METROPOLITAN COUNCIL

Metro Council Office

PROPOSED AMENDMENT AND LATE ZONING ORDINANCES ON FILE WITH THE METRO CLERK FOR THE COUNCIL MEETING OF TUESDAY, DECEMBER 1, 2015

102 Metropolitan Courthouse Nashville, Tennessee 37201 615/862-6780 Fax 615/862-6784

AMENDMENT NO. _____1_____
TO
ORDINANCE NO. BL2015-29

Mr. President:

I move to amend Ordinance No. BL2015-29 by amending Section 4 by deleting subsection 4 and replacing with the following subsection 4:

> 4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Planning Commission to review such signs. Billboards are prohibited.

INTRODUCED BY:

_____
Councilmember Samuel Coleman

METROPOLITAN COUNCIL

Member of Council

DeCosta Hastings
Councilman, District 2
2412 14th Avenue, North ▪ Nashville, TN 37208
615-779-1565

November 30, 2015

TO: Vice Mayor David Briley & Members of Metro Council

FROM: Councilman DeCosta Hastings
District 2

RE: **Suspension of Rule 11**

I plan to suspend Rule 11 of the Council Rules of Procedure for the purpose of introducing an ordinance by changing from R10 to RM20-A zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike. A copy of the ordinance is attached for your review.

I am, therefore, requesting a suspension of Rule 11 to allow this late ordinance to be introduced at the December 1 Council meeting and re-referred to the Planning Commission prior to third reading. I ask for your approval.

DH/rh

ORDINANCE NO. _____

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 R10 to RM20-A zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike, east of Clarksville Pike (9.2 acres), all of which is described herein (Proposal No. 2015Z-087PR-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 R10 to RM20-A zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike, east of Clarksville Pike (9.2 acres), being Property Parcel Nos. 024, 028 and 044-047 as designated on Map 069-12 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 sketch, which is attached to and made a part of this ordinance.

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 069-12 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 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.

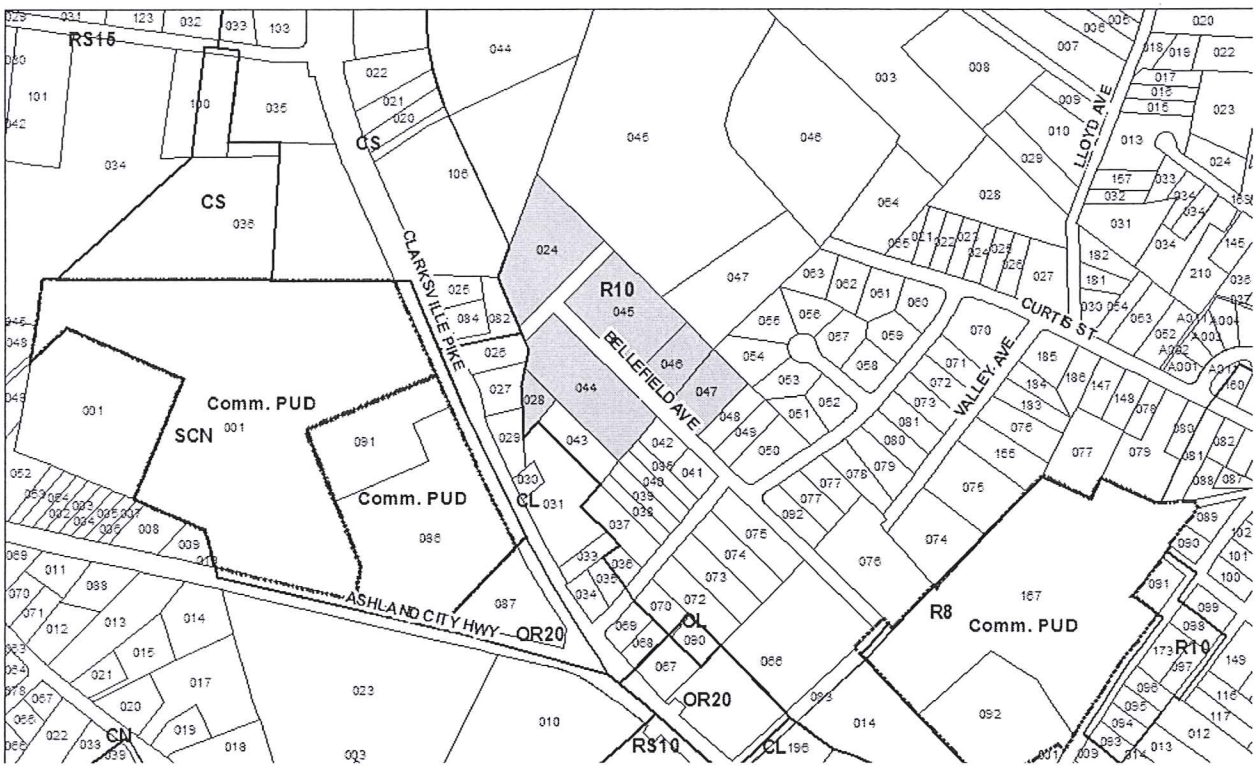
INTRODUCED BY:

_____

Councilmember DeCosta Hastings

Map 069-12, Parcel 024, 028, 044-047
03 Bordeaux – Whites Creek
02 (DeCosta Hastings)

A request to rezone from One and Two-Family Residential (R10) to Multi-Family Residential (RM20-A) zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike, east of Clarksville Pike (9.2 acres), Belinda C. Vanatta, applicant and owner.



METROPOLITAN COUNCIL

Member of Council

ANTHONY DAVIS

Metro Councilman District 7
1516 Dugger Drive • Nashville, TN 37206
Telephone 615-775-8746 • Anthony.Davis@nashville.gov

November 30, 2015

TO: Vice Mayor David Briley & Members of Metro Council

FROM: Councilman Anthony Davis
District 7

RE: **Suspension of Rule 11**

I plan to suspend Rule 11 of the Council Rules of Procedure for the purpose of introducing an ordinance by making applicable the provisions of the Contextual Overlay District to various properties located along Pinewood Road. A copy of the ordinance is attached for your review.

This ordinance will need Metro Planning Commission recommendation before it is heard on the Council floor. By accepting this ordinance on first reading at Tuesday's meeting, it can be advertised properly and receive Planning Commission recommendation before the January 5, 2016 public hearing.

I am, therefore, asking your support as I request a suspension of Rule 11 to allow this late ordinance to be introduced at this Council Meeting, and I ask for your approval.

AD/rh

ORDINANCE NO. _____

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 making applicable the provisions of the Contextual Overlay District to various properties located along Pinewood Road, west of Stratford Avenue (approximately 8.0 acres), all of which is described herein (Proposal No. 2015Z-099PR-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 making applicable the provisions of the Contextual Overlay District to various properties located along Pinewood Road, west of Stratford Avenue (approximately 8.0 acres), being various Property Parcel Nos. as designated on various Maps 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 sketch, 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 Map 072 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 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.

