



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, SEPTEMBER 17, 2024**

Table of Contents

001	Substitute Ordinance No. BL2024-469 (Councilmember Preptit)
005	Substitute Ordinance No. BL2024-469 (Councilmember Huffman)
009	Substitute Ordinance No. BL2024-469 (Councilmember Hancock)
014	Amendment to Ordinance No. BL2024-469
016	Amendment to Ordinance No. BL2024-476
017	Substitute Ordinance No. BL2024-476
019	Amendment to Ordinance No. BL2024-484
027	Substitute Ordinance No. BL2024-490

SUBSTITUTE ORDINANCE NO. BL2024-469

An ordinance amending Chapters ~~2.44~~, 2.28; and 2.222 of the Metropolitan Code of Laws pertaining to criminal participation and related actions of employees of the Metropolitan Government.

WHEREAS, officers and emergency service workers who support or affiliate with hate groups and paramilitary gangs undermine the mission of their agency by allying themselves with lawbreakers and by undermining the department's efforts to ensure equitable policing and earn community trust; and

WHEREAS, several hate groups and paramilitary gangs actively seek to enlist current and former police officers and members of the military to benefit from their social credibility and firearms expertise; and

WHEREAS, when police officers join, support, or advocate for hate groups or paramilitary gangs, they raise questions not only about their own fairness, judgment, and commitment to lawful policing, but also impair the credibility and legitimacy of a department that aims to equitably serve all communities within its jurisdiction; and

WHEREAS, unlawful political violence perpetuated by members of such hate groups and militia is the only type of violence and fundamentalism in our nation's history that has been state sanctioned and benefited from deep institutional penetration; and

WHEREAS, the Brennan Center for Justice has documented that since 2000, law enforcement officials with alleged connections to white supremacist groups or far-right militant activities have been exposed throughout the south including Alabama, Florida, Illinois, Louisiana, Oklahoma, Texas, Virginia, West Virginia, and elsewhere; and

WHEREAS, the FBI's 2015 Counterterrorism Policy Directive and Policy Guide warns that "domestic terrorism investigations focused on militia extremists, white supremacist extremists, and sovereign citizen extremists often have identified active links to law enforcement officers."; and

WHEREAS, members of hate groups and paramilitary gangs will utilize the knowledge and expertise gained through trainings and employment within public safety institutions to plan and effectuate attacks; and

WHEREAS, the presence of hate groups and paramilitary gangs within our public safety institutions endangers the entire community and poses a significant national security risk; and

WHEREAS, water cannons and high pressure firehoses were first used for crowd control in the 1930's in Germany and, by the 1960's, were frequently used during Civil Rights protests in the United States; and

WHEREAS, the use of water cannons and high pressure firehouses against protesters and demonstrators is a practice known as “perp washing”; and

WHEREAS, perp washing has a high risk of causing hypothermia, direct trauma from the pressurized water, secondary injury from being knocked down or colliding with object; and

WHEREAS, perp washing has significant practical and human rights concerns including civil rights intimidation, indiscriminate and disproportionate use, and collective punishment; and

WHEREAS, the incitement of unlawful violence degrades the mission of government to function and serve the entirety of the community; and

WHEREAS, MNPD, NFD, and Metro agencies have a commitment to ensuring that appropriate policies and procedures are in place to prohibit biased and unlawful behavior that undermine their vital role in serving the community and this ordinance affirms that commitment and bolsters present policies and practices; and

WHEREAS, all Metro agencies have a commitment to ensuring that appropriate policies and procedures are in place to prohibit biased and unlawful behavior that undermine their vital role in serving the community and this ordinance affirms that commitment and bolsters present policies and practices.

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

~~Section 1. Chapter 2.44 of the Metropolitan Code of Laws is hereby amended as follows:~~

~~2.44.105 — Prohibition against criminal participation.~~

~~A. Purpose. The purpose of this section is to provide for the prohibition of knowing participation in criminal hate groups and paramilitary gangs, because such participation betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of law enforcement and of service to the whole of Nashville and Davidson County.~~

~~B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word “shall” is always mandatory and not merely directory.~~

~~“MNPD” means the Metropolitan Nashville Police Department.~~

~~“Hate Group” means any person or group that incites or provides material support for criminal acts or criminal conspiracies that promote violence toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.~~

~~“Paramilitary Gang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.~~

~~C. Prohibitions. No person employed by MNPD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.~~

~~D. Policies and Procedures. MNPD shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.~~

Section ~~2~~ 1. Chapter 2.28 of the Metropolitan Code of Laws is hereby amended as follows:

2.28.025– ~~Prohibition against criminal participation and p~~rohibited practices

A. Purpose. The purpose of this section is to provide for the prohibition of ~~knowing participation in criminal hate groups and paramilitary gangs~~ the practice of perp washing, because such ~~participation practice~~ practice betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of service to the whole of Nashville and Davidson County.

B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word "shall" is always mandatory and not merely directory.

“NFD” means the Nashville Fire Department including the Division of Emergency Ambulance and Rescue Service.

~~“Hate Group” means any person or group that incites or provides material supports for criminal acts or criminal conspiracies that promote violence toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.~~

~~“Paramilitary Gang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.~~

“Perp Washing” means the use of high-pressured water cannons of fire houses as an anti-personnel and crowd control tactic.

~~C. Prohibitions. No person employed by NFD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.~~

~~D. Policies and Procedures. NFD shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.~~

~~E C. Prohibited Practices. No NFD personnel may engage in the practice of Perp Washing.~~

Section 2. Section 2.222.010 of the Metropolitan Code of Laws is hereby amended by adding the following definitions:

(11) "Hate Group" means any person or group that advocates, incites, or provides material supports for criminal acts or criminal conspiracies or that promote violence, hatred, or discrimination toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.

(12) "Paramilitary Gang" means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.

~~Section 3. Chapter Section 2.222.020 of the Metropolitan Code of Laws is hereby amended by adding the following new subsections:~~

~~2.222.020—Standards of conduct.~~

~~(t) No person employed by the Metropolitan Government s Shall not knowingly participate in or incite violence or threaten to commit crimes of violence or participate in a group that incites violence or threatens to commit crimes of violence.~~

~~(u) Shall not knowingly participate in activities of a Hate Group or Paramilitary Gang as defined by this Chapter.~~

~~Section 5-4. If any section or provision of this ordinance is found to be invalid, unconstitutional, or unenforceable, that finding shall not affect or undermine the validity of any other section, subsection, or provision of this ordinance.~~

~~Section 6 5. This ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.~~

SPONSORED BY:

Jeff Preptit
Member of Council

SUBSTITUTE ORDINANCE NO. BL2024-469

An ordinance amending Chapters ~~2.44, 2.28; and~~ 2.222 of the Metropolitan Code of Laws pertaining to criminal participation and related actions of employees of the Metropolitan Government.

WHEREAS, ~~officers and emergency service workers~~ employees of the Metropolitan Government who support or affiliate with hate groups and paramilitary gangs undermine the mission of their agency by allying themselves with lawbreakers and by undermining the any department's efforts to ensure equitable policing and earn community trust; and

WHEREAS, ~~several hate groups and paramilitary gangs actively seek to enlist current and former police officers and members of the military to benefit from their social credibility and firearms expertise; and~~

WHEREAS, when ~~police officers~~ Metro employees join, support, or advocate for hate groups or paramilitary gangs, they raise questions not only about their own fairness, judgment, and commitment to ~~lawful policing~~ the public, but also impair the credibility and legitimacy of a department that aims to equitably serve all communities within its jurisdiction; and

WHEREAS, unlawful political violence perpetuated by members of such hate groups and militia is the only type of violence and fundamentalism in our nation's history that has been state sanctioned and benefited from deep institutional penetration; and

WHEREAS, ~~the Brennan Center for Justice has documented that since 2000, law enforcement officials with alleged connections to white supremacist groups or far right militant activities have been exposed throughout the south including Alabama, Florida, Illinois, Louisiana, Oklahoma, Texas, Virginia, West Virginia, and elsewhere; and~~

WHEREAS, ~~the FBI's 2015 Counterterrorism Policy Directive and Policy Guide warns that "domestic terrorism investigations focused on militia extremists, white supremacist extremists, and sovereign citizen extremists often have identified active links to law enforcement officers.";~~ and

WHEREAS, ~~members of hate groups and paramilitary gangs will utilize the knowledge and expertise gained through trainings and employment within public safety institutions to plan and effectuate attacks; and~~

WHEREAS, ~~the presence of hate groups and paramilitary gangs within our public safety institutions endangers the entire community and poses a significant national security risk; and~~

WHEREAS, ~~water cannons and high pressure firehoses were first used for crowd control in the 1930's in Germany and, by the 1960's, were frequently used during Civil Rights protests in the United States; and~~

~~WHEREAS, the use of water cannons and high pressure firehouses against protesters and demonstrators is a practice known as “perp washing”; and~~

~~WHEREAS, perp washing has a high risk of causing hypothermia, direct trauma from the pressurized water, secondary injury from being knocked down or colliding with object; and~~

~~WHEREAS, perp washing has significant practical and human rights concerns including civil rights intimidation, indiscriminate and disproportionate use, and collective punishment; and~~

~~WHEREAS, the incitement of unlawful violence degrades the mission of government to function and serve the entirety of the community; and~~

WHEREAS, the danger inherent in the incitement of unlawful violence by Metro employees can be seen across departments, in law enforcement and emergency service, but also in any department that interacts with the public, provides necessary services, and process sensitive information; and

WHEREAS, MNPD, NFD, and the Metropolitan agencies government have has a commitment to ensuring that appropriate policies and procedures are in place to prohibit biased and unlawful behavior that undermine their vital role in serving the community and this ordinance affirms that commitment and bolsters present policies and practices.

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

Section 1. ~~Chapter 2.44 of the Metropolitan Code of Laws is hereby amended as follows:~~

~~2.44.105— Prohibition against criminal participation.~~

~~A. Purpose. The purpose of this section is to provide for the prohibition of knowing participation in criminal hate groups and paramilitary gangs, because such participation betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of law enforcement and of service to the whole of Nashville and Davidson County.~~

~~B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word “shall” is always mandatory and not merely directory.~~

~~“MNPD” means the Metropolitan Nashville Police Department.~~

~~“Hate Group” means any person or group that incites or provides material support for criminal acts or criminal conspiracies or that promote violence toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.~~

~~“Paramilitary Gang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.~~

~~C. Prohibitions. No person employed by MNPD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.~~

~~D. Policies and Procedures. MNPD shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.~~

~~Section 2. Chapter 2.28 of the Metropolitan Code of Laws is hereby amended as follows:~~

~~2.28.025— Prohibition against criminal participation and prohibited practices~~

~~A. Purpose. The purpose of this section is to provide for the prohibition of knowing participation in criminal hate groups and paramilitary gangs, because such participation betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of service to the whole of Nashville and Davidson County.~~

~~B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word "shall" is always mandatory and not merely directory.~~

~~“NFD” means the Nashville Fire Department including the Division of Emergency Ambulance and Rescue Service.~~

~~“Hate Group” means any person or group that incites or provides material supports for criminal acts or criminal conspiracies that promote violence toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.~~

~~“Paramilitary Gang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.~~

~~“Perp Washing” means the use of high pressured water cannons of fire houses as an anti-personnel and crowd control tactic.~~

~~C. Prohibitions. No person employed by NFD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.~~

~~D. Policies and Procedures. NFD shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.~~

~~E. Prohibited Practices. No NFD personnel may engage in the practice of Perp Washing.~~

~~Section 3.~~ Chapter 2.222 of the Metropolitan Code of Laws is hereby amended by adding the following section:

2.222.020 - Standards of conduct.

(t) No person employed by the Metropolitan Government shall incite violence or threaten to commit crimes of violence or participate in a group that incites violence or threatens to commit crimes of violence.

~~Section 52.~~ If any section or provision of this ordinance is found to be invalid, unconstitutional, or unenforceable, that finding shall not affect or undermine the validity of any other section, subsection, or provision of this ordinance.

~~Section 63.~~ This ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Jordan Huffman
Courtney Johnston
Members of Council

SUBSTITUTE ORDINANCE NO. BL2024-469

An ordinance amending ~~Chapters 2.44, 2.28; and 2.222~~ Title 2 of the Metropolitan Code of Laws pertaining to criminal participation and related actions of employees of the Metropolitan Government.

WHEREAS, ~~officers and emergency service workers~~ Metro employees who support or affiliate with hate groups and ~~paramilitary~~ insurgent gangs undermine the mission of their agency by allying themselves with lawbreakers and by undermining the department's efforts to ensure equitable policing and earn community trust; and

WHEREAS, several hate groups and paramilitary gangs actively seek to enlist current and former ~~police officers and members of the military~~ Metro employees to benefit from their social credibility and firearms expertise; and

WHEREAS, when ~~police officers~~ Metro employees join, support, or advocate for hate groups or paramilitary gangs, they raise questions not only about their own fairness, judgment, and commitment to lawful policing, but also impair the credibility and legitimacy of a department that aims to equitably serve all communities within its jurisdiction; and

WHEREAS, unlawful political violence perpetrated by members of such hate groups and ~~militia~~ insurgents is the only type of violence and fundamentalism in our nation's history that has been state sanctioned and benefited from deep institutional penetration; and

WHEREAS, the Brennan Center for Justice has documented that since 2000, law enforcement officials with alleged connections to white supremacist groups or far-right militant activities have been exposed throughout the south including Alabama, Florida, Illinois, Louisiana, Oklahoma, Texas, Virginia, West Virginia, and elsewhere; and

WHEREAS, the FBI's 2015 Counterterrorism Policy Directive and Policy Guide warns that "domestic terrorism investigations focused on militia extremists, white supremacist extremists, and sovereign citizen extremists often have identified active links to law enforcement officers."; and

WHEREAS, members of hate groups and ~~paramilitary~~ insurgent gangs will utilize the knowledge and expertise gained through trainings and employment within public safety institutions to plan and effectuate attacks; and

WHEREAS, the presence of hate groups and ~~paramilitary~~ insurgent gangs within our public safety institutions endangers the entire community and poses a significant national security risk; and

~~WHEREAS, water cannons and high pressure firehoses were first used for crowd control in the 1930's in Germany and, by the 1960's, were frequently used during Civil Rights protests in the United States; and~~

~~WHEREAS, the use of water cannons and high pressure firehouses against protesters and demonstrators is a practice known as “perp washing”; and~~

~~WHEREAS, perp washing has a high risk of causing hypothermia, direct trauma from the pressurized water, secondary injury from being knocked down or colliding with object; and~~

~~WHEREAS, perp washing has significant practical and human rights concerns including civil rights intimidation, indiscriminate and disproportionate use, and collective punishment; and~~

~~WHEREAS, the incitement of unlawful violence degrades the mission of government to function and serve the entirety of the community; and~~

~~WHEREAS, MNPD, NFD, and Metro agencies have a commitment to ensuring that appropriate policies and procedures are in place to prohibit biased and unlawful behavior that undermine their vital role in serving the community and this ordinance affirms that commitment and bolsters present policies and practices.~~

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

~~Section 1. Chapter 2.44 of the Metropolitan Code of Laws is hereby amended as follows:~~

~~2.44.105— Prohibition against criminal participation.~~

~~A. Purpose. The purpose of this section is to provide for the prohibition of knowing participation in criminal hate groups and paramilitary gangs, because such participation betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of law enforcement and of service to the whole of Nashville and Davidson County.~~

~~B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word “shall” is always mandatory and not merely directory.~~

~~“MNPD” means the Metropolitan Nashville Police Department.~~

~~“Hate Group” means any person or group that incites or provides material supports for criminal acts or criminal conspiracies that promote violence toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.~~

~~“ParamilitaryGang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.~~

~~C. Prohibitions. No person employed by MNPD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.~~

~~D. Policies and Procedures. MNPD shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.~~

~~Section 2. Chapter 2.28 of the Metropolitan Code of Laws is hereby amended as follows:~~

~~2.28.025— Prohibition against criminal participation and prohibited practices~~

~~A. Purpose. The purpose of this section is to provide for the prohibition of knowing participation in criminal hate groups and paramilitary gangs, because such participation betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of service to the whole of Nashville and Davidson County.~~

~~B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word "shall" is always mandatory and not merely directory.~~

~~“NFD” means the Nashville Fire Department including the Division of Emergency Ambulance and Rescue Service.~~

~~“Hate Group” means any person or group that incites or provides material supports for criminal acts or criminal conspiracies that promote violence toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.~~

~~“Paramilitary Gang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.~~

~~“Perp Washing” means the use of high pressured water cannons of fire houses as an anti-personnel and crowd control tactic.~~

~~C. Prohibitions. No person employed by NFD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.~~

~~D. Policies and Procedures. NFD shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.~~

~~E. Prohibited Practices. No NFD personnel may engage in the practice of Perp Washing.~~

~~Section 3. Chapter 2.222 of the Metropolitan Code of Laws is hereby amended by adding the following section:~~

~~2.222.020 – Standards of conduct.~~

~~(t) No person employed by the Metropolitan Government shall incite violence or threaten to commit crimes of violence or participate in a group that incites violence or threatens to commit crimes of violence.~~

Section 1. That Title 2 of the Metropolitan Code of Laws is amended by creating a new Chapter 2.234 as follows:

2.234 -- Prohibition against criminal participation by employees.

2.234.010 – Prohibition against criminal participation.

A. Purpose. The purpose of this section is to provide for the prohibition of knowing participation in criminal hate groups and insurgent gangs, because such participation betrays public trust, degrades institutional cohesion, and frustrates the fundamental function and purpose of law enforcement and of service to the whole of Nashville and Davidson County.

B. Definitions. For the purposes of this section the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular and words in the singular number include the plural. The word "shall" is always mandatory and not merely directory.

“Hate Group” means any person or group that incites or provides material supports for criminal acts or criminal conspiracies that promote violence-toward racial, religious, ethnic, sexual, gender, or other groups or classes of individuals.

“Insurgent Gang” means person or group that advocates the overthrow of the U.S. Government or any state, municipality, tribal, or other government by force or violence or any unlawful means including as defined under Tennessee Code Annotated § 39-17-314.

C. Prohibitions. No person employed by the metropolitan government shall knowingly participate in activities of a Hate Group or Insurgent Gang.

D. Policies and Procedures. The metropolitan government shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.

Section 5 2. If any section or provision of this ordinance is found to be invalid, unconstitutional, or unenforceable, that finding shall not affect or undermine the validity of any other section, subsection, or provision of this ordinance.

Section 6 3. This ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Tonya Hancock
Member of Council

AMENDMENT NO.
TO
ORDINANCE NO. BL2024-469

Madam President,

I move to amend Ordinance No. BL2024-469, as substituted, as follows:

1. Insert the following recitals after the eighth recital:

WHEREAS, the Civil Service Rules of the Metropolitan Government state in Section 6.1 that “it shall be the duty of each employee to maintain high standards of cooperation, efficiency, and economy in his work” and Section 6.7 of the manual includes among its grounds for disciplinary action dishonesty; immoral conduct; the use or threat of violence or intimidation when directed toward another person; discrimination on the unlawful basis of race, sex, color, age, religion, national origin, handicap or lawful political or employee group affiliation; and any failure of good behavior which reflects discredit upon himself, the department, and/or the Metropolitan Government; and

WHEREAS, the Metro Police Department Manual in Section 4.50 -- Harassment and Discrimination states that “the Metropolitan Nashville Police Department will not tolerate, condone, or allow harassment or discrimination by employees or of employees.” And “A violation of this order can lead to discipline, up to and including termination. Repeated violations, even if ‘minor’, will result in greater levels of discipline as appropriate;” and

WHEREAS, it is vital for the public to have trust in the employees of Metropolitan Government, especially those involved in public safety, and that trust can be further built through acknowledgement and codification of anti-discrimination policies that already exist in all departments; and

2. Section 1 shall be amended by amending Section 2.44.105 D as follows:

D. Policies and Procedures. MNPD shall review its existing discrimination policy and, if provisions are not already included, adopt policies to enforce this section to include, but not be limited to, policies and procedures for investigating allegations of prohibited association participation, and mandatory reporting of employees known to be partaking in prohibited participation.

3. Section 2 shall be amended by amending Section 2.28.025 D as follows:

D. Policies and Procedures. NFD shall review its existing discrimination policy and, if provisions are not already included, adopt policies to enforce this section to include, but not be limited to, policies and procedures for investigating allegations of prohibited association participation, and mandatory reporting of employees known to be partaking in prohibited participation.

4. Section 3 shall be amended by amending Section 2.222.020 as follows:

2.222.020 - Standards of conduct.

(t) No person employed by the Metropolitan Government shall incite violence or threaten to commit crimes of violence or knowingly participate in a group that incites violence or threatens to commit crimes of violence.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2024-476

Madam President –

I hereby move to amend Ordinance No. BL2024-476 by amending Section 2 as follows:

Section 2. That Section 2.112.040 of the Metropolitan Code of Laws is further amended by deleting Subsection H in its entirety and replacing it with the following:

H. Award funds appropriated to it by the metropolitan council to deserving nonprofit civic and nonprofit charitable organizations. Criteria for the awarding of such funds shall be established by the Metropolitan Nashville Arts Commission and approved by resolution of the metropolitan council each year before funds are awarded. The annual resolution shall indicate whether there is a change in the award criteria from the previous year.

1. A "nonprofit charitable organization" is defined as one in which no part of the net earnings benefit any private shareholder or individual and which provides year-round services benefiting the general welfare of the residents of the municipality.
2. A "nonprofit civic organization" is defined as a civic organization exempt from taxation pursuant to Section 501(c) of the IRS Code. A nonprofit civic organization must operate primarily for the purpose of bringing about civic betterment and social improvements through efforts to maintain and increase employment opportunities in the municipality.
3. For purposes of this code section, both nonprofit charitable organizations and nonprofit civic organizations shall be involved in the study, participation in and appreciation of the visual, performing and literary arts for the Metropolitan Nashville and Davidson County area.

