



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-890, **Version:** 1

An ordinance to authorize building material restrictions and requirements for BL2021-857, a proposed Specific Plan Zoning District located at 1908 Lebanon Pike and Lebanon Pike (unnumbered), at the northeast corner of Omohundro Drive and Lebanon Pike (5.92 acres) (Proposal No. 2021SP-037-001).

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

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

Section 1. That the following building material restrictions and requirements as a part of BL2021-857, a proposed Specific Plan Zoning District located at 1908 Lebanon Pike and Lebanon Pike (unnumbered), are hereby authorized:

- Building façades fronting a street shall provide a minimum of one principal entrance (doorway) facing toward one primary street (where double frontages occur) and minimum glazing criteria, as follows: Multifamily - 20% min. glazing with the side elevation of building C (facing Lebanon Pike) meeting a 15% glazing threshold. Single Family Residences - 15% min. glazing with the side elevations of Lots 1 & 9 (facing Omohundro Drive) meeting a 12% glazing threshold.
- EIFS, vinyl siding, and untreated wood shall be restricted from any façade that faces a public right-of-way, private drive, public or private open space areas, or parcels not included within the development area. No more than 5% of the total façade area of any structure within the development shall be made up of EIFS, vinyl siding, and/or untreated wood.

Section 2. Any request for a waiver from part or all of the building material restrictions and requirements contained within this ordinance shall be submitted to the Metropolitan Planning Department at the time of application for a Final Site Plan.

Section 3. 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.