



Metropolitan Council

PROPOSED AMENDMENTS PACKET FOR THE COUNCIL MEETING OF TUESDAY, AUGUST 3, 2021

SUBSTITUTE ORDINANCE NO. BL2021-722

An ordinance amending Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow only district members of the Metropolitan Council to initiate applications to amend the official zoning map of property owned by the Metropolitan Government, and amending Section 2.24.190 of the Metropolitan Code to require the Director of Public Property Administration to provide ~~a monthly~~ an annual property inventory report to the Metropolitan Council (Proposal No. 2021Z-005TX-001).

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

Section 1. That Section 17.40.060 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting subsection B. in its entirety and substituting in lieu thereof the following:

B. An application to amend the official zoning map of property owned by the metropolitan government may be initiated only by the district member(s) of the metropolitan council representing the council district(s) where the property is located.

Section 2. That Section 2.24.190 of the Metropolitan Code is hereby amended by designating the existing provisions as subsection A. and by adding the following new subsection B.:

B. The director of public property administration shall provide each district councilmember with an annual inventory of real property owned by the metropolitan government located within their district.

Section 3. That this Ordinance shall take effect five (5) days from and 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:

Jonathan Hall

Kathleen Murphy

Russ Bradford
Members of Council

SUBSTITUTE ORDINANCE NO. BL2021-722

An ordinance amending Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow ~~only~~ district members of the Metropolitan Council to initiate applications to amend the official zoning map of property owned by the Metropolitan Government, and amending Section 2.24.190 of the Metropolitan Code to require the Director of Public Property Administration to provide ~~a monthly~~ an annual property inventory report to the Metropolitan Council (Proposal No. 2021Z-005TX-001).

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

Section 1. That Section 17.40.060 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting subsection B. in its entirety and substituting in lieu thereof the following:

B. An application to amend the official zoning map of property owned by the metropolitan government may be initiated only by the mayor, the head of the department or agency to which the property is assigned, the director of public property administration, or the district member(s) of the metropolitan council representing the council district(s) where the property is located. If the application is initiated by the district council member, it must be accompanied by a preliminary report from the department or agency to which the property is assigned; and if such application is made on behalf of any board or commission, the application must first be authorized by a resolution of the board or commission.

Section 2. That Section 2.24.190 of the Metropolitan Code is hereby amended by designating the existing provisions as subsection A. and by adding the following new subsection B.:

B. The director of public property administration shall provide each district councilmember with an annual inventory of real property owned by the metropolitan government located within their district.

Section 3. That this Ordinance shall take effect five (5) days from and 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:

Kathleen Murphy
Member of Council

SUBSTITUTE ORDINANCE NO. BL2021-751

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 RS10 and R10 to RM4 SP zoning for properties located at Peeples Court (unnumbered) and Liberty Lane (unnumbered), at the southern terminus of Heathcote Court (55.28 acres), all of which is described herein (Proposal No. ~~2021Z-054PR-001~~2021SP-054-001).

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 RS10 and R10 to RM4 zoning for properties located at Peeples Court (unnumbered) and Liberty Lane (unnumbered), at the southern terminus of Heathcote Court (55.28 acres), being Property Parcel Nos. 032, 033, 131, and 132 as designated on Map 026 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures ~~on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.~~ on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 026 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to all uses permitted by the RM 4 zoning district.

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

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. Liberty Lane shall be widened to a minimum of 21' from northern limit of project frontage to Gallatin Pike. Curb and gutter or shoulders may be required after coordination with NDOT. Roadway plans shall be included with Final SP submittal

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 RM4 for the single family lots, and RMS20-A for the multi family uses zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

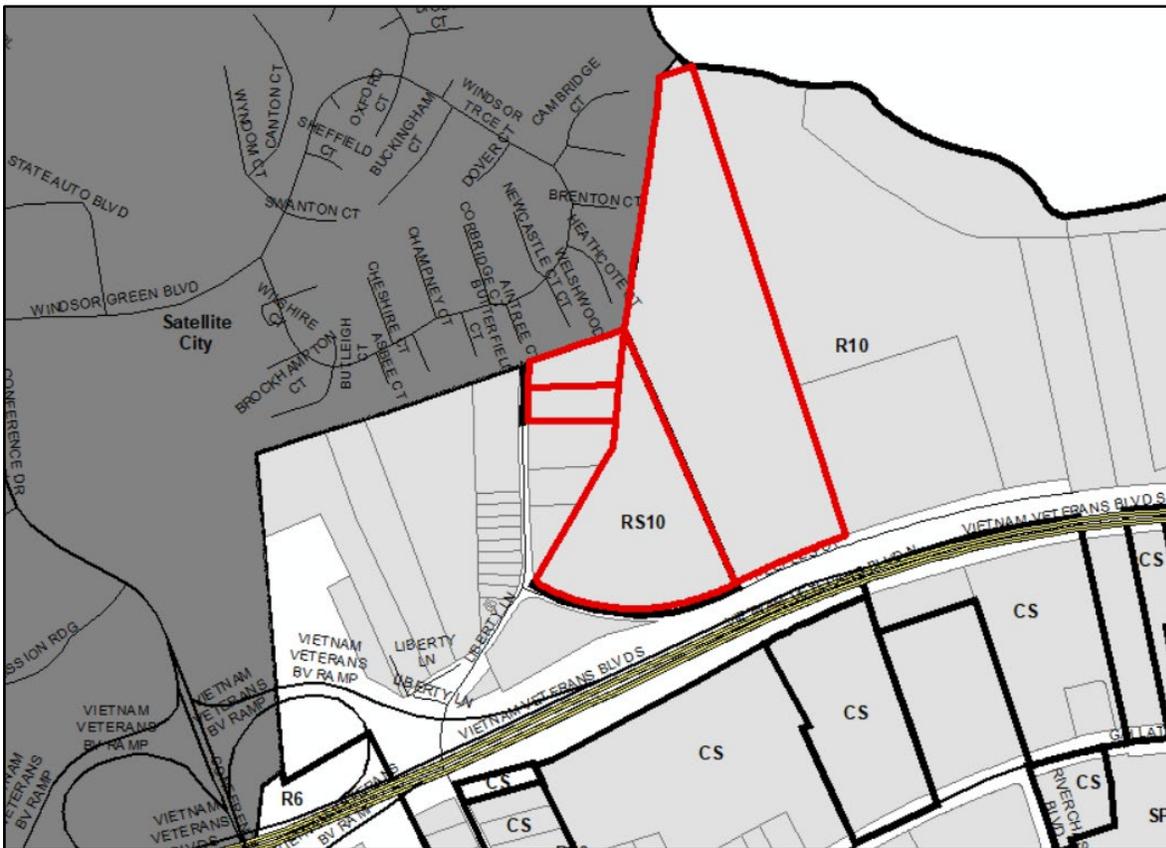
Section 38. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Zach Young
Member of Council

2021SP-054-001
Map 026, Parcel(s) 032, 033, 131, 132
Subarea 04, Madison
District 10 (Young)
Application fee paid by: Dale and Associates

A request to rezone from RS10 and R10 to SP zoning for properties located at Peeples Court (unnumbered) and Liberty Lane (unnumbered), at the southern terminus of Heathcote Court (55.28 acres), requested by Dale and Associates, applicant; Betty Hooper, Austin Writesman, and Jack Nixon, owners.



Regulatory SP

Liberty Hill Specific Plan (SP)

Development Summary Site

SP Name Liberty Hill SP

SP Number 2021Z-054PR-001

Council District 10

Map/Parcel Map 26 Parcels 32,33,131 and 132

-

Data Table

Site Data 55.28 Acres

Existing Zoning R10/RS10

Proposed Zoning SP

Allowable Land Uses All residential uses permitted by RM-4

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to all uses permitted by the RM-4 zoning district.
2. The maximum FAR shall be 0.4.
3. The maximum ISR shall be 0.60
4. Primary access to be from People's Ct and secondary access from Liberty Lane. This is to be controlled using signage, development entry features, and traffic calming on Liberty Lane if approved by the Traffic Engineer.
5. A survey will be completed to identify and preserve historic and environmental features. The survey's findings will be provided with final site plan application and that preservation of features will be coordinated with Metro Historic staff members.
6. There shall be a minimum of 15% percent open space.
5. Existing trees are to remaining along perimeter property lines within a 20 foot easement. If townhomes or other attached homes are placed along the perimeter of Windsor Green Subdivision then existing trees shall be protected within a 40 foot easement.
6. A traffic study will be conducted with the design of the first phase to identify and make recommendations to correct roadway width deficiencies and intersection improvements. This traffic study shall be submitted with the final site plan application.
5. Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> U.S. Justice Dept.

SUBSTITUTE ORDINANCE NO. BL2021-784

An Ordinance amending Sections ~~17.04.060, 17.36.680, and 17.36.690, and 17.20.030~~ of the Metropolitan Code, Zoning Regulations to amend the definition of “accessory dwelling, detached”, to expand the allowable locations of a Detached Accessory Dwelling Unit (DADU) Overlay District, and to amend parking requirements related to “accessory dwelling, detached” (Proposal No. 2021Z-008TX-001).

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

~~Section 1. That Subsection 17.04.060.B of the Metropolitan Code is hereby amended the definition of “Accessory dwelling, detached” as follows:~~

~~“Accessory dwelling, detached,” also referred to as detached accessory dwelling, means a detached dwelling unit separate from the principal single family structure on a lot located within a historic overlay district, within any urban design overlay with development standards for detached accessory dwellings, on any lot with an improved alley abutting the rear or side property line or on any lot over fifteen thousand square feet. The dwelling shall be clearly subordinate in size, height, and purpose to the principal structure, it shall be located on the same lot as the principal structure, but may be served by separate utility meter(s) and is detached from the principal structure. A detached accessory dwelling can be an independent structure, or it can be a dwelling unit above a garage, or it can be attached to a workshop or other accessory structure on the same lot as the principal structure.~~

~~Section 2~~ 1. That Section 17.36.680 of the Metropolitan Code is hereby amended by adding the following language:

The DADU overlay district provides additional housing options in the Urban Zoning Overlay and the Highland Heights Study Area, as adopted by the Metropolitan Planning Commission on June 14, 2018.

~~Section 3~~ 2. That Section 17.36.690 of the Metropolitan Code is hereby amended by adding the following language:

A DADU overlay district shall be created within the Urban Zoning Overlay or the Highland Heights Study Area, as adopted by the Metropolitan Planning Commission on June 14, 2018, according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map.

~~Section 4. That Table 17.20.030 in Section 17.20.030 of the Metropolitan Code is hereby amended by adding the following under “Residential Land Uses”:~~

~~Accessory Dwelling, Detached~~ _____ ~~1~~ space

~~Section 5~~ 3. That this Ordinance shall take effect five (5) days from and 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:

Sean Parker
Member of Council

AMENDMENT NO. ____

TO

ORDINANCE NO. BL2021-796

Mr. President –

I hereby move to amend Ordinance No. BL2021-796 by amending Section 6 by replacing the reference to “Section 17.16.030.E (adaptive residential use)” with “Section 17.16.030.F (adaptive residential use)”.

SPONSORED BY:

Kathleen Murphy
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2021-809

Mr. President –

I hereby move to amend Ordinance No. BL2021-809 as follows:

I. By amending Section 3 as follows:

Section 3. All other provisions of Ordinance Nos. BL2006-1303, as amended, and BL2011-73, as amended, shall remain in effect.

II. By deleting the fourth recital in its entirety and replacing it with the following:

WHEREAS, Brian Seagraves, representing AMH Development of 1657 Murfreesboro Pike, Suite A, Nashville, TN 37217, the developer of the Davenport Downs SP (the “Developer”), has agreed to make a financial contribution in the amount of \$172,000 to the Metropolitan Government in lieu of constructing the Turn Lanes to be used for future transportation/infrastructure improvements in the vicinity; and

III. By attaching the sketch page to the ordinance.

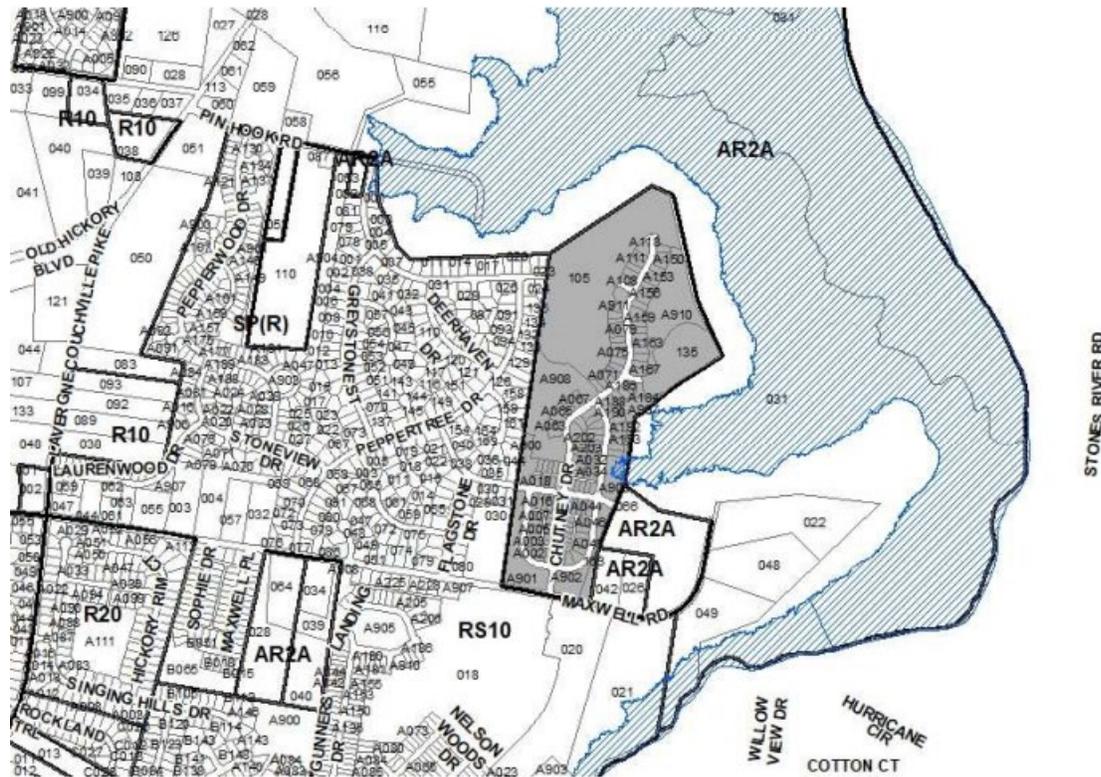
IV. By attaching the SP plans to the ordinance as Exhibit A.

INTRODUCED BY:

Antionette Lee
Member of Council

2006SP-081-008
Map 165, Parcel(s) 105, 135
Map 165-14-0-A, Parcel(s) 001-013, 018-058, 062-080, 108-113, 149-167, 184-207, 900-905, 908, 910-912
Map 176-02, Parcel(s) 163
Subarea 13, Antioch
District 33 (Lee)
Application fee paid by: Waived by CM Lee

A request to amend Ordinance No. BL2006-1303, as amended, by amending the SP zoning for various properties located north of Maxwell Road, approximately 430 feet east of Flagstone Drive (52.94 acres), to delete a condition in the SP pertaining to the construction of turn lanes at the intersection of Maxwell Road and LaVergne/Couchville Pike, and to accept a financial contribution in lieu of construction from the developer of the Davenport Downs SP, requested by Council Member Antoinette Lee, applicant; AMH TN Development, LLC, owner.



An Amendment to the Development Plan for Davenport Downs

Exhibit A

(Formerly Known as the Maxwell Road SP)
 Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165
 Nashville, Davidson County, Tennessee
 MPC Case Numbers 2006SP-081-001 & 2006SP-081-002

Metro Council Ordinance BL2011-73

Original MPC Case Number 2006SP-081-001
 Original Council Ordinance BL2006-1303

PURPOSE NOTE

THE PURPOSE OF THIS AMENDMENT TO THE DAVENPORT DOWNS SPECIFIC PLAN DISTRICT IS TO PERMIT 207 SINGLE-FAMILY LOTS WHERE 281 DWELLINGS WERE PREVIOUSLY APPROVED AND TO REZONE A PORTION OF THE DISTRICT TO AR2a.

STANDARD NOTES

- 1) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE R6 ZONING DISTRICT IN EFFECT ON THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 2) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE, CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- 3) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 4) A PORTION OF HIS PROPERTY IS SHOWN WITHIN A FLOOD HAZARD AREA AS DEPICTED ON FEMA MAP 47037C0387F, DATED APRIL 20, 2001. 100 YEAR ELEVATION = 506
- 5) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- 6) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.
- 7) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 8) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 9) PER FIRE MARSHAL NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA AN APPROVED HARD SURFACED ROAD. METRO ORDINANCE 095-1541 SECTION 1568.020 B. FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 600FT. IN LENGTH SHOULD BE 10" IN DIAMETER.
- 10) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS.
- 11) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- 12) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM 15" CMP IN R.O.W.)
- 13) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 14) 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.
- 15) NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
- 16) INDIVIDUAL WATER AND OR SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- 17) SOLID WASTE PICKUP TO PROVIDED VIA INDIVIDUAL ROLL-AWAY CANS. PLAN & PICKUP TO COORDINATED WITH THE METRO PUBLIC WORKS SOLID WASTE DEPARTMENT.

