



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, JULY 18, 2023**

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SUBSTITUTE RESOLUTION NO. RS2023-2295

A resolution approving a grant contract between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Health, and Why We Can't Wait, Inc., and authorizing a grant contract with Gideon's Army, for the provision of violence interruption services.

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 Partnership Fund Advisory Board has recommended that \$750,000 be distributed to Why We Can't Wait, Inc., to be used to deliver a public health approach to reducing violent crime in the area of the Metropolitan Government of Nashville and Davidson County; and,

WHEREAS, the grant to Why We Can't Wait, Inc., will be utilized to provide best practices based violence interruption services, in collaboration with the Metropolitan Public Health Department, under the training and methodology of a nationally recognized violence interruption organization; and,

WHEREAS, the Community Safety Partnership Fund Advisory Board also recommended that a grant be given to Gideon's Army to be used to deliver a public health approach by reducing violent crime in the area of the Metropolitan Government of Nashville and Davidson County; and,

WHEREAS, it is appropriate to authorize the Metropolitan Government to enter into a grant contract with Gideon's Army for these services and the Metropolitan Council encourages the appropriate entities to come to an agreement on the grant terms; and

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that the grant contract between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Health, and Why We Can't Wait, Inc., be approved.

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

Section 1. That there is hereby appropriated \$750,000 from Fund No. 30216 to fund a grant to Why We Can't Wait, Inc., to be used to provide violence interruption services.

Section 2. That the grant contract between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Health, and Why We Can't Wait, Inc., for the provision of violence interruption services, attached hereto and incorporated herein, is hereby approved.

Section 3. The Metropolitan Government is hereby authorized to enter into a grant contract with Gideon's Army for \$750,000 for the provision of violence interruption services under the same or similar terms and conditions as the grant contract with Why We Can't Wait, Inc.

Section ~~3~~4. That this Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Kyonzté Toombs
Member of Council

ORDINANCE NO. _____

An ordinance amending Ordinance No. BL2013-395, and approving an extension of one year to the initial term of the cable television franchise of Comcast of Nashville I, LLC, pending completion of the franchise renewal process.

WHEREAS, in 2013 the Metropolitan Government of Nashville and Davidson County (the Metropolitan Government) and Comcast of Nashville I, LLC (Comcast) entered into a Cable Television Franchise Agreement, pursuant to Chapter 6.08 of the Metropolitan Code, approved by BL2013-395 (the 2013 Franchise Agreement); and,

WHEREAS, the 2013 Franchise Agreement approved by Ordinance No. BL2013-395 commenced on or about May 5, 2013, and under the terms of the 2013 Franchise Agreement, the franchise of Comcast would have expired on or about May 5, 2023; and,

WHEREAS, the 2013 Franchise Agreement provided in Section 14.6 that it could be modified as follows:

14.6 Modification. No provision of this Franchise Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by Metropolitan Government and the Grantee, which amendment shall be authorized on behalf of Metropolitan Government through the adoption of an appropriate resolution or order by Metropolitan Government, as required by applicable law. . . ;

and,

WHEREAS, it is stipulated by the parties to the Franchise Extension Agreement attached hereto as Exhibit A, that this Franchise Extension Agreement (once approved by Council) accomplishes such a modification, consistent with Section 14.6 of the Franchise Agreement; and,

WHEREAS, pursuant to authority granted by Section 6.08.030 and 6.08.080 of the Metropolitan Code and under procedures established by Title VI of the Communications Act of 1934, as amended, 47 U.S.C. §§ 521 *et seq.*, the CATV Special Committee is engaged in the franchise renewal process with Comcast regarding whether to renew Comcast's franchise and, if so, the content and term of a new franchise agreement for construction, maintenance, and operation of a cable television system; and,

WHEREAS, the CATV Special Committee is in the process of reviewing the performance of Comcast under the 2013 Franchise Agreement, including the quality of service provided by Comcast, and is in the process of assessing the community's cable-related needs and interests, as called for in 47 U.S.C. § 546; and,

WHEREAS, the CATV Special Committee also wishes to continue to carry out negotiations with Comcast and to explore the possibility of informal franchise renewal under 47 U.S.C. § 546(h), whereby if a new franchise agreement is reached, it must be submitted to the Metropolitan Council for approval by ordinance; and,

