



Metropolitan Council

H. Resolutions on Public Hearing

1. [RS2025-1509](#)

A resolution exempting Maggie's Place, located at 905 51st Avenue North and 5100 Illinois Avenue from the minimum distance requirements for obtaining a beer permit pursuant to Section 7.08.090.E of the Metropolitan Code.

Analysis

This resolution approves an exemption from the minimum distance requirements for obtaining a beer permit for Maggie's Place, located at 905 51st Avenue North.

The Metropolitan Code of Laws prevents a beer permit from being issued to any establishment located within 100 feet of a religious institution, school, park, daycare, or one- or two-family residence. However, several exceptions exist to the distance requirements. For example, facilities within the USD separated from these protected establishments by state or federal four-lane highways are exempt, as are retailer on-sale beer permit holders in MUL districts and events catered by holders of caterers' permits.

This exemption is requested because the business is located within 100 feet of a residence.

Additionally, the Code provides a mechanism to exempt (a) restaurants or (b) any retail food store from Metro's minimum distance requirements, allowing such facilities to obtain beer permits upon the adoption of a resolution by the Council. Restaurants are no longer required to have state on-premises liquor consumption licenses in order to obtain such exemption.

A public hearing must be held by the Council prior to voting on resolutions brought under Section 7.08.090(E).

Sponsors: Horton

2. [RS2025-1510](#)

A resolution exempting 1050 E. Trinity Lane, Unit 1, from the minimum distance requirements for obtaining a Short Term Rental Property - Not Owner-Occupied permit pursuant to Metropolitan Code of Laws Section 6.28.030(B)(2)(d).

Analysis

This resolution exempts 1050 East Trinity Lane, Unit 1, from the minimum distance requirements for obtaining a Short Term Rental Property - Not Owner-Occupied permit pursuant to Metropolitan Code of Laws Section 6.28.030(B)(2)(d).

Metropolitan Code of Laws Section 6.28.030(B)(2)(d) provides that no new STRP - not owner-occupied permit shall be issued to an applicant whose location is less than one hundred feet from a religious institution, a school or its playground, a park, or a licensed day care center or its playground. The Council may approve an exemption from the minimum distance requirements upon adoption of a resolution, after a public hearing, receiving 21 affirmative votes.

This exemption is requested because 1050 East Trinity Lane, Unit 1, is within 100 feet a church.

Sponsors: Parker

I. Bills on Public Hearing

5. [BL2025-727](#)

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 RS7.5 to R8-A zoning for property located at 800 Gwynn Drive, at the southeast corner of Patapsco Street and Gwynn Drive (0.32 acres), all of which is described herein (Proposal No. 2024Z-127PR-001).

Sponsors: Benedict

6. [BL2025-909](#)

An ordinance amending Chapters 17.08, 17.36, and 17.40 of the Metropolitan Code pertaining to creating a Commercial Compatibility Overlay district (Proposal No. 2025Z-006TX-001).

Analysis

This ordinance amends Title 17 of the Metropolitan Code to create a Commercial Compatibility Overlay district.

The overlay proposed by the ordinance would prohibit or regulate certain land uses within the overlay boundaries that are otherwise permitted by the underlying zoning on parcels in close proximity to residential lots to ensure that the commercial development pattern is compatible with adjacent residential neighborhoods. The land uses that would be prohibited within the overlay include alternative financial services, automobile repair, beer and cigarette market, car wash, and liquor sales. The land uses that would be regulated by the overlay include automobile convenience, automobile parking, automobile service, bar or nightclub, and club uses. The regulations within the overlay proposed by the ordinance include screening, operational standards, and noise restrictions to mitigate the impacts of the use on neighboring residential property. Lots eligible for inclusion within the overlay must be zoned mixed use, office, commercial, or shopping center and located within one hundred feet of a lot zoned

residential (RS, R, or RM). Lots included within an application to apply a commercial compatibility overlay must be contiguous.

This ordinance does not apply the commercial compatibility overlay to any areas; it only creates the tool that can be utilized. The process to apply the overlay is the same process as a rezoning and is similar to the process for other overlays, such as contextual overlays and corridor design overlays.

Sponsors: Taylor

7. **BL2025-958**

An ordinance amending Title 17 of the Metropolitan Code of Laws, to add a new “Electric Vehicle Charging Facility” use and related definitions and conditions to the Zoning Code (Proposal No. 2025Z-008TX-001).

Analysis

This ordinance amends Title 17 of the Metropolitan Code of Laws, to add a new Electric Vehicle Charging Facility use and related definitions and conditions to the Zoning Code. The Zoning Code does not currently define EV charging stations or refer to them as a use permitted within a zoning district.

The bill would define the terms “Electric Vehicle,” “Electric Vehicle Charging Facility,” and “Electric Vehicle Supply Equipment.”

Electric vehicle or EV means “an automotive-type vehicle for on-road use that is no larger than a Class 2 vehicle according to the Federal Highway Administration, such as passenger automobiles, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current.” The definition would include plug-in hybrid electric vehicles and not include golf carts, electric scooters, electric bicycles, or other micromobility devices.

Electric Vehicle Charging Facility means “a site or facility whose principal use is the charging of electric vehicles (EVs)”. This use may include electric vehicle supply equipment for electric vehicles, associated infrastructure, queuing areas, drive aisles, and circulation space for vehicles, accessory buildings used solely for staff support, fencing, lighting and security infrastructure, optional integration of renewable energy systems, and continuous operations.

Electric Vehicle Supply Equipment means the device or system designed and used for transferring electric energy to a plug-in electric vehicle, including all components that deliver electricity from the source to the vehicle.

The ordinance would regulate Electric Vehicle Charging Facilities as a land use within Title 17. These facilities would be allowed as a commercial use permitted with condition in the Commercial Service (CS), Commercial Attraction (CA), Commercial Core Frame (CF), Shopping Center Community (SCC), Shopping Center Regional (SCR), Industrial

Warehousing/Distribution (IWD), Industrial Restrictive (IR), and Industrial General (IG) zoning districts.

The ordinance also outlines screening and lighting standards to mitigate potential impacts near residentially zoned properties. Enhanced screening is required when an Electric Vehicle Charging Facility is next to a residential district. A six-foot tall opaque fence or wall is required for facilities within 100 feet of residentially zoned properties. Lighting must comply with general lighting standards and be directed away from nearby residences when located within 100 feet of a residential district.

Sponsors: Gamble, Parker, Allen and Ewing

K. Resolutions

36. [RS2025-1511](#)

A resolution accepting a grant from the Tennessee Department of Mental Health and Substance Abuse Services to the Metropolitan Government for the State Trial Courts to provide Tennessee Highway Safety Office Recovery Court Enhancements to supplement existing recovery court programs and services and/or implement new recovery court programs in unserved and underserved communities.

Analysis

This resolution accepts a grant from the Tennessee Department of Mental Health and Substance Abuse Services to the State Trial Courts to provide Tennessee Highway Safety Office Recovery Court Enhancements to fund the operation of the Alcohol Countermeasures Highway Safety Project. The grant would supplement existing recovery court programs and services and implement new recovery court programs in unserved and underserved communities.

The grant amount would not exceed \$60,000 with no local cash match. The grant term would be effective October 1, 2025, and end on September 30, 2026.

Sponsors: Toombs, Huffman, Welsch and Vo

37. [RS2025-1512](#)

A resolution approving amendment two to a grant from the Tennessee Office of Criminal Justice Programs to the Metropolitan Government, acting by and through the Office of the District Attorney General, to provide partial funding for four specialized Victim Witness Coordinators to work with Spanish-speaking victims and within the Crimes Against Children unit.

Analysis

This resolution approves the second amendment to a grant from the Tennessee Office of Criminal Justice Programs to the Office of the District Attorney General. The grant, as approved by Resolution No. RS2024-162, provides partial funding for four specialized Victim Witness Coordinators to work with Spanish-speaking victims and within the Crimes Against Children Unit.

The first amendment, as approved by RS2024-648, increased the grant amount from \$252,204 to \$504,408. The grant term was extended from June 30, 2024, to June 30, 2025.

The proposed amendment would increase the amount of the grant by \$252,204 from \$504,408 to \$756,612. The grant term would be extended from June 30, 2025, to June 30, 2026. Additional grant contract language would also be updated regarding disbursement of funds, conflicts of interest, an audit report, procurement, state interest in equipment, and state-sponsored insurance plan enrollment.

As in Fiscal Year 2025, the District Attorney General's Office will spend \$63,051 from its FY2026 general fund appropriation to help fund a 20 percent local cash match. When the grant was first sought, the Tennessee Office of Criminal Justice Programs waived the required local cash match when the grant award was issued in Fiscal Year 2024. The State did not provide any additional funding in following years.

Sponsors: Toombs, Huffman, Welsch, Hill, Styles, Ewing and Vo

38. [RS2025-1513](#)

A resolution accepting the terms of a cooperative purchasing master agreement for systemwide IT and consulting services for the Metro Council Office.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement for systemwide consulting and information technology services for the Metropolitan Council Office.

The original agreement is between the Regents of the University of California, which is a California public corporation, and Accenture LLP. The anticipated project value is \$500,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$52,071. The agreement would expire on January 31, 2027.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Omnia membership and from a competitive RFP with 54 offers. The contract will allow the Metropolitan Council Office to obtain consulting services regarding the office's operational structure, office technology needs, and the physical office space needs. It is expected that the consultant will conduct assessments, including stakeholder interviews and peer city benchmarking, to propose organizational models that will align with evolving needs. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$500,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$52,071.

Sponsors: Toombs, Porterfield, Cash, Capp, Vo, Hill and Evans-Segall

39. [RS2025-1514](#)

A resolution accepting the terms of a cooperative purchasing master agreement with TK Elevator Corporation for elevators, escalators, and moving walks with related equipment, services and supplies, for the Department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with TK Elevator Corporation for elevators, escalators, and moving walks with related equipment, services and supplies for the Department of General Services.

The original agreement is between Sourcewell, which is a governmental entity of the state of Minnesota, and TK Elevator Corporation. The anticipated project value is \$10,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$1,265,071. The agreement would expire on June 25, 2028, though three additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Sourcewell membership and from a competitive RFP with eight offers. The Metropolitan Government now holds a contract with TK Elevator that is scheduled to expire, and TK Elevator has offered an additional discount for the Metropolitan Government based on its long partnership with the vendor. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$10,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$1,265,071.