ORDINANCE NO. BL2011-73

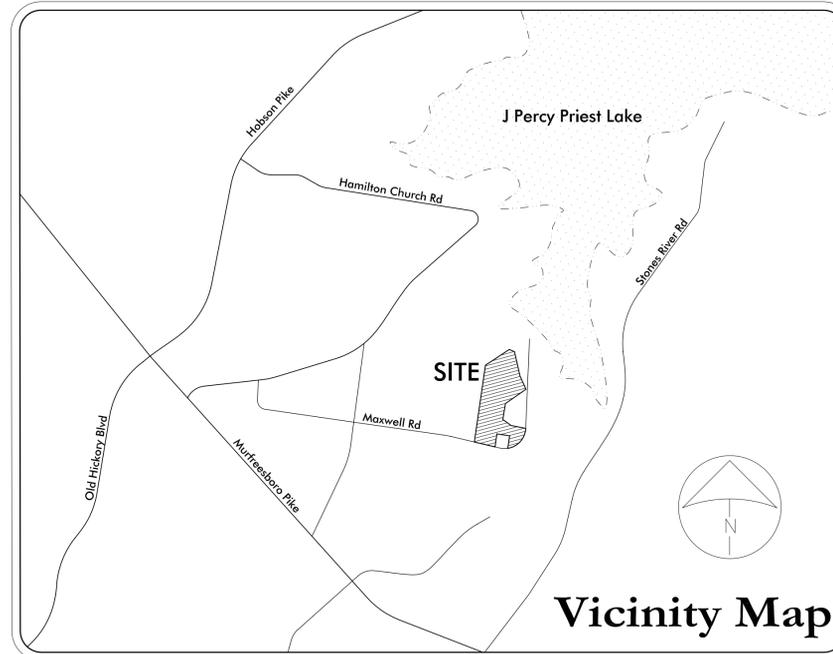
An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County by amending the Davenport Downs SP District for properties located at 4334 Maxwell Road and Maxwell Road (unnumbered), approximately 430 feet east of Flagstone Drive (65.74 acres), to permit 207 single-family residential units where 318 residential units were previously approved, all of which is described herein (Proposal No. 2006SP-081-001).
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 amending the Davenport Downs SP District for properties located at 4334 Maxwell Road and Maxwell Road (unnumbered), approximately 430 feet east of Flagstone Drive (65.74 acres), to permit 207 single-family residential units where 318 residential units were previously approved, being Property Parcel Nos. 073, 104, 105, 106, 130 as designated on Map 165-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.
 Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 165 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, a final corrected copy of the amended SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a final corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the final corrected copy of the SP plan shall be presented to the Metro Council as a new amendment to this SP prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
 Section 4. Be it further enacted, that 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 in the plan that is part of this ordinance.
 Section 5. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.
 Sponsored by: Robert Duvall

AMENDMENT NO. 1 TO ORDINANCE NO. BL2011-73

Madam President:
 I move to amend Ordinance No. BL2011-73 by modifying it as follows:
 By adding the following new Section 3 and renumbering the following sections of the Ordinance accordingly:
***Section 3. Be it further enacted, that the following conditions be completed, bonded or satisfied as specifically required:**
 1. Any deviation from the layout shown on the Development Plan shall be approved by the Planning Commission, and any deviation that the Planning Commission finds that changes the basic development concept shall require Council approval.
 2. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
 3. The proposed development street names shall require further coordination with Public Works.
 4. As planned, Chutney and Trail Water Drive shall be extended to provide a secondary access to the proposed project site.
 5. Maxwell Road shall be improved along the property frontage to provide one-half of Metro's standard ST-252 cross section.
 6. Prior to construction plan preparation, a geotechnical report on sinkholes near roadways shall be provided.
 7. Prior to platting the 100th lot, a dedicated right turn lane shall be constructed for southbound traffic on Old Hickory Boulevard at Murfreesboro Road. This lane shall be designed with 100feet of storage and a taper per AASHTO standards.
 8. Prior to platting the 100th lot, Maxwell Road shall receive a full width pavement overlay from Lavergne/Couchville Pike to the property limits of the revised SP. The paving shall be a minimum of 2 as. 11 feet striped travel lanes with a minimum of 2 feet gravel shoulders. This work shall be coordinated with the Public Works Paving section inspector.
 9. No final plats shall be recorded until all off-site improvements have been designed, constructed and/or bonded. Further, all off-site improvements shall be constructed prior to the recording of the final plat containing the 100th lot.
 Sponsored by: Robert Duvall

ORDINANCE NO. BL2011-74

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County by changing from SP District to AR2a zoning for property located at Maxwell Road (unnumbered), approximately 1,575 feet east of Flagstone Drive (9.52 acres) and within the Floodplain Overlay District, all of which is described herein (Proposal No. 2006SP-081-002).
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: By changing from SP District to AR2a zoning for property located at Maxwell Road (unnumbered), approximately 1,575 feet east of Flagstone Drive (9.52 acres) and within the Floodplain Overlay District, being Property Parcel No. 066 as designated on Map 176-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.
 Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 176 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.
 Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.
 Sponsored by: Robert Duvall



Sheet Schedule

- C0.0 Cover Sheet
- C1.0 SP Comparison
- C2.0 SP Layout Plan
- C3.0 SP Utility Plan
- C4.0 SP Notes & Amenities

DEVELOPMENT SUMMARY

PROPOSED USE	SINGLE FAMILY (DETACHED) RESIDENTIAL
PROPERTY ZONING	SP SURROUNDING ZONING AR2a, RS10
MINIMUM LOT SIZE STREET LOADED	5,500 Sq Ft for Lots within Phase 1 Only / 6,000 Sq Ft for Future
MINIMUM LOT SIZE ALLEY LOADED	3,400 Sq Ft
DENSITY	3.2 Units per Acre (207 Lots on 64 Acres)
OPEN SPACE	21.5 Acres or 33% Proposed (21.4 Acres Currently Approved)
RIGHT OF WAY	12.9 Acres or 20% Proposed (15.3 Acres Currently Approved)
FRONT YARD SETBACK:	20 Ft for Street Loaded / 10 Ft for Alley Loaded
SIDE YARD	5 Ft for Interior Lots / Corner Lots vary 10'-15' (See Plans)
REAR YARD	20 Ft for Street Loaded / 5 Ft for Garage on Alley Loaded
HEIGHT STANDARDS	3 Stories Maximum

NOTE: THE DENSITY AND OPEN SPACE FIGURES /PERCENTAGES SHOWN IN THE ABOVE TABLE ARE BASED UPON ONLY THE 64.2 ACRE PROPOSED TO BE AMENDED BY THIS APPLICATION, AND DOES NOT INCLUDE THE ADDITIONAL 9.5 ACRES THAT COMPLETE THE 73.7 ACRE SP THAT IS PROPOSED TO BE REMOVED FOR THE SP AND REZONED TO AR2a.

Property Owner #1

Pinnacle Bank
 Contact: Allen Dixon
 150 3rd Avenue South
 Nashville, Tennessee 37201
 (615) 744-3700

Property Owner #2

Robert N & Doloris P Davenport
 4374 Maxwell Road
 Antioch, Tennessee 37013
 (615) 641-6472

Designer

Dale & Associates
 Contact: Michael Garrigan, PE
 516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

Floodnote

This property is located within a Flood Hazard Area as Depicted on FEMA Map 47037C0387F. Dated April 20, 2011. Elevation = 506

PLAN CONSISTENCY

The property in question is contained within Antioch/Priest Lake Community Plan or Subarea 13, with a specified Land Use Policy of Neighborhood General (NG).

Neighborhood General is a structure plan classification for areas that are primarily residential, ideally with lot patterns that are carefully arranged. Appropriate land uses include single family residential and public benefit activities, with multi-family residential being appropriate in certain locations within a NG District. Small open spaces such as parks, greens, squares and plazas are also appropriate. Development patterns within the NG Policy shall be carefully arranged and not random.

Davenport Downs proposes a total of 207 residential units on approximately 64 acres of land for a density of 3.2 units per acre. The lot pattern and road layout has been prepared cautiously with much thought in order to create a unique residential development with an abundance of open spaces, both active and passive. Mixtures of street and alley loaded products are proposed with centralized, formal green areas to serve as community amenities.

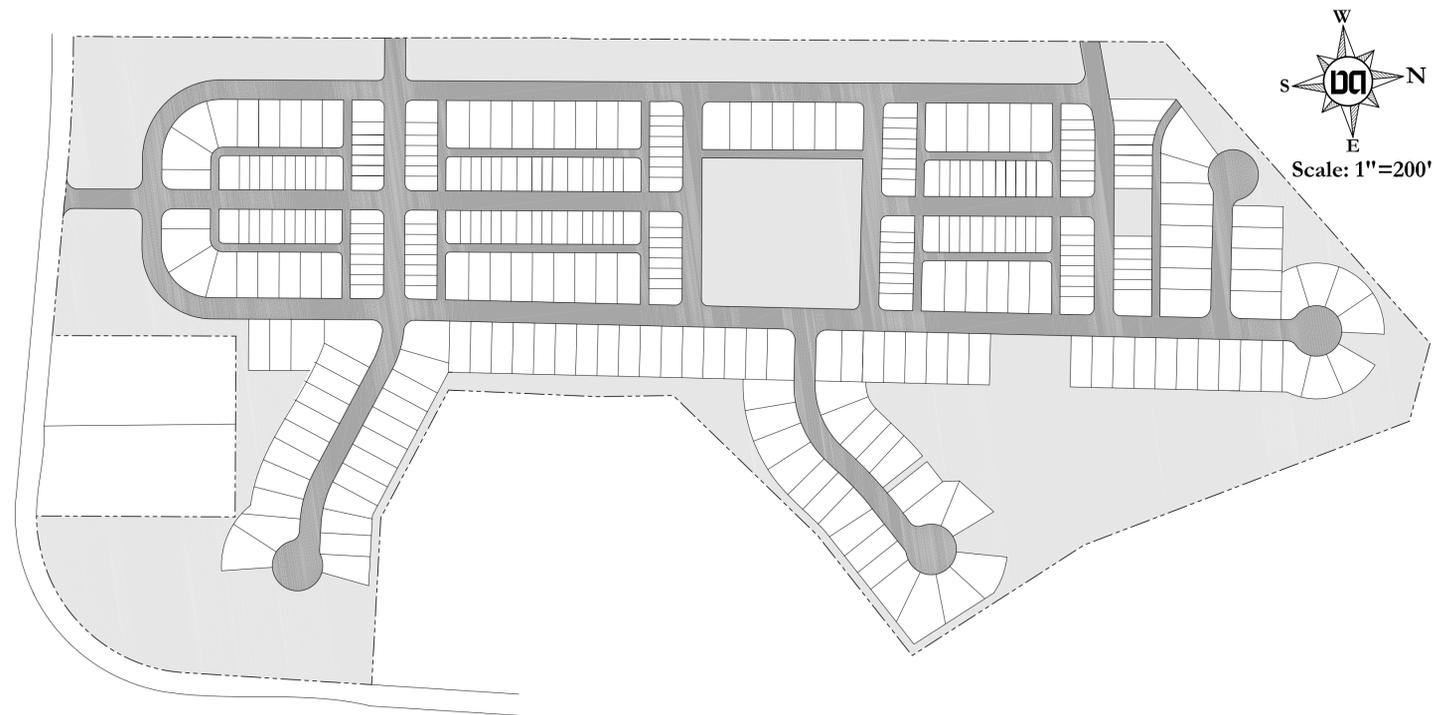


Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

Amendment to the Development Plan Davenport Downs SP D&A Project #10850

C0.0

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



ORIGINAL SP SUMMARY	
OVERALL AREA	74.26 ACRES
APPROVED UNITS	318 (Single Family Detached & Townhomes)
APPROVED DENSITY	4.3 Un/Ac
UNIT TYPE SUMMARY	(162) 24 Ft Alley Loaded Townhome Lots (156) 50 Ft Single Family Lots
MIN. LOT (Street Loaded)	6,000 Sq Ft Lot / 1,800 Sq Ft Living Space
MIN. LOT (Alley Loaded)	2,040 Sq Ft Lot / 1,200 Sq Ft Living Space
AREA IN RIGHT OF WAY	15.1 Acres (20%)
OPEN SPACE	28.4 Acres (38%)
FRONT SETBACK (Street Loaded)	20' (Garage to be recessed by 20 feet)
REAR SETBACK (Street Loaded)	20'
SIDE SETBACK (Street Loaded)	5' (15' for Corner Lots)
FRONT SETBACK (Townhomes)	10'
REAR SETBACK (Townhomes)	20'
SIDE SETBACK (Townhomes)	0' (5' for End Units)
PARKING REQUIREMENT	2 Spaces/Dwelling

NOTES:

Information in the "Original SP Summary" refers to the Council Adopted Plan that included the 9.5 Acre "Davenport Tract" that is proposed to be removed from the overall development.

Although the overall "Original SP" showed 28.4 acres of Open Space, Approximately 7.0 Acres of the Open Space was within the boundaries of the "Davenport Tract". A comparison of Open Space within the 64.2 Acre "Development Tract" yields comparable results (21.4 Acres on Original Council Plan versus 21.5 Acres as Proposed)

Composite Comparison of Minimum & Average Dwelling Sizes:

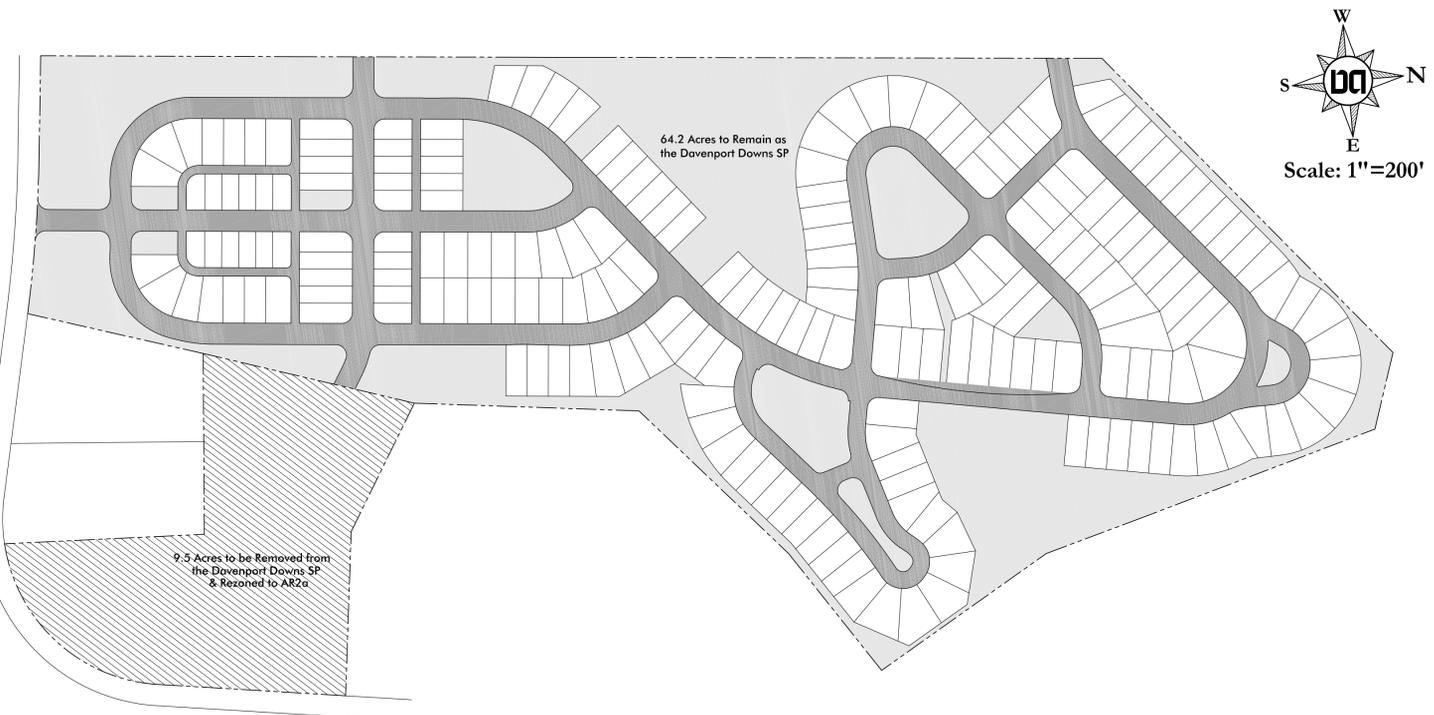
Minimum Living Space of Original SP (64.2 Ac "Development Tract")
130 Single Family Homes at 1,800 Sq Ft
162 Attached Townhomes at 1,200 Sq Ft
Aggregate (Average) Living Space of Original SP = 1,467 Sq Ft

Minimum Living Space of Proposed Amendment
207 Single Family Homes at 1,500 Sq Ft (Exceeds Above Aggregate)

Average Building Size of Original SP (64.2 Ac "Development Tract")
130 Single Family Homes at 2,200 Sq Ft
162 Attached Townhomes at 1,400 Sq Ft
Aggregate (Average) Living Space of Original SP = 1,756 Sq Ft

Minimum Living Space of Proposed Amendment
207 Single Family Homes at 1,750 Sq Ft (Comparable to Above Aggregate)

Currently Approved Master Plan



PROPOSED SP SUMMARY	
OVERALL AREA	64.21 ACRES
PROPOSED UNITS	207 (All Single Family Detached)
PROPOSED DENSITY	3.2 Un/Ac
UNIT TYPE SUMMARY	(36) 40 Ft Alley Loaded Single Family Lots (171) 50 Ft Street Loaded Single Family Lots
MIN. LOT (Street Loaded)	*5,500 Sq Ft Lot / 1,500 Sq Ft Living Space
MIN. LOT (Alley Loaded)	3,400 Sq Ft Lot / 1,500 Sq Ft Living Space
AREA IN RIGHT OF WAY	12.9 Acres (20%)
OPEN SPACE	21.5 Acres (33%)
FRONT SETBACK (Street Loaded)	20' (Garage to be recessed by 3 feet)
REAR SETBACK (Street Loaded)	20'
SIDE SETBACK (Street Loaded)	5' Interior / 15' Corner Lots
FRONT SETBACK (Alley Loaded)	10'
REAR SETBACK (Alley Loaded)	5' from Alley to Garage
SIDE SETBACK (Alley Loaded)	5' Interior / 10' for Corner Lots
PARKING REQUIREMENT	2 Spaces/Dwelling for Street Loaded 3 Spaces/Dwelling for Alley Loaded

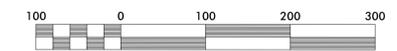
*Note: 5,500 Sq Ft is the minimum Lot Size 4-6 & 203-206 which are within Phase 1 and constrained by existing conditions. All future street loaded lots outside of the above shall be a minimum of 6,000 sq ft as shown in the Lot Size Table on Sheet C2.0

Proposed Revised Master Plan

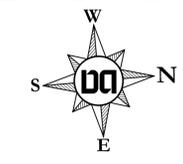
SP Comparison

Davenport Downs
An Amendment to the Development Plan
Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165
Nashville, Davidson County, Tennessee
MPC Case Numbers 2006SP-081-001 & 2006SP-081-002
Metro Council Ordinance BL2011-73

Amendment to the Development Plan
Davenport Downs SP
D&A Project #11050
C1.0
2 of 5



SCALE: 1" = 100'
 EXISTING SP AREA = 73.7 ACRES
 LAND TO BE REMOVED FROM SP = 9.5 ACRES
 TOTAL AMENDED SP AREA = 64.2 ACRES



