



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, AUGUST 2, 2022**

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SUBSTITUTE ORDINANCE NO. BL2022-1140

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 RM20 to SP for properties located at 301 North 2nd Street and 651 and 660 Joseph Avenue, at the northeast corner of Dickerson Pike and Meridian Street (14.52 acres), and located in a Planned Unit Development Overlay District, to permit a mixed-use development with non-residential uses and a maximum of 1,150 multi-family residential units, all of which is described herein (Proposal No. 2021SP-083-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RM20 to SP for properties located at 301 North 2nd Street and 651 and 660 Joseph Avenue, at the northeast corner of Dickerson Pike and Meridian Street (14.52 acres), and located in a Planned Unit Development Overlay District, to permit a mixed-use development with non-residential uses and a maximum of 1,150 multi-family residential units, being Property Parcel No. 208 as designated on Map 082-07 and Property Parcel No. 009 and 040 on Map 082-11 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to all uses of MUL-A and a maximum of 1,150 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.

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

1. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Option 2 (Build Realignment of Dickerson Pike) is the preferred option. If the realignment is not approved by TDOT, adjustments may be necessary to the site plan, including but not limited to building placement and streetscape details.

4. If the development is proposed to be phased, include a full phasing plan with the 1st final site plan.
5. Pedestrian entries and street-level interaction shall be demonstrated with the final site plan architectural elevations, regardless of the final alignment determination.
6. Final street cross sections and alignment details of Dickerson Pike, 1st Avenue North, Berry Street, Meridian Street, or realignment scenario, are subject to change and shall be determined with the final site plan.
7. If Dickerson Pike is realigned under Option 2, setbacks on the upper stories may be necessary along the street frontage. Applicant shall work with staff during final SP review to incorporate as needed.
8. All structured parking shall be wrapped with habitable space, consistent with the residential liner areas specified on the preliminary SP and include active uses. Active uses are those programmed spaces that generate pedestrian street activity and interaction. Hallways, storage rooms, fitness centers, and other ancillary spaces shall not qualify as an active use.
9. The residential liner building for Site C shall be included in the same phase as the Site C parking garage. The rear portion of the parking garage façade that is not wrapped with habitable space shall include parking garage treatments per the SP parking screening details.
10. Facades for parking garages shall be seamlessly integrated into the design. The materiality and proportions of any above-grade parking screening should be thoughtfully considered. The façade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the façade design.
11. On the corrected copy, update the location of the Site C residential liner building as needed to be consistent with the proposed rear setback.
12. On the corrected copy, update the Maximum Overall Height language: Maximum overall height shall comply with the massing diagrams provided in the preliminary SP. Height shall be measured per the Metro Zoning Ordinance.
13. On the corrected copy, update all language related to the timing of improvements to Dickerson and intersection details with the NDOT conditions.
14. No direct vehicular access to the parking garages or surface parking areas shall be provided directly from Dickerson Pike or Meridian Street.
15. On the final site plan, landscaping and TDU Requirements shall be provided per the Metro Zoning Ordinance.
16. All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
17. Comply with all conditions and requirements of Metro reviewing agencies.
18. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
19. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
20. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Sean Parker
Member of Council



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PURPOSE NOTE:

The purpose of this SP is to re-zone approximately 14.52 acres to provide for a mixed-use residential development in accordance with the Metro Nashville Planning Department Dickerson South Corridor Study finalized February 27, 2020 to provide a maximum of 1150 multi-family residential units, green space, and enhanced street connectivity. Non-residential uses are limited to uses permitted by MUG-A, with the exception of Short Term Rental Property owner occupied and Short Term Rental Property non owner occupied, which shall be prohibited from the SP This SP would also abandon the existing PUD.



Dickerson & Meridian Specific Plan

Submission Date: 06 October 2021

Revision Date: 24 January 2022

Case No. 2021SP-083-001





Specific Plan Overview

Located at the entrance to the McFerrin Park neighborhood and bounded by Dickerson Pike to the West and Meridian to the South, the Meridian mixed-use project will be a defining gateway and threshold into the community and the Dickerson Pike Multi-modal corridor.

The ~14.52 acre site is currently zoned Res-E PUD, RM20, OV-RES, and OV-UZO. The standards and regulations of MUG-A, including the slight modifications made by this SP, implements the guidance of the Community Character Manual and the Dickerson South Corridor Supplemental Policy.

As per the Dickerson South Corridor Policy, height is concentrated towards the Dickerson Corridor, with a punctuation at the corner of Dickerson and Meridian to create a Gateway moment. Massing steps down in height in various locations to respond to the neighborhood scale and maintain View Corridors. In addition, the development reestablishes elements of the original city grid in the building forms and open space. With connectivity as a central tenet, the project encourages and accommodates an improved streetscape and adds new connectivity.

The proposed project will consist of up to 1150 Residential Units. Retail components are envisioned for portions of the street level to enhance activation and serve as a neighborhood amenity. Greenspace is also provided within the development.

Dickerson Pike is positioned to serve as an important Multi-modal Corridor for Nashville. This project is designed to accommodate various TDOT and NDOT plans for the Dickerson Corridor. Thus, two plans are shown in this SP, one which works with current roadway configurations, and another that shows potential future roadway alignments. Along with the SP a new TIS has been completed, following NDOT recommendations.

The project has been Master Planned to allow for phasing if necessary.

We will engage a process with the surrounding neighborhood and District 5 Council Member to identify and install appropriate traffic calming measures in the area bounded by Cleveland Street, Dickerson Pike, Ellington Parkway, and Spring Street. The cost to the applicant to install the traffic calming measures shall not exceed \$100,000 to NDOT-approved traffic calming measures and \$40,000 for MPNA-approved community improvements. The traffic calming measures shall be identified and reviewed by Public Works prior to the building permit process. Public Works may alter the final design of the traffic calming measures.



Zoning Analysis

Acreeage	651 Joseph Ave	1.81 acres (75,990 SF)
	660 Joseph Ave	9.03 acres (383,850 SF)
	301 2nd St	3.68 acres (154,451 SF)
		14.52 acres (614,291 SF)
Council District	05: Sean Parker	
Proposed Zoning Uses	SP to permit a mixed-use development with a maximum of 1,150 multi-family residential units and uses permitted by the MUG-A zoning district. STRP owner occupied and not owner occupied shall be prohibited.	
Max FAR	3.0 as per MUG-A The floor area used for the provision of off-street parking spaces or loading berths (and the driveways and maneuvering aisles for those spaces and berths) shall not be counted as floor area for the purpose of calculating floor area ratio.	
Max ISR	1.0	
Residential Unit Count	1150 units maximum	
Build-to Zone	0-15 feet Buildings may be allowed to locate beyond the 15' build-to line with planning staff approval at final site plan. Consideration will be based on site location, context, and design. Appropriate reasons could include, but not be limited to, publicly accessible open space, utility locations, and pedestrian oriented designs. Considerations for buildings beyond the 15' BTZ will not include drop off zones or drive aisles.	
Max Overall Height	See massing diagrams	
Step-back	Required at Select Locations - See Plan Diagram	
Min Rear Setback	none required	
Min Side Setback	none required	
Parking	As per Zoning Requirements	
Allowed Uses	as per MUG-A	
Uses Standard	Short Term Rental Property (STRP) owner occupied and Short Term Rental Property (STRP) not owner occupied shall be prohibited	

Site Conditions

212 Existing Units

Parking Requirements for Multifamily Residential in the UZO:

- Studio & 1 bed : 1 per unit
- 2 bed + : 1.5 per unit

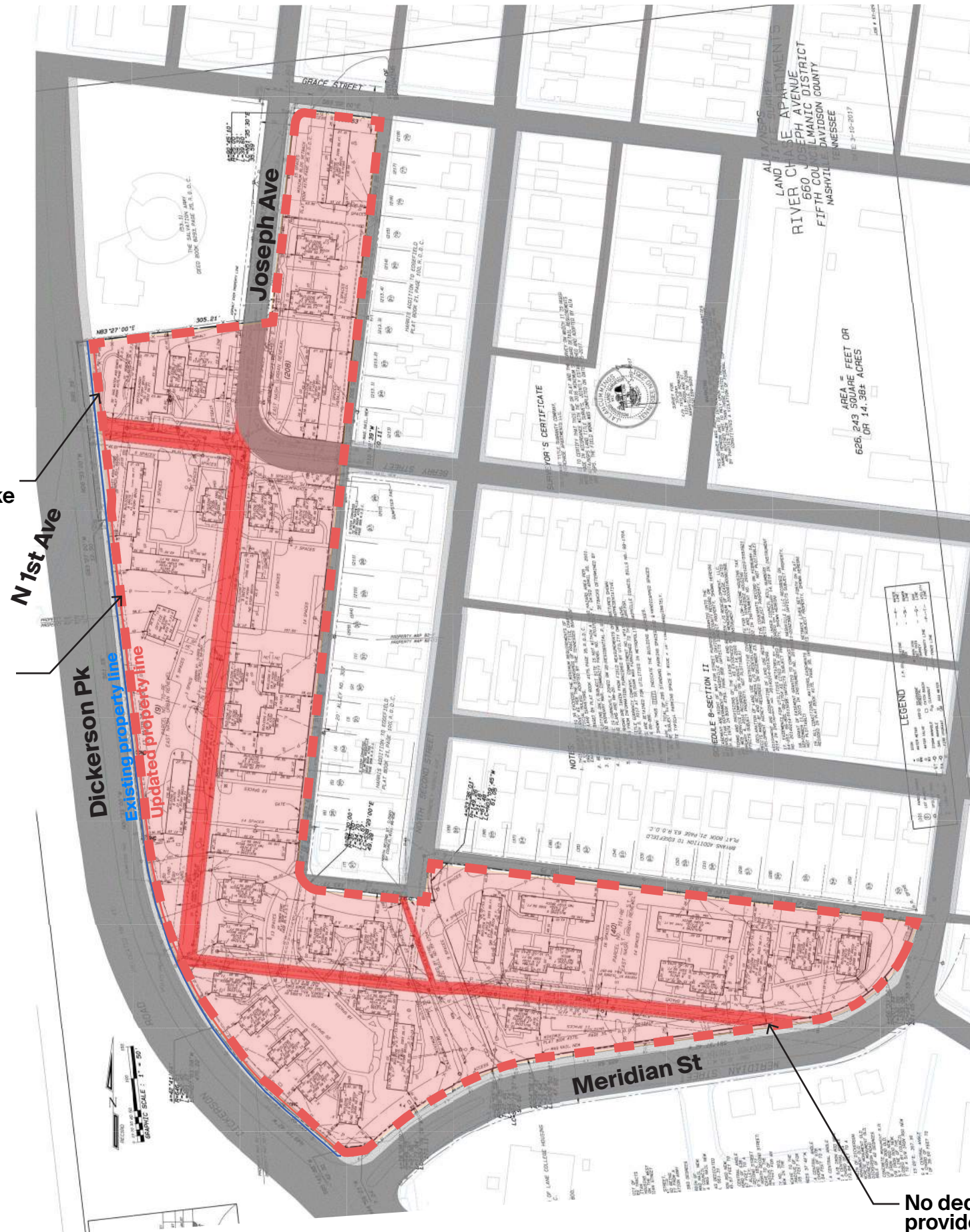
Utilities easements in red

MSCP street plan greyed in map
- additional inset required on Dickerson Pk

- ROW
- Vehicular Area

+/- 8.5' additional R.O.W. dedication to allow for 55.5' from Dickerson Pike Centerline
(at N 1st Ave intersection where IM overlay begins)

+/- 6.5' additional R.O.W. dedication to allow for 52.5' from Dickerson Pike Street Centerline



No dedication required to provide for 51'-68' total R.O.W. on Meridian Street

MCSP Requirements

Meridian Street:

Designated as an Urban Residential Collector Avenue (T4-R-CA2), Meridian Street serves to connect the McFerrin neighborhood to Dickerson Pike. It has a MCSP current standard right-of-way of 51' but per the Dickerson South Corridor Plan, is expected to have a future right-of-way of 68'. This project would not be responsible for providing any additional setback from street centerline as the surveyed street width is 80'.

The Dickerson South Corridor study includes preferred cross sections for collector streets that serve Dickerson. A 68' ROW width is envisioned which includes two travel lanes, a turning lane or median, a 4' bike zone, a 4' planting area, and a 10' sidewalk.

Dickerson Pike/Highway 11 (Spring to North 1st):

Designated as an Urban Residential Arterial Boulevard (T4-R-AB4), this section of Highway 11/Dickerson Pike serves primarily to connect the urban, mixed-use Spring St (which turns into Jefferson St, multimodal street bridging over to Downtown) to the multi-modal corridor of Dickerson Pike. The Intermodal corridor overlay that's planned for Dickerson Pike begins at the northwest corner of the site where Highway 11 converges with 1st N St. *

With a 105' ROW width, this section of Dickerson Pike is envisioned to serve to connect the street to the Multimodal street at the northwest corner of the site, which includes an 6' bike zone, an 8' planting area, and a 6' sidewalk. This project would be responsible for providing 52.5' from street centerline.

*Dickerson Pike:

Designated as an Urban Residential Arterial Boulevard and Immediate Need Multimodal Corridor (T4-R-AB4-IM), this section of Dickerson Pike is planned to accommodate high-capacity transit beginning at the convergence with N 1st St and continuing northbound.

The planned 111' total R.O.W. includes an 8' bike zone, an 8' planting area, and a 6' sidewalk. This project would be responsible for providing 55.5' from street centerline.

As an Immediate Need Multimodal Corridor, Dickerson is anticipated to have more frequent transit service in the future such as BRT lite. As a result, zoning has waived all parking requirements for Multimodal corridors.

****Note: Final cross section and alignment details subject to change and will be determined with final site plan review. ****

**CIVIL - SITE PLAN
OPTION 1
NO-BUILD ALIGNMENT OF DICKERSON PIKE**



PLANNING NOTES:

1. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASED THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT APPROVED.
2. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
3. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF METRO ZONING DISTRICT AS THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
4. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.

STORMWATER NOTES:

- 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THE SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15' CMP.)
- STORMWATER QUALITY CONCEPT WILL BE A COMBINATION OF LID (BIORETENTION & PAVERS) AND/OR WATER QUALITY VAULT IF APPROVED BY VARIANCE.

FIRE MARSHAL NOTES:

- New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
- To see Table H go to: <http://www.nsfire.org/prevaltableH51.htm>
- Project Engineer needs to meet with the Fire Marshals office concerning this project.
- No part of any building shall be more than 500 ft from a fire hydrant via hard surface road. Metro Ordinance 095-1541 Sec. 1569.0209
- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet.
- All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.
- Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
- If more than three stories about grade, Class 1 standpipe system shall be installed.
- If more than one story below grade, Class 1 standpipe system shall be installed.
- When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
- A fire hydrant shall be provided within a 100 ft of the fire department connection.
- Fire hydrants shall be in-service before any combustible material is brought on site.

NES NOTES:

1. Developer's drawing does not show any existing utility poles or easements on the properties.
 2. Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
 3. NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method.
 4. NES needs any drawings that will cover any road improvements to Metro 1+0+ that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.
 5. Developer shall work with Metro PW on street lighting. This is urban services area and must be fit to Metro's minimum requirements.
 6. NES follows the National Fire Protection Association rules. Refer to NFPA 70 article 450-27, and NESC Section 15-152.A.2 for complete rules (see NES Construction Guidelines) under "Builders and Contractors" tab @ www.nespower.com
 7. NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan.
- TO APPLY FOR SERVICE:
- Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TN83F) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
- Developer to provide a proposed easement drawing for the electric, phone and CATV.
- All street lighting shall meet Metro's requirements and be installed by developer.
- Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Steps for Residential Submittal" fill out the form. Then follow the direction for sending the digital drawing and the forms.

FEMA NOTE:

THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL MAP NUMBERS: 47037C0242H, DATED: APRIL 05, 2017

PUBLIC WORKS NOTE:

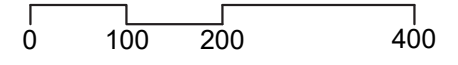
1. THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
2. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UZO PARKING STANDARDS.
3. ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
4. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. IN EFFECT ST THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE.
5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP, THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS
7. ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO U/O PERMIT.

METRO WATER SERVICES NOTE:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO 78-840, AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

LANDSCAPE NOTE:

THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SECTION 17.24 OF THE METRO ZONING ORDINANCE, LANDSCAPE, BUFFERING AND TREE REPLACEMENT.



CIVIL - SITE PLAN OPTION 2 - ALTERNATIVE LAYOUT BUILD REALIGNMENT OF DICKERSON PIKE



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- All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet.
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TO APPLY FOR SERVICE:

- Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TN83F) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
- Developer to provide a proposed easement drawing for the electric, phone and CATV.
 - All street lighting shall meet Metro's requirements and be installed by developer.

Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Substation" fill out the form. Then follow the direction for sending the digital drawing and the forms.

FEMA NOTE:

THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL MAP NUMBERS: 47037C0242H, DATED: APRIL 05, 2017

PUBLIC WORKS NOTE:

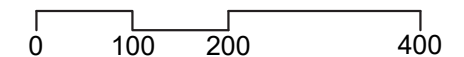
- THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE OR FRONTAGE ZONE, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UZO PARKING STANDARDS.
- ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
- THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. IN EFFECT ST THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE.

METRO WATER SERVICES NOTE:

- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO 78-840, AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

LANDSCAPE NOTE:

THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SECTION 17.24 OF THE METRO ZONING ORDINANCE, LANDSCAPE, BUFFERING AND TREE REPLACEMENT.

