



Architecture
Interior Design
Planning



PROJECT TIGER

SUMMARY

Buchanan Point

ZONING
SITE CONTEXT

City Bluffs

ZONING
SITE CONTEXT

Germantown

ZONING
SITE CONTEXT
SITE ASSESSMENT
DISTRICT INFORMATION

River North

ZONING
SITE CONTEXT
SITE ASSESSMENT
DISTRICT INFORMATION

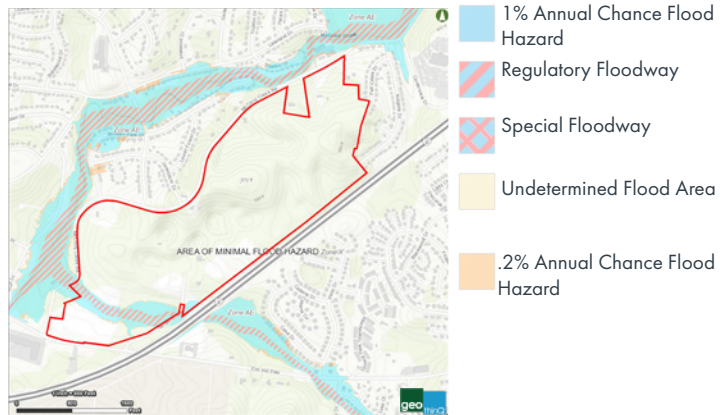
Overview Matrix

Appendix



BUCHANAN POINT

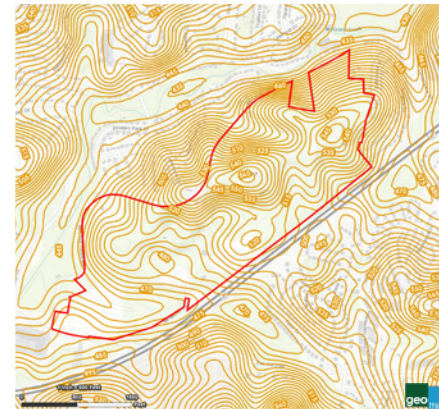
Zoning



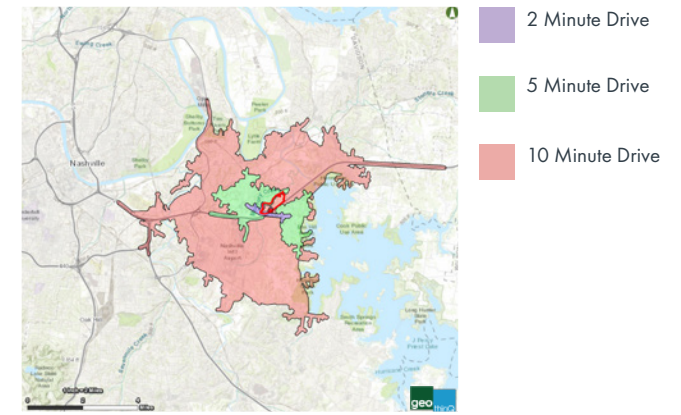
FLOODING MAP



2010 FLOOD IMAGE



TOPOGRAPHY MAP

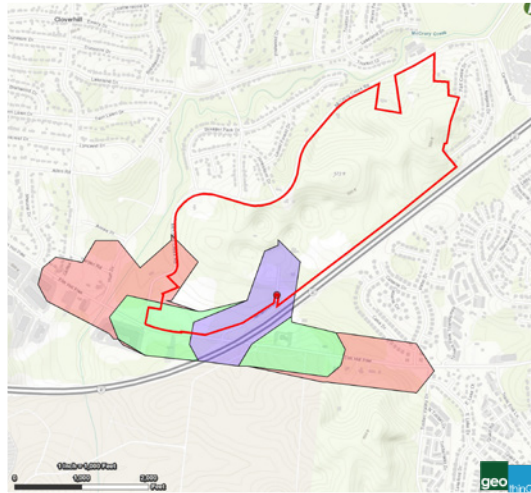


DRIVING DISTANCE MAP

2988 NEILWORTH LANE	
Acreage	85.94
Base Zoning	SP
FAR	No FAR; .9 ISR
Height Requirements	Max. 7 stories
FEMA Floodplain	Yes - 100 + 500 year (small stream bed)
Overlay Restrictions	Airport Impact, Floodplain Overlay

