

NASHVILLE

PLANNING

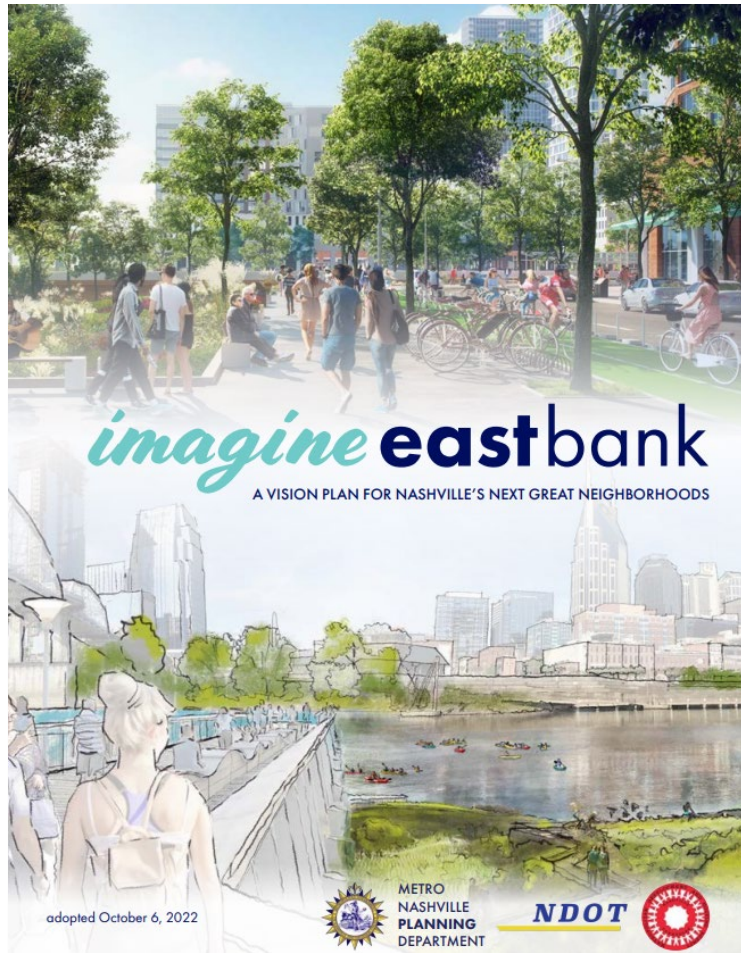
Downtown Code Expansion: East Bank Subdistrict

MPC Informational Presentation

April 25, 2024

Imagine East Bank

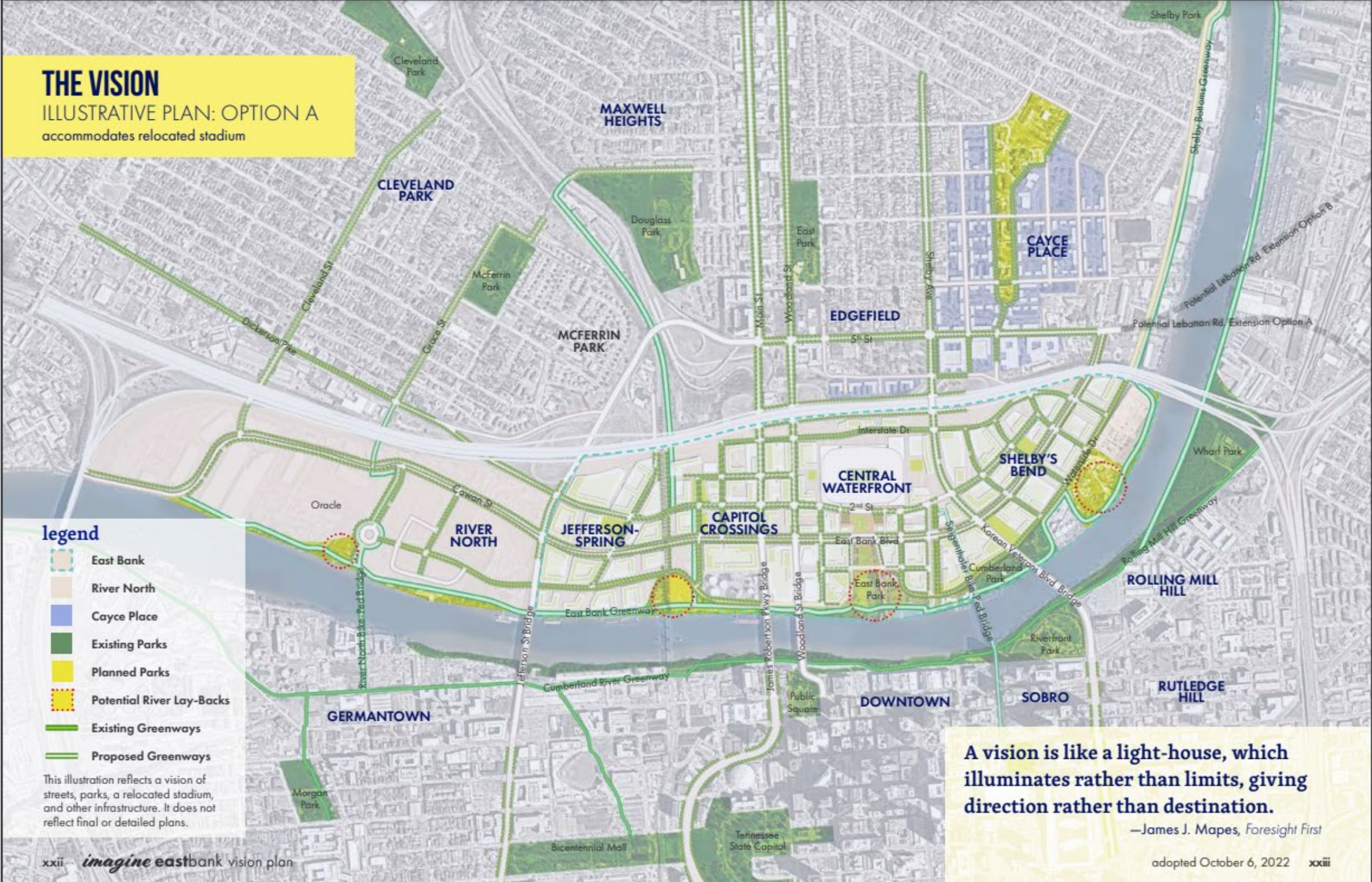
February 2021 – October 2022



- One of the largest and most complex planning studies Nashville has undertaken
- 21-months of public engagement including 50+ public meetings and 1700+ survey responses
- Shaping new neighborhoods with essential building blocks established by the community:
 - equity and affordability
 - mobility
 - resiliency
 - building neighborhoods
- The Planning Commission unanimously adopted *Imagine East Bank* on October 6, 2022

THE VISION

ILLUSTRATIVE PLAN: OPTION A
accommodates relocated stadium



Legend

- East Bank
- River North
- Cayce Place
- Existing Parks
- Planned Parks
- Potential River Lay-Backs
- Existing Greenways
- Proposed Greenways

This illustration reflects a vision of streets, parks, a relocated stadium, and other infrastructure. It does not reflect final or detailed plans.

A vision is like a light-house, which illuminates rather than limits, giving direction rather than destination.

—James J. Mapes, *Foresight First*

Imagine East Bank Action Items

1. develop an east bank implementation strategy

1. Set forth a clear process for the redevelopment of Metro-owned property on the East Bank, consistent with the *Imagine East Bank* vision.
2. Following the adoption of *Imagine East Bank*, the Metro Planning Commission should evaluate new zoning change requests in accordance with the vision.
3. Create design guidelines for Metro-owned property on the East Bank.
4. Establish a design review and approval process — such as a design review committee — to ensure proposed developments meet the intent and standards of the vision.

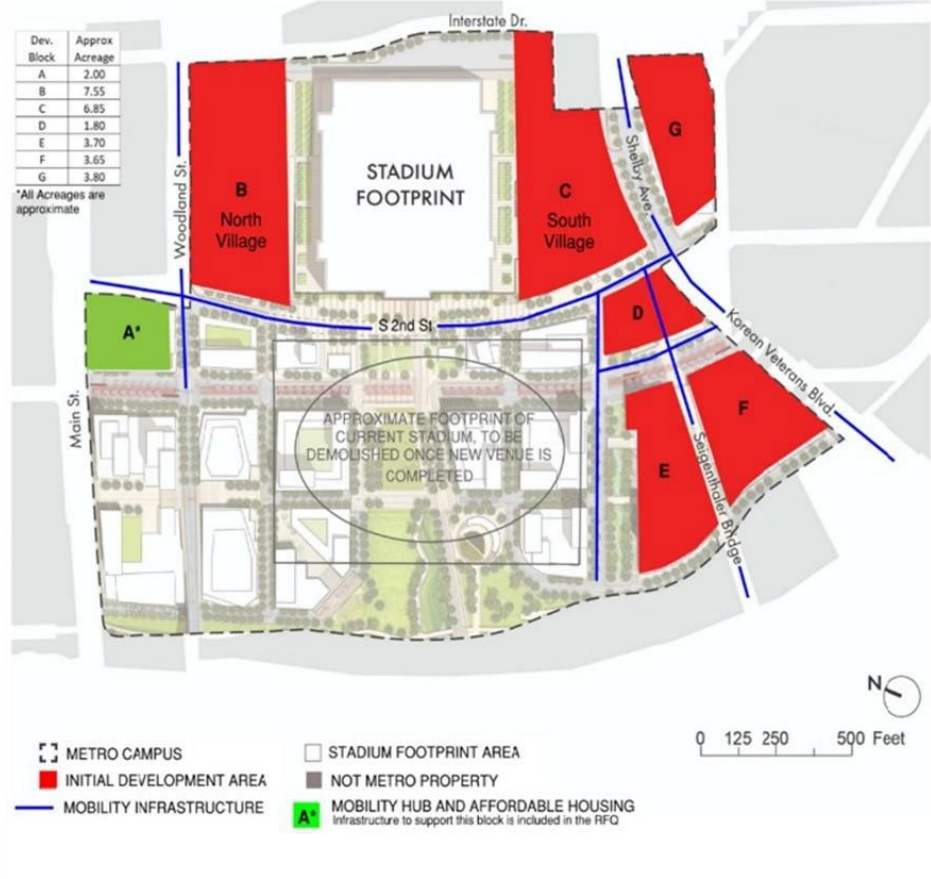
URBAN DESIGN/LAND DEVELOPMENT

9. Undertake viewshed analyses to understand important views in need of preservation and provide guidance on building placement.
10. Craft and adopt a design-based zoning tool that reflects the *Imagine East Bank* vision and its preliminary development guidance, beginning with the Central Waterfront.
11. Establish regulations that allow greater density on major corridors and centers within the East Bank.

