

ORDINANCE NO. BL2018-1361

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 RS15 to SP zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 34 multi-family residential units and 8 single-family residential lots, all of which is described herein (Proposal No. 2017SP-064-001).

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 RS15 to SP zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 34 multi-family residential units and 8 single-family residential lots, being Property Parcel Nos. 142, 146 as designated on Map 059-00 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 059 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 34 multi-family residential units and 8 single-family residential lots.

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

1. Sidewalks 6 feet in width and a planting strip 6 feet in width shall be installed along site frontage on Buena Vista Pike. Sidewalk improvements consistent with local

standards shall be installed along the new proposed public roads, Sunnyview Drive and Vistaview Drive.

2. Maximum height shall be measured to the highest point of the roof.

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. 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.

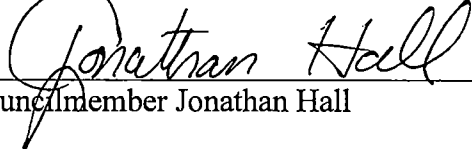
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 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 RM9-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 Jonathan Hall

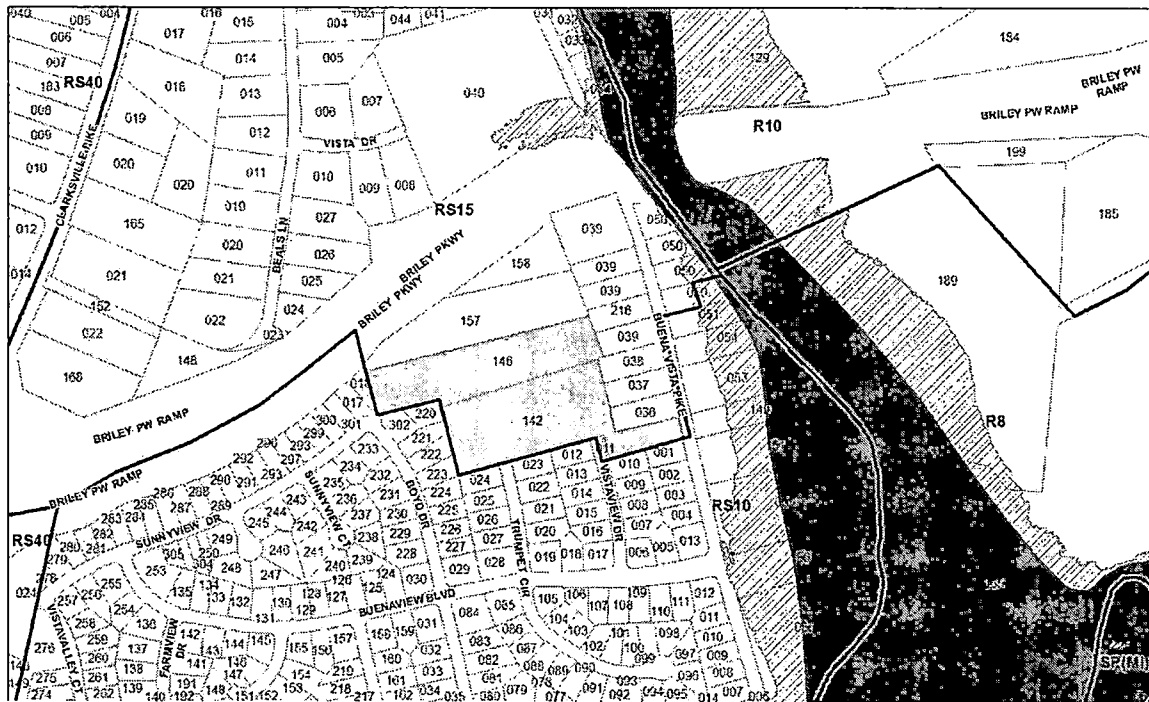
Approved with conditions, and disapproved
without all conditions. (7-0)

APPROVED ON August 23, 2018 BY THE
METROPOLITAN PLANNING COMMISSION.


EXECUTIVE DIRECTOR & SECRETARY

2017SP-064-001
4927 BUENA VISTA PIKE SP
Map 059, Parcel(s) 142, 146
Subarea 03, Bordeaux - Whites Creek
District 01 (Hall)
Application fee paid by: Building Masters LLC

A request to rezone from RS15 to SP zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 34 multi-family residential units and 8 single-family residential lots, requested by Dale and Associates, applicant; 4927 Buena Vista, LLC, owner.