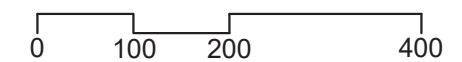


CIVIL - UTILITY PLAN
OPTION 1
 NO-BUILD ALIGNMENT OF DICKERSON PIKE



LEGEND:

- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER

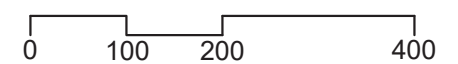


CIVIL - UTILITY PLAN
OPTION 2 - ALTERNATIVE LAYOUT
 BUILD REALIGNMENT OF DICKERSON PIKE



LEGEND:

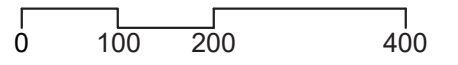
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER



**CIVIL - GRADING DRAINAGE PLAN
OPTION 1
NO-BUILD ALIGNMENT OF DICKERSON PIKE**



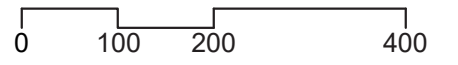
- LEGEND:**
- PROPOSED DRAINAGE
 - EXISTING DRAINAGE
 - PREVIOUS PAVERS
 - BIORETENTION AREA



CIVIL - GRADING DRAINAGE PLAN
OPTION 2 - ALTERNATIVE LAYOUT
 BUILD REALIGNMENT OF DICKERSON PIKE



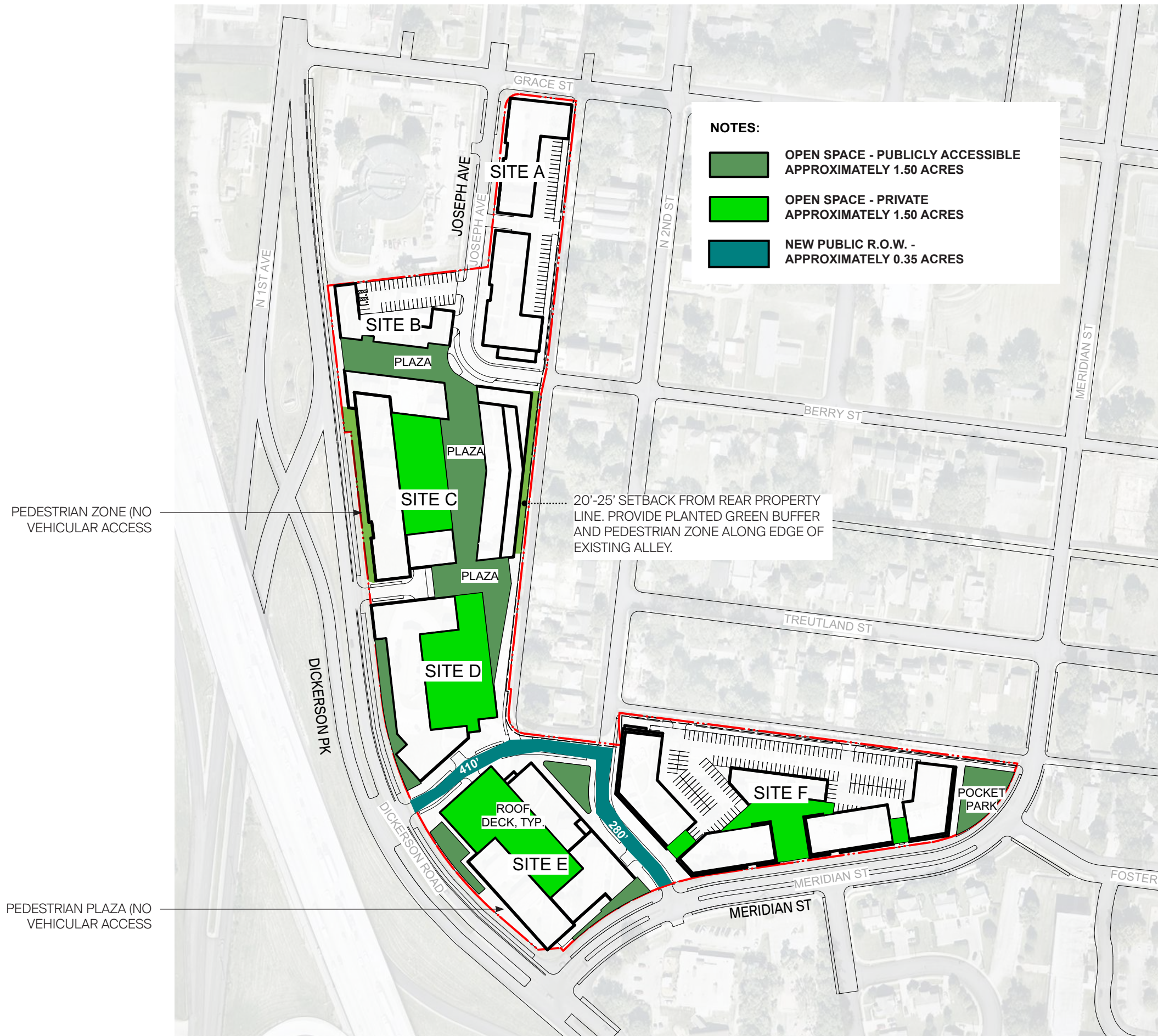
- LEGEND:
- PROPOSED DRAINAGE
 - EXISTING DRAINAGE
 - PREVIOUS PAVERS
 - BIORETENTION AREA



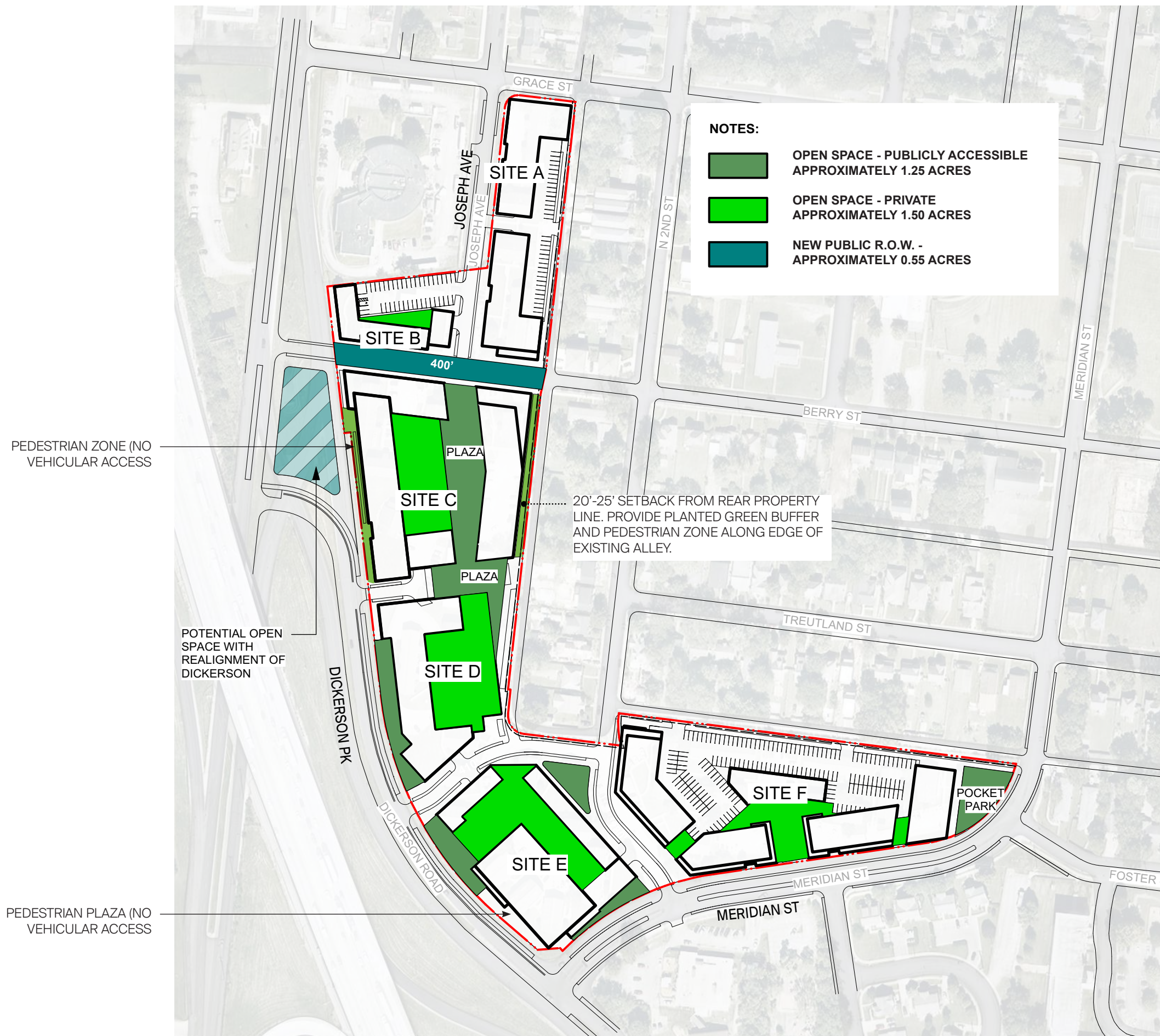




**OPEN SPACE DIAGRAM
OPTION 1
NO-BUILD ALIGNMENT OF DICKERSON PIKE**



OPEN SPACE DIAGRAM
OPTION 2 - ALTERNATIVE LAYOUT
 BUILD REALIGNMENT OF DICKERSON PIKE



OPTION 1
NO-BUILD ALIGNMENT OF DICKERSON PIKE

Plan Notes:

Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.

Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.

Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, metal panel or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Porches at grade shall provide a minimum of six feet of depth.

A raised foundation of 18"- 36" is required for all residential structures.

- Structured Garage**
**No rooftop parking
- Residential Liner**

SITE A
Resi with Surface Parking

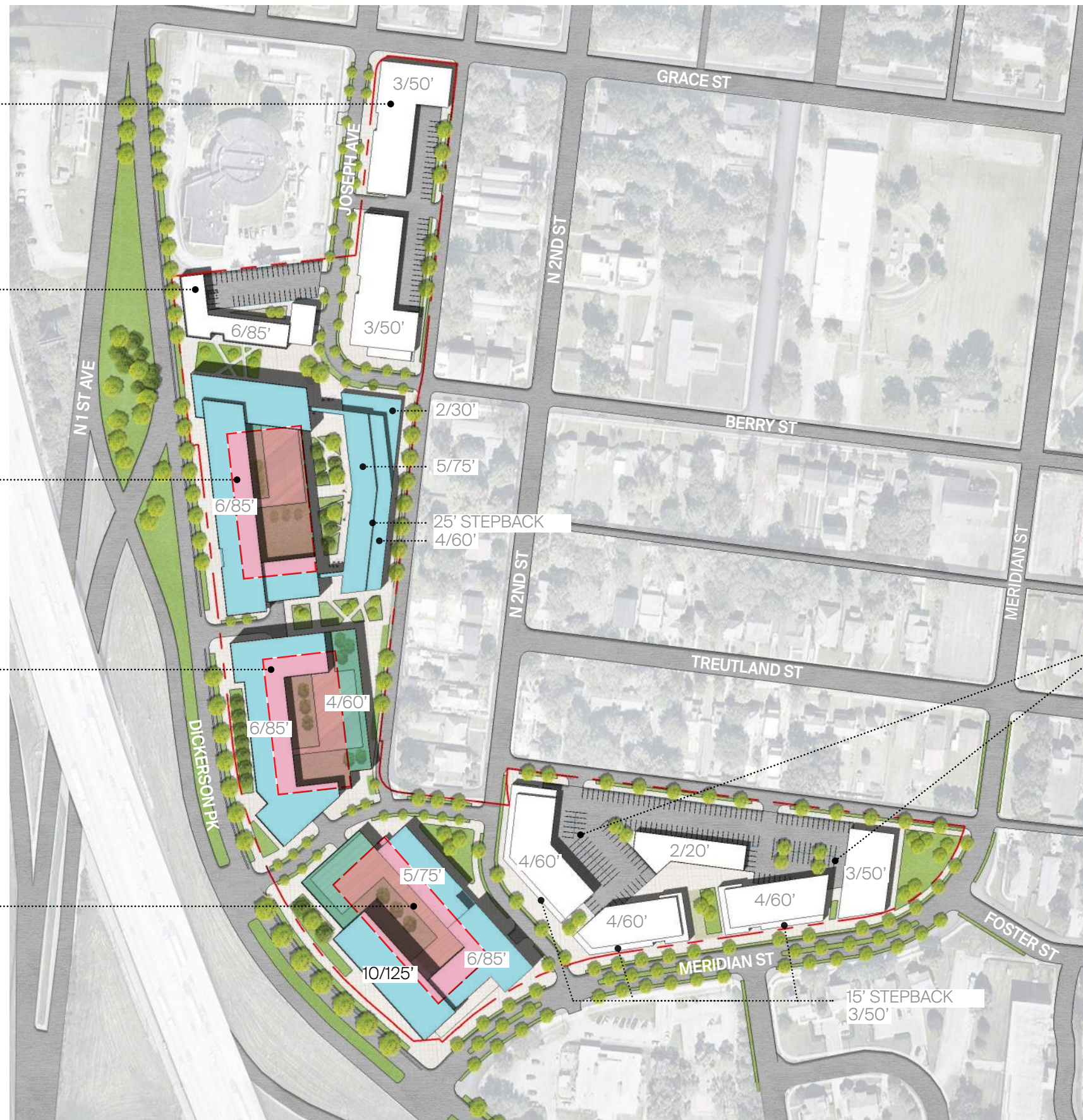
SITE B
Resi with Surface Parking

SITE C
Resi with Structured Parking
85' Max to roof

SITE D
Resi with Structured Parking

SITE E
Resi with Structured Parking

SITE F
Resi with Surface Parking



NUMBERS ON MASSING DIAGRAM
INDICATE MAXIMUM NUMBER OF
STORIES AND MAX HEIGHT TO ROOF

**GROUND FLOOR ACCESS
OPTION 1
NO-BUILD ALIGNMENT OF DICKERSON PIKE**

- Residential Building / Liner
- Structured Garage
- Unlined Garage Facade
- Parking Access Points

Plan Notes:

Refer to Landscape drawings for locations of plazas, courtyards, hardscaping and planting.

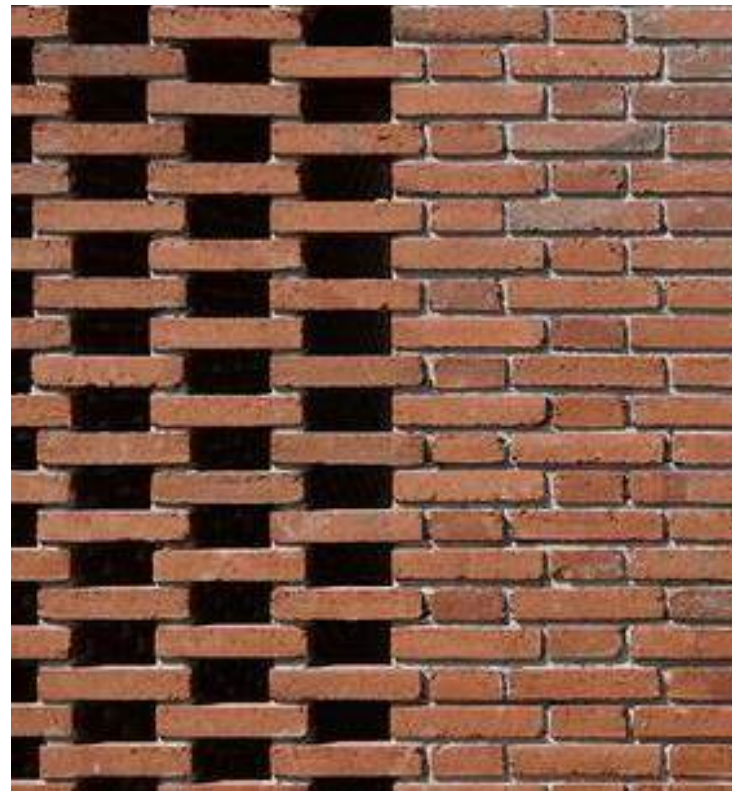
No Garage or parking access points opening directly onto Dickerson or Meridan.

No unlined structured parking is visible from McFerrin Park neighborhood. There is no rooftop parking.

Facades for parking garages will be seamlessly integrated into the design. The materiality and proportions of any above-grade parking screening should be thoughtfully considered. The facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding context. Openings for natural ventilation are permissible when integrated into the facade design.



