

3140 Parthenon Avenue Rezoning Report from Metro Parks

Volunteer Builders, LLC, is the owner of 3136 Parthenon Avenue across from Centennial Park. This is one of only two privately-owned properties on this block. The rest of the parcels are park property. Volunteer Builders purchased the property in 2021 for the purpose of constructing a multifamily development on the property. The property is located between the dog park and other Metro Parks property.

3136 Parthenon Avenue Shown in Pink



Metro Parks would like to acquire 3136 Parthenon Avenue to allow for a possible future expansion of the dog park, and to prevent a development from “breaking up” the park area. Metro Parks proposed swapping 3136 Parthenon for 3140 and a portion of 3138 Parthenon (to create an equally-sized parcel). This would allow the two private development lots on the block to be adjacent to each other, which would create more contiguous area for the park.

3140 Parthenon Avenue Shown in Pink

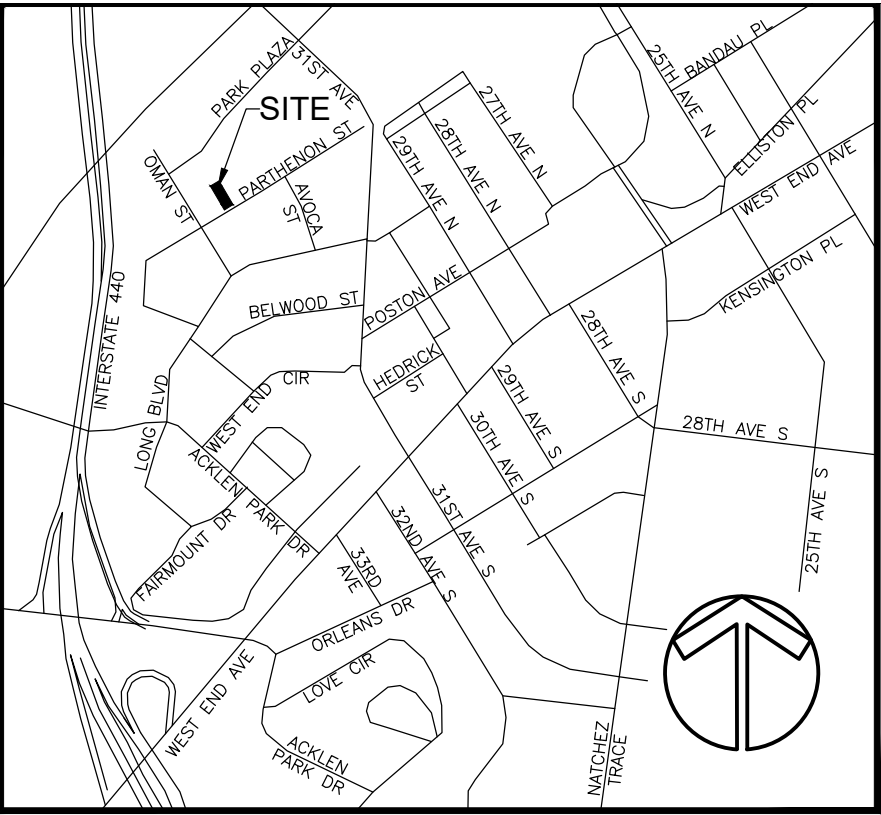


The plat that depicts the boundaries is attached to this report as Exhibit 1.

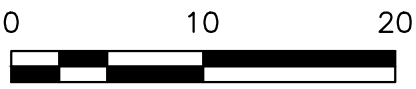
In order to accommodate Metro Parks' wishes, Volunteer Builders is willing to swap the property conditioned upon rezoning 3140 and a portion of 3138 Parthenon Avenue to a Specific Plan (SP) district to match the density on the other side of Parthenon Avenue. The conditions that will be included as part of the SP are as follows:

1. Development shall be limited to 10 multifamily dwellings.
2. Development shall comply with the bulk standards, building standards, architectural treatment standards, and parking standards of the 31st Avenue/Long Boulevard Urban Design Overlay district applicable to the G-3 Sub-district. Notwithstanding the foregoing to the contrary, the side setback on the southwest property line between Parthenon Avenue and the alley right-of-way shall be five feet (5') in accordance with Table 17.12.020.B.1 of the Metropolitan Zoning Code applicable to RM40.
3. Owner occupied and non-owner occupied short term rental (STRP) units shall be prohibited.

4. All other standards, regulations, and requirements not addressed in the UDO shall be subject to the standards, regulations and requirements of the RM40 zoning district as of the date of the applicable request or application.
5. Metro Park Board and Metro Council approval of the proposed swap.



VICINITY MAP
(N.T.S.)

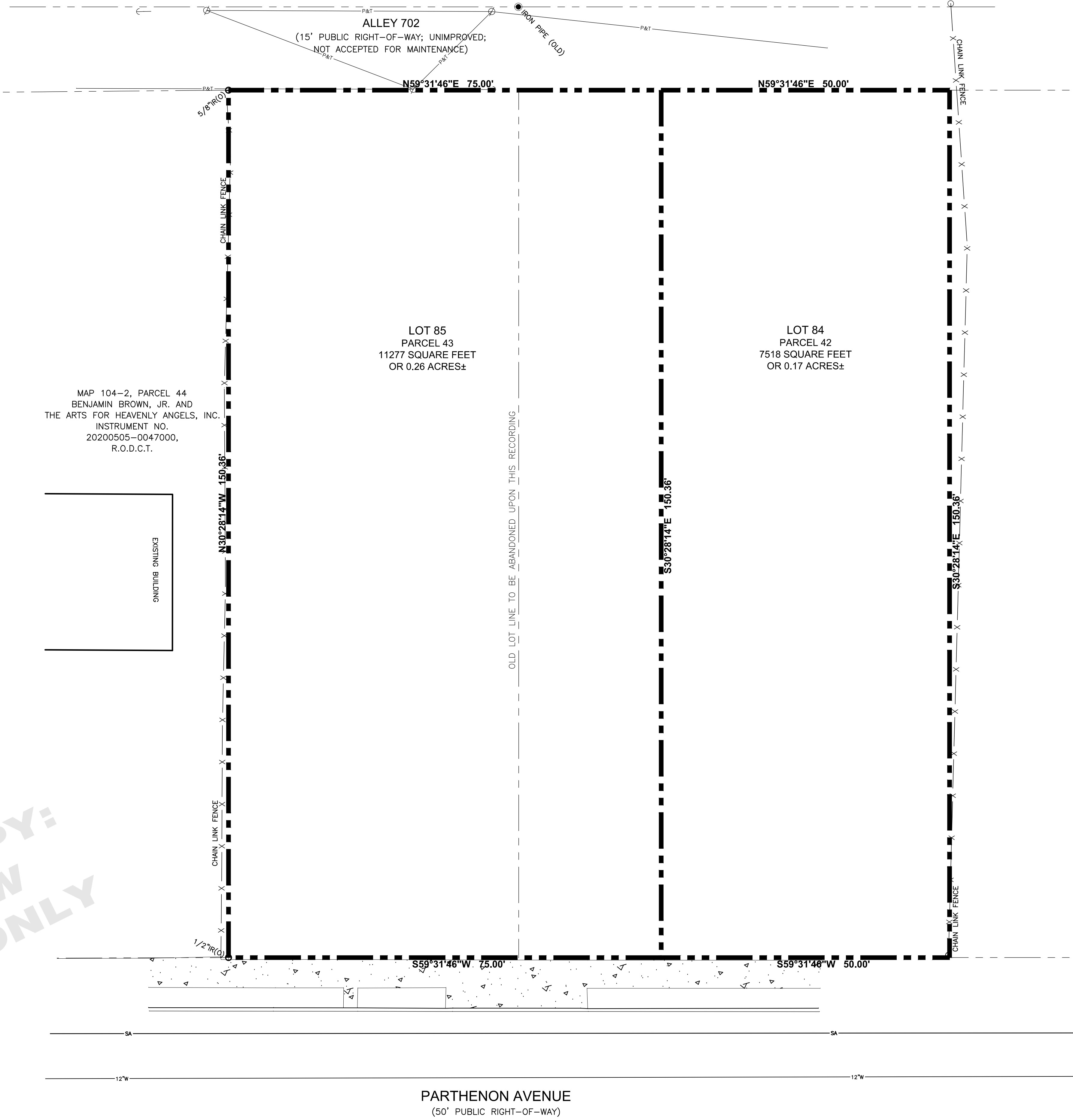


GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO MOVE THE INTERIOR LOT LINE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS CURRENTLY ZONED RM20, OV--U20, OV--IMP.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0239H WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040 PANEL NO. 0239, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. BEING PARCEL NUMBERS 43 AND A PORTION OF PARCEL 42 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 104--2.
6. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 84 AND PART OF LOT 85 AS SHOWN ON THE FINAL PLAT ENTITLED "WEST END PARK" OF RECORD IN BOOK 421, PAGE 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MAP 104--2, PARCEL 44
BENJAMIN BROWN, JR. AND
THE ARTS FOR HEAVENLY ANGELS, INC.
INSTRUMENT NO.
20200505--0047000,
R.O.D.C.T.

EXISTING BUILDING



LEGEND

- | | | | |
|---------------------|--|-------|------------------------------------|
| ○ ^R (0) | IRON ROD (OLD) | ○ | UTILITY POLE |
| ○ ^{PK} (0) | PK NAIL (OLD) | ○→ | UTILITY POLE W/ ANCHOR |
| ● ^{IP} (0) | IRON PIPE (OLD) | -P&T- | OVERHEAD POWER AND TELEPHONE LINES |
| -X-X- | FENCE | | CONCRETE SURFACE |
| R.O.D.C.T. | REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE | | |

G:\22-0056\1-SURVEY\PLAT\220056 PLAT.DWG

TOTAL AREA= 18796 SQUARE FEET OR 0.43 ACRES±

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED AS DEED BOOK 7291, PAGE 117 R.O.D.C., TN, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN INSTRUMENT NO. _____ R.O.D.C., TENNESSEE, RUNNING WITH TITLE TO THE PROPERTY.

METROPOLITAN GOVERNMENT

BY: _____ DATE: _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1: 10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOTS LINES ARE RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

RAGAN SMITH ASSOCIATES INC.

BY: _____ DATE: _____
TENNESSEE REGISTERED SURVEYOR NO. _____

COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

RECORD

CASE NUMBER

FINAL PLAT

WEST END PARK

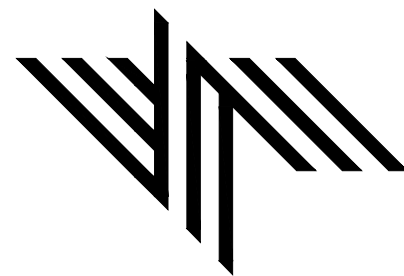
2ND REVISION

3138 & 3140 PARTHENON AVENUE,
21ST COUNCIL DISTRICT, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

DISTRICT COUNCIL MEMBER: _____

OWNER

JUNE 02, 2022
SCALE: 1"= 10'
JOB NO. 22-0056
SHEET 1 of 1



RaganSmith

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