

ORDINANCE NO. BL2020 - 517

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 to SP zoning for properties located at 5866 Pettus Road and Pettus Road (unnumbered), approximately 1,120 feet north of Sundown Drive (44.44 acres), to permit 136 detached single-family and attached single-family units, all of which is described herein (Proposal No. 2020SP-038-001).

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 to SP zoning for properties located at 5866 Pettus Road and Pettus Road (unnumbered), approximately 1,120 feet north of Sundown Drive (44.44 acres), to permit 136 detached single-family and attached single-family units,, being Property Parcel Nos. 009.01, 011.01, 069, 248 as designated on Map 174-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, 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 174 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 136 attached and detached single-family units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.

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

1. Rights-of-way shall be dedicated by Final Plat or through instrument prior to the approval of any final site plan.
2. Parking shall comply with requirements of the Metro Zoning Code.

3. Units may be subdivided via horizontal property regime or via a subdivision. The minimum lot size for all detached units shall be 6,000 square feet. The minimum lot size for attached units shall be 3,000 square feet.
4. The final site plan and landscaping plan shall show landscape screening west of the surface parking area located across from units 8-11.
5. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
6. 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.
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. Comply with all conditions and requirements of Metro reviewing agencies

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 RS5 for detached units and RM9 for attached units zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

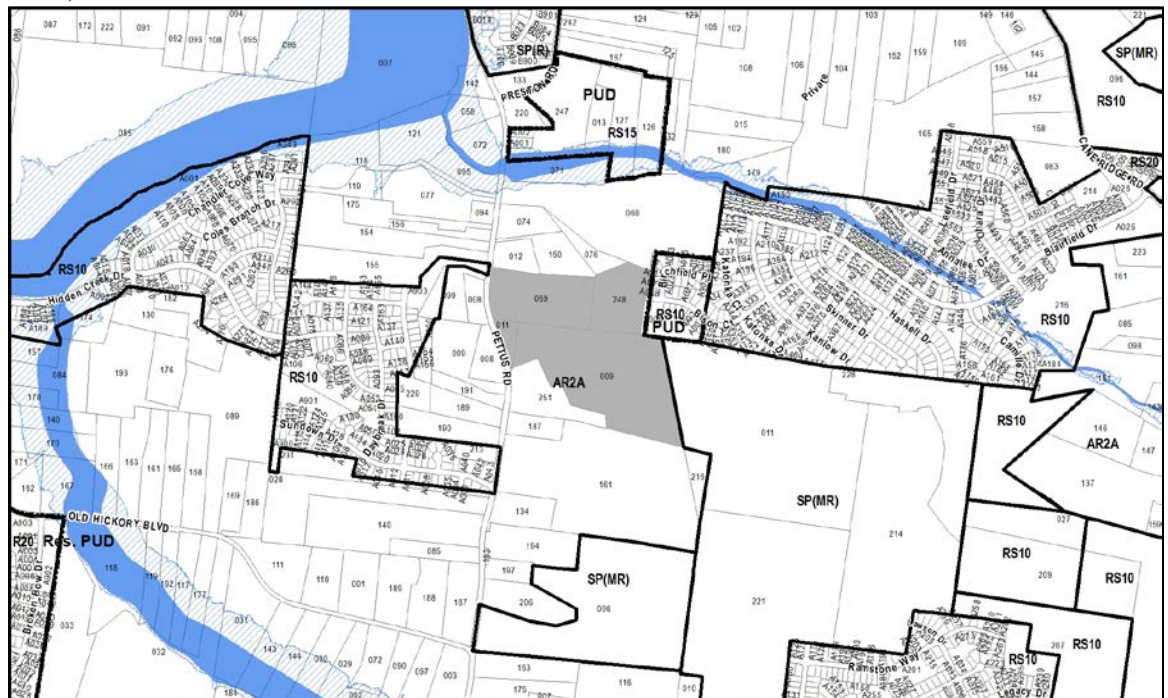
INTRODUCED BY:



Councilmember John Rutherford

2020SP-038-001
CEDARS OF CANE RIDGE
Map 174, Parcel(s) 009.01, 011.01, 069, 248, Green Trails
LLC
Subarea 12, Southeast
District 31 (Rutherford)
Application fee paid by: Green Trails, LLC

A request to rezone from AR2a to SP zoning for properties located at 5866 Pettus Road and Pettus Road (unnumbered), approximately 1,120 feet north of Sundown Drive (44.44 acres), to permit 136 detached single-family and attached single-family units, requested by Land Solutions Company LLC, applicant; Green Trails LLC, owner.