WHEREAS, it now appears unlikely that the franchise renewal process, including a new franchise agreement and an ordinance, can be completed before May 5, 2023; and,

WHEREAS, it is in the best interests of the Metropolitan Government that the cable television service provided by Comcast continue uninterrupted, subject to the terms of the 1995 Franchise Agreement, should the franchise renewal process not be completed by May 5, 2012; and,

WHEREAS, Comcast, based on the understandings and commitments contained herein, has agreed to the terms set forth in the Franchise Extension Agreement; and

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

Section 1. That the term of the 2013 Franchise Agreement approved by Ordinance No. BL2013-395 is hereby extended through May 5, 2024.

Section 2. That, consistent with Section 11.8 of the 2013 Franchise Agreement, Comcast shall, on or before February 15, 2024, provide an additional PEG access support grant to the Metropolitan Government of Two Hundred Thousand Dollars (\$200,000.00) to be used by Metropolitan Government, in its sole discretion, for public, educational and governmental access equipment, facilities and support.

Section 3. That all other terms, conditions, and stipulations of the 2013 Franchise Agreement approved by Ordinance No. BL2013-395, shall remain unchanged and in full force and effect.

Section 4. That the Metropolitan Mayor is hereby authorized to execute the Cable Television Franchise Extension Agreement by and between The Metropolitan Government of Nashville and Davidson County and Comcast of Nashville I, LLC attached hereto as Exhibit A (the "Franchise Extension Agreement").

Section 5. That this extension of the 2013 Franchise Agreement is made without prejudice to or waiver of any rights that the Metropolitan Government of Nashville and Davidson County or Comcast may have under Title VI of the federal Communications Act of 1934, as amended, 47 U.S.C. §§ 521 *et seq.*, the Competitive Cable and Video Services Act, Tenn. Code Ann. §§ 7-59-301 *et seq.*, or other applicable law.

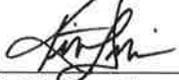
Section 6. That the Franchise Extension Agreement attached hereto as Exhibit A is entered into for the sole purpose of allowing the parties adequate time to complete the franchise renewal process and other necessary ancillary processes, and shall not be construed as a new franchise agreement or a franchise extension under Section 6.08.030 of the Metropolitan Code to which

the application provisions and other requirements of Section 6.08.040 of the Metropolitan Code would apply.

Section 7. That any provision of any ordinance of the Metropolitan Council and any provision of the Metropolitan Code of Laws which is in conflict with any provision of this Ordinance, is hereby repealed to the extent, but only to the extent, necessary to be consistent with this Ordinance.

Section 8. That this Ordinance shall take affect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:



Keith Durbin, Director, Information
Technology Services

INTRODUCED BY:



**APPROVED AS TO AVAILABILITY
OF FUNDS:**



Director of Finance

Member(s) of Council

**APPROVED AS TO FORM AND
LEGALITY:**



Assistant Metropolitan Attorney



Metropolitan Government of Nashville and Davidson County
John Cooper, Mayor

Information Technology Services Department
Keith Durbin, CIO/Director of IT Services

July 12, 2023

Mr. Jim Shulman
Vice Mayor of the Metropolitan Government of Nashville and Davidson County and President of the Metropolitan Council
Via email to: jim.shulman@nashville.gov

Councilmember Kathleen Murphy
Chair, Rules, Confirmations and Public Elections Committee of the Metropolitan Council
Via email to: Kathleen.murphy@nashville.gov

Dear Mr. President and Madam Chair:

I am writing to respectfully request that the attached legislation, an ordinance to extend for one year the franchise agreement in place between Metro and Comcast Cable, LLC, that has currently been in place since 2013, be permitted to be late-filed for consideration on first reading at the July 21, 2023 meeting. The purpose of this extension is to give the parties more time to negotiate the terms of a longer-term franchise renewal agreement, which is a complex negotiation.

I am requesting that it be considered by the Rules, Confirmations and Public Elections Committee and by the Metropolitan Council on an emergency basis, pursuant to Council Rule of Procedure 54, and that the rules be suspended to allow it to be considered at the July 21, meeting.