SCREENED GARAGE PRECEDENTS
PASSIVELY VENTILATED GARAGE



GREEN WALL

BRICK BREEZEWALL

PERFORATED METAL SCREEN

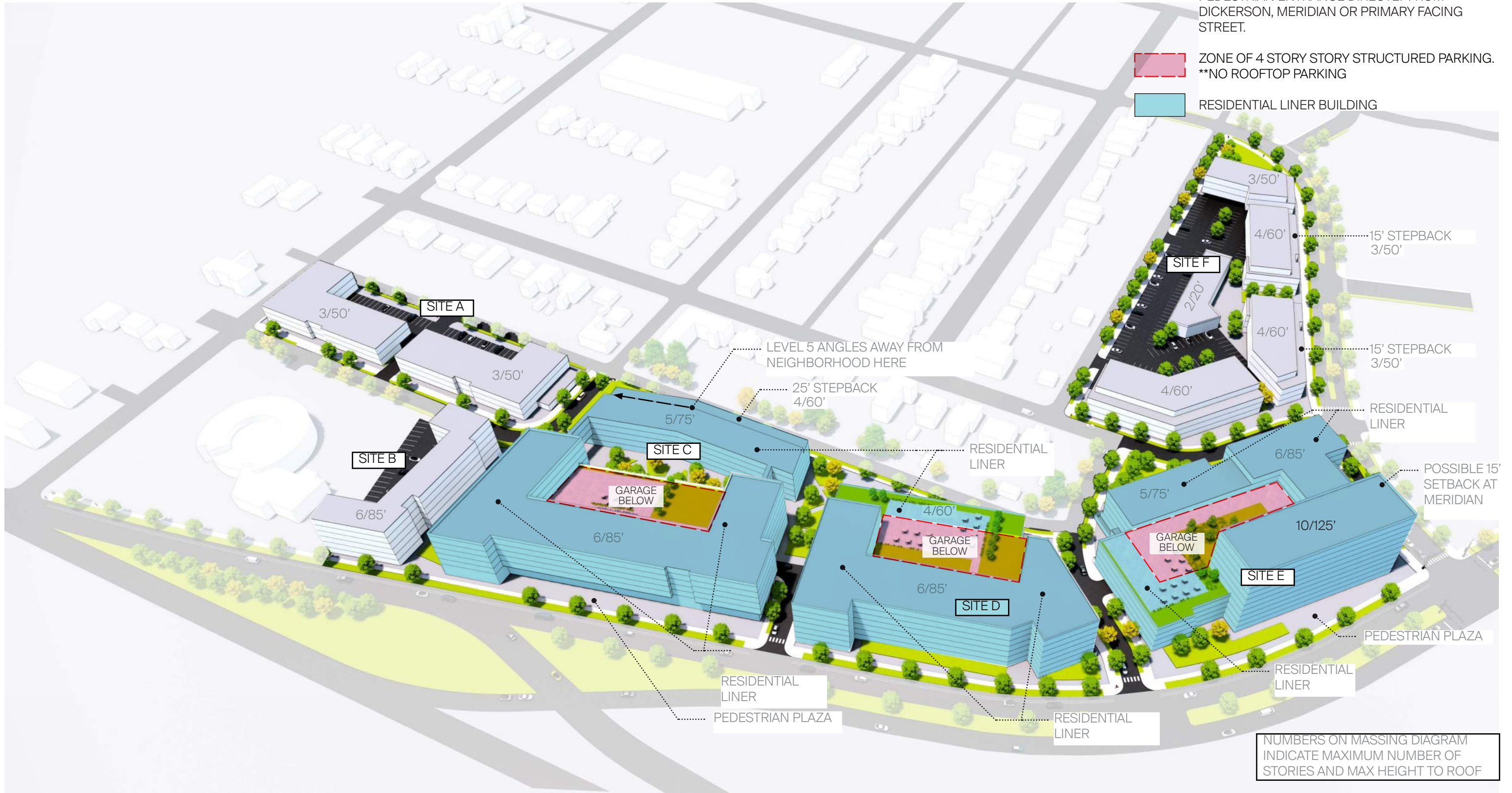
SCULPTURAL/PATTERNED SCREEN WALL

OPTION 1
NO-BUILD ALIGNMENT OF DICKERSON PIKE

NOTE:
EACH SITE WILL HAVE A LEAST ONE PRIMARY PEDESTRIAN ENTRANCE DIRECTLY FROM DICKERSON, MERIDIAN OR PRIMARY FACING STREET.

 ZONE OF 4 STORY STRUCTURED PARKING.
**NO ROOFTOP PARKING

 RESIDENTIAL LINER BUILDING



OPTION 2 - ALTERNATIVE LAYOUT
BUILD REALIGNMENT OF DICKERSON PIKE

Plan Notes:

Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.

Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.

Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, metal panel or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Porches at grade shall provide a minimum of six feet of depth.

A raised foundation of 18"- 36" is required for all residential structures.

- Structured Garage**
 **No rooftop parking
- Residential Liner**

SITE A
 Resi with Surface Parking

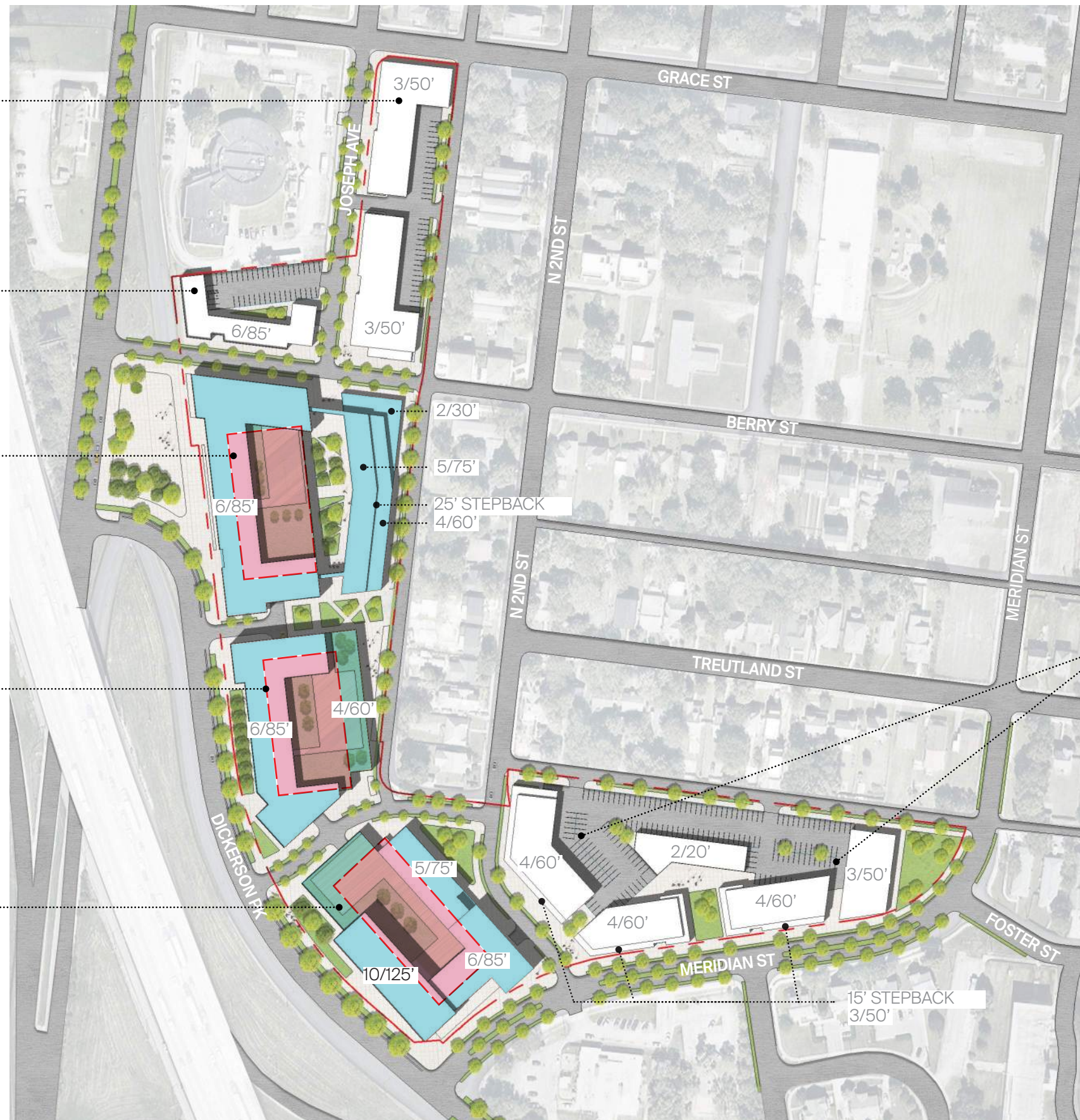
SITE B
 Resi with Surface Parking

SITE C
 Resi with Structured Parking

SITE D
 Resi with Structured Parking

SITE E
 Resi with Structured Parking

SITE F
 Resi with Surface Parking



NUMBERS ON MASSING DIAGRAM
 INDICATE MAXIMUM NUMBER OF
 STORIES AND MAX HEIGHT TO ROOF

**GROUND FLOOR ACCESS
OPTION 2 - ALTERNATE LAYOUT
BUILD REALIGNMENT OF DICKERSON PIKE**



- Residential Building / Liner
- Structured Garage
- Unlined Garage Facade
- Parking Access Points

Plan Notes:

Refer to Landscape drawings for locations of plazas, courtyards, hardscaping and planting.

No Garage or parking access points opening directly onto Dickerson or Meridan

No unlined structured parking is visible from McFerrin Park neighborhood. There is no rooftop parking.

Facades for parking garages will be seamlessly integrated into the design. The materiality and proportions of any above-grade parking screening should be thoughtfully considered. The facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding context. Openings for natural ventilation are permissible when integrated into the facade design.

OPTION 2 - ALTERNATIVE LAYOUT
BUILD REALIGNMENT OF DICKERSON PIKE

NOTE:
 EACH SITE WILL HAVE A LEAST ONE PRIMARY PEDESTRIAN ENTRANCE DIRECTLY FROM DICKERSON, MERIDIAN OR PRIMARY FACING STREET.

 ZONE OF 4 STORY STRUCTURED PARKING.
 **NO ROOFTOP PARKING

 RESIDENTIAL LINER BUILDING

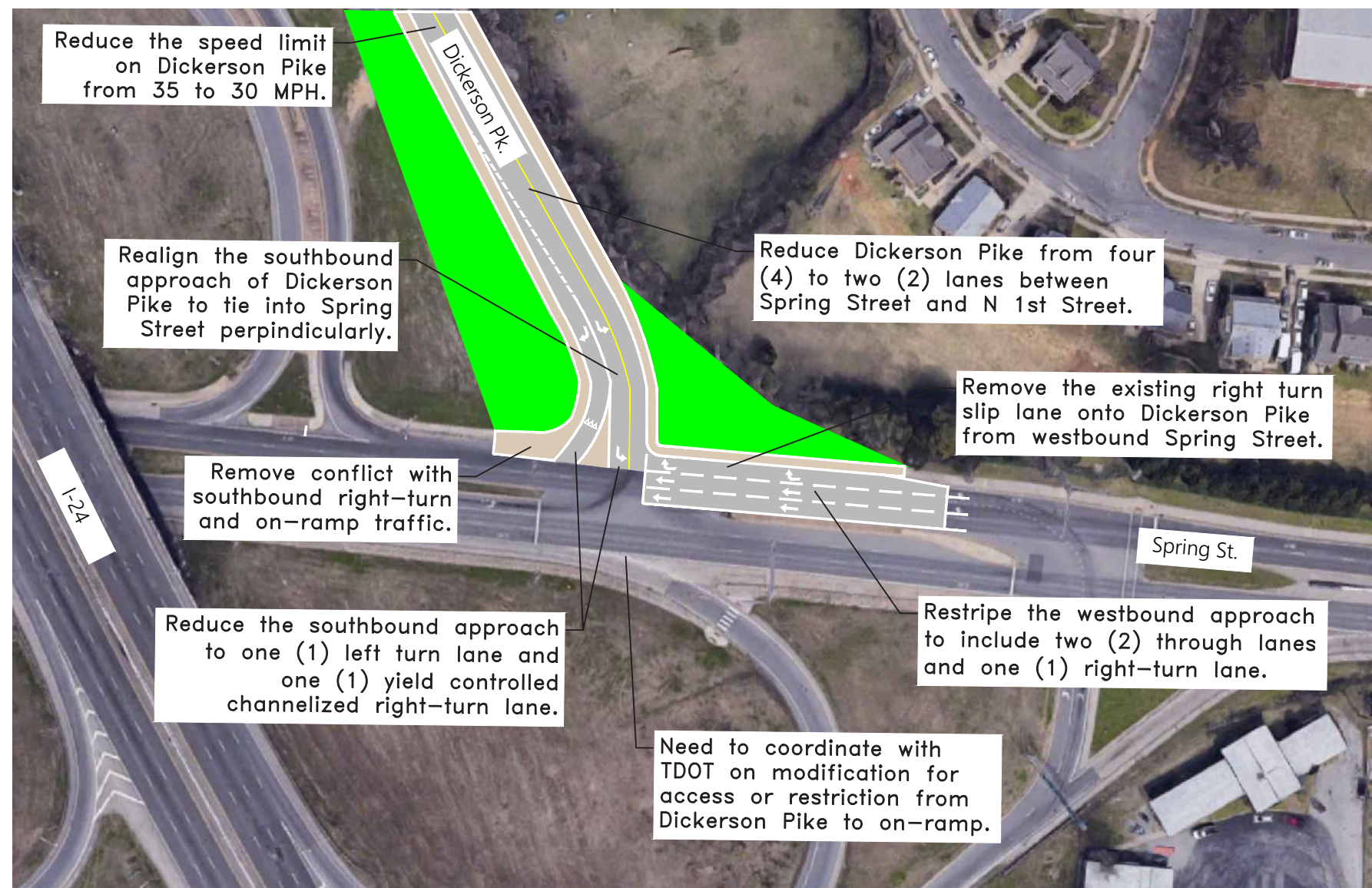


NUMBERS ON MASSING DIAGRAM
 INDICATE MAXIMUM NUMBER OF
 STORIES AND MAX HEIGHT TO ROOF

INTERSECTION DETAIL SPRING STREET & DICKERSON PIKE

CREA Meridian - Traffic Impact Study

January 2022



Proposed Southern Roadway Realignment
(Not to Scale)

Figure 2.

NOTE:

Development shall work with NDOT and TDOT to reconstruct the intersection of Spring Street at Dickerson Pike per the concept included within the Preliminary SP packet. Development will continue to coordinate design, providing further analysis of conditions and details to arrive at final design with NDOT. Final design details are to be submitted with Final SP approval for any construction Phase directly abutting Dickerson Pike. Intersection improvements are to be substantially complete prior to the issuance of the Use and Occupancy permit for any phase directly abutting Dickerson Pike.

INTERSECTION DETAIL
DICKERSON PIKE & N 1ST ST.
 BUILD REALIGNMENT OF DICKERSON PIKE



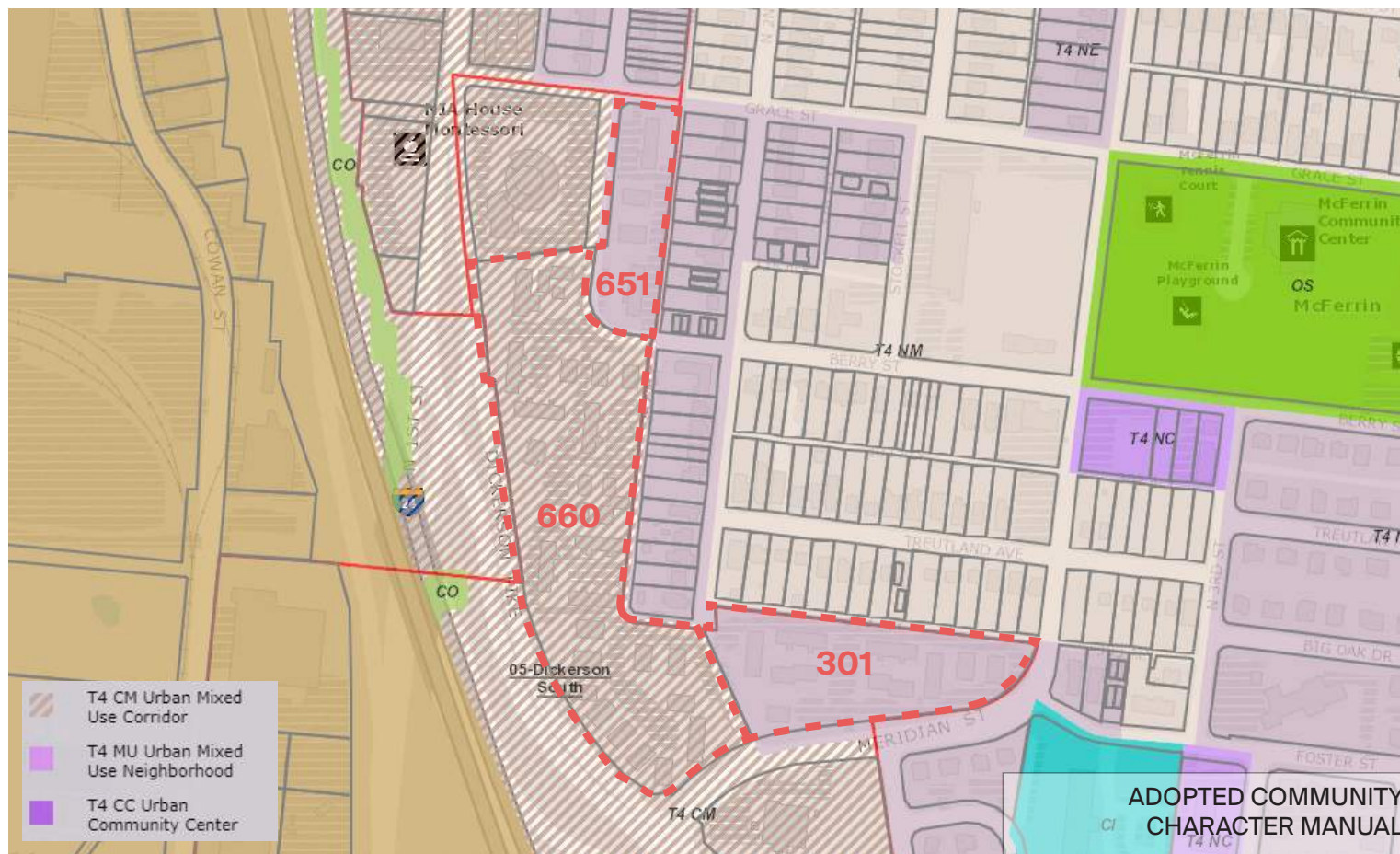
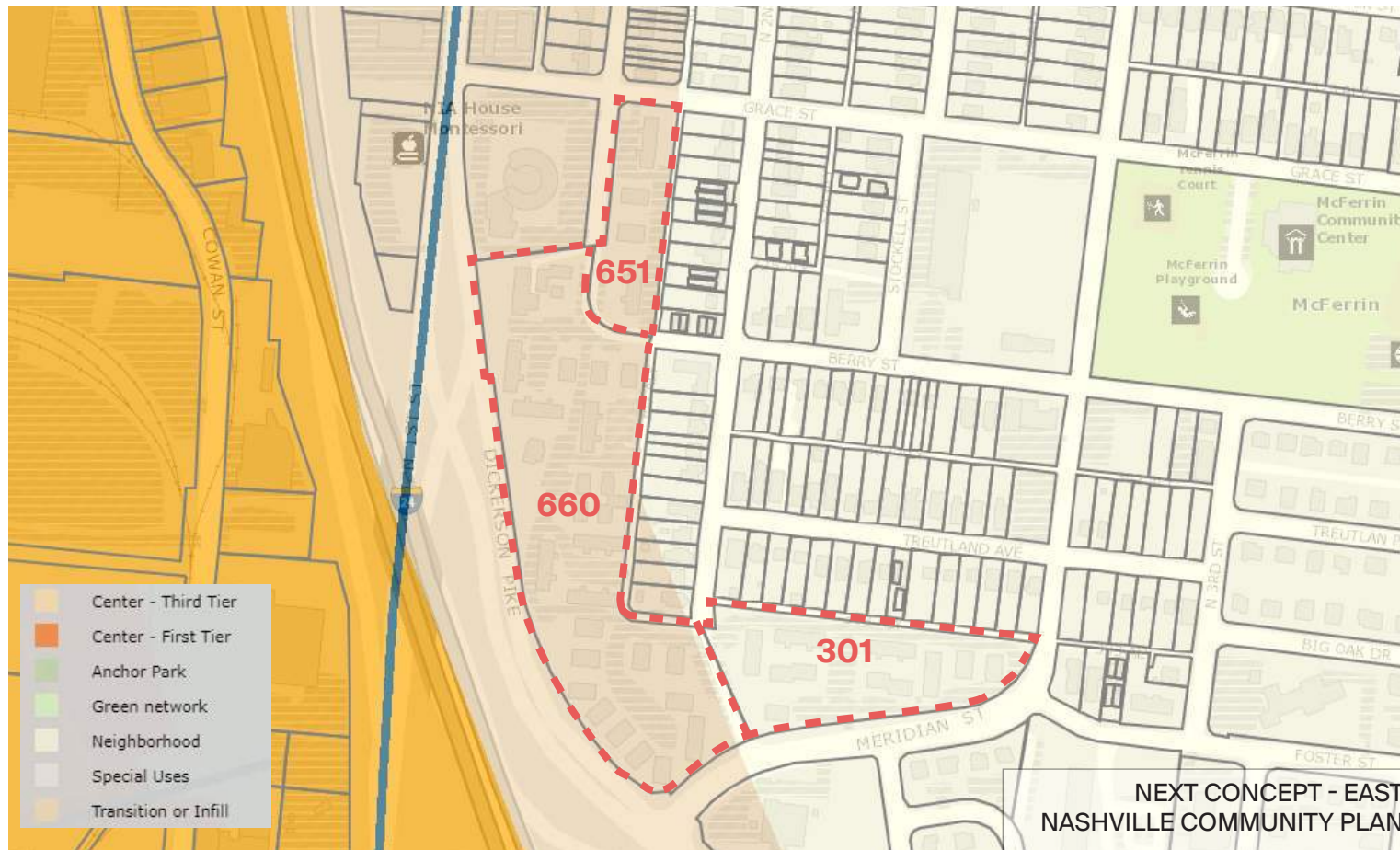
NOTE:

