

Proposed Regulatory SP Begin

Nandi Hills Specific Plan (SP)

Development Summary	
SP Name	Nandi Hills
SP Number	2017SP-017-001
Council District	22 & 23

Site Data Table	
Site Data	123.01
Existing Zoning	RM4, R20, PUD Overlay
Proposed Zoning	SP
Allowable Land Uses	Residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to maximum of 128 residential uses, to be determined by the geotechnical study. Only single-family residential, multifamily residential or an assisted living facility with up to 120 beds shall be permitted.
2. Hillside development standards as found in Chapter 17.28.030.A.3 (Metro Zoning Code) shall apply to all development within the SP.
3. Prior to the submittal of a final site plan, a Geotechnical Study shall be completed and certified by a licensed engineer and shall identify the most appropriate location (s) within the SP district for development and also identify appropriate environmentally-sensitive building practices.
4. Logging operations shall be prohibited upon all parcels prescribed herein. An exception to this condition shall be granted if logging operations are necessary immediately for the safety of life or property, as determined by the Metropolitan Public Works Department or the Nashville Fire Department.
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 generally 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 RM4 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.
10. EIFS and vinyl siding shall be prohibited.
11. The final site plan shall be reviewed and approved by the Planning Commission and public notice in accordance with Section 17.40.720 shall be provided at the applicant’s expense to property owners within 600 feet from the subject property.

General Plan Consistency Note

The proposed Specific Plan is located within the Bellevue Community Plan (Subarea 6). The proposed SP is located in the following policy area:

- Conservation

A Specific Plan that preserves sensitive environmental features such as steep slopes and problem soils is appropriate within a Conservation Policy area. This Specific Plan does include conditions that will define the area of development in an appropriate, environmentally sensitive fashion.