CEDARS OF CANE RIDGE

A 55-PLUS AGE TARGETED COMMUNITY

PRELIMINARY SP

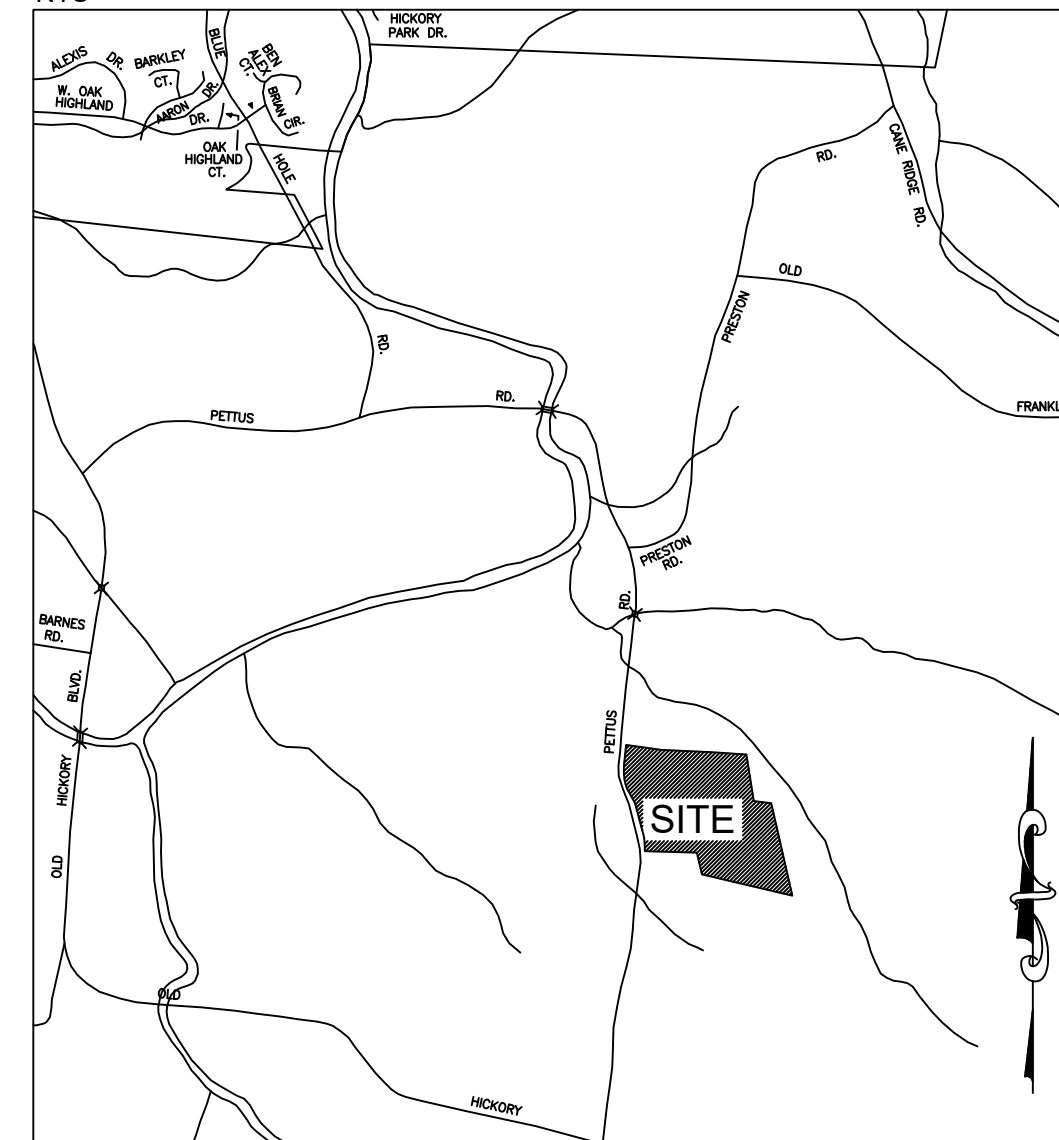
SP#2020S-038-001

MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
 5866 PETTUS ROAD
 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

SP NOTES:

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 136 SINGLE FAMILY AND MULTI-FAMILY LOTS.
2. ALL ROADS IN THIS DEVELOPMENT WILL BE PUBLIC.
3. ALL UNITS ARE TO BE SOLD FEE-SIMPLE.
4. CEDARS OF CANE RIDGE IS A 55-PLUS AGE TARGETED COMMUNITY.
5. RIGHT-OF-WAY DEDICATION SHALL BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE.
6. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
7. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
8. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
9. FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1. (THE MINIMUM FIRE-FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTES FOR A DURATION OF 2 HOURS.)
10. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15' CMP).
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
12. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES ARE REQUIRED FOR EACH PARCEL.
13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
14. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
15. BUILDING DESIGN STANDARDS:
 - A. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
 - B. THE FAÇADE OF CORNER UNITS FACING A PUBLIC STREET SHALL HAVE A MINIMUM OF 15% GLAZING AND A WRAP PORCH OR DOORWAY.
 - C. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 - D. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 - E. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - F. A RAISED FOUNDATION OF 18"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
16. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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.