BUCHANAN POINT




Site Context

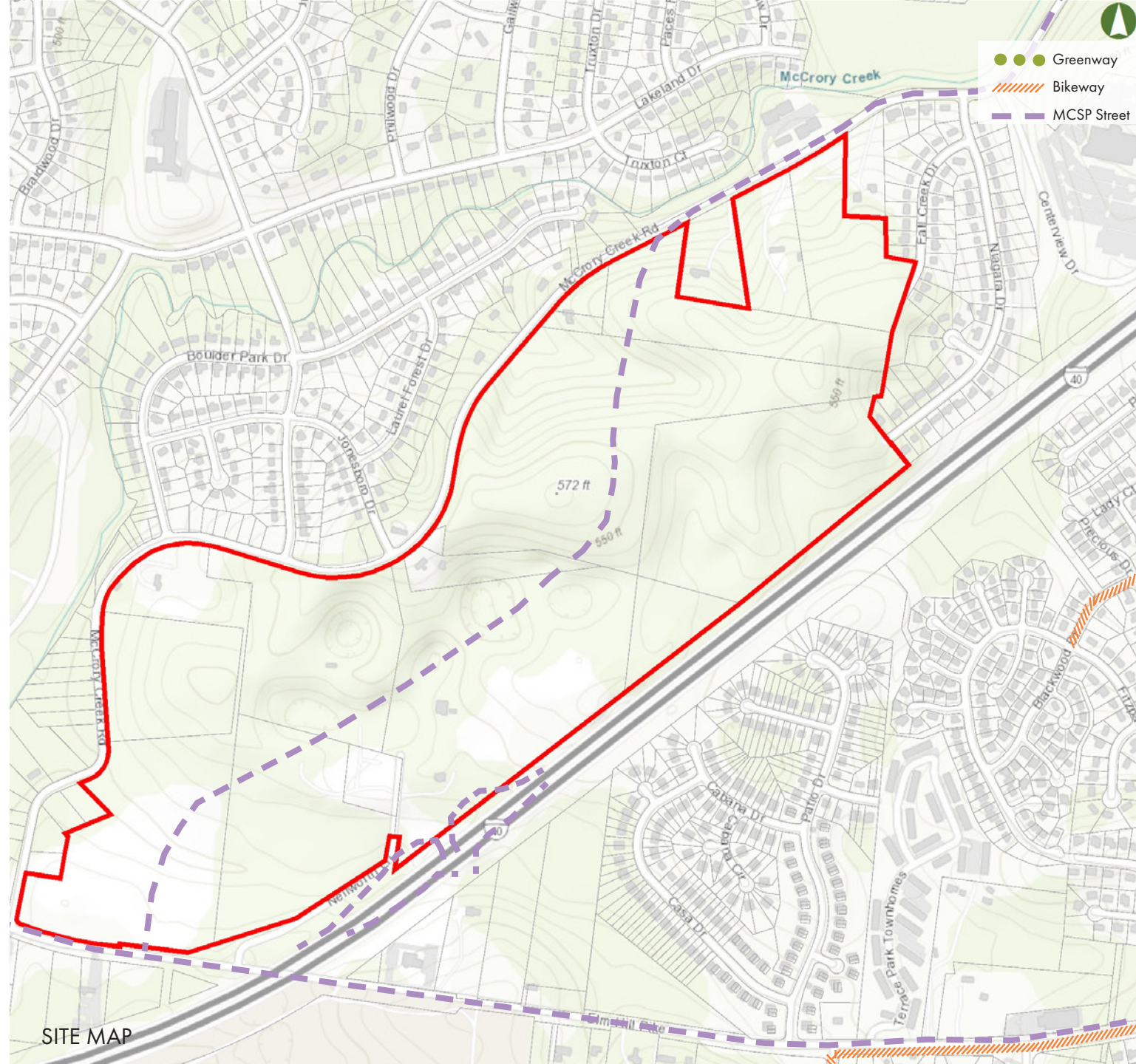


- 5 Minute Walk
- 10 Minute Walk
- 15 Minute Walk

WALKABILITY MAP

WALKABLE DESTINATIONS

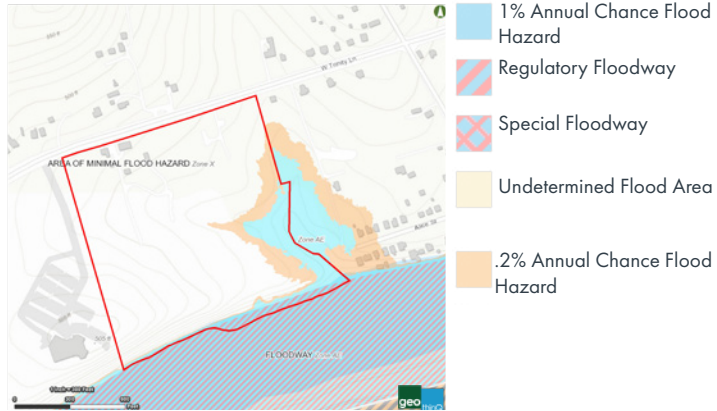
 Food + Drink	n/a
 Entertainment	n/a
 Fitness	n/a



SITE MAP

CITY BLUFFS

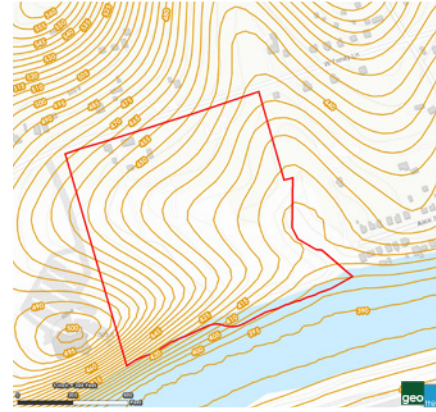
Zoning