SPONSORED BY:

Zulfat Suara
Member of Council

SUBSTITUTE ORDINANCE NO. BL2024-476

An ordinance to amend Chapter 2.112 of the Metropolitan Code of Laws regarding the membership of the Metropolitan Nashville Arts Commission and the process for approving the criteria for awarding funds.

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

Section 1. That Section 2.112.020 of the Metropolitan Code of Laws is hereby amended by deleting the section in its entirety and replacing it with the following:

2.112.020 - Membership and term of office.

The commission shall be composed of ~~fifteen~~ sixteen members. Fifteen members are to be appointed by the mayor and to serve without compensation. All members of the commission appointed by the mayor shall be confirmed by the metropolitan county council. One member shall be a member of the council who serves on the arts, parks, libraries, and entertainment committee of the council, or a successor committee to which arts-related legislation is referred, nominated by that committee and elected by a majority vote of the whole membership of the council who shall serve in a nonvoting capacity. The members appointed by the mayor shall serve staggered terms of four years. The term of the member of council shall be two years. In no event shall the term of the council member extend beyond the council term in which they were elected. All vacancies of any commission member shall be filled for the balance of the unexpired term in the same manner as original appointments.

Section 2. That Section 2.112.040 of the Metropolitan Code of Laws is further amended by deleting Subsection H in its entirety and replacing it with the following:

H. Award funds appropriated to it by the metropolitan council to deserving nonprofit civic and nonprofit charitable organizations. Criteria for the awarding of such funds shall be established by the Metropolitan Nashville Arts Commission and approved by ~~resolution of~~ the metropolitan council each year before funds are awarded. If there is a change in the award criteria from the previous year, the council must approve the criteria by ordinance. If there is no change in the award criteria from the previous year, the council may approve the criteria by resolution. The criteria for the awarding of funds must be presented to the arts, parks, libraries, and entertainment committee, or a successor committee to which arts-related legislation is referred, of the metropolitan council prior to the filing of the ordinance.

1. A "nonprofit charitable organization" is defined as one in which no part of the net earnings benefit any private shareholder or individual and which provides year-round services benefiting the general welfare of the residents of the municipality.

2. A "nonprofit civic organization" is defined as a civic organization exempt from taxation pursuant to Section 501(c) of the IRS Code. A nonprofit civic organization must operate primarily for the purpose of bringing about civic betterment and social improvements through efforts to maintain and increase employment opportunities in the municipality.

3. For purposes of this code section, both nonprofit charitable organizations and nonprofit civic organizations shall be involved in the study, participation in and appreciation of the visual, performing and literary arts for the Metropolitan Nashville and Davidson County area.

Section 3. This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government requiring it.

SPONSORED BY:

Joy Styles
Erin Evans
Jordan Huffman
Jacob Kupin
Zulfat Suara
Burkley Allen
Jennifer Webb
Mike Cortese
Tasha Ellis
Members of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2024-484

Madam President –

I hereby move to amend Ordinance No. BL2024-484 by replacing the Preliminary SP plan with the updated Preliminary SP Plan attached to this amendment.

SPONSORED BY:

John Rutherford
Member of Council

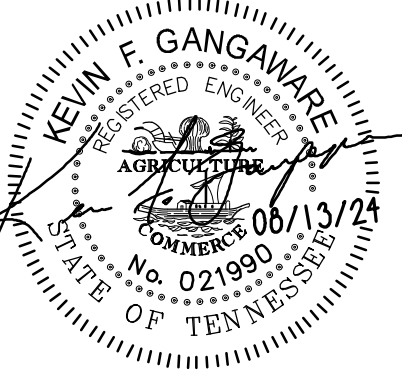


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2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgt.com

SEAL



PRELIMINARY SP BERKHAMSTED

7088 BURKITT ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
MAP 186 - PARCEL 6.00
ZONED: AR2A
COUNCIL DISTRICT 31 - JOHN RUTHERFORD
METRO SP CASE NO. 2022SP-021-001

PROJECT CONTACTS

OWNER | DEVELOPER CAMBRIDGE COMMUNITIES OF TN

CONTACT: RICK BLACKBURN
112 38TH AVE NORTH
NASHVILLE, TN 37209
PH: (615) 533-5565
E-MAIL: rick@cambridgecommunities.com

PLANNER | ENGINEER CSDG

CONTACT: KEVIN GANGAWARE, P.E.
2305 KLINE AVE, STE 300
NASHVILLE, TN 37211
PH: (615) 248-9999
E-MAIL: keving@csdgt.com

BERKHAMSTED
PRELIMINARY SP
7088 Burkitt Road
Nashville, Davidson County, Tennessee
Map 186 - Parcel 6.00

ISSUE SET:

Preliminary SP

ISSUE DATE: 07.26.2023

REVISION HISTORY:

Rev.	Description	Date
1	Staff Comments	03/22/22
2	Staff Comments	03/04/22
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12	Additional Planning Comments	06/17/24
13	Planning Conditions	08/13/24

DRAWN BY:
CHECKED BY:

COVER SHEET

C0.00

PROJECT NO.: 21-137-01

Existing Conditions Note

The existing condition information shown on this sheet was taken from a survey prepared by H & H Land Surveying, Inc., dated January 31, 2022. CSDG takes no responsibility for the correctness, accuracy, or completeness of this survey information.

F.E.M.A. Note

According to F.E.M.A. F.I.R.M. Map number 47037C0456H, effective date April 5, 2017, this site lies within Zone X which is determined to be outside the 500 year floodplain.

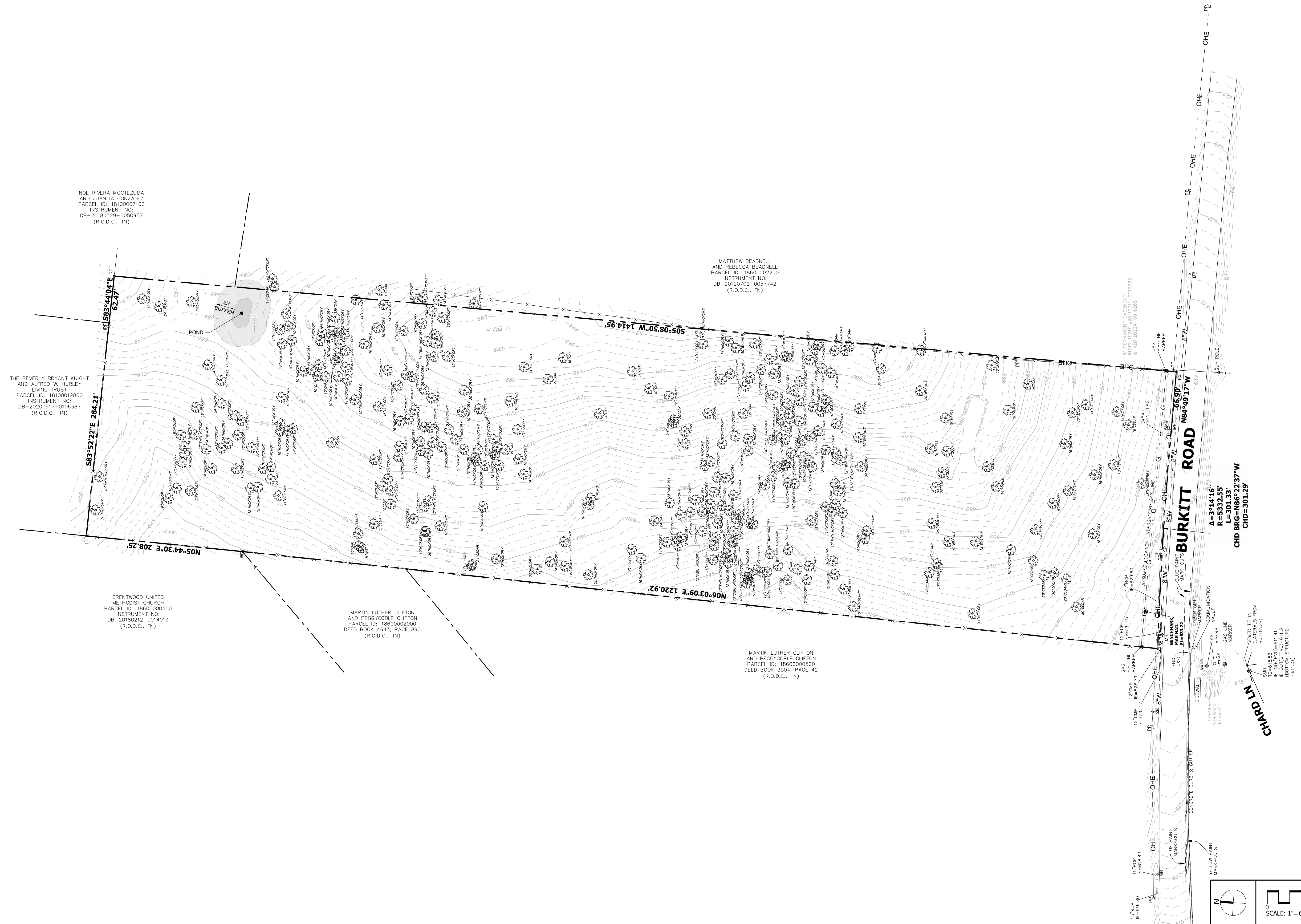
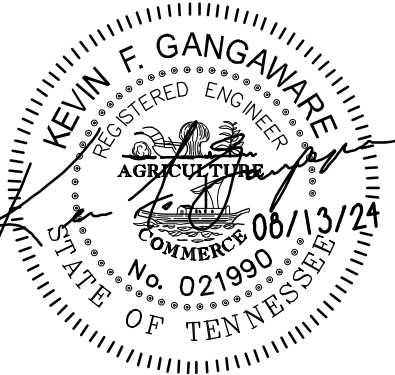


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SEAL



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AND JUANITA GONZALEZ
PARCEL ID: 18100007100
INSTRUMENT NO:
DB-20180529-0050957
(R.O.D.C., TN)

MATTHEW BEADNELL
AND REBECCA BEADNELL
PARCEL ID: 18600002200
INSTRUMENT NO:
DB-20120702-0057742
(R.O.D.C., TN)

THE BEVERLY BRYANT KNIGHT
AND ALFRED W. HURLEY
LIVING TRUST
PARCEL ID: 18100012800
INSTRUMENT NO:
DB-20200917-0106387
(R.O.D.C., TN)

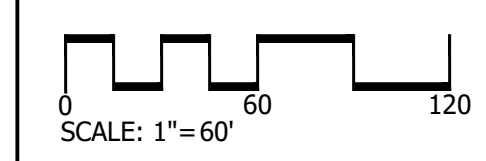
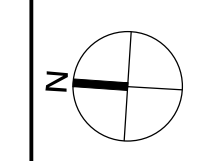
BRENTWOOD UNITED
METHODIST CHURCH
PARCEL ID: 18600000400
INSTRUMENT NO:
DB-20180212-0014019
(R.O.D.C., TN)

MARTIN LUTHER CLIFTON
AND PEGGYCOBLE CLIFTON
PARCEL ID: 18600000300
DEED BOOK 4643, PAGE 890
(R.O.D.C., TN)

MARTIN LUTHER CLIFTON
AND PEGGYCOBLE CLIFTON
PARCEL ID: 18600000500
DEED BOOK 3504, PAGE 42
(R.O.D.C., TN)

BURKITT ROAD
A=3°14'16"
R=532.55'
L=301.33'
CHD BRG=N86°22'37\"/>

CHD LN
TC=618.53
E IN (6\"/>



Aug 13, 2024 - 1:20pm T:\CADD\2024\21-137-01\CADD\Civil\Prelim SP\21-137-01 - C1.00 - Existing Conditions.dwg

BERKHAMSTED
PRELIMINARY SP
7088 Burkitt Road
Nashville, Davidson County, Tennessee
Map 186 - Parcel 6.00

ISSUE SET:
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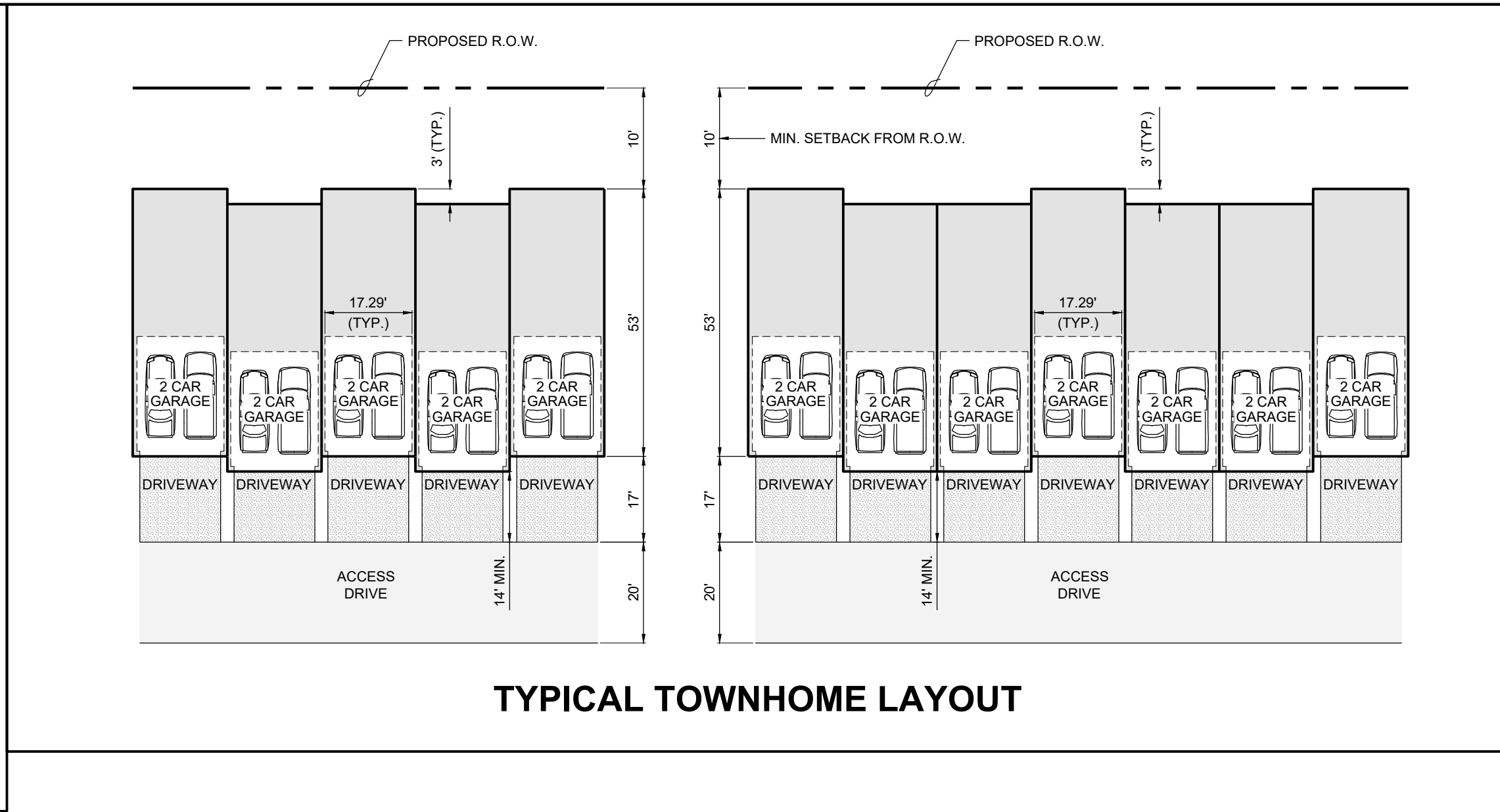
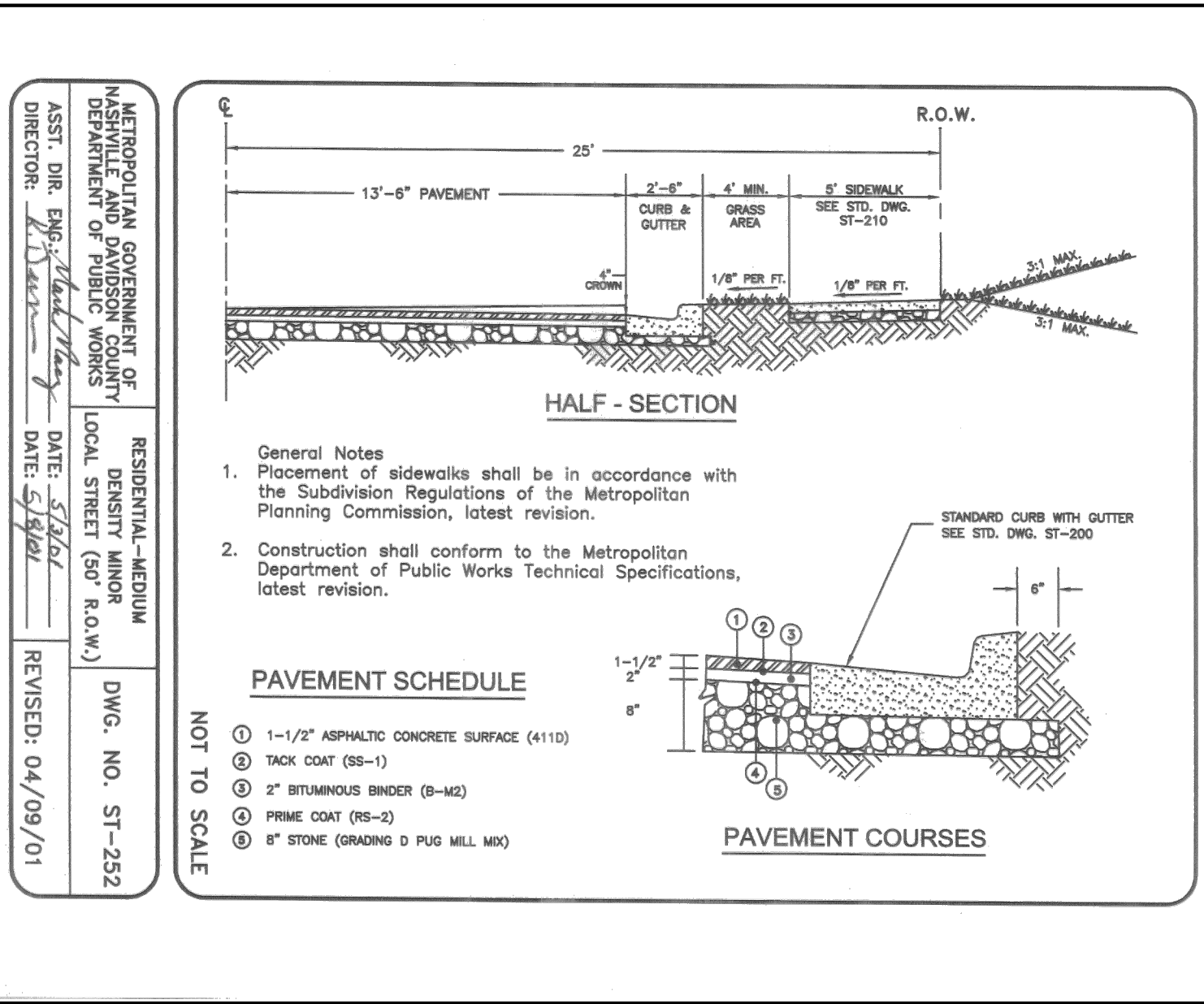
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CHECKED BY:

**EXISTING
CONDITIONS**

C1.00
PROJECT NO.: 21-137-01



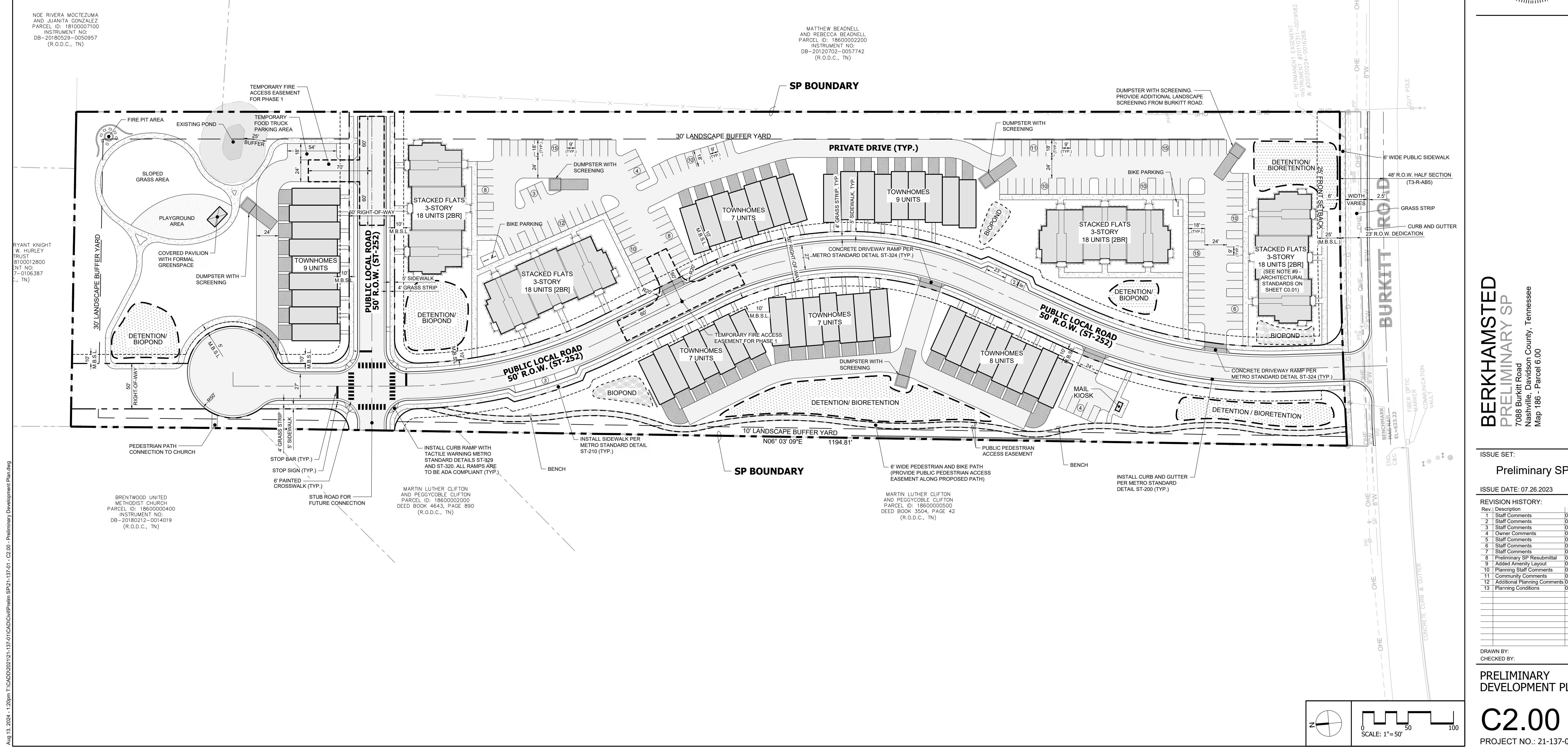
SITE DATA

Metro SP Case No.: 2022SP-021-001
 Property Address: 7088 Burkitt Road, Antioch, TN 37013
 Total Development Area: 11.63 acres
 Dedicated Right-of-Way: 0.19 acres
 Proposed Right-of-Way: 2.13 acres
 Developable Area: 9.31 acres
 Open Space: 4.82 acres (51.8%)
 Proposed Zoning: SP
 Proposed Density: 10.23 units / acre (119 units)
 Allowable Density: 10.23 units / acre
 Max. Allowable ISR: 0.70
 Proposed ISR: 4.49 acres (48.2%)
 Proposed ISR: 30-foot
 Min. Rear Setback: 30-foot
 Min. Side Setback: 20-foot
 Max. Height: 3-stories max. height, 45' measured from the average elevation at the finished grade to the midpoint of the main roof pitch, or top of parapet. Number of stories defined by Metro Zoning Code.
 Burkitt Rd Setback: 25-foot
 Landscape Buffer: Type B & C on sides and real property boundary
 Required Parking: 1 space per Bedroom up to 2 bedrooms (see breakdown below)

UNIT AND PARKING COUNT

STACKED FLATS:	18 [2BR] x 4 Buildings = 72 [2BR] Units
TOWNHOMES:	47 [2BR] Units
TOTAL UNITS:	119 Total units
PARKING REQ'D:	119 [2BR] x 2sp = 238
PARKING PROPOSED	147 SURFACE +94 GARAGE +4 KIOSK +5 ON-STREET = 250 TOTAL

WASTE MANAGEMENT/RECYCLING
 NOTE: DUMPSTERS ARE TO BE SERVICED BY A PRIVATE WASTE MANAGEMENT/RECYCLING COMPANY.



