



# **Metropolitan Council**

**PROPOSED AMENDMENTS PACKET  
FOR THE COUNCIL MEETING OF  
TUESDAY, MAY 4, 2021**

**SUBSTITUTE ORDINANCE NO. BL2021-634**

**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 SP, CS, IWD, MUL-A, OR20, RM20-A, R6, and R6-A to MUN-A-NS, MUL-A-NS, RM20-A-NS, CS-NS, and OR20-NS for various properties located south of Lafayette Street and north of Wedgewood Avenue (~~488.33~~ 173.99 acres), all of which is described herein (Proposal No 2021Z-016PR-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 ~~zoned~~ SP, CS, IWD, MUL-A, OR20, RM20-A, R6, and R6-A to MUN-A-NS, MUL-A-NS, RM20-A-NS, CS-NS, and OR20-NS for various properties located south of Lafayette Street and north of Wedgewood Avenue (~~491.68~~ 173.99 acres), being various Property Parcels Nos.as designated on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the 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 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.

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.

SPONSORED BY:

\_\_\_\_\_  
Colby Sledge  
Member of Council

2021Z-016PR-001

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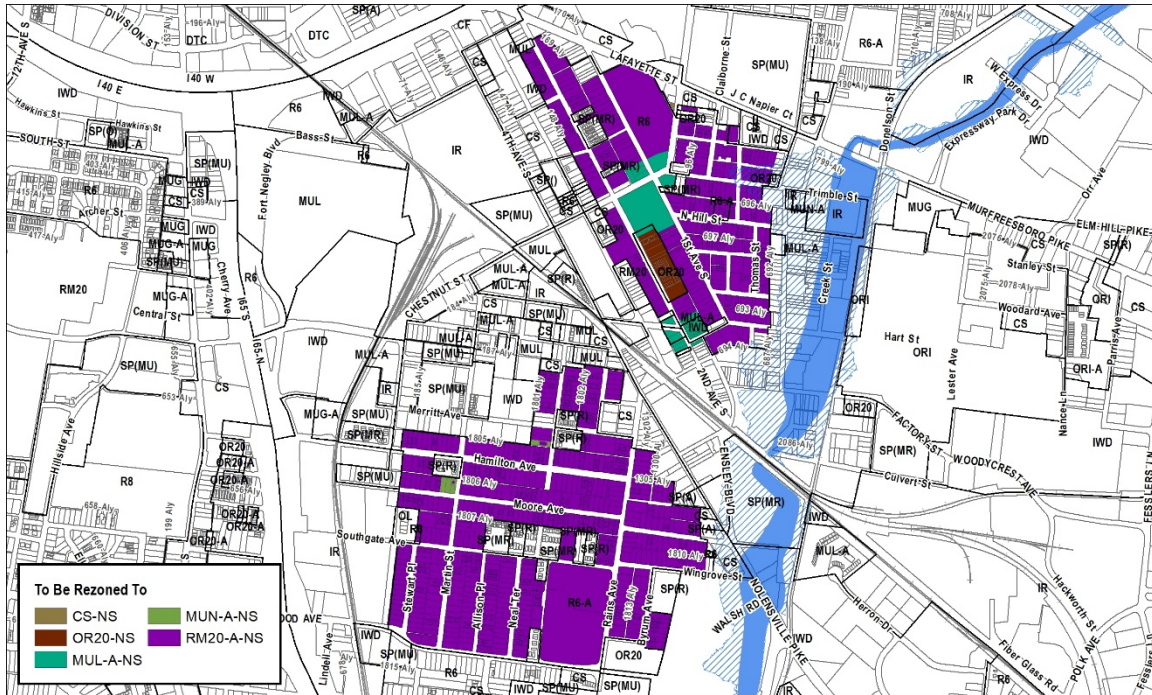
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Map 105-12, Parcel(s) 004-009,  
Subarea 11, South Nashville

District 17 (Sledge)

Application fee paid by: Fee waived by Council

A request to rezone from CS, IWD, MUL-A, OR20, RM20-A, R6, and R6-A to MUN-A-NS, MUL-A-NS, RM20-A-NS, CS-NS, and OR20-NS for various properties located south of Lafayette Street and north of Wedgewood Avenue (173.99 acres), requested by Councilmember Colby Sledge, applicant; various property owners (see associated case 2021UD-001-001).



**SUBSTITUTE ORDINANCE NO. BL2021-635**

**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 applying an Urban Design Overlay District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned CS, IR, IWD, MUL-A, OR20, RM20-A, R6 and R6-A (~~191.68~~ 187.81 acres), all of which is described herein (Proposal No. 2021UD-001-001).**

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 applying an Urban Design Overlay District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned CS, IR, IWD, MUL-A, OR20, RM20-A, R6 and R6-A (~~191.68~~ 187.81 acres), being various Property Parcels Nos.as designated on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the ~~plan~~ 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 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.

Section 3. Be it further enacted, a corrected copy of the UDO 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 4. 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:

\_\_\_\_\_  
Colby Sledge  
Member of Council



2021UD-001-001

WEDGEWOOD-HOUSTON CHESTNUT HILL UDO

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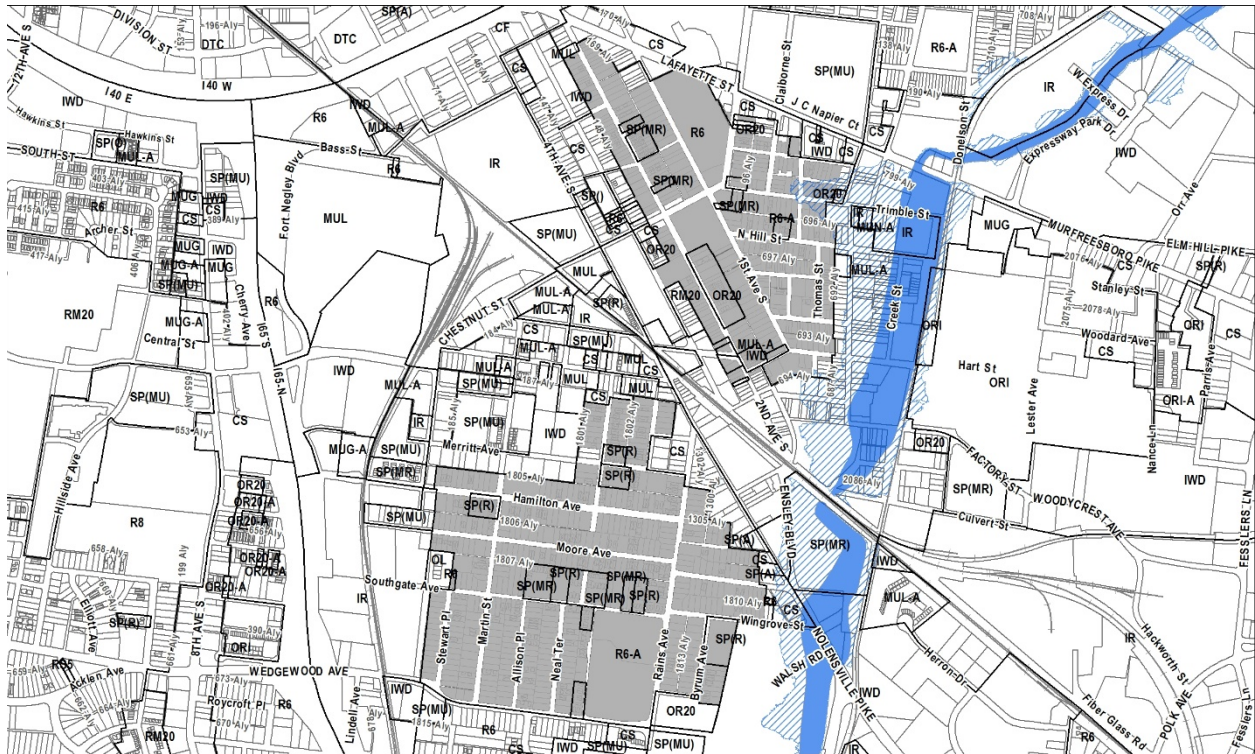
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Subarea 11, South Nashville  
District 17 (Sledge)  
Application fee paid by: Fee waived by Council

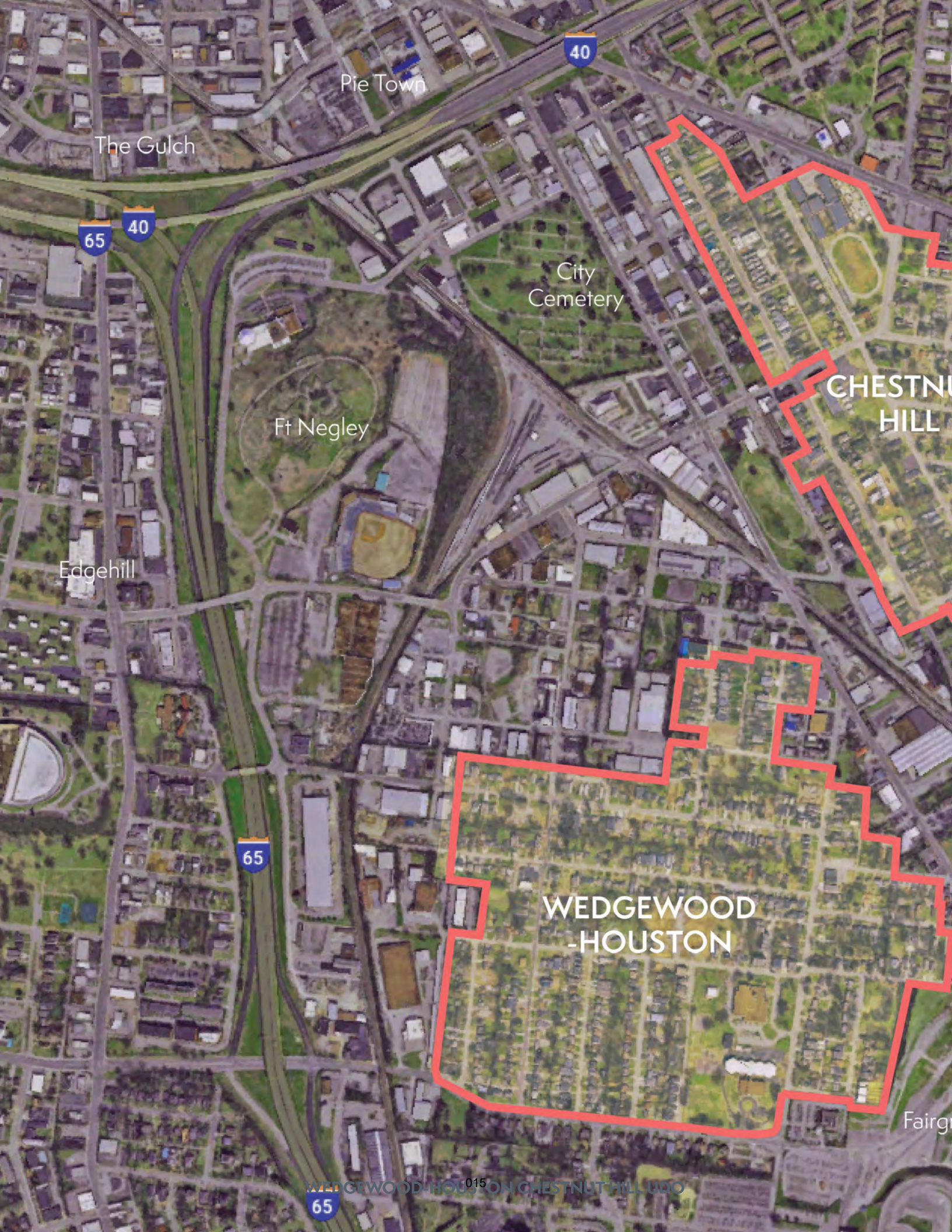
A request to apply an Urban Design Overlay District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned CS, IWD, MUL-A, OR20, RM20-A, R6, and R6-A (187.1 acres), requested by Councilmember Colby Sledge, applicant; various property owners.



# WEDGEWOOD-HOUSTON CHESTNUT HILL

## Urban Design Overlay

An implementation tool of the 2019  
*Wedgewood-Houston  
Chestnut Hill Planning Study*



Pie Town

The Gulch

40

65 40

City Cemetery

CHESTNUT HILL

Ft Negley

Edgehill

65

WEDGEWOOD -HOUSTON

Fairgrove

Napier

UT

Browns Creek

grounds

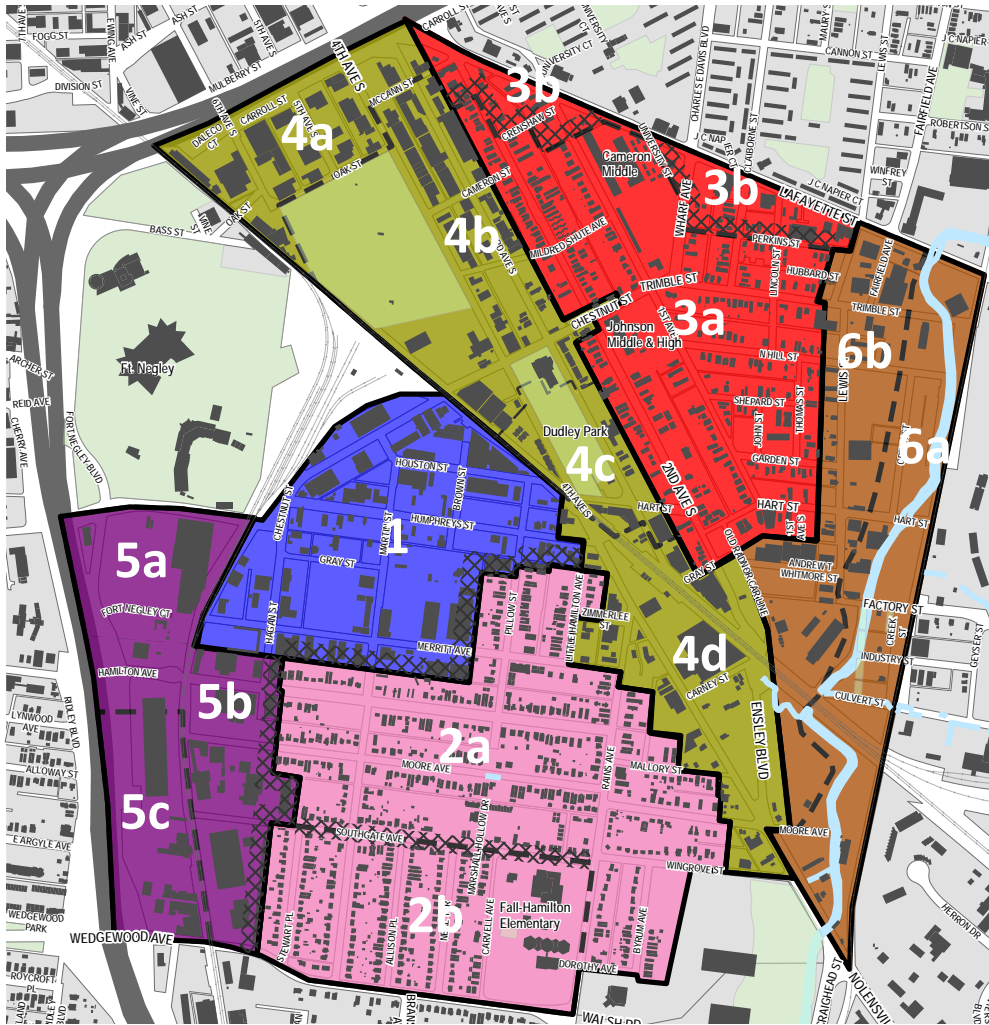
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# part 1: introduction



The 2019 Wedgewood-Houston Chestnut Hill Planning Study recommended the development of a contextual infill UDO for character areas 2 and 3a of its plan. The character areas have been slightly rearranged into three neighborhoods, one neighborhood center, and one corridor for the purpose of the UDO.

