

**ORDINANCE NO. BL2020- 418**

**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 SP and RS15 to SP zoning for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, all of which is described herein (Proposal No. 2018SP-057-001).**

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 SP and RS15 to SP zoning for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, being Property Parcel Nos. 084, 111, 120 as designated on Map 069-00 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 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 069 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 100 single- family residential units. Short Term Rental Property – Not Owner Occupied and Short Term Rental Property – Owner Occupied uses shall be prohibited.

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

Conditions

1. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,500 square feet. 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.
2. 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.
3. This property shall not be eligible for short-term rental property (STRP) permits under Chapter 17.16 of the Metropolitan Code of Laws. Short Term Rental Property (STRP) – Owner Occupied and Short Term Rental Property (STRP) – Non-Owner Occupied uses shall be prohibited.

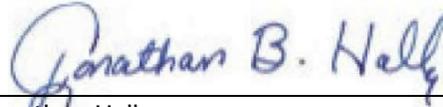
Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

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 RS3.75 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:

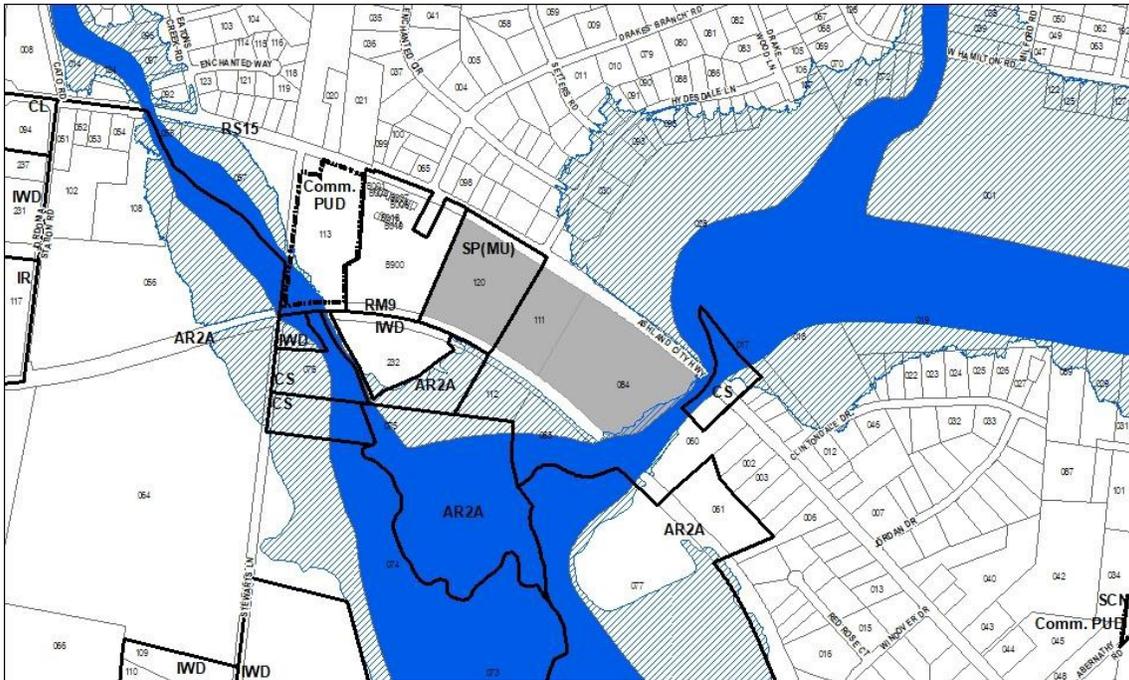


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Jonathan Hall  
Member of Council

2018SP-057-001  
EATON CREEK COMMONS Map 069,  
Parcel(s) 084, 111, 120  
Subarea 03, Bordeaux - Whites Creek - Haynes Trinity  
District 01 (Hall);  
Application fee paid by: Green Trails LLC

A request to rezone from SP and RS15 to SP zoning for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, requested by Land Solutions Company, LLC., applicant; Green Trails, LLC, owner.



