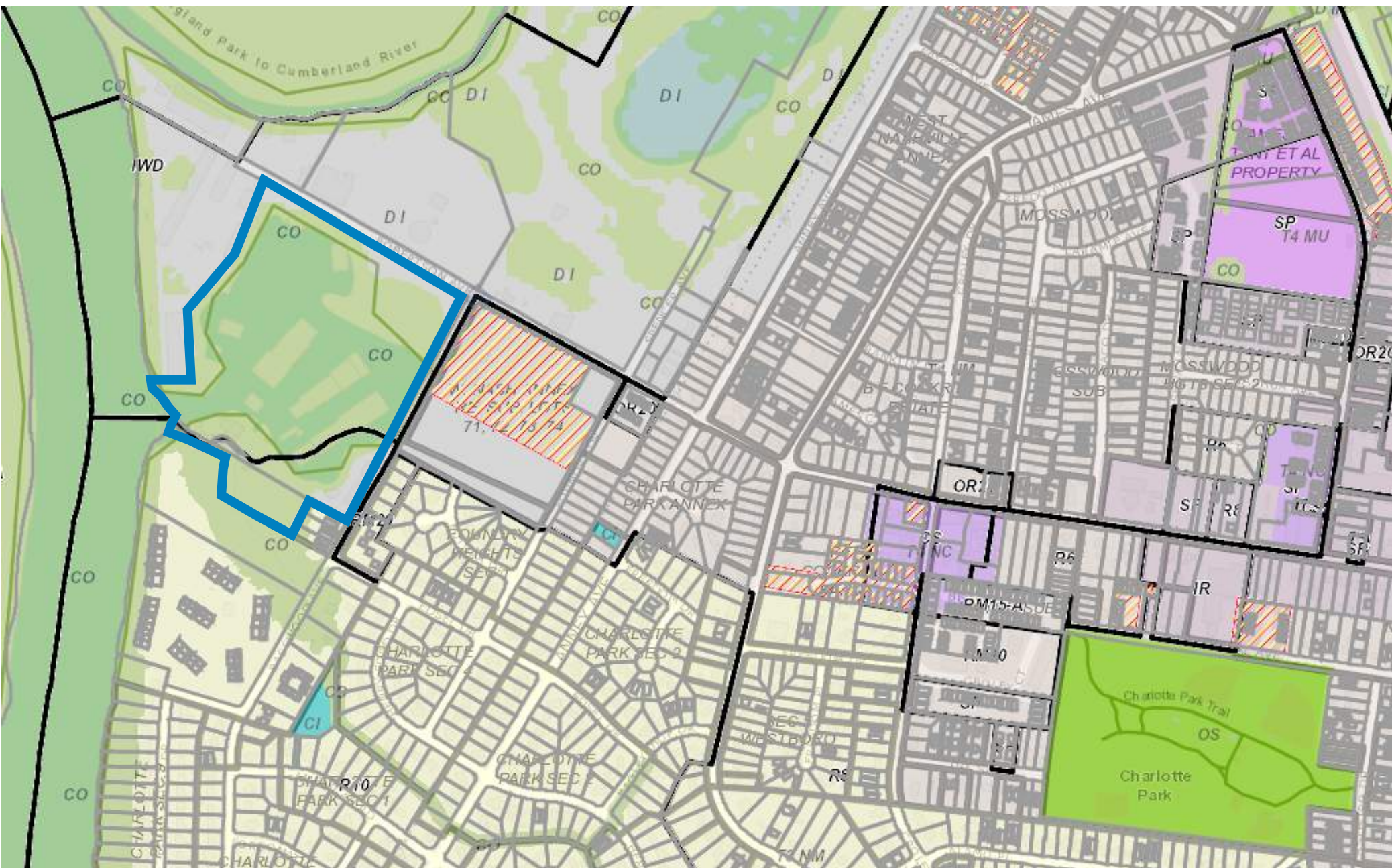