Sponsors: Toombs and Hill

40. [RS2025-1515](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Tetra Tech, Inc., for facility assessment and planning with related services, for the Department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Tetra Tech, Inc., for facility assessment and planning with related services for the Department of General Services.

The original agreement is between Sourcewell, which is a governmental entity of the state of Minnesota, and Tetra Tech, Inc. The anticipated project value is \$3,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$240,071. The agreement would expire on January 3, 2029, though three additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Sourcewell membership and from a competitive RFP with 39 offers. It is unlikely that Metro would obtain a better value through a competitive solicitation. The Department of General Services intends to perform facility condition assessments for department-managed facilities.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$3,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$240,071.

Sponsors: Toombs and Hill

41. [RS2025-1516](#)

A resolution accepting the terms of a cooperative purchasing master agreement with ALPHA Facilities Solutions, LLC, for facility assessment and planning with related services, for the Department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with ALPHA Facilities Solutions, LLC, for facility assessment and planning with related services for the Department of General Services.

The original agreement is between Sourcewell, which is a governmental entity of the state of Minnesota, and ALPHA Facilities Solutions, LLC. The anticipated project value is \$5,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$390,071. The agreement would expire on January 3, 2029, though three additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase

agreement was leveraged through its Sourcewell membership and from a competitive RFP with 39 offers. It is unlikely that Metro would obtain a better value through a competitive solicitation. The Department of General Services intends to perform facility condition assessments for department-managed facilities.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$5,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$390,071.

Sponsors: Toombs and Hill

42. [RS2025-1517](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Clean Harbors Environmental Services, Inc., for hazardous and medical waste disposal for the Department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Clean Harbors Environmental Services, Inc., for hazardous and medical waste disposal for the Department of General Services.

The original agreement is between the Regents of the University of California, a California public corporation, and Clean Harbors Environmental Services, Inc.. The anticipated project value is \$200,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$30,071. The agreement would expire on December 31, 2028.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Omnia membership and from a competitive RFP with 15 offers. This agreement would provide automotive parts washing services and disposal and recycling for used automotive fluids. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the

anticipated project value is \$200,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$30,071.

Sponsors: Toombs, Hill and Welsch

43. [RS2025-1518](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Roth IAMS, LLC, for facility condition assessments for the department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Roth IAMS, LLC, for facility condition assessments for the Department of General Services.

The original agreement is between Sourcewell, which is a governmental entity of the state of Minnesota, and Roth IAMS, LLC. The anticipated project value is \$3,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$675,071. The agreement would expire on January 3, 2029, though three additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Sourcewell membership and from a competitive RFP with 39 offers. It is unlikely that Metro would obtain a better value through a competitive solicitation. The Department of General Services intends to perform facility condition assessments for department-managed facilities.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$3,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$675,071.

Sponsors: Toombs and Hill

44. [RS2025-1519](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Deere & Company, for grounds maintenance equipment and related attachments for the Department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Deere & Company, for grounds maintenance equipment and related attachments for the Department of General Services.

The original agreement is between Sourcewell, which is a governmental entity of the state of Minnesota, and Deere & Company. The anticipated project value is \$1,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$195,071. The agreement would expire on January 31, 2029, though three additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Sourcewell membership and from a competitive RFP with 56 offers. This contract would provide greater availability and allow for additional purchasing options beyond the department's current cooperative purchasing master agreement. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$1,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$195,071.

Sponsors: Toombs and Hill

45. [RS2025-1520](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Ferguson Enterprises LLC, for the purchase of plumbing supplies, HVAC products, and building supplies for the Department of General Services.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Ferguson Enterprises, LLC, for the purchase of plumbing supplies, HVAC products, and building supplies for the Department of General Services.

The original agreement is between Region 14 Education Services Center, which is a governmental entity of the state of Texas, and Ferguson Enterprises, LLC. The anticipated project value is \$1,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$90,701. The agreement would expire on April 30, 2026, though two additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Omnia membership and from a competitive RFP with three offers. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$1,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$90,071.

Sponsors: Toombs and Hill

46. [RS2025-1521](#)

A resolution approving a donation acceptance agreement of a digital artwork file between Christian Green and The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of General Services.

Analysis

This resolution approves a donation acceptance agreement of a digital artwork file between Christian Green and the Department of General Services.

Section 2.112.050 authorizes the acceptance of a donation of artwork appraised at more than \$5,000 upon the approval of a resolution of the Metropolitan Council prior to the Metropolitan Government taking possession and ownership of the donated artwork.

Pursuant to the agreement, Christian Green agrees to donate a digital file of artwork to be used in the construction design, for the Nashville Youth Campus for Empowerment. The artwork would then be fabricated and installed at the facility by the Department of General Services. Visual depictions of the artwork installation plans are attached to the agreement.

The title of the artwork is “Inspirational Freedom”, and its estimated value is \$10,000.

Fiscal Note: The total estimated value of the donation of the digital artwork file by artist Christian Green is \$10,000.

Sponsors: Toombs and Hill

47. [RS2025-1522](#)

A resolution authorizing grants not exceeding \$5,458,000.00 from the Barnes Fund for Affordable Housing to certain nonprofits for the express purpose of constructing and rehabilitating affordable or workforce housing.

Analysis

This resolution authorizes grant awards not exceeding \$5,458,000 to four nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable or workforce housing.

On February 10, 2025, the Metropolitan Housing Trust Fund Commission issued a request for applications to qualified nonprofit organizations to participate in the nonprofit housing development grant program.

Tenn. Code Ann. § 7-3-314 authorizes Metro to provide financial assistance to nonprofit organizations. In addition, Section 5.04.070 of the Metro Code of Laws provides that the Council may appropriate funds for the financial aid of nonprofit organizations by resolution.

The terms of the grant contracts begin on the date of execution of the grant agreement and extend until completion of the project, but no longer than 24 months.

The funding would be appropriated as follows:

- Habitat for Humanity of Greater Nashville -- \$4,500,000
- Living Development Concepts, Inc. -- \$375,000
- Tucker's House -- \$100,000
- Westminster Home Connection -- \$483,000

The grant contracts are attached to the resolution.

Per state law and section 5.04.070 of the Metro Code, adoption of this resolution requires 21 affirmative votes.

Fiscal Note: This appropriation would reduce the balance of the Barnes Fund by \$5,458,000.

Sponsors: Toombs, Horton, Welsch and Vo

48. [RS2025-1523](#)

A resolution authorizing grants not exceeding \$9,750,000.00 from the Barnes Fund for Affordable Housing to certain nonprofits for the express purpose of constructing and rehabilitating affordable or workforce housing.

Analysis

This resolution authorizes grants not exceeding \$9,750,000 to three nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable or workforce housing.

On February 10, 2025, the Metropolitan Housing Trust Fund Commission issued a request for applications to qualified nonprofit organizations to participate in the nonprofit housing development grant program.

Tenn. Code Ann. § 7-3-314 authorizes Metro to provide financial assistance to nonprofit organizations. In addition, Section 5.04.070 of the Metro Code of Laws provides that the Council may appropriate funds for the financial aid of nonprofit organizations by resolution.

The funding would be appropriated as follows:

- Appalachian Home & Health, Inc. -- \$4,500,000
- Building Life Opportunities and Options for Mothers -- \$750,000
- Urban League of Middle Tennessee -- \$4,500,000

The grant contracts are attached to the resolution. The terms of the grant contracts begin on the date of execution of the grant agreement and extend until completion of the project, but no longer than 24 months.

Per state law and section 5.04.070 of the Metro Code, adoption of this resolution requires 21 affirmative votes.

Sponsors: Toombs, Horton, Welsch and Vo

49. [RS2025-1524](#)

A resolution authorizing grants not exceeding \$6,328,415.10 from the Barnes Fund for Affordable Housing to fund a previously expired grant to certain nonprofits for the express purpose of constructing and rehabilitating affordable or workforce housing.

Analysis

This resolution authorizes grants not exceeding \$6,328,415.10 to fund previously expired grants to six nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable or workforce housing.

The Metropolitan Housing Trust Fund Commission voted to reallocate the unspent funds from the six non-profit organizations whose grant contracts had previously expired. The unspent funds would be reappropriated to the same non-profit organizations through new grant contracts.

The funding would be appropriated as follows:

- Appalachian Home & Health, Inc. -- \$866,250
- Be A Helping Hand Foundation -- \$319,499.80
- Urban Housing Solutions, Inc. (R9) -- \$1,312,500
- Urban Housing Solutions, Inc. (R11) -- \$572,747.88
- Urban League of Middle Tennessee -- \$2,007,417.42
- Woodbine Community Organization -- \$1,250,000

Tenn. Code Ann. § 7-3-314 authorizes Metro to provide financial assistance to nonprofit organizations. In addition, Section 5.04.070 of the Metro Code of Laws provides that the Council may appropriate funds for the financial aid of nonprofit organizations by resolution.

The grant contracts are attached to the resolution. The terms of the grant contracts begin on the date of execution of the grant agreement and extend until completion of the project, but no

longer than 24 months.

Per state law and section 5.04.070 of the Metro Code, adoption of this resolution requires 21 affirmative votes.

Sponsors: Toombs, Horton, Welsch and Vo

50. [RS2025-1525](#)

A resolution to approve the Second Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Habitat for Humanity of Greater Nashville.

Analysis

This resolution approves the second amendment to a grant contract between the Metropolitan Housing Trust Fund Commission and Habitat for Humanity of Greater Nashville for constructing affordable housing approved by Resolution No. RS2022-1857.

The original grant agreement was approved on November 15, 2022, and had a term that extended until the completion of the project or no later than 24 months after the execution of the agreement. The first amendment, approved by Resolution No. RS2024-618, extended the grant term to no later than 36 months.

The proposed amendment would extend the term of the agreement to no later than 48 months from the execution of the grant agreement. The grant amount of \$1,980,000 would not change under this amendment.

Sponsors: Toombs, Horton, Welsch and Vo

51. [RS2025-1526](#)

A resolution to approve the Second Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Urban Housing Solutions.

Analysis

This resolution approves the second amendment to a grant contract between the Metropolitan Housing Trust Fund Commission and Urban Housing Solutions for constructing affordable housing approved by Resolution No. RS2022-1857.

The original grant agreement was approved on November 15, 2022, and had a term that extended until the completion of the project or no later than 24 months after the execution of the agreement. The first amendment, approved by Resolution No. RS2024-818, extended the grant term to no later than 36 months.

