

ORDINANCE NO. BL2018-1091

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 ORI-A to SP zoning on properties located at 821, 823, 825 and 827 19th Avenue South, at the northwest corner of Chet Atkins Place and 19th Avenue South (0.76 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2017SP-095-001).

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:

By changing from ORI-A to SP zoning on properties located at 821, 823, 825 and 827 19th Avenue South, at the northwest corner of Chet Atkins Place and 19th Avenue South (0.76 acres), to permit a mixed use development, being Property Parcel Nos. 265, 266, 267, 268 as designated on Map 092-16 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 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 a maximum of 210,000 square feet of general office and a maximum of 26,000 square feet of all other non-residential uses permitted by the ORI-A zoning district, Furniture Store, or Nanobrewery.

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

1. Façade treatment of parking structures shall be designed to integrate and complement the architecture of the habitable portions of the building and the surrounding context of the built environment. Openings for natural ventilation must be integrated into a cohesive building façade design.
2. Architectural cladding and façade treatments as described above shall be required on parking structure facades visible from public streets and public open spaces at the

time of permitting. This shall include building facades, and portions thereof, that do not front a public street but are visible from them.

3. Façade treatment shall turn the corner alongside property lines a minimum of 20 feet.
4. Parking structure façade treatments and cladding shall be designed to block light bleed from the garage and car headlights at night.
5. The location of exterior public bicycle parking and interior tenant bicycle storage shall be identified on the Final SP plans.
6. The applicant shall coordinate with Metro Planning and Public Works to prepare a Transportation Demand Management plan incorporating applicable demand management strategies applicable to future owners or managers of the property. The plan shall be submitted for evaluation with the Final SP.
7. The applicant shall coordinate with Metro Planning and Public Works to develop a plan for two-way major protected bike lanes on 21<sup>st</sup> Avenue South from West End Avenue to Broadway, as identified in the WalknBike plan. The design will reduce the number of travel lanes from three to two, using the existing curb space to add two-way protected bike lanes adjacent to Vanderbilt campus. The design shall also include bicycle signals at the West End Avenue and Broadway intersections.
8. Comply with all conditions of Metro Public Works and Traffic and Parking.
9. 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.
10. 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 ORI-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.

INTRODUCED BY:

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Councilmember Freddie O'Connell