



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

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**File #:** BL2023-1916, **Version:** 1

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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 R8 and SP to SP zoning for 2156 Buena Vista Pike and Buena Vista Pike (unnumbered), 1204, 1122, 120B, 1120, 1110, 1118, 1116, 1112, 1108, 1106, 1230, 1250, 1252 W Trinity Ln and River Pearl PI (unnumbered) along W Trinity Lane, approximately 940 feet east of Old Buena Vista Road, (64.93 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2022SP-029-001).

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 R8 and SP to SP zoning for 2156 Buena Vista Pike and Buena Vista Pike (unnumbered), 1204, 1122, 120B, 1120, 1110, 1118, 1116, 1112, 1108, 1106, 1230, 1250, 1252 W Trinity Ln and River Pearl PI (unnumbered) along W Trinity Lane, approximately 940 feet east of Old Buena Vista Road, (64.93 acres), to permit a mixed use development, being Property Parcel Nos. 035, 040.01, 038-048, 050 as designated on Map 070-06 and Property Parcel Nos. 001-002 as designated on Map 070-060-0-A and Property Parcel No. 900 as designated on Map 070-07-0-R and Property Parcel No. 500 as designated on Map 070-10 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 070 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 a maximum of 5,000,000 square feet of development. Permitted land uses are specified in the Specific Plan document.

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

1. Phase 1 of this development shall be limited to a maximum of 1,600,000 square feet of development. No final site plans for square footage above the amount permitted within Phase 1 shall be submitted, review, or approved until the transportation improvements identified in the Regional Transportation Assessment for West Trinity Lane Corridor have been fully funded or constructed.
2. The full extent of the Collector Avenue shall be constructed for vehicular traffic from W Trinity to the existing stub street, Limestone Place, at the eastern property boundary to make a complete connection, prior to the last U&O being issued for buildings within Phase 1
3. With the first final site plan submittal, the final street sections shall be coordinated with NDOT and Planning Staff.
4. Comply with all conditions and requirements of Metro reviewing agencies.

5. 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.
6. 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.
7. 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 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 MUG-A 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.