

07 OCTOBER 21

RECESS

LETTER OF PURPOSE

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MR ERIC HAMMER

METRO NASHVILLE PLANNING DEPARTMENT
METRO OFFICE BUILDING
SECOND AVENUE NORTH, 2ND FLOOR
NASHVILLE, TN 37210
PO BOX 196300

Dear Mr. Hammer:

We are pleased to submit the attached drawings for Recess – an approximately 45,000 sf food, beverage, and entertainment venue, the majority of which is open air and constructed of modified shipping containers. The development consists of a center courtyard with three occupied tiers of containers encircling it. We have located most of the food service and back of house components along the alley and north property line and envision much of the activity of the venue being visible from 4th Avenue and Elm Street.

The signage indicated on the drawings submitted is not ready for review, and we are not currently pursuing a modification for it as part of this application.

The following summarizes the DTC modifications we are requesting:

1. Floor to floor height – Storefront Frontage

Minimum ground floor height: 14 ft from grade
Ground floor height provided: 9.5 ft

Minimum upper floor(s) height: 10 ft from floor to floor
Second floor height provided: 9.5 ft
Third floor height provided: 8.5 ft
Containers above third floor unoccupied

Justification: The standard dimensions of shipping containers do not provide for a solution that meets floor to floor heights.

2. Minimum glazing/openings – Storefront Frontage

Minimum ground floor glazing on 4th Ave: 40%
Ground floor opening area on 4th Ave: 41%

Minimum upper floor openings on 4th Ave: 25%
Second floor open area on 4th Ave: 36%
Third floor open area on 4th Ave: 29%

Minimum ground floor glazing on Elm St: 30%
Ground floor open area on Elm St: 15%

Minimum upper floor openings on Elm St: 25%
Second floor open area on Elm St: 15%
Third floor open area on Elm St: 35%

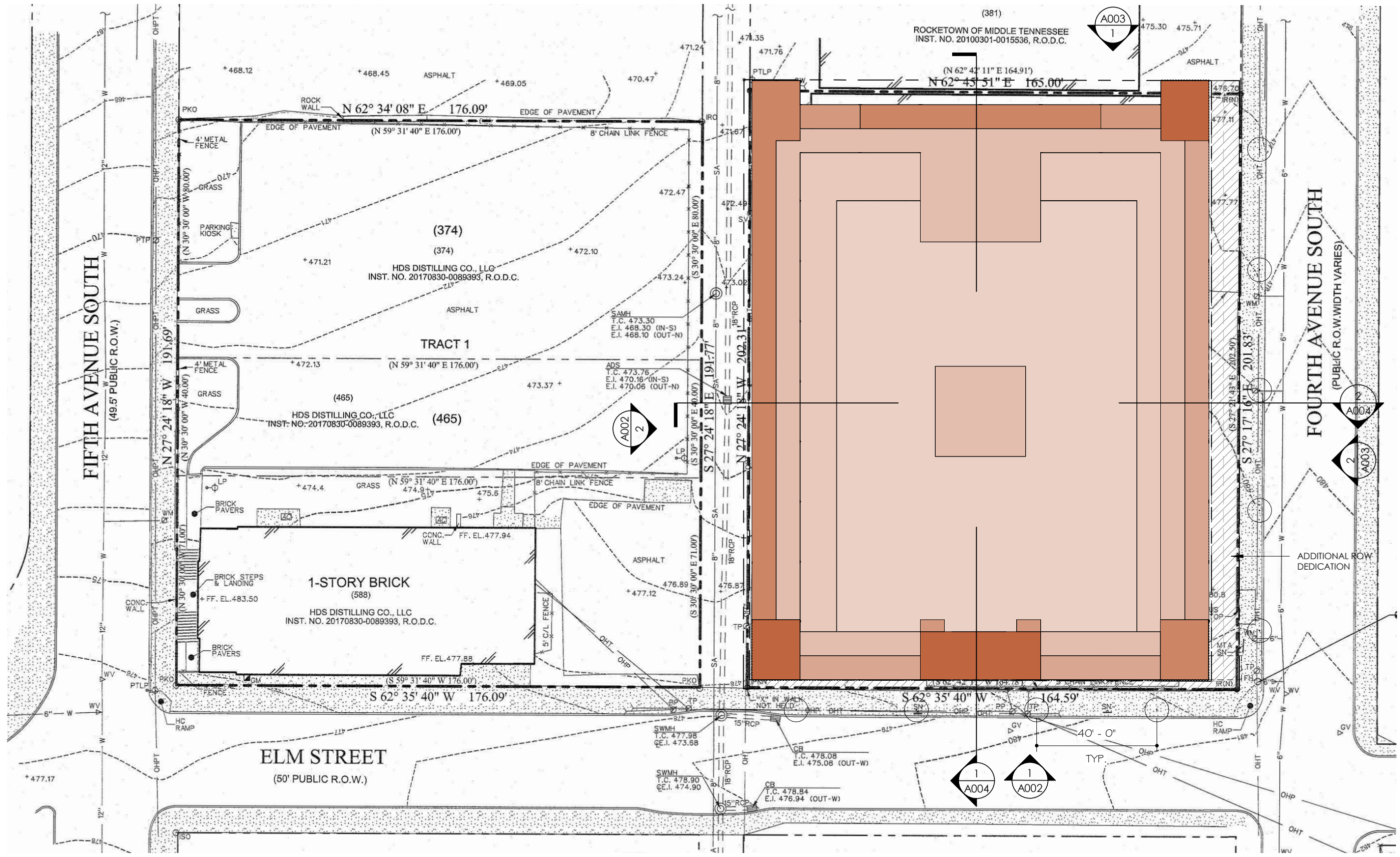
Justification: The intent of this standard is to provide a street frontage that is activated by views in to and out of spaces, which in the case of this development is accomplished with openings at the street level and the two floor levels above. Additionally, 4th Ave is considered the project's primary frontage, with Elm St being the minor frontage. The DTC states that modifications for glazing requirements may be granted along minor frontages.