REVISIONS:
 9/30/2011 - Staff Comments
 11/21/2011 - Staff Comments

MPC Case Numbers
 2006SP-081-001 & 002
 DATE: July 2011

U.S. CORPS OF ENGINEERS

U.S. CORPS OF ENGINEERS

1	7,075 Sq Ft	53	7,555 Sq Ft	105	6,763 Sq Ft	157	6,603 Sq Ft
2	6,871 Sq Ft	54	7,028 Sq Ft	106	6,000 Sq Ft	158	6,396 Sq Ft
3	6,126 Sq Ft	55	8,274 Sq Ft	107	6,000 Sq Ft	159	6,283 Sq Ft
4	5,500 Sq Ft	56	7,041 Sq Ft	108	6,000 Sq Ft	160	6,846 Sq Ft
5	5,500 Sq Ft	57	7,300 Sq Ft	109	6,000 Sq Ft	161	7,102 Sq Ft
6	5,500 Sq Ft	58	7,069 Sq Ft	110	6,000 Sq Ft	162	7,424 Sq Ft
7	6,578 Sq Ft	59	7,927 Sq Ft	111	6,000 Sq Ft	163	6,678 Sq Ft
8	3,513 Sq Ft	60	8,714 Sq Ft	112	6,000 Sq Ft	164	6,000 Sq Ft
9	3,400 Sq Ft	61	6,873 Sq Ft	113	6,000 Sq Ft	165	6,000 Sq Ft
10	3,400 Sq Ft	62	5,858 Sq Ft	114	6,000 Sq Ft	166	6,000 Sq Ft
11	3,400 Sq Ft	63	5,865 Sq Ft	115	6,698 Sq Ft	167	6,020 Sq Ft
12	3,400 Sq Ft	64	6,000 Sq Ft	116	8,052 Sq Ft	168	6,020 Sq Ft
13	3,679 Sq Ft	65	6,000 Sq Ft	117	6,379 Sq Ft	169	6,020 Sq Ft
14	5,000 Sq Ft	66	6,000 Sq Ft	118	8,152 Sq Ft	170	6,020 Sq Ft
15	5,000 Sq Ft	67	8,584 Sq Ft	119	8,152 Sq Ft	171	6,020 Sq Ft
16	5,000 Sq Ft	68	8,405 Sq Ft	120	8,152 Sq Ft	172	6,020 Sq Ft
17	5,803 Sq Ft	69	8,405 Sq Ft	121	8,152 Sq Ft	173	6,000 Sq Ft
18	4,141 Sq Ft	70	8,405 Sq Ft	122	8,152 Sq Ft	174	6,516 Sq Ft
19	3,600 Sq Ft	71	8,405 Sq Ft	123	7,105 Sq Ft	175	7,053 Sq Ft
20	3,600 Sq Ft	72	8,405 Sq Ft	124	7,037 Sq Ft	176	7,066 Sq Ft
21	3,600 Sq Ft	73	6,036 Sq Ft	125	7,197 Sq Ft	177	8,516 Sq Ft
22	4,141 Sq Ft	74	6,000 Sq Ft	126	7,160 Sq Ft	178	7,528 Sq Ft
23	4,750 Sq Ft	75	6,466 Sq Ft	127	6,825 Sq Ft	179	6,773 Sq Ft
24	4,000 Sq Ft	76	6,000 Sq Ft	128	6,000 Sq Ft	180	6,119 Sq Ft
25	4,000 Sq Ft	77	6,000 Sq Ft	129	6,000 Sq Ft	181	6,020 Sq Ft
26	4,000 Sq Ft	78	6,000 Sq Ft	130	6,000 Sq Ft	182	6,020 Sq Ft
27	4,749 Sq Ft	79	7,605 Sq Ft	131	6,000 Sq Ft	183	6,020 Sq Ft
28	6,271 Sq Ft	80	7,010 Sq Ft	132	6,000 Sq Ft	184	6,020 Sq Ft
29	6,786 Sq Ft	81	6,050 Sq Ft	133	7,662 Sq Ft	185	4,141 Sq Ft
30	7,035 Sq Ft	82	6,050 Sq Ft	134	7,335 Sq Ft	186	3,600 Sq Ft
31	7,035 Sq Ft	83	7,022 Sq Ft	135	6,000 Sq Ft	187	3,600 Sq Ft
32	6,000 Sq Ft	84	6,000 Sq Ft	136	6,000 Sq Ft	188	3,600 Sq Ft
33	6,000 Sq Ft	85	6,000 Sq Ft	137	6,717 Sq Ft	189	4,141 Sq Ft
34	6,000 Sq Ft	86	5,947 Sq Ft	138	6,237 Sq Ft	190	5,803 Sq Ft
35	6,000 Sq Ft	87	7,254 Sq Ft	139	7,070 Sq Ft	191	5,000 Sq Ft
36	6,000 Sq Ft	88	9,032 Sq Ft	140	7,046 Sq Ft	192	5,000 Sq Ft
37	6,000 Sq Ft	89	10,454 Sq Ft	141	7,644 Sq Ft	193	5,000 Sq Ft
38	6,509 Sq Ft	90	7,753 Sq Ft	142	9,074 Sq Ft	194	5,803 Sq Ft
39	6,000 Sq Ft	91	6,000 Sq Ft	143	8,638 Sq Ft	195	3,690 Sq Ft
40	6,000 Sq Ft	92	6,000 Sq Ft	144	7,179 Sq Ft	196	3,400 Sq Ft
41	6,000 Sq Ft	93	7,773 Sq Ft	145	6,044 Sq Ft	197	3,400 Sq Ft
42	6,000 Sq Ft	94	10,263 Sq Ft	146	6,147 Sq Ft	198	3,400 Sq Ft
43	6,000 Sq Ft	95	10,223 Sq Ft	147	6,146 Sq Ft	199	3,400 Sq Ft
44	7,640 Sq Ft	96	8,238 Sq Ft	148	6,057 Sq Ft	200	3,518 Sq Ft
45	7,665 Sq Ft	97	7,217 Sq Ft	149	6,062 Sq Ft	201	6,174 Sq Ft
46	6,000 Sq Ft	98	6,504 Sq Ft	150	6,000 Sq Ft	202	6,883 Sq Ft
47	6,063 Sq Ft	99	6,313 Sq Ft	151	6,000 Sq Ft	203	5,542 Sq Ft
48	7,848 Sq Ft	100	6,122 Sq Ft	152	6,000 Sq Ft	204	5,892 Sq Ft
49	7,506 Sq Ft	101	6,001 Sq Ft	153	6,946 Sq Ft	205	5,500 Sq Ft
50	6,502 Sq Ft	102	6,240 Sq Ft	154	7,138 Sq Ft	206	5,502 Sq Ft
51	6,000 Sq Ft	103	6,967 Sq Ft	155	7,675 Sq Ft	207	6,582 Sq Ft
52	6,000 Sq Ft	104	5,927 Sq Ft	156	7,694 Sq Ft		

DAVENPORT, ROBERT N. & DOLORES P.
 PARCEL 41 MAP 176

9.52 Acres to be
 Removed from the
 Davenport Downs SP &
 Re-Zoned to AR2a

100 YR FLOODPLAIN
 LINE ELEV. = 506 PER
 FIRM # - 47037C0387 F

LOT STANDARDS

ALLEY LOADED UNITS	36 Total Units Proposed	STREET LOADED UNITS	171 Units Proposed
	40' x 85' or 3,040 Sq Ft Min. Size (Restricted by Previously Approved Attached in Phase 1)		50' x 110' or 5,550 Sq Ft Min. Size (Restricted by Previously Approved Lots in Phase 1)
	Street Setback: 10 Ft		Street Setback: 20 Ft (Recess Garage to 23 Ft)
	Side Setback: 5 Ft (10 Ft for Corner Lots)		Side Setback: 5 Ft (15 Ft for Corner Lots)
	Rear Setback: 5 Ft for Detached Garage		Rear Setback: 20 Ft
	Min. Living Space 1,500 Sq Ft		Min. Living Space 1,500 Sq Ft
	Average Structure 1,750 Sq Ft		Average Structure 1,750 Sq Ft

SP Layout Plan

Davenport Downs
 An Amendment to the Development Plan
 Being Parcels 73, 104, 105, 106 & 130 on Tax Map 165
 Nashville, Davidson County, Tennessee
 MPC Case Numbers 2006SP-081-001 & 2006SP-081-002
 Metro Council Ordinance BL2011-73

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

Amendment to the
 Development Plan
 Davenport Downs SP
 D&A Project #11050

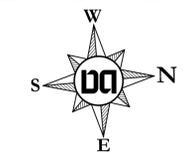
C2.0

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

3 of 5



SCALE: 1" = 100'
 EXISTING SP AREA = 73.7 ACRES
 LAND TO BE REMOVED FROM SP = 9.5 ACRES
 TOTAL AMENDED SP AREA = 64.2 ACRES



REVISIONS:
 9/30/2011 - Staff Comments
 11/21/2011 - Staff Comments

MPC Case Numbers
 2006SP-081-001 & 002
 DATE: July 2011



LEGEND:

— 8" — SA —	SANITARY SEWER
— 8" — W —	DOMESTIC WATER
— 6" — FM —	SANITARY FORCEMAIN
	STORMWATER FEATURE
	EXISTING SINKHOLE

- Metro Public Works Notes**
- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based upon field conditions.
 - The proposed development street names will require further coordination with Public Works.
 - As planned, extend Chutney and Trail Water Drive to provide a secondary access to the proposed project site.
 - Maxwell Road shall be improved along the property frontage to provide one-half of Metro's standard ST-252 cross section.
 - Prior to construction plan preparation, provide geotechnical report on sinkholes near roadways.
 - Prior to platting the 100th lot, a dedicated right turn lane shall be constructed for southbound traffic on Old Hickory Boulevard at Murfreesboro Road. This lane shall be designed with 100ft of storage and a taper per AASHTO standards.
 - Prior to platting the 100th lot, Maxwell Road is to receive a full width pavement overlay from Lavergne/Couchville Pike to the property limits of the revised SP. The paving is to be a minimum of 2 ea. 11 feet striped travel lanes with a minimum of 2 feet gravel shoulders. This work is to be coordinated with the Public Works Paving section inspector.
 - No final plats are to be recorded until all off-site improvements have been designed, constructed and/or bonded. Further, all off-site improvements shall be constructed prior to the recording of the final plat containing the 100th lot.

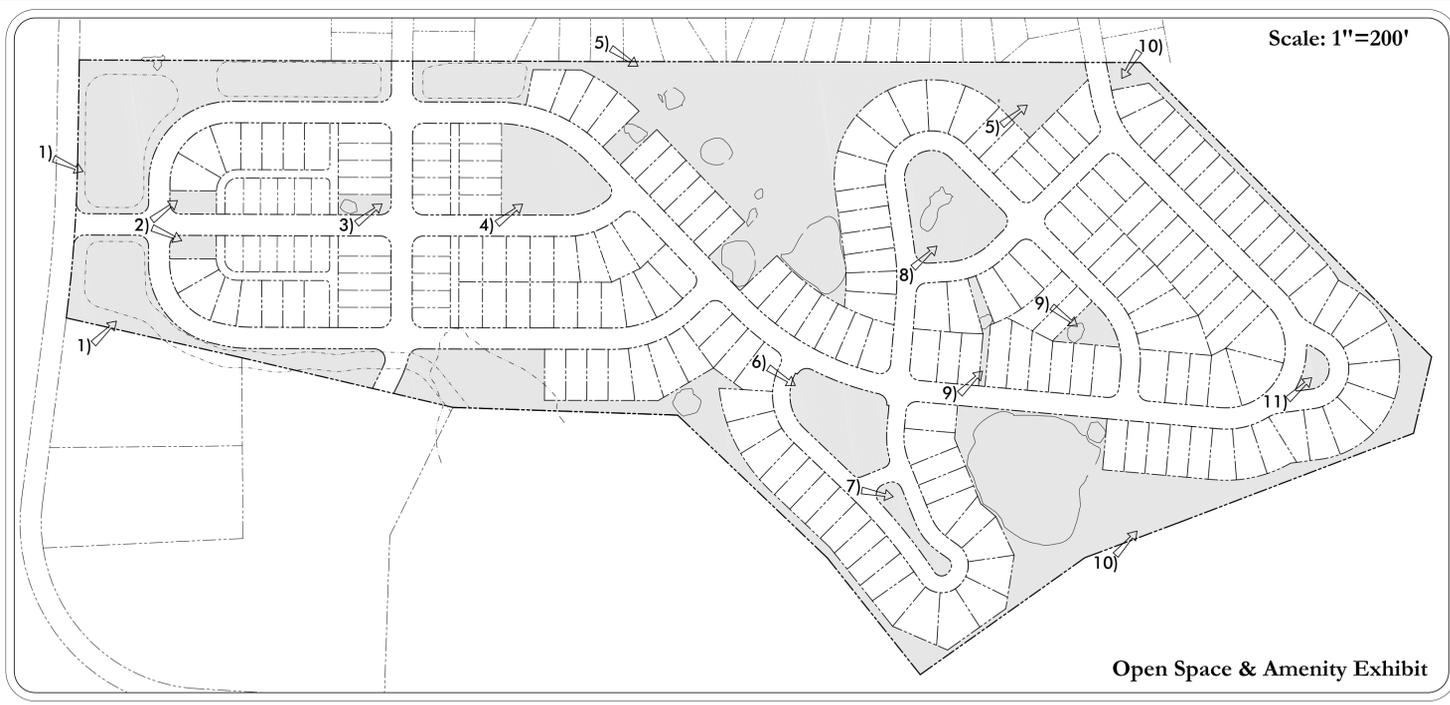
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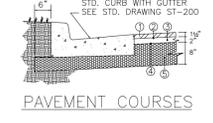
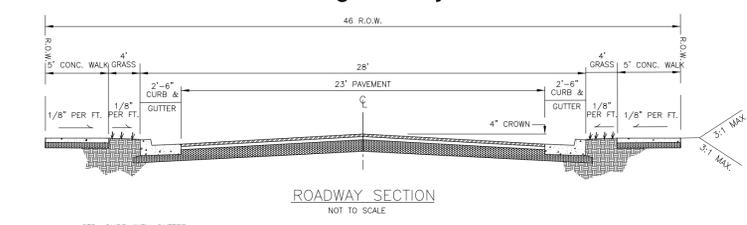
Open Space & Amenity Summary

- 1) Open Area adjacent to Maxwell Road to consist of two large wet lakes accessible by public sidewalk and landscaped with native species and grasses, including water plants such as Cattails, Water Iris, and Harly Lily. Lakes shall serve as an example of storm water management features designed and operating as amenities.
- 2) Formal Open Space including entry signage or stone columns with landscape planter beds. A small, formal sitting area accessible by public sidewalk consisting of a park bench and trellis is also appropriate.
- 3) Informal Open Space, preserving an existing sink hole and the trees adjacent to it. Disturbance of the sink hole for any construction activities, including grading, shall be prohibited.
- 4) Formal Open Area shall be designated as Community Green. Primarily open landscaped space available for free /open play and performance/gathering area. Trailways along with a small Arbor or Gazebo are also appropriate.
- 5) Large contiguous area considered informal open space with conserved sink holes. The design of this open space shall preserve the existing tree canopy with the exception of area shown as proposed for storm water management feature and other minor grading activities. Mulched trailways are also appropriate.
- 6) Formal Open Space shall be developed as a plaza or park consisting of a landscaped rain garden and a community playground. The rain garden shall have an access trail leading around its perimeter from the public sidewalk and shall also incorporate sitting areas, decorative lighting (along trail), and a trash receptacle. The playground shall incorporate preschool age equipment and shall be equipped with park benches, lighting, bike loops and a trash receptacle.
- 7) The open area shall be considered Community Green, primarily consisting of open landscaped space. A small trellis with sitting space and small garden would also be considered appropriate.
- 8) Formal park area to include a low impact storm water feature, such as a rain garden, and a playground with grade school age equipment, such as a climbing rock. Amenity features described for the rain garden and play areas in Item 6) are also appropriate and shall be incorporated into this area as well.
- 9) Passive or informal open space to consist of preserved trees and sink hole.
- 10) Perimeter open space shall be considered passive and will contain preserved sink holes, an existing sanitary sewer pump station, existing tree canopy along the boundary lines, and storm water features as conceptually shown.
- 11) Formal Pocket Park designed and developed to include park benches, lighting, a trellis (or a small gazebo or arbor) with paver walkways providing pedestrian access. Green space shall be landscaped with flowering trees and planter beds.

REVISIONS:
 9/30/2011 - Staff Comments
 11/21/2011 - Staff Comments

MPC Case Numbers
 2006SP-081-001 & 002
 DATE: July 2011

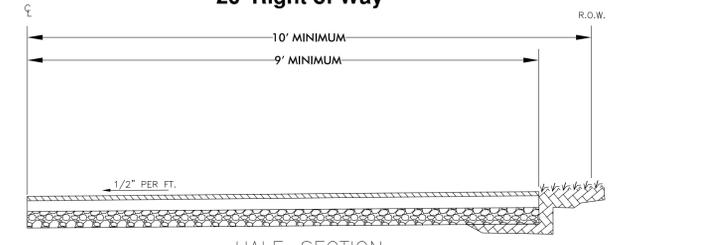
**ST-251 RESIDENTIAL-LOW DENSITY
 46' Right of Way**



- 1 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PTFE COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

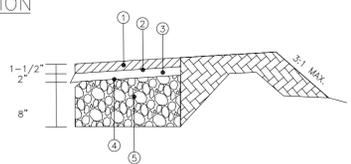
General Notes:
 1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
 2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

**ST-263 PUBLIC ALLEY
 20' Right of Way**



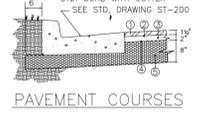
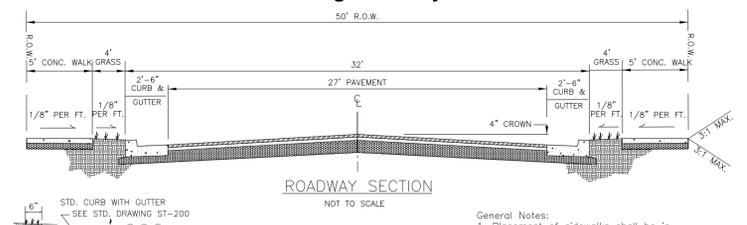
General Note

1. Alley width shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision
1. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.



