in high-rise buildings. The Core has long been characterized by low-rise, mid-rise, and high-rise office buildings, parking structures, surface parking, and services to support the commercial businesses.

Recently, construction of residential towers as well as rehabilitation of historic buildings for residential uses has significantly increased the number of people living Downtown and in the Core. New retail ventures, including numerous restaurants, galleries and Downtown's first grocery store in decades have accompanied the increase in residential development. As surface parking lots and other under-utilized land are redeveloped, the activity level of Downtown increases. Additional retail and services to support the employees and residents of the Core are still needed. Still, the overall effect is the transformation of the Downtown from a "nine to five" business center to a "24/7" Downtown.

To meet the guiding principles of providing opportunities for continued growth, the Downtown Plan calls for expansion of the Core, allowing more properties to seek the highest intensity zoning available. ~~district, Commercial Core (CC).~~ The expanded Core is bounded by Charlotte Avenue to the north between Third Avenue North to the CSX rail line. The Core is bounded to the west by the CSX rail line, the rear lot lines of properties along the north side of Broadway to the south, and the rear lot lines of properties along the west side of Second Avenue North to the east. The expansion has added a potential additional 2,000,000 square feet of development opportunity to the Core.

The detailed land use policies for the Core are found on the accompanying Detailed Land Use Plan map. The numbers on this map reference special policies described below.

There are four subdistricts within the Core, as shown on the Building Regulating Plan map and described below. Each subdistrict has its own distinctive character.

Within the Core, and primarily within subdistrict 3, the Historic Subdistrict, there are a number of historic structures that figure prominently into Nashville's history and are unique building types in the country. The Arcade is one of the few remaining examples of this building type in the United States. Meanwhile, the Core is also home to several historic structures that housed some of the earliest banks and commercial institutions in Nashville. The Arcade and other historic structures in the Core should be preserved and their massing should be utilized as a contextual basis for new and adaptive reuse development in the area. Attention should be given to developing tools that will preserve these

buildings within the higher density zoning districts in which they lie.

One of the proposed locations for a new convention center, the Church Street site, lies partially within the Core. Special policies to address the addition of a convention center are found in the Special Policies section at the beginning of Chapter V.

If a new convention center is built and the existing convention center is redeveloped for another use, a park is proposed for the site across from the Ryman Auditorium. Special policy two described below addresses the addition of this park and greenway.

Special Policies for the Core

Special policies are noted, by number, on the Detailed Land Use Policy map for the neighborhood.

Special Policy Area 1: This special policy applies to an area with an especially high concentration of historic structures and a National Register Landmark District, including the Arcade and Printer's Alley. It is the intent of the Downtown Plan to preserve these historic structures to the greatest extent possible, to support their adaptive reuse, and to ensure that new development within the special policy area complements the historic structures from an urban design standpoint. To this end, a Historic Preservation Overlay District is recommended for this area.

Special Policy Area 2: This special policy applies to the proposed open space across from the Ryman Auditorium on the west side of Fifth Avenue North (part of the existing Convention Center site). The alternate policy for this Parks Reserves and Other Open Space area is Mixed Use.

Comment [11]: Housekeeping Amendment

Special Policy Area 3: This special policy applies to the proposed convention center Church Street site. See special policies for integrating a new convention center into Downtown at the beginning of Chapter V.

Goals and Objectives for the Core Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing “A”, “B”, “C”, and “D” streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Parks Subdistrict: To maintain and enhance the existing Church Street Park that serves residents of, and visitors to, Nashville.

Objectives:

1.1 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.

Goal 2. Civic Subdistrict: To preserve and enhance the Downtown Library and to support the creation of a new Federal Courthouse.

2.1 Maintain the Downtown Library in its current condition.

2.2 Improve the entrance to the Downtown Library from the attached parking structure.

2.3 Provide pedestrian enhancements on the ground floor of the library parking structure to improve the pedestrian experience on Commerce Street, Sixth Avenue, and Seventh Avenue.

2.4 Preserve the views from the Library to Capitol Hill.

2.5 The Federal Courthouse shall contribute to an active pedestrian environment on Eighth Avenue and Church Street including front door access on Church Street and streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

Goal 3. Historic Subdistrict: To preserve and enhance the historic structures in the area marked as CO3 (Core Subdistrict 3) on the Building Regulating Plan map. These historic structures should be preserved, their adaptive reuse should be supported, and new development should respect the historic structures and the overall character of the corridor by maintaining the existing scale, massing, and building storefront rhythm. To encourage public and private investment to recognize and contribute to the role of Fifth Avenue of the Arts as a cultural attraction in Nashville.

Objectives:

3.1 Tools to facilitate the transfer of development rights from properties in the Core Subdistrict 3, to the Core Subdistrict 4 or SoBro Subdistricts 3 and 4, and other subdistricts as necessary, should be adopted.