We respectfully ask for staff support of these modifications. Please do not hesitate to call me to discuss any concerns with the information provided in this submittal.

Sincerely,



Josh Hughes, AIA



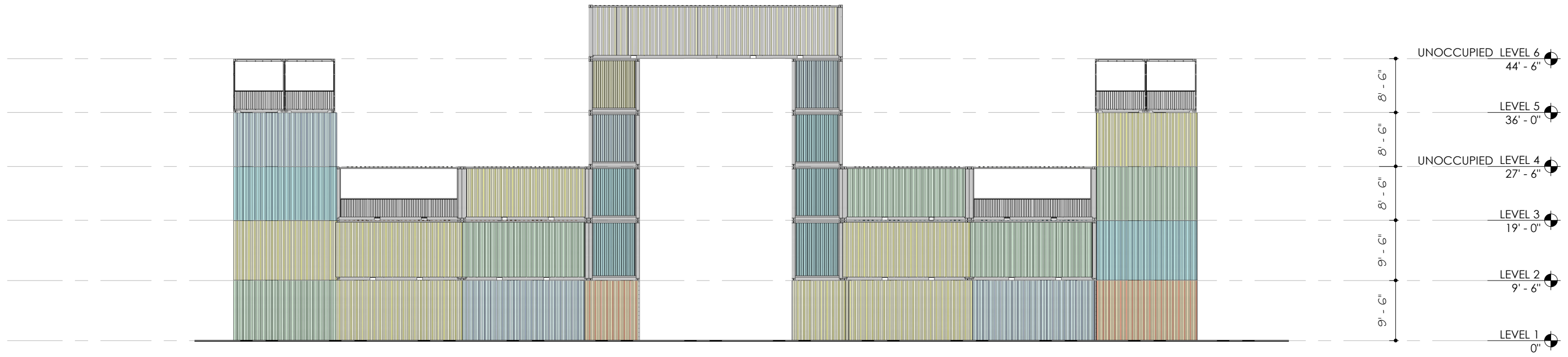
32' 16' 0 32'

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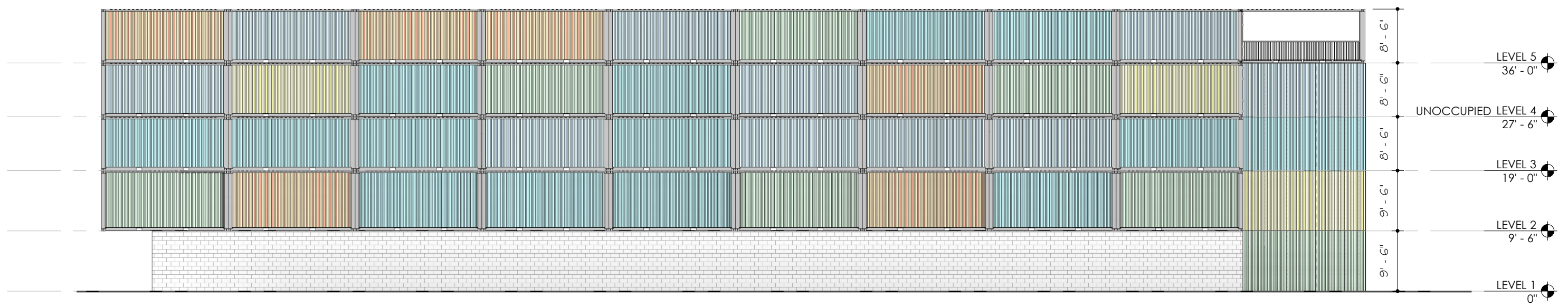
TUCK-HINTON
ARCHITECTURE & DESIGN

