

JEFFERSON STREET REDEVELOPMENT DISTRICT DESIGN GUIDELINES
Metropolitan Development and Housing Agency

Selected and excerpted from the:
JEFFERSON STREET LAND USE PLAN

Contained in the:
JEFFERSON STREET REDEVELOPMENT PLAN

Adopted November 17, 2005 by the Metropolitan Council of Nashville and Davidson
County under Ordinance BL-2005-797

In order to achieve the objectives of this Redevelopment Plan, the redevelopment and use of land located within the Project Area will be made subject to all requirements and restrictions specified in this section. All improvements affecting the exterior appearance of property and requiring building permits must be approved by a Design Review Committee designated by the Executive Director of MDHA. Review of improvements affecting any property that is listed on or eligible for listing on the National Register of Historic Places shall be coordinated with Metro Historical Commission, where applicable. The Board of Commissioners of MDHA may supplement this Plan with rules and standards to assist the Design Review Committee in interpreting this Plan as it relates to appropriate uses, design, color, setbacks, landscaping, parking, ingress and egress and other restrictions in accordance with this section.

a. Permitted Uses

Within the Project Area, the following land uses shall be permitted:

- Single-family, Two-family, and Multi-family Dwellings
- Assisted Living and Retirement Facilities
- Hotels/Motels
- Churches
- University-related Facilities
- Schools
- Daycares
- Offices
- Medical Offices/Hospitals
- General Retail Not Including Liquor Sales or Adult-oriented Products
- Service Retail
- Restaurants Not Featuring Drive-through Service
- Nightclubs Not Including Adult Entertainment
- Theaters
- Cultural Facilities
- Public Facilities and Parks

The following land uses shall be permitted except on lots located at street corners:

- Surface Parking as a Primary Use
- Gas Stations
- Restaurants Featuring Drive-through Service

Parking structures shall be permitted only when they incorporate ground-level active uses (e.g. retail, office, residential, etc.) fronting Jefferson Street.

b. General Regulations and Controls

In order to achieve the objectives of the Jefferson Street Redevelopment Plan, the following general regulations and controls shall apply to all land within the Project Area developed, redeveloped, or improved subsequent to the approval of this Plan whether or not such land was acquired or subject to acquisition by MDHA.

(1) Site Plan

For any new development, redevelopment or improvement, a site plan shall be prepared which shows locations of structures, appurtenances, walls, signs, driveways, parking and service areas, walks, utilities, plantings, and grades. The site plan shall be submitted for review and approval by MDHA's Design Review Committee before issuance of any associated building permits. The site plan shall contain information sufficient to describe the context of the development, including off-site structures and conditions. Where the development is to be accomplished in stages, a description of the proposed staging shall accompany the site plan. Any or all of these specific requirements may be waived as unnecessary by MDHA. Development shall conform to the approved site plan.

(2) Landscape Treatment

Those portions of lots or parcels of land which are not built upon or are not paved for parking or pedestrian ways shall be planted and maintained in accordance with a landscaping plan. The detailed landscaping plan shall be submitted for review and approval by MDHA's Design Review Committee before issuance of any associated permits. The landscaping plan shall contain the existing and proposed topographical contours of the site, designations of all existing landscaping which will be retained, location of all existing trees or other plants having a trunk diameter of six (6) inches or more, the locations of all proposed exterior lighting fixtures, the area to be lighted by each exterior lighting fixture, and the design of each exterior lighting fixture. Any or all of these specific requirements may be waived as unnecessary by MDHA.

(3) Buffering

The Zoning Code of the Metropolitan Government will generally determine buffering requirements for new development. However, MDHA may require additional buffering to afford existing commercial or residential interests protection from traffic, noise, glare, trash, odors, negative visual impacts and other harmful effects likely to be caused by the introduction of a more intensive use. The materials required and the use of buffers will be determined based upon the relative intensities of adjacent uses. Equipment, materials, and goods may be stored in open areas of any lot provided they shall be screened from view by a fence, wall, plantings, or other appropriate means of screening and provided such storage is normal or customarily incidental to the use of the property. Storage areas and dumpsters should be so located as to minimize impacts on adjacent properties. The accumulation of trash, debris, or any noxious materials shall be prohibited.

(4) Exterior Design

For any new development, redevelopment or improvement, building elevations shall be prepared which show the detailed architectural design of all faces of proposed buildings, including all proposed building materials and finishes. The building elevations shall be submitted for review and approval by MDHA's Design Review Committee before issuance of any associated building permits. The design of new development should not imitate past historical styles but should complement the scale, massing, and general character of existing development in its context. For any building addition (e.g. new structures appended to existing buildings, outbuildings, walls, walks, steps, terraces, alterations to existing structures, etc.), design and finishes should be compatible with the existing building and other buildings in its context. Detailed architectural plans for any building addition shall be submitted for review and approval by MDHA's Design Review Committee before issuance of any associated building permits. MDHA shall review all proposals for development, redevelopment and improvement to ensure that a high standard of architectural and structural quality is maintained and that scale, massing, siting and style of new construction is in general harmony with its context.

(5) Construction Approvals

No improvement requiring a building permit (including new structures, additions, parking facilities, and signs) shall be erected, installed, enlarged, or altered until plans and permits have been approved by MDHA.

(6) Off-Street Parking

All off-street drives and parking areas shall be surfaced with asphalt, concrete, or other hard-surfaced, dustless material and so constructed as to provide for adequate drainage.

(7) Signs

Signs shall be limited to on-premise signs, related to the use or business conducted on the same site, and to incidental signs of a clearly general nature such as to portray time, temperature, or announcements of activities taking place at the location. No billboards or general advertising signs shall be permitted. Detailed signage plans shall be submitted for review and approval by MDHA and shall be permitted only when designed and placed in scale and harmony with the improvements on the building site and surrounding development.

(8) Temporary Structures and Interim Uses

Temporary structures used in connection with construction on any lot or street within the Project Area shall be permitted with the approval of MDHA. On property which it has acquired but which has not yet been developed, MDHA may establish such interim uses as it deems desirable in the public interest consistent with local zoning and codes requirements. Requests for installation of portable buildings shall be reviewed and approved by MDHA relative to design, materials, location, and impact on neighboring properties.

(9) Vehicular Accommodation and Service Areas

The Zoning Code of the Metropolitan Government will generally determine requirements for the design of vehicular accommodations, including parking, and service areas. However, MDHA may make additional requirements to ensure that vehicular and service areas are so designed as to adequately serve the development but to minimally impact neighboring properties.

(10) Demolition

No building or other structure shall be demolished without the approval of MDHA. MDHA shall have thirty (30) days from the date it receives the request for demolition to act upon the application. Upon failure of MDHA to take action on the permit within thirty (30) days after receiving the request for the demolition approval, the request shall automatically be deemed approved by MDHA. For structures deemed to have historic or significant architectural value, each application for demolition shall be considered, taking into account economic hardship and the importance of the structure in meeting the preservation objectives of the Plan. Should the application for demolition not be approved by MDHA and the owner is unwilling or unable to undertake repairs or improvements to the property recommended by MDHA to stabilize the property or bring it into conformance with the Plan, such failure on the part of the owner shall be deemed sufficient cause for MDHA to acquire the property.