3.2 A Historic Preservation zoning district should be adopted to encompass Subdistrict 3 and local landmark status should be sought for particular buildings such as the Arcade and places such as Printer’s Alley.

3.3 The building heights shall be a minimum of 25 feet at the street up to low-rise heights at mid-block and the low end of the mid-rise range at corners.

~~3.4 The floor area ratio shall not exceed 15 FAR.~~

Comment [14]: FAR Amendment

3.4 Preservation and adaptive reuse of existing historic and cultural structures within Subdistrict 3 is encouraged.

3.5 When renovating a façade in Subdistrict 3, refer to the *Design Guidelines for Historic Properties: Listed or Eligible for the National Register of Historic Places* adopted by Metropolitan Historical Commission.

3.6 When renovating a structure, including adding a rear or roof addition in Subdistrict 3, refer to the Secretary of the Interior’s Standards for Rehabilitation, as directed by the Capital Mall Redevelopment Plan adopted by Metropolitan Council.

Comment [12]: Garage Liner Amendment

3.7 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

3.8 Buildings on Printers Alley between Bankers Alley and Church Street, the Arcade, Third Avenue, Fourth Avenue, Fifth Avenue, Church Street, and Union Street shall have active retail, restaurant, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

Comment [15]: Garage Liner Amendment

3.9 Buildings shall be constructed to the property line except that recesses may be permitted for outdoor dining and architectural arcades.

3.10 New construction shall provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*. The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a “celebrated-corridor.” Improvements to public

Comment [13]: Height Amendment

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rights of way and public and private investment
in streetscaping features on Fifth Avenue should
take into consideration the arts theme.

3.11 Developers are strongly encouraged to
utilize the parking reductions available through
the zoning code.

3.12 Shared parking is encouraged in adjacent
neighborhoods in order to preserve the low-
intensity and historic scale of this subdistrict.

3.13 Parking that is provided within this
subdistrict shall be accommodated on the street,
underground or in parking structures located
behind the buildings.

~~3.15 Development shall line parking
structures as required in the Zoning Code.~~

3.14 When locating entrances to parking,
proposed developments shall accommodate
vehicular accessibility without sacrificing
pedestrian safety, comfort and accessibility. Alley
access to parking is strongly preferred. It is the
intent of this objective to provide the most
pedestrian-friendly environment possible on
streets in this subdistrict while still permitting
access to properties.

3.15 Parking entrances shall be designed to
minimize the impact on the quality of the
pedestrian environment.

3.16 In order to achieve more
environmentally sustainable and energy efficient
design, new development is encouraged to, at a
minimum, achieve Leadership in Environmental
and Energy Design (LEED) certification.

Goal 4. CBD Subdistrict: To develop a high-
rise, mixed-use neighborhood within Core
Subdistrict 4 that will:

- Continue its significant role in contributing
to the economic vitality of Nashville and
Middle Tennessee by emphasizing high-rise
towers with primarily office uses.
- Include other uses within the subdistrict to
support the office such as residential, hotel,
entertainment and retail.
- Create a pedestrian-friendly streetscape by
using urban design practices that
complement the most intense level of urban
experience.
- Preserve historic structures, as shown on
Historic Structures map in Chapter III,
support their adaptive reuse, and ensure that
new development complements the
character of existing development within the
subdistrict from an urban design standpoint.
- Encourage environmentally sustainable,
energy efficient development.
- Encourage public and private investment to
recognize and contribute to the role of Fifth
Avenue of the Arts as a cultural attraction in
Nashville.

Objectives:

4.1 Building heights shall be a minimum of
25 feet at the street with no maximum height.
This area may also be considered for additional
height in exchange for public benefits provided
by the development, so long as the overall intent
of the goals and objectives for the subdistrict
and neighborhood are met.

~~4.2 New and rehabilitation construction is
strongly encourage to make use of FAR bonuses
and parking reductions available to development
in the CC zoning district.~~

~~4.3 Additional FAR may be appropriate in
this subdistrict to maintain the strength of the
Downtown Core and may be granted in light of
the location and the development's ability to
meet the goals and objectives described above or
by offering innovative ways to meet the guiding
principles described above.~~

4.2 In order to achieve more
environmentally sustainable and energy efficient
design, new development is encouraged to, at a
minimum, achieve Leadership in Environmental
and Energy Design (LEED) certification. A
floor area ratio (FAR) of up to 7 may be allowed
if the proposed structure achieves a level of
"Silver" LEED certification. A FAR of up to 9
may be allowed if the proposed structure
achieves a level of "Gold" LEED certification.

