

ORDINANCE NO. BL2018-1148

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 IR, IWD, OR20, and RS5 to SP zoning for various properties located on Baptist World Center Drive, Booker Avenue, Congo Street, Cross Street, Kassia Street, Liberia Street, Lock Road, Seminary Street and Whites Creek Pike (36.43 acres), to permit a mixed use development all of which is described herein (Proposal No. 2018SP-031-001).

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 IR, IWD, OR20, and RS5 to SP zoning for various properties located on Baptist World Center Drive, Booker Avenue, Congo Street, Cross Street, Kassia Street, Liberia Street, Lock Road, Seminary Street and Whites Creek Pike (36.43 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 on on Map 071 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:
Subdistrict Zone 1: All uses allowed by R6-A zoning
Subdistrict Zone 2 & 7: All uses allowed by MUG-A zoning
Subdistrict Zone 3: All uses allowed by RM9-A zoning
Subdistrict Zone 4: All uses allowed by RM20-A zoning
Subdistrict Zone 5 & 6: All uses allowed by MUL-A zoning
Subdistrict Zone 8: All uses allowed by MUI-A zoning

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

1. Comply with all conditions of Metro Public Works and Traffic and Parking. The Preliminary SP plan is the site plan and associated documents.
2. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. 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.

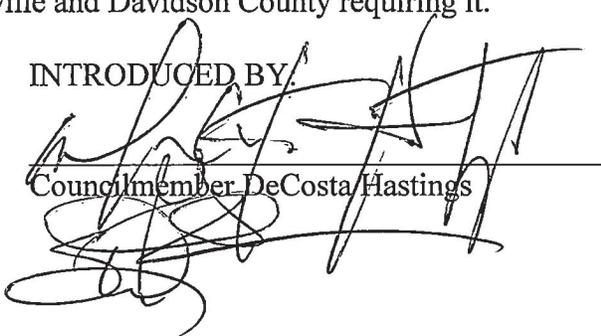
Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the 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 zoning Subdistrict Zone 1: R6-A, Subdistrict Zone 2 & 7: MUG-A, Subdistrict Zone 3: RM9-A, Subdistrict Zone 4: RM20-A, Subdistrict Zone 5 & 6: MUL-A, Subdistrict Zone 8: MUI-A 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.

Approved with conditions, and disapproved without all conditions. (6-0)

INTRODUCED BY:

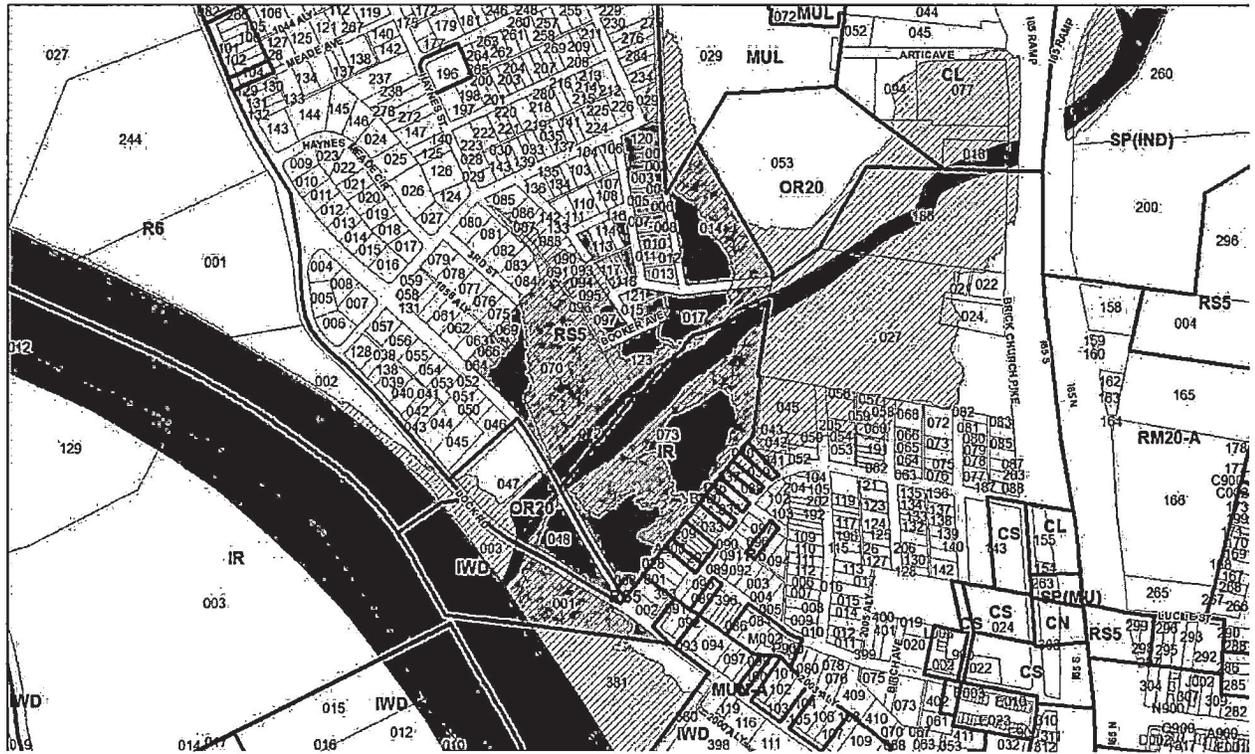

Councilmember DeCosta Hastings

APPROVED ON MARCH 22, 2018 BY THE
METROPOLITAN PLANNING COMMISSION.


EXECUTIVE DIRECTOR & SECRETARY

2018SP-031-001
COMBS GUB SP
Map 071-09, Parcel(s) 048, 064-070, 072, 073, 093-097,
112, 116-121, 123
Map 071-10, Parcel(s) 001-015, 017
Map 071-13, Parcel(s) 001
Subarea 03, Bordeaux - Whites Creek
District 02 (Hastings)
Application fee paid by: Dale & Associates Inc

A request to rezone from IR, IWD, OR20, and RS5 to SP zoning for various properties located on Baptist World Center Drive, Booker Avenue, Congo Street, Cross Street, Kassia Street, Liberia Street, Lock Road, Seminary Street and Whites Creek Pike (36.43 acres), to permit a mixed use development requested by Dale & Associates, applicant; GUB Contractors, Inc., and Combs Industrial Services, Inc., owners.