## The Wedgewood Houston Chestnut Hill Planning Study (2019)

In 2019, the [Wedgewood Houston Chestnut Hill \(WHCH\) Planning Study](#) was adopted by the Planning Commission. The study was developed through a participatory process that involved the collaboration of planning staff with community stakeholders to establish a clear vision and provide detailed information and solutions to guide the future physical and regulatory characteristics of these two neighborhoods.

The study established six character areas - geographic sectors with common attributes and identities - to guide redevelopment. During the planning process, it became clear that more detailed guidelines for redevelopment in Character Areas 2 and 3 (the primarily residential portions of the study area) were necessary. Therefore, a key recommendation from the study was to establish a

contextual residential infill Urban Design Overlay (UDO). The need for a UDO is rooted in two core concerns within the community:

- 1) affordability and displacement:** The rising cost of housing in these neighborhoods is displacing lower and moderate-income residents, negatively affecting diversity, and uprooting long-time neighbors.
- 2) community character:** New development is out of character with the existing built environment. Recent residential infill has often been of a greater height and density than that of the surrounding neighborhood and in a different built form to that of the existing homes. This trend is erasing the unique character and sense of place of the neighborhoods.

## Intent

The purpose of the Wedgewood-Houston Chestnut Hill UDO is to preserve the essential, defining qualities of the Wedgewood-Houston and Chestnut Hill neighborhoods while addressing increasing demand for residential capacity in the area.

The UDO outlines a carefully calibrated approach to neighborhood development, focused on contextual growth over time. In addition, it prioritizes flexibility and diversity in housing by incentivizing small multi-unit developments in specific places compatible with the existing urban fabric.



Recent residential development trends focus on maximizing entitlements, resulting in a built form incompatible with the characteristic scale of the Chestnut Hill and Fall Hamilton neighborhoods.

These large, single-family homes can exacerbate the systemic housing issues - such as lack of diverse and affordable housing options - that plague Nashville's urban neighborhoods.

## Goals

- » Provide a framework for a contextual urban neighborhood change in Nashville that prioritizes housing affordability & diversity & sustainable growth.
- » Guide flexibility in housing in Merritt-Southgate to address housing demand and affordability.
- » Preserve the character of the Chestnut Hill and Fall-Hamilton neighborhoods (Southgate to Wedgewood Ave) while allowing for some compatible infill.
- » Encourage 2nd Ave South to continue to develop as a vital corridor.
- » Support the development of mixed-use neighborhood centers at the intersections of 2nd Ave South with Hart St and Chestnut St.

## part 2: application & compliance

### HOW TO USE THIS DOCUMENT



1. **Find relevant zoning** by address, parcel #, or owner on Metro's Parcel Viewer: <https://maps.nashville.gov/ParcelViewer/>
2. **Refer to the UDO standards** in this document (p.10-16). All parcels within the UDO boundary are subject to these general standards.
3. **Find the applicable character area standards** (p.18-22). Utilize the UDO framework map on p. 8 to determine the appropriate character area. Every parcel within the UDO will fit into one of the five character areas.
4. **Ensure the proposed design & use fit the site.-**

### COMPLIANCE PROVISIONS

1. Full compliance with the standards of the UDO shall be required when any property within the UDO boundary is redeveloped or vacant property is developed.
2. When a building's occupiable square footage is being expanded, the expansion shall be in compliance with all applicable UDO development standards.
3. When a new structure is built on a lot with multiple structures, the new structure shall be in compliance with all applicable UDO development standards.

### RESIDENTIAL ENTITLEMENTS

All residential properties within the UDO boundary and the RM20-A-NS zoning district are entitled to two dwelling units that comply with UDO standards. Properties 5445 sq. ft. and larger shall be entitled to more than two units that comply with UDO standards at a rate of twenty dwelling units per acres.\* (2.5 units x 20 units/43560 sq. ft.=5445 sq. ft.)

MPC staff may consider a modification to allow four dwelling units on properties 7,500 sf or larger for a project that complies with the intent of the UDO to provide diversity in housing options and retain neighborhood character and meets all other standards of the UDO.

Projects proposed on lots less than 30 ft wide or 100 ft deep shall be considered through MPC staff review and will be considered based on their ability to meet the intent of the UDO and its standards.

### UDO RESIDENTIAL ENTITLEMENTS

Property size	Units	Conditions
less than 5445 sq. ft.	2 (entitled)	meet UDO standards
5445 -7,499 sq. ft.	3 (entitled)	meet UDO standards
7,500 - 8,711 sq. ft.	4 (allowable)	comply with the intent of the UDO & meets UDO standards
8,712-9,800 sq. ft.	4 (entitled)	meets UDO standards
9801 sq. ft. or greater	5 or more (entitled)	dependent upon RM20 factor; meet UDO standards

### OVERLAPPING CODE & PLANS

Base zoning district standards, including those within the Urban Zoning Overlay (UZO), that are not varied by the provisions set forth in the Wedgewood-Houston Chestnut Hill Urban Design Overlay shall apply as appropriate to all property within the UDO boundary.

If a property is zoned Specific Plan (SP) or Planned Unit Development (PUD) then all standards contained within the SP or PUD shall apply. The UDO standards shall apply for any standards not addressed in the SP or PUD.

### PROCESS

Prior to applying for a building permit, applicants shall apply for a [UDO Final Site Plan Application](#) with the Planning Department. The Final Site Plan shall be reviewed and approved by all departments prior to the issuance of the building permit.

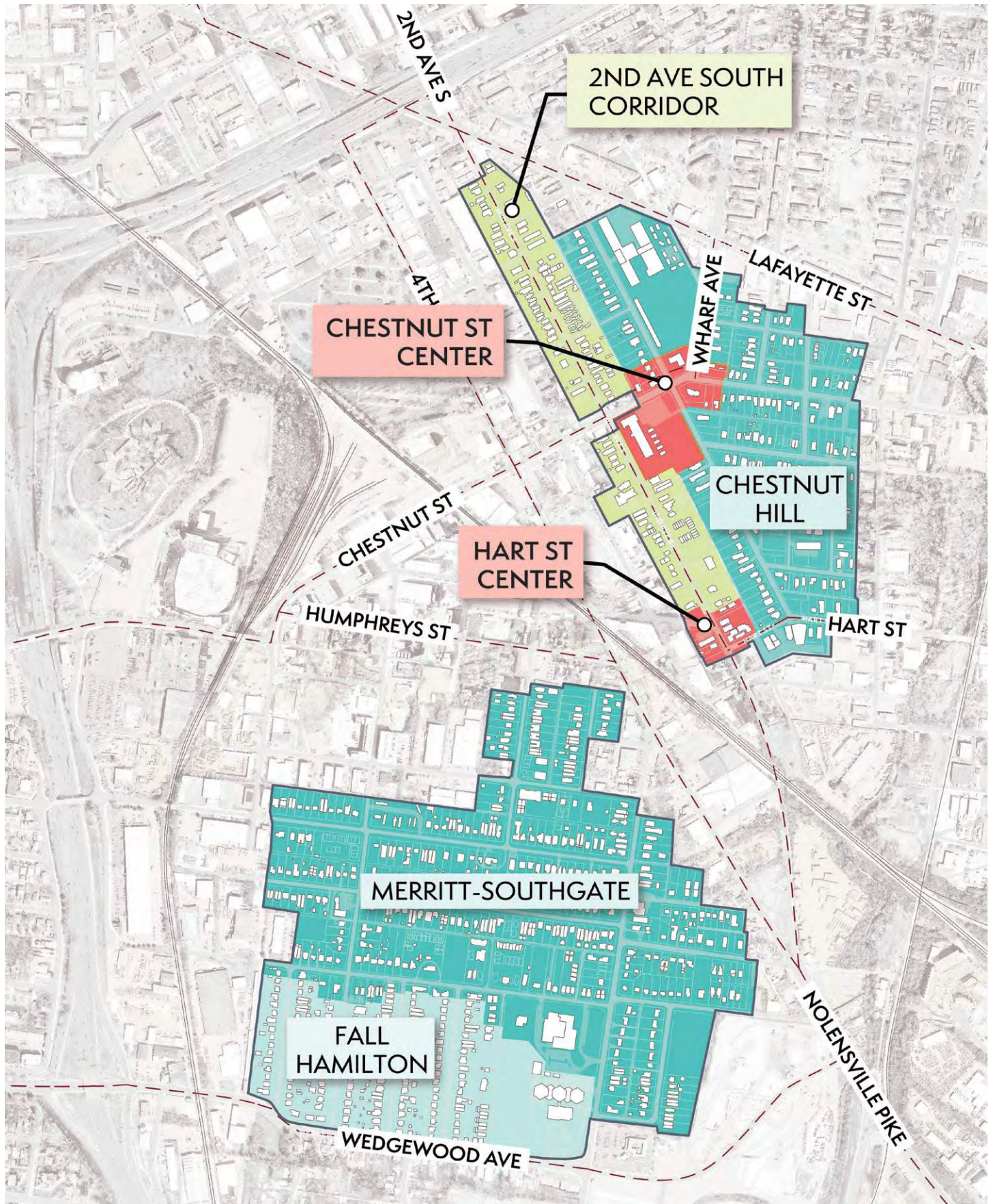
Applicants are encouraged to contact Metro planning staff early in the design process for a pre-application meeting. Where physical constraints exist on a site within the UDO, the planning staff may review alternate design solutions that achieve the intent of the UDO.

Existing nonconforming structures can be modified or remodeled as long as the new construction does not allow the structure to become more noncompliant with the UDO standards contained herein.

Following the approval of the Final Site Plan, a Final Plat may be required to establish lots, rights-of-way and easements.

\*  $2.5 \text{ units} \times (20 \text{ units}/43560 \text{ sq. ft}) = 5445 \text{ sq. ft}$ , where 20 units/acre is the density for RM20-A-NS, and there are 43,560 sq. ft. in 1 acre. 2.5 units is the minimum number that rounds up to 3 units.

# UDO framework map



## MODIFICATIONS

Based on site-specific issues, modifications to the standards of the UDO may be necessary. Any standard within the UDO may be modified, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Planning Commission or Planning Department staff may approve modifications as follows:

- » The Planning Department staff may approve minor modifications, those containing deviations of 25 percent or less of a numerical standard.
- » Major modifications, deviations of more than 25 percent, will be considered by the Planning Commission.

### Modifications for the Purpose of Retaining Existing Structures

The UDO encourages the retention of existing structures. Proposed modifications that respect existing conditions of a site that might not otherwise comply with the UDO (such as existing driveway widths or setbacks) may be considered administratively if the project is retaining or enhancing an existing structure and the modification is necessary to that retention.

The UDO framework map establishes the geographic boundaries of the five unique character areas comprising the WHCH UDO - The neighborhoods of Fall-Hamilton, Merritt-Southgate, & Chestnut Hill; the Chestnut St & Hart St centers; & the 2nd Ave South corridor. Each property within the UDO fits into one of these character areas.

## part 3: UDO standards

UDO standards are applicable to all properties within the WHCH UDO boundary, regardless of character area or building type. They shall be used in conjunction with the guidelines outlined in *part 4: character area standards*.

SITE CONFIGURATION	
<b>lot frontage</b>	<ul style="list-style-type: none"> <li>» A lot, once aggregated, shall have a frontage of no more than 120 ft in width.</li> <li>» No subdivision shall result in lot(s) with a frontage less than 40 ft in width.</li> <li>» For infill lots with a street frontage of less than 50 feet in width and where no improved alley exists, these lots shall be accessed via a shared drive. Where the subdivision results in an odd number of lots, one lot may have its own access. (Refer to Metro regulations for infill subdivisions)</li> </ul>
<b>building orientation</b>	<ul style="list-style-type: none"> <li>» Primary structures shall front onto a public street or common green space in the case of a cottage or bungalow court configuration.</li> <li>» When a property fronts more than one street, such as corner lots, primary structures should prioritize fronting MCSP designated streets over local streets.</li> <li>» Primary entrances to units shall only face side property lines where the established side setback is 10 ft or greater.</li> <li>» Primary entrances shall not face rear property lines, except for carriage houses that face an alley.</li> </ul>
<b>garage orientation</b>	<ul style="list-style-type: none"> <li>» For lots with alley access, garage doors, whether attached or detached, shall face the side or rear property line.</li> <li>» For lots without alley access and where a primary structure directly blocks the view of a rear garage from the street, the doors of that rear garage may face the front.</li> </ul>
<b>building spacing</b>	<ul style="list-style-type: none"> <li>» 20 ft spacing is required between front-to-back detached structures.</li> <li>» 6 ft clearance spacing (10 ft wall-to-wall or 6 ft eave-to-eave) is required between side-by-side structures that do not share a common wall.</li> </ul>



Cottage or bungalow courts may face a common green space or courtyard.  
Image credit: [Missing Middle Housing](#)

ACCESS AND PARKING	
<b>pedestrian access</b>	Pedestrian access shall be provided from any primary entrance to the primary street frontage. This may be included within the driveway.
<b>visitability</b>	Properties with four or more units must have at least one unit that is visitable. A unit is visitable when it meets the following requirements: <ul style="list-style-type: none"> <li>» one zero step (ADA accessible) entrance</li> <li>» one door with 32" minimum clear passage space</li> <li>» one wheelchair accessible bathroom on the main floor</li> </ul>
<b>vehicular access for properties with alley access</b>	<ul style="list-style-type: none"> <li>» Vehicular access is relegated to alleys for all properties adjacent to alleys.</li> <li>» Vehicular access is relegated to alleys for all multi-family properties with 4 or more units.               <ul style="list-style-type: none"> <li>» In cases where a multi-family project is being pursued, internal drives may be considered via major modification (refer to p.9). In such cases, the modifications will be considered based upon the following factors:                   <ol style="list-style-type: none"> <li>1. Consolidation of vehicular circulation and parking</li> <li>2. Building orientation, spacing, and configuration</li> <li>3. Provision of private outdoor or green space of a usable and inhabitable size</li> </ol> </li> </ul> </li> </ul>
<b>vehicular access for properties without alley access</b>	<ul style="list-style-type: none"> <li>» For properties without alley access, driveways are limited to one per lot per public street frontage.</li> <li>» For properties without alley access, all reasonable efforts shall be made to consolidate circulation and minimize curb cuts. This may include shared access or alley improvements, if the project is proximate to an improved alley.</li> </ul>





Parking pads directly in front of homes create unfriendly and unsafe environments for pedestrians. Further, they prioritize the automobile over the human experience of the streetscape. Within the UDO, parking shall be contained to the side or rear to minimize this effect.