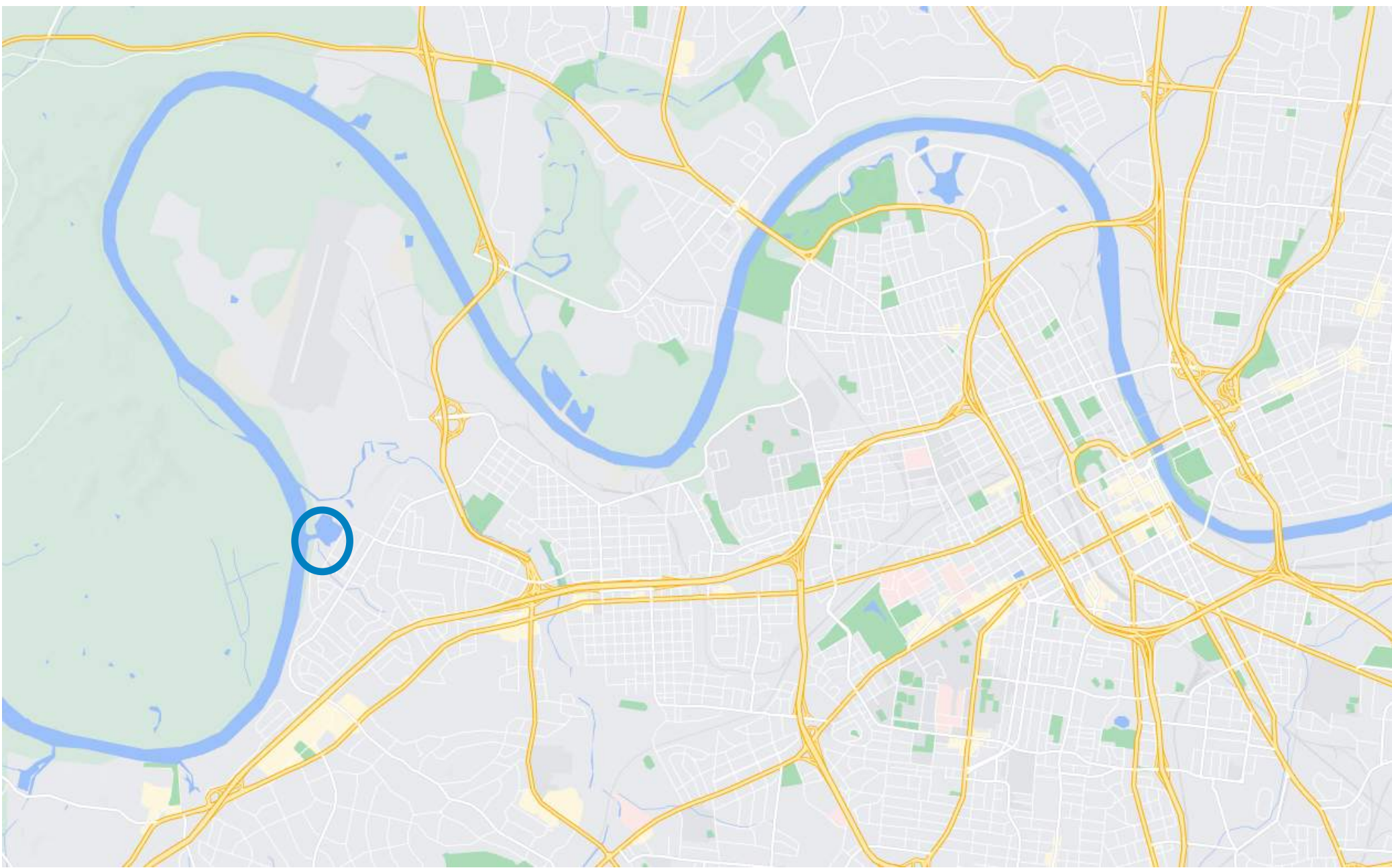




