



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-735, **Version:** 1

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 amending a specific plan district on property located at 50 Music Square West, at the southeast corner of Chet Atkins Place and Music Square West (0.52 acres), to add multi-family residential as a permitted use in addition to the uses already permitted by the SP, all of which is described herein. (Proposal No. 2016SP-083-003).

WHEREAS, the developer will voluntarily place a restrictive covenant on the property to ensure that 15% of any multi-family dwelling units constructed on said property will be made available for workforce housing. A copy of this restrictive covenant is attached to this legislation as "Exhibit A".

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 amending a specific plan on property located at 50 Music Square West, at the southeast corner of Chet Atkins Place and Music Square West (0.52 acres), to add multi-family residential as a permitted use in addition to the uses already permitted by the SP, being Property Parcel No. 439 as designated on Map 092-16 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 attached hereto.

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 092-16 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 SP shall be limited to a maximum of 132 multi-family residential units or a hotel with a maximum of 180 rooms. 6,270 sq. ft. of Restaurant space shall be permitted in association with either the multi-family or hotel uses.

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.

1. The proposed mural wall element is not subject to Planning Commission review.
2. The final sidewalk and streetscape design for Chet Atkins Place from Alley #440 to the intersection of Chet Atkins Place and Music Square W shall be determined by Planning and Public Works prior to final site plan.
3. Prior to submittal of a Final SP plan, the Fall Back Zoning note shall be removed and replaced with the standard language contained in Condition 5, below.
4. 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.
5. 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.
6. All garage parking for the hotel and restaurant uses shall be valet parking at all times. No valet parking shall be allowed on any public streets and no self-service parking shall be permitted in the garage for these uses.
7. Any off-site valet parking shall be on lots managed by a valet service and shall not be allowed on any public streets.
8. Free parking shall be provided to all employees either on-site in the existing garage or off-site on leased lots. Employees shall only park at these locations.
9. Prior to the issuance of a Use & Occupancy permit, the developer shall facilitate meetings with the neighborhood association pertaining to traffic calming. Documented proof of this meeting (s) shall be provided to Metro Codes prior to the issuance of a Use & Occupancy permit.
10. This property shall not be eligible for short-term rental property (STRP) permits under Chapter 17.16 of the Metropolitan Code of Laws. Short Term Rental Property (STRP) - Owner Occupied and Short Term Rental Property (STRP) - Non-Owner Occupied uses shall be prohibited.

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 MUI-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.