Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #:	BL2022-1204	**Name:**	
Type:	Bill (Ordinance)	**Status:**	Passed
File created:	3/24/2022	**In control:**	Planning and Zoning Committee
On agenda:	6/21/2022	**Final action:**	6/21/2022
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 R40 to SP zoning for properties located at 5991 and 5997 Edmondson Pike, approximately 175 feet south of Banbury Station, (14.6 acres), to permit 36 single family lots, all of which is described herein (Proposal No. 2022SP-010-001).		
Sponsors:	Robert Swope		
Indexes:			
Code sections:			
Attachments:	1. Substitute BL2022-1204, 2. Substitute BL2022-1204 sketch, 3. Substitute BL2022-1204 plans, 4. Amendment No. 1 to BL2022-1204, 5. Amendment No. 1 to BL2022-1204 Exhibit A		

Date	Ver.	Action By	Action	Result
7/1/2022	2	Metropolitan Council	effective	
6/23/2022	2	Mayor	approved	
6/21/2022	2	Metropolitan Council	passed on third reading as amended	Pass
6/21/2022	2	Metropolitan Council	amended	
6/21/2022	2	Planning and Zoning Committee	approved	
6/7/2022	2	Metropolitan Council	passed on second reading	
6/7/2022	1	Metropolitan Council	public hearing	
6/7/2022	1	Metropolitan Council	substituted	
5/5/2022	1	Metropolitan Council	deferred	
4/8/2022	1	Metropolitan Council	advertised	
4/5/2022	1	Metropolitan Council	passed on first reading	
3/29/2022	1	Metropolitan Council	filed	
3/10/2022	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 R40 to SP zoning for properties located at 5991 and 5997 Edmondson Pike, approximately 175 feet south of Banbury Station, (14.6 acres), to permit 36 single family lots, all of which is described herein (Proposal No. 2022SP-010-001).

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

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County, which is made a part of Title 17 by reference, as follows:

By changing from R40 to SP zoning for properties located at 5991 and 5997 Edmondson Pike, approximately 175 feet south of Banbury Station, (14.6 acres), to permit 36 single family lots, requested by Dale & Associates, applicant; Susan B. Campbell Et Vir, owner., being Property Parcel Nos. 097, 098 as designated on Map 172-00 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 172 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 limited 36 single-family lots. 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. Prior to the issuance of any building permits or final plat approval a traffic circle at the intersection of Edmondson Pike, Banbury Station and Mt. Pisgah Road shall be constructed and/or bonded and height shall be limited to a max of two stories in 35'.
2. 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.
3. 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.
4. Comply with all conditions and requirements of Metro reviewing agencies.

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.

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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