



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2024-320

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

**File created:** 3/21/2024      **In control:** Planning and Zoning Committee

**On agenda:** 5/21/2024      **Final action:** 5/21/2024

**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 RS5 to SP zoning for property located at 1631 16th Avenue North, at the southwest corner of 16th Avenue North and Wheless Street and located within the Detached Accessory Dwelling Unit (DADU) Overlay District, (0.21 acres), to permit two detached residential units, all of which is described herein (Proposal No. 2023SP-067-001).

**Sponsors:** Brandon Taylor

**Indexes:**

**Code sections:**

**Attachments:** 1. 2023SP-067-001\_sketch, 2. 2023SP-067-001\_plans

Date	Ver.	Action By	Action	Result
5/31/2024	1	Metropolitan Council	effective	
5/22/2024	1	Mayor	approved	
5/21/2024	1	Metropolitan Council	passed on third reading	
5/20/2024	1	Planning and Zoning Committee	approved	
5/7/2024	1	Metropolitan Council	passed on second reading	
4/5/2024	1	Metropolitan Council	advertised	
4/2/2024	1	Metropolitan Council	passed on first reading	
3/26/2024	1	Metropolitan Council	filed	
3/14/2024	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 RS5 to SP zoning for property located at 1631 16th Avenue North, at the southwest corner of 16th Avenue North and Wheless Street and located within the Detached Accessory Dwelling Unit (DADU) Overlay District, (0.21 acres), to permit two detached residential units, all of which is described herein (Proposal No. 2023SP-067-001).

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 RS5 to SP zoning for property located at 1631 16th Avenue North, at the southwest corner of 16th Avenue North and Wheless Street and located within the Detached Accessory Dwelling Unit (DADU)

Overlay District, (0.21 acres), to permit two detached residential units, being Property Parcel No. 303 as designated on Map 081-11 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 081 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 2 detached multi-family residential units. Short term rental properties, owner occupied and short term rental properties, 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, change Note 12 to read, "Landscape buffer yard at the northwest corner shall include one canopy tree and 12 shrubs unless otherwise approved on the final site plan. Landscaping and TDU shall be provided per Metro Zoning Code."
2. Vehicular access shall be limited to the alley.
3. On the corrected copy, the final elevations shall show Unit A addressing both Wheless Street and 16<sup>th</sup> Avenue North. Additional architectural treatments on the northern façade of Unit A (Wheless Street) may be required to better address the street.
4. On the corrected copy, add note: "Setbacks as shown on plan."
5. No master permit/HPR shall be recorded prior to final SP approval.
6. Final plat may be required prior to permitting.
7. 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.
8. 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.
9. 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.
10. 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 RM9-A-NS 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.