



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2023-2055, **Version:** 1

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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 applying a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 180 feet south of Park Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District (0.04 acres), to permit restaurant uses, all of which is described herein (Proposal No. 2023NL-001-001).

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 applying a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 180 feet south of Park Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District (0.04 acres), to permit restaurant uses, being Property Parcel No. 191 as designated on Map 091-16 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 091-16 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 Neighborhood Landmark shall be limited to all uses of RS7.5, full-service restaurant, and take out restaurant.

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

1. Comply with all conditions of the Park-Elkins Neighborhood Conservation Overlay District for any signage or if exterior alterations are proposed at a later date.
2. The use shall take place entirely within the existing structure and no exterior additions to the structure shall be permitted without subsequent approval.
3. Signage on the property shall not exceed a total of 30 square feet. Signage shall not be internally illuminated. Comply with all conditions and requirements of Metro reviewing agencies.
4. Should the applicant choose to modify the landmark in the future to add more uses, an amendment will be necessary and Council approval required.

Section 5. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 6. This Ordinance shall take effect upon publication of above said notice announcing such change

in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.