



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-896, **Version:** 1

An ordinance to authorize building material restrictions and requirements for BL2021-895, a proposed Specific Plan Zoning District located at 503 W Trinity Lane, approximately 100 feet east of Old Matthews Road (4.96 acres) (Proposal No. 2021SP-047-001).

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 BL2021-895, a proposed Specific Plan Zoning District located at 503 W Trinity Lane, are hereby authorized:

District 1:

- Vinyl siding, EIFS and untreated wood shall not be permitted with the exception of accent banding above 20' height from grade (or 2 residential floors).
- Residential structures shall have a 20% minimum glazing requirement as described in the Preliminary SP Plan.
- Commercial structures shall have a 40% minimum glazing requirement on the ground floor and a 20% minimum glazing requirement on upper floors as described in the Preliminary SP Plan.

District 2:

- Vinyl siding, EIFS and untreated wood shall not be permitted with the exception of accent banding above 20' height from grade (or 2 residential floors).
- Residential structures shall have a 20% minimum glazing requirement 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.