



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2022-1059, **Version:** 1

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 the Stephens Valley Specific Plan for property located at 441 Union Bridge Road, at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (23.48 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-013-004).

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 the Stephens Valley Specific Plan for property located at 441 Union Bridge Road, at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (23.48 acres), to permit a mixed use development, being Property Parcel No. 069 as designated on Map 169-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and 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 169 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 within Area 1 of this SP shall be limited to 343 multi-family units and a maximum of 103,000 square footage of non-residential uses as indicated on the plan. Up to 52,000 square feet of the 103,000 square feet of non-residential uses may be general retail. Prohibited Uses: Short term rental property, owner occupied and short term rental properties, not-owner occupied.

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

1. No changes are approved to Areas 2 and 3 as shown in the original SP approval.
2. All conditions of BL2015-1101 as applicable remain in effect.
3. Update the corrected set to reflect the following: Meriwether Boulevard and Mercantile Road, the primary roadways interior to Area 1, shall be public and shall conform to the requirements and specifications of Nashville Department of Transportation. Coordinate with NDOT and Planning Dept prior to Final SP design and submission, for detailed specifics on the roadway layout. No storm water infiltration is permitted within the ROW without an approved Mandatory Referral for Encroachment.
4. On the corrected set, on page 11, notes 8 and 10 under Public Works shall be removed.
5. On the corrected set, the bulk regulations for Area 1 shall be updated to reflect that the maximum ISR across the entirety of Area 1 shall be limited to 0.80.
6. On the corrected set, remove note 5 on page 20 under Roadway Notes.

7. All street sections as shown in the submittal, including those on page 20, 21, and 22, are not final and will be determined at the Final SP with coordination from Planning and NDOT.
8. On the corrected set, remove all references to parking complying with Urban Zoning Overlay (UZO) standards.
9. On page 6, under bulk regulations and parking, the note shall be corrected to the following: Parking shall be provided per the requirements set forth by Metro Zoning Code 17.20 within the SP. Head-in parking shall not be permitted on public streets. Parallel parking, in compliance with Metro Zoning Code, may be permitted within the SP in accordance with the standards and specs of NDOT. Parking reductions for Area 1 may be allowed per parking study and Metro review and approval of parking reduction.
10. On the corrected set, remove Materials Not Permitted Section on page 23.
11. On the corrected set, add the following under architectural standards: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
12. Add the following note to the Architectural Standards on the corrected set: Units oriented towards Pedestrian Paseos shall not exceed 1.0H:1.25V proportion. (Horizontal distance measured between primary building facades to vertical height as defined by SP.)
13. Add the following note to the Architectural Standards on the corrected set: All facades facing public streets, private drives, common open spaces, and passageways shall be designed consistent with front elevation materials, massing, & architectural intent.
14. With the final site plan, surface parking around the stand alone building at the northern corner of the roundabout, on the north side of Union Bridge Road, shall be heavily screened.
15. Sidewalks shall be provided along all street frontages.
16. Any existing plat having received approval by Planning shall be recorded prior to the approval of the Final SP. Previously granted approvals are subject to the expirations as outlined in the approval letters.
17. At the time of Final SP, if intended to be a phased development, a phasing plan shall be provided.
18. At the time of Final SP, elevations shall be submitted exhibiting consistency with those provided at the preliminary SP stage and with architectural standards included in the plan.
19. With the final site plan, Bicycle parking shall be provided per the volume identified in Table 17.20.135 of the Metro Code.
20. 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.
21. 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.
22. 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.
23. 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. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.