

SUBSTITUTE ORDINANCE NO. BL2025-789

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 amending a Specific Plan for property located at 535 Boyds Hilltop Drive, approximately 453 feet north of Old Hickory Boulevard, zoned SP (1.09 acres), to permit nonresidential uses only as accessory to the church located on parcel ID # 04200001900, all of which is described herein (Proposal No. 2008SP-004-001).

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:

A request to amend a Specific Plan for property located at 535 Boyds Hilltop Drive, approximately 453 feet north of Old Hickory Boulevard, zoned SP (1.09 acres), to permit nonresidential uses only as accessory to the church located on parcel ID # 04200001900, being Property Parcel No. 013 as designated on Map 042 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 042 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 4,000 square foot warehouse facility, digital billboard, recreation center, recreation courts, and digital signs. ~~nonresidential uses as identified on the plan only as accessory to the church located on Parcel ID #04200001900.~~

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

- ~~1. Comply with all conditions and requirements of metro reviewing agencies.~~
1. The subject property shall remain under ownership of the church located on Parcel ID #04200001900. Applicant shall propose a method to Planning prior to issuance of any permits to ensure common ownership.
2. Height of billboard shall be measured per the Metro Zoning Code consistent with billboard height measurements.
3. Billboard shall comply with all size and design restrictions of the Metro Zoning Code for Type II billboards.
4. No final site plan required for billboard.
5. Operation of the billboard shall be in compliance with the Metro Zoning Code in regard to changing of message.
6. Final plat may be required prior to permitting.
7. 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.

8. 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.
9. Comply with all conditions and requirements of Metro reviewing agencies.
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. A corrected copy of the preliminary SP plan, incorporating any conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.

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 CS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 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 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:

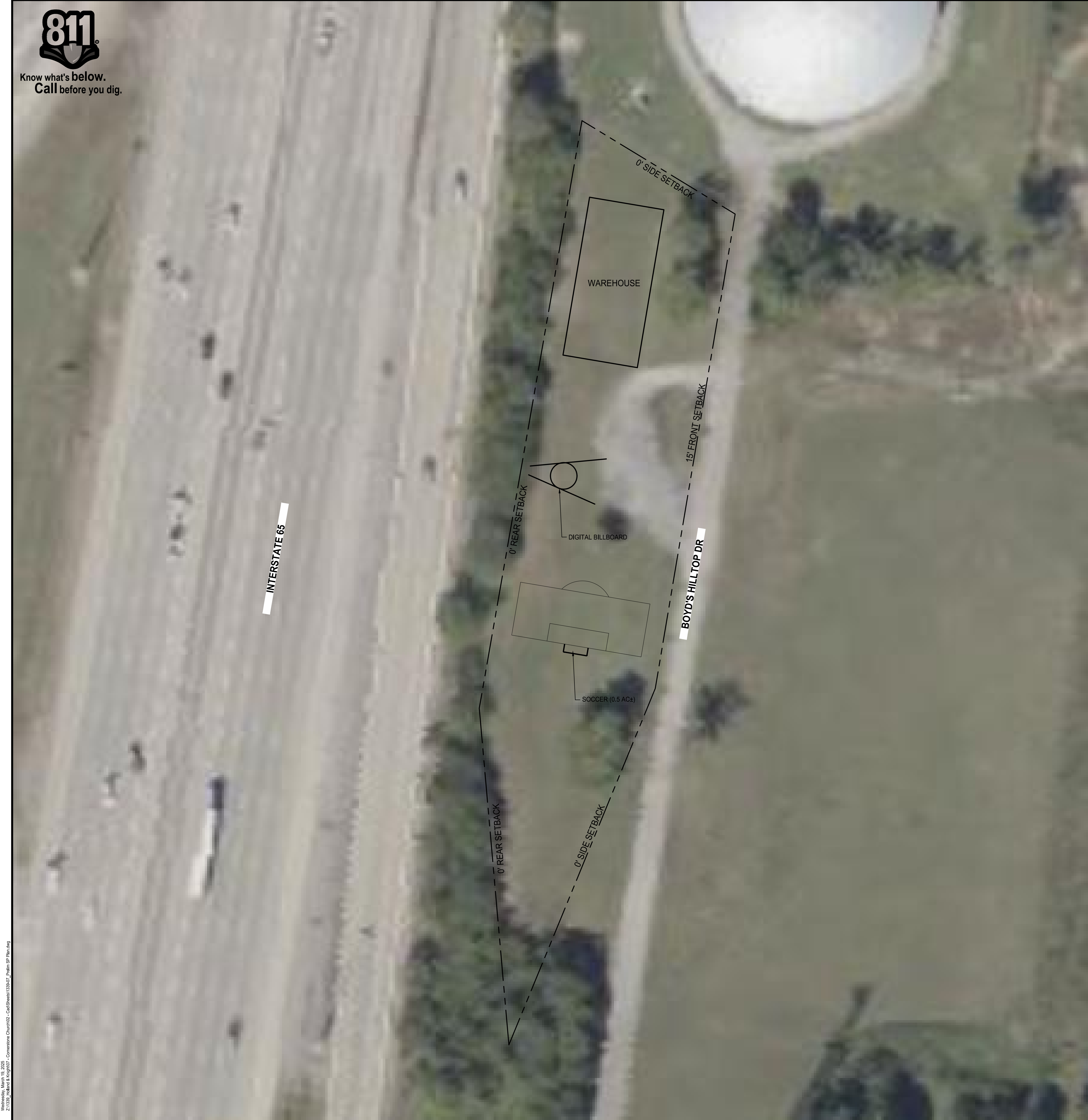
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Jennifer Gamble  
Member of Council

2008SP-004-001  
535 BOYDS HILLTOP DR  
Map 042, Parcel(s) 013  
Subarea 04, Madison  
District 03 (Jennifer Gamble)  
Application fee paid by: Go Digital Media

A request to amend a Specific Plan for property located at 535 Boyds Hilltop Drive, approximately 453 feet north of Old Hickory Boulevard, zoned SP (1.09 acres), to permit nonresidential uses only as accessory to the church located on parcel ID # 04200001900, requested by Holland & Knight, applicant; Cornerstone Church of Nashville, Inc., owner.



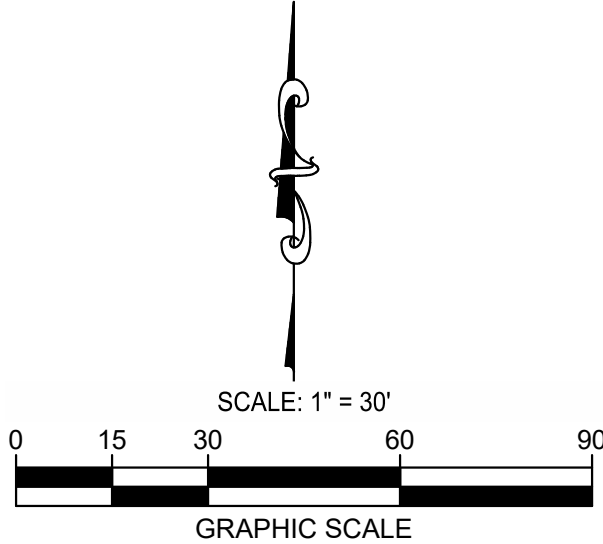


DEVELOPMENT SUMMARY:

SP NAME:	535 BOYD'S HILLTOP DR
CASE NUMBER:	2008SP-004-001
PREPARATION DATE:	02/17/2025
REVISIONS:	1 - 3/11/2025 2 - 3/13/2025 3 - 3/19/2025
COUNCIL DISTRICT:	3 - JENNIFER GAMBLE
OWNER INFO:	CORNERSTONE CHURCH JOE MUTTER JMUTTER@CORNERSTONENASHVILLE.ORG
EMAIL:	726 OLD HICKORY BLVD W
ADDRESS:	MADISON, TN 37115
FEMA FIRM MAP:	47037C0138J ZONE X DATED 6/20/2024
ENGINEER:	JAY FULMER, PE
COMPANY:	FULMER LUCAS ENGINEERING
ADDRESS:	2002 RICHARD JONES ROAD SUITE B200 NASHVILLE, TENNESSEE 37215 (615) 345-3771 JAY@FULMERLUCAS.COM
PHONE:	
EMAIL:	
SITE DATA:	
PARCEL ID:	04200001300
COMMUNITY PLAN:	4 - MADISON COMMUNITY PLAN
EX LAND USE POLICY:	T3 - NM - SUBURBAN NEIGHBORHOOD MAINTENANCE
EXISTING ZONING:	SP - SPECIFIC PLAN INSTITUTIONAL
PROPOSED ZONING:	SPECIFIC PLAN
EXISTING USE:	VACANT
ALLOWABLE USES:	4,000 SF WAREHOUSE FACILITY, DIGITAL BILLBOARD (TYPE 2 - 40' MAX HEIGHT), AND RECREATION CENTER (ALL ONLY PERMITTED AS ACCESSORY TO THE CHURCH LOCATED ON PARCEL ID #04200001900)
DWELLING UNITS:	NONE
ACREAGE:	1.09 ACRES
DENSITY:	N/A
LOTS:	1 EXISTING / 1 PROPOSED
FAR:	0.6 (MAXIMUM SF CALCULATED BY FAR)
PARKING REQ.:	PER METRO CODE AND PROVIDED ON ADJACENT CHURCH PARCEL (ID #04200001900)
DEVELOPMENT PHASES:	1 - DIGITAL BILLBOARD 2 - RECREATION CENTER 3 - WAREHOUSE BUILDING

PRELIMINARY SP NOTES:

- THE PURPOSE OF THIS SP IS TO REZONE 1.09 ACRES FROM SP INSTITUTIONAL TO SP ZONING TO ALLOW FOR A 4,000 SQUARE FOOT WAREHOUSE FACILITY, DIGITAL BILLBOARD (TYPE 2 - 40' MAX HEIGHT), AND RECREATION CENTER (ONLY PERMITTED AS ACCESSORY TO THE CHURCH LOCATED ON PARCEL ID #04200001900).
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "CS - COMMERCIAL SERVICE" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- BUILDING MATERIALS WILL CONSIST OF THE FOLLOWING: MASONRY, CEMENTITIOUS FIBERBOARD CEMENTITIOUS SIDING, METAL PANEL, OR WOOD ACCENTS.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT\_FAIRHOUSINGACT.HTM).
- WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
- LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
- 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.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
- WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
- PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MIMOSA SILT LOAM (HYDROLOGIC SOIL GROUP C), 5 TO 12 PERCENT SLOPES.
- 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.
- ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200  
NASHVILLE, TENNESSEE 37215  
INFO@FULMERLUCAS.COM - (615) 345-3770

PRELIMINARY SP PLAN FOR:  
535 BOYD'S HILLTOP DR  
2008SP-004-001  
MADISON, DAVIDSON COUNTY, TENNESSEE 37115

SR.	DATE	DESCRIPTION
JAF	02/17/2025	PRELIMINARY SP APPLICATION
JAF	03/11/2025	PRELIMINARY SP APPLICATION - REVISION 1
JAF	03/13/2025	PRELIMINARY SP APPLICATION - REVISION 2
JAF	03/19/2025	PRELIMINARY SP APPLICATION - REVISION 3

PRELIMINARY  
SPECIFIC  
PLAN

PSP-1



### 335 Boyd's Hilltop Drive Specific Plan (SP) 2008SP-004-001

<b>Development Summary</b>	
SP Name	335 Boyd's Hilltop Drive Specific Plan
SP Number	2008Z-001G-04
Council District	3
Map & Parcel	<u>Map 042; Parcel 013</u>

<b>Site Data Table</b>	
Site Acreage	1.09 Acres
Existing Zoning	SP (Specific Plan-Institutional)
Proposed Zoning	SP
Allowable Land Uses	4,000 SF Warehouse Facility, Digital Billboard, Recreation Center, Recreation Courts, Digital Signs

1. Uses of this SP shall be limited to a 4,000 square foot Warehouse Facility, Digital Billboard, Recreation Center, Recreation Courts, and Digital Signs.
2. Building materials will consist of the following: masonry, cementitious fiberboard or other cement-based products, metal panel, and wood accents.
3. The development of the SP shall comply with the lighting requirements of M.C.L. § 17.28.100.
4. 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 CS zoning district as of the date of the applicable request or application.
5. 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.

#### Community Plan Consistency Note

The proposed Specific Plan is located within the Madison Community Plan (Subarea 4) with a Community Character Manual policy designation of T3 Suburban Neighborhood policy. The proposed SP is to permit the expansion of square footage for a proposed warehouse facility, digital billboard, recreation center, recreation courts, and digital signage. This SP amendment is consistent with the goals of the T3 Suburban Neighborhood Maintenance policy as it will provide signage for an institutional land use to alert motorists, pedestrians, and cyclists to their location and assist them in finding their destination. Moreover, the recreational facilities will complement the proposed programming of the recreational space for Cornerstone Church.