The proposed amendment would extend the term of the agreement to no later than 48 months

from the execution of the grant agreement. The construction of an additional five affordable housing units will also be added. The grant amount of \$2,100,000 would not change under this amendment.

Sponsors: Toombs, Horton, Welsch and Vo

52. [RS2025-1527](#)

A resolution to approve the Third Amendment to a grant contract for constructing affordable housing approved by RS2022-1857 between The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Housing Trust Fund Commission, and Woodbine Community Organization, Inc.

Analysis

This resolution approves the third amendment to a grant contract between the Metropolitan Housing Trust Fund Commission and Woodbine Community Organization, Inc. as approved by Resolution No. RS2022-1857.

The original grant agreement was approved on November 15, 2022, with a term extending until the completion of the project or no later than 24 months after the execution of the agreement. Under the original agreement, 60 affordable housing would be built at 6962 Highway 70S. The first grant amendment was approved through Resolution No. RS2023-2168 and added the address 3545 Dickerson Pike to the property description. The second amendment, approved by Resolution No. RS2024-711, changed the location of the project to 869 West Trinity Lane and increased the number of affordable housing units from 60 to 182 units. The amendment also extended the grant term to no later than 36 months.

The proposed amendment would extend the term of the agreement to no later than 48 months from the execution of the grant agreement. The amendment would also alter the grant draw as follows:

- 12.5%: Upon receipt of a building permit, proof of builder's risk insurance with the Metropolitan Government listed as a lienholder;
- 25%: Documented predevelopment costs;
- 20%: Footing, framing, and foundation complete;
- 20%: Plumbing, electrical, and mechanical roughed-in, inspected, and passed by the Department of Codes Administration; roofing complete;
- 10%: Doors, cabinets, countertops, drywall, trim installed; and
- 12.5%: Receipt of final Use and Occupancy letter from the Department of Codes Administration.

The grant amount of \$2,470,000 would not change through the proposed amendment.

Sponsors: Toombs, Horton, Welsch and Vo

53. [RS2025-1528](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Demco,

Inc., for the purchase of furniture, equipment and supplies for the Nashville Public Library.

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Demco, Inc., for the purchase of furniture, equipment, and supplies for the Nashville Public Library.

The original agreement is between the Region 14 Education Service Center, which is a governmental entity of the state of Texas, and Demco, Inc. The anticipated project value is \$250,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$37,571. The agreement would expire on September 30, 2026, though five additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Omnia membership and from a competitive RFP with 70 offers. It is unlikely that Metro would obtain a better value through a competitive solicitation, as this would provide the most streamlined sourcing method to access library-specific furniture, equipment, and supplies at an advantageous price.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$250,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$37,571.

Sponsors: Toombs, Vo and Welsch

54. [RS2025-1529](#)

A resolution appropriating a total of \$174,796.00 from the Nashville Public Library to Black Lemonade for the provision of free and high-quality afterschool and summer programming through the Library's Nashville After Zone Alliance after school and out-of-school time coordinating system.

Analysis

This resolution appropriates \$174,796 from the Nashville Public Library to Black Lemonade for free and high-quality afterschool programs through the Library's Nashville After Zone Alliance ("NAZA") Program. Black Lemonade would provide a NAZA-aligned program prorated from October 20 to December 12, 2025, from January 7 to May 8, 2026, and from June 1 to 30, 2026.

A previous grant contract between the parties was approved by Resolution No. RS2025-134. The contract required Black Lemonade to provide an updated audit by August 18, 2025. The

contract was voided after Black Lemonade was unable to provide the audit.

An updated audit is attached to the proposed resolution. Upon review of the updated audit, Metro identified several issues regarding internal controls. The parties agreed to an Administrative Practices Improvement Plan to improve and monitor specific financial goals during the term of the grant.

Sponsors: Toombs, Vo, Welsch, Hill, Styles and Ewing

55. [RS2025-1530](#)

A resolution appropriating a total of \$355,200 from the Metropolitan Government, acting by and through the Metropolitan Board of Health, to United Neighborhood Health Services, Inc., dba Neighborhood Health, Inc., and approving a grant contract by and between the Metropolitan Government, acting by and through the Metropolitan Board of Health, and United Neighborhood Health Services, Inc., dba Neighborhood Health, Inc., to provide homeless individuals with medical, dental, mental health, and substance abuse services at two or more clinics located in or near downtown Nashville.

Analysis

This resolution appropriates \$355,200 from the Metropolitan Board of Health to Neighborhood Health, Inc., to provide medical, dental, mental health, and substance abuse services for the unhoused. The funding would support at least two clinics in or around downtown Nashville.

Metro has had such a contract since 2005 to provide a portion of the medical services, including examinations, diagnosis, and treatment of medical conditions of homeless persons seen at a downtown clinic. Neighborhood Health is to provide primary medical services to at least 3,500 individuals, which is to include a 24-hour on-call system for emergencies. This contract also includes the provision of dental care for at least 500 patient visits and mental health and substance abuse services to at least 600 homeless clients. Neighborhood Health will also be responsible for making transportation available to its homeless patients.

The term of this agreement begins on the date it is filed with the Metropolitan Clerk after receiving all required approvals and ends June 30, 2026. It is understood that Neighborhood Health, Inc. has provided services prior to the start of the agreement and may be reimbursed for services rendered beginning July 1, 2025.

Metropolitan Charter Section 10.104 provides that the Board of Health has the duty to contract for such services as will further the program and policies of the Board, subject to confirmation by a Metropolitan Council resolution.

Sponsors: Toombs, Huffman, Welsch and Vo

56. [RS2025-1531](#)

A resolution accepting a Supported Employment Expansion grant from the Tennessee Department of Mental Health and Substance Abuse Services to the Metropolitan Government, acting by and through the Office of Homeless Services, to provide staff to help promote Individual Placement and Support/Supported Employment (IPS/SE) programs in the recovery of people who have serious mental illness through work.

Analysis

This resolution accepts a Supported Employment Expansion grant from the Tennessee Department of Mental Health and Substance Abuse Services to the Office of Homeless Services to provide staff to help promote Individual Placement and Support/Supported Employment programs. The programs would provide employment training and assistance to eligible clients.

The grant amount is \$450,000. The grant term would be effective on July 1, 2025, and end on June 30, 2028.

Sponsors: Toombs, Huffman, Welsch and Vo

57. [RS2025-1532](#)

A resolution approving an application for a BlueCross Healthy Places in-kind grant from the BlueCross BlueShield of Tennessee Foundation to the Metropolitan Government, acting by and through the Metropolitan Board of Parks and Recreation, to provide funding for the development of a Miracle League field to be fully integrated with amenities to serve visitors of all ages regardless of physical or mental abilities at Cedar Hill Park.

Analysis

This resolution approves an application for a BlueCross Healthy Places in-kind grant from the BlueCross BlueShield of Tennessee Foundation to the Metropolitan Board of Parks and Recreation.

If awarded, the grant would provide funding for the development of a Miracle League field that would be fully integrated with amenities to serve visitors of all ages at Cedar Hill Park regardless of physical or mental abilities. The grant would also provide an inclusive playground, accessible restrooms, seating, gathering areas, concessions, and a maintenance fund.

If awarded, the value of the improvements from the in-kind grant would be approximately \$6,000,000 with no local cash match. No funds would be directed to Metro Parks.

The Metropolitan Board of Parks and Recreation approved the submission of the grant application at its July 1, 2025, meeting.

Sponsors: Gamble, Toombs, Vo, Welsch and Ewing

58. [RS2025-1533](#)

A resolution approving a Homeland Security Grant Program application from the Tennessee Emergency Management Agency to the Metropolitan Government, acting by and through the Office of Emergency Management, to fund efforts to prevent, prepare for, protect against, and respond to acts of terrorism and other catastrophic events.

Analysis

This resolution approves a Homeland Security Grant Program application from the Tennessee

Emergency Management Agency to the Office of Emergency Management to fund efforts to prevent, prepare for, protect against, and respond to acts of terrorism and other catastrophic events.

This grant will support state, local, and tribal efforts to prevent terrorism and other catastrophic events and to prepare the nation for the threats and hazards that pose the greatest risk to the security of the United States. This grant will support the core capabilities across the five mission areas of prevention, protection, mitigation, response and recovery.

The Homeland Security Grant Program includes provisions related to immigration enforcement and border security. The Metropolitan Government does not intend to participate in these provisions, as they are not within the scope of local government. The Office of Emergency Management would return any such funds allocated for this category to the State of Tennessee. According to the grant eligibility provisions in the Notice of Funding Opportunity, noncompliance with an immigration term and condition may affect the agency's decision to award the grant or terminate the grant, but the agency has not made a final determination about these terms.

If awarded, the grant amount would not exceed \$849,718 with no cash match required.

Sponsors: Toombs and Huffman

59. [RS2025-1534](#)

A resolution approving an Urban Area Security Initiative (UASI) grant application from the Tennessee Emergency Management Agency to the Metropolitan Government, acting by and through the Office of Emergency Management, to fund costs related to enhancing security and the resilience of high-risk urban areas by building, sustaining, and improving capabilities to prevent, prepare for, protect against, and respond to acts of terrorism.

Analysis

This resolution approves an application for an Urban Area Security Initiative grant from the Tennessee Emergency Management Agency to the Office of Emergency Management.

If approved, the grant would fund costs related to enhancing security and the resilience of high-risk urban areas by building, sustaining and improving capabilities to prevent, prepare for, protect against, and respond to acts of terrorism.

The Homeland Security Grant Program includes provisions related to immigration enforcement and border security. The Metropolitan Government will not participate in these provisions, as they are not within the scope of local government. The Office of Emergency Management would return any such funds allocated for this category to the State of Tennessee. According to the grant eligibility provisions in the Notice of Funding Opportunity, noncompliance with an immigration term and condition may affect the agency's decision to award the grant or terminate the grant, but the agency has not made a final determination about these terms.

If awarded, the grant amount would be \$3,943,092 with no local cash match.

Sponsors: Toombs and Huffman

60. [RS2025-1535](#)

A resolution accepting a Community-Based Traffic Safety Enforcement and Education grant from the Tennessee Highway Safety Office to the Metropolitan Government, acting by and through the Metropolitan Nashville Police Department, for community-based efforts that employ highly visible and sustained enforcement coupled with community outreach events to address impaired driving and other unsafe behaviors.