## ACCESS AND PARKING (CONT.)

<p><b>driveways &amp; parking</b></p>	<ul style="list-style-type: none"> <li>» Parking pads shall be contained to the side or rear of the primary structure and may be located between structures in a front-to-back lot configuration. For single family properties, driveways loading from the primary street shall be no more than 12 ft wide.</li> <li>» No driveways or parking pads, pervious or impervious, are permitted in front of the primary facade, facing the street.</li> <li>» For duplex and triplex properties, driveways shall be no more than 18 ft in width for the first 20-40 ft in depth (refer to <a href="#">Metro Code 13.12.110</a>).</li> <li>» Driveways shall be setback a minimum of 2 feet from the side property line.</li> <li>» Shared access drives shall be allowed to build to the lot line.</li> </ul>
<p><b>bicycle parking</b></p>	<ul style="list-style-type: none"> <li>» Multi-family residential development shall provide covered bicycle parking per <a href="#">17.20.135 of the Metro Code</a>.</li> <li>» Non-residential development shall provide publicly visible and accessible bicycle parking per <a href="#">17.20.135 of the Metro code</a>.</li> </ul>



Townhouses, like these on 2nd Ave South provide diversity in housing and support the character of the residential neighborhood.

## LANDSCAPE

<p><b>design standards</b></p>	<ul style="list-style-type: none"> <li>» Foundation plantings shall be used to soften the transition from the foundation to the wall along all street-facing facades.</li> <li>» Tree and shrub species shall be chosen from the <a href="#">Urban Forestry Recommended and Prohibited Tree and Shrub List</a>.</li> <li>» No invasive plant species shall be used.</li> <li>» Low Impact Development strategies shall be used for hardscaped areas, to maximize on-site infiltration of stormwater per <a href="#">Metro Low Impact Development Manual</a>.</li> </ul>
<p><b>street trees</b></p>	<ul style="list-style-type: none"> <li>» When sidewalks are required as part of right-of-way improvements, street trees shall be planted within the furnishing zone of the sidewalk. These trees will count towards a project’s TDU requirements.</li> <li>» When overhead utilities are present, understory trees shall be planted, spaced every 20 ft.</li> <li>» When overhead utilities are not present, canopy trees shall be planted, spaced every 30 ft.</li> </ul>
<p><b>screening</b></p>	<ul style="list-style-type: none"> <li>» Service and utility elements including, but not limited to, waste, recycling, loading, and maintenance facilities, as well as HVAC, meters, transformers, panels, and other mechanical equipment, shall be located out of view and/or screened from public streets.</li> <li>» Screening plants shall be low-branching, evergreen shrubs or trees of a height equal to or taller than the element to be screened at the time of planting.</li> </ul>
<p><b>bioretention</b></p>	<ul style="list-style-type: none"> <li>» Planted bioretention facilities (raingardens, bioswales, etc) shall not be located in the frontage zone or front yard, unless Metro Stormwater or MPC staff deem it necessary due to forward sloping topography that prohibit placement to the side or rear.</li> <li>» Planting plans for bioretention facilities must address 100% of the surface area and result in 90% surface coverage in the first two-years.</li> <li>» Planted bioretention facilities may be planted in the furnishing zone within the right-of-way at the discretion of Public Works and the Urban Forester.</li> </ul>



## ALL STRUCTURES

<b>height</b>	<ul style="list-style-type: none"> <li>» Height shall be measured from the average natural grade at the front property line to the roof ridge or parapet.</li> <li>» Basements are not considered stories for the purpose of determining building height in stories.</li> </ul>
<b>massing</b>	<ul style="list-style-type: none"> <li>» A building shall avoid long, monotonous, uninterrupted walls or roof planes facing streets.</li> <li>» Wall planes for primary (front) facades shall not exceed 25 ft in length without a change in plane by means such as a porch, stoop, vertical recess or projection, or side-wing recess.</li> <li>» Changes in plane shall be related to the structure of the building (vs. merely for cosmetic effect)—such as to designate entrances, organization of interior spaces or differentiation of units.</li> <li>» False fronts, insubstantial parapets, or other changes in plane merely for visual effect are prohibited.</li> <li>» Multi-family structures with facades 40 ft wide or greater must have porches or stoops that differentiate ground floor units. (This does not apply to mixed-use buildings with ground-floor commercial or office space)</li> </ul>
<b>mezzanines</b>	<ul style="list-style-type: none"> <li>» A mezzanine, regardless of the percentage of floor area it encompasses, shall be considered a full story.</li> </ul>

## MATERIALS AND FINISHES

<b>materials</b>	<ul style="list-style-type: none"> <li>» On all public streets, structures must be built or clad with a durable and high finish material - such as brick, stone, and hardie board - that does not terminate at the building corner.</li> <li>» Other materials may be considered by MPC staff.</li> <li>» Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes.</li> <li>» EIFS cladding systems are not permitted within the UDO.</li> </ul>
<b>glazing</b>	<ul style="list-style-type: none"> <li>» For residential projects, glazing (window openings) shall be a minimum of 15% along the street facing facade.</li> <li>» For mixed use projects, glazing shall be a minimum of 40% on the ground floor, along the street facing facade and a minimum of 20% on upper floors.</li> <li>» For purposes of measuring glazing, minimum glazing shall be measured from the top of foundation to the roof line.</li> </ul>
<b>porches &amp; stoops</b>	<ul style="list-style-type: none"> <li>» Front porches shall have a minimum clearance depth of 6ft.</li> <li>» Front stoops shall be a minimum 36" in depth.</li> </ul>
<b>shutters</b>	<p>Shutters shall be sized appropriately to fit the corresponding window opening.</p>
<b>fences &amp; walls</b>	<ul style="list-style-type: none"> <li>» Fences and walls shall be constructed of durable, high quality materials such as wood, stone, masonry, or metal.</li> <li>» Fences shall be installed so that the finished side faces outward and all bracing shall be on the inside of the fence.</li> <li>» Chain link fences shall not enclose a front yard.</li> <li>» Chain link fences shall be permitted 20 ft behind the primary facade of the street facing structure.</li> <li>» Razor wire is prohibited.</li> <li>» Fences and walls within the front setback shall not exceed 4 ft in height.</li> <li>» Fences and walls along rear lot lines and along side property lines not fronting a public street shall not exceed 6 ft.</li> </ul>

## CARRIAGE HOUSE STANDARDS

<b>carriage houses</b>	<ul style="list-style-type: none"> <li>» Metro Zoning Code has a use called <a href="#">Detached Accessory Dwelling Units (DADUs)</a>. The building type commonly associated with this use is referred to as "Carriage House" within the UDO.</li> <li>» The standards of this UDO supercede the requirements of <a href="#">17.16.030.G</a>.</li> <li>» A carriage house can be an independent structure or it can be a dwelling unit above a garage, or it can be attached to a workshop or other accessory structure on the same lot as the principal structure.</li> </ul>
<b>carriage house height</b>	<ul style="list-style-type: none"> <li>» The top elevation of the carriage house shall not exceed the top elevation of the principal dwelling.</li> </ul>
<b>carriage house massing</b>	<ul style="list-style-type: none"> <li>» A carriage house shall maintain a proportional mass, size, and height to ensure it is not larger than or extends into the side setback of the principal structure on the lot.</li> </ul>
<b>carriage house design guidelines</b>	<ul style="list-style-type: none"> <li>» The carriage house shall be of similar or complementary style, design and material as used for the principal structure and shall use similar or complementary architectural characteristics, including roof form and pitch, to the existing principal structure.</li> <li>» Carriage houses with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.</li> </ul>

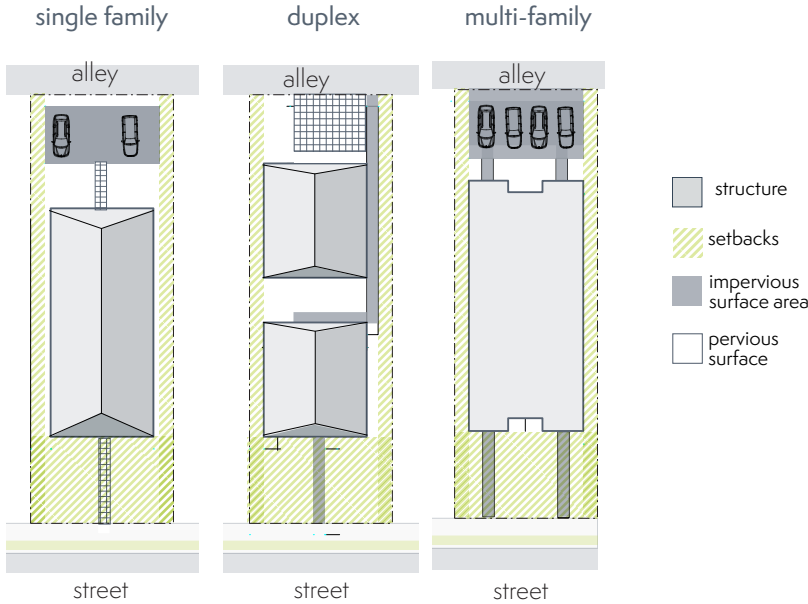
## REAR STRUCTURE STANDARDS

<b>rear structure height</b>	<ul style="list-style-type: none"> <li>» The top elevation of rear structure in a front-to-back lot configuration shall not exceed the top elevation of the principal dwelling.</li> </ul>
<b>rear structure massing</b>	<ul style="list-style-type: none"> <li>» A rear structure shall maintain a proportional mass, size, and height to ensure it is not larger than the principal structure on the lot.</li> </ul>
<b>rear structure design guidelines</b>	<ul style="list-style-type: none"> <li>» Rear structures shall be of similar or complementary style, design and material as used for the principal structure and shall use similar or complementary architectural characteristics, including roof form and pitch, to the existing principal structure.</li> </ul>



# part 4: character area standards

Character area standards are applicable to all properties within a specific neighborhood, neighborhood center, or corridor, as defined in the UDO. They shall be used in conjunction with the guidelines outlined in *part 3: general area standards*.



Character area standards organize guidelines for impervious surface area, height, and setback by residence type to create a pattern that allows for contextual and character-sensitive residential development within a neighborhood, corridor, or neighborhood center.

	single family	duplex	3+ unit multi-family
<b>Fall Hamilton neighborhood</b>			
<b>max. ISR</b>	0.50	0.55	0.7
<b>max. height</b>	The average height of adjacent residential structures plus 6 ft* to a maximum of 2 stories in 30 ft.		The average height of adjacent residential structures plus 8 ft* to a maximum of 2.5 stories in 35 ft.
<b>foundation height<sup>5</sup></b>	18-36" above finished grade at the front façade		1-36" above finished grade at the front façade
<b>min. required front setback<sup>1 3</sup></b>	average setback of adjacent single family homes		average setback of adjacent properties
<b>min. required side setback</b>	5 ft	5 ft	5 ft min.
<b>min. required rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements<sup>2</sup></b>	1 per unit	1 per unit	1 per unit for 5 or fewer units; 1 per unit + 1 for more than 5 units

	single family	duplex	3+ unit multi-family
<b>Merritt-Southgate neighborhood</b>			
<b>max. ISR</b>	0.60	0.65	0.75
<b>max. height</b>	3 stories and 45 ft.		3 stories and 45 ft. A 4th story may be granted for flats or other multi-family projects through the modification process.
<b>foundation height<sup>5</sup></b>	18-36" above finished grade at the front façade		1-36" above finished grade at the front façade
<b>min. required front setback<sup>1 3</sup></b>	average setback of adjacent single family homes		average setback of adjacent properties
<b>min. required side setback</b>	5 ft		5 ft min.
<b>min. required rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements<sup>2</sup></b>	1 per unit	1 per unit	1 per unit for less than 5 units; 1 per unit + 1 for more than 5 units

	single family	duplex	3+ unit multi-family
<b>Chestnut Hill neighborhood</b>			
<b>max. ISR</b>	0.50	0.55	0.7
<b>max. height</b>	The average height of adjacent residential structures plus 6 ft* to a maximum of 3 stories in 35 ft.		The average height of adjacent residential structures plus 8 ft to a maximum of 3 stories in 35 ft.
<b>foundation height<sup>5</sup></b>	18-36" above finished grade at the front façade		1-36" above finished grade at the front façade
<b>min. required front setback<sup>1 3</sup></b>	average setback of adjacent single family homes		average setback of adjacent properties
<b>min. required side setback</b>	5 ft	5 ft	5 ft min.
<b>min. required rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements<sup>2</sup></b>	1 per unit	1 per unit	1 per unit for 5 or fewer units; 1 per unit + 1 for more than 5 units



	single family	duplex	multi-family	mixed-use
<b>Chestnut Street neighborhood center</b>				
<b>max ISR</b>	0.60	0.65	0.8	0.8
<b>max height</b>	The average height of adjacent structures plus 6 ft to a maximum of 2.5 stories in 35 ft.		3 stories in 45 feet. A 4th story may be granted for multi-family projects through the modification process.	
<b>foundation height<sup>5</sup></b>	18-36" above finished grade at the front façade		1-36" above finished grade at the front façade	
<b>min. first floor height</b>	none			14 ft
<b>min. required front setback<sup>1 3</sup></b>	average setback of adjacent properties			
<b>min. required side setback</b>	5 ft		None, except for end units adjacent to a residential property, in which case a 5 ft. setback shall be required.	
<b>min. required rear setback</b>	5 ft	5 ft	5 ft for detached; 20 ft if attached	20 ft
<b>parking requirements<sup>2</sup></b>	1 per unit	1 per unit	1 per unit for 5 or fewer units; 1 per unit + 1 for more than 5 units <sup>4</sup>	

	single family	duplex	multi-family	mixed-use
<b>Hart Street neighborhood center</b>				
<b>max ISR</b>	0.60	0.65	0.8	0.8
<b>max height</b>	The average height of adjacent structures plus 6 ft to a maximum of 2.5 stories in 35 ft.		3 stories in 45 feet. A 4th story may be granted for multi-family projects through the modification process.	
<b>foundation height<sup>5</sup></b>	18-36" above finished grade at the front façade		1-36" above finished grade at the front façade	
<b>min. first floor height</b>	none			14 ft. min.
<b>min. required front setback<sup>1 3</sup></b>	average setback of adjacent properties			
<b>min. required side setback</b>	5 ft		None, except for end units adjacent to a residential property, in which case a 5 ft. setback shall be required.	
<b>min. required rear setback</b>	5 ft	5 ft	5 ft. for detached; 20 ft if attached	20 ft
<b>parking requirements<sup>2</sup></b>	1 per unit	1 per unit	1 per unit for 5 or fewer units; 1 per unit + 1 for more than 5 units <sup>4</sup>	



This mixed-use development project at 12th and Paris in South Nashville creates an inviting neighborhood center at an appropriate scale.

