



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-274, **Version:** 1

An ordinance to authorize building material restrictions and requirements for BL2024-273, a proposed Specific Plan Zoning District located at 475, 481, 483, 485, and 487 Humphreys Street, approximately 115 feet east of Chestnut Street, (0.93 acres), to permit a nonresidential development, all of which is described herein (Proposal No. 2023SP-059-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the following building material restrictions and requirements as a part of BL2024-273, a proposed Specific Plan Zoning District located at 475, 481, 483, 485, and 487 Humphreys Street, approximately 115 feet east of Chestnut Street, (0.93 acres), are hereby authorized:

- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP. Aluminum curtain wall, as depicted in the preliminary SP, shall be permitted.
- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% glazing.
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers. Upper floor windows and other features shall be aligned with those of the ground floor.
- Vertically orient materials, design elements and architectural details to emphasize the proportion of height to width.

Section 2. 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.