

ORDINANCE NO. BL2020 - 443

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 MUL-A to SP zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, all of which is described herein (Proposal No. 2020SP-030-001).

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 MUL-A to SP-R zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, being Property Parcel No. 318 as designated on Map 092-04 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 Property Parcel No. 318 as designated on Map 092-04 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 a maximum of 449 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.

Section 4. 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 5. 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 6. 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 RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7. 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:

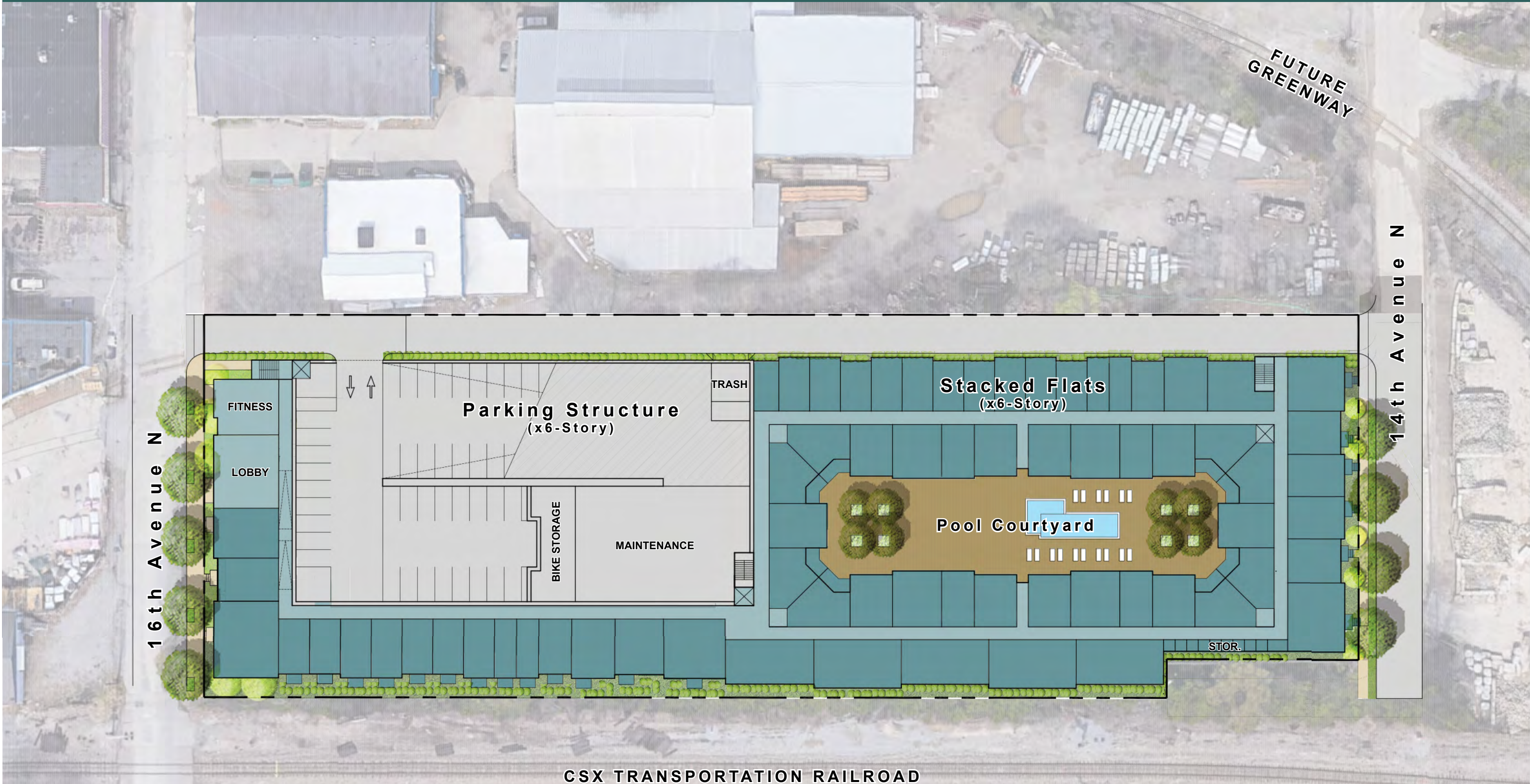


Councilmember Freddie O'Connell

2020SP-030-001
LOFTS AT MARATHON SP
Map 092-04, Parcel(s) 318
Subarea 08, North Nashville
District 19 (O'Connell)
Application fee paid by: Catalyst Design Group, PC

A request to rezone from MUL-A to SP zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, requested by Catalyst Design Group, applicant; 14th Avenue North LLC, owner.





