



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

<b>File #:</b>	BL2023-1774	<b>Name:</b>	
<b>Type:</b>	Bill (Ordinance)	<b>Status:</b>	Passed
<b>File created:</b>	2/23/2023	<b>In control:</b>	Planning and Zoning Committee
<b>On agenda:</b>	4/18/2023	<b>Final action:</b>	4/18/2023
<b>Title:</b>	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 DTC to SP zoning for property located at 630 Division Street, approximately 130 feet east of 7th Avenue South, (0.09 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-003-001).		
<b>Sponsors:</b>	Freddie OConnell		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 2023SP-003-001_sketch, 2. 2023SP-003-001_plan		

Date	Ver.	Action By	Action	Result
5/5/2023	1	Metropolitan Council	effective	
4/26/2023	1	Mayor	approved	
4/18/2023	1	Metropolitan Council	passed on third reading	
4/17/2023	1	Planning and Zoning Committee	approved	
4/4/2023	1	Metropolitan Council	public hearing	
4/4/2023	1	Metropolitan Council	passed on second reading	
3/10/2023	1	Metropolitan Council	advertised	
3/7/2023	1	Metropolitan Council	passed on first reading	
2/28/2023	1	Metropolitan Council	filed	
2/9/2023	1	Planning Commission	approved with conditions, disapproved without	Pass

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 DTC to SP zoning for property located at 630 Division Street, approximately 130 feet east of 7th Avenue South, (0.09 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-003-001).

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 DTC to SP zoning for property located at 630 Division Street, approximately 130 feet east of 7th Avenue South, (0.09 acres), to permit a mixed-use development, being Property Parcel No. 606 as designated on Map 093-14 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 093 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 shall be per the Downtown Code - West Area

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

1. Building height should be a minimum of 25 feet at the street.
2. If any public street element, including but not limited to the planting strip, sidewalk, bridge, etc. is damaged during the construction of the proposed building, the owner must ensure the damage is repaired.
3. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval by Planning Staff.
4. Comply with all conditions of Metro reviewing agencies.
5. 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.
6. 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.
7. 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 Gulch South Subdistrict of the Downtown Code zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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 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 DTC 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.