4.3 Parking that is provided within this
subdistrict shall be located in structures or
underground.

~~4.6 Parking structures shall be lined as
required in the Zoning Code.~~

4.4 When locating entrances to parking,
proposed developments shall accommodate
vehicular accessibility without sacrificing
pedestrian safety, comfort and accessibility. Alley
access to parking is strongly preferred. It is the
intent of this objective to provide the most
pedestrian-friendly environment possible on
streets in this subdistrict while still permitting
access to properties.

4.5 In order to achieve a pedestrian-friendly,
active streetscape, all buildings on 3rd through
10th Avenues, Rosa L. Parks Avenue, McLemore
Street, Capitol Boulevard, Polk Avenue, Opry
Place, Charlotte Avenue, Deaderick Street,
Union Street, Church Street, and Commerce
Street shall have active retail, restaurants, or high

Comment [19]: FAR Amendments

Comment [16]: Garage Liner
Amendment

Comment [10]: FAR Amendment

Comment [11]: Garage Liner
Amendment

Comment [17]: Entrances to
Parking Amendment

Comment [12]: Entrances to
Parking Amendment

Comment [18]: Height and Height
Bonus Amendments

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volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor. All buildings on other streets are encouraged to have active retail, restaurant, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

4.6 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

4.7 New construction shall provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*. The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a “celebrated corridor.” Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

4.8 Buildings shall be constructed to the property line except that recesses may be permitted for widening sidewalks, outdoor dining, courtyards, and architectural arcades.

4.9 If the existing convention center is redeveloped, efforts should be made by the Metropolitan Government to secure the land across from the Ryman Auditorium to develop a new Downtown park.

SECOND AND BROADWAY LAND USE AND URBAN DESIGN

Overview and General Intent

The Second and Broadway Neighborhood is located between Union Street to the north, the Cumberland River to the east, the rear lot lines of properties along the north side of Symphony Place to the south, and Fifth Avenue and the rear lot lines of properties fronting onto Second Avenue North to the west.

The detailed land use policies for the Second and Broadway neighborhood are found on the accompanying Detailed Land Use Plan map. The numbers on this map reference special policies described below. The Second and Broadway Neighborhood contains three subdistricts as shown on the Building Regulating Plan map and described below.

The Second and Broadway Neighborhood is the historic and cultural heart of Nashville. It is a destination for residents and visitors, offering a variety of entertainment and dining options as well as a historic district that captures some of Nashville’s history as a river town. It is home to many famous entertainment venues, including the Ryman Auditorium. It also contains Riverfront Park and the Cumberland River Greenway, thus making river connections important.

The intent of the Community Plan is to maintain the low-scale, pedestrian-friendly historic character of the Second and Broadway Neighborhood while accommodating a mix of uses that is predominantly entertainment venues with some residential, retail, and office. Adaptive reuse of existing historic structures is

important in order to respect, maintain, and enhance not only individual structures, but the existing character of the Second and Broadway Neighborhood as a whole.

Special Policies for Second and Broadway

Special policies are noted, by number, on the Detailed Land Use Policy map for the neighborhood.

Special Policy Area 1: This special policy applies to the proposed open space in front of the Schermerhorn Symphony Center, which is intended to provide a visual and pedestrian link between Schermerhorn Symphony Center and Broadway. Its current policy is Parks Reserves and Other Open Space. Its alternative policy is Mixed Use.

Goals and Objectives for the Second and Broadway Neighborhood Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the “A”, “B”, “C”, and “D” streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Greenway Corridor: To develop a continuous public greenway along the Cumberland River.

Objectives:

1.1 Develop the greenway as close to the river as is feasible.

Comment [113]: Garage Liner Amendment

Comment [114]: Boundary Amendment

Comment [115]: Garage Liner Amendment

- 1.2 Design the greenway to be accessible to a variety of users.
- 1.3 Develop a consistent, appropriately-themed wayfinding and signage program.
- 1.4 Include public art along the greenway.
- 1.5 Include overlooks at key vantage points such as at Church Street.
- 1.6 Enhance the existing riverfront corridor from Riverfront Park to the Public Square per the Riverfront Concept Plan.

Goal 2. Second Avenue Corridor: To preserve and enhance the Second Avenue corridor that shapes the historical and cultural identity of Nashville. To this end, historic structures should be preserved, their adaptive reuse should be supported, and new development should respect the historic structures and the overall character of the corridor, by maintaining the existing scale, massing, and building storefront rhythm.

Objectives:

- 2.1 Tools to facilitate the transfer of development rights from properties in the Second and Broadway Neighborhood, Subdistrict 2, to the Core Subdistrict 4, the SoBro Neighborhood Subdistricts 3 and 4 and other subdistricts as necessary should be adopted.
- 2.2 Maintain the Historic Preservation zoning district encompassing Subdistrict 2.
- 2.3 Maintenance and adaptive reuse of the existing historic structures within Subdistrict 2 is encouraged.
- 2.4 When renovating a façade or when renovating a structure, including adding a rear or roof addition, follow the *Second Avenue Historic*

Preservation District Design Guidelines as adopted by Metropolitan Historic Zoning Commission.

