

ORDINANCE NO. BL2020 - 373

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 Brentwood Skyline Specific Plan for property located at Stone Brook Drive (unnumbered), approximately 170 feet south of Fox Ridge Drive, (6.56 acres), to permit an additional 55 multi-family residential units for a total of 195 multi-family residential units, all of which is described herein (Proposal No. 2015SP-062-002).

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 amending the Brentwood Skyline Specific Plan for property located at Stone Brook Drive (unnumbered), approximately 170 feet south of Fox Ridge Drive, (6.56 acres), to permit an additional 55 multi-family residential units for a total of 195 multi-family residential units, being Property Parcel No. 159 as designated on Map 171-00 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 171 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 195 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. With the exception of the amendment to the maximum number of units, all conditions of BL2015-1230 remain in effect.
2. The maximum height is limited to 7 stories in 85 feet.

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.
6. 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.

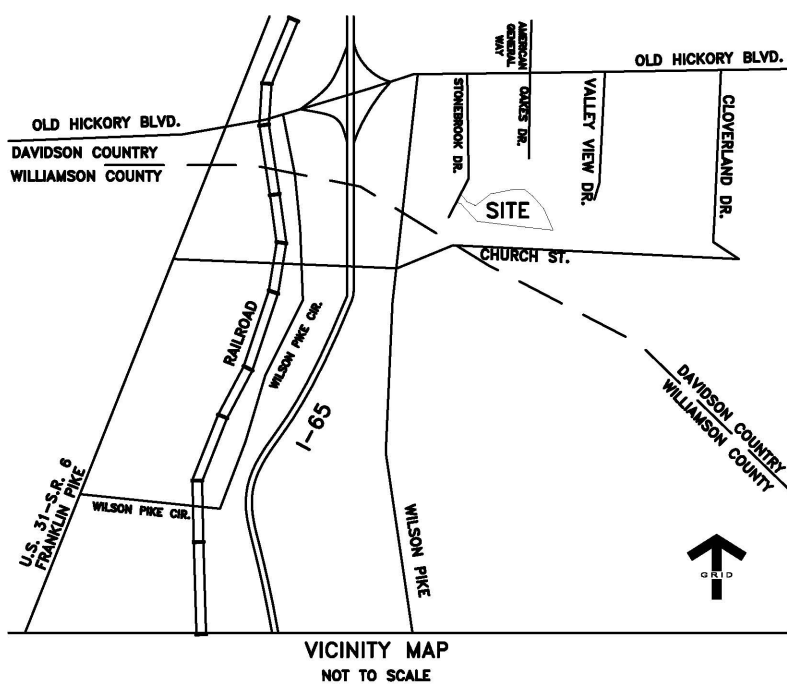
Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application. 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 Robert Swope



SP NOTES

1. THE PURPOSE OF THIS BRENTWOOD SKYLINE SPECIFIC PLAN DISTRICT IS TO PERMIT UP TO 195 MULTI-FAMILY RESIDENTIAL UNITS.
2. METRO FIRE MARSHALL: The required fire flow shall be determined by the Metropolitan Fire Marshall's Office, prior to the issuance of a building permit.
3. METRO WATER SERVICES - STORMWATER: Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
4. METRO WATER SERVICES - STORMWATER: Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (minimum driveway culvert in Metro ROW is 15" CMP).
5. METRO WATER SERVICES - STORMWATER: This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
6. METRO WATER SERVICES - STORMWATER: Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
7. METRO WATER SERVICES - WATER & SEWER: Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
8. METRO WATER SERVICES - WATER & SEWER: Individual water and/or sanitary sewer service lines are required for each parcel.