The "Build Scenario" realignment of Dickerson Pike (see site exhibit) is NDOT's preferred solution. Development is to work expeditiously with NDOT and TDOT for final approval of the realignment modification. If it is determined by NDOT and TDOT not to proceed with the "Build Scenario" realignment of Dickerson Pike, and no other alternatives are required, the development will proceed with road improvements, however no changes will be made to road alignments. If approved, the Dickerson Pike realignment construction is to be substantially complete prior to the issuance of the Use and Occupancy permit for any phase directly abutting Dickerson Pike. Improvements to the intersection of Spring Street at Dickerson Pike are separate from this condition. NDOT shall assist development in achieving said schedules and approvals. Realignment approval, if incomplete at the time of Use and Occupancy permit due to NDOT, TDOT or Federal delays, shall not restrict issuance of Use and Occupancy permits. In this event, development shall provide a bond for the estimated cost of the work to be completed.



Proposed Northern Roadway Realignment
 (Not to Scale)

Figure 1.



***Appendix
East Nashville
Community Plan**

***For Reference Only**

These parcels sit within the East Nashville Community Plan. In this plan, they are shown as a Tier Three Center (651 and 660) and Neighborhood (301). Dickerson Pike is an immediate need corridor. Centers are envisioned to become pedestrian friendly areas with frequent transit service and a dense mix of uses. Tier Three areas are spaces that could received coordinated investments in response to opportunities identified by the private sector.

**T4 CM Urban
Mixed Use Corridor**



660

Within the Nashville Community Character Manual, the 660 Joseph Ave property is designated as T4 Center Urban Mixed Use Corridor (T4-CM). This policy is intended to maintain, enhance, and create urban, mixed use neighborhoods with a diverse mix of moderate to high density residential, commercial, office, and light industrial land uses, placing commercial uses at intersections with residential uses between intersections.

Typical Re-zonings for T4-CM Include:

- RM20-A
- RM40-A
- MUL-A
- MUG-A
- OR20-A
- OR40-A
- ORI-A
- SP's based on these zoning Districts

Appropriate Land Uses

- Mixed Use
- Residential
- Commercial
- Office
- Institutional
- Artisan manufacturing and other low impact industrial and warehousing use

Building Form (Mass, Orientation, Placement)

Mixed use, non-residential, and multifamily building heights are generally up to five stories.* Taller buildings may be appropriate at transitions and major intersections.

(* Supplemental Policy will permit 6 stories on this parcel. See next page.)

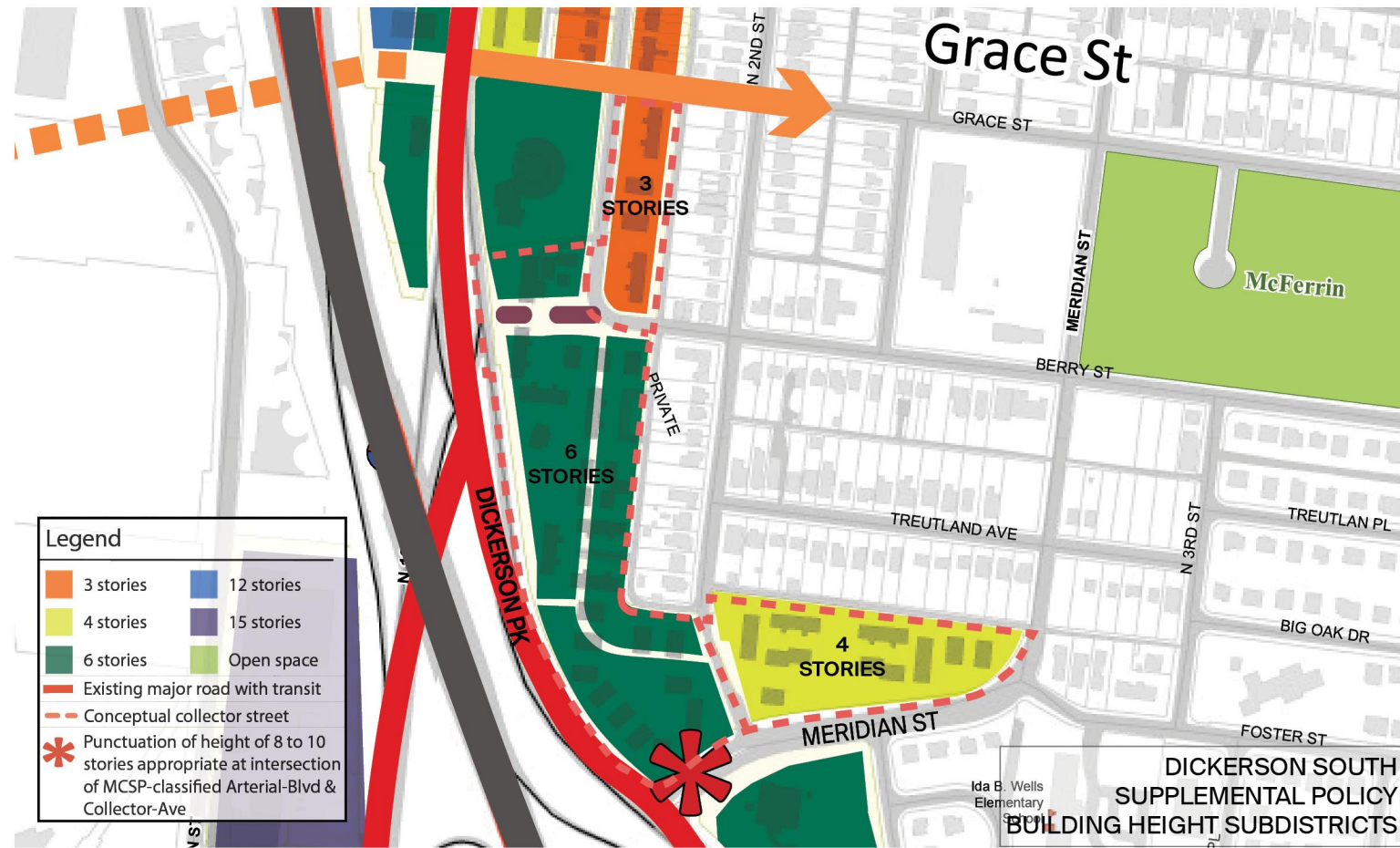
**T4 MU Urban
Mixed Use
Neighborhood**



651

301

Within the Nashville Community Character Manual, the 651 Joseph Ave and 301 2nd St properties are designated as T4 Center Urban Mixed Use Neighborhood (T4-MU). This policy is intended to preserve, enhance, and create mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use and light development. These areas are intended to be served by high levels of connectivity with complete street networks, sidewalks, bikeways and mass transit.



***Appendix**
Planning Policies
Supplemental Policy:
Dickerson South
Corridor Study

**For Reference Only*

These sites are part of a Small Area Plan Amendment within the East Nashville Community Plan of Nashville Next.

Appropriate Land Uses

Transit-supportive uses and densities, mixed-use developments and diverse range of housing types are encouraged. Taller buildings are appropriate and necessary to the west of Dickerson for high-capacity transit service.

* Zoning districts that meet the policy and achieve close to the maximum height envisioned by the subdistrict.

SUBSTITUTE ORDINANCE NO. BL2022-1271

An Ordinance amending Section ~~17.20.030~~17.20.060 of the Metropolitan Code, Zoning Regulations to establish a minimum depth for residential garages (Proposal No. 2022Z-008TX-001).

WHEREAS, many new homes being built in Davidson County are being built with garages that are either not deep enough or wide enough for a car to adequately park in due to access stairs to the house or other appurtenances being built within the supposed parking area; and

WHEREAS, the purpose of this legislation is to require home builders to keep an adequate clear floor area within the garages they build to allow for home owners to park their cars within their garage.

NOW, THEREFORE, BE IT ENACTED BY THE METROPOLITAN COUNCIL OF NASHVILLE & DAVIDSON COUNTY:

Section 1. That ~~17.20.030~~17.20.060 of the Metropolitan Code is hereby amended by ~~creating a new subsection I as follows~~ deleting subsection D and replacing it with the following:

~~I. Residential Garages. For single family and two family residential uses, all garages shall have an interior clear floor area with a minimum depth of 23 feet as measured from the vehicular entry of the garage to the opposite parallel wall. Side by side two car garages shall have an interior clear floor area with a minimum width of 20 feet and a minimum depth of 23 feet.~~

D. Residential Parking. The following standards shall apply to all single-family and two-family parking spaces.

1. Required parking spaces shall be a minimum of eight feet wide and twenty feet long.
2. Required parking spaces may be placed end to end.
3. Outside of the urban zoning overlay district, all garages shall have an interior clear floor area with a minimum depth of 23 feet as measured from the vehicular entry of the garage to the opposite parallel wall.
4. Outside of the urban zoning overlay district, side-by-side two car garages shall have an interior clear floor area with a minimum width of 20 feet and a minimum depth of 23 feet.
5. Garage doors opening toward a public street shall be a minimum of twenty feet from the property line.
6. Within the urban zoning overlay district, no off-street parking area or loading area shall be located within any required street setback area, unless it is located on a driveway in accordance with Section 17.20.060G.

Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 3. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Joy Styles
Member of Council

SUBSTITUTE ORDINANCE NO. BL2022-1307

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from AR2a to ~~RS40~~ SP zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres), all of which is described herein (Proposal No. 2021Z-104PR-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from AR2a to ~~RS40~~ SP zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres), being Property Parcel Nos. 022, 048, 049 as designated on Map 176-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 176 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted that the uses of this SP shall be limited to a maximum of 86 single-family residential units. Short term rental property, owner occupied and short term rental property, not-owner occupied shall be prohibited

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

1. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. The developer shall remove all trash and debris at the terminus of Maxwell Rd.
4. The developer shall provide a walking trail and playground as shown in Exhibit A.
6. The developer shall provide sidewalks and street trees along Maxwell Rd. and all new public streets as shown in Exhibit A, constructed and installed to Metro Standards.
7. The developer shall work with the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) to identify and install traffic calming initiatives along the new public streets within the development at the developer's expense.
8. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan, as shown in Exhibit

A, incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

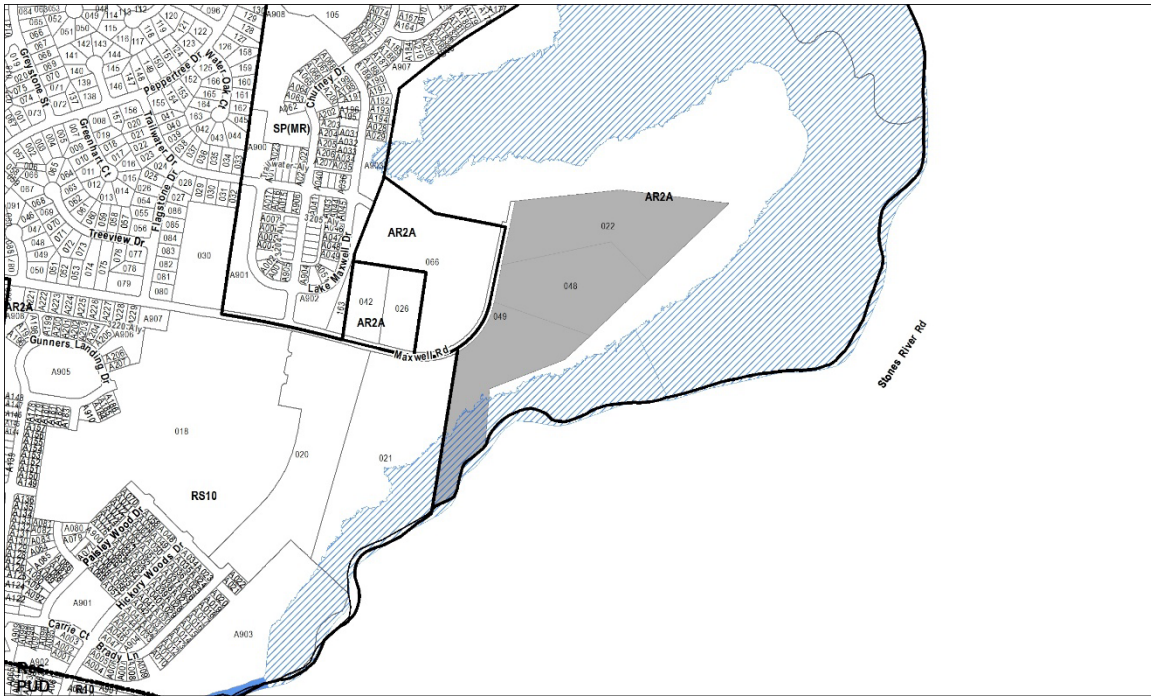
~~Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.~~

INTRODUCED BY:

Antoinette Lee
Member of Council

2021Z-104PR-001
Map 176, Parcel(s) 022, 048-049
Subarea 13, Antioch - Priest Lake
District 33 (Antoinette Lee)
Application fee paid by: DRH INC CONTROLLED DISBR ACCT.

A request to rezone from AR2a to RS10 SP zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres), requested by D.R. Horton, applicant; Thaddeus Dale Jenkins and Donald W. Jenkins, JR., ETUX, owners.



Percy Cove – Maxwell Rd.
Preliminary SP Plan

PEPPERTREE
FOREST

DAVENPORT
DOWNS

NEW LIVING
HOPE CHURCH

US ARMY CORPS OF ENGINEERS
PERCY PRIEST RESERVOIR

MAP 176 PARCEL 22.00
W. DONALD JENKINS,
JR, ET UX

MAP 176 PARCEL 49.00
THADDEUS DALE
JENKINS

MAP 176 PARCEL 48.00
W. DONALD JENKINS,
JR, ET UX

US ARMY CORPS OF ENGINEERS
PERCY PRIEST RESERVOIR

D.R. HORTON
HERITAGE LANDING

HURRICANE CREEK

034

RUTHERFORD COUNTY



Lot Count

- A- 12
- B- 62
- C- 12

Pedestrian access to Percy Priest WMA / US Army Corps of Engineers property

US Army Corps of Engineers
Percy Priest Reservoir

Traffic calming speed humps (Typ.)

Street light (Typ.)



