



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2024-490  
**Type:** Bill (Ordinance)      **Status:** Passed  
**File created:** 7/25/2024      **In control:** Planning and Zoning Committee  
**On agenda:** 9/17/2024      **Final action:** 9/17/2024  
**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, A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, all of which is described herein (Proposal No. 2022SP-051-002).

**Sponsors:** Joy Styles, Jennifer Gamble

**Indexes:**

**Code sections:**

**Attachments:** 1. 2022SP-051-002\_sketch, 2. 2022SP-051-002\_plan, 3. Substitute BL2024-490, 4. Substitute BL2024-490 sketch, 5. Substitute BL2024-490 SP Plan

Date	Ver.	Action By	Action	Result
9/27/2024	2	Metropolitan Council	effective	
9/19/2024	2	Mayor	approved	
9/17/2024	2	Metropolitan Council	passed on third reading	
9/17/2024	1	Metropolitan Council	substituted	
9/16/2024	1	Planning and Zoning Committee	approved with a substitute	
9/3/2024	1	Metropolitan Council	passed on second reading	
9/3/2024	1	Metropolitan Council	public hearing	
8/22/2024	1	Planning Commission	approved with conditions, disapproved without	
8/13/2024	1	Metropolitan Council	advertised	
8/6/2024	1	Metropolitan Council	passed on first reading	
7/30/2024	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, A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, all of which is described herein (Proposal No. 2022SP-051-002).

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:

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old

Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, being Property Parcel Nos. 129, 130 as designated on Map 175-00 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 attached 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 Property Parcel Nos. 129, 130 as designated on Map 175-00 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 92,500 square feet of warehouse and office uses.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The minimum width of all internal sidewalks shall be 5 feet.
2. On the corrected copy, update the maximum height language: Height shall be measured per the Metro Zoning Ordinance. Maximum height shall be measured to the tallest point of the roof.
3. On the corrected copy, add note to the landscape plan: Landscaping and TDUI Requirements shall be provided per the Metro Zoning Ordinance.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. 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.
6. On the corrected copy, update the purpose note to include the permitted uses.
7. The preliminary SP 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 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.
9. On the correct copy, add the following note: Buildings facades fronting Old Hickory Boulevard, shall provide a minimum of 1 principal entrance (doorway) and a minimum of 15% glazing. Modifications to this standard may be approved by Planning Staff with final site plan review.

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 IWD zoning district as of the date of the applicable request or application. Uses are limited as described in 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.