15 EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15
16 TOPSOIL SHALL RECEIVE 15 POUNDS PER 1000 SQUARE FEET OF 15-15-15 FERTILIZER (NUTRIENT
17 FERTILIZER BE SPECIFIED IN WRITTEN SPECIFICATIONS), 6 POUNDS ON COVER OF KENTUCKY 11
18 SPECIES BEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 10% -40% COVERAGE
19 APPROXIMATELY 121 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN
20 WRITTEN SPECIFICATIONS.

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE

BUILDINGS FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND BE OPENED AT AN APPROXIMATE 90 DEGREE ANGLE TO THE FACADE WITH A MINIMUM OF 6' CLEARANCE. BUILDINGS FRONTING A STREET SHALL PROVIDE A MINIMUM OF TWO WINDOWS WHICH SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR HOMES.

EPAVING, SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.

A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

FENCES SHALL PROVIDE A MINIMUM OF SIX FEET OF HEIGHT.

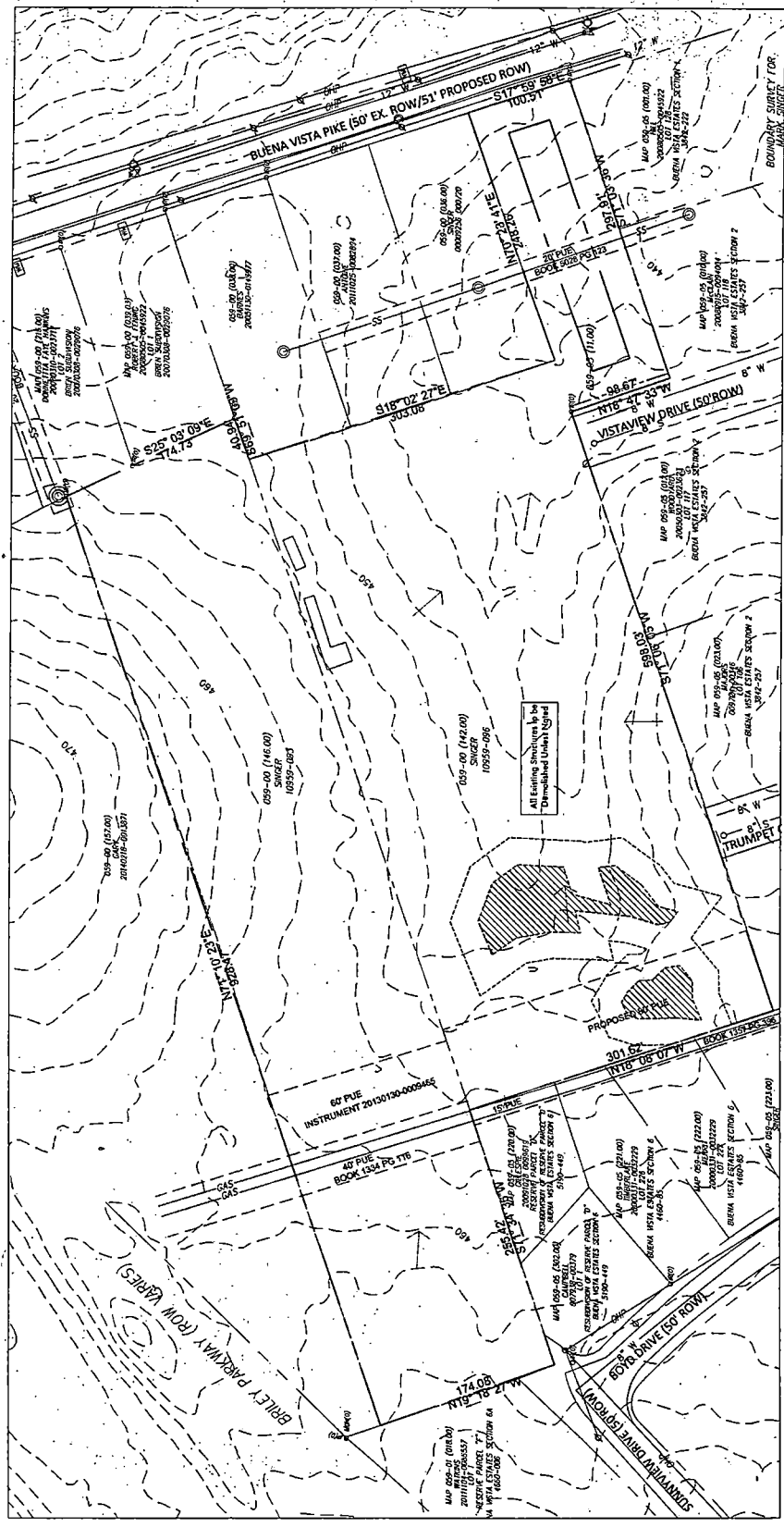
THE PURPOSE OF THIS RP IS TO PERMIT 34 MULTI-FAMILY RESIDENTIAL UNITS A 9 SINGLE FAMILY LOTS.