Existing Zoning	
Base Zoning:	MUL-A
Max. Height in Build-to Zone:	3 stories in 45 ft.
Min. Step-back:	15 ft.
Max. Height:	4 Stories in 60 ft.
Acreage:	2.6 Acres

Project Data	
Permitted Uses:	Residential
Proposed Zoning:	Specific Plan
Maximum Height:	6 Stories in 85 feet
Maximum Units:	449 Units
Parking:	Per Metro Zoning

MARATHON VILLAGE



PRELIMINARY SPECIFIC PLAN SUBMITTAL

THE LOFTS AT MARATHON

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CATALYST PROJECT NO. 20190015
 JUNE 10, 2020; REVISED JULY 1, 2020; REVISED AUGUST 4, 2020

DEVELOPMENT SUMMARY:

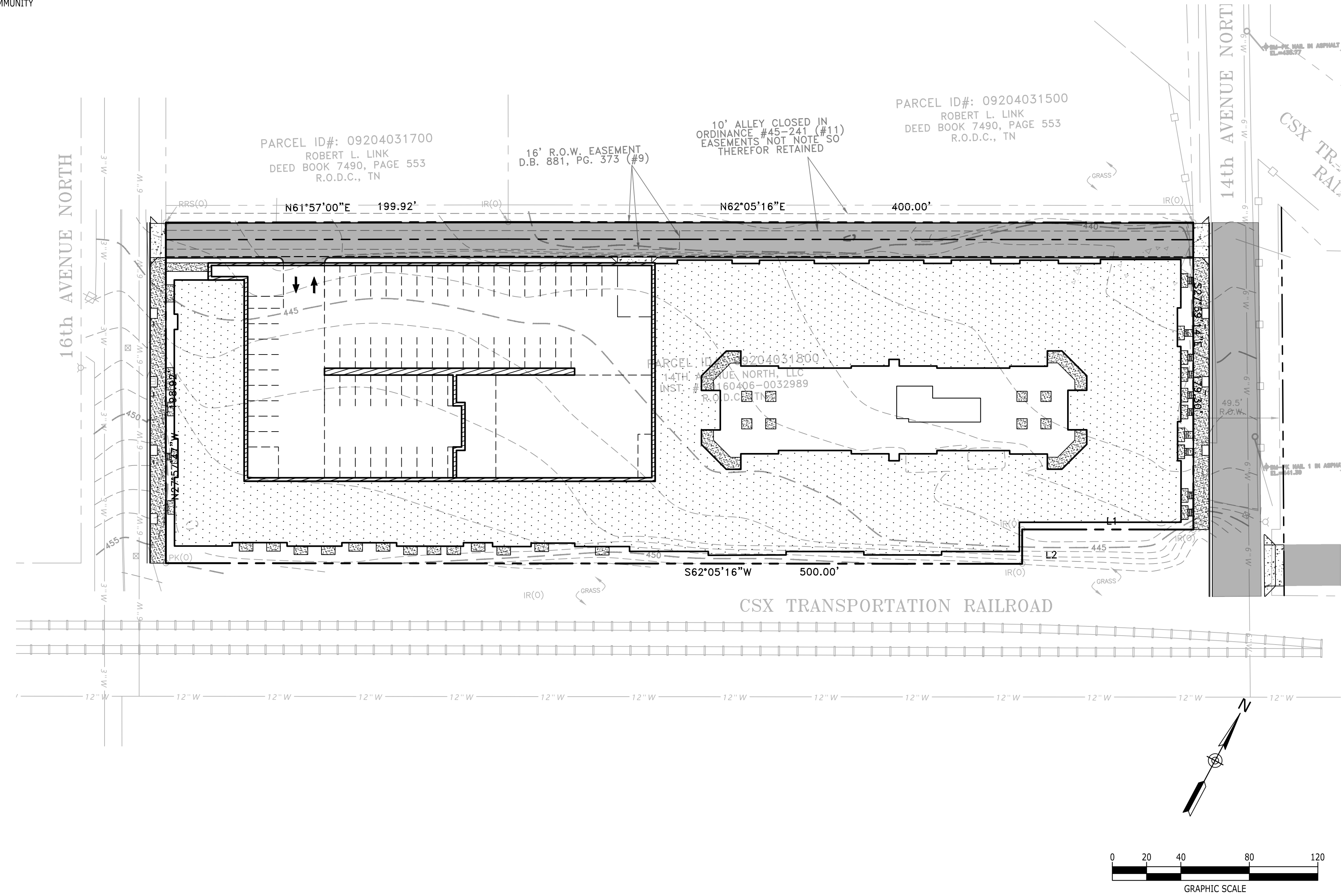
- COUNCIL DISTRICT: 19
- COUNCIL MEMBER: FREDDIE O'CONNELL
- OWNER OF RECORD: 14TH AVENUE NORTH, LLC
807 BROADWAY STREET NE, SUITE 185
MINNEAPOLIS, MN, 55413
- PHONE NO.: 847-644-4202
- CONTACT NAME: REED LEWIS
- CONTACT E-MAIL ADDRESS: cdl@leftbankholdings.com
- SP NAME: LOFTS AT MARATHON
- SP NUMBER: 2020SP-030-001
- PLAN PREPARATION DATE: 06/10/20; REVISED JUNE 25, 2020; REVISED AUGUST 3, 2020
- SCALE: 1" = 30'
- PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TENNESSEE, 37209
- PHONE NO.: 615.622.7200
- CONTACT NAME: PHILLIP PIERCY
- CONTACT E-MAIL ADDRESS: ppiercy@catalyst-dg.com
- FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0241H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE - DAVIDSON COUNTY.