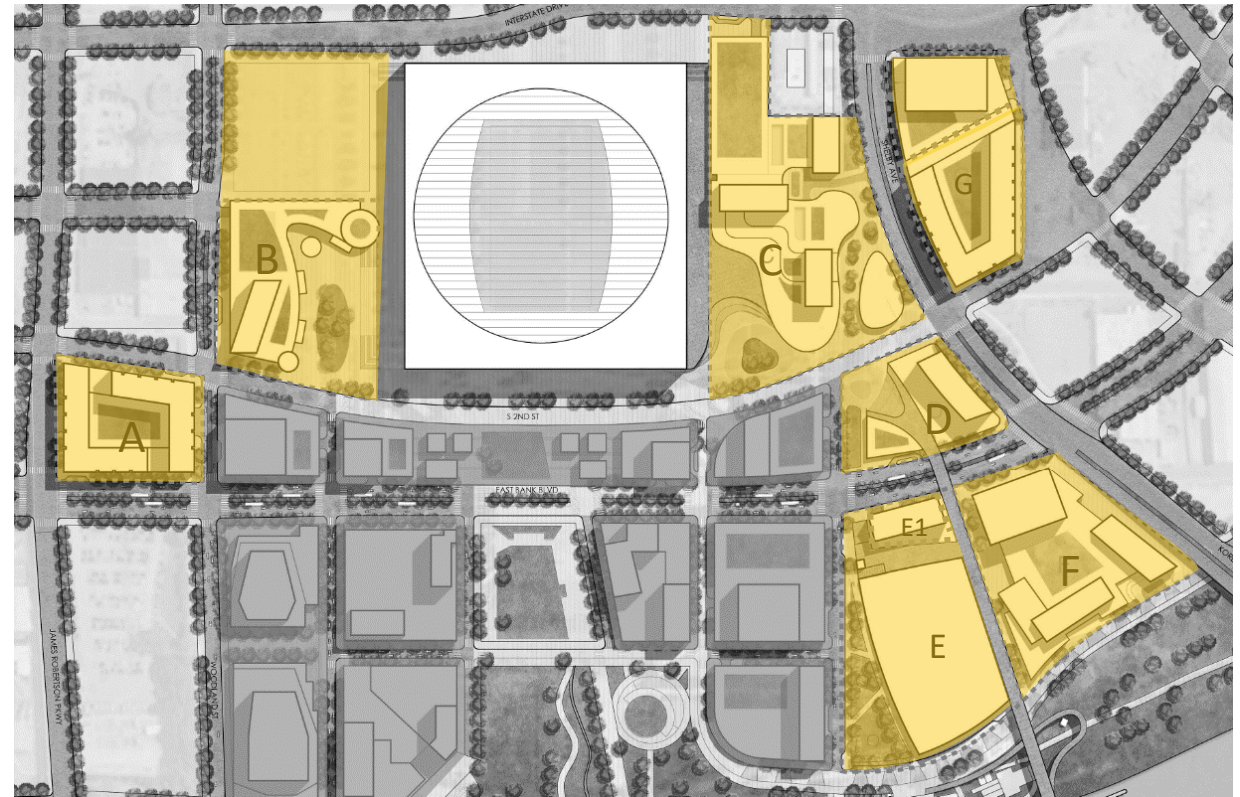


From RFQ to DTC East Bank Subdistrict

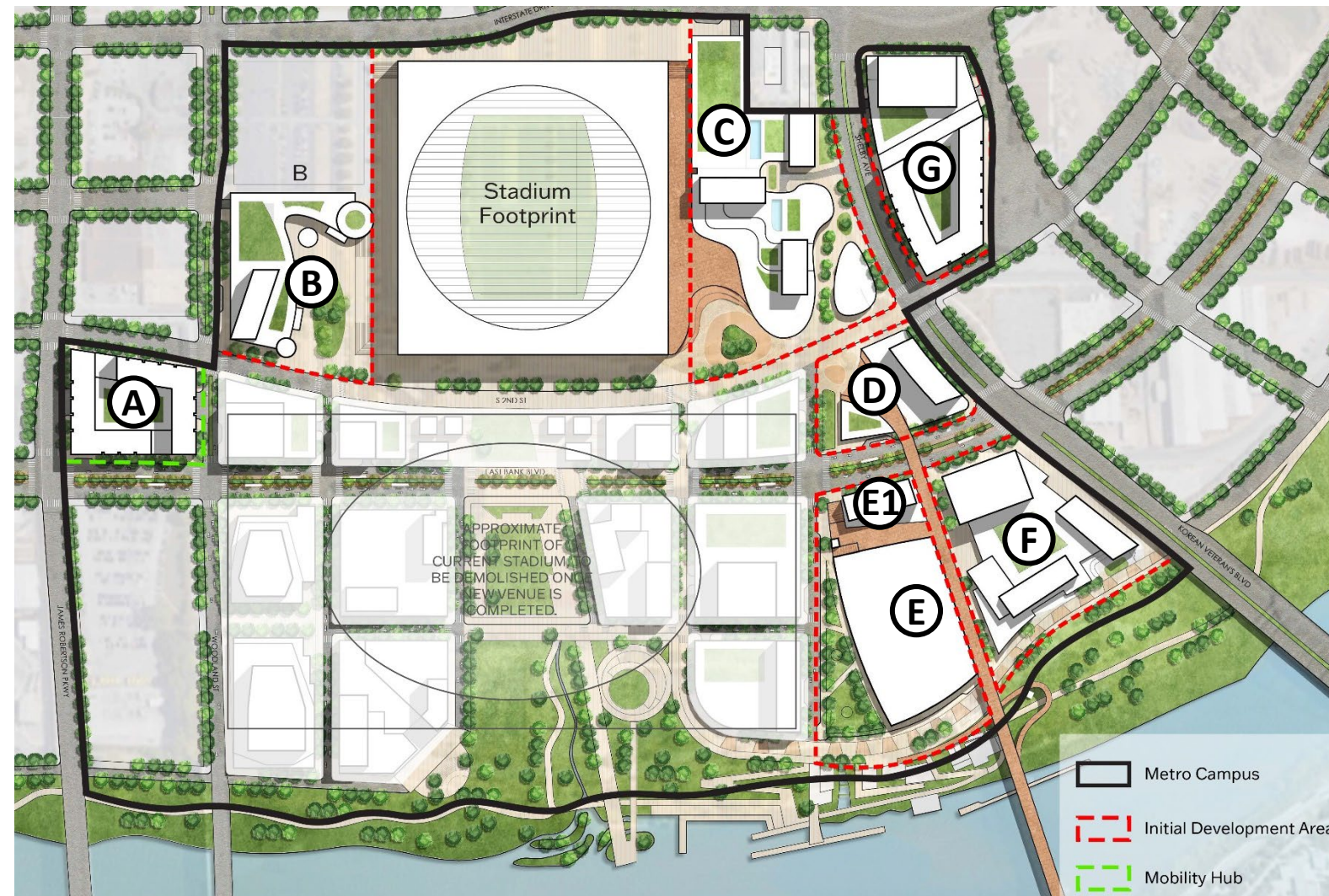
RFQ: 30 acres



Proposed to be rezoned: 30 acres



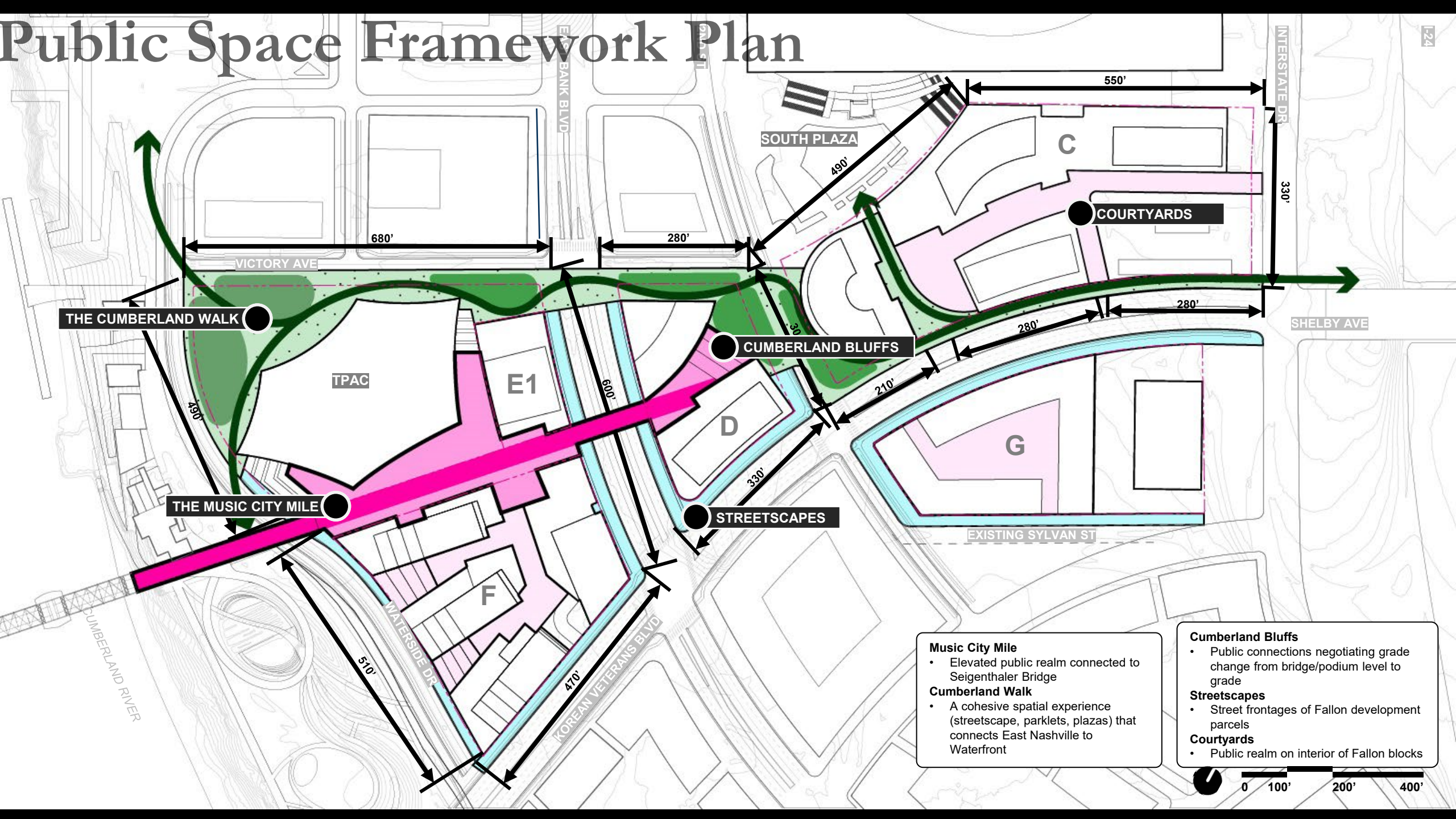
Draft Master Plan (Spring 2024)



Land Use Requirements

- At least 1,550 residential units in five (5) buildings
- 695 affordable residential units
- STRs prohibited
- Daycare in a residential building
- Ground floor retail
- Limitations on bars
- Office building, if feasible
- Maximum of three (3) hotels

Public Space Framework Plan



THE CUMBERLAND WALK

THE MUSIC CITY MILE

CUMBERLAND BLUFFS

STREETSCAPES

COURTYARDS

Music City Mile

- Elevated public realm connected to Seigenthaler Bridge

Cumberland Walk