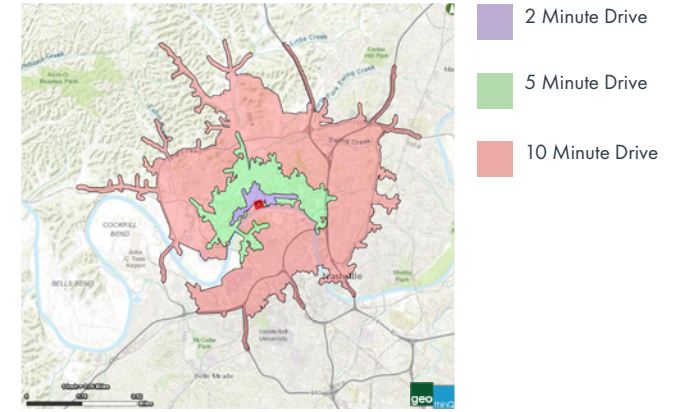
FLOODING MAP



2010 FLOOD IMAGE



TOPOGRAPHY MAP

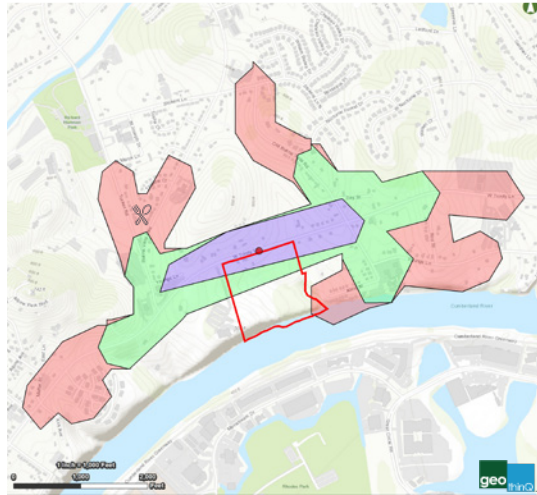


DRIVING DISTANCE MAP

1108 TRINITY LANE	
Acreage	29.93
Base Zoning	SP - Residential
FAR	.6
Height Requirements	None- Must be approved by City Planning
FEMA Floodplain	Yes - 100 and 500 year
Overlay Restrictions	Urban Zoning Overlay (UZO)

