

**ORDINANCE NO. BL2005-833**

**An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending the Hillsboro Village Urban Design Overlay (UDO) district to modify variations to the conventional standards of the underlying zoning, all of which is more particularly described herein (Proposal No. 2005UD-009U-10).**

WHEREAS Title 17 of the Metropolitan Code of Laws allows certain standards that apply to zoning districts to be varied from by design guidelines adopted simultaneously with the application of an urban design overlay district; and

WHEREAS the Hillsboro Village Urban Design Overlay District was applied by Ordinance No. 099-1612 to properties between Pierce Avenue and Fairfax Avenue and between 23rd Avenue South and 19th Avenue South; and

WHEREAS, to ensure that the intended design objectives for building form, massing, and character within the Hillsboro Village Urban Design Overlay district are met;

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the codification of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, be and is hereby amended as specifically described herein; as follows:

1. By amending the Hillsboro Village Urban Design Guidelines,

...by adding subsection "e" under "1. General Provisions" under "Section A: Hillsboro Village Urban Design Overlay Bulk Standards" as follows:

e) CIVIC BUILDINGS: Civic buildings are building types designed and constructed for community use or benefit by governmental, cultural, educational, public welfare, religious, or transportation organizations.

" Civic buildings are inherently unique structures that present opportunities for unusual and iconic design within the urban fabric. Civic buildings should be designed with prominence and monumentality.

" Civic buildings shall be oriented to streets and public spaces and follow the design intent of the UDO with regard to pedestrian orientation, massing, and articulation.

" Key architectural features should act as community focal points. Where possible, street axes should be terminated by the primary building form or architectural feature. Towers, spires, and other vertical forms are encouraged.

" The FAR and ISR of civic building sites shall not exceed that which is required by the UDO

" Designs for civic buildings and sites shall be subject to approval by the Hillsboro Village UDO Advisory Committee and the Metro Planning Commission

...by adding footnote designation "j" after "Bulk Standards" in "Table A-1: Bulk Standards by Sub-district: Hillsboro Village Urban Design Overlay District"

...by adding footnote "j" in "Table A-1: Bulk Standards by Sub-district: Hillsboro Village Urban Design Overlay District" as follows:


"jCivic buildings shall be exempt from the standards of Table A-1, with the exception of maximum FAR and ISR, and shall be reviewed by the Hillsboro Village UDO Advisory Committee and the Metro Planning Commission on a case by case basis."

...by deleting "3 stories (excluding parking structures)" under "Maximum Number of Stories" within sub-district "3A and 3B" in "Table A-1: Bulk Standards by Sub-district: Hillsboro Village Urban Design Overlay District" and replacing as follows:

"3 stories at the front building wall"

Section 2. That this Ordinance shall take effect five (5) days from and 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.

Sponsored by: Ginger Hausser, Ludy Wallace

<b>LEGISLATIVE HISTORY</b>	
Introduced:	October 4, 2005
Passed First Reading:	October 4, 2005
Referred to:	Planning Commission - Approved 9-0 (October 27, 2005) Planning & Zoning Committee
Passed Second Reading:	November 1, 2005
Passed Third Reading:	November 15, 2005
Approved:	November 17, 2005
By:	
Effective:	November 18, 2005