

SUBSTITUTE ORDINANCE NO. BL2023-1838

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 RS7.5 to ~~RM20-A~~ SP zoning for property located at Ewing Drive (unnumbered), at the southeast corner of Knight Drive and Ewing Drive (2.54 acres), all of which is described herein (Proposal No. ~~2022Z-109PR-004~~ 2023SP-068-001).

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 RS7.5 to ~~RM20-A~~ SP zoning for property located at Ewing Drive (unnumbered), at the southeast corner of Knight Drive and Ewing Drive (2.54 acres), being on Property Parcel No. 114 as designated on Map 059 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.~~ 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 059 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 20 multi-family residential units. Short term rental property, owner occupied, and short term rental property, 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. The Regulatory Standards require compliance with the MCSP. However, if it is determined at final site plan that an alternative design provides for better protection of existing trees along the western boundary, then an alternative may be approved. NDOT and Planning may also waive sidewalks and allow a payment in lieu.
2. 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 Homeowner's Association
3. 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.

4. 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.
5. 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.
6. The developer shall work with NDOT to identify appropriate traffic calming measures along Ewing Drive and Knight Drive near the development site. In working with NDOT, the developer shall construct the agreed upon traffic calming improvements or shall contribute funds to NDOT's traffic calming program at a cost not to exceed \$10,000.
7. The developer shall work with the Metropolitan Historical Commission to identify and install historical markers that are relevant to the surrounding community.
8. The developer shall work with WeGo Public Transit to construct or upgrade a bus stop at the development site.
9. The developer shall work with NDOT to improve the street lighting along Knight Drive and Ewing Drive in the area of the development.

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 RM-20 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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Kyonzté Toombs  
Member of Council

Map 059, Parcel(s) 114  
Knight & Ewing SP  
Subarea 03, Bordeaux – Whites Creek – Haynes Trinity District  
02 (Kyonzté Toombs)  
Application fee paid by: Stratus Construction Inc.

By changing from RS7.5 to ~~RM20-A~~ SP zoning for property located at Ewing Drive (unnumbered), at the southeast corner of Knight Drive and Ewing Drive (2.54 acres), requested by Scott Davis, applicant; Stratus Construction Inc., owner.