Analysis

This resolution accepts a Community-Based Traffic Safety Enforcement and Education grant from the Tennessee Highway Safety Office to the Metropolitan Nashville Police Department.

The grant would fund community-based efforts that employ highly visible and sustained enforcement coupled with community outreach events to address impaired driving and other unsafe behaviors. The funds would pay for overtime for personnel working the initiative and equipment for enforcement and training.

The grant amount is not to exceed \$719,999.99 with no required cash match. The grant term is effective on October 1, 2025, and ends on September 30, 2026.

Sponsors: Toombs, Huffman and Vo

61. [RS2025-1536](#)

A resolution approving an agreement by and between Vanderbilt University and the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Nashville Police Department, for Vanderbilt to serve as the research partner for the Violent Crime Intervention Fund.

Analysis

This resolution approves an agreement between Vanderbilt University ("Vanderbilt") and the Metropolitan Nashville Police Department ("MNPd") for Vanderbilt to serve as the research partner for the Violent Crime Intervention Fund.

The Metropolitan Council approved a Targeted Community Crime Reduction Program ("TCCRP") grant from the Tennessee Office of Criminal Justice Programs to MNPd. The scope of the grant provides for MNPd to work with a research partner to help select and implement evidence-based strategies to combat violent crime.

The agreement provides that Vanderbilt's Rich Milner Research Laboratory would assist in the collection and evaluation of data and further:

- Assist MNPd in selecting and implementing evidence-based interventions through data analysis and community feedback;
- Conduct a thorough review of literature and programs to help determine the selection of best crime prevention strategies;
- Provide evaluation of and continuously monitor project implementation;

- Facilitate community meetings and gather feedback to inform strategies; and
- Develop evaluation tools to monitor implementation of strategies.

Vanderbilt would receive a \$305,000 grant as part of the agreement. The grant term would be effective on July 1, 2025, and end on June 30, 2027.

Sponsors: Toombs, Huffman, Welsch, Hill and Vo

62. [RS2025-1537](#)

A resolution approving an application for a mental health transport grant from the Tennessee Office of Criminal Justice Programs to the Metropolitan Government, acting by and through the Metropolitan Nashville Police Department, to assist in the transport of a person to a hospital or treatment resource for emergency mental health care.

Analysis

This resolution approves an application for a mental health transport grant from the Tennessee Office of Criminal Justice Programs to the Metropolitan Nashville Police Department (“MNPDP”).

If awarded, the grant would assist in the funding of the transportation of people to hospitals or treatment resources for emergency mental health care. The grant would reimburse MNPDP for the costs associated with emergency mental health support through Tennessee Code Annotated section 33-6-406.

If awarded, the grant amount would be \$103,500 with no required cash match.

Sponsors: Toombs, Huffman, Welsch, Ewing and Vo

63. [RS2025-1538](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Old Dominion Brush Company/DuCo, LLC, for grounds maintenance equipment for the Nashville Department of Transportation

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Old Dominion Brush Company/DuCo LLC, for grounds maintenance equipment for the Nashville Department of Transportation and Multimodal Infrastructure (“NDOT”).

The original agreement is between Sourcewell, which is a governmental entity of the state of Minnesota, and Old Dominion Brush Company/DuCo LLC. The anticipated project value is \$1,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$55,071. The agreement would expire on January 31, 2029, though three additional one-year extensions are possible.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged through its Sourcewell membership and from a competitive RFP with 56 offers. This contract would allow NDOT to quickly procure specialized debris and leaf

collection systems. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$1,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$55,071.

Sponsors: Toombs and Evans-Segall

64. [RS2025-1539](#)

A resolution accepting the terms of a cooperative purchasing master agreement with Fonroche Lighting America Inc., for solar lighting equipment and related services for the Nashville Department of Transportation

Analysis

This resolution accepts the terms of a cooperative purchasing master agreement with Fonroche Lighting America Inc., for solar lighting equipment for the Nashville Department of Transportation and Multimodal Infrastructure (“NDOT”).

The original agreement is between Houston-Galveston Area Council, which is a governmental entity of the state of Texas, and Fonroche Lighting America Inc. The anticipated project value is \$2,000,000. The estimated savings to the Metropolitan Government by using this cooperative purchasing agreement is \$125,071. The agreement would expire on November 28, 2028.

According to the Cooperative Request Review form, the pricing in the cooperative purchase agreement was leveraged from a competitive RFP with six offers. This contract would allow NDOT to purchase exterior solar lighting, including road and street lighting, park and pathway lighting, parking lot lighting, and area lighting as well as installation, maintenance, and support. It is unlikely that Metro would obtain a better value through a competitive solicitation.

T.C.A. § 12-3-1205(b) authorizes local governments to participate in cooperative purchasing agreements with governmental entities outside of the state as long as the goods or services were competitively procured by the other governmental entity. T.C.A. § 12-3-1205(b) further provides that local governments may participate in a master agreement by adopting a resolution accepting the terms of the master agreement.

Fiscal Note: According to the Cooperative Request Review from the Division of Purchases, the anticipated project value is \$2,000,000. The anticipated savings to Metropolitan Government through utilizing this cooperative purchasing equipment is \$125,071.

Sponsors: Toombs, Evans-Segall and Ewing

65. [RS2025-1540](#)

A resolution approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and E3 Construction Services, LLC, to provide water service improvements for E3 Construction's proposed development, as well as other existing properties in the area (MWS Project No. 23-WL-0062 and Proposal No. 2025M-040AG-001).

Analysis

This resolution approves a participation agreement between the Metropolitan Department of Water and Sewerage Services ("Metro") and E3 Construction Services, LLC ("Developer"), to provide sanitary sewer service improvements for Developer's proposed development, as well as other existing properties in the area.

The agreement allows the Developer to design and install approximately 2,429 linear feet of new 12-inch water main (DIP) and five fire hydrant assemblies, to serve residents of the development near Brick Church Pike. Metro will inspect the construction upon completion and will be responsible for ongoing operation and maintenance upon acceptance. Metro will pay the lesser of either 50 percent of the actual project costs or \$523,000 as part of the agreement. All improvements must be operational by January 1, 2026, or the contract will be null and void.

Ordinance No. BL2022-1214 allows Metro to enter into participation agreements to fund infrastructure with developers by resolution of the Metropolitan Council. The Metropolitan Planning Commission has recommended approval of the agreement.

Fiscal Note: Metro will pay 50% of the actual project costs, not to exceed \$523,000, as contribution toward the construction of approximately 2,429 linear feet of new 12-inch water main (DIP) and five fire hydrant assemblies at the Monticello offsite water service improvements.

Sponsors: Toombs, Horton and Evans-Segall

66. [RS2025-1541](#)

A resolution approving a mutual aid and assistance agreement between The Metropolitan Government of Nashville and Davidson County and participating public and private utilities with regard to the coordination of response activities and resources during emergencies.

Analysis

This resolution approves a mutual aid and assistance agreement between the Metropolitan Government and participating public and private utilities to coordinate response activities and resources during emergencies.

Tennessee Code Annotated section 58-8-103 authorizes local governments to approve mutual aid and emergency assistance agreements by resolution.

This resolution provides for the Metropolitan Department of Wastewater Services (“MWS”) to join the Tennessee Water/Wastewater Agency Response Network (“TnWARN”). Through TnWARN, network members coordinate response activities and share resources during emergencies through personnel, equipment, and supplies from outside the area of impact. To the extent practicable, TnWARN members shall also participate in Mutual Aid and Assistance activities conducted under the State of Tennessee Intrastate Mutual Aid and Assistance Program and the Interstate Emergency Management Assistance Compact (EMAC).

Unless otherwise mutually agreed upon, a TnWARN member requesting assistance shall reimburse the TnWARN responding member costs incurred while providing aid and assistance.

Fiscal Note: Metro will receive reimbursements from emergencies requiring assistance in the form of personnel, equipment, and supplies through the Mutual Aid and Assistance Program under this agreement.

Sponsors: Toombs, Evans-Segall and Ewing

67. [RS2025-1542](#)

A resolution to amend Ordinance No. BL2024-632, as amended, to authorize The Metropolitan Government of Nashville and Davidson County to modify the acceptance of public sanitary sewer main and to update Map and Parcel information, for two properties located at 227 Nesbitt Lane and Nesbitt Lane (unnumbered), also known as 253 Nesbitt Phase 1 (MWS Project No. 24-SL-53 and Proposal Nos. 2024M-124ES-003 and 2024M-124ES-004).

Analysis

Ordinance No. BL2024-632 was approved by the Metropolitan Council on December 18, 2024. The ordinance authorized the abandonment of approximately 173 linear feet of existing eight-inch sanitary sewer main (VCP) and two sanitary sewer manholes, and the acceptance of approximately 2,030 linear feet of new eight-inch sanitary sewer main (PVC), approximately 772 linear feet of new eight-inch sanitary sewer main (DIP), approximately 78 linear feet of new 10-inch sanitary sewer main (PVC), approximately 95 linear feet of new 10-inch sanitary sewer main (DIP), 22 new sanitary sewer manholes and easements, for two properties located at 251 and 227 Nesbitt Lane. BL2023-632 provides that amendments to the legislation may be approved by resolution.

The proposed resolution would amend BL2024-632 to accept approximately 1,046 fewer linear feet of new eight-inch sanitary sewer main (PVC) and approximately 339 fewer linear feet of new eight-inch sanitary sewer main (DIP). The resolution would also refer to the property located at 251 Nesbitt Lane, as Nesbitt Lane (unnumbered);

These changes have been approved by the Planning Commission.

Sponsors: Gamble, Horton and Evans-Segall

68. [RS2025-1543](#)

A resolution authorizing The Metropolitan Government of Nashville and Davidson County to

abandon a fire hydrant assembly, and to accept new public water and sanitary sewer mains, fire hydrant assembly and sanitary sewer manholes, for property located at 1245 Kenmore Place, (MWS Project Nos. 25-WL-44 and 25-SL-108 and Proposal No. 2025M-139ES-001).

Analysis

This resolution abandons one fire hydrant assembly, and accepts approximately 108 linear feet of new six-inch water main (DIP), approximately 110 linear feet of new eight-inch sanitary sewer main (SDR 35), one fire hydrant assembly and two sanitary sewer manholes, for property located at 1245 Kenmore Place.