A001 SITE PLAN

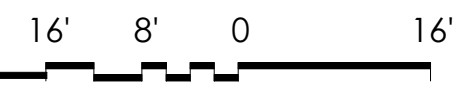
21003
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1-SOUTH ELEVATION - ELM STREET



2-WEST ELEVATION - ALLEY

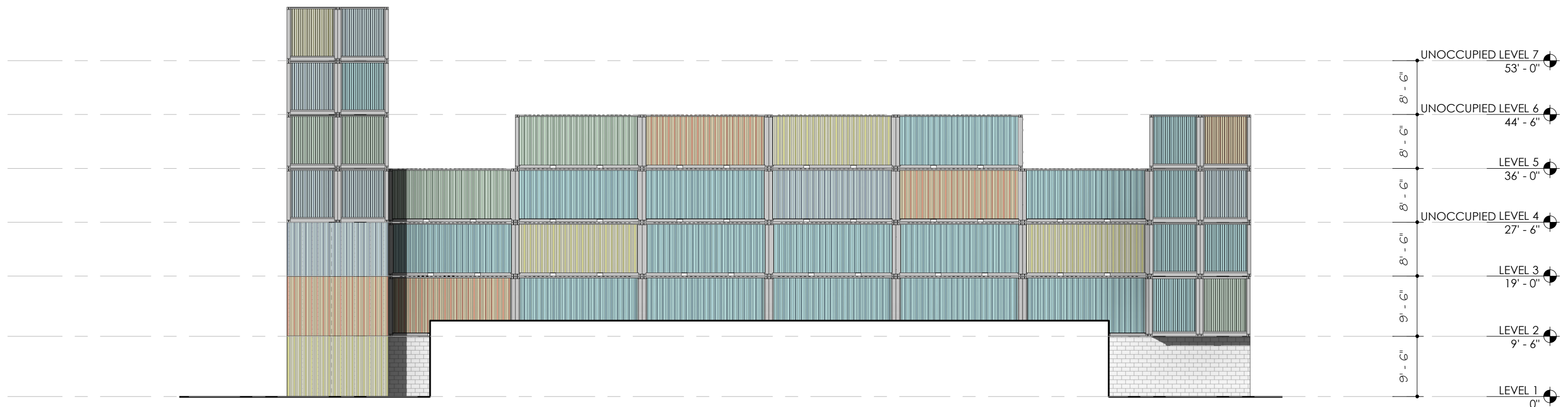


