



# **Metropolitan Council**

**PROPOSED AMENDMENTS PACKET  
FOR THE COUNCIL MEETING OF  
TUESDAY, NOVEMBER 17, 2020**

Mr. President:

I move to amend the 2019-2023 Metropolitan Council Rules of Procedure by amending Rule 19 as shown below:

**19. Prerequisites for zoning bills**

Any property proposed to be rezoned to provide new entitlements shall be current in the payment of property taxes before the zone change can be passed by the Metropolitan Council on second reading. Any ordinance applying a Residential, Commercial, or Industrial Planned Unit Development District or a Specific Plan (SP) District must have a recommendation from the Planning Commission before its introduction. Substitutes introducing Specific Plan (SP) zoning upon second or third reading may rely upon the previous Planning Commission recommendation only if the SP is equally restrictive to or more restrictive than the original zoning request. No zoning ordinance shall be filed with the Clerk unless such proposed legislation is accompanied with evidence that all fees required pursuant to the Metropolitan Code have been paid. For zoning bills, the name or names of the parties requesting the zone change, the name of each property owner whose property is included in the change identified by Map and Parcel Number as to owner, and the name of the optionee (if any) shall be ~~printed on the Council agenda~~ included as an attachment to the ordinance and made available to the public through the Council's legislative website.

INTRODUCED BY:

---

Courtney Johnston  
Member of Council

**RESOLUTION NO. RS2020-\_\_\_**

**A Resolution requesting Mayor Cooper immediately cease the wind down process at the Bordeaux Long Term Care facility and work to secure an agreement with an emergency operator to keep the residents safely in place during the pandemic.**

WHEREAS, Bordeaux Hospital has been providing on Long Term Care services in the community since 1967; and

WHEREAS, at the time of the RFP process, approximately 130 residents were living at Bordeaux Long Term Care; and

WHEREAS, the facility employs approximately 200 caregivers who are vital to that community and to our local economy; and

WHEREAS, many of the residents of long term care facilities are at high risk category for COVID-19; and

WHEREAS, while it is never safe or easy to move residents of long term care facilities, it is more dangerous in the winter and incredibly dangerous during a global pandemic; and

WHEREAS, it should be the priority of this Metro Government to keep people safe and protect local jobs during this most difficult time; and

WHEREAS, reportedly, there have already been two deaths of residents since the wind down began; and

WHEREAS, there have been multiple opportunities to negotiate with either the current operator, Nashville General Hospital, or any other operator on an emergency basis to avoid this dangerous situation.

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

Section 1. Metro Council hereby goes on record requesting Mayor Cooper immediately cease the wind down process at the Bordeaux Long Term Care facility and work to secure an agreement with an emergency operator to keep the residents safely in place while we navigate this pandemic.

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

SPONSORED BY:

---

Jonathan Hall

---

Tanaka Vercher

---

Brandon Taylor

---

Ginny Welsch  
Members of Council

**RESOLUTION NO. RS2020-\_\_\_\_\_**

**A Resolution requesting the Davidson County Sheriff's Office and the Tennessee Department of Corrections to identify and segregate incarcerated persons who are at a high risk of complications associated with COVID-19.**

WHEREAS, statistics show that COVID-19 outbreaks tend to occur at facilities where persons are living in close quarters; and

WHEREAS, according information provided by the Equal Justice Initiative, persons who are incarcerated are infected by COVID-19 at a rate that is more than five times higher than the nation's overall infection rate; and

WHEREAS, the U.S. Center for Disease Control (CDC) has determined that incarcerated persons are already at a higher risk of contracting COVID-19 due to crowded dormitories, shared lavatory facilities, the daily entry and exit of staff members, and the continual introduction of newly incarcerated or detained persons; and

WHEREAS, the COVID-19 Cluster Data maintained by the Metropolitan Department of Health shows five outbreaks at correctional facilities in Davidson County: 22 cases in April at the Metro Jail, 75 cases in June at the Metro jail, 62 cases in September at the state DeBerry Special Needs Facility, 60 cases in September at the Riverbend Maximum Security Prison, and 216 cases in September at the Debra Johnson Rehab/Tennessee Prison for Women; and

WHEREAS, the CDC has also determined that certain populations are at a higher risk for complications resulting from a COVID-19 infection. This includes older adults; persons with underlying health conditions such as diabetes, COPD, and heart conditions; and women who are pregnant; and

WHEREAS, based upon the data showing that incarcerated persons are at a higher risk of contracting COVID-19, it is appropriate that all reasonable measures be taken to ensure incarcerated persons who are at a higher risk of complications associated with COVID-19 are kept separate for the general population during this pandemic to the greatest extent possible.