- 1 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" BITUMINOUS LEVELER (CW)
- 4 PRIME COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

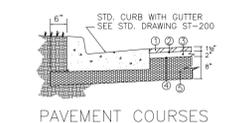
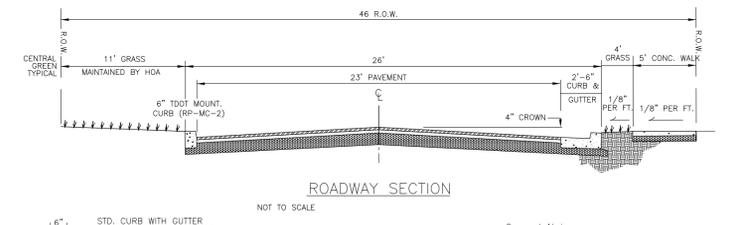
**ST-252 RESIDENTIAL-MED DENSITY
 50' Right of Way**



- 1 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PTFE COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

General Notes:
 1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
 2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

**ST-251 MODIFIED ("LOOP DRIVES")
 46' Right of Way**



- 1 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
- 2 TACK COAT (SS-1)
- 3 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
- 4 PTFE COAT (RS-2)
- 5 8" STONE (GRADING D PUG MILL MIX)

General Notes:
 1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.
 2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

SINGLE FAMILY DETACHED (ALLEY LOADED)

MIN. LOT AREA:	3,400 Sq Ft (40'x85')
FRONT SETBACK:	10 Feet
SIDE SETBACK:	5 Feet for Interior Lots 10 Feet for Corner Lots
REAR SETBACK:	5 Feet for Garage Setbacks
MAX. HEIGHT:	3 Stories
PARKING REQUIRED:	3 Stalls per Lot
PARKING ACCESS:	Public Alley
PARKING LOCATION:	Behind Units Garages to be Located 5 Ft from Alley and Separated from House by 10 Ft minimum. If no garage, parking pads shall measure 20 ft in depth & be separated from house by 10 ft min.
BUILDING MATERIALS:	Vinyl Siding Prohibited on any Facade that faces a Public Street
DWELLING SIZE:	No single family detached building shall have less than 1,500 sq ft of living space, the average of single family buildings shall be greater than 1,750 sq ft.

SINGLE FAMILY DETACHED (STREET LOADED)

MIN. LOT AREA:	5,500 Sq Ft (50'x110') in Phase 1 Only 6,000 Sq Ft (50' x 120') in Future Phases
FRONT SETBACK:	20 Feet (23 Ft for Garages)
SIDE SETBACK:	5 Feet for Interior Lots 15 Feet for Corner Lots
REAR SETBACK:	20 Feet
MAX. HEIGHT:	3 Stories
PARKING REQUIRED:	2 Spaces
PARKING ACCESS:	Public Street
PARKING LOCATION:	Front via Driveway & Garage
BUILDING MATERIALS:	Vinyl Siding Prohibited on any Facade that faces a Public Street
DWELLING SIZE:	No single family detached building shall have less than 1,500 sq ft of living space, the average of single family buildings shall be greater than 1,750 sq ft.



Dale & DD

Associates

Consulting Civil Engineering
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SP Notes & Amenities

C4.0

Amendment to the Development Plan
 Davenport Downs SP
 D&A Project #1050

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

5 of 5

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2021-815

Mr. President –

I hereby move to amend Ordinance No. BL2021-815 as follows:

I. By amending Section 4 to add the following conditions:

11. The site plan for the SP shall be updated to include a bike lane along Chestnut Street from 1st Avenue S to 8th Avenue S that will be built and funded by the developer prior to issuance of any Use & Occupancy Permits.

12. A public access easement shall be recorded for the approximately two acres of greenspace on the site plan that surrounds the Merritt Mansion.

13. The developer will submit a construction phasing and parking plan designed to minimize street closures and residential access issues in conjunction with submission of the first final site plan.

14. Construction of the development shall include sustainable and green building standards similar or equivalent to those outlined for LEED Silver.

15. 2,000-3,000 square feet of the retail space shall be designated for Community Engagement and Education spaces, with uses similar to those of civil support spaces.

16. 2,000 square feet within the SP shall be designated for artisan manufacturing space.

17. Five live / work residential units within the permitted residential units shall be included in the development. For the purposes of this legislation, “live / work” shall be defined as a residential unit space that combines commercial / office and residential uses in one unit.

INTRODUCED BY:

Colby Sledge
Member of Council

SUBSTITUTE ORDINANCE NO. BL2021-821

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 R10 to RS10 zoning for various properties located north of Highland View Drive, from Juneau Drive to Baton Rouge Drive, northward to Trenton Drive and eastward to Concord Drive (~~420.84~~ 111 acres), all of which is described herein (Proposal No. 2021Z-066PR-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:

A request to rezone from R10 to RS10 zoning for various properties located north of Highland View Drive, from Juneau Drive to Baton Rouge Drive, northward to Trenton Drive and eastward to Concord Drive (~~420.84~~ 111 acres), being various Property Parcels Nos.as designated on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein..

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 075 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

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

INTRODUCED BY:

Larry Hagar

Erin Evans
Members of Council

2021Z-066PR-001

Map 075-03, Parcel(s) 001-017, 019-036, 038-042, 044-054, 056-058, 061-067

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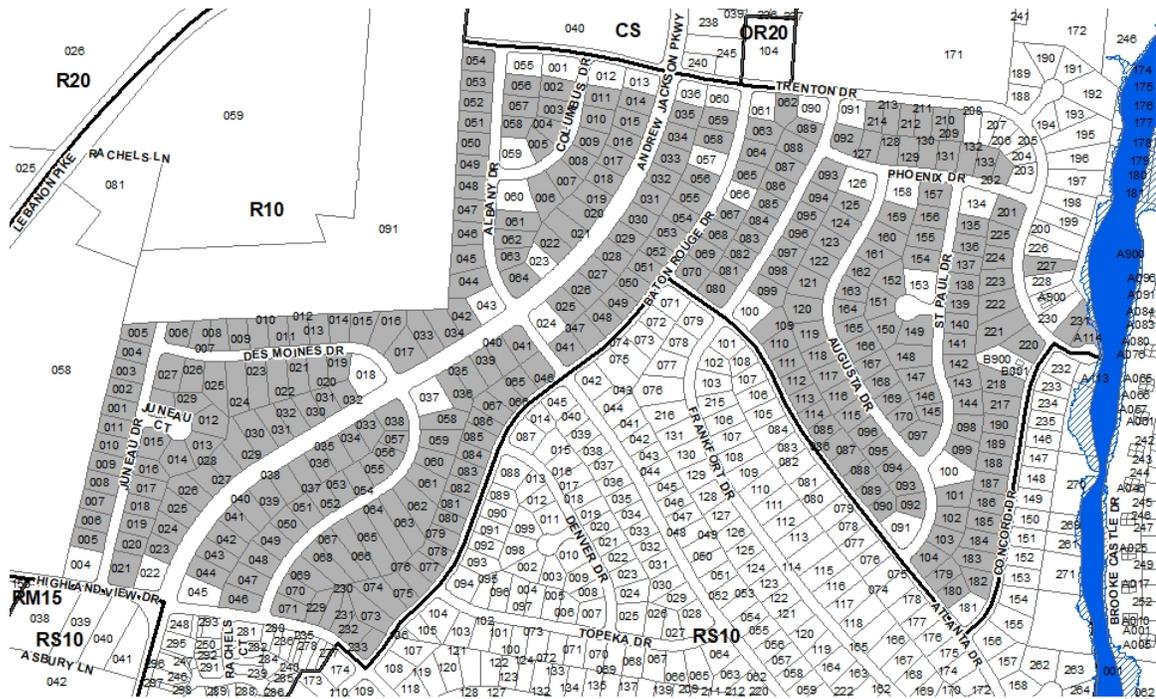
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Subarea 14, Donelson - Hermitage - Old Hickory

District 11 (Larry Hagar); 12 (Erin Evans)

Application fee paid by: Fee waived by Council

A request to rezone from R10 to RS10 zoning for various properties located north of Highland View Drive, from Juneau Drive to Baton Rouge Drive, northward to Trenton Drive and eastward to Concord Drive (111 acres), requested by Councilmember Larry Hagar and Councilmember Erin Evans, applicants; various owners.



APN	Owner	PropAddr	PropCity	PropS PropZip
07503002400	KINCAID, EMORY L. ETUX	512 DES MOINES DR	HERMITAGE	TN 37076
07503002500	PAULK, NATE & LAURA	508 DES MOINES DR	HERMITAGE	TN 37076
07503002600	HURT, JOE F. & SHARON L.	504 DES MOINES DR	HERMITAGE	TN 37076
07503002700	MUNOZ, LEOPOLDO HERNANDEZ	500 DES MOINES DR	HERMITAGE	TN 37076
07503002800	MINYARD, DERRICK & RACHEL MARKIN	4434 JUNEAU DR	HERMITAGE	TN 37076
07503002900	DAILEY, DOROTHY C. (LE) & MCCONNELL, SARA A. ET AL	505 JUNEAU CT	HERMITAGE	TN 37076
07503003000	BERRIDGE, LADONNA R. & NIGEL P.	4444 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003100	MCDONOUGH, DANIELLE M & ADAM R	4448 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003200	KENNEDY, JOHN FREDRICK & ROSE MARIE	4452 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003300	BOND, JACKSON	4504 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003400	HAMILTON, BELINDA	4508 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003500	LAM, UT T.	4509 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003600	SPELTA, APRIL K. & ANTHONY J., JR.	4505 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003800	MILLS, PATRICIA L. & CARTER J.	4455 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503003900	RODERICK, ROBERT W. & CAROLYN CAMILLE CURRY	4513 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503004000	OWEN, CHARLES E. ETUX	4517 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503004100	DAVIS, RAYMON L.	4521 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503004200	DOHERTY, JIMMY B. ETUX	4512 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07503004400	GARCIA, THERESA M	540 ALBANY DR	HERMITAGE	TN 37076
07503004500	PARKER, RACHEL & CHRISTOPHER	536 ALBANY DR	HERMITAGE	TN 37076
07503004600	DOUGLAS, DAVID H. ET UX	532 ALBANY DR	HERMITAGE	TN 37076
07503004700	HALLUM, MARTHA S.	528 ALBANY DR	HERMITAGE	TN 37076
07503004800	CARMAN, NORA BARRETT	524 ALBANY DR	HERMITAGE	TN 37076
07503004900	KELLEY, HURLEY	520 ALBANY DR	HERMITAGE	TN 37076
07503005000	2014 WILLIAM V GIBBY TRUST	516 ALBANY DR	HERMITAGE	TN 37076
07503005100	TRIPLETT, SANDRA & BOWENS, LORENZO	512 ALBANY DR	HERMITAGE	TN 37076
07503005200	BROWN, FRED, III & LONG, JENNY LYNN	508 ALBANY DR	HERMITAGE	TN 37076
07503005300	GILLIAM, DAVID T. & CONNIE L.	504 ALBANY DR	HERMITAGE	TN 37076
07503005400	JRR PROPERTIES, LLC	500 ALBANY DR	HERMITAGE	TN 37076
07503005600	STONE FAMILY, LP	505 ALBANY DR	HERMITAGE	TN 37076
07503005700	WARREN, ROBERT F. JR., ETUX	509 ALBANY DR	HERMITAGE	TN 37076
07503005800	MOORE, M. ANNETTE	513 ALBANY DR	HERMITAGE	TN 37076
07503006100	LANCASTER, CHARLES A. ETUX	529 ALBANY DR	HERMITAGE	TN 37076
07503006200	NIPPER, CHARLES R. ETUX	533 ALBANY DR	HERMITAGE	TN 37076
07503006300	HUMAN, EDWIN L. & NELL F., TRUSTEES	537 ALBANY DR	HERMITAGE	TN 37076
07503006400	GREEN, KYLE H. & ASHLEY M.	543 ALBANY DR	HERMITAGE	TN 37076
07503006500	PRIME, CHARLES K. & LESA M.	4468 BATON ROUGE DR	HERMITAGE	TN 37076
07503006600	NABORS, ROBERT M. JR. ET UX	4464 BATON ROUGE DR	HERMITAGE	TN 37076
07503006700	BISHOP, ROBERT C. & VICKI LYNN	4460 BATON ROUGE DR	HERMITAGE	TN 37076
07504000200	WYATT, KENNETH & DORIS	504 COLUMBUS DR	HERMITAGE	TN 37076
07504000300	MOORE, HAROLD N. & CAROLYN J.-REV LIV TR.	508 COLUMBUS DR	HERMITAGE	TN 37076
07504000400	FOX, RICHARD CHESTER III ETUX	514 COLUMBUS DR	HERMITAGE	TN 37076
07504000500	GAMARY, MATTHEW P.	520 COLUMBUS DR	HERMITAGE	TN 37076
07504000600	HARPER, GEORGIA MAI, TRUSTEE	525 COLUMBUS DR	HERMITAGE	TN 37076
07504000700	THOMPSON, RICHARD H. ET UX	521 COLUMBUS DR	HERMITAGE	TN 37076
07504000800	WYATT, KENNETH W. & DORIS S.	517 COLUMBUS DR	HERMITAGE	TN 37076
07504000900	HOLLADAY, MARY WALKER A.	513 COLUMBUS DR	HERMITAGE	TN 37076
07504001000	SIMPSON, DONALD O. ETUX	509 COLUMBUS DR	HERMITAGE	TN 37076
07504001100	TURNER, ANDREW MICHAEL	505 COLUMBUS DR	HERMITAGE	TN 37076
07504001400	MOORE, HAROLD N. & CAROLYN J.-REV LIV TR.	4568 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504001500	GAINES, CHRIS R. & CAROL A.	4564 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504001600	MACINTYRE, CYNTHIA RAINS	4560 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504001700	KIOLBASA, MARY & MILLER, JOSHUA	4556 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504001800	NEELY, RANDAL W. & NABIULLINA, FAIMA ALBERTOVNA	4552 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504001900	RIZK, MAGED RIZK ATTIA	4548 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504002000	OPENDOOR PROPERTY TRUST I	4544 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504002100	CARLTON, DONALD E & HOLLY L	4540 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504002200	HLAD, JOHN A. & HAYDEE	4536 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504002500	SYRIAC, DANIEL F.	4529 ANDREW JACKSON PKWY	HERMITAGE	TN 37076
07504002600	MITCHELL, BRETT & UPCHURCH, BRIDGETTE	4533 ANDREW JACKSON PKWY	HERMITAGE	TN 37076

07504002700	HAYES, FRIEDA	4537 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504002800	MIERS, BETH-ANNE	4541 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504002900	PARKER, PAMELLA SUE	4545 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504003000	STEFFEY, NORMA JUNE	4549 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504003100	WYATT, KENNETH W. & DORIS S.	4553 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504003200	BRUCE, PAMELA S.	4557 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504003300	RAMIREZ, ROBERTO & JUANA	4561 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504003400	TRUONG, HOANGYEN	4565 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504003500	CLARK, TINA M.	4569 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07504004100	BURCHFIELD, MARK V. & WANDA V.	4500 BATON ROUGE DR	HERMITAGE	TN	37076
07504004600	BOYNTON, JOHN B., JR. & GLENDA B.	4472 BATON ROUGE DR	HERMITAGE	TN	37076
07504004700	QUINTANA, EDI NAVA & HONORATO, KARINA TORRES	4504 BATON ROUGE DR	HERMITAGE	TN	37076
07504004800	WILKERSON, E. W.	4508 BATON ROUGE DR	HERMITAGE	TN	37076
07504004900	HARRIS, JASON S	4512 BATON ROUGE DR	HERMITAGE	TN	37076
07504005000	MYINT, U. WIN	4518 BATON ROUGE DR	HERMITAGE	TN	37076
07504005100	GARDINER, KATELYN STEWART	4522 BATON ROUGE DR	HERMITAGE	TN	37076
07504005200	FROST, CELESTIA F.	4526 BATON ROUGE DR	HERMITAGE	TN	37076
07504005300	FISHER, ANGELA & BRENT	4530 BATON ROUGE DR	HERMITAGE	TN	37076
07504005400	SHORES, STEVEN L. ET UX	4534 BATON ROUGE DR	HERMITAGE	TN	37076
07504005500	LAWRENCE, DONNA G. (LE) & HAYES, THERESA LYNN	4538 BATON ROUGE DR	HERMITAGE	TN	37076
07504005600	POST, ADAM & KAREN	4542 BATON ROUGE DR	HERMITAGE	TN	37076
07504005800	BARNETT, JO ELLEN S.	4550 BATON ROUGE DR	HERMITAGE	TN	37076
07504005900	SWIFT, JOHN H. & MARSHA	4554 BATON ROUGE DR	HERMITAGE	TN	37076
07504006200	FRIERSON, DAVA	4715 TRENTON DR	HERMITAGE	TN	37076
07504006300	COVINGTON, BOBBIE JEAN LIVING TRUST	4555 BATON ROUGE DR	HERMITAGE	TN	37076
07504006400	CHILDREE, MICHAEL D. ET UX	4551 BATON ROUGE DR	HERMITAGE	TN	37076
07504006500	COTHERN, LESLIE R., JR.	4547 BATON ROUGE DR	HERMITAGE	TN	37076
07504006700	WALTON, GALE	4539 BATON ROUGE DR	HERMITAGE	TN	37076
07504006800	BUSH, LEIGHTON G.	4535 BATON ROUGE DR	HERMITAGE	TN	37076
07504006900	MOONEYHAM, EMILY S. & DRAPER, HOUSTON G.	4531 BATON ROUGE DR	HERMITAGE	TN	37076
07504007000	PATTON, ERNEST & SONYA	4527 BATON ROUGE DR	HERMITAGE	TN	37076
07504008000	COOPER, RICKY H. & KELLY JO	540 FRANKFORT DR	HERMITAGE	TN	37076
07504008100	WILKINS, JAMES R., JR. & TRISLER, KATHLEEN A. ET AL	536 FRANKFORT DR	HERMITAGE	TN	37076
07504008200	TENNESSEE INVESTMENT SERVICES TRUST OF CHERYL PAGANO	532 FRANKFORT DR	HERMITAGE	TN	37076
07504008300	RINEY, JAMES E. ET UX	528 FRANKFORT DR	HERMITAGE	TN	37076
07504008400	GARRISON, CHARLOTTE	524 FRANKFORT DR	HERMITAGE	TN	37076
07504008500	SHERRELL, BOBBYE L.	520 FRANKFORT DR	HERMITAGE	TN	37076
07504008600	SHAVER, JAMES B. ETUX	516 FRANKFORT DR	HERMITAGE	TN	37076
07504008700	WILEE, JENNIFER LEIGH	512 FRANKFORT DR	HERMITAGE	TN	37076
07504008800	SEIDL, VLADAN & SHEILA	508 FRANKFORT DR	HERMITAGE	TN	37076
07504008900	HELBIG, VANESSA L. & JOHNSON, THOMAS G.	504 FRANKFORT DR	HERMITAGE	TN	37076
07504009200	LOCKE, JOSEPH R. JR., & LINDA H.	505 FRANKFORT DR	HERMITAGE	TN	37076
07504009300	BRITT, STEPHAN & MAUREEN	509 FRANKFORT DR	HERMITAGE	TN	37076
07504009400	PETTY, ROBERT JAMES ETUX	513 FRANKFORT DR	HERMITAGE	TN	37076
07504009500	RICHARDS, PATRICIA M. ET AL	517 FRANKFORT DR	HERMITAGE	TN	37076
07504009600	DENTON, MICHAEL	521 FRANKFORT DR	HERMITAGE	TN	37076
07504009700	TRENT, JANET CAROL & TIMOTHY BURDETTE	525 FRANKFORT DR	HERMITAGE	TN	37076
07504009800	TWILLEY, DANNY L. ET UX	529 FRANKFORT DR	HERMITAGE	TN	37076
07504009900	WARD, RICKIE & TRACY	533 FRANKFORT DR	HERMITAGE	TN	37076
07504010900	JEFFREES, DAVID ET UX	613 ATLANTA DR	HERMITAGE	TN	37076
07504011000	CAIN, CONNIE C.	617 ATLANTA DR	HERMITAGE	TN	37076
07504011100	BOWERS, TAYLOR	621 ATLANTA DR	HERMITAGE	TN	37076
07504011200	ANDERSON, ZACHARY	625 ATLANTA DR	HERMITAGE	TN	37076
07504011300	FORD, H. JERE ETUX	629 ATLANTA DR	HERMITAGE	TN	37076
07504011400	BOYD, RYAN M.	633 ATLANTA DR	HERMITAGE	TN	37076
07504011500	TREADWELL, PETER M. REVOCABLE LIVING TRUST, THE	544 AUGUSTA DR	HERMITAGE	TN	37076
07504011600	POE, KEVIN	540 AUGUSTA DR	HERMITAGE	TN	37076
07504011700	KNECHT, TAD FRANKLIN	536 AUGUSTA DR	HERMITAGE	TN	37076
07504011800	QUINTER, PHILLIP	532 AUGUSTA DR	HERMITAGE	TN	37076
07504011900	CRUTCHER, DAVID V., SR.	528 AUGUSTA DR	HERMITAGE	TN	37076
07504012000	ELLIS, JAMES E. ET UX	524 AUGUSTA DR	HERMITAGE	TN	37076

