



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

---

**File #:** BL2020-517, **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 from AR2a to SP zoning for properties located at 5866 Pettus Road and Pettus Road (unnumbered), approximately 1,120 feet north of Sundown Drive (44.44 acres), to permit 136 detached single-family and attached single-family units, all of which is described herein (Proposal No. 2020SP-038-001).

Map 174, Parcel(s) 009.01, 011.01, 069, 248, Green Trails, LLC

Application fee paid by: Green Trails, LLC

Requested by: Land Solutions Company LLC

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 AR2a to SP zoning for properties located at 5866 Pettus Road and Pettus Road (unnumbered), approximately 1,120 feet north of Sundown Drive (44.44 acres), to permit 136 detached single-family and attached single-family units,., being Property Parcel Nos. 009.01, 011.01, 069, 248 as designated on Map 174-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, 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 174 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 136 attached and detached single-family units. Short Term Rental Property (STRP) owner-occupied and 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. Rights-of-way shall be dedicated by Final Plat or through instrument prior to the approval of any final site plan.
2. Parking shall comply with requirements of the Metro Zoning Code.
3. Units may be subdivided via horizontal property regime or via a subdivision. The minimum lot size for all detached units shall be 6,000 square feet. The minimum lot size for attached units shall be 3,000 square feet.
4. The final site plan and landscaping plan shall show landscape screening west of the surface parking area located across from units 8-11.
5. With the submittal of the final site plan, provide architectural elevations complying with all architectural

standards outlined on the Preliminary SP for review and approval.

6. 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.
7. 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.
8. Comply with all conditions and requirements of Metro reviewing agencies

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 RS5 for detached units and RM9 for attached units 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.

Replace with Agenda Analysis Text