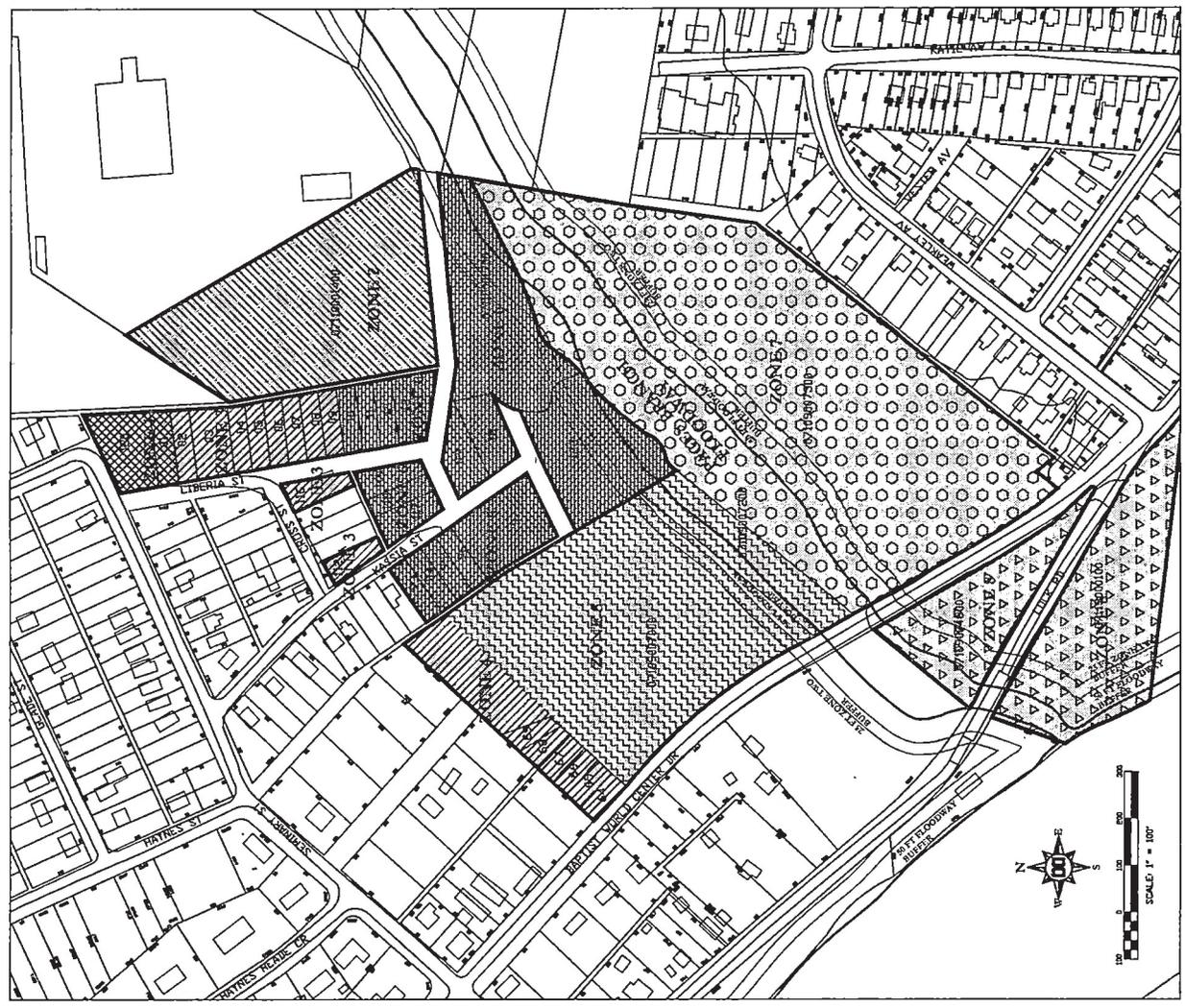


ACTIVITY: _____
 DATE: _____
 SCALE: _____
 FOR REVIEW: _____

Combs / GUB Regulatory SP

SHEET NUMBER: **C4.0**
 OF 4
DAE & ASSOCIATES
 Consulting Civil Engineering
 Land Planning & Design
 Landscape Architecture

Specific Plan Requirements



GENERAL STANDARDS
 1. With the first site plan for any phase of this SP, the applicant shall provide the acreage contained in each Subdistrict identified on the Specific Plan Requirements by Subdistrict.

REQUIREMENTS BY SUBDISTRICT
 1. With the first site plan, each of any existing improved public streets or alleys adjacent to the site shall be extended through the site, with the extensions fully constructed to the appropriate Metro Public Works standards for the street or alley.

2. All new streets or alleys shall be constructed to the appropriate Metro Public Works standards for the street or alley.

3. All new streets or alleys shall be constructed to the appropriate Metro Public Works standards for the street or alley.

4. Existing utility rights-of-way within the site may need to be realigned to avoid or accommodate environmental features, topographic constraints, or Metro Public Works at final site plan.

5. Permanent easements shall be established, except where necessary to avoid impacts associated with existing Progas Branch, 15' street or alley easements.

6. If temporary easements are required on future site connections, these easements shall be constructed with the minimum dimensions acceptable to the City of Los Angeles.