The reason it is urgent and necessary that it be considered on July 21, is that Metro ITS just received the executed agreement from Comcast, attached to the ordinance, on Monday, July 10, 2023, after the deadline to timely file an ordinance for the July 21 meeting had already expired.

I hope and request that the Metropolitan Council will overlook this omission and suspend the rules to allow this ordinance to be considered on July 21, 2023, as it is in the best interests of the Metropolitan Government to do so.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Durbin".

Keith Durbin
Chief Information Officer/Director of Information Technology Services

Enclosure

cc: Ms. Margaret Darby, Director, Metropolitan Council Office

**CABLE TELEVISION FRANCHISE EXTENSION AGREEMENT
BY AND BETWEEN
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON
COUNTY AND
COMCAST OF NASHVILLE I, LLC**

THIS CABLE TELEVISION FRANCHISE EXTENSION AGREEMENT is entered into this ___ day of _____, 2023, by and between The Metropolitan Government of Nashville and Davidson County (hereinafter “Metropolitan Government”) and Comcast of Nashville I, LLC, a Delaware Limited Liability Company qualified to do business in Tennessee (“Comcast”).

WITNESSETH

WHEREAS, the Metropolitan Government and Comcast, entered into a Cable Television Franchise Agreement effective on or about May 5, 2013 (the “Franchise Agreement”), which was approved by Metropolitan Council Ordinance BL2013-395; and,

WHEREAS, under the terms of the Franchise Agreement, Comcast’s franchise was scheduled to expire on or about May 5, 2023; and,

WHEREAS, the Franchise Agreement provided in Section 14.6 that it could be modified as follows:

14.6 Modification. No provision of this Franchise Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by Metropolitan Government and the Grantee, which amendment shall be authorized on behalf of Metropolitan Government through the adoption of an appropriate resolution or order by Metropolitan Government, as required by applicable law. . . ;

and,

WHEREAS, it is stipulated by the parties that this Cable Television Franchise Extension Agreement accomplishes such a modification (once it is approved by Council), consistent with Section 14.6 of the Franchise Agreement; and,

WHEREAS, Comcast timely filed a request with the Metropolitan Government to activate the formal process for renewing the Franchise Agreement pursuant to Title VI, Section 626 of The Communications Act of 1934, as amended, (47 U.S.C. § 546), reserving all applicable rights with respect to the renewal of the Franchise Agreement; and,

WHEREAS, the parties hereto are engaged, through their lawfully designated employees, representatives, and agents, in good faith discussions in the franchise renewal process, as authorized under 47 U.S.C. § 546; and,

WHEREAS, it is unlikely that the franchise renewal process, which must include approval of a new franchise by ordinance of the Metropolitan Council, can be concluded by May 5, 2023; and,

WHEREAS, Section 11.8 of the Franchise Agreement provided for Comcast to make to the Metropolitan Government a Public, Education, and Government (PEG) access support grant in the amount of Two Hundred Thousand Dollars (\$200,000.00) on each of the nine (9) succeeding anniversary dates of the effective date of the Franchise Agreement, which annual grants were a part of the Metropolitan Government's consideration for the grant of the franchise, and which language was drafted in contemplation of, and tied to, the Franchise Agreement's ten year term; and,

WHEREAS, if the term of the Franchise Agreement is extended as contemplated herein, the Metropolitan Government's consideration for it, including the PEG access support grants, should likewise be extended; and,

WHEREAS, the parties hereto have agreed to extend the initial term of the franchise of Comcast for an additional twelve months, through May 5, 2024, subject to the conditions stated hereinbelow.

NOW, THEREFORE, for good and valuable consideration, The Metropolitan Government and Comcast agree to the following:

1. That the term of the Franchise Agreement dated on or about May 5, 2013, by and between the Metropolitan Government and Comcast, and approved by Metropolitan Council Ordinances No. BL2013-395 is hereby extended for twelve additional months, until and through May 5, 2024 (the "Extension Period").

