

ORDINANCE NO. BL2018-1362

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 IR to SP zoning on properties located at 630, 634, 638 and 640 Hamilton Avenue, at the northwest corner of Hamilton Avenue and Hagan Street (1.92 acres), to permit 37 multi-family residential units of which a maximum of 4 units are permitted as live/work units, all of which is described herein (Proposal No. 2018SP-053-001).

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 IR to SP zoning on properties located at 630, 634, 638 and 640 Hamilton Avenue, at the northwest corner of Hamilton Avenue and Hagan Street (1.92 acres), to permit 37 multi-family residential units of which a maximum of 4 units are permitted as live/work units, being Property Parcel Nos. 258, 259, 260, 261 as designated on Map 105-06 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 105 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 37 residential units, of which a maximum of 4 live/work units are permitted as defined in the revised site plan

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

1. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
2. A raised foundation of 18” - 36” shall be required for all residential uses except the four live/work units.
3. Building elevations consistent with the architectural standards and approved preliminary shall be submitted with the submission of the final site plan.
4. The unit at the northwest corner of Hamilton Avenue and Hagan Street shall have façade requirements for both street sides.
5. Height is limited to three stories in 45 feet measured to the highest point of the roof.
6. Comply with all conditions of Public Works and Traffic and Parking.

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 RM15-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 Colby Sledge