Image credit: [dryden.studio](http://dryden.studio)

	single family	duplex	3+ unit multi-family
<b>2nd Ave South corridor</b>			
<b>max ISR</b>	0.60	0.65	0.8
<b>max height</b>	The average height of adjacent structures plus 6 ft to a maximum of 3 stories in 45 ft.		3 stories. A 4th story may be granted for multi-family projects through the modification process.
<b>foundation height<sup>5</sup></b>	18-36" above finished grade at the front façade		1-36" above finished grade at the front façade
<b>min. required front setback<sup>1,3</sup></b>	average setback of adjacent properties		
<b>min. side setback</b>	5 ft min.		5 ft min.
<b>min. rear setback</b>	5 ft	5 ft	5 ft
<b>parking requirements<sup>2</sup></b>	1 per unit	1 per unit	1 per unit for 5 or fewer units; 1 per unit + 1 for more than 5 units

<sup>1</sup> For corner properties, a reduction in front setback may be pursued through the modification process.

<sup>2</sup> Reductions in parking requirements may be pursued through the modification process.

<sup>3</sup> For sites where the front setback of the adjacent properties is greater than the average setback of the block, staff may consider a modification to the min. required setback that results in a more uniform setback for the whole block.

<sup>4</sup> Parking requirements for commercial properties revert to the UZO (Urban Zoning Overlay).

<sup>5</sup> Deviations to foundation height standards may be considered administratively by MPC staff and will consider the proposed structure's relationship to the street.

## Notes on Character Area Standards

1. Any terminology specific to this UDO should be interpreted by planning staff or planning commission.
2. **Adjacent** residential structures are the most immediate residences on either side of a property.
3. **Height** shall be measured from the average natural grade of the front property line to the roof ridge or parapet. The average natural grade of the front property line shall be determined by calculating the mean elevation of the two front corners of a property boundary prior to grading.
4. **Natural grade** is the base ground elevation prior to grading.
5. **A mezzanine**, no matter the percentage of floor area it encompasses, shall be counted as an individual story.
6. **ISR** or impervious surface ratio is calculated by taking the total square footage of all impervious surfaces. (roof area & pavement) and dividing that by the total area of the property.

## Notes on Mixed-Use Districts and Neighborhood Centers

1. In mixed-use zoning districts, multi-family residential square footage within mixed-use buildings shall not count toward FAR limitations.
2. In mixed-use zoning districts, there shall be no step-back requirements.
3. The UDO does not preclude the future development of neighborhood centers in Merritt-Southgate (Character Area 2a of the 2019 Planning Study). However, a rezoning would be required for the implementation of neighborhood retail on property in a residential zoning district.
4. Any proposed neighborhood center shall be subject to the criteria outlined in the [2019 Planning Study](#): "While neighborhood centers may be appropriate at certain intersections within subdistrict 2a, they should be sensitive to characteristics found in the immediate surroundings such as scale, setback, roof form, proximity, and height" (p.35).
5. Mixed-use zoning districts and Neighborhood Centers in Wedgewood-Houston shall comply with the Character Area Standards for the Hart Street and Chestnut Street Neighborhood Centers outlined in the UDO document (p.20).

SUBSTITUTE RESOLUTION NO. RS2021-906

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The Metropolitan Government of  
Nashville and Davidson County

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Substitute Resolution amending Resolution RS2015-1417 to ~~increase the size and~~ extend  
the duration of the water and sewer extendable commercial paper program of The  
Metropolitan Government of Nashville and Davidson County

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Adopted \_\_\_\_\_, 2021

Substitute Resolution amending Resolution RS2015-1417 to ~~increase the size and extend~~ the duration of the water and sewer extendable commercial paper program of The Metropolitan Government of Nashville and Davidson County

WHEREAS, pursuant to the provisions of Title 9, Chapter 21, Tennessee Code Annotated (the "Act"), and Metropolitan County Council Resolution No. RS2015-1417, as heretofore amended by Metropolitan County Council Resolution No. RS2018-1253 (together, the "Extendable CP Resolution"), The Metropolitan Government of Nashville and Davidson County (the "Metropolitan Government") has heretofore authorized the issuance of up to \$100 million at any time of water and sewer extendable commercial paper notes, provided that such notes finally mature no later than July 10, 2021;

WHEREAS, the Metropolitan Government desires to amend the Extendable CP Resolution to ~~increase to \$150 million the maximum par amount of commercial paper notes that may be issued thereunder and~~ extend to January 1, 2026 the final maturity for such notes;

WHEREAS, the Extendable CP Resolution may be amended, pursuant to Section 6.01 thereof, by extending the final maturity of the commercial paper notes insofar as such amendment does not affect the holders of any outstanding commercial paper notes, all of which mature prior to the current final maturity date.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan County Council of The Metropolitan Government of Nashville and Davidson County, as follows:

~~1. Increase in Par Amount. The Extendable CB Resolution is hereby amended to increase the maximum par amount of Notes that may be outstanding from time to time from \$100 million to \$150 million, and all references in the Extendable CB Resolution to \$100 million shall be amended to \$150 million.~~

1. 2. Final Maturity Date. The definition of Final Maturity date is hereby changed from July 10, 2021 to January 1, 2026.

~~2.-3. Effective Date.~~ This Resolution shall take effect immediately upon adoption.

~~3.-4. Authorization of Additional Actions.~~ That the officers of the Metropolitan Government are hereby authorized to take such actions, and execute and deliver such agreements and certificates, as may be necessary to effectuate the amendment of the Extendable CP Resolution and the ECP Program described in Sections 1 ~~and 2~~ above, including without limitation, (a) amending and restating the Dealer Agreement and the Issuing and Paying Agency Agreement and (b) supplementing the offering memorandum distributed in connection with the ECP Program.

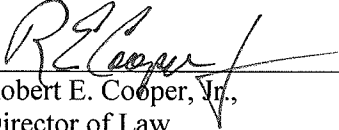
~~4. 5. Defined Terms.~~ Capitalized terms not otherwise defined herein shall have the meanings ascribed by the Extendable CP Resolution.

APPROVED AS TO AVAILABILITY  
OF FUNDS BY:



\_\_\_\_\_  
Kevin Crumbo,  
Director of Finance

APPROVED AS TO FORM AND  
LEGALITY



\_\_\_\_\_  
Robert E. Cooper, Jr.,  
Director of Law

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MEMBERS OF COUNCIL

30315339.2

AMENDMENT NO. \_\_\_\_  
TO  
RESOLUTION NO. RS2021-908

Mr. President –

I move to amend Resolution No. RS2021-908 by renumbering the existing Section 4 as Section 5, and by adding the following new Section 4:

Section 4. The Metropolitan Council hereby goes on record as expressing its intent that, in addition to any other funding included in the annual operating budget submitted by the Mayor to the Council for affordable housing, one-half (1/2) of the ad valorem real property taxes generated by the Project site and received by the Metropolitan Government be annually appropriated as part of the Metropolitan Government operating budget to fund affordable housing initiatives including, but not limited to, the Barnes Fund for Affordable Housing.

~~Section 4~~Section 5. 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:

\_\_\_\_\_  
Zulfat Suara

\_\_\_\_\_  
Kyonzte Toombs  
Members of Council

**SUBSTITUTE RESOLUTION NO. RS2021-926**

**A resolution accepting a donation in the amount of \$100,000 as a contribution to stormwater infrastructure improvements near ~~Antioch High School~~ in the vicinity of 921 Robinson Road in Old Hickory.**

WHEREAS, pursuant to Metropolitan Code of Laws § 5.04.120, the Metropolitan Council can accept donations, exclusive of donations of real estate, by resolution; and

WHEREAS, as reflected in the letter attached as Exhibit 1, the developer of a residential project in the vicinity of ~~Antioch High School~~ 921 Robinson Road in Old Hickory proposes to donate \$100,000 towards stormwater infrastructure improvements to be made by the Department of Water and Sewerage Services; and

WHEREAS, acceptance of the donation is in the best interests of the Metropolitan Government.

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

Section 1. The donation of \$100,000, to be used for stormwater infrastructure improvements in the vicinity of ~~Antioch High School~~ 921 Robinson Road in Old Hickory, as proposed in Exhibit 1, is approved.

Section 2. This Resolution shall take effect immediately upon its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED AS TO AVAILABILITY  
OF FUNDS BY:

\_\_\_\_\_  
Kevin Crumbo, Director  
Department of Finance

INTRODUCED BY:

\_\_\_\_\_  
Larry Hagar  
\_\_\_\_\_

RECOMMENDED:

\_\_\_\_\_  
Scott Potter, Director  
Department of Water and  
Sewerage Services

\_\_\_\_\_  
Members of Council

APPROVED AS TO FORM AND  
LEGALITY:

\_\_\_\_\_  
Metropolitan Attorney



Resolution No. \_\_\_\_\_

A resolution accepting a grant from the State of Tennessee, Department of Finance and Administration, Office of Criminal Justice Programs, to The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County General Sessions Court Division III, for the Cherished H.E.A.R.T.S. Adult Re-entry Program which serves the needs of crime victims who have experienced sexual and physical trauma, a previously under-served community.

WHEREAS, the State of Tennessee, Department of Finance and Administration, Office of Criminal Justice Programs, has awarded a grant in an amount not to exceed \$250,000.00 with a cash match of \$62,500.00 required to The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County General Sessions Court Division III, for the Cherished H.E.A.R.T.S. Adult Re-entry Program which serves the needs of crime victims who have experienced sexual and physical trauma, a previously under-served community; and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that this grant be accepted.

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

Section 1. That the grant by and between the State of Tennessee, Department of Finance and Administration, Office of Criminal Justice Programs, in an amount not to exceed \$250,000.00, and The Metropolitan Government of Nashville and Davidson County, acting by and through the Davidson County General Sessions Court Division III, for the Cherished H.E.A.R.T.S. Adult Re-entry Program which serves the needs of crime victims who have experienced sexual and physical trauma, a previously under-served community, a copy of which grant is attached hereto and incorporated herein, is hereby approved, and the Metropolitan Mayor is authorized to execute the same.

Section 2. That the amount of this grant is to be appropriated to the Davidson County General Sessions Court Division III based on the revenues estimated to be received and any match to be applied.

Section 3. 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:

*Kevin Crumbo*

Kevin Crumbo, Director  
Department of Finance

INTRODUCED BY:

\_\_\_\_\_

\_\_\_\_\_

Member(s) of Council

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by:

*Phylinda Ramsey*

Assistant Metropolitan Attorney

## GRANT SUMMARY SHEET

**Grant Name:** Re-Entry VOCA Cherished H.E.A.R.T.S. 21-23

**Department:** GENERAL SESSIONS CT

**Grantor:** U.S. DEPARTMENT OF JUSTICE

**Pass-Through Grantor  
(If applicable):** TENN. DEPT. OF FIN. & ADMIN.

**Total Award this Action:** \$250,000.00

**Cash Match** \$62,500.00

**Department Contact:** Judge Ana L. Escobar  
880-3712

**Status:** NEW

### **Program Description:**

The General Session Treatment Court Cherished H.E.A.R.T.S. has requested funding to hire a full-time Licensed Clinical Counselor, subcontract with Sexual Assault Center to provide therapy to participants and to pay for up to three months of housing for participants at their commencement of the program. Cherished H.E.A.R.T.S. has been established to reduce the psychological harm of traditional court for justice involved victims of sexual trauma. Cherished H.E.A.R.T.S., along with its Community Collaborators, will provide wraparound services to each participant. Each participant is provided housing assistance for the initial three months of the program, along with individual and group counseling. Participants will be prepared for re-entry into their family and community by maintaining their sobriety and establishing a self-sufficient lifestyle.

### **Plan for continuation of services upon grant expiration:**

Cherished H.E.A.R.T.S. will collaborate with the creation of the Human Trafficking Court Survivors Foundation, a public interest group that will assist in and advocate for funding at the legislative, corporate, public, and private philanthropy levels so that support can be established in the future.

### Grants Tracking Form

Part One

Pre-Application <input type="radio"/>		Application <input type="radio"/>		Award Acceptance <input checked="" type="radio"/>		Contract Amendment <input type="radio"/>	
Department	Dept. No.	Contact			Phone	Fax	
GENERAL SESSIONS CT	27	Judge Ana L. Escobar			880-3712		
<b>Grant Name:</b>		Re-Entry VOCA Cherished H.E.A.R.T.S. 21-23					
<b>Grantor:</b>		U.S. DEPARTMENT OF JUSTICE				<b>Other:</b>	
<b>Grant Period From:</b>		05/01/21		(applications only) Anticipated Application Date:			
<b>Grant Period To:</b>		06/30/23		(applications only) Application Deadline:			
<b>Funding Type:</b>		FED PASS THRU		<b>Multi-Department Grant</b>		<input type="checkbox"/> <b>If yes, list below.</b>	
<b>Pass-Thru:</b>		TENN. DEPT. OF FIN. & ADMIN.		<b>Outside Consultant Project:</b>		<input type="checkbox"/>	
<b>Award Type:</b>		COMPETITIVE		<b>Total Award:</b>		\$250,000.00	
<b>Status:</b>		NEW		<b>Metro Cash Match:</b>		\$62,500.00	
<b>Metro Category:</b>		New Initiative		<b>Metro In-Kind Match:</b>		\$0.00	
<b>CFDA #</b>		16.575		<b>Is Council approval required?</b>		<input checked="" type="checkbox"/>	
<b>Project Description:</b>		<b>Applic. Submitted Electronically?</b> <input checked="" type="checkbox"/>					
<p>The General Session Treatment Court Cherished H.E.A.R.T.S. has requested funding to hire a full-time Licensed Clinical Counselor, subcontract with Sexual Assault Center to provide therapy to participants and to pay for up to three months of housing for participants at their commencement of the program. Cherished H.E.A.R.T.S. has been established to reduce the psychological harm of traditional court for justice involved victims of sexual trauma. Cherished H.E.A.R.T.S., along with its Community Collaborators, will provide wraparound services to each participant. Each participant is provided housing assistance for the initial three months of the program, along with individual and group counseling. Participants will be prepared for re-entry into their family and community by maintaining their sobriety and establishing a self-sufficient lifestyle.</p>							
<b>Plan for continuation of service after expiration of grant/Budgetary Impact:</b>							
Cherished H.E.A.R.T.S. will collaborate with the creation of the Human Trafficking Court Survivors Foundation, a public interest group that will assist in and advocate for funding at the legislative, corporate, public, and private philanthropy levels so that support can be established in the future.							
<b>How is Match Determined?</b>							
<b>Fixed Amount of \$</b>		\$0.00		or		20.0% <b>% of Grant</b>	
<b>Explanation for "Other" means of determining match:</b>		Other: <input type="checkbox"/>					
N/A							
<b>For this Metro FY, how much of the required local Metro cash match:</b>							
<b>Is already in department budget?</b>				<b>Fund</b>		10101 <b>Business Unit</b>	
<b>Is not budgeted?</b>						27101000 & 27103021	
<b>(Indicate Match Amount &amp; Source for Remaining Grant Years in Budget Below)</b>				<b>Proposed Source of Match:</b>			
				Salaries for Judges and Probation			
<b>Other:</b>							
<b>Number of FTEs the grant will fund:</b>				1.00		<b>Actual number of positions added:</b>	
						1.00	
<b>Departmental Indirect Cost Rate</b>				25.00%		<b>Indirect Cost of Grant to Metro:</b>	
						\$62,500.00	
<b>*Indirect Costs allowed?</b> <input type="radio"/> Yes <input checked="" type="radio"/> No <b>% Allow.</b>				0.00%		<b>Ind. Cost Requested from Grantor:</b>	
						\$0.00 <b>in budget</b>	
<b>*(If "No", please attach documentation from the grantor that indirect costs are not allowable. See Instructions)</b>							
<b>Draw down allowable?</b> <input type="checkbox"/>							
<b>Metro or Community-based Partners:</b>							