07504012100	RAY, JAMES W. ETUX	520 AUGUSTA DR	HERMITAGE	TN	37076
07504012200	BREEDEN, RICHARD W., ET UX	516 AUGUSTA DR	HERMITAGE	TN	37076
07504012300	HAYNES, BERNICE C.	512 AUGUSTA DR	HERMITAGE	TN	37076
07504012400	JONES, PAMELA & JEFFREY E.	508 AUGUSTA DR	HERMITAGE	TN	37076
07504012500	MELENDEZ, CARLOS E. & MIRIAM E.	504 AUGUSTA DR	HERMITAGE	TN	37076
07504012700	HUFF, CHRISTOPHER D. & MARGEE L.	4705 PHOENIX DR	HERMITAGE	TN	37076
07504012800	CANNON, CAREESE J.	4709 PHOENIX DR	HERMITAGE	TN	37076
07504012900	SLATE, LISA	4713 PHOENIX DR	HERMITAGE	TN	37076
07504013000	WINFREE, MARCUS & COURTNEY	4717 PHOENIX DR	HERMITAGE	TN	37076
07504013100	DULING, KATHLEEN A. & JOHN W.	4721 PHOENIX DR	HERMITAGE	TN	37076
07504013200	NASHVILLE VOLUNTEERS OF AMERICA LIV CTR	4725 PHOENIX DR	HERMITAGE	TN	37076
07504013300	CLIFFORD, DENNIS JAMES	4729 PHOENIX DR	HERMITAGE	TN	37076
07504013500	WINFREE, JACKIE M.	505 ST PAUL DR	HERMITAGE	TN	37076
07504013600	CONNOLLY, TABITHA D.	509 ST PAUL DR	HERMITAGE	TN	37076
07504013700	BEARD, JESSIE	513 ST PAUL DR	HERMITAGE	TN	37076
07504013800	HUNTER, GARY BERNARD SR & BURSEY, ROBERT	517 ST PAUL DR	HERMITAGE	TN	37076
07504013900	ALLBRITTEN, KATHLEEN & STEPHEN C.	521 ST PAUL DR	HERMITAGE	TN	37076
07504014000	COX, MARC A. & DUPOVAC, MAJA	525 ST PAUL DR	HERMITAGE	TN	37076
07504014100	OLIVER, CATRINA M.	529 ST PAUL DR	HERMITAGE	TN	37076
07504014200	CHARLES, MATTHEW	533 ST PAUL DR	HERMITAGE	TN	37076
07504014300	PRIMM, CHARLES A. ET UX	537 ST PAUL DR	HERMITAGE	TN	37076
07504014400	SCOTT, CHARLES H. JR. ETUX	541 ST PAUL DR	HERMITAGE	TN	37076
07504014500	FURLINE, CHARLES D. & BOBBIE L.	536 ST PAUL DR	HERMITAGE	TN	37076
07504014600	RANKINS, ANDREA S. & DERRIC W.	532 ST PAUL DR	HERMITAGE	TN	37076
07504014700	MCCOY, SANDRA & NATIONS, RANDY	528 ST PAUL DR	HERMITAGE	TN	37076
07504014800	PEARCE, LEE P., III & MARTHA C.	524 ST PAUL DR	HERMITAGE	TN	37076
07504014900	CHESEMORE, RONALD & CONNIE	520 ST PAUL DR	HERMITAGE	TN	37076
07504015000	SALISBURY, OTTO G. ET UX	512 ST PAUL CT	HERMITAGE	TN	37076
07504015100	BREIWA, STEPHANIE M.	508 ST PAUL CT	HERMITAGE	TN	37076
07504015200	DENNEY, MITCHELL A.	504 ST PAUL CT	HERMITAGE	TN	37076
07504015400	DELK, LINDA	512 ST PAUL DR	HERMITAGE	TN	37076
07504015500	WAUFORD, GEORGE R & LINDA L	508 ST PAUL DR	HERMITAGE	TN	37076
07504015600	ARIVETT, KATHLEEN	504 ST PAUL DR	HERMITAGE	TN	37076
07504015700	WADE, JAMES RONALD & KATHRYN MCINTOSH	500 ST PAUL DR	HERMITAGE	TN	37076
07504015900	SMITH, DAVID L. ET UX	505 AUGUSTA DR	HERMITAGE	TN	37076
07504016000	DEPUY, MARGARET ANN	509 AUGUSTA DR	HERMITAGE	TN	37076
07504016100	OLIVE, JIMMY W. ET UX	513 AUGUSTA DR	HERMITAGE	TN	37076
07504016200	LAWRENCE, EARL ETUX	517 AUGUSTA DR	HERMITAGE	TN	37076
07504016300	WILLIAMS, MARILYN J	521 AUGUSTA DR	HERMITAGE	TN	37076
07504016400	WILLIAMSON, MARY L.	525 AUGUSTA DR	HERMITAGE	TN	37076
07504016500	MEACHUM, CECILE A.	529 AUGUSTA DR	HERMITAGE	TN	37076
07504016600	LEMAIRE, MILDRED J.	533 AUGUSTA DR	HERMITAGE	TN	37076
07504016700	MADDOX, DOYLEBERT E. ETUX	537 AUGUSTA DR	HERMITAGE	TN	37076
07504016800	CARMAN, NATHAN & AMY	541 AUGUSTA DR	HERMITAGE	TN	37076
07504016900	FALCE, JOSEPH A. & SANDRA A.	545 AUGUSTA DR	HERMITAGE	TN	37076
07504017000	BILLINGS, JAMES A. ET UX	549 AUGUSTA DR	HERMITAGE	TN	37076
07504020100	REED, WARREN L. & BARBARA	4775 TRENTON DR	HERMITAGE	TN	37076
07504020200	CARTER, JERRY WAYNE ETUX	4733 PHOENIX DR	HERMITAGE	TN	37076
07504020900	JALALIDDIN, TRAVIS	4747 TRENTON DR	HERMITAGE	TN	37076
07504021000	NIXON, JAMES E.	4743 TRENTON DR	HERMITAGE	TN	37076
07504021100	CAMPBELL, RANY & KATE LIVING TRUST	4739 TRENTON DR	HERMITAGE	TN	37076
07504021200	CHEEK, PATRICK E.	4735 TRENTON DR	HERMITAGE	TN	37076
07504021300	LEE, GREGORY THOMAS	4731 TRENTON DR	HERMITAGE	TN	37076
07504021400	ATANACIO, ADRIAN SALAS & MORALS, SOLEDAD	4727 TRENTON DR	HERMITAGE	TN	37076
07504021700	POOLE, STELLA G.	4813 CONCORD DR	HERMITAGE	TN	37076
07504021800	TOBAR, RICARDO RIVERA & VENTURA, LILIAN	4809 CONCORD DR	HERMITAGE	TN	37076
07504022000	VASQUEZ, ENRIQUE & CASTRO, MARGARITA CHAVOLLA	4801 CONCORD DR	HERMITAGE	TN	37076
07504022100	ANDERSON, CHRISTOPHER ROSS & JANICE	4795 TRENTON DR	HERMITAGE	TN	37076
07504022200	PARKER, PHILLIP T. ETUX	4791 TRENTON DR	HERMITAGE	TN	37076
07504022300	ROKAITIS, WILLIAM C & JANICE K	4787 TRENTON DR	HERMITAGE	TN	37076
07504022400	DALE, WARD K. ET UX	4783 TRENTON DR	HERMITAGE	TN	37076

07504022500	LOPEZ, JOSE O. ROBLES	4779 TRENTON DR	HERMITAGE	TN	37076
07504022700	HAMILTON, ALANA	4774 TRENTON DR	HERMITAGE	TN	37076
07504023100	BOCKMAN, JASON & ERICA	4790 TRENTON DR	HERMITAGE	TN	37076
07503000100	4433 JUNEAU DR TRUST	4433 JUNEAU DR	HERMITAGE	TN	37076
07503000200	BERG, ROBERT K. & GRACE W., TRS.	4437 JUNEAU DR	HERMITAGE	TN	37076
07503000300	KOONTZ, ERNEST CARLYLE LIVING TRUST, THE	4441 JUNEAU DR	HERMITAGE	TN	37076
07503000400	WILKES, CHRISTOPHER M.& CHRISTIE M.	4445 JUNEAU DR	HERMITAGE	TN	37076
07503000500	VANDERPOOL, WAYNE ET UX	4449 JUNEAU DR	HERMITAGE	TN	37076
07503000600	MILAM, PAMELA G.	501 DES MOINES DR	HERMITAGE	TN	37076
07503000700	CARTER, MILDRED P.	505 DES MOINES DR	HERMITAGE	TN	37076
07503000800	MACIAS, MELVIN & MARTINEZ, BEATRIZ	509 DES MOINES DR	HERMITAGE	TN	37076
07503000900	DIORIO, JONATHAN & EVELYN WINDHAM	513 DES MOINES DR	HERMITAGE	TN	37076
07503001000	JOHNSON, JOSHUA L.	517 DES MOINES DR	HERMITAGE	TN	37076
07503001100	HOBBY, LAURIE A.	521 DES MOINES DR	HERMITAGE	TN	37076
07503001200	STEIN, RICHARD D.	525 DES MOINES DR	HERMITAGE	TN	37076
07503001300	FRYE, CHARLES A. IRRIVOCABLE TRUST	529 DES MOINES DR	HERMITAGE	TN	37076
07503001400	GARNER, JOHN & MARY	533 DES MOINES DR	HERMITAGE	TN	37076
07503001500	SENER, JAMES R. ETUX	537 DES MOINES DR	HERMITAGE	TN	37076
07503001600	GROETKEN, ANDREW DOUGLAS	541 DES MOINES DR	HERMITAGE	TN	37076
07503001700	HAZLETT, JOHN E. ET UX	4500 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07503001900	WOODALL, JOHN H., JR.	532 DES MOINES DR	HERMITAGE	TN	37076
07503002000	BUCKNER, WILLIAM T. & FRANCES N., TRS.	528 DES MOINES DR	HERMITAGE	TN	37076
07503002100	GOODWIN, JOEL DAVID & LESLIE BRIGHT	524 DES MOINES DR	HERMITAGE	TN	37076
07503002200	WILLIAMS, ROGER P.	520 DES MOINES DR	HERMITAGE	TN	37076
07503002300	BLANKENSHIP, CHARLES R. & MELISA	516 DES MOINES DR	HERMITAGE	TN	37076
075080A11400CO	BATTS, RICHARD B.	4800 TRENTON DR	HERMITAGE	TN	37076
07508008500	BEELER, RANDY J	637 ATLANTA DR	HERMITAGE	TN	37076
07508008600	WOODROFF, ELVIN, JR. ETUX	641 ATLANTA DR	HERMITAGE	TN	37076
07508008700	RIVAS, JOSE ALFONSO	645 ATLANTA DR	HERMITAGE	TN	37076
07508008800	RUBLE, MARTHA A.	649 ATLANTA DR	HERMITAGE	TN	37076
07508008900	HARDING, STEVEN MICHAEL & SARA	653 ATLANTA DR	HERMITAGE	TN	37076
07508009000	KITCHEN, PAUL KENT & ANITA K.	657 ATLANTA DR	HERMITAGE	TN	37076
07508009200	REDMON, DENNIS BOYD & WREVONDA	564 AUGUSTA DR	HERMITAGE	TN	37076
07508009300	MCDOWELL, ROBERT P. & VICTORIA L.	560 AUGUSTA DR	HERMITAGE	TN	37076
07508009400	ARMSTEAD, SAMUEL Q. & WYNITA	556 AUGUSTA DR	HERMITAGE	TN	37076
07508009500	JONES, MICHAEL A.	552 AUGUSTA DR	HERMITAGE	TN	37076
07508009600	RAMSEY, SUZANNE	548 AUGUSTA DR	HERMITAGE	TN	37076
07508009700	MULLINS, SHARON A. & ROBERT O.	540 ST PAUL DR	HERMITAGE	TN	37076
07508009800	GRISWOLD, ANDREW S. ET UX	545 ST PAUL DR	HERMITAGE	TN	37076
07508009900	CLOW, ERICK K. & BEARDEN, CASEY A.	549 ST PAUL DR	HERMITAGE	TN	37076
07508010100	GIBSON, PENNY & ROBIN	561 AUGUSTA DR	HERMITAGE	TN	37076
07508010200	HARRIS, JAMES EVANS ETUX	565 AUGUSTA DR	HERMITAGE	TN	37076
07508010300	TURNER, RICHARD F. ETUX	569 AUGUSTA DR	HERMITAGE	TN	37076
07508010400	OSBORNE, MITZI	573 AUGUSTA DR	HERMITAGE	TN	37076
07508017900	MOSS, JOSEPH D. ET UX	669 ATLANTA DR	HERMITAGE	TN	37076
07507022900	WILSON, GRACE	521 HIGHLAND VIEW DR	HERMITAGE	TN	37076
07507023000	FRAZER, FRANK SCOTT	525 HIGHLAND VIEW DR	HERMITAGE	TN	37076
07507023100	GONZALEZ, FELIPE, JR. ET UX	529 HIGHLAND VIEW DR	HERMITAGE	TN	37076
07507023200	RAY, GERALDINE L. & CHARLES	533 HIGHLAND VIEW DR	HERMITAGE	TN	37076
07507023300	ROGERS, RYAN & AMANDA	537 HIGHLAND VIEW DR	HERMITAGE	TN	37076
07508018000	WHITEHEAD, JAMES BRENT & BECCA ARNOLD	673 ATLANTA DR	HERMITAGE	TN	37076
07508018200	WALDRON, SHARON KAYE	4849 CONCORD DR	HERMITAGE	TN	37076
07508018300	LANGLEY, CHARLES R. ET UX	4845 CONCORD DR	HERMITAGE	TN	37076
07508018400	SPICER, DARYL & OLDHAM, BRIAN	4841 CONCORD DR	HERMITAGE	TN	37076
07508018500	PERRY, DANIEL KYLE	4837 CONCORD DR	HERMITAGE	TN	37076
07508018600	ALTICK, TANYA JEAN	4833 CONCORD DR	HERMITAGE	TN	37076
07508018700	CHRISMON, DACOSTA LAMAR	4829 CONCORD DR	HERMITAGE	TN	37076
07508018800	BLUNKALL, STEVEN H. ET UX	4825 CONCORD DR	HERMITAGE	TN	37076
07508018900	BELL, DEAN & SANDRA	4821 CONCORD DR	HERMITAGE	TN	37076
07508019000	JERGENS, HUNTER A. & MORGAN L. & PHILLIP J & KERRY M.	4817 CONCORD DR	HERMITAGE	TN	37076
07507000500	ROQUET, FRANK J., SR. ET UX	4405 JUNEAU DR	HERMITAGE	TN	37076