SITE LOCATION MAP:
 NTS



SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

SITE DATA:

MAP & PARCELS: 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
 EXISTING ZONING: AR2A
 PROPOSED ZONING: SP
 BASE ZONE (SINGLE-FAMILY): RS5
 BASE ZONE (TOWNHOMES): RM9
 SITE ACREAGE: 44.1 AC +/-
 EXISTING USE: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY
 PLAN PREPARATION DATE: 8/31/2020
 COUNCIL DISTRICT: 31
 COUNCILPERSON: JOHN RUTHERFORD
 FEMA MAP: 47037C0393H, DATED 4/15/17

OWNERS

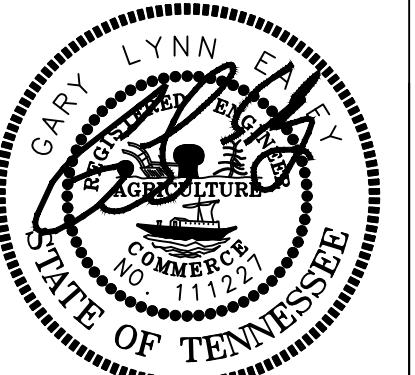
GREEN TRAILS, LLC
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 RICK DECKBAR
 (615) 397-4513

ENGINEER

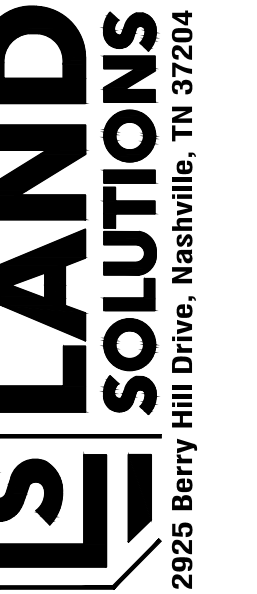
LAND SOLUTIONS COMPANY, LLC.
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 JENNIFER SPEICH
 (615) 712-7497

FLOODNOTE

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA, ZONE X, AS DEPICTED ON FEMA MAP NUMBER 47037C0393H, DATED APRIL 15, 2017.



9/16/2020



CEDARS OF CANE RIDGE

PRELIMINARY SP
 SP#2020S-038-001

MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
 5866 PETTUS ROAD
 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE SEPTEMBER 16, 2020

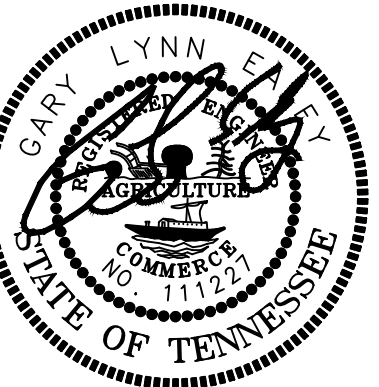
- A NONE
- B NONE
- C NONE
- D NONE

COVER SHEET

C0.0



Know what's below.
 Call before you dig.



9/16/2020

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

CEDARS OF CANE RIDGE
PRELIMINARY SP
SP#2020S-038-001
MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
5866 PETTUS ROAD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

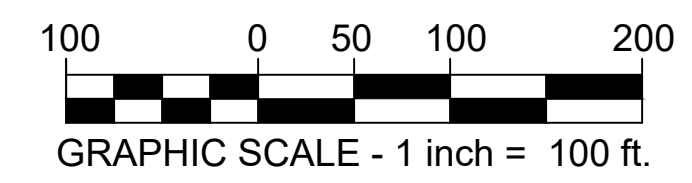
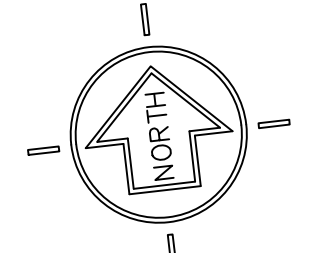
ISSUANCE/REVISION NOTES:
- PLAN DATE: SEPTEMBER 16, 2020

- A** NONE
- B** NONE
- C** NONE
- D** NONE

EXISTING
CONDITIONS
PLAN

C1.0

LSC 1079



Know what's below.
Call before you dig.

ADDITIONAL OFFSITE 4-WAY STOP CONDITION PROPOSED AT PETTUS ROAD & PRESTON ROAD (AS REQUIRED BY TIS)

PROPOSED 4-WAY STOP AT PETTUS ROAD & BLAIRFIELD DRIVE (AS REQUIRED BY TIS)

EASEMENT TO BE OBTAINED FROM ADJACENT PROPERTY OWNER FOR SEWER EXTENSION

FIRE ACCESS NOTE: ONLY 99 SINGLE FAMILY LOTS CAN BE CONSTRUCTED WITH ONE ACCESS ONTO PETTUS ROAD. A SECOND ACCESS THROUGH AN ADJACENT SUBDIVISION IS PLANNED, BUT NO HOMES BEYOND 99 CAN BE BUILT UNTIL THE SECOND ACCESS IS CONSTRUCTED.

