

SUBSTITUTE ORDINANCE NO. BL2020-219

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 on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, all of which is described herein (Proposal No. 2009SP-022-013).

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 on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, being Property Parcel Nos. 093, 163 as designated on Map 040-00 and Property Parcel Nos. 200.01, 140, 319 as designed on Map 049-00 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 040 and Map 049 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 as specified on the plan to the specific uses as described in the SP documents. Rooming units shall be limited to a maximum of 150 units.

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

1. All applicable conditions from BL2016-282 shall remain in effect.
2. Any relevant Public Works' requirements related to access, traffic, special event traffic management, reporting and number of parking spaces shall be met with all future development.
3. Parking on the east side of Whites Creek shall be used for overflow parking only.
4. With the corrected copy, replace Event Management Note 1 with the following: The maximum number of ticketed events over 750 people in one calendar year shall not exceed 12.
5. With the corrected copy, add the following note to the Event Management table: For any event, ticketed or not ticketed, with more than 2,500 attendees, submit a traffic management plan to Public Works for review and approval.

6. With the corrected copy, remove all references to Special Event Permit.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. 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 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 5 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 6 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 ~~plan~~ CN zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7 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 Jennifer Gamble

2009SP-022-013
MANSION AT FONTANEL
Map 040, Parcel(s) 093, 163
Map 049, Parcel(s) 200.01, 140, 319
Subarea 03, Bordeaux - Whites Creek - Haynes Trinity
District 03 (Gamble)
Application fee paid by: BlueRoad Fontanel LLC

A request to amend a Specific Plan on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, requested by Edge Planning Landscape Architecture and Urban Design, applicant; Blueroad Fontanel LLC, owner.