07507000600	PERRY, LARRY D., II & PAULA J. DYER	4409 JUNEAU DR	HERMITAGE	TN	37076
07507000700	REYNOLDS, ALEXANDRA G	4413 JUNEAU DR	HERMITAGE	TN	37076
07507000800	MELTON, THOMAS D. ET UX	4417 JUNEAU DR	HERMITAGE	TN	37076
07507000900	HALEY, CHRISTIE M.	4421 JUNEAU DR	HERMITAGE	TN	37076
07507001000	VAILES, RHONDA G.	4425 JUNEAU DR	HERMITAGE	TN	37076
07507001100	MAHONEY, ZACHARY MICHAEL	4429 JUNEAU DR	HERMITAGE	TN	37076
07507001200	JOHNSON, MARY JANE, TRUSTEE	509 JUNEAU CT	HERMITAGE	TN	37076
07507001300	HARMAN, DOTTIE	508 JUNEAU CT	HERMITAGE	TN	37076
07507001400	GRABOWSKI, MATTHEW L.	504 JUNEAU CT	HERMITAGE	TN	37076
07507001500	JONES, CAITLYN NICOLE & FOWLER, JOHN PATRICK	4424 JUNEAU DR	HERMITAGE	TN	37076
07507001600	MALONE, PATRICIA B.	4420 JUNEAU DR	HERMITAGE	TN	37076
07507001700	CARNEY, DENNIS E.	4416 JUNEAU DR	HERMITAGE	TN	37076
07507001800	CAMPBELL, JERRY S.	4412 JUNEAU DR	HERMITAGE	TN	37076
07507001900	CALDWELL, MARK THOMAS	4408 JUNEAU DR	HERMITAGE	TN	37076
07507002000	ABBOTT, TERRI M.	4404 JUNEAU DR	HERMITAGE	TN	37076
07507002100	SADLER, ANNIE MARIE IRREVOCABLE TRUST	4400 JUNEAU DR	HERMITAGE	TN	37076
07507002300	NGUYEN, KATHY T.	4404 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507002400	DYE, WANDA H.	4408 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507002500	LAIDLAW, BRIAN & JONNA	4412 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507002600	GUTIERREZ, ALAN O. MORENO & MORENO, KATE O.	4416 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507002700	GARRETT, ROBERT E. & VERA F.	4420 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507002800	PATEL, PRAFULBAHI B.	4424 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507002900	HAYES, THOMAS MICHAEL & YOUNG-HUI	4428 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003000	TYLER, STEVEN	4432 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003100	DE LA GARZA, JESUS R. GOMEZ	4436 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003200	SHOLLENBERGER, ROB III	4440 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003300	COOK, FRANK D. & KATHERINE JUANITA	4451 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003400	BARGER, STEPHEN D. SR. & PHYLLIS CARLENE REV LIVING	4447 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003500	HELT, TAMIE L	4443 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003600	WILLIAMS, TOSHIA N. & SMITH, STEPHEN	4439 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003700	EASTON, WILLIAM W. & MERIUL M.	4435 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003800	NICKS, LAWRENCE B. & AMANDA	4431 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507003900	FOX, J. OWEN ETUX	4427 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507004000	DAVIS, MICHAEL E.	4423 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507004100	BENNETT, HOWARD & CLOSE, MARY G.	4417 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507004200	WALKER, EMMETT E. & CYNTHIA E.	4413 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507004300	RANDLE, R.W. & MARSHALENE	4409 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507004400	ABA HOLDINGS, LLC	4405 ANDREW JACKSON PKWY	HERMITAGE	TN	37076
07507004600	NITSCH, CHARLES MICHAEL & CARTIER, KAREN	660 DES MOINES DR	HERMITAGE	TN	37076
07507004700	SIRESS, ROBBIN L. & MARGORIE L.	656 DES MOINES DR	HERMITAGE	TN	37076
07507004800	TAYLOR, KYLE & JESSIE KENDALL	652 DES MOINES DR	HERMITAGE	TN	37076
07507004900	ANDERSON, LINDA V.	648 DES MOINES DR	HERMITAGE	TN	37076
07507005000	WEST, DEAN R.	644 DES MOINES DR	HERMITAGE	TN	37076
07507005100	CAYTON, CANDY	640 DES MOINES DR	HERMITAGE	TN	37076
07507005200	HUBBARD, CHARLENE	636 DES MOINES DR	HERMITAGE	TN	37076
07507005300	FRANKLIN, KIMBERLY GOINS	632 DES MOINES DR	HERMITAGE	TN	37076
07507005400	MOORE, MAYFORD L. ETUX	628 DES MOINES DR	HERMITAGE	TN	37076
07507005500	TAYLOR, TIMOTHY K.	622 DES MOINES DR	HERMITAGE	TN	37076
07507005600	SVITZER, RANDOLPH	614 DES MOINES DR	HERMITAGE	TN	37076
07507005700	HAMPTON, LEE R. ET UX	608 DES MOINES DR	HERMITAGE	TN	37076
07507005800	ORTIZ, PHILIP J & KOLODKA, JORDAN	605 DES MOINES DR	HERMITAGE	TN	37076
07507005900	PETERSON, HAROLD & KELLY	609 DES MOINES DR	HERMITAGE	TN	37076
07507006000	JACOBS, JERRY ALAN II & SAMANTHA LEIGH	613 DES MOINES DR	HERMITAGE	TN	37076
07507006100	WILSON, GRACE	617 DES MOINES DR	HERMITAGE	TN	37076
07507006200	MARES, MATTHEW & ELIZABETH L.	621 DES MOINES DR	HERMITAGE	TN	37076
07507006300	WEEKS, JEAN R., TRUSTEE	625 DES MOINES DR	HERMITAGE	TN	37076
07507006400	HUBBARD, MYNATT E. ETUX	629 DES MOINES DR	HERMITAGE	TN	37076
07507006500	RODAS, TEODORO & GUTIERREZ, MARIA E	633 DES MOINES DR	HERMITAGE	TN	37076
07507006600	BROWN, MICHAEL	637 DES MOINES DR	HERMITAGE	TN	37076
07507006700	ALVARENGA, FREDY A.	641 DES MOINES DR	HERMITAGE	TN	37076
07507006800	BUSH, CURTIS E. & CRYSTAL A.	645 DES MOINES DR	HERMITAGE	TN	37076

07507006900	THOMAS, MICHAEL & MARQUISHA	649 DES MOINES DR	HERMITAGE	TN	37076
07507007000	HINTON, ROBERT TODD & DAWN WRIGHT	655 DES MOINES DR	HERMITAGE	TN	37076
07507007100	PERRY, HAROLD B.,JR. ET UX	659 DES MOINES DR	HERMITAGE	TN	37076
07507007300	HOFFMAN, WALTER L. ETUX	4404 BATON ROUGE DR	HERMITAGE	TN	37076
07507007400	ROMAN, RAYMOND & BETH A.	4408 BATON ROUGE DR	HERMITAGE	TN	37076
07507007500	SARLES, LAVERNE	4412 BATON ROUGE DR	HERMITAGE	TN	37076
07507007600	ADAMS, RANDALL R. & DEBRA	4416 BATON ROUGE DR	HERMITAGE	TN	37076
07507007700	RUSSELL, KATHY SUE	4420 BATON ROUGE DR	HERMITAGE	TN	37076
07507007800	MORENO, RAFAEL	4424 BATON ROUGE DR	HERMITAGE	TN	37076
07507007900	COCHRAN, ROBERT & SUSIE	4428 BATON ROUGE DR	HERMITAGE	TN	37076
07507008000	BELL, JAMES RAY & HILLARY ALBRITTON	4432 BATON ROUGE DR	HERMITAGE	TN	37076
07507008100	SEIDL, VLADAN	4436 BATON ROUGE DR	HERMITAGE	TN	37076
07507008200	WALLACE, THOMAS B. & JOSEPH B.	4440 BATON ROUGE DR	HERMITAGE	TN	37076
07507008300	HARRIS, PAUL MORGAN	4444 BATON ROUGE DR	HERMITAGE	TN	37076
07507008400	FLYNN, CHARLES ROBERT ETUX	4448 BATON ROUGE DR	HERMITAGE	TN	37076
07507008500	BARTH, RAYMOND T. ET UX	4452 BATON ROUGE DR	HERMITAGE	TN	37076
07507008600	KLAUSNER, WESLEY CRAIG ET UX	4456 BATON ROUGE DR	HERMITAGE	TN	37076

Substitute Resolution No. RS2021-1066

A resolution appropriating a total of \$85105,000 from a certain account of the General Fund of the General Services District to various nonprofit organizations selected to receive Public Safety Violence Reduction Pilot Grant Funds

WHEREAS, as a part of the plan for expenditure of a direct appropriation grant from the State of Tennessee in the amount of \$10,000,000 adopted by Resolution No. RS2021-842, the Metropolitan Council appropriated \$2,000,000 to Public Safety Violence Reduction Pilot Grant Fund to be administered by the Mayor's Office; and

WHEREAS, Section 7-3-314 of the Tennessee Code Annotated states that metropolitan forms of government may provide financial assistance to nonprofit organizations; and

WHEREAS, Section 5.04.070 of the Metropolitan Code of Laws provides that the Council may, by Resolution, appropriate funds for the financial aid of nonprofit organizations; and

WHEREAS, the Community Safety Fund Advisory Board, chaired by Sharon Roberson and appointed by Mayor Cooper, convened to accept and review applications from nonprofit organizations to receive these Public Safety Violence Reduction Pilot Grant funds; and

WHEREAS, the Community Safety Fund Advisory Board has recommended that \$85105,000 of the appropriated funds be distributed to ~~seventeen~~ twenty-one specific nonprofit organizations to be used to support their programs to enhance safety in neighborhoods with high levels of gun violence; and

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that these funds be appropriated to these ~~seventeen~~ twenty-one nonprofit organizations.

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

Section 1. There is hereby appropriated \$85105,000 from Fund No. 30096 to fund grants to ~~seventeen~~ twenty-one nonprofit organizations as follows:

\$5,000 to The F.I.N.D. (Families in Need of Direction) Design to provide services that promote healing and safety.

\$5,000 to Raphah Institute to provide resources to support services and programs that address harm and trauma.

\$5,000 to Why We Can't Wait to provide services that support anti-violence activities.

\$5,000 to Backfield in Motion to provide resources to support educational instruction.

\$5,000 to Dads Against Destruction to provide resources for services and programs supporting incarcerated and formerly incarcerated fathers.

\$5,000 to Galaxy Star Drug Awareness, d/b/a Nashville Peacemakers to provide resources for services and programs supporting anti-violence activities for Nashville youth.

~~\$5,000 to Fountain of Life Ministries to provide anti-gang support for Nashville youth.~~

\$5,000 to The Infinity Fellowship, Inc. to provide resources for youth arts programs.

\$5,000 to International Boxing Academy of Nashville IBAN to support anti-violence social skills.

\$5,000 to Jefferson Street Bills Youth Football & Cheer Program to support youth sports.

\$5,000 to The Brothers Round Table, Inc. to support business; education; civic engagement; and social uplift programs for Nashville residents.

\$5,000 to HUGGS for Inspirational Men and Women to provide resources for services and programs supporting ex-offenders.

\$5,000 to Before and After 615 to provide resources for services and programs addressing homelessness and re-entry persons.

\$5,000 to Positive Inner-City Kids to provide resources for inner city youth programming.

\$5,000 to BULLETPROOFED, INC. to provide resources for life skills training and development.

\$5,000 to Creative Girls Rock to provide resources for services and programs that support the education and empowerment of young girls and women.

\$5,000 to United Brotherhood Ministry, Inc. to provide anti-violence and anti-gang support for Nashville youth.

\$5,000 to Still Standing to support youth mentoring programs.

\$5,000 to H.O.P.E (Home of Potential and Excellence) to provide a safe nurturing environment for elementary school aged children that fosters academic, social emotional, and physical engagement.

\$5,000 to Impact Youth Outreach to provide resources for youth scholarship, mentorship, community service and educational programming.

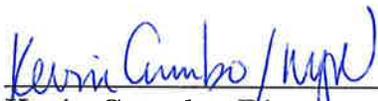
\$5,000 to Transitional Housing & Work Programs of Davidson County, Inc. to support programs providing housing, work, and services for ex-offenders.

\$5,000 to Gideon's Army to support programs to keep children safe from gun violence, in school, and out of the prison system.

Section 2. The Metropolitan Government is hereby authorized to enter into a grant contract with the nonprofit organizations listed in Section 1 above for the amount provided herein for the purposes stated. Such contract shall specify the terms and conditions under which the grant funds are to be spent. Such contract shall require the nonprofit organization to submit an end-of-the-year expenditure and activity report.

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

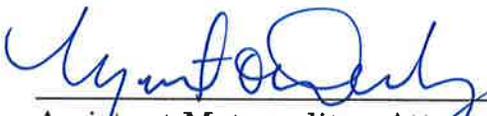
APPROVED AS TO AVAILABILITY
OF FUNDS:



Kevin Crumbo, Director
Department of Finance

INTRODUCED BY:

APPROVED AS TO FORM AND
LEGALITY:



Assistant Metropolitan Attorney

Member(s) of Council

Resolution No. _____

A resolution accepting the terms of a cooperative purchasing master agreement for law enforcement airbus helicopters.

WHEREAS, Tennessee Code Annotated § 12-3-1205(b) allows the Metropolitan Government of Nashville and Davidson County ("Metro") to participate in a cooperative purchasing agreement for the procurement of any goods, supplies, services, or equipment with one or more governmental entities outside this state or with an agency of the United States; and,

WHEREAS, the Purchasing Agent desires to participate in the master agreement between the United States General Services Administration and Davenport Aviation, Inc. a copy of which is attached hereto and incorporated herein; and,

WHEREAS, Tennessee Code Annotated § 12-3-1205(b) allows Metro to participate in this master agreement by adopting a resolution accepting the terms of the master agreement; and,

WHEREAS, approval of the master agreement is in the best interest of the citizens of Davidson County.

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

Section 1. That the master agreement between the United States General Services Administration and Davenport Aviation, Inc., 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 adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Michelle R Hernandez Lane
Michelle Hernandez-Lane
Purchasing Agent

INTRODUCED BY:

Kyonzie Toombs
Kyonzie Toombs

APPROVED AS TO AVAILABILITY OF FUNDS:

Kevin Crumbo/mjw
Kevin Crumbo, Director
Department of Finance

Member(s) of Council

APPROVED AS TO FORM AND LEGALITY:

Macy Amos
Assistant Metropolitan Attorney

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
DEPARTMENT OF FINANCE – PROCUREMENT COOPERATIVE PURCHASING REQUEST FORM**



Entered in DocuSign 6/21/2021

CPR #: c2021028

Date Received: June 17, 2021

Send an email to PRG@nashville.gov and attach completed form with supporting documentation.

Date Submitted: Originating Agency/Cooperative Entity: _____

Vendor Name: Davenport Aviation (GSA)

Requesting Department: MNPD
615-945-8711

Requesting Departmental Contact (Name & Number): Lt. Robert T. Durbin

Good(s) or Service(s) to be Procured: Airbus H-125 Helicopters

REQUESTOR SHALL COMPLETE STEPS 1 and 2 AND PROVIDE THE REQUIRED DOCUMENTATION:

Procurement will route in DocuSign for signatures

STEP:	ATTACH COPIES:	CONFIRM THE FOLLOWING:
Step 1	<input checked="" type="checkbox"/> Executed Contract Contract Number <u>GS-07F-139DA</u>	<input checked="" type="checkbox"/> The contract contains a cooperative purchase provision allowing use by other government agencies. <input checked="" type="checkbox"/> Valid from July 1, 2016 through June 30, 2026 <input checked="" type="checkbox"/> I have reviewed the terms and conditions and take no exception.
Step 2	<input checked="" type="checkbox"/> Formal Solicitation (ITB or RFP)	<input checked="" type="checkbox"/> Solicitation was advertised, open and unrestricted
Step 3		<input checked="" type="checkbox"/> Consideration has been given to whether this purchase is in the best interest of the Metropolitan Government including the pricing terms of the contract.* *Provide narrative details documenting the above confirmation. Capt. K. Walburn and Lt. Robert Durbin have reviewed and evaluated contract GS-07F-139DA and are in agreement to move forward.

Department Requester: DCOP Chris Taylor

Co

Signature of Requesting Department Head

6-9-21

Date

C2021028

CPR #: _____

June 17, 2021

Date Received: _____

To be completed by the Procurement Division

Requires Finance Director's review.

Cooperative Purchase is approved. GSA purchase. Requires Council Approval.

Cooperative Purchase is denied.

PURCHASING AGENT: Michelle A Hernandez Lane

6/24/2021 | 7:15 PM CDT

Date: _____

NOTE: Should this cooperative purchase request be approved, please remember to attach this signed form to your corresponding requisition as the "procurement authorization" within iProcurement when you set up your purchase order. PLEASE BE SURE TO REFERENCE THE COOPERATIVE CONTRACTING ORGANIZATION AND CONTRACT NUMBER IN THE DESCRIPTION.

Ferguson, Scott (Finance)

From: Rob McMillin <rmcmillin@davenportaviation.com>
Sent: Monday, June 14, 2021 11:30 AM
To: Ferguson, Scott (Finance)
Subject: FW: Nashville H125 Pricing
Attachments: H125S9QTE05262021.pdf

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

From: Rob McMillin
Sent: Thursday, May 27, 2021 4:20 PM
To: Ferguson, Scott (Finance) <Scott.Ferguson@nashville.gov>
Cc: Cassie Strasburg <cstrasburg@davenportaviation.com>; Henry McIntyre <hmcintyre@davenportaviation.com>
Subject: Nashville H125 Pricing

Scott,

Attached is our best and final pricing. Of note, Airbus offers \$1,000,000 trade credit for the two Nashville MD369s (S/Ns 0405E and 0407E). The inventory associated the two trade in aircraft is preliminarily valued at \$75,000 but is subject to final review when transferred and will be subsequently credited against the final invoice of the new H125s.. The Best and Final Offer (BAFO) includes a \$50,000 discount on page 4 just above the Grand Total.

Final figures are below:

H125 Configured: \$6,846,058
Total 2 New Aircraft: \$13,692,116
Aircraft Trade In Credit: (\$1,000,000)*
Inventory Credit: (\$75,000)*

Total with Credits: \$12,617,116
(*Subject to final value upon inspection)

Please let me know if you have any questions.

Thanks!

Rob McMillin

Senior Program Manager

Direct: 804.704.3968

Cell: 614.961.0313



SBA HUBZone Certified
Self-certified WOSB

[GSA Schedule #GS-07F-328AA](#)

[GSA Schedule #GS-07F-139DA](#)

2300 Marilyn Dr
Columbus, OH 43219



MEMO

July 29, 2021

TO: Hon. Jim Shulman, Vice Mayor
Metropolitan Nashville & Davidson County

FROM: Michelle Hernandez Lane, Purchasing Agent & Chief Procurement Officer
Metropolitan Nashville & Davidson County

RE: Suspension of Rules

On behalf of the Metropolitan Nashville Police Department, I am requesting introduction of a late resolution approving the acquisition of police helicopters from Davenport Aviation.

As purchasing agent, in consultation with Chief John Drake, I have determined it is in the best interest of the Metropolitan Government (Metro) to utilize a cooperative purchase for the referenced helicopters.

Negotiations with the vendor and other administrative matters meant legislation approving this cooperative was not able to meet your most recent filing deadline. To guarantee availability and delivery, the vendor has advised that approval for this purchase will be needed no later than your August 3, 2021 meeting.

I believe that the vendor is acting in good faith and find their claims consistent with strained supply chains all companies are facing in this environment. It is my belief that to maintain pricing and guarantee delivery, this legislation should be approved on August 3, 2021.