INTRODUCED BY:

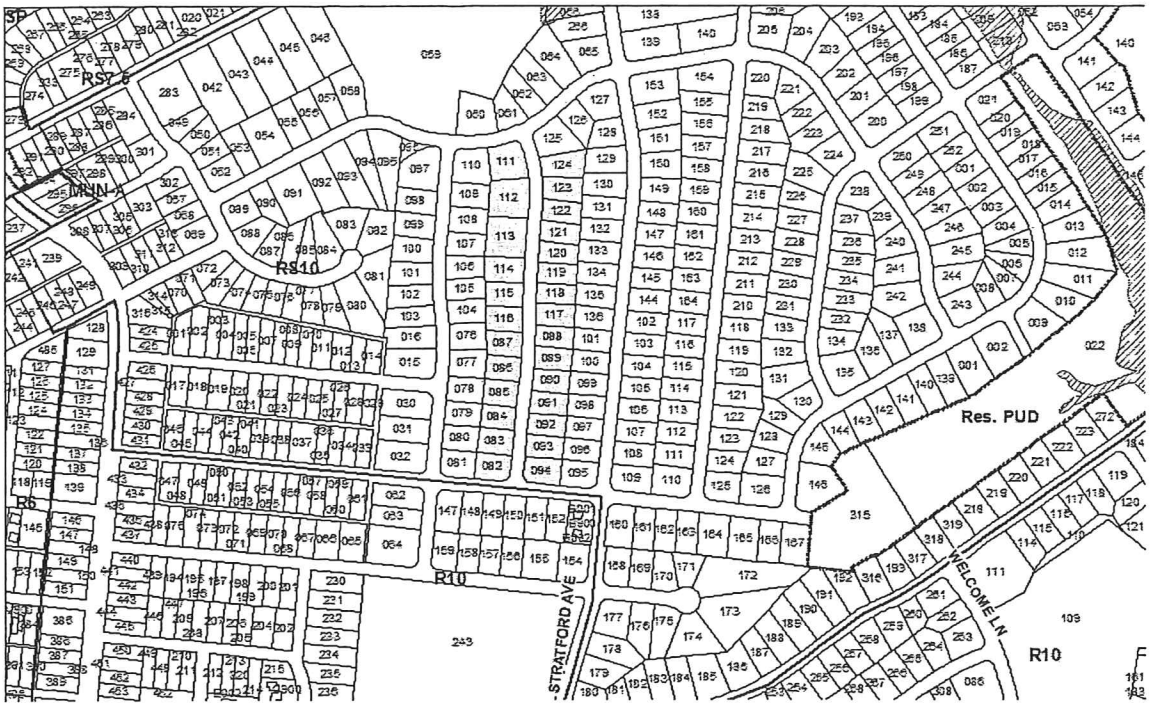
_____

Councilmember Anthony Davis

ALL REQUIRED FEES HAVE BEEN PAID

2015Z-099PR-001
Map 072-08, Parcel(s) 111-124
Map 072-12, Parcel(s) 082-094
Subarea 05, East Nashville
District 07 (A. Davis)

A request to apply the provisions of the Contextual Overlay District to various properties located along Pinewood Road, west of Stratford Avenue (approximately 8.0 acres), requested by Councilmember Anthony Davis, applicant; various property owners.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

One Public Square, Suite 204
Nashville, Tennessee 37201
Office: (615) 862-6780
Fax: (615) 862-6784

108 Cherry Branch Lane
Old Hickory, Tennessee 37138
Home: (615) 972-4335
email: larry.hagar@nashville.gov

LARRY H. HAGAR
Councilmember, District 11

November 30, 2015

TO: Vice Mayor David Briley & Members of Metro Council

FROM: Councilman Larry Hagar
District 11

RE: **Suspension of Rule 11**

I plan to suspend Rule 11 of the Council Rules of Procedure for the purpose of introducing an ordinance by changing from RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue to permit up to 12 residential units. A copy of the ordinance is attached for your review.

This ordinance will need Metro Planning Commission recommendation before it is heard on the Council floor. By accepting this ordinance on first reading at Tuesday's meeting, it can be advertised properly and receive Planning Commission recommendation before the January 5, 2016 public hearing.

I am, therefore, requesting a suspension of Rule 11 to allow this late ordinance to be introduced at this Council Meeting, and I ask for your approval.

LH/rh

ORDINANCE NO. BL2015-_____

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 RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue, at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 12 residential units, all of which is described herein (Proposal No. 2015SP-097-001).

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 RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue, at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 12 residential units, being Property Parcel Nos. 014 and 019 as designated on Map 053-08 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 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 053 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 up to 12 residential units.

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 RM15-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.

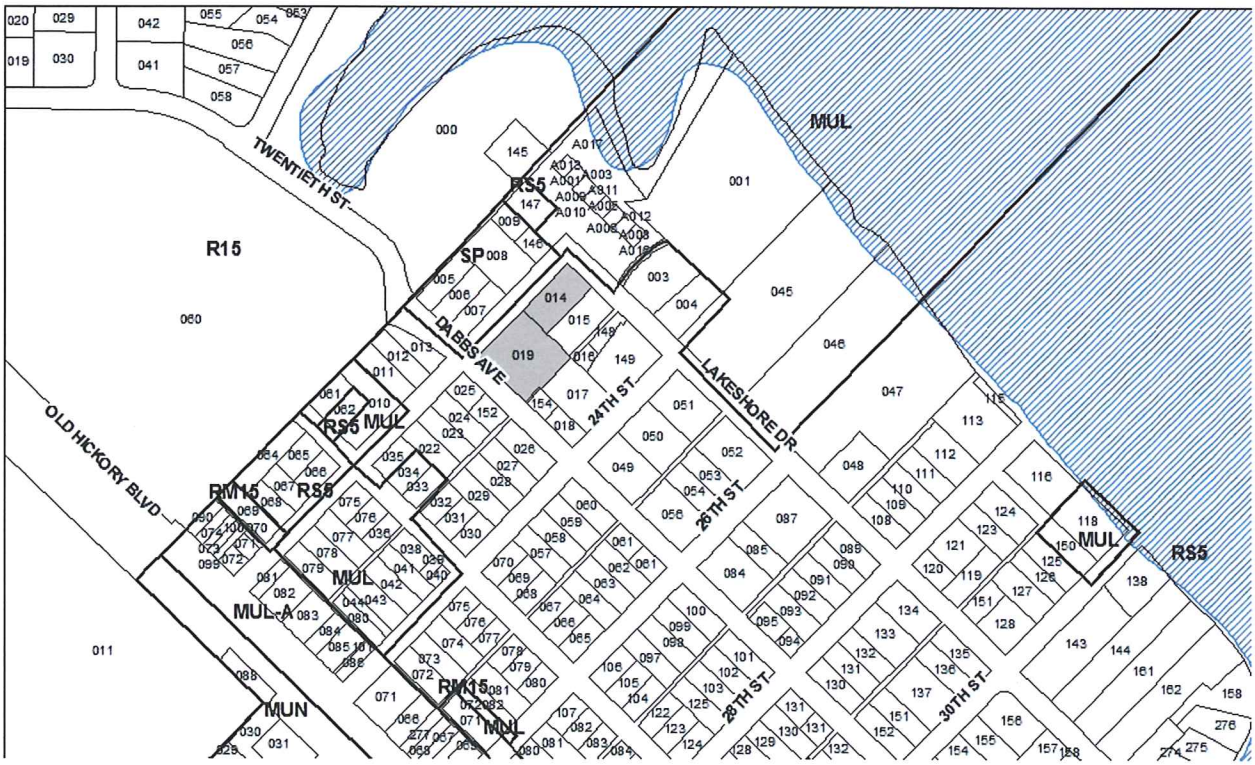
INTRODUCED BY:

