



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, DECEMBER 1, 2020**

SUBSTITUTE RESOLUTION NO. RS2020-613

A resolution appropriating \$5,000,000 from the COVID-19 Pandemic Fund No. 300099 and \$1,500,000 from the General Fund Reserve Fund (4% Fund) for the continued operation of and repairs/equipment for the Bordeaux Long Term Care Facility, and requesting the Metropolitan Purchasing Agent to negotiate an emergency contract for the operation of the Facility from and after January 1, 2021.

WHEREAS, pursuant to Ordinance No. BL2016-422, Metro agreed to extend the lease of the real property and operations (the "Revised Lease") of the Bordeaux Long Term Care facility ("the Facility") located at 1414 County Hospital Road to LP North Nashville, LLC, which is a subsidiary of Signature Healthcare, LLC ("Signature"); and

WHEREAS, the Revised Lease provided for a reimbursement of losses incurred by Signature of up to \$3,500,000 per fiscal year; and

WHEREAS, although the Revised Lease was set to expire on June 30, 2020, Metro entered into an emergency six month extension to allow time for a request for proposals (the "RFP") to be issued for the operation of the Facility; and

WHEREAS, the time period for the RFP responses ended and Metro received no responses; and

WHEREAS, Metro notified Signature on September 22, 2020 of its election to have Signature discontinue all operations and start winding down the Facility's resident care operations, in compliance with all applicable laws and regulations; and

WHEREAS, the Facility provides long term care for some of Nashville's most vulnerable residents, including many who do not have the financial means to obtain needed care through a private facility; and

WHEREAS, the Facility has incurred additional expenses and suffered additional financial losses as a result of the COVID-19 pandemic; and

WHEREAS, Resolution No. RS2020-318, as amended, approved and accepted a local government Coronavirus relief fund grant by and between the U.S. Department of the Treasury to The Metropolitan Government of Nashville and Davidson County ("Metro"), acting by and through the Metropolitan Nashville Finance Department, in an amount not to exceed \$121,122,775.00, to respond to the public health emergency caused by the Coronavirus pandemic; and

WHEREAS, Resolution No. RS2020-318, as amended, requires approval by resolution of a plan for disbursement of Coronavirus Relief Fund ("CRF") grant funds; and

WHEREAS, the Metropolitan Council has determined that the appropriation of \$5,000,000 of the CRF grant funds for the continued operation of the Facility is necessary in order to respond to the public health emergency caused by the COVID-19 Coronavirus pandemic; and

WHEREAS, it is in the best interest of the citizens of Nashville and Davidson County to approve the appropriations provided herein.

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

Section 1. There is hereby appropriated the sum of \$5,000,000 from the COVID-19 Pandemic Fund No. 300099 to fund the continued operation of the Facility.

Section 2. The appropriation listed in Section 1 is hereby designated as part of the plan for disbursement of CRF grant funds required by Resolution No. RS2020-318.

Section 3. There is hereby appropriated the sum of \$1,500,000 from the General Fund Reserve Fund for building repairs and equipment at the Facility.

Section 4. The Metropolitan Purchasing Agent is hereby requested to negotiate an emergency contract for the operation of the Facility from and after January 1, 2021.

Section 5. The Metropolitan Clerk is directed to send a copy of this Resolution to the Purchasing Agent and the Director of Finance.

Section 6. That this Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED AS TO
AVAILABILITY OF FUNDS:

INTRODUCED BY:

Kevin Crumbo
Director of Finance

Jonathan Hall
Member of Council

SUBSTITUTE RESOLUTION NO. RS2020-652

A Resolution declaring a June 30, 2021 ~~sunset~~ reset of the current property tax rate in Metropolitan Nashville and Davidson County.

WHEREAS, in June 2020, the Metropolitan Council approved a combined property tax increase of \$1.066 per \$100 of assessed value in the Urban Services District and \$1.033 per \$100 of assessed value in the General Services District; and

~~WHEREAS, on August 26, 2020, a petition was filed with the Metropolitan Clerk seeking to amend the Charter by referendum that would, in part, attempt to repeal the 2020 tax increase; and~~

~~WHEREAS, Chancellor Ellen Hobbs Lyle ruled on November 3, 2020, that the language in the proposed Charter amendment is defective in form and facially unconstitutional, and thus cannot go onto the ballot for voter consideration; and~~

WHEREAS, the Fiscal Year 2021-2022 operating budget ordinance anticipated a reduction in sales taxes of \$161,377,200, primarily as a result of the COVID-19 pandemic, which equates to approximately 47.3% of the property tax increase; and

WHEREAS, approximately \$84,401,900, or 24.7% of the property tax, was for the purpose of replenishing cash and fund balances; and

~~WHEREAS, regardless of the legality of the proposed Charter amendment, the Council recognizes that some property owners believe the size of the tax increase approved in June 2020 to be excessive; and~~

WHEREAS, in order to provide assurance to the taxpayers that the Council will reevaluate the tax rate as part of the Fiscal Year 2021-2022 budget process, it is appropriate that the Council go on record as declaring a ~~sunset~~ reset of the current property tax rate on June 30, 2021.

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 declaring that the Fiscal Year 2020-2021 property tax levy approved by Substitute Ordinance No. BL2020-287 will ~~sunset~~ reset on June 230, 2021, and that the Council will perform a full and thorough review of the revenues ~~needed estimates established by the Director of Finance~~ for Fiscal Year 2021-2022 before approving a new tax levy.

Section 2. 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:

Thom Druffel
Member of Council

AMENDMENT NO. _____

TO

RESOLUTION NO. RS2020-656

Mr. President,

I move to amend Resolution No. RS2020-656 by adding the following new recital clause at the end of the recitals:

“and,

WHEREAS, there will be a proposed amendment to the Metropolitan Charter submitted by the administration for Council approval within three years of the effective date of this resolution to create a Department of Transportation for the Metropolitan Government.”

INTRODUCED BY:

Kathleen Murphy
Member of Council

AMENDMENT NO. _____

TO

RESOLUTION NO. RS2020-657

Mr. President,

I move to amend Resolution No. RS2020-657 by amending Section 8 as follows:

Section 8. The Metropolitan Council also directs any ~~unused portion of the above \$29,822,775.00, formerly approved~~ formerly approved CRF funding allocations that are underspent by December 30, 2020, or any approved CRF funding allocations that are ultimately reimbursed through another funding source (e.g., FEMA) appropriated to reimburse expenditures incurred March 1, 2020 through December 30, 2020 for eligible public safety salaries already included in the fiscal 2021 budget. The savings resulting from those expenditures will also be directed to this new special revenue reserve fund. Any funds remaining in this new special revenue fund after the COVID-19 response ~~These funds~~ would be authorized for use for any additional COVID-19 emergency response needs and replenishment of Metro emergency management infrastructure and capital, such as: medical supplies and gear, subsidize fleet needs for first-responders, OEM equipment upgrades (e.g., communications/IT equipment in EOC), health department technology or capital needs.

INTRODUCED BY:

Jennifer Gamble
Member of Council

RESOLUTION NO. _____

A resolution accepting a Workforce Innovation and Opportunity Act (WIOA) grant from the Northern Middle Tennessee Local Workforce Development Board, as the WIOA grant recipient from the Tennessee Department of Labor, and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Action Commission, for the provision of establishing programs and services in an integrated workforce system as the Career Services Provider through the American Job Center as authorized under Public Law 113-128 of the WIOA.

WHEREAS, the Northern Middle Tennessee Local Workforce Development Board, as the WIOA grant recipient from the Tennessee Department of Labor, has awarded a grant in an amount not to exceed \$800,000.00 to The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Action Commission, to provide programs and services in an integrated workforce system as the Career Services Provider through the American Job Center; and,

WHEREAS, Section 2.108.050 of the Metropolitan Code of Laws provides that The Metropolitan Government of Nashville, acting by and through the Metropolitan Action Commission, may accept grants of funds made available to accomplish the purpose and intent of WIOA and, subject to a resolution of the metropolitan council appropriating said funds, may enter into operational agreements using such funds with the local work force investment board and any successor or additional agency as established and required by WIOA.

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

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

Section 1. That the grant contract by and between the Northern Middle Tennessee Local Workforce Development Board, as the WIOA grant recipient from the Tennessee Department of Labor and Workforce Development, not to exceed the amount of \$800,000.00, to The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Action Commission, to provide programs and services in an integrated workforce system as the Career Services Provider through the American Job Center a copy of which is attached hereto and incorporated herein, is hereby approved.