A copy of the resolution is attached to this memo. MNP staff and I are available to answer any questions. We apologize for the inconvenience and ask your indulgence on this important matter.

CC: Hon. Kyonzté Toombs, Chair, Budget & Finance Committee
John Drake, Chief, Metro Nashville Police Department

Resolution No. RS2021-_____

A resolution appropriating a total of \$850,000 from the General Fund of the General Services District for a grant to Community Care Fellowship and authorizing a grant agreement.

WHEREAS, there are an estimated 800 people living on the streets or in encampments in Davidson County many of which are overpopulated and causing significant health concerns; and

WHEREAS, due in part to these conditions, people experiencing homelessness are more susceptible to COVID-19 infections and have a life expectancy of 25 fewer years than the general population; and

WHEREAS, building upon the housing success of Rapid ReHousing programs it is the desire of the Metropolitan Government to partner with Community Care Fellowship, a nonprofit organization assisting people experiencing homelessness with locating permanent housing; and

WHEREAS, Community Care Fellowship will operate Mobile Housing Navigation Centers in collaboration with other community partners and guidance from the Metro Homeless Impact Division of Metro Social Services; and

WHEREAS, by Resolutions RS2020-657 and -658, the Metropolitan Council designated a special revenue reserve fund from which funds are to be used to support the COVID-19 pandemic related needs including resources for vulnerable populations and homelessness support; and

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that these funds be appropriated to Community Care Fellowship.

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

Section 1. There is hereby appropriated \$850,000 from Fund No. 30112 to fund a grant to Community Care Fellowship for the purpose of operating a Mobile Housing Navigation Centers to assist in connecting persons experiencing homelessness with housing in an expedited manner in order to ward off the spread of COVID-19.

Section 2. The Metropolitan Government is hereby authorized to enter into a grant contract with Community Care Fellowship in substantially the form attached hereto for the amount provided herein for the purposes stated herein.

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

APPROVED AS TO AVAILABILTY
OF FUNDS:



Kevin Crumbo, Director
Department of Finance

INTRODUCED BY:



Dave Rosenberg

APPROVED AS TO FORM AND
LEGALITY:



Assistant Metropolitan Attorney

Member(s) of Council

**GRANT CONTRACT
BETWEEN THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
AND
COMMUNITY CARE FELLOWSHIP**

This Grant Contract by and between the Metropolitan Government of Nashville and Davidson County ("Metro"), and Community Care Fellowship ("Recipient"), is to support nonprofit agencies adversely affected by the Covid pandemic. The goal is to reimburse nonprofit agencies for unreimbursed COVID-related expenses used to support agencies in providing financial, case management, counseling, or other services to help individuals, families, and households In Davidson County to achieve economic and social stability, as further defined in the "SCOPE OF PROGRAM". The Recipient's annual report is incorporated herein by reference.

A. SCOPE OF PROGRAM from Recipient's Application:

A.1. Community Care Fellowship will launch a Mobile Housing Navigation program to take an initial group of 15-20 people from the street or encampments into a location and intensely work with them to obtain housing as quickly as possible with a goal of housing people within an average of 90 days or less. Community Care Fellowship will begin with a pilot program to assist people who currently live in Brookmeade and then launch 2-3 additional sites. The overall goal is to move among different churches every 90 days to avoid establishing a shelter operation in one location. The vision is to use two to three churches at the same time in different geographic locations and serve people referred through Nashville's coordinated entry process.

A.2. The Recipient must spend these funds consistent with the **Grant Spending Plan**, attached and incorporated herein. The Recipient must collect data to evaluate the effectiveness of services and must provide those results to Metro upon request.

Prior to the adoption of a resolution appropriating funds to a nonprofit organization or the expenditure of funds authorized in the operating budget ordinance as an appropriation to a nonprofit organization, such nonprofit organization shall submit to the metropolitan government the following information:

1. A copy of its corporate charter or other articles, constitution, bylaws, or instruments of organization;
2. A copy of a letter from the Internal Revenue Service evidencing the fact that the organization is a nonprofit, tax-exempt organization under the Internal Revenue Code of 1986, as amended;
3. A statement of the nature and extent of the organization's program that serves the residents of the metropolitan government;
4. The proposed use of the funds to be provided by the metropolitan government [A.1 Scope of Service];
5. The proposed budget of the organization, indicating all sources of funds and a line-item identification of the proposed expenditure of metropolitan government funds;
6. For organizations with an annual operating budget in excess of fifty thousand dollars receiving a grant or grants in excess of five thousand dollars during any one fiscal year, a copy of the organization's audit for the most recent fiscal year. For purposes of this subsection, "audit" means a formal examination of the organization's accounting records and financial situation in accordance with the generally accepted auditing standards issued by the American Institute of Certified Public Accountants. Organizations that are exempt

from submitting an audit from the most recent fiscal year pursuant to this subsection shall comply with the audit requirements of Tennessee Code Annotated Section 7-3-314.

A.3. The Recipient will only utilize these funds for Covid Pandemic-related services the Recipient provides to documented residents of Davidson County. Documentation of residency may be established with a recent utility bill; voter's registration card; driver's license or other government issued-ID; current record from a school showing address; affidavit by landlord; or affidavit by a nonprofit treatment, shelter, half-way house, or homeless assistance entity located within Davidson County. Recipient agrees that it will not use Metro funding for services to non-Davidson County residents.

A.4. The Recipient must collect data on the primary county of residence of the clients it serves and provide that data to Metro upon request.

B. GRANT CONTRACT TERM:

B.1. **Grant Contract Term.** The term of this Grant will be Twenty-Four (24) months, commencing on August 1, 2021 and ending on July 31, 2023. Metro will have no obligation for services rendered by the Recipient that are not performed within this term.

C. PAYMENT TERMS AND CONDITIONS:

C.1. **Maximum Liability.** In no event will Metro's maximum liability under this Grant Contract exceed \$850,000. The Grant Spending Plan will constitute the maximum amount to be provided to the Recipient by Metro for all of the Recipient's obligations hereunder. The Grant Spending Plan 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 Recipient. Subject to modification and amendments as provided in section D.2 of this agreement, this amount will constitute the Grant Amount and the entire compensation to be provided to the Recipient by Metro.

C.2. **Payment Methodology.** The Recipient will only be compensated for actual costs based upon the Grant Spending Plan, not to exceed the maximum liability established in Section C.1. Payment to the Recipient shall be a lump sum made upon approval of this Grant Contract.

C.3. **Annual Expenditure Report.** The Recipient must submit a final grant Annual Expenditure Report, to be received by Metro Social Services within 45 days of the end of the Grant Contract. Said report must be in form and substance acceptable to Metro and must be prepared by a Certified Public Accounting Firm or the Chief Financial Officer of the Recipient Organization.

C.4. **Payment of Invoice.** The payment of any invoice by Metro will not prejudice Metro's right to object to the invoice or any other related matter. Any payment by Metro will neither be construed as acceptance of any part of the work or service provided nor as an approval of any of the costs included therein.

C.5. **Unallowable Costs.** The Recipient's invoice may be subject to reduction for amounts included in any invoice or payment theretofore made which are determined by Metro, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs. Utilization of Metro funding for services to non-Davidson County residents is not allowed.

- C.6. **Deductions.** Metro reserves the right to adjust any amounts which are or become due and payable to the Recipient by Metro under this or any Contract by deducting any amounts which are or become due and payable to Metro by the Recipient under this or any Contract.
- C.7. **Travel Compensation.** Payment to the Recipient for travel, meals, or lodging is subject to amounts and limitations specified in Metro's Travel Regulations and subject to the Grant Spending Plan.
- C.8. **Electronic Payment.** Metro requires as a condition of this contract that the Recipient have on file with Metro a completed and signed "ACH Form for Electronic Payment". If Recipient has not previously submitted the form to Metro or if Recipient's information has changed, Recipient will have thirty (30) days to complete, sign, and return the form. Thereafter, all payments to the Recipient, under this or any other contract the Recipient has with Metro, must be made electronically.

D. **STANDARD TERMS AND CONDITIONS:**

- D.1. **Required Approvals.** Metro is not bound by this Grant Contract until it is approved by the appropriate Metro representatives as indicated on the signature page of this Grant.
- D.2. **Modification and Amendment.** This Grant Contract may be modified only by a written amendment that has been approved in accordance with all Metro procedures and by appropriate legislation of the Metropolitan Council.
- D.3. **Termination for Cause.** Should the Recipient fail to properly perform its obligations under this Grant Contract or if the Recipient violates any terms of this Grant Contract, Metro will have the right to immediately terminate the Grant Contract and the Recipient must return to Metro any and all grant monies for services or programs under the grant not performed as of the termination date. The Recipient must also return to Metro any and all funds expended for purposes contrary to the terms of the Grant. Such termination will not relieve the Recipient of any liability to Metro for damages sustained by virtue of any breach by the Recipient.
- D.4. **Subcontracting.** The Recipient may not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of Metro Social Services. Notwithstanding any use of approved subcontractors, the Recipient will be considered the prime Recipient and will be responsible for all work performed.
- D.5. **Conflicts of Interest.** The Recipient warrants that no part of the total Grant Amount will be paid directly or indirectly to an employee or official of Metro as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Recipient in connection with any work contemplated or performed relative to this Grant Contract.
- D.6. **Nondiscrimination.** The Recipient hereby agrees, warrants, and assures that no person will be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Recipient on the grounds of disability, age, race, color, religion, sex, national origin, or any other classification which is in violation of applicable laws. The Recipient must, upon request, show proof of such nondiscrimination and must post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

- D.7. **Records.** The Recipient must maintain documentation for all charges to Metro under this Grant Contract. The books, records, and documents of the Recipient, insofar as they relate to work performed or money received under this Grant Contract, must be maintained for a period of three (3) full years from the date of the final payment or until the Recipient engages a licensed independent public accountant to perform an audit of its activities. The books, records, and documents of the Recipient insofar as they relate to work performed or money received under this Grant Contract are subject to audit at any reasonable time and upon reasonable notice by Metro or its duly appointed representatives. Records must be maintained in accordance with the standards outlined in the Metro Grants Manual. The financial statements must be prepared in accordance with generally accepted accounting principles.
- D.8. **Monitoring.** The Recipient's activities conducted and records maintained pursuant to this Grant Contract are subject to monitoring and evaluation by The Metropolitan Office of Financial Accountability or Metro's duly appointed representatives. The Recipient must make all audit, accounting, or financial records, notes, and other documents pertinent to this grant available for review by the Metropolitan Office of Financial Accountability, Internal Audit or Metro's representatives, upon request, during normal working hours.
- D.9. **Final Program Report.** The Recipient must submit a Final Program Report, to be received by Metro Social Services, within 30 [thirty] days of the end of the Grant Contract. Said report must detail the activities funded under this Grant Contract.
- D.10. **Strict Performance.** Failure by Metro to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this agreement is not a waiver or relinquishment of any such term, covenant, condition, or provision. No term or condition of this Grant Contract is considered to be waived, modified, or deleted except by a written amendment by the appropriate parties as indicated on the signature page of this Grant.
- D.11. **Insurance.** The Recipient agrees to carry adequate public liability and other appropriate forms of insurance, and to pay all applicable taxes incident to this Grant Contract.
- D.12. **Metro Liability.** Metro will have no liability except as specifically provided in this Grant Contract.
- D. 13. **Independent Contractor.** Nothing herein will in any way be construed or intended to create a partnership or joint venture between the Recipient and Metro or to create the relationship of principal and agent between or among the Recipient and Metro. The Recipient must not hold itself out in a manner contrary to the terms of this paragraph. Metro will not become liable for any representation, act, or omission of any other party contrary to the terms of this paragraph.
- D. 14. **Indemnification and Hold Harmless.**
- (a) Recipient agrees to indemnify, defend, and hold harmless Metro, its officers, agents and employees from any claims, damages, penalties, costs and attorney fees for injuries or damages arising, in part or in whole, from the negligent or intentional acts or omissions of Recipient, its officers, employees and/or agents, including its sub or independent contractors, in connection with the performance of the contract, and any claims, damages, penalties, costs and attorney fees arising from any failure of Recipient, its officers, employees and/or agents, including its sub

or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws.

(b) Metro will not indemnify, defend or hold harmless in any fashion the Recipient from any claims, regardless of any language in any attachment or other document that the Recipient may provide.

(c) Recipient will pay Metro any expenses incurred as a result of Recipient's failure to fulfill any obligation in a professional and timely manner under this Contract.

(d) Recipient's duties under this section will survive the termination or expiration of the grant.

- D.15. **Force Majeure.** The obligations of the parties to this Grant Contract are subject to prevention by causes beyond the parties' control that could not be avoided by the exercise of due care including, but not limited to, acts of God, riots, wars, strikes, epidemics or any other similar cause.
- D.16. **State, Local and Federal Compliance.** The Recipient agrees to comply with all applicable federal, state and local laws and regulations in the performance of this Grant Contract.
- D.17. **Governing Law and Venue.** The validity, construction, and effect of this Grant Contract and any and all extensions and/or modifications thereof will be governed by and construed in accordance with the laws of the State of Tennessee. The venue for legal action concerning this Grant Contract will be in the courts of Davidson County, Tennessee.
- D.18. **Completeness.** This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions of the parties' agreement. This Grant Contract supersedes any and all prior understandings, representations, negotiations, and agreements between the parties relating hereto, whether written or oral.
- D.19. **Headings.** Section headings are for reference purposes only and will not be construed as part of this Grant Contract.
- D.20. **Metro Interest in Equipment.** The Recipient will take legal title to all equipment and to all motor vehicles, hereinafter referred to as "equipment," purchased totally or in part with funds provided under this Grant Contract, subject to Metro's equitable interest therein, to the extent of its *pro rata* share, based upon Metro's contribution to the purchase price. "Equipment" is defined as an article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds \$5,000.00. The Recipient agrees to be responsible for the accountability, maintenance, management, and inventory of all property purchased totally or in part with funds provided under this Grant Contract. Upon termination of the Grant Contract, where a further contractual relationship is not entered into, or at any time during the term of the Grant Contract, the Recipient must request written approval from Metro for any proposed disposition of equipment purchased with Grant funds. All equipment must be disposed of in such a manner as parties may agree as appropriate and in accordance with any applicable federal, state or local laws or regulations.
- D. 21. **Assignment—Consent Required.** The provisions of this contract will inure to the benefit of and will be binding upon the respective successors and assignees of the parties hereto. Except for the rights of money due to Recipient under this contract, neither this contract nor any of the rights and obligations of Recipient hereunder may be assigned or transferred in whole or in part without the prior written consent of Metro. Any such assignment or transfer will not release

Recipient from its obligations hereunder. Notice of assignment of any rights to money due to Recipient under this Contract must be sent to the attention of the Metro Department of Finance.

D.22. **Gratuities and Kickbacks.** It will be a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparations of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therefore. It will be a breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for the award of a subcontract or order. Breach of the provisions of this paragraph is, in addition to a breach of this contract, a breach of ethical standards which may result in civil or criminal sanction and/or debarment or suspension from participation in Metropolitan Government contracts.

D.23. **Communications and Contacts.** All instructions, notices, consents, demands, or other communications from the Recipient required or contemplated by this Grant Contract must be in writing and must be made by facsimile transmission, or by first class mail, addressed to the respective party at the appropriate facsimile number or address as set forth below or to such other party, facsimile number, or address as may be hereafter specified by written notice.

Metro, for contract-related matters and enquiries regarding invoices:

Lee Stewart, CPF Coordinator
Metro Social Services
Community Partnership Fund Coordinator
PO Box 196300, Nashville TN 37219-6300
Phone 615-862-6975 or 615-862-6400; Fax 615-862-6973

Recipient:

Ryan LaSuerr
Community Care Fellowship
511 South 8th Street
Nashville, TN 37206

- D.24. **Lobbying.** The Recipient certifies, to the best of its knowledge and belief, that:
- a. No federally appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, and entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
 - b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any

agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this grant, loan, or cooperative agreement, the Recipient must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

- c. The Recipient will require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-grants, subcontracts, and contracts under grants, loans, and cooperative agreements) and that all subcontractors of federally appropriated funds shall certify and disclose accordingly.

D.25. **Effective Date.** This contract will not be binding upon the parties until it has been signed first by the Recipient and then by the authorized representatives of the Metropolitan Government and has been filed in the office of the Metropolitan Clerk. When it has been so signed and filed, this contract will be effective as of the date first written above.

(THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK.)

<p>THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:</p> <p>APPROVED AS TO AVAILABILITY OF FUNDS:</p> <hr/> <p>Director of Finance</p>	<p>RECIPIENT AGENCY:</p> <p>By: _____</p> <p>Title: _____</p>
<p>APPROVED AS TO FORM AND LEGALITY</p> <hr/> <p>Metropolitan Attorney</p>	<p>Sworn to and subscribed to before me a Notary Public, this _____ day</p> <p>of _____, 2021</p> <p>Notary Public: _____</p> <p>My Commission expires: _____</p>
<p>FILED IN THE OFFICE OF THE CLERK:</p> <hr/> <p>Metropolitan Clerk</p>	<p>METRO SOCIAL SERVICES:</p> <p>By: _____</p> <p>Title: _____</p>

Housing Navigation Center Project Cost Estimate for 80-160 people	Year 1	Year 2
Location cost/rent: Church location	\$24,000	\$8,000
1 case manager annual salary cost \$42,000 and other support staff	\$100,000	\$30,000
Onsite personnel at Church:		
Security - \$20/hr – 14 hours (\$280/day)	\$203,840	\$62,000
Custodial - \$18/hr – 4 hrs (\$72/day)	\$51,560	\$16,000
Meal subsidy (in addition to donations)	\$108,000	\$30,000
Laundry (two loads per person per week)	\$11,600	\$4,000
Bus passes (\$20 per person per week)	\$31,200	\$10,000
Equipment	\$36,000	\$10,000
Sub -Total for Housing Navigation Center	\$566,000	\$170,000
2 housing navigation annual salary for RRH & Housing Navigation Centers	\$84,000	\$30,000
Total Request	\$650,000	\$200,000



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

**JOHN COOPER
COURTHOUSE
MAYOR
37201**

MAYOR@NASHVILLE.GOV

**OFFICE OF THE MAYOR
METROPOLITAN**

NASHVILLE, TENNESSEE

**PHONE: (615) 862-6000
EMAIL:**

July 29, 2021

Councilmember Courtney Johnston
and Members of Metropolitan Council
One Public Square, Suite 204
P. O. Box 196300
Nashville, Tennessee 37219-6300

Dear Committee Chair Johnston and Members of Metropolitan Council:

We are writing to respectfully request approval of late filed legislation captioned: "A resolution appropriating a total of \$850,000 from the General Fund of the General Services District for a grant to Community Care Fellowship and authorizing a grant agreement". The challenge of outdoor homelessness and rising incidents of COVID-19 cases has heightened the need for a new program called Mobile Housing Navigation. This program will decrease concentration in encampments and support health and safety needs of unhoused Nashvillians. In order to avoid a delay in initiating this program, it is requested that the legislation be considered and approved on August 3, 2021.

