Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #:	BL2022-1558	**Name:**	
Type:	Bill (Ordinance)	**Status:**	Withdrawn
File created:	10/20/2022	**In control:**	Metropolitan Council
On agenda:	1/3/2023	**Final action:**	1/3/2023
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 on a portion of property located at 3300 and 3344 Walton and on properties located at 3302, 3304, 3306, 3308, 3312, Walton Lane and Walton Lane (unnumbered), approximately 211 feet west of Slate Drive, (18.36 acres), to permit 217 residential units, all of which is described herein (Proposal No. 2022SP-046-001).		
Sponsors:	Nancy VanReece		
Indexes:			
Code sections:			
Attachments:	1. 2022SP-046-001_sketch, 2. 2022SP-046-001_plans		

Date	Ver.	Action By	Action	Result
1/3/2023	1	Metropolitan Council	withdrawn	
12/6/2022	1	Metropolitan Council	deferred	
12/6/2022	1	Metropolitan Council	public hearing	
11/4/2022	1	Metropolitan Council	advertised	
11/1/2022	1	Metropolitan Council	passed on first reading	
10/25/2022	1	Metropolitan Council	filed	
10/13/2022	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 RS10 to SP zoning on a portion of property located at 3300 and 3344 Walton and on properties located at 3302, 3304, 3306, 3308, 3312, Walton Lane and Walton Lane (unnumbered), approximately 211 feet west of Slate Drive, (18.36 acres), to permit 217 residential units, all of which is described herein (Proposal No. 2022SP-046-001).

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 on a portion of property located at 3300 and 3344 Walton and on properties located at 3302, 3304, 3306, 3308, 3312, Walton Lane and Walton Lane (unnumbered), approximately 211 feet west of Slate Drive, (18.36 acres), to permit 217 residential units, being Property Parcel Nos. 094, 100, 112, 113, 114, 115, 116, and Part of Parcel No. 108, 117as designated on Map 051-00 and Property Parcel No. 016 as designated on Map 051-13 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 051 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 217 multi-family residential units although this number is not guaranteed and is dependent upon the final site plan providing adequate access per Metro Fire Code; otherwise the number of permitted units shall be reduced such that the final site plan does comply with Metro Fire Code. Final determination will be made with submittal of the final site plan. 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. If the final site plan does not provide adequate access per Metro Fire Code, then the number of permitted units shall be reduced. Final determination will be made with submittal of the final site plan.
2. A public sidewalk connection to the existing sidewalk along Walton Lane shall be provided and shall meet the local street standard.
3. Generally, all units on the final site plan shall front an internal private drive or open space and not be oriented to a property line.
4. 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.
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.
6. 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 RM20 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.