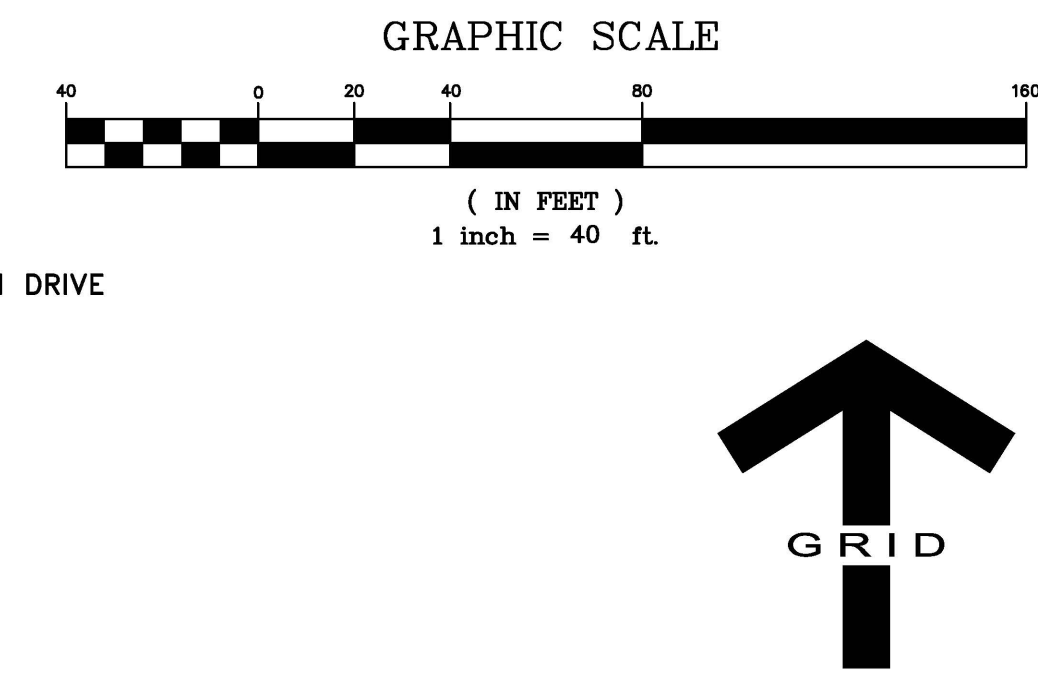
SIDEWALK NOTE:

1. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE. PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	6.562 ACRES
DENSITY	30 UNITS/AC
DWELLING UNITS	195
FLOOR AREA RATIO (FAR)	174,000 / 285,854 = 0.61
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.4 (0.36 ACTUAL)
BUILDINGS	38,600 S.F.
ROADS/SIDEWALKS/PAVEMENT	66,400 S.F.
PARKING REQUIRED	1 SP/1 BR UNIT x 135 = 135 2 SP/2 BR UNIT x 60 = 120 TOTAL = 255 SPACES
PARKING PROVIDED	259 SPACES [222 GARAGE + 37 OUTSIDE]
TOTAL BUILDING SQ. FEET	172,400 S.F. MULTI-FAMILY 2,600 S.F. CLUBHOUSE
MAX BUILDING HEIGHT	7 STORIES IN 85 FEET
USES	MULTI-FAMILY RESIDENTIAL
APPLY RM-20 BASE ZONING DISTRICT REQUIREMENTS FOR ANY BULK STANDARD NOT CONTAINED HEREIN.	