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	\$19,727.00			\$4,932.00	27101000 & 27103021	\$0.00	\$24,659.00	\$4,931.75	\$0.00
Yr 2	FY22	\$100,000.00			\$25,000.00	27101000 & 27103021	\$0.00	\$125,000.00	\$25,000.00	\$0.00
Yr 3	FY23	\$130,273.00			\$32,568.00	27101000 & 27103021	\$0.00	\$162,841.00	\$32,568.25	
Yr 4										
Yr 5										
<b>Total</b>		\$250,000.00	\$0.00	\$0.00	\$62,500.00		\$0.00	\$312,500.00	\$62,500.00	\$0.00
<b>Date Awarded:</b>				04/27/21	<b>Tot. Awarded:</b>		\$250,000.00	<b>Contract#:</b> N/A		
<b>(or) Date Denied:</b>					<b>Reason:</b>					
<b>(or) Date Withdrawn:</b>					<b>Reason:</b>					

Contact: [trinity.weathersby@nashville.gov](mailto:trinity.weathersby@nashville.gov)  
[vaughn.wilson@nashville.gov](mailto:vaughn.wilson@nashville.gov)

Rev. 5/13/13  
5184

GCP Rec'd  
04/28/21

GCP Approved  
04/28/21

VW

# MEMORANDUM

**TO:** Veronica Coleman, Fiscal Director  
Office of Business and Finance

**FROM:** Jennifer Brinkman, Director  
Office of Criminal Justice Programs

**CC:** Daina Moran, Deputy Director  
Ronald G. Williams, Asst. Director; Quality Assurance  
Wendy Heath, Asst. Director; Fiscal

**DATE:** April 21, 2021

**SUBJECT:** Distribution of Grant Funds

OCJP respectfully submits the enclosed completed **contract under a DGA** for processing and entering into Edison.

Grant Award Type: **VOCA**

DGA #: **65397 – VOCA(End-6/30/2025)**

Authorized Agency: **Metropolitan Government of Nashville and Davidson County** Edison ID#: **NEW**

County Location: **19000**

Category #: **VOCA All 93140000 Support Services**

This grant has met all the requirements to receive grant funds as determined by the Office of Criminal Justice Programs, Department of Finance and Administration.

This grant includes indirect costs:  Yes  No

This grant includes a match waiver:  Yes  No

If yes, is it a  Full Match Waiver or a  Partial Match Waiver (10%) and is applied to:

Fiscal Year			
Federal Amount			
Match Amount			

For questions or assistance regarding this contract, please contact **Susan Canon** at Susan.Canon@tn.gov or (615) 532-0058.

**STATE AGENCIES ONLY**

**Match Source (select all that apply):**

Cash                     
  In-kind                     
  Miscellaneous Appropriations

**Positions (if applicable):**

Number of Full-time: \_\_\_\_\_                     
 Number of Part-time: \_\_\_\_\_

**POST OBF PROCESSING:**

**Signed Grant Contract Attached to Edison DGA Transactional Page:**

Attached By (Initials): \_\_\_\_\_                     
 Date Attached: \_\_\_\_\_



## GOVERNMENTAL GRANT CONTRACT

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

<b>Begin Date</b> 5/1/2021	<b>End Date</b> 6/30/2023	<b>Agency Tracking #</b> -	<b>Edison ID</b>
<b>Grantee Legal Entity Name</b> Metropolitan Government of Nashville and Davidson County			<b>Edison Vendor ID</b> 4
<b>Subrecipient or Contractor</b> <input checked="" type="checkbox"/> Subrecipient <input type="checkbox"/> Contractor		<b>CFDA #16.575</b>  <b>Grantee's fiscal year end June 30</b>	
<b>Service Caption (one line only)</b> VOCA, Adult Re-entry			
<b>Funding —</b>			
<b>FY</b>	<b>State</b>	<b>Federal</b>	<b>Interdepartmental</b>
			<b>Other</b>
			<b>TOTAL Grant Contract Amount</b>
2021		\$19,727.00	
2022		\$100,000.00	
2023		\$130,273.00	
<b>TOTAL:</b>		<b>\$250,000.00</b>	<b>\$250,000.00</b>
<b>Grantee Selection Process Summary</b>			
<input checked="" type="checkbox"/> Competitive Selection		The Competitive Selection process utilized was as per the DGA.	
<input type="checkbox"/> Non-competitive Selection			
<b>Budget Officer Confirmation:</b> There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.		<i>CPO USE - GG</i>	
<b>Speed Chart (optional)</b> FA00003101		<b>Account Code (optional)</b> County - 71301000	

**SUBSTITUE ORDINANCE NO. BL2021-668**

**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 R6-A to SP zoning for properties located at 1321 and 1323 Pillow Street, at the northwest corner of Merritt Avenue and Pillow Street, (0.46 acres), to permit a maximum of ~~39~~ 37 multi-family residential units, all of which is described herein (Proposal No. 2020SP-052-001).**

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 R6-A to SP zoning for properties located at 1321 and 1323 Pillow Street, at the northwest corner of Merritt Avenue and Pillow Street, (0.46 acres), to permit a maximum of ~~39~~ 37 multi-family residential units, being Property Parcel Nos. 134, 135 as designated on Map 105-07 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 105-07 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 ~~39~~ 37 multi-family residential units and home occupation uses as an accessory use. Short term rental properties – owner occupied and short term rental properties – not owner occupied are prohibited.

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

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. Home occupation uses shall meet the standards of the Metro Zoning Code for home occupations.
3. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
4. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

Section 4 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 5 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 6 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 RM40-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Colby Sledge  
Member of Council

2020SP-052-001  
PILLOW+MERRITT  
Map 105-07, Parcel(s) 134-135  
Subarea 11, South Nashville District  
17 (Sledge)  
Application fee paid by: Hastings Architecture, LLC

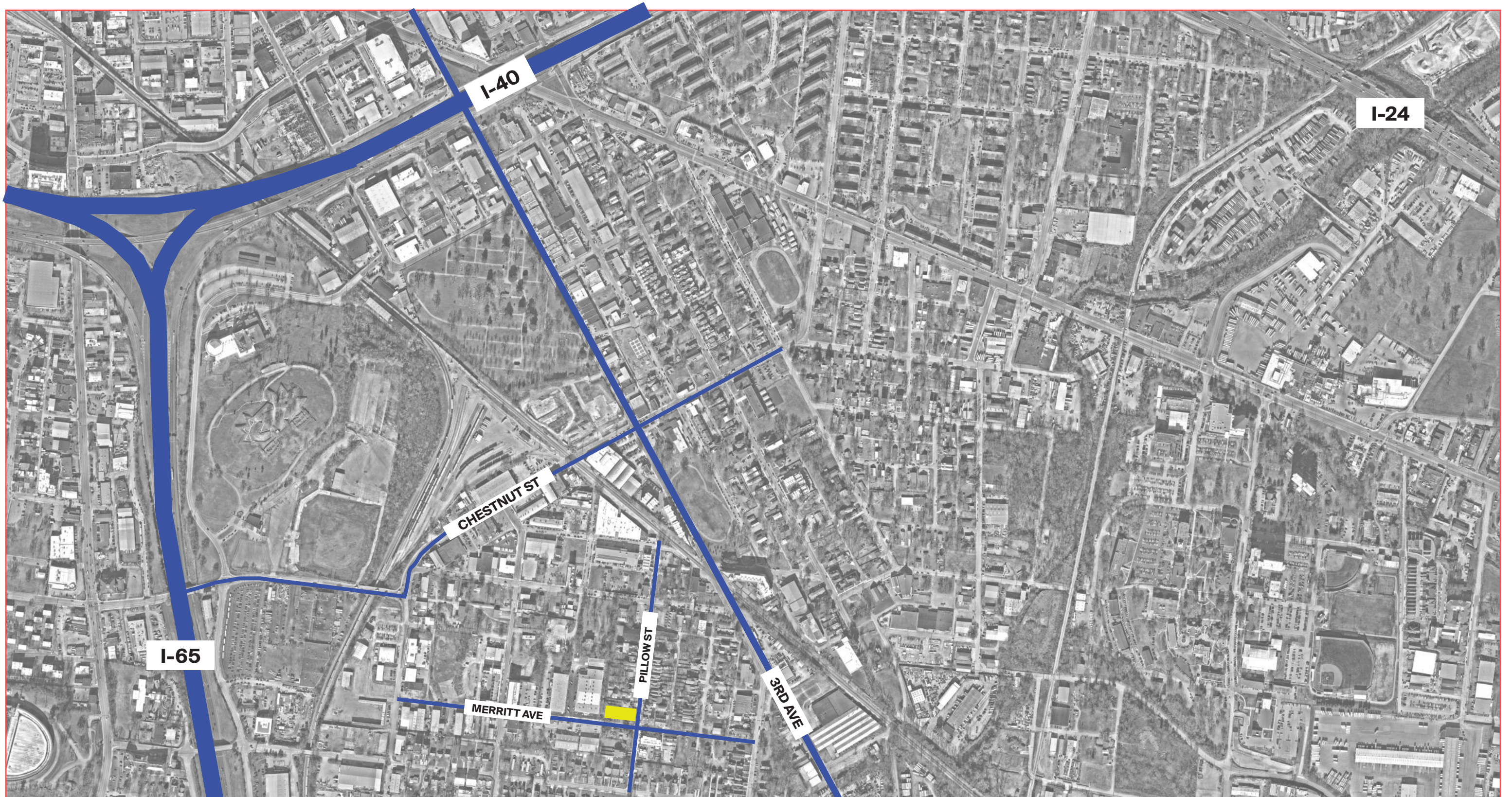
A request to rezone from R6-A to SP zoning for properties located at 1321 and 1323 Pillow Street, at the northwest corner of Merritt Avenue and Pillow Street, (0.46 acres), to permit a maximum of 39 37 multi-family residential units, requested by Hastings Architecture, applicant; Nathaniel Wayne Russell and Robert E. Orrall, Christine Leverone Orrall, and Justine Orrall, owner.





Pillow + Merritt  
A Micro-Housing Project

Preliminary Specific Plan  
January 08, 2021



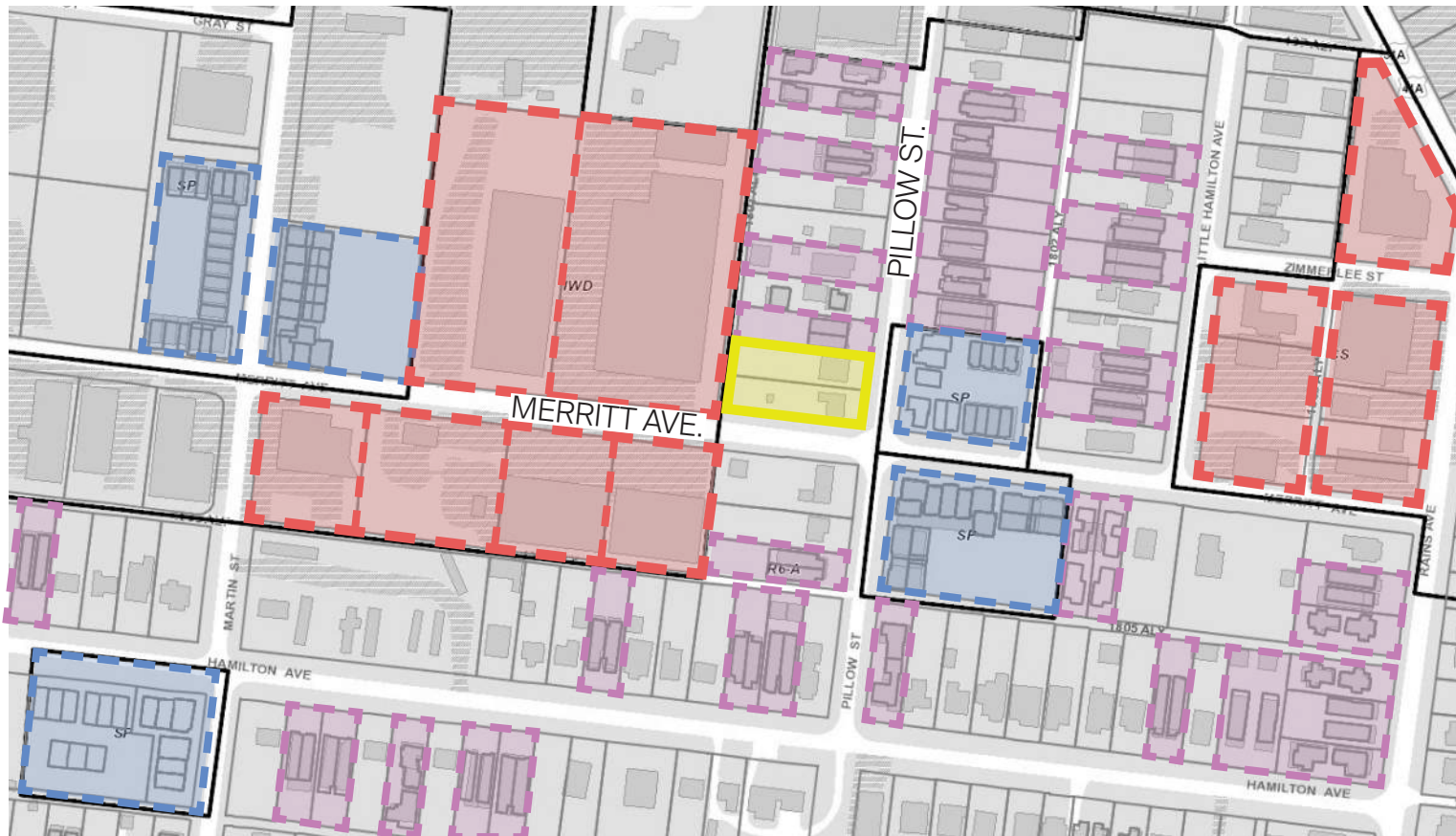
**DEVELOPER: Core Development**  
Andrew Beard - [andrew@corenashville.com](mailto:andrew@corenashville.com)  
2206 21st Avenue South, Suite 200  
Nashville, TN 37212

**ARCHITECT/APPLICANT: HASTINGS**  
Chris Davis - [cdavis@hastingsarchitecture.com](mailto:cdavis@hastingsarchitecture.com)  
225 Polk Avenue, Suite 100  
Nashville, TN 37203



CONTEXT MAP

Case No. 2020SP-052-001



PROPOSED DEVELOPMENT ———  
 COMMERCIAL DEVELOPMENT - - - - -  
 MULTIFAMILY DEVELOPMENT - - - - -  
 DUPLEX/TOWNHOMES - - - - -

**EXISTING CONDITIONS** Case No. 2020SP-052-001

**Zoning Analysis**

**Acreeage** 1321 Pillow St. - # 10507013400 0.23 acres (9,550 SF)  
 Current Owner - ORRALL, ROBERT E. & CHRISTINE LEVERONE & JUSTINE  
 1323 Pillow St. - # 10507013500 0.23 acres (9,550 SF)  
 Current Owner - RUSSELL, NATHANIEL WAYNE  
**0.46 acres (19,100 SF)**

**Council District** 17: Colby Sledge

**Existing Zoning** R6-A

**MCSP requirements** Merritt Ave. is designated as a Urban Mixed-Use Local Street (T4-M-LS2), and has a designated right-of-way width of 56' total. Pillow St. is not designated. \*\*The alley will also need to be increased from 15', as Metro Public Works requires alleys be a minimum of 20' wide.

