

SUBSTITUTE ORDINANCE NO. BL2021-860

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 CS to ~~MUL-A~~ SP zoning for various properties located along Largo Drive, Wallace Road, and Linbar Drive, at the southeast corner of Linbar Drive and Harding Place (15.78 acres), all of which is described herein (Proposal No. 2021Z-062PR-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 CS to ~~MUL-A~~ SP zoning for various properties located along Largo Drive, Wallace Road, and Linbar Drive, at the southeast corner of Linbar Drive and Harding Place (15.78 acres), being Property Parcel Nos. 179, 196, 197, 314 as designated on Map 134-00 and Property Parcel Nos. 183-186, 188, 193, 195, 197-201, 241-243, 245-247 as designated on Map 134-13 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 all uses permitted by the MUL-A zoning district with the exception that Alternative Financial Services, Automobile Parking, Bar or Nightclub, Beer and Cigarette Market, Distributive Business/Wholesale, and Warehouse uses shall be prohibited.

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

1. 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.
2. Final SP submittals for any property within the SP may be waived and combined with the application for a building permit.
3. Applications for building permits within the SP shall be reviewed and approved by the Planning Department.

Section 4. 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 5. 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 6. 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 MUL-A zoning districts as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 2.7. 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 134 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 3.8. 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:

Sandra Sepulveda
Member of Council

2021Z-062PR-001
Map 134, Parcel(s) 179, 196, 197, 314
Map 134-13, Parcel(s) 183-186, 188, 193, 195, 197-201,
241-243, 245-247
Subarea 12, Southeast
District 30 (Sandra Sepulveda)
Application fee paid by: Fee waived by Council

A request to rezone from CS to MUL-SP zoning for various properties located along Largo Drive, Wallace Road, and Linbar Drive, at the southeast corner of Linbar Drive and Harding Place (15.78 acres), requested by Councilmember Sandra Sepúlveda, applicant; various owners.