DEVELOPMENT SITE DATA:

TAX MAP:	092
PARCEL ID.:	09204031800
SITE ADDRESS:	806 16TH AVENUE NORTH NASHVILLE, TN, 37203
SITE ACREAGE:	2.60 AC. (113,256 FT ²)
EXISTING ZONING:	MUL-A
EXISTING USE:	VACANT
PROPOSED ZONING:	SP
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
PROPOSED UNITS:	
ONE BEDROOM:	413
TWO BEDROOM:	36
TOTAL UNITS:	449
PROPOSED MAX. BUILDING HEIGHT:	6 STORIES IN 85'
PROPOSED FAR:	3.5
IMPERVIOUS SURFACE AREA	
BUILDINGS:	2.22 AC. (96,555 FT ²)
DRIVES/SIDEWALKS:	0.38 AC. (16,659 FT ²)
TOTAL PROPOSED IMPERVIOUS AREA:	2.60 AC. (101,580 FT ²)
PROPOSED ISR:	1.0
PARKING SUMMARY	
PARKING REQUIREMENTS	1 BR (1.5 SP / UNIT) 413 2 BR (1.5 SP / UNIT) 54
TRANSIT & PEDESTRIAN ACCESS REDUCTION	(10%+10%) = 20%
PARKING REQUIRED:	374
PARKING PROVIDED:	374 (8 ACCESSIBLE)