7. Vehicle access shall be limited to the site, and unimproved alleys shall be constructed in order to provide access.

8. All streets shall be constructed to the appropriate Metro Public Works standards for the street or alley.

9. All streets shall be constructed to the appropriate Metro Public Works standards for the street or alley.

10. All streets shall be constructed to the appropriate Metro Public Works standards for the street or alley.

11. Prior to permit, a final plan shall be required to realign existing rights-of-way or dedicate additional rights-of-way for streets and alleys identified on the Specific Plan Requirements.

GREENWAY DESIGN STANDARDS
 1. Consistent with the supplemental policies of the Highway Traffic Safety Plan for greenways, greenways will be created along the portions of the site.

2. Greenways may include linear parks or a series of smaller urban parks and communal open spaces, connected by public paths. Greenways may also incorporate corridors for walking, bicycling, jogging, recreation, outdoor dining, recreation opportunities, or other recreational programming.

3. All greenways shall be designed to be safe, secure, and accessible to all users. The design and construction of the greenway shall be coordinated with the City of Los Angeles Department of Public Works to ensure consistency with the city's standards.

4. Buildings constructed along the greenway corridor or adjacent to other public open spaces identified in each subdistrict of the plan shall be oriented to the greenway.

5. The ground floor of buildings adjacent to the greenway corridor shall have no less than 15 percent of the front facade along the greenway oriented to the greenway.

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8. Parking areas, including surface or structured parking, shall not be located adjacent to a greenway within a minimum 20-foot buffer (unadjusted to setbacks) from the greenway.

9. Screening shall be achieved with natural landscape materials, not walls or fences.

Development Standards
 1. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

2. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

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12. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

13. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

14. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

15. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

16. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

17. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

18. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

19. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

20. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

21. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

22. All buildings shall be constructed to the appropriate Metro Public Works standards for the street or alley.

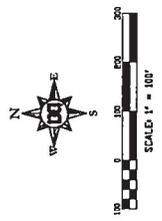
Combs / GUB Regulatory SP

REVISION: _____
 DATE: _____
 SCALE: _____
 SURVEYOR: _____

Date & Associates
 Creating Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

3 OF 4
C3.0

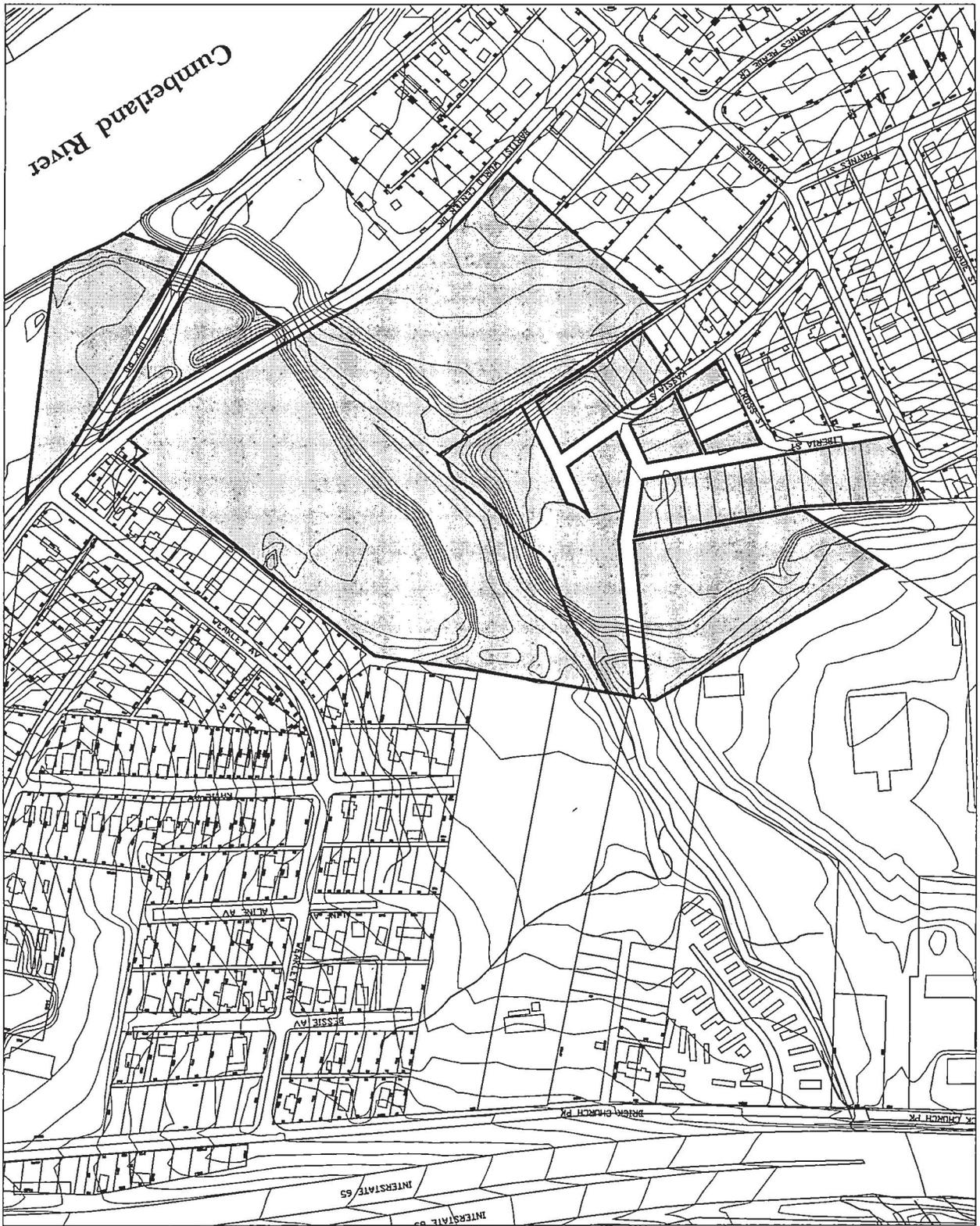
Parcel ID	Owner	Property Address
07109012000	GUB CONTRACTORS, INC.	1821 SEMINARY ST
07109012100	GUB CONTRACTORS, INC.	0 KASSIA ST
07110000300	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006900	COMBS INDUSTRIAL SERVICES, INC.	0 WHITES CREEK PIKE
07109011700	GUB CONTRACTORS, INC.	0 CONGO ST
07109011800	GUB CONTRACTORS, INC.	0 CONGO ST
07109012300	GUB CONTRACTORS, INC.	0 BOOKER AVE
07110000400	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000700	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006300	COMBS INDUSTRIAL SERVICES, INC.	0 BAPTIST WORLD CENTER DR
07110000600	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110001100	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006400	COMBS INDUSTRIAL SERVICES, INC.	1513 BAPTIST WORLD CENTER DR
07109006600	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109006800	COMBS INDUSTRIAL SERVICES, INC.	1517 WHITES CREEK PIKE
07110000900	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109007000	COMBS INDUSTRIAL SERVICES, INC.	1501 BAPTIST WORLD CENTER DR
07110001300	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109009400	GUB CONTRACTORS, INC.	0 KASSIA ST
07109009700	GUB CONTRACTORS, INC.	0 KASSIA ST
07109004800	COMBS INDUSTRIAL SERVICES, INC.	1800 BAPTIST WORLD CENTER DR
07110001400	GUB CONTRACTORS, INC.	0 CONGO ST
07109007200	COMBS INDUSTRIAL SERVICES, INC.	0 BAPTIST WORLD CENTER DR
07109007300	COMBS INDUSTRIAL SERVICES, INC.	1421 BAPTIST WORLD CENTER DR
07109006800	COMBS INDUSTRIAL SERVICES, INC.	1521 WHITES CREEK PIKE
07110001500	GUB CONTRACTORS, INC.	0 KASSIA ST
07109009300	GUB CONTRACTORS, INC.	0 KASSIA ST
07109009500	GUB CONTRACTORS, INC.	0 KASSIA ST
07109011900	GUB CONTRACTORS, INC.	0 CONGO ST
07113000100	COMBS INDUSTRIAL SERVICES, INC.	0 LOCK RD
07109009600	GUB CONTRACTORS, INC.	0 KASSIA ST
07110001000	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110001700	GUB CONTRACTORS, INC.	0 CONGO ST
07109006500	COMBS INDUSTRIAL SERVICES, INC.	1515 WHITES CREEK PIKE
07110000200	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000500	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110001200	GUB CONTRACTORS, INC.	0 LIBERIA ST
07109011600	GUB CONTRACTORS, INC.	1810 CROSS ST
07109011200	GUB CONTRACTORS, INC.	0 CROSS