- A cohesive spatial experience (streetscape, parklets, plazas) that connects East Nashville to Waterfront

Cumberland Bluffs

- Public connections negotiating grade change from bridge/podium level to grade

Streetscapes

- Street frontages of Fallon development parcels

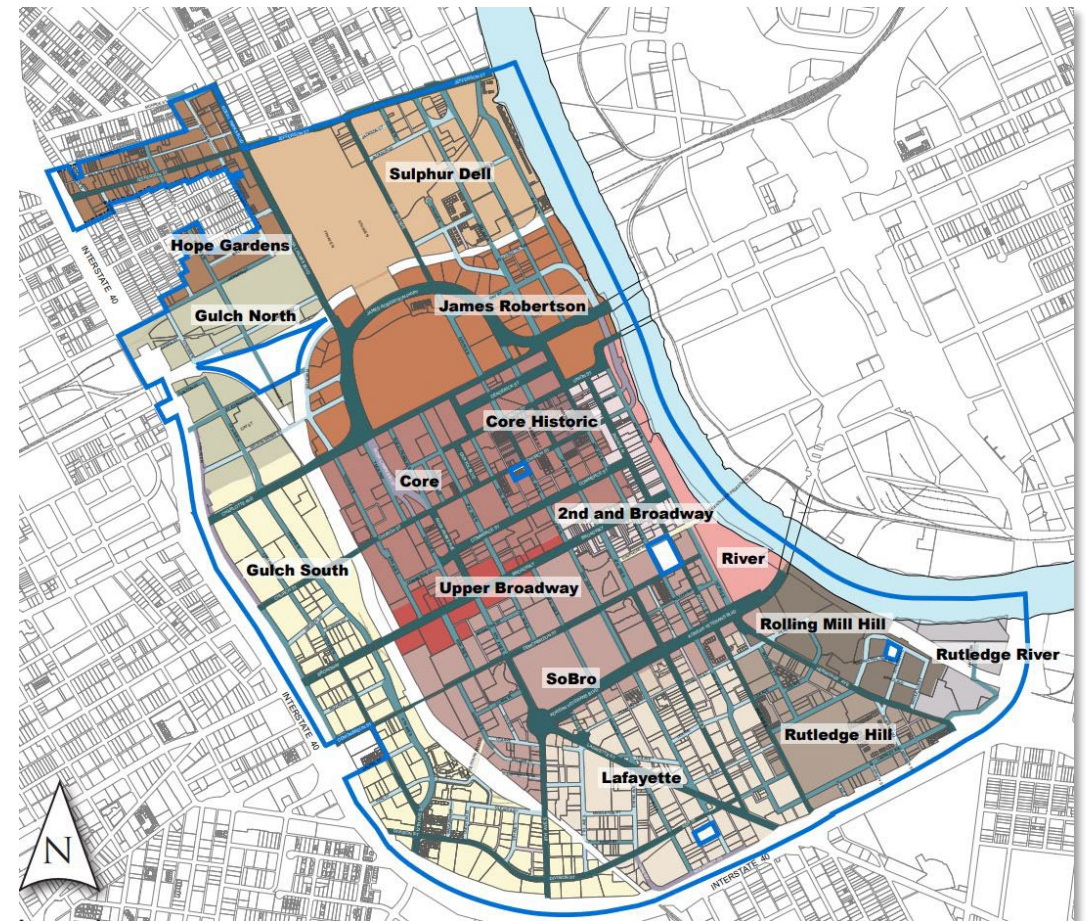
Courtyards

- Public realm on interior of Fallon blocks



Downtown Code (DTC)

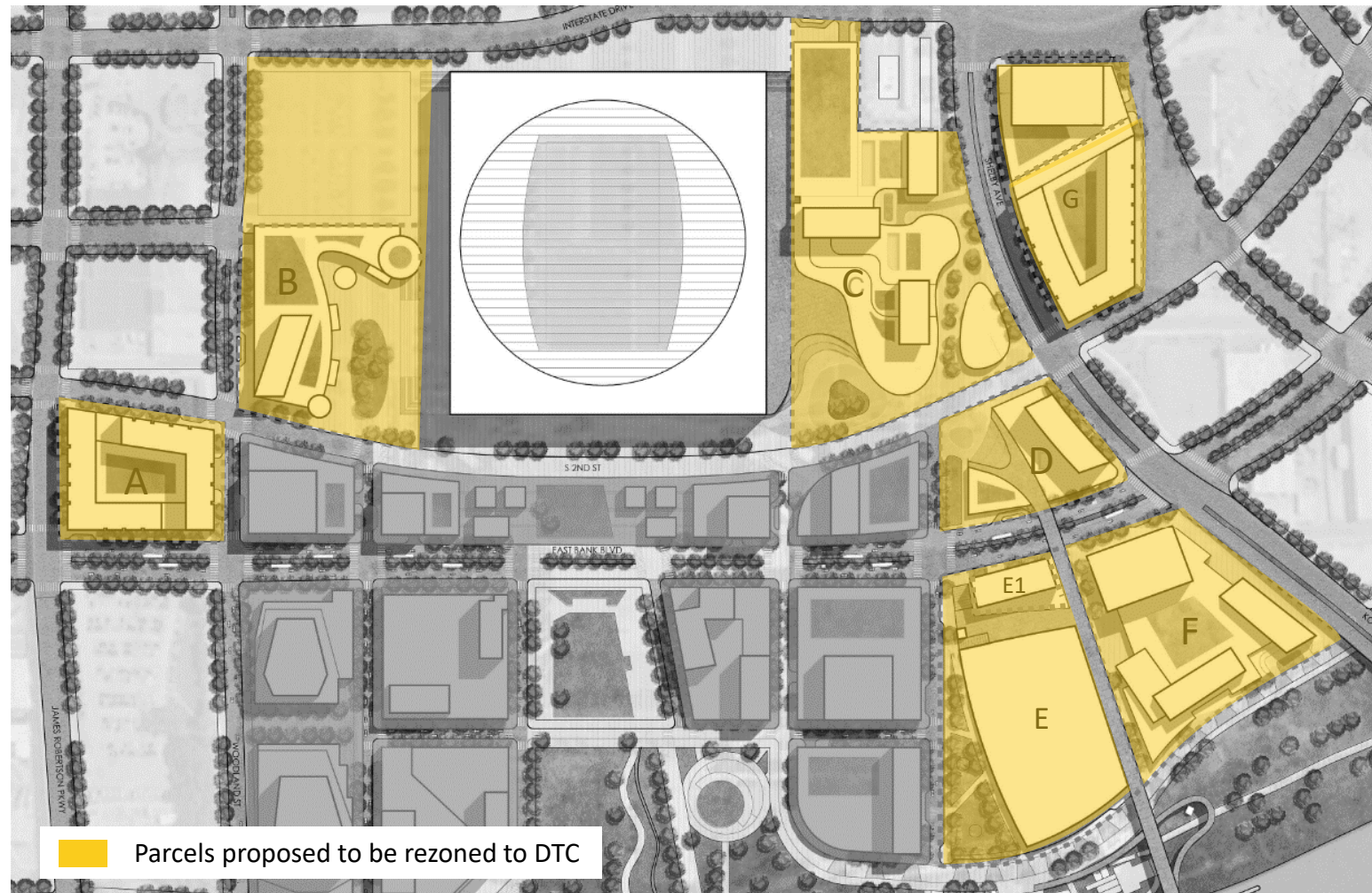
- Form-based zoning code adopted in 2010 for downtown. Prioritizes form of buildings over the use
- 15 subdistricts, East Bank to be the 16th
- Expanded in 2015 to incorporate the north side of Jefferson St
- Projects within the DTC go through a Design Review Committee resulting in elevated building design and architecture



