

SUBSTITUTE ORDINANCE NO. BL2022-1503

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 RS10 to SP zoning for properties located at 903 and 925 Massman Drive and Massman Drive (unnumbered), at the corner of Massman Drive and Frontage Road, (7.61 acres), to permit ~~55~~ 40 multi-family residential units and 15 single-family lots, all of which is described herein (Proposal No. 2022SP-024-001).

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 RS10 to SP zoning for properties located at 903 and 925 Massman Drive and Massman Drive (unnumbered), at the corner of Massman Drive and Frontage Road, (7.61 acres), to permit ~~55~~ 40 multi-family residential units and 15 single-family lots, being Property Parcel No. 062 as designated on Map 106-00 and being Property Parcel Nos. 018, 135 and 138 as designated on Map 107-00 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 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 Maps 106, 107 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 limited as follows: ~~55~~ 40 multi-family residential units and 15 single-family residential lots. 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. On the corrected copy, remove the "Where feasible..." sentence from the District 1 Bulk Regulations, Architectural Standards Note #3.
2. On the corrected copy, the plan shall include a sign at the western terminus of the proposed public street that reads as follows: "Temporary Dead-End Street, Street to be extended by the authority of the Metro Government of Nashville and Davidson County."
3. Staff may consider the raised foundations exceptions proposed in the Bulk Regulations charts. Final details to be reviewed and approved by staff with the final SP.
4. Maximum building heights for District 2 shall be limited to two stories in 35 feet. Maximum building heights for District 1 shall be limited to three stories in 42 feet. Final details to be reviewed and approved by staff with the final SP.
5. Changes to the plan to accommodate requirements of NDOT may be required at the final SP.

6. Comply with all conditions and requirements of Metro reviewing agencies.
7. 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.
8. The final 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.
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. 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 Property Owners' Association.
11. 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.

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 RM15-A-NS for District 1; R6 for District 2. 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.

INTRODUCED BY:

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Russ Bradford  
Member of Council

2022SP-024-001  
903 MASSMAN DR  
Map 106, Parcel(s) 062  
Map 107, Parcel(s) 018, 136, 138  
Subarea 11, South Nashville  
District 13 (Russ Bradford)  
Application fee paid by: Catalyst Design Group, PC

A request to rezone from RS10 to SP zoning for properties located at 903 and 925 Massman Drive and Massman Drive (unnumbered), at the corner of Massman Drive and Frontage Road, (7.61 acres), to permit ~~55~~ 40 multi-family residential units and 15 single-family lots, requested by Catalyst Design Group, applicant; McRedmond Family Partners, L.P., owner