**Planning Policies** Within the Nashville Community Character Manual, these properties are designated as T4 Urban Neighborhood Evolving (T4-NE). This policy application of T4-NE promotes housing choice by integrating a mixture of building types, including single-family, detached accessory dwelling units, plex houses, townhouses, and flats.

Additionally, parcels are included in the **'Wedgewood - Houston and Chestnut Hill Planning Study'**, adopted October 2019, Character Area 2, Subdistrict 2a (SPA 11-WHCH-1). In order to achieve a rezoning, properties would be subject to the guidance of this Planning Study.

These properties are within Area 2, Subdistrict 2a: South Wedgewood-Houston. This Subdistrict has experienced a significant amount of infill residential development over the last decade. In many cases one-story single family homes are being demolished and two, taller homes are built in their place. Infill on larger parcels is frequently in the form of townhomes or courtyard developments. This area should continue to evolve to allow flexibility in housing types to address affordability. Neighborhood-scale retail could be appropriate at prominent corners.

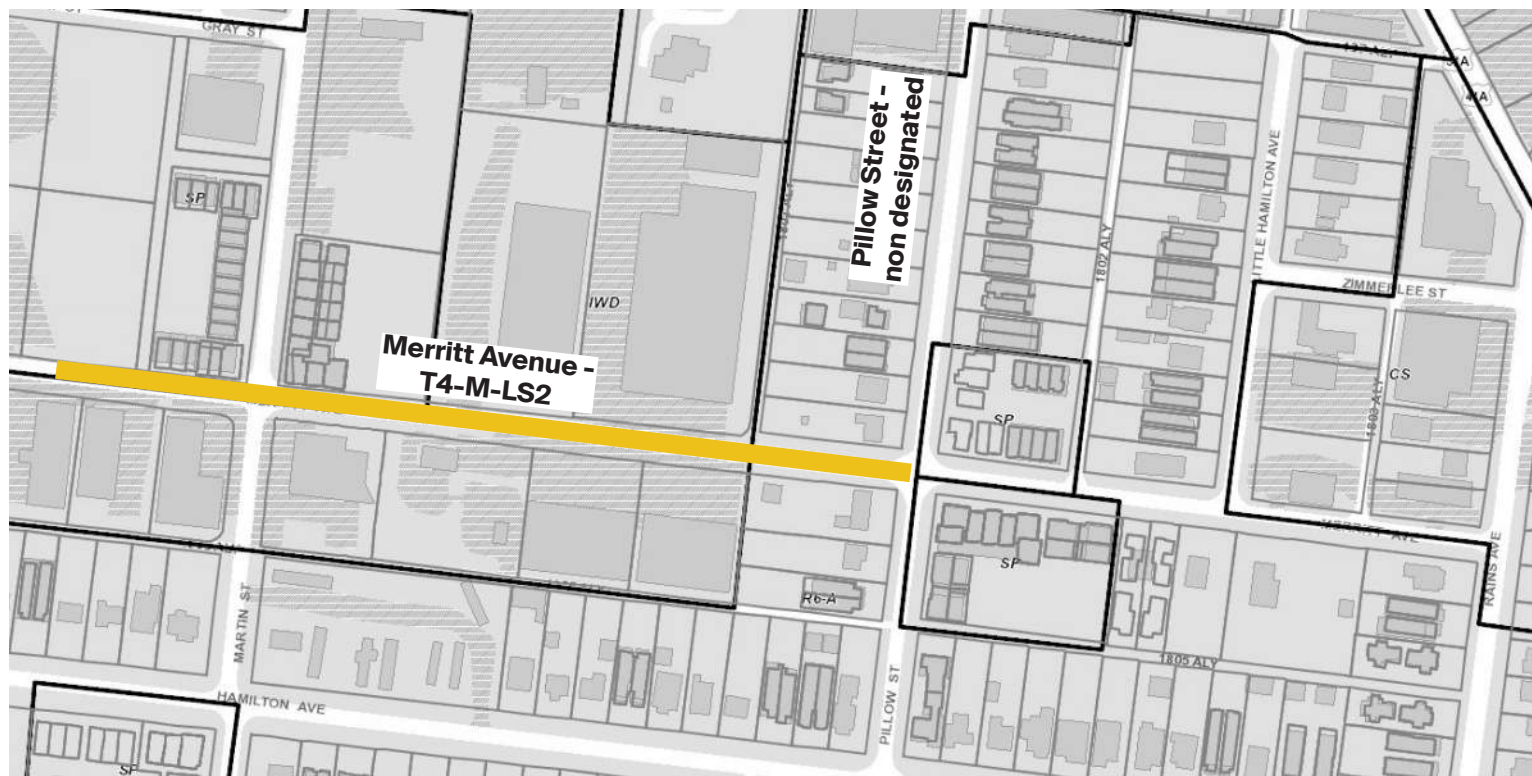
**Policy Building Height** Typical Heights, as outlined within the special-policy are as follows:

- Plex or Manor = 3 stories
- House Court = 3 stories
- Townhouse = 3 stories
- Flats = 3-4 stories
- Live/Work = 3-4 stories (within a Neighborhood Center)
- Mixed Use = 3-4 stories (within a Neighborhood Center)

**Policy Supported Re-zonings** The Special Policy for North Wedgewood-Houston supports re-zonings to:

- R6-A, RM15-A, RM20-A, RM40-A
- SP's based on these zones
- With MUN-A or Design-based zoning being the recommended maximum zoning in this Subdistrict in locations designated as Neighborhood Centers.

**Notes**

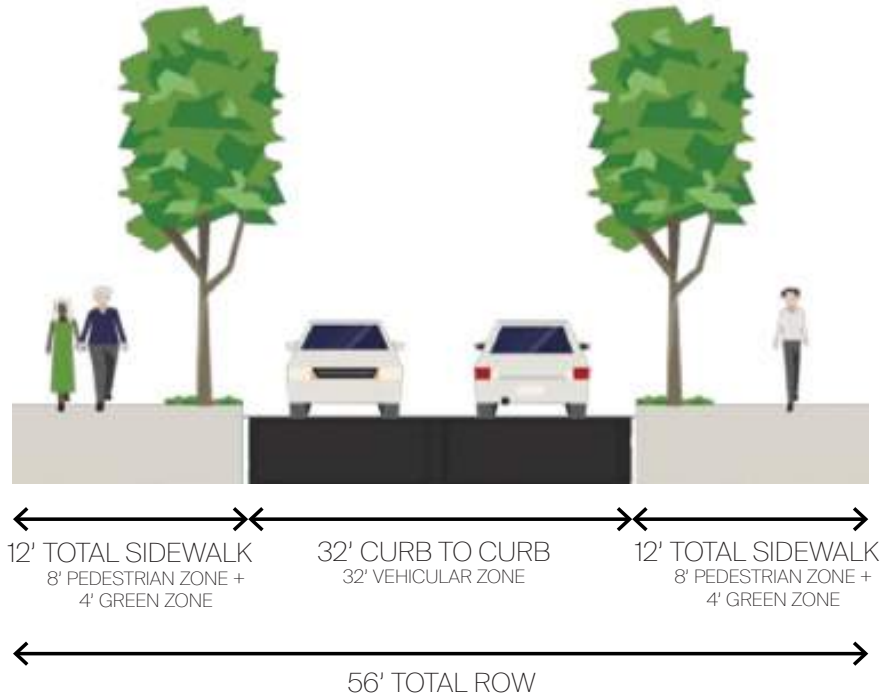


**MCSP Designations**

In order to make Nashville walkable and accessible to multiple modes of transportation, additional dedication of right-of-way(s) may be required. Upon development, this property will be responsible for providing half of the updated right-of-way designation from the street centerline.

**Merritt Avenue**

Merritt Ave. is set to have an updated right-of-way of 56' total, and is designated as a Urban Mixed-Use Local Street (T4-M-LS2). This includes two travel lanes, a 4' planting area, and an 8' sidewalk. The survey provided by the client on 12/2019 shows a right-of-way section on Merritt of 50', which would require an additional dedication of 3'.



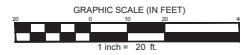
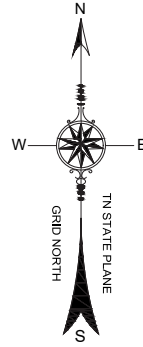
MERRITT AVENUE RIGHT-OF-WAY

**Pillow Street**

Pillow Street is not designated in the MCSP. It is currently a 50' right-of-way consisting of two travel lanes, with no sidewalks except at the intersection of Merritt Avenue where on street parking and a 5' sidewalk are provided. It is assumed no additional right-of-way dedication will be required.

**Alleyways**

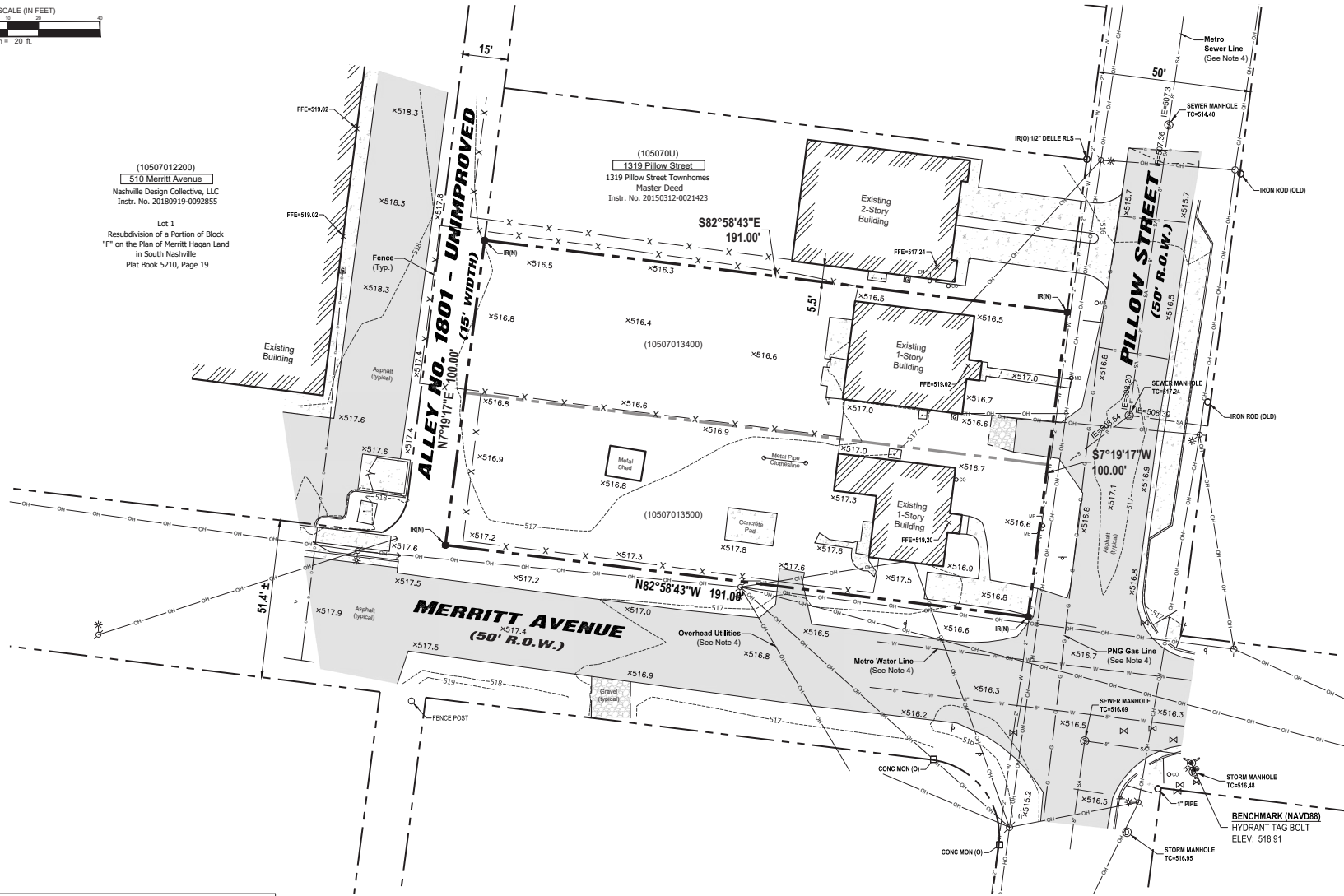
All Metro alleyways are required to be at least 20' wide. The alley to the west is currently shown to be 13'-6" wide currently and is unimproved. An additional 3'-6" will need to be dedicated to the right-of-way when the alley improvements are made.



OWNERS TABLE			
PARCEL ID	OWNER(S)	DEED REFERENCE	ADDRESS
10507013400	ROBERT E. ORRALL	20131119-0119144	1321 PILLOW ST.
	CHRISTINE LEVERONE ORRALL		
	JUSTINE ORRALL		
10507013500	NATHANIEL WAYNE RUSSELL	Deed Book 6762, Page 545	1323 PILLOW ST.