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

APPROVED AS TO THE
AVAILABILITY OF FUNDS:

DocuSigned by:

Kevin Crumbo/Ho

Kevin Crumbo
Director of Finance

INTRODUCED BY:

Member(s) of Council

APPROVED AS TO FORM
AND LEGALITY:

Matthew Garth

Assistant Metropolitan Attorney

Grants Tracking Form

Part One					
Pre-Application <input type="radio"/>		Application <input type="radio"/>		Award Acceptance <input checked="" type="radio"/>	Contract Amendment <input type="radio"/>
Department	Dept. No.	Contact		Phone	Fax
METRO ACTION	075	Ellen Zinkiewicz, Youth Services Assistant Director		862-8860	862-8870
Grant Name:	WIOA (Workforce Innovation & Opportunity Act) 21-22				
Grantor:	TN DEPT. OF LABOR AND WORKFORCE DEVELOPMENT		Other:		
Grant Period From:	01/01/21	(applications only) Anticipated Application Date:			
Grant Period To:	06/30/22	(applications only) Application Deadline:			
Funding Type:	FED PASS THRU	Multi-Department Grant <input type="checkbox"/>		If yes, list below.	
Pass-Thru:	NORTHERN MIDDLE TN WORKFORCE E	Randall Funding Project: <input type="checkbox"/>			
Award Type:	FORMULA	Total Award:		\$800,000.00	
Status:	NEW	Metro Cash Match:		\$0.00	
Metro Category:	New Initiative	Metro In-Kind Match:		\$0.00	
CFDA #	17.259	Is Council approval required?		<input checked="" type="checkbox"/>	
Project Description:	This grant is for the provision of establishing programs and services in an integrated workforce system as at the Career Services Provider through the American Job Center as authorized under Public Law 113-128 of the Workforce Innovation and Opportunity Act (WIOA). This federal grant is passed thru from the Federal Government Dept. of Labor to the State of Tn Dept. of Labor to Northern Middle Tn Local Workforce Development Board to Metro Action Commission. The Metro Action Commission will deliver services and coordination of eligible in-school and out of school youth through the American Job Centers in Nashville.				
Plan for continuation of service after expiration of grant/Budgetary Impact:		MAC plans to continue this program in future years upon approval from grantor.			
How is Match Determined?					
Fixed Amount of \$		or	0.0%	% of Grant	
Explanation for "Other" means of determining match:		<input type="checkbox"/>			
For this Metro FY, how much of the required local Metro cash match:					
Is already in department budget?		\$0.00	Fund		Business Unit
Is not budgeted?		\$0.00	Proposed Source of Match:		
(Indicate Match Amount & Source for Remaining Grant Years in Budget Below)			Requested from Cont. Match Fund:		
Other:					
Number of FTEs the grant will fund:		3.24	Actual number of positions added:		0.00
Departmental Indirect Cost Rate		15.71%	Indirect Cost of Grant to Metro:		\$108,616.37
*Indirect Costs allowed? <input checked="" type="radio"/> Yes <input type="radio"/> No		% Allow. 15.71%	Ind. Cost Requested from Grantor:		\$108,616.37 in budget
*(If "No", please attach documentation from the grantor that indirect costs are not allowable. See Instructions)					
Draw down allowable? <input type="checkbox"/>					
Metro or Community-based Partners:					

Part Two										
Grant Budget										
Budget Year	Metro Fiscal Year	Federal Grantor	State Grantor	Other Grantor	Local Match Cash	Match Source (Fund, BU)	Local Match In-Kind	Total Grant Each Year	Indirect Cost to Metro	Ind. Cost Neg. from Grantor
Yr 1	FY 21	\$300,000.00			\$0.00		\$0.00	\$300,000.00	\$40,731.13	\$40,731.13
Yr 2	FY 22	\$500,000.00			\$0.00		\$0.00	\$500,000.00	\$67,885.24	\$67,885.24
Yr 3										
Yr 4										
Yr 5										
Total			\$0.00	\$0.00	\$0.00		\$0.00	\$800,000.00	\$108,616.37	\$108,616.37
Date Awarded:				11/19/20	Tot. Awarded:		\$800,000.00	Contract#:		NM-01-YCSP-MAC
(or) Date Denied:					Reason:					
(or) Date Withdrawn:					Reason:					

Contact: trinity.weathersby@nashville.gov
vaughn.wilson@nashville.gov

RECEIVED

APPROVED

NOV 20 2020

NOV 20 2020

GCP

GCP

Grant# NM-01-YCSP-MAC

**Grant Agreement
Between
Northern Middle Tennessee Local Workforce Development Board (Grantor),
Workforce Essentials, Inc. (Fiscal Agent)
And
Grantee, Metropolitan Action Commission (Grantee)**

This Grant by and between Grantor, NORTHERN MIDDLE TENNESSEE LOCAL WORKFORCE DEVELOPMENT BOARD, hereinafter referred to as "NMTLWDB" as the WIOA grant recipient from the Tennessee Department of Labor and Workforce Development with WORKFORCE ESSENTIALS serving as Fiscal Agent and Metropolitan Action Commission (MAC), hereinafter referred to as the "Grantee," is for the provision of establishing programs and services in an integrated workforce system as the Career Services Provider through the American Job Center as authorized under Public Law 113-128 of the Workforce Innovation and Opportunity Act (WIOA), and as further defined in the "SCOPE OF SERVICES"

The Grantee is a governmental organization.
Grantee Place of Incorporation or Organization: Tennessee
Grantee FEIN: 62-0694743
Grantee DUNS: Number: 078217668

The Metropolitan Action Commission address is:

Metropolitan Action Commission,
800 2nd Avenue North
Nashville, TN 37201

A. SCOPE OF SERVICE

The Grantee will deliver services and coordination of eligible in-school and out-of-school youth through the American Job Centers in Nashville as reference in NMTLWDB Request for Proposals, the MAC Youth Career Service Provider proposal. (Refer to Attachment A)

A.1. To deliver services in accordance and compliance with:

- a. The Grantee shall establish career services as described in Public Law 113-128-Section 134(c) (2) and training services as described under Section 134(c)(2)(A) and support services under Section (134) (d) (A)(II). Career service under WIOA include, but are not limited to, outreach, intake, orientation, and initial assessment of skills levels, determination of eligibility, job search, placement services, and creation of individual development plans. Training services include, but are not limited to Occupational skills, On the Job Training, entrepreneurial training, and adult literacy training. Support services include but are not limited to child support; transportation, dependent care, and needs based and needs related payments.

All services must comply with the applicable WIOA rules, regulations, directives, instructions, and policies promulgated or issued by the U.S. Government, State of Tennessee or NMTLWDB. These include the One Stop Comprehensive Financial Management Technical Assistance Guide ("TAG"). The TAG, part I and part II and any subsequent amendments to the TAG, constitutes a part of this agreement and is incorporated into this Grant Contract by reference. The TAG is located at <https://www.tn.gov/workforce/article/staff-partnering-agencies-sub-grantee->

resource until it is replaced by WIOA financial guidance issued by the U.S. Department of Labor Employment and Training Administration.

- b. The applicable rules, regulations, directives, instructions, and policies promulgated or issued pursuant to WIOA issued by the U. S. Government, Tennessee Department of Labor and Workforce Development and the Northern Middle Tennessee Local Workforce Development Board, and
- c. All applicable federal, state, and local laws, rules and regulations;
- d. Specifically, to act as the Title 1 Service Provider, within the 13 county region of the NMTLWDB and hire and supervise staff to arrange for various career, training and support services for WIOA Adults, Dislocated Workers and Youth (to include the 14 youth elements), as outlined in the MOU for the Career Service Provider (section II), executed between NMTLWDB and MAC within the scope of services Attachment A. Additionally, MAC will provide staff to support other programs such as, but not limited to, Rapid Response, Business Services to include Consolidated Business Grants, On the Job Training Grants, Incumbent Worker Training as well as other workforce activities from time to time, as directed by the Board.

A.2. Use of Jobs4TN.

As a partner providing workforce services programs, the Grantee agrees to promote and utilize Jobs4TN as the primary portal (or entry) for job seekers registering for work and/or seeking employment , as well as for employers seeking to post job orders for applicant recruitment/referral. This supports the service goals of the WIOA programs as well as the performance reporting requirements referenced in section A.3. and A.4. of the contract scope of services and deliverables respectively.

A.3. Service Goals.

Performance Goals for WIOA activities are listed in Public Law 113-128 Section 116(b)(2)(A)(ii) for youth. The indicators for adult and dislocated workers are entered employment, employment retention and average earnings; youth indicators are placement in employment and education, attainment of a degree or certificate, literacy and numeracy gains and or training program leading to a recognized post-secondary credential.

A.4. Reporting Requirements.

The Grantee shall comply with all reporting requirements to include: data entry in the Virtual One-Stop ("VOS") system; and to include any other system or partner system required or vetted under WIOA for measuring performance outcomes, submission of associated monthly expenditure or financial analysis reports, and closeout packages, in the manner specified by the NMTLWDB and under all applicable laws, regulations, and instructions (in order to account for all funds expended by the Grantee pursuant to this Grant). All the forms, instructions, and/or guidance for reporting and requesting funds can be found on the department's Workforce Services Division website.

A.5. Incorporation of Federal Award Identification Worksheet.

The federal award identification worksheet, which appears as Attachment D, is incorporated in this Grant Contract.

B. GRANT TERM

B.1. Grant Term.

This Grant shall be effective for the period commencing on **January 1, 2021 and ending on June 30, 2022**. NMTLWDB shall have no obligation for services rendered by the Grantee which are not performed within the specified period. NMTLWDB reserves the right to renew this grant for an additional two years based upon performance outcomes and budget negotiations with Grantee based upon future year allocations. This Grant may only be extended by a written amendment executed by all parties hereto and approved by Northern Middle Tennessee Local Workforce Development Board officials.

C. PAYMENT TERMS AND CONDITIONS

C.1. Maximum Liability.

In no event shall the maximum liability of the NMTLWDB under this Grant exceed eight hundred thousand dollars (**\$800,000**). The Grant Budget attached and incorporated herein as a part of this Grant as Attachment B, shall constitute the maximum amount due the Grantee for the service and all of the Grantee's obligations hereunder. The Grant Budget line items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.

C.2. Compensation Firm.

The Maximum Liability of the NMTLWDB is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the Term and are not subject to escalation for any reason unless amended, except as provided in Section C.5.

C.3. Payment Methodology.

The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the maximum liability established in Section C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant, the Grantee shall submit invoices prior to any reimbursement of allowable costs.

To reimburse the Grantee for allowable costs incurred and to make payments for the Grantee's services, all costs must be in accordance with the WIOA Financial Management Handbook. All payments made under this grant shall be limited by the amounts and categories of expenses outlined in the budget document attached hereto as "Attachment B". Such attachment is incorporated in and made a part of this Grant by reference. In the event the total payments exceed the expenses incurred by the Grantee or the budget estimates, the grantee shall refund the difference to Northern Middle Tennessee Local Workforce Development Board.

C.4. Travel Compensation.

Reimbursement to the Grantee for travel, meals, or lodging shall be in the amount of actual costs, subject to maximum amounts and limitations specified in the "State of Tennessee Comprehensive Travel Regulations," as they are amended from time to time and subject to the Grant Budget.

C.5. Budget Line Item.

