

SUBSTITUTE ORDINANCE NO. BL2020-263

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 property located at 1420 Adams Street, approximately 400 feet north of Taylor Street (approximately 12.03 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2020SP-009-001).

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 property located at 1420 Adams Street, approximately 400 feet north of Taylor Street (approximately 12.03 acres), to permit a mixed use development, being Property Parcel No. 158 as designated on Map 082-05 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 a maximum 800 multi-family residential units and 16,000 square feet of non-residential uses. Non-residential uses include those permitted within the MUG-A zoning district, Community Gardening, Mobile Vendor, Artisan Distillery, Microbrewery, and Tasting Room. Short Term Rental Property (STRP) – Owner-Occupied and Short Term Rental Property (STRP) – Not Owner-Occupied uses shall not be permitted within the SP.

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

1. On the corrected copy, update Site Plan Note #62 on Sheet 19: As shown on the site plan, a 12' wide paved greenway trail in a Greenways Conservation and Public Access Easement along the waterfront will be constructed for each Phase. The trail will meet minimum Metro requirements for greenway trails.
2. On the corrected copy, update the first sentence of the 75' easement note on Sheet 23: 75' Greenways Conservation and Public Access Easement to include 12'wide paved trail for Metro greenway.
3. On the corrected copy, the public access easement along the central drive shall include the entire length of the 12' wide sidewalk, from the western property line to the public greenway trail along the river.
4. On the corrected copy, update Architectural Standards Note #17 on page 18: Exterior facing building facades will be limited to a maximum of 15% of cementitious siding. No minimum amount of cementitious siding will exist for the project.

5. The central drive between Phase 1 and Phase II will remain open with no gating of sidewalks or the roadway in order to preserve connection through the site and to preserve access to the greenway trail. Additionally, the section of street and sidewalk ranging from the central drive roundabout north through the Phase 1 garage to the northern boundary of the site will also remain open. Please references notes on the site plan.
6. With the final site plan, provide architectural elevations for buildings along the river, fronting the greenway trail. Staff will review elevations to ensure activation along the river.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
9. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
10. 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.
11. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
12. 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 4–5. 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 5–6. 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 67. 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 78. 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

2020SP-009-001
MODERA GERMANTOWN
Map 082-05, Parcel(s) 158
Subarea 08, North Nashville
District 19 (O'Connell)
Application fee paid by: Luca C. Barber

A request to rezone from IG to SP zoning for property located at 1420 Adams Street, approximately 400 feet north of Taylor Street (approximately 12.03 acres), to permit a mixed use development, requested by Cooper Carry, applicant; Baugh & Pardue Properties, LLC, owner.