RECESS NASHVILLE

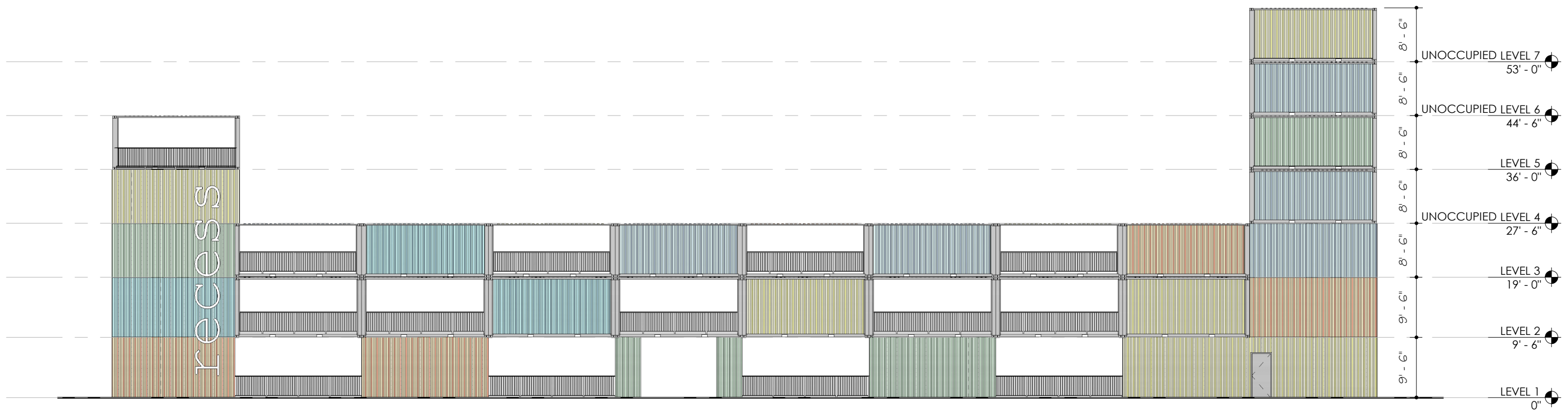
TUCK-HINTON
ARCHITECTURE & DESIGN

A002 ELEVATIONS

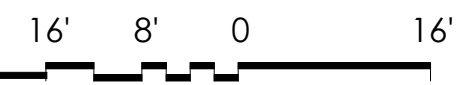
21003
10/06/21



1-NORTH ELEVATION - ADJACENT PROPERTY



2-EAST ELEVATION- FOURTH AVENUE SOUTH