POLICY MAP



VICINITY MAP



EXISTING CONDITIONS

SHEET LEGEND	DEVELOPMENT SUMMARY	APPLICANT	OWNER
00 EXISTING CONDITIONS AND SITE INFORMATION	NAME: ROCK HARBOR MARINA	GINA EMMANUEL	WES O'QUINN
01 SITE PLAN	CASE NUMBER: SP NUMBER 2024SP-002-001	CENTRIC ARCHITECTURE	JUD PANKEY
02 STANDARDS	COUNCIL DISTRICT: 20, CM ROLLIN HORTON	GEMMANUEL@CENTRICARCHITECTURE.COM	PSF II ROCK HARBOR PROPCO, LLC
03 CIVIL SITE MAP	OWNER INFORMATION: PSF II ROCK HARBOR PROPCO, LLC; WESTERN EXPRESS, INC	CIVIL ENGINEER	PRESCOTT GROUP
04 ILLUSTRATIVE VISION PLAN	SITE ADDRESS: 525 BASSWOOD; 517 BASSWOOD (1.6 ACRES ONLY)	JAY FULMER	WOQUINN@PRESCOTTGROUP.COM
05 ILLUSTRATIVE VISION RENDERING		FULMER LUCAS ENGINEERING	JPANKEY@PRESCOTTGROUP.COM
		JAY@FULMERLUCAS.COM	WESTERN EXPRESS, INC
			7135 CENTENNIAL PLACE
			NASHVILLE, TN 37209



PURPOSE

THE PURPOSE OF THIS SP IS TO PERMIT A MIXED-USE DEVELOPMENT WITH MARINA, SHORT TERM RENTALS, AND ASSOCIATED USES

GENERAL PLAN CONSISTENCY

THE PROPOSED REGULATORY SPECIFIC PLAN IS LOCATED WITHIN THE WEST NASHVILLE COMMUNITY PLAN.

CURRENT POLICY:

DISTRICT IMPACT CONSERVATION
T3 SUBURBAN NEIGHBORHOOD MAINTENANCE

PROPOSED POLICY:

T4 MU URBAN MIXED USE NEIGHBORHOOD

GENERAL CHARACTERISTICS OF PROPOSED POLICY:

- CONTAIN COMMERCIAL, MIXED USE, RESIDENTIAL AND INSTITUTIONAL LAND USES.

- CLEARLY DISTINGUISHABLE BOUNDARIES IDENTIFIED BY LAND USES, BUILDING TYPES, BUILDING PLACEMENT AND BLOCK STRUCTURE.

-BUILDINGS FRONT OPEN SPACE

EXISTING ZONING:

IWD/R10

PROPOSED ZONING:

SPECIFIC PLAN

PROPOSED USE:

MIXED USE DEVELOPMENT:

PARCEL ID:

09008018600; 09011003900

ADDRESS:

525 BASSWOOD AVE; 517 BASSWOOD AVE

ACREAGE:

28.6 ACRES; 1.6 ACRE PORTION OF 517 BASSWOOD

BLOCK 1

3.72 ACRES

PERMITTED USES: ALL USES PERMITTED WITHIN MUL-A WITH THE FOLLOWING ADDITIONAL USES PERMITTED

BOAT STORAGE

STRUCTURED PARKING

MOBILE VENDOR

VEHICLE SALES AND SERVICE LIMITED (RESTRICTED TO BOATS AND BOATING APPURTENANCES)

EQUIPMENT STORAGE

BOAT DOCK

WATER TAXI STATION

LIQUOR SALES

NANO BREWERY

ARTISAN DISTILLERY

SMALL OUTDOOR MUSIC EVENT

BULK STANDARDS:

HEIGHT MAX	6 STORIES
FAR	2
BUILD TO ZONE (BASSWOOD ONLY)	0' - 25'
SETBACK (ROBERTSON ONLY)	50' (DOES NOT INCLUDE STRUCTURED PARKING)

GENERAL DESIGN STANDARDS SPECIFIC TO THIS BLOCK:

1. STRUCTURED PARKING IS PERMITTED TO FRONT ROBERTSON AVE. WITHOUT INCLUDING A LINER. SURFACE PARKING IS PERMITTED TO FRONT ROBERTSON AVE. IF STRUCTURED PARKING PROPOSED WITHIN THE BUILD TO ZONE ALONG BASSWOOD OR EXPOSED TO THE MARINA, IT SHALL BE LINED WITH ACTIVE USES.