New Living Hope Church



US Army Corps of Engineers
Percy Priest Reservoir

Sidewalk connection to Heritage Landing to provide continuous pedestrian access from this property to eastern end of the Peppertree Forest subdivision at Flagstone Drive

Community walking trail with connections to amenity area and public sidewalk



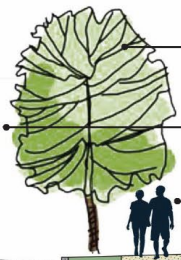
Lot Types	
A	- 75' x 125' (9,000 SF MIN) Alley Loaded
B	- 40' x 125' (5,000 SF MIN) Front Loaded
C	- 40' x 125' (5,000 SF MIN) Alley Loaded
Open Space	
8.75 Acres	
Total Area	
24.61 Acres	

Heritage Landing Community

Open Space Community
Park / Dog Park
0.75 Acres

Hurricane Creek

035



4' Planting Strip

Mill and overlay full width of roadway

5' Sidewalk

MAXWELL ROAD IMPROVEMENTS
* Roadway improvement shall comply with NDOT / Public works standard section ST - 252



Conceptual Elevations





Conceptual Elevations

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1346

Mr. President –

I hereby move to amend Ordinance No. BL2022-1346 as follows:

I. By amending Section 3 by amending the proposed subsection C.1 of Section 17.12.060 as follows:

C. Special Height Regulations for Single-Family and Two-Family Dwellings Within the Urban Zoning Overlay District.

1. Single-family and two-family dwellings shall not exceed three stories to a maximum height of forty-five feet. Maximum height shall be measured from either the ~~natural~~ finished grade or, if present, from the ceiling of an exposed basement not more than seven feet above the finished grade. Finished grade shall be determined based on the average elevation of the four most exterior corners of the structure, to the eave or roof deck. Finished grade is the final ground elevation.

INTRODUCED BY:

Kathleen Murphy
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1357

Mr. President –

I hereby move to amend Ordinance No. BL2022-1357 as follows:

- I. By Adding a new Section 2 as follows and renumbering all subsequent sections:

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on various maps of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

INTRODUCED BY:

Brandon Taylor
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1358

Mr. President –

I hereby move to amend Ordinance No. BL2022-1358 as follows:

- I. By deleting Section 2 in its entirety and replacing it with the following:

~~Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.~~

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 092 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

- II. By adding a new Section 8 as follows and renumbering subsequent sections:
Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

INTRODUCED BY:

Freddie O'Connell
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1360

Mr. President –

I hereby move to amend Ordinance No. BL2022-1360 as follows:

- I. By deleting Section 2 in its entirety and replacing it with the following:

~~Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.~~

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 069 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

- II. By adding a new Section 8 as follows and renumbering subsequent sections:
Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1361

Mr. President –

I hereby move to amend Ordinance No. BL2022-1361 as follows:

- I. By Adding a new Section 2 as follows and renumbering all subsequent sections:

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 069 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1362

Mr. President –

I hereby move to amend Ordinance No. BL2022-1362 as follows:

- I. By Adding a new Section 2 as follows and renumbering all subsequent sections:

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 069 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1363

Mr. President –

I hereby move to amend Ordinance No. BL2022-1363 as follows:

- I. By deleting Section 2 in its entirety and replacing it with the following:

~~Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.~~

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 117 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

- II. By adding a new Section 8 as follows and renumbering subsequent sections:
Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

INTRODUCED BY:

Russ Pulley
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1366

Mr. President –

I hereby move to amend Ordinance No. BL2022-1366 as follows:

- I. By Adding a new Section 2 as follows and renumbering all subsequent sections:

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 022 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

INTRODUCED BY:

Jonathan Hall
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1367

Mr. President –

I hereby move to amend Ordinance No. BL2022-1367 as follows:

- I. By Adding a new Section 2 as follows and renumbering all subsequent sections:

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 051 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

INTRODUCED BY:

Emily Benedict
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2022-1368

Mr. President –

I hereby move to amend Ordinance No. BL2022-1368 as follows:

- I. By Adding a new Section 2 as follows and renumbering all subsequent sections:

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 050 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

INTRODUCED BY:

Nancy VanReece
Member of Council

SUBSTITUTE RESOLUTION NO. RS2022-1666

A Resolution authorizing the Metropolitan Development and Housing Agency to negotiate and enter into a PILOT Agreement and accept payments in lieu of ad valorem taxes with respect to a multi-family housing project located at 619 North Main Street known as Stone Bridge Lofts.

WHEREAS, Tennessee Code Annotated 13-20-104 (“the Act”) authorizes a Metropolitan Government for which a housing authority is created to delegate to such housing authority the authority to negotiate and accept payments in lieu of ad valorem taxes (“In Lieu of Tax Payments”) from the housing authority’s lessees operating low-income housing tax credit property (“LIHTC Property”) upon a finding that such payments are deemed to be in furtherance of the housing authority’s public purposes; and

WHEREAS, the Metropolitan Development and Housing Agency (“MDHA”) was created pursuant to state law and is the housing authority for the Metropolitan Government; and

WHEREAS, by Ordinance No. BL2015-1281 as amended by Ordinance Nos. BL2016-334 and BL2016-435 (the “LIHTC Ordinance”), the Metropolitan Council (i) authorized MDHA to negotiate and accept In Lieu of Tax Payments from qualified lessees of LIHTC Property owned by MDHA and (ii) approved MDHA’s program for determining qualifications and eligibility for such In Lieu of Tax Payments, a copy of which was attached to the LIHTC Ordinance (the “PILOT Program”); and

WHEREAS, the Metropolitan Council approved an annual tax abatement not to exceed \$2,500,000; and

WHEREAS, a balance in the amount of annual funding available for LIHTC’s is currently \$1,919,579 after accounting for Clarksville Pike (\$458,242) and Dickerson Flats (\$122,179).

WHEREAS, 619 at Old Stone Bridge Crossings, LP (“Owner”) plans to acquire land located at 619 North Main Street (the “Project Site”); and

WHEREAS, Owner has proposed that an apartment project consisting of approximately 311 units restricted to individuals and families earning 60% or less of the Area Median Income (AMI) utilizing income averaging, known as Stone Bridge Lofts, be constructed on the Project Site by Owner and operated as a LIHTC Property (the “Project”); and

WHEREAS, the Board of Commissioners of MDHA has approved MDHA’s taking title to the Project Site for the purpose of facilitating an in lieu of tax agreement with the Owner, a copy of which is attached hereto as Exhibit A (the “PILOT Agreement”) and authorized the Executive Director of MDHA to take all actions on behalf of MDHA to (i) take title to the property, (ii) lease the Project Site and the Project to Owner, (iii) enter into the PILOT Agreement, and (iv) submit the PILOT Agreement to the Metropolitan Council for approval as required by the Act and the PILOT Ordinance; and

WHEREAS, the PILOT Agreement has been submitted to the Metropolitan Planning Commission which has recommended approval and provided a list of other LIHTC properties in the census tract; and

WHEREAS, MDHA has certified that the Project is consistent with MDHA's Consolidated Plan for Nashville-Davidson County and that there are no other PILOT agreements in effect in the same census tract of the Project Site; and

WHEREAS, those portions of the Project and the Project Site owned by MDHA will be exempt from ad valorem taxation pursuant to Tennessee Code Annotated 67-5-206; and

WHEREAS, the Owner has agreed to make annual PILOT payments payable to the Metropolitan Government in accordance with the attached PILOT Agreement; and

WHEREAS, the value of the project when completed is estimated to be \$44,259,316 based on an income evaluation of the Project and its corresponding tax credits;

WHEREAS, for the purpose of the \$2,500,000 annual cap set forth in the PILOT Ordinance, the difference between the annual in lieu of tax payment payable under the PILOT Agreement and the projected real property ad valorem taxes that would otherwise be payable with respect to the Project in the first tax year after completion of the Project is \$470,653; and

WHEREAS, MDHA's entering into the PILOT Agreement to facilitate the Project is in the interest and welfare of the citizens of the Metropolitan Government and will further MDHA's public purposes by providing financial incentives for construction and rehabilitation of affordable housing units through the federally sponsored low income housing tax credit program resulting in a positive impact on the supply of affordable housing in Davidson County; and

WHEREAS, MDHA has submitted the PILOT Agreement to the Metropolitan Council for approval as required by the Act and the PILOT Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1: That the Council of the Metropolitan Government finds that MDHA's entering into the PILOT Agreement and acceptance of payments in lieu of ad valorem taxes with respect to the Project Site and the Project is in furtherance of the MDHA's public purpose of providing for and facilitating an adequate supply of affordable housing and in furtherance of the other public purposes described above.

Section 2: That the PILOT Agreement and the Project comply with the PILOT Ordinance and the PILOT Program.

Section 3: The Council of the Metropolitan Government finds that for the purpose of the \$2,500,000 annual cap set forth in the PILOT Ordinance, the difference between the annual in lieu of tax payment payable under the attached PILOT Agreement and the projected real property ad valorem taxes that would otherwise be payable with respect to the Project in the first tax year after completion of the Project is \$470,653.

Section 4: That the Council of the Metropolitan Government hereby approves the terms of MDHA's PILOT Agreement with the Owner in the form attached as Exhibit A.

Section 5: That this Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Zach Young
Sean Parker
Zulfat Suara
Members of Council

AMENDMENT NO. __
TO
RESOLUTION NO. RS2022-1685

Mr. President –

I move to amend Resolution No. RS2022-1685 as follows:

I. By amending Section 2 by deleting it in its entirety and substituting therefore the following:

Section 2. The Metropolitan Council further resolves that ~~it desires to discuss with its willingness to host the 2024 RNC National Nominating Convention would be expressly contingent upon~~ our State of Tennessee partners ~~enabling legislation related to our having the authority to impose impact fees consistent with the remainder of the counties in the Nashville metropolitan area~~ adopting enabling legislation providing Davidson County with authority to apply (a) impact fees consistent with the remainder of the counties in the Nashville metropolitan area, and (b) inclusionary zoning as enacted under Ordinance No. BL2016-133 as substituted.

INTRODUCED BY:

Burkley Allen
Member of Council, At-Large

SUBSTITUTE RESOLUTION NO. RS2022-1686

A Resolution opposing the Republican National Convention in Nashville and Davidson County.

WHEREAS, Nashville is a city for all people that has a history of coming together in times of need and working alongside one another; and

WHEREAS, Nashville is protective of its citizens and will not tolerate any potential threats to its citizenry; and

WHEREAS, the primary mission of this Council is to support the United States and Tennessee Constitutions and Our Metro Charter and share its values; and

WHEREAS, the political discourse in this Country has become increasingly volatile; and

WHEREAS, while individuals of all political alignments were once able to work together, now some seem intent on sowing hatred and spreading misinformation; and

WHEREAS, some of these same individuals have refused to condemn white supremacy and have spread misinformation about the COVID-19 virus and the COVID-19 vaccination; and

WHEREAS, some have also gone so far as to support insurrection, treason and sedition; and

WHEREAS, some continue to oppose common-sense gun ownership rules and regulations, despite more than 250 mass shootings in the United States so far this year, including 27 school shootings in which 56 people have been injured and 24 children killed; and

WHEREAS, it is important that the City of Nashville and this Body stand together to not only support our core values and beliefs but also proudly and publicly proclaim the same to our citizens, our state, our country and the world.

~~WHEREAS, the primary mission of the Republican Party is to elect Republicans who support the United States Constitution and share its values; and~~

~~WHEREAS, despite this national mission, and at great detriment to our nation, candidates promoted by the Republican National Convention (RNC) have become increasingly volatile; and~~

~~WHEREAS, while individuals of all political alignments were once able to work together, some members of the Republican Party now sow hatred and spread misinformation; and~~

~~WHEREAS, some elected Republicans have refused to condemn white supremacy and have spread misinformation about the COVID-19 virus and the COVID-19 vaccination; and~~

~~WHEREAS, some elected Republicans have also refused to accept the results of the 2020 presidential election, leading to the insurrection at the United States Capitol on January 6, 2021; and~~

~~WHEREAS, in the aftermath of January 6, many Republican officials have supported or refused to condemn the attempted insurrection; and~~

~~WHEREAS, many Republican officials also continue to oppose common sense gun ownership, despite more than 250 mass shootings in the United States so far this year, including 27 school shootings in which 56 people have been injured and 24 children killed; and~~

~~WHEREAS, it is important that the City of Nashville stand together to oppose violent rhetoric and ideology displayed by some in the Republican Party; and~~

~~WHEREAS, in this unstable political time, inviting a political convention of any party to Nashville and Davidson County brings with it security concerns as well as concerns over increasingly divisive rhetoric; and~~

~~WHEREAS, Milwaukee, Wisconsin, is also under consideration as the site of the RNC in 2024; and~~

~~WHEREAS, the RNC's presence in Nashville in 2024 is inappropriate, both due to the increasingly hateful rhetoric in the Republican Party and the cost and security concerns that a major political event brings with it.~~

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Metropolitan County Council hereby goes on record as opposing treason, insurrection and sedition, opposing intolerance in any form or fashion, opposing hateful rhetoric, misinformation and untruths, or even the threat of any of these actions, and supporting a common sense interpretation of the Constitution that protects the healthcare rights of our female citizens and allows for reasonable common sense regulation of our Second Amendment right to bear arms. ~~as opposing the Republican National Convention within Nashville and Davidson County.~~

Section 2. That the Metropolitan County Council further goes on record as being opposed to events in our city by any organization who supports, condones, threatens, advocates for, or participates in treason, insurrection or sedition against the United States of America or its duly elected Government. ~~discourages other city leaders, including leaders in commerce, education, and elected office, from participating in or supporting any political convention, especially financially, within Nashville and Davidson County.~~

Section 3. This Resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Sharon Hurt
Member of Council

RESOLUTION NO. _____

A resolution approving amendment two to a Homeless Management Information System Capacity Building Project grant agreement between the U.S. Department of Housing and Urban Development (HUD) and the Metropolitan Government, acting by and through the Social Services Department, to contribute to the national effort to end homelessness.

WHEREAS, the Metropolitan Government, acting by and through the Social Services Department, previously entered into a grant agreement with the U.S. Department of Housing and Urban Development (HUD), to contribute to the national effort to end homelessness approved by RS2019-63; and,

WHEREAS, the parties wish to amend the grant agreement to extend the end date of the grant from September 30, 2022 to June 30, 2023, a copy of which amendment two is attached hereto; and,

WHEREAS, it is to the benefit of the citizens of the Metropolitan Government of Nashville and Davidson County that amendment two be approved.

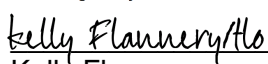
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That amendment two to the grant by and between the U.S. Department of Housing and Urban Development (HUD) and the Metropolitan Government, acting by and through the Metropolitan Social Services Department, to contribute to the national effort to end homelessness, a copy of which amendment two is attached hereto and incorporated herein, is hereby approved, and the Metropolitan Mayor is authorized to execute the same.

Section 2. That this resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED AS TO AVAILABILITY OF FUNDS:

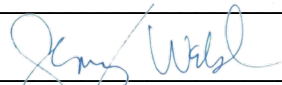
DocuSigned by:



Kelly Flannery
Director of Finance

INTRODUCED BY:

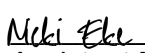




Member(s) of Council

APPROVED AS TO FORM AND AND LEGALITY:

DocuSigned by:



Meli Elie
Assistant Metropolitan Attorney

JOHN COOPER
MAYOR

RENEE PRATT
EXECUTIVE DIRECTOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



METROPOLITAN SOCIAL SERVICES
800 2ND AVENUE NORTH, SUITE 100
NASHVILLE, TENNESSEE 37201

To Whom It May Concern,

Social Services is requesting a late file for the extension of our HMIS Capacity Building Grant. This is due to the grantors needing it back within time frame that does not allow it to go through the standard Metro grant process that takes over a month. There is nothing in the contract changing other than the extension of it by nine months.

Andrew Sullivan
CFO
Metro Social Service

A handwritten signature in blue ink, appearing to read "Andrew Sullivan".

GRANT SUMMARY SHEET

Grant Name: HUD Homeless Management Information System (HMIS) 19-20
Amend. 2

Department: SOCIAL SERVICES

Grantor: U.S. DEPARTMENT OF HOUSING & URBAN
DEVELOPMENT

**Pass-Through Grantor
(If applicable):**

Total Award this Action: \$0.00

Cash Match Amount \$0.00

Department Contact:

Status: AMENDMENT

Program Description:

Transmittal of Assignment and Assumption Grant Agreement Amendmend from U.S. Department of Housing and Urban Development (HUD) for the Homless Management Information System(HMIS). Grant was awarded to Metropolitan Development and Housing Agency (MDHA). Amend. 2 extends the end date of the grant to June 30, 2023. No changes to the funding.

Plan for continuation of services upon grant expiration:

We plan to apply for continued funding in future periods; in addition private donations will be generated to continue this effort.