2. To extend commensurately the obligations of the parties set forth in Section 11.8 of the Franchise Agreement during the Extension Period, Comcast shall, within thirty (30) days of the effective date of the Ordinance approving this Franchise Extension Agreement, provide an additional PEG access support grant to the Metropolitan Government of Two Hundred Thousand Dollars (\$200,000.00) to be used by the Metropolitan Government, in its sole discretion, for public, educational, and governmental access equipment, facilities and support. On or before the thirtieth (30th) day of the effective date of any ordinance approving this Franchise Extension Agreement to extend the term of the Franchise Agreement, the Metropolitan Government shall cause to be delivered to Comcast a report summarizing PEG access plans for the up coming fiscal year. Such report shall include the amount of content produced during the prior

fiscal year, the proposed annual budget, and capital expenditures for both the prior fiscal year as well the proposed capital expenditure budget for the upcoming fiscal year.

3. That all other terms and conditions of the Franchise Agreement, as approved by Metropolitan Council Ordinances No. BL2013-395, shall remain unchanged and in full force and effect throughout this extended term, and the parties shall continue to be bound by and comply with all such other terms and conditions.

4. That this Cable Television Franchise Extension Agreement shall not be construed to prejudice, or waive, any rights which either party may have under Title VI of the Communications Act of 1934, as amended, 47 U.S.C. §§ 521 *et seq.*, the Competitive Cable and Video Services Act, Tenn. Code Ann. §§ 7-59-301 *et seq.*, or any other applicable laws of the United States and the State of Tennessee.

5. This Cable Television Franchise Extension Agreement is entered into for the sole purpose of allowing the parties adequate time to complete the franchise renewal process, and other ancillary processes, and shall not be construed as a franchise extension under Section 6.08.030 of the Metropolitan Code to which the application provisions and other requirements of Section 6.08.040 of the Metropolitan Code would apply.

6. This Franchise Extension Agreement will not take effect until it is approved by Ordinance of the Metropolitan Council, but once so approved shall be deemed retroactively effective as of May 5, 2023.

IN WITNESS WHEREOF, the parties, the Metropolitan Government and Comcast, have executed this Agreement by signatures of their lawfully designated representatives, on the day, month and year first above written.

THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON
COUNTY

Metropolitan Mayor

ATTEST:

Metropolitan Clerk

APPROVED AS TO AVAILABILITY
OF FUNDS:



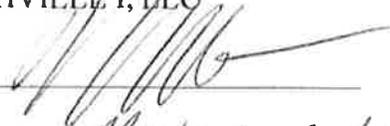
Director of Finance

APPROVED AS TO FORM AND
LEGALITY:

Theresa Costonis

Assistant Metropolitan Attorney

COMCAST OF
NASHVILLE I, LLO

By: 

Name: MELINDA LITTLE

Title: VP Government AFFAIRS

ORDINANCE NO. BL2023-___

An Ordinance to amend Chapters 10.16, 10.40, 10.44, and 10.72 of the Metropolitan Code of Laws to include provider-neutral language.

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

Section 1. That Section 10.16.030 of the Metropolitan Code of Laws is hereby amended by replacing every instance of “physicians” with “healthcare providers” and every instance of “physician” with “healthcare provider”, as follows:

10.16.030 - Notification of authorities—By healthcare providers.

Whenever any healthcare provider examines or treats any person known or suspected by him to be affected with any of the diseases declared to be notifiable by this chapter, he shall give notice of such disease as follows:

A. For diseases listed in Class I, notification shall be made as soon as possible, and within twelve hours by telephone, in person or by writing to the chief medical director or department of health, giving the name, age, sex, race and address of the patient and the name of the known or suspected disease;

B. For all of the diseases listed in Classes I and II, notification shall be made each week to the chief medical director or department of health of all cases or suspected cases of the disease which have come under his care or observation during the preceding week, such reports to be made on forms supplied by the state department of health for that purpose, and giving the name, age, sex, race and address of the patient and the name of the known or suspected disease;

C. For the diseases listed in Class III, notification shall be made each week to the chief medical director or department of health of the number of such cases which have come under his care or observation during the preceding week, such reports to be made on forms supplied by the state department of public health for that purpose;

D. For the diseases listed in Class IV, every healthcare provider or other person who makes a diagnosis of or treats or prescribes for a person with any of these diseases, and every superintendent or manager of a clinic, dispensary or charitable or penal institution in which there is a case of such disease, shall make a confidential report of such case immediately in writing to the chief medical director or department of health on a form supplied by the state department of public health, stating the name, address, age, sex, race and stage of the disease, as prescribed in Section 68-10-101, Tennessee Code Annotated. When a person with an infectious case fails or refuses to take treatment, the case shall be reported to the chief medical director or department of health by special report.

