



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2023-1719 **Name:**

**Type:** Bill (Ordinance) **Status:** Passed

**File created:** 1/26/2023 **In control:** Planning and Zoning Committee

**On agenda:** 3/21/2023 **Final action:** 3/21/2023

**Title:** 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 IR to SP zoning for property located at 5901 California Ave., at the southeast corner of 60th Ave. North and California Ave. (8.12 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-009-001).

**Sponsors:** Mary Carolyn Roberts, Russ Pulley

**Indexes:**

**Code sections:**

**Attachments:** 1. 2023SP-009-001\_sketch, 2. 2023SP-009-001\_plans

| Date      | Ver. | Action By                     | Action  | Result |
|-----------|------|-------------------------------|---|--------|
| 3/31/2023 | 1    | Metropolitan Council          | effective                                     |        |
| 3/23/2023 | 1    | Mayor                         | approved                                      |        |
| 3/21/2023 | 1    | Metropolitan Council          | passed on third reading                       |        |
| 3/20/2023 | 1    | Planning and Zoning Committee | approved                                      |        |
| 3/7/2023  | 1    | Metropolitan Council          | passed on second reading                      |        |
| 3/7/2023  | 1    | Metropolitan Council          | public hearing                                |        |
| 2/10/2023 | 1    | Metropolitan Council          | advertised                                    |        |
| 2/9/2023  | 1    | Planning Commission           | approved with conditions, disapproved without |        |
| 2/7/2023  | 1    | Metropolitan Council          | passed on first reading                       |        |
| 1/31/2023 | 1    | Metropolitan Council          | filed   |        |

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 IR to SP zoning for property located at 5901 California Ave., at the southeast corner of 60th Ave. North and California Ave. (8.12 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2023SP-009-001).

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 IR to SP zoning for property located at 5901 California Ave., at the southeast corner of 60th Ave. North and California Ave. (8.12 acres), to permit a mixed-use development, being Property Parcel No. 239 as designated on Map 091-02 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 Property Parcel No. 239 as designated on Map 091-02 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 300 multi-family residential units and a maximum FAR of 1.5 for non-residential uses as specified on the Specific Plan. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.

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 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 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 the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7. 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 8. 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.