The expenditure of funds made available through this Grant shall adhere to the line item amounts in the attached Grant Budget. The Grantee may request revisions of Grant Budget Line Items by letter, giving full details supporting such request, provided that such revisions do not increase the total Grant Budget amount. Grant Budget Line Item revisions may not be made without prior, written approval of Northern Middle Tennessee Local Workforce Development Board in which the terms of the approved revisions are explicitly set forth. Any increase in the total Grant Budget amount shall require a Grant Amendment.

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2019-8

Mr. President –

I hereby move to amend Ordinance No. BL2019-8 by amending Section 1, proposed Section 17.20.120.D.1 as follows

1. When a public sidewalk is required by subsection A, but installation is not required by subsection C of this section, the building permit applicant may make a financial contribution to the sidewalk fund for the council district in lieu of construction. The value of the contribution shall be the average linear foot sidewalk project cost, including new and repair projects, determined by July 1 of each year by the Department of Public Works' review of sidewalk projects contracted for or constructed by the Metropolitan Government. The contribution in-lieu of construction shall be no more than three ~~two~~ percent of the total construction value of the permit.

INTRODUCED BY:

Mary Carolyn Roberts
Member of Council

SUBSTITUTE ORDINANCE NO. BL2020-300

An ordinance amending Chapter 9.30 of the Metropolitan Code to restrict construction noise between the hours of ~~7:00~~ 6:00 p.m. and ~~7:00~~ 8:00 a.m. on weekdays and between the hours of 7:00 p.m. and 9:00 a.m. on weekends.

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

Section 1. That Section 9.30.010 of the Metropolitan Code is hereby amended by deleting the provisions of the section in their entirety and substituting with the following: ~~phrase “nine p.m. and six a.m.” and substituting in lieu thereof the phrase “seven p.m. and seven a.m.”~~

9.30.010 - Construction sites—Restrictions.

It is unlawful for any person engaged in the construction, repair or demolition of buildings, structures, land, driveways or appurtenances thereto located within or adjoining a residential zone district within the area of the metropolitan government, including transportation of materials to and from a construction site, between the hours of 6:00 p.m. and 8:00 a.m. on weekdays and 7:00 p.m. and 9:00 a.m. on weekends, to emit, cause to be emitted, or permit the emission of any noise in excess of 70 Db(A) from construction equipment as measured from a point as close as possible to the outside walls of any residential structure located on the property affected by the noise at a height of four feet above the immediate surrounding surface. For purposes of this section, “weekdays” includes Sunday evenings.

Section 2. That Section 9.30.020 of the Metropolitan Code is hereby amended as shown below:

9.30.020 – Exemptions.

- A. Highway, bridge, road, street, dredging in navigable waters, or other public works construction activities, utility work such as water, sewer, gas, electrical, cable, telecom, fiber optic or telephone construction activities and any vehicles used to transport materials to and from such construction activities, so long as the vehicles remain within the highway, road, street or construction right-of-way or easement;
- B. Emergency work;
- C. Transporting and unloading of construction materials, other than blast materials, between five a.m. and seven a.m.
- D. In the event the forecasted temperature is to above 90 degrees Fahrenheit on a given day, the noise restrictions set forth in Section 9.30.010 shall be between the hours of nine p.m. and six a.m.

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

SPONSORED BY:

Antoinette Lee

Gloria Hausser
Members of Council

SUBSTITUTE ORDINANCE NO. BL2020-300

An ordinance amending Chapter 9.30 of the Metropolitan Code to restrict construction noise.

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

Section 1. That Section 9.30.010 of the Metropolitan Code is hereby amended by deleting the provisions of the section in their entirety and substituting with the following: ~~phrase “nine p.m. and six a.m.” and substituting in lieu thereof the phrase “seven p.m. and seven a.m.”~~

9.30.010 - Construction sites—Restrictions.

It is unlawful for any person engaged in the construction, repair or demolition of buildings, structures, land, driveways, or appurtenances thereto, including the transportation of materials to and from a construction site, located within or adjoining a residential zoning district, as identified in Section 17.08.010.B of the Metropolitan Code, to emit, cause to be emitted, or permit the emission of any noise in excess of 70 Db(A) from construction equipment as measured from a point as close as possible to the outside walls of any residential structure located on the property affected by the noise at a height of four feet above the immediate surrounding surface between the hours of 7:00 p.m. and 7:00 a.m., except that during the months of June, July, and August, the foregoing noise restriction shall be between the hours of 8:00 p.m. and 6:00 a.m.

Section 2. That Section 9.30.020 of the Metropolitan Code is hereby amended as shown below:

9.30.020 – Exemptions.

- A. Highway, bridge, road, street, dredging in navigable waters, or other public works construction activities, utility work such as water, sewer, gas, electrical, cable, telecom, fiber optic or telephone construction activities and any vehicles used to transport materials to and from such construction activities, so long as the vehicles remain within the highway, road, street or construction right-of-way or easement;
- B. Emergency work;
- C. Transporting and unloading of construction materials, other than blast materials, between five a.m. and seven a.m.
- D. ~~In the event the forecasted temperature is to above 90 degrees Fahrenheit on a given day, the noise restrictions set forth in Section 9.30.010 shall be between the hours of nine p.m. and six a.m. During the~~

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

SPONSORED BY:

Emily Benedict
Member of Council

AMENDMENT NO. ____
TO
SUBSTITUTE ORDINANCE NO. BL2020-456

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2020-456 by amending Section 1, proposed Code Section 11.22.020, Subsection A., as follows:

- A. If a landlord assigns its rights under a residential lease, the assignee shall within fourteen (14) days ~~of~~ after 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, telephone number, and email address of the tenant's main point of contact, whether that be the assignee or the assignee's agent, if applicable; (3) ~~(2)~~ the address to which any rent payments must be delivered; and (4) ~~(3)~~ if applicable, notice to the best of the assignee's knowledge of any intended termination or non-renewal of the lease.

INTRODUCED BY:

Burkley Allen
Member of Council

SUBSTITUTE ORDINANCE NO. BL2020-490

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from AR2a, RS40, and RS80 to SP zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road (approximately 1,119 acres), to permit a maximum of ~~506449~~ single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses. (Proposal No. 2020SP-034-001).

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

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

By changing from AR2a, RS40, and RS80 to SP-R zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road (approximately 1,119 acres), to permit a maximum of ~~506449~~ single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses, being Property Parcel No. 012 as designated on Map 153; Property Parcels No. 012, 020, 36.03, 029, 070, 137, and 298 as designated on Map 154; Property Parcels No. 038 and 040 as designated on Map 155; Property Parcels No. 058 and 201 as designated on Map 168; and Property Parcels No. 006 and 008 as designated on Map 169 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 Property Parcel No. 012 as designated on Map 153; Property Parcels No. 012, 020, 36.03, 029, 070, 137, and 298 as designated on Map 154; Property Parcels No. 038 and 040 as designated on Map 155; Property Parcels No. 058 and 201 as designated on Map 168; and Property Parcels No. 006 and 008 as designated on Map 169 of the Official Property Identification Maps of The Metropolitan Government of 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 a maximum of ~~506449~~ single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses as identified on the plan.

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

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

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 RS10 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance and SP document.

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:

Dave Rosenberg
Member of Council

SP REGULATORY PLAN FOR SOUTH HARPETH FARMS (SP) SOUTH HARPETH FARMS LLC PROPERTIES & METROPOLITAN EQUITIES, L.P. CASE NO.: 2020SP-034-001

CONTACTS

OWNER/DEVELOPER

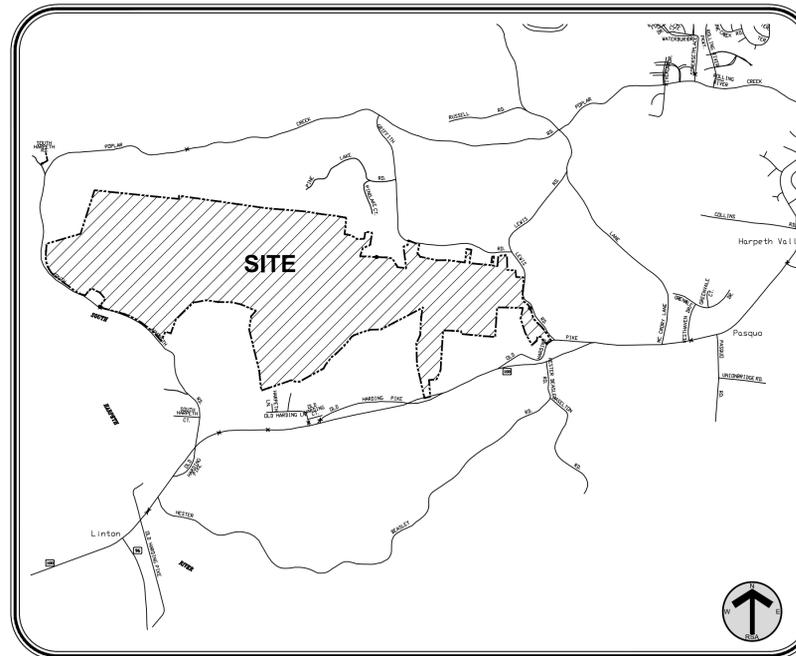
SOUTH HARPETH FARMS LLC PROPERTIES &
METROPOLITAN EQUITIES, L.P.
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(615) 271-2700
BOB.FREEMAN@FREEMANWEBB.COM

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PLANNING/LANDSCAPE ARCHITECTURE

RAGAN SMITH ASSOCIATES
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(615) 244-8591
JEASTER@RAGANSMITH.COM



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET

CIVIL PLANS

C1.0	SITE CONTEXT
C1.1	EXISTING CONDITIONS
C1.2	HYDROLOGIC ASSESSMENT
C1.3	EXISTING CONDITIONS OVERLAY
C1.4	SP REGULATORY PLAN
C1.5	SP REGULATORY TEXT
C1.6	TYPICAL SECTIONS



SOUTH HARPETH FARMS (SP)