# PRELIMINARY SPECIFIC PLAN

FOR

# EATON CREEK COMMONS

SP # 2018SP-057-001

MAP 69, PARCELS 84, 111, AND 120  
4269 ASHLAND CITY HIGHWAY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



2/25/2019



EATON CREEK COMMONS  
PRELIMINARY SPECIFIC PLAN  
MAP 69, PARCELS 84, 111 AND 120  
4269 ASHLAND CITY HIGHWAY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

### SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C4.0	OVERALL UTILITY PLAN

### PROJECT NOTES:

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 60 SINGLE FAMILY AND 40 TOWN HOME UNITS FOR A TOTAL OF 100 UNITS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
4. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
5. FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - 8105.1. (THE MINIMUM FIRE-FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTES FOR A DURATION OF 2 HOURS.)
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
8. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
9. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: [HTTP://WWW.ADA.GOV](http://www.ada.gov). US JUSTICE DEPT. [HTTP://WWW.JUSTICE.GOV/FAIRHOUSING/ABOUT\\_FAIRHOUSINGACT.HTM](http://www.justice.gov/fairhousing/about_fairhousingact.htm)
10. THE FINAL SITE PLAN/ BUILDING PERMIT 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 ISSUANCE OF USE AND OCCUPANCY PERMIT, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
11. FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS.
12. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES ALONG ASHLAND CITY HIGHWAY.
13. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
14. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
15. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
16. FINAL CONSTRUCTION PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS.
17. LOTS 1-28 FACING ASHLAND CITY HIGHWAY WILL HAVE 3 SIDES BRICK (FRONT AND SIDES).

### SITE LOCATION MAP: N.T.S.



### OWNER

GREEN TRAILS, LLC  
ATTN: RICK DECKBAR  
2925 BERRY HILL DR  
NASHVILLE, TN 37204  
(615) 712-7497

### ENGINEER

LAND SOLUTIONS COMPANY, LLC.  
2925 BERRY HILL DRIVE  
NASHVILLE, TN 37204  
CONTACT: LYNN EALEY  
LYNN@LANDSOLUTIONSCO.NET  
(615) 969-9202

### SITE DATA:

MAP & PARCEL: MAP 69, PARCELS 84, 111 AND 120  
EXISTING ZONING: RS-15(PARCELS 84 & 111), SP (PARCEL 120)  
PROPOSED ZONING: SP  
SITE ACREAGE: 23.3 ACRES  
PLAN PREPARATION DATE: 1/22/19  
COUNCIL DISTRICT: 1  
COUNCILPERSON: NICK LEONARDO  
FEMA MAP: 47037C0228H.ZONE X, DATED 4/5/17  
100-YEAR FLOOD ELEVATION-411  
A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODPLAIN

### BULK REGULATIONS (SUBDIVISION PLANS)

SINGLE FAMILY (DETACHED)  
MIN LOT WIDTH: 39'  
MIN LOT SIZE: 4,200 SF  
FRONT SETBACK: 15' (20' ALONG ASHLAND CITY HIGHWAY)  
SIDE SETBACK: 5' / 15' AT CORNERS  
REAR SETBACK: 20'  
LOTS: 60

SINGLE FAMILY (ATTACHED)  
MIN LOT WIDTH: 20'  
MIN LOT SIZE: 1,900 SF  
FRONT SETBACK: 15'  
SIDE SETBACK: 5' / 15' AT CORNERS  
REAR SETBACK: 20'  
LOTS: 40

TOTAL UNITS: 100  
DENSITY: 4.30 UNITS / ACRE

AREA IN LOTS: 10.4 AC  
AREA IN OPEN SPACE: 10.1 AC  
AREA IN R.O.W.: 2.8 AC

IMPERVIOUS SURFACE / TOTAL ACREAGE: MAX ISR: 0.50  
PROVIDED ISR: 0.43

### PARKING CALCULATIONS

PARKING REQUIRED: 2 PER UNIT X 100 UNITS = 200  
PARKING PROVIDED:  
LOTS 1-28 (GARAGE AND 20' DRIVE): 28 UNITS X 3 SPACES/UNIT = 84 SPACES  
LOTS 29-42 & 83-100: 32 UNITS X 2 SPACES/UNIT = 64 SPACES  
LOTS 43-82: 40 X 2 SPACES/UNIT = 80 SPACES  
ADD'L GUEST PARKING: 62 SPACES  
TOTAL PARKING: 290 SPACES

### ISSUANCE/REVISION NOTES:

- PLAN DATE: MM DD, 2017

- NONE
- NONE
- NONE
- NONE



Know what's below.  
Call before you dig.

