



Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #: BL2024-278 **Name:**

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

File created: 2/22/2024 **In control:** Planning and Zoning Committee

On agenda: 4/16/2024 **Final action:** 4/16/2024

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 applying a Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), to permit the uses of R6, religious institution and multi-media production uses, all of which is described herein (Proposal No. 2023NL-002-001).

Sponsors: Sean Parker, Emily Benedict

Indexes:

Code sections:

Attachments: 1. 2023NL-002-001_sketch, 2. 2023NL-002-001_plan

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------------------|--------------------------|--------|
| 4/26/2024 | 1 | Metropolitan Council | effective | |
| 4/18/2024 | 1 | Mayor | approved | |
| 4/16/2024 | 1 | Metropolitan Council | passed on third reading | |
| 4/15/2024 | 1 | Planning and Zoning Committee | approved | |
| 4/2/2024 | 1 | Metropolitan Council | passed on second reading | |
| 4/2/2024 | 1 | Metropolitan Council | public hearing | |
| 3/8/2024 | 1 | Metropolitan Council | advertised | |
| 3/7/2024 | 1 | Metropolitan Council | passed on first reading | |
| 2/27/2024 | 1 | Metropolitan Council | filed | |
| 2/8/2024 | 1 | Planning Commission | approved with conditions | Pass |

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 applying a Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), to permit the uses of R6, religious institution and multi-media production uses, all of which is described herein (Proposal No. 2023NL-002-001).

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 applying a Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), to permit the uses of R6, religious institution and multi-media production uses, being Property Parcel No. 173 as designated

on Map 072-06 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 Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be on Map 072 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 Neighborhood Landmark shall be limited to all uses of R6, religious institution, and multi-media production uses.

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

1. Dumpsters and other trash receptacles for all structures other than single-family and two-family residences shall be screened by an enclosure from public streets and from properties which are zoned or policied for residential use per 17.24.060 of the Metro Zoning Code. 20
2. This approval does not include any changes to the exterior of the structure. If any changes are proposed, it may require a new development plan.
3. No vehicular access from Zophi Street is permitted.
4. Signage on the property shall not exceed a total of 30 square feet. Signage shall not be internally illuminated.
5. Any changes to the NL District and/or its associated development plan are subject to the provisions of Section 17.40.160.

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.