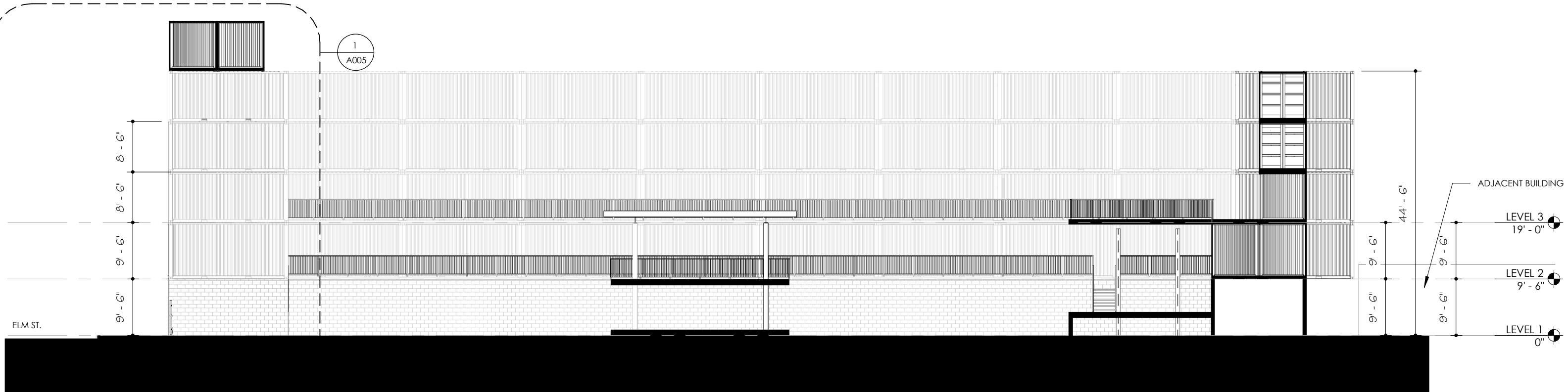


RECESS NASHVILLE

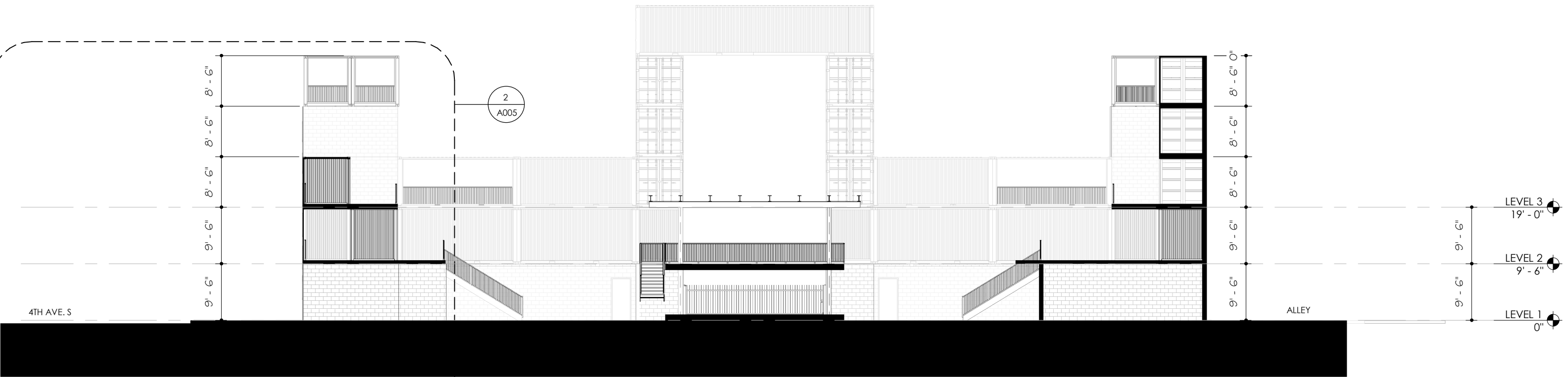
TUCK-HINTON
ARCHITECTURE & DESIGN

A003 ELEVATIONS

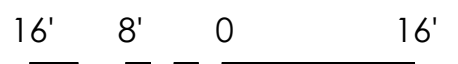
21003
10/06/21