SP 2018SP-057-001

COVER SHEET

C0.0

LSC 17006



**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

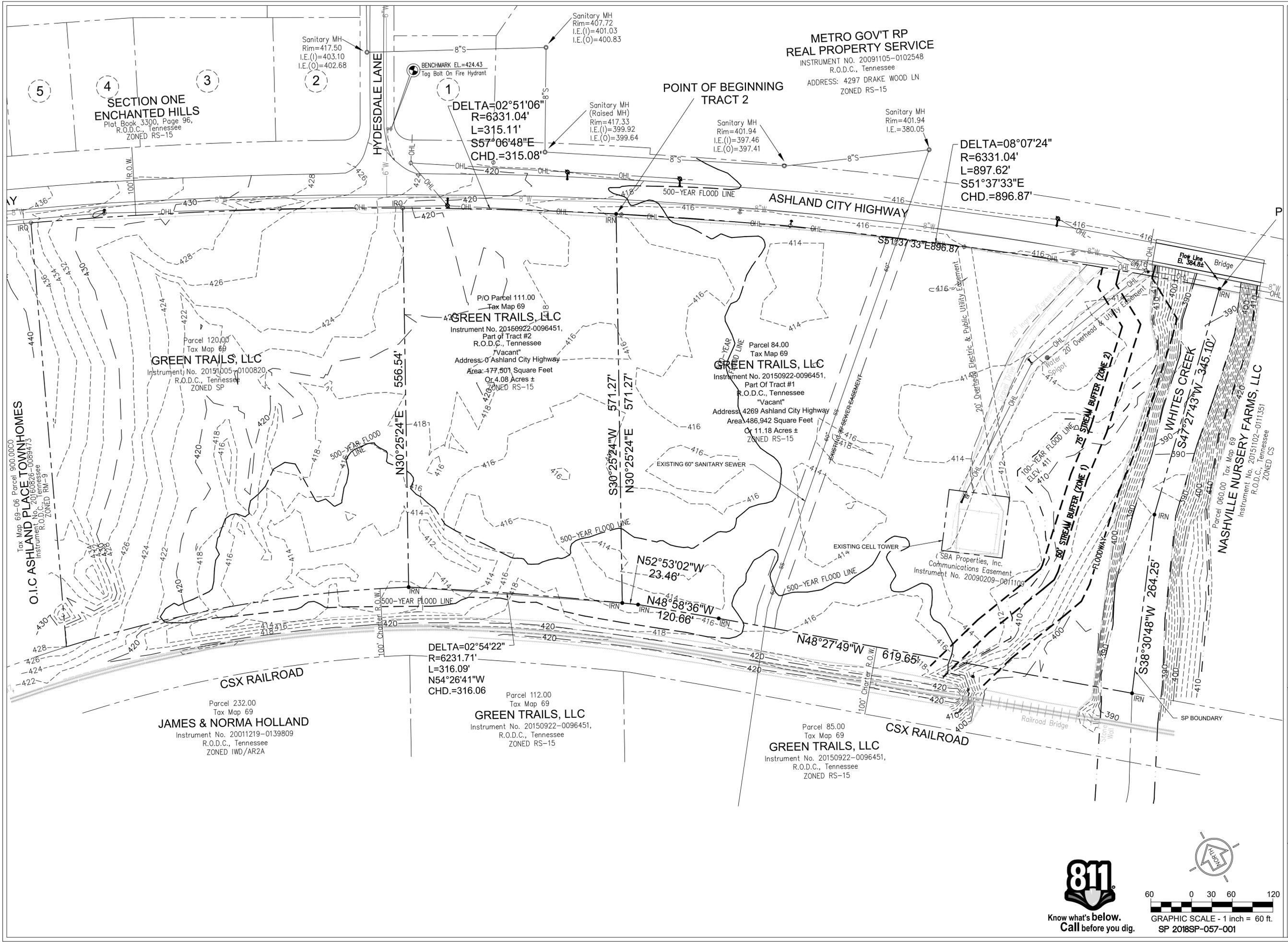
**EATON CREEK COMMONS  
PRELIMINARY SPECIFIC PLAN**  
MAP 69, PARCELS 84, 111 AND 120  
4269 ASHLAND CITY HIGHWAY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:  
- PLAN DATE: MM DD, 2017