SITE PLAN NOTES:

- ALL ROADS AND ALLEYS TO BE PUBLIC RIGHT-OF-WAY

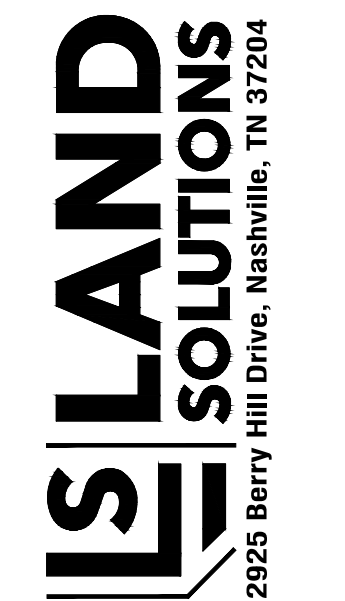
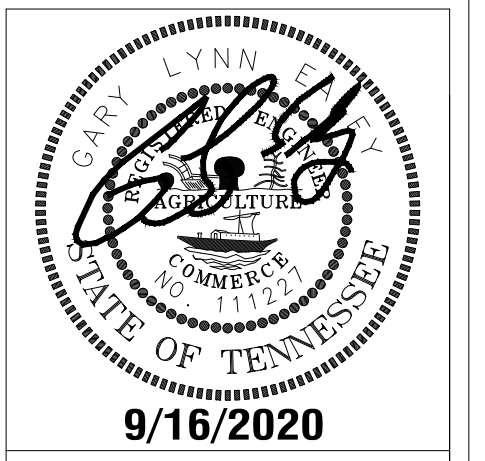
