



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2021-1007, **Version:** 2

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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 3163 and 3165 Anderson Road, at the northern terminus of Hamilton Lane (12.8 acres), all of which is described herein (Proposal No. 2021Z-072PR-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 changing from AR2a to ~~RS7.5~~ SP zoning for properties located at 3163 and 3165 Anderson Road, at the northern terminus of Hamilton Lane (12.8 acres), being Property Parcel Nos. 037, 040 as designated on Map 150-00 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 uses of this SP shall be limited to all uses permitted by the RS7.5 zoning district with the exception that the Short Term Rental Property - Owner Occupied use shall be prohibited.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. This property shall not be eligible for short-term rental property (STRP) permits under Chapter 17.16 of the Metropolitan Code of Laws. The Short Term Rental Property (STRP) - Owner Occupied use shall be prohibited.
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. Building facades shall be constructed of brick, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved by the Planning Commission. Front facades shall be at least 90% brick or other similar masonry material. Material restrictions shall be authorized by BL2021-1048.
4. Any garage door (if present) shall be located behind the front façade of the attached residential structure and preferably face the side or rear of the lot.
5. Chain link fencing shall be prohibited.
6. The developer shall work with the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) to identify and install traffic calming initiatives within the proposed development, along Hamilton Ln., and along Anderson Rd. at the developer's expense.

Section 4. 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 5. 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 increases the permitted density or floor area, adds uses not otherwise permitted, eliminates specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or adds vehicular access points not currently present or approved.

Section 6. 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 RS7.5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 2.7. 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 150 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 3.8. 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.