Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #:	BL2021-771	**Name:**	
Type:	Bill (Ordinance)	**Status:**	Passed
File created:	5/20/2021	**In control:**	Metropolitan Council
On agenda:	7/20/2021	**Final action:**	7/20/2021
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 RS10 to SP zoning for property located at 200 Craigmeade Drive, to permit 6,000 square feet of office space, all of which is described herein (Proposal No. 2021SP-017-001).		
Sponsors:	Jeff Syracuse, Kevin Rhoten, Burkley Allen		
Indexes:			
Code sections:			
Attachments:	1. BL2021-771 Pans, 2. BL2021-771 Sketch		

Date	Ver.	Action By	Action	Result
7/23/2021	1	Metropolitan Council	effective	
7/21/2021	1	Mayor	approved	
7/20/2021	1	Metropolitan Council	passed on third reading	
7/19/2021	1	Planning and Zoning Committee	approved	
7/6/2021	1	Metropolitan Council	passed on second reading	
7/6/2021	1	Metropolitan Council	public hearing	
6/4/2021	1	Metropolitan Council	advertised	
6/1/2021	1	Metropolitan Council	passed on first reading	
5/25/2021	1	Metropolitan Council	filed	
3/25/2021	1	Planning Commission	approved with conditions, disapproved without	Pass

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 RS10 to SP zoning for property located at 200 Craigmeade Drive, to permit 6,000 square feet of office space, all of which is described herein (Proposal No. 2021SP-017-001).

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 RS10 to SP zoning for property located at 200 Craigmeade Drive, to permit 6,000 square feet of office space, being Property Parcel No. 148 as designated on Map 095-02 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

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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 095 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 up to 6,000 square feet of general office.

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

1. A landscaping plan demonstrating consistency with the landscaping plan included with this plan set shall be provided with the Final SP.
2. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. 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.
5. 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.

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 OL 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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