FOR
SOUTH HARPETH FARMS LLC PROPERTIES

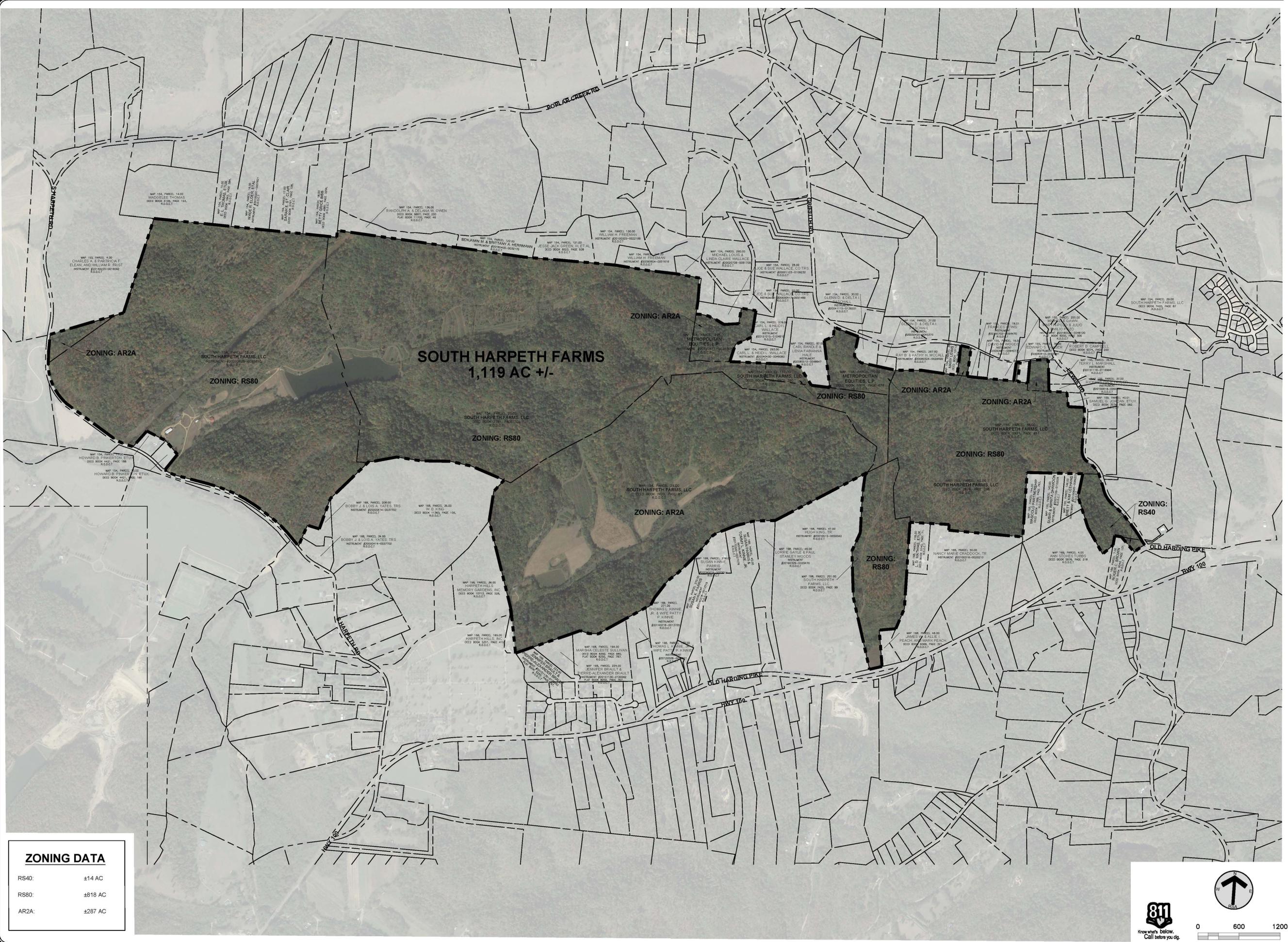
35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
17164	1013	J. EASTER	A. TARSİ	NOT TO SCALE	06/10/2020	1	07/02/2020	PER CITY COMMENTS
						2	08/04/2020	PER CITY COMMENTS
						3	11/27/2020	FIRE MARSHALL

COVER

CVR





ZONING DATA

RS40:	±14 AC
RS80:	±818 AC
AR2A:	±287 AC

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 423-490-9000
 615-546-6000
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SOUTH HARPETH FARMS (SP)
 FOR
SOUTH HARPETH FARMS LLC PROPERTIES
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	1013	DATE	DESCRIPTION
DESIGNED	J. EASTER		
DRAWN	A. TARSİ		
SCALE	1"=600'		
DATE	06/10/2020		

SITE CONTEXT
C1.0

DATE PLOTTED: 06/10/2020 10:52 AM. PLOTTED BY: ANDREW WARR. OR: 10/20/20 10:52 AM. LAST REVISION: 06/10/2020 9:56 AM.



Map Unit Symbol	Map Unit Name
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded
BoD	Bodine gravelly silt loam, 5 to 20 percent slopes
BsE	Bodine-Sulphura complex, 20 to 50 percent slopes
ByB	Byler silt loam, 2 to 5 percent slopes
DeD	Delrose gravelly silt loam, 12 to 20 percent slopes, eroded
DeE	Delrose gravelly silt loam, 20 to 45 percent slopes, eroded
MmC	Mimosa silt loam, 5 to 12 percent slopes, eroded
MmD	Mimosa silt loam, 12 to 25 percent slopes
MrE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
Oc	Ocana gravelly silt loam, 0 to 3 percent slopes, occasionally flooded
SmC	Stemley cherty silt loam, 3 to 12 percent slopes
W	Water
AmC	Armour silt loam, 5 to 12 percent slopes

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JAMES L. EASTER
 REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF TENNESSEE
 LICENSE NO. 10000
 LANDSCAPE ARCHITECT
 LICENSE NO. 10000
 01/11/2020

SOUTH HARPETH FARMS (SP)
 FOR
SOUTH HARPETH FARMS LLC PROPERTIES
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

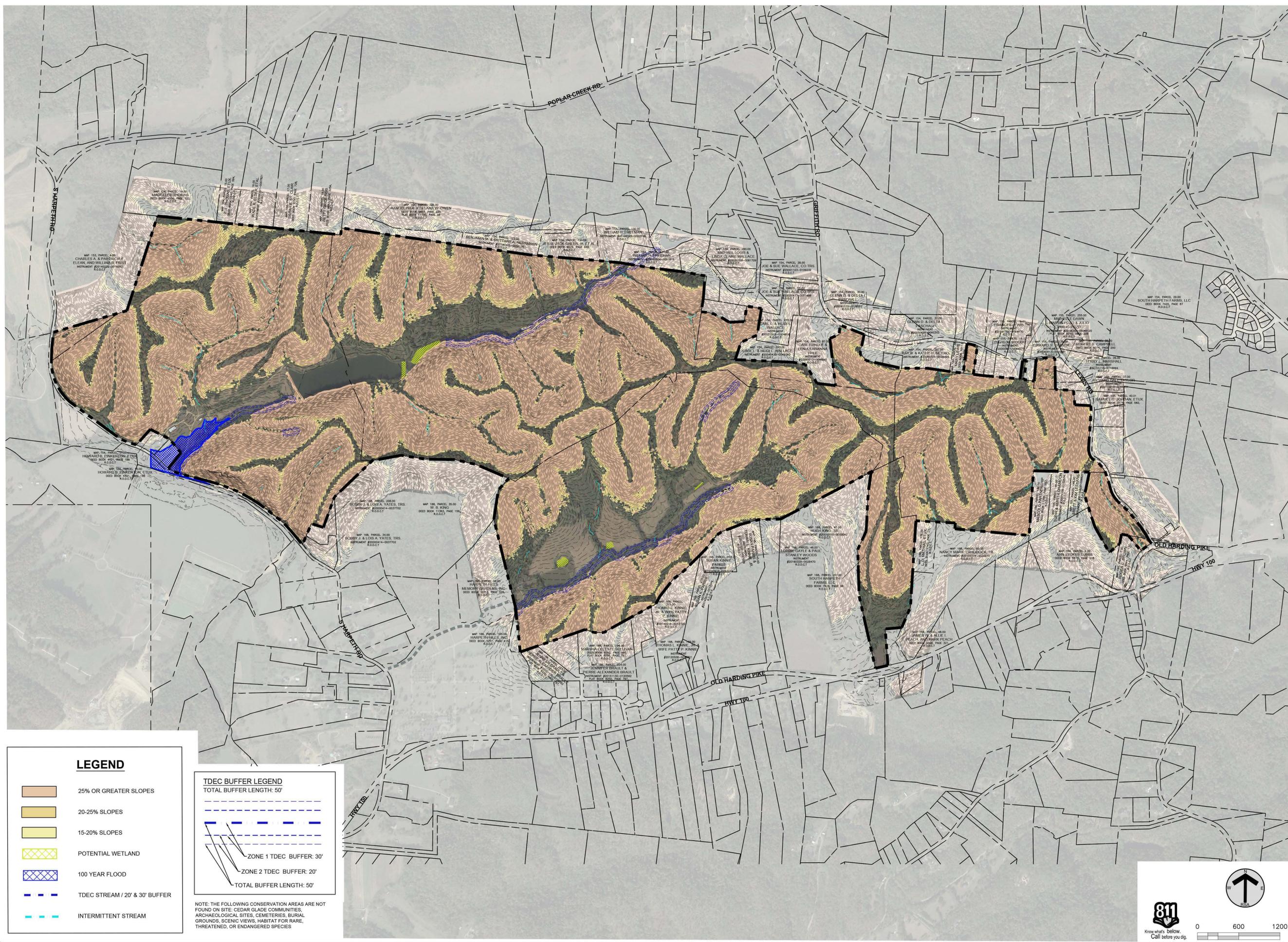
WK. ORDER	1013	DESCRIPTION
DESIGNED	J. EASTER	
DRAWN	A. TARSİ	
SCALE	1"=600'	
DATE	06/10/2020	