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 csdgtn.com

SEAL

BERKHAMSTED
PRELIMINARY SP
 7088 Burkitt Road
 Nashville, Davidson County, Tennessee
 Map 186 - Parcel 6.00

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DRAWN BY:
 CHECKED BY:

PRELIMINARY DEVELOPMENT PLAN

C2.00
 PROJECT NO.: 21-137-01

Aug 13, 2024 - 1:20pm T:\CADD\2021\21-137-01\CADD\Phem SP21-137-01 - C2.00 - Preliminary Development Plan.dwg

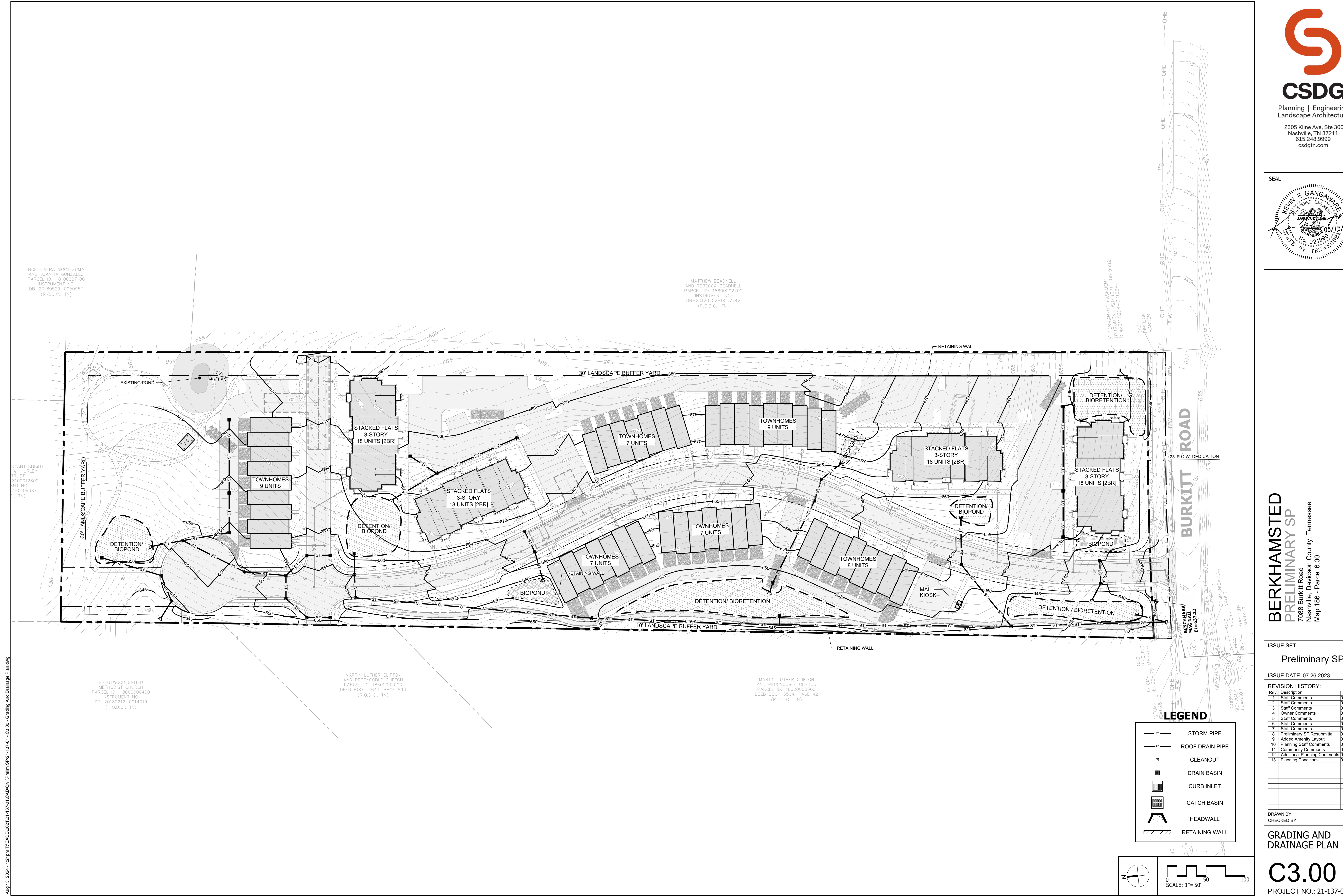
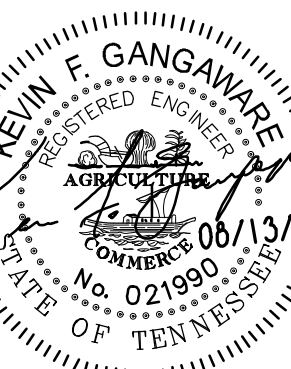


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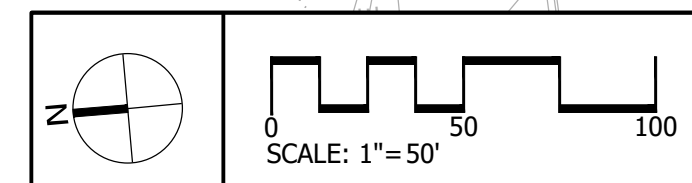
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(R.O.D.C., TN)

MARTIN LUTHER CLIFTON
AND PEGGYCOBLE CLIFTON
PARCEL ID: 18600000500
DEED BOOK 3504, PAGE 42
(R.O.D.C., TN)

LEGEND

- STORM PIPE
- ROOF DRAIN PIPE
- CLEANOUT
- DRAIN BASIN
- CURB INLET
- CATCH BASIN
- HEADWALL
- RETAINING WALL



**BERKHAMSTED
PRELIMINARY SP**
7088 Burkitt Road
Nashville, Davidson County, Tennessee
Map 186 - Parcel 6.00

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DRAWN BY:
CHECKED BY:

**GRADING AND
DRAINAGE PLAN**

C3.00
PROJECT NO.: 21-137-01

Aug 13, 2024 - 11:21pm T:\CADD\2021\21-137-01\CADD\Plan\Pre\SP21-137-01 - C3.00 - Grading And Drainage Plan.dwg

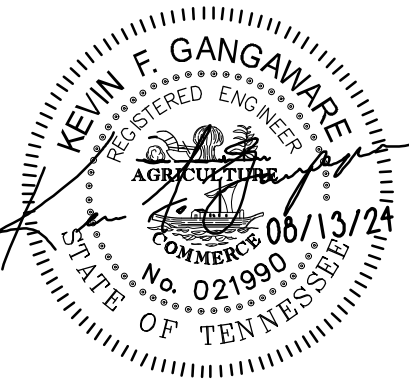


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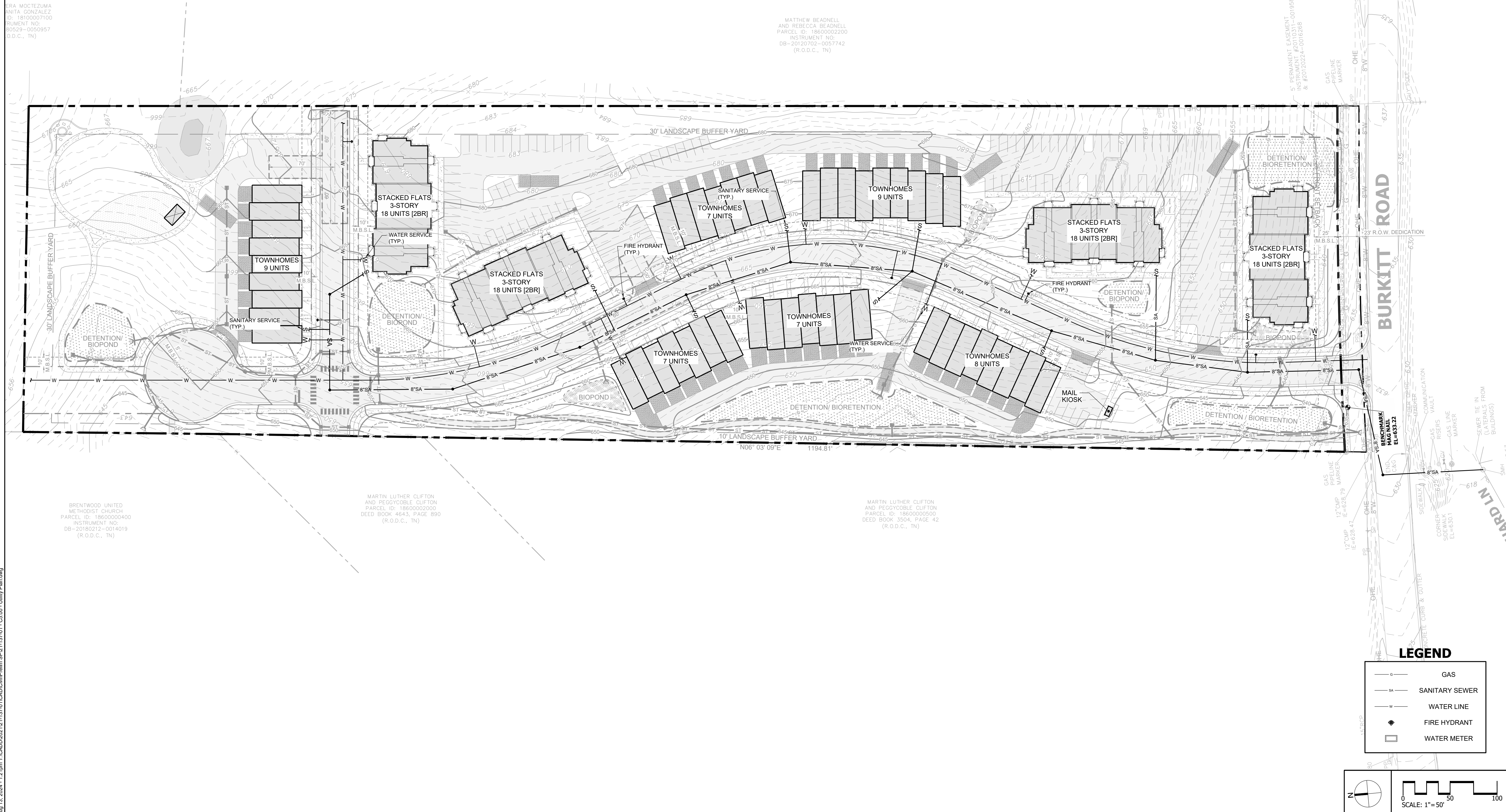
2305 Kline Ave, Ste 300
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615.248.9999
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SEAL



ERA MOCTEZUMA
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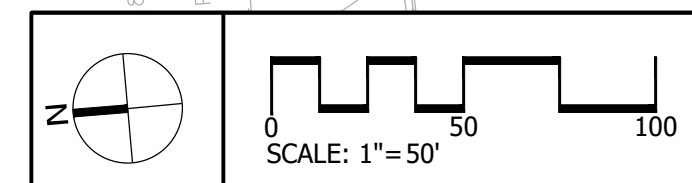
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DEED BOOK 3504, PAGE 42
(R.O.D.C., TN)

LEGEND

	GAS
	SANITARY SEWER
	WATER LINE
	FIRE HYDRANT
	WATER METER



BERKHAMSTED
PRELIMINARY SP
7088 Burkitt Road
Nashville, Davidson County, Tennessee
Map 186 - Parcel 6.00

ISSUE SET:
Preliminary SP

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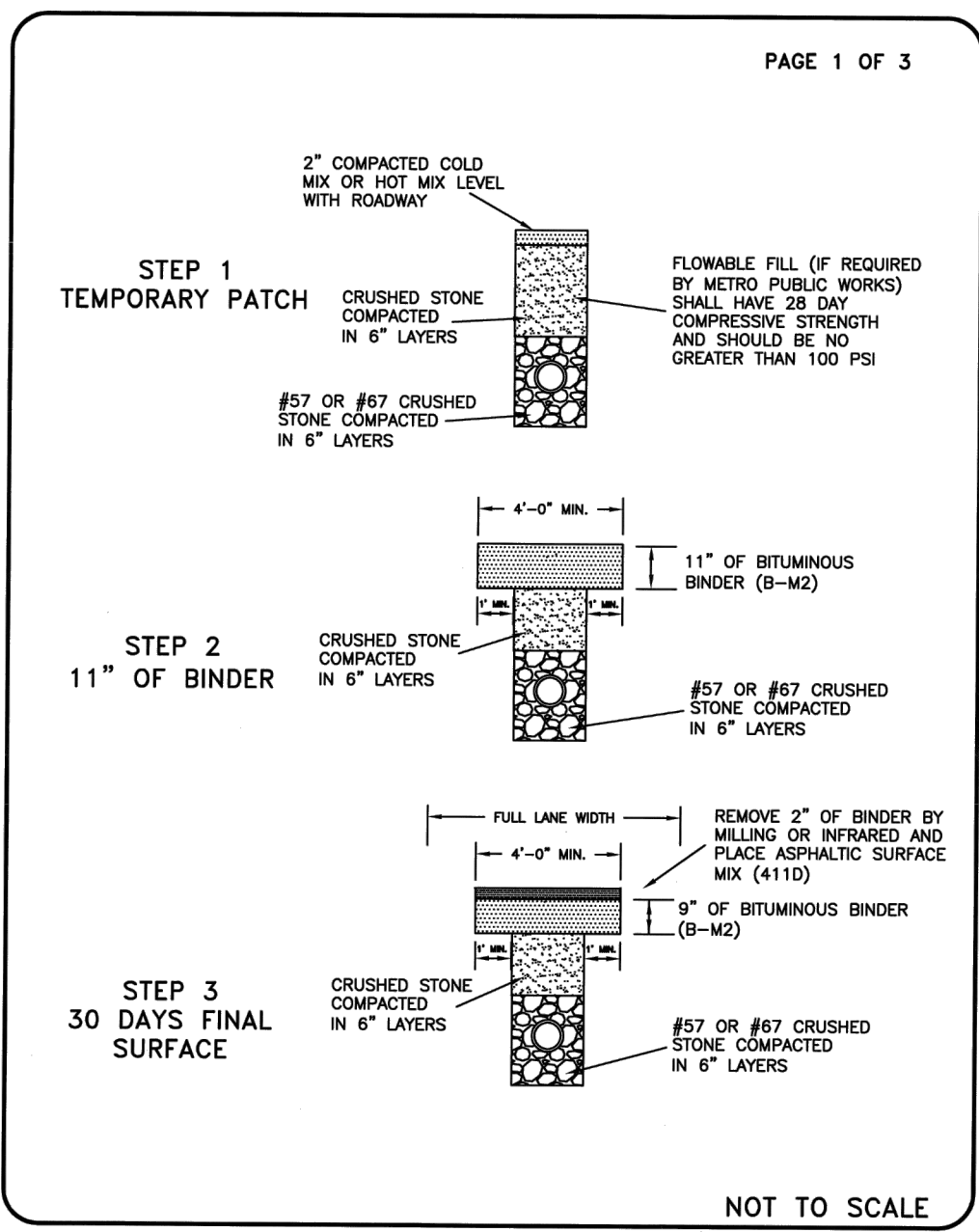
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DRAWN BY:
CHECKED BY:

UTILITY PLAN

C5.00
PROJECT NO.: 21-137-01

Aug 13, 2024 - 11:21pm T:\CADD\2021\21-137-01\CADD\Civil\Prelim SP\21-137-01 - C5.00 - Utility Plan.dwg