_____

Councilmember Larry Hagar

2015SP-097-001
22nd & DABBS SP
Map 053-08, Parcel(s) 014, 019
Subarea 14, Donelson – Hermitage
District 11 (Larry Hagar)

A request to rezone from RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue, at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 12 residential units, requested by Dale & Associates, applicant; Tim Polston and Alan Barrett and Anita Marlin, owners.



METROPOLITAN COUNCIL

Member of Council

Colby Sledge

Metro Councilman District 17
614 Moore Avenue Drive • Nashville, TN 37203
Telephone 615-812-2157 • colby.sledge@nashville.gov

November 30, 2015

TO: Vice Mayor David Briley & Members of Metro Council

FROM: Councilman Colby Sledge
District 17

RE: **Suspension of Rule 11**

I plan to suspend Rule 11 of the Council Rules of Procedure for the purpose of introducing an ordinance by making applicable the provisions of the Waverly-Belmont Neighborhood Conservation Overlay District to various properties located along various properties in District 17. A copy of the ordinance is attached for your review.

This ordinance will need Metro Planning Commission recommendation before it is heard on the Council floor. By accepting this ordinance on first reading at Tuesday's meeting, it can be advertised properly and receive Planning Commission recommendation before the January 5, 2016 public hearing.

I am, therefore, requesting a suspension of Rule 11 to allow this late ordinance to be introduced at this Council Meeting, and I ask for your approval.

CS/rh

ORDINANCE NO. _____

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 making applicable the provisions of the Waverly-Belmont Neighborhood Conservation Overlay District to various properties located along 9th Avenue South, 10th Avenue South, 11th Avenue South, Acklen Avenue, Bate Avenue, Benton Avenue, Bradford Avenue, Caruthers Avenue, Douglas Avenue, Elliott Avenue, Gilmore Avenue, Glen Avenue, Halcyon Avenue, Lawrence Avenue, Lealand Lane, Montrose Avenue, Paris Avenue, S. Douglas Avenue, Sherbourne Avenue, Waldkirch Avenue, and Wedgewood Avenue (approximately 151 acres), all of which is described herein (Proposal No. 2015NHC-002-001).

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 making applicable the provisions of the Waverly-Belmont Neighborhood Conservation Overlay District to various properties located along 9th Avenue South, 10th Avenue South, 11th Avenue South, Acklen Avenue, Bate Avenue, Benton Avenue, Bradford Avenue, Caruthers Avenue, Douglas Avenue, Elliott Avenue, Gilmore Avenue, Glen Avenue, Halcyon Avenue, Lawrence Avenue, Lealand Lane, Montrose Avenue, Paris Avenue, S. Douglas Avenue, Sherbourne Avenue, Waldkirch Avenue, and Wedgewood Avenue (approximately 151 acres), being various Property Parcel Nos. as designated on various Maps 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 sketch, 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 various maps 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 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.

INTRODUCED BY:

_____

Councilmember Colby Sledge

ALL REQUIRED FEES HAVE BEEN PAID

2015NHC-002-001
Map 105-09, Parcel(s) 181-186, 192-198, 200-204, 236-247, 255, 257-265, 320-325, 327-331, 377-384, 386, 387, 389-394, 411.01, 397-412, 420.01, 420.02, 414-422, 425-442, 444, 445, 454, 475-476
Map 105-09-0-K, Parcel(s) 001-002, 900
Map 105-09-0-U, Parcel(s) 001-002, 900
Map 105-09-4-C, Parcel(s) 001-002, 900
Map 105-10, Parcel(s) 134-141, 149-159
Map 105-13, Parcel(s) 143-158, 163-173, 175, 176, 186-192, 194, 214-216, 244, 245, 249-253, 256, 260-272, 275, 277-279, 281-285, 289, 296.01, 291-298, 300-321, 323-342, 344-346, 348-351, 353-382, 384, 386-390, 392, 394-410, 416, 421, 423, 438, 443
Map 105-13-0-B, Parcel(s) 001-003
Map 105-13-0-C, Parcel(s) 001-003
Map 105-13-0-D, Parcel(s) 001-003
Map 105-13-0-E, Parcel(s) 001-003
Map 105-13-0-F, Parcel(s) 001-003
Map 105-13-0-G, Parcel(s) 001-005
Map 105-13-0-H, Parcel(s) 001-002, 900
Map 105-13-0-I, Parcel(s) 001-002, 900
Map 105-13-0-K, Parcel(s) 001-002, 900
Map 105-13-0-L, Parcel(s) 001-002, 900
Map 105-13-0-N, Parcel(s) 001-002, 900
Map 105-13-0-S, Parcel(s) 001-002, 900
Map 105-13-0-T, Parcel(s) 001-002, 900
Map 105-13-0-U, Parcel(s) 001-002, 900
Map 105-13-0-Z, Parcel(s) 001-002, 900
Map 105-13-2-B, Parcel(s) 001-002, 900
Map 105-13-3-C, Parcel(s) 001-002, 900
Map 105-13-4-A, Parcel(s) 001-002, 900
Map 105-13-4-B, Parcel(s) 001-002, 900
Map 105-13-4-C, Parcel(s) 001-002, 900
Map 105-13-4-D, Parcel(s) 001-002, 900
Map 105-14, Parcel(s) 001-007, 009-041, 054-058, 171, 172, 308, 311
Map 105-14-0-E, Parcel(s) 001-003
Map 105-14-0-G, Parcel(s) 001-002, 900
Map 118-01, Parcel(s) 103-106, 108, 109, 115-123, 130-140, 148-161, 169.01, 169-173, 181, 182, 192.01, 184-206, 208-212, 215-222, 224-247, 256, 259, 260, 262-264, 266, 267, 276.01, 269-280, 282-295, 298-323, 334-339, 341-346, 379-384, 388, 441, 454-457, 461, 462, 464-469, 473
Map 118-01-0-G, Parcel(s) 001-003
Map 118-01-0-H, Parcel(s) 001-006
Subarea 10, Green Hills - Midtown
District 17 (Colby Sledge)

A request to apply the provisions of the Waverly-Belmont Neighborhood Conservation Overlay District to various properties located along 9th Avenue South, 10th Avenue South, 11th Avenue South, Acklen Avenue, Bate Avenue, Benton Avenue, Bradford Avenue, Caruthers Avenue, Douglas Avenue, Elliott Avenue, Gilmore Avenue, Glen Avenue, Halcyon Avenue, Lawrence Avenue, Lealand Lane, Montrose Avenue, Paris Avenue, S. Douglas Avenue, Sherbourne Avenue, Waldkirch Avenue, and Wedgewood Avenue (approximately 151 acres), requested by the Metro Historic Zoning Commission and Councilmember Colby Sledge, applicants, various property owners.