Section 2. That Section 10.16.040 of the Metropolitan Code of Laws is hereby amended by replacing every instance of “physicians” with “healthcare providers” and every instance of “attending physician” with “healthcare provider”, as follows:

10.16.040 - Notification of authorities—By persons other than healthcare providers.

It shall be the duty of the following named persons to notify immediately the department of health of the existence of any known or suspected communicable disease as specified in this chapter, or as otherwise specified by the state department of health or the metropolitan department of health:

A. Superintendents of Hospitals. Section 10.16.020 is made applicable to superintendents of hospitals in reference to the reporting of notifiable diseases. Superintendents of hospitals shall be equally responsible for the report of these diseases as the healthcare provider.

B. Principals and Teachers. Principals and teachers of public and private schools shall report all known or suspected cases of diphtheria, encephalitis, infectious hepatitis, measles, meningococcal infections, poliomyelitis, psittacosis, salmonellosis (including typhoid fever), shigellosis, smallpox, streptococcal infections, typhus fever or whooping cough in children attending such schools.

C. Summer Camps. The owner or manager of any summer camp shall report immediately any case or suspected case of communicable disease occurring among campers.

D. Institutions and Jails. The managing officers of all public and private institutions and jails shall report all cases of suspected cases of diphtheria, encephalitis, gonorrhea, infectious hepatitis, meningococcal infections, poliomyelitis, psittacosis, salmonellosis (including typhoid fever), shigellosis, smallpox, syphilis or typhus fever at such institutions.

E. Dairies, Dairy Farms, Milk Plants and Food Establishments. Owners or managers of any dairy farm, dairy, milk plant or food establishment shall report all cases or suspected cases of diphtheria, infectious hepatitis, poliomyelitis, salmonellosis (including typhoid fever), shigellosis or streptococcal infections among their employees.

F. Parents, Guardians and Heads of Households. Parents, guardians and heads of households shall report any cases or suspected cases of diseases declared notifiable by Section 10.16.020 occurring in their households.

G. Midwives. Midwives shall report within six hours any cases of inflamed eyes in babies whom they have attended.

Section 3. That Section 10.16.050 of the Metropolitan Code of Laws is hereby amended by replacing every instance of “physicians” with “healthcare providers”, every instance of “attending physician” with “healthcare provider”, and every instance of “physician” with “healthcare provider”, as follows:

10.16.050 - Notification of heads of households by healthcare providers.

It shall be the duty of any healthcare provider, immediately upon discovering a case or suspected case of communicable disease, to inform the head of household of this fact, to instruct the head of household of such isolation of the patient and concurrent disinfection as may be necessary to prevent spread of the infection. It shall be the duty of persons so informed to comply with such instructions, unless otherwise instructed by the chief medical director or his authorized agent; provided, that this section shall not be construed to mean that any healthcare provider not duly authorized by the chief medical director has authority to establish quarantine or isolation or remove established quarantine or isolation restrictions for those diseases for which official quarantine or isolation is required by this chapter.

Section 4. That Section 10.40.150 of the Metropolitan Code of Laws is hereby amended by replacing every instance of “physician” with “healthcare provider”, as follows:

10.40.150 - Communicable or contagious diseases.

Every owner, operator, attendant or other person operating a trailer court shall notify the chief medical director immediately of any suspected communicable or contagious disease within the trailer court. In the case of diseases diagnosed by a healthcare provider as quarantinable, such owner, operator, attendant or other person operating the trailer court shall not permit the departure of a trailer coach or its occupants or the removal therefrom of clothing or other articles which have been exposed to infection, without approval of the chief medical director.

Section 5. That Section 10.44.140, Subsection D, of the Metropolitan Code of Laws is hereby amended by replacing the word “physicians” with the phrase “healthcare providers”, as follows:

D. Facilities. There shall be facilities for healthcare providers to give out-patient care on the premises. The facility shall have chairs, examining tables with stirrups, locked cabinets for equipment and drugs. There will be an assortment of instruments for minor surgery and for examinations. Supplies such as sutures, novocaine, adrenalin and therapeutic injectibles will be available. There will be temporary holding facilities for the sick and injured for temporary treatment or while awaiting transport to a hospital. There will be one bed for each five thousand persons shielded with appropriate curtains for privacy. There shall be desks and chairs for staff and chairs for visitors. Toilet and lavatory facilities shall be immediately available.

