

SUBSTITUTE ORDINANCE NO. BL2025-1131

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 applying a Corridor Design Overlay District to various properties located west of Old Lebanon Dirt Road and along Old Hickory Boulevard and Central Pike (~~400.44~~ 339 acres), all of which is described herein (Proposal No. 2025CDO-001-001).

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 applying a Corridor Design Overlay District to various properties located west of Old Lebanon Dirt Road and along Old Hickory Boulevard and Central Pike (~~400.44~~ 339 acres), being various Property Parcel Nos. as designated on various Maps 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 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 to various maps 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. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 4. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Erin Evans
Jordan Huffman
Members of Council

STANPAR	Owner	PropAddr	PropCity	PropState	PropZip
07500017800	MKTN, LLC	5100 OLD HICKORY BLVD	HERMITAGE	TN	37076
07509026000	HERMITAGE GARDEN L P	0 OLD HICKORY BLVD	OLD HICKORY	TN	37138
07509024800	ROWLETT, JEFFREY A	4028 PLANTATION DR	HERMITAGE	TN	37076
07509026400	MAROUF PROPERTY TRUST	4705 OLD HICKORY BLVD	OLD HICKORY	TN	37138
07510021300	AGREE CONVENIENCE NO 1, LLC	4125 LEBANON PIKE	HERMITAGE	TN	37076
07509014100	METRO GOV'T F FIRE HALL	4031 PLANTATION DR	HERMITAGE	TN	37076
07514013500	MILLAN HOLDINGS LLC	4101 LEBANON PIKE	HERMITAGE	TN	37076
07509026800	BANK OF FRANKEWING	4803 OLD HICKORY BLVD	HERMITAGE	TN	37076
07510021000	MANNAT HOTELS, LLC	4119 LEBANON PIKE	HERMITAGE	TN	37076
07509026700	NATIONAL RETAIL PROPERTIES, INC.	4809 OLD HICKORY BLVD	HERMITAGE	TN	37076
07510021200	LEGACY CAR WASH, LLC C/O LALA, DARSHAN D	4121 LEBANON PIKE	HERMITAGE	TN	37076
07510021100	REALTY INCOME PROPERTIES 30, LLC	4115 LEBANON PIKE	HERMITAGE	TN	37076
07509025900	KAPLAN, VADIM & FAINA & SHAPIN, LAWRENCE A.	4050 LEBANON PIKE	HERMITAGE	TN	37076
07513024300	SITEUNO, GP	4040 LEBANON PIKE	HERMITAGE	TN	37076
07513024700	LEE, J. B. JONGBEOM & JOHN JONGCHEON	4028 LEBANON PIKE	HERMITAGE	TN	37076
07513024100	LINEBERRY PROPERTIES, INC.	4026 LEBANON PIKE	HERMITAGE	TN	37076
07513024400	PREVATT, RICHARD & RHONDA	4014 LEBANON PIKE	HERMITAGE	TN	37076
07514013400	BFS RETAIL & COMMERCIAL OPERATIONS, LLC	4920 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500021400	SISTA AND SONS LLC	4005 LEBANON PIKE	NASHVILLE	TN	37076
07513024500	PIZZILLO, GABRIEL A., JR.	4010 LEBANON PIKE	HERMITAGE	TN	37076
07514004200	METRO GOV'T NE POWER BOARD	4940 OLD HICKORY BLVD	HERMITAGE	TN	37076
07513024900	MOUNT GILEAD MISSIONARY BAPTIST CHURCH	4004 LEBANON PIKE	HERMITAGE	TN	37076
07513021301	POOLE, JOHN & TRACY	401 BONNASPRING DR	HERMITAGE	TN	37076
07513021300	PANG, KYUNG M.	4000 LEBANON PIKE	HERMITAGE	TN	37076
07500012300	RICHARD H. WATTS FAMILY LTD.PARTNERSHIP	4919 OLD HICKORY BLVD	HERMITAGE	TN	37076
07513021400	HERMITAGE HILLS CENTER, INC.	0 BONNAFORD DR	HERMITAGE	TN	37076
07513022400	HERMITAGE HILLS CENTER, INC	3936 LEBANON PIKE	HERMITAGE	TN	37076
07500021000	BOND STREET FUND 18, LLC	3905 LEBANON PIKE	HERMITAGE	TN	37076
07500020000	FCPT HOLDINGS LLC	5005 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500016500	EVIE ENTERPRISES	5000 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500016600	COOK OUT-HERMITAGE, INC.	5002 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500016700	HOLDER, JAMES L.	5004 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500021200	HD DEVELOPMENT OF MARYLAND, INC.	5010 OLD HICKORY BLVD	HERMITAGE	TN	37076
07513022700	JOHNSON/RICHARDSON, LLC	3930 LEBANON PIKE	HERMITAGE	TN	37076
07513024600	LEE, ANTHONY CHIKUO, TRUSTEE	3910 LEBANON PIKE	HERMITAGE	TN	37076
07500017600	PERKINS FAMILY TRUST	5000 B OLD HICKORY BLVD	HERMITAGE	TN	37076
07500003500	LOWE'S HOME CENTERS, INC.	5025 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500016800	TNG PH LLC	5006 OLD HICKORY BLVD	HERMITAGE	TN	37076
07513024000	UNITED STATES POSTAL SERVICE	3908 LEBANON PIKE	HERMITAGE	TN	37076
07500016900	MUSICH, PATRICIA E., TRUSTEE	5008 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500017000	MILLENNIUM REAL ESTATE INVESTMENTS	5016 OLD HICKORY BLVD	HERMITAGE	TN	37076
07513021500	PEP PROPERTIES	3900 LEBANON PIKE	HERMITAGE	TN	37076