Grants Tracking Form

Part One

Pre-Application <input type="radio"/>		Application <input type="radio"/>		Award Acceptance <input type="radio"/>		Contract Amendment <input checked="" type="radio"/>	
Department	Dept. No.	Contact				Phone	Fax
SOCIAL SERVICES	037						
Grant Name:	HUD Homeless Management Information System (HMIS) 19-20 Amend. 2						
Grantor:	U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT				Other:		
Grant Period From:	09/30/19	(applications only) Anticipated Application Date:					
Grant Period To:	06/30/23	(applications only) Application Deadline:					
Funding Type:	FED DIRECT	Multi-Department Grant		<input type="checkbox"/> If yes, list below.			
Pass-Thru:	Select Pass-Thru --- >	Outside Consultant Project:		<input type="checkbox"/>			
Award Type:	COMPETITIVE	Total Award:		\$0.00			
Status:	AMENDMENT	Metro Cash Match:		\$0.00			
Metro Category:	Est. Prior.	Metro In-Kind Match:		\$0.00			
CFDA #	14.261	Is Council approval required?		<input checked="" type="checkbox"/>			
Project Description:						Applic. Submitted Electronically?	<input type="checkbox"/>
Transmittal of Assignment and Assumption Grant Agreement Amendmend from U.S. Department of Housing and Urban Development (HUD) for the Homless Management Information System(HMIS). Grant was awarded to Metropolitan Development and Housing Agency (MDHA). Amendment 2 extends the end date of the grant to June 30, 2023. No changes to the funding.							
Plan for continuation of service after expiration of grant/Budgetary Impact:							
We plan to apply for continued funding in future periods; in addition private donations will be generated to continue this effort.							
How is Match Determined?							
Fixed Amount of \$		or		% of Grant		Other: <input type="checkbox"/>	
Explanation for "Other" means of determining match:							
For this Metro FY, how much of the required local Metro cash match:							
Is already in department budget?				Fund	Business Unit		
Is not budgeted?				Proposed Source of Match:			
(Indicate Match Amount & Source for Remaining Grant Years in Budget Below)							
Other:							
Number of FTEs the grant will fund:		0.00		Actual number of positions added:		0.00	
Departmental Indirect Cost Rate		34.97%		Indirect Cost of Grant to Metro:			
*Indirect Costs allowed? <input type="radio"/> Yes <input checked="" type="radio"/> No		% Allow.		Ind. Cost Requested from Grantor:		\$0.00 in budget	
*(If "No", please attach documentation from the grantor that indirect costs are not allowable. See Instructions)							
Draw down allowable? <input type="checkbox"/>							
Metro or Community-based Partners:							

Part Two

Grant Budget										
Budget Year	Metro Fiscal Year	Federal Grantor	State Grantor	Other Grantor	Local Match Cash	Match Source (Fund, BU)	Local Match In-Kind	Total Grant Each Year	Indirect Cost to Metro	Ind. Cost Neg. from Grantor
Yr 1	FY21	\$50,000.00						\$50,000.00	\$17,485.00	\$0.00
Yr 2	FY22	\$50,000.00						\$50,000.00	\$17,485.00	\$0.00
Yr 3	FY23	\$50,000.00						\$50,000.00	\$17,485.00	\$0.00
Yr 4	FY23									
Yr 5	FY24									
Total		\$150,000.00						\$150,000.00	\$52,455.00	\$0.00
Date Awarded:				07/18/22	Tot. Awarded:		\$0.00	Contract#:		TN0321H4J041800-2
(or) Date Denied:					Reason:					
(or) Date Withdrawn:					Reason:					

Contact: vaughn.wilson@nashville.gov

GCP Rec'd
07/29/22

GCP Approved
07/29/22

VW



Grant Number: TN0321H4J041800
Tax ID number: 62-0694743
UEI: LGZLHP6ZHM55

**AMENDMENT EXTENDING THE TERM OF THE
HOMELESS MANAGEMENT INFORMATION SYSTEM CAPACITY BUILDING
PROJECT GRANT AGREEMENT**

This Amendment is made by and between the United States Department of Housing and Urban Development (HUD) and Metropolitan Social Services of Nashville & Davidson County, Inc (the Recipient).

RECITALS

1. HUD and the Recipient entered into a Homeless Management Information System Capacity Building Project Grant Agreement dated September 30, 2019, Grant No, TN0321H4J041800 which expires September 30, 2022.
2. The Recipient has requested an extension to resume work on grant activities that were delayed due to the COVID-19 pandemic and the high turnover rate of HMIS staff. This extension will allow time to train new staff on the HMIS software as well as attend conferences.

AGREEMENTS

The Grant Agreement is hereby amended as follows:

1. The term of the Grant Agreement is extended through June 30, 2023.

This Amendment to the Grant Agreement constitutes the entire agreement of the parties as to amendment of the Grant Agreement and will become effective only upon the execution hereof by all parties. The remaining terms of the Grant Agreement remain in full force and effect.

The parties, on the dates set forth below their respective signatures, hereby execute this Amendment to Grant Agreement, as follows:



UNITED STATES OF AMERICA
Department of Housing and Urban Development

By: The Secretary

By: _____

[Handwritten Signature]

(Signature)

DAS

(Title)

7/18/22

(Date)

Recipient

By: _____

(Authorized signatory)

(Type in name of authorized signatory)

(Date)

**SIGNATURE PAGE
FOR
GRANT NO. HUD Homeless Management Information System (HMIS) 19-20
Amend. 2**

IN WITNESS WHEREOF, the parties have by their duly authorized representatives set their signatures.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Renee Pratt
Renee Pratt, Executive Director
Metro Social Services

7/22/2022
Date

**APPROVED AS TO AVAILABILITY
OF FUNDS:**

DocuSigned by:

Kelly Flannery/Ho
Kelly Flannery, Director
Department of Finance

7/29/2022
Date

APPROVED AS TO RISK AND INSURANCE:

DocuSigned by:

Balogun Cobb
Director of Insurance

7/29/2022
Date

**APPROVED AS TO FORM AND
LEGALITY:**

DocuSigned by:

Meki Eke
Metropolitan Attorney

7/29/2022
Date

"See Previous Page"
John Cooper
Metropolitan Mayor

Date

ATTEST:

Metropolitan Clerk

Date

ORDINANCE NO. _____

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 the preliminary plan for property located at Mulberry Downs Circle (unnumbered) and a portion of property located at Dickerson Pike (unnumbered), approximately 930 feet west of Dickerson Pike, (25.43 acres), to clarify language in Ordinance No. BL2022-1310 to set the maximum allowed residential units to 149 multi-family residential units, all of which is described herein (Proposal No. 2022SP-014-001).

WHEREAS, Ordinance No. BL2022-1310 contained a typographical error where the maximum number of units permitted was inconsistent in different sections of the ordinance; and

WHEREAS, an amendment to the Specific Plan enacted pursuant to Ordinance No. BL2022-1310 is necessary to clarify the correct number of units.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing the preliminary plan for property located at Mulberry Downs Circle (unnumbered) and a portion of property located at Dickerson Pike (unnumbered), approximately 930 feet west of Dickerson Pike, (25.43 acres), to permit up to 149 multi-family units, being Property Parcel Nos 173 and a portion of Property Parcel NO. 046 as designated on Map 050-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 050 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted that the uses of this SP shall be limited to all uses listed in SP plan approved by the Council pursuant to BL2022-1310. Multi-family residential is limited to a maximum of 149 units

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

1. All applicable requirements specified in BL2022-1310 and BL2022-1311 not specifically being amended under this application shall remain in effect.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the

conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

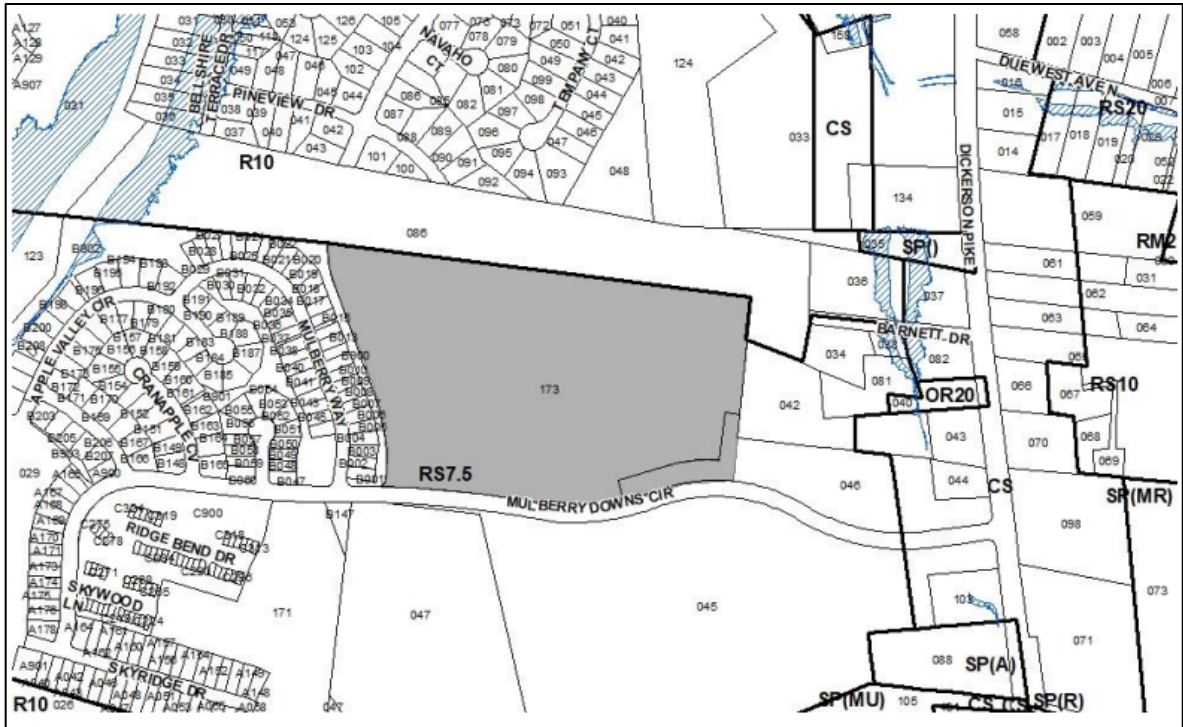
Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Jennifer Gamble
Member of Council

2022SP-014-001
MULBERRY DOWNS
Map 050, Parcel(s) 173
Map 050, Part of Parcel(s) 046
Subarea 02, Parkwood - Union Hill
District 03 (Jennifer Gamble)
Application fee paid by: Alfred Benesch & Company

A request to amend the preliminary plan for property located at Mulberry Downs Circle (unnumbered) and a portion of property located at Dickerson Pike (unnumbered), approximately 930 feet west of Dickerson Pike, (25.43 acres), to clarify language in Ordinance No. BL2022-1310 to set the maximum allowed residential units to 149 multi-family residential units, requested by Alfred Benesch & Company, applicant; Sallie R. Hicks Family, LLC, owner.



**Mulberry Downs Specific Plan
Case No. 2022SP-014-001**

**Preliminary Specific Plan Application
Revision No. 3 - March 15, 2022**

Alfred Benesch & Company



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- 2 Project Information**
- 3 Existing Conditions - Boundary Survey**
- 4 Existing Conditions**
- 5 Site Plan**
- 6 Sight Distance Exhibit**
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Project Information

SP Name: Mulberry Downs

Case No: 2022SP-014-001

Council District: 03

Council Member: Jennifer Gamble

Parcel Owner Address: 4509 Alcott Dr. C/O George T. Hicks
Nashville, TN 37215

Owner of Record: Sallier R. Hicks Family, LLC

Existing Zoning: RS7.5

Proposed Fall Back Zoning: RM9

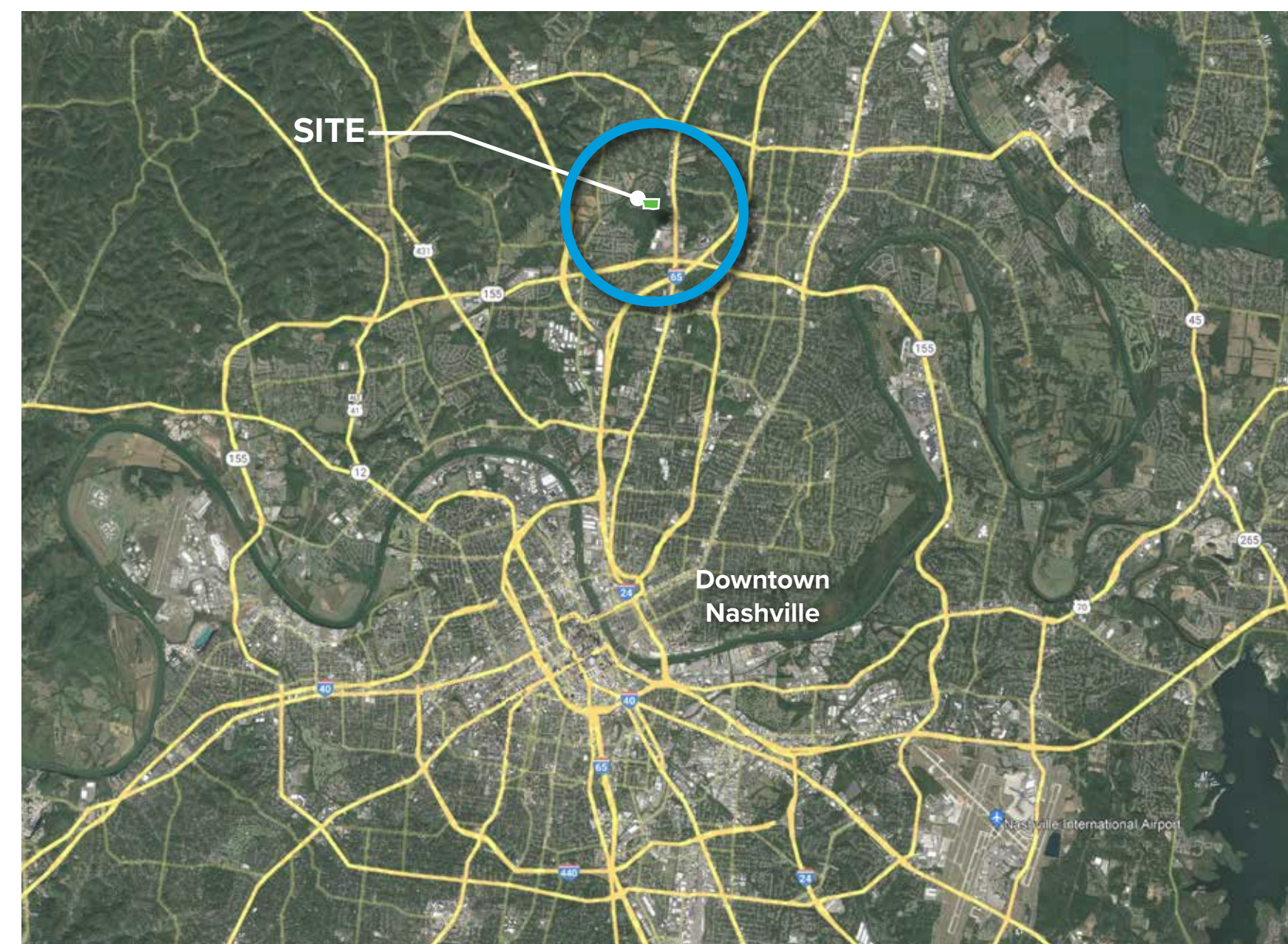
Developer: BBDB Investments, LLC
1000 Health Park Dr., Ste. 150
Brentwood, TN 37027
Darek Bell
whiskeydarek@gmail.com

Civil Engineer: Alfred Benesch & Company
401 Church St. Ste 1600
Nashville, TN 37219
April Andersen, PLA
aandersen@benesch.com
615-370-6079

Note:
According to the FEMA FIRM MAP #47037C0119H, dated April 5, 2017, the project site is considered Zone X and is located outside the 500 year floodplain.

Project Purpose

The purpose of this Specific Plan (SP) is to receive approval for the development of a multi-family residential project containing 149 townhomes as presented within the following plan documents.