Tennessee Code Annotated section 7-35-406(a)(2) and Ordinance No. BL2024-345 allow the Metropolitan Department of Water and Sewerage Services to approve extensions, additions, or works by resolution of the Metropolitan Council.

This proposal has been approved by the Planning Commission.

Sponsors: Benedict, Horton and Evans-Segall

69. [RS2025-1544](#)

A resolution authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water main, for three properties located at 112 and 114 Richmond Street and 113 Wilmington Street, (MWS Project No. 25-WL-12 and Proposal No. 2025M-144ES-001).

Analysis

This resolution accepts approximately 127 linear feet of new eight-inch water main (DIP), for three properties located at 112 and 114 Richmond Street and 113 Wilmington Street.

Tennessee Code Annotated section 7-35-406(a)(2) and Ordinance No. BL2024-345 allow the Metropolitan Department of Water and Sewerage Services to approve extensions, additions, or works by resolution of the Metropolitan Council.

This proposal has been approved by the Planning Commission.

Sponsors: Eslick, Horton and Evans-Segall

M. Bills on Second Reading

121. [BL2025-995](#)

An ordinance amending Sections 10.26.010, 10.28.010, and 16.24.330 of the Metropolitan Code of Laws pertaining to intentional designs for vegetative growth.

Analysis

This ordinance amends Chapters 10.26, 10.28, and 16.24 of the Metropolitan Code of Laws regarding intentional designs for vegetative growth.

The ordinance would amend Section 10.26.010.B by changing the minimum setback for natural landscaping from residential property lines. The proposal would allow natural landscaping if an intentional design for vegetative growth is on file with and approved by the metropolitan beautification commission horticulturalist, provided there is a minimum three-foot setback from the front property line and from any adjacent residential property line. The current code requires a 15-foot setback from the front property line and a 10-foot setback from any adjacent residential property line.

The ordinance would also amend Section 10.28.010 to replace the term “properties in a natural state” with “natural landscaping.”

The ordinance would lastly amend Section 16.24.330, regarding high weeds. The proposal adds an exemption from maintaining premises and exterior property free of weeds of more than 12 inches from facilities or grounds of any department of the Metropolitan Government. The current code already exempts all government-owned greenways, parks, and recreation areas from this requirement. Section 16.24.330 would also be updated to replace the term “properties in a natural state” with “natural landscaping.”

Sponsors: Parker, Hill, Bradford, Vo, Benedict, Allen, Gadd, Capp and Ewing

122. [BL2025-1047](#)

An ordinance to amend Section 9.20.020 of the Metropolitan Code of Laws regarding motor vehicle noise.

Analysis

This ordinance would amend Section 9.20.020 of the Metropolitan Code of Law to add restrictions regarding motor vehicle noise. The new ordinance would forbid the operation of a motor vehicle within a residential zoning district if the exhaust noise is plainly audible within a structure containing a dwelling unit.

Separately, the ordinance clarifies that only motor vehicles propelled by an internal combustion engine must be equipped with a muffler in good working order and in constant operation to prevent excessive noise. All remaining parts of Section 9.20.020 would remain the same.

The ordinance would also require that any person violating Section 9.20.020 be subject to a \$50 fine. Each violation of the section would be deemed a separate offense.

Sponsors: Kupin and Allen

123. [BL2025-1048](#)

An ordinance amending Title 16 of the Metropolitan Code of Laws regarding fence regulations.

Analysis

This ordinance amends Title 16 of the Metropolitan Code of Laws regarding fence regulations. The ordinance consolidates all fence regulations in Title 16 within Chapter 16.24, regarding property standards code. The current code splits fence restrictions into two sections within Chapter 16.24 and 16.04.

The proposed ordinance would transfer the fence restrictions currently in Chapter 16.04 and move them to Chapter 16.24. By extension, jurisdiction over fence violations would be transferred from the Fire and Building Appeals Board to the Property Standards Board.

No substantive changes would be made to the text of the code.

Sponsors: Evans

124. [BL2025-1049](#)

An ordinance approving the First Amendment to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Little Big Properties, LLC for office space at 150 2nd Avenue North (Proposal No. 2025M-038AG-001).

Analysis

This ordinance approves the first amendment to a lease agreement between the Metropolitan Government of Nashville and Davidson County and Little Big Properties, LLC for office space at 150 2nd Avenue North. The original lease agreement, approved by Ordinance No. BL2023-1840, for the use of office space at 150 2nd Avenue North for the Public Defender's Office.

The amendment under consideration would change this language to specifically include that the space will be used for public meetings of the Metropolitan Government. No other changes would be made to the lease agreement.

A board or commission may hold meetings in private buildings or on private property if such board or commission is specifically permitted to hold such meetings by a contract or lease agreement approved by ordinance adopted by the Metropolitan Council, according to Section 2.68.010(B) of the Metropolitan Code of Laws.

This ordinance was approved by the Planning Commission.

Sponsors: Kupin, Toombs and Horton

125. [BL2025-1050](#)

An ordinance approving an agreement between the Metropolitan Government and Nashville Riverfront Amphitheater, LLC, an affiliate of Opry Entertainment Group, relating to management, operation, and maintenance of the West Riverfront Amphitheater and supporting grounds and buildings.

Analysis

This ordinance approves a management agreement between the Metropolitan Government ("Metro") and Nashville Riverfront Amphitheater, LLC, an affiliate of Opry Entertainment Group, ("Opry") relating to management, operation, and maintenance of the West Riverfront Amphitheater ("Amphitheater") and supporting grounds and buildings. Opry was selected to manage the Amphitheater pursuant to a competitively-bid RFP process. This contract

succeeds a previous 10-year agreement with Live Nation Entertainment, Inc. to operate the Amphitheater.

The agreement allows Opry to operate, manage, and maintain the Amphitheater. Opry will have the right to all revenues derived from the operation of the Amphitheater, including ticket sales, sponsorships, broadcast rights, and the sale of food/beverages and merchandise. Opry will be required to cover all operating and maintenance expenses, including utilities and security. Metro will be responsible for maintaining structural elements of the facility, other core elements typically maintained by landlord, and the landscape and mowing around the premises outside of the Amphitheater.

Opry will be required to make an annual base rent payment of \$600,000 to Metro for the duration of the contract, as well as \$3.00 seat fee per ticket sold in any calendar year. The agreement also requires Opry to pay 25 percent of the net profit generated by the title sponsorship. Opry is also required to remit, annually, fifty cents from the sale of each ticket to be paid at Metro's direction and designated at the advisement of the Metro Parks Director to a Metro Parks Board Authorized Parks Support Organization - these funds shall be used to support Metro Parks facilities. Opry will also be required to pay Metro 50 percent of all concessions for non-fixed civic events and during July 4.

As part of the agreement, Opry will commit to a minimum capital investment of at least \$11 million into the facility over 10 years. This investment will be spent on upgrading the facility (including furniture, fixtures, and equipment), IT, sound, and production equipment, replacement equipment, assets and furniture, improved seating and premium hospitality experiences, and enhanced food and beverage offerings. Opry also agreed to invest \$4 million in years six through 10 of the contract if the gross box office revenue is more than \$75 million during the first five years of the contract. Upon each 5-year optional extension, Opry must commit an additional \$2,500,000 capital investment in the facility.

Opry must invest up to \$1 million in capital improvements to relocate, enhance, and upgrade the greenway bordering the Amphitheater and up to \$100,000 on associated design work. Opry would ensure continuous public access to the greenway at all times, not permit any event-related obstructions on the greenway, implement all needed physical modifications and operational changes to ensure continued use of the greenway.

Opry is allowed to have no more than 45 "fully amplified events" per year at the amphitheater. These fully amplified concerts could exceed 96dBA, but not surpass 102dBA from the Front of House sound board for more than five consecutive minutes. Other events that have partial amplification would not count against the 45-event cap. Opry must ensure that at least 15 concerts take place at the Amphitheater per year. Failure to put on at least 15 concerts will result in a monetary penalty to Metro of \$15,000 for each concert event less than 15.

Metro will have the right to use the Amphitheater on July 4, the week of CMA Fest, and for three fully amplified civic events. Metro also reserves the ability to host New Year's Eve events at the Amphitheater. Opry is not to charge rent for any of the civic events, but the party

responsible for the event (whether Metro or another organization) will be responsible for the operating expenses associated with the event. Fully amplified events would occur between approximately April and October every year. Good faith sound mitigation efforts would also be made by Opry.

The contract term would begin on January 1, 2026, and end on December 31, 2035. Metro and Opry will possess mutual options to extend the term for two five-year periods. Opry's base rent would increase to \$700,000 per year during the first five-year extension and increase to \$800,000 per year during the second five-year extension. Opry would also commit to additional capital investments upon each five-year extension.

Opry is required to maintain commercial general liability insurance coverage in an amount not less than \$1 million single limit, plus additional insurance with a limit of not less than \$5 million per occurrence. Opry will not obtain property insurance covering the Amphitheater. Metro shall not be responsible for any loss or damage to Opry's personal property, which Opry is solely responsible for safeguarding and insuring.

Any amendment to this agreement shall be approved by resolution of the Metropolitan Council receiving at least twenty-one affirmative votes.

Fiscal Note: Opry Entertainment Group will manage the Nashville Riverfront Amphitheater through its affiliate, Nashville Riverfront Amphitheater, LLC, under contract number 6600212. Nashville Riverfront Amphitheater, LLC will pay at a minimum of \$11,000,000 for capital investment into the facility during the initial 10-year term of this agreement. A contingent capital investment of \$4,000,000 will be added in years six through ten if the gross box office revenue from the concert events is at least \$75,000,000 during the first five years. In addition, an investment of up to \$1,000,000 for capital improvements and up to \$100,000 for associated design work on the greenway bordering the Amphitheater will be made. An annual budget of \$2.00 per paid ticket from concert events will be expended for activation and safety investments. Metro will receive an annual base rent of \$600,000, or \$50,000 per month, during the term of this ten-year agreement. There are two options to extend the term of this agreement, provided that the capital investment in the facility and the greenway is completed. The first option is for an additional five-year period with an annual base rent of \$700,000, and the second option is for another five-year period with an annual base rent of \$800,000, along with an additional minimum of \$2,500,000 capital investment upon each five-year option extension. In addition to the base rent, Metro will receive revenues from concert event seat fee of \$3.00 per ticket on a quarterly basis, \$0.50 per ticket annually from the sale of concert event tickets, 50% of all net profits through sales of concessions for all non-fixed civic events and the July 4 fixed civic event, 25% of net profit generated by the title sponsorship, and private events fee, equal to the lesser of \$10,000 or \$2.00 per attendee, for private events that utilize the Amphitheater stage and/or the Riverfront Room.