113

[illegible]

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions
- 3 C3.0 Proposed Layout
- 4 C4.0 Proposed Utility & Grading Plan

516 Heather Place
Knoxville, Tennessee 37204
(615) 907-5114



Existing Conditions (1"=60')



TOTAL EXISTING AREA = 8.33 ACRES ±
 = 388,890.8 S.F. ±

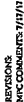


Proposed Specific Plan

Date & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying, Architecture

MTC Case Number
 201709-044-001
 DAA Project #17001
 4927 Buena Vista Pike SP

1111 Highway 100
 Nashville, TN 37204
 (615) 971-1100



Perpetuation Date: MAR 2017

4927 Buena Vista Pike SP
Preliminary Specific Plan
Being Parceled 142 & 146 on Tax Map 59 & Being Parcel 11 on Tax Map 59-05
Nashville, Davidson County, Tennessee



NPC Case Number
2017SP-064-001
Case/Volunt #17001

3.0
Sheet 3 of 4

516 / Leather Place
Nashville, Tennessee 37204
(615) 297-5166

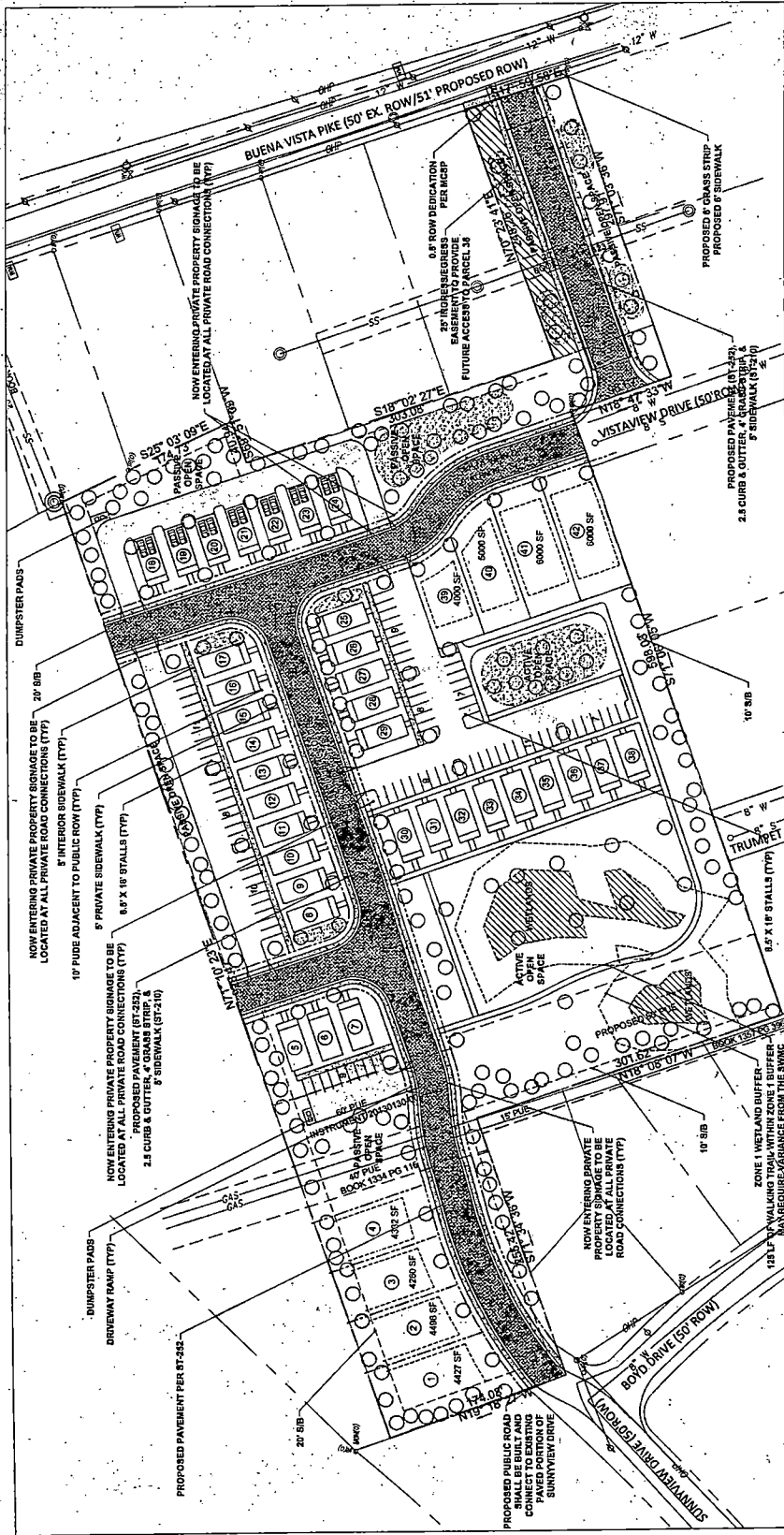
Dale & Associates
 Consulting Civil Engineering
 Landscape Planning & Zoning
 Surveying Architecture

