



<b>Request</b>	<b>DTC Modifications</b>
<b>Project Name</b>	<b>Galen Nursing College Signage</b>
<b>Council District</b>	19 – O’Connell
<b>Requested by</b>	Erica Garrison with Waller Law;
<b>Staff Reviewer</b>	Hammer
<b>Staff Recommendation</b>	<i>Approve with conditions and defer without all conditions.</i>

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**APPLICANT REQUEST**

A request to modify the height standard of the DTC for property located at 1100 Dr. Martin Luther King Jr. Boulevard, (5.97 acres), north of Dr. Martin Luther King Jr. Boulevard, east of George L. Davis Boulevard and west of 11<sup>th</sup> Avenue North.

**PROJECT OVERVIEW**

The project proposes a 281.7 SF sign on the western façade of an existing office building facing an Interstate Frontage according to the Downtown Code.

**DTC MODIFICATION REQUEST SUMMARY**

**1. Wall Sign – General Provisions**

- Required: A wall sign shall either be located lower than the windowsills of the third story or at the top of the building, not to be placed below the windows of the highest floor.
- Proposed: 281.7 SF on-premises sign on parking garage parapet.
- Analysis: The DTC considers George L. Davis, the street this sign addresses, as Interstate Frontage. This means signage entitlements would generally calculate at 1 SF per linear foot of frontage and this parcel has approximately 470 SF of frontage. While the sign does not strictly comply with the DTC in terms of locating beneath the window sills of the third story, Interstate Frontage is meant to account for the interstate’s visibility and balance that opportunity with driver safety and preservation of Nashville’s skyline. The affected portion of the building is a parking ramp and locating the sign lower on the building would limit the visibility from the interstate, whereas the placement on the parapet appears more natural and legible.

**STAFF RECOMMENDATION**

The project aligns with the goals and objectives of Article V of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. This modification shall only be associated with this specific sign and its characteristics, including but not limited to size, location, and illumination and approval shall terminate if these characteristics are altered.