



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2020-592, **Version:** 2

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 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 250 feet east of Tulip Grove Road (25.93 acres), to modify the permitted land uses, all of which is described herein (Proposal No. 2011SP-005-003).

Map & Parcel no. /Owner: Map 086, Parcel(s) 157, 160-162
Map 098, Parcel(s) 073, Chris Pardue, Winton, Bettie J. Trustee and Central Pike Church
Application fee paid by: CSDG
Requested by: Civil Site Design Group

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 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 250 feet east of Tulip Grove Road (25.93 acres), to modify the permitted land uses., being Property Parcel Nos. 157, 160, 161, 162 as designated on Map 086-00 and Property Parcel No. 073 as designated at Map 098-00 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 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 Map 086 and Map 098 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 all uses as shown on the plan. The multi-family residential land use shall be limited to 700 units. Short term rental properties - owner occupied and short term rental properties - not owner occupied are prohibited

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

1. The Live-Work land use shall be subject to the standards in Zoning code section 17.16.250.D. - Home Occupation.
2. Comply with all applicable conditions of approval included in BL2015-21 as amended and BL2011-885 as amended.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. Residential building elevations that directly front within a 50' feet setback onto Central Pike shall be constructed of a mixture of building materials consisting of fiber cement lap siding, cement board siding, glass, brick, stone, faux stone, or equivalent masonry product. Said elevations shall be constructed of no

less than 35% of glass, brick, stone, faux stone, or equivalent masonry product.

6. General Note 13 of the associated SP plan shall be updated to state: 'Multi-family residential land use shall be limited to no more than 700 units'.

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 MUL 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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