4927 Buena Vista
 Santa Teresa Blvd #11
 20735-0044
 MIRC Civil No. 1000

Proposed Specific Plan



TOTAL EXISTING AREA = 8.93 ACRES ±
≈ 388,990.8 S.F. ±



Proposed Layout (1"=60')

STORMWATER NOTES

- 1) THE SOIL TYPES FOR THIS SITE ARE ABOUT Silt LOAM, 2 TO 5 PERCENT SLOPES, WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUPS, UNDEVELOPED URBAN LAND, WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUPS.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY.
- 3) TO PROVIDE THE FULL WATER QUALITY TREATMENT OF 80% TO REMOVAL A WATER QUANTITY/QUALITY GP IS PROPOSED. DESIGN OF THIS TREATMENT WILL BE PROVIDED DURING THE FINAL GP PROCESS.
- 4) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL GP PROCESS AND WILL MEET THE REQUIREMENTS OF THE MINIMUM WATER MANAGEMENT MANUAL.

UTILITY NOTES

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.

PRE/POST CALCULATIONS

PRE-DEVELOPMENT
TOTAL SITE AREA = 0.93 ACRES
PRE-DEVELOPED IMPERVIOUS = 0.00 AC @ 98%
PRE-DEVELOPED GRASS = 0.93 AC @ 74%
COMPOSITE CN = 74

POST-DEVELOPMENT
TOTAL SITE AREA = 0.93 ACRES
POST-DEVELOPED IMPERVIOUS = 3.7 AC @ 91%
POST-DEVELOPED GRASS = 0.23 @ 74%

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:
 8.93 AC-1.63 AC = 7.3 AC ± 14
 220 PROPOSED 2" CALIPER TREES
 = 102.2 TDU's REQ'D
 = 110 TDU PROV.
 (NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
 *TDU EXCEEDED