EXISTING CONDITIONS
C1.1

811
 Know what's below.
 Call before you dig.

0 600 1200

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SOUTH HARPETH FARMS (SP)
 FOR
SOUTH HARPETH FARMS LLC PROPERTIES
 35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

LEGEND

- 25% OR GREATER SLOPES
- 20-25% SLOPES
- 15-20% SLOPES
- POTENTIAL WETLAND
- 100 YEAR FLOOD
- TDEC STREAM / 20' & 30' BUFFER
- INTERMITTENT STREAM

TDEC BUFFER LEGEND
 TOTAL BUFFER LENGTH: 50'

- ZONE 1 TDEC BUFFER: 30'
- ZONE 2 TDEC BUFFER: 20'
- TOTAL BUFFER LENGTH: 50'

NOTE: THE FOLLOWING CONSERVATION AREAS ARE NOT FOUND ON SITE: CEDAR GLADE COMMUNITIES, ARCHAEOLOGICAL SITES, CEMETERIES, BURIAL GROUNDS, SCENIC VIEWS, HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES

WK. ORDER	1013	DESIGNED	J. EASTER	DATE	DESCRIPTION
JOB NO.	17164	DRAWN	A. TARSİ	REV.	
		SCALE	1"=600'	DATE	06/10/2020

EXISTING CONDITIONS OVERLAY
C1.3

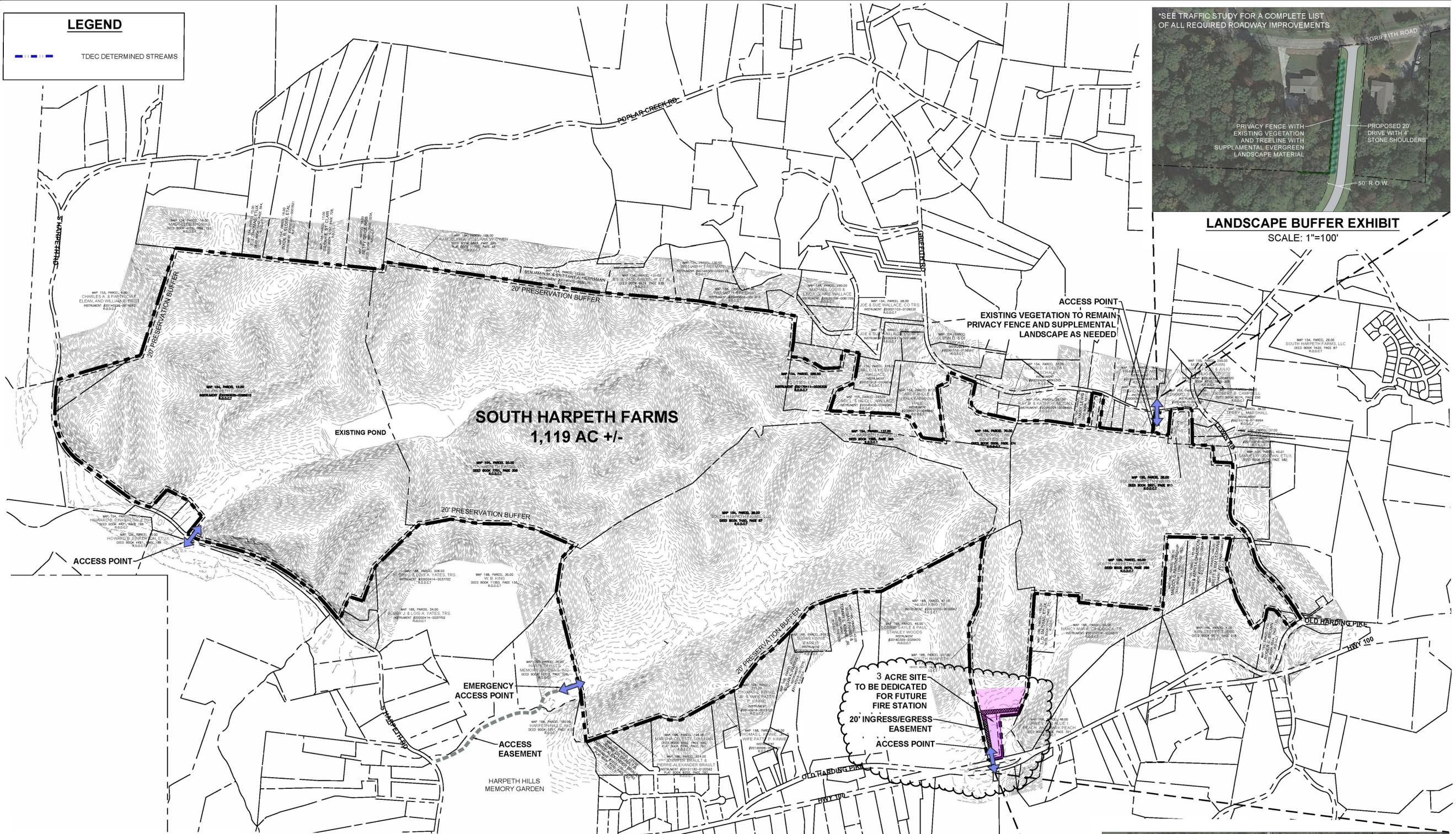
LEGEND

--- TDEC DETERMINED STREAMS



LANDSCAPE BUFFER EXHIBIT
SCALE: 1"=100'

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SOUTH HARPETH FARMS (SP)
FOR
SOUTH HARPETH FARMS LLC PROPERTIES
35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

SITE DATA

S.P. APPLICATION NUMBER:	2020SP-034-001
COUNCIL DISTRICT NUMBER:	35TH
COUNCIL MEMBER:	DAVE ROSENBERG
SP NAME:	SOUTH HARPETH FARMS
PROPERTY OWNER:	SOUTH HARPETH FARMS LLC PROPERTIES & METROPOLITAN EQUITIES L.P.
SITE ACREAGE:	1,119± AC
ZONING INFORMATION	
EXISTING ZONING:	AR2A, RS80, AND RS40
EXISTING CCM:	T2 RM & C0
PROPOSED ZONING:	REGULATING PLAN S.P.
PROPOSED DENSITY:	.40 DU/AC
MAXIMUM NUMBER OF LOTS :	449
MINIMUM OPEN SPACE REQUIRED :	72%



HIGHWAY 100 ENTRANCE & ROADWAY IMPROVEMENTS
SCALE: 1"=300'

WK. ORDER	NO.	DESIGNED BY	DRAWN BY	SCALE	DATE	DESCRIPTION
17164	1013	J. EASTER	A. TARSİ	1"=600'	06/10/2020	11/27/2020 FIRE MARSHALL REV. #3

SP REGULATORY PLAN
C1.4

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PROPERTY INFORMATION:

S. P. APPLICATION NUMBER: 2020SP-034-001
COUNCIL DISTRICT NUMBER: 35TH
COUNCIL MEMBER: DAVE ROSENBERG
SP NAME: SOUTH HARPEETH FARMS
PROPERTY OWNER: SOUTH HARPEETH FARMS LLC PROPERTIES & METROPOLITAN EQUITIES L.P.

PROJECT LANDSCAPE ARCHITECT/PLANNER
Jay Easter RLA, AICP
315 WOODLAND STREET
NASHVILLE TN 37206
615-244-8591

ZONING INFORMATION

EXISTING ZONING: AR2A, RS80, AND RS40
EXISTING CCM: T2 RM & C0
PROPOSED ZONING: REGULATING PLAN S.P.
PROPOSED DENSITY: 40 DU/AC
MAXIMUM NUMBER OF LOTS: 449
MINIMUM OPEN SPACE REQUIRED: 72%

PURPOSE NOTE:

THE APPLICANT IS REQUESTING A CHANGE FROM THE CURRENT ZONING OF RS80 AND AR2A DISTRICTS TO SP REGULATING PLAN. THIS REQUEST IS NECESSARY FOR THE IMPLEMENTATION OF A DEVELOPMENT CONSISTENT WITH THE ALLOWED USES AND DEVELOPMENT STANDARDS OUTLINED WITHIN THIS DOCUMENT.

THIS REQUEST IS NECESSARY FOR THE IMPLEMENTATION OF A RESIDENTIAL NEIGHBORHOOD CONSISTENT WITH THE DENSITY AND OPEN SPACE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICTS TO PROVIDE SMALLER LOTS AND STANDARDS THAT BETTER WORK WITH THE EXISTING CONDITIONS. THIS REQUEST WILL MINIMIZE DISTURBANCE WHILE PRESERVING SIGNIFICANT OPEN SPACE.

GENERAL PLAN CONSISTENCY NOTE:

THE PROPOSED PLAN HELPS MAINTAIN THE CHARACTERISTICS OF THE T2 RURAL TRANSECT CATEGORY FOUND IN THE NASHVILLE NEXT GENERAL PLAN.