CITY BLUFFS



Site Context



- 5 Minute Walk
- 10 Minute Walk
- 15 Minute Walk

WALKABILITY MAP

WALKABLE DESTINATIONS

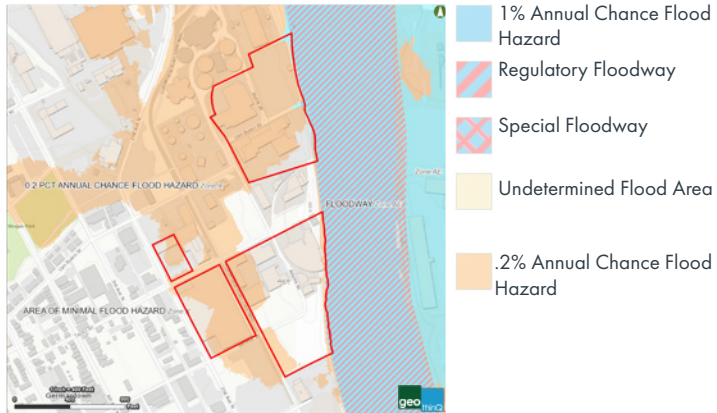
 Food + Drink	Nashville Kebab House
 Entertainment	n/a
 Fitness	n/a



SITE MAP

GERMANTOWN SITES

Zoning



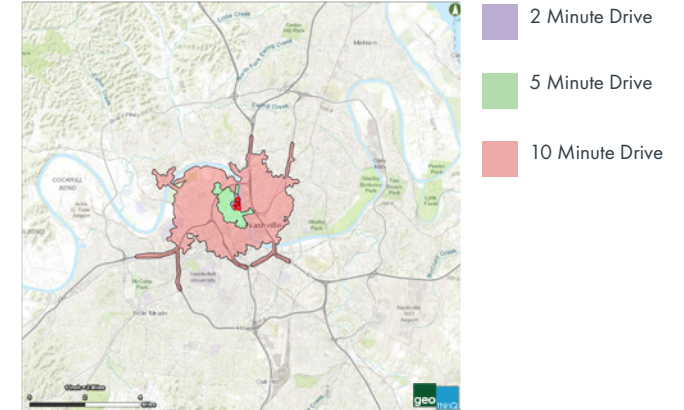
FLOODING MAP



2010 FLOOD IMAGE



TOPOGRAPHY MAP

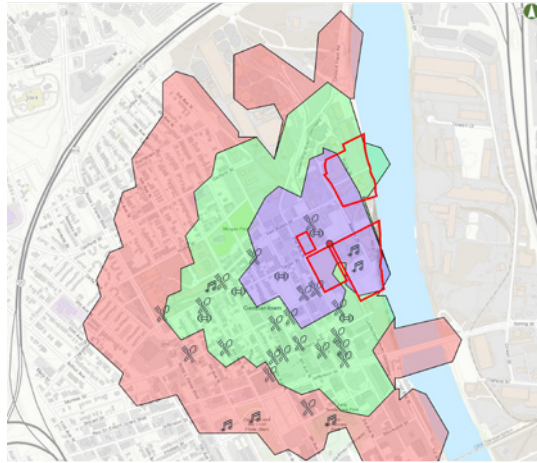


DRIVING DISTANCE MAP

	GERMANTOWN UNION 1324 2ND AVE N	CENTURION 1420 ADAMS ST	NEUHOFF 1316 ADAMS ST
Acreage	4.82	11.56	12.78
Base Zoning	SP	IG	IG
FAR	2.5	1.5	1.5
Height Requirements	Max. 5 stories in 85'	60'	60'
FEMA Floodplain	Yes- 500 year	Yes- 500 year	Yes- 500 Year
Overlay Restrictions	Urban Zoning Overlay (UZO)	UZO	UZO

