Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #:	BL2021-1037		
Type:	Bill	**Status:**	Passed
File created:	11/16/2021	**In control:**	Planning and Zoning Committee
On agenda:	2/15/2022	**Final action:**	2/15/2022
Title:	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 R8 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-071-001).		
Sponsors:	Colby Sledge		
Indexes:			
Code sections:			
Attachments:	1. BL2021-1037 sketch, 2. BL2021-1037 plans		

Date	Ver.	Action By	Action	Result
2/25/2022	1	Metropolitan Council	effective	
2/16/2022	1	Mayor	approved	
2/15/2022	1	Metropolitan Council	passed on third reading	
2/14/2022	1	Planning and Zoning Committee	approved	
2/1/2022	1	Metropolitan Council	passed on second reading	
2/1/2022	1	Metropolitan Council	public hearing	
1/4/2022	1	Metropolitan Council	deferred	
12/10/2021	1	Metropolitan Council	advertised	
12/7/2021	1	Metropolitan Council	passed on first reading	
11/30/2021	1	Metropolitan Council	filed	
11/18/2021	1	Planning Commission	approved with conditions, disapproved without	Pass

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 R8 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-071-001).

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 R8 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220

12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, being Property Parcel Nos. 198, 200, 201, 202, 203, 420 as designated on Map 105-13 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 permitted by the MUG-A zoning district except for the following uses shall be prohibited: residential, short term rental property, owner occupied, short term rental property, not owner occupied, and hotel/motel uses.

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

1. On the corrected plan set, modify the build-to line from 0-15 feet to 0-5 feet to comply with the requested supplemental policy standards of Subdistrict 9A for a building 3 stories in height.
2. On the corrected plan set, add 4 understory trees and 27 shrubs to the northern landscaping boundary area.
3. On the corrected plan set, show landscaping strategy for the southern boundary.
4. On the corrected plan set, show bikeway per 12th Avenue corridor project.
5. For final site plan approval, access along the rear alley shall be widened to 20 feet all the way to Lawrence Avenue or 12th Avenue South to ensure adequate fire access.
6. 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.
7. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
8. 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
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. The following design standards shall be added to the plan:
    a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
    b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
    c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
    d. Porches shall provide a minimum of six feet of depth.
    e. A raised foundation of 18"- 36" is required for all residential structures.

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 MUG-A 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.