



Request	DTC Revision and Modification
Project Name	5th & Peabody Dual Flag Hotel
Council District	19 – O’Connell
Requested by	Lora Markham, Humphreys & Associates Contractors, LLC, applicant. Roshan Patel, WILKA Downtown LLC, owner.
Staff Reviewer	Buechler
Staff Recommendation	<i>Approve the revision and modifications.</i>

APPLICANT REQUEST

A request to approve revisions and additional modifications to a previously approved 10 story building located at the southeast corner of 5th Avenue South and Peabody Street within the Lafayette subdistrict of the DTC.

Revision

1. Addition of 9 condo units to the previously approved hotel/retail building.

Additional Requested Modifications to the DTC Standards:

1. 15 foot minimum step-back requirement between the 4th and 7th stories, for buildings 7 stories or greater. The applicant is proposing a 5’6” step-back along Peabody Street for the condo addition. This is consistent with the previously approved step-back modification.
2. 10 foot minimum upper floor heights are required. The applicant is proposing 9’4” for the 2nd through 9th floors. These floor heights are consistent with the previously approved drawings.

Previously Approved Modifications to the DTC Standards:

1. 15 foot minimum step-back requirement between the 4th and 7th stories, for buildings 7 stories or greater. The applicant is proposing an 8 foot step-back along 5th Avenue South and a 6 foot step-back along Peabody Street.
2. When alleys are present, vehicular access from alleys is prioritized. Vehicular access from public streets shall be considered in the following order: alleys, secondary streets, primary streets as approved by Metro departments. The applicant is proposing vehicular access from 5th Avenue South.
3. Shade producing street trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of 50 feet on center. In this instance, three street trees are required along 5th Avenue South. In the revised plan, the applicant is providing two.

BACKGROUND

The project received approval with conditions on August 4, 2016 by the DTC DRC for the modifications to the step-back standard along 5th Avenue South and Peabody Street, vehicular access on 5th Avenue South, and the required number of street trees. The conditions were:

1. Remove one on-street parking space along 5th Avenue South closest to the intersection.
2. A revised detailed site plan and landscape plan shall come back before Planning staff for final review and approval that includes compensatory streetscape design.



Downtown Code DRC Meeting of 12/07/2017

Specific comments from the DTC DRC: Add a street tree to the corner of 5th Avenue South and Peabody Street. Add a street tree along the street's edge south of the on-street parking along 5th Avenue South. Additional planting areas must also be incorporated within the excess sidewalk along 5th Avenue South. A pedestrian-friendly garage entry area must be implemented to be reviewed with Planning staff.

The applicant subsequently revised the design of the project to comply with the conditions of approval and to include 9 stories of condo units above the 1 story hotel/retail space at the corner of Peabody Street and the alley. The modifications for the step-back for the condo addition, as well as the upper floor to floor heights for the full building are being considered at this meeting.