GERMANTOWN SITES




Site Context

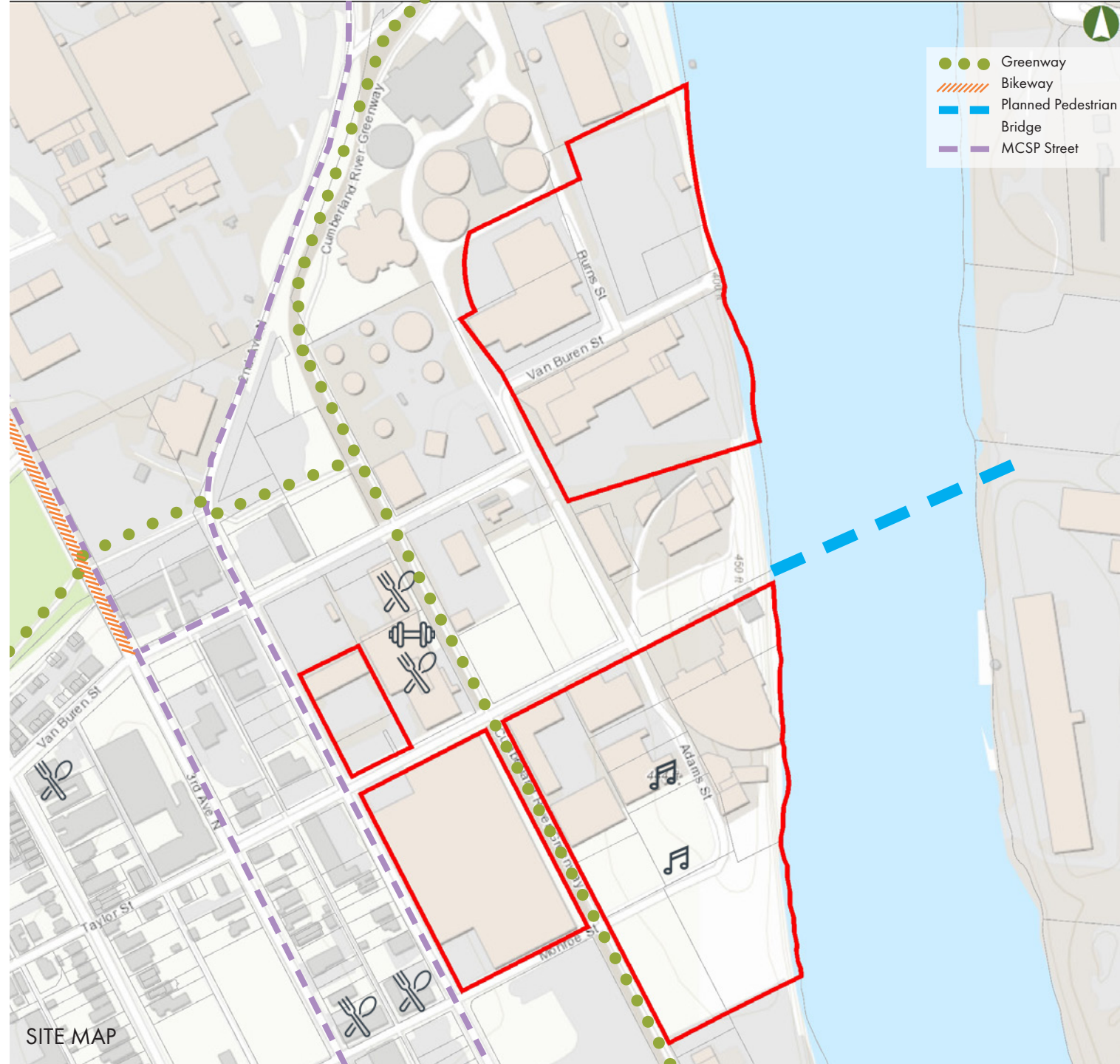


- 5 Minute Walk
- 10 Minute Walk
- 15 Minute Walk

WALKABILITY MAP

WALKABLE DESTINATIONS

 Food + Drink	Bearded Iris Brewing, Jack Brown's, Vui's Kitchen, Butchertown Hall, 312 Pizza Co., Monell's Dining, 5th and Taylor, City House, Henrietta Red, SILO, Germantown Cafe, Rolf and Daughters, Barista Parlor, Von Elrod's, Geist, Red Bicycle Coffee, Steadfast Coffee, Sedona Tap House, Tailor Nashville, Taylor Street Coffee & Tea, Saint Stephen...
 Entertainment	First Tennessee Park, Tennessee State Museum, BiCentennial Capitol Mall State Park, Nashville Jazz Workshop, The Back Corner, Tennessee Craft
 Fitness	Morgan Recreation Center, The Body Project, CODE, Steadfast and True Yoga, Crossfit Pro Vita



SITE MAP

GERMANTOWN SITES

Site Assessment

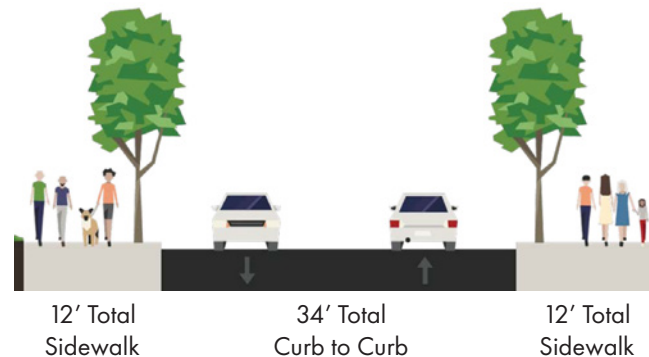


Community Character Manual (CCM) Data

	GERMANTOWN UNION	CENTURION	NEUHOFF
Community Plan Sub Area	8	8	8
Study Area Code	T4-MU	D-IN, T4-MU, CO	T4-MU, CO
Supported Zoning	MUN-A, MUL-A, OR20-A, R40-A, RM9-A to RM40-A, Design Based Zoning	MUN-A, MUL-A, OR20-A, RM9-A to RM40-A, Design Based Zoning IWD, CS, CS-A, IT, OL, OG AG, AR2A	MUN-A, MUL-A, OR20-A, MR9-A to RM40-A, Design Based Zoning AR, AR2A

Major and Collector Street Plan Data

T4-M-AB2 Requirements:



Note: all street design requirements are planned and will need final approval from the City

