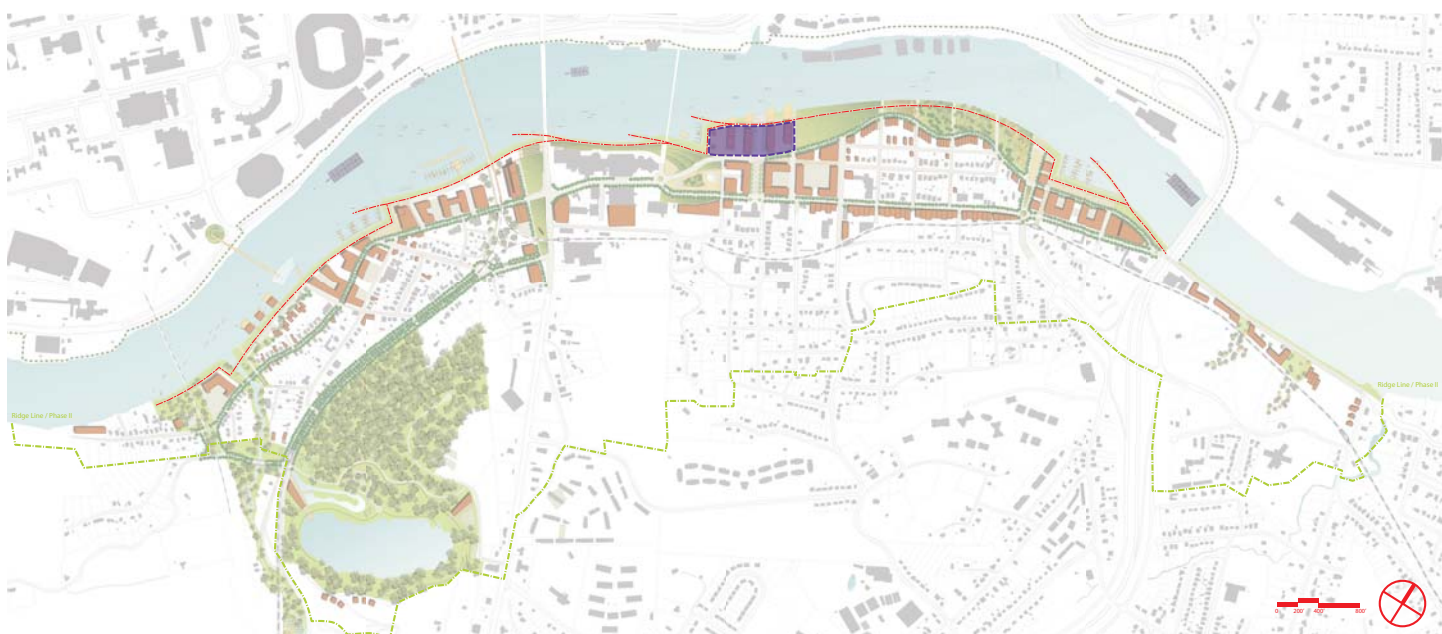


4.7-1 VISION & INTENT



This area is an extension of the Bell Tower Walk. It is envisioned as a highly active commercial, entertainment, and residential environment. Bound between a newly established River Road and the riverfront setback, the new Waterfront Piers provide an elegant setting for restaurants and various retail and entertainment enterprises. These uses define associated civic plazas that unite the buildings with the Riverwalk and the Gay Street Amphitheater.

Developments on this site shall maximize view corridors to the river by orienting long, horizontal buildings perpendicular to the riverfront. Developments that create a continuous visual barrier to the Tennessee River are not permitted. Surface parking in this district shall be kept to a minimum. A new marina and boat ramp at the base of the Gay Street Bridge invite users to spend time on the water adjacent to the park space.



4.7-2 CHECK LIST

| | | Complies | Complies with Administrative Deviation | Does Not Comply | N/A |
|--|-----------------------------------|--------------------------|--|--------------------------|--------------------------|
| VISION & INTENT | Statement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DEVELOPMENT STANDARDS | | | | | |
| Existing Conditions | Topography | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Existing Trees | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 100-Year Flood Lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 500-Year Flood Lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Environmental and Archaeological | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Block Layout | Block Size | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Building Lines: | | | | |
| | -- River Buffer Setback | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | -- Stream Buffer Setback | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Proposed Subdivision & Phasing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Buildings Siting & Configuration | Principal Building Siting: | | | | |
| | -- Orientation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | -- Side Setback | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | -- Lot Size | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | -- Open Space Coverage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Principal Building Configuration: | | | | |
| | -- Building Width | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | -- Building Height Min | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | -- Building Height Max | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Footprint / Floor Plate | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ancillary Structures & Outdoor Spaces | Floor Area Ratio (FAR) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Outdoor Space Types | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4.7-3 CHECK LIST

| | Complies | Complies with Administrative Deviation | Does Not Comply | N/A |
|---|--------------------------|--|--------------------------|--------------------------|
| Building Frontages | | | | |
| Building Entries | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Building Envelope Articulation: | | | | |
| -- Ground Level | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| -- Facade Openings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| -- Roofs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| -- Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Off Street Parking & Loading | | | | |
| Parking Types | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking Spaces, Reserved & Shared Pavements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garage Location | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Screening & Shading | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Accessible Spaces & Routes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Driveways & Curb Cuts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garage Entry | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Service Loading | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bicycle Parking | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| External Elements | | | | |
| Proposed Typography Grades | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Side or Rear Privacy Fence or Wall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Front Fence or Wall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscaped Vegetation | | | | |
| -- Trees | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| -- Shrubs & Groundcover | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Slopes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trash Storage & Recycling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| External Mechanical & Electrical Units | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Signage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting Trespass | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Stormwater Systems | | | | |
| Piped Roof Water | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ground Surface Runoff in Areas with Subsoil | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ground Surface Runoff in Areas of Rock and/or Contamination | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sustainability | | | | |
| Green Building & Landscape Reflectivity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

4.7-4 EXISTING CONDITIONS & BLOCK LAYOUT

EXISTING CONDITIONS:

INTENT: Guide site survey to assess existing site conditions for constraints and opportunities. Direct views to river & downtown, viewed from neighborhoods behind.

| | |
|-----------------------------------|---|
| TOPOGRAPHY: | Consider existing topography and provide topographic survey with 2' contours |
| EXISTING TREES: | Identify all existing trees with a min 6" caliper including root zone within dripline Preserve a minimum of 1 healthy large canopy tree per lot, or 6 healthy trees per acre, whichever is greater |
| 100-YEAR FLOOD LINES: | Tennessee River 100-Year flood line is EL 821.5 No fill or study to show "no rise" certification |
| 500-YEAR FLOOD LINES: | Lowest habitable floor elevation EL 828.8 |
| ENVIRONMENTAL AND ARCHAEOLOGICAL: | Comply with State & Federal Requirements Report on environmental and/or archaeological findings |

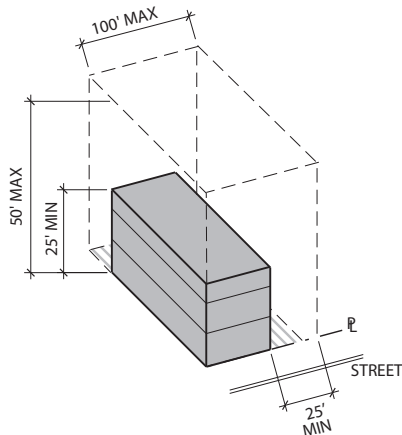
BLOCK LAYOUT:

INTENT: Guide lot layout and outline the maximum block perimeter and building setbacks permitted in this district to ensure walk-able neighborhoods.

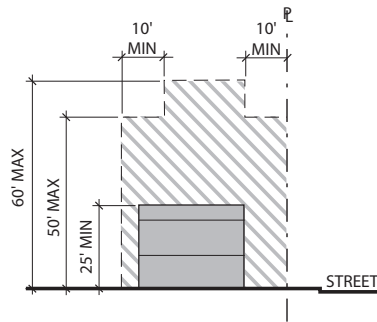
| | |
|--------------------------------------|--|
| BLOCK SIZE: | 1400' Max perimeter |
| BUILDING LINES: | |
| <i>River Buffer Setback:</i> | 70' Min from normal pool EL 813.0 Refer to section 7-1 Riverscape Standards |
| <i>Stream Buffer Setback:</i> | 50' Min from stream centerline |
| PROPOSED SUBDIVISION & PHASING PLAN: | Clearly designate future phases and describe proposed subdivision plan and phasing when applicable |

4.7-5 BUILDING SITING & CONFIGURATION

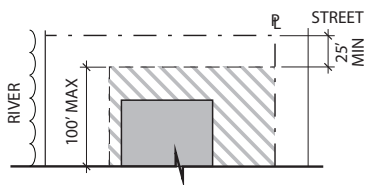
INTENT: Provide building configuration and design parameters, as well as suggestions for building function.



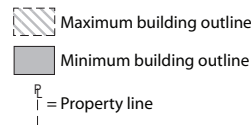
Axonometric Diagram



Section Height and Siting



Plan Width and Siting



Definitions

PRINCIPAL BUILDING SITING:

| | |
|-----------------------------|------------------------|
| <i>Orientation:</i> | Perpendicular to River |
| <i>Front Setback:</i> | NA |
| <i>Frontage at Setback:</i> | NA |
| <i>Side Setback:</i> | 25' Min |
| <i>Rear Setback:</i> | NA |
| <i>Lot Size:</i> | 1 acre Max |
| <i>Building Coverage:</i> | NA |
| <i>Open Space Coverage:</i> | 20% Min |

PRINCIPAL BUILDING CONFIGURATION:

| | |
|---------------------------------|---|
| <i>Building Width:</i> | 70' Max |
| <i>Building Height Min:</i> | 25' & 2 Story Min |
| <i>Building Height Max:</i> | 50' & 4 Story Max plus 10' & 1 Story Max at Setback + 10' |
| <i>Footprint / Floor Plate:</i> | 30,000 SF Max; Does not apply to structured parking footprint |

FLOOR AREA RATIO (FAR):

3 Max

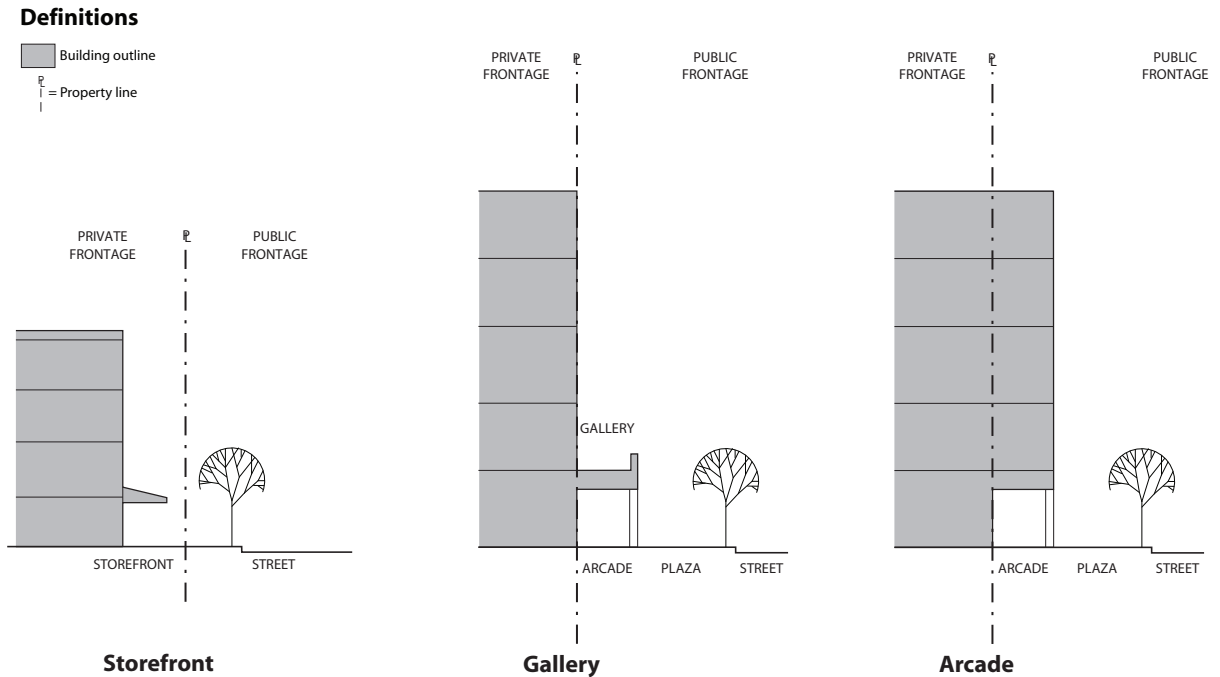
4.7-6 ANCILLARY STRUCTURES & OUTDOOR SPACES

INTENT: Provide outdoor space configuration and design parameters.

| | |
|---|-------------|
| ANCILLARY/ ACCESSORY STRUCTURES: | NA |
| ANCILLARY/ACCESSORY STRUCTURE ENVELOPE: | |
| <i>Footprint/Floor Plate:</i> | NA |
| <i>Front Setback:</i> | NA |
| <i>Frontage at Setback:</i> | NA |
| <i>Side Setback:</i> | NA |
| <i>Rear Setback:</i> | NA |
| <i>Building Width:</i> | NA |
| <i>Building Height:</i> | NA |
| OUTDOOR SPACE TYPES: | Mall, Plaza |
| USABLE PRIVATE OPEN SPACE: | NA |

4.7-7 BUILDING FRONTAGES

FRONTAGE TYPOLOGIES: Refer to section 5-3 Frontage Typologies in the General Development Standards.



BUILDING ENTRIES:

Primary entry on principal frontage

BUILDING ENVELOPE ARTICULATION:

Ground Level:

Min 70% transparent glass at the ground level on the principal frontage

Façade Length:

NA

Façade Openings:

Openings above the first story on the principal frontage shall be Min 25% of the building wall area

Roofs:

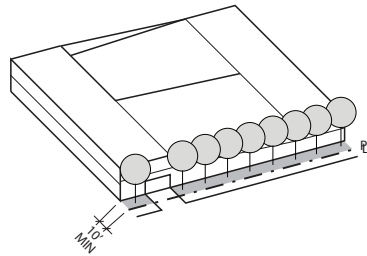
Buildings may have flat or sloped roofs

Other:

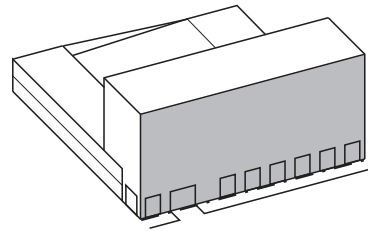
Balconies, porches, bay windows and other projections are encouraged and may be incorporated into the building setback

4.7-8 OFF STREET PARKING & LOADING

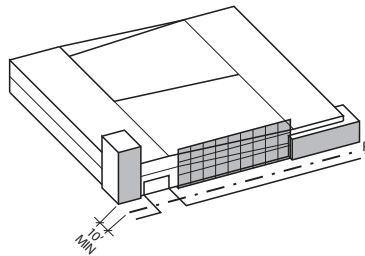
INTENT: Provide with adequate parking to accommodate the district's various building types and functions and maintain the overall neighborhood character. Refer to section 5-4 Off Street Parking and Loading of the General Development Standards.



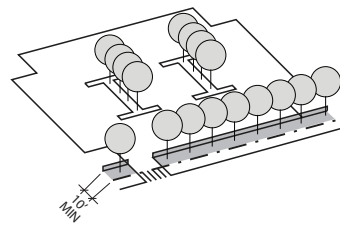
Structured Parking with Vegetation Buffer



Structured Parking with Building Buffer



Structured Parking with Screening

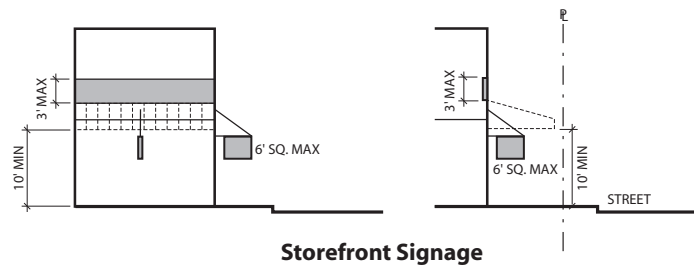


Surface Parking with Vegetation Buffer and Low Wall

| | |
|------------------------------------|---|
| PARKING TYPES: | Surface lot, above ground structure, basement garage |
| PARKING SPACES, RESERVED & SHARED: | 3/1,000 SF Max and 2/Residential Unit Max |
| PAVEMENTS: | 65% Min of uncovered vehicular pavements shall be porous (a Min of 8% opening) while meeting overall stormwater requirements |
| GARAGE LOCATION: | To side of property or underneath building |
| SCREENING & SHADING: | One tree (Min 2" caliper) is required for every 5 surface parking spaces, to be planted in Min 5' wide vegetated islands and/or medians |
| ACCESSIBLE SPACES & ROUTES: | Meet or exceed city accessibility standards |
| DRIVEWAYS & CURB CUTS: | Driveway shall be 10' Max for one way traffic and 24' Max for two way traffic Sidewalk materials and patterning is continuous through driveway |
| GARAGE ENTRY: | Permitted on all frontages |
| SERVICE LOADING: | Yes |
| BICYCLE PARKING: | Yes |

4.7-9 EXTERNAL ELEMENTS

INTENT: Guide the integration of external elements into property development including landscaping, utilities and lighting. Refer to section 5-5 Signage and 5-7 Lighting and Noise of the General Development Standards.



| | |
|--|--|
| PROPOSED TOPOGRAPHY GRADES: | Provide grading plan with 2' contours |
| SIDE OR REAR PRIVACY FENCE OR WALL: | 8' Max |
| FRONT FENCE OR WALL: | 3'-6" Max |
| LANDSCAPE VEGETATION: | |
| <i>Trees:</i> | Min 8 trees (Min 2" caliper) per acre of open space Trees required for surface parking may be counted Maximize shrubs & groundcover per open space |
| <i>Shrubs & Groundcover:</i> | |
| SLOPES: | Plant slopes steeper than 3:1 for erosion control |
| TRASH STORAGE & RECYCLING: | Integrate with building design or screen / conceal from view from public street and riverwalk |
| EXTERNAL MECHANICAL UNITS, ELECTRICAL UNITS & RAIN BARRELS: | Integrate with building design or screen / conceal from view from public street and riverwalk with no encroachment into setback area |
| SIGNAGE: | External band above entry, hanging or blade sign, awning or overhang |
| LIGHTING TRESPASS: | Pre-Curfew Limitations for Environmental Zone E4 As Defined by Illuminating Engineers Society of Lighting for Exterior Environment RP-33 |

4.7-10 STORMWATER SYSTEMS & SUSTAINABILITY

STORMWATER SYSTEMS:

INTENT: Improve water quality in streams and river by reducing stormwater runoff volume, temperature and velocity.

PIPED ROOF WATER:

If a closed drainage system, then no treatment necessary

GROUND SURFACE RUNOFF IN AREAS WITH SUBSOIL:

Detain first 0.5" rain and percolate into ground, or release within 24 hr Min and 72 hr Max

GROUND SURFACE RUNOFF IN AREAS OF ROCK AND/OR CONTAMINATION:

Detain first 0.5" rain and treat in a stormwater quality structure before discharging to a closed drainage system

SUSTAINABILITY:

INTENT: Encourage longevity, durability, energy and economic efficiency as well as improved environmental conditions.

GREEN BUILDING & LANDSCAPE:

Capable of attaining the Leadership in Energy & Environmental Design (LEED) minimal Performance Level of "Certified"
Submit completed worksheet of appropriate LEED standard to demonstrate pre-certification estimate

REFLECTIVITY, HEAT ISLAND REDUCTION , ROOF & SURFACE LOTS:

Provide shade and/or use light-colored/high albedo materials with a reflectance of at least 0.3
Roofs shall use an Energy Star Compliant (highly reflective) and high emissivity roofing (emissivity of at least 0.9) for a minimum of 75% of the roof surface