Section 6. That Section 10.72.010 of the Metropolitan Code of Laws is hereby amended by replacing the phrase “physician, surgeon or doctor” with “healthcare provider”, as follows:

10.72.010 - Police report required when.

Every healthcare provider who shall render medical or surgical service or be called upon to render service or who attends or treats a case of bullet wound, gunshot wound, powder burn or any other injury arising from or caused by the discharge of a gun, pistol or other firearm or stab or cut, wound or any other traumatic injury inflicted by any other dangerous instrumentality, or, whenever such case is treated in a hospital, sanitarium or other institution, the manager, superintendent or other person in charge shall report such case at once to the chief of detectives at police headquarters, giving the name, address, description and any other information with regard to such person and occurrence.

Section 7. This ordinance shall take effect from and after its final passage, the welfare of the public requiring it.

Sponsored by:

Kathleen Murphy
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1882

Mr. President,

I move to amend Ordinance No. BL2023-1882, as amended as follows:

I. By amending the fourth recital as follows:

WHEREAS, the continuing development of the built infrastructure provides an opportunity for extending and improving the walkability and bikeability of Nashville with more and better bike lanes, bikeways, sidewalks, and greenways; and

II. By amending Section 1, proposed MCL Section 2.153.020 A. as follows:

A. The bicycle and pedestrian advisory commission shall be composed of thirteen voting members. Eleven members shall be appointed by the mayor with one member representing Greenways for Nashville, one member representing Walk Bike Nashville, and with special consideration given to the following categories for ~~committee~~ membership: non-profit community groups advocating for biking and walking; students or faculty members from a local high schools or universities; local organizations that represent disabled persons; transportation planning, policy, or design professionals; senior citizen advocacy organizations such as the AARP and Fifty-Forward; local bicycle clubs; walking, running, or hiking clubs; urban planning or multi-modal transportation support organizations; parks or greenways friends groups; and individuals who are interested in biking and walking. One member shall be appointed by the vice-mayor. One member shall be elected by the council. All appointments must be confirmed by a majority of the membership to which the council is entitled. All members shall serve without compensation. The membership of the commission shall reflect the diversity of citizens of Nashville and Davidson County. The chair shall be appointed by the mayor from the voting membership. The chair shall serve for one year.

III. By amending Section 1, proposed MCL Section 2.153.030(3) as follows:

3. Promotion of the integration of bicycling, shared mobility devices, and walking in the metropolitan government's planning, design, and development of transportation ~~facilities including bikeways, and greenways~~ infrastructure.

IV. By amending Section 1, proposed MCL Section 2.153.030(4) as follows:

4. Promotion of the integration of bicycling, shared mobility devices, and walking in the metropolitan government's planning process and implementation of community plans, ~~including feedback on specific plan zoning requests as they relate to walking and biking.~~

V. By amending Section 1, proposed MCL Section 2.153.030(9) as follows:

9. ~~Providing guidance and~~ Serving as a resource to the department of transportation and multimodal infrastructure, department of parks and recreation and the planning department in developing long-range plans to encourage increased micromobility, bicycling, and walking.

VI. By amending Section 1, proposed MCL Section 2.153.030(11) as follows:

11. ~~Provide guidance~~ Serve as a resource to the mayor, council, and departments on the implementation of bike share systems and shared micromobility programs.

VII. By amending Section 1, proposed MCL Section 2.153.050.A as follows:

- A. ~~The bicycle and pedestrian advisory commission shall work cooperatively with and may request assistance from departments, boards, and commissions of the metropolitan government shall work cooperatively with the bicycle and pedestrian advisory commission in conducting these requirements and shall provide assistance as requested by the bicycle and pedestrian advisory commission.~~

VIII. By amending Section 1 by adding a new Section 2.153.015 as follows:

2.153.015 Definitions.

“Micromobility” shall mean an evolving mode of low-speed transportation that includes a range of personal and shared mobility devices, including stand up electric scooters, moped-style scooters, as well as human-powered and electric bikes.