1-NORTH/SOUTH SECTION



2-EAST/WEST SECTION

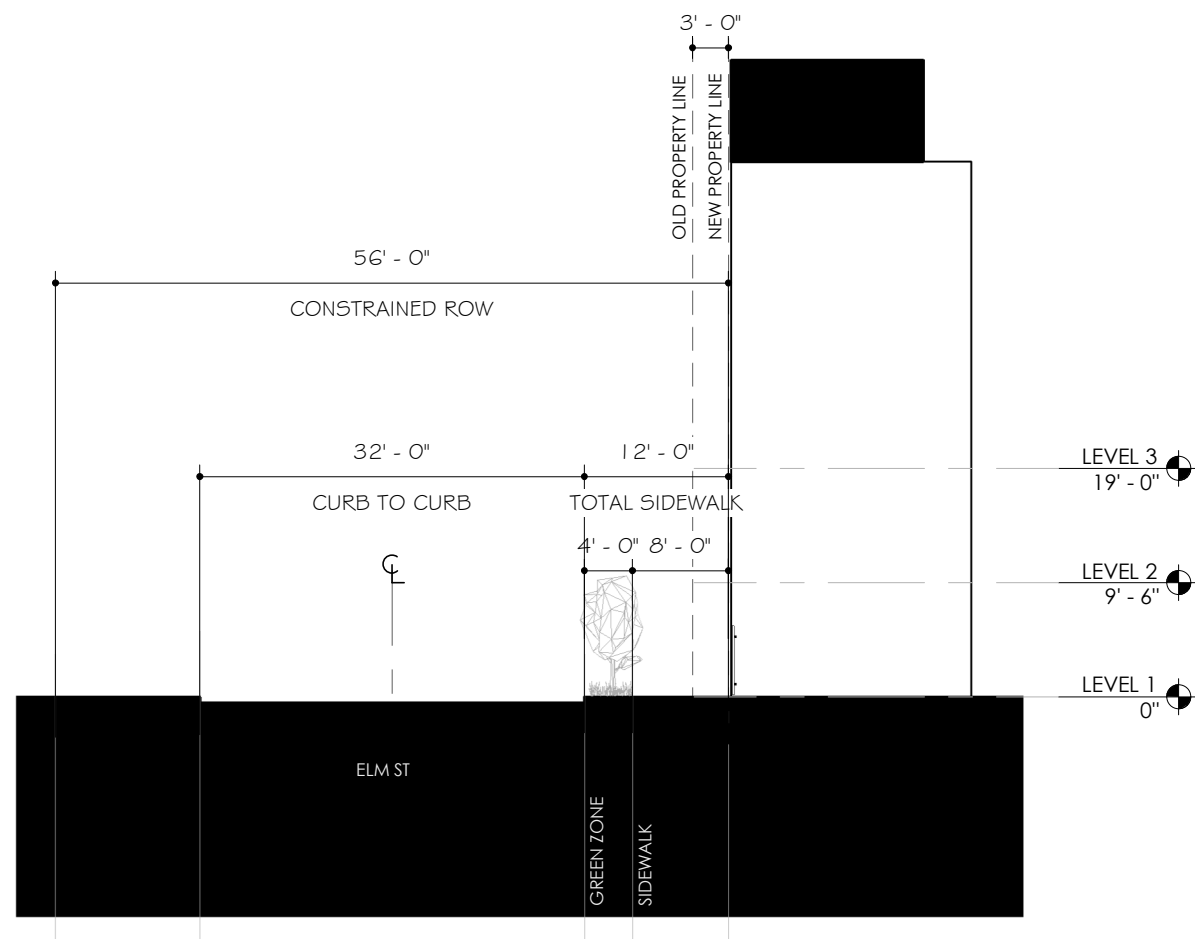


RECESS NASHVILLE

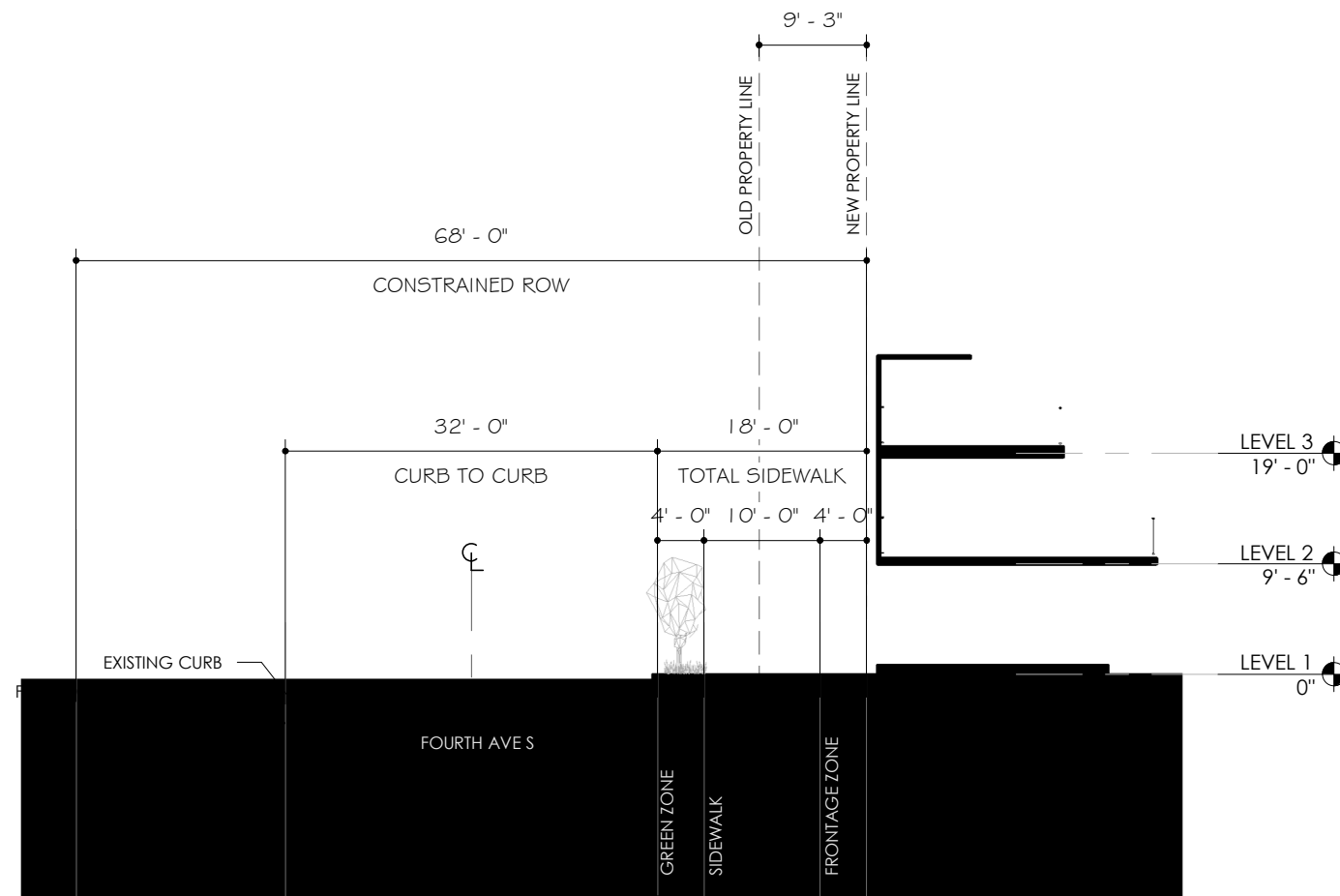
TUCK-HINTON
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A004 SECTIONS

