

SUBSTITUTE ORDINANCE NO. BL2023-2102

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 RS15 to ~~HR~~ SP zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), all of which is described herein (Proposal No. 2023Z-052PR-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 RS15 to ~~HR~~ SP zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), being Property Parcel Nos. 040 and 200 as designated on Map 058 and Property Parcel No. 012.01 as designated on Map 068 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 Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Maps 058 and 068 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 within Area 1 as shown on the preliminary SP plan shall be limited to the warehouse use with the general office use as an accessory use. The uses within Area 2 as shown on the preliminary SP plan shall be limited to religious institution and single family residential uses.

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.
2. 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.
3. 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.
4. 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 of any building permits.
5. The storage of chemicals shall be prohibited in any warehouse use within the SP boundary.
6. All traffic from Area 1 shall be routed to Ashland City Hwy.
7. A Standard Type D-3 Landscape Buffer Yard shall be provided around Area 1 as shown on the preliminary SP plan. The minimum width of this buffer yard shall be as identified on the preliminary SP plan.
8. Where possible, existing trees shall be retained and protected during construction.

9. All recommendations from the Traffic Impact Study for this project by Burch Transportation dated 5/19/23 shall be implemented.

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, Area 1 as shown on the preliminary SP plan shall be subject to the standards, regulations and requirements of the IR zoning district, and Area 2 as shown on the preliminary SP plan shall be subject to the standards, regulations and requirements of the RS15 zoning district as of the date of the applicable request or application.

Section 3 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 4 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:

Burkley Allen
Member of Council

2023Z-052PR-001
Map 058, Parcel(s) 040, 200
Map 068, Parcel(s) 012.01
Subarea 03, Bordeaux – Whites Creek – Haynes Trinity
District 01 (Hall)
Application fee paid by: Ryan Moses

A request to rezone from AR2A and RS15 to IR SP zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), requested by Thomas & Hutton, applicant, Eskimo Ashland and Church of the Living God, The Pillar and Ground of Truth, Trustees, owners