2. BUILD TO ZONE ONLY REQUIRED FOR 60% OF FRONTAGE ON BASSWOOD.

BLOCK 2

21.14 ACRES

PERMITTED USES: ALL USES PERMITTED WITHIN MUL-A WITH THE FOLLOWING ADDITIONAL USES PERMITTED:

BOAT SLIPS

BOAT STORAGE

VEHICLE SALES AND SERVICE LIMITED (RESTRICTED TO BOATS AND BOATING APPURTENANCES)

FUEL STORAGE AND SALES

WATER TAXI STATION

BOAT DOCK

COUNTRY CLUB

MOBILE VENDOR

BULK STANDARDS:

HEIGHT MAX	3 STORIES
FAR	2
BUILD TO ZONE	NA

GENERAL DESIGN STANDARDS SPECIFIC TO THIS BLOCK:

1. RESTAURANTS, RETAIL, OR MULTIFAMILY MAY BE LARGE VEHICLES/BOATS MOORED IN THE MARINA.

2. PORTIONS OF STRUCTURE REQUIRED TO ELEVATE BUILDINGS OUT OF THE MARINA DOES NOT COUNT AS A STORY.

BLOCK 3

1.4 ACRES

PERMITTED USES: ALL USES PERMITTED WITHIN MUN-A WITH THE FOLLOWING ADDITIONAL USES PERMITTED

MOBILE VENDOR

BOAT STORAGE

VEHICLE SALES AND SERVICE LIMITED (RESTRICTED TO BOATS AND BOATING APPURTENANCES)

COUNTRY CLUB

COMMERCIAL AMUSEMENT (OUTSIDE)

NANO BREWERY

BULK STANDARDS:

HEIGHT MAX	3 STORIES
FAR	1.6
BUILD TO ZONE	0 - 25'

GENERAL DESIGN STANDARDS SPECIFIC TO THIS BLOCK:

1. BUILD TO ZONE ONLY REQUIRED FOR 60% OF FRONTAGE ON BASSWOOD.

2. RETAIL AND RESTAURANT USES SHALL NOT BE LIMITED TO 5000 SF PER ESTABLISHMENT.

3. STR NOT PERMITTED.

4. IF STRUCTURED PARKING PROPOSED WITHIN THE BUILD TO ZONE ALONG BASSWOOD OR EXPOSED TO THE MARINA, IT SHALL BE LINED WITH ACTIVE USES.

5. AN OCCUPIED ROOF DECK IS PERMITTED AND WILL NOT COUNT AS A STORY. NO OCCUPIED ENCLOSED SPACE TO BE PROVIDED OTHER THAN ELEVATOR AND STAIR ACCESS.

BLOCK 4

2.95 ACRES

PERMITTED USES: ALL USES PERMITTED WITHIN MUL-A WITH THE FOLLOWING ADDITIONAL USES PERMITTED:

BOAT STORAGE

COUNTRY CLUB

STRUCTURED PARKING

VEHICLE SALES AND SERVICE LIMITED (RESTRICTED TO BOATS AND BOATING APPURTENANCES)

EQUIPMENT STORAGE

MOBILE VENDOR

WATER TAXI STATION

COMMERCIAL AMUSEMENT (OUTSIDE)

BULK STANDARDS:

HEIGHT MAX	NO STRUCTURE TO EXCEED ELEVATION 455'
FAR	1
BUILD TO ZONE	NA

GENERAL DESIGN STANDARDS SPECIFIC TO THIS BLOCK:

1. ALL STREAM BUFFERS WILL BE MAINTAINED.

2. STR NOT PERMITTED

3. BOAT STORAGE TO BE A MINIMUM OF 50' IN DISTANCE FROM RESIDENTIAL STRUCTURES WITH PARCELS NUMBERS: 090110D90000CO, 090110E90000CO, and 090110F90000CO. A C3 BUFFER TO BE PROVIDED AT REAR OF RESIDENTIAL PROPERTY LINE FOR THESE PARCELS.

