

## **SUBSTITUTE 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, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The northern façade of the parking garage shall include architectural treatments and/or cladding that integrate with the rest of the building.
2. On the corrected copy, update Architectural Note #5: A minimum of 15% glazing shall be provided on all exterior facing building facades.
3. The 10' wide public alley and 10' wide public access easement are to be constructed and dedicated to Metro prior to use and occupancy of the building. The 10' wide public access easement is to remain in place until the 10' wide public alley is constructed to meet Metro Public Works alley standards.
4. Parking shall comply with requirements of the Metro Zoning Code.
5. The project proposes certain off-site sidewalk and pedestrian improvements within existing right-of-way. Prior to approve of the final site plan, the applicant shall coordinate with Public Works and Planning to determine the final design of improvements.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
8. Comply with all conditions and requirements of Metro reviewing agencies.

9. 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.
10. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
11. 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 4 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 5 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 6 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 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 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 Freddie O'Connell

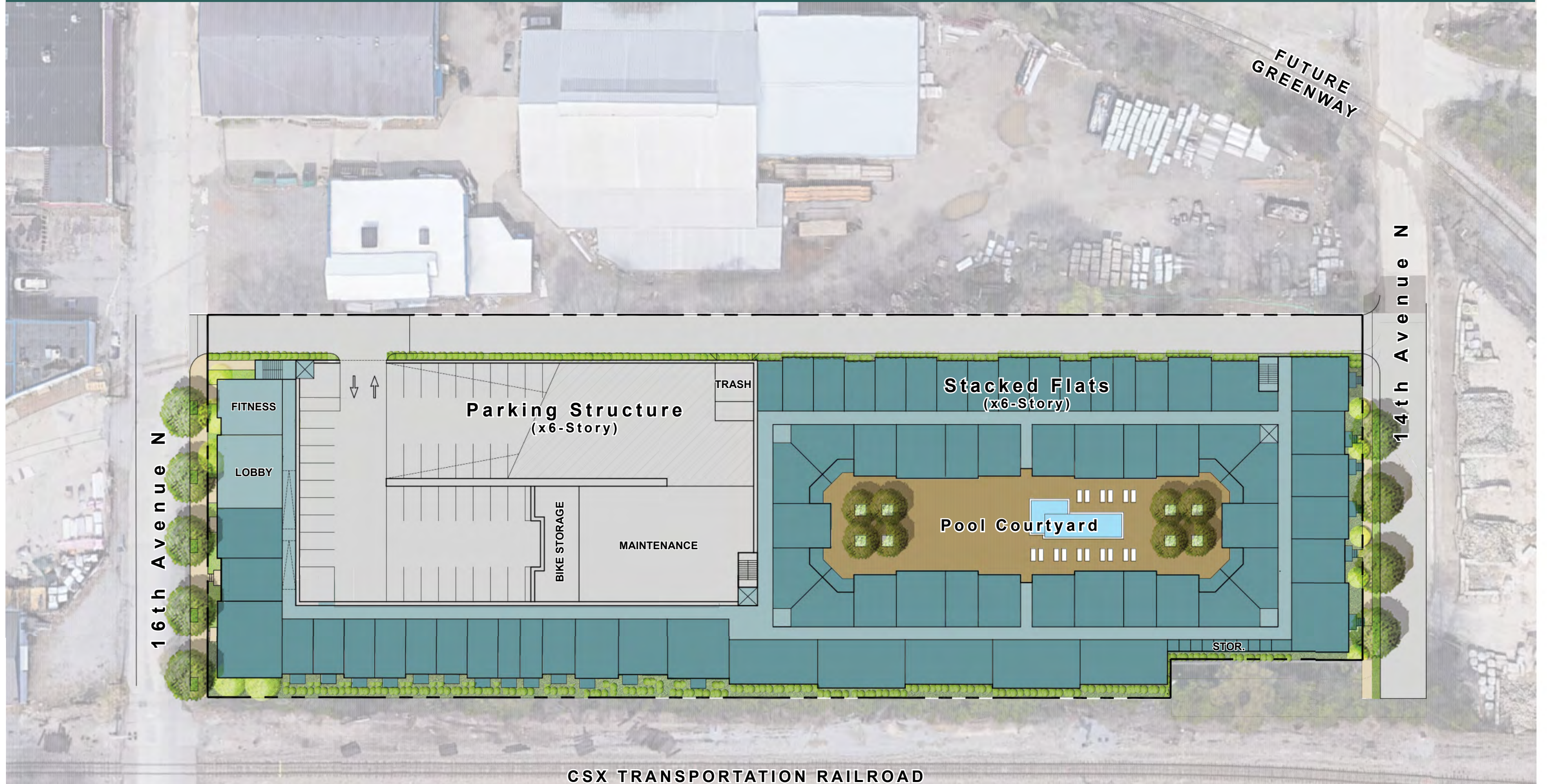
  
\_\_\_\_\_  
Kathleen Murphy  
Member of Council

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.







CSX TRANSPORTATION RAILROAD

MARATHON VILLAGE

**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







# 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:

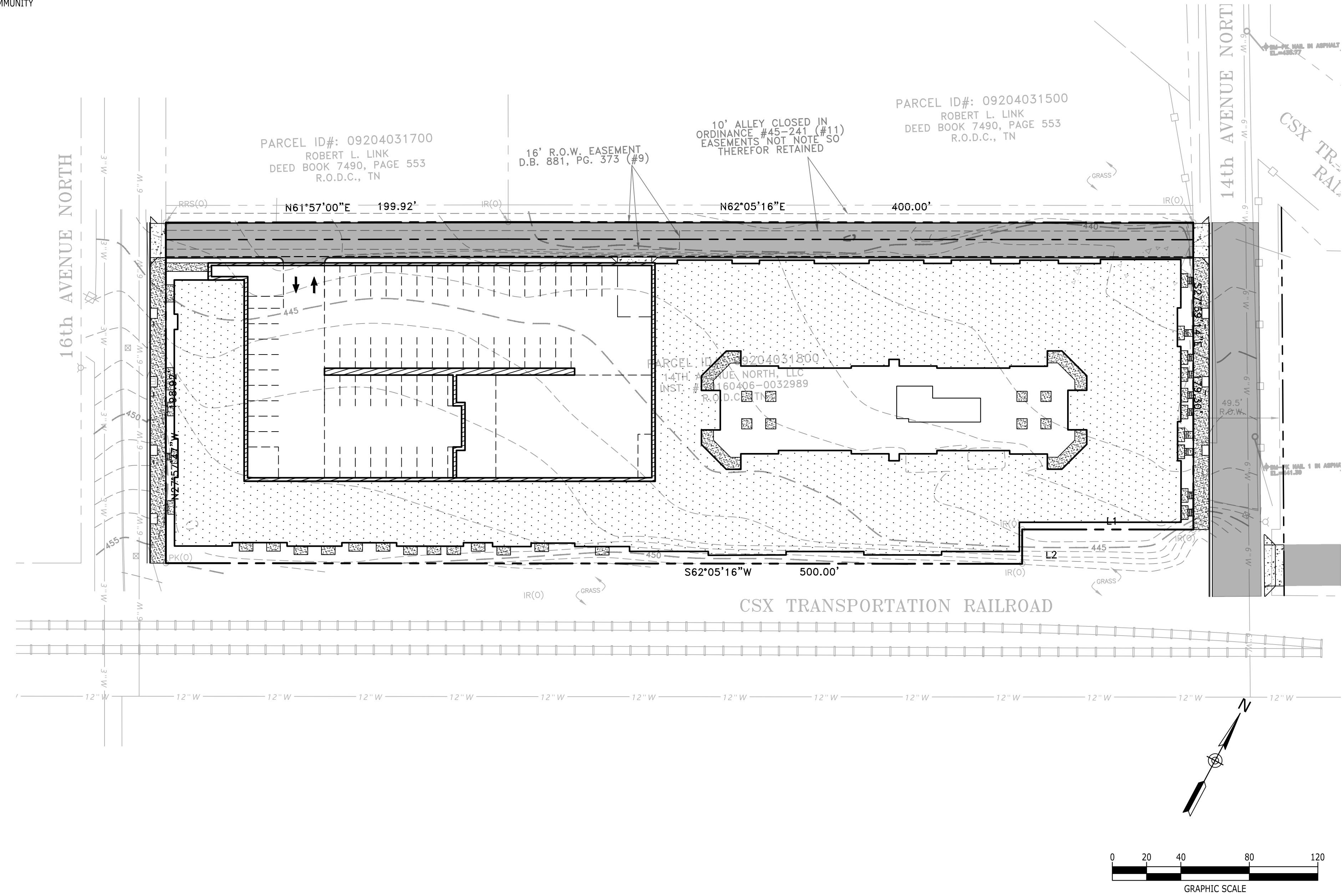
- COUNCIL DISTRICT: 19
- COUNCIL MEMBER: FREDDIE O'CONNELL
- OWNER OF RECORD: 14TH AVENUE NORTH, LLC  
 807 BROADWAY STREET NE, SUITE 185  
 MINNEAPOLIS, MN, 55413  
 847-644-4202  
 REED LEWIS  
 cdl@leftbankholdings.com
- PHONE NO.: 847-644-4202
- CONTACT NAME: REED LEWIS
- CONTACT E-MAIL ADDRESS: 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  
 615.622.7200  
 PHILLIP PIERCY  
 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 <sup>2</sup> )
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 <sup>2</sup> )
DRIVES/SIDEWALKS:	0.38 AC. (16,659 FT <sup>2</sup> )
TOTAL PROPOSED IMPERVIOUS AREA:	2.60 AC. (101,580 FT <sup>2</sup> )
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)

