



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2023-1966      **Name:**

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

**File created:** 5/24/2023      **In control:** Planning and Zoning Committee

**On agenda:** 7/18/2023      **Final action:** 7/18/2023

**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 a Specific Plan for properties located at 6415 and 6419 Holt Road and 6401 Nolensville Pike, at the southern corner of Nolensville Pike and Holt Road, zoned SP and CL, and partially located within the Corridor Design Overlay District (37.11 acres), to permit a mixed use development with nonresidential uses and 153 single-family attached residential units, all of which is described herein (Proposal No. 2016SP-028-003).

**Sponsors:** Robert Swope

**Indexes:**

**Code sections:**

**Attachments:** 1. 2016SP-028-003\_sketch, 2. 2016SP-028-003\_Plans, 3. Amendment No. 1 to BL2023-1966

| Date      | Ver. | Action By                     | Action                                | Result       |
|-----------|------|-------------------------------|---------------------------------------|--------------|
| 7/28/2023 | 1    | Metropolitan Council          | effective                             |              |
| 7/21/2023 | 1    | Mayor                         | approved                              |              |
| 7/18/2023 | 1    | Metropolitan Council          | passed on third reading as amended    |              |
| 7/17/2023 | 1    | Planning and Zoning Committee | approved with an amendment            |              |
| 7/6/2023  | 1    | Metropolitan Council          | public hearing                        |              |
| 7/6/2023  | 1    | Metropolitan Council          | passed on second reading              |              |
| 6/9/2023  | 1    | Metropolitan Council          | advertised                            |              |
| 6/6/2023  | 1    | Metropolitan Council          | passed on first reading               |              |
| 5/30/2023 | 1    | Metropolitan Council          | filed                                 |              |
| 5/11/2023 | 1    | Planning Commission           | approved with conditions, disapproved | Pass without |

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 a Specific Plan for properties located at 6415 and 6419 Holt Road and 6401 Nolensville Pike, at the southern corner of Nolensville Pike and Holt Road, zoned SP and CL, and partially located within the Corridor Design Overlay District (37.11 acres), to permit a mixed use development with nonresidential uses and 153 single-family attached residential units, all of which is described herein (Proposal No. 2016SP-028-003).

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 a Specific Plan for properties located at 6415 and 6419 Holt Road and 6401 Nolensville Pike, at the southern corner of Nolensville Pike and Holt Road, zoned SP and CL, and partially located within the Corridor Design Overlay District (37.11 acres), to permit a mixed use development with nonresidential uses and 153 single-family attached residential units, being Property Parcel Nos. 092, 094, 276 as designated on Map 181-00 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 Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 181 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 153 single-family attached residential units and nonresidential uses allowed in the MUL district in areas specified in the Preliminary SP plan. Non-residential uses are not permitted outside of the designated area. Short term rental properties, owner occupied and short term rental properties, 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. Comply with all conditions and requirements of Metro reviewing agencies.
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. Maximum building height shall be limited to 3 stories in 45 feet as measured from finished floor elevation to midpoint of eave and ridge of roof.
7. Building elevations submitted with final SP shall have building design-including massing, glazing, building materials, and façade articulation-that is substantially similar to the elevations approved with the preliminary SP.
8. Replace all references to "single-family residential" with "single-family attached residential." This includes General Note 1 on the layout sheet and in various places throughout the program book.
9. Revise note 16 to indicate that residential units 5-15 shall not be constructed prior to commercial buildings 1 and 2.
10. During subdivision review and approval process, lot area table on page 1 of the SP amendment shall determine minimum area for each lot.

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 RM6 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.