



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2022-1061      **Name:**

**Type:** Bill (Ordinance)      **Status:** Passed

**File created:** 12/16/2021      **In control:** Planning and Zoning Committee

**On agenda:** 12/6/2022      **Final action:** 12/6/2022

**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 to SP zoning for property located at 14656 Old Hickory Boulevard, at the southern terminus of Harris Hills Lane (81.38 acres), to permit 283 single family residential units, all of which is described herein (Proposal No. 2021SP-080-001).

**Sponsors:** John Rutherford, Robert Swope, Russ Pulley, Gloria Hausser, Bob Nash, Brett Withers

**Indexes:**

**Code sections:**

**Attachments:** 1. Second Substitute to BL2022-1061, 2. Second Substitute to BL2022-1061 plans

Date	Ver.	Action By	Action	Result
12/16/2022	3	Metropolitan Council	effective	
12/8/2022	3	Mayor	approved	
12/6/2022	3	Metropolitan Council	passed on third reading	
12/5/2022	2	Planning and Zoning Committee	approved	
11/15/2022	3	Metropolitan Council	deferred	
10/18/2022	3	Metropolitan Council	deferred	
10/4/2022	3	Metropolitan Council	passed on second reading	
10/4/2022	2	Metropolitan Council	substituted	
9/6/2022	2	Metropolitan Council	deferred	
7/5/2022	2	Metropolitan Council	deferred	
5/5/2022	2	Metropolitan Council	deferred	
4/5/2022	2	Metropolitan Council	deferred	
3/1/2022	2	Metropolitan Council	deferred	
3/1/2022	1	Metropolitan Council	substituted	
2/1/2022	1	Metropolitan Council	deferred	
2/1/2022	1	Metropolitan Council	public hearing	
1/7/2022	1	Metropolitan Council	advertised	
1/4/2022	1	Metropolitan Council	passed on first reading	
12/22/2021	1	Metropolitan Council	filed	
12/9/2021	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 AR2a to SP zoning

for property located at 14656 Old Hickory Boulevard, at the southern terminus of Harris Hills Lane (81.38 acres), to permit 283 single family residential units, all of which is described herein (Proposal No. 2021SP-080-001).

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 SP zoning for property located at 14656 Old Hickory Boulevard, at the southern terminus of Harris Hills Lane (81.38 acres), to permit 283 single family residential units, being Property Parcel No. 036 as designated on Map 173-00 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 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 173 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 291 single-family residential units. Short term rental property, owner occupied and short term rental property, 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. All lots that front onto a common open space shall have a pedestrian connection from the front of each residential unit to a sidewalk.
2. If the Possible WQ/Detention Areas adjacent to lots 70-74, 145-153, and 206-214 are not provided with the final site plan application, then open space shall be provided in these areas to satisfy the frontage requirements of the Subdivision Regulations for newly created lots.
3. Drive "I" shall be removed from the final site plan unless required by the Fire Marshal or another Metro reviewing agency.
4. The following design standards shall be added to the plan:
  - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway), provide a porch or covered stoop and a minimum of 15% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
  - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
  - d. Porches, if provided, shall provide a minimum of six feet of depth.
5. 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.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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.
9. All amenities and park areas shown in the preliminary SP plan (Exhibit A) shall be fully constructed.

10. The "Not Permitted Residential Materials" Section of the Architectural Standards portion of the preliminary SP plan (Exhibit A) shall be removed.

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 RS3.75 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.