
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: JARED ISLAS, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: JULY 27, 2023

PROJECT NAME	CAMDEN GULCH
DTC SUBDISTRICT	SOUTH GULCH
PARCEL(S)	09314056600
REQUESTED BY	Will Smith, Camden Property Trust, applicant; Camden Gulch, LLC, Camden Property Trust, 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 16-story mixed-use building located at 909 Division Street within the South Gulch Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. LEED
2. LEED ND
3. Upper Level Garage Liner/Underground Parking

The South Gulch Subdistrict permits 10 stories by-right at this location, and up to 16 stories for developments that utilize the Bonus Height Program. On July 13, 2023, a DTC Final Site Plan was reviewed and approved (2022DTC-041-002).

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:

LEED

- Bonuses are given upon pre-certification of LEED. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for LEED.

LEED ND

- Bonuses for neighborhoods are given upon pre-certification of LEED ND. Every property within the LEED ND neighborhood may utilize the bonus height. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for LEED ND.

Upper Level Garage Liner/Underground Parking

- The number of square feet of bonus height shall be two times the total square feet of garage liner or underground parking provided. Bonuses are specific to each Subdistrict, and the South Gulch Subdistrict allows 2 additional stories 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 6 stories beyond the by-right allocation for this property:

- The project is utilizing the bonus height from LEED to go 2 stories above the by-right height.
- The project is utilizing the bonus height from LEED ND to go 2 stories above the by-right height.
- 36,768 SF of garage liners and 104,344 SF of underground parking were provided and yields 282,224 SF of bonus height. The project is utilizing the bonus height to go 2 stories 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-041-002.

PARCEL MAP

