Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #:	BL2021-1003	**Name:**	
Type:	Bill (Ordinance)	**Status:**	Passed
File created:	10/22/2021	**In control:**	Metropolitan Council
On agenda:	12/21/2021	**Final action:**	12/21/2021
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 R20 to SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development, all of which is described herein (Proposal No. 2021SP-060-001).		
Sponsors:	Jennifer Gamble		
Indexes:			
Code sections:			
Attachments:	1. BL2021-1003_plans, 2. BL2021-1003_sketch		

Date	Ver.	Action By	Action	Result
12/31/2021	1	Metropolitan Council	effective	
12/22/2021	1	Mayor	approved	
12/21/2021	1	Metropolitan Council	passed on third reading	
12/20/2021	1	Planning and Zoning Committee	approved	
12/7/2021	1	Metropolitan Council	public hearing	
12/7/2021	1	Metropolitan Council	passed on second reading	
11/12/2021	1	Metropolitan Council	advertised	
11/2/2021	1	Metropolitan Council	passed on first reading	
10/26/2021	1	Metropolitan Council	filed	
10/14/2021	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 R20 to SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development, all of which is described herein (Proposal No. 2021SP-060-001).

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 R20 to SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development, being Property Parcel No. 050 as designated on Map 032-00 of the Official Property Identification Maps of The Metropolitan

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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 032 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 a maximum of 69 multi-family residential units as identified on the proposed SP plan. Short term rental properties, owner occupied, and short term rental properties, 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. With the final site plan, provide elevations consistent with the elevations included with the Preliminary SP.
2. On the corrected set, replace language regarding prohibited building materials with "Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function"
3. 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.
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 RM9 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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