

SUBSTITUTE ORDINANCE NO. BL2022-1402

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 IR to ~~MUI-A~~ SP zoning for properties located at 5604 and 5700 Centennial Blvd and Centennial Blvd (unnumbered), at the intersection of Centennial Blvd and Ohio Ave. (1.52 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2022Z-063PR-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 IR to ~~MUI-A~~ SP zoning for properties located at 5604 and 5700 Centennial Blvd and Centennial Blvd (unnumbered), at the intersection of Centennial Blvd and Ohio Ave. (1.52 acres), being Property Parcel Nos. 031, 033, 034 as designated on Map 091-00 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 uses of this SP shall be limited to multi-family residential and related ancillary uses, financial institution, general office, medical office, ATM, bar or nightclub, grocery store, hotel/motel, personal care services, fast-food restaurant, full service restaurant, take-out restaurant, retail, multi-media production, and theater. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded, or satisfied as specifically required:

1. All standards and requirements of the attached regulatory SP plan (Exhibit A) shall be fully met.
2. This property shall not be eligible for short-term rental property (STRP) permits. Short Term Rental Property (STRP) – Owner Occupied and Short Term Rental Property (STRP) – Non-Owner Occupied uses shall be prohibited.
3. 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.
4. The developer shall work with NDOT to provide traffic control improvements at the intersection of Centennial Boulevard with Ohio Avenue and 56th Avenue. This shall include the deployment of a crosswalk as approved by NDOT.

Section 4. 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 5. 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 6. 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 MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7. 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 091 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 28. 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 39. 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:

Bob Mendes
Member of Council

2022Z-063PR-001
Map 091, Parcel(s) 031, 033-034
Subarea 07, West Nashville
District 20 (Mary Carolyn Roberts)
Application fee paid by: Regions

A request to rezone from IR to MUL-A-SP zoning for properties located at 5604 and 5700 Centennial Blvd and Centennial Blvd (unnumbered), at the intersection of Centennial Blvd and Ohio Ave. (1.52 acres), to permit a mixed-use development, requested by Buchalter APC, applicant; Zad, Payman, owner.