Sponsors: Toombs, Vo, Welsch and Kupin

126. [BL2025-1051](#)

An ordinance authorizing the abandonment of a portion of Union Bridge Road between Pasquo Road and Union Bridge Road. (Proposal Number 2025M-003AB-001).

Analysis

This ordinance authorizes the abandonment of a portion of Union Bridge Road between Pasquo Road and Union Bridge Road.

The abandonment was requested by the applicant, Donald Rochford of Rochford Realty and Construction. All abutting property owners affected by the abandonment have consented.

This ordinance has been approved by the Planning Commission. Future amendments to this legislation may be approved by resolution.

Sponsors: Spain, Horton and Evans-Segall

127. [BL2025-1052](#)

An ordinance authorizing the abandonment of unnamed right-of-way and utility easements off West Trinity Lane. (Proposal Number 2025M-005AB-001).

Analysis

This ordinance authorizes the abandonment of unnamed right-of-way and utility easements off West Trinity Lane. The abandonment is for unnamed right-of-way from West Trinity Lane to a point 50 feet northwest from the northwest point of parcel 07007006400.

The abandonment was requested by applicant Catalyst Design Group. All abutting property owners affected by the abandonment have consented. Upon abandonment of unnamed right-of-way, there will be dedication of the right-of-way for proposed new streets.

This ordinance has been approved by the Planning Commission. Future amendments to this legislation may be approved by resolution.

Sponsors: Toombs, Horton and Evans-Segall

128. [BL2025-1053](#)

An ordinance authorizing the abandonment of J J Watson Avenue right-of-way from dead-end then southeast 288 feet. (Proposal Number 2025M-004AB-001).

Analysis

This ordinance authorizes the abandonment of right-of-way on J J Watson Avenue. The abandonment is for 288 feet of right-of-way from a dead end to the southeast.

The abandonment was requested by the property owner, Paul Lebovitz. Utility easements would be retained by the Metropolitan Government. The abandonment includes a condition where property owners maintain existing easements, including the cemetery access easements.

This ordinance has been approved by the Planning Commission. Future amendments to this legislation may be approved by resolution.

Sponsors: Johnston, Horton and Evans-Segall

129. [BL2025-1054](#)

An ordinance authorizing Vision Nashville West End, LLC to construct, install, and maintain aerial and underground encroachments at 110 20th Avenue North (Proposal No. 2024M-021EN-001).

Analysis

This ordinance authorizes Vision Nashville West End, LLC to construct, install, and maintain aerial and underground encroachments at 110 20th Avenue North. The encroachment would consist of a subgrade NES vault, encroaching into the public right-of-way on Hayes Street, and overhead canopy and blade signage, encroaching into the public right-of-way at 110 20th Avenue North and Alley 382.

The applicant must indemnify the Metropolitan Government from all claims in connection with the construction and maintenance of the encroachments and is required to furnish a certificate of public liability insurance in the amount of \$4,000,000, in aggregate, naming the Metropolitan Government as an insured party. The authority granted by the Ordinance will not be effective until the certificate of insurance is filed with the Metropolitan Clerk and NDOT.

Metropolitan Code of Laws § 13.08.030 allows the Metropolitan Council to grant encroachments, permits or privileges to construct, install, operate and/or maintain an encroachment in, on, over, or under any street, road, alley, sidewalk, or other public way by ordinance.

This ordinance has been approved by the Planning Commission.

Sponsors: Kupin, Horton and Evans-Segall

130. [BL2025-1056](#)

An ordinance authorizing the State of Tennessee to construct, install, and maintain underground encroachments at 301 6th Avenue North and 320 6th Avenue North (Proposal No. 2025M-012EN-001).

Analysis

This ordinance authorizes the State of Tennessee to construct, install, and maintain underground encroachments at 301 6th Avenue North and 320 6th Avenue North. These encroachments are for cable conduits under the Andrew Jackson Building.

The applicant must indemnify the Metropolitan Government from all claims in connection with the construction and maintenance of the encroachments. The State of Tennessee must furnish to the Metropolitan Government a certificate of self-insurance for the payment of any judgment had on any claim made for actions or causes of action arising out of, or connected with, the construction or installation of the encroachment.

This ordinance has been approved by the Planning Commission.

Sponsors: Kupin, Horton and Evans-Segall

131. [BL2025-1057](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new sanitary sewer main, sanitary sewer manhole and easements, for property located at 312 Stewarts Ferry Pike (MWS Project No. 25-SL-115 and Proposal No. 2025M-124ES-001).

Analysis

This ordinance accepts approximately 118 linear feet of new eight-inch sanitary sewer main (PVC), one sanitary sewer manhole and easements, for property located at 312 Stewarts Ferry Pike.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Donated easements have no market value according to the Department of Water Services.

Sponsors: Gregg, Horton and Evans-Segall

132. [BL2025-1058](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public sanitary sewer main, sanitary sewer manholes and easements, for two properties located at 5029 and 5038 Clarksville Pike (MWS Project No. 25-SL-124 and Proposal No. 2025M-135ES-001).

Analysis

This ordinance accepts approximately 362 linear feet of new eight-inch sanitary sewer main (PVC), three sanitary sewer manholes and easements, for two properties located at 5029 and 5038 Clarksville Pike.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Donated easements have no market value according to the Department of Water Services.

Sponsors: Horton and Evans-Segall

133. [BL2025-1059](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing sanitary sewer and temporary construction easement rights, for property located at 905 Otter Creek Road (Proposal No. 2025M-128ES-001).

Analysis

This ordinance abandons an existing 20-foot sanitary sewer easement, an existing 10-foot sanitary sewer easement, and an existing 10-foot temporary construction easement for

property located at 905 Otter Creek Road. These easements have been deemed as no longer needed. The abandonment has been requested by property owner RBP, LLC, owner.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned easements have no market value according to the Department of Water Services.

Sponsors: Preptit, Horton and Evans-Segall

134. [BL2025-1060](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon a portion of existing easement rights, for property located at 934 Crescent Hill Road (Proposal No. 2025M-133ES-001).

Analysis

This ordinance abandons an unneeded five-foot portion of an existing 10-foot public utility easement for property located at 934 Crescent Hill Road. The abandonment has been requested by property owner Geneva Perry.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned easements have no market value according to the Department of Water Services.

Sponsors: Capp, Horton and Evans-Segall

N. Bills on Third Reading

137. [BL2025-954](#)

An Ordinance amending Title 6 of the Metropolitan Code to amend the definition of Entertainment Transportation Vehicles and to regulate the operation of Seated Sightseeing Vehicles.

Analysis

This ordinance, as substituted, amends Title 6 of the Metropolitan Code of Laws to amend the definition of Entertainment Transportation Vehicles and to regulate the operation of Seated Sightseeing Vehicles.

The ordinance creates a framework for regulating Seated Sightseeing Vehicles (“SSVs”). SSVs are defined as any motor vehicle designed or constructed to accommodate and transport more than one passenger for hire which consistently operate on one or more fixed routes. All passengers are required to remain seated at all times while an SSV is in operation. Alcohol shall not be permitted or served on an SSV.

The regulations for SSVs would be similar to other vehicles regulated by the Metropolitan Transportation Licensing Commission ("MTLC"). Before an SSV could operate within the jurisdiction of the Metropolitan Government, the owner or operator must obtain a certificate of public necessity. This certificate is subject to annual renewal. An application must be submitted to the MTLC with required information, and owners and operators are required to meet certain criteria. MNPd is authorized to enforce the provisions of this chapter of the Metropolitan Code.

This ordinance would require that, prior to issuing any new certificates of public convenience and necessity, renewing any previously issued certificates, or adding any additional permitted vehicles to an existing certificate holder's permitted fleet, the MTLC must determine what number of SSV service providers and vehicles are required by public convenience and necessity. All certificates may be renewed by the MTLC director if the applicant meets all established standards by the MTLC, and if it has not been determined that the number of operating SSVs exceeds public need and adds to traffic congestion.

As substituted, within 90 days of the potential passage of this ordinance, any certificate holder that holds an entertainment transportation vehicle permit with a "seated sightseeing" designation that meets the definition of SSV may forfeit their existing entertainment transportation vehicle permit and be granted a SSV permit that will remain valid until the date of the first SSV annual hearing following the passage of this ordinance. At the same time, all entertainment transportation vehicle permits with "seated sightseeing" designations would not be renewed, and all permit holders with permits issued before May 1, 2024 would receive seated sightseeing vehicle certificate by the MTLC in accordance with state law. Those certificate holders that hold an entertainment transportation vehicle permit with a "seated sightseeing" designation pursuant to Chapter 6.77 that either does not meet the definition of "seated sightseeing vehicle" under this chapter or was issued after May 1, 2024, shall retain their entertainment transportation vehicle permit with the seated sightseeing vehicle designation until the next annual hearing following the passage of this ordinance, when the MTLC will consider such certificate holder's application for renewal under chapter 6.77.

Drivers of SSVs would also obtain permits from the MTLC. SSV drivers must meet certain requirements and complete a fingerprint-based criminal background check. Drivers must be permitted annually. Drivers would submit an annual application to MTLC where such application includes, among other things, a valid driver's license, work authorization, and an effective Tennessee commercial or other legal driver's license with a passenger endorsement. The MTLC shall either approve or reject any application. All drivers shall attend a hospitality program approved by the MTLC prior to receiving an SSV driver's permit.

The ordinance would require SSV permit holders to maintain vehicle requirements and safety and operational standards, which can be adopted through MTLC rules and regulations. SSV permits require that vehicles operate on a fixed route or schedule, which was pre-approved by the MLTC Director and the chief traffic engineer of the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT").