(10507012200)  
510 Merritt Avenue  
Nashville Design Collective, LLC  
Instr. No. 20180919-0092855

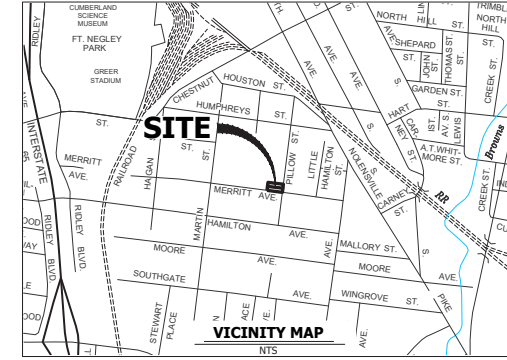
Lot 1  
Resubdivision of a Portion of Block  
"F" on the Plan of Merritt Hagan Land  
in South Nashville  
Plat Book 5210, Page 19



SYMBOL LEGEND			
Symbol	Denotes	Symbol	Denotes
○	IRON ROD (OLD)	○	SIGN POST
●	IRON ROD (NEW)	○	FENCE POST
⊕	BENCHMARK	—x—	FENCE
⊙	STORM MANHOLE	—OH—	OH (OVERHEAD UTILITY LINE)
⊙	SEWER MANHOLE	—W—	WATER LINE
⊙	CLEAN OUT	—SA—	SANITARY SEWER LINE
⊙	FIRE HYDRANT	—ST—	STORMWATER LINE
⊙	WATER METER	—G—	NATURAL GAS LINE
⊙	WATER VALVE	---	PROPERTY/PARCEL LINE
⊙	GAS VALVE	---	MAJOR ELEVATION LINE
⊙	GAS METER	---	MINOR ELEVATION LINE
⊙	UTILITY POLE	x825.22	SPOT ELEVATION
⊙	UTILITY POLE WITH LIGHT		
		ASPHALT PATTERN	
		BUILDING PATTERN	
		CONCRETE PATTERN	
		GRAVEL PATTERN	

ALWAYS CALL 811 BEFORE YOU DIG!  
IT'S FREE. IT'S EASY. AND IT'S THE LAW!  
DIG - DRILL - BLAST - BORE  
CALL 811, OR (800) 351-1111  
(615) 367-1110  
TENNESSEE - ONE CALL CENTER

Rev.	Date	Revision Description



**TOTAL AREA**  
1321 Pillow Street - 9,550 ± square feet  
1323 Pillow Street - 9,550 ± square feet  
**19,100 ± square feet or 0.438 acres more or less**

**DEED REFERENCE**  
(See "Owners Table")

**PLAT REFERENCE**  
1323 Pillow Street - Being the southerly 50 feet of the easterly part of Block "F" on the Plan of the Merritt-Hagan Land in South Nashville of record in Minute Book N, Page 241, County Court, Davidson County, Tennessee.  
1321 Pillow Street - Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 100 feet of the easterly part of Block "F" on the plan of the Merritt-Hagan Land in South Nashville, as of record in Minute Book "N", page 241, County Court for said County.

- SURVEYOR'S NOTES**
- This Property is located in the 17th Council District of Davidson County Tennessee.
  - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAD98).
  - The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on the current FEMA Firm Community Panel. Map Number: 47037C0244H Map Revised: April 5, 2017
  - Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
  - A Title Report was not provided for the preparation of this survey. Therefore, this survey is subject to the findings of an accurate title search.
  - No Stream determinations were provided to this surveyor. Therefore, this survey does not address the existence or non-existence of any Waters of the State, stream buffers or wetlands.
  - This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
  - Property is currently Zoned "R6-A". Setbacks to be determined by Metro Codes Administration.
  - This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.

- GPS Notes:**
- The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
  - GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
  - GPS data was collected with a Spectra Precision 80 receiver.
  - This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
  - The date of this survey is: 11/23/2019.

**SURVEYOR'S CERTIFICATE**  
To: Core Development Services

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter, TN RLS # 2391

1711 Hayes Street  
Nashville, TN 37203  
clint@elliotts.com  
(615) 496-3236

**CLINT ELLIOTT SURVEY**

**Boundary & Topographic Survey**  
of  
**1321 & 1323 Pillow Street**  
Nashville, Davidson County, Tennessee 37203



Issue Date: 12-04-19  
Project ID: 1321/1323 Pillow St.  
Drafted By: BB/JT  
Field Crew: JL

Sheet Title:  
**Boundary & Topographic Survey**  
Sheet No.  
**V-1.00**

The specific plan for Pillow + Merritt is intended to **address key issues**, as laid out in the **Wedgewood-Houston & Chestnut Hill Planning Study**<sup>1</sup>, of:

**affordability and displacement**<sup>2</sup> by providing a multifamily development made up of primarily **micro units** (units smaller than 500 sf). The Pillow + Merritt SP would provide a pathway for residents to **remain into the neighborhood** at a price point that is currently unavailable thus promoting **socioeconomic diversity** that is currently endangered.

1 - [https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/subarea11/WedgeHoustonChestnutHill/WHCH\\_AdoptedDraft.pdf](https://www.nashville.gov/Portals/0/SiteContent/Planning/docs/subarea11/WedgeHoustonChestnutHill/WHCH_AdoptedDraft.pdf)

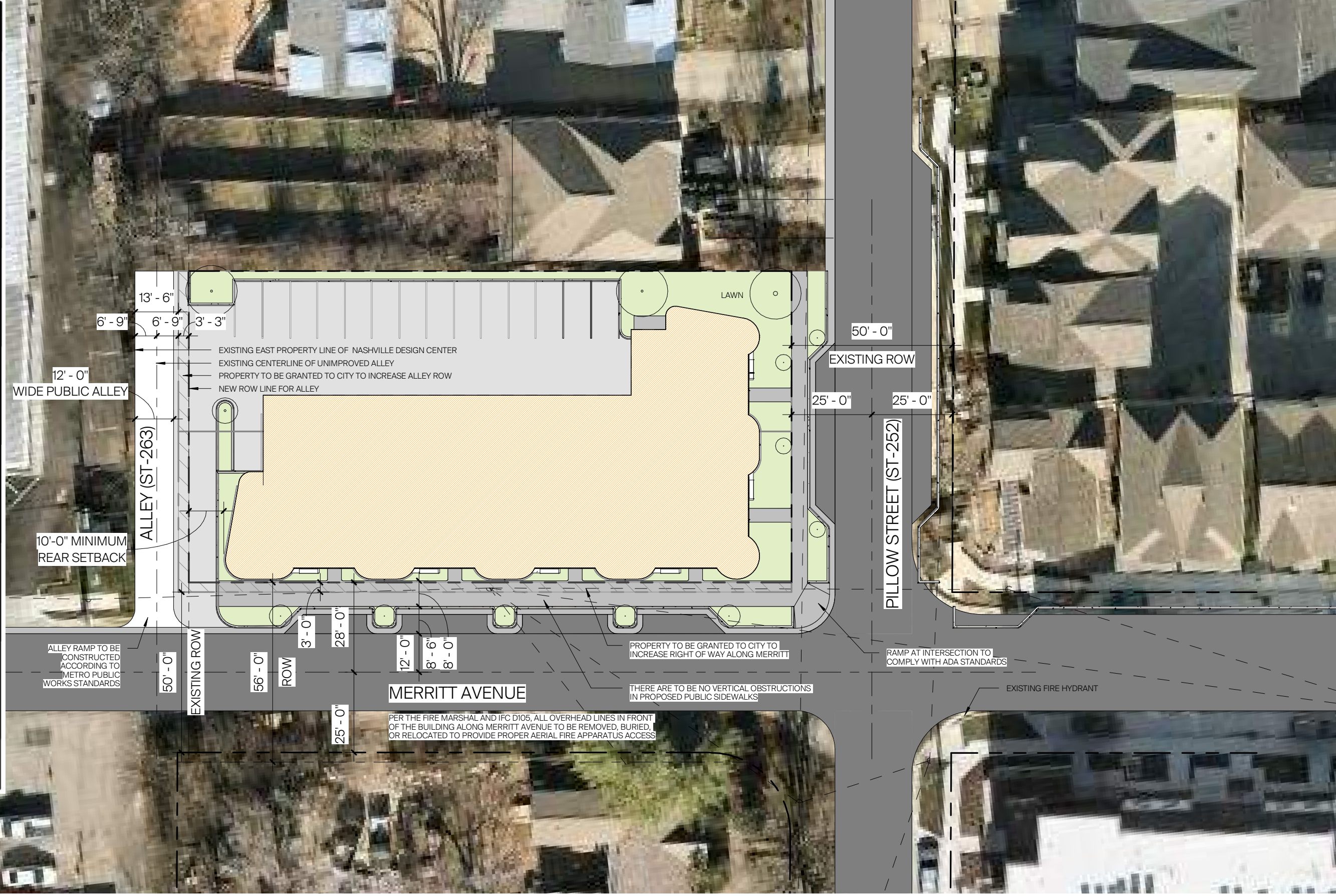
2 - page 18, bullet point 1

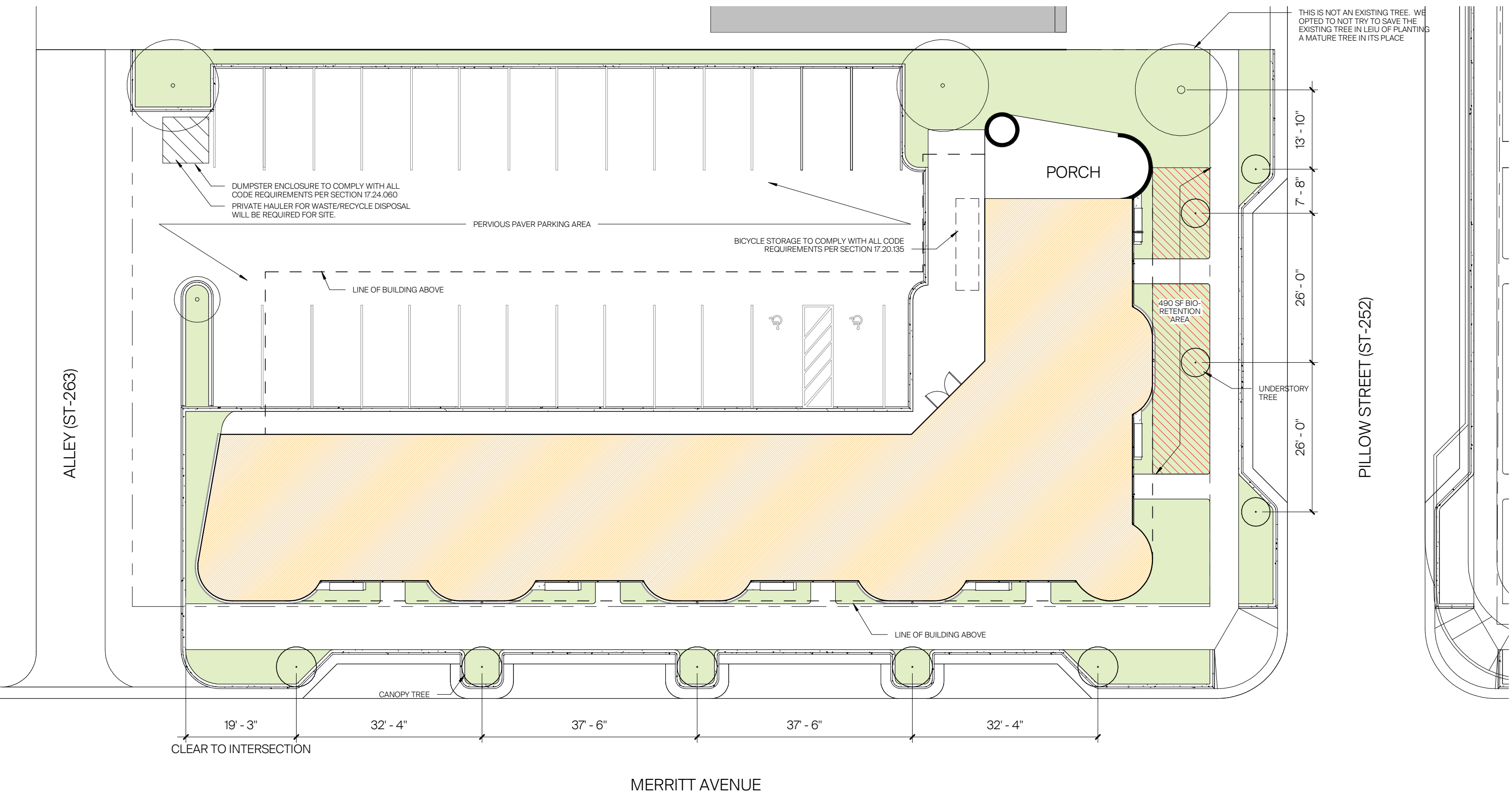
### Specific Plan Regulations

<b>Zoning</b>	SP
<b>Permitted Uses</b>	Multi-Family Residential; Home Occupation is permitted as an accessory use
<b>FAR</b>	Not applicable due to design based Specific Plan
<b>ISR</b>	0.80
<b>Maximum Unit Count</b>	39 units
<b>Build-to-Zone</b>	0-15 feet
<b>Maximum Height at the Build-to-Zone</b>	3 stories in 45 feet
<b>Step-back</b>	5 feet**
<b>Maximum Overall Height</b>	4 stories in 50 feet
<b>Minimum Rear Setback</b>	10 feet
<b>Minimum Side Setback</b>	none required
<b>Parking</b>	.75 space per residential unit***
<b>Glazing</b>	Glazing on the first floor of any public street frontage shall be a minimum of forty percent for nonresidential uses and a minimum of twenty-five percent for residential uses. Glazing on the upper floors of any public street frontage shall be a minimum of twenty-five percent.
<b>Raised Foundation</b>	No raised foundations will be required
<b>Sidewalk</b>	See attached site plan for sidewalk regulations

**Notes** \*\*Elements allowed within the step-back include eaves, gutters/downspouts, roof overhangs, railings, terrace partitions and structural elements such as columns.  
\*\*\*Parking count is calculated based on 1 space per unit with a 10% reduction for proximity to transit and a 10% reduction for sidewalk connectivity. An additional 5% reduction is assumed due to reduced parking demand based on micro-unit typology.

- METRO PUBLIC WORKS NOTES:**
1. THE FINAL SITE PLAN / BUILDING PERMIT 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 AT 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.
  7. ALL SOLID WASTE AND RECYCLING COLLECTION FOR THE SITE WILL BE HANDLED BY A PRIVATE HALLER/SERVICE.
- ENR NOTES:**
1. WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS.
  2. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH RETENTION AREAS, INCLUDING RAIN GARDENS, BIORETENTION AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMER EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.
- FEMA NOTE:**
- THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, ZONE X. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 47037C1244H, DATED APRIL 5, 2017.
- FIRE MARSHAL NOTES:**
1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H.
  2. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095.1541 SEC. 1568.020B.
  3. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
  4. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.
  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.
- LANDSCAPE NOTE:**
- THE PLAN SHALL COMPLY WITH ALL PROVISIONS OF THE LANDSCAPE PLAN IN CHAPTER 17.24 OF THE METRO NASHVILLE DAVIDSON CODE AND THE FINAL SITE PLAN WILL REFLECT THIS WITH THE SUBMITTAL OF A LANDSCAPE PLAN.
- STORMWATER NOTES:**
1. 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.
  2. 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 FINAL APPLICATION.
  3. 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).
  4. METRO WATER SERVICE 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.
  5. ALL LOTS SHALL HAVE INDIVIDUAL WATER AND SEWER SERVICE.