METROPOLITAN COUNCIL

Member of Council

November 30, 2015

TO: Vice Mayor David Briley & Members of Metro Council

FROM: District 17 Councilman Colby Sledge
District 18 Councilwoman Burkley Allen

RE: **Suspension of Rule 11**

I plan to suspend Rule 11 of the Council Rules of Procedure for the purpose of introducing an ordinance by amending the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment that provide a bonus story for the preservation of character-defining buildings. A copy of the ordinance is attached for your review.

This ordinance will need Metro Planning Commission recommendation before it is heard on the Council floor. By accepting this ordinance on first reading at Tuesday's meeting, it can be advertised properly and receive Planning Commission recommendation before the January 5, 2016 public hearing.

I am, therefore, requesting a suspension of Rule 11 to allow this late ordinance to be introduced at this Council Meeting, and I ask for your approval.

CS:BA/rh

One Public Square, Suite 204 Nashville, Tennessee 37219 Office: 615/862-6780 Fax: 615/862-6784

ORDINANCE NO. _____

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 Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), all of which is described herein (Proposal No. 2005UD-009-004).

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 Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), being various Property Parcel Nos. as designated on various Maps 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 104 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 a corrected copy of the amended UDO plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the preliminary UDO plan incorporating the

conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary UDO plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 4. 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.

INTRODUCED BY:

_____

Councilmember Colby Sledge

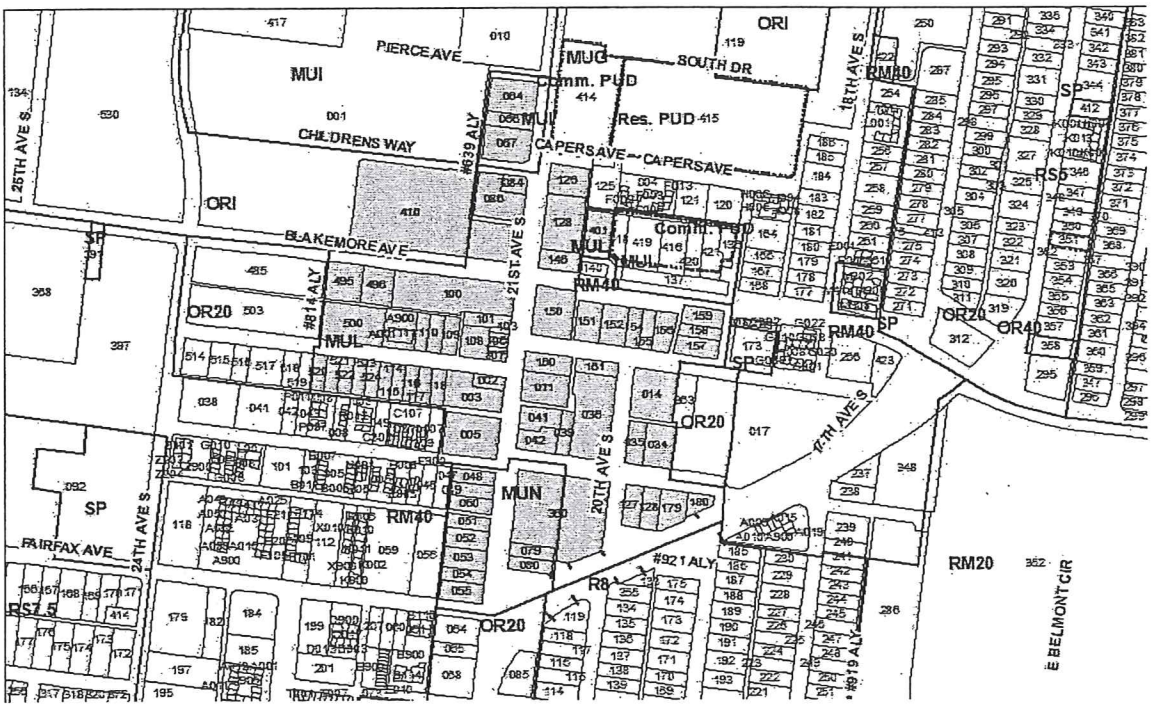
_____

Councilmember Burkley Allen

ALL REQUIRED FEES HAVE BEEN PAID

2005UD-009-004
HILLSBORO VILLAGE UDO
Map 104-07, Parcel(s) 495-496, 500, 520-524
Map 104-08, Parcel(s) 064, 066, 067, 084, 086, 100-111, 114-118, 126, 128, 146, 150-152, 154-161, 401, 410
Map 104-08-0-A, Parcel(s) 001, 900
Map 104-12, Parcel(s) 002-003, 005, 011, 014, 034-036, 041, 042, 048-055, 079, 080, 127, 128, 179, 180, 360
Subarea 10, Green Hills - Midtown
District 17 (Sledge); 18 (Allen)

A request to amend the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), requested by the Metro Planning Department and Councilmember Burkley Allen, applicants; various property owners.



METROPOLITAN COUNCIL

Member of Council

Mina Johnson

Metro Councilwoman District 23
6600 Fox Hollow Road • Nashville, TN 37205
Telephone 615-429-7857 • mina.johnson@nashville.gov

November 30, 2015

TO: Vice Mayor David Briley & Members of Metro Council

FROM: Councilwoman Mina Johnson
District 23

RE: **Suspension of Rule 21**

I plan to suspend Rule 21 of the Council Rules of Procedure for the purpose of introducing an two companion ordinances. First, changes from R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered) on the east side of Old Hickory Boulevard and north of Highway 70. Second, cancels a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered) on the east side of Old Hickory Boulevard and north of Highway 70. A copy of the ordinance is attached for your review.

This ordinance will need Metro Planning Commission recommendation before it is heard on the Council floor. By accepting this ordinance on first reading at Tuesday's meeting, it can be advertised properly and receive Planning Commission recommendation before the January 5, 2016 public hearing.

I am, therefore, asking your support as I request a suspension of Rule 21 to allow this late ordinance to be introduced at this Council Meeting, and I ask for your approval.

MJ/rh

ORDINANCE NO. _____

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 R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, all of which is described herein (Proposal No. 2015SP-113-001).

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 R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, being Property Parcel Nos. 154, 168 as designated on Map 128-00, Property Parcel No. 224 as designated on Map 128-12, and Property Parcel No. 021 as designated on Map 142-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and 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 128 and on Map 142 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 270 multi-family residential units.