Overall Vicinity



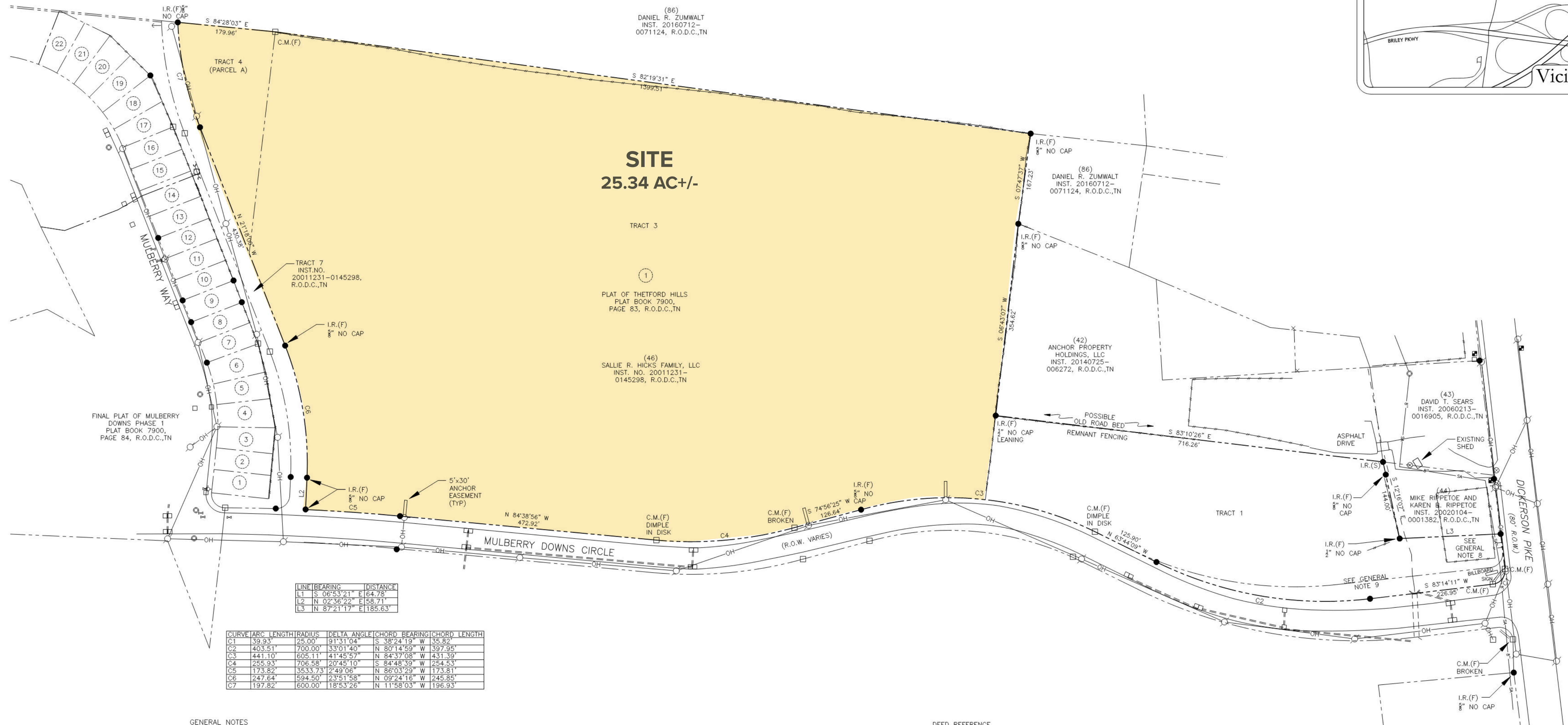
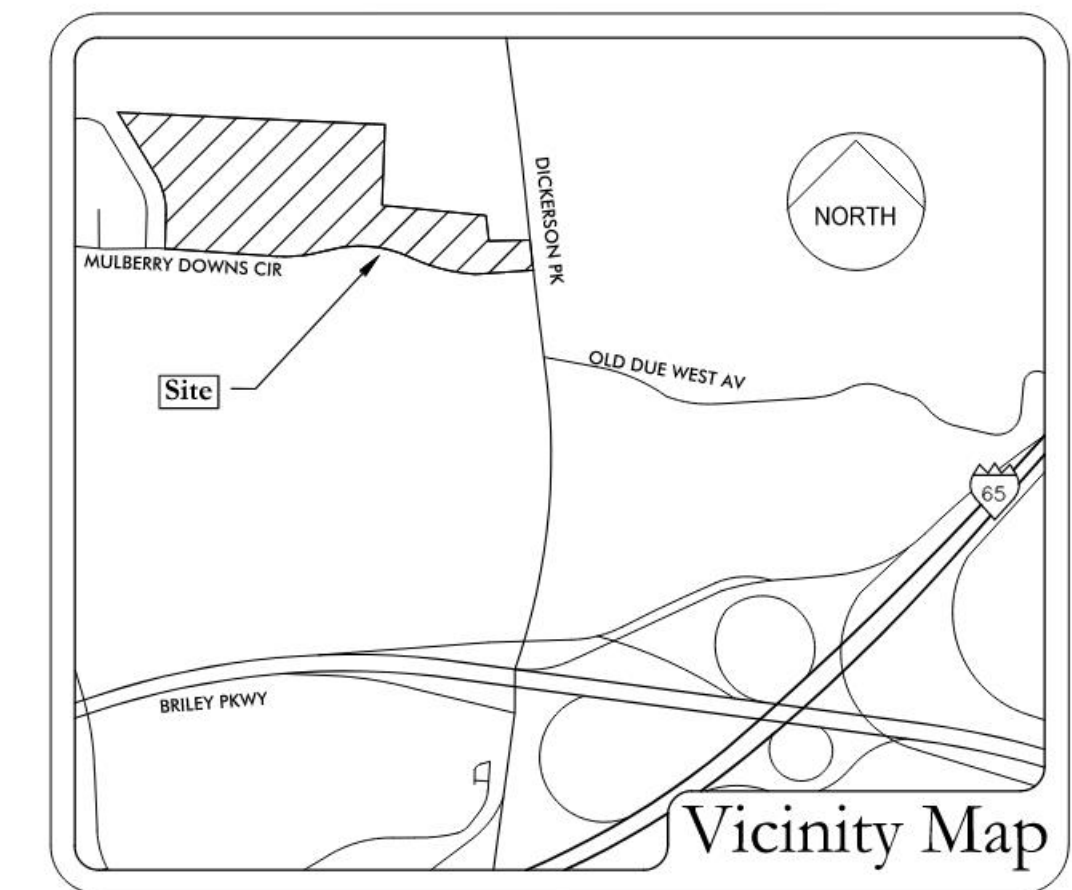
Site Location

General Plan Consistency

- Located just north of downtown Nashville within the T3-NE (T3 Suburban Neighborhood Evolving) Policy Area.
- T3-NE areas are intended to mimic surrounding suburban residential patterns while providing moderate-density residential neighborhoods that provide connectivity and sensitivity to the environment with creative building and site development techniques.
- Contains approximately 25.43 acres of land area.
- By continuing the public street connections from the neighboring development (Pineview Cottages), this site plan provides strong connectivity to the existing neighborhoods and the future commercial along Dickerson Pike.
- Sidewalks are provided along Mulberry Downs Circle at the property boundary. They will continue to Dickerson Pike once the remaining acreage of this parcel is developed.
- Areas of conservation have been considered and where possible, development averts these areas.

Existing Conditions - Boundary Survey

TOTAL AREA = 30.18 ACRES
= 1,314,723.0 S.F.



LINE	BEARING	DISTANCE
L1	S 06°53'21" E	64.78
L2	N 02°36'22" E	58.71
L3	N 87°21'17" E	185.63

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.93	25.00	91°31'04"	S 38°24'19" W	35.82
C2	403.51	700.00	33°01'40"	N 20°14'59" W	397.95
C3	441.10	605.11	41°45'57"	N 84°37'08" W	431.39
C4	255.93	706.58	20°45'10"	S 84°48'39" W	254.53
C5	173.82	353.73	7°49'06"	N 86°03'29" W	173.81
C6	247.64	594.50	23°31'58"	N 09°24'16" W	245.85
C7	197.82	600.00	18°53'26"	N 11°58'03" W	196.93

- GENERAL NOTES**
- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
 - DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 4703700119 H. EFFECTIVE DATE: APRIL 5, 2017.
 - UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
 - BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [CORS96 EPOCH2002].
 - PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
 - RIGHT OF WAY INFORMATION SHOWN ON DICKERSON PIKE (STATE ROUTE 11) WAS TAKEN FROM FEDERAL AID PROJECT NO. F-011-3(C) [FISCAL YEAR 1949] AS OBTAINED FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION. NO TAKING DOCUMENTS WERE FOUND BY SURVEYOR.
 - FENCING ENCROACHES UPON SUBJECT PROPERTY. UNWRITTEN RIGHTS MAY EXIST.
 - PLATTED IMPROVEMENTS [AS RECORDED IN THE BOUNDARY PLAT AND R.O.W. DEDICATION OF THETFORD HILLS, OF RECORD IN PLAT BOOK 7900, PAGE 83, R.O.D.C., TN] DIFFERS SIGNIFICANTLY FROM THE BUILT LOCATION AND RECOVERED MONUMENTS ALONG MULBERRY DOWNS CIRCLE.
 - A BILLBOARD EXISTS ON THE SUBJECT PROPERTY—SHOWN LOCATION IS APPROXIMATE. NO EASEMENT DOCUMENT FOUND.
 - A BRICK SIGN AND LANDSCAPE EASEMENT EXISTS NEAR THE INTERSECTION OF MULBERRY DOWNS CIRCLE AND DICKERSON PIKE. SHOWN LOCATION IS APPROXIMATE.
 - A SANITARY SEWER LINE MAY CROSS THE FRONT OF THE SUBJECT PROPERTY ALONG DICKERSON PIKE. NO MANHOLES WERE RECOVERED AT THE TIME OF SURVEY AND NO EASEMENT DOCUMENTS WERE FOUND BY SURVEYOR.

LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
C.M.P.	CORRUGATED METAL PIPE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
ANCHOR	
ELECTRIC METER	□
POWER POLE	○
SANITARY MANHOLE	⊙
INLET	⊕
WATER METER	⊖
WATER VALVE	⊗
FIRE HYDRANT	⊘
LOT NUMBER	(x)
PARCEL NUMBER	(x)
PROPERTY LINE	---
FENCE LINE	---
OVERHEAD UTILITIES	---OH---
DRAINAGE DITCH	---
WATER LINE	---
SANITARY LINE	---

DEED REFERENCE
TO: SALLIE R. HICKS FAMILY, LLC c/o GEORGE THOMAS HICKS, CHIEF MANAGER
RECORD: INSTRUMENT NO. 20011231-0145298, R.O.D.C., TENNESSEE

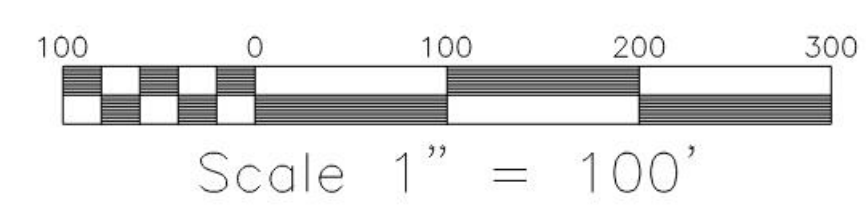
PLAT REFERENCE
FINAL PLAT OF THETFORD HILLS
RECORD: RECORD BOOK 7900, PAGE 83, R.O.D.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 46 ON TAX MAP 0-50

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.



CHRISTOPHER LYLE GOETZ TN RLS #2860
NOVEMBER 12, 2019
DATE



Boundary Survey

Being Parcel 46 on Tax Map 50
Nashville, Davidson County, Tennessee

Owner /Developer:
Sallie R. Hicks Family, LLC c/o
George Thomas Hicks, Chief Manager
4509 Alcott Drive
Nashville, TN 37215

Rev: November 12, 2019

Date: November 12, 2019

Dale & Associates

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



Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

Project # 14268.1

Sheet 1 of 1

Existing Conditions

EXISTING CONDITIONS NOTES:

1. ALFRED BENESCH & COMPANY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION AS PROVIDED. CONTRACTOR IS TO VERIFY ALL SURVEY INFORMATION AS NECESSARY AND TO ADVISE THE DESIGNER OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
2. BASE SURVEY INFORMATION PROVIDED BY METRO NASHVILLE DAVIDSON COUNTY GIS.
3. BASE SURVEY INFORMATION COMPILED FROM AVAILABLE CITY AND COUNTY MAPPING PROVIDED BY OTHERS AND MAY NOT BE ACCURATE, COMPLETE OR CURRENT.

EXISTING CONDITIONS KEY



Site Plan

SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION
 PARCEL NUMBER ID: A PORTION OF 0500004600
 COUNCIL DISTRICT: 03
 COUNCIL MEMBER: JENNIFER GAMBLE
 PARCEL OWNER: SALLIER R. HICKS FAMILY, LLC
 ADDRESS: 4509 ALCOTT DR. C/O NASHVILLE, TN 37215
 CITY, STATE:
 SP NAME: MULBERRY DOWNS
 SP CASE NUMBER: 2022SP-014-001
 REVISION DATE: 03-15-2022
 EXISTING ZONING: RS7.5
 FALL BACK ZONING: RM9
 APPLICANT: ALFRED BENESCH & COMPANY
 ADDRESS: 401 CHURCH STREET, SUITE 1600 NASHVILLE, TN 37219
 CITY, STATE: (615) 370-6079
 PHONE NO.: APRIL ANDERSEN, PLA
 CONTACT NAME: aanderesen@benesch.com
 EMAIL ADDRESS:
 FEMA MAP: FLOOD ZONE (ZONE X) 47037C0119H (APRIL 5, 2017)

SITE DATA
 LAND USE: MULTI-FAMILY RESIDENTIAL
 PROHIBITED USES: SHORT-TERM RENTAL PROPERTY, OWNER OCCUPIED
 SHORT-TERM RENTAL PROPERTY, NOT OWNER OCCUPIED

EXISTING ACREAGE: 30.76
 PROPOSED ACREAGE: 25.43
 DENSITY: 5.86 UNITS/ACRE
 NUMBER OF UNITS: 149

MAX BUILDING HEIGHT: 3 STORIES
 BUILDING FOOTPRINT AREA: 143,112 SQFT
 MAX ALLOWED FLOOR AREA RATIO (FAR): .60
 MAX. ALLOWED IMPERVIOUS SURFACE RATIO: .70

SETBACKS:
 PUBLIC STREET FRONT (MULBERRY DOWNS): 20 FT
 PUBLIC STREET FRONT (INTERNAL STREETS): 15 FT
 REAR: 20 FT
 SIDE: 10 FT

PARKING:
 REQUIRED: 298 TOTAL SPACES (2 / UNIT)
 PROPOSED: 149 GARAGE PARKED SPACES
 64 GUEST PARKING SPACES
 20 CLUBHOUSE SPACES
 382 TOTAL SPACES (2.43/UNIT)

LANDSCAPING BUFFER:
 RM9 TO R10 - TYPE B BUFFER - 20 FT

SP NOTES:

1. THE PURPOSE OF THIS SPECIFIC PLAN (SP) IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 149 TOWN HOME UNITS AS PRESENTED WITHIN THE FOLLOWING PLAN DOCUMENTS.
2. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. ACCORDING TO THE FEMA FIRM MAP #47037C0119H, DATED APRIL 5, 2017 THE PROJECT SITE IS CONSIDERED ZONE X AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.
5. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
6. VEGETATION STRIPS AND SIDEWALKS ARE SHOWN AS THEY ARE ANTICIPATED TO BE IMPLEMENTED ON THIS PROJECT. COORDINATION WITH METRO PLANNING, ZONING, AND METRO PUBLIC WORKS IS REQUIRED FOR VEGETATION AND SIDEWALK REQUIREMENTS.
7. IT IS ANTICIPATED THAT INDIVIDUAL 96 GALLON CONTAINERS FOR TRASH AND RECYCLING REMOVAL SHALL BE COORDINATED WITH A PRIVATE COMPANY FOR SITE DISPOSAL. AN AGREEMENT WILL BE COORDINATED WITH PROVIDER DURING FINAL SP.
8. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED WITH SUBMITTAL OF THE FINAL SP.
9. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
10. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM9 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUESTED OR APPLICATION.
11. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
12. A FULL LANDSCAPE PLAN WILL BE REQUIRED AT FINAL SP.
13. PROVIDED AT FINAL SP, RE-STRIPING OF THE EASTBOUND APPROACH OF MULBERRY DOWNS CIRCLE AT DICKERSON PIKE TO INCLUDE LEFT AND RIGHT TURN LANES AND ONE RECEIVING LANE.

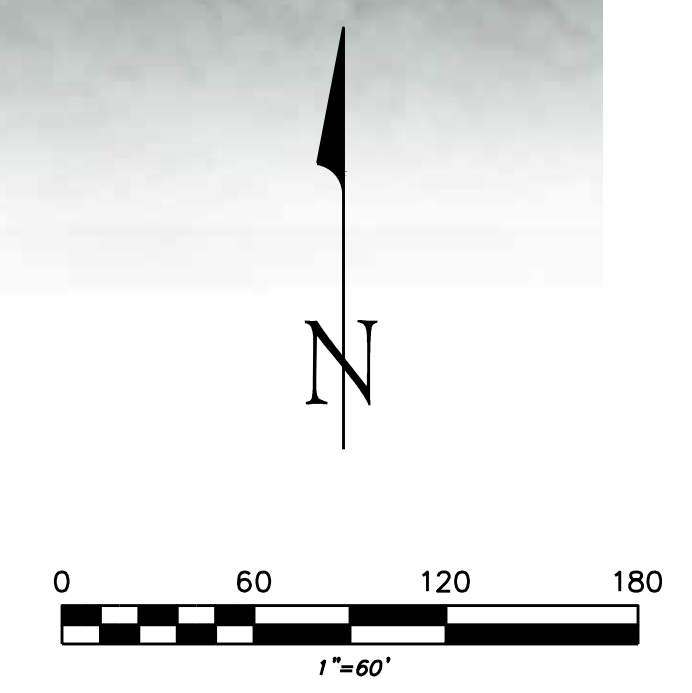


- SP DESIGN STANDARD NOTES:**
1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
 2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 3. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
 4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 5. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

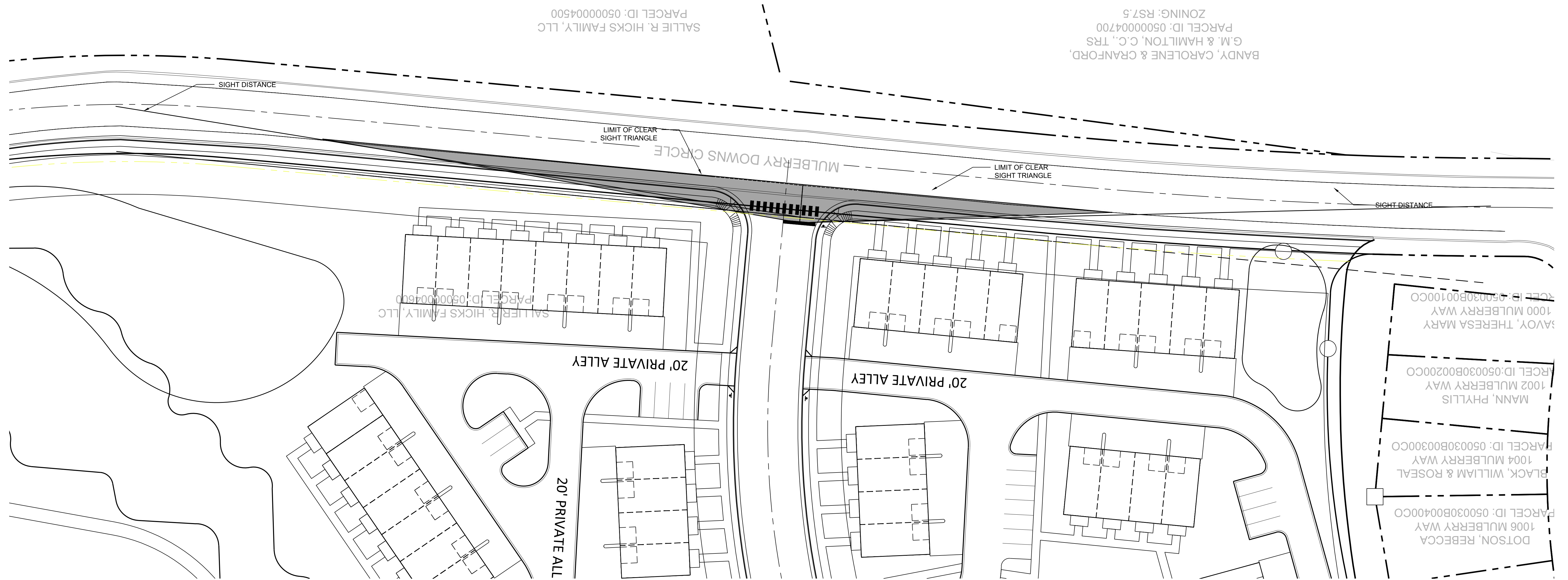
PLAN KEY

- 1 CONSERVATION / STEEP SLOPES
- 2 WATER QUALITY / DETENTION
- 3 FUTURE CONNECTIONS
- 4 65' x 80' CLUB HOUSE AMENITY POOL & AMENITIES DECK
- 5 MAIL KIOSK
- 6 TYPE 'B' LANDSCAPE BUFFER
- 7 GUEST PARKING
- 8 CLUBHOUSE PARKING
- 9 BICYCLE PARKING (8 SPACES)
- 10 8FT WALKING TRAIL
- 11 DEDICATED R.O.W. LINE

