



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

---

**File #:** BL2023-93, **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 changing from IR to SP for property located at 304 Oldham Street, at the eastern terminus of Oldham Street (1.78 acres), to permit a self-service storage facility, all of which is described herein (Proposal No. 2023SP-074-001).

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 IR to SP for property located at 304 Oldham Street, at the eastern terminus of Oldham Street (1.78 acres), to permit a self-service storage facility, being Property Parcel No. 150 as designated on Map 082-11 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 082 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 self-service storage facility.

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

1. General note 1 shall be revised to reflect permitted uses.
2. Maximum building height shall not exceed five stories in 75 feet, as shown in the preliminary SP. Building height shall be measured from the average elevation (average of four most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (vertical distance from eave to midpoint) or to the top of the parapet for a flat roof. Ancillary roofs shall not be higher than the primary roof.
3. Building elevations submitted with final site plan shall have building design-including massing, glazing, and building materials-that is substantially similar to the elevations approved with the preliminary SP. Elevations submitted with final site plan shall show building articulation on Spring Street façade at intervals of 30 feet or less; examples of acceptable articulation methods include building projections (such as pilasters) and recesses.
4. Maximum floor area ratio shall be 4.0.
5. Vehicular access shall be provided from Oldham Street only. No vehicular access shall to the site shall be permitted from Spring Street.
6. Final site plan shall show proposed locations of all ground-mounted transformers and mechanical, electrical, and HVAC units. All ground-mounted units shall be fully screened from public view and shall not obstruct sidewalk or otherwise impede access to the building or public plaza.

7. Parking calculations shall be reviewed with final site plan and shall not exceed the maximums permitted in the Urban Zoning Overlay.
8. Perimeter and internal landscaping shall be provided per the Metro Zoning Code.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. 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
11. The final site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. 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.
14. Minimum required building setbacks shall be as shown on plan. With corrected copy, revise all listed setbacks to be consistent with site layout.

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 MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. 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 9. 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.