GENERAL NOTES

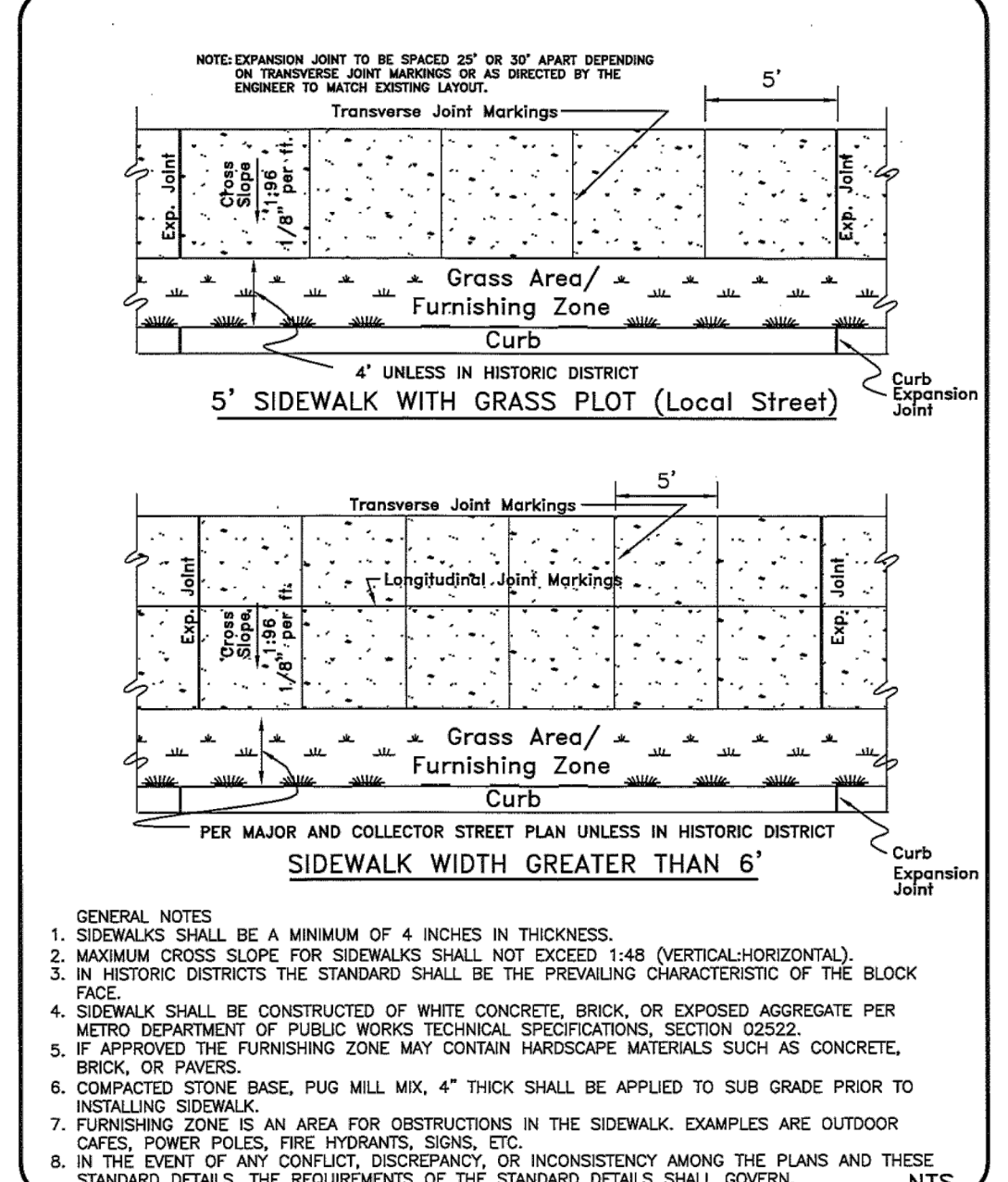
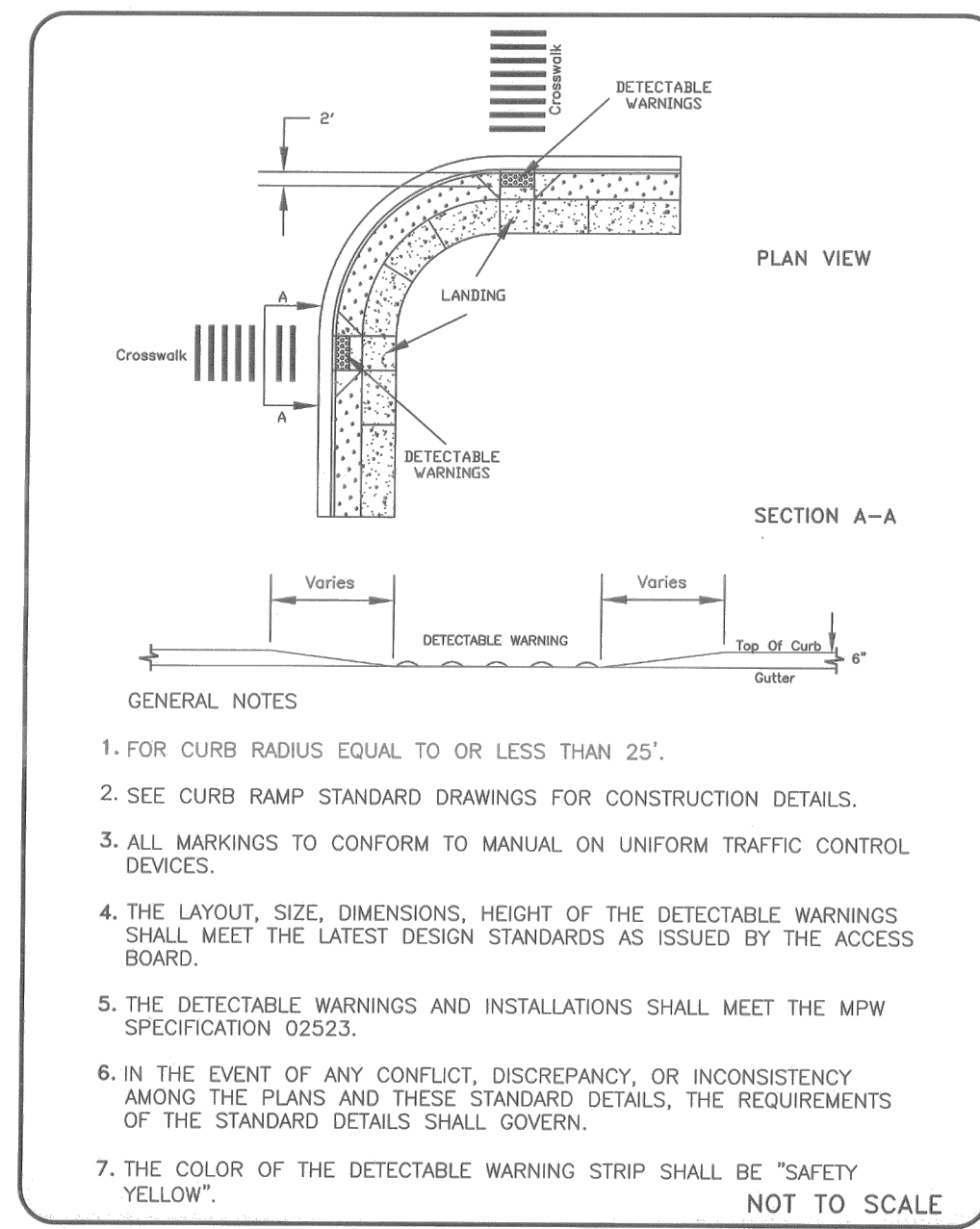
1. PRIOR TO EXCAVATION OF CRUSHED STONE OR FLOWABLE FILL, THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE WILL BE NOTIFIED AND AN INSPECTION OF THE TRENCH WILL BE MADE BY A REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE. AT THE COMPLETION OF THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE OR FLOWABLE FILL, THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE WILL BE NOTIFIED AND AN INSPECTION OF THE BACKFILL WILL BE MADE BY A REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE. AFTER ACCEPTANCE OF THE BACKFILL BY THE REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE, THE ASPHALT PAVEMENT CAN BE APPLIED.
2. INSPECTION PERSONNEL OF THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED BY CONTRACTOR/PERMITEE AT LEAST TWO (2) DAYS PRIOR TO REQUEST FOR INSPECTION.
3. THE WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY THE DEPARTMENT OF PUBLIC WORKS PERMITS OFFICE.
4. EXISTING PAVEMENTS, BASES, CURBS & CUTTERS AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE BY USE OF AN AIR HAMMER, SAW OR OTHER SUITABLE EQUIPMENT. EXPANSION JOINTS REMOVED SHALL BE REPLACED.
5. THE MINIMUM WIDTH TO BE TRIMMED ON EACH SIDE OF THE TRENCH LINE, AS SEEN IN THE SECTION MAY BE WAIVED OR AMENDED UPON APPROVAL OF THE METRO INSPECTOR. HOWEVER, A MINIMUM WIDTH OF REPLACEMENT SHALL BE 4'-0" TO ALLOW FOR A ROLLER.
6. IF PERMANENT PAVEMENT REPAIRS CANNOT BE MADE WITHIN THREE (3) DAYS, THEN TEMPORARY REPLACEMENT SHALL BE MADE WITH 2" COLD MIX OR HOT BITUMINOUS SEAL COAT OVER COMPACTED CRUSHED STONE. PERMANENT PAVEMENT REPAIR TO BE COMPLETED WITHIN THE TIME PERIOD AS PER METRO CODE 13.20.
7. ALL EXCAVATIONS MADE WITHIN PUBLIC RIGHT-OF-WAY REQUIRE EXCAVATIONS AND STREET CLOSURE PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING WORK AS PER METRO CODE 13.20.
8. FLOWABLE FILL WILL BE REQUIRED ON ALL ARTERIALS, COLLECTORS AND DOWNTOWN STREETS. FLOWABLE FILL SHALL MEET THE REQUIREMENTS IN TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 204, EXCEPT AS MODIFIED BY PUBLIC WORKS TECHNICAL SPECIFICATIONS 0223, LATEST REVISION.
9. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.
10. ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING EXCEPT WHEN UTILIZING INFRARED TECHNOLOGY. SEE INFRARED SPECIFICATIONS ATTACHED. THERE WILL BE A MAXIMUM OF 40 FT LONGITUDINAL REPAIR WHEN USING INFRARED TECHNOLOGY ON AN EXCAVATED PATCH.
11. ALL REPAIRS SHALL UTILIZE A 1-FOOT OUTCUT ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.

NOT TO SCALE

GENERAL NOTES CONTINUED:

12. NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED PAVEMENT WITHIN 10- FEET. IF EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10- FEET IN LENGTH, THE EXISTING CUT OR DAMAGED PAVEMENT SHALL ALSO BE MILLED AND PAVED.
13. ASPHALT REPAIR ADJACENT TO CURB AND GUTTER ALONG A ROADWAY GREATER THAN 24-INCHES SHALL HAVE FULL LANE WIDTH PAVING.
14. WHEN GRADED STONE (I.E. #57, #67, #78 STONE) IS USED THERE IS GENERALLY NO COMPACTION EQUIPMENT REQUIRED. THE MATERIAL DOES, HOWEVER, NEED TO BE PUT IN THE TRENCH IN APPROXIMATELY 12-INCH LIFTS.
15. GRADED STONE PLACED IN TRENCH SHOULD BE CAPPED WITH 8 TO 12-INCHES OF PUG MIX (MIX IS ESSENTIALLY TYPE A BASE, GRADE D, OR MORE COMMONLY KNOWN AS "CRUSHER RUN"). SEE TDOT STANDARD SPECIFICATION 303.07.
16. TYPE "A" BASE, GRADE "D" CAN BE USED FOR THE ENTIRE BACKFILL AND COMPACTED BY MECHANICAL METHODS IN NO MORE THAN 6-INCH LIFTS AS PROVIDED IN SECTION 204.11 OF TDOT STANDARD SPECIFICATIONS.
17. THE PUG MIX SHOULD BE COMPACTED IN 6-INCH LIFTS WITH A STEEL SHELL ROLLER OR OTHER MECHANICAL VIBRATORY COMPACTION EQUIPMENT. SEE TDOT STANDARD SPECIFICATIONS 303.08 AND 303.09. MATERIAL SHOULD BE ALLOWED TO CURE UNTIL ALL THE MOISTURE IS GONE FROM STONE (USUALLY 24-48 HOURS).
18. THE TRENCH SHOULD THEN HAVE 11-INCHES OF BINDER PLACED LEVEL WITH THE ROADWAY IN A MINIMUM OF TWO (2) LIFTS AND COMPACTED WITH MECHANICAL COMPACTION EQUIPMENT.
19. THE BINDER SURFACE SHALL BE MILLED OR HEATED USING INFRARED TECHNOLOGY TWO 2-INCHES IN DEPTH AND REPLACED WITH TWO (2) INCHES OF SURFACE MIX AND COMPACTED WITH MECHANICAL COMPACTION EQUIPMENT.
20. INTERSECTION REPAIRS WILL ONLY REQUIRE FULL LANE WIDTH PAVING.
21. ANY DISTURBED PAVEMENT MARKINGS MUST BE RESTORED TO CURRENT METRO STANDARDS.
22. DIAGONAL REPAIRS WILL BE REQUIRED TO BE SQUARED OFF AND MILLED AND PAVED. NO INFRARED TECHNOLOGY ALLOWED ON THIS TYPE OF REPAIR.
24. ALL LONGITUDINAL REPAIRS MORE THAN 40 FT IN LENGTH WILL BE REQUIRED TO BE MILLED AND PAVED.

NOT TO SCALE



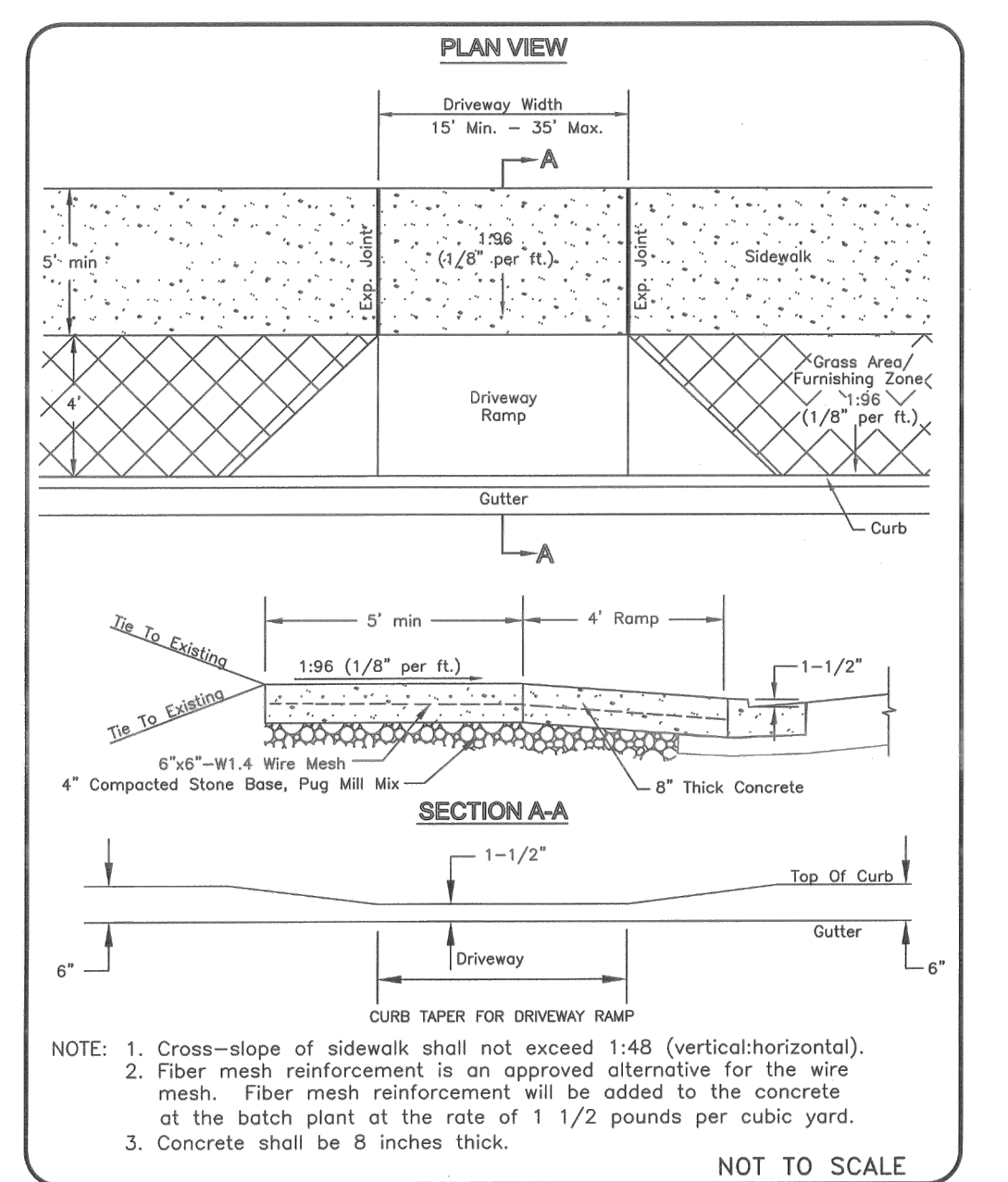
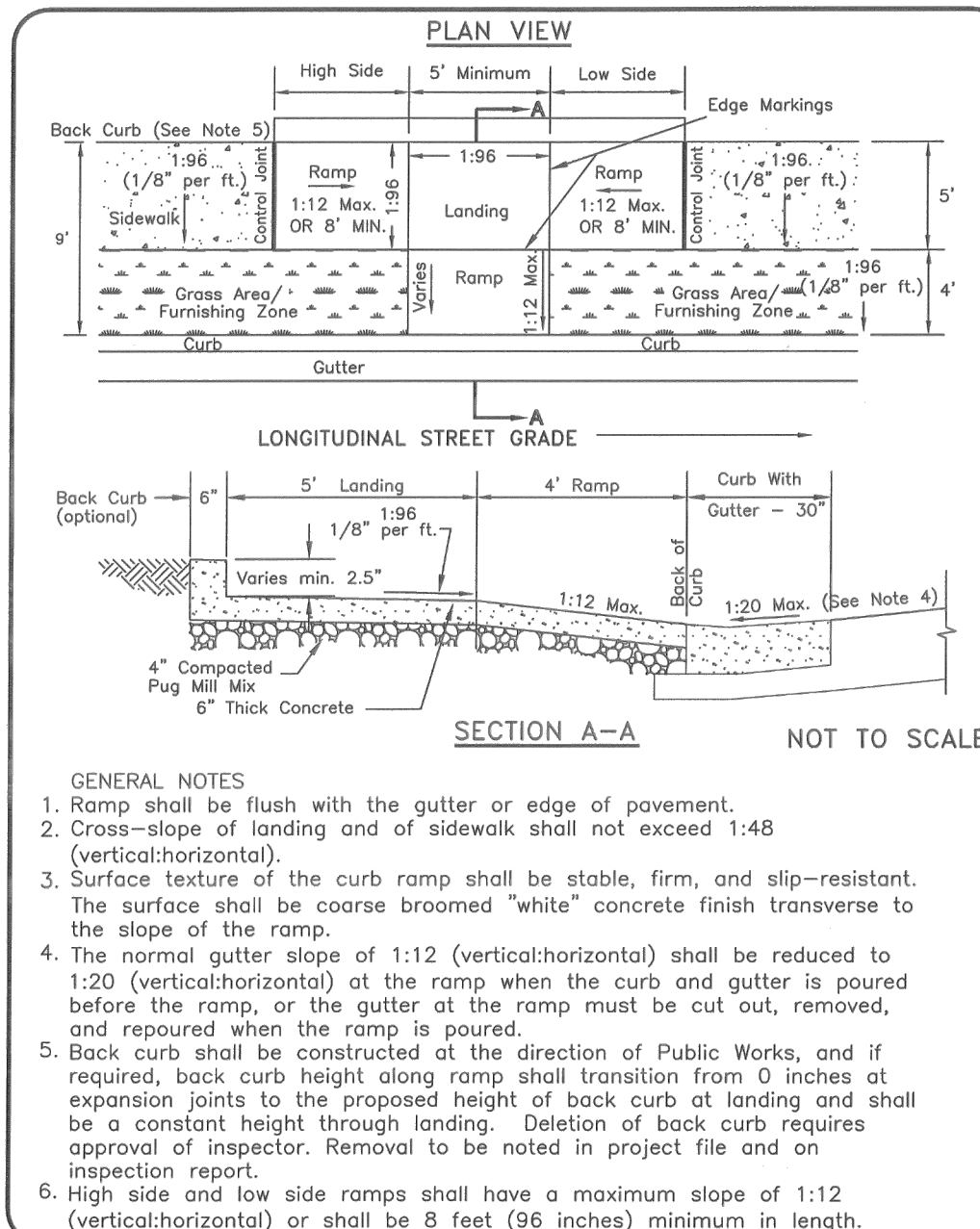
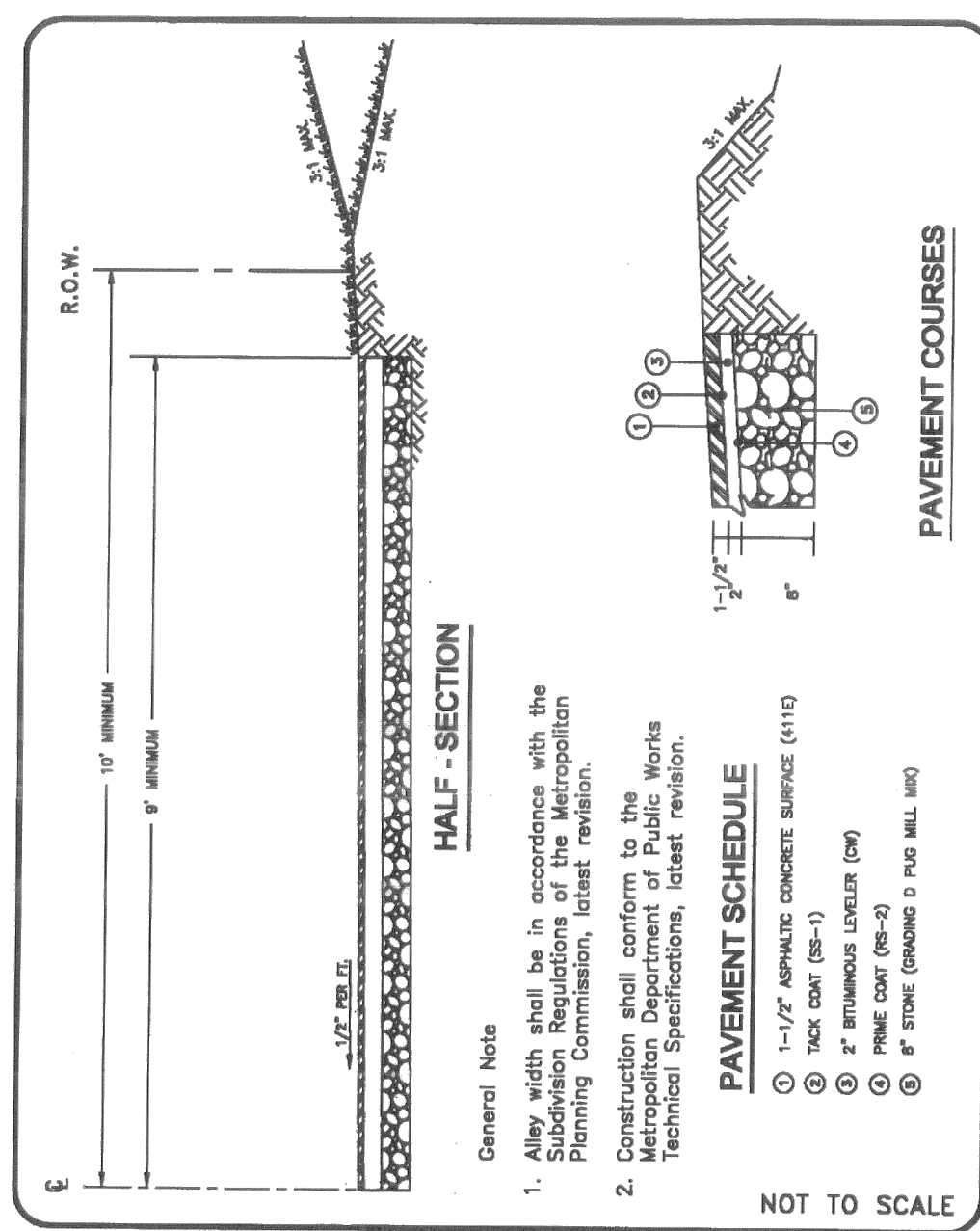
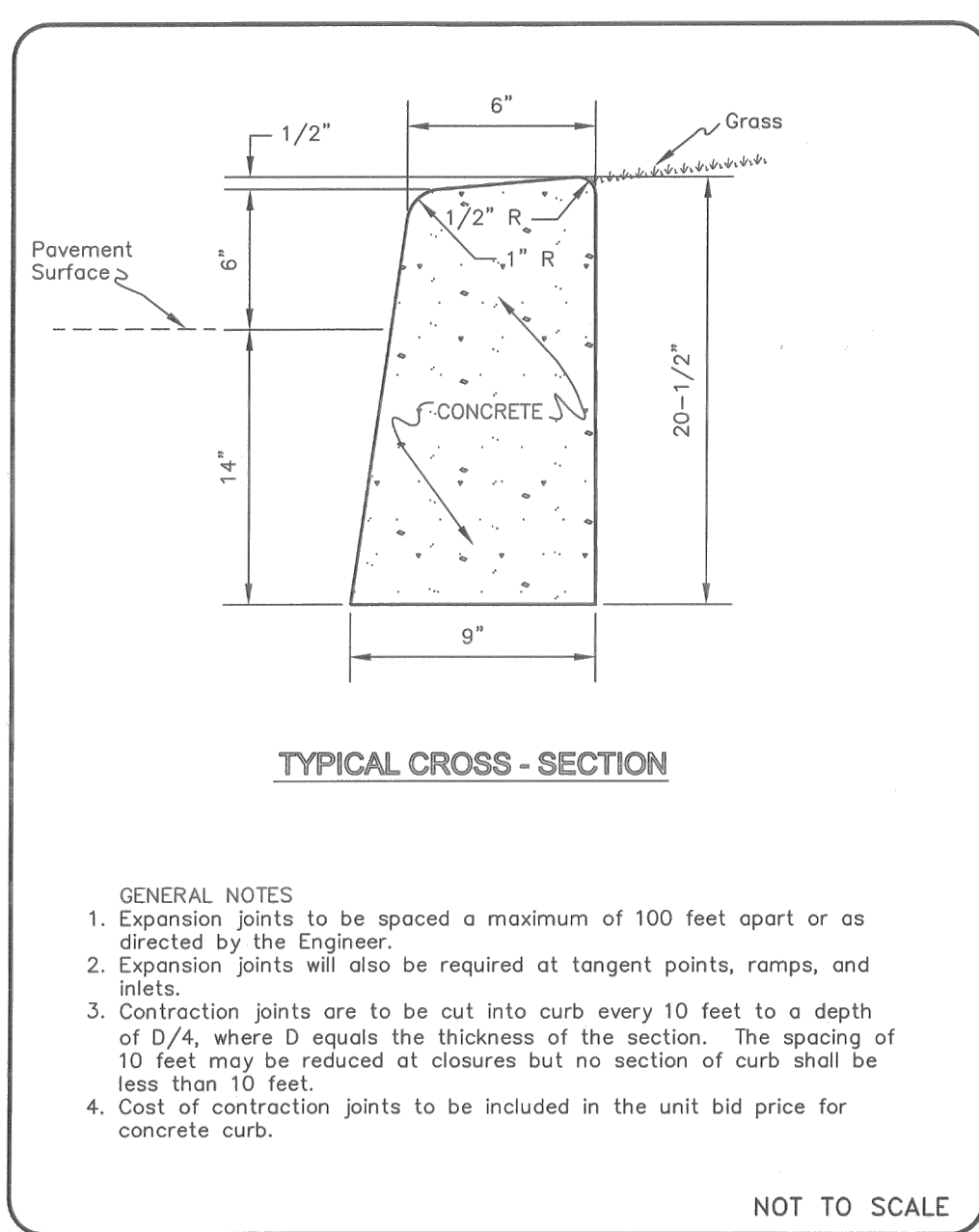
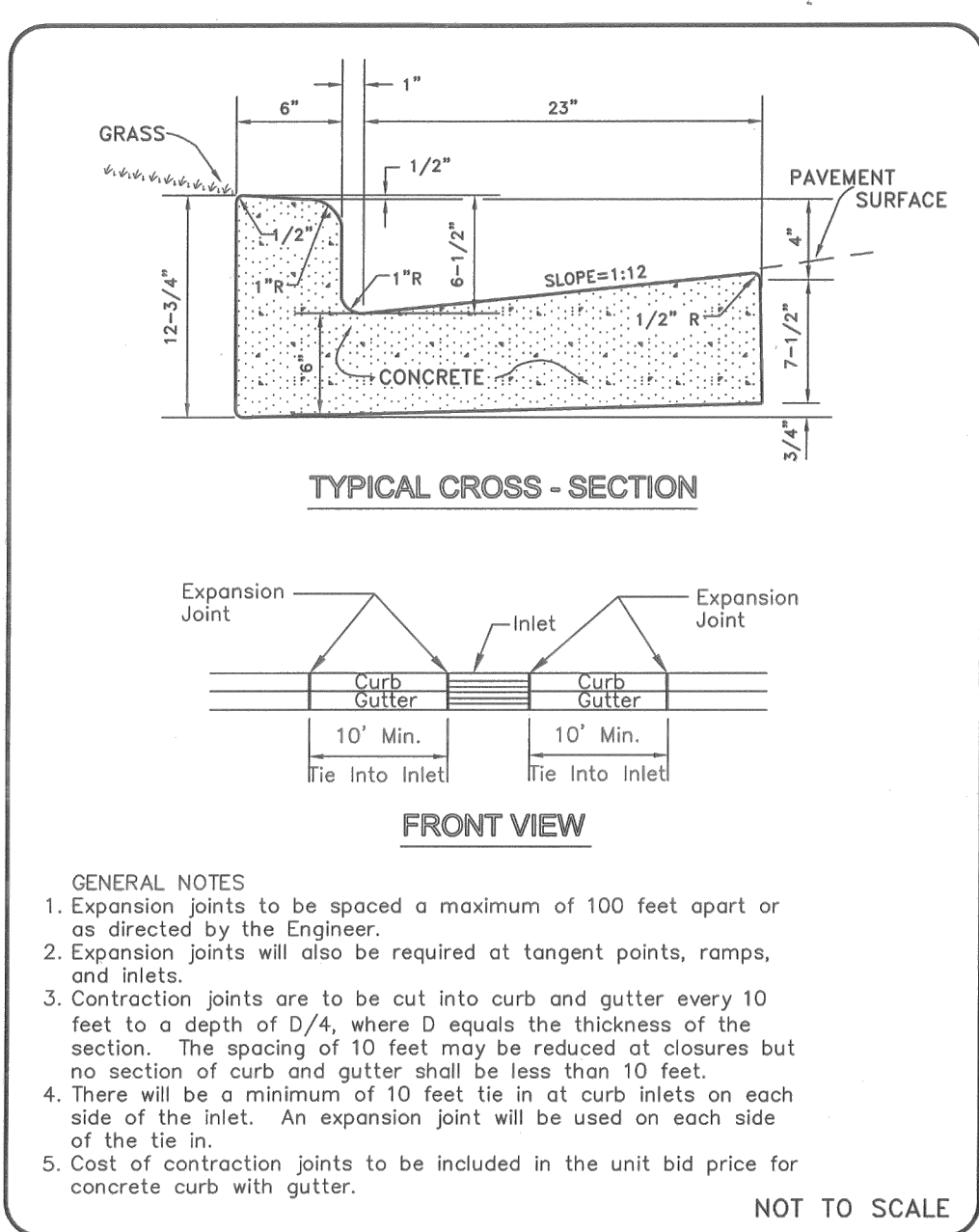
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	FLUSH TRENCH REPAIR	DWG. NO. ST-270
DIR. OF ENG.: <i>Mack May</i>	DATE: 1/13/03	REVISED: 01/06/06 REVISED: 04/01/08 REVISED: 11/17/08