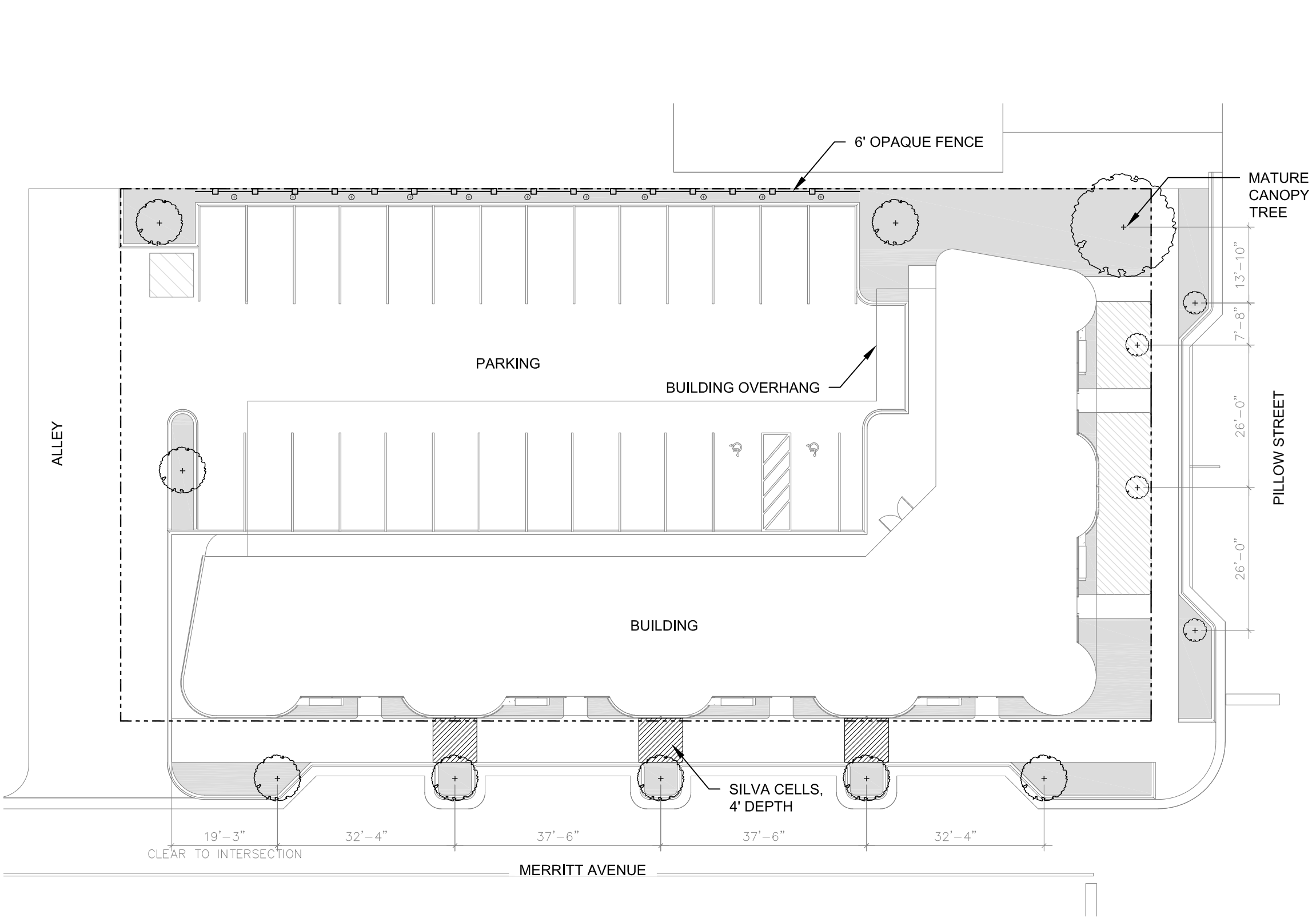




GROUND FLOOR PLAN Case No. 2020SP-052-001







LEGEND

- PROPERTY LINE
- CANOPY TREES: 2" CAL TREES
- UNDERSTORY TREES: 2" CAL
- PARTHENOISSUS QUINQUEFOLIA, VIRGINIA CREEPER: 1 GAL (11)

PLANTING NOTES:

1. ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
2. ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
3. P.B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2". BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
5. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
6. ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
7. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
8. ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
9. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE
10. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
11. THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
12. ALL TREES AND SHRUBS TO BE SELECTED FROM THE METRO NASHVILLE URBAN

**TDU Calculations**

SITE ACREAGE				0.46
BUILDING COVERAGE AREA	(-)			0.20
ADJUSTED ACREAGE	(=)			0.26
REQUIRED TDU PER ACRE	(X)			22
<b>REQUIRED TDU FOR PROJECT</b>	(=)			<b>5.72</b>
<b>TREE TYPE</b>	<b>CALIPER</b>	<b>QUANTITY</b>	<b>VALUE</b>	<b>UNITS</b>
CANOPY	6"	1	1.0	1
CANOPY	2"	8	0.5	4
UNDERSTORY	2"	4	0.25	1
<b>TOTAL TREE DENSITY UNITS PROVIDED</b>				<b>6</b>





SUBSTITUTE ORDINANCE NO. BL2021-675

An Ordinance to amend Chapter 3.52 of the Metropolitan Code pertaining to  
~~Councilmember~~ elected official compensation studies.

WHEREAS, § 18.05 of the Metropolitan Charter provides that the salaries paid to the Mayor, Vice Mayor, and members of the Metropolitan County Council (“Council”) may be changed by the Council as a part of the general pay plan, but shall not be increased or diminished during the period for which they shall have been elected; and

WHEREAS, a compensation assessment study should be conducted ~~every two years in order at least once per Council term~~ to better inform the Council regarding the appropriate amount of compensation for Councilmembers based upon the duties of the job and comparative relationship with the salaries of legislative bodies in comparable cities.

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

Section 1. Chapter 3.52 of the Metropolitan Code is hereby amended by adding the following new Section 3.52.020:

**3.52.020      ~~Council~~Elected official compensation studies ~~assessments~~ required.**

~~The Metropolitan Department of Human Resources shall conduct a councilmember compensation study every two years to be completed not later than May 1 of every even year starting in 2022. Such study shall include, but not be limited to, the following:~~

- ~~1. An examination of the salaries of Councilmembers, or the equivalents thereof, in cities that are comparable in size to the Metropolitan Government. The study shall include at least six peer cities.~~
- ~~2. Recommendations regarding whether and to what extent the salaries of the Councilmembers should be modified starting with the next Council term, taking into account:
  - ~~a. The duties of the job;~~
  - ~~b. The comparative relationship with the salaries of similar classifications in comparable cities;~~
  - ~~c. The size of the local legislative bodies in comparable cities; and~~
  - ~~d. Whether members of the local legislative bodies in comparable cities serve on a part-time or full-time basis.~~~~

At least once per four year Council term, the Metropolitan Department of Human Resources shall conduct an elected official compensation assessment and shall recommend to the Civil Service Commission the appropriate level of compensation for Councilmembers, the Vice Mayor, and the Mayor, which shall be included as part of the general pay plan for Metropolitan Government employees. Such assessment shall include, but not be limited to, the following:

1. An examination of the salaries of Councilmembers, Vice Mayor, and Mayor, or the equivalents thereof, in cities that are comparable in size to the Metropolitan Government.
2. Recommendations regarding whether and to what extent the salaries of the elected officials should be modified starting with the next Council term, taking into account:
  - a. The duties of the job;
  - b. The comparative relationship with the salaries of similar classifications in comparable cities;
  - c. The size of the local legislative bodies in comparable cities; and
  - d. Whether the elected officials in comparable cities serve on a part-time or full-time basis.

Section 2. The Department of Human Resources is further authorized to utilize the services of a consultant to be selected by the Department to assist with the compensation ~~study~~ assessment required by this Ordinance. The Metropolitan Council shall provide funding for the services of the consultant as needed.

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

SPONSORED BY:

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Kyonzté Toombs

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Joy Styles  
Members of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2021-675

Mr. President –

I move to amend Ordinance No. BL2021-675 by adding the following new recital clauses:

WHEREAS, when the Metropolitan Government was formed in 1963, the consolidated city and county had a population of 377,000 people served by 35 district councilmembers and 5 councilmembers-at-large; and

WHEREAS, today there are approximately 700,000 residents of Metropolitan Nashville and Davidson County, which is an increase of 85.6% since 1963; and

WHEREAS, although the workload has steadily increased over the years, in part due to accessibility changes such as email, cell phones, and social media, councilmembers are still compensated at an extremely modest part-time salary; and

WHEREAS, the periodic compensation study provided in this ordinance should take into consideration the increased size of the city and the increased demands on councilmembers; and

WHEREAS, in addition to Councilmember compensation inadequacies, the current staffing for the Metropolitan Council is not sufficient to address the needs of a vibrant city the size of Nashville.

INTRODUCED BY:

\_\_\_\_\_  
Emily Benedict  
Member of Council

SUBSTITUTE ORDINANCE NO. BL2021-693

An ordinance establishing a Special Solid Waste & Recycling Commission to review and identify solutions for the long-term disposal of Nashville's solid waste.

WHEREAS, on February 2, 2021, the Metropolitan Council adopted Resolution No. RS2021-751 approving an amendment to and extension of the Metropolitan Government's contract (the "Contract") with BFI Waste Services, LLC, currently operating as Republic Services, Inc. ("Republic") for operation of a solid waste transfer station and for the disposal of solid waste; and

WHEREAS, the Contract, which has been extended through Fiscal Year 2027, requires Republic to operate a waste transfer station for all of the solid waste collected by Metro Public Works and its collection contractors, which is then trucked to the Republic-owned Middle Point landfill in Rutherford County; and

WHEREAS, the Middle Point landfill in Rutherford County is currently nearing capacity; and

WHEREAS, while the current contract with Republic requires them to dispose of Metro's solid waste through 2027 at a location outside of Davidson County, Metro will soon need to develop a long-term solution to our future solid waste disposal needs; and

WHEREAS, any long-term solutions should include a focus on recycling as a way to reduce waste and decrease reliance on landfills; and

WHEREAS, it is fitting and proper that a Special Solid Waste & Recycling Commission comprised of elected officials, former elected officials, and advisors be established to identify solutions for the long-term disposal of solid waste.

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

Section 1. There is hereby established a Special Solid Waste & Recycling Commission ("the Commission"). The Commission shall be comprised of eleven members. To the extent the below persons are willing to serve, then such persons shall automatically be included as members of the Commission. If any of the below persons are not willing to serve, then the Mayor shall appoint the necessary members to reach a total of eleven Commission members, who shall be confirmed by a majority of the whole membership of the Metropolitan Council.

Former Governor and Mayor Phil Bredesen  
Former Mayor Bill Purcell  
Former Mayor Karl Dean  
Former Mayor David Briley  
Former Mayor Megan Barry  
Former Vice Mayor Howard Gentry  
Mayor John Cooper  
Vice Mayor Jim Shulman  
Councilmember Jonathan Hall  
Former Chief Operating Officer and Director of Finance Rich Riebeling  
Special Advisor Bernice Winfrey

Section 2. The purpose of the Commission is to identify solutions and make recommendations regarding the disposal of Nashville's solid waste over the next 75 years, including recommendations for recycling. As part of its work, the Commission should interview representatives from Republic and Red River Service Corporation, as well as consultants and former elected officials from New York, New Jersey, and California. The Commission is to explore various tools and options, including but not limited to: fees for waste generators and haulers, fines for commercial establishments who do not meet a certain recycling threshold, incentives for recycling, and anticipated property tax revenues that will be needed for long-term solid waste disposal.

Section 3. The Commission shall be staffed by the Metropolitan Department of Public Works or any successor agency responsible for solid waste collection. The Commission shall submit its written findings and any recommendations for further action to the Metropolitan Council within one year from the date of the first meeting of the Commission. The Commission shall terminate upon its submission of the Report and Recommendations to the Council.

Section 4. This ordinance shall take effect from and after its, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

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Russ Bradford  
Member of Council

**SUBSTITUTE ORDINANCE NO. BL2021-717**

**An ordinance providing for the waiver of certain building permit fees for the repair or rebuilding of property damaged as a result of the March 27-28, 2021 flooding and amending Section 16.28.100 of the Metropolitan Code to allow for the waiver of permit fees in the event of future disasters.**

WHEREAS, more than seven inches of rain descended on Nashville March 27-28, 2021, causing widespread flooding, especially along the creeks and Harpeth River, unseen since the 2010 flood; and

WHEREAS, the damage from the flooding resulted in the declaration of a State of Emergency by Mayor John Cooper; and

WHEREAS, the repair and replacement of homes, businesses, and other structures will be costly and will create an economic hardship for many residents and business owners as they recover from this disaster; and

WHEREAS, the Metropolitan Government of Nashville and Davidson County desires to assist its residents and small businesses as they rebuild their lives by waiving all or a portion of the fees for building permits in the event of a disaster.

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

Section 1. (a) Notwithstanding the provisions of Title 16 of the Metropolitan Code, and conditioned on the provisions of subsection (b) of this section, fees shall be waived for all property owners (or their authorized agents), whether for residential or commercial construction, for a building, electrical, gas/mechanical, and/or plumbing permit obtained for repairing or rebuilding an owner's property.

(b) Conditions:

1. The permits are obtained to repair damage to the owner's property caused by flooding from the March 27- 28, 2021 excessive rainfall event.
2. The permits are obtained on or before June 30, 2022.
3. The permits are issued to construct, alter, repair, enlarge, move or demolish any building or structure or part thereof or any appurtenances connected or attached thereto.
4. The owner must provide evidence satisfactory to the director of codes administration or his designee that the work is being performed as a result of damage as provided in subsection (b)(1), above.
5. Property owners who paid building permit fees for flooding related damage prior to the effective date of this ordinance shall be entitled to a refund if they provide evidence satisfactory to the director of codes administration or his designee that the permit was obtained for work resulting from damage as provided in subsection (b)(1), above.



(c) In order to be eligible for the permit fee waiver, the property owner or their authorized agent must sign an affidavit on a form prescribed by the Department of Codes Administration attesting that the permit fees are not eligible for reimbursement from property insurance or other funding sources.

Section 2. Section 16.28.110 of the Metropolitan Code is hereby amended by adding the following as subsection J: Waiver. Upon resolution by the Metropolitan Council, building, electrical, gas/mechanical, and/or plumbing permit fees may be waived by the director of codes administration when a state of emergency is declared by the mayor.

~~Section 2.~~ Section 3. This ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Courtney Johnston  
Member of Council

**SUBSTITUTE ORDINANCE NO. BL2020-448**

**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 CL to MUL-A-NS zoning for properties located at 2213 Gains Street and ~~2236 Whites Creek Pike~~, at the ~~southeast~~ northeast corner of Free Silver Road and ~~Whites Creek Pike~~ Gains Street (~~0.43~~ 0.08 acres, all of which is described herein (Proposal No. 2019Z-080PR-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 CL to MUL-A-NS zoning for properties located at 2213 Gains Street and ~~2236 Whites Creek Pike~~, at the ~~southeast~~ northeast corner of Free Silver Road and ~~Whites Creek Pike~~ Gains Street (~~0.43~~ 0.08 acres), being Property Parcel Nos. ~~173~~, 179 as designated on Map 070-04 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 070 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 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:

\_\_\_\_\_  
Kyonzté Toombs  
Member of Council

2019Z-080PR-001  
Map 070-04, Parcel(s) 473, 179  
Subarea 03, Bordeaux - Whites Creek - Haynes  
TrinityDistrict 02 (Toombs)  
Application fee paid by: Nashville Realty Group.com

A request to rezone from CL to MUL-A-NS zoning for properties located at 2213 Gains Street and 2236 Whites Creek Pike, at the southeast ~~southwest~~ northeast corner of Free Silver Road and Whites Creek Pike ~~Gains Street~~ (0.43 ~~0.08~~ acres), requested by Nashvillerealtygroup.com, LLC, applicant and owner.