2.5 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

2.6 To ensure compatibility in massing with existing historic structures, the heights of newly-constructed infill buildings shall be a minimum of 25 feet and shall not exceed a total building height of 105 feet as measured from Second Avenue.

~~2.7 The floor area ratio shall not exceed the greater of 5 or the FAR of the historic structure.~~

2.7 Buildings on Union Street, Church Street, 3rd Avenue North, Broadway, Commerce Street, Bank Street, First Avenue North, and Second Avenue North shall have active retail, restaurants, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

2.8 Buildings shall be constructed to the property line except that recesses may be permitted for outdoor dining and architectural arcades.

2.9 All buildings shall have a primary entrance to Second Avenue.

2.10 Shared parking is encouraged in adjacent neighborhoods in order to preserve the low-intensity and historic scale of this subdistrict.

2.11 Developers are strongly encouraged to utilize the parking reductions available through the zoning code.

2.12 Parking that is provided within this subdistrict shall be accommodated on the street

or underground. Parking behind structures may be considered on a case-by-case basis.

2.13 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

2.14 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

2.15 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

2.16 New construction shall provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

Goal 3. Lower Broadway Corridor: To preserve and enhance the Lower Broadway corridor that shapes the historical and cultural identity of Nashville. To this end, historic structures should be preserved, their adaptive reuse should be supported, and new development should respect the historic structures and the overall character of the corridor by maintaining the existing scale, massing, and building storefront rhythm. To encourage public and private investment to recognize and contribute to the role of Fifth Avenue of the Arts as a cultural attraction in Nashville.

Objectives:

Comment [119]: Entrances to Parking Amendment

Comment [116]: Height Amendment

Comment [117]: FAR Amendment

Comment [118]: Garage Liner Amendment

3.1 Tools to facilitate the transfer of development rights from properties in the Second and Broadway Neighborhood, Subdistrict 3, to the Core Subdistrict 4, the SoBro Neighborhood Subdistricts 3 and 4, and other subdistricts as necessary should be adopted.

3.2 A Historic Preservation zoning district should be adopted to encompass Subdistrict 3. It is understood that an adopted Historic Preservation zoning district would supersede the goals and objectives listed here.

3.3 Maintenance and adaptive reuse of the existing historic structures within Subdistrict 3 is encouraged.

3.4 When renovating a façade in Subdistrict 3, refer to the Architectural Guidelines found in the *Market and Design Study for the Broadway National Register Historic District* adopted by Metropolitan Historical Commission and Metropolitan Development and Housing Agency.

3.5 When renovating a structure, including adding a rear or roof addition in Subdistrict 3, refer to the Secretary of the Interior's Standards for Rehabilitation, as directed by the Capitol Mall Redevelopment Plan adopted by Metropolitan Council.

3.6 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

3.7 The heights of newly constructed infill buildings shall be a minimum of 40 feet at the street. Maximum height shall be determined by a sky exposure plane applied from Broadway. A sky exposure plane of two feet horizontal to one foot vertical shall apply after 70 feet at the

nearest edge of the Broadway right of way. Height on all other property lines shall be unlimited within the sky exposure plane applied from Broadway. See Figure 1.

~~3.8 The floor area ratio shall not exceed the greater of 5 or the FAR of the historic structure.~~

3.8 Buildings on Broadway, First Avenue, Second Avenue, Third Avenue, Fourth Avenue, Fifth Avenue, Opry Place, and Symphony Place shall have active retail, restaurant, or high volume office uses with direct street access doors on the first floor, and transparent windows on the first floor.

3.9 Buildings shall be constructed to the property line except that recesses may be permitted for outdoor dining and architectural arcades.

3.10 All buildings shall have a primary entrance to Broadway.

3.11 Shared parking is encouraged in adjacent neighborhoods in order to preserve the low-intensity and historic scale of this subdistrict.

3.12 Developers are strongly encouraged to utilize the parking reductions available through the zoning code.

3.13 Parking that is provided within this subdistrict shall be accommodated on the street, behind buildings facing Broadway or underground.

3.14 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on

streets in this subdistrict while still permitting access to properties.

3.15 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

3.16 Efforts should be made by Metropolitan Government to secure the use of the vacant land at 313-315 Broadway, marked as "1" on the Detailed Land Use Plan above, to create a pedestrian connection between Broadway and the Schermerhorn Symphony Center.