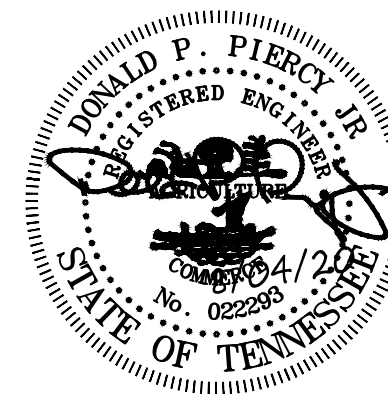
ARCHITECTURAL NOTES

- NEW BUILDINGS SHALL AVOID CONTINUOUS UNINTERRUPTED BLANK AND UNGLAZED FACADES. AT A MINIMUM, THE FACADE PLANE SHALL BE INTERRUPTED BY ONE OF THE FOLLOWING FOR EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE:
 - A CHANGE IN BUILDING MATERIAL OR BUILDING OPENINGS
 - A HORIZONTAL UNDULATION IN THE BUILDING FACADE OF TWO (2) FEET OR GREATER
 - A PORCH, STOOP, WINDOW OR BALCONY; PORCHES SHALL BE A MIN. SIX (6) FEET IN DEPTH
- REFUSE COLLECTION, RECYCLING AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY THE COMBINATION OF FENCES, WALLS OR LANDSCAPING.
- EIFS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED FOR ALL USES.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO 1.5:1 OR GREATER; PLANNING STAFF MAY ALLOW MODIFICATIONS TO THIS STANDARD FOR DORMERS, DECORATIVE WINDOWS, CLERESTORY WINDOWS, EGRESS WINDOWS, STOREFRONT WINDOWS, CURTAIN WALLS AND OTHER SPECIAL CONDITIONS.
