

**SUBSTITUTE ORDINANCE NO. BL2021-670**

**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 R10 to ~~ON~~ SP zoning for property located at 2649 Smith Springs Road, approximately 315 feet west of Bell Road (0.17 acres), all of which is described herein (Proposal No. 2020Z-139PR-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 R10 to ~~ON~~ SP zoning for property located at 2649 Smith Springs Road, approximately 315 feet west of Bell Road (0.17 acres), being Property Parcel No. 047 as designated on Map 136-00 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 attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the uses of this SP shall be limited to Single Family Residential, Personal Instruction, and Personal Care Services.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Upon a determination that the existing building will be used on this property and no new building will be constructed, the executive director of the Metro Planning Department may waive the final site plan requirement pursuant to Metropolitan Code Section 17.40.106.G. Building permit(s) shall still be required as determined by the Metro Codes Dept.
2. If the existing building is enlarged or replaced with a new building, a Final Site Plan meeting the requirements of Subsections 17.40.106.G and 17.40.170.B of the Metro Code shall be required.

Section 4. 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 increases the permitted density or floor area, adds uses not otherwise permitted, eliminates specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or adds vehicular access points not currently present or approved.

Section 5. 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 ON zoning districts as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 2 ~~6~~. 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 136 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 7. 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:

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Delishia Porterfield  
Kathleen Murphy  
Member of Council

2020Z-139PR-001  
Map 136, Parcel(s) 047  
Subarea 13, Antioch – Priest Lake  
District 29 (Porterfield)  
Application fee paid by: The Tennessee Credit Union

A request to rezone from R10 to ~~ON~~ SP zoning for property located at 2649 Smith Springs Road, approximately 315 feet west of Bell Road (0.17 acres), requested by Catherine Honea Sondgerath and Tai Orten, et al, applicants and owners.