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	FLUSH TRENCH REPAIR NOTES	DWG. NO. ST-270a
DIR. OF ENG.: <i>Mack May</i>	DATE: 12/18/02	REVISED: 07/31/02 REVISED: 09/10/04 REVISED: 11/17/08

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	FLUSH TRENCH REPAIR NOTES	DWG. NO. ST-270b
DIR. OF ENG.: <i>Mack May</i>	DATE: 12/12/02	REVISED: 03/31/06 REVISED: 11/17/08

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNINGS AT CURB RETURNS WITH RADIUS 25' OR LESS	DWG. NO. ST-329
DIR. OF ENG.: <i>Mack May</i>	DATE: 6/17/05	REVISED: 08/17/05 REVISED: 08/13/04

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: <i>D.P.F.</i>	DATE: 3/12/17	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 08/23/04 REVISED: 09/11/17



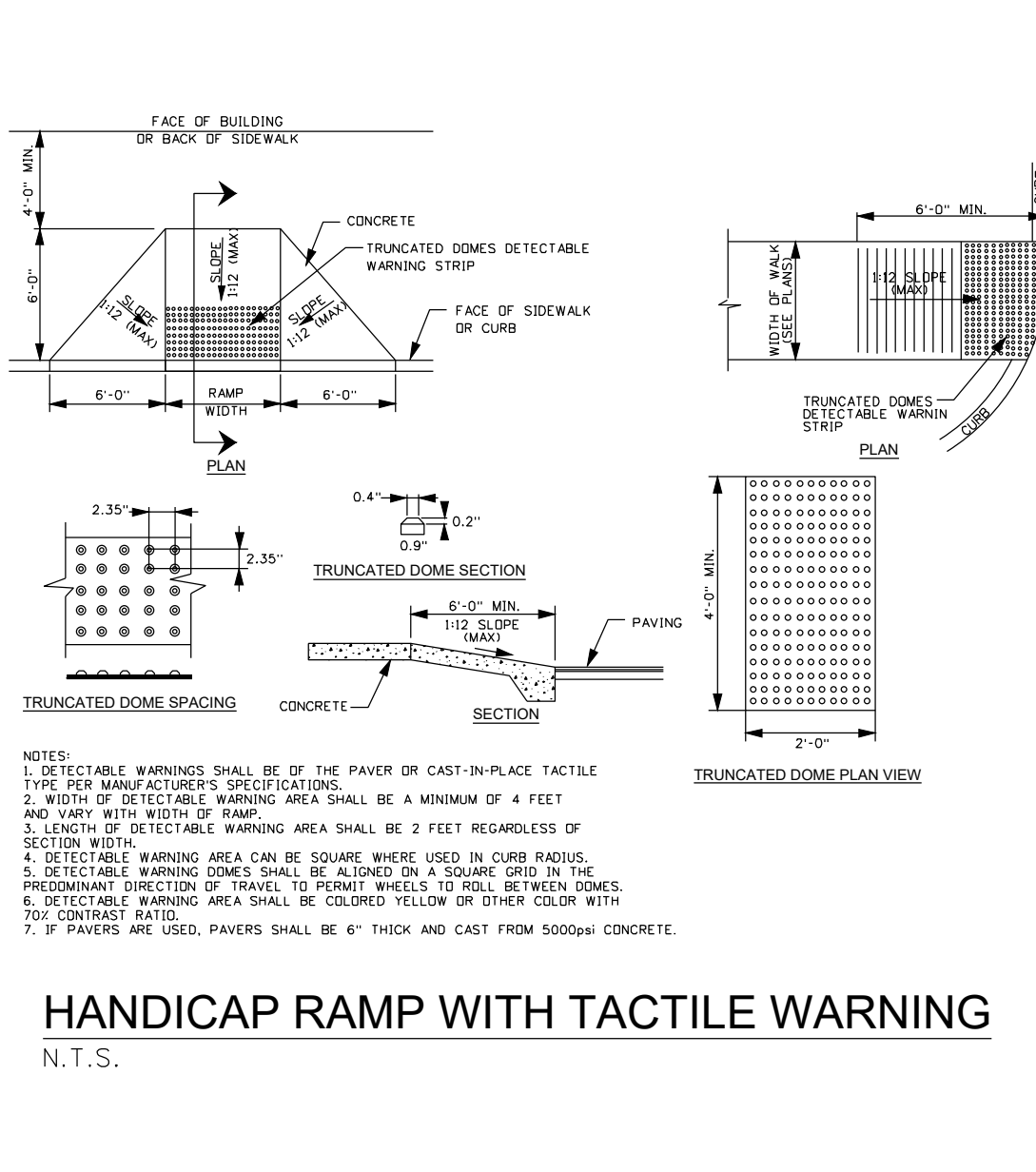
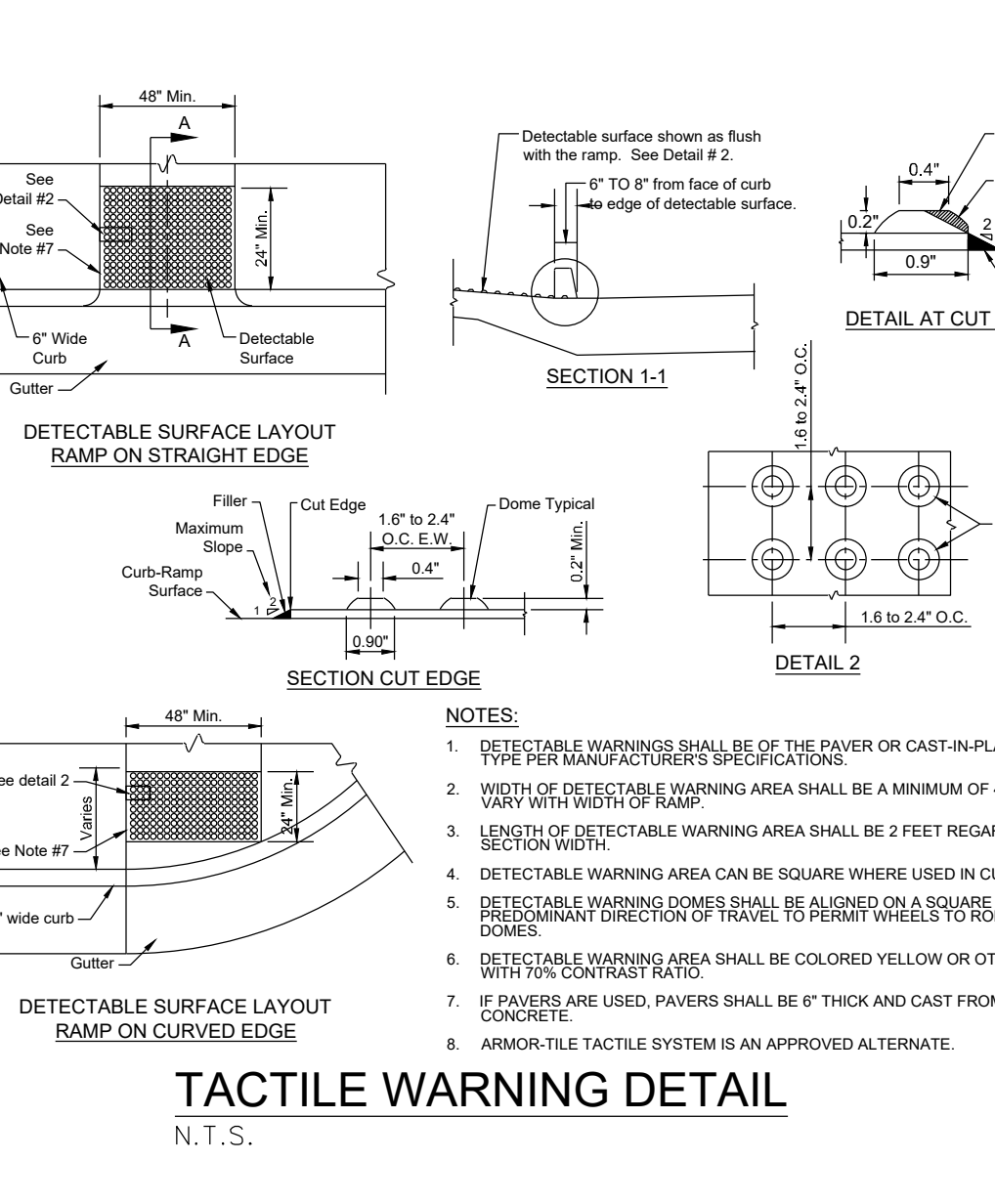
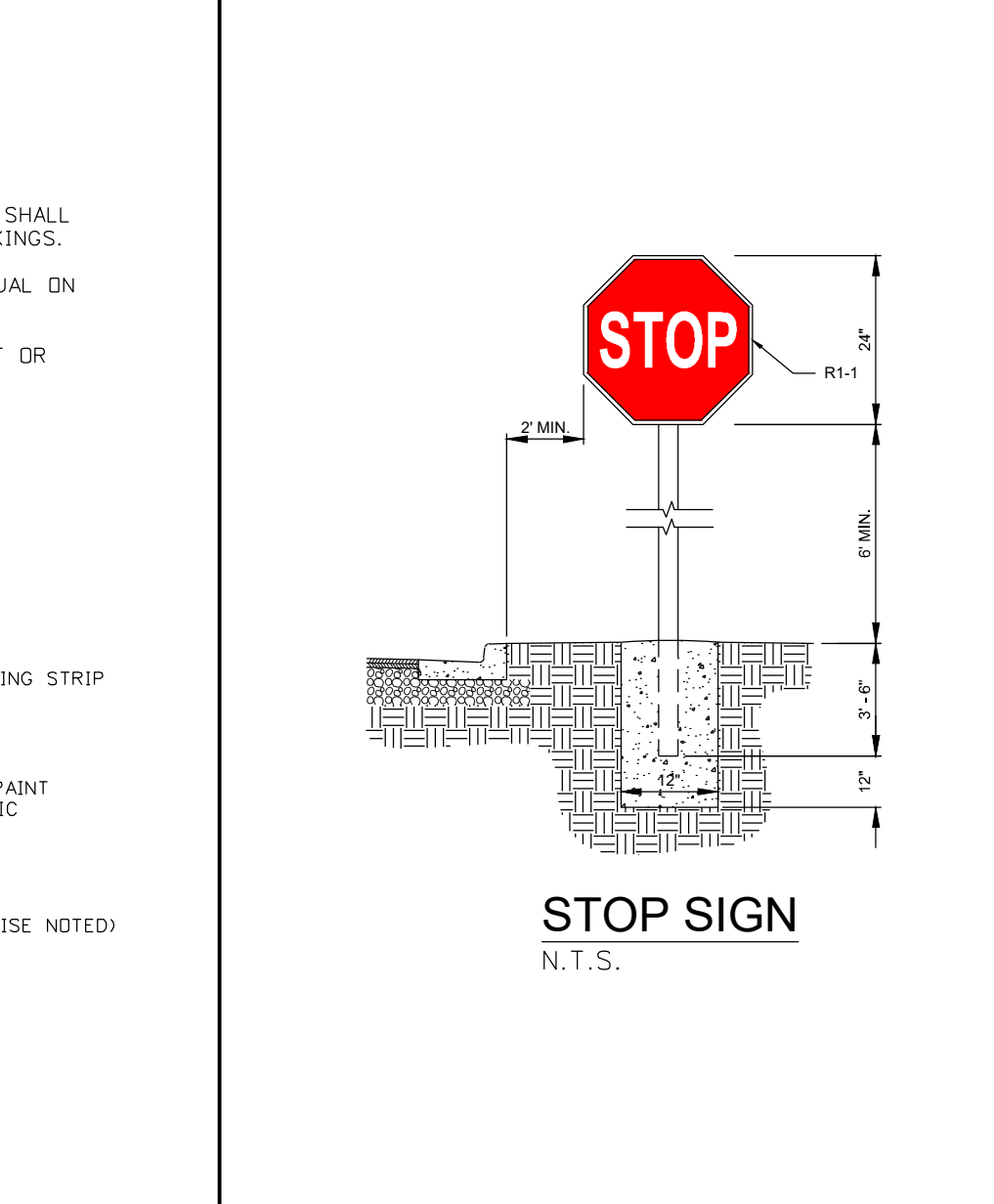
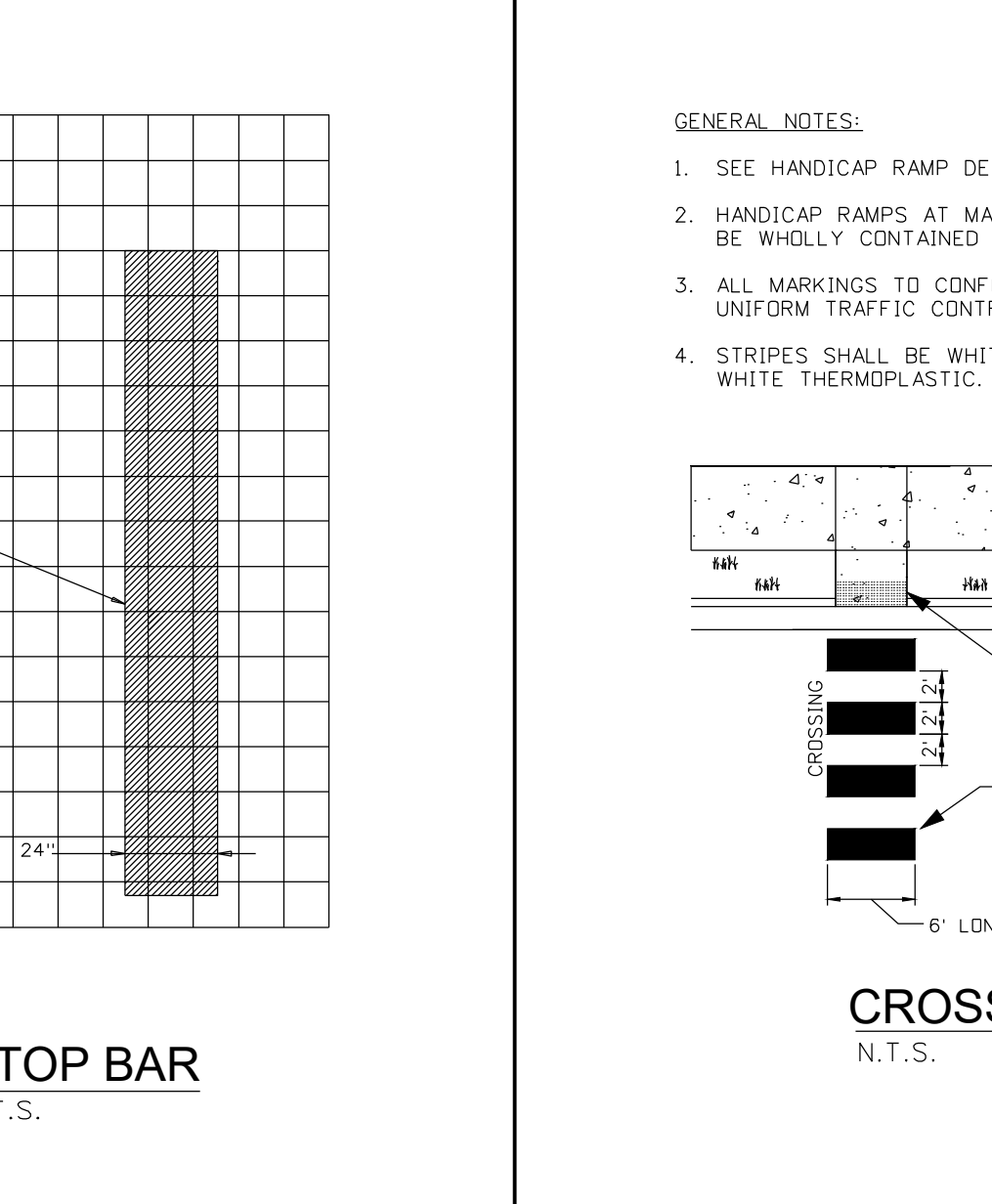
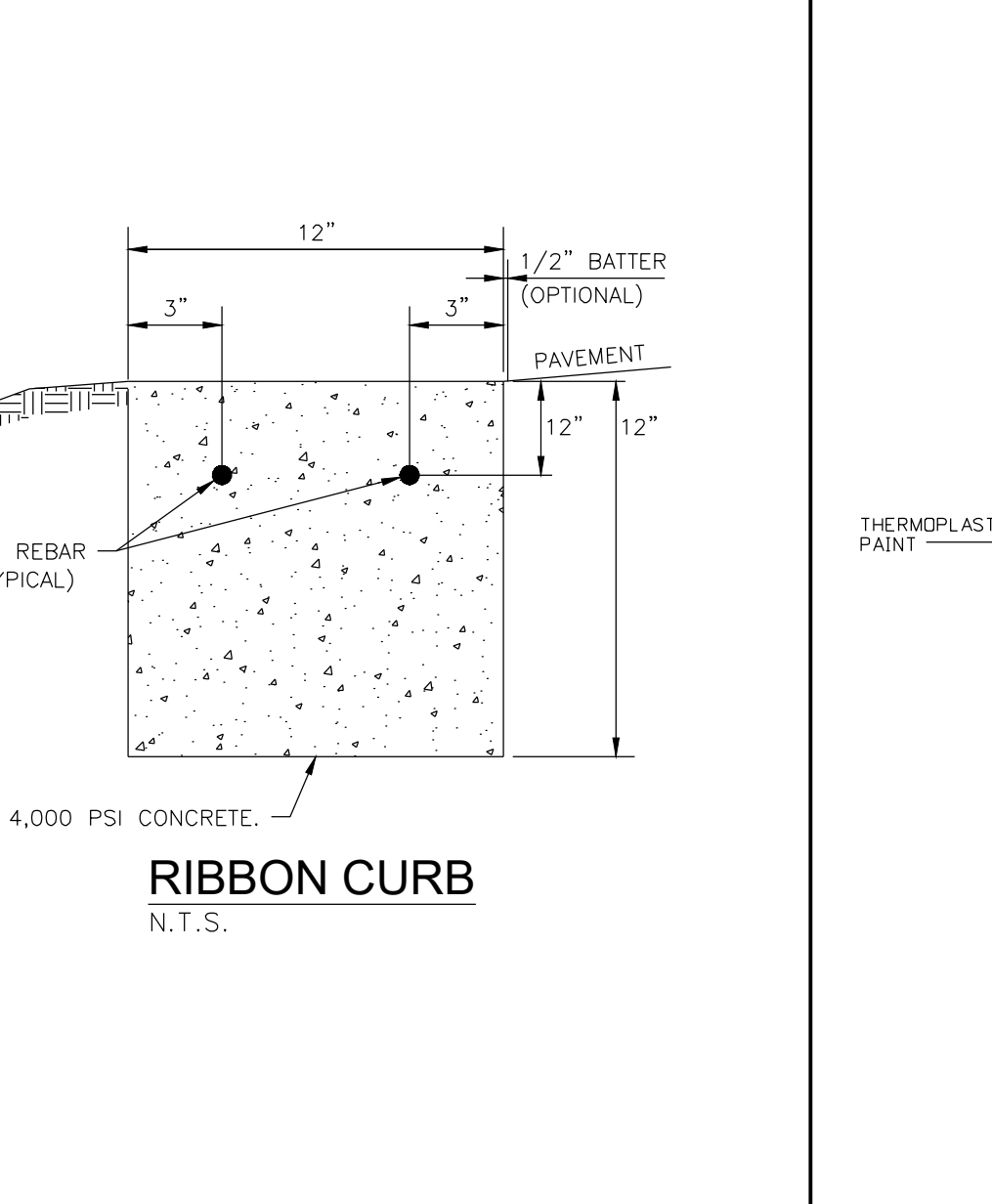
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: <i>Mack May</i>	DATE: 5/10/03	REVISED: 07/21/00 REVISED: 05/02/03

