

ORDINANCE NO. BL2020 - 520

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 SP to SP zoning for property located at 215 Cleveland Street, at the northeast corner of Cleveland Street and Stockell Street (0.26 acres), to permit all uses allowed under RM15-A-NS zoning, all of which is described herein (Proposal No. 2020SP-040-001).

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 SP to SP zoning for property located at 215 Cleveland Street, at the northeast corner of Cleveland Street and Stockell Street (0.26 acres), to permit all uses allowed under RM15-A-NS zoning, being Property Parcel No. 216 as designated on Map 082-03 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 those permitted by the RM15-A-NS zoning district.

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.

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 RM15-A-NS 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.

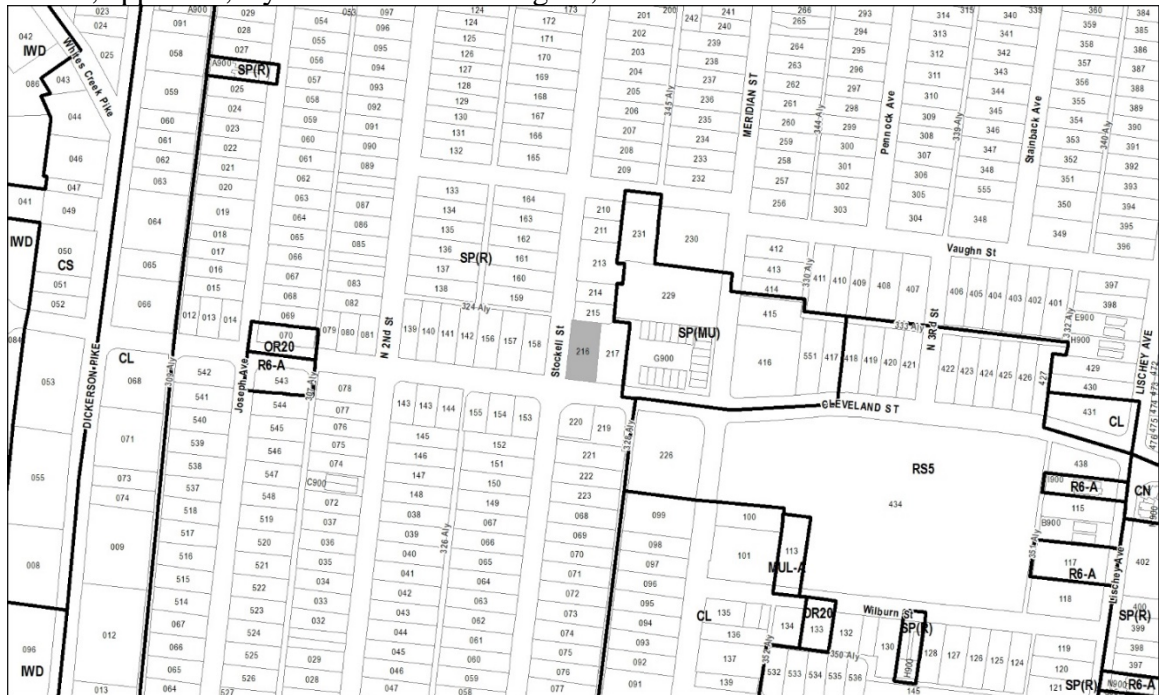
INTRODUCED BY:



Councilmember Sean Parker

2020SP-040-001
215 CLEVELAND STREET
Map 082-03, Parcel(s) 216, Ryan and Jordan Gallagher
Subarea 05, East Nashville
District 05 (Parker)
Application fee paid by: Jordan A Deatherage

A request to rezone from SP to SP zoning for property located at 215 Cleveland Street, at the northeast corner of Cleveland Street and Stockell Street (0.26 acres), to permit all uses allowed under RM15-A-NS zoning, requested by Smith Gee Studio, applicant; Ryan and Jordan Gallagher, owners.



215 Cleveland Street SP

Nashville, TN 37207



Parcel ID: 08203021600
Council District: 05
Council Member: Sean Parker
Site Data: 0.26 acres
Existing Zoning: R6