Ownership Parcels



DATE PLOTTED: 11/15/2017 10:58 AM

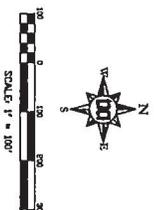


Existing Conditions

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



PROJECT SHEET SUMMARY
 Project Name: Combs / GUB Regulatory SP
 Project Location: [Address]
 Project Date: 2/2018
 Project Engineer: [Name]
 Project Designer: [Name]
 Project Checker: [Name]
 Project Approver: [Name]



Combs / GUB Regulatory SP

REVISION:	NO.:	DATE:	BY:

PROJECT NUMBER
C2.0
 2 OF 4

APN	Owner	PropAddr
07109012000	GUB CONTRACTORS, INC.	1821 SEMINARY ST
07110001400	GUB CONTRACTORS, INC.	0 CONGO ST
07110000100	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000200	GUB CONTRACTORS, INC.	0 LIBERIA ST
07110000300	GUB CONTRACTORS, INC.	0 LIBERIA ST
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07109006800	COMBS INDUSTRIAL SERVICES, INC.	1521 WHITES CREEK PIKE
07109012300	GUB CONTRACTORS, INC.	0 BOOKER AVE
07109006700	COMBS INDUSTRIAL SERVICES, INC.	1519 WHITES CREEK PIKE
07109006600	COMBS INDUSTRIAL SERVICES, INC.	1517 WHITES CREEK PIKE

07109006500	COMBS INDUSTRIAL SERVICES, INC.	1515 WHITES CREEK PIKE
07109006400	COMBS INDUSTRIAL SERVICES, INC.	1513 BAPTIST WORLD CENTER DR
07109007200	COMBS INDUSTRIAL SERVICES, INC.	0 BAPTIST WORLD CENTER DR
07109004800	COMBS INDUSTRIAL SERVICES, INC.	1800 BAPTIST WORLD CENTER DR
07113000100	COMBS INDUSTRIAL SERVICES, INC.	0 LOCK RD
07109011600	GUB CONTRACTORS, INC.	1810 CROSS ST
07109011200	GUB CONTRACTORS, INC.	0 CROSS ST

ORIGINAL

METROPOLITAN COUNTY COUNCIL

2018 MAR 26 AM 10:42

Bill No. BL2018-1149

FILED
METROPOLITAN
CLERK

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 CS zoning on a portion of property located at 2400 Pennington Bend Road, approximately 2,600 feet northwest of Music City Circle (3.41 acres), all of which is described herein (Proposal No. 2018Z-026PR-001).

Introduced APR - 3 2018

Passed First Reading APR - 3 2018

Amended _____

Passed Second Reading MAY - 1 2018

Passed Third Reading MAY 15 2018

Approved MAY 16 2018

By 
Metropolitan Mayor

Advertised APR - 6 2018 MAY 18 2018

Effective Date MAY 18 2018