

ORDINANCE NO. BL2020-486

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 CS to SP zoning for properties located at 1108, 1110 and 1114 4th Avenue South, approximately 90 feet south of Mildred Shute Avenue (0.41 acres), to permit nonresidential uses, all of which is described herein (Proposal No. 2020SP-036-001).

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 CS to SP zoning for properties located at 1108, 1110 and 1114 4th Avenue South, approximately 90 feet south of Mildred Shute Avenue (0.41 acres), to permit nonresidential uses, being Property Parcel Nos. 020, 021, 022 as designated on Map 105-03 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 105 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 of the IWD zoning district, except for those uses prohibited on the plan.

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

1. The final SP can be waived and combined with building permit review.
2. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of

the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

3. Comply with all conditions and requirements of Metro reviewing agencies.
4. 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.

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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Councilmember Colby Sledge

2020SP-036-001  
1108, 1110 AND 1114 4TH AVENUE SOUTH SP  
Map 105-03, Parcel(s) 020-022  
Subarea 11, South Nashville  
District 17 (Sledge)  
Application fee paid by: Thomas Middleton

A request to rezone from CS to SP zoning for properties located at 1108, 1110 and 1114 4th Avenue South, approximately 90 feet south of Mildred Shute Avenue (0.41 acres), to permit nonresidential uses, requested by Openworks LLC, applicant; Red Clay QOZB LLC, owner.



## DEVELOPMENT STANDARDS

Case Number: **2020SP-036-001**

Parcels for Rezoning: **1108, 1110, 1114 4th Avenue South**

Parcel ID: **10503002000, 10503002100, 10503002200**

Existing Zoning: **CS**

Proposed Zoning: **Regulatory SP (based on IWD)**

Proposed Development Standards: **Standards within this SP shall be limited to those conforming with IWD zoning, except the following:**

- 1 Floor Area Ratio ("FAR") will be 1.0 FAR instead of 0.8 FAR

Proposed Land Uses: **Land uses within this SP shall be limited to those conforming with IWD zoning, except the following will be removed:**

- 1 Alternative financial services
  - 2 Nonresidential drug treatment facility
  - 3 Automobile convenience
  - 4 Automobile repair
  - 5 Automobile sales, new
  - 6 Automobile sales, used
  - 7 Automobile service
  - 8 Beer and cigarette market
  - 9 Boat storage
  - 10 Carpet cleaning
  - 11 Laundry plants
  - 12 Major appliance repair
  - 13 Fuel storage
  - 14 Heavy equipment, sales and service
  - 15 Tank farm
  - 16 Boat dock (commercial)
  - 17 Water taxi station
  - 18 Wastewater treatment
  - 19 Water/sewer pump station
  - 20 Water treatment plant
  - 21 Construction/demolition landfill
  - 22 Construction/demolition waste processing (project specific)
  - 23 Medical waste
  - 24 Sanitary landfill
  - 25 Waste transfer
  - 26 Racetrack
  - 27 Sex club
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Other Proposed  
Development Standards:

**Standards within this SP shall also include the following:**

- 1 The final site plan and building permit review will be combined into one submittal.
- 2 The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.