DATE: 11/17/17
PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

PREPARED BY: DAVID A. SMITH

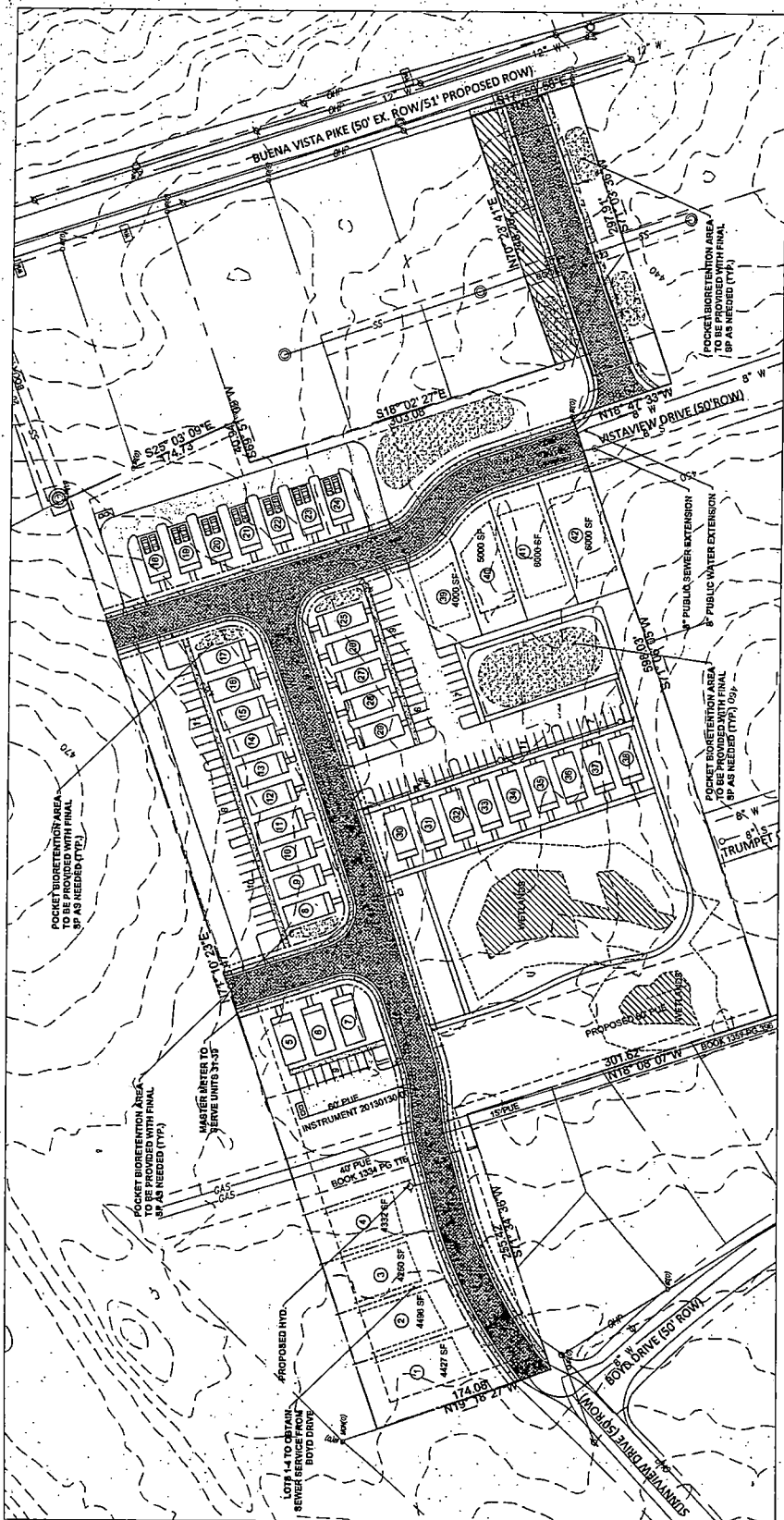
DATE: 11/17/17

PROJECT: 4927 Buena Vista Pike SP

4927 Buena Vista Pike SP
Preliminary Specific Plan
Being Parceled 143 & 146 on Tract 59 & Being Parceled 11 on Tract 59-05
Nashville, Davidson County, Tennessee



Proposed Utility & Grading Plan (1"=60')



TOTAL EXISTING AREA = 8.83 ACRES ±
= 386,960.8 S.F. ±



Proposed Specific Plan

Dale & Associates
Land Planning & Zoning
Landscape Architecture
344 Locust Place
Nashville, TN 37203
615.259.3100
www.daleandassociates.com
DALE & ASSOCIATES
20175-044-001
4927 Buena Vista Pike SP
C4.0
Sheet 4 of 4

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. BL 2018-1361

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 to SP zoning on property located at Westcap Road (unnumbered), approximately 1,075 feet northwest of Hickory Hills Boulevard (4.23 acres), to permit up to 50,000 square feet of self service storage, all of which is described herein (Proposal No. 2018SP-064-001).

2018 SEP 24 PM 3:24
FILED METROPOLITAN CLERK

Introduced OCT - 2 2018

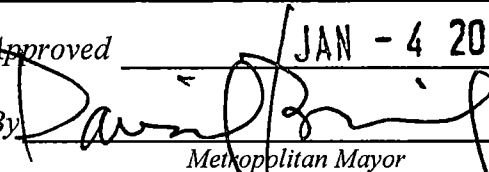
Passed First Reading OCT - 2 2018

Amended _____ Deferred to 12-18-18 on 11-6-18

Passed Second Reading DEC 18 2018

Passed Third Reading JAN - 3 2019

Approved JAN - 4 2019

By  Metropolitan Mayor

Advertised JAN 11 2019

Effective Date JAN 11 2019