



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2024-542, **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 applying a Neighborhood Landmark Overlay District on property located at 815 Nella Drive, approximately 486 feet west of Green Acres Drive, zoned RS20 (0.61 acres), and located within a Historic Landmark Overlay District, to permit all uses of RS20, cultural center, short term rental property-not owner occupied, and multi-media production uses, all of which is described herein (Proposal No. 2024NL-002-001).

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:

A request to apply a Neighborhood Landmark Overlay District on property located at 815 Nella Drive, approximately 486 feet west of Green Acres Drive, zoned RS20 (0.61 acres), and located within a Historic Landmark Overlay District, to permit all uses of RS20, cultural center, short term rental property-not owner occupied, and multi-media production uses, being Property Parcel No. 093 as designated on Map 033-14 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 attached sketch, which is attached to 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 033-14 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 Neighborhood Landmark Overlay District shall be limited to RS20, cultural center, short term rental property-not owner occupied, and multi-media production uses

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

1. Short term-rental property use shall be limited to one unit within the existing structure.
2. This approval does not include any changes to the exterior of the structure. If any changes are proposed, it may require a new development plan.
3. No signage is permitted with the exception of the existing Historic Landmark Sign currently on the property.
4. Any changes to the Neighborhood Landmark Overlay District and/or its associated development plan are subject to the provisions of Section 17.40.160.
5. No concurrent uses shall be permitted. (for example: if rented as a short term rental, neither the museum or multi-media production may be used during the rental term).
6. The permitted museum and production studio uses shall close hours of operation at 8pm.
7. Parking for all uses is limited to the driveway. No street parking is permitted.

Section 5. 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.