

SUBSTITUTE ORDINANCE NO. BL2023-56

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 AR2a and SP to SP zoning on properties located at 6419, 6423 and 6431 Pettus Road, and a portion of property located at 8001 Warbler Way, approximately 620 feet northeast of Nolensville Pike (28.71 acres), to permit ~~230~~ 233 multi-family residential units and a fire station, all of which is described herein (Proposal No. 2023SP-016-001).

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 AR2a and SP to SP zoning on properties located at 6419, 6423 and 6431 Pettus Road, and a portion of property located at 8001 Warbler Way, approximately 620 feet northeast of Nolensville Pike (28.71 acres), to permit ~~230~~ 233 multi-family residential units and a fire station, being Property Parcel Nos. 052, 136, 137 as designated on Map 181-00 and Part of Parcel No. 900 as designated on Map 181-11 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 181 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 of ~~230~~ 233 multi-family residential units and a Fire Station. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited. ~~Should the outparcel reserved for a Fire Station not be utilized for that use, residential units consistent with the standards of the SP may be allowed on the outparcel; however, the total number of residential units in the entirety of the SP shall not exceed 230.~~

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

- ~~1. Prior to or with submittal of the final site plan, applicant shall apply for a Historic Landmark to include the historic house and cemetery.~~
- ~~2. On the corrected set, remove all references to single family units.~~
- ~~3. Parking shall meet the requirements of the Zoning Code for multi-family residential. If a reduction is sought, a parking study must be prepared and approved by NDOT and Planning.~~
- ~~4. With the final site plan submittal, elevations consistent with those included in the final site plan shall be submitted for review and approval.~~

- ~~5. Add the following note to the corrected set: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.~~
- ~~6. Comply with all conditions and requirements of Metro reviewing agencies.~~
- ~~7. 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.~~
- ~~8. 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.~~
- ~~9. 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.~~
- ~~10. 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.~~

1. Prior to or with submittal of the final site plan, applicant shall apply for a Historic Landmark to include the historic house and cemetery.
2. On the corrected set, remove all references to single-family units.
3. The fire station site layout is subject to General Services and Nashville Fire Department Approval. Modifications and final details will be reviewed at the final site plan application.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. Parking shall meet the requirements of the Zoning Code for multi-family residential. If a reduction is sought, a parking study must be prepared and approved by NDOT and Planning.
6. With the final site plan submittal, elevations consistent with those included in the preliminary site plan shall be submitted for review and approval.
7. Add the following note to the corrected set: Building facades fronting a street or private drive shall provide a minimum of 25% glazing.
8. Add the following note to the corrected set: All mechanical units shall be screened from the right-of-way by landscaping or an enclosure, or a combination of both. Screening details are to be submitted with the final site plan.
9. " A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
10. The final site plan shall depict any 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.
11. 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.
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.
13. All construction traffic shall access the site from Pettus Road and use the existing creek crossing during construction.

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 RM9 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.

SPONSORED BY:

John Rutherford
Member of Council