Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-420, **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 a portion of a Specific Plan for properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-013-005).

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 a portion of a Specific Plan for properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, being Property Parcel Nos. 069, 362, 363 as designated on Map 169-00 and Property Parcel No 900 as designated on Map 169-03-0-C of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by the 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 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 of this SP shall be limited to 343 multi-family residential units and a maximum of 103,000 square feet of nonresidential uses as indicated on the plan. Up to 52,500 square feet of the 103,000 square feet on nonresidential uses may be general retail. Short term rental property, owner -occupied and non-owner occupied, shall be prohibited.

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 on the original SP approval.
2. All conditions of BL2015-1101 and BL2022-1059 as applicable remain in effect.
3. On the corrected set, the bulk regulations for Area 1 shall be updated to reflect the maximum ISR of 0.80 for single-family and two-family dwellings.
4. All street sections as shown in the submittal, including those on pages 20, 21, and 22 are not final and will be determined at the final SP with coordination from Planning and NDOT. The previous amendment classification does not match the current proposal.
5. With the final SP, bicycle parking shall be provided per the volume identified in Table 17.20.135 of the Zoning Code.
6. Comply with all conditions and requirements of Metro reviewing agencies.

7. No master permit/HPR shall be recorded prior to final SP approval.
8. Final plat may be required prior to permitting.
9. 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.
10. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the 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 the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
11. 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.
12. 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.

Section 4. 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 5. 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 6. 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 7. 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 8. 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.