GERMANTOWN SITES

District Information



Neuhoff Meat Packing Company Plant

Credit: TSLA

Germantown originated in 1786 by the McGavocks, and later became Nashville's first residential subdivision. It served as home to many of Nashville's workforce population.

The four main families of the area are still prevalent in Nashville:

- The Buddekes -grocers and whiskey distillers
- Neuhoffs - meat packers
- Gersts - brewers
- Heiman -architect

Although his brewery was forced to close during prohibition, some of Gerst's original brews are now available from Yazoo Brewery, a prominent local brewery.



Gerst's Brewing Company

Credit: Nashville Public Library

Heiman buildings are still sprinkled through Germantown and Nashville. Possibly the most prominent being the Belmont Mansion west of downtown off Music Row.

The Neuhoff plant operated until 1977, and former employees still gather annually.

The Werthan Family moved into Germantown in 1909 to found Werthan and Company, later Werthan Bag Company. They became prominent landowners and employers in the neighborhood, and their old factory is now a large multi family complex.



Werthan Factory

Credit: Historic Nashville

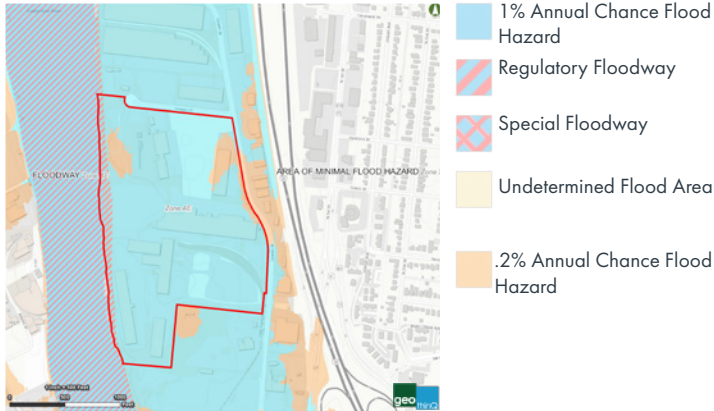
The neighborhood had a surge in popularity in the 1970's, and the historic core was added into the National Register of Historic Places.