1	NONE
2	NONE
3	NONE
4	NONE

EXISTING CONDITIONS  
**C1.0**

LSC 17006



**METRO GOV'T RP  
REAL PROPERTY SERVICE**  
INSTRUMENT NO. 20091105-0102548  
R.O.D.C., Tennessee  
ADDRESS: 4297 DRAKE WOOD LN  
ZONED RS-15

**POINT OF BEGINNING  
TRACT 2**

DELTA=02°51'06"  
R=6331.04'  
L=315.11'  
S57°06'48"E  
CHD.=315.08'

DELTA=08°07'24"  
R=6331.04'  
L=897.62'  
S51°37'33"E  
CHD.=896.87'

DELTA=02°54'22"  
R=6231.71'  
L=316.09'  
N54°26'41"W  
CHD.=316.06

Parcel 85.00  
Tax Map 69  
**GREEN TRAILS, LLC**  
Instrument No. 20150922-0096451,  
R.O.D.C., Tennessee  
ZONED RS-15

Parcel 232.00  
Tax Map 69  
**JAMES & NORMA HOLLAND**  
Instrument No. 20011219-0139809  
R.O.D.C., Tennessee  
ZONED IWD/AR2A

Parcel 112.00  
Tax Map 69  
**GREEN TRAILS, LLC**  
Instrument No. 20150922-0096451,  
R.O.D.C., Tennessee  
ZONED RS-15

**SECTION ONE  
ENCHANTED HILLS**  
Plot Book 3300, Page 96,  
R.O.D.C., Tennessee  
ZONED RS-15

Tax Map 69-06 Parcel 900.0000  
**O.I.C ASHLAND PLACE TOWNHOMES**  
Instrument No. 20160326-0089473  
R.O.D.C., Tennessee  
ZONED RM-9

Parcel 120.00  
Tax Map 69  
**GREEN TRAILS, LLC**  
Instrument No. 20151005-0100820,  
R.O.D.C., Tennessee  
ZONED SP

P/O Parcel 111.00  
Tax Map 69  
**GREEN TRAILS, LLC**  
Instrument No. 20150922-0096451,  
Part of Tract #2  
R.O.D.C., Tennessee  
"Vacant"  
Address: 0 Ashland City Highway  
Area: 177,501 Square Feet  
Or 4.08 Acres ±  
ZONED RS-15

Parcel 84.00  
Tax Map 69  
**GREEN TRAILS, LLC**  
Instrument No. 20150922-0096451,  
Part of Tract #1  
R.O.D.C., Tennessee  
"Vacant"  
Address: 4269 Ashland City Highway  
Area: 486,942 Square Feet  
Or 11.18 Acres ±  
ZONED RS-15

Parcel 060.00  
Tax Map 69  
**NASHVILLE NURSERY FARMS, LLC**  
Instrument No. 20151102-0111351  
R.O.D.C., Tennessee  
ZONED CS





2/25/2019



# EATON CREEK COMMONS PRELIMINARY SPECIFIC PLAN

MAP 69, PARCELS 84, 111 AND 120  
4269 ASHLAND CITY HIGHWAY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