ANALYSIS

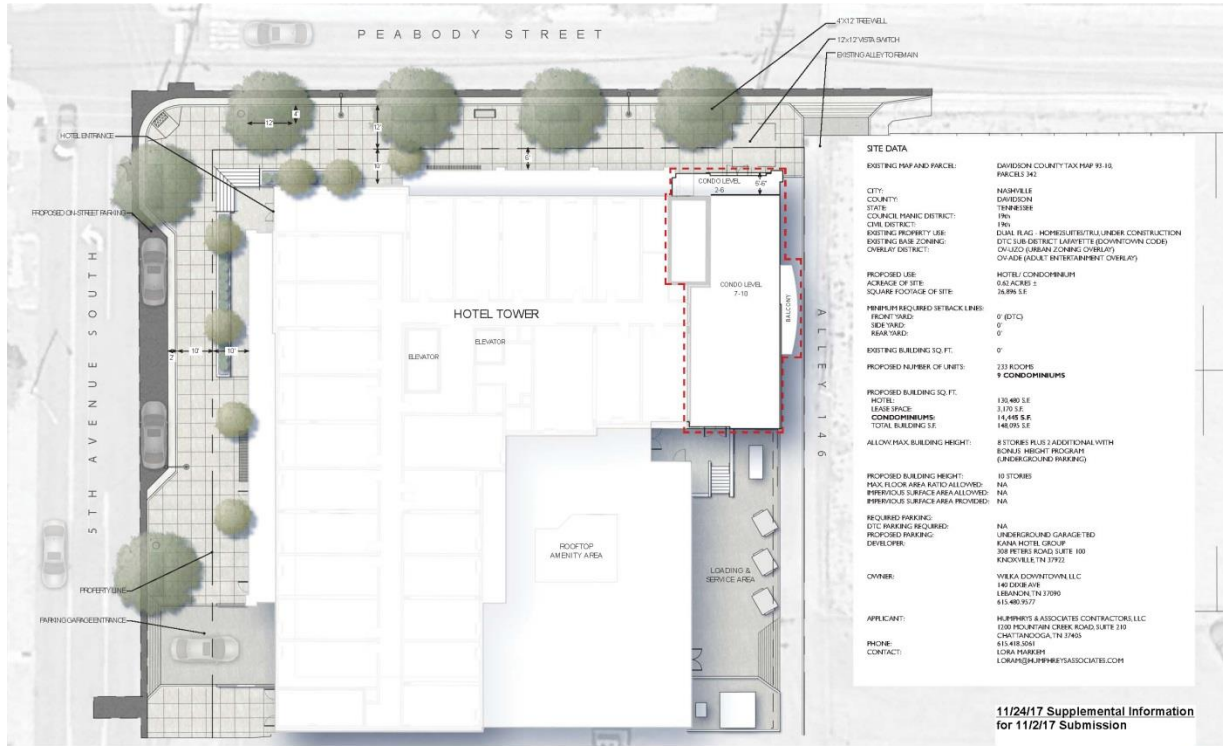
Along Peabody Street, the DTC requires a 0'-10' build-to zone with a 15 foot step-back between the 4th and 7th stories, for buildings greater than 7 stories. The hotel/retail portion of the building previously received modification approval to allow a 6 foot step-back along Peabody Street. This was due to the building being setback to provide a wider sidewalk than the 8 feet that is required and the negligible difference in step-back as measured from the property line. The proposed condo addition to the building is setback 7 (+/-) feet from the property line and proposing a 5'6" step-back. Since the building is setback from the property line, the difference in the location of the step-back from the property line is only approximately 2 feet. This is consistent with the previously approved step-back for the hotel.

The addition of residential into the building is in line with the guiding principles of the Downtown Plan to encourage a mixture of uses that help to create a 24/7 community. The condos are differentiated from the hotel with materials and a step-back that occurs on the 7th floor, whereas the step-back of the hotel portion occurs on the 5th floor. The brick and glass condo addition also helps to mask the blank wall of the stair tower and add interest and activity to that corner of the building.

In regards to the modification for the upper floor to floor heights, the applicant is proposing 9'4" where 10 feet is required. The floor to floor heights have not changed from the previously approved drawings. This is a minor modification and consistent with previously approved hotel developments.



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DUAL FLAG NASHVILLE, TENNESSEE



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2 PEABODY PERSPECTIVE - FRONT VIEW



1 PERSPECTIVE FROM CORNER OF PEABODY AND ALLEY

SHEET DESCRIPTION
3D VIEWS

SHEET NO.
DTC-03

No.	Description	Date
Project number	2016.17	
Date	11/02/2017	
Drawn by	MCP	
Checked by	MCP	

KANA HOTEL GROUP
DUAL FLAG - HOME 2 SUITES / TRU

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NASHVILLE, TN 37203

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11/20/2017 10:38:36 AM



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STAFF RECOMMENDATION

Planning staff recommends approval of the revisions to the previously approved hotel/retail building and modifications to the step-back standard for the condo addition and upper floor heights for the full building.