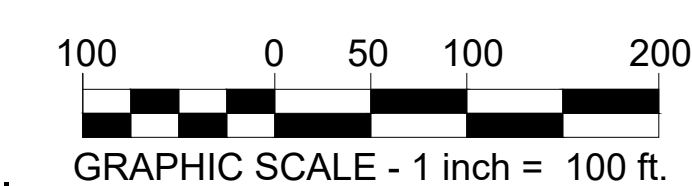
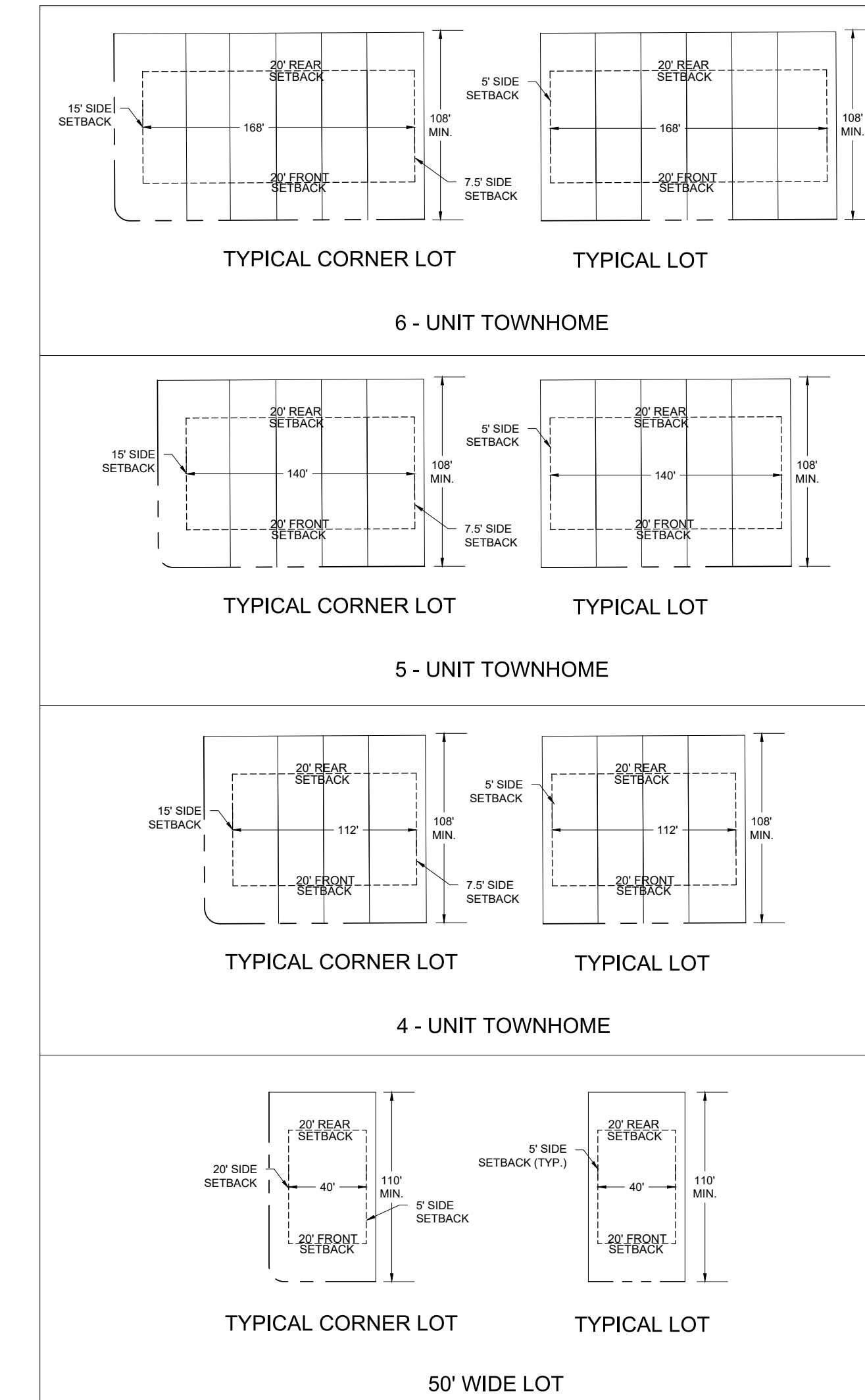
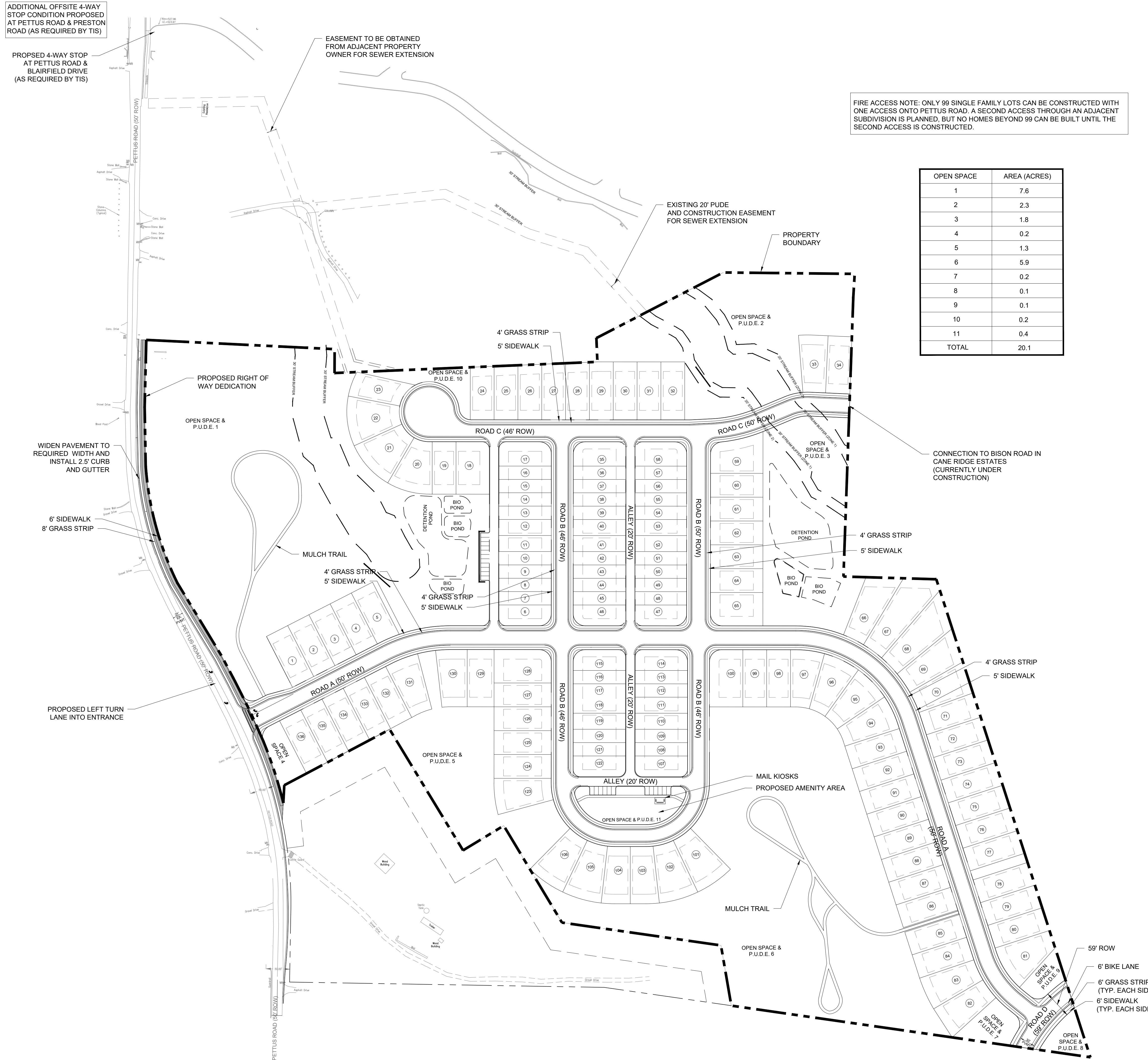
SITE DATA TABLE:

- BULK REGULATIONS**
- SINGLE FAMILY - 84 LOTS
- LOTS: 1-5, 18-34, 59-106, 123-136
 - 20' FRONT SETBACK
 - 20' REAR SETBACK
 - 5' SIDE (20' CORNER SIDE)
 - MINIMUM LOT SIZE: 6,000 SF

- TOWNHOMES - 52 LOTS
- LOTS: 6-17, 35-58, 107-122
- 20' FRONT SETBACK
 - 20' REAR SETBACK
 - 5' SIDE (15' CORNER SIDE)
 - MINIMUM LOT SIZE: 3,024 SF
- TOTAL LOTS: 136
 TOTAL UNITS: 136
 GROSS DENSITY: 3.08 UNITS/ACRE
 MAX HEIGHT: 35'
 MAX STORIES: 2 STORIES
 LOT AREA: 17.5 AC
 OPEN SPACE AREA: 20.1 AC
 OPEN SPACE % = 45.6%
 ROW AREA: 6.5 ACRES

- PARKING CALCULATIONS**
- PARKING REQUIRED:
- SINGLE FAMILY - 2 SPACES PER UNIT
 136 UNITS X 2 = 272
 GUEST PARKING: 23
 TOTAL PARKING PROVIDED: 295

OPEN SPACE	AREA (ACRES)
1	7.6
2	2.3
3	1.8
4	0.2
5	1.3
6	5.9
7	0.2
8	0.1
9	0.1
10	0.2
11	0.4
TOTAL	20.1



CEDARS OF CANE RIDGE
 PRELIMINARY SP
 SP#2020S-038-001
 MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
 5866 PETTUS ROAD
 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

- ISSUANCE/REVISION NOTES:**
- PLAN DATE: SEPTEMBER 16, 2020
- A NONE
 - B NONE
 - C NONE
 - D NONE

SITE PLAN
C2.0



9/16/2020

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

CEDARS OF CANE RIDGE

PRELIMINARY SP
SP#2020S-038-001

MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
5866 PETTUS ROAD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

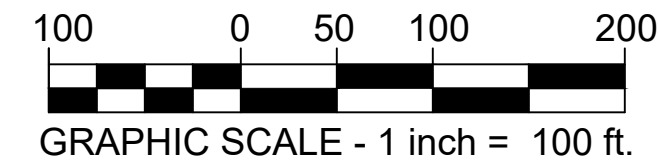
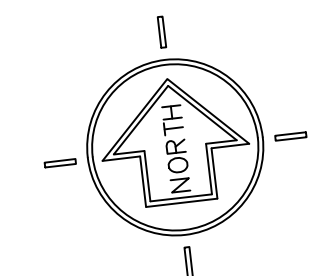
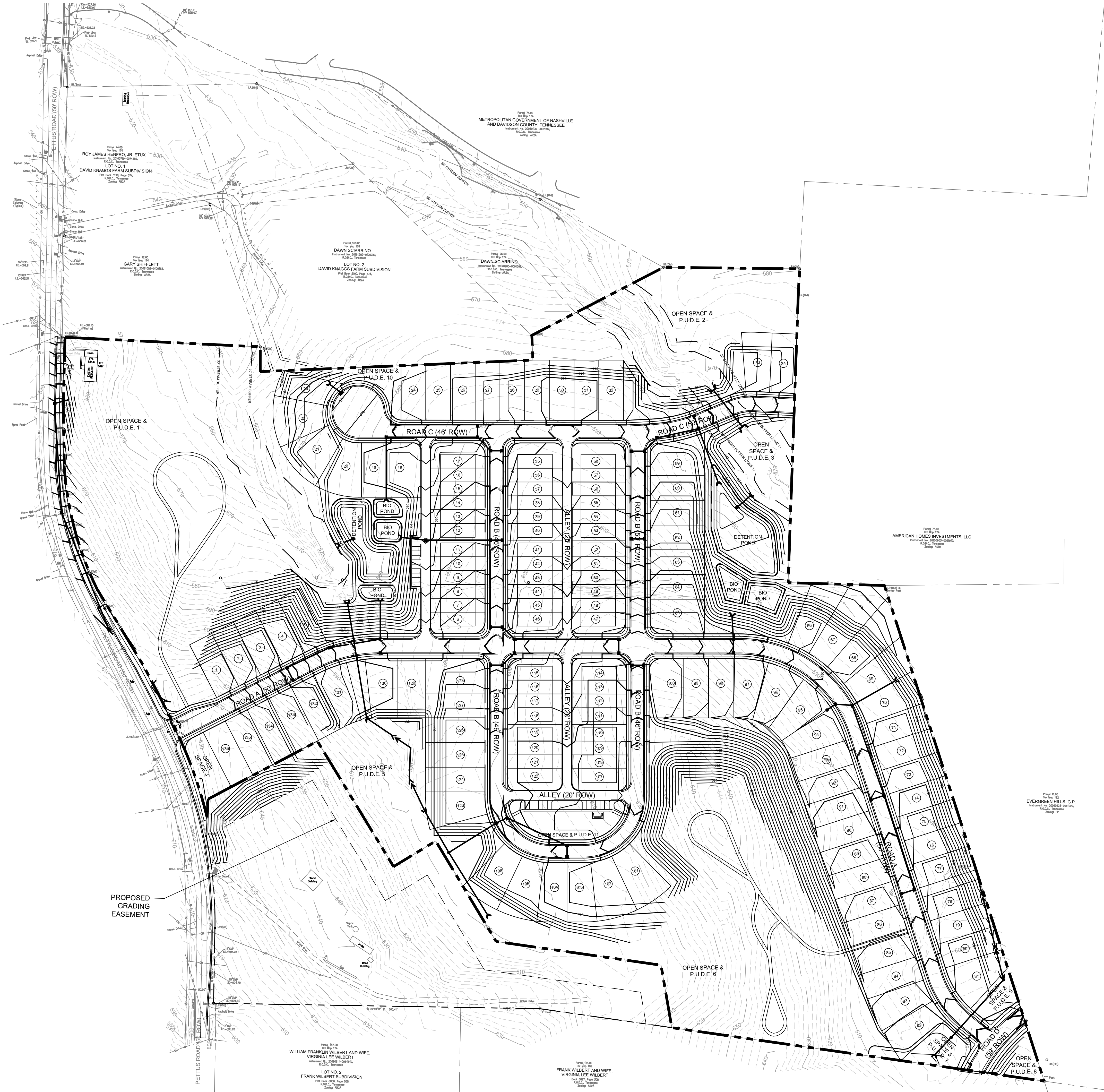
ISSUANCE/REVISION NOTES:
- PLAN DATE: SEPTEMBER 16, 2020