3.17 In order to achieve more environmentally-sustainable and energy-efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

3.18 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and should provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*. The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a "celebrated corridor." Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

Comment [123]: Entrances to Parking Amendment

Comment [120]: Height Amendment

Comment [121]: FAR Amendment

Comment [122]: Garage Liner Amendment

UPPER BROADWAY LAND USE AND URBAN DESIGN

Overview and General Intent

The Upper Broadway Neighborhood is generally bounded by the rear lot lines of properties along the north side of Broadway to the north, Fifth Avenue to the east, the rear lot lines of properties along the south side of Broadway to the south, and the railroad tracks to the west. The detailed land use policies for the Upper Broadway Neighborhood are found on the accompanying Detailed Land Use Plan map. The neighborhood contains one subdistrict as shown on the Building Regulating Plan map and described below.

This neighborhood contains several historically significant civic and cultural buildings, including the Frist Center for the Visual Arts, Union Station, Hume Fogg Magnet School, and the Customs House. It also includes the frontage of the Convention Center, tying it to the entertainment-oriented Second and Broadway Neighborhood to the east.

The plan calls for additional zoning protections for the historically significant civic and cultural assets in the Upper Broadway Neighborhood. The plan intends for new development to complement the existing historically-significant, mid-rise cultural and civic character while accommodating a mix of uses and recognizing Upper Broadway's role as a transition to the adjacent West End corridor in the neighboring Green Hills-Midtown Community.

Goals and Objectives for the Upper Broadway Neighborhood Subdistrict

11/6/2009

The goal and objectives below are related to the numbered subdistrict within the neighborhood. The subdistrict is noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the "A", "B", "C", and "D" streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Civic and Cultural Subdistrict: To preserve and enhance the historic Upper Broadway corridor with its concentration of notable historic, low- and mid-rise civic and cultural buildings. To this end, historic structures should be preserved to the greatest extent possible, their adaptive reuse should be supported, and new development should complement the historic structures from an urban design standpoint. Notable historic buildings in this subdistrict include Hume-Fogg Magnet School, United States Customs House, and Estes Kefauver Federal Building and Courthouse, and the Frist Center for the Visual Arts. To encourage public and private investment to recognize and contribute to the role of Fifth Avenue of the Arts as a cultural attraction in Nashville.

Objectives:

1.1 Apply Historic Landmark status to specific historic structures in this subdistrict, including, but not limited to, the Frist Center (919 Broadway), Christ Church Cathedral (900 Broadway), Southern Methodist Publishing House (810 Broadway) and the Masonic Lodge (100 7th Avenue North).

1.2 Maintenance and adaptive reuse of the existing historic structures within Subdistrict 1 is encouraged.

1.3 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

1.4 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*. The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a "celebrated corridor." Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

1.5 Building heights shall be a minimum of 25 feet at the street and shall not exceed a total height of 100 feet.

1.6 The floor area ratio shall not exceed the greater of 5 or the FAR of the historic structure.

1.6 Buildings on 10th Avenue North, 9th Avenue, Rosa L. Parks Avenue, 8th Avenue South, 7th Avenue, 6th Avenue, Opry Place, McGavock Street, and Broadway shall have active retail, restaurant, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

1.7 All buildings with frontage on Broadway shall have a primary entrance to Broadway.

1.8 Buildings shall be constructed to the property line except that recesses may be permitted for outdoor dining and architectural arcades.

1.9 Shared parking is encouraged in adjacent neighborhoods in order to preserve the low-intensity and historic scale of this subdistrict.

Comment [124]: Garage Liner Amendment

Comment [125]: Height Amendment

Comment [126]: FAR Amendment

Comment [127]: Garage Liner Amendment

Comment [128]: Housekeeping Amendment for greater clarity

1.10 Developers are strongly encouraged to utilize the parking reductions available through the zoning code.

1.11 Parking that is provided within this subdistrict shall be accommodated on the street, behind buildings facing Broadway or underground.

1.12 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

1.13 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

1.14 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

SOBRO LAND USE AND URBAN DESIGN

Overview and General Intent

The SoBro Neighborhood is located between the rear lot lines of properties along the south side of Broadway, the south side of Broadway, and Symphony Place to the north, the Cumberland River to the east, Peabody Street and Lea Avenue to the south, and the rear property lines of properties fronting on the west side of 8th Avenue South and the CSX rail lines to the west.

The detailed land use policies for the SoBro Neighborhood are found on the accompanying Detailed Land Use Plan map. The numbers on this map reference special policies described below.

The SoBro Neighborhood contains six subdistricts as shown on the Building Regulating Plan map and described below.

The SoBro Neighborhood is intended to be a high-intensity, mixed-use neighborhood emphasizing cultural, entertainment, and residential uses while accommodating some office uses. Development in SoBro should emphasize a comfortable and lively pedestrian environment for residents and visitors. The goals and objectives included below encourage SoBro to develop as a distinctive, architecturally eclectic neighborhood with tall buildings with some sheer walls along certain streets, as well as some “stepped back” buildings to create a variety of viewsheds and allow for light and air circulation throughout the neighborhood. Growth in SoBro offers an opportunity for Nashville to join other American cities in creating environmentally sustainable and energy efficient design of structures through the

recognized Leadership in Environmental and Energy Design (LEED) certification program.

