



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2020-490      **Name:**  
**Type:** Bill (Ordinance)      **Status:** Passed  
**File created:** 9/28/2020      **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 from AR2a, RS40, and RS80 to SP zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road (approximately 1,119 acres), to permit a maximum of 449 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses. (Proposal No. 2020SP-034-001).

**Sponsors:** Dave Rosenberg

**Indexes:**

**Code sections:**

**Attachments:** 1. BL2020-490 AMDT, 2. BL2020-490 AMDT Exhibit, 3. Substitute BL2020-490, 4. Substitute BL2020-490 Plans, 5. BL2020-490, 6. BL2020-490 Plans

Date	Ver.	Action By	Action	Result
12/18/2020	4	Metropolitan Council	effective	
12/16/2020	3	Mayor	approved	
12/15/2020	3	Metropolitan Council	passed on third reading as amended	
12/15/2020	4	Metropolitan Council	amended	
12/14/2020	1	Planning and Zoning Committee	approved with an amendment	
12/1/2020	1	Metropolitan Council	passed on second reading	
12/1/2020	3	Metropolitan Council	substituted	
12/1/2020	1	Metropolitan Council	substituted	
11/5/2020	1	Metropolitan Council	deferred to	Pass
11/5/2020	1	Metropolitan Council	public hearing	
10/6/2020	1	Metropolitan Council	passed on first reading	
9/10/2020	1	Planning Commission	disapproved	

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, RS40, and RS80 to SP zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road (approximately 1,119 acres), to permit a maximum of 449 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses. (Proposal No. 2020SP-034-001).

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, RS40, and RS80 to SP-R zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road (approximately 1,119 acres), to permit a maximum of 449 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses, being Property Parcel No. 012 as designated on Map 153; Property Parcels No. 012, 020, 36.03, 029, 070, 137, and 298 as designated on Map 154; Property Parcels No. 038 and 040 as designated on Map 155; Property Parcels No. 058 and 201 as designated on Map 168; and Property Parcels No. 006 and 008 as designated on Map 169 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. 012 as designated on Map 153; Property Parcels No. 012, 020, 36.03, 029, 070, 137, and 298 as designated on Map 154; Property Parcels No. 038 and 040 as designated on Map 155; Property Parcels No. 058 and 201 as designated on Map 168; and Property Parcels No. 006 and 008 as designated on Map 169 of the Official Property Identification Maps of The Metropolitan Government of 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 a maximum of 449 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses as identified on the plan.

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

1. 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.
2. The 800+/- acres being preserved into perpetuity will be accomplished through a binding legal mechanism (e.g., deed restriction or conveyance to conservation organization, etc.) to prohibit commercial or residential development, but would not foreclose public or private roadway access use or construction, public or private utility access use or construction, and the construction and maintenance of ancillary facilities related to enjoying the outdoors, including but not limited to hiking, hunting, fishing, wildlife viewing, trail riding, or other similar activities and would be achieved in a manner subject to reasonable approval of the executive director of the planning department, upon final site plan approval.

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 RS10 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance and SP document.

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.