

SUBSTITUTE ORDINANCE NO. BL2023-2104

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 R40 and CS to ~~MUL-A-NS~~ SP zoning for properties located at 7210, 7214, and 7220 Old Charlotte Pike, approximately 225 feet west of Charlotte Pike (2.9 acres), all of which is described herein (Proposal No. 2023Z-069PR-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 R40 and CS to ~~MUL-A-NS~~ SP zoning for properties located at 7210, 7214, and 7220 Old Charlotte Pike, approximately 225 feet west of Charlotte Pike (2.9 acres), being Property Parcel Nos. 001, 002, 003 as designated on Map 115-00 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 115 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 those permitted by the MUL-A-NS zoning district except the following uses that shall be prohibited: alternative financial services, automobile convenience, bar or nightclub, beer and cigarette market, car wash, flea market, mobile storage unit, industrial uses, utility uses, and waste management uses. The multi-family residential use shall be limited to no more than 175 units.

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

1. 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 MUL-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 3 ~~8~~. 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 ~~9~~. 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:

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Dave Rosenberg  
Member of Council

2023Z-069PR-001  
Map 115, Parcel(s) 001-003  
Subarea 06, Bellevue  
District 35 (Dave Rosenberg)  
Application fee paid by: Dale and Associates, Inc

A request to rezone from R40 and CS to MUL-A-NS zoning for properties located at 7210, 7214, and 7220 Old Charlotte Pike, approximately 225 feet west of Charlotte Pike (2.9 acres), requested by Dale & Associates, applicant; V.F.W. Post 1970, owner.

