

SUBSTITUTE ORDINANCE NO. BL2023-2037

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 amending a Specific Plan on properties located at 109 and 123 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay district (13.12 acres), to amend the regulatory requirements, (Proposal No. 2013SP-018-002).

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 amending a Specific Plan on properties located at 109 and 123 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay district (13.12 acres), to amend the regulatory requirements., being Property Parcel Nos. 018, 023 as designated on Map 103-15 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 Map 103-15 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 as follows: Permitted uses for Parcel A are limited to greenway, park and outdoor recreation/entertainment uses and all uses as outlined in the use chart in the SP document attached to BL2017-655. Permitted uses for Parcel B shall be limited to a maximum of 230 multi-family residential units and all uses as outlined in the use chart in the SP document attached to BL2017-655.

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

1. All conditions from BL2017-655, as amended, shall apply except for condition 6 related to greenways.
2. The owner of Parcel A shall grant greenway easements to the Metropolitan Government at no cost to the Metropolitan Government and the developer of Parcel B shall design and construct the greenway trail around the perimeter of Parcel A
3. A greenway on Parcel B shall be constructed with the development of Parcel B to connect to the greenway on Parcel A. If there is an existing greenway on an adjacent parcel and it is feasible to connect, the owner shall connect to any existing greenway.
4. All greenways on Parcel A and Parcel B shall be built to Metro Parks standards.

5. The owner(s) of Parcel A and Parcel B shall not restrict access to any greenways running through the parcels. Metro Parks shall set the operating hours for all greenways, provided the hours of operation will not start before daylight and extend beyond dusk.
6. With the submittal of the first final site plan for Parcel B, a site plan including the location and design of the greenways on both Parcel A and Parcel B shall be included. Prior to the first use and occupancy permit for Parcel B, the construction of the greenways shall be completed on both parcels.

Section 5. 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 6. 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.

Sponsored by:

Kathleen Murphy
Member of Council