



Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #: BL2024-644

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

File created: 11/20/2024 **In control:** Planning and Zoning Committee

On agenda: 2/4/2025 **Final action:** 2/4/2025

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, RM20-A, and MUG-A to SP zoning for property located at Lucile Street (unnumbered), approximately 800 feet north of Lucile Street (5.6 acres) to permit a mixed-use development, and within the Dickerson Pike Sign Urban Design Overlay, all of which is described herein (Proposal No. 2024SP-056-001).

Sponsors: Kyonzte Toombs

Indexes:

Code sections:

Attachments: 1. 2024SP-056-001_sketch, 2. 2024SP-056-001_plan

Date	Ver.	Action By	Action	Result
2/7/2025	1	Metropolitan Council	effective	
2/5/2025	1	Mayor	approved	
2/4/2025	1	Metropolitan Council	passed on third reading	
2/3/2025	1	Planning and Zoning Committee	approved	
1/21/2025	1	Metropolitan Council	passed on second reading	
1/21/2025	1	Metropolitan Council	public hearing	
12/20/2024	1	Metropolitan Council	advertised	
12/3/2024	1	Metropolitan Council	passed on first reading	
11/22/2024	1	Metropolitan Council	filed	
11/14/2024	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, RM20-A, and MUG-A to SP zoning for property located at Lucile Street (unnumbered), approximately 800 feet north of Lucile Street (5.6 acres) to permit a mixed-use development, and within the Dickerson Pike Sign Urban Design Overlay, all of which is described herein (Proposal No. 2024SP-056-001).

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, RM20-A, and MUG-A to SP zoning for property located at Lucile Street (unnumbered), approximately 800 feet north of Lucile Street (5.6 acres) to permit a mixed-use development, and within the Dickerson Pike Sign Urban Design Overlay, being Property Parcel No. 166 as designated on Map 071-10 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 071-10 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 all uses of RM20-A for Zone 2 and all uses of MUG-A for Zone 1 as shown on the preliminary SP development plan.

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

1. On the corrected copy update the required parking standards for Zones 1 and 2 to say, "Per Metro Code."
2. Prior to submitting the first final site plan, applicant shall coordinate with Planning and NDOT to discuss phasing plan for the development and for roadway construction.
3. If a turnaround at the terminus of the Elmhurst Avenue extension is required for emergency services, it will be required.
4. Right-of-way dedication areas and road improvement details shall be identified on the final site plan consistent with the applicable local and/or MCSP requirements. Any additional areas of dedication not currently identified on the preliminary SP to meet requirements shall be provided.
5. Any legislation or mandatory referrals needed to process unaccepted rights-of-way shall be determined by Metro at final site plan.
6. Comply with all conditions and requirements of Metro Reviewing Agencies.
7. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
8. 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.
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 of any building permits.
10. 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 Homeowners' Association.
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. No master permit/HPR shall be recorded prior to final SP approval.
13. Final plat may be required prior to permitting.

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-A zoning district for Zone 2 and MUG-A zoning district for Zone 1 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.