BLOCK 5

0.27 ACRES

PERMITTED USES: ALL USES PERMITTED WITHIN MUL-A WITH THE FOLLOWING ADDITIONAL USES PERMITTED:

BOAT STORAGE

EQUIPMENT STORAGE

MOBILE VENDOR

VEHICLE SALES AND SERVICE LIMITED (RESTRICTED TO BOATS AND BOATING APPURTENANCES)

WATER TAXI STATION

BULK STANDARDS:

HEIGHT MAX	NO STRUCTURE TO EXCEED ELEVATION 455'
FAR	1
BUILD TO ZONE	N/A

RESTRICTED USES IN BLOCKS 1 - 5

IN ALL BLOCKS, THE FOLLOWING USES PERMITTED UNDER MUN-A AND/OR MUL-A SHALL BE PROHIBITED:

ALTERNATIVE FINANCIAL SERVICES

AUCTION HOUSE

CAR WASH

DONATION CENTER (DROP OFF)

FUNERAL HOME

DISTRIBUTIVE BUSINESS (WHOLESALE)

WAREHOUSE

CASE #:

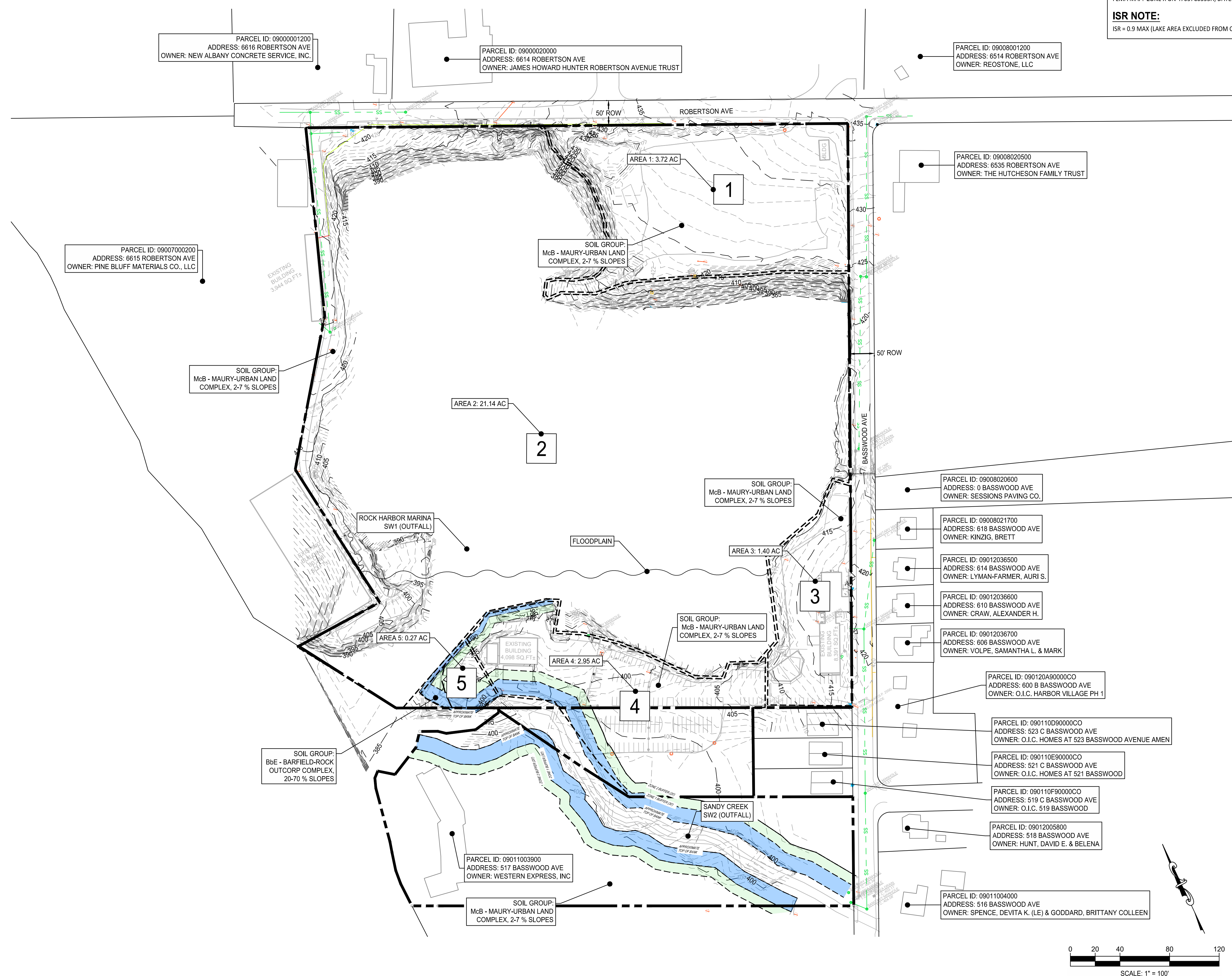
2024SP-002-001

FEMA NOTE:

FEMA MAP: ZONE X ON 47037C0353H, DATED 04/05/2017

ISR NOTE:

ISR = 0.9 MAX (LAKE AREA EXCLUDED FROM CALCULATION)





