



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2021-892, **Version:** 1

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An ordinance to authorize building material restrictions and requirements for BL2021-863, a proposed Specific Plan Zoning District located at 1301 Herman Street, at the southwest corner of Herman Street and 12th Avenue North (2.11 acres) (Proposal No. 2021SP-040-001).

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 BL2021-863, a proposed Specific Plan Zoning District located at 1301 Herman Street, are hereby authorized:

- For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- EIFS, vinyl siding, and untreated wood shall be restricted from any façade that faces a public right-of-way, private drive, public or private open space areas, or parcels not included within the development area. No more than 5% of the total façade area of any structure within the development shall be made up of EIFS, vinyl siding, and/or untreated wood.
- The residential portion of the structure shall have a 20% minimum glazing requirement and the commercial portion of the structure shall have a 50% minimum glazing requirement on the ground floor as described in the Preliminary SP Plan.

Section 2. Any request for a waiver from part or all of the building material restrictions and requirements contained within this ordinance shall be submitted to the Metropolitan Planning Department at the time of application for a Final Site Plan.

Section 3. 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.