The SoBro Neighborhood contains the Country Music Hall of Fame park, the Gaylord Entertainment Center, the Schermerhorn Symphony Center and the Country Music Hall of Fame, and will soon include substantial residential, hotel, and office space. It also includes one of the potential convention center locations. Special policies to address the addition of a convention center are found in the Special Policies section at the beginning of Chapter V.

The SoBro Neighborhood encompasses the proposed Sounds baseball stadium on First Avenue South, which will be the neighborhood focus for an associated mixed-use development. The current built pattern of First and Second Avenues is an extension of the historically and culturally significant Second and Broadway Neighborhood to the north. South of Broadway, First and Second Avenues include a collection of notable, low-scaled historic brick buildings that add to the fabric of the neighborhood. These should be preserved and their massing should be utilized as a contextual basis for new and adaptive reuse development in the area.

By recognizing and maintaining the link between the portion of First and Second Avenues north of Broadway to the portion of First and Second Avenues to the south of Broadway, development can create an extension of a key tourist and local entertainment and tourism corridor. Residents and visitors will be able to easily and comfortably walk between upper Second Avenue into the Sounds neighborhood to take advantage of the diverse activity. A pedestrian scale, mixed-use character is key to maintaining the extension of Second Avenue south from Broadway.

Comment [130]: Boundary Amendment

Comment [129]: Entrances to Parking Amendment

Comment [131]: Housekeeping Amendment

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The Cumberland River Greenway is planned along the eastern boundary of the SoBro neighborhood. Connections between the neighborhood and the greenway will be important to provide residents and visitors with access to open space

The Shelby Street Pedestrian Bridge is a highlight of the First and Second Avenues neighborhood. Special care should be taken to ensure that development and redevelopment surrounding the Shelby Street Bridge complements, in scale and massing, the bridge so as not to detract from its landmark status.

The SoBro Neighborhood shares a boundary with the historically and culturally significant Second and Broadway Neighborhood. Sensitivity to the Second and Broadway neighborhood's character and integrity will be critical factors in the appropriate design of new development along the boundary.

Gateway Boulevard runs through the southern portion of SoBro. The existing Gateway Urban Design Overlay will guide the development of this important east-west corridor with additional guidance in the goals and objectives described below.

Special Policies for SoBro

Special policies are noted, by number, on the Detailed Land Use Policy map for the neighborhood.

Special Policy Area 1: This special policy applies to the proposed convention center site in SoBro. See special policies for integrating a new convention center into Downtown at the beginning of Chapter V.

Special Policy Area 2: This special policy applies to the proposed open space near the

intersection of Eighth Avenue South, Lafayette Street, and the future extension of Gateway Boulevard. The proposed open space is not intended to be recreational in use, but to feature public art or a fountain. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use.

Special Policy Area 3: This special policy applies to the proposed open space linking the Schermerhorn Symphony Center to Broadway. The current policy is Parks Reserves and Other Open Space. The alternative policy is Mixed Use.

Special Policy Area 3: This special policy applies to the planned Cumberland River Greenway. The current policy is Parks Reserves and Other Open Space. The alternative policy is Amusement and Entertainment.

Special Policy Area 4: This special policy applies to the former Union Station train shed property and the property immediately adjacent to the east currently used for the Frist parking (parcels numbered 09309032700 and 09309031300). Given the historic and cultural value of neighboring Union Station, the Frist Center for the Visual Arts, Cummins Station and the on-site baggage building, development on these properties should be designed to complement and enhance these historic and cultural structures. Therefore, the following special policies shall apply:

A sky exposure plane of two feet horizontal to one foot vertical shall apply after 70 feet at the northern property boundary of these properties. The sky exposure plane shall apply only to the northern half of the property. The southern half of the property is permitted to develop under the height and massing guidelines as outlined in SoBro Subdistrict 3.

The development standards of SoBro Subdistrict 3 allow two facades of a building to rise sheer from the property line. Redevelopment of these properties is encouraged to utilize this provision. Buildings taller than 65 feet shall be closer to Demonbreun Street and further from Union Station, the baggage building and the Frist Center for the Visual Arts.

Special attention shall be given to the context of historic buildings including Union Station, the baggage building, the Frist Center for Visual Arts, and Cummins Station.

A main pedestrian entrance shall be located along Demonbreun Street.

Goals and Objectives for the SoBro Neighborhood Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the "A", "B", "C", and "D" streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Parks Subdistrict: To maintain and enhance the existing Country Music Hall of Fame Park that serves residents of, and visitors to, Nashville.

Objectives:

1.1 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.