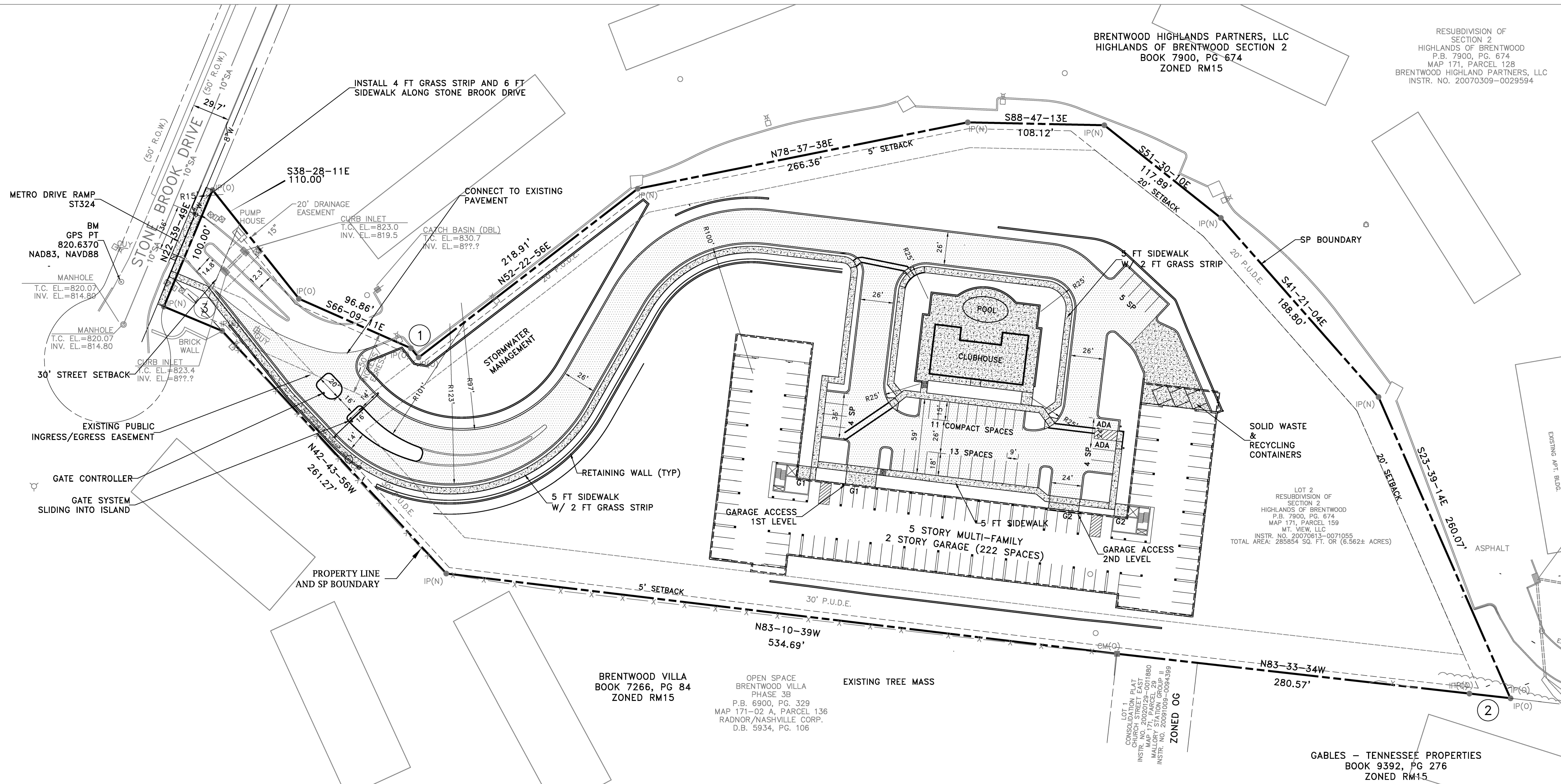
DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 4
- COUNCILMEMBER: ROBERT SPOE
- OWNER OF RECORD: MT VIEW LLC, 1728 GENERAL GEORGE PATTON DRIVE BRENTWOOD, TN 37027 615.377.5757
- SP NAME: BRENTWOOD SKYLINE
- SP NUMBER: 2015SP-062-002
- PLAN PREPARATION DATE: 2020.06.03
- SCALE: 1"=50'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E. LUKENS ENGINEERING CONSULTANTS P.O. BOX 1586, BRENTWOOD, TN 37024 615.804.4617
- FEMA FIRM: 47037C0367H, APRIL 5, 2017



AMENDMENT

1. CHANGE NUMBER OF UNITS FROM 140 TO 195 WITH NO CHANGE TO THE BUILDING.
2. ADJUST ENTRANCE TO LEAVE EXISTING APARTMENT DRIVEWAY WITHIN ACCESS EASEMENT AND CREATE AN ENTRY INTO THE SKYLINE PORTION OF THE PROPERTY.
3. ADJUST ENTRANCES INTO THE PARKING GARAGE LEVELS. RELOCATE SURFACE PARKING TO ACCOMMODATE GARAGE ENTRIES. RELOCATE THE SOLID WASTE/LOADING AREA.



SP AMENDMENT
SKYLINE APARTMENTS
 FINAL SP CASE NO. 2015SP-062-003
 STONE BROOK DRIVE, NASHVILLE, TN
 MAP 171, PARCEL 159

REVISIONS/ISSUES
 NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

PROJ. NO.: 03491
 DATE: 2020.06.03

SITE PLAN
C1.1A

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ORIGINAL

12:14 pm, Jun 30 2020

FILED METROPOLITAN CLERK

METROPOLITAN COUNTY COUNCIL Bill

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Introduced JUL 07 2020

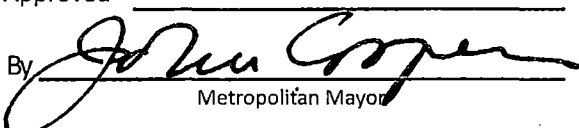
Passed First Reading JUL 07 2020

Amended _____

Passed Second Reading AUG 04 2020

Passed Third Reading AUG 18 2020

Approved AUG 19 2020

By 
Metropolitan Mayor

Advertised JUL 14 2020

Effective Date AUG 21 2020