07500016200	TOUCHSTONE REAL ESTATE, LP	5045 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500010600	LAGASSE, RANDOLPH M. & JANICE M.	3865 LEBANON PIKE	HERMITAGE	TN	37076
07500017100	ANDREWS, JAMES DAVID IV FAMILY TRUST	5020 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500016100	HARLAN TXRH 2019, LLC	5055 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600030800	YAZDIAN CONSTRUCTION CO.	5108 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600034700	LAS PALMAS ENTERPRISES PARTNERSHIP	5104 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600076400	MEMORIALVILLAGE, LLC	5215 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600020900	DUBE PROPERTIES, LLC	302 OLD LEBANON DIRT RD	HERMITAGE	TN	37076
08600001900	SMART MOVE STORAGE, LLC	5214 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600077500	VULCAN LANDS, LLC	3590 HERMITAGE INDUSTRIAL DR	HERMITAGE	TN	37076
08600005900	SIMPLY STORAGE HERMITAGE, LLC	4060 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
08600017300	PILOTE, FLORENT J.	4069 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
08600005800	BASHAM, SUSAN A	4000 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
08600018900	BRANCHIZIO, LEE	4056 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600019000	SULLIVAN, JAMES T. ETUX	0 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
08600022300	BASHAM, SUSAN A	0 DODSON CHAPEL RD	HERMITAGE	TN	37076
08600006000	SMITH, ELIZABETH ANN	4054 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600020400	HABASH, NIDAL	4050 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600023100	SMITH, ELIZABETH ANN	4044 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600025900	RINGEMANN, AMON & ANNA	4026 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600031000	MACSNEWCO, LLC	5400 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600026000	RINGEMANN, AMON & ANNA	4022 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600031600	RNMC HERMITAGE, LLC	5500 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600033300	HCA HEALTH SERVICES OF TENNESSEE, INC	3939 CENTRAL PIKE	HERMITAGE	TN	37076
08600033000	OUTREACH COMMUNITY FEDERAL CREDIT UNION	3904 CENTRAL PIKE	HERMITAGE	TN	37076
08600032900	STORPLACE OF HERMITAGE, LLC	4000 SHURGARD WAY	HERMITAGE	TN	37076
08600018300	P1 INVESTMENT, LLC	5751 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600027400	CVHC7, LLC	5765 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600029300	ARMAN HOSPITALITY, INC.	1414 PRINCETON PL	HERMITAGE	TN	37076
08600020700	SHERRARD ROE VOIGT & HARBISON, PLC, TRUSTEE	5771 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600016800	CONCORD WP COL HERMITAGE LLC	1415 PRINCETON PL	HERMITAGE	TN	37076
08600017000	HARDEE'S RESTAURANTS LLC	5775 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600016900	RACETRAC PETROLEUM, INC.	5781 OLD HICKORY BLVD	HERMITAGE	TN	37076
07510005600	AGREE CONVENIENCE NO 1, LLC	4145 LEBANON PIKE	HERMITAGE	TN	37076
07500020200	MKTN, LLC	5028 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600026100	METRO TRANSIT AUTHORITY	4016 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600020800	SG HOLDING INC.	5430 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600021900	DRY FORK PROPERTIES, LLC	5410 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600006100	RINGEMANN, AMON & ANNA	4030 ANDREW JACKSON WAY	HERMITAGE	TN	37076
08600025700	RINGEMANN, AMON & ANNA	4027 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
08600075200	MR HOTELS, LLC	305 OLD LEBANON DIRT RD	HERMITAGE	TN	37076
08600075300	GC HERMITAGE INVESTMENTS, LLC	315 OLD LEBANON DIRT RD	HERMITAGE	TN	37076
08600076200	SLATE RIDGE HOLDINGS, LLC	5201 OLD HICKORY BLVD	HERMITAGE	TN	37076