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	CONCRETE POST CURB	DWG. NO. ST-201
DIR. OF ENG.: <i>Mack May</i>	DATE: 5/12/03	REVISED: 07/24/00 REVISED: 05/02/03

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD ALLEY SECTION	DWG. NO. ST-263
ASST. DIR.: <i>Mack May</i>	DATE: 1/25/00	REVISED: 07/18/02 REVISED: 05/08/03
DIRECTOR: <i>James H. Hill</i>	DATE: 8/20/00	

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION CURB RAMP	DWG. NO. ST-320
DIR. OF ENG.: <i>Mack May</i>	DATE: 5/10/03	REVISED: 07/18/02 REVISED: 05/08/03

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: <i>Mack May</i>	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03



CSDG
Planning | Engineering
Landscape Architecture

2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtm.com

SEAL

KEVIN F. GANGAWARE
REGISTERED ENGINEER
No. 021990
COMM. 06/13/24
STATE OF TENNESSEE

BERKHAMSTED
PRELIMINARY SP

7088 Burkitt Road
Nashville, Davidson County, Tennessee
Map 186 - Parcel 6.00

ISSUE SET:
Preliminary SP

ISSUE DATE: 07.26.2023

REVISION HISTORY:

Rev.	Description	Date
1	Staff Comments	03/22/22
2	Staff Comments	05/04/22
3	Staff Comments	03/01/23
4	Owner Comments	04/05/23
5	Staff Comments	04/24/23
6	Staff Comments	05/12/23
7	Staff Comments	05/16/23
8	Preliminary SP Resubmittal	07/26/23
9	Added Amenity Layout	03/29/24
10	Planning Staff Comments	05/02/24
11	Community Comments	06/04/24
12	Additional Planning Comments	06/17/24
13	Planning Conditions	08/13/24

DRAWN BY:
CHECKED BY:

CIVIL DETAILS

C6.01
PROJECT NO.: 21-137-01

SUBSTITUTE ORDINANCE NO. BL2024-490

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, all of which is described herein (Proposal No. 2022SP-051-002).

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:

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, being Property Parcel Nos. 129, 130 as designated on Map 175-00 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 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 Property Parcel Nos. 129, 130 as designated on Map 175-00 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 92,500 square feet of warehouse and office uses.

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

1. The minimum width of all internal sidewalks shall be 5 feet.
2. On the corrected copy, update the maximum height language: Height shall be measured per the Metro Zoning Ordinance. Maximum height shall be measured to the tallest point of the roof.
3. On the corrected copy, add note to the landscape plan: Landscaping and TDUI Requirements shall be provided per the Metro Zoning Ordinance.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. 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.
6. On the corrected copy, update the purpose note to include the permitted uses.
7. The preliminary SP is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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. On the correct copy, add the following note: Buildings facades fronting Old Hickory Boulevard, shall provide a minimum of 1 principal entrance (doorway) and a minimum of 15% glazing. Modifications to this standard may be approved by Planning Staff with final site plan review.

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 IWD zoning district as of the date of the applicable request or application. Uses are limited as described in Council ordinance.

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

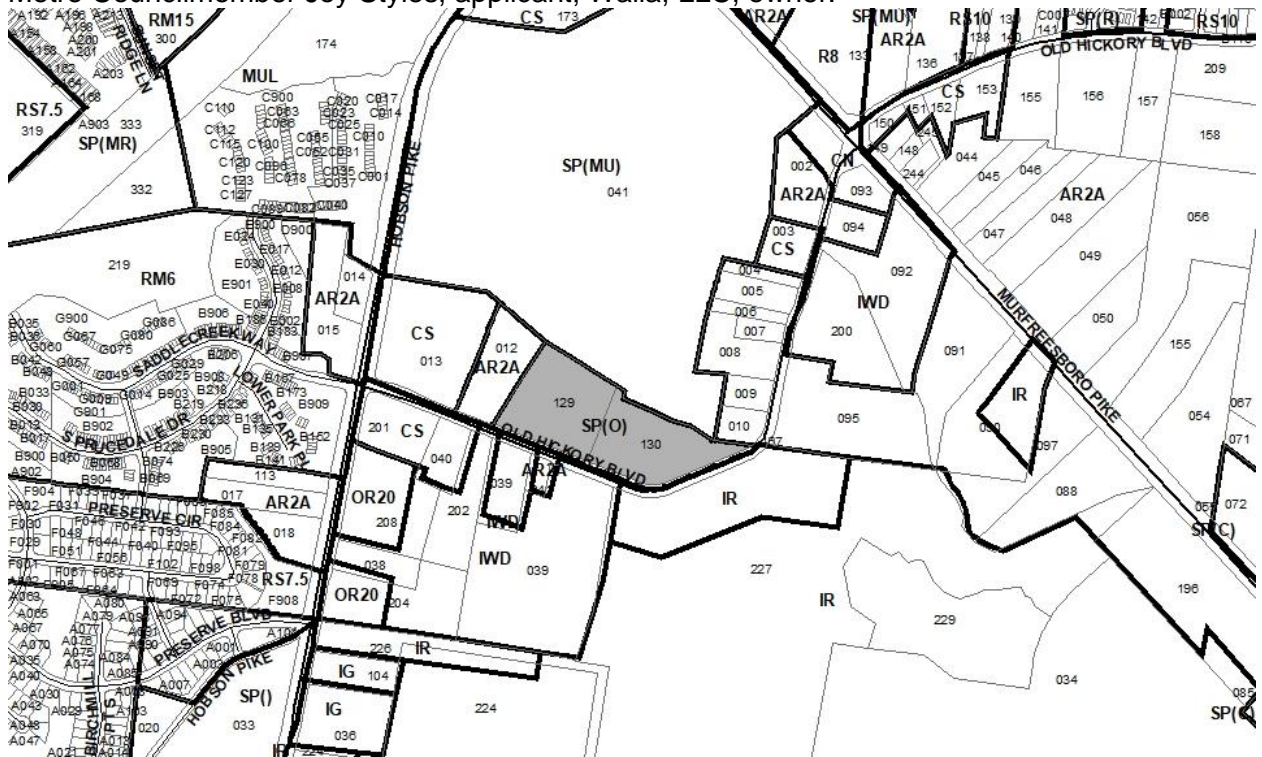
Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Joy Styles
Member of Council

2022SP-051-002
12610 BUSINESS PARK SP (AMENDMENT)
Map 175, Parcel(s) 129-130
Subarea 13, Antioch - Priest Lake
District 32 (Joy Styles)
Application fee paid by: Fee waived by Council

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, requested by Metro Councilmember Joy Styles, applicant; Walia, LLC, owner.



Amendment to the Preliminary SP

12610 Business Park

Industrial Development

Being Parcels 129 & 130 on Tax Map 175

Antioch, Davidson County, Tennessee

Case No. 2022SP-051-002

Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.

NDOT Notes

- All work within the public right of way requires an excavation permit from NDOT.
- Proof-rolling of all street subgrades is required in the presence of the NDOT inspector. Inspection of the binder course is required prior to final paving in the presence of the NDOT inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.

Landscape Notes

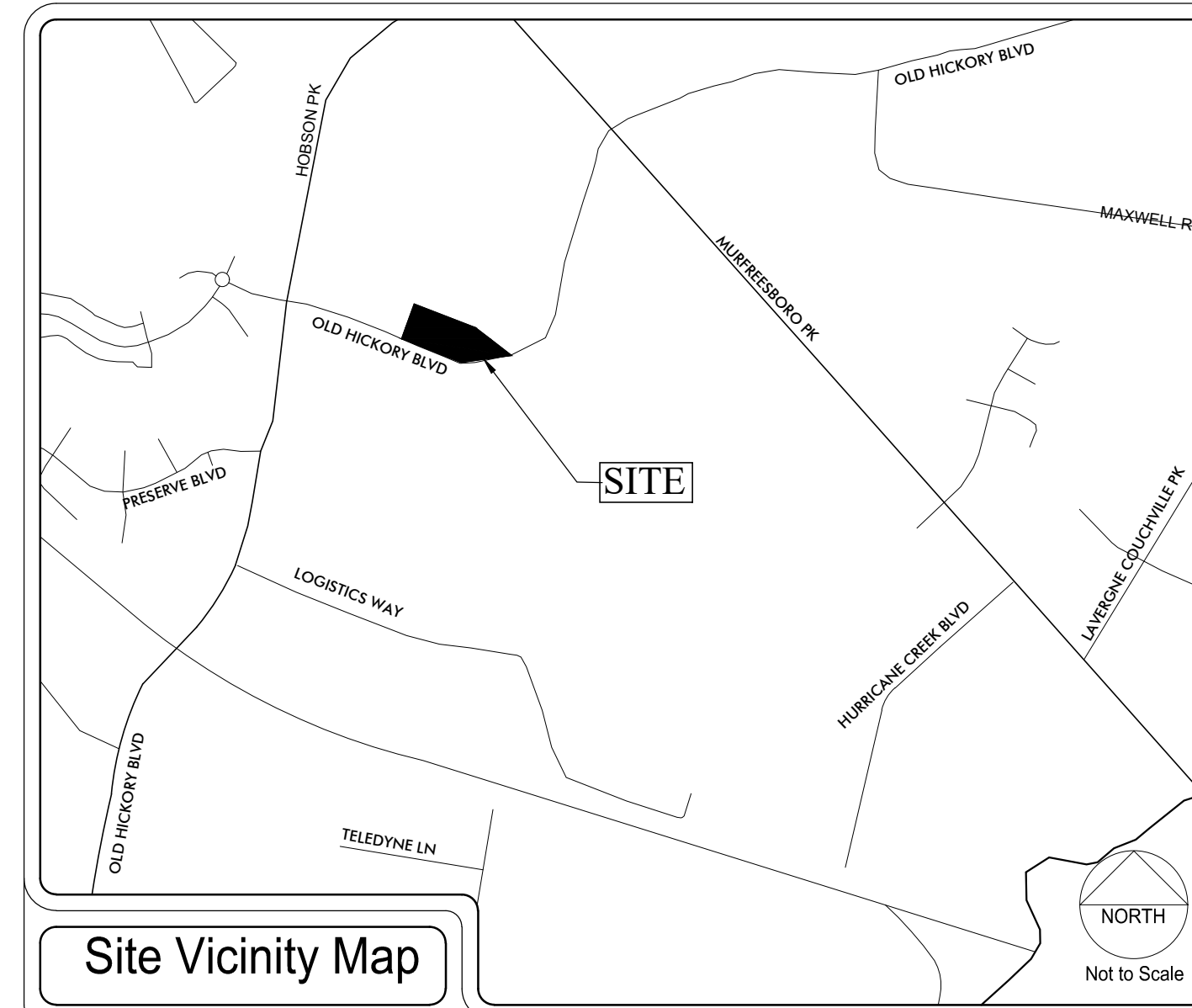
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities, the landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4" minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan. no light poles to be located in tree islands. See lighting plan for proposed light locations.

Water and Sewer Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the metro water services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (rpbp) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the metro water services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services inspection section. All costs will be borne by the developer.

Standard SP Notes

- The purpose of this Amended SP is to remove the Architectural Requirements, Remove the private Pedestrial Trailway and to remove the Ingress/Egress Restrictions.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0411J, Dated: February 25, 2022.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" RCP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by private hauler. Solid Waste Contract with Hauler to be provided to MPW prior to Building Permit Approval.
- Landscape and tree density requirements per Metro Zoning Ordinance.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.
- The final Site Plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



SHEET SCHEDULE

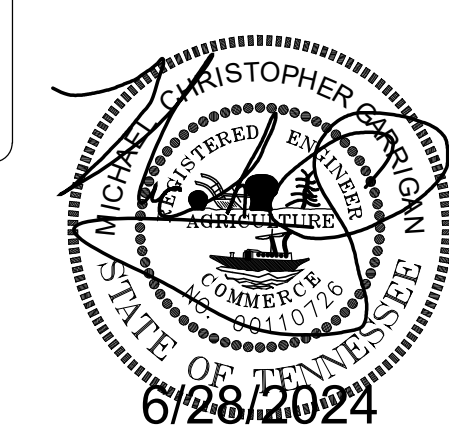
- C0.0 Cover Sheet
- C1.0 Existing Conditions Plan
- C2.0 Overall Layout & Landscape Plan
- C3.0 Utility, Grading & Drainage Plan
- C4.0 Civil Details

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	92,500 TOTAL SQUARE FEET OF OFFICE/WAREHOUSE 12,000 SQUARE FEET OF OFFICE 80,500 SQUARE FEET OF WAREHOUSE
TOTAL SITE AREA: 9.38 ACRES	
PROPERTY ZONING	AR2A
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	NOT APPLICABLE
FAR	0.70 MAXIMUM / 61% PROPOSED
ISR	0.90 MAXIMUM / 46% PROPOSED
STREET YARD SETBACK:	15' FRONT S/B FROM PROPOSED R.O.W.
SIDE YARD	NONE REQUIRED
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	45 FEET (MAXIMUM HEIGHT)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ACCESS (2) VIA PROPOSED DRIVES OFF OLD HICKORY BOULEVARD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	+/- 500' TO THE EAST ON OLD HICKORY BOULEVARD
DISTANCE TO INTERSECTION	FRONT CORNER OF SITE IS LOCATED AT INTERSECTION
REQUIRED PARKING	73 TOTAL STALLS
	OFFICE = 12,000 S.F. / 300 S.F. PER STALL = 40 REQ'D STALLS WAREHOUSE = 80,500 S.F. / 2,500 S.F. PER STALL = 33 REQ'D STALLS
PARKING PROVIDED	94 TOTAL SURFACE STALLS

Property Information 0 & 12610 Old Hickory Boulevard (Map 175, Parcels 129 & 130) Antioch, Tennessee 37209 9.38 Total Acres Council District 32 (Joy Styles)	Floodnote This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0411J dated February 25, 2022.
Owner of Record Walia, LLC (17500012900 & 17500013000) 720 Jones Parkway Brentwood, Tennessee 37027	Civil Engineer Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net
Surveyor Forthcoming - Preliminary SP done using Metro GIS. (NAD 83 or NAVD 88 Acceptable for Future Survey)	



Case Number:
2022SP-051-002



Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #21207
12610 Business Park
C0.0

Drawing Date:
June, 2022

Revisions
PLN Comments
7/27/2022

Proposed Amendment
5/23/2024

Development Summary

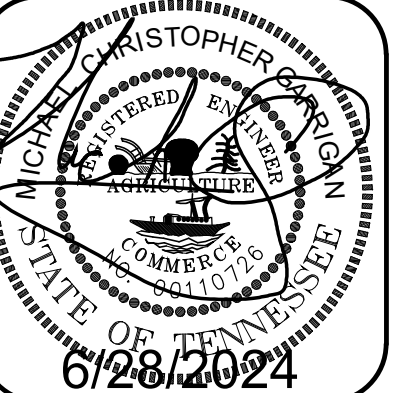
Property Information
0 & 12610 Old Hickory Boulevard
(Map 175, Parcels 129 & 130)
Antioch, Tennessee 37013

Council District 32: Joy Styles

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email:
michael@daleandassociates.net

12610 Business Park

Amendment to the Preliminary SP
Being Parcel 129 & 130 on Tax Map 175
Antioch, Davidson County, Tennessee

