



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2020-576, **Version:** 1

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zoning for property located at 111 N 1st Street, at the northeast corner of James Robertson Parkway and N 1st Street (16.72 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2020SP-047-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from IR to SP zoning for property located at 111 N 1st Street, at the northeast corner of James Robertson Parkway and N 1st Street (16.72 acres), to permit a mixed use development, being Property Parcel No. 219 as designated on Map 082-15 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to all uses permitted by MUI-A, and microbrewery, tasting room, light manufacturing, artisan manufacturing, artisan distillery, and theatre, and live work uses. Prohibited Uses: Short Term Rental Property (STRP) owner-occupied and not owner-occupied

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. With the first final proposing to include live-work units, a definition for live-work and standards for the live-work units shall be included and subject to review by Planning. Live-work uses are limited to the uses permitted in the preliminary SP.
2. Prior to any final site plan submittal, a pre application meeting shall be held to address design considerations and access. Access and back of house functions shall be coordinated with Planning and Public Works and limited to the greatest extent possible with priority given to secondary streets for location of access and back of house functions.
3. For sites with frontage along Main Street, if at the time of final site plan approval there are agreements in place to change the alignment of James Robertson to at grade then glazing standards, parking restrictions, and other design considerations applicable to other portions of the development may apply to the Main Street sites.

4. The proposed roads rights-of-way shall be dedicated by Final Plat prior to the approval of the first building permit, or as determined by the Executive Director of Planning.
5. With the first phase of development and approval of the Final SP, the applicant shall meet with Planning and Parks to determine a final design for the greenway as shown on the preliminary SP plans.
6. Parking shall comply with requirements of the Metro Zoning Code.
7. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
11. Comply with all conditions and requirements of Metro reviewing agencies.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Map & Parcel no. /Owner: Map 082-15, Parcel(s) 219/HPT TA Properties Trust
Requested by: Hastings Architecture LLC