



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2022-1486

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

**File created:** 9/19/2022      **In control:** Planning and Zoning Committee

**On agenda:** 11/15/2022      **Final action:** 11/15/2022

**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 R15 to SP zoning for property located at 2600 Pennington Bend Road, approximately 110 feet south of Lock Two Road, (11.64 acres), to permit 42 single-family lots, all of which is described herein (Proposal No. 2022SP-047-001).

**Sponsors:** Jeff Syracuse

**Indexes:**

**Code sections:**

**Attachments:** 1. 2022SP-047-001\_sketch, 2. 2022SP-047-001\_plan

Date	Ver.	Action By	Action	Result
12/2/2022	1	Metropolitan Council	effective	
11/22/2022	1	Mayor	approved	
11/15/2022	1	Metropolitan Council	passed on third reading	
11/14/2022	1	Planning and Zoning Committee	approved	
11/1/2022	1	Metropolitan Council	passed on second reading	
11/1/2022	1	Metropolitan Council	public hearing	
10/7/2022	1	Metropolitan Council	advertised	
10/4/2022	1	Metropolitan Council	passed on first reading	
9/27/2022	1	Metropolitan Council	filed	
8/25/2022	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 R15 to SP zoning for property located at 2600 Pennington Bend Road, approximately 110 feet south of Lock Two Road, (11.64 acres), to permit 42 single-family lots, all of which is described herein (Proposal No. 2022SP-047-001).

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 R15 to SP zoning for property located at 2600 Pennington Bend Road, approximately 110 feet south of Lock Two Road, (11.64 acres), to permit 42 single-family lots, being Property Parcel No. 012 as designated on Map 062-00 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 062 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 42 single-family residential lots. 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. On the corrected copy, comply with all NDOT requirements regarding the Pennington Bend Road cross-section and the proposed multi-use path route.
2. Comply with all Metro Parks requirements regarding greenway dedication, construction, and maintenance.
3. On the corrected copy, calculate total open space including stormwater areas and buffer yards.
4. On the corrected copy, label proposed building heights based on the provided elevations and measured per the Metro Zoning Ordinance.
5. On the corrected copy, change the purpose note to read that the fallback zoning shall be RS5.
6. On the corrected copy, clarify the soil determination in Note 9 and in the Soils Note on the Grading and Drainage Plan.
7. On the corrected copy, provide a buffer yard along Pennington Bend Road per Code.
8. On the corrected copy, provide estimated total square footage.
9. Final architectural elevations shall substantially match those provided with the preliminary submission.
10. Comply with all conditions and requirements of Metro reviewing agencies.
11. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
12. The final site 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.
13. 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.
14. 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 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.