The zoning of the neighborhood switched from industrial to residential mixed use in 1998, and has had steady growth since.

The Nashville Farmers' Market and network of Bikeway and Greenway paths are integral to the health and wellbeing of the area. Nashville's Annual Oktoberfest Festival is now hosted in the heart of Germantown.

RIVER NORTH

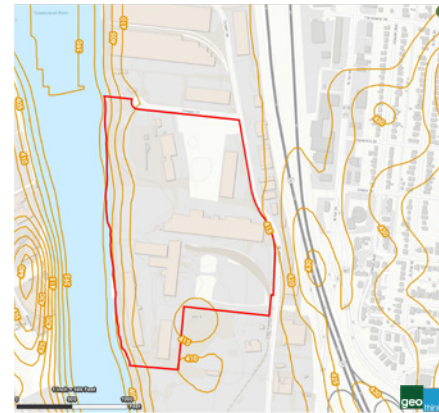
Zoning



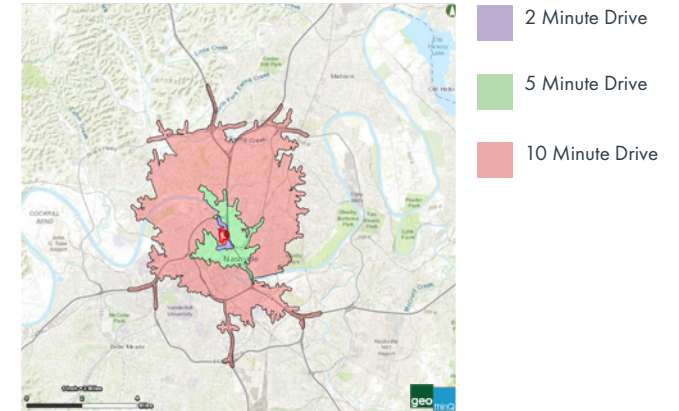
FLOODING MAP



2010 FLOOD IMAGE



TOPOGRAPHY MAP

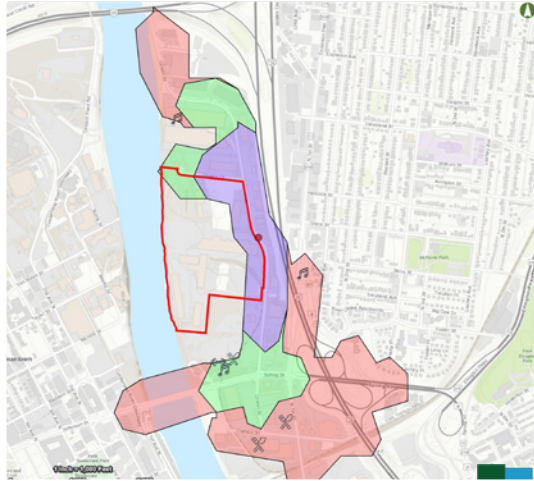


DRIVING DISTANCE MAP

520 COWAN STREET	
Acreage	62.98
Base Zoning	MUI-A, Subdistrict 2
FAR	Exempt under UDO
Height Requirements	Min. 14', Max. 25 stories
FEMA Floodplain	Yes - 100 and 500 year
Overlay Restrictions	River North Urban Design Overlay (UDO), Floodplain Overlay

RIVER NORTH

Site Context



- 5 Minute Walk
- 10 Minute Walk
- 15 Minute Walk

WALKABILITY MAP

WALKABLE DESTINATIONS

 Food + Drink	Little Harpeth Brewing, Louisiana Seafood Company, Topgolf
 Entertainment	The Cowan, Soundcheck, Buffalo Park
 Fitness	Topgolf



