

LAFAYETTE LAND USE AND URBAN DESIGN

Overview and General Intent

The Lafayette Neighborhood is generally bounded by Lea Avenue and Peabody Street to the north, Second Avenue South and the rear lots lines of properties on the west side of Second Avenue South to the east, the interstate to the south, and the railroad tracks and the rear lots lines of properties fronting on the west side of 8th Avenue South to the west. The detailed land use policies for the Lafayette neighborhood are found on the accompanying Detailed Land Use Plan map. The numbers on this map reference special policies described below. The Lafayette neighborhood contains two subdistricts as shown on the Building Regulating Plan map and described below.

The Lafayette neighborhood is currently a primarily industrial and business services environment with strong transportation connections to the adjacent Gulch, SoBro and Rutledge Hill neighborhoods and the Green Hills-Midtown and South Nashville Communities to the south. The diagonal orientation of Lafayette Street and the railroad tracks creates interesting street and block patterns, but also presents unique development challenges and can prove difficult to navigate.

Two potential convention center sites are present in the Lafayette neighborhood. Special policies to address the addition of a convention center are found in the Special Policy for Integrating a New Convention Center into Downtown at the beginning of Chapter V.

The Lafayette neighborhood is intended to develop as a vibrant, mixed-use neighborhood of

primarily low- to mid-rise buildings with taller structures along Lafayette Street and Eighth Avenue South.

Gateway Boulevard is intended to continue from its current end at Fourth Avenue through to Eighth Avenue. An open space feature is envisioned to be a series of three roundabouts is planned for the terminus at Eighth. A portion of the roundabouts could fall within the northern portion of the Lafayette neighborhood. In the Downtown Plan, however, the series of roundabouts is graphically represented as one open space in the SoBro neighborhood.

A new park is planned between Peabody Street, Elm Street, and Fourth and Fifth Avenues South. A small open space feature, an ideal site for public art, is intended for the small triangle at the prominent intersection of Lafayette Street and Fourth Avenue South. Efforts should be made to secure both of these areas to provide open space amenities for the Lafayette neighborhood.

Special Policies for Lafayette

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 greenway along Eighth Avenue South. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use.

Special Policy Area 2: This special policy applies to the proposed greenway along Lafayette Street and Sixth Avenue South. 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 at Seventh

Avenue South and Middleton Street. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use. If this property is not secured for public open space, redevelopment should include an open space feature such as a hard-scaped plaza or a pocket park adjacent to a street.

Special Policy Area 4: This special policy applies to the planned park and potential future school site between Fourth and Fifth Avenues and Peabody and Elm Streets. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use. If this property is not secured for public open space, redevelopment should include an open space feature such as a hard-scaped plaza or a pocket park adjacent to a street.

Special Policy Area 5: This special policy applies to the planned open space at the intersection of Fourth Avenue South and Lafayette Street. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use. The proposed open space is not intended to be recreational in use, but to feature public art or a fountain.

Special Policy Area 6: This special policy applies to the proposed SoBro convention center site and the proposed Demonbreun/ Eighth Avenue convention center site. See Special Policy for Integrating a New Convention Center into Downtown at the beginning of Chapter V.

Goals and Objectives for the Lafayette Neighborhood Subdistrict

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.

Comment [12]: Boundary Amendment

Comment [11]: Boundary Amendment

Comment [13]: Boundary Amendment

Comment [14]: Boundary Amendments

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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. Eighth Avenue and Lafayette

Subdistrict: To create an intense, mixed-use center of activity along Eighth Avenue South and Lafayette Street that:

- Frames two distinctive urban boulevards that serve as gateway corridors into Downtown.
- Creates a pedestrian-friendly streetscape by using appropriate urban design practices.
- Accommodates all modes of travel.
- Encourages 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:

1.1 Building heights shall be a minimum of 25 feet at the street, but shall not exceed mid-rise heights. See Figure 5.

1.2 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.

1.3 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.

1.4 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.

1.5 Preservation and adaptive reuse of existing historic and cultural structures within Subdistrict 1 is encouraged.

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

1.7 In order to achieve a pedestrian-friendly, active streetscape, all buildings on Ash Street, Third Avenue South, Fourth Avenue South, Fifth Avenue South between Elm Street and Ash Street, Sixth Avenue South, Eighth Avenue South and Lafayette 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 or high volume office uses at the direct street access doors on the first floor, as well as transparent windows on the first floor.

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

1.9 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and the Traditional Subdistrict of 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.

1.9 In order to achieve a pedestrian-friendly, active streetscape, all parking structures on Eighth Avenue, Lafayette Street and Ash Street shall be lined with residential, retail or office space.

1.10 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.

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

1.12 Efforts should be made by Metropolitan Government to secure the use of the triangle parcel at the intersection of Lafayette Street and Fourth Avenue South for the placement of public art.