Current Downtown Code (DTC) Zoning

Specificity of DTC

- Allows for the creation of regulations specific to a subdistrict. Including height, bulk, massing, materials, access, loading and parking
- Allows uses to be customized
- Indicates the location of streets/parks and provides guidance on street cross sections and open space design



An aerial photograph of a city, likely San Francisco, showing a dense residential area with multi-story apartment buildings. The background features rolling hills under a clear sky. The image is overlaid with a dark blue gradient.

Existing Land Use Policy and Zoning



Downtown Community Plan and NashvilleNext Tier One Center



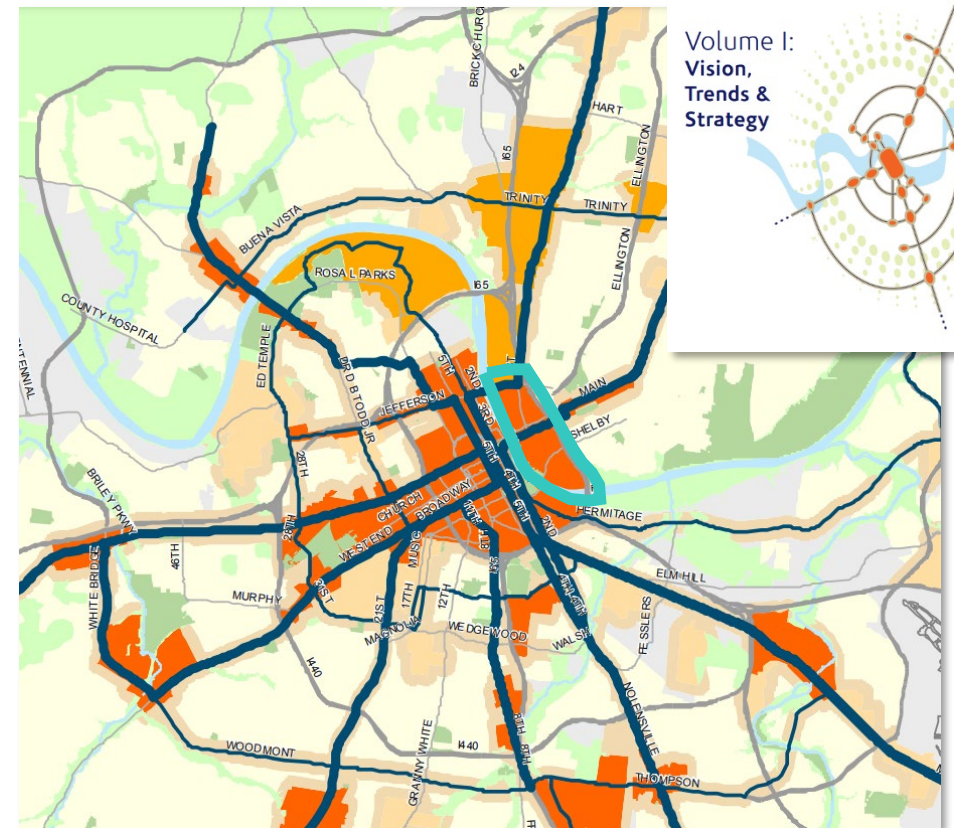
 Downtown Community Plan Area

nashvillenext
 A General Plan for Nashville & Davidson County
 Adopted June 23, 2015
 Amended August 24, 2017
 Amended October 6, 2022

**Volume III:
 Community
 Plans**


Downtown



Nashville Next Growth and Preservation Concept Map

nashvillenext
 A General Plan for Nashville & Davidson County
 Adopted June 23, 2015
 Amended August 24, 2017

**Volume I:
 Vision,
 Trends &
 Strategy**



Supplemental Policy: *Imagine East Bank*

East Bank Neighborhoods — 09-T6-DN-EB-01

The East Bank is generally bounded by Jefferson Street to the north; I-24 and I-65 to the east; and the Cumberland River to the south and west. See the accompanying map of the neighborhood.

In early 2021, the Metro Nashville Planning Department kicked-off a study to re-envision nearly 350 acres of underutilized land in the heart of Nashville along the banks of the Cumberland River. In partnership with consultants, Perkins Eastman, the Mayor's Office, Nashville Department of Transportation, Metropolitan Development and Housing Agency, and others, the *Imagine East Bank* Study provides Nashville with the opportunity to dream of new neighborhoods that could emerge in this area – instead of responding to private development – that are accessible to all and reposition this area of the city for generations to come.



SPA 09-T6-DN-EB-01 boundary

Goals and Supplemental Policies — *Imagine East Bank* vision plan

With the adoption of the *Imagine East Bank* vision plan on October 6, 2022, the Downtown Community Plan's goals and supplemental policies for the East Bank were updated. *Imagine East Bank* is the culmination of almost two years of community engagement that led to the creation of four vision concepts — Equitable and Affordable East Bank, Safe and Simple Multimodal Connections, Respect for the River, and Neighborhoods for Nashvillians. These vision concepts set the foundation for realizing Nashville's next great neighborhoods on the East Bank. **Review the full vision plan for complete policy guidance.**



Equitable & Affordable East Bank

Advance equity, resiliency, and high quality of life for all Nashvillians through the creation of accessible and affordable places to live, work, and play.



Safe & Simple Multimodal Connections

Provide a robust, multimodal transportation system enabling easy and equal access to and through the East Bank.



Respect for the River

Re-center the river as a vital community amenity and bolster resiliency through enhanced floodplain and stormwater management.



Neighborhoods for Nashvillians

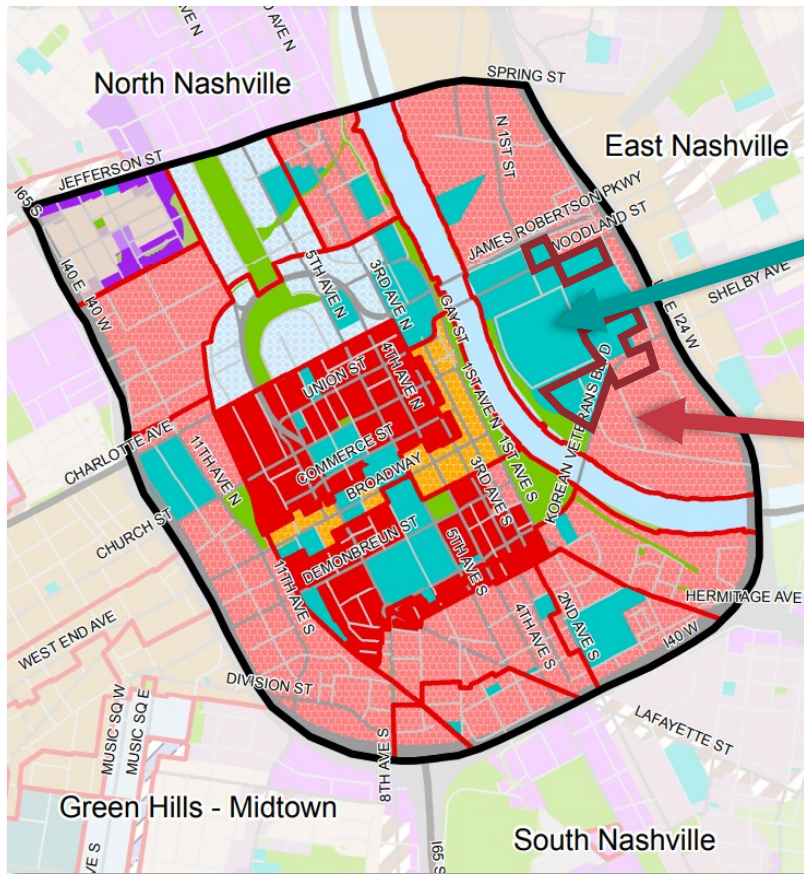
Create vibrant, livable, and authentic neighborhoods that prioritize the everyday needs of Nashvillians.



More information about the *Imagine East Bank* vision plan may be found at: www.eastbankstudy.nashville.gov

- Additional policy guidance for downtown is needed beyond what is provided in the CCM.
- There are supplemental policies for all areas of Downtown including the East Bank.