Comment [132]: Boundary Change

Comment [133]: Garage Liner Amendment

Goal 2. Cultural and Entertainment Venues

Subdistrict: To maintain and enhance cultural and entertainment activities such as the Country Music Hall of Fame, Schermerhorn Symphony Center and the Sommet Center, which serve residents of, and visitors to, Nashville.

Objectives:

2.1 Maintain the existing structures within this subdistrict.

2.2 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.

2.3 The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a “celebrated corridor.” Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

Goal 3. SoBro Mixed Use Subdistrict: To develop a balanced, mixed use neighborhood within SoBro Subdistrict 3 that will:

- Contribute to the economic vitality of Downtown Nashville by emphasizing residential and entertainment uses.
- Include a mixture of uses within each block and within structures.
- Create a pedestrian-friendly streetscape by using urban design practices that complement the neighboring cultural/entertainment and open space subdistricts.
- Maintain, along both sides of First and Second Avenues, a building height at the street compatible with the portion of the First and Second Avenues north of Broadway.

- Preserve and encourage adaptive reuse of existing historic structures within the subdistrict including Cummins Station, the First Lutheran Church at 109 Eighth Avenue South, the Methodist Publishing House, the Shelby Street Bridge and structures at 304 and 306 Tenth Avenue South as shown on Historic Structures map in Chapter III and the Historic Structure Appendix.
- Encourage environmentally sustainable, energy efficient development.

Objectives:

3.1 If the proposed street connection between Clark Place and Molloy Street is made, then properties north of the connection shall be considered part of SoBro Subdistrict 3 and the goals and objectives of Subdistrict 3 shall apply. Properties south of the Clark Place and Molloy Street connection shall be considered part of SoBro Subdistrict 4 and the goals and objectives of Subdistrict 4 shall apply.

3.2 Two faces of the building may rise sheer from the street, except on First and Second Avenues, where no sheer faces shall be permitted. In order to achieve a pedestrian-friendly streetscape, buildings with sheer faces are encouraged to design a base, a tower, and a top utilizing various methods of architectural articulation.

3.3 On building faces that are not sheer, the building heights shall be a minimum of 25 feet at the street, but shall not exceed 105 feet at the street. At 105 feet, the building shall step back a minimum of 15 feet. After stepping back 15 feet, height is unlimited. This area, with the exception of the east side of First Avenue where heights are intended to remain low-rise, may also be considered for additional height in exchange

for public benefits provided by the development, so long as the overall intent of the goals and objectives for the subdistrict and neighborhood are met.

Comment [134]: Height and Height Bonus Amendments

3.4 It is the intent for this subdistrict to achieve a step-down in building heights between the Cumberland River and Third Avenue South that continues the pattern of relatively low building heights found in the First and Second Avenues corridor that is north of Broadway as well as aids in providing views of the river from further west in SoBro. Therefore, building heights should be progressively lower going towards the river along First and Second Avenues South.

Comment [135]: Height Amendment

3.5 The height shall be measured from the median height along the property line of the highest order (“A”, “B”, “C”, or “D”) street on the subject property.

3.6 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

Comment [136]: FAR Amendment

3.7 Preservation and adaptive reuse of existing historic and cultural structures within Subdistrict 3 is encouraged.

3.8 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

3.9 In order to achieve a pedestrian-friendly, active streetscape, all buildings on 1st through 10th Avenues, Symphony Place, McGavock Street, Clark Place, Molloy Street, and Demonbreun Street shall have active retail, restaurants, or high volume office uses with

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direct street access doors on the first floor, as well as transparent windows on the first floor. All buildings on other streets are encouraged to have active retail, restaurant, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

3.10 Parking that is provided within this subdistrict shall be located in structures or underground.

~~3.13 In order to achieve a pedestrian friendly, active streetscape, all parking structures on Second Avenue, Fourth Avenue, Eighth Avenue, and Demonbreun Street shall be lined with residential, retail, or office space.~~

3.11 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

3.15 Entrances to parking shall be designed to minimize the impact on the quality of the pedestrian environment.

3.16 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and shall provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

3.17 Buildings shall be constructed to the property line except that recesses may be permitted for widening sidewalks, outdoor dining, courtyards, and architectural arcades.

3.18 Replace the surface parking lot south of the Frist Center for the Visual Arts with underground parking and a ground level sculpture garden as described in the Plan of Nashville.

Goal 4. Boulevard Subdistrict: To develop a balanced, mixed-use neighborhood within SoBro Subdistrict 4 that will:

- Contribute to the economic vitality of Downtown Nashville.
- Include a mixture of uses within each block and within structures that emphasize street-level activities that will enliven and enrich the pedestrian environment of Gateway Boulevard.
- Achieve an urban design with mass and intensity that frames the distinctive urban boulevard and reinforces it as a primary connector for vehicle and pedestrian movement.
- Encourage environmentally sustainable, energy efficient development.
- Encourage public and private investment to recognize and contribute to the role of Fifth Avenue of the Arts as a cultural attraction in Nashville.