Developer

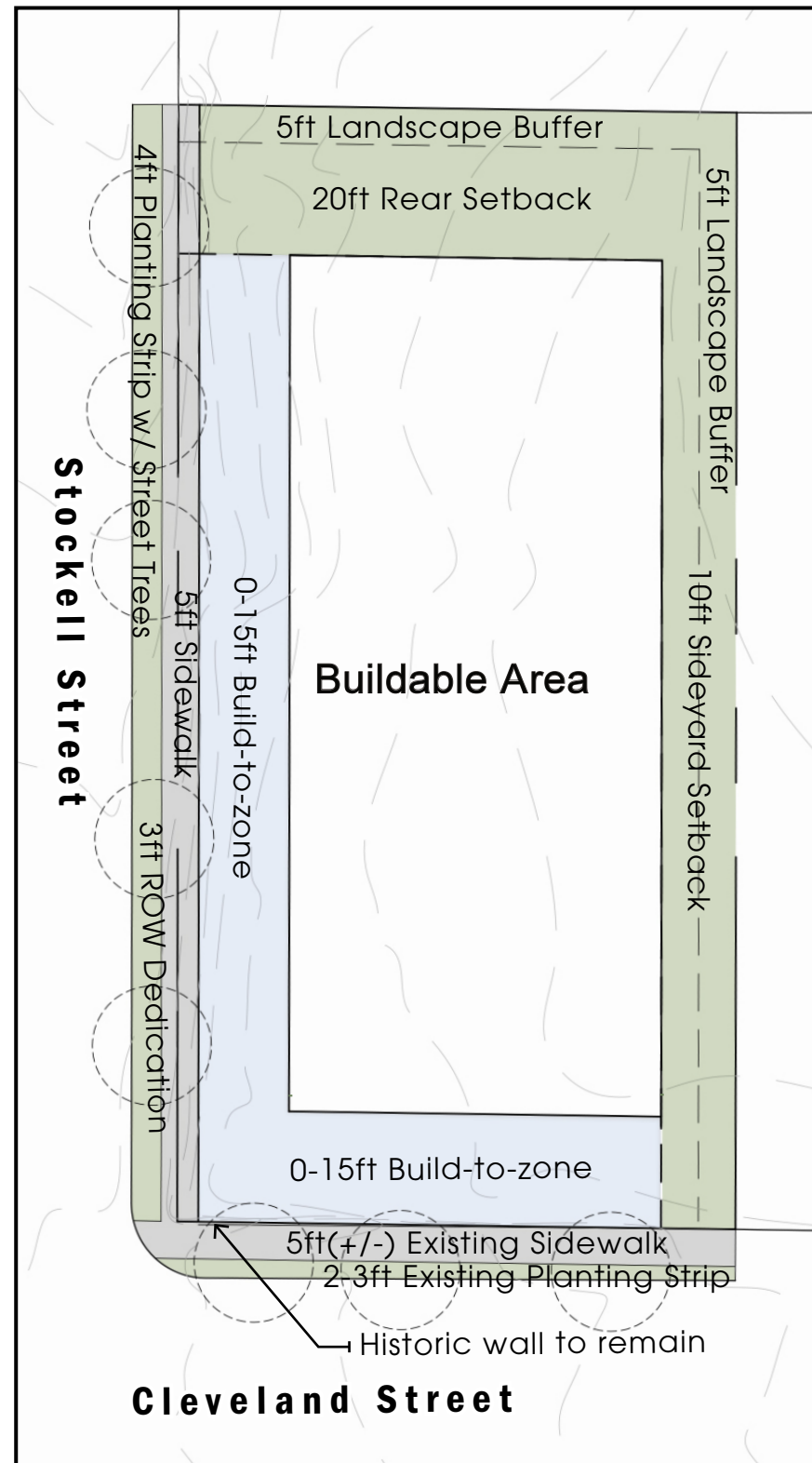
Ryan Gallagher
5133 Harding Pike, B-10, #310
Nashville, TN 37205-2891
rgallagher@mullen.law

Owner of Record

Strategic Options International
Myron Dowell
2817 West End Ave., Ste. 126
Nashville, TN 37203
mddowell@gmail.com

Land Planner / Architect

Smith Gee Studio
Scott Morton
615-415-5520
smorton@smithgeestudio.com



General Plan Consistency Note

The specific plan proposed herein is located within subarea #5 or the East Nashville Community Plan. The specified land use is Neighborhood Evolving, Transect 4 (or T4 NE).

Permitted Uses

All uses permitted by Residential Multi-family 15 units (RM15-A-NS) base zoning designation.

Specific Plan (SP) Standards:

1. The purpose of this SP is to receive preliminary approval to permit the development of a 0.26 acre residential development per the requirements of RM15-A-NS base zoning and the SP requirements herein.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of RM15-A-NS base zoning as of the date of the application request or application.
3. 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 the 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.
4. **The development shall meet the Title 17 zoning requirements for the RM15-A-NS designation with the exception of the following design standards:**
 - a. **Building Orientation:** Buildings shall orient to Stockell Street and Cleveland Street with doorways having a direct connection to the public sidewalk.
 - b. **Height:** Building height shall be limited to 35 feet in height measured from average grade to top of eave or roof deck.
 - c. **Landscape Buffers:** Type B Landscape buffers shall be provided per the Metro Zoning Ordinance to all abutting properties.
5. 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.
6. This property does not lie within a flood hazard area as identified by FEMA Map Panel Number 47037C0242H, dated April 5, 2017.

