
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: JARED ISLAS, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: JUNE 22, 2023

PROJECT NAME	2 ND AND STOCKYARD
DTC SUBDISTRICT	SULPHUR DELL
PARCEL(S)	08214000600
REQUESTED BY	Parker Hawkins, Hawkins Partners, applicant; 900 2 nd Ave N, LP, Proffitt Dixon Partners, 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 6-story mixed-use building located at 900 2nd Avenue North within the Sulphur Dell Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Upper Level Garage Liner

The Sulphur Dell Subdistrict permits 5 stories by-right at this location, and up to 6 stories for developments that utilize the Bonus Height Program. On February 15, 2023, a DTC Final Site Plan was reviewed and approved (2022DTC-059-001).

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:

Upper Level Garage Liner

- The number of square feet of bonus height shall be two times the total square feet of garage liner provided. Bonuses are specific to each Subdistrict, and the Sulphur Dell Subdistrict allows 1 additional story for upper level garage liner.

The project has demonstrated compliance with the DTC Bonus Height Program and an approved Final Site Plan application to attain 1 story beyond the by-right allocation for this property:

- 71,160 SF of garage liners was provided and yields 142,320 SF of bonus height. The project is utilizing the bonus height to go 1 story above the by-right height.

As these bonus amounts match the commitments made to the Planning Commission as part of the Final Site Plan, they are deemed to be used at this site. 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 the approved Final Site Plan request.

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-059-001.

PARCEL MAP

