

ORDINANCE NO. _____

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 IG to SP zoning for properties located at 1312, 1315, 1319, 1316, and 1321 Adams Street and Adams Street (unnumbered), 93 Taylor Street, and 1st Ave N (unnumbered), at the corner of 1st Ave N and Taylor Street, (9.15 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2019SP-029-001).

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 IG to SP zoning for properties located at 1312, 1315, 1319, 1316, and 1321 Adams Street and Adams Street (unnumbered), 93 Taylor Street, and 1st Ave N (unnumbered), at the corner of 1st Ave N and Taylor Street, (9.15 acres), to permit a mixed use development, being Property Parcel Nos. 244, 245, 246, 247, 248, 249, 250, 251 as designated on Map 082-09 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 082 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 825,000 square feet of non-residential uses, 550 multi-family residential units, and a 50 room hotel, as indicated on the plan.

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

Conditions

1. Updated supplemental policy language shall be included on the corrected copy of the SP.
2. Comply with all conditions of Metro agencies.

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 MUG-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:

Councilmember Freddie O'Connell

2019SP-029-001
NEUHOFF
Map 082-09, Parcel(s) 244-251
Subarea 08, North Nashville
District 19 (O'Connell)
Application fee paid by: New City, LLC

A request to rezone from IG to SP zoning for properties located at 1312, 1315, 1319, 1316, and 1321 Adams Street and Adams Street (unnumbered), 93 Taylor Street, and 1st Ave N (unnumbered), at the corner of 1st Ave N and Taylor Street, (9.15 acres), to permit up a mixed use development, requested by Smith Gee Studio, applicant; Neuhoff Acquisition, LLC and Cumberland River Development, Inc., owners.

