



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2020-417, **Version:** 1

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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 MUI-A to SP zoning for properties located at 1709, 1711, 1715, 1717 and 1719 Hayes Street, at the southeast corner of 18th Avenue North and Hayes Street (1.12 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2020SP-028-001).

Map 092-12, Parcel(s) 465-469, Vastland Development Partnership

Application fee paid by: Vastland Development Partnership

Requested by: Vastland Development Partnership

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 MUI-A to SP zoning for properties located at 1709, 1711, 1715, 1717 and 1719 Hayes Street, at the southeast corner of 18th Avenue North and Hayes Street (1.12 acres), to permit a mixed use development, being Property Parcel Nos. 465, 466, 467, 468, 469 as designated on Map 092-12 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 092 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 105,000 square feet of commercial use consistent with the uses permitted in the MUI-A zoning district and 310 hotel or multi-family residential units. Short term rental properties- owner occupied and short-term rental properties- not-owner occupied shall be prohibited

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

1. Upper level cladding is required on all public street frontages, for any above ground parking structure. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design.

2. A minimum of 75% of the lineal street frontage shall be devoted to office or non-parking commercial uses. A minimum of 50% of that wall area shall be glazing.

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. Be it further enacted, 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.