- 1. PREDOMINANTLY AGRICULTURAL AND LOW DENSITY RESIDENTIAL - SOUTH HARPEETH FARMS WILL BE A LOW-DENSITY RESIDENTIAL NEIGHBORHOOD. THE REGULATORY PLAN ESTABLISHES A MAXIMUM DENSITY OF .44 UNITS PER ACRE.
2. SPARSELY DEVELOPED - THE HOMES WILL BE PLACED ALONG THE RIDGE TOPS AND WITHIN THE VALLEY OF THE FARM TOTALING ABOUT 30% OF THE SITE. THIS WILL PRESERVE THE REMAINING 70% OF THE FARM.
3. LOW DENSITY RURAL DEVELOPMENT PATTERN - THE MAXIMUM DENSITY SHALL BE .5 UNITS PER ACER AND THE DEVELOPMENT PATTERN WILL INCORPORATE ELEMENTS OF A 'RURAL DEVELOPMENT PATTERN' VIA THE USE OF FLAG LOTS AND NON-TRADITIONAL OR IRREGULARLY SHAPED LOTS.
4. SINGLE FAMILY HOMES - THE NEIGHBORHOOD WILL CONTAIN SINGLE-FAMILY DETACHED HOMES AND COMPLIMENTARY ACCESSORY USES. THE USES SHALL BE PERMITTED AND REGULATED IN THE AR2A AND RS80 DISTRICTS AS MODIFIED IN THE REGULATORY SP.
5. NATURAL AND RURAL COUNTRYSIDE- THIS PLAN WILL PRESERVE THE NATURAL AND RURAL COUNTRYSIDE FROM THE SURROUNDING ROADS. THE PROPERTY'S ROADWAY FRONTAGE WILL REMAIN PRIMARILY UNDEVELOPED THIS BEING CONSISTENT WITH THE ADJACENT DEVELOPMENT PATTERN. FURTHERMORE, 70%+- OF THE SITE WILL BE PRESERVED IN OPEN SPACE.
6. SHOULDER AND DITCH OR SWALE, NO CURB OR SIDEWALK - THE PROPOSED MODIFIED ROADWAY CROSS-SECTION FOR THE DEVELOPMENT WILL UTILIZE SHOULDER AND DITCH OR SWALES WITH NO CURB AND GUTTER ALONG THE HILLSIDE AND RIDGE TOPS.
7. CURVILINEAR STREETS, GREENWAYS, AND MULTI-USE PATH - THE STREET NETWORK IS MORE CURVILINEAR VS A MORE TRADITIONAL GRIDDED URBAN DEVELOPMENT. GREENWAYS AND MULTI-USE PATHS MAY BE CONSTRUCTED WITHIN THE OPEN SPACE AND CONSERVATION LAND.
8. LOW LOT COVERAGE- THE LOTS, HOMES, AND ROADS THROUGHOUT THE NEIGHBORHOOD WILL BE CONCENTRATED ALONG THE RIDGETOPS AND VALLEYS IN AREAS WHERE THE SLOPE IS LESS THAN 25%. CONCENTRATING/CLUSTERING THE DEVELOPMENT WITHIN THESE AREAS WILL MINIMIZE THE OVERALL LOT COVERAGE OF THE PROPERTY AND ALLOW THE OWNER TO SET ASIDE OVER 70% OF THE SITE TO COMMON OPENSACE/NATURAL PRESERVATION AREA.
9. DEEP AND VARYING SETBACKS - THE REGULATORY PLAN ESTABLISHES A 300' BUILDING SETBACK FROM ALL EXISTING ROADWAYS IDENTIFIED ON THE REGULATORY PLAN. ALSO, INTERNALLY THE BUILDING SETBACKS WILL VARY DEPENDING ON THE LOT SHAPE AND BUILDING PAD LOCATION. THE MINIMUM SETBACK SHALL BE 15' FROM THE ROW WITH A 25' GARAGE SETBACK ALONG THE RIDGE TOPS IN ORDER TO MINIMIZE THE DEVELOPMENT IMPACT. ALSO FLAG LOTS AND MORE IRREGULARLY SHAPED LOTS ARE ALLOWED IN ORDER TO PROVIDED FLEXIBILITY IN DESIGN. BUILDING SETBACK ON THESE LOTS MAY VARY AND WILL BE DETERMINED BY THE EXACT LOCATION OF THE PROPOSED BUILDING PAD.
10. LOW RISE DEVELOPMENT - THE REGULATORY PLAN ESTABLISHES A MAXIMUM BUILDING HEIGHT OF 35'

REGULATING PLAN TEXT

USES PERMITTED

- 1. SINGLE-FAMILY
2. GREENWAY
3. PARK
4. AGRICULTURAL ACTIVITY
5. CEMETERY
6. SAFETY SERVICES
7. POND/LAKE

ACCESSORY USE

- 1. ACCESSORY APARTMENT
2. GARAGE SALE
3. LEASING/SALES OFFICE
4. STABLE
5. COMMUNITY GARDENING (NONCOMMERCIAL)

* ANY UTILITY INFRASTRUCTURE NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

BUILD REQUIREMENTS

DEVELOPMENT OF THE COMMUNITY WILL BE GUIDED BY THE REGULATORY PLAN TEXT, AND THE USE DESCRIPTIONS PROVIDED. DEVELOPMENT OF PARCELS WILL FOLLOW THE PROVISIONS OF DIMENSIONAL REGULATIONS AND ACCESS & CIRCULATION CONDITIONS PROVIDED BELOW. THE DEVELOPMENT AREA IS DESIGNATED WITH A REFERENCED DISTRICT, REFERRING TO A ZONING DISTRICT IN THE METRO ZONING ORDINANCE. OTHER RESTRICTIONS NOT SPECIFICALLY ADDRESS HERE OR ELSEWHERE IN THE AGREEMENT (AND ITS ATTACHMENTS), INCLUDING BUT NOT LIMITED TO SETBACKS, SIDE AND REAR YARDS, MINIMUM LOT AREA, MINIMUM WIDTH, MINIMUM DEPTH, ACCESSORY USES AND PARKING AND LOADING SHALL BE AS DEFINED IN THE ZONING ORDINANCE AS APPLICABLE TO THE REFERENCED DISTRICT FOR THE PARTICULAR PARCEL IN QUESTION. WHERE PROVISION OF THIS AGREEMENT CONFLICT WITH THE ABOVE REFERENCED ORDINANCE, THESE PROVISIONS SHALL APPLY.

THE PROPOSED SP ZONING DISTRICT INCLUDES ALTERNATIVE DEVELOPMENT STANDARDS FOR A RESIDENTIAL SUBDIVISION. SUBDIVISIONS IN SP ZONING DISTRICTS ARE NOT EXEMPT FROM METRO'S SUBDIVISION REGULATION THE APPLICANT AGREES TO COMPLY WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THE FINAL SP IS SUBMITTED AND DEVELOPMENT OCCURS.

1. MAXIMUM DENSITIES: DWELLING UNITS PER ACRE (DUA) FOR THE PROPERTY SHALL BE AS

Table with 2 columns: Description and Density. Includes 'SINGLE FAMILY DETACHED HOMES' with a density of 40 DUA (449 HOMES).

3. MINIMUM BUILDING SETBACK FROM INTERNAL NEIGHBORHOOD ROADS
• FRONT YARD SETBACK SHALL BE 15' - ALLEY LOADED HOMES
15' - FRONT LOADED HOME
15' - RIDGE TOP HOMES

• GARAGES SHALL BE SETBACK 20' - FROM ALLEYS
10' - BEHIND PRIMARY FACADE
25' - FROM PUBLIC ROW

• MINIMUM SIDE-YARD SETBACK SHALL BE 5'
• MINIMUM REAR YARD SETBACK SHALL BE 20' - ALLEY LOADED HOMES
20' - FRONT LOADED HOMES
5' - RIDGE TOP HOMES

• HOMES WITH BALCONIES AND/OR PORTICOS MAY ENCR OACH INTO FRONT YARD SETBACK NO MORE 5'
• MINIMUM SETBACK FROM PUBLIC OR PRIVATE ALLEY 5' OR 20'

4. MAXIMUM BUILDING HEIGHTS SHALL BE AS FOLLOWS ALL USES 35' MAX

5. MINIMUM LOT SIZE
• ALLEY LOADED HOMES (35'-50'x100'-145') 5,000 SF
• FRONT LOADED HOMES (50'-80' x 75'-120') 6,000 SF
• RIDGE TOP HOMES (50'-80' X 75'-120') 6,000 SF

6. LOT LAYOUT DIVERSITY AND AN IRREGULAR LOT LAYOUTS (FLAG LOTS) ARE ALLOWED

7. MINIMUM LOT FRONTAGE 20'

8. MINIMUM OPEN SPACE
• OPEN SPACE RATIO (I.E. AREAS EXCLUDING OF HOMES, SINGLE FAMILY LOTS, ROADS) SHALL BE A MINIMUM OF .72 (72%)

• IN THE EVENT THAT AN AREA IS DEVELOPED IN PHASES AND IS PLANNED IN AN INTEGRATED FASHION SUCH AS A UNIFIED DEVELOPMENT, EACH INDIVIDUAL PHASE DOES NOT HAVE TO ACHIEVE THE MINIMUM OPEN SPACE REQUIREMENT ON ITS OWN, SO LONG AS THE ENTIRE AREA COMPLIES WITH THE MINIMUM OPEN SPACE REQUIRE SET FORTH ABOVE.

ROAD, ACCESS, AND CIRCULATION

1. HIGHWAY 100 AT HIGHWAY 96

• THE INTERSECTION OF HIGHWAY 100 AT HIGHWAY 96 IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE AFTER THE SOUTH HARPEETH FARMS DEVELOPMENT IS COMPLETE.

2. HIGHWAY 100 AT SOUTH HARPEETH ROAD / OLD HARDING PIKE

• BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, AN EASTBOUND LEFT TURN LANE, WESTBOUND RIGHT TURN LANE AND A SOUTHBOUND RIGHT TURN LANE SHOULD BE INSTALLED. THE TURN LANES SHOULD PROVIDE STORAGE AND TAPER LENGTHS BASED ON GUIDANCE FROM THE MUTCD, AASHTO AND TDOT.

• A TDOT GRADING PERMIT WILL BE REQUIRED FOR CONSTRUCTION OF THE TURN LANES AT THE INTERSECTION OF HIGHWAY 100 AND SOUTH HARPEETH ROAD / OLD HARDING PIKE.

TRAFFIC OPERATIONS AT THE INTERSECTION OF HIGHWAY 100 AND SOUTH HARPEETH ROAD/OLD HARDING PIKE ARE EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOUR. ON ARTERIAL ROADS WITH HIGH PEAK HOUR TRAFFIC VOLUMES, IT IS AN EXPECTED OPERATIONAL CHARACTERIZATION THAT MANY MINOR STREET APPROACHES TO STOP-CONTROLLED INTERSECTIONS WILL INCUR DELAYS DURING PEAK HOURS RESULTING IN LEVELS OF SERVICE E OR F.