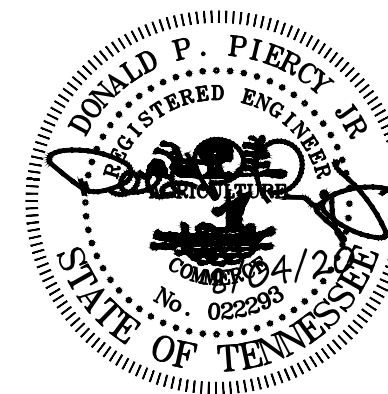
### ARCHITECTURAL NOTES

- 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

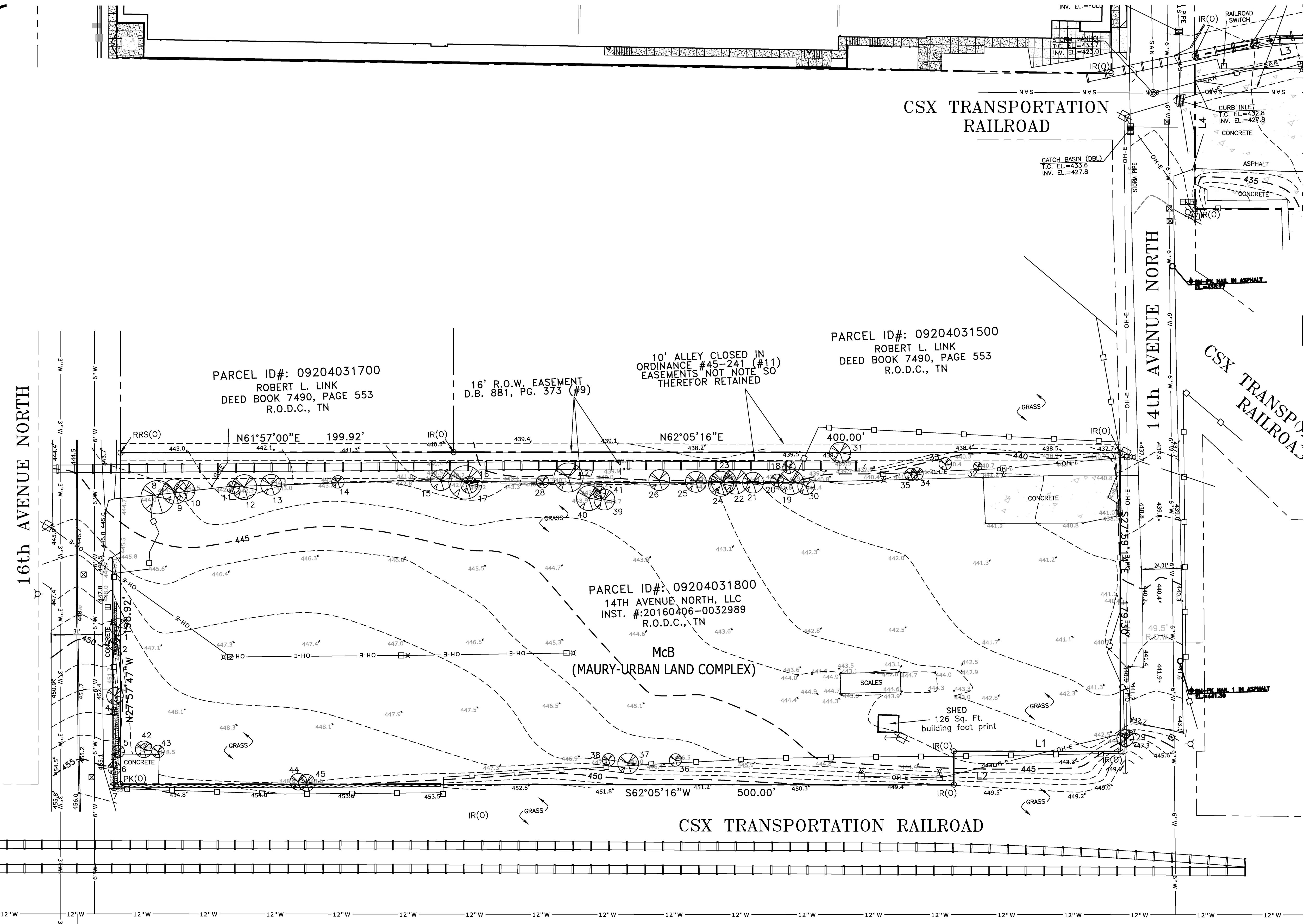


CIVIL ENGINEER/LANDSCAPE ARCHITECT

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



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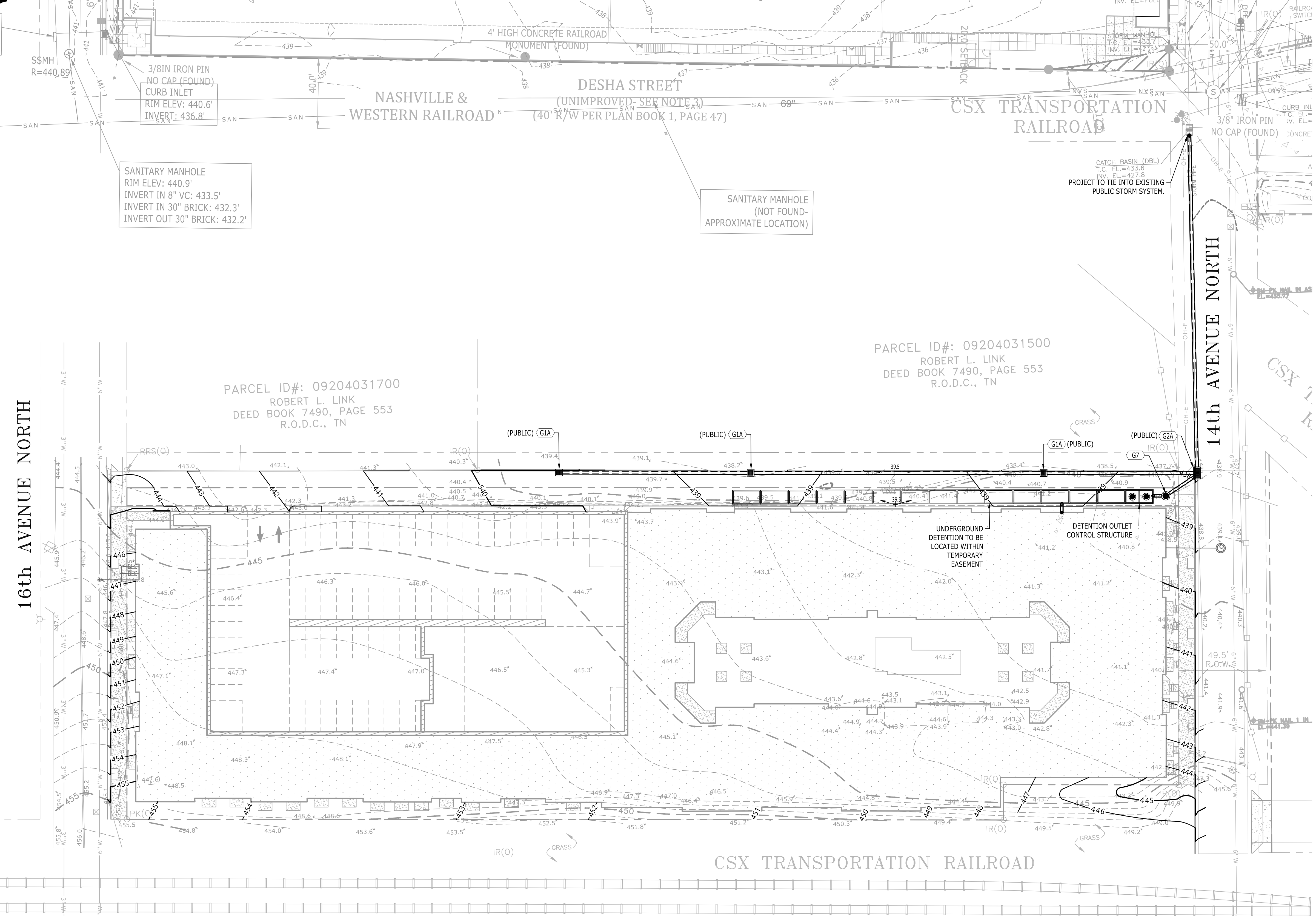


