

**SUBSTITUTE ORDINANCE NO. BL2021-907**

**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 and IG to SP zoning for properties located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self-storage use, all of which is described herein (Proposal No. 2021SP-026-001).**

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 and IG to SP zoning for properties located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self-storage use, being Property Parcel No. 458 as designated on Map 082-09 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 122,112 square feet of self-storage use as shown on the associated plans.

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

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
3. A mural, as depicted in Exhibit A and the associated SP plans shall be provided on the façade facing 1<sup>st</sup> Ave. N. and the existing Greenway.
4. All street facing façades of the proposed new structure shall be varied in material and color to break up mass and provide visual interest. A minimum of 20% glazing shall be provided on the façade of the proposed structure facing Madison Street, as authorized by BL2021-908.
5. Landscaping meeting the vegetation density and distribution of the Type B-3 landscape buffer yard as described in Figure 17.24.240B of the Metro Code shall be provided between the existing building façade/parking area and the sidewalk along the 2<sup>nd</sup> Ave. N. and Madison St. frontage.

6. Landscaping meeting the vegetation density and distribution of the Type C-3 landscape buffer yard as described in Figure 17.24.240C of the Metro Code shall be provided between the proposed building façade/parking area and the sidewalk along the Madison St. frontage.
7. Landscaping meeting the vegetation density and distribution of the Type B-3 landscape buffer yard as described in Figure 17.24.240B of the Metro Code shall be provided between the proposed building façade and the greenway along the greenway frontage. Where the mural is present on the façade facing the greenway, the required canopy and understory trees may be replaced with additional shrubbery at a rate of 4 shrubs for every canopy tree and two shrubs for every understory tree.
8. A Type B-3 landscape buffer shall be provided along the south property line to the extent of the proposed structure.

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 IWD 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.

INTRODUCED BY:

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Freddie O'Connell  
Member of Council

2021SP-026-001  
121 Madison Street – Self Storage  
Map 082-09, Parcel(s) 458  
Subarea 08, North Nashville  
District 19 (O'Connell)  
Application fee paid by: Will Crunk, Crunk Engineering

A request to rezone from Industrial Restrictive (IR) and Industrial General (IG) to SP zoning for property located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self-storage use, requested by Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner