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

Section 1. The Metropolitan Council hereby goes on record as requesting the Davidson County Sheriff's Office and the Tennessee Department of Corrections to identify and segregate incarcerated persons who are at a high risk of complications associated with COVID-19.

Section 2. The Metropolitan Clerk is directed to send a copy of this resolution Sheriff Daron Hall and to Tony Parker, the Commissioner of the Tennessee Department of Correction.

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

INTRODUCED BY:

---

Sharon Hurt  
Member of Council

**ORDINANCE NO. BL2020-\_\_\_**

**An ordinance to require a resolution of the Metropolitan Council 30 days prior to discontinuing operations at the Bordeaux Long Term Care Facility.**

WHEREAS, the truest measure of any of any society can be found in how it treats its old, its poor, its weak, and its helpless; and

WHEREAS, the City of Nashville has a long and proud history of providing care and comfort to our most vulnerable residents; and

WHEREAS, the Bordeaux Long Term Care Facility have provided care to important, yet aged and infirm residents for decades; and

WHEREAS, some would allow short term financial expediency to replace our bounded duty to provide care to the current residents of these Metro owned facilities; and

WHEREAS, the relocation of residents and patients with preexisting conditions during a pandemic is at best ill-advised, and at worst places each patient and resident at significant risk of an adverse health outcome, or even death; and

WHEREAS, the relocation of patients and residents from long term care facilities is well known to result in transfer trauma to said patients and residents even in the best of times and under the most carefully planned and coordinated circumstances; and

WHEREAS, the Metropolitan Council has determined that it is in the best interest of the Metropolitan Government that important care currently being provided to citizen of Nashville at the Bordeaux Long Term Care Facility should continue uninterrupted until the SARS-CoV-2 pandemic has subsided and a safe and humane plan for relocation of patients and residents to other locations is reviewed and approved by Council.

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

Section 1. All care being provided to patients and residents at the Bordeaux Long Term Care Facility as of December 31, 2019, including, but not limited to, long term care and rehabilitation, shall be continued more or less as the same was occurring on December 31, 2019 unless the elimination of such services is approved by the Metropolitan Council by a resolution receiving twenty-one (21) affirmative votes, after a public hearing. Likewise, no wind down or other processes or preparations intended to prepare the facility for closure shall occur until 30 days after the public hearing and affirmative Council vote.

Section 2. The resolution shall be accompanied by a detailed plan for safe and humane relocation of patients and residents to other locations qualified and willing to accept the same. The plan shall

be made available to patients and residents, and their families at least 30 days prior to the public hearing.

Section 3. While it is the intent of the Metropolitan Council that the Bordeaux Long Term Care Facility operate on the revenues generated by such functions at no cost to the general government, in the event that revenues generated at Bordeaux Long Term Care Facility are insufficient for the operation and maintenance of the facilities until a closure plan is approved by Council, the Council intends to appropriate the necessary funds to cover any shortfall.

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

SPONSORED BY:

---

Jonathan Hall  
Member of Council

**SUBSTITUTE ORDINANCE NO. BL2019-7**

**An Ordinance to amend Section ~~47.16.250~~ 6.28.030 of the Metropolitan Code of Laws regarding the existence of a Short Term Rental Property – Owner-Occupied in a two-family zoning district (Proposal No. 2019Z-017TX-001).**

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

Section 1. That Section ~~47.16.250~~ 6.28.030, Subsection ~~E.1~~ A.2, is hereby amended by deleting subsections ~~e~~ d and ~~f~~ e in their entirety and substituting in lieu thereof the following:

~~e~~ d. Only one permit shall be issued per lot in single-family and two-family zoning districts, except as described in subsection ~~E.1.f~~ A.2.e.

~~f~~ e. Ownership of two-family dwellings. For properties in two-family zoning districts where a two-family dwelling exists, the following shall govern:

i. If both units of the two-family dwelling are owned by the same person, and one of the two units is the primary residence of the owner, the owner may apply for one (1) permit applicable to one (1) of the units. Prior to the issuance of such permit, an instrument shall be prepared and recorded with the register's office covenanting that the two-family dwelling may only be used under the conditions listed herein for so long as the STRP—Owner-occupied permit is valid.

ii. If the two-family dwelling units are owned by different persons, and each unit is the primary residence of the corresponding owner, then each owner may be issued a separate permit. No more than two (2) permits may be issued per lot for these two-family dwelling units, and only one (1) permit may be issued per dwelling unit.

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

INTRODUCED BY:

---

Freddie O'Connell  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2020-456

Mr. President –

I hereby move to amend Ordinance No. BL2020-456 by amending Section 1, proposed Metro Code Section 11.22.0X0, Subsection E. as follows:

- E. Any landlord that violates subsection C of this section may be fined \$50 per rental unit.

INTRODUCED BY:

---

Burkley Allen  
Member of Council

**SUBSTITUTE ORDINANCE NO. BL2020-456**

**An ordinance amending Chapter 11.22 of the Metropolitan Code to require landlords to provide notice to tenants prior to termination of tenancy and non-renewal of a lease.**

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

Section 1. That Chapter 11.22 of the Metropolitan Code is hereby amended to create the following a new appropriately designed Sections, ~~entitled “Required notice for termination of a residential tenancy and non-renewal of a lease”~~, as follows:

11.22.020 – Required notice for assignment of a residential lease.

A. If a landlord assigns its rights under a residential lease, the assignee shall within fourteen (14) days of the assignment deliver written notice to the tenant stating: (1) the assignee's name, address, telephone number, and email address, if applicable; (2) the address to which any rent payments must be delivered; and (3) if applicable, notice to the best of the assignee's knowledge of any intended termination or non-renewal of the lease.

B. This section shall not apply when a written rental agreement addresses the notice required to be given to the tenant of an assignment of the lease by the landlord. This section will apply only to lease agreements entered into on or after April 1, 2021.

~~11.22.03X0 – Required notice for termination of a residential tenancy and non-renewal of a lease.~~

~~A. The landlord or the tenant may terminate a week to week tenancy by a written notice given to the other at least ten (10) days prior to the termination date specified in the notice.~~

~~B. The landlord or the tenant may terminate a month to month tenancy by a written notice given to the other at least thirty (30) days prior to the periodic rental date specified in the notice.~~

~~C. In the absence of a written rental agreement that requires sixty days or more written notice of intent not to renew a lease, a landlord must provide to a tenant written notice of at least sixty (60) days prior to the end of the lease of any intention not to renew the lease.~~

~~B. This subsection C shall apply only to leases for a term of one year or greater.~~

~~D. The notice requirements in this section shall apply to all residential landlord-tenant relationships, despite the transfer of ownership of the property; and shall be adhered to by the new owner of the property without exception, unless otherwise noted in a mutually agreed upon and executed lease agreement.~~

~~E. Any landlord that violates this section may be fined \$50 per rental unit.~~

11.22.040 – Conflict with state law

To the extent any provision in this Title 11, Chapter 22 conflicts with a provision of state law, then state law shall prevail.

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

SPONSORED BY:

---

Burkley Allen  
Member of Council

AMENDMENT NO. 1  
TO  
ORDINANCE NO. BL2020-457

Mr. President –

I hereby move to amend Ordinance No. BL2020-457

Section 2. That Section 13.08.080 of the Metropolitan Code is hereby amended by deleting the phrase, “It is unlawful to operate any license plate scanner installed onto or within the public right-of-way, with the exception of uses that meet each of the following requirements” wherein it appears in subsection G., and substituting in lieu thereof the phrase, “It is unlawful to operate any license plate scanner, regardless of the physical location of the scanning equipment, for the purpose of scanning license plates within the public rights-of-way, with the exception of license plate scanners operated by neighborhood associations or homeowner associations and uses that meet each of the following requirements”.

SPONSORED BY:

---

Sharon Hurt  
Member of Council

AMENDMENT NO.   2    
TO  
ORDINANCE NO. BL2020-457

Mr. President –

I hereby move to amend Ordinance No. BL2020-457 by renumbering Section 3 as Section 4, and by adding the following new Section 3:

Section 3. Section 13.08.080 of the Metropolitan Code is hereby amended by adding the following provision at the end of subsection G.:

Notwithstanding the foregoing, this section shall not prohibit the installation of license plate readers (LPRs) within or onto law enforcement vehicles, nor shall it prohibit the use of in-car monitoring of the public rights-of-way by law enforcement using LPRs.

SPONSORED BY:

\_\_\_\_\_  
Bob Nash

\_\_\_\_\_  
Russ Pulley  
Member of Council

**SUBSTITUTE ORDINANCE NO. BL2020-457**

**An ordinance to amend Section 13.08.080 of the Metropolitan Code to restrict the Metropolitan Government from entering into agreements or contracts to acquire surveillance footage or data captured by technology owned by a person or business without the direct consent of that person or business, and to clarify that the existing prohibition on the operation of license plate scanning equipment pertains to the scanning of license plates within the public rights-of-way.**

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

Section 1. That Section 13.08.080 of the Metropolitan Code is hereby amended by adding the following provision at the end of subsection C:

"or, (6) Acquiring or entering into an agreement to acquire surveillance footage or data captured by technology owned by a person or business without the direct consent of that person or business absent a judicial warrant or order to the contrary.

~~Section 2. That Section 13.08.080 of the Metropolitan Code is hereby amended by deleting the phrase, "It is unlawful to operate any license plate scanner installed onto or within the public right-of-way," wherein it appears in subsection G., and substituting in lieu thereof the phrase, "It is unlawful to operate any license plate scanner, regardless of the physical location of the scanning equipment, for the purpose of scanning license plates within the public rights-of-way,".~~

Section ~~3~~ 2. 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:

\_\_\_\_\_  
Burkley Allen

\_\_\_\_\_  
Courtney Johnston  
Members of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2020-494

Mr. President –

I hereby move to amend Ordinance No. BL2020-494 by amending Section 2, proposed Metro Code of Laws Section 13.08.080, subsection I, as follows:

I. This section shall not apply to the use of license plate scanners by law enforcement for the sole purpose of enforcing state and local laws pertaining to reckless driving, especially for the prosecution of persons engaged in illegal drag racing activity at speeds in excess of 70 miles per hour, and shall not be used for any other purpose, including but not limited to surveillance. Any data collected shall be safeguarded to ensure such data is encrypted and, to the extent permitted by Tennessee law, is not accessible to individuals or entities unrelated to the investigation or prosecution of reckless driving and illegal drag racing. License plate scanners used for this purpose shall be limited to use along arterial streets and controlled access highways, including exit and entrance ramps. Further, this section shall not apply to the use of license plate scanners at mass gatherings within the right-of-way or when intersections are unlawfully shut down to accommodate drag racing activity. To the fullest extent permitted by state law, license plate data shall only be retained during the pendency of the prosecution and shall be destroyed following the final disposition of the case. To the extent permitted by Tennessee law, the data captured by these license plate scanners shall not be held for more than 60 days. The data captured by the license plate scanners shall be shared with law enforcement outside of Metropolitan Nashville and Davidson County only to the extent necessary to investigate violations of state and local laws pertaining to reckless driving and illegal drag racing activity at speeds in excess of 70 miles per hour. If such data is shared with law enforcement outside of Metropolitan Nashville and Davidson County, the Metropolitan Nashville Police Department shall post notification of such on its website.

SPONSORED BY:

\_\_\_\_\_  
Joy Styles  
Member of Council

**SUBSTITUTE ORDINANCE NO. BL2020-195**

**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 to SP zoning on property located at 4306 Goins Road, at the northwest corner of Goins Road and Taylor Road (6.06 acres), to permit ~~424~~ 99 multi-family residential units, all of which is described herein (Proposal No. 2018SP-023-001).**

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 to SP-MR zoning on property located at 4306 Goins Road, at the northwest corner of Goins Road and Taylor Road (6.06 acres), to permit ~~424~~ 99 multi-family residential units, being Property Parcel No. 146 as designated on Map 147-07 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 147 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 ~~424~~ 99 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.

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

1. No individual access to Goins Road or Taylor Road shall be permitted.
2. A landscape plan with planting details shall be included with the final site plan.
3. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual,

etc.

7. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.

8. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

9. The preliminary SP plan shall be revised to incorporate the updated layout plan shown in the attached ‘Exhibit A’.

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

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

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

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

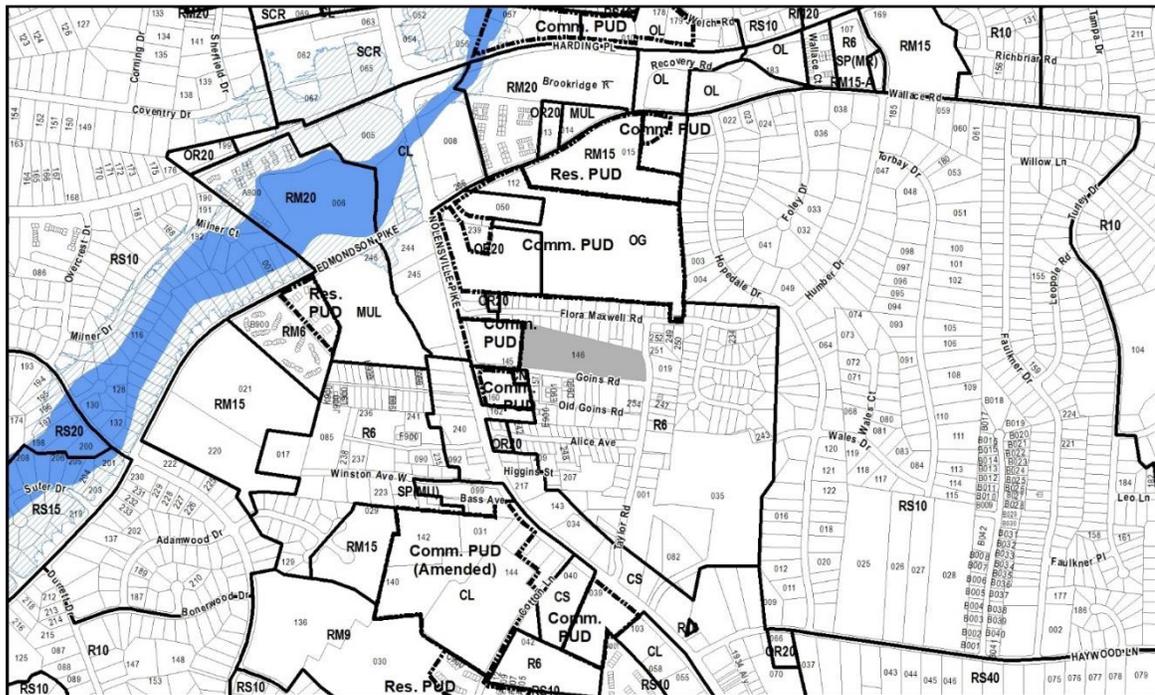
INTRODUCED BY:

---

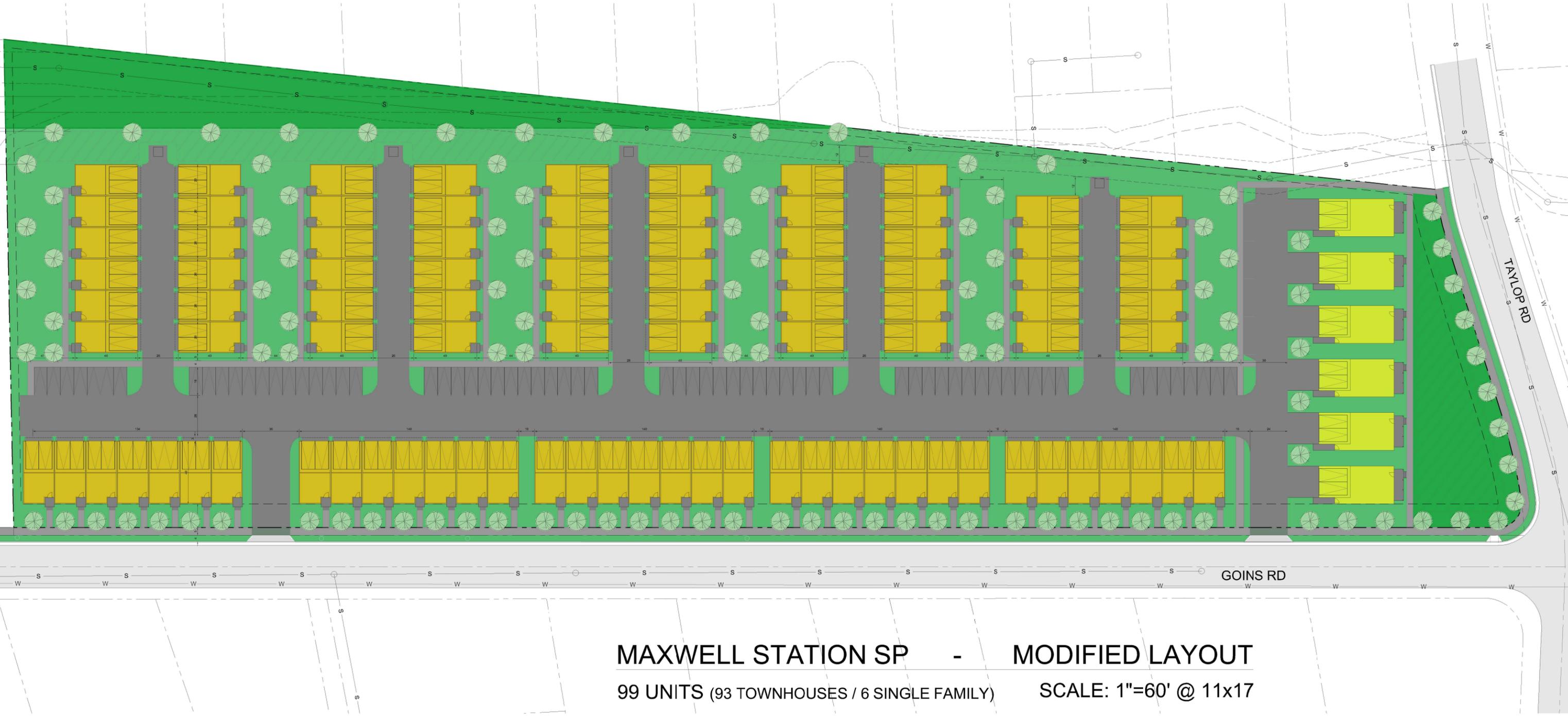
Councilmember Sandra Sepulveda

2018SP-023-001 MAXWELL STATION  
Map 147-07, Parcel(s) 146  
Subarea 12, Southeast  
District 30 (Sepulveda)  
Application fee paid by: Insight Property Solutions, LLC

A request to rezone from R6 to SP zoning on property located at 4306 Goins Road, at the northwest corner of Goins Road and Taylor Road (6.06 acres), to permit ~~124~~ 99 multi-family residential units, requested by Clint Elliott Survey, applicant; Insight Property Solutions, LLC, owner.



# Exhibit A



**MAXWELL STATION SP - MODIFIED LAYOUT**  
99 UNITS (93 TOWNHOUSES / 6 SINGLE FAMILY) SCALE: 1"=60' @ 11x17

**SUBSTITUTE ORDINANCE NO. BL2020-445**

**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 CS to ~~MUL-A-NS~~ SP zoning for property located at 1621 Ensley Boulevard, at the northwest corner of Ensley Boulevard and 4th Avenue South (1.67 acres), all of which is described herein (Proposal No. 2020Z-086PR-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 CS to ~~MUL-A-NS~~ SP zoning for property located at 1621 Ensley Boulevard, at the northwest corner of Ensley Boulevard and 4th Avenue South (1.67 acres), being Property Parcel No. 238 as designated on Map 105-08 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 uses of this SP shall be limited to all uses permitted by the MUL-A-NS zoning district with the exception that Alternative Financial Services, Automobile Convenience, Automobile Parking, Bar or Nightclub, Beer & Cigarette Market, and Car Wash uses shall be prohibited.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 4. 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. 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 increases the permitted density or floor area, adds uses not otherwise permitted, eliminates specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or adds vehicular access points not currently present or approved.

Section 6. 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 MUL-A-NS zoning districts as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 27. 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 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 38. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

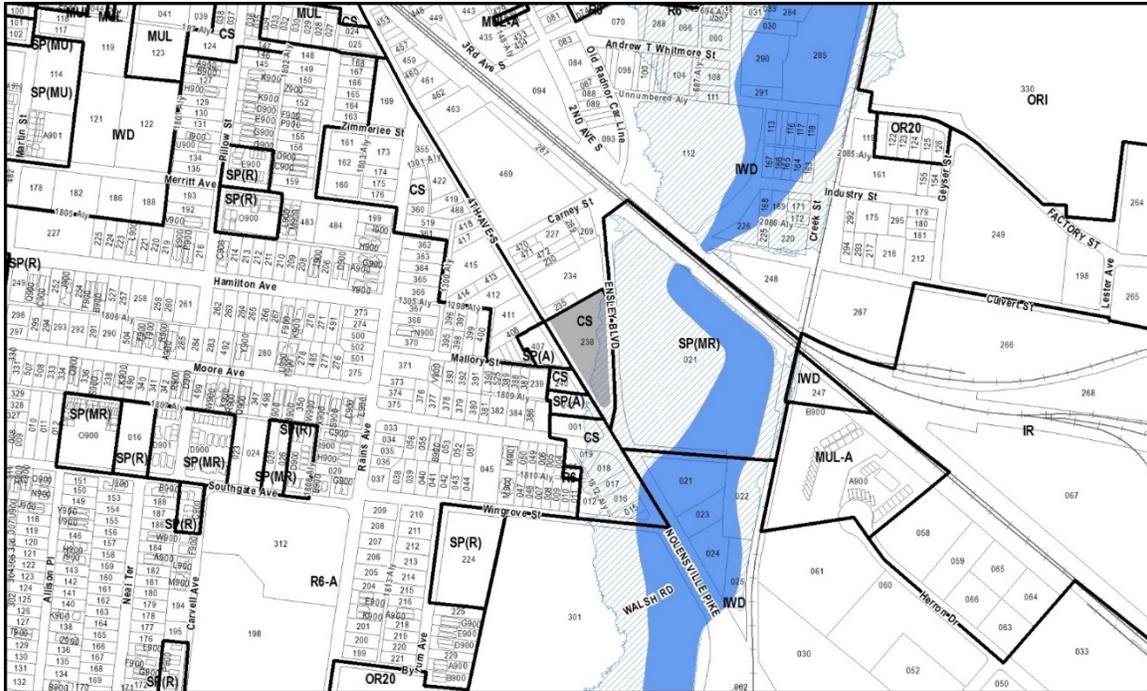
INTRODUCED BY:

---

Councilmember Colby Sledge

2020Z-086PR-001  
Map 105-08, Parcel(s) 238  
Subarea 11, South Nashville  
District 17 (Colby Sledge)  
Application fee paid by: Division Street Development

A request to rezone from CS to ~~MUL-A-NS~~ SP zoning for property located at 1621 Ensley Boulevard, at the northwest corner of Ensley Boulevard and 4th Avenue South (1.67 acres), requested by Thomas and Hutton, applicant; Hart, Lawrence H. (LE) Cumberland Advisory Group LLC, et al, owner.



**SUBSTITUTE ORDINANCE NO. BL2020-475**

**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 RS15 to MUL-A-NS zoning for properties located at 3728 Central Pike and Central Pike (unnumbered), at the western terminus of Dodson Chapel Lane (3.57 acres), all of which is described herein (Proposal No. 2020Z-084PR-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 RS15 to MUL-A-NS zoning for properties located at 3728 Central Pike and Central Pike (unnumbered), at the western terminus of Dodson Chapel Lane (3.57 acres), being Property Parcel Nos. 144, 145, 146, 277 as designated on Map 086-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 086 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:

\_\_\_\_\_  
Councilmember Kevin Rhoten

2020Z-084PR-001  
Map 086, Parcel(s) 144-146, 277  
Subarea 14, Donelson - Hermitage - Old Hickory  
District 14 (Rhoten)  
Application fee paid by: Guerrier Development, LLC

A request to rezone from RS15 to MUL-A-NS zoning for properties located at 3728 Central Pike and Central Pike (unnumbered), at the western terminus of Dodson Chapel Lane (3.57 acres), requested by Smith Gee Studio, applicant; Wood-Swanacey-Hardison LLC, owner.



**SUBSTITUTE ORDINANCE NO. BL2020-484**

**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 R8 to MUL-A-NS zoning for properties located at 4011, 4017 and 4023 Dodson Chapel Road, approximately 240 feet north of Central Pike (3.04 acres), all of which is described herein (Proposal No. 2020Z-060PR-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 R8 to MUL-A-NS zoning for properties located at 4011, 4017 and 4023 Dodson Chapel Road, approximately 240 feet north of Central Pike (3.04 acres), being Property Parcel Nos. 068, 069, 070 as designated on Map 086-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 086 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.

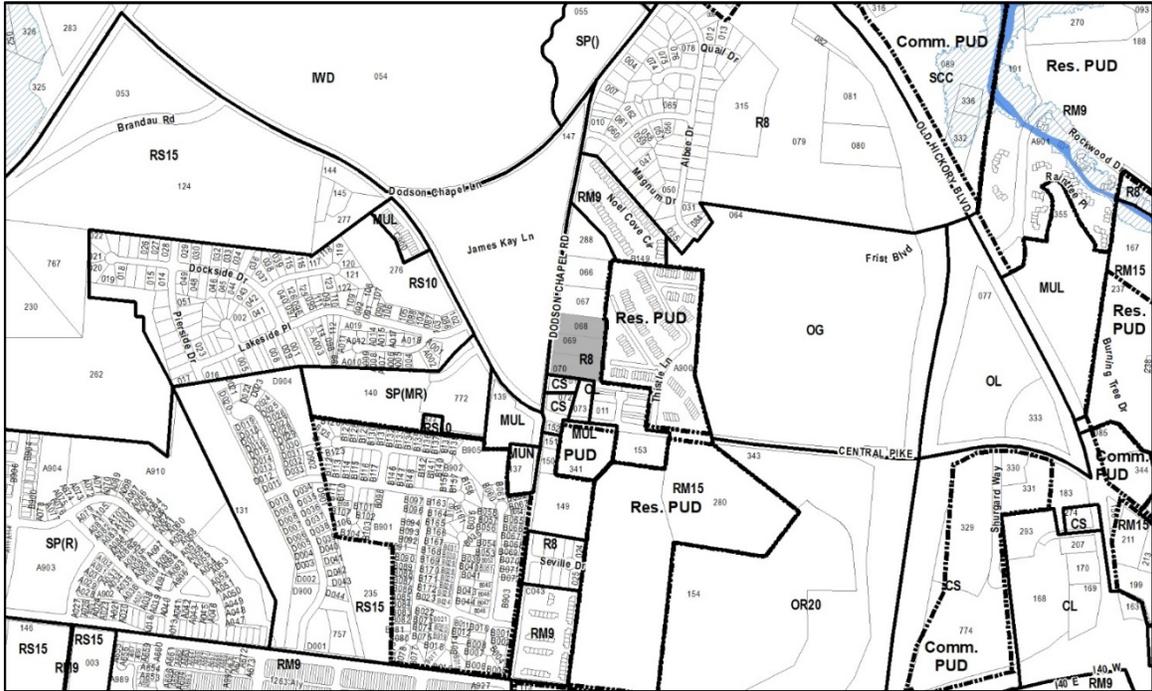
Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

\_\_\_\_\_  
Councilmember Kevin Rhoten

2020Z-060PR-001  
Map 086, Parcel(s) 068-070  
Subarea 14, Donelson - Hermitage - Old Hickory  
District 14 (Rhoten)  
Application fee paid by: Dale & Associates, Inc

A request to rezone from R8 to MUL-A-NS zoning for properties located at 4011, 4017 and 4023 Dodson Chapel Road, approximately 240 feet north of Central Pike (3.04 acres), requested by Dale and Associates, applicant; DSCT Dodson Chapel, owner.



AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2020-488

Mr. President –

I hereby move to amend Ordinance No. BL2020-488 as follows:

I. By amending Section 4, by adding the following conditions:

2. A left turn lane no shorter than eighty feet (80') shall be constructed on Tulip Grove Rd. at the intersection with the proposed Tulip Springs Rd. to facilitate the movement of traffic into the development.

INTRODUCED BY:

\_\_\_\_\_  
Larry Hagar  
Member of Council