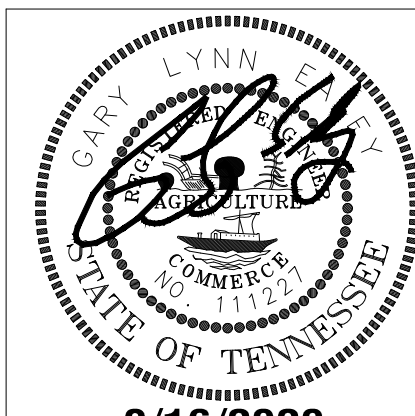
- A** NONE
- B** NONE
- C** NONE
- D** NONE

GRADING AND DRAINAGE PLAN

C3.0

- STORMWATER NOTES:**
1. BUFFER NOTE: THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
 2. DRAWING IS FOR ILLUSTRATION PURPOSES 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.
 3. EXTENT OF STREAM BUFFERS ARE SUBJECT TO FINAL ACCEPTANCE OF THE HYDROLOGIC DETERMINATION BY TDEC OR METRO STORMWATER.





9/16/2020



CEDARS OF CANE RIDGE

PRELIMINARY SP SP#2020S-038-001

MAP 174, PARCELS 9.01, 11.01, 69.00, AND 248.00
5866 PETTUS ROAD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