SP CASE NUMBER: 2024SP-002-001

ARCHITECTURAL DESIGN STANDARDS
1. BUILDING ELEVATION MATERIALS TO BE WOOD, CEMENTIOUS FIBERBOARD, MASONRY, EXPOSED CONCRETE, AND METAL PANEL. 2. SIGNATURE TRAFFIC CALMING/DIRECTIONAL SIGNAGE MAY BE PLACED AT THE CORNER OF ROBERTSON AND BASSWOOD AND WILL BE COORDINATED WITH NDOT TO BE DONE WITH FIRST PHASE OF WORK. 3. SIGNAGE AT ENTRY TO MARINA FROM THE RIVER AS NOTED BY GREEN CIRCLE IN BLOCK 2 TO BE A MAXIMUM OF 475 SF. 4. BUILDINGS TO BE ORIENTED TOWARD THE SITE'S INTERIOR OR TOWARDS BASSWOOD AVENUE WHERE THE BLOCK HAS FRONTAGE ALONG BASSWOOD AVENUE. 5. FIRST FLOOR HEIGHT TO BE A MINIMUM OF 14'-0" AFF. 6. GLAZING ON THE FIRST FLOOR OF ANY PUBLIC FRONTAGE TO BE 30% FOR NON RESIDENTIAL AND 20% FOR RESIDENTIAL USES. GLAZING ON UPPER FLOORS TO ANY PUBLIC STREET FRONTAGE TO BE A MINIMUM OF 20%. 7. ALL STREET FACING FACADES SHALL HAVE A PRIMARY PEDESTRIAN ENTRANCE. 8. TO ENHANCE THE VISUAL APPEAL OF THE DEVELOPMENT, GROUND LEVEL LANDSCAPING WILL BE PROVIDED AT ALL PARKING GARAGE FACADES. THE PLANTING AREA TO BE 5' WIDE. 9. IN BLOCKS 1 AND 3, THE BUILDING FACADE ON BASSWOOD SHALL EXTEND ACROSS 60% OF THE PARCEL'S FRONTAGE IN THE BUILD TO ZONE. PER THE SUPPLEMENTAL POLICY, THERE IS NO FACADE LENGTH REQUIREMENT ON ROBERTSON RD. 10. ALL BUILDINGS FRONTING OPEN SPACE SHALL HAVE AT LEAST ONE PRIMARY PEDESTRIAN ENTRANCE ON THE OPEN SPACE.
GENERAL STANDARDS
1. STRUCTURED PARKING OR SURFACE PARKING IS PERMITTED ON THE WEST SIDE OF ROBERTSON AT THE INTERSECTION OF ROBERTSON AND BASSWOOD WITHIN THE BUILD TO ZONE. THIS PARKING WILL NOT BE SCREENED WITH A LINER BUILDING. 2. OVERALL HEIGHT TO BE MEASURED FROM FROM THE AVERAGE ELEVATION (AVG OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TOP OF PARAPET FOR A FLAT ROOF. 3. PARKING REQUIREMENTS SHALL BE PER UZO STANDARDS. 4. PERMITTED USES AS NOTED FOR ALL BLOCKS. 5. NO MORE THAN 25% OF PERMANENT UNITS IN BLOCKS 1 AND 2 MAY BE PERMITTED FOR STR (NON OWNER OCCUPIED). 6. STRUCTURED PARKING VISIBLE FROM BASSWOOD TO BE ARCHITECTURALLY SCREENED.