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

1. 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.
2. 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.
3. 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.
4. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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 RM2 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.

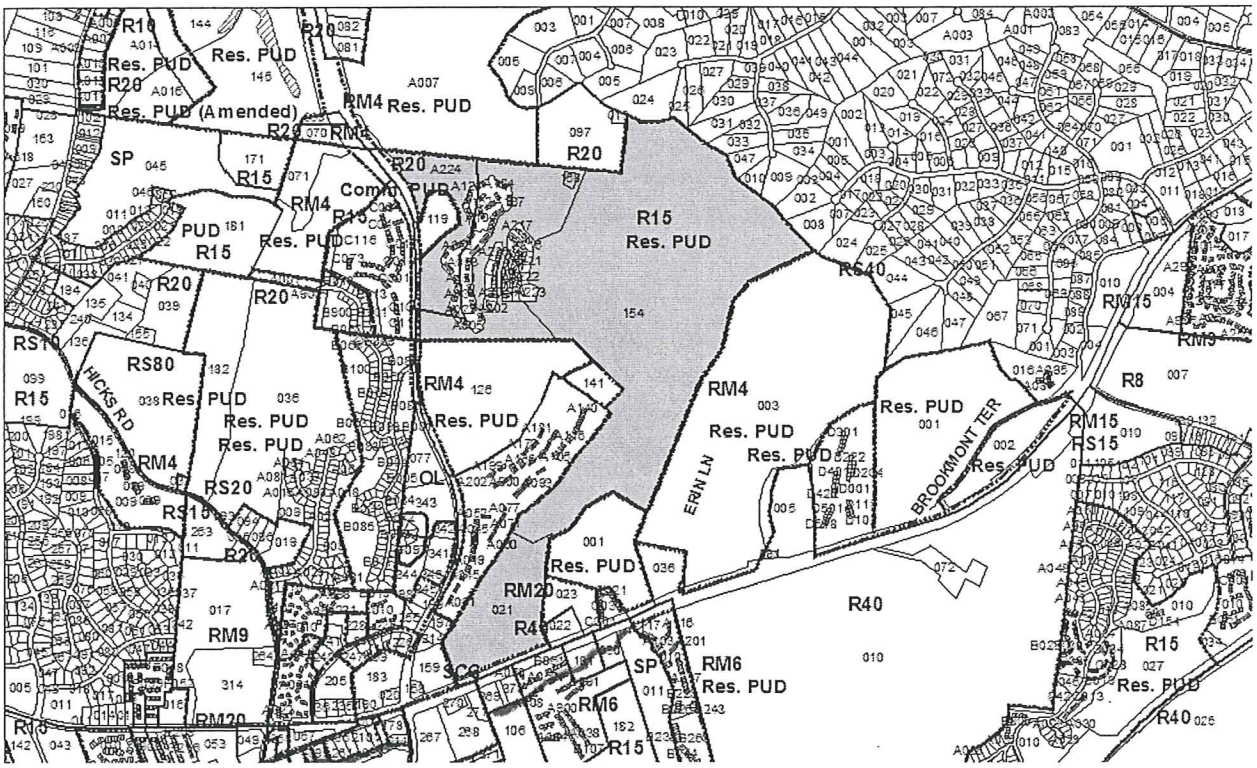
INTRODUCED BY:

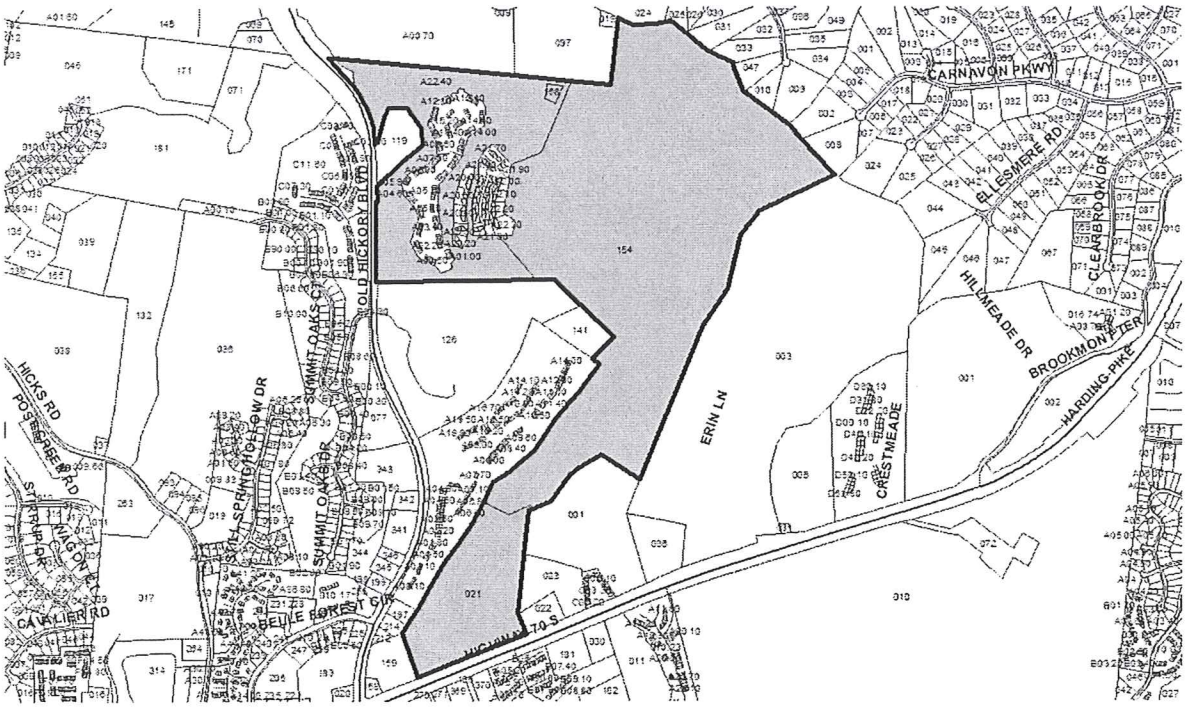
_____

Councilmember Mina Johnson

2015SP-113-001
Nashville Highlands SP
Map 128, Parcel(s) 154, 168
Map 128-12-0-A, Parcel(s) 224
Map 142, Parcel(s) 021
Subarea 06, Bellevue
District 23 (M. Johnson)

A request to rezone from R15 and R20 to SP for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, and Reserve Service Assoc., Inc., owners.





MPC CASE NUMBER: 2015SP-113-001
NASHVILLE HIGHLANDS SPECIFIC PLAN
Map 128-120-A, Parcel(s) 224
Map 128, Parcels: 168, 154
Map 142, Parcel(s) 021

The purpose of this Specific Plan district is to permit development that protects environmentally sensitive areas such as problem soils, hillsides and streams within the SP boundary.

