



Metropolitan Nashville and Davidson County, TN

Legislation Details (With Text)

File #: BL2024-667

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 CS, IWD, SP and RS5 to SP zoning for various properties along Dickerson Pike and W. Trinity Lane, at the southwest corner of W. Trinity Lane and Dickerson Pike (61.41 acres), partially within the Dickerson Pike Sign Overlay District to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-015-001).

Sponsors: Kyonzte Toombs

Indexes:

Code sections:

Attachments: 1. 2024SP-015-001_sketch, 2. 2024SP-015-001_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	
10/24/2024	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 CS, IWD, SP and RS5 to SP zoning for various properties along Dickerson Pike and W. Trinity Lane, at the southwest corner of W. Trinity Lane and Dickerson Pike (61.41 acres), partially within the Dickerson Pike Sign Overlay District to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-015-001).

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 CS, IWD, SP and RS5 to SP zoning for various properties along Dickerson Pike and W. Trinity Lane, at the southwest corner of W. Trinity Lane and Dickerson Pike (61.41 acres), partially within the

Dickerson Pike Sign Overlay District to permit a mixed-use development, being Property Parcel Nos. 060-062, 081-087, 237, 243, 259-261, 263 and 268 as designated on Map 071-07 and Property Parcel No. 200 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 071-07 and 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 per the MUI-A-NS zoning district for Zone 1, all uses per the MUG-A-NS zoning district for Zone 2, and all uses per the MUL-A-NS zoning district for Zone 3, except for prohibited uses specified in the plan for Zones 1, 2 and 3.

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

1. The development shall be limited to a maximum FAR of 7.0 in Zone 1, a maximum FAR of 6.0 in Zone 2, and a maximum FAR of 4.0 in Zone 3, excluding underground parking.
2. Prior to submitting final site plan for the first phase, applicant shall coordinate with Planning and NDOT to discuss phasing plan for the development.
3. If development is phased, the entire length of the proposed collector shall be completed with the full build-out of the first phase. If not phased, this shall take place with first final site plan approval.
4. Final road alignments to be determined at final SP in coordination with Planning and NDOT.
5. No FAR bonuses or exceptions are permitted beyond that specified for underground parking.
6. On the corrected copy, add a note on Sheet 18, "Street Network," that indicates that the proposed collector will also stub out to the southern property line as well as routing east to Dickerson Pike.
7. Stories shall be defined per the "Story" definition in the Metro Zoning Code.
8. Covered rooftop amenities shall be included in maximum height calculation.
9. On the corrected copy, on Sheet 12, "District Regulations," update minimum stepback requirements to 15' for all streets in Zones 1 and 2.
10. On the corrected copy, on Sheet 12, "District Regulations," continue the road names found in the first column of the step back standards row across the other two columns within the step back standards row.
11. On the corrected copy, on Sheet 9, "Community Character," circle in red under the "up to 12 stories" column and within the "T4-CM" row the "MUG-A" label.
12. On the corrected copy, add the 10-foot building setback required for buildings along the greenway to the District Regulations.
13. No master permit/HPR shall be recorded prior to final SP approval.
14. Final plat may be required prior to permitting.
15. 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.
16. On the corrected copy, change "street level" to "ground level" in Standard 5 on Sheet 15.
17. 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.
18. 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.
19. 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.
20. 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 MUI-A-NS zoning district for Zone 1, the MUG-A-NS zoning district for Zone 2, and the MUL-A-NS zoning district for Zone 3 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.