LANDSCAPE STANDARDS
1. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE. NOTE: IF THE PLAN DOES NOT MEET THE STANDARDS, A UNIQUE PLAN WILL BE PROVIDED OR FUNDS WILL BE SUBMITTED TO THE TREE BANK. 2. SCREENING DETAILS FOR ALL TRASH AND REFUSE WILL BE PROVIDED PER 17.24.060 OF ZONING CODE. 3. TYPE C-3 BUFFER SHALL BE PROVIDED ALONG THE REAR PROPERTY LINE OF THE RESIDENTIAL PROPERTIES FRONTING BASSWOOD (519, 521, 523).
FIRE MARSHAL NOTES
1. ANY PORTION OF A BUILDING SHALL BE NO FARTHER THAN 500 FEET FROM A FIRE HYDRANT AS MEASURED VIA HARD SURFACE ROAD - NOT A DIRECT LINE FROM FIRE HYDRANT TO BUILDING. A FIRE DEPARTMENT DRAFT CONNECTION IS CURRENTLY LOCATED IN BLOCK 4 ADJACENT TO THE WATER. 2. CLEARANCES FOR FIRE TRUCKS ACCESS: 20' UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ALLEY FOR FIRE TRUCK ACCESS (IF IT EXISTS), UNLESS STREET IS A DIVIDED ROAD. 3. FIRE LANES MUST BE PROVIDED FOR ANY BUILDINGS LESS THAN 30' IN HEIGHT WITH A SETBACK OF 150' OR MORE FROM A PUBLIC STREET, AND FOR ANY BUILDING 30' OR TALLER WITH A SETBACK OF 50' OR MORE FROM A PUBLIC STREET. 4. 6" DOMESTIC WATER SERVICE TO THE SITE IS ANTICIPATED BASED ON DEMAND AND BUILDING WILL ALSO COMPLY WITH CURRENT SPRINKLER REQUIREMENTS AT THE TIME OF PERMITTING.
METRO WATER SERVICE NOTES
1. ALL SEWER SERVICES, ALONG WITH APURTENCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES. 2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD. 3. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED. 4. ALL SEWER SERVICES SHALL BE 6" IN DIAMETER FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.

GRADING STANDARDS
1. ANY EXCAVATION, FILL OR DISTRURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE NO 78-840 AND APPROVED BY THE METROPOLITAN DEPT OF WATER SERVICE. 2. THE DETAILS OF ANY FUTURE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION. 3. MWS SHALL BE PROVIDED SUFFICIENT UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY. 4. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW
NDOT
1. NEITHER ROBERTSON AVE OR BASSWOOD AVE ARE LISTED WITHIN THE MCSP. SIDEWALKS ARE REQUIRED FOR THE PARCEL BECAUSE IT IS WITHIN THE USD. CONTRIBUTION TO THE PEDESTRIAN BENEFIT ZONE IS NOT ELIGIBLE ALONG BASSWOOD DUE TO AN EXISTING TO THE SOUTH. CONTRIBUTION TO THE PEDESTRIAN BENEFIT ZONE ALONG ROBERTSON IS ALLOWED AS THERE ARE NO EXISTING SIDEWALKS ON THE BLOCK FACE. 2. THE BASSWOOD FRONTAGE HAS TOPOGRAPHIC AND UTILITY CONFLICTS THAT PREVENT A CONTINOUS 4' GRASS STRIP AND 5' SIDEWALK FROM BEING CONSTRUCTED. IN CONSTRAINED AREAS THE GRASS STRIP MAY BE REMOVED TO ACCOMODATE A 5' SIDEWALK OR OTHER DEVIATIONS MAY BE APPROVED ADMINISTRATIVELY BY THE PLANNING DEPARTMENT. IF POSSIBLE, A BIKE LANE IS DESIRED ON BASSWOOD IN COORDINATION WITH NDOT ON WHAT IS PERMISSIBLE IN THE ROW. SIDEWALK AND BIKE LANE TO BE LOCATED ON MARINA SIDE OF BASSWOOD ONLY. FINAL LOCATION, WIDTH, AND DESIGN TO BE DETERMINED AT FINAL SP WITH NDOT. 3. TRASH SERVICE SHALL BE PROVIDED BY A PRIVATE HAULER. 4. ACCESS SHALL BE LOCATED IN AN AREA THAT AVOIDS CONFLICTS WITH TRUCK TRAFFIC. TO BE FINALIZED WITH NDOT DURING FINAL SP.
FEDERAL COMPLIANCE
1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THE PLAN WILL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT ADA: HTTP://WWW.ADA.GOV.US
SUPPLEMENTAL POLICY (FOR REFERENCE)
1. BUILDING FORM AND SITE DESIGN - ORIENTATION. A SIZEABLE SEPARATION IS NEEDED BETWEEN RESIDENTIAL BUILDINGS AND ADJACENT HEAVY INDUSTRIAL USES ALONG ROBERTSON AVE. IN THIS INSTANCE, INSTEAD OF ORIENTING THE BUILDINGS TOWARDS ROBERTSON AVE, BUILDINGS SHOULD BE ORIENTED TOWARDS THE SITE'S INTERIOR OR TOWARDS BASSWOOD AVENUE 2. BUILDING FORM AND SITE DESIGN - SETBACKS. A SUBSTANTIAL LANDSCAPED BUFFER, EXCEEDING THE LARGEST D BUFFER SHOWN IN THE METRO CODE, SHOULD BE UTILIZED ALONG THE PROPERTY LINE BETWEEN ROBERTSON AVENUE AND ANY RESIDENTIAL BUILDINGS. THIS BUFFER AREA COULD ALSO INCLUE A BERM, PARKING GARAGE AND SERVICE ACCESS. 3. CONNECTIVITY - ACCESS. PRIMARY ACCESS FOR THE MARINA'S DEVELOPMENT SHOULD BE LOCATED CAREFULLY TO AVOID CONFLICTS WITH INDUSTRIAL TRUCK TRAFFIC TO AND FROM SURROUNDING INDUSTRIAL USES.

- 1 MULTIFAMILY WITH RETAIL/
RESTAURANT BELOW
- 2 PATIO
- 3 ROOF DECK
- 4 OVERHEAD ENTRY SIGN
- 5 DIRECTIONAL ROAD
PAINTING
- 6 RETAIL
- 7 TENANT SLIP / CUSTOMER
AMENITY
- 8 FLOATING RESTAURANT
- 9 FISHING PIER
- 10 NEW SLIPS
- 11 AMENITY / FOOD TRUCKS/
SUNSET WATCH POINT
- 12 BOAT HOUSE
- 13 OUTDOOR ACTIVITY
- 14 WALKWAY TO WATER
- 15 SERVICE
- 16 SIDEWALK
- 17 STREAM BUFFER
- 18 PARKING GARAGE WITH
AMENITY ON TOP
- 19 SPECIAL OPERATIONS
HAZMAT MARINE DIVISION
- 20 BLUE MOON
- 21 FUEL AND RETAIL



CENTRIC
ARCHITECTURE



PRESCOTT
GROUP



ILLUSTRATIVE VIEW ONLY

SP CASE NUMBER: 2024SP-002-001



DRAFT