



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2025-1020, **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 Specific Plan for property located at Bellefield Avenue (unnumbered) and 3000 Lawrence Avenue and for a portion of property at 3031 Lawrence Avenue, at the intersection of Lawrence Avenue and Clarksville Pike (11.23 acres), to permit a maximum of 469 multi-family residential units within a mixed use development, all of which is described herein (Proposal No. 2019SP-066-005).

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 Specific Plan for property located at Bellefield Avenue (unnumbered) and 3000 Lawrence Avenue and for a portion of property at 3031 Lawrence Avenue, at the intersection of Lawrence Avenue and Clarksville Pike (11.23 acres), to permit a maximum of 469 multi-family residential units within a mixed use development, being Property Parcel No 252 as designated on Map Map 069, Property Parcel No 213 as designated on Map 069-12, and Property Parcel Nos. 001-009 and 900 as designated on Map 069-12-0-E 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 attached plan, which was duly considered by the Metropolitan Planning Commission and which is on file with the Metropolitan Planning Department and the Metropolitan Clerk's Department, and which is attached to 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 Maps 069, 069-12 and 069-12-0-E 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 for the overall development shall be limited to shall be limited to a maximum of 469 multi-family residential units and 100,000 square feet of non-residential uses as permitted by the MUL-A zoning district. MUL-A uses shall be limited to Zone 1. Short term rental property-owner occupied and short term rental property-not-owner occupied shall be prohibited. Permitted uses in Zone 3 shall be limited to a maximum of 44 multi-family residential units. Short term rental property-owner occupied and short term rental property-not-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. Zone 3 of this SP and the remaining zones of the Curtis Property SP (2021SP-041-003) to the north will be reviewed as one final site plan.
2. All applicable previous bill (BL2020-124) conditions remain in place for this SP.
3. All retaining walls that face a public right-of-way shall feature landscape screening. Coordinate

with Planning at final site plan stage to ensure proper heights and coverage. Elevations may be required.

4. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
5. No signage is being approved with this application. Sign permits must be obtained from Codes at the time of building permit review.
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. 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.
8. No master permit/HPR shall be recorded prior to final SP approval.
9. Final plat may be required prior to permitting.
10. 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.
11. 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 MUL-A zoning district for Zones 1 and 2 and the RM20 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.