



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2023-1915      **Name:**

**Type:** Bill (Ordinance)      **Status:** Passed

**File created:** 5/24/2023      **In control:** Planning and Zoning Committee

**On agenda:** 8/15/2023      **Final action:** 8/15/2023

**Title:** 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 for various properties located at the northwest and northeast corners of Cleveland Street and Meridian Street (3.39 acres), to permit an increase in the number of permitted hotel rooms and permit the construction of a new hotel on the site, all of which is described herein (Proposal No. 2016SP-024-005).

**Sponsors:** Sean Parker

**Indexes:**

**Code sections:**

**Attachments:** 1. 2016SP-024-005\_sketch, 2. 2016SP-024-005\_Plans

| Date      | Ver. | Action By                     | Action  | Result |
|-----------|------|-------------------------------|---|--------|
| 9/1/2023  | 1    | Metropolitan Council          | effective                                     |        |
| 8/28/2023 | 1    | Mayor                         | approved                                      |        |
| 8/15/2023 | 1    | Metropolitan Council          | passed on third reading                       |        |
| 8/1/2023  | 1    | Metropolitan Council          | passed on second reading                      |        |
| 7/31/2023 | 1    | Planning and Zoning Committee | approved                                      |        |
| 7/6/2023  | 1    | Metropolitan Council          | deferred                                      |        |
| 7/6/2023  | 1    | Metropolitan Council          | public hearing                                |        |
| 6/9/2023  | 1    | Metropolitan Council          | advertised                                    |        |
| 6/6/2023  | 1    | Metropolitan Council          | passed on first reading                       |        |
| 5/30/2023 | 1    | Metropolitan Council          | filed   |        |
| 3/23/2023 | 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 amending a Specific Plan for various properties located at the northwest and northeast corners of Cleveland Street and Meridian Street (3.39 acres), to permit an increase in the number of permitted hotel rooms and permit the construction of a new hotel on the site, all of which is described herein (Proposal No. 2016SP-024-005).

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 for various properties located at the northwest and northeast corners of Cleveland Street and Meridian Street (3.39 acres), to permit an increase in the number of permitted hotel rooms and permit the construction of a new hotel on the site, being Property Parcel Nos.229, 231, 415-417, 551 as designated on Map 082-03 and Property Parcel Nos. 001-020, 900 as designated on Map 082-030-0-G 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 082-03 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 the following uses: Subdistrict A: up to 20 multi-family residential dwelling units; restaurant, retail, office. Subdistrict B: up to 50 multi-family residential dwelling units; restaurant, bed and breakfast inn, hotel, community education, office, retail. Subdistrict C: restaurant, bed and breakfast inn, office. All proposed uses are to be within the existing building. Subdistrict D: Accessory uses for principle uses located within Subdistrict C including food and beverage storage, food and beverage production, ancillary office, laundry, and storage of goods and furnishings. A maximum of three restaurants shall be permitted at any one time within the SP. A maximum of 1 bed and breakfast inn with up to 6 rooms within Subdistrict C and a maximum of 1 hotel with up to 89 rooms within Subdistrict B shall be permitted within the SP at any one time.

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

1. All conditions of BL2016-204 and BL2019-1727 shall apply, unless specifically modified with this application.
2. On the corrected set, provide the updated use conditions as noted above in addition to the regulations for each subdistrict.
3. On the corrected set, provide an updated site plan showing the existing conditions and site plan approvals for all phases.
4. Improve alleys 330 and 333.
5. Elevations submitted at the time of final site plan shall be consistent with elevations submitted as a part of this amendment.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. 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.
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. 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.
10. 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.
11. 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.

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 MUL-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.