- A MINIMUM OF 15% GLAZING SHALL BE PROVIDED ON ALL BUILDING FACADES FACING PUBLIC STREETS. THE FIRST FLOOR GLAZING AREA CALCULATION SHALL BE MEASURED FROM THE FINISHED GRADE AT THE SETBACK TO THE FINISHED FLOOR ELEVATION OF THE SECOND FLOOR, OR TO A HEIGHT OF SIXTEEN FEET, WHICHEVER IS LESS. UPPER FLOOR GLAZING CALCULATIONS SHALL BE MEASURED FROM FLOOR TO FLOOR.
- A RAISED FOUNDATION OF BETWEEN 18 INCHES AND 36 INCHES SHALL BE PROVIDED ON ALL GROUND LEVEL UNITS FACING PUBLIC STREETS. STAFF MODIFICATIONS MAY BE CONSIDERED FOR REQUIRED ACCESSIBLE UNITS, VISITABLE UNITS, AND TOPOGRAPHICALLY CHALLENGED UNITS; CHALLENGING SITE TOPOGRAPHY MAY RESULT IN RAISED/LOWERED FOUNDATIONS AT STRATEGIC LOCATIONS. SCREENING IS REQUIRED WHEN RAISED FOUNDATIONS EXCEED 36" ALONG PUBLIC STREETS, EASEMENTS AND OPEN SPACES.
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY).



ARCHITECT
SMITH GEE STUDIO, LLC
 209 10TH AVENUE SOUTH, SUITE 425
 NASHVILLE, TENNESSEE, 37203
 615.739.5555

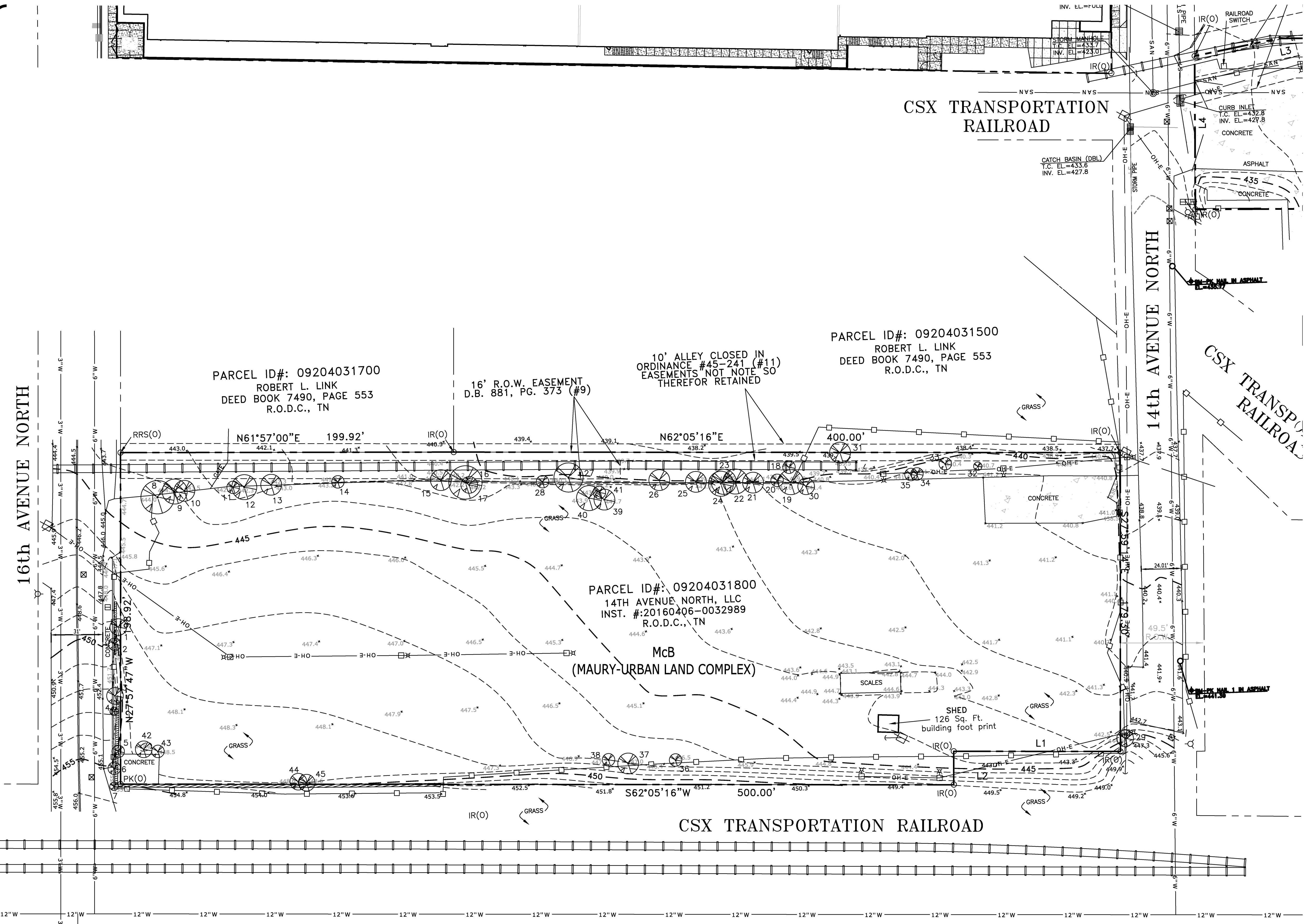
PREPARED FOR
14TH AVENUE NORTH, LLC
 807 BROADWAY STREET NE, SUITE 185
 MINNEAPOLIS, MN, 55413
 847-644-4202



CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst
 DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TN 37209
 (615) 622-7200

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PARCEL ID#: 09204031700
 ROBERT L. LINK
 DEED BOOK 7490, PAGE 553
 R.O.D.C., TN

PARCEL ID#: 09204031500
 ROBERT L. LINK
 DEED BOOK 7490, PAGE 553
 R.O.D.C., TN

PARCEL ID#: 09204031800
 14TH AVENUE NORTH, LLC
 INST. #: 20160406-0032989
 R.O.D.C., TN
 McB
 (MAURY-URBAN LAND COMPLEX)

14th AVENUE NORTH

16th AVENUE NORTH

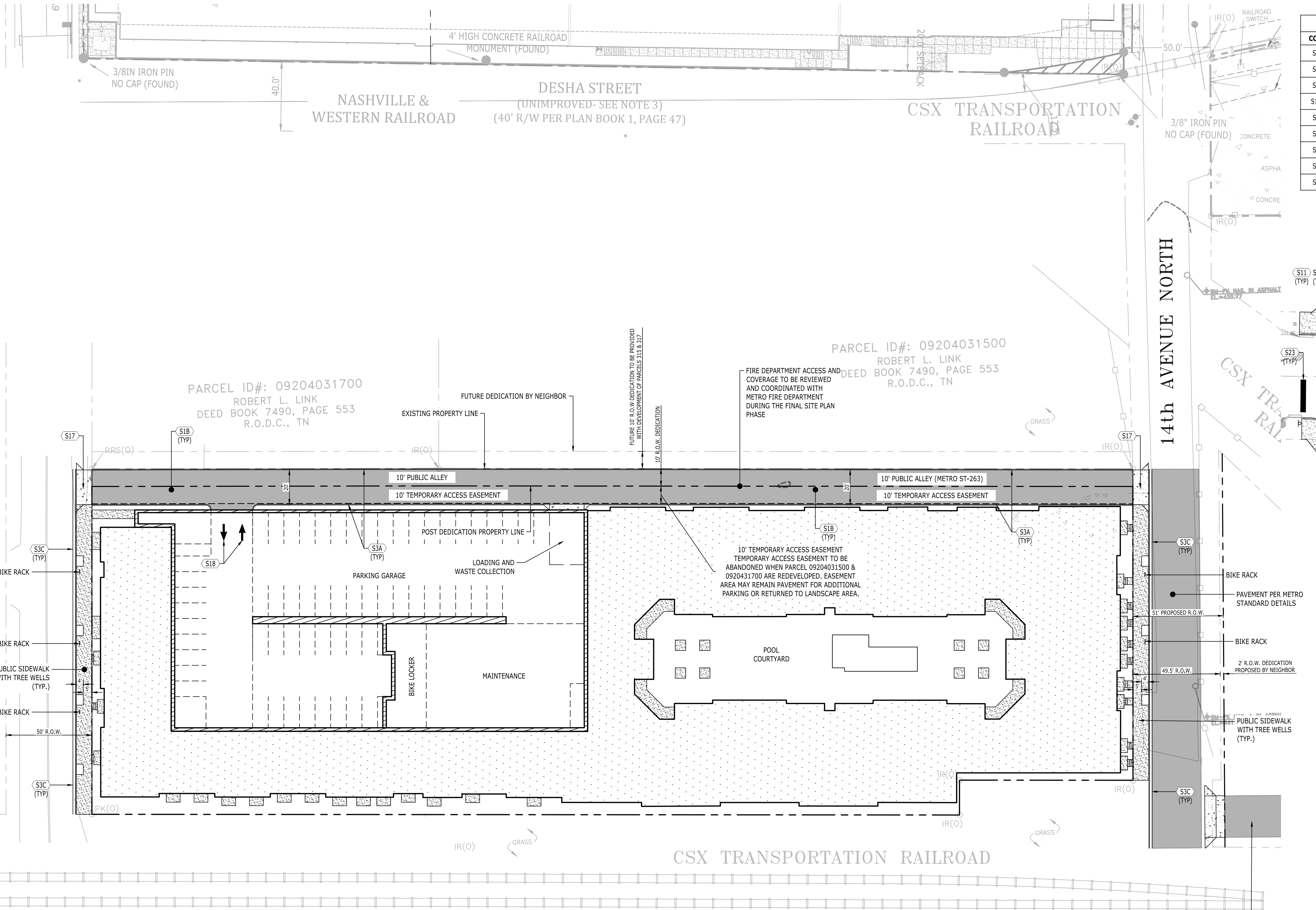
CSX TRANSPORTATION RAILROAD

CSX TRANSPORTATION RAILROAD

BASE INFORMATION WAS TAKEN FROM A SURVEY BY CHERRY LAND SURVEYING, INC., DATED 08/20/17. DESIGN GROUP AND ANY OF THEIR CONSULTANTS ARE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY OMISSIONS RESULTING FROM SUCH.

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16th AVENUE NORTH



COD
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S3A
S3C
S10E
S11
S17
S18
S19
S23

S10 (TYP)

S23 (TYP)

S17 (TYP)

S18 (TYP)

S3C (TYP)