Community Character Policy



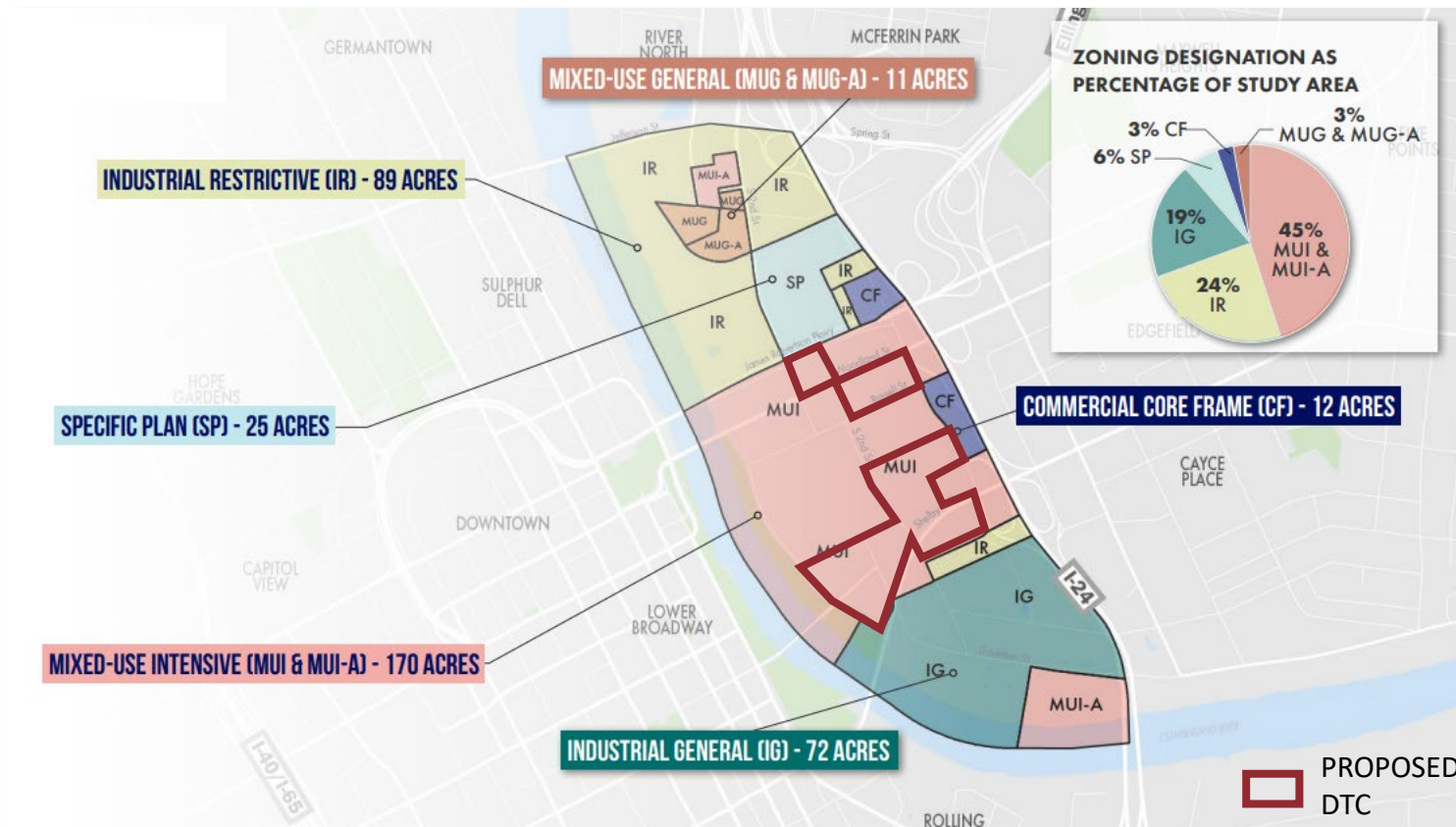
Civic (CI) which is applied to the metro-owned property.



Downtown Neighborhood (T6-DN) which is intended maintain and create diverse downtown neighborhoods with high density residential and mixed-use development

PROPOSED
DTC

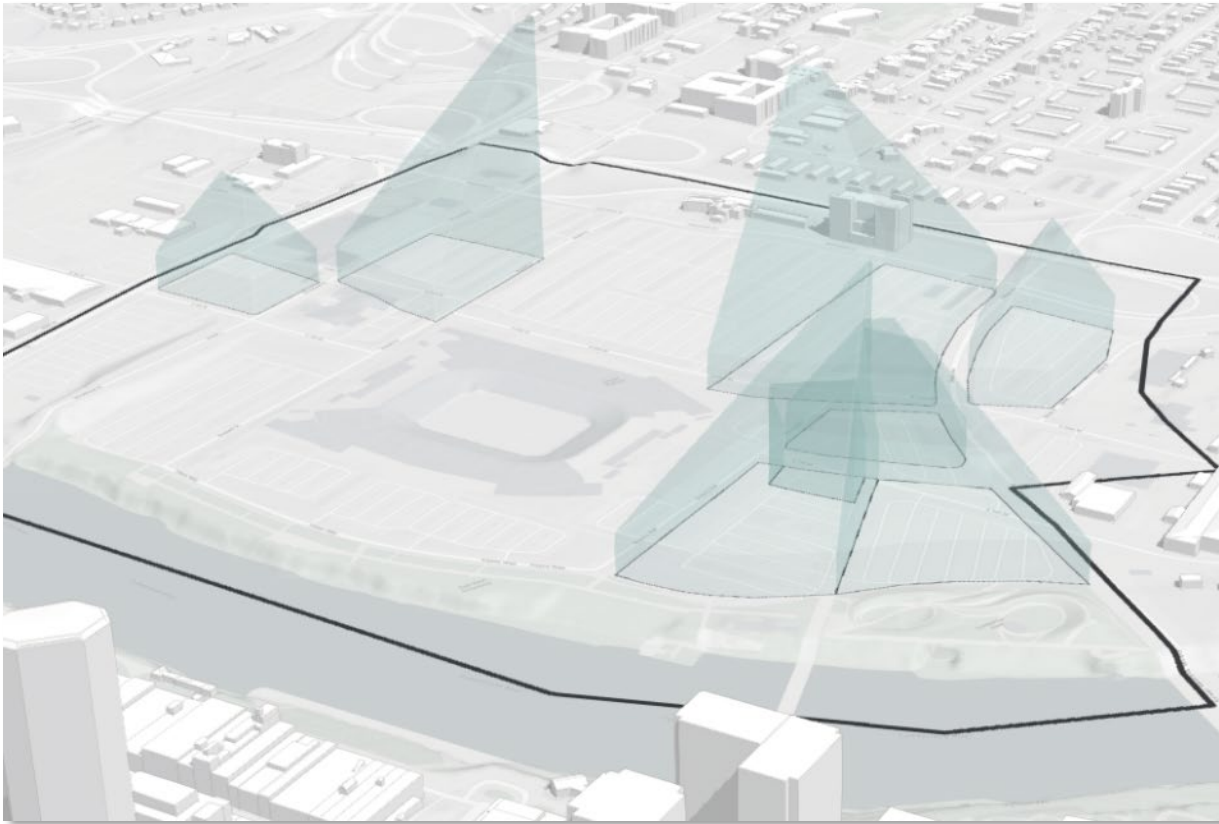
Current Zoning: Mixed Use Intensive (MUI)



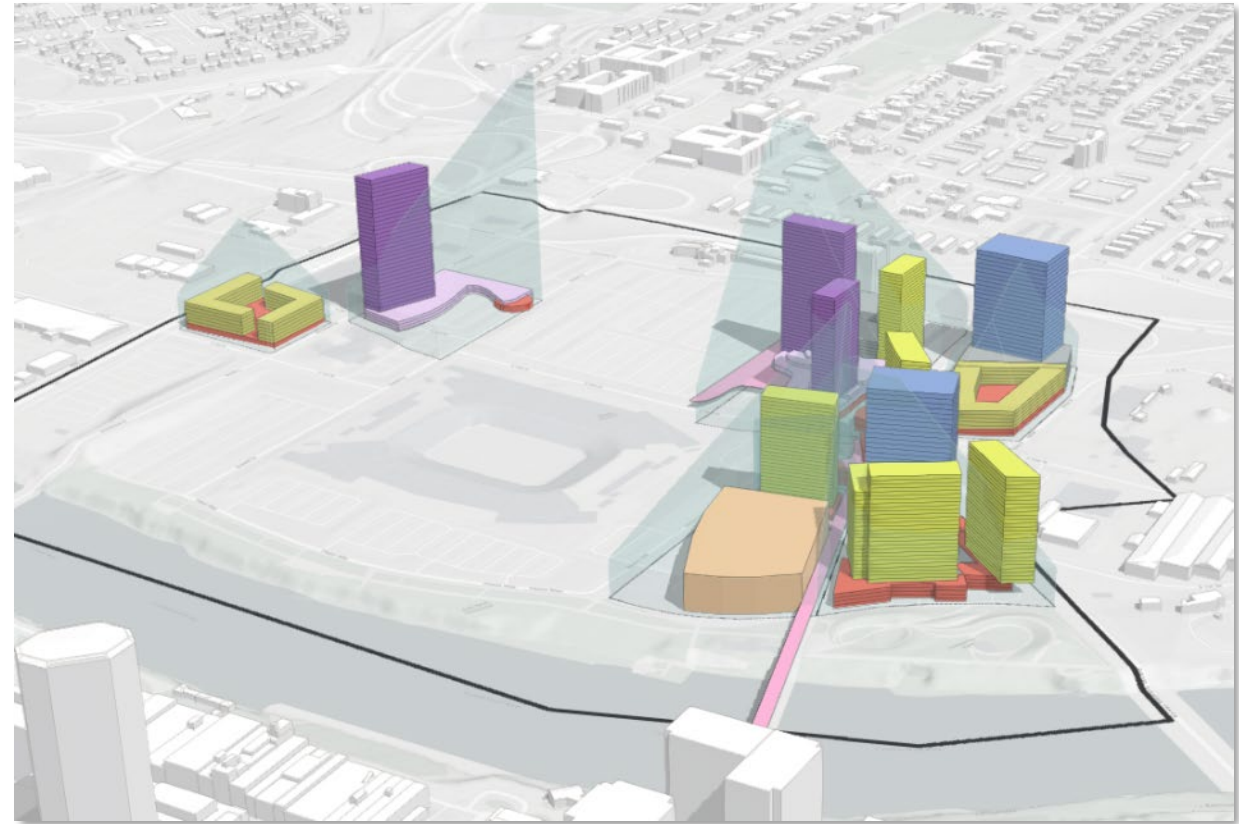
MUI is intended for a high intensity mixture of residential, retail, and office uses

Building Massing Possible with MUI Zoning

Blue shadows represent the building massing possible with the MUI Zoning



Fallon parcels showing possible massing under MUI zoning



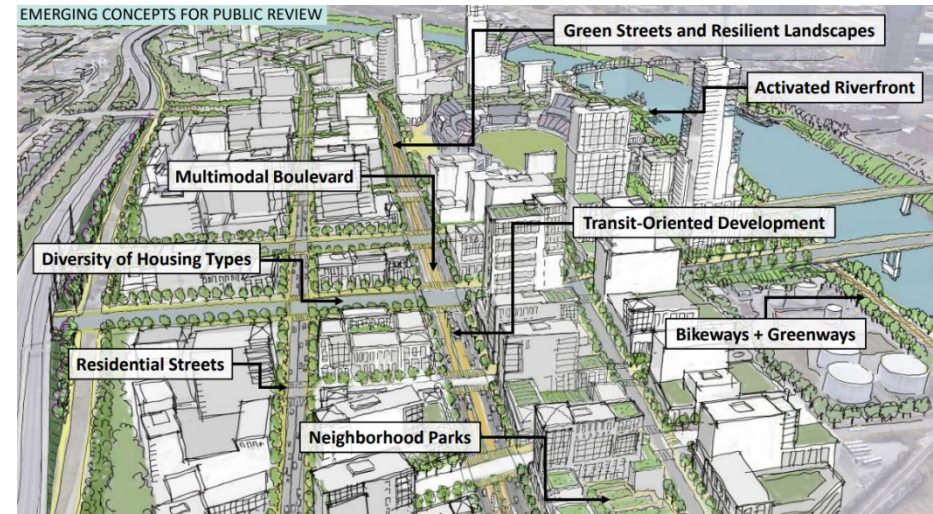
Fallon's Master Plan within the possible massing

Station East Specific Plan

- 25 acres on the East Bank
- Rezoned to Specific Plan in 2021 (prior to *Imagine East Bank*)
- Permits a range of intense mixed uses including:
 - 1.2M sf office
 - 1,400+ residential units
 - 225 sf retail and restaurant
- Maximum height of 30 stories



DTC Zoning Tool to Implement *Imagine East Bank*



Images shown from *Imagine East Bank Vision Plan*.

Images first shown at November 30, 2021, public meeting.

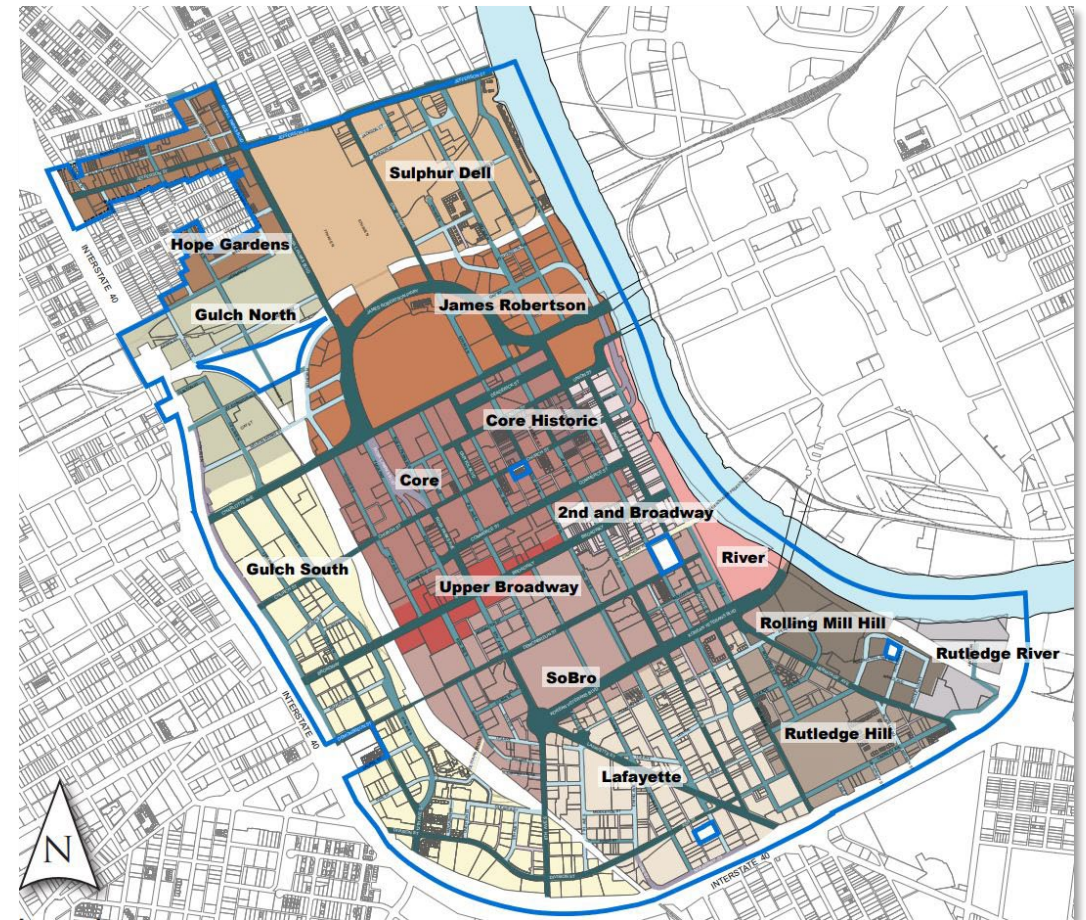




Regulations in DTC East Bank Subdistrict

Regulations in DTC to remain applicable

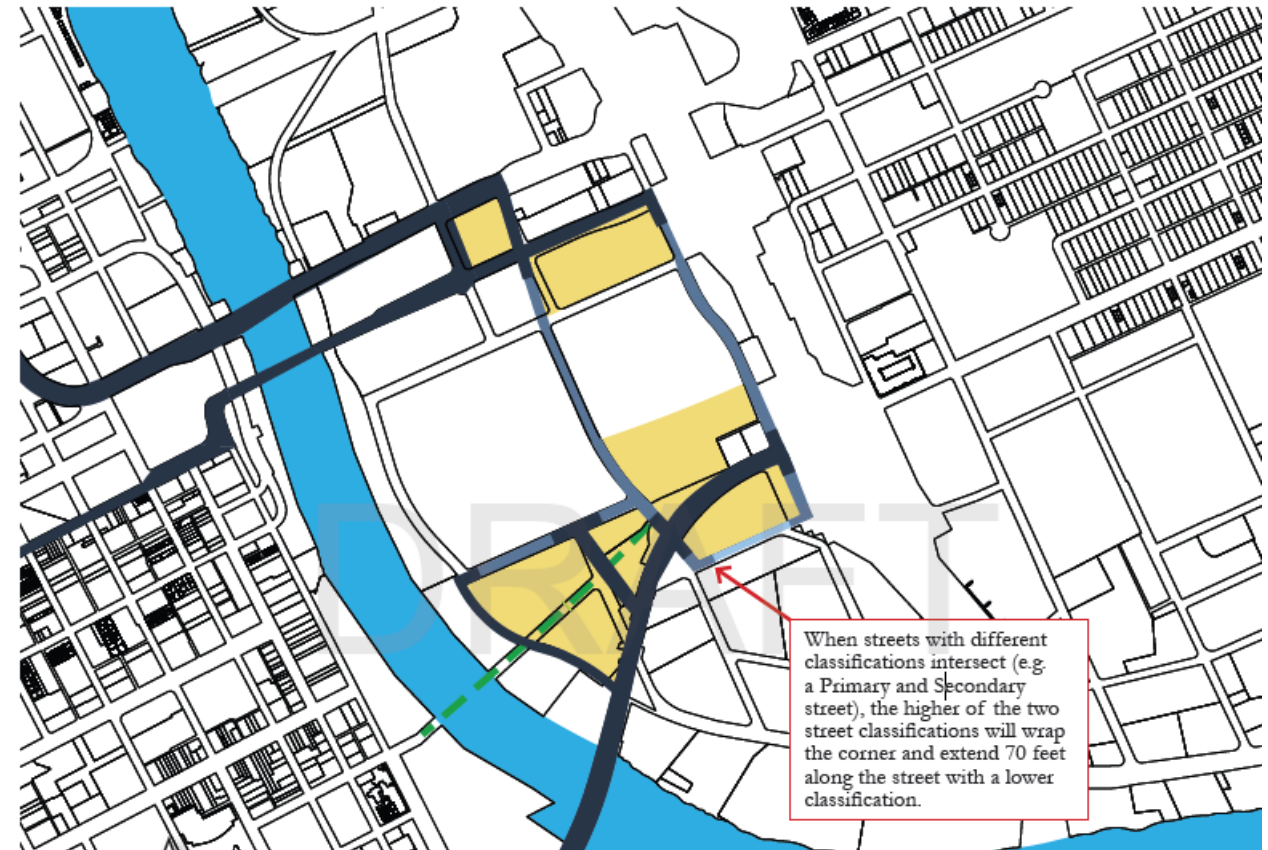
- Active uses required on ground floors
- Minimum depth for active uses
- Ground floor proportion standards
- High quality building materials required on visible facades
- Automobile parking not required
- Allows for mix of uses
- Signage entitlement framework



