

SUBSTITUTE ORDINANCE NO. BL2025-714

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 R8 to SP zoning for property located at 866 Youngs Lane, approximately 430 feet southeast of Roy Street, (7.96 acres), to permit ~~459~~ 85 multi-family residential units, all of which is described herein (Proposal No. 2024SP-063-001).

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 R8 to SP zoning for property located at 866 Youngs Lane, approximately 430 feet southeast of Roy Street, (7.96 acres), to permit ~~459~~ 85 multi-family residential units, being Property Parcel No. 106 as designated on Map 070-07 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 070-07 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 ~~459~~ 85 multi-family residential units. Short term rental properties, owner occupied and short-term rental properties, not owner occupied, shall be prohibited.

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

1. On the corrected copy, the setback note on page 4 shall be replaced with the following, "The required front setbacks shall establish an appropriate transition from the existing residential structures located on adjacent property (902 C Young Lane) to the west, to the proposed residential units for the property located at 840 Youngs Lane (2023SP-062-001). The required front setback shall be measured from the boundary of the developable footprint (which is measured after the right-of-way dedication is accommodated). For the westernmost unit, block of units, or structure, the setback shall be 40 feet. The subsequent or adjacent units located to the east may reduce the required setback by 10 percent for each unit, block of units, or structure, not to be reduced to a value of less than 25 feet. This transition is meant to establish a stair step pattern to accomplish an appropriate transition across the property frontage from the west to the east."

2. On the corrected copy, update the exhibit and regulatory table to reflect the setback language above.
3. On the corrected copy, add the following standard: Grading will only occur in the area noted as the developable footprint and as necessary to construct the greenway to meet Metro Parks standards.
4. On the corrected copy, update Note 1 under Architectural Standards to remove the second sentence.
5. On the corrected copy, update the ISR to 0.7 to align with the fallback zoning district.
6. On the corrected copy, remove Note 1 under Access and Parking on page 5.
7. On the corrected copy, update Note 1 under Architectural Standards on page 5: Proposed structures shall either front toward the public street or shall front toward shared common areas and/or designated open space, if no public street frontage.
8. On the corrected copy, remove the last sentence from Note 11 under Landscape Standards on page 5.
9. 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.
10. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and outlined on the preliminary SP for review and approval.
11. 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.
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. Comply with all conditions and requirements of Metro reviewing agencies.
14. No master permit/HPR shall be recorded prior to final SP approval.
15. Final plat may be required prior to permitting.

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 RM20-A 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:

Kyonzté Toombs
Member of Council