SSVs may operate between the hours of 8 a.m. and 11 p.m. No SSV may operate between the hours of 4 p.m. and 6 p.m. in the urban core, unless a separate permit is provided. To receive that separate permit, an application must be submitted that contains, at least, a traffic study performed by an engineer who is licensed in the state of Tennessee with experience in performing such studies, proof that the relevant SSV would travel at the posted speed of traffic or maintains the speed to keep up with the flow of traffic at all times. As substituted, the application must also include a certification that they will follow MTLC rules and regulations. A copy of the relevant SSV's pre-approved fixed route and payment of a non-refundable fee must also be included. The MTLC would have the authority to promulgate additional rules and regulations tied to permits to operate between 4 p.m. to 6 p.m. in the urban core. As substituted, these rules and regulations must include: (i) pre-approved fixed routes; (ii) allowing ticketed passengers to freely board and disembark at any designated stop; (iii) maintaining a consistent schedule and frequency of service; (iv) requiring passengers to remain seated at all times while the vehicle is in operation; (v) prohibiting alcohol service and consumption; and, (vi) ensuring that a majority of the route is outside of the Urban Core.

The ordinance also regulates designated seated sightseeing vehicle stands where SSVs receive or discharge passengers. Locations must be pre-approved by the NDOT director or his/her designee and the Traffic and Parking Commission. As substituted, existing stands must be reviewed by NDOT, which shall provide a report to the Traffic and Parking Commission with a recommendation for keeping or removing them. The Traffic and Parking Commission will then approve or disapprove the existing stands. SSVs may stop at an approved seated sightseeing vehicle stand for no more than five minutes at a time, unless extenuating circumstances arise. SSVs may stop at a home stand for no more than 10 minutes.

The ordinance also changes the definition of entertainment transportation vehicles to expressly exclude seated sightseeing vehicles.

Sponsors: Kupin, Allen, Rutherford and Styles

138. [BL2025-1003](#)

An ordinance to amend Section 10.60.020 of the Metropolitan Code, to transfer the administration related to the registration of burglar and fire alarm systems from the Department of Codes Administration to the Nashville Fire Department.

Analysis

This ordinance amends Section 10.60.020 of the Metropolitan Code of Laws to transfer the administration related to the registration of burglar and fire alarm systems from the Department of Codes Administration to the Nashville Fire Department.

The current code requires that all persons who own, operate, or lease an existing or future alarm system register for a permit with the Department of Codes Administration. Those receiving permits must pay a \$20 fee for all residential permits, and a \$50 fee for all commercial permits. The proposed ordinance would move these responsibilities from the Department of Codes Administration to the Nashville Fire Department. No other changes would be made to the current code.

Sponsors: Toombs, Huffman, Hill, Vo and Gadd

139. [BL2025-1004](#)

An ordinance to amend Chapter 10.64 of the Metropolitan Code, to adopt the 2024 editions of both the International Fire Code and the NFPA 101 Life Safety Code, and to adopt the amendments contained therein.

Analysis

This ordinance amends Chapter 10.64 of the Metropolitan Code of Laws to adopt the 2024 editions of the International Fire Code and the NFPA 101 Life Safety Code and various amendments. The Metropolitan Council previously adopted the 2018 edition of the NFPA 1 Fire Code and the 2018 NFPA 101 Life Safety Code, as amended, pursuant to Ordinance No. BL2021-658. The code was later amended pursuant to Ordinance No. BL2022-1373.

The applicable codes for fire, building, dwelling, energy, gas/mechanical, plumbing, and life safety standards are updated by international bodies on a periodic basis, and such updates are currently available.

This ordinance amends the Metropolitan Code to add references to the NFPA 101 Life Safety Code, which will be on file with the Nashville Fire Department and the Metropolitan Clerk's Office. The ordinance also amends provisions of the NFPA 101 Life Safety Code and the NFPA 1 Fire Code.

Sponsors: Huffman, Hill, Allen, Vo, Ellis and Gadd

140. [BL2025-1009](#)

An ordinance approving a lease agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Metropolitan Board of Public Education, and KIPP Nashville, a Tennessee nonprofit corporation (Proposal No. 2025M-021AG-001).

Analysis

This ordinance approves a lease agreement between the Metropolitan Board of Education ("MNPS") and KIPP Nashville for use of property at 1000 Sevier St. as a charter school. The property includes approximately 60,948 square feet of the building and a 3.9 acre property.

The term of the lease begins July 1, 2025, and ends on June 30, 2035. Upon termination of the lease, the property will revert to MNPS. For the first year, the lease payment will be \$335,214 annually, or \$27,934.50 per month, which represents a rate of \$5.50 per square foot. The lease payment will increase by 3% each year throughout the term of the lease. The monthly rental payments will be as follows:

July 1, 2026 - June 30, 2027: \$345,270.42/year, or \$28,772.54/month
July 1, 2027 - June 30, 2028: \$355,628.53/year, or \$29,635.71/month
July 1, 2028 - June 30, 2029: \$366,297.39/year, or \$30,524.78/month
July 1, 2029 - June 30, 2030: \$377,286.31/year, or \$31,440.53/month

July 1, 2030 - June 30, 2031: \$388,604.90/year, or \$32,383.74/month
July 1, 2031 - June 30, 2032: \$400,263.05/year, or \$33,355.25/month
July 1, 2032 - June 30, 2033: \$412,270.94/year, or \$34,355.91/month
July 1, 2033 - June 30, 2034: \$424,639.07/year, or \$35,386.59/month
July 1, 2034 - June 30, 2035: \$437,378.24/year, or \$36,448.19/month

At the end of the initial lease term, KIPP Nashville shall have the option to extend the lease for one renewal period of up to 10 years to run concurrently with a possible extension of the school's charter. The rent and terms of the renewal must be mutually agreed upon by the parties.

MNPS is responsible for capital repairs on the property. This includes the building's roof, foundation, structural members of exterior walls, HVAC system components, and plumbing system. KIPP Nashville will be entitled to a credit of fifty percent (50%) of the base building lease rent for tenant capital improvement expenditures made by the charter school, subject to MNPS's approval.

MNPS is also responsible for ground maintenance, the cost of which is included in the lease payment. KIPP Nashville is responsible for custodial services, refuse collection, utilities, routine maintenance of the premises, ADA compliance, and building, fire, and zoning codes and regulations. KIPP Nashville must maintain commercial general liability insurance of not less than \$1,000,000 per occurrence.

Fiscal Note: The annual lease amount is \$335,214 or \$27,934.50 per month for the building's approximate square footage of 60,948 and 3.90-acres of grounds during the first year. The lease rate will increase by 3% each year starting in year 2. The lease rate includes capital repairs and grounds maintenance. The total estimated revenue is \$3,845,000 for this lease agreement.

Sponsors: Capp, Toombs, Gamble and Allen

141. [BL2025-1010](#)

An ordinance authorizing the granting of a temporary construction easement to Autumn Lake Apartments, L.P. on a parcel or property owned by the Metropolitan Government of Nashville and Davidson County (Proposal No. 2025M-025AG-001).

Analysis

This ordinance authorizes the granting of temporary construction easements to Autumn Lake Apartments, L.P. on property owned by the Metropolitan Government at 2325 Hickory Highlands Drive. Autumn Lake Apartments, L.P. will use this easement to access and enlarge the public sanitary sewer line that runs through the northern portion of 727 Bell Road.

The easement will be effective upon the Mayor's signing of an enacted ordinance by the Metropolitan Council. The easement will terminate upon the completion of the construction work or 12 months from the effective date. Autumn Lake Apartments, L.P. must maintain commercial general liability insurance with a combined single limit of liability of at least

\$1,000,000.

Sponsors: Styles, Toombs and Evans-Segall

142. [BL2025-1011](#)

An ordinance approving two lease agreements between the Metropolitan Government of Nashville and Davidson County and PNH Properties, LLC for use of space located at 120 Third Avenue North and 211 Commerce Street (Parcel Nos. 09306203700 and 09306203400) (Proposal No. 2025M-039AG-001).

Analysis

This ordinance, as amended, approves two lease agreements between the Metropolitan Government (“Metro”) and PNH Properties, LLC, (“PNH”) for the use of space located at 1210 Third Avenue North and 211 Commerce Street.

Metro currently owns property at 120 Third Avenue North, known generally as Commerce Center Park, and PNH owns adjoining property at 211 Commerce Street. These agreements would allow PNH to make improvements to the property at 120 Third Avenue North and use the space as part of an adjacent hotel development. In exchange, PNH would authorize Metro’s use of 2,900 square feet of 211 Commerce Street to use as a Nashville Fire Department (“NFD”) facility.

Any amendment to these lease agreements shall be approved by a Metropolitan Council resolution receiving at least 21 affirmative votes.

120 Third Avenue North lease

In the lease regarding the 120 Third Avenue North property, PNH would utilize approximately 997 square feet of the property for a gift shop inside the building, approximately 246 square feet for an elevator enclosure space, approximately 605 feet for an elevator vestibule, and 3,685 square feet for an outdoor event space. PNH would utilize approximately 5,505 square feet of outdoor plaza space as part of the agreement. PNH would pay for the design and construction of all improvements.

The term of the agreement would begin upon the lease’s filing with the Metropolitan Clerk and would continue for 30 years. PNH would have the option to extend the agreement for two additional 10-year terms. Consideration for the agreement would involve the execution of the 211 Commerce Street lease described below. PNH is entitled to all revenue generated on the property. PNH shall also be responsible for maintenance, utility costs, upkeep, and cleaning on the property, except for any use of the event space for a Metro event.

PNH would establish the hours of operation at the premises. PNH would also operate the outdoor plaza space and provide quarterly programming of activities to activate public use of the property. Alcoholic beverage sales shall be permitted if all state and local licenses for the sale of alcoholic beverages have been obtained.

The property space may be used by PNH or third parties permitted by PNH as an event space for private events. These private events shall be permitted consistent with the regulations of the Metropolitan Board of Parks and Recreation ("Metro Parks"). Metro shall be permitted to use the event space for public, non-revenue producing events. As amended, the park space shall be open to the public during its hours of operation except when the space is used for a private or Metro event.

In the event of default, the non-defaulting party may provide 30 days written notice to the other party to terminate the agreement. If the default is not cured within that time, the lease shall terminate. If Metro is responsible for a default, Metro shall pay PNH the lesser of: \$2,000,000, or the documented reasonable cost of the improvements, minus any revenue received by PNH for any private events, multiplied by a fraction of the years remaining in the initial term over 30. Metro will not be liable for a termination payment if this agreement is terminated by Metro in connection with a default by PNH.

PNH shall provide an annual report to Metro Parks, which will provide information about the property construction and upgrades, and the maintenance expenditures, activities conducted, and utility payments made by PNH, and utility payments made. PNH may also make repairs to its improvements without prior approval of Metro Parks. Approval of improvements that are inconsistent with the Plans and valued at more than \$15,000 per year (with an annual increase by 2%) requires prior written approval from the Director of Parks and Recreation.