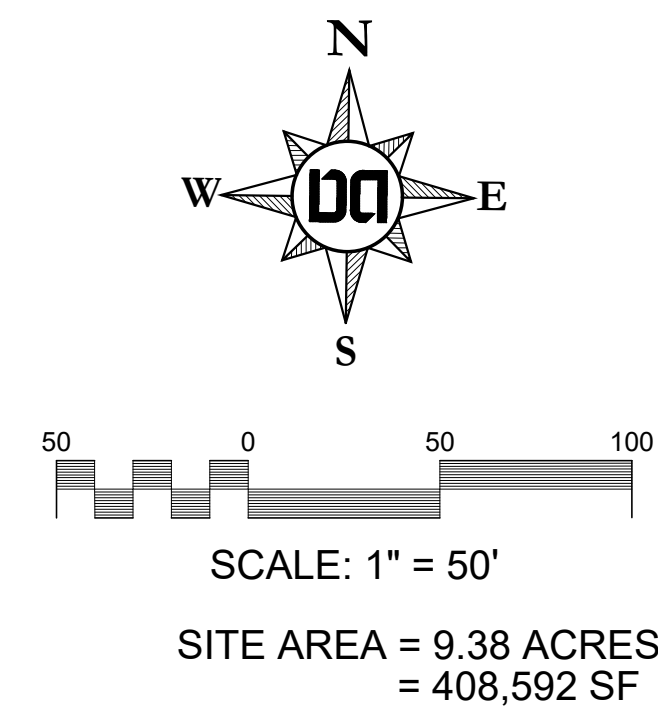


Existing
Conditions
Plan

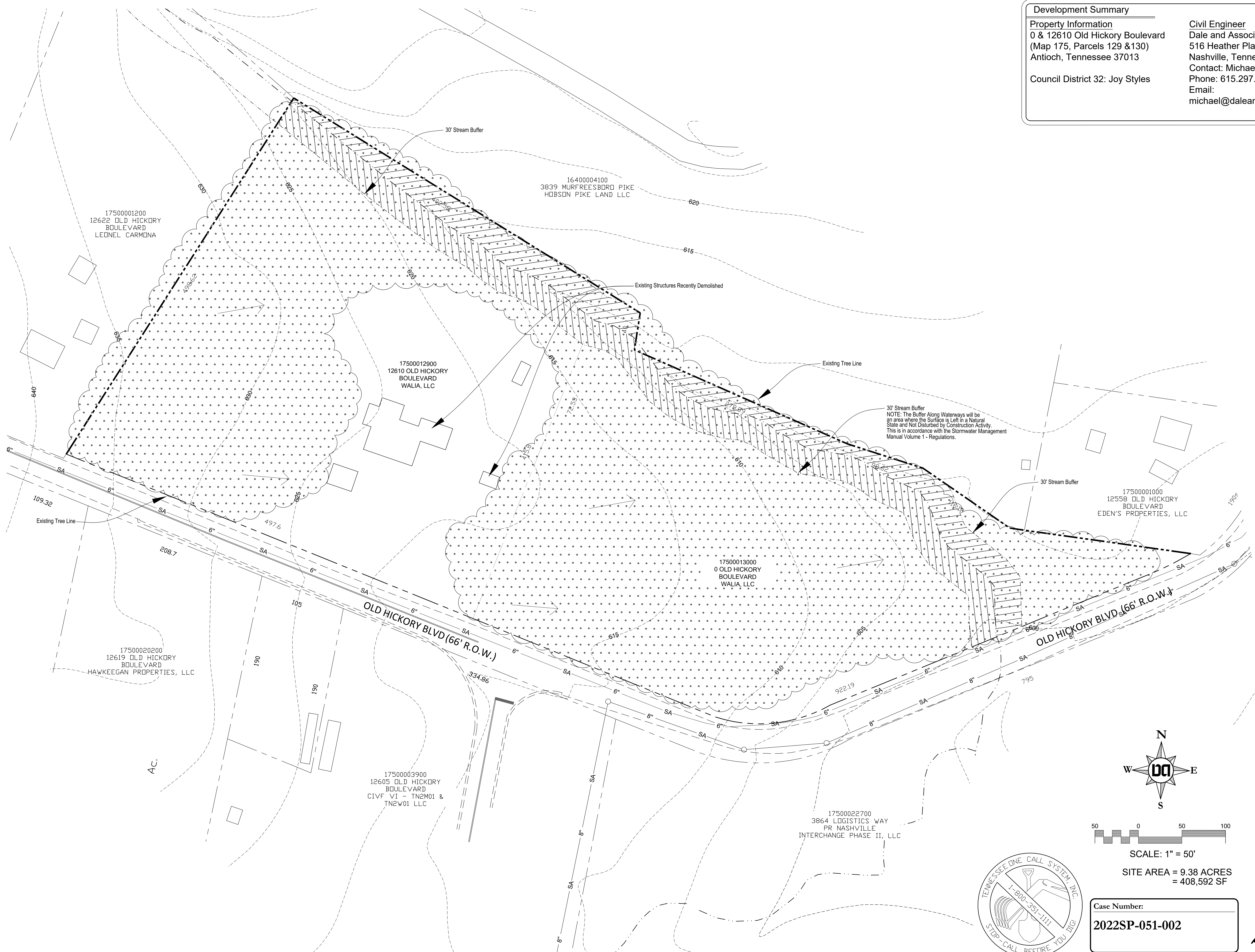
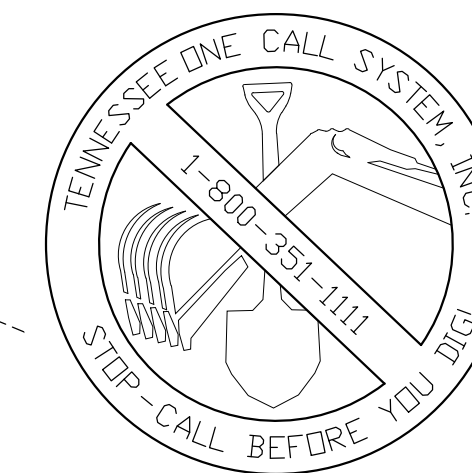
Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #21207
12610 Business Park
C1.0



Case Number:
2022SP-051-002



Drawing Date:
June, 2022

Revisions
PLN Comments
7/27/2022

Proposed Amendment
5/23/2024

PARKING BREAKDOWN

OFFICE USE: 12,000 TOTAL SQUARE FEET
/ 300 S.F. PER STALL = 40 REQ'D STALLS

WAREHOUSE USE: 80,500 TOTAL SQUARE FEET
/ 2,500 S.F. PER STALL = 33 REQ'D STALLS

TOTAL STALLS REQUIRED: 73 STALLS
TOTAL STALLS PROPOSED: 94 STALLS

Development Summary

Property Information 0 & 12610 Old Hickory Boulevard (Map 175, Parcels 129 & 130) Antioch, Tennessee 37013	Civil Engineer Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net
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Council District 32: Joy Styles

TREE DENSITY NOTES

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT, NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:

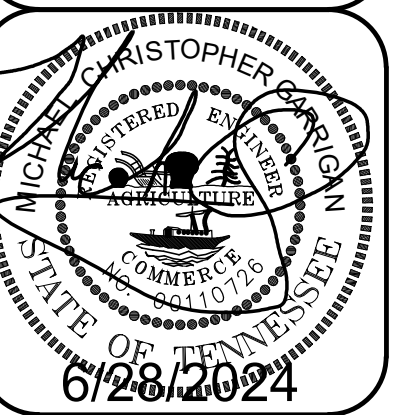
9.38 AC - 3.81 AC = 5.57 AC x 22 = 122.54 TDU'S REQ'D
250 PROPOSED 2" CALIPER TREES = 125 TDU PROV.
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)
*TDU EXCEEDED

TREE DENSITY NOTES

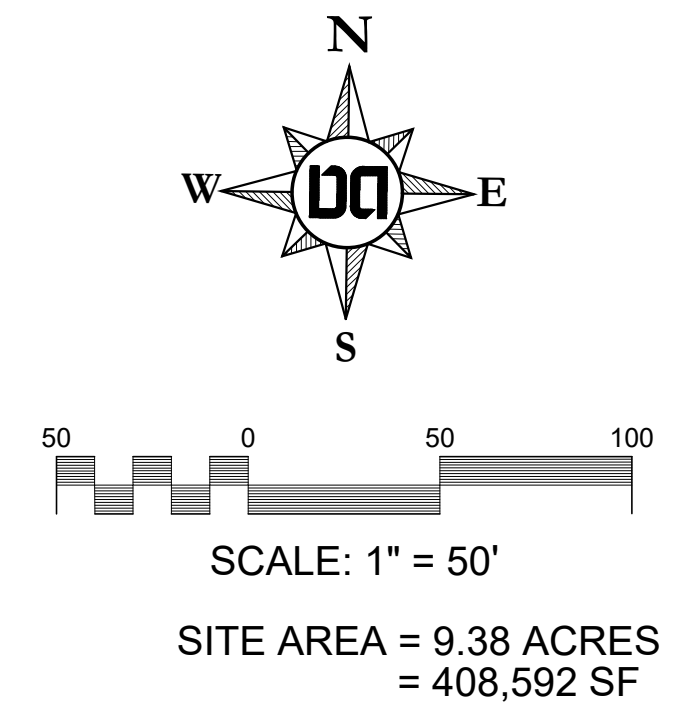
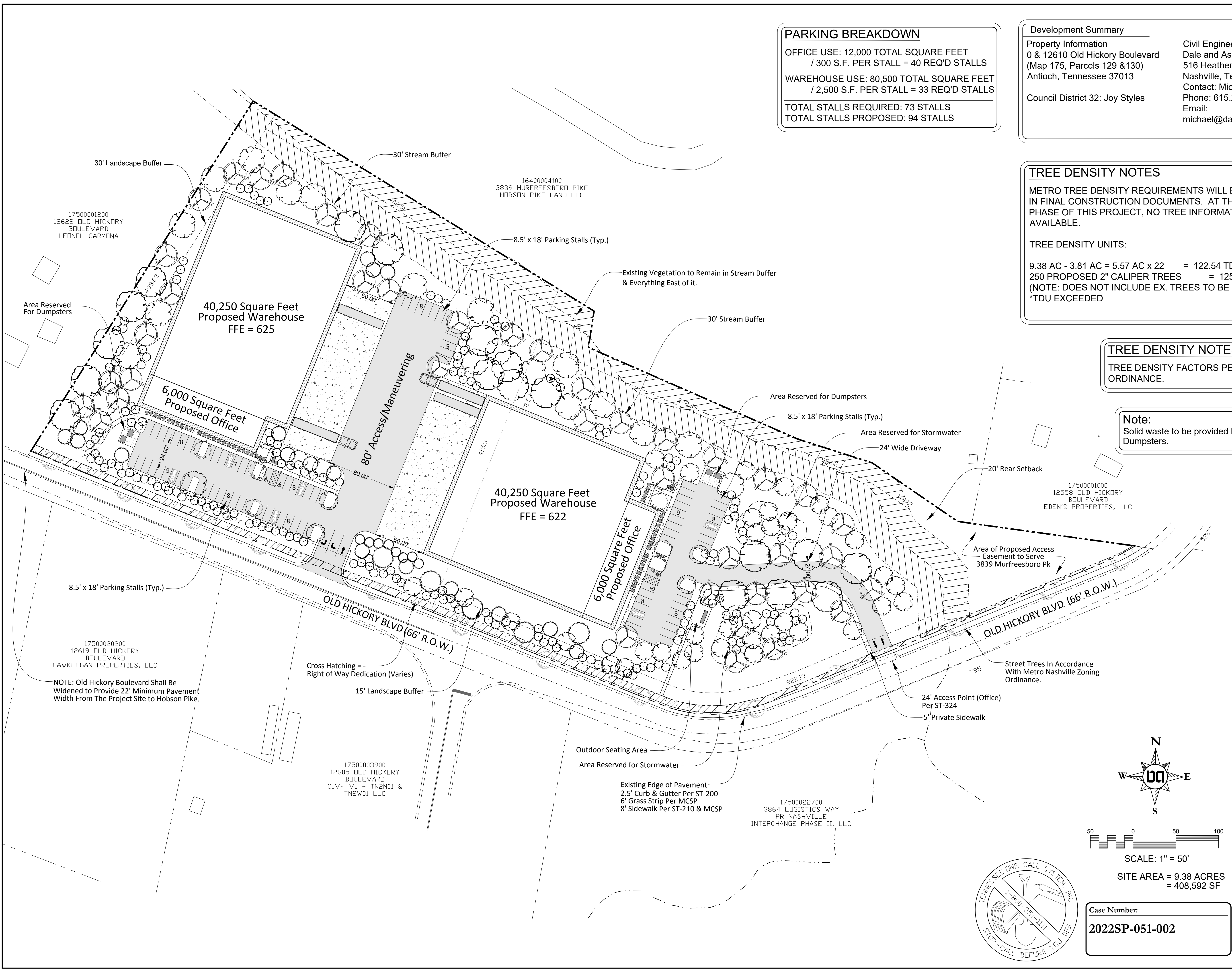
TREE DENSITY FACTORS PER METRO ZONING ORDINANCE.

Note:
Solid waste to be provided by private hauler via Dumpsters.

12610 Business Park
Amendment to the Preliminary SP
Being Parcel 129 & 130 on Tax Map 175
Antioch, Davidson County, Tennessee



Overall Layout and Landscape Plan

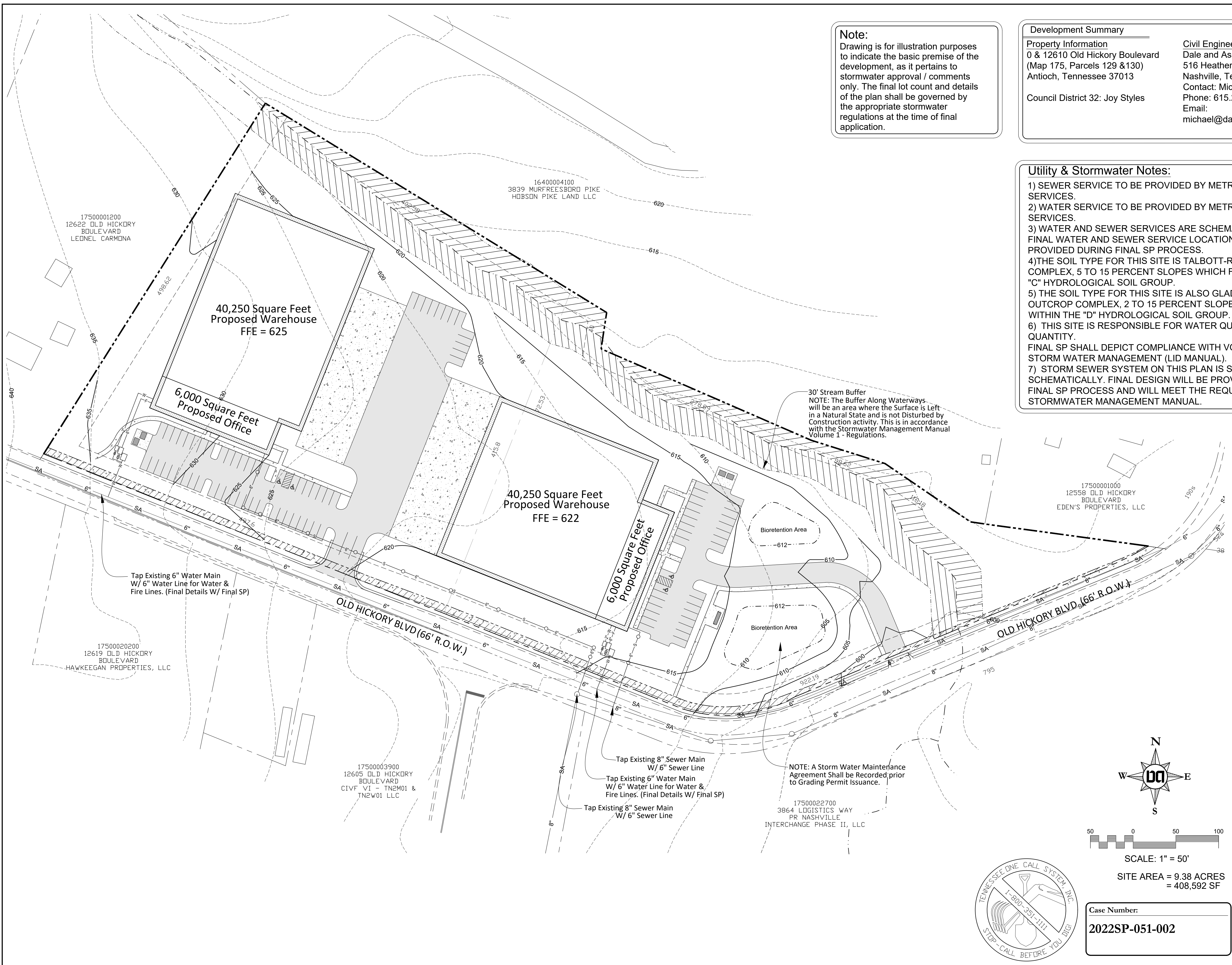


Case Number:
2022SP-051-002

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

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

D&A Project #21207
12610 Business Park
C2.0



Note:
 Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

Development Summary

Property Information 0 & 12610 Old Hickory Boulevard (Map 175, Parcels 129 & 130) Antioch, Tennessee 37013 Council District 32: Joy Styles	Civil Engineer Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net
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Drawing Date:
 June, 2022

Revisions
 PLN Comments
 7/27/2022

Proposed Amendment
 5/23/2024

Utility & Stormwater Notes:

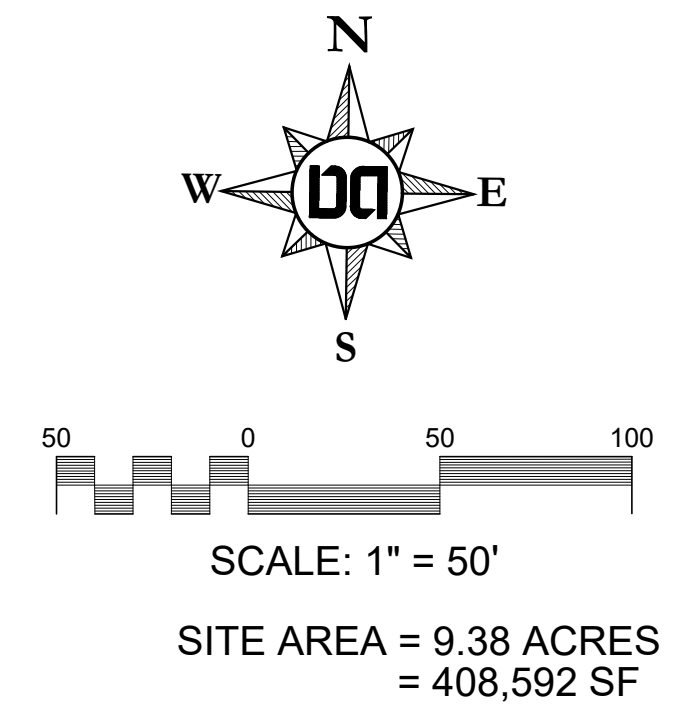
- 1) SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 3) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 4) THE SOIL TYPE FOR THIS SITE IS TALBOTT-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES WHICH FALLS WITHIN THE "C" HYDROLOGICAL SOIL GROUP.
- 5) THE SOIL TYPE FOR THIS SITE IS ALSO GLADEVILLE-ROCK OUTCROP COMPLEX, 2 TO 15 PERCENT SLOPES WHICH FALLS WITHIN THE "D" HYDROLOGICAL SOIL GROUP.
- 6) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY.
- 7) FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).
- 8) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

30' Stream Buffer
 NOTE: The Buffer Along Waterways will be an area where the Surface is Left in a Natural State and is not Disturbed by Construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.

NOTE: A Storm Water Maintenance Agreement Shall be Recorded prior to Grading Permit Issuance.