• TRAFFIC SIGNAL WARRANTS ARE NOT PROJECTED TO BE MET AT THE INTERSECTION PRIOR TO THE YEAR 2030 WITH THE CONSTRUCTION OF THE SOUTH HARPEETH FARMS DEVELOPMENT.

3. HIGHWAY 100 AT OLD HARDING PIKE

• TRAFFIC OPERATIONS AT THE INTERSECTION OF HIGHWAY 100 AND OLD HARDING PIKE IS EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOUR. ON ARTERIAL ROADS WITH HIGH PEAK HOUR TRAFFIC VOLUMES, IT IS AN EXPECTED OPERATIONAL CHARACTERIZATION THAT MANY MINOR STREET APPROACHES TO STOP-CONTROLLED INTERSECTIONS WILL INCUR DELAYS DURING PEAK HOURS RESULTING IN LEVELS OF SERVICE E OR F.

• BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, THE ADDITION OF AN EASTBOUND LEFT TURN LANE IS NOT WARRANTED FOR THIS LOCATION. A WESTBOUND RIGHT TURN LANE ON HIGHWAY 100 IS PROVIDED AT THIS INTERSECTION.

4. HIGHWAY 100 AT MCCRORY LANE

• AN EASTBOUND LEFT TURN LANE AND A WESTBOUND RIGHT TURN LANE SHOULD BE INSTALLED. THE TURN LANES SHOULD PROVIDE STORAGE AND TAPER LENGTHS REQUIRED BY MUTCD, AASHTO AND TDOT.

• THE TRAFFIC SIGNAL SHOULD BE MODIFIED TO INCLUDE A SOUTHBOUND RIGHT-TURN OVERLAP PHASE AND A WESTBOUND RIGHT-TURN OVERLAP PHASE. A TRAFFIC SIGNAL MODIFICATION PLAN SHOULD BE SUBMITTED AS PART OF THE SITE PLANS FOR APPROVAL BY THE METRO TRAFFIC ENGINEER.

• WITH THE ABOVE IMPROVEMENTS IMPLEMENTED, TRAFFIC OPERATIONS AT THE INTERSECTION OF HIGHWAY 100 AND MCCRORY LANE IS EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOUR. ROADWAY SEGMENT AND CAPACITY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO ADDITIONAL THROUGH LANES ON HIGHWAY 100 WILL BE NECESSARY TO PROVIDE ACCEPTABLE LEVELS OF SERVICE AT THIS INTERSECTION.

5. OLD HARDING PIKE AT LEWIS ROAD

THE INTERSECTION IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE AFTER THE SOUTH HARPEETH FARMS DEVELOPMENT IS COMPLETE.

6. LEWIS ROAD AT GRIFFITH ROAD

THE INTERSECTION IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE AFTER THE SOUTH HARPEETH FARMS DEVELOPMENT IS COMPLETE.

• THE SIGHT DISTANCE FOR A PROPOSED ENTRANCE IS NOT ADEQUATE AT THIS INTERSECTION. THE EXISTING HORIZONTAL CURVE AND VEGETATION TO THE SOUTH OF THE INTERSECTION OBSTRUCT THE LINE OF SIGHT FOR VEHICLES TURNING LEFT FROM GRIFFITH ROAD. IT IS RECOMMENDED THAT THE OBSTRUCTIONS BE ELIMINATED BY REMOVING EXISTING VEGETATION ALONG GRIFFITH ROAD.

7. MCCRORY LANE AT LEWIS ROAD

• BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, A SOUTHBOUND RIGHT TURN LANE SHOULD BE INSTALLED. THE TURN LANE SHOULD PROVIDE STORAGE AND TAPER LENGTHS BASED ON WHAT IS FEASIBLE ON SITE AND BASED ON GUIDANCE BY MUTCD, AASHTO AND TDOT. THE ADDITION OF A NORTHBOUND LEFT TURN LANE IS NOT WARRANTED FOR THIS LOCATION.

• TRAFFIC OPERATIONS AT THE INTERSECTION OF MCCRORY LANE AND LEWIS ROAD IS EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOUR. ON ARTERIAL ROADS WITH HIGH PEAK HOUR TRAFFIC VOLUMES, IT IS AN EXPECTED OPERATIONAL CHARACTERIZATION THAT MANY MINOR STREET APPROACHES TO STOP-CONTROLLED INTERSECTIONS WILL INCUR DELAYS DURING PEAK HOURS RESULTING IN LEVEL OF SERVICE E OR F.

• THE EXISTING SIGHT DISTANCE FOR VEHICLES TURNING LEFT OFF LEWIS ROAD IS OBSTRUCTED BY THE EXISTING HORIZONTAL CURVE AND VERTICAL CURVE TO THE SOUTH OF THE INTERSECTION. IT IS RECOMMENDED THAT THE OBSTRUCTIONS BE ELIMINATED, IF POSSIBLE, OR MITGATED WITH ADVISORY SIGNAGE IF THE OBSTRUCTION CANNOT BE ELIMINATED.

8. HIGHWAY 100 AT PROJECT ACCESS

• BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, AN EASTBOUND LEFT TURN LANE AND A WESTBOUND RIGHT TURN LANE SHOULD BE INSTALLED. THE TURN LANES SHOULD PROVIDE STORAGE AND TAPER LENGTHS REQUIRED BY MUTCD, AASHTO AND TDOT.

• TRAFFIC SIGNAL WARRANTS ARE NOT PROJECTED TO BE MET AT THE INTERSECTION PRIOR TO THE YEAR 2030 WITH THE CONSTRUCTION OF THE SOUTH HARPEETH FARMS DEVELOPMENT.

• A TDOT GRADING PERMIT WILL BE REQUIRED FOR CONSTRUCTION OF THE TURN LANES AT THE INTERSECTION OF HIGHWAY 100 AND PROJECT ACCESS.

• TRAFFIC OPERATIONS AT THE INTERSECTION OF HIGHWAY 100 AND PROJECT ACCESS ARE EXPECTED TO OPERATE AT LEVEL OF SERVICE F IN THE A.M. AND P.M. PEAK HOURS WITHOUT THE INSTALLATION OF A TRAFFIC SIGNAL. ON ARTERIAL ROADS WITH HIGH PEAK HOUR TRAFFIC VOLUMES, IT IS AN EXPECTED OPERATIONAL CHARACTERIZATION THAT MANY MINOR STREET APPROACHES TO STOP-CONTROLLED INTERSECTIONS WILL INCUR DELAYS DURING PEAK HOURS RESULTING IN LEVEL OF SERVICE E OR F.

• THE PROJECT ACCESS SHOULD BE INSTALLED PER TDOT STANDARD DRAWING RP-D-15 WITH A MINIMUM OF TWO EGRESS LANES AND ONE INGRESS LANE.

• THE EXISTING HORIZONTAL CURVE AND EXISTING BERMS TO THE EAST OF THE INTERSECTION MAY OBSTRUCT THE LINE OF SIGHT FOR VEHICLES TURNING RIGHT FROM THE PROJECT ACCESS. A DETAILED EVALUATION OF AVAILABLE SIGHT DISTANCE WILL BE NECESSARY TO ESTABLISH THE FINAL LOCATION OF THE PROJECT ACCESS AND OBSTRUCTIONS TO THE INTERSECTION SIGHT DISTANCE WILL NEED TO BE ELIMINATED PRIOR TO THE CONSTRUCTION OF THE INTERSECTION.

9. SOUTH HARPEETH ROAD AT PROJECT ACCESS

• BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, TURN LANES ON SOUTH HARPEETH ROAD ARE NOT WARRANTED FOR THIS LOCATION.

• THE INTERSECTION OF THE PROJECT ACCESS TO SOUTH HARPEETH ROAD IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE.

• THE PROJECT ACCESS SHOULD BE INSTALLED PER METRO PUBLIC WORKS STANDARD DRAWING ST-324 WITH A MINIMUM OF ONE EGRESS LANE AND ONE INGRESS LANE.

• THE EXISTING HORIZONTAL CURVE AND ROCK EMBANKMENT TO THE SOUTH OF THE INTERSECTION WILL OBSTRUCT THE LINE OF SIGHT FOR VEHICLES TURNING FROM THE PROJECT ACCESS ONTO SOUTH HARPEETH ROAD. A DETAILED EVALUATION OF AVAILABLE SIGHT DISTANCE WILL BE NECESSARY TO ESTABLISH THE FINAL LOCATION OF THE PROJECT ACCESS AND OBSTRUCTIONS TO THE INTERSECTION SIGHT DISTANCE WILL NEED TO BE ELIMINATED OR MITGATED PRIOR TO THE CONSTRUCTION OF THE INTERSECTION.

10. GRIFFITH ROAD AT PROJECT ACCESS

• BASED ON THE INTERSECTION CAPACITY ANALYSIS LEVEL OF SERVICE RESULTS AND THE TURN LANE NEED ANALYSIS FOR THIS INTERSECTION, TURN LANES ON GRIFFITH ROAD ARE NOT WARRANTED FOR THIS LOCATION.

• THE INTERSECTION OF THE PROJECT ACCESS TO GRIFFITH ROAD IS EXPECTED TO MEET THE METRO NASHVILLE-DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS POLICY GOAL FOR LEVEL OF SERVICE.

• THE PROJECT ACCESS SHOULD BE INSTALLED PER METRO PUBLIC WORKS STANDARD DRAWING ST-324 WITH A MINIMUM OF ONE EGRESS LANE AND ONE INGRESS LANE.

• THE INTERSECTION IS EXPECTED TO PROVIDE THE MINIMUM SIGHT DISTANCE REQUIRED BY AASHTO. HOWEVER, DURING THE DESIGN OF THE INTERSECTION, THE AVAILABLE SIGHT DISTANCE SHOULD BE CONFIRMED AND ANY OBSTRUCTIONS TO THE INTERSECTION SIGHT DISTANCE SHOULD BE IDENTIFIED AND ELIMINATED OR MITGATED.