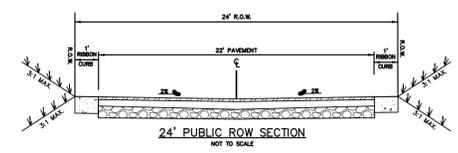
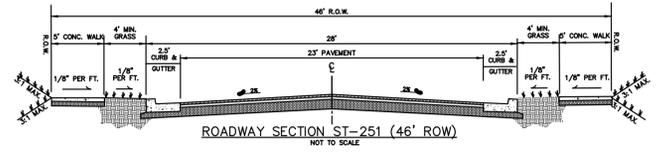
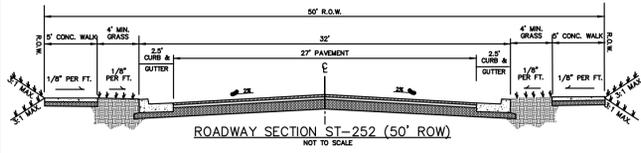
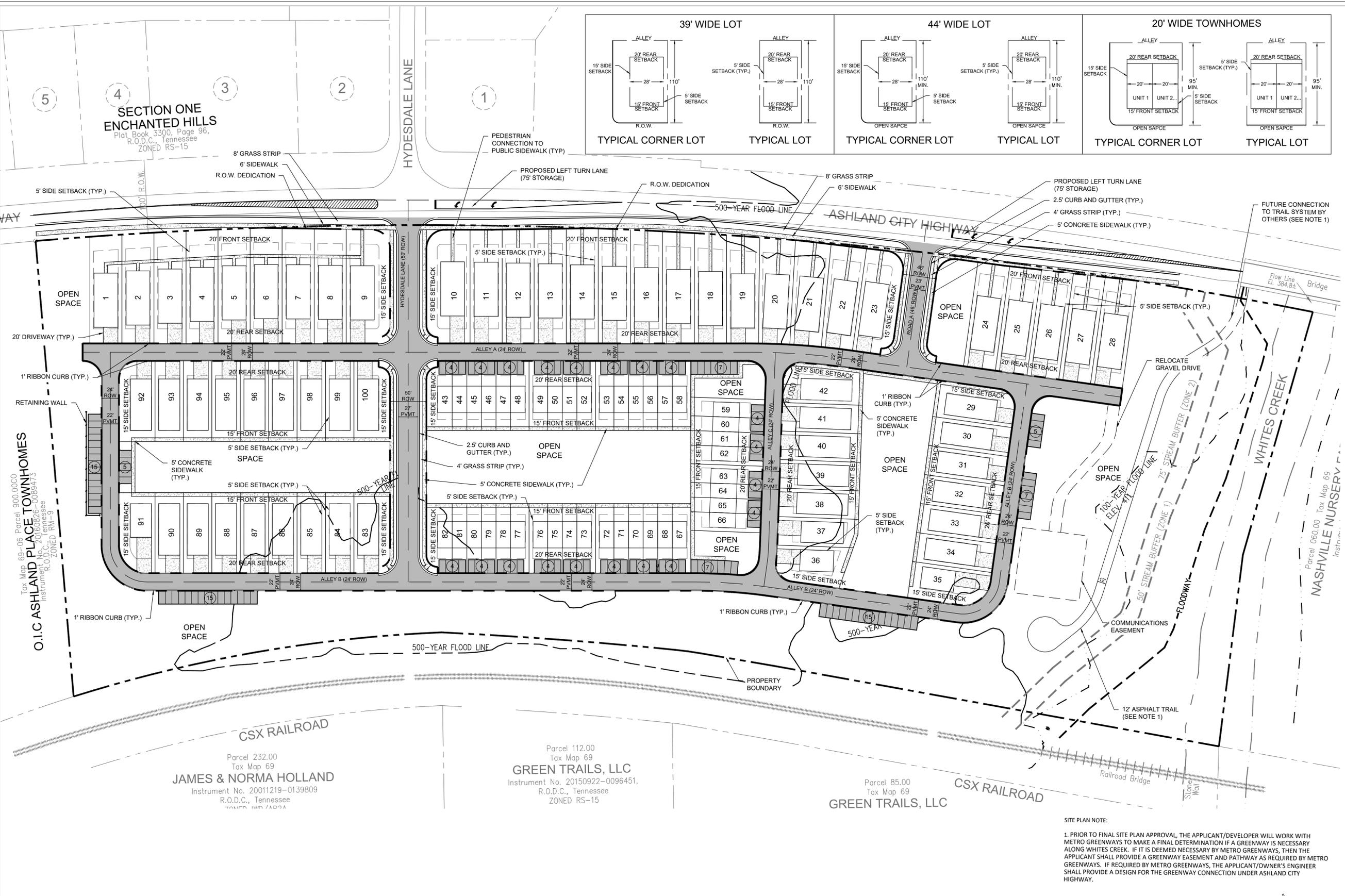
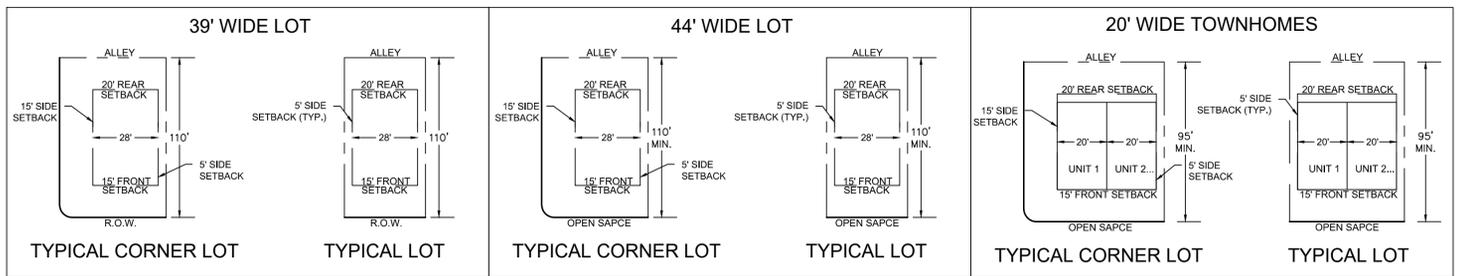
ISSUANCE/REVISION NOTES:  
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