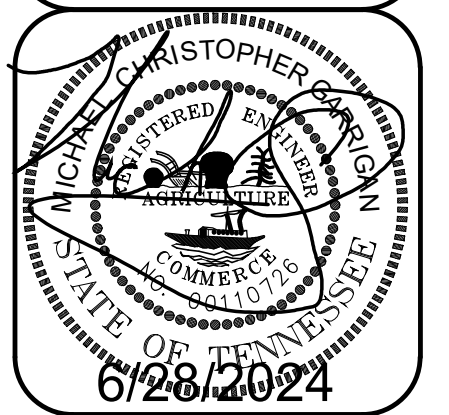
Tap Existing 6" Water Main W/ 6" Water Line for Water & Fire Lines. (Final Details W/ Final SP)

Tap Existing 8" Sewer Main W/ 6" Sewer Line
 Tap Existing 6" Water Main W/ 6" Water Line for Water & Fire Lines. (Final Details W/ Final SP)
 Tap Existing 8" Sewer Main W/ 6" Sewer Line



12610 Business Park

Amendment to the Preliminary SP
 Being Parcel 129 & 130 on Tax Map 175
 Antioch, Davidson County, Tennessee



Utility and Grading & Drainage Plan

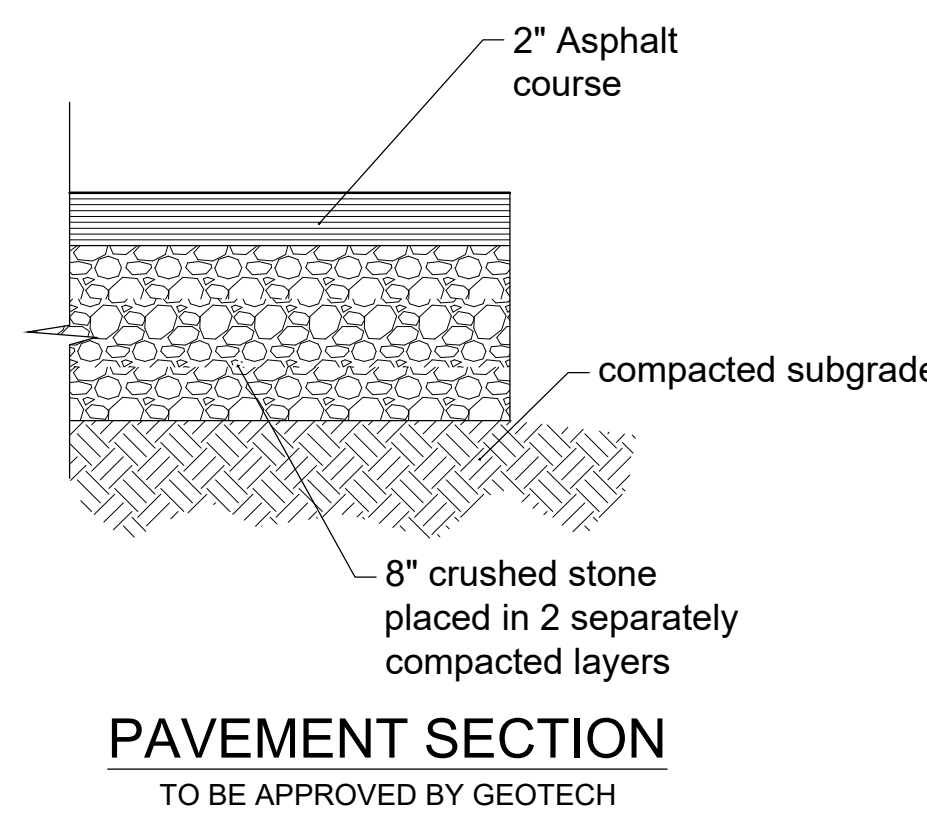
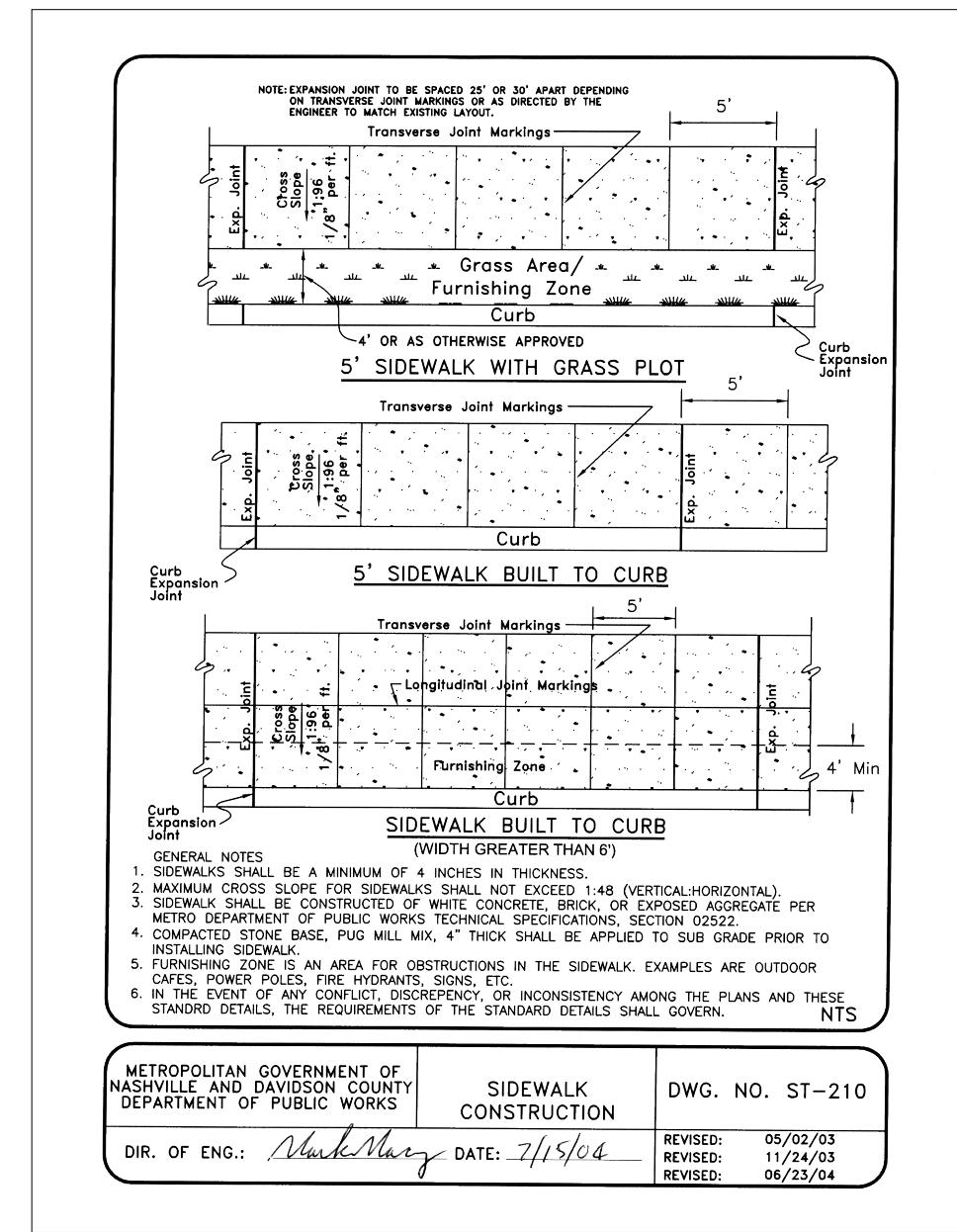
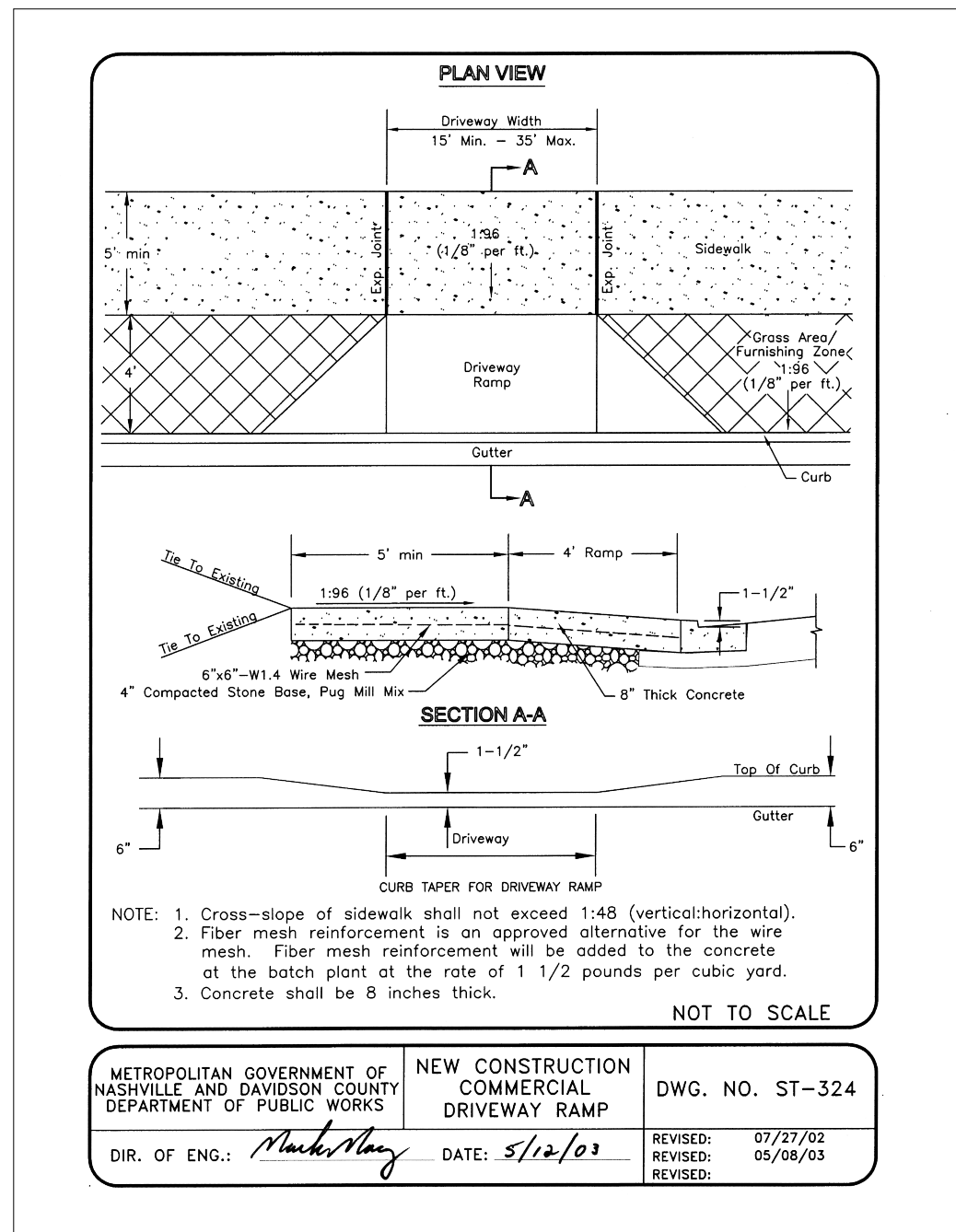


Case Number:
 2022SP-051-002

Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying

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

D&A Project #21207
 12610 Business Park
C3.0



Development Summary

Property Information
0 & 12610 Old Hickory Boulevard
(Map 175, Parcels 129 & 130)
Antioch, Tennessee 37013

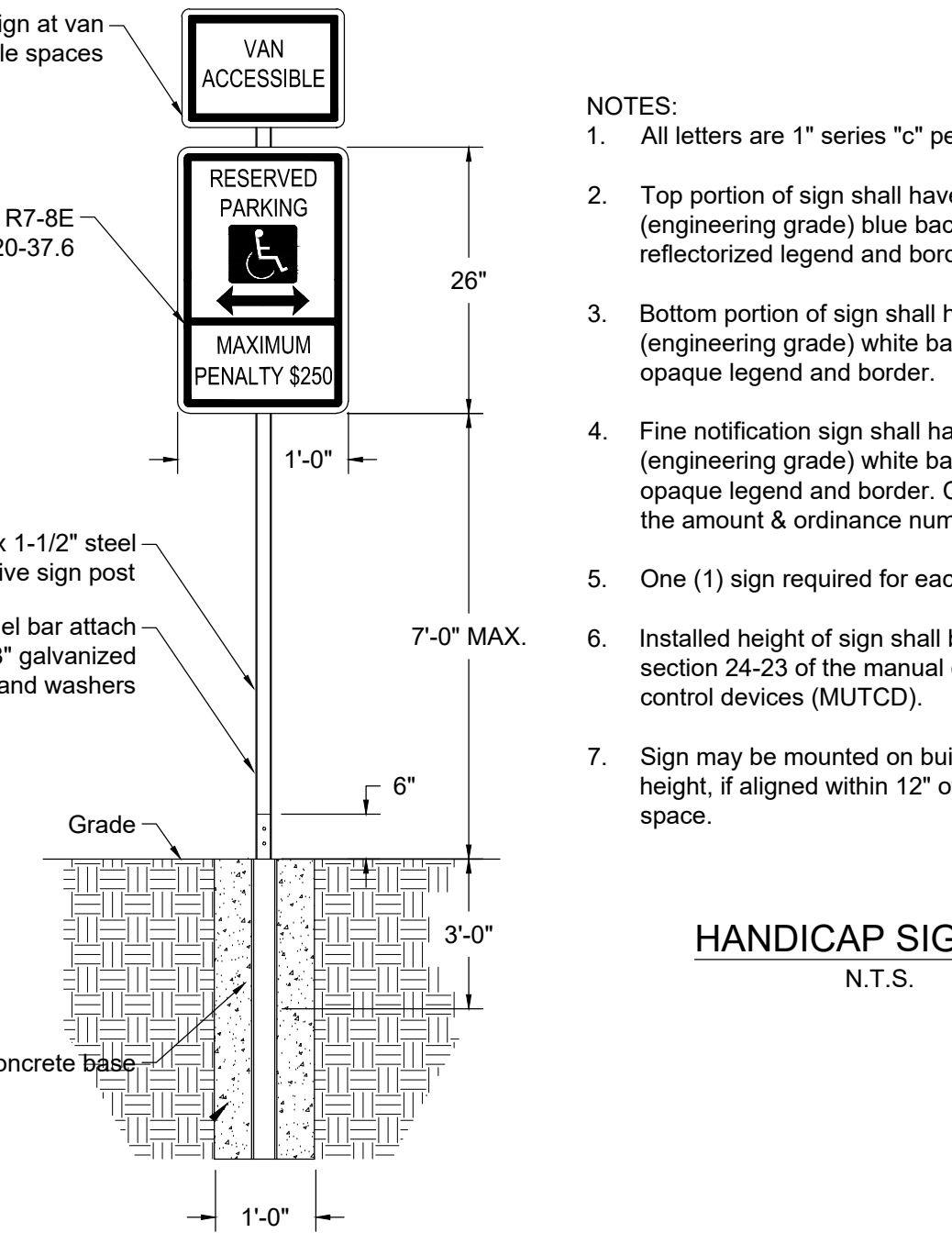
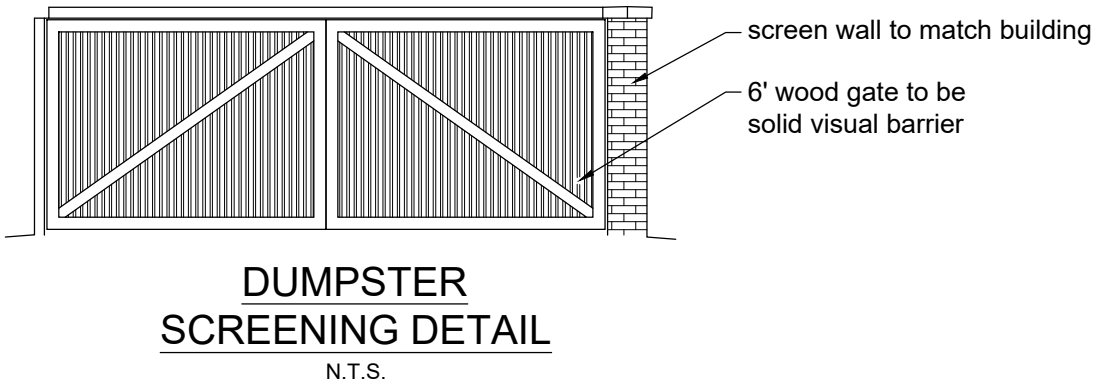
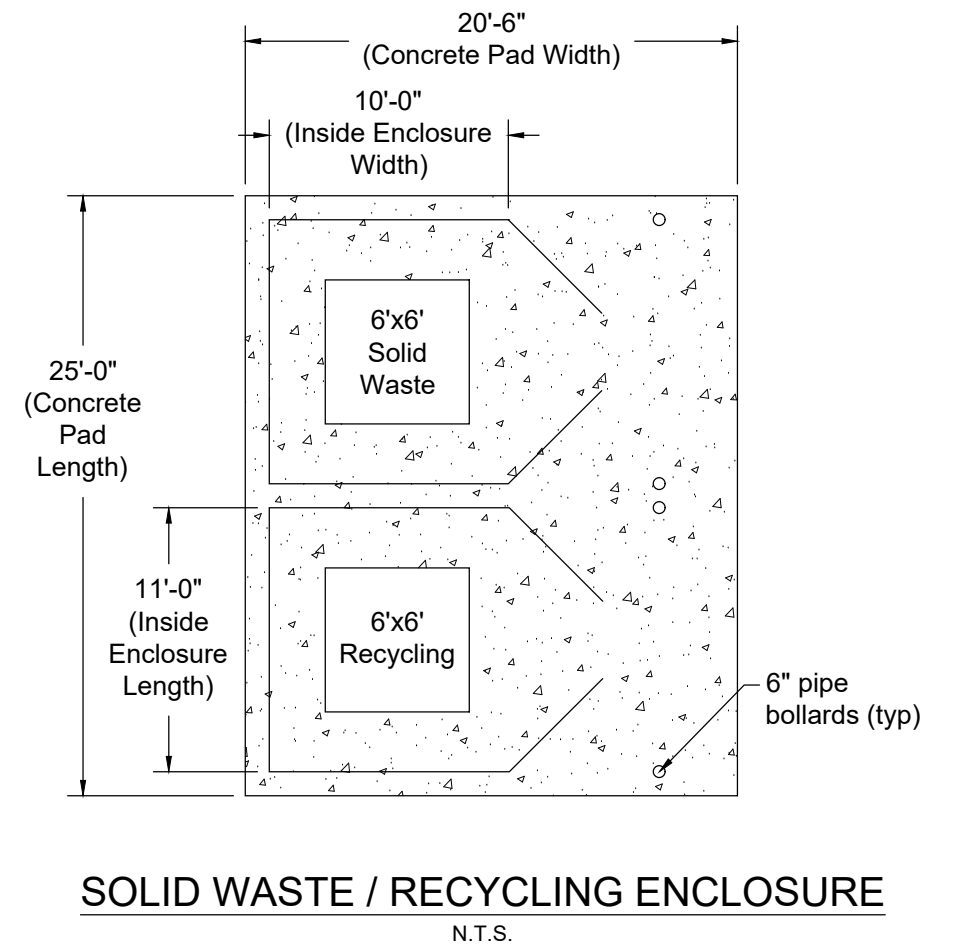
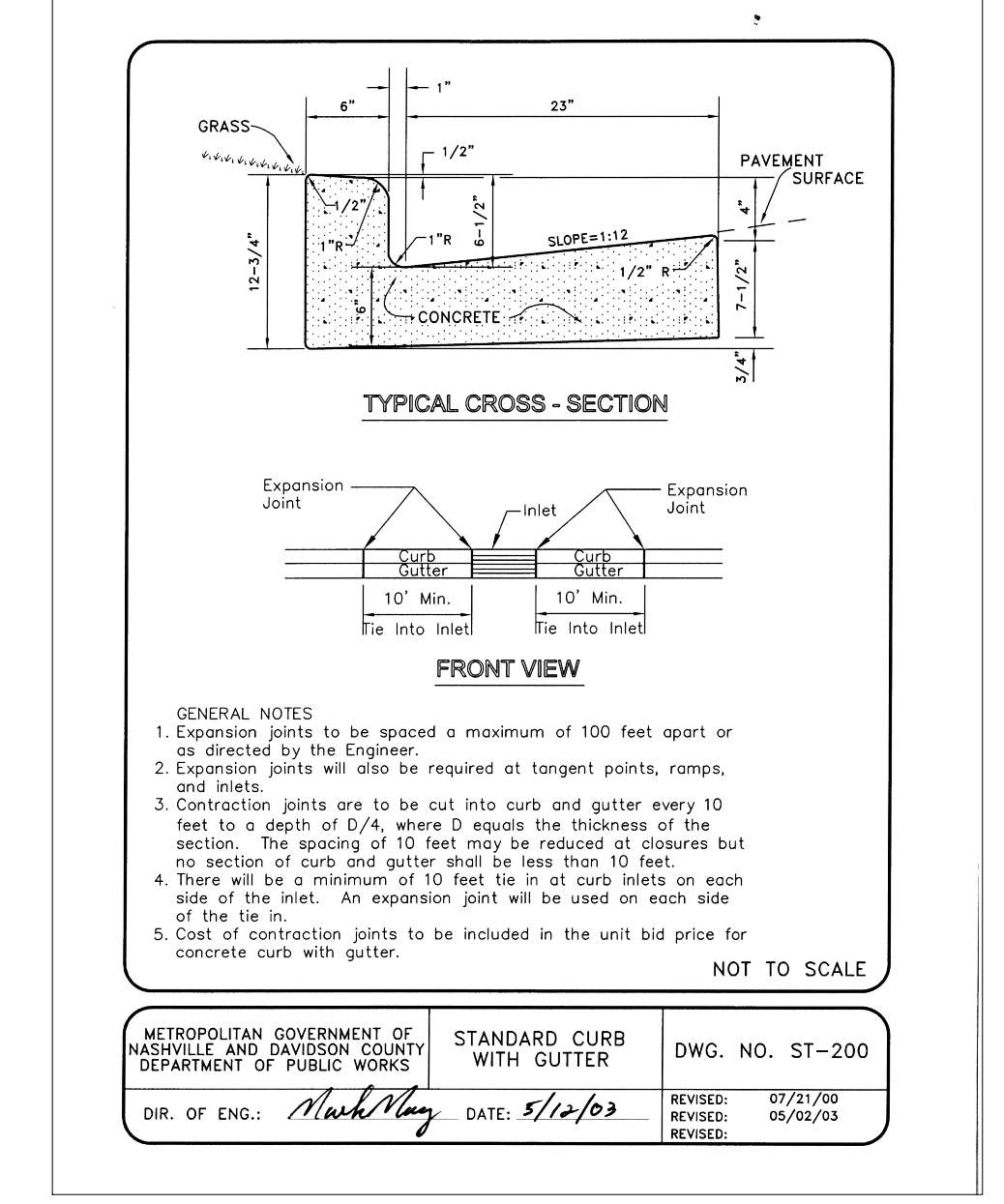
Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Council District 32: Joy Styles

Drawing Date:
June, 2022

Revisions
PLN Comments
7/27/2022

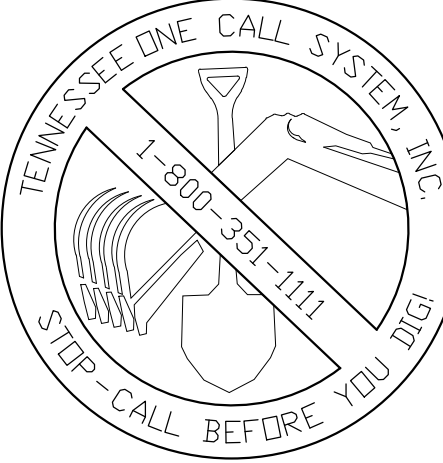
Proposed Amendment
5/23/2024



12610 Business Park
Amendment to the Preliminary SP
Being Parcel 129 & 130 on Tax Map 175
Antioch, Davidson County, Tennessee



Civil Details



Case Number:
2022SP-051-002

Dale & Associates
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Land Planning & Zoning
Surveying

516 Heather Place
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D&A Project #21207
12610 Business Park

C4.0