PNH shall maintain policies of insurance, with Metro as an additional insured, for general liability, premises and operations liability, and automobile liability, each providing coverage for bodily injury and property damage with a limit of at least \$2,000,000 per occurrence. PNH shall maintain insurance covering builders risk and property damage at full replacement value. If the improvements are damaged or destroyed by fire or other casualty, PNH shall, at its own expense, repair the damage out of the insurance proceeds. As amended, PNH and Metro would meet at five year intervals to determine if the agreement's insurance limits should be adjusted. The same amendment added a force majeure clause to the contract.

211 Commerce Street lease

In the lease regarding the 211 Commerce Street property, Metro would utilize approximately 2,900 for a NFD facility ("the facility"). Metro would have the right to use the facility as an office, locker room, and meeting space, for NFD personnel. PNH has agreed to pay for the design and construction of the facility.

The term of the agreement would begin upon the lease's filing with the Metropolitan Clerk and would continue for 30 years. Metro would have the option to extend the agreement for two additional 10-year terms. Consideration for the agreement would involve the execution of the 120 Third Avenue North lease described above. PNH would also lease four parking spaces within the building's adjacent parking garage to Metro as part of the lease agreement. Metro would agree to abide by the rules and regulations established by PNH regarding the property and parking garage.

Metro would agree to maintain the facility in clean and orderly condition at its own expense. Any repairs exceeding \$15,000 require PNH's prior written consent, with that amount increasing by 2% annually. Metro would agree to pay the taxes and insurance for the facility. PNH will carry insurance for the facility, including improvements, and general liability insurance and pay for repairs not caused by negligence or intentional acts. PNH would also retain a permanent pedestrian access easement through the facility to access a data and demarcation room.

Fiscal Note: Metro will lease from PNH Properties, LLC a portion of its property at 211 Commerce Street, totaling 2900 square feet of interior space in the garage, for the operation of the Fire Department station at no cost. PNH Properties, LLC will pay for improvements in the design and construction of the space. Metro will pay for utilities and taxes for the facility, including maintaining the property in clean and orderly condition. PNH Properties, LLC will pay for insurance and repairs not caused by negligence or intentional act. In consideration of the use of this space, PNH Properties, LLC will lease and pay for design and construction improvements to Metro's property, adjacent to their property known as Commerce Center Park, totaling 5,533 square feet for a gift shop, elevator enclosure space, vestibule space and event space for their use.

Sponsors: Kupin, Toombs, Gamble, Huffman, Horton, Benedict and Hill

143. [BL2025-1012](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation and acceptance, for the Hillwood and Wilsonia WIR Project, for two properties located at 114 Hillwood Boulevard and Harding Pike (unnumbered) (Project No. 24-WG-0003 and Proposal No. 2025M-059ES-001).

Analysis

This ordinance authorizes the negotiation, condemnation, and acceptance of permanent and temporary easements for two properties located at 114 Hillwood Boulevard and Harding Pike (unnumbered).

All necessary and incidental cost of the temporary and permanent easements shall be paid from funds authorized from Fund No. 47335 WIR/Capital Plan #128.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned and donated easements have no market value according to the Department of Water Services.

Sponsors: Druffel, Gamble and Evans-Segall

144. [BL2025-1013](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manholes and easements, and

to accept new public fire hydrant assembly and sanitary sewer manholes, for three properties located at 450 and 460 James Robertson Parkway and 300 Gay Street (MWS Project Nos. 25-WL-39 and 24-SL-168 and Proposal No. 2025M-120ES-001).

Analysis

This ordinance abandons approximately 63 linear feet of existing eight-inch sanitary sewer main, two sanitary sewer manholes and easements and accepts one fire hydrant assembly and two sanitary sewer manholes, for three properties located at 450 and 460 James Robertson Parkway and 300 Gay Street.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned and donated easements have no market value according to the Department of Water Services.

Sponsors: Kupin, Gamble and Evans-Segall

145. [BL2025-1014](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manhole and easements, and to accept new public sanitary sewer manhole and easement, for four properties located at 1726, 1728, 1730 and 1734 Jefferson Street (MWS Project Nos. 25-SL-130 and Proposal No. 2025M-118ES-001).

Analysis

This ordinance abandons approximately 100 linear feet of existing eight-inch sanitary sewer main (PVC), one sanitary sewer manhole and easements, and accepts one sanitary sewer manhole and easement, for four properties located at 1726, 1728, 1730 and 1734 Jefferson Street.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned and donated easements have no market value according to the Department of Water Services.

Sponsors: Taylor, Gamble and Evans-Segall

146. [BL2025-1015](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water mains and easements, and to accept new public water and sanitary sewer force mains, fire hydrant assemblies, sanitary sewer manholes, odor control station and easements, for property located at 1053 Tulip Grove Road, also known as Williamson Homestead, (MWS Project Nos. 23-WL-93 and 23-SL-258 and Proposal No. 2025M-122ES-001).

Analysis

This ordinance abandons approximately 370 linear feet of existing eight-inch water main (UKN), approximately 55 linear feet of existing six-inch water main (PVC) and easements, and accepts approximately 6,799 linear feet of new eight-inch water main (DIP), approximately 74 linear feet of new six-inch water main (DIP), approximately 795 linear feet of new three-inch water main (PVC), approximately 1,269 linear feet of new two-inch sanitary sewer force main (PVC), approximately 3,647 linear feet of new one and a half-inch sanitary sewer force main (PVC), 15 fire hydrant assemblies, one odor control station and easements, for property located at 1053 Tulip Grove Road, also known as Williamson Homestead.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned and donated easements have no market value according to the Department of Water Services.

Sponsors: Evans, Gamble and Evans-Segall

147. [BL2025-1016](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public water main, fire hydrant assemblies and easements, and to accept new public water main, fire hydrant assemblies and easements, for property located at Brick Church Pike (unnumbered) offsite of the project location at 2405 Monticello Drive, also known as the Monticello Offsite, (MWS Project No. 23-WL-62 and Proposal No. 2025M-094ES-001).

Analysis

This ordinance abandons approximately 1,315 linear feet of existing six-inch water main (DIP), five fire hydrant assemblies and easements, and accepts approximately 2,429 linear feet of new 12-inch water main (DIP), five fire hydrant assemblies and easements, for property located at Brick Church Pike (unnumbered), offsite of the project location at 2405 Monticello Drive, also known as Monticello Offsite.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned and donated easements have no market value according to the Department of Water Services.

Sponsors: Toombs, Gamble, Evans-Segall and Horton

148. [BL2025-1017](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements for property located at 1501 East Stewarts Lane, also known as Wildflower Phase 2 (MWS Project Nos. 24-WL-84 and 24-SL-269 and Proposal No. 2025M-101ES-002).

Analysis

This ordinance accepts approximately 2,635 linear feet of new eight-inch water main (DIP), approximately 2,171 linear feet of new eight-inch sanitary sewer main (PVC), six fire hydrant assemblies, 13 sanitary sewer manholes and easements, for property located at 1501 East Stewarts Lane, also known as Wildflower Phase 2.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Donated easements have no market value according to the Department of Water Services.

Sponsors: Kimbrough, Gamble and Evans-Segall

149. [BL2025-1018](#)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to abandon existing public sanitary sewer main, sanitary sewer manholes, fire hydrant assembly and easements, and to accept new public sanitary sewer main, sanitary sewer manholes, fire hydrant assembly and easements, for property located at 1107 8th Avenue South (MWS Project Nos. 25-WL-11 and 25-SL-101 and Proposal No. 2025M-125ES-001).

Analysis

This ordinance abandons approximately 103 linear feet of existing eight-inch sanitary sewer main, two sanitary sewer manholes, one fire hydrant assembly and associated easements and accepts approximately 119 linear feet of new eight-inch sanitary sewer main (PVC), three sanitary sewer manholes, one fire hydrant assembly and associated easements for, property located at 1107 8th Avenue South.

This ordinance has been approved by the Planning Commission. Future amendments to this ordinance may be approved by resolution.

Fiscal Note: This ordinance has no cost to Metro. Abandoned and donated easements have no market value according to the Department of Water Services.

Sponsors: Vo, Gamble and Evans-Segall

150. [BL2025-1019](#)

An ordinance accepting and appropriating Public Water System Settlement Funds from the 3M Company to the Metropolitan Department of Water and Sewerage Services.

Analysis

This ordinance accepts and appropriates Public Water System Settlement Funds from the 3M Company to the Metropolitan Department of Water and Sewerage Services.

The Metropolitan Department of Water and Sewerage Services ("MWS") joined a class action lawsuit against 3M Company over contamination to U.S. public drinking water systems. Though

MWS has detected trace amounts of Per- and polyfluoroalkyl substances ("PFAS") in source water, MWS has never detected PFAS in finished drinking water.

3M agreed to settle water provider claims on a claims-wide basis. MWS is expected to receive payments in multiple phases. The initial payment of settlement funds, as described in an attached payment letter, is \$777,394.70, minus MWS's share of costs. This ordinance would accept a settlement amount of \$644,832.60 and separately appropriate the funds to the Water and Sewer Revenue Fund.

According to the payment letter, additional payments are anticipated annually through 2033. The total anticipated value of the settlement with 3M is \$3,886,973.89, minus MWS' share of general costs. This ordinance would accept future payments and separately appropriate them to the Water and Sewer Revenue Fund.

Amendments to this ordinance shall be approved by resolution.

An amendment to this ordinance removed the authority to accept future settlement payments from DuPont and clarified that the future settlement payments from 3M are referenced in the attached Payment Letter.

Fiscal Note: The Metropolitan Department of Water and Sewerage Services ("MWS") will receive a partial payment in 2025 in the amount of \$644,832.60, the 3M July 25 Gross award of \$777,394.70 minus client-specific costs from the 3M Phase One Action Fund, as part of the 3M Public Water System's settlement. The total anticipated gross award value from the 3M Phase One Action Fund is \$3,886,973.49. Subsequent payments from the 3M Phase One Action Fund will reflect the gross award value, minus the client's share of general costs. MWS is expected to receive two payments in 2025 and one payment annually thereafter through 2033.

Sponsors: Toombs, Evans-Segall, Allen, Ellis, Suara and Gadd