Current Downtown Code (DTC) Subdistricts

Regulations created specifically for the East Bank

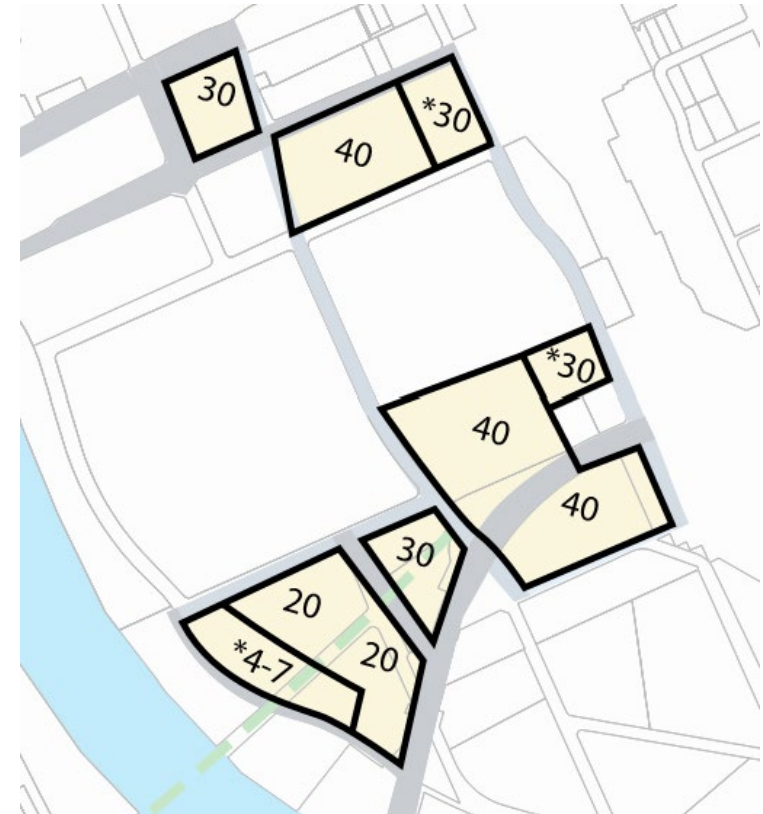
- Maximum Height
- Parking location
- Open Spaces
- Access
- Podiums
- Towers
- Uses
- Street trees
- Urban street grid
- Loading



Proposed East Bank Subdistrict

EB Subdistrict Regulations - Max. Height

- Maximum height of 40 stories closest to stadium with lower heights as you move away
- Maximum of 7 stories along Waterside Drive



EB Subdistrict Regulations - Podiums

(A) Build-To Zone is the location on a frontage where the building must be built to.

- 0-10' from back of sidewalk to create consistent, intentional street wall that enhances the pedestrian experience.
- 5-20' from pedestrian bridge to respond to the bridge's narrow pedestrian way.

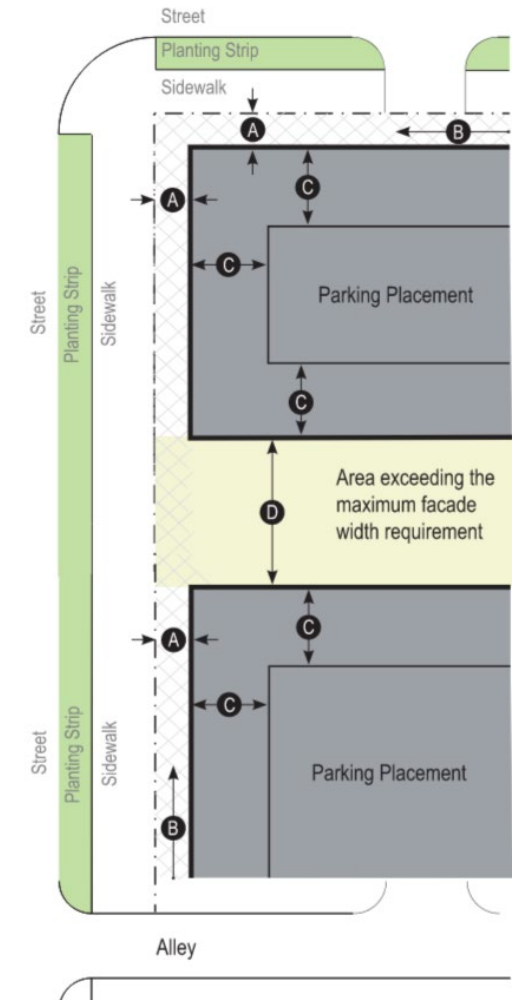
(B) Façade Width is the % of the frontage that needs to be defined by building.

- Range is 60% to 90% of frontage depending on what kind of street or open space fronted.

(D) Building Spacing is the maximum distance between buildings.

- 75' is required to avoid wide, unprogrammed spaces interrupting pedestrian experience.

Additional Material Restrictions for Waterside Drive frontages due to visibility of these buildings as a gateway to the East Bank.



EB Subdistrict Regulations - Towers

(F) Step-backs are the portions of the façade where the massing is further back than the floors below it.

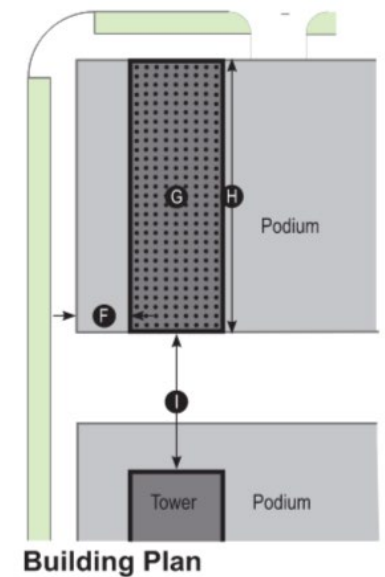
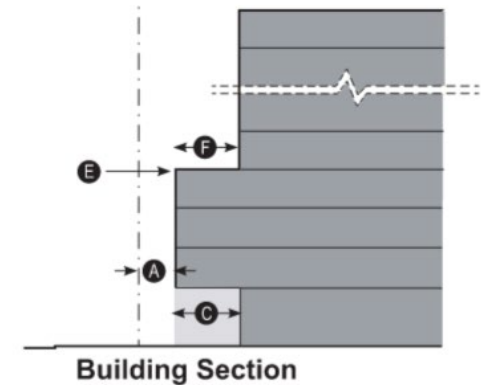
- Limited to narrower secondary and tertiary streets and the pedestrian bridge, not required on wide rights-of-way

(G) Maximum Floorplate is the limit on the size of the floorplate of a building above a certain height.

- Calibrated at 16,000 SF to limit massive, bulky buildings.

Miscellaneous Standards

- Towers to be spaced out from one another and oriented with respect to the river.



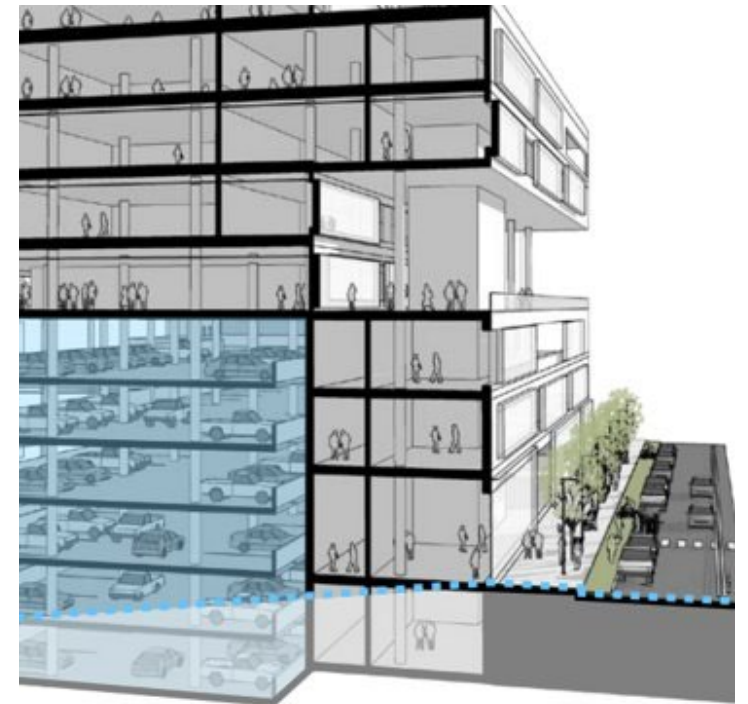
EB Subdistrict Regulations – Parking/Access

Above-Ground Parking is any parking structure above the surface of the earth:

- Prohibited in some central portions of the subdistrict, where underground parking would remain allowed
- Habitable building liners required for all permitted above-ground parking

Access Network

- Unlike existing DTC area, a rational access network will need to be created within the East Bank
- New language empowers NDOT to require alleys where necessary to build out this rational access network.



EB Subdistrict Regulations - Open Spaces

Open Spaces are public or private areas meant for active or passive recreational activities.

- Requires plazas at certain minimum sizes in specific locations adjacent to the stadium.
- Requires parcels over 375' in length to be broken up with connected spaces for pedestrian circulation.
- Allows for plazas to be larger and smaller than the rest of the DTC allows.
- Requires tighter street tree spacing of 30' separation rather than the 50' required within the rest of the DTC.