<u>SP Standards</u>

1. Uses within the SP shall be limited to a maximum of 360 multi-family residential units.
2. Disturbance of the natural landscape is limited to the disturbance boundary outlined on Exhibit(s) A. No more than 14 acres may be disturbed for residential development.
3. The area outside of the permitted disturbance area shall be open space. Activities that are permitted within the open space include walking trails, trail heads, way finding signage and other non-impactful activities that make the area accessible to the public while maintaining the natural features intended to be protected. Any grading or construction must be approved by the Planning Department.
   a. If property designated as open space is transferred or dedicated to a land trust or Metro Parks, then improvements in areas controlled by the land trust or Metro Parks may be permitted provided that the improvements do not have a significant impact on the natural features intended to be protected. Any grading or construction must be approved by the Planning Department.
4. Buildings shall be limited to a maximum of four stories in height.

5. Sheer rock walls created by blasting a hillside shall not result in a rock wall taller than six feet in height as measured from the bottom grade of the rock wall to the top grade of the rock wall.
   a. When it is necessary for a rock wall to be greater than six feet in height, then the rock wall shall be broken into multiple terraced rock walls, with no individual rock wall exceeding six feet in height.
   b. A minimum horizontal distance of three feet shall be maintained between each individual rock wall in the terraced system.
   c. Landscaping shall be used to minimize the view of all individual rock walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
6. Retaining walls shall not exceed six feet in height as measured from the bottom grade of the retaining wall to the top grade of the retaining wall.
   a. When it is necessary for a retaining wall to be greater than six feet in height, then the retaining wall shall be broken into multiple terraced retaining walls, with no individual retaining wall exceeding six feet in height.
   b. A minimum horizontal distance of three feet shall be maintained between each individual retaining wall in the terraced system.
   c. Landscaping shall be used to minimize the view of all individual retaining walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
7. Driveways shall follow the contours of the natural terrain.
8. 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 RM2 zoning district as of the date of the applicable request or application.
9. 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.