SITE LAYOUT PLAN

## C2.0

LSC 17006

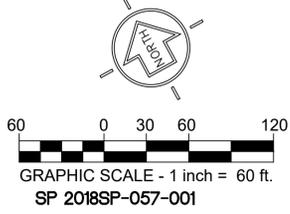


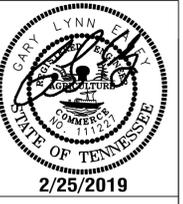
**SITE PLAN NOTE:**

1. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT/DEVELOPER WILL WORK WITH METRO GREENWAYS TO MAKE A FINAL DETERMINATION IF A GREENWAY IS NECESSARY ALONG WHITES CREEK. IF IT IS DEEMED NECESSARY BY METRO GREENWAYS, THEN THE APPLICANT SHALL PROVIDE A GREENWAY EASEMENT AND PATHWAY AS REQUIRED BY METRO GREENWAYS. IF REQUIRED BY METRO GREENWAYS, THE APPLICANT/OWNER'S ENGINEER SHALL PROVIDE A DESIGN FOR THE GREENWAY CONNECTION UNDER ASHLAND CITY HIGHWAY.



Know what's below.  
Call before you dig.





**EATON CREEK COMMONS  
PRELIMINARY SPECIFIC PLAN**

MAP 69, PARCELS 84, 111 AND 120  
4269 ASHLAND CITY HIGHWAY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES:**  
- PLAN DATE: MM DD, 2017

1	NONE
2	NONE
3	NONE
4	NONE

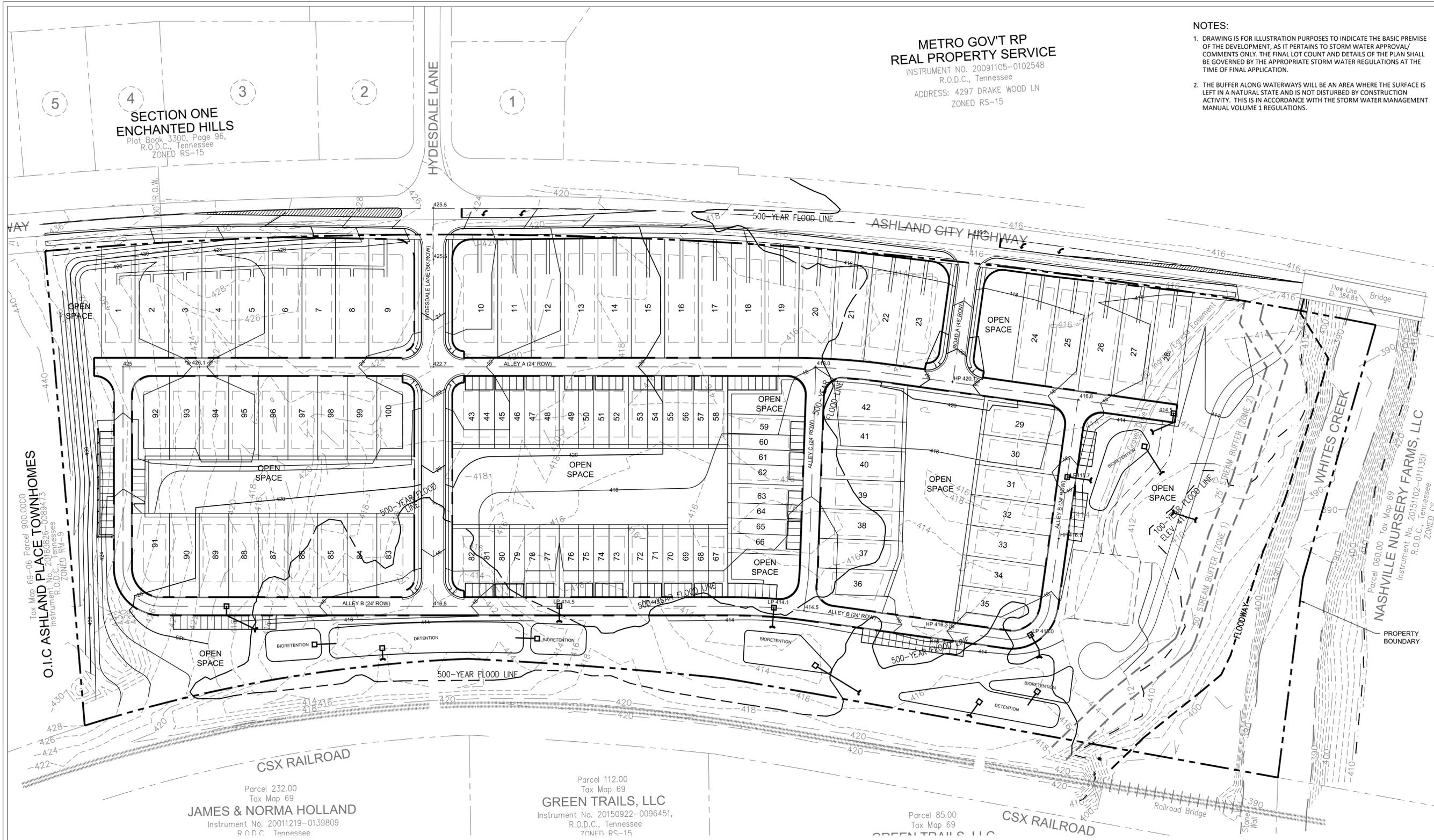
**GRADING AND DRAINAGE PLAN**  
**C3.0**

LSC 17006

**METRO GOV'T RP  
REAL PROPERTY SERVICE**  
INSTRUMENT NO. 20091105-0102548  
R.O.D.C., Tennessee  
ADDRESS: 4297 DRAKE WOOD LN  
ZONED RS-15

**NOTES:**

- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/ COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.



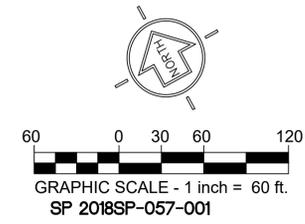
**SECTION ONE  
ENCHANTED HILLS**  
Plat Book 3300, Page 96,  
R.O.D.C., Tennessee  
ZONED RS-15

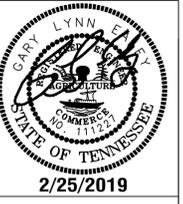
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R.O.D.C., Tennessee  
ZONED RM-9

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Tax Map 69  
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R.O.D.C. Tennessee

Parcel 112.00  
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Instrument No. 20150922-0096451,  
R.O.D.C., Tennessee  
ZONED RS-15

Parcel 85.00  
Tax Map 69  
**GREEN TRAILS, LLC**





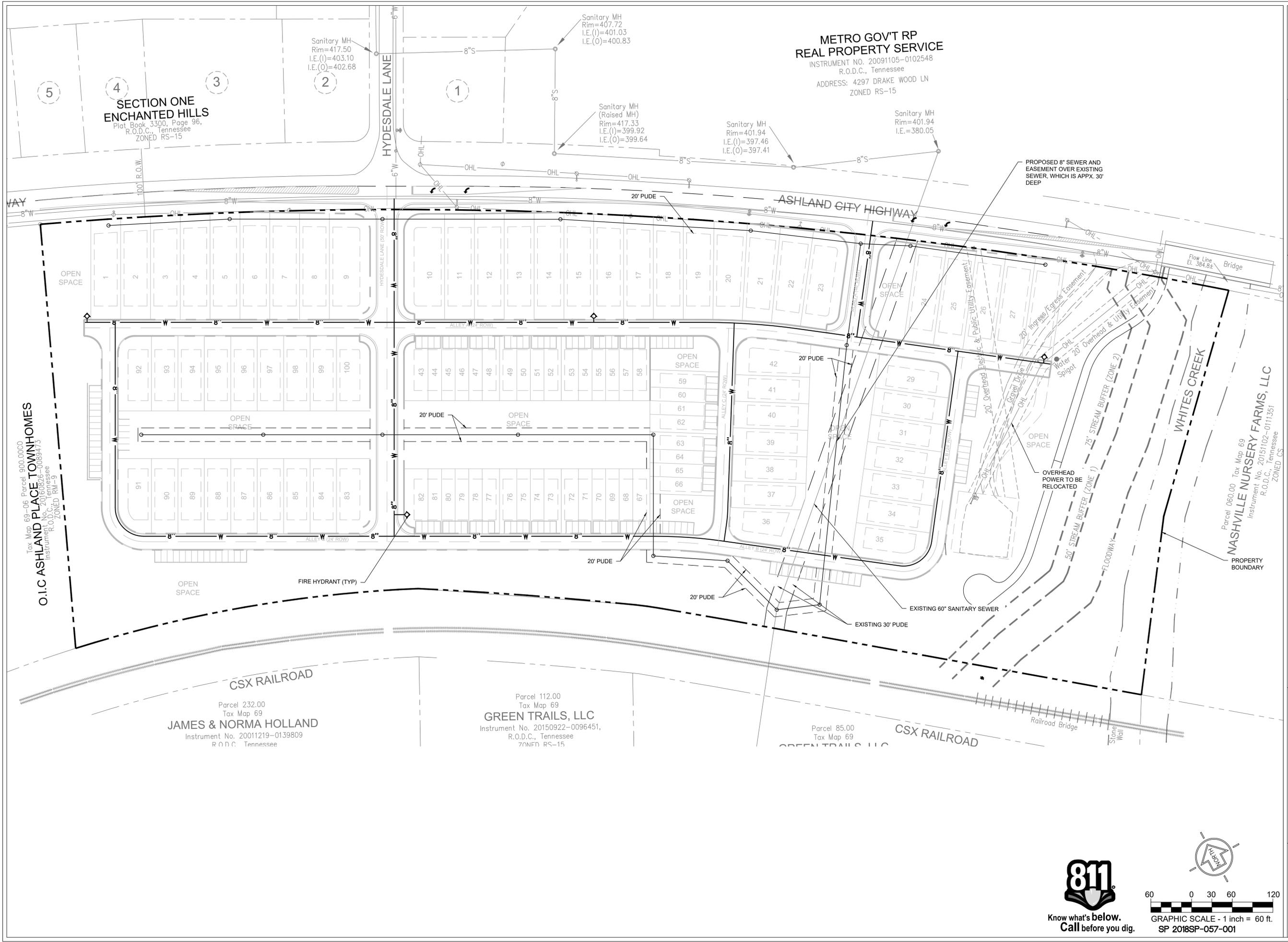
**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

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4269 ASHLAND CITY HIGHWAY  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES:**  
- PLAN DATE: MM DD, 2017

A	NONE
B	NONE
C	NONE
D	NONE

**SITE UTILITY PLAN**  
**C4.0**  
LSC 17006



**METRO GOV'T RP  
REAL PROPERTY SERVICE**  
INSTRUMENT NO. 20091105-0102548  
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Plat Book 3300, Page 96,  
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R.O.D.C., Tennessee  
ZONED RW-9

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ZONED RS-15

Parcel 85.00  
Tax Map 69  
**GREEN TRAILS, LLC**

Parcel 060.00 Tax Map 69  
**NASHVILLE NURSERY FARMS, LLC**  
Instrument No. 20151102-0111351  
R.O.D.C., Tennessee  
ZONED CS  
PROPERTY BOUNDARY