1.13 The identified gateway entrance into Downtown at 4th Avenue South, 8th Avenue South, and Lafayette Street should redevelop into a grand entrance in accordance with the recommendations set forth in the Special Policy on Entrances section at the beginning of Chapter V.

Goal 2. Mixed Use Subdistrict: To develop a mixed use neighborhood that:

- Provides opportunities for living, working, dining, and shopping at a scale that is welcoming to pedestrians.
- Encourages environmentally sustainable, energy efficient development.

Comment [15]: Garage Liner Amendment

Comment [18]: Garage Liner Amendment

Comment [19]: Entrances to Parking Amendment

Comment [17]: Garage Liner Amendment

Comment [110]: Boundary Amendments

Comment [16]: Height and Height Bonus Amendments

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- Provides a range of housing options - by tenure, size (studio to multiple bedrooms), and cost - to support diverse and sustainable neighborhood 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:

2.1 Buildings that are mixed-use or non-residential shall be a minimum of 25 feet at the street to a maximum of low-rise height See Figure 6. Buildings that are solely residential may have a minimum height of two stories.

2.2 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.

2.3 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.

2.4 Preservation and adaptive reuse of existing historic and cultural structures within Subdistrict 2 is encouraged.

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 In order to achieve a pedestrian-friendly, active streetscape, all buildings on Second through Fourth Avenues South, Fifth Avenue South between Peabody and Elm Streets, Sixth Avenue South, Fogg Street, and Ash Street between Ewing Avenue and Fifth Avenue South 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.

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

2.8 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.

2.9 Parking that is provided within this subdistrict shall be located underground, behind or beside the primary structure.

2.10 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.

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

2.12 Efforts should be made by Metropolitan Government to secure the use of the site located between Peabody Street, Elm Street and Fourth and Fifth Avenues South and the site located at

7th Avenue South and Middleton Street for use as parks.

2.13 The identified gateway entrance into Downtown at Fourth Avenue South and Lafayette Street should redevelop into a grand entrance in accordance with the recommendations set forth in the Special Policy on Entrances section at the beginning of Chapter V.

Comment [112]: Garage Liner Amendment

Comment [114]: Boundary Amendment

Comment [111]: Height Amendment

Comment [113]: Entrances to Parking Amendment

RUTLEDGE HILL LAND USE AND URBAN DESIGN

Overview and General Intent

The Rutledge Hill neighborhood is bounded by Peabody Street to the north, Hermitage Avenue to the east, the interstate to the south, and Second Avenue South and the rear lot lines of properties fronting on the west side of Second Avenue South to the west. The detailed land use policies for the Rutledge Hill neighborhood are found on the accompanying Detailed Land Use Plan map. The numbers on this map reference special policies described below. The neighborhood contains two subdistricts as shown on the Building Regulating Plan map and described below.

Government and business services are currently the predominant uses in the Rutledge Hill neighborhood. The neighborhood has strong transportation connections to the adjacent SoBro, Lafayette and Rolling Mill neighborhoods and the South Nashville Community south of the interstate. The Rutledge Hill Neighborhood currently has some consistency in built environment. It was one of Nashville’s earliest residential areas and still contains several notable historic buildings as well as the Richard Fulton Government Office Complex and the Nashville Children’s Theater.

Rutledge Hill is intended to develop as a vibrant, mixed-use neighborhood with a heavy residential emphasis in primarily low- to mid-rise buildings.

Special Policies for Rutledge Hill

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 Thomas Ryman Park, which is privately owned. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use.

Special Policy Area 2: This special policy applies to the planned park and potential future school site between Fourth and Fifth Avenues and Peabody and Elm Streets. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use. If this property is not secured for public open space, redevelopment should include an open space feature such as a hard-scaped plaza or a pocket park adjacent to a street.

Special Policy Area 3: This special policy applies to the planned open space at the intersection of Fourth Avenue South and Lafayette Street. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use. The proposed open space is not intended to be recreational in use, but to feature public art or a fountain.

Goals and Objectives for the Rutledge Hill 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. Fulton Complex Subdistrict: To maintain and enhance the existing Richard

Fulton Government Office Complex and Nashville Children’s Theater.

Goal 2. Mixed Use Subdistrict: To develop a mixed use neighborhood with a heavy residential emphasis that:

- Provides opportunities for living, working, dining, and shopping at a scale that is welcoming to pedestrians.
- Provides a range of housing options - by tenure, size (studio to multiple bedrooms), and cost - to support diverse and sustainable neighborhood development.
- Encourages environmentally sustainable, energy efficient development.

Objectives:

2.1 Buildings that are mixed-use or non-residential shall be a minimum of 25 feet at the street and a maximum of low-rise height.

Buildings that are solely residential may have a minimum height of two stories.

2.2 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.

2.3 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.