Objectives:

4.1 ~~Maintain the CF zoning and Gateway Boulevard Urban Design Overlay (UDO) for all properties within SoBro Subdistrict 4, with the following exceptions:~~ If properties in Subdistrict 4 are consolidated and developed with frontage on Gateway, then the properties shall be considered part of Subdistrict 4 and the goals and objectives of Subdistrict 4 shall apply. If properties in Subdistrict 4 north of Gateway are

developed without frontage on Gateway, then they shall be considered part of SoBro Subdistrict 3, and the goals and objectives for that Subdistrict shall apply. If properties in Subdistrict 4 south of Gateway are developed without frontage on Gateway, then they shall be considered part of Rutledge Hill Subdistrict 3, and the goals and objectives of that Subdistrict shall apply.

4.2 If the proposed street connection between Clark Place and Molloy Street is made, then properties north of the connection shall be considered part of SoBro Subdistrict 3 and the goals and objectives of Subdistrict 3 shall apply. Properties south of the Clark Place and Molloy Street connection shall be considered part of SoBro Subdistrict 4 and the goals and objectives of Subdistrict 4 shall apply.

4.3 Building heights, stepback, and massing should be as specified in the Gateway Boulevard UDO, except that a stepback of 20 feet may be allowed after a height of 100 feet. This area may also be considered for additional height in exchange for public benefits provided by the development, so long as the overall intent of the goals and objectives for the subdistrict and neighborhood are met.

4.4 Parking shall be provided in accordance with the Gateway Boulevard UDO.

4.5 In order to achieve a pedestrian-friendly, active streetscape, all buildings on 1st through 8th Avenues, Lafayette Street, Gateway Boulevard, Clark Place, Molloy Street, and Demonbreun Street shall have active retail, restaurants, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor. All buildings on other streets are encouraged to have active retail, restaurant, or high volume office uses with direct

Comment [140]: Housekeeping Amendment

Comment [137]: Garage Liner Amendment

Comment [138]: Garage Liner Amendment

Comment [139]: Entrances to Parking Amendment

Comment [142]: Height Bonus Amendment

Comment [141]: Housekeeping Amendment

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street access doors on the first floor, as well as
transparent windows on the first floor.

4.6 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

4.7 The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a “celebrated corridor.” Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

4.8 All other urban design elements and architectural detailing is to conform to the Gateway Boulevard UDO.

Goal 5. Cumberland River Greenway: To develop a continuous public greenway along the Cumberland River.

Objectives:

5.1 Develop the greenway as close to the river as feasible.

5.2 Design the greenway to be accessible to a variety of users.

5.3 Develop a consistent, appropriately-themed wayfinding and signage program for the greenway.

5.4 Include public art along the greenway.

5.5 Include overlooks at key vantage points such as at the end of Demonbreun Street.

[DELETED ENTIRE SECTION ON BROADWAY BLOCK SUBDISTRICT DUE TO BOUNDARY CHANGE WITH SECOND AND BROADWAY NEIGHBORHOOD]

Goal 6. Sounds Ballpark and Surrounding Development: To develop a successful mixed-use ballpark complex and environs within SoBro Subdistrict 6 that will:

- Help contribute to the economic vitality of Downtown Nashville.
- Celebrate the Cumberland River through urban design features and the creation of public access to the riverfront.

Objectives:

6.1 Develop a ballpark that is consistent with a strong urban streetscape and is accessible to residents and visitors alike.

6.2 Include a mix of uses surrounding the ballpark that integrate the ballpark complex into the surrounding mixed-use neighborhood and enliven the environment when the ballpark is not in use.

6.3 Directly connect the ballpark complex with the planned Cumberland River Greenway in a convenient and easily-understood manner.

6.4 On the east side of First Avenue, the building heights shall be a minimum of 25 feet at the street, but shall not exceed 145 feet.

6.5 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

6.6 In order to achieve a pedestrian-friendly, active streetscape, all buildings on 1st Avenue, Molloy Street, and Gateway Boulevard shall have active retail, restaurants, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor. All buildings on other streets are

encouraged to have active retail, restaurant, or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

6.7 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and shall provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

6.8 For properties between First Avenue and the Cumberland River with frontage on the north side of Gateway Boulevard, the guidelines of the Gateway Urban Design Overlay shall apply.

6.9 In the event that a ballpark is not developed in the subdistrict, objectives 6.1 to 6.3 shall not apply. Any alternate development shall be required to submit a plan for development to demonstrate how the development will effectively link the river to SoBro.

Comment [143]: Garage Liner Amendment

Comment [147]: Garage Liner Amendment

Comment [144]: FAR Amendment

Comment [146]: Height Amendment

Comment [145]: Boundary Amendment