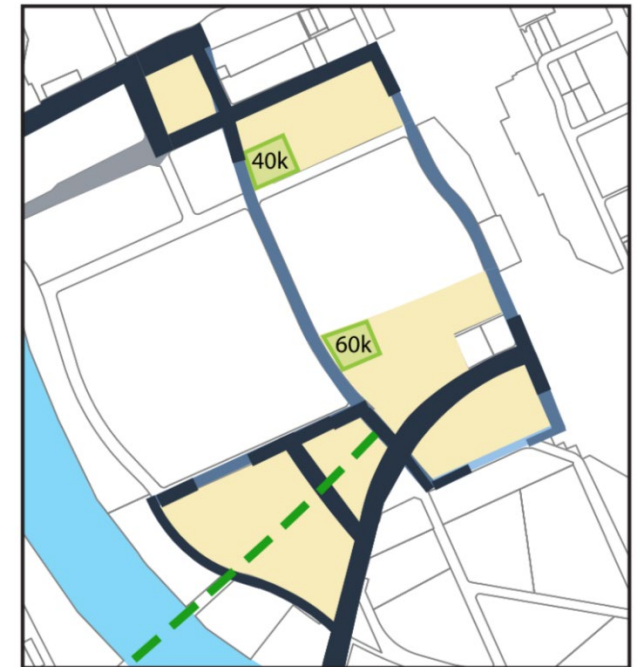


Diagram C

- 60k 60,000 square foot plaza required
- 40k 40,000 square foot plaza required

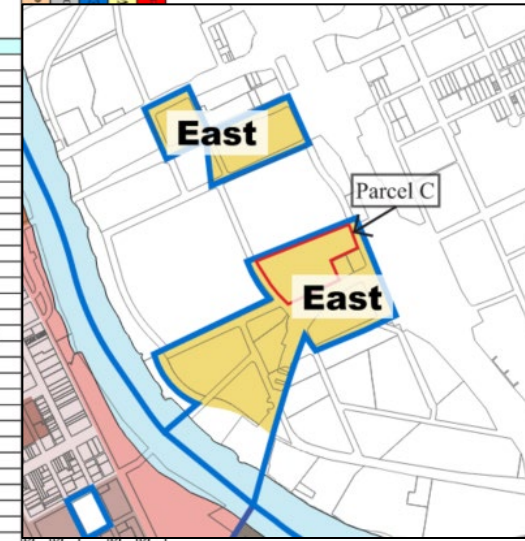
EB Subdistrict Regulations - Uses

- Limitation on bars
- Prohibition of STRs
- Limitation on auto-oriented uses (car sales and repair)

Section III: Uses

Use Tables

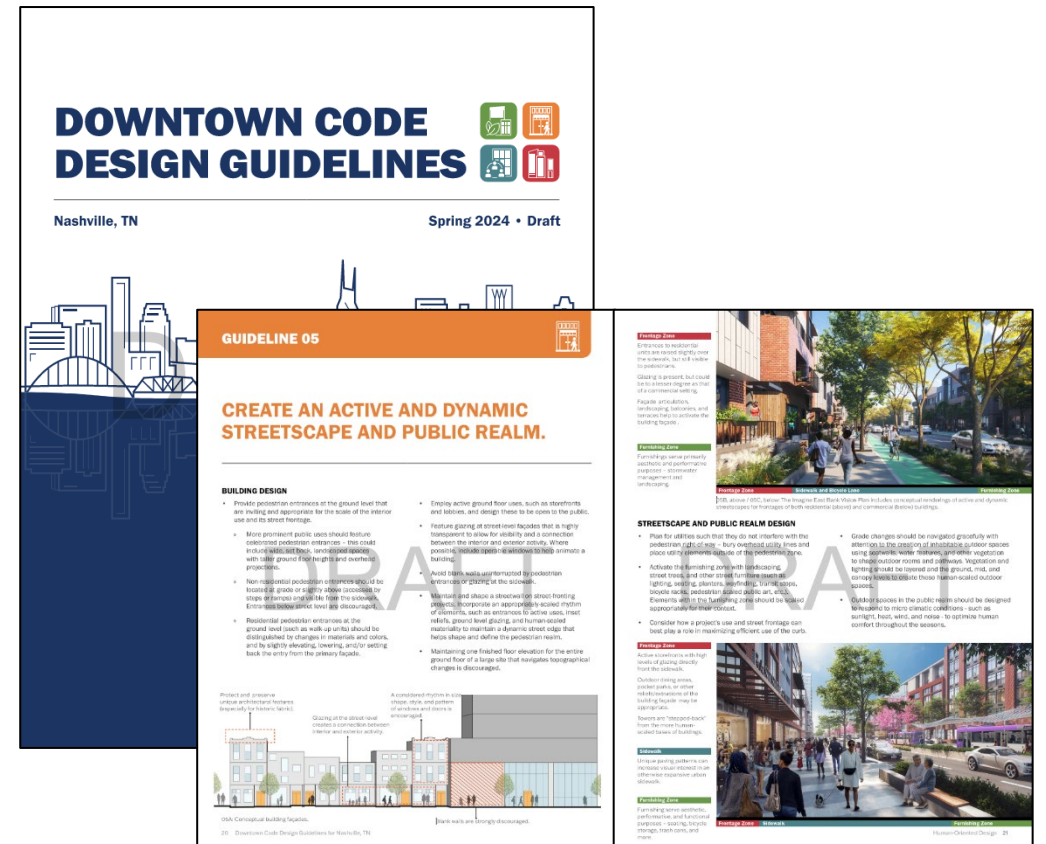
	North	South	East	West	Central		North	South	East	West	Central
P: Permitted by right						P: Permitted by right					
PC: Permitted with conditions						PC: Permitted with conditions					
SE: Special Exception						SE: Special Exception					
A: Accessory						A: Accessory					
O: Overlay District						O: Overlay District					
Residential Uses:						Commercial Uses:					
Single-family	P	P	P	P	P	Animal Boarding Facility					
Two-family	P	P	P	P	P	ATM					
Multi-family	P	P	P	P	P	Auction house					
Elderly housing	P	P	P	P	P	Automobile convenience					
Mobile home dwelling						Automobile parking					
Accessory apartment	P	P	P	P	P	Automobile repair					
Accessory dwelling, detached						Automobile sales, new					
Boarding house	P	P	P	P	P	Automobile sales, used					
Consignment sale	P	P	P	P	P	Automobile service					
Domesticated hens						Bar or nightclub					
Garage sale	A	A	A	A	A	Bed and Breakfast Inn					
Historic bed and breakfast homestay	P	P	P	P	P	Beer and cigarette market					
Historic home events	P	P	P	P	P	Boat storage					
Home occupation	P	P	P	P	P	Business services					
Rural bed and breakfast homestay						Carpet cleaning					
Security residence						Car Wash					
Short-term rental property (STRP)-OO	A	A	A	A	A	Community gardening (commercial)					
Institutional Uses:						Community gardening (non-commercial)					
Correctional facility	P	P	P	P	P	Custom assembly					
Cultural center	P	P	P	P	P	Donation Center drop-off					
Day care center (up to 75)	P	P	P	P	P	Flea market					
Day care center (over 75)	P	P	P	P	P	Funeral home					
Day care home	P	P	P	P	P	Furniture store					
Day care - Parent's day out	P	P	P	P	P	Grocery store					
School day care	P	P	P	P	P	Home improvement sales					
Monastery or convent	P	P	P	P	P	Hotel/motel					
Orphanage	P	P	P	P	P	Inventory stock					
Religious Institution	P	P	P	P	P	Kennel/stable					
Educational Uses:						Liquor stores					
Business school	P	P	P	P	P	Major appliance repair					
College or university	P	P	P	P	P	Mobile storage unit					
Community education	P	P	P	P	P	Mobile vendor					
Dormitory	P	P	P	P	P	Restaurant, fast-food	P	P	P*	P	P
Fraternity/sorority house	P	P	P	P	P	Restaurant, full-service	P	P	P*	P	P
Personal instruction	P	P	P	P	P	Restaurant, take-out	P	P	P*	P	P
Vocational school	P	P	P	P	P	Retail	P	P	P	P	P
Office Uses:						Self-service storage	P	P	P	P	P
Alternative Financial Services						Short-term rental property (STRP) Not OO	PC	PC	PC	PC	PC
Financial Institution	P	P	P	P	P	Vehicular rental/leasing					
General Office	P	P	P	P	P	Vehicular sales and services, limited		P	P	P	P
Leasing/sales office	P	P	P	P	P	Wrecker services		P			
Other Uses:											
Agricultural activity											
Cemetery	P	P		P	P						
Mineral extraction											
On-site agricultural sales											
Pond/lake	P	P	P	P	P						



* For purposes of this section, "Total Square Footage" shall mean the sum of the interior first and second floor areas of all buildings located on the parcels within the area marked as East on Exhibit 1 excluding (a) those located on Parcel C and (b) hotels. No more than 25% of the Total Square Footage may be occupied at any time by businesses for which at least 50% of annual gross revenues derive from sales of alcoholic beverages.

Design Review and Guidelines

- All properties in the DTC go to a Design Review Committee (DRC) for review and approval of concept plans and modifications
- DTC Design Guidelines offer best practices for high quality site and architectural design for Staff and DRC use in their review of DTC development proposals
- Four Overarching Goals:
 - Future-Focused Ecological Design
 - Human-Oriented Design
 - Contextual and Connected Design
 - High-Caliber Architectural Design





Next Steps

DTC Expansion Public Engagement

- Draft posted online for public comment
- A jointly led public meeting by CM Kupin, CM Capp and CM Parker to be held prior to Commission meeting
- Public hearing at Planning Commission in June
- Public hearing at Metro Council in August



Planning Commission and Council Actions

- Text amendment to the Downtown Code (DTC) to establish the development standards and permitted uses for the new East Bank Subdistrict.
- Rezoning of the properties to new East Bank Subdistrict.



Questions?