11. DRIVEWAY ACCESS EASEMENT

A 20' INGRESS/EGRESS EASEMENT SHALL BE PROVIDED TO MAP 168 PARCEL 50, TO ALLOW FOR DRIVEWAY CONNECTION TO THE FUTURE DEVELOPMENT, AS ILLUSTRATED ON THE REGULATORY SP DOCUMENT. THE EXACT LOCATION OF THE EASEMENT SHALL BE FINALIZED AND RECORDED WITH THE APPROVAL OF THE FINAL SP.

GENERAL NOTES

1. REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. HTTP://WWW.ADA.ORG

US JUSTICE DEPT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTML

2. 78-840 NOTE: ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPT. OF WATER SERVICES.

3. FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2012 EDITION; AS AMENDED.

4. PRELIMINARY PLAN NOTE: MINOR MODIFICATIONS TO THIS 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.

5. FEMA NOTE: THE PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED) AS SAID TRACTS PLOTS BY SCALED APPROXIMATION ON FEMA/FIRM MAP UNDER 47037C0291F, 4703C0292F, &47037C0294F, DATED APRIL 05, 2017 ON THE FLOOD INSURANCE RATE MAPS FOR NASHVILLE, DAVIDSON COUNTY, TENNESSEE

6. SURVEY NOTE: BOUNDARY INFORMATION TAKEN FROM BOUNDARY INFORMATION PROVIDED BY H & H LAND SURVEYING, INC. MICHAEL V. HOLMS, JR. 612 A FITZHUGH BOULEVARD SMYRNA, TENNESSEE 37167 PHONE (615) 831-0758/ E-MAIL HANDHLAND@BELLSOUTH.NET TOPOGRAPHIC INFORMATION TAKEN FROM METRO NASHVILLE GIS.

7. CLEARANCE FOR FIRE TRUCK ACCESS: 20 FEET OF UNOBSTRUCTED AREA MUST BE MAINTAINED ALONG PUBLIC OR PRIVATE STREETS, INCLUDING ANY ALLEY FOR FIRE TRUCK ACCESS, UNLESS STREET IS A DIVIDED ROAD.

8. CUL-DE-SACS: ANY CUL-DE-SAC LONGER THAN 150' MUST HAVE A TURNAROUND APPROVED BY THE FIRE MARSHAL FOR FIRE TRUCK TURNAROUND, WITH A LANDSCAPED OPEN SPACE IN THE CENTER (SPECIFIC DIMENSIONS TO BE DETERMINED). MAXIMUM CUL-DE-SAC LENGTH IS 750', MEASURED FROM FIRST EXISTING STREET TO END OF CUL-DE-SAC. CUL-DE-SACS LONGER THAN 750' MAY BE REQUIRED TO INCLUDE MID-BLOCK TRAFFIC CALMING DEVICES APPROVED BY METRO PUBLIC WORKS.

9. STREAM BUFFER NOTE: STREAM BUFFERS SHALL BE PROVIDED PER STATE/LOCAL REQUIREMENTS.

10. CULVERT/DRIVEWAY NOTE: SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).

11. STORMWATER QUALITY AND QUANTITY REQUIREMENT INCLUDING THE LOCATION AND SIZING OF PERMANENT STORMWATER MANAGEMENT PRACTICES WILL BE IN COMPLIANCE WITH APPLICABLE REGULATIONS AT THE TIME OF FINAL SP AND CONSTRUCTION PLAN SUBMITTAL.

12. SIDEWALK NOTE: A MINIMUM 5' SIDEWALK AND 4' PLANTING STRIP SHALL BE PROVIDED ALONG STREET FRONTAGES AS ILLUSTRATED ON THE ROADWAY CROSS-SECTIONS ON SHEET C1.3

13. 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.

14. THAT A DETAILED GEOTECHNICAL REPORT WILL BE PROVIDED WITH EACH SET OF CONSTRUCTION DOCUMENTS EVALUATING THE SOILS AND SLOPE STABILITY AS RELATES TO THE CONSTRUCTION DOCUMENTS, AND THE REPORT WILL INCLUDE RECOMMENDATIONS AND REMEDIATION WHERE NECESSARY. THE DEVELOPER WILL PROVIDE PRIVATE MONITORING OF CUT AND FILL OPERATIONS AND PROVIDE REPORTS TO PUBLIC WORKS DOCUMENTING COMPLIANCE WITH ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

15. FINAL CONSTRUCTIONS PLANS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON ACTUAL FIELD CONDITIONS.

16. NON-STANDARD AND DITCH CROSS SECTIONS ARE ONLY TO BE USED IN AREAS OF EXTREME TOPOGRAPHY WHERE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

17. 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

18. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

LANDSCAPE/BUFFER REQUIREMENTS

1. A PRIVACY FENCE AND SUPPLEMENTAL EVERGREEN PLANT MATERIAL SHALL BE INSTALLED ALONG THE EAST BOUNDARY LINE ADJACENT TO MAP 155 PARCEL 255 AS NOTED ON THE REGULATORY SP PLAN SHEET SHEET 2.0

2. A 20' LANDSCAPE PRESERVATIONS BUFFER SHALL BE MAINTAINED AROUND THE PROPERTY BOUNDARY. THIS BUFFER MAY ONLY BE DISTURBED TO ALLOW FOR ROW AND UTILITY CROSSING.

ARCHITECTURAL DESIGN STANDARD

1. BUILDING WALLS SHALL BE FINISHED IN FIBER CEMENT SHAKES/SIDING, VERTICAL AND/OR LAP SIDING, OR MASONRY PRODUCT.

2. ROOFS SHALL BE CLAD IN ASPHALT DIMENSIONAL SHINGLES, METAL, OR TPO.

3. STRUCTURES SHALL HAVE A COMPLEMENTARY DESIGN WITH REGARDS TO COLOR AND ARCHITECTURAL DESIGN.

4. ELEMENTS. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE.

5. (DOORWAY) AND A MINIMUM OF 25% GLAZING.

6. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.

7. EIFS, VINYL SIDING, ALUMINUM SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED.

8. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

9. ALL LIGHT FIXTURES ARE REQUIRED TO BE 'DARK SKY FRIENDLY' FIXTURES AND HAVE FULLY SHIELDED LIGHT SOURCES (FULL CUT-OFF) SO THAT LIGHT EMITTED FROM THE FIXTURE, DIRECTLY OR INDIRECTLY, IS PROJECTED BELOW A HORIZONTAL PLANE THROUGH THE LOWEST POINT OF THE FIXTURE WHERE LIGHT IS EMITTED.

FIRE MARSHALL

1. DETAILS ON ACCESS ROAD, ROAD GRADES, FIRE HYDRANT FLOWS & LOCATIONS, SIZE AND TYPE OF PROPOSED UNITS SHALL MEET ALL FIRE MARSHALL REQUIREMENTS AND BE SUBMITTED TO FIRE MARSHALL AT FINAL SP FOR REVIEW AND APPROVAL.

2. EMERGENCY ACCESS EASEMENT SHALL MEET FIRE MARSHALL'S REQUIREMENTS: 20' MINIMUM PAVEMENT WIDTH CAPABLE OF SUPPORTING 75,000 LB. MAXIMUM ALLOWABLE GRADE FOR EMERGENCY ACCESS FOR FIRE ROUT 10% DETAIL PLANS AND ENGINEERING ANALYSIS FOR EMERGENCY ACCESS SHALL BE SUBMITTED TO FIRE MARSHALL FOR REVIEW AND APPROVAL WITH FINAL SP.

RAGAN SMITH LAND PLANNERS • CIVIL ENGINEERS LANDSCAPE ARCHITECTS • SURVEYORS
Nashville, TN 37206
Phone: 615-244-8591
Email: info@ragansmith.com

SOUTH HARPEETH FARMS (SP) FOR SOUTH HARPEETH FARMS LLC PROPERTIES
35TH COUNCILMANIC DISTRICT BELLEVUE, DAVIDSON COUNTY, TENNESSEE

WK ORDER: 1013
JOB NO: 17164
DESIGNED: J. EASTER
DRAWN: A. TARSİ
SCALE: SCALE VARIES
DATE: 06/10/2020
REV. # 2
DESCRIPTION: 11/27/2020 FIRE MARSHALL
09/04/2020 PER CITY COMMENTS

SP REGULATORY TEXT
C1.5

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~~ including but not limited to the prosecution of persons engaged in illegal drag racing activity at speeds in excess of 70 miles per hour, and for identifying stolen license plates used on vehicles driving recklessly. Unless specifically authorized herein, license plate readers 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 630 days unless the data is retained or stored as part of an ongoing investigation, and in that case, the data shall be destroyed at the conclusions of either (1) an investigation that does not result in any criminal charges being filed; or (2) any criminal action undertaken in the matter involving the data. 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, including the identification of stolen license plates. 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 within 15 days after sharing.

SPONSORED BY:

Joy Styles
Member of Council

AMENDMENT NO. ____

TO

ORDINANCE NO. BL2020-534

Mr. President:

I move to amend Ordinance No. BL2020-534 as follows:

I. By amending Section 1 as follows:

Section 1. The Metropolitan County Council hereby amends the Debt Management Policy by adding the following provisions at the end of Section B., Policy:

It is further the policy of the Metropolitan Government that no more than 17% of the Metropolitan Government's annual operating budget be allocated to the payment of debt service. This percentage cap shall not be exceeded without the express acknowledgement and approval of the Metropolitan Council. ~~If the Metropolitan Government determines it is necessary to exceed this percentage cap, while not a legal requirement, it is the intention of the Metropolitan Council that such increase be approved by twenty seven (27) affirmative votes of the Council.~~

II. By amending Section 2 to replace "5.05.110" with "5.054.110".

INTRODUCED BY:

Thom Druffel
Member of Council