2.4 Maintenance and adaptive reuse the existing historic structures within Subdistrict 2 is encouraged.

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

Comment [115]: Boundary Amendment

Comment [118]: Height Amendment

Comment [116]: Boundary Amendment

Comment [117]: Garage Liner Amendment

2.6 In order to achieve a pedestrian-friendly, active streetscape, all buildings on Second Avenue South, Rutledge Street, Hermitage Avenue, Lea Avenue, and Lindsley Avenue 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.

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

2.8 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*.

2.9 Parking that is provided within this subdistrict shall be located in structures, underground, or to the rear of buildings.

2.10 In order to achieve a pedestrian friendly, active streetscape, all parking structures on Second Avenue South, Fourth Avenue South, Lafayette Street, Hermitage Avenue, and Ash Street shall be lined with residential, retail or office space.

2.10 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.

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

2.13 Efforts should be made by Metropolitan Government to secure the use of the site located between Peabody Street, Elm Street and Fourth and Fifth Avenues South for the use of a park and the triangle parcel at the intersection of Lafayette Street and Fourth Avenue South for the placement of public art.

2.12 The identified gateway entrances into Downtown at Hermitage Avenue and at Second Avenue South and Lafayette Street should redevelop into grand entrances in accordance with the recommendations set forth in the Special Policy on Entrances section at the beginning of Chapter V.

ROLLING MILL HILL LAND USE AND URBAN DESIGN

Overview and General Intent

The Rolling Mill Hill neighborhood is located between the Cumberland River to the north, Interstate 40 to the east, Hermitage Avenue to the south, and Gateway Boulevard to the west. The detailed land use policies for the Rolling Mill Hill neighborhood are found on the accompanying Detailed Land Use Plan map. The number on this map references a special policy described below. The neighborhood contains four subdistricts as shown on the Building Regulating Plan map and described below.

Rolling Mill Hill is a 34-acre site located on a bluff overlooking the Cumberland River less than a half-mile southeast of the Core. This neighborhood is adjacent to Rutledge Hill and SoBro neighborhoods.

In 2003, the Metropolitan Development and Housing Agency (MDHA) adopted a *Master Plan and Development Guidelines for Rolling Mill Hill*. The neighborhood is intended to create a mixed-use infill development with employment, shopping and housing options.

The neighborhood also contains a planned greenway on publicly-owned land and the Vocational Rehabilitation Regional Office for the State of Tennessee's Department of Human Services. The portion of the neighborhood not included in the MDHA plan is envisioned to complement the mixed use development goals for Rutledge Hill.

Comment [122]: Boundary Amendment

Comment [119]: Garage Liner Amendment

Comment [123]: Boundary Amendment

Comment [120]: Garage Liner Amendment

Comment [121]: Entrances to Parking Amendment

Special Policies for Rolling Mill Hill

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 planned addition to the Cumberland River Greenway between the top of the bluff and the river. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use.

Goals and Objectives for the Rolling Mill 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.
- 1.2 Design the greenway so that it 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 noted in the Rolling Mill Hill Development Plan.

Goal 2. Plazas Subdistrict: To maintain and enhance the planned plazas as outlined in the Rolling Mill Hill Development Plan.

Objectives:

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

Goal 3. Rolling Mill Hill Development Subdistrict: To support the Rolling Mill Hill Development Plan as adopted and amended by the Metropolitan Development and Housing Authority.

Objectives:

3.1 Facilitate development of the Rolling Mill Hill Master Plan and Development Guidelines.

Goal 4. Mixed Use Subdistrict: To develop a mixed use neighborhood with a heavy residential emphasis that:

- Provides opportunities for living, working, dining, and shopping at a scale that is welcoming to pedestrians.
- Provides a range of housing options - by tenure, size (studio to multiple bedrooms), and cost - to support diverse and sustainable neighborhood development.
- Encourages environmentally sustainable, energy efficient development.

Objectives:

4.1 Buildings that are mixed-use or non-residential shall be a minimum of 25 feet at the street and a maximum of low-rise. See Figure 7.

Buildings that are solely residential may have a minimum height of two stories.

Comment [125]: Height Amendment

4.2 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.

4.3 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.

4.4 Maintenance and adaptive reuse of the existing historic structures within Subdistrict 4 is encouraged.

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

4.6 In order to achieve a pedestrian-friendly, active streetscape, all buildings on Hermitage Avenue and Anthes Drive 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.

Comment [124]: Garage Liner Amendment

Comment [126]: Garage Liner Amendment

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

4.8 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*.

4.9 Parking that is provided within this subdistrict shall be located in structures, underground, or behind the primary structure.

4.10 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.

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

4.12 The identified gateway entrance into Downtown at Hermitage Avenue should redevelop into a grand entrance in accordance with the recommendations set forth in the Special Policy on Entrances section at the beginning of Chapter V.

Comment [127]: Entrances to Parking Amendment