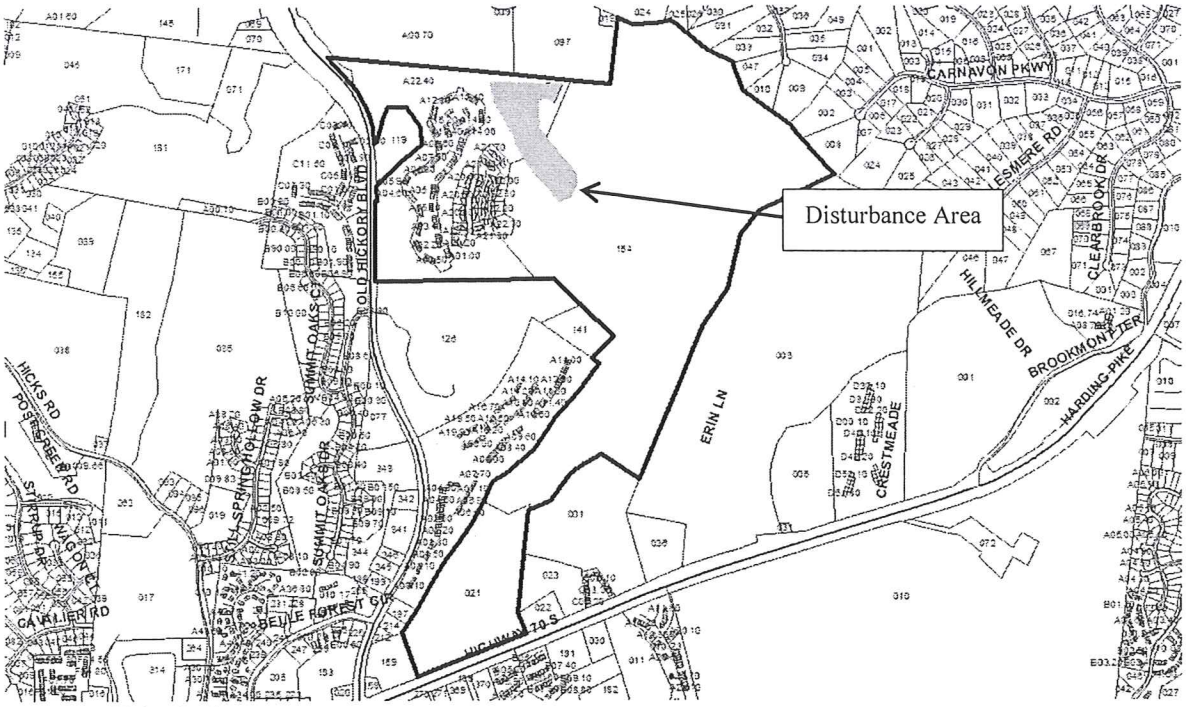


Exhibit A.1

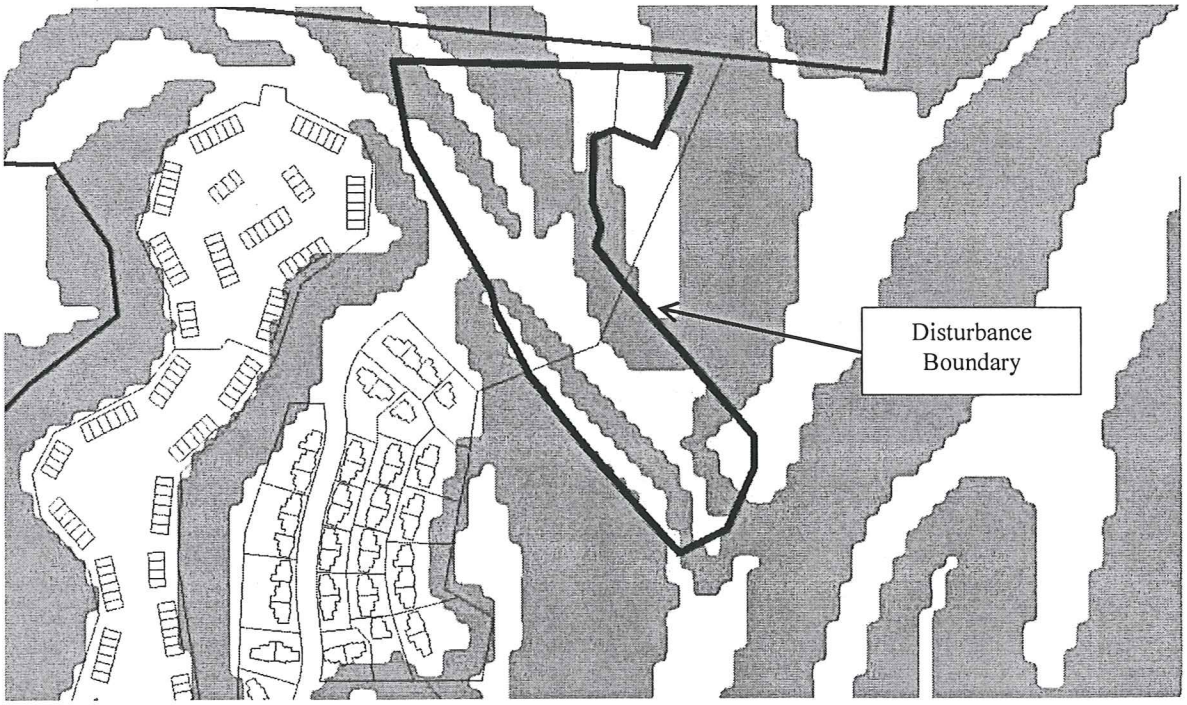


Exhibit A.2

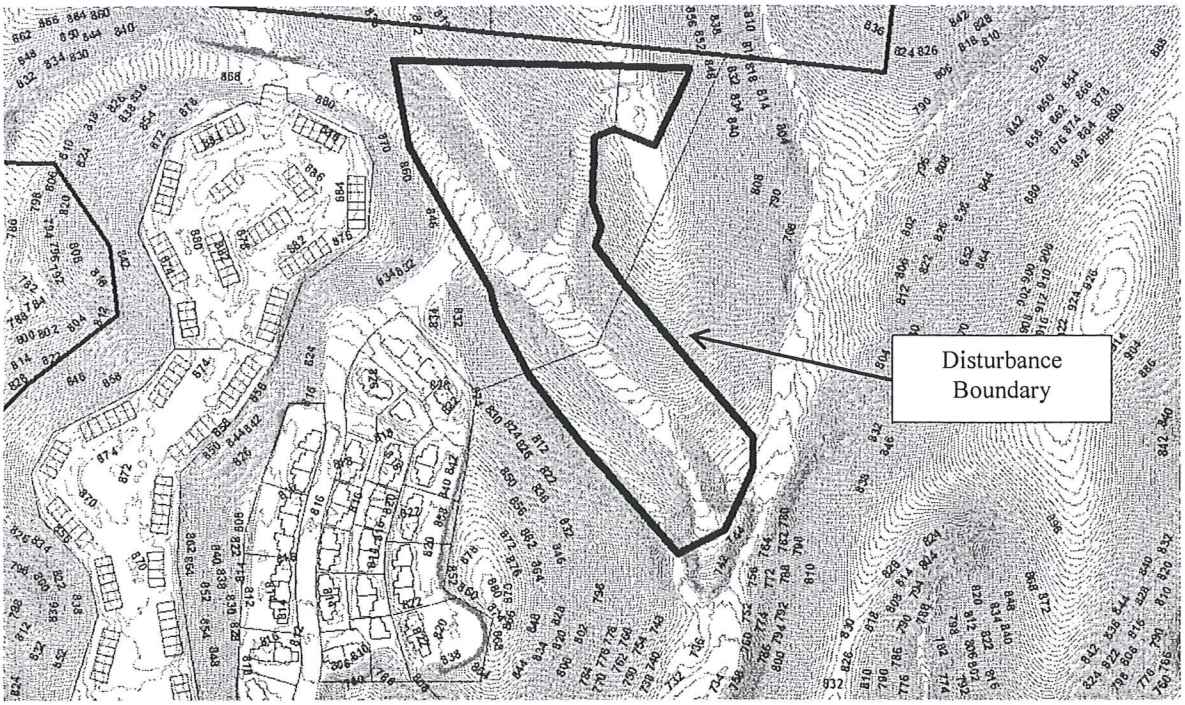


Exhibit A.3

ORDINANCE NO. _____

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 canceling a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, all of which is described herein (Proposal No. 73-85P-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 canceling a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, being Property Parcel Nos. 154, 168 as designated on Map 128-00, Property Parcel No. 224 as designated on Map 128-12, and Property Parcel Nos. 021 as designated on Map 142-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, 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 Map 128 and on Map 142 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 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.

INTRODUCED BY:

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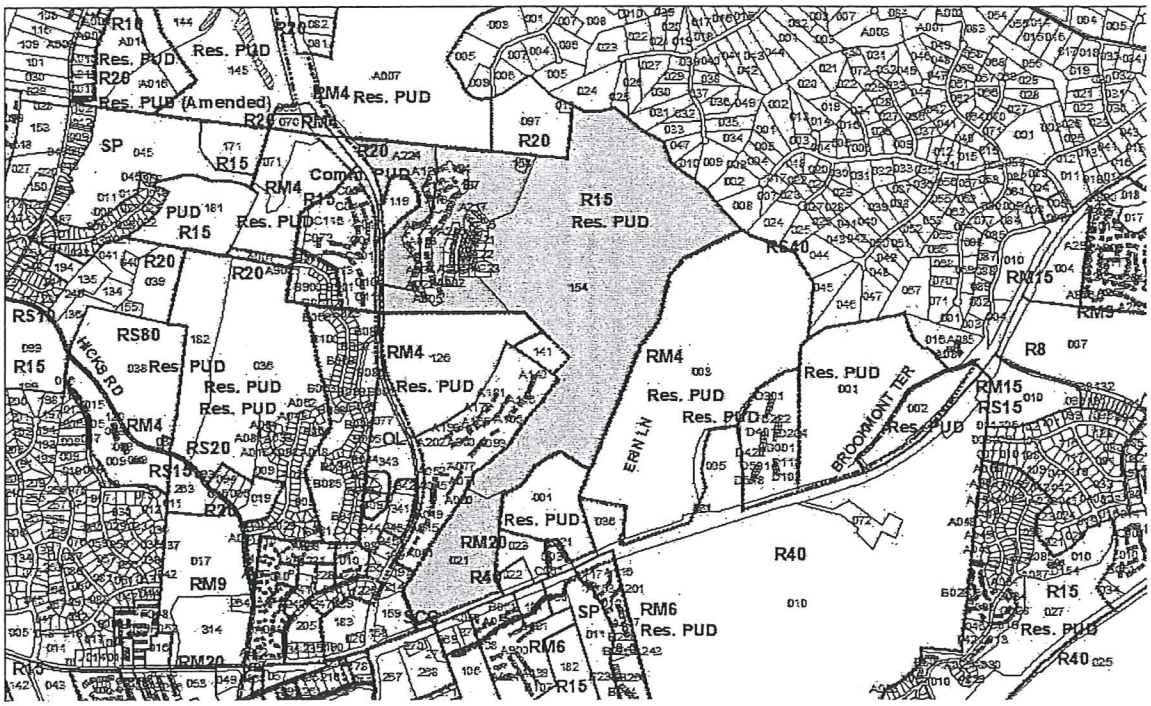
Councilmember Mina Johnson

ALL REQUIRED FEES HAVE BEEN PAID

73-85P-001
NASHVILLE HIGHLANDS
Map 128, Parcel(s) 154, 168
Map 128-12-0-A, Parcel(s) 224
Map 142, Parcel(s) 021
Subarea 06, Bellevue
District 23 (M. Johnson)

A request to cancel a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, and Reserve Service Assoc., Inc., owners.



ORDINANCE NO. _____

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 cancelling a portion of the Cheatham Place Residential Planned Unit Development Overlay District for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Taylor Street (1.76 acres), zoned RM9, all of which is described herein (Proposal No. 2006P-001-002).