21003
10/06/21

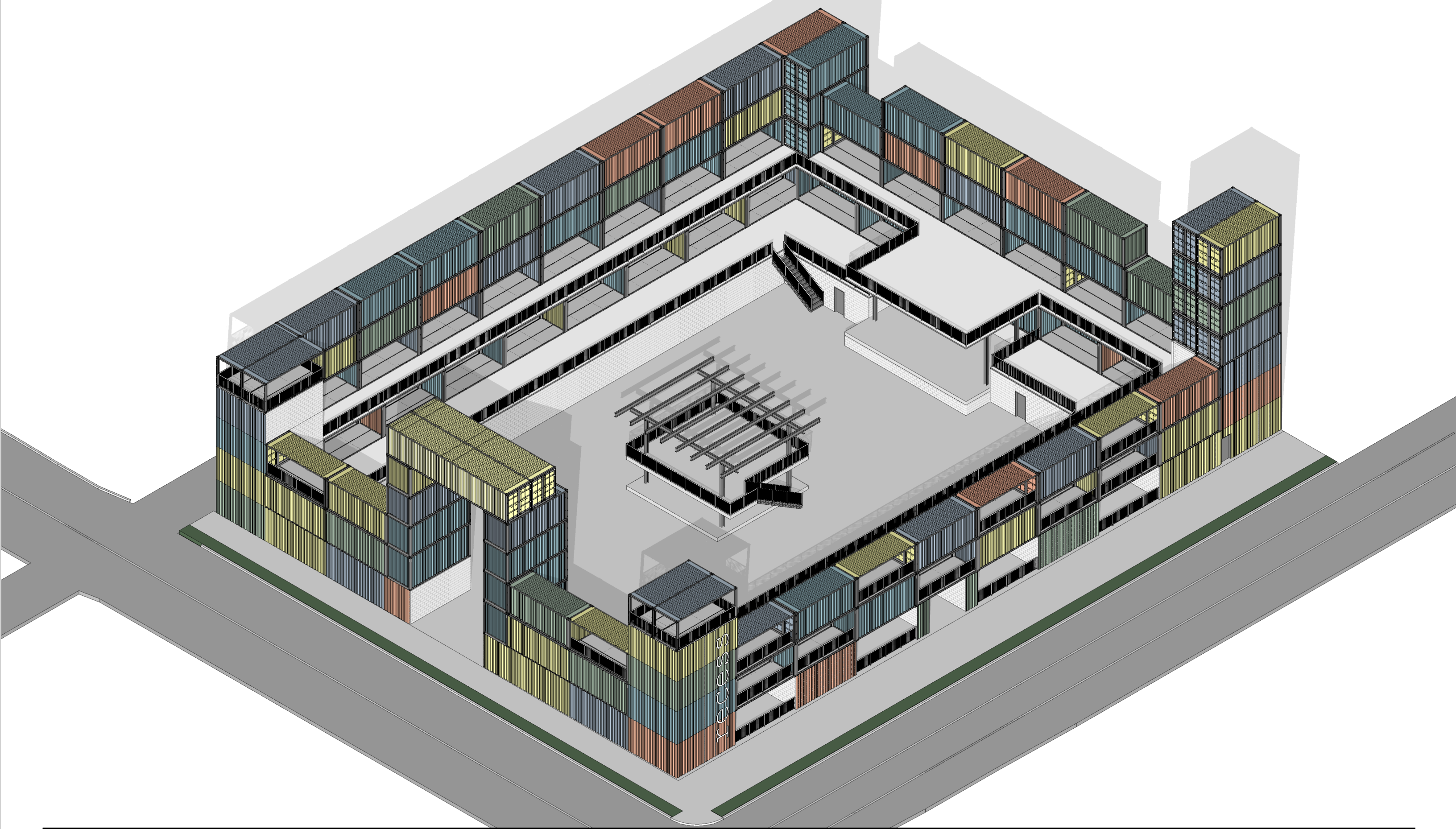


1-ELM STREET SECTION



2-FOURTH AVENUE SOUTH SECTION

16' 8' 0' 16'

