
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: JARED ISLAS, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: JANUARY 12, 2023

PROJECT NAME	HYATT CAPTION
DTC SUBDISTRICT	GULCH SOUTH
PARCEL(S)	09309034000
REQUESTED BY	HASTINGS ARCHITECTURE, applicant; 118 12 TH AVENUE LLC, owner

BACKGROUND

The Downtown Code requires Planning Commission certification of compliance with the provisions of the Bonus Height Program (when those provisions are utilized for a development), before building permits can be issued.

APPLICANT REQUEST

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for a 12-story mixed-use building located at 118 12th Avenue South within the Gulch South Subdistrict of the DTC. The applicant has utilized the Underground Parking bonus option.

This location within the Gulch South Subdistrict permits 10 stories by-right, and up to 16 stories for developments that utilize the Bonus Height Program. On August 1, 2022, a DTC Final Site Plan was reviewed and approved (2022DTC-044-001).

ANALYSIS

The DTC Bonus Height Program allows bonus height if provisions for certain public benefits are met. The public benefits in exchange for bonus height are outlined as such:

Underground Parking

- The number of square feet of bonus height shall be equal to the number of square feet in Underground Parking. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for Underground Parking.

The project has demonstrated compliance with the DTC Bonus Height Program and an approved Final Site Plan application to attain 2 stories beyond the by-right allocation for this property:

- 49,457 SF of underground parking was provided and yields 49,457 SF of bonus height. The project is utilizing the bonus height to go 2 stories above the by-right height.

No bonus height is eligible for transfer to another site within the DTC.

Upon fulfilling any remaining requirements prior to issuance of building permits, the proposed development project shall be allowed to build as approved by the Final Site Plan.

STAFF RECOMMENDATION

Approve Certification of Compliance. Staff has reviewed the project’s utilization of the DTC’s Bonus Height Program provisions and finds it to be compliant with the DTC and approved Final Site Plan 2022DTC-044-001.

PARCEL MAP