08600076300	DREAM TEAM REALTY PARTNERS LLC	5205 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600076600	RNMC HERMITAGE 2 LLC	5231 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500003300	HERMITAGE HILLS BAPTIST CHURCH, INC	107 JUAREZ DR	HERMITAGE	TN	37076
08600077000	YAZDIAN CONSTRUCTION CO.	5116 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500020600	HERMITAGE HILLS LLC	3871 LEBANON PIKE	HERMITAGE	TN	37076
07500021100	TRI STAR ENERGY, LLC	5012 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500021300	SWR 1, LLC	3925 LEBANON PIKE	HERMITAGE	TN	37076
08600078500	PREMIER LEASING, LLC	0 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600030900	VULCAN LANDS, INC.	5289 OLD HICKORY BLVD	HERMITAGE	TN	37076
07500003200	SIM, JEA WOOK & HYUN BO	4001 LEBANON PIKE	HERMITAGE	TN	37076
08600028700	KOTHARE PROPERTIES, LLC	1300 CENTRAL CT	HERMITAGE	TN	37076
08600030600	CLVB, LLC	1301 CENTRAL CT	HERMITAGE	TN	37076
08600028600	1415 CENTRAL COURT, LLC	1401 CENTRAL CT	HERMITAGE	TN	37076
08600008500	TN: JUPITER, LLC	5656 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600034400	TEACHERS RETIREMENT SYSTEM OF KENTUCKY	4001 CENTRAL PIKE	HERMITAGE	TN	37076
08600078000	CINCO DE MAYO HOLDINGS, LLC	5770 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600029000	PS TENNESSEE L.P.	1412 CENTRAL CT	HERMITAGE	TN	37076
08600021100	HJL, L.P.	5760 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600021300	CINCO DE MAYO, INC.	0 CENTRAL PIKE	HERMITAGE	TN	37076
08600021400	CINCO DE MAYO, INC.	0 CENTRAL PIKE	HERMITAGE	TN	37076
08600016300	BROWN, WILLIAM C. & HOOD, DAVID A., JR.	5780 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600015600	PERKINS INVESTMENT GROUP, L.P.	5756 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600076500	5225 OHB LLC	5225 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600008400	FARAGALLA, HANNA & MAGED ET AL	4017 CENTRAL PIKE	HERMITAGE	TN	37076
08600006900	DSCT DODSON CHAPEL	4017 DODSON CHAPEL RD	HERMITAGE	TN	37076
08600007000	DSCT DODSON CHAPEL	4011 DODSON CHAPEL RD	HERMITAGE	TN	37076
08600007100	BLYSTONE, TERRY	4005 DODSON CHAPEL RD	HERMITAGE	TN	37076
08600013900	RANDAL AVSAR, LLC	3786 CENTRAL PIKE	HERMITAGE	TN	37076
08600007300	DANIEL, WILLIAM H. ET UX	3807 CENTRAL PIKE	HERMITAGE	TN	37076
08600007200	3803 PARTNERS, LLC	3803 CENTRAL PIKE	HERMITAGE	TN	37076
08600015200	ROUFAIL, SHERIF THABET RAMZI	3800 CENTRAL PIKE	HERMITAGE	TN	37076
08600034100	WINTON, BETTIE J., TRUSTEE	3810 CENTRAL PIKE 101-114	HERMITAGE	TN	37076
08600013700	2021 VENTURES LLC	3954 DODSON CHAPEL RD	HERMITAGE	TN	37076
08600006800	DSCT DODSON CHAPEL	4023 DODSON CHAPEL RD	HERMITAGE	TN	37076
08600007700	HCPI/TENNESSEE, LLC	3901 CENTRAL PIKE	HERMITAGE	TN	37076
08600008900	NORTHLAKE VILLAGE SHOPPING CENTER, LLC	5502 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600033600	REGENCY CENTERS, L.P.	5570 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600033200	SAVELLE HERMITAGE, LLC	5582 OLD HICKORY BLVD	HERMITAGE	TN	37076
08600006400	HCA HEALTH SERVICES OF TENNESSEE, INC.	5655 FRIST BLVD	HERMITAGE	TN	37076
08600035500	MDHA	5636 OLD HICKORY BLVD	HERMITAGE	TN	37076

2025CDO-001-001

See attached parcel list.

Subarea 14 (Donelson/Hermitage/Old Hickory)

12 (Erin Evans), 14 (Jordan Huffman)

Application fee paid by: Fee waived by Council

A request to apply a Corridor Design Overlay District for various properties located west of Old Lebanon Dirt Road and along Old Hickory Boulevard and Central Pike (339 acres), requested by Councilmember Jordan Huffman and Councilmember Erin Evans, applicant; various property owners.