Thank you for the consideration of this request.

Sincerely,

Hannah Davis
Director of Housing Programs
Office of Mayor John Cooper

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2019-3

Mr. President –

I hereby move to amend Ordinance No. BL2019-3 as follows:

I. By adding the following as a new recital:

WHEREAS, the proposed management plan prepared by Metropolitan Historical Commission staff is attached to this legislation as Exhibit A.

II. By attaching Exhibit A to the ordinance.

SPONSORED BY:

Jeff Syracuse
Member of Council

PROPOSED HISTORIC RESTORATION TAX ABATEMENT PROGRAM

In accordance with T.C.A. § 67-5-218, Councilmember Syracuse and the Metro Historical Commission have initiated a project (BL2019-3) to incentivize long-term protection of historic properties by offering a property tax abatement. According to the T.C.A, the requirements and administration of the program will need to be approved by the Mero Historic Zoning Commission. This document provides information as to how the program will likely work.

What is a Historic Tax Abatement?

A tax abatement is a freeze on taxes granted by a government to encourage specific activities such as local designation (historic preservation of local historic resources) and economic development. Tax abatements usually last for a defined period time or in rare cases indefinitely.

Reasons for a Tax Abatement

- Encourages the local designation and therefore the long-term preservation of historic buildings and sites.
- Provides a financial incentive to rehabilitate existing property where zoning allows for a greater financial return to demolish and develop new.
- Designed to improve neighborhoods and increase the value of properties that might otherwise be demolished or remain vacant.
- Encourages rehab over replacement new construction, which has multiple benefits to the growth of a municipality. Rehab of existing buildings is more likely to add to the affordable/accessible housing pool and more likely to serve new and small businesses than new construction. Rehab is more environmentally sustainable than new construction as it retains embodied energy and keeps valuable building materials out of the landfill. In Metro Nashville, 23% of the waste we send to landfill is created from construction and demolition waste. When landfilled, this material can create greenhouse gases.
- Reduces the cost of living or the cost of doing business for a temporary period of time.
- Stimulates the economy by encouraging rehabilitation. Rehab keeps more money and jobs local than new construction. This same activity improves property and communities, which means higher property tax revenue for the city once abatements expires.
- Encourages continued development within established areas with existing infrastructure rather than encouraging sprawl.

Benefit to the City

The amount the city potentially forgoes in additional tax revenue is offset by the benefit the city receives from long-term protection of historic properties. Local historic designation is proven to have a positive economic value to Nashville. (Please see [The New Nashville: A Study of Impact of Historic Preservation](#) prepared by PlaceEconomics.) Once the improvements are made and the abatements expire, the properties then have higher appraisal values, allowing them to be taxed at a higher amount. Without the incentive, the property might be lost/demolished, or not be improved, and therefore it would not be bringing in a higher tax amount.

Potential Economic Impact for Metro *Provided by PlaceEconomics*

Donovan Rypkema provided an example assuming a project that is \$50,000, which is half the minimum amount proposed in this draft but useful in understanding the impact. If a \$50,000 historic residential rehabilitation project were to take place today, and if the amount spent on the project were fully reflected in the appraised value of the property, here would be the consequences from a property tax collection basis:

Increased Appraised Value		\$50,000
Assessment Ratio		25%
Increased Assessed Value (\$50,000 x 25%)		\$12,500
Tax Rate		\$3.155/\$100
Increased Taxes	(\$12,500 x .03155)	\$394.00

If, however, the abatement was adopted, that enhanced value of the property would not be subject to taxation for ten years. Because property taxes are collected every year, and because a dollar received in the future is less valuable than a dollar received today, future streams of income need to be “discounted”, that is reduced to reflect what that future receipt is worth today – Present Value. For this calculation a “discount rate” is required. For this example, a discount rate of 6% was used, reflecting an amount slightly higher than the interest rate Metropolitan Nashville has to pay on municipal debt.

If the \$50,000 investment in a residential property were to be taxed immediately, over the next 25 years Metropolitan Nashville would receive an additional \$9,850 while if the abatement were in place the total receipts would be \$5,910. On a present value basis, however, the value of those receipts with no abatement would be \$5,037 while with the abatement a present value would be

\$2,137, reflecting a present value “cost” through foregone revenues of \$2,900 or about 5.8% of the project cost.

In the case of a commercial property if the \$50,000 investment were to be taxed immediately, over the next 25 years Metropolitan Nashville would receive an additional \$15,775 while if the abatement were in place the total receipts would be \$9,465. On a present value basis, however, the value of those receipts with no abatement would be \$8,066 while with the abatement a present value would be \$3,422, reflecting a present value “cost” of \$4,644 or about 9.3% of the project cost.

HOWEVER, the analysis above assumes that the investment would take place with or without the tax abatement. One purpose of the incentive is to encourage investment that otherwise is less likely to happen. If the example investment did not take place without the incentive, then the increased revenue to Metropolitan Nashville over the 25 years would be \$0. Therefore, every time the incentive was the catalyst for the investment, meaning it would not have taken place otherwise, the Metropolitan Government would have received a net present value benefit of \$2,137 for the residential project and \$3,442 for the commercial project.

When the incentive prevents demolition, the city gains in multiple ways that are not necessarily calculable in dollar amounts. For instance, valuable building materials are not sent to a landfill with a loss of embodied energy. Historic buildings that provide Nashville its unique identity will remain. Rehabilitation creates more jobs and keeps more money local than new construction and many other positive impacts. All of the purposes for which historic districts were initially created would be advanced and enhanced with the adoption of the program.

Other Programs

Since this is a new program, a lot of guess work would need to be utilized to determine a direct impact; therefore, staff turned towards other programs to help define a potential economic impact. Although these programs have different qualifications, the general value of such a program is useful to note. California’s Mills Act is similar to a tax-abatement. It uses a market-based approach to preservation by encouraging designation in exchange for tax reductions. A [study](#) conducted by Andrew J. Narwold, professor of Economics with the University San Diego found that under the Mills Act, property taxes are lowered on the historically designated properties, costing local governments tax revenues but the overall taxable basis for the neighborhood increases by \$1.8 million for each historical building. Estimates show that local governments might expect a net tax revenue gain of \$14,000 per residential building per year.

Brandon Cole Spencer-Hartle in his [thesis](#) for University of Oregon reviewed Oregon’s similar program, which began in 1975 and is called a “Special Assessment of Historic Property Program.” In 2009, Spencer-Hartle found that the tax expenditure of the program amounted to just .1781 percent of the total property taxes collected in Oregon. (The expenditure for the local governments is not known because the change in assessed value is not tracked.) Because of the

increased improvement values to individual properties and the ripple effect of improvements to surrounding properties and neighborhoods, Spencer-Hartle quotes Earl Blumenauer as saying, “If we could go back and calculate the total increase in property tax revenue brought by the program, there would be no question that it was a success for the tax rolls.”

The program in Texas, is designed for each municipality to create their own program. Approximately 27 Texas cities have created a program. Dallas, TX started theirs in the late 1990s. Recently, in one year, they had 13 non-RS/R applications, which represented an investment of \$9,874,672 and 49 residential applications.

All of these programs have remained in place, potentially revised, but have remained for many years, which is evidence that these municipalities have found value in the programs. These programs also show us that we are not likely to be inundated with more projects that can be reasonably managed.

Potential Economic Impact for Property Owners

A “real-world” local commercial example could be the rehabilitation of the Holston House at 118 7th Ave N. Historically, the building is known as the James Robertson Hotel. The architectural firm of Marr and Holman designed the 82,000 square foot building, which was constructed in 1929. Rehabilitation began in 2017 and the building now houses 191 guest rooms as part of the Unbound Collection by Hyatt and three food and beverage spaces. In 2017, the building and land was appraised at \$11,806,000 with an estimated tax bill of 155,102.51. In 2018, the building and land was valued at \$26,145,200 with an estimated tax bill of 343,485.18, an estimated increase of \$188,382.64.

If the owners had sought a Historic Landmark and the tax abatement program had been available for them to apply for, their taxes would have been frozen at the pre-abatement rate for a total of ten years, a savings of 1,883,836.40 over the ten-year period; and the income to the city would have remained steady. In addition, the local landmark would allow for the future protection of the property if the ownership or use changes. All of the work that was actually conducted on the exterior of the building would have met the design guidelines for a Historic Landmark so they would not have had to change their plans to take advantage of the credit. The owners also used the Federal Tax Credits for rehab, and they would have been able to pair that incentive and any other available incentives for rehab with the abatement. The requirements associated with the Tax Credits mirrors the design guidelines that would have been followed if the abatement had been used.

How Often will the Incentive be Used

For budgeting purposes, it would be optimum to reliably predict how often this proposed incentive would be used. Unfortunately, there are too many variables for making such a forecast; however, there are some indicators that might establish a range of potential use.

PlaceEconomics, the author of Nashville's Economic Impact Study, provides the following information.

PlaceEconomics is currently conducting an analysis for the City of Baltimore on the use and impacts of a property tax credit program they have had for nearly 25 years. Baltimore averages approximately 140 projects a year; however, the investment that represents is more than seven times what is currently being invested annually in eligible properties in Nashville. With that comparison, Nashville could expect an average of 14 projects per year. That number could increase with applications for new historic overlays.

The number of projects could increase if property taxes increase. Currently, Nashville's tax rate is very low relative to other US cities, but an increase could expand interest in the program.

Although it is possible to estimate that we may receive approximately 14 projects per year there is no way to speculate on the value of the projects, which will drive the permit fee. Therefore, there is no reasonable way to forecast what the associated application fees may mean in revenue.

Potential Administrative Impact

The program will likely increase the number of properties protected--a long-term benefit--without a dramatic increase in workload--a short-term consideration--if the program averages 14 projects a year.

There may be an increase in individual Historic Landmark designation, but the incentive is not likely to result in the designation of districts, which are far more time consuming to designate and steward than individual properties. It is the role of the applicant to provide the documentation to prove that a building is eligible for local designation; therefore, designation is not considered a significant time-drain for the MHZC staff or commission.

Many of the properties that are likely to use the incentive are already designated. There are approximately 10,500 properties under some type of historic overlay and therefore already qualify. The purpose of the incentive is not to incentivize rehab itself, as it is in some cities that are addressing blight, but rather to incentive long-term protection of Nashville's historic buildings. Therefore, the work that will use the incentive on the properties already designated is likely to require review anyway.

Comparison to Other Municipalities

Tax abatements (also known as a tax freeze in some municipalities) are used by many cities across the country and are regarded as one of the most cost-effective incentive programs for discouraging demolition. In typical property tax assessment processes, when an improvement is made to a property the amount that the improvement has increased the value of the property is reflected in an increased value for tax purposes. A tax abatement defers reflecting the increased values of the property as a result of those improvements for a fixed amount of time. When improvements are immediately reflected in increased taxes, many cities find that there is a reluctance to improve properties. In today's market, that is not the case for Nashville; however, many property owners find it more financially beneficial to demolish historic properties for new buildings. The abatement would make it more feasible for a property owner to spend money on improving an existing building rather than sending it to the landfill to start over with a new building.

Many states offer some type of historic tax abatement program. They vary in years and qualifications, but most have a review process for the proposed work with the local historic commission. The following are examples of states that have enabling legislation for a tax abatement program: AL, CA, FL, GA, IL, IN, IA, KY, LA, ND, OR, SC, SD, TX, VA, WA. The programs are all very similar to Tennessee's enabling legislation in terms of the overall structure of the programs. For instance, Oregon and Florida's abatement programs, as well as others, last for 10 years. Most all use their existing design review board to review the proposals.

Philadelphia created their program in 2000. The purpose of their program was to incentivize improvements and expansions of the city's real estate, with the ultimate goal of growing the tax base. It is not for historic properties only, as many programs are and as Tennessee's program is written. The purpose of Nashville's program will be to provide for an economic incentive to keeping existing historic buildings rather than demolishing for presumably higher-valued development allowed by base zoning. Despite the different goals, a study done by Kevin Gillen, PhD., senior economic advisor at Houwzer, a Philly-based real estate agency, reveals information that could be useful to Nashville. From 2000 to 2008, the city granted abatements to 10,404 single-family properties. The study revealed that abated properties generally sold for prices that were higher than their original purchase price once their abatements expired, meaning that the city will benefit from the increased value of the property at the end of the abatement period. However, their general appreciation rate has lagged that of non-abated properties. (<https://thephiladelphiacitizen.org/the-abatement-debate/>) Gillen states that the "improvement/construction of these properties has contributed significantly to the city, with over \$100 million in direct tax revenue to date and approximately half of that in each year since their abatements have expired." (<https://thephiladelphiacitizen.org/the-value-of-the-abatement/>)

In addition, the study showed that the "value of the buyers/investors placed on the abatement is very large and very real: adding approximately 15-20 percent to a property's purchase price." For Nashville, this should mean that the abatement can serve to offset the loss of real or

perceived value in demolition and new construction. (<https://thephiladelphiacitizen.org/the-abatement-stakes/>)

Most of the states that do not offer a tax abatement program, and even most of the states that do offer an abatement program, offer a state tax credit for rehabilitation of historic properties. Tennessee is one of only 15 states that does not have a state historic tax credit.

Properties that Might be Beneficiaries of the Program

- Storm and bomb damaged properties
- Properties in historic overlays requesting demolition based on the building needing significant rehabilitation to be usable
- Morris Memorial Building, Charlotte Avenue
- State Prison
- Polk Avenue Day Home for Working Women's Children, 1600 10th Ave N
- Marathon Motor Works, Clinton Avenue
- Federal Reserve Bank of Atlanta, 226 3rd Ave N
- 1716 Greenwood (former Hobson ME Church South)
- Masonic Home for the Aged, Inglewood
- 1700 Fatherland, former church
- Music Row's NRE buildings

PROPOSED ADMINISTRATION OF THE PROGRAM

Eligibility Requirements

Property & Owner Qualifications

- The building(s) must be contributing in a local historic overlay. (Application for the overlay may be submitted at the same time as the tax credit application.)
- The property must not be zoned R or RS.
- The property must be endangered which could be a situation where the existing zoning more than doubles the development potential beyond what the historic building can physically accommodate. For instance, a 4-story building that is zoned for 20 stories. It could be a physical threat such as damage caused from a disaster or years of neglect.
- The property owner must be up to date on tax payments for the property.

Project Qualifications

- The value of detached new construction on the lot does not qualify and should receive a building permit and preservation permit separate from the rehabilitation project, assuming that new construction on the site meets the design guidelines.
- The project should be a significant rehab and should not be maintenance alone, as maintenance generally does not increase value enough for the program to have value to the property owner.
- The value of the rehab work must be at least \$100,000.
- All proposed work must meet the applicable design guidelines and standards, even work planned for structures on the property that are not historic and new construction.
- The program can only be used once for any one property.

Administration of the Program

MHZC staff will be responsible for administering the program, tracking applications and projects and communicating approved projects to the Office of the Trustee and the Property Assessor. The Assessor will make no changes to assessment; instead the Trustee will invoice the property owner based on the pre-improvement value, obtained from the Property Assessor's website at the time of the application.

Program Timeline

1. Applications will be taken by the deadline of the regularly scheduled MHZC public hearing for July.
2. As a part of the application, MHZC staff will confirm with The Trustee that the owner is up to date on all tax bills.
3. Once approved, the applicant will conduct approved work and request inspections, as required.
4. The project must be completed and inspected by the application deadline for the MHZC's regularly scheduled public hearing in August. (This gives an applicant at least a year to complete a project.)
5. Commission will review the final project and determine whether or not to send the abatement to the Trustee's office at the regularly scheduled August public hearing.
6. If approved, Staff will send information regarding the approved project to the Office of the Trustee by their billing deadline of September 1.
7. Abatement period would begin on January 1st on the year after approval of a completed project and continue for 10 years.

Application & Review Process

An application will include

- Application with the Planning Commission for local designation, if the property is not already in a historic overlay
- Preservation Permit application for the proposed project
- Building Permit application
- Abatement Application
- Affidavit of Historic Tax Abatement Agreement filed with the Davidson County Register of Deeds to ensure that future owners understand when the abatement expires and can plan for the increased tax rate
- Application fee

The MHZC will review all components of the application and ensure that proposed works meets the applicable standards and guidelines. Exterior alterations and the exterior of new construction shall be reviewed by the MHZC using the design guidelines for Historic Landmarks, The Secretary of Interior's Standards for the Treatment of Historic Properties, and the design guidelines applicable to the type of designation of the property. Where these documents may conflict, the more restrictive guidance shall be followed. Interior work will not be reviewed unless it affects the exterior or has the potential to jeopardize the structural health of the building or if the property has or is applying for a Historic Landmark-Interior designations. MHZC staff

will conduct inspections throughout the project and review the completed project to ensure work meets the Preservation Permit.

The abatement can be rescinded by the MHZC if the owner becomes delinquent with his or her property tax payments or is in violation of any permits. In the case of abatements being rescinded, the historic overlay will not be removed. The abatement can be rescinded if the building is demolished, work is done without a Preservation Permit or does not comply with the approved permit. The abatement can be rescinded if the property owner conducts work without applicable permits on any other property that they own in Metro Nashville. If the abatement is rescinded the owner would be responsible for paying back the difference between the abated value and the improved value. Pursuant to the provisions of § 2.68.030 of the Metropolitan Code of Laws, the MHZC's decisions may be appealed to the Chancery Court of Davidson County or the Circuit Court of Davidson County via a statutory writ of certiorari.

The MHZC should not approve more than 20 projects in any one application year.

An application fee will be recommended as part of the program. The current proposal recommends matching the "building valuation fee" currently used for building permits, matching the same calculation used by the Codes Department. The fee would be collected by the Codes Department at the time the Building Permit fee is collected and sent to the General Fund.

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2019-3

Mr. President –

I move to amend Ordinance No. BL2019-3 as follows:

I. By amending Section 3 by deleting it in its entirety and substituting therefore the following:

Section 3. This Ordinance shall take effect ~~from and after its adoption~~ on October 1, 2021 and thereafter, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Jeff Syracuse
Member of Council