BIKE RACK

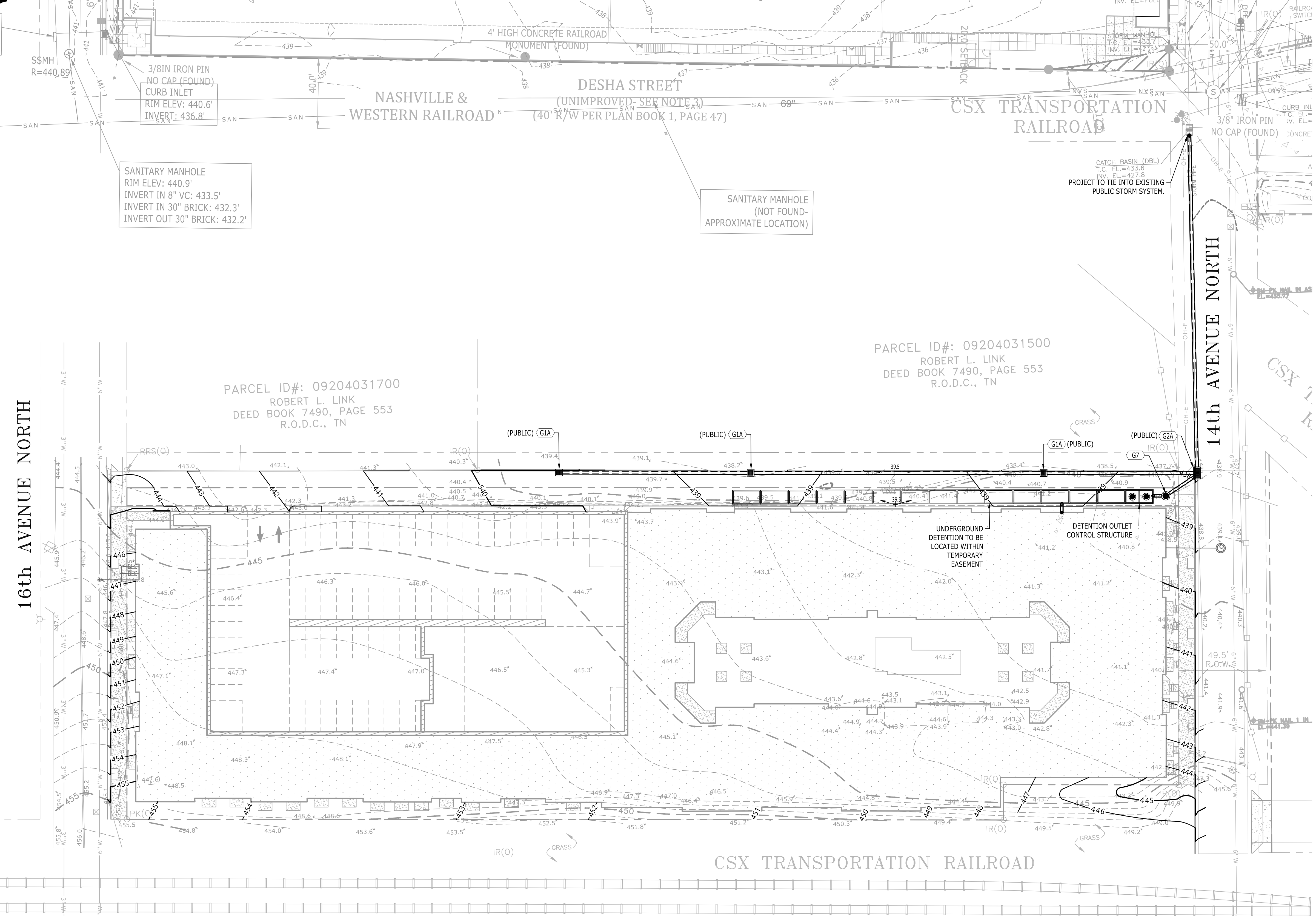
BIKE RACK

PUBLIC SIDEWALK WITH TREE WELLS (TYP.)

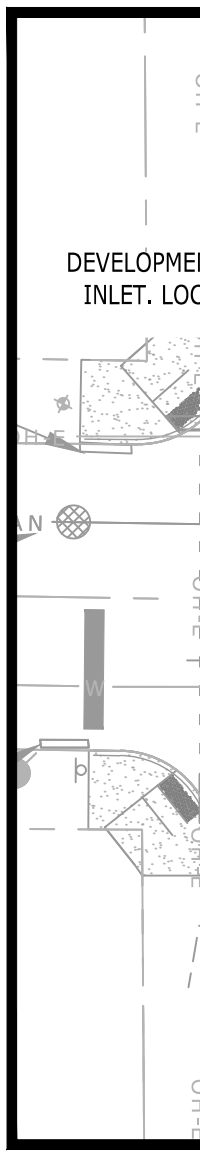
S3C (TYP)

EMERGENCY VEHICLE TURN AROUND PROPOSED BY OWNERS OF ADJOURNING PROPERTY.