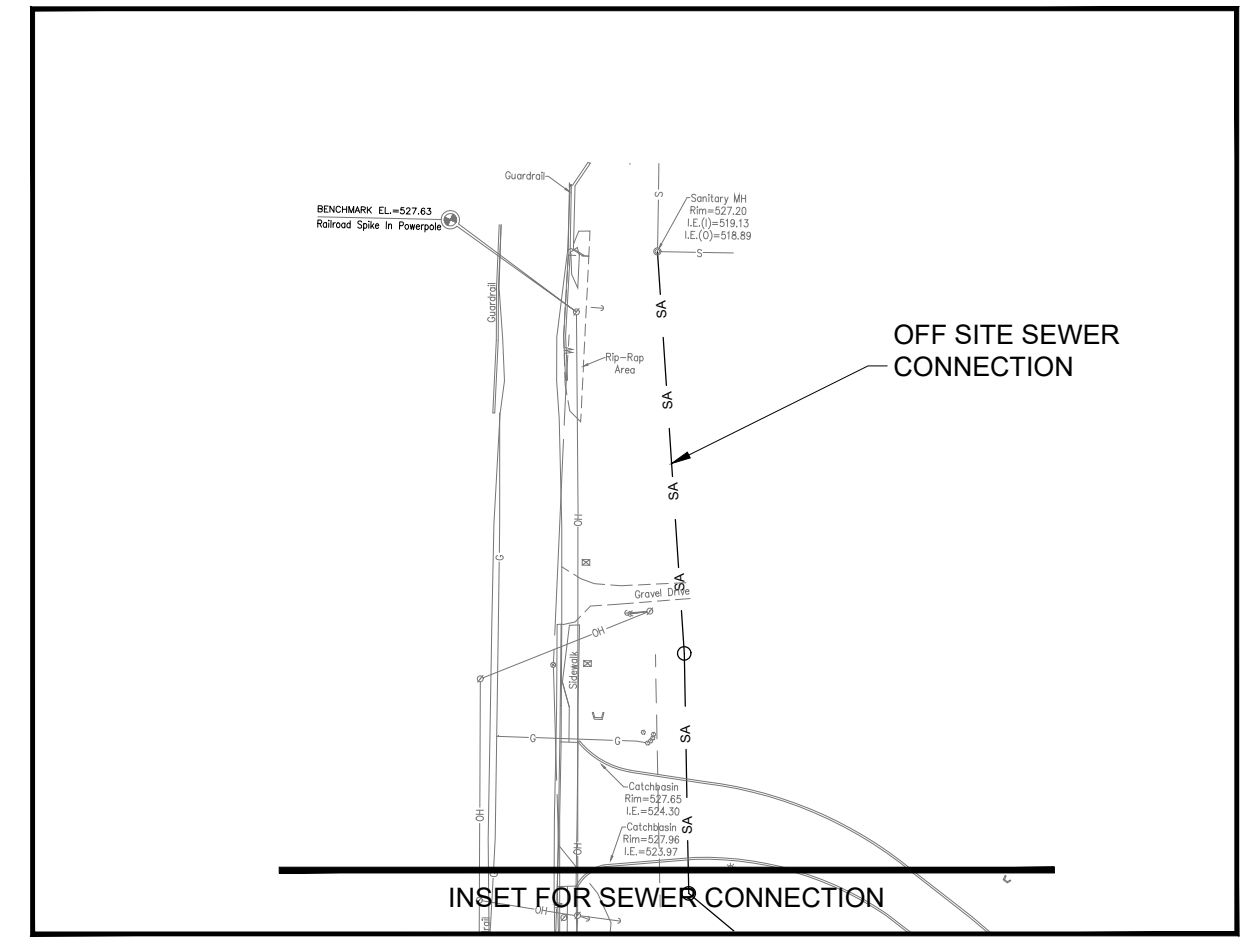
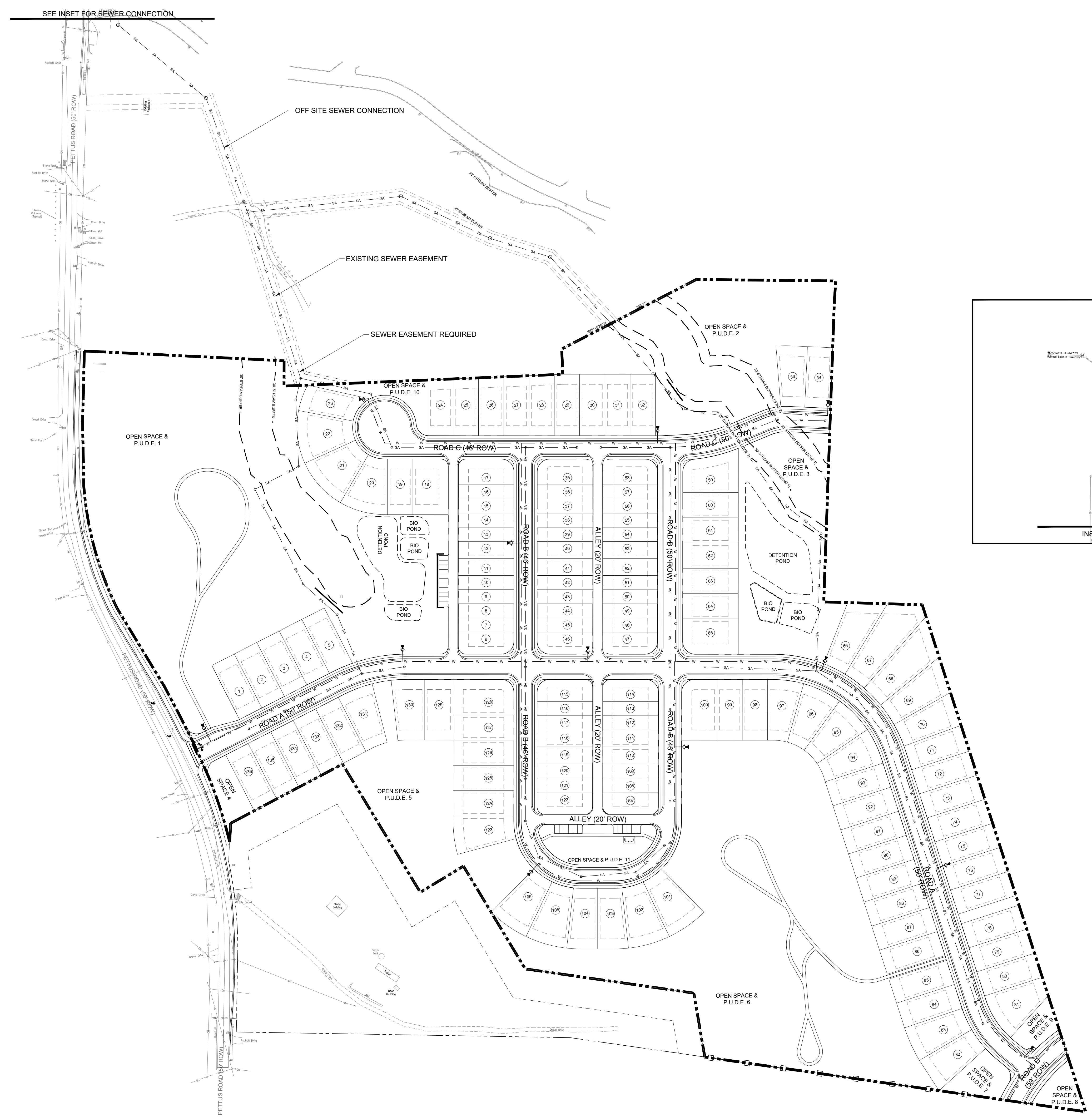
ISSUANCE/REVISION NOTES:
- PLAN DATE: SEPTEMBER 16, 2020

- A NONE
- B NONE
- C NONE
- D NONE

UTILITY PLAN

C4.0

LSC 16079



Know what's below.
Call before you dig.

