



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2025-752, **Version:** 2

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 AR2a to SP zoning for properties located at 5788 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 285 feet southeast of Cane Ridge Road, (39.27 acres) to permit 58 single family lots and 74 townhome multi-family dwelling units, all of which is described herein (Proposal No. 2024SP-020-001).

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 AR2a to SP zoning for properties located at 5788 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 285 feet southeast of Cane Ridge Road, (39.27 acres) to permit ~~420~~ 58 single family lots and 74 townhome multi-family dwelling units, being Property Parcel Nos. 034 and 194 as designated on Map 174 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 174 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 ~~420~~ 58 single family residential lots and 74 townhome multi-family dwelling units. Short Term Rental Property (STRP), owner occupied and not owner occupied, shall be prohibited from the entire development.

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

1. On the corrected set, update Landscape Standards Note #6 to say: A 20-foot-wide C-3 Landscape Buffer shall be provided at the rear of lots along the eastern property and between lots 1 and 90 and the cell tower. Behind lots 1 through 6, supplemental landscape planting will be determined at final site plan.
2. On the corrected set, add case number to the development summary on page 3.
3. On the corrected set, replace note 1 on page 12 with the use condition above.
4. On the corrected set, remove page 10 with the illustrative plan.
5. On the corrected set, update the side yard setback for corner lots based on the setback diagram on Sheet C1.01.

6. On the corrected set, modify the right-of-way dedication area beyond the northernmost cul-de-sac and emergency access to a right-of-way reservation. Staff shall evaluate further with review of the final SP.
7. With the final site plan, the limits of disturbance and areas of preservation as identified on the preliminary SP plan on Sheet C1.01 shall not be modified without prior approval from Planning staff.
8. Comply with all conditions and requirements of Metro Reviewing Agencies.
9. 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.
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 Property Owners’ Association.
11. No master permit/HPR shall be recorded prior to final SP approval.
12. Final plat may be required prior to permitting.
13. 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.

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 RS40 RS7.5 zoning district for the single family portion of the property and the RM9 zoning district for the townhome multifamily portion of the property as identified on the preliminary SP plan 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.