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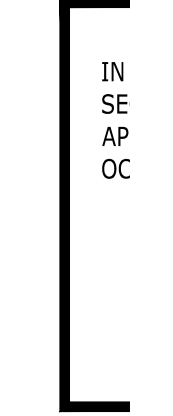


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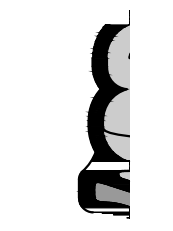
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NOTE
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◆ SITE BM:
PK NAIL 1 IN ASPHALT
ELEV: 441.39'
PK NAIL 2 IN ASPHALT
ELEV: 435.77'

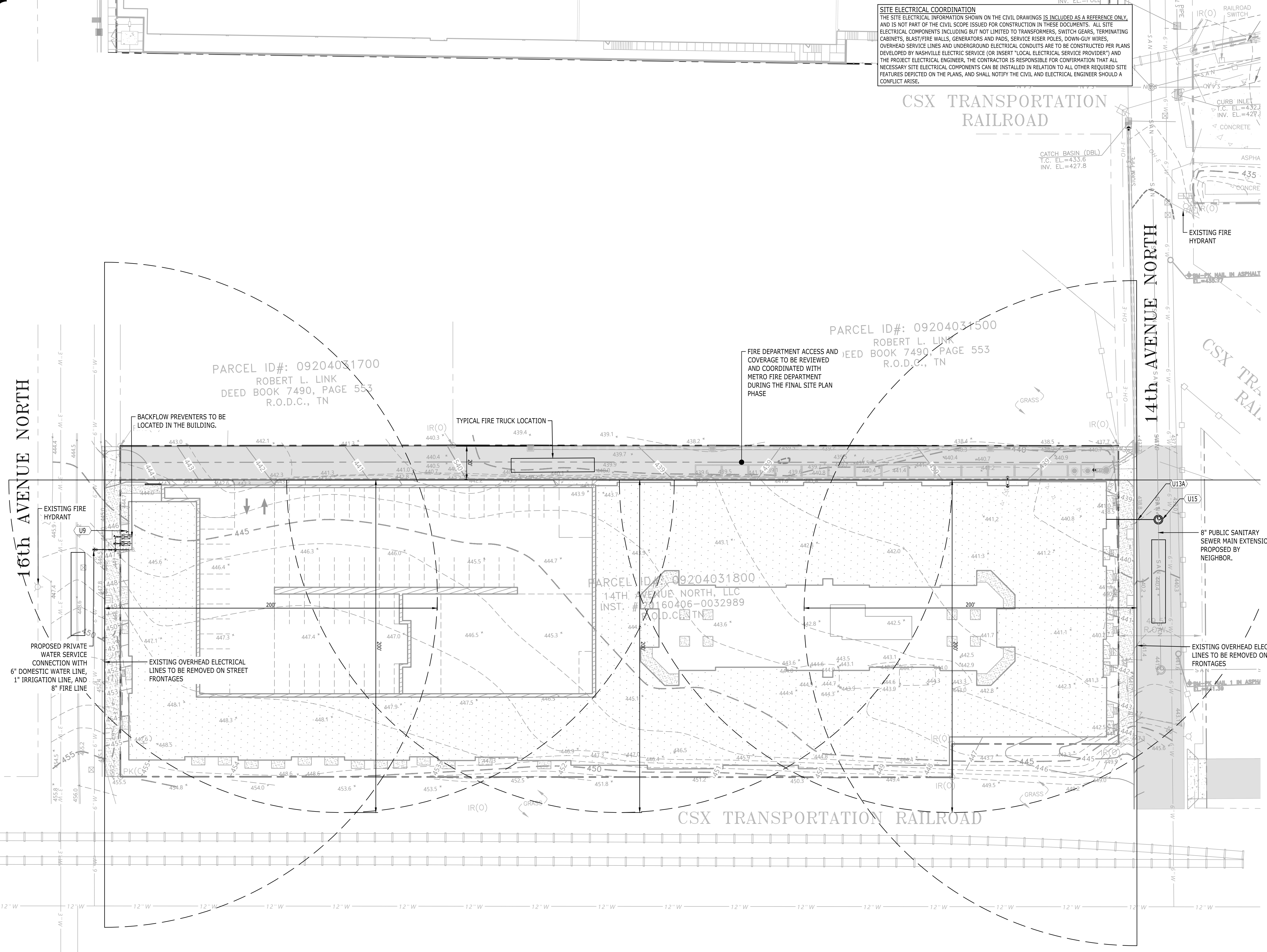
◆ PROJECT BM:
HORIZONTAL DATUM = NAD-83
VERTICAL DATUM = NAVD-88



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SITE ELECTRICAL COORDINATION
 THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY NASHVILLE ELECTRIC SERVICE (OR INSERT LOCAL ELECTRICAL SERVICE PROVIDER) AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

CODE
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