BASE INFORMATION WAS TAKEN FROM A SURVEY BY CHERRY LAND SURVEYING, INC., DATED 08/20/17. DESIGN GROUP AND ANY OF THEIR CONSULTANTS ARE HELD RESPONSIBLE FOR THE ACCURACY AND/OR OF THAT INFORMATION SHOWN HEREON OR ANY OMISSIONS RESULTING FROM SUCH.

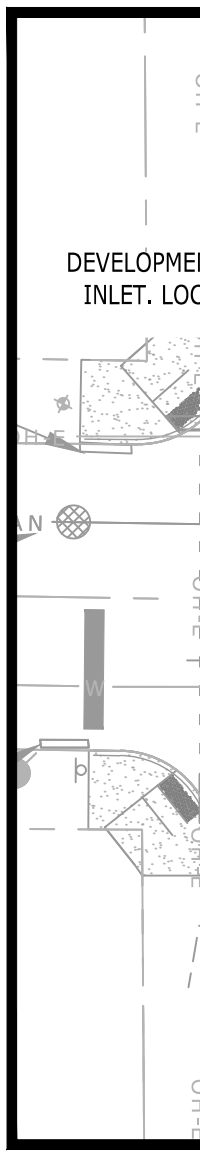




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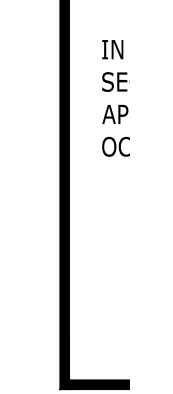


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(G1A)
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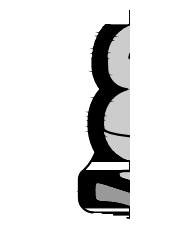


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◆ SITE BM:  
PK NAIL 1 IN ASPHALT  
ELEV: 441.39'  
PK NAIL 2 IN ASPHALT  
ELEV: 435.77'

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