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 cancelling a portion of the Cheatham Place Residential Planned Unit Development Overlay District for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Taylor Street (1.76 acres), zoned RM9, being Property Parcel No. 414 as designated on Map 081-12 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 sketch, 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 Map 081 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 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.

INTRODUCED BY:

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Councilmember Freddie O'Connell

2006P-001-002
CHEATHAM PLACE
Map 081-12, Parcel(s) 414
Subarea 08, North Nashville
District 19 (O'Connell)

A request to cancel a portion of the Cheatham Place Residential Planned Unit Development Overlay District for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Taylor Street (1.76 acres), zoned RM9, requested by M.D.H.A., owner.

ORDINANCE NO. _____

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 RM9 to SP zoning for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Taylor Street and Rosa L. Parks Boulevard (1.76 acres), to permit up to 100 multi-family residential units, all of which is described herein (Proposal No. 2016SP-003-001).

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 RM9 to SP zoning for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Taylor Street and Rosa L. Parks Boulevard (1.76 acres), to permit up to 100 multi-family residential units, being Property Parcel No. 414 as designated on Map 081-12 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 081 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 100 multi-family residential units.

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

1. 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.
2. 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.

3. 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.
4. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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 RM60-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.

INTRODUCED BY:

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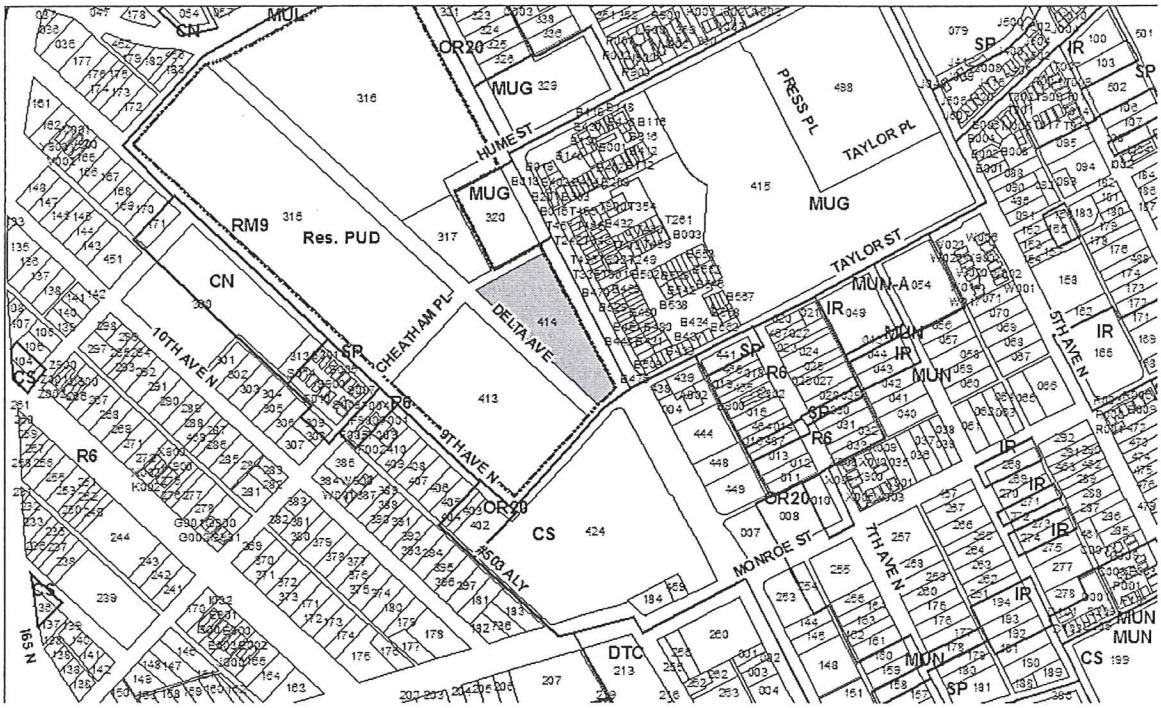
Councilmember Freddie O'Connell

2016SP-003-001
1419 ROSA L PARKS BOULEVARD
Map 081-12, Parcel(s) 414
Subarea 08, North Nashville
District 19 (O'Connell)

A request to rezone from RM9 to SP zoning for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Taylor Street and Rosa L. Parks Boulevard (1.76 acres), to permit up to 100 multi-family residential units, requested by M.D.H.A., owner.



1419 Rosa L Parks Blvd Specific Plan (SP)

Development Summary	
SP Name	1419 Rosa L Parks Blvd Specific Plan
SP Number	2016SP-003-001
Council District	19
Map and Parcel	Map 081-12, Parcel 414

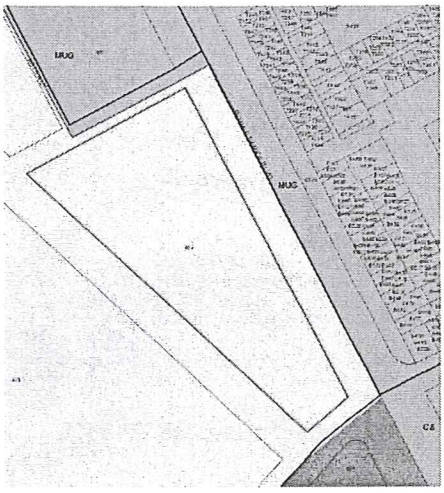
Site Date Table	
Site Data	1.76
Existing Zoning	RM9 & PUD
Proposed Zoning	SP
Allowable Land Uses	Multi-Family Residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a maximum of 100 multi-family residential units.
2. Height is limited to four stories on Rosa L Parks Boulevard and three stories on Delta Avenue.
3. Sidewalks along Rosa L Parks Boulevard are required to be improved to the Major and Collector Street Plan (8'sidewalk and 5'planting strip).
4. Sidewalks on Taylor Street, Delta Avenue and Cheatham Place are required to be improved with a 4' planting strip and a 6' sidewalk.
5. Vehicular access is prohibited on Rosa L Parks Boulevard.
6. Building façades fronting a street shall provide direct pedestrian entrances for a minimum of 50% of the ground floor units along each street frontage, except Taylor Street, and a minimum of 25% glazing.
7. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
8. EIFS, vinyl siding and untreated wood shall be prohibited.
9. Porches shall provide a minimum of six feet of depth.
10. A raised foundation of 18"- 36" is required along all public streets.
11. Surface parking shall be screened with a knee wall of 18-36 inches and perimeter landscaping.
12. A minimum of 20% of the proposed units must be market rate units.
13. 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 RM60-A zoning district as of the date of the applicable request or application.
14. 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.

General Plan Consistency Note

The proposed Specific Plan is located within the North Nashville Community Plan. The proposed SP is located in the following policy areas:

- T4 Neighborhood Maintenance (T4 NM)

This property fronts an arterial-boulevard and is surrounded by T4 MU and T4 CC. An urban form with improved pedestrian facilities is consistent with policy in this location.