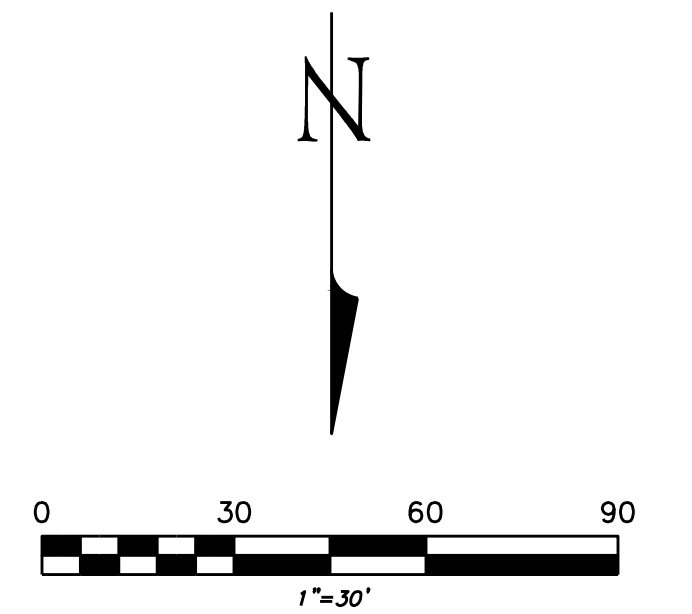
SEE SHEET 6 FOR SIGHT DISTANCE EXHIBIT



Sight Distance Exhibit



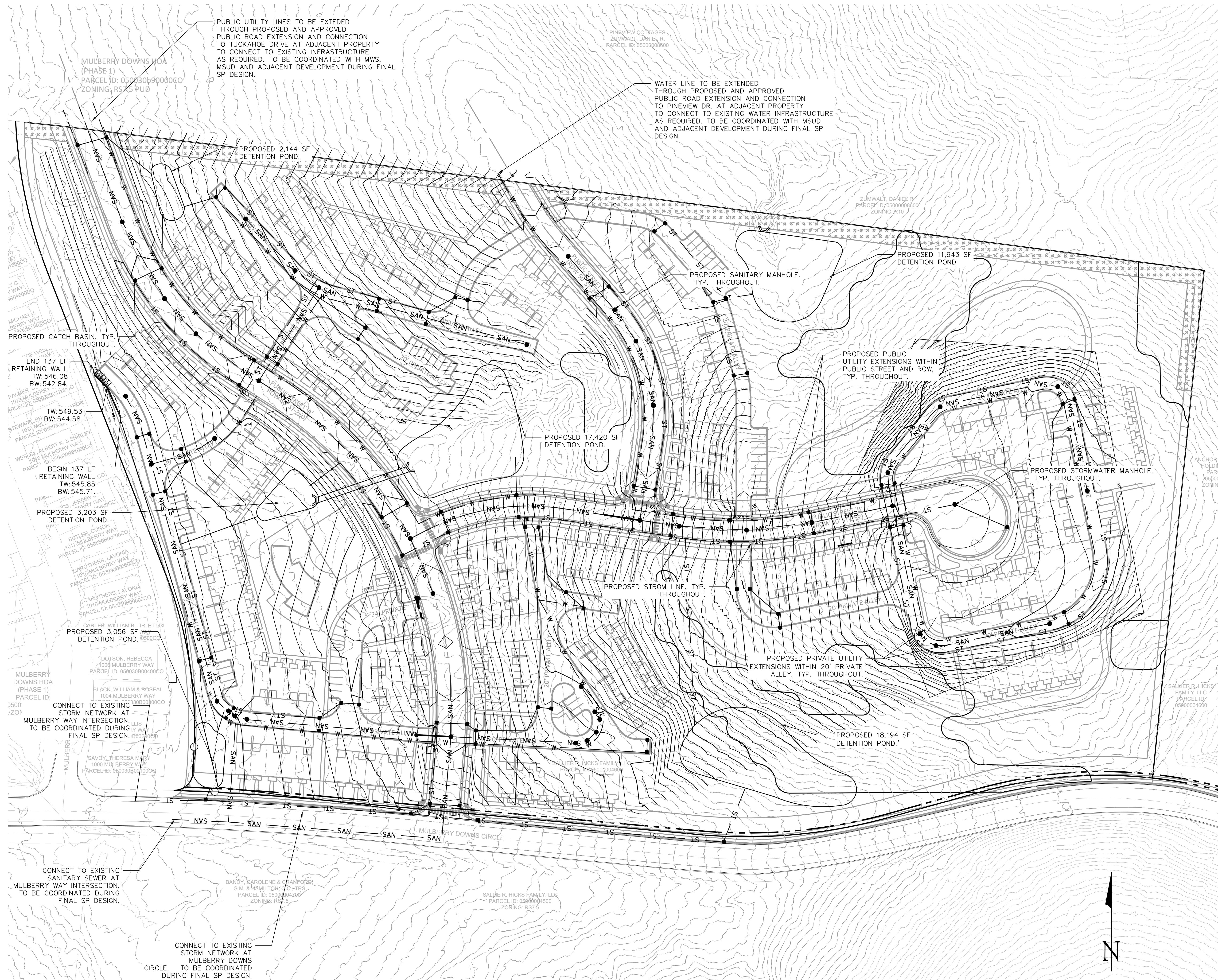
SIGHT DISTANCE NOTES:
 1. SIGHT DISTANCE HAS BEEN ANALYZED PER TDOT RD11-SD-3. DISTANCES HAVE BEEN CALCULATED USING 2 LANE UNDIVIDED ROADWAY AT 30 MPH WITH SU VEHICLES:
 $d=420'$, $dL=295'$, $dR=190'$



Grading, Drainage & Utility Plan

GRADING & DRAINAGE NOTES:

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. ALL BUILDING FOUNDATIONS THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION PONDS SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
4. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
5. AREA HELD FOR POTENTIAL UNDERGROUND DETENTION STRUCTURE OR PERMEABLE PAVEMENT FOR ADDITIONAL STORAGE. FINAL DESIGN TO BE COORDINATED WITH MWS DURING FINAL SP.
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 18" RCP).



AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1115

Mr. President –

I hereby move to amend Ordinance No. BL2022-1115 as follows:

1. By adding additional recitals at the end of the current recitals as follows:

WHEREAS, the Metro Council acknowledges that under current federal law at 8 U.S.C. §1373, a local government may not restrict any government official from sending or receiving information about the immigration status of any person; and

WHEREAS, the Metro Council acknowledges that under current state law at T.C.A. §7-68-101, et seq., a local government may not restrict any government official from communicating or cooperating with verifying or reporting the immigration status of any person; and

WHEREAS, consistent with these state and federal laws, the Metro Council hereby states its intention to not interfere with sending, receiving, verifying, or reporting the immigration status of any person; provided however, the Metro Council further states its intention to not allow the use of LPR data any more broadly or expansively for immigration enforcement than strictly required by applicable state and federal law.

2. By amending Section 1, proposed Metropolitan Code of Laws Section 13.08.080(G)(1)(a)(ii)(6), as follows:

(6) to assist any federal official in the identification, apprehension, detention, or removal of any person in connection with the immigration laws of the United States, except to the extent the use of the LPR system or LPR information is sought to verify or report the immigration status of any person.

SPONSORED BY:

Bob Mendes
Member of Council

SUBSTITUTE ORDINANCE NO. BL2022-1250

An Ordinance to amend Title 2 of the Metropolitan Code of Laws to create the Nashville Entertainment Commission.

WHEREAS, Tennessee's entertainment sector includes more than 28,000 workers at 1,500 businesses. Over the last decade, motion picture and video production has grown by 57 percent and music production has grown by 37 percent; and

WHEREAS, in order to manage and foster this growth, the Metropolitan Government desires to create a dedicated commission to assist and support the entertainment sector in Nashville and Davidson County; and

WHEREAS, a dedicated entertainment commission would help support and promote the entertainment industry, including its workforce, business services, and talent, by recruiting new entertainment projects to the state; and by helping local productions grow and enhance business; and

WHEREAS, an entertainment commission would foster Nashville and Davidson County's entertainment economy, including film, music, television, commercials, ~~video games and virtual reality projects~~ applied design, interactive media, and video games; and

WHEREAS, further, an entertainment commission that reflects the diversity of the residents of Nashville and Davidson County is important to the success of the entertainment industry in our community; and

WHEREAS, in 2006, the State of Tennessee, via the Tennessee Film Commission, passed the Visual Content Act to compete with cities and states that already had or would soon create film incentives in the form of rebates, and/or transferable tax credits; and

WHEREAS, the Tennessee Film Commission subsequently changed its brand to the Tennessee Entertainment Commission to include other entertainment industries; and

WHEREAS, in 2018 the Tennessee Entertainment Commission and Tennessee Department of Economic and Community Development ("ECD") proposed and secured the passage of legislation for an expansion of the Visual Content Act to enable incentives to include feature films, television, video games, animation, digital entertainment and music scoring; and

WHEREAS, in 2021 the Tennessee Entertainment Commission and ECD proposed and secured passage of legislation for a new Franchise and Excise ("F&E") Tax Credit that could be applied to all entertainment industry categories served by the Tennessee Entertainment Commission; and

WHEREAS, it is the desire of the Metropolitan Government for a newly created Nashville Entertainment Commission (NEC) ~~to be temporarily staffed by the Mayor's Office of Economic and Community Development while endeavoring to establish a permanent~~ that will work with the newly created Office of Music, Film and Entertainment ~~in the future~~; and

WHEREAS, the creation of an entertainment commission is to the benefit of the citizens of Nashville and Davidson County by recruiting out of town projects and utilizing local talent, as well as creating and staffing local projects that can contribute to tourism and tax revenue and allow our local talent to work in state.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 2 of the Metropolitan Code of Laws is hereby amended by creating a new Chapter 2.147 as follows:

Chapter 2.147 – Nashville Entertainment Commission

2.147.010 – Established.

There is hereby established a commission to be known as the “Nashville Entertainment Commission”, referred to in this chapter as “commission.”

2.147.020 – Definitions.

“Music industry” means commercial activity that involves the production, distribution, and sale of music. Occupations in the music industry include, but are not limited to, recording artists, musicians, songwriters, composers, music producers, record label executives, recording studio owners, recording engineers, music venue owners, performing rights organizations, and music marketing professionals.

“Film industry” means commercial activity that involves the production, distribution, and sale of film and television. Occupations in the film industry include, but are not limited to, actors, film and television studio executives, location scouts, screenwriters, directors, casting agents, film and television producers, crew members, editors, and film and television marketing professionals.

“Entertainment industry” means commercial activity that involves the production, distribution, and sale of entertainment, including the music industry and film industry. Occupations in the entertainment industry include, but are not limited to, occupations in the music industry, occupations in the film industry, managers, publicists, stylists, theatre companies, playwrights, theater directors, ~~location scouts~~, videographers, voiceover artists, video game designers, and video game developers, and other entertainment industry professionals.

2.147.030 – Membership and term of office.

A. The commission shall be composed of ~~45~~ 11 members. ~~Six~~ Three members shall be appointed by the metropolitan council, ~~four~~ three members shall be appointed by the mayor, and five members shall be nominated by members of the public and selected by the metropolitan council. Of the five members nominated by the public, one member shall be selected by the council from nominations submitted by the International Alliance of Theatrical Stage Employees (IATSE), one member shall be selected by the council from nominations submitted by the Screen Actors Guild - American Federation of Television and Radio Artists (SAG-AFTRA), and one member shall be selected by the council from nominations submitted by the American Federation of Musicians.

B. All members of the commission, including those members nominated by the public, shall hold occupations in either the film industry, music industry, and/or entertainment industry and must have at least five years of experience in their occupation. The five years of experience shall be representative of regional, national, and international work. Each member must demonstrate that they are able to recruit and/or market new productions to Nashville. No more than six members on the commission may be representatives from either the film industry or the music industry at any one time. One member must be a representative of an entertainment industry union, five members must be representatives of the music industry, five members must be representatives of the film industry, and four members must be representatives of the entertainment industry.

C. The commission shall be comprised of members that represent the diversity of the residents of Nashville and Davison County.

D. Members of the commission shall serve without compensation.

E. Except for the initial appointees, commission members shall serve staggered five-year terms. Of the initial members appointed, ~~three-two~~ members shall be appointed for one year, three members shall be appointed for two years, ~~three-two~~ members shall be appointed for three years, ~~three-two~~ members shall be appointed for four years, and ~~three-two~~ members shall be appointed for five years.

2.147.040 – Purpose of the commission.

The purpose of the commission shall be to:

- A. Create, market, promote and sustain relationships related to recruiting entertainment projects to Nashville and Davidson County and the development and promotion of the entertainment industry in Nashville and Davidson County. This will include promoting projects that involve multiple sectors of the entertainment industry; projects that promote economic development; and projects that create jobs related to the entertainment industry to local, regional, national and international companies. Promote the production of music, television, film, commercials, documentaries, music videos, and video games in Nashville and Davidson County;
- B. Promote an entertainment industry in Nashville and Davidson County that is diverse, inclusive, and welcoming to residents and businesses. Market Nashville and Davidson County to regional, national, and international opportunities;
- C. Assist with establishing and maintaining operational connectivity to franchise & excise tax incentives and other opportunities for recruitment, promotion, and development of entertainment projects. Promote job creation and economic development related to music, television, film, documentaries, music videos, and video games in Nashville and Davidson County; and
- D. Promote gender and racial equity in the entertainment industry.

2.147.045 – Initial goals of the commission.

The initial goals of the commission shall be to:

- A. Create a strong brand identity for Nashville and Davidson County, TN related to the creative economy;
- B. Be in the top 10 cities and counties in the United States for creative industries;
- C. Provide significant and sustained investment in the creative industries in Nashville; and
- D. Help Nashville and Davidson County grow its own workforce for the creative industry.

2.147.050 – Powers and duties.

In order to carry out and facilitate the commission's general purposes, it shall have authority to:

- A. Elect a chair and such other officers as it may deem necessary to carry out the functions and duties of the commission;

- B. Promulgate and maintain its own regulations and bylaws; and
- C. Conduct its affairs and select advisory committees including, but not limited to: the recruitment of entertainment to Nashville and Davidson County, development of local entertainment opportunities, and awareness of career and business opportunities in the entertainment industry and build educational partnerships with local and regional institutions. ~~or panels of experts as necessary to assist in the discharge of its duties.~~

2.147.060 – Staffing

~~The director of the mayor's office of economic and community development shall serve as executive director to the commission.~~

The executive director of the commission shall be appointed by the commission. Staff for the commission shall be provided for by the Metropolitan Government.

Section 2. This ordinance shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Joy Styles
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1344

Mr. President –

I hereby move to amend Ordinance No. BL2022-1344 as follows:

- I. By amending Section 1, proposed Metropolitan Code of Laws Section 5.34.020, subsection C, as follows:

C. 1. For the exercise of the privilege described herein, the following tax is imposed on new development within the area of the Metropolitan Government:

- (a) One dollar (\$1.00) per gross square foot of residential development; and
- (b) Two dollars (\$2.00) per gross square foot of non-residential development.

2. Within one year of the effective date set forth in Section 5.34.060, a study shall be conducted to determine whether the rate of the tax set forth in Subsection C.1 of the section is appropriate to cover the impact of the development in Nashville and Davidson County.

- II. By amending Section 1, proposed Metropolitan Code of Laws Section 5.34.060 as follows:

5.34.060 Effective date.

The provisions of this chapter shall only become effective upon the enactment of enabling legislation by the Tennessee General Assembly authorizing the Metropolitan Government to levy the privilege tax set forth in this chapter, and shall remain in effect for so long the state enabling legislation remains in effect unless otherwise amended by ordinance.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1305

Mr. President –

I hereby move to amend Ordinance No. BL2022-1305 as follows:

I. By adding the following condition to Section 4:

5. The parking requirements for units 12 through 20 as shown on the preliminary SP plan shall be met using end to end (tandem) parking.

6. The 9 parking spaces located west of units 12-20 on the preliminary SP plan shall be removed.

INTRODUCED BY:

Nancy VanReece
Member of Council