“Micromobility device” or “mobility device” shall mean a range of personal and shared mobility devices, including stand up electric scooters, moped-style scooters, as well as human-powered and electric bikes.

“Shared mobility device” shall mean mobility devices used for short-term rentals for point-to-point trips. Such devices can be a Lock-to mobility devices or dockless devices, including stand up electric scooters, moped-style scooters, as well as human-powered and electric bikes.

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2023-1992

Mr. President –

I move to amend Ordinance No. BL2023-1992 as follows:

Section 1. Section 2.24.230 of the Metropolitan Code of Laws is hereby amended ~~adding the following new subsection A.4. after subsection A.3~~ by deleting the provisions of the existing subsection A., and substituting in lieu thereof the following as subsection A:

- A. No legislation approving the lease of metropolitan government-owned property, where the appraised land value is greater than one million dollars, to a private entity for a lease term of more than five years, including permitted extensions, shall be considered by the metropolitan council on second reading unless and until a publicly-noticed community meeting has been held. The director of public property administration may adjust the one million dollars threshold annually based upon the percentage increase, if any, by which the consumer price index for the most recent calendar year ending before the beginning of such year exceeds the consumer price index for all urban consumers published by the United States Department of Labor for the previous calendar year. Notice of the community meeting shall be posted on the metro website, and the proposed lessee shall be responsible for distributing the notice of the community meeting by U.S. Mail or email at least one week prior to the meeting to neighborhood associations and community organizations registered with the mayor's office of neighborhoods that are located within a one-mile radius of the property to be leased.
1. Notice by mail or e-mail. At least fourteen days prior to the community meeting, the proposed lessee(s) of the subject property shall send written notice to all property owners within one thousand feet and, to identified neighborhood associations and community organizations located within a one-mile radius of the subject property. Neighborhood associations and community organizations shall include associations registered with the mayor's office of neighborhoods or incorporated condominium associations registered by with the metropolitan clerk. Such notice shall be sent by email if the property owner's, neighborhood association, or community organization's email address is known to the council member or lessee. Otherwise, such written notice shall be sent by U.S. Mail. Notice shall include the time, date and place of the required community meeting and of the council meeting at which the legislation is scheduled to be considered on second reading.
 2. Public notice signs shall be posted by the lessee in accordance with the following provisions on the subject property:

- (a) General Requirements. Public notice signs shall be posted on any property subject to the community meeting provisions of this section. Public notice signs shall be installed by the proposed lessee of the property.
 - (b) Display Period. Public notice signs shall be installed on affected properties no less than fourteen days prior to an established community meeting date, and shall be removed by the lessee following conclusion of the council consideration.
 - (c) Number and Placement of Public Notice Signs. Public notice signs shall be posted according to the following standards:
 - i. One sign shall be posted along each three hundred feet of public street frontage.
 - ii. Location. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.
 - iii. Size and Content. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date and location of the scheduled community meeting and of the council meeting at which the lease is scheduled to be considered by the council on second reading, the general nature of the community meeting, and a phone number for additional information.
3. The council member in whose district the property is located shall coordinate the scheduling of the community meeting required by this section. The meeting shall be held either at a metropolitan government-owned facility, or at a facility selected by the district councilmember. The community meeting may also be held virtually using an online meeting platform if necessary to comply with applicable health orders. A representative from the metropolitan department, board, agency, or commission to whom the property is assigned shall attend the community meeting. If the district council seat is vacant, or if the district councilmember elects not to schedule or is otherwise unable to coordinate the scheduling of the community meeting within 90 days of being requested by the prospective lessor in writing to do so, the vice-mayor shall assign these responsibilities to an at-large council member.
- ~~“4. If a public hearing that includes public comment has been held by a metropolitan government department, board, agency, or commission and the district council member is unable or unwilling to coordinate the scheduling of the community meeting in accordance with subsection A.3. of this section on a date that will permit three readings of an ordinance seeking approval of a lease to~~

~~occur at regularly scheduled Council meetings prior to the expiration of a Council term or that does not unreasonably delay the Council's consideration of the lease, the Metropolitan Council, with a 2/3 affirmative vote of those present and voting, may set a public hearing before the Council in lieu of holding a community meeting otherwise required by this section. Upon adoption of such public hearing motion, notice