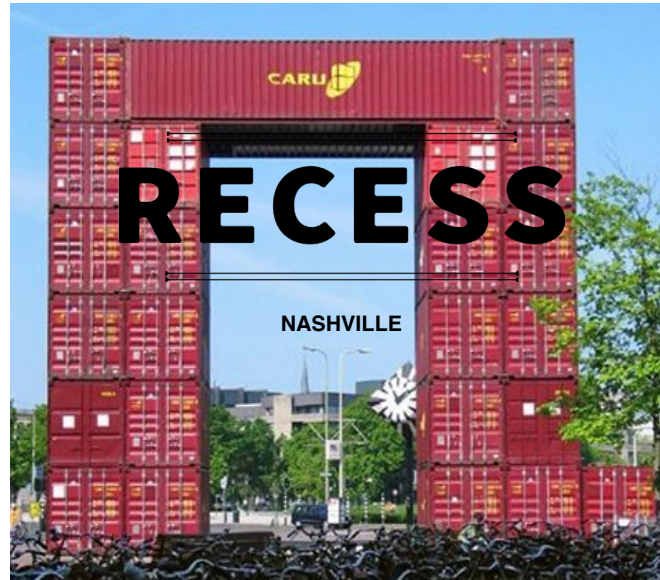


RECESS NASHVILLE

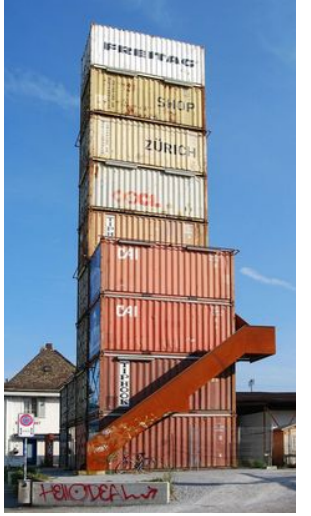
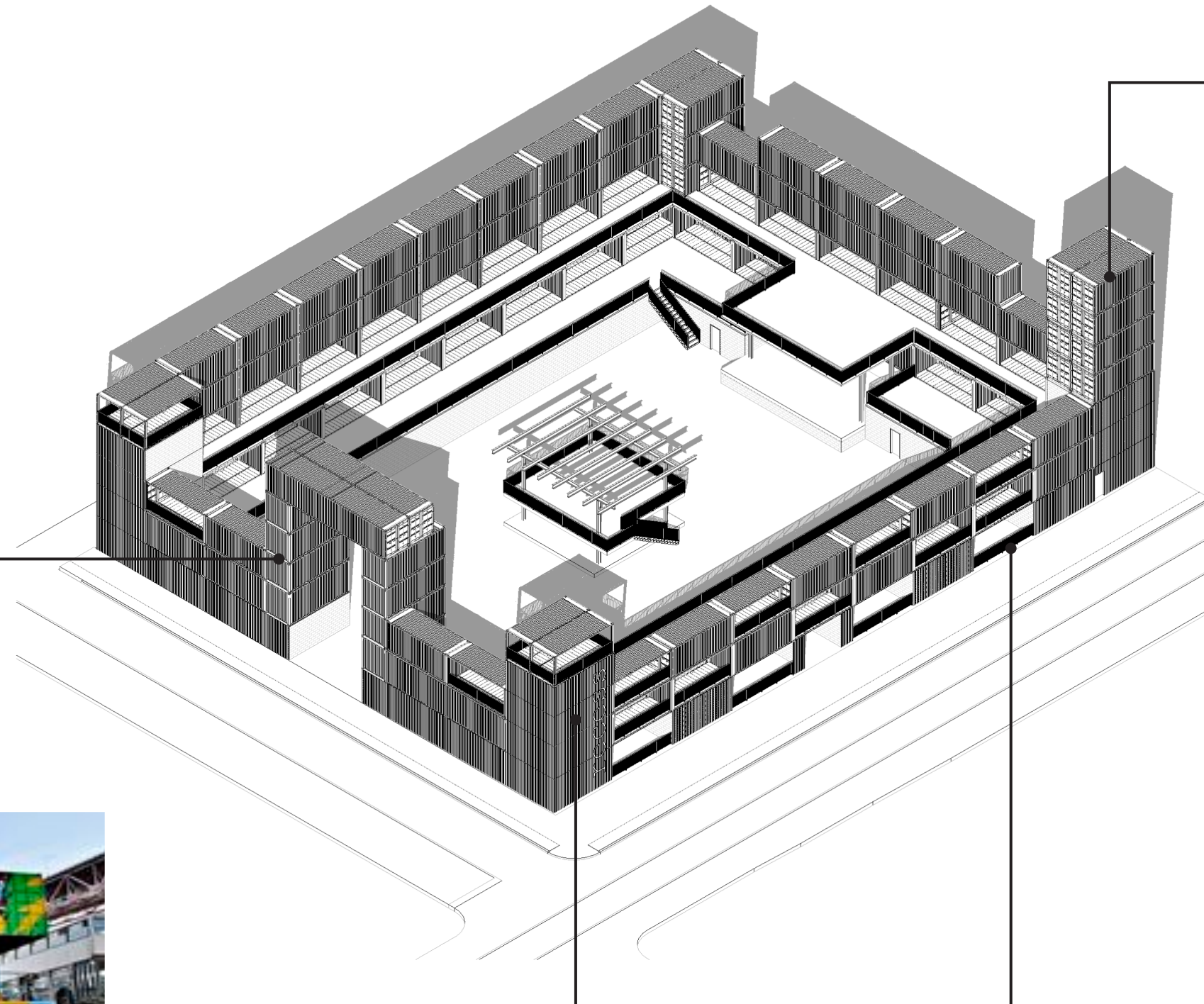
TUCK-HINTON
ARCHITECTURE & DESIGN

A006 AXONOMETRIC VIEW

21003
10/06/21



PORTAL



TOWER ELEMENT
MURAL OPPORTUNITY



MURAL OPPORTUNITY



OPENINGS AT SIDEWALK
POROUS FACADE

RECESS NASHVILLE

TUCK-HINTON
ARCHITECTURE & DESIGN

A007 AXONOMETRIC VIEW WITH IMAGERY

21003
10/06/21