SITE MAP

RIVER NORTH

Site Assessment

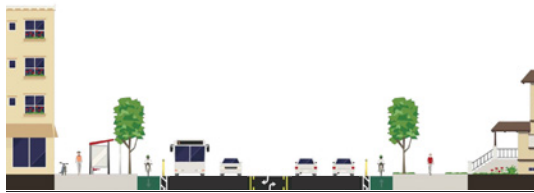


Community Character Manual (CCM) Data

520 COWAN STREET	
Community Plan Sub Area	5
Study Area Code	T5-MU
Supported Zoning	MUG-A, MUI-A, ORI-A, Design Based Zoning

Major and Collector Street Plan Data

T5-M-AB5 Requirements:



16' Total Sidewalk 61' Total Curb to Curb 16' Total Sidewalk

T5-M-CA2 Requirements:



38' Total Curb to Curb

T5-M-CA3 Requirements:



14' Total Sidewalk 38' Total Curb to Curb 14' Total Sidewalk

T6-M-CA4 Requirements:



14' Total Sidewalk 68' Total Curb to Curb 14' Total Sidewalk



Note: all street design requirements are planned and will need final approval from the City

RIVER NORTH

District Information



Topgolf and the Cowan

Credit: Topgolf

The River North Development area historically has been home to light-industrial sites, as well as warehouses. The adjacency to the river supported utilizing barges for shipping.

The music industry of Nashville also has a presence in the area, with Soundcheck boasting to be the largest rehearsal studio in the world. The plan for development encourages this relationship to continue and grow in the River North area.



River North Development Proposal

Credit: Hastings Architecture Associates

The site is considered to be partially East Nashville, and partially part of the Downtown, acting as a transition point between the two. This position sets the area up to be a vibrant mixed used development, with stunning vistas across the Cumberland, to the Nashville skyline.

Due to the topography and adjacency to the river, the area has seen frequent flooding. The 2010 flood covered the entire site, however the development plan incorporates multiple mitigation techniques.



Little Harpeth Brewery

Credit: Yelp

The site is adjacent to the McFerrin Park neighborhood. This area is centered around the McFerrin Park and Community Center, and consists of multifamily and single family residences, as well as the historic Roxy Theater. Dickerson Parkway divides the site from the neighborhood, and is home to a herd of bronze buffalo statues; the art installation is meant to commemorate the path the animals would take from pastures north east of the city to salt licks along the river.

Topgolf has sparked an increase in activity, and made it a destination for locals and visitors to Nashville.



Proximity to **Water**



Credit www.rqvoyages.com/

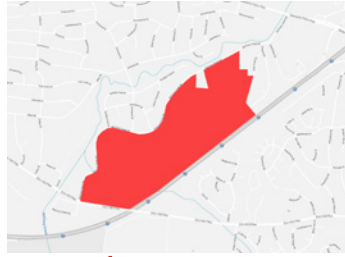


Connections to **nature** and
Hike-and-Bike trails



Historical context that creates
cultural connections

OVERVIEW



Buchanan Point



City Bluffs



Germantown Sites



River North

FEATURES	YES	NO	YES	NO	YES	NO	YES	NO
No Significant 100-Year Floodplain Impact	●		●		●			●
Access to the Cumberland River		●	●		●		●	
Federal Economic Opportunity Zone		●		●		●	●	
10 Mile Proximity to Nashville International Airport	●			●	●		●	
5 Mile Proximity to Downtown Nashville		●	●		●		●	
Current Zoning Supports Use	●			●	●	●	●	
Potential Future Zoning Supports Use	●		●		●		●	
Historic Context		●		●	●			●
DISTRICT CONTEXT								
Pedestrian Connections / Walkability		●		●	●			●
Existing Multi-family		●	●		●			●
Nearby Restaurants / Coffee Shops - 15 min walk		●		●	●		●	
Transit Connections		●		●	●			●
Retail / Services		●		●	●		●	
Views to Downtown Nashville		●	●		●		●	
Waterfront location		●	●		●		●	
Access to parks and trails		●		●	●			●

THANK YOU

