



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2022-1645

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

**File created:** 12/12/2022 **In control:** Planning and Zoning Committee

**On agenda:** 2/21/2023 **Final action:** 2/21/2023

**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 amending a specific plan district on property located at the southwest corner of Creative Way and Inspiration Blvd (4.71 acres), to increase the allowed square footage of non-residential uses within the mixed-use development and to increase the permitted height of Building M to 2 stories in 40 feet, all of which is described herein. (Proposal No. 2017SP-075-005).

**Sponsors:** Nancy VanReece, Burkley Allen

**Indexes:**

**Code sections:**

**Attachments:** 1. Creative Way Villages SP-Sketch, 2. Creative Way Villages SP-Plans, 3. Creative Way Villages SP-Owner and Parcel Table

Date	Ver.	Action By	Action	Result
3/3/2023	1	Metropolitan Council	effective	
2/23/2023	1	Mayor	approved	
2/21/2023	1	Metropolitan Council	passed on third reading	
2/21/2023	1	Planning and Zoning Committee	approved	
2/7/2023	1	Metropolitan Council	passed on second reading	
2/7/2023	1	Metropolitan Council	public hearing	
1/12/2023	1	Planning Commission	approved with conditions, disapproved without	
1/6/2023	1	Metropolitan Council	advertised	
12/20/2022	1	Metropolitan Council	passed on first reading	
12/13/2022	1	Metropolitan Council	filed	

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 amending a specific plan district on property located at the southwest corner of Creative Way and Inspiration Blvd (4.71 acres), to increase the allowed square footage of non-residential uses within the mixed-use development and to increase the permitted height of Building M to 2 stories in 40 feet, all of which is described herein. (Proposal No. 2017SP-075-005).

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 amending a specific plan on property located at the southwest corner of Creative Way and Inspiration Blvd

(4.71 acres), to increase the allowed square footage of non-residential uses within the mixed-use development and to increase the permitted height of Building M to 2 stories in 40 feet, being various Property Parcels Nos. as designated on various Maps 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 is though fully 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 73 multi-family residential units and a maximum of 19,800 sq. ft. of non-residential uses. Non-residential uses shall be limited to office, restaurant, retail, and hotel uses. The hotel use shall be limited to no more than eight rooms.

Section 4. 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.

1. All conditions from BL2021-770 and BL2017-925 shall remain applicable.
2. The development shall 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 MUN-A 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.