



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

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**File #:** BL2020-530      **Name:**  
**Type:** Bill (Ordinance)      **Status:** Passed  
**File created:** 10/26/2020      **In control:** Metropolitan Council  
**On agenda:** 12/15/2020      **Final action:** 12/15/2020

**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 property located at 620 S 13th Street, at the northwest corner of S 13th Street and Sevier Street, (0.18 acres), to permit two residential units and all uses allowed under R6 zoning, all of which is described herein (Proposal No. 2015SP-024-002).

**Sponsors:** Brett Withers

**Indexes:**

**Code sections:**

**Attachments:** 1. BL2020-530, 2. BL2020-530 Plans

Date	Ver.	Action By	Action	Result
12/18/2020	1	Metropolitan Council	effective	
12/16/2020	1	Mayor	approved	
12/15/2020	1	Metropolitan Council	passed on third reading	
12/14/2020	1	Planning and Zoning Committee	approved	
12/1/2020	1	Metropolitan Council	passed on second reading	
12/1/2020	1	Metropolitan Council	public hearing	
11/5/2020	1	Metropolitan Council	passed on first reading	
9/10/2020	1	Planning Commission	approved with conditions, disapproved 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 property located at 620 S 13th Street, at the northwest corner of S 13th Street and Sevier Street, (0.18 acres), to permit two residential units and all uses allowed under R6 zoning, all of which is described herein (Proposal No. 2015SP-024-002).

Map 094-01, Parcel(s) 075, Quantavius Poole  
Application fee paid by: Quan Poole  
Requested by: Quantavius Poole

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 property located at 620 S 13th Street, at the northwest corner of S 13th Street and Sevier Street, (0.18 acres), to permit two residential units and all uses allowed under R6 zoning, being Property Parcel No. 075 as designated on Map 094-01 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. 075 as designated on Map 094-01 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 two residential units, and all uses permitted by the R6 zoning district. Short term rental property (STRP) - Not Owner Occupied shall not be permitted.

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

1. 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.
2. 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.
3. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.
4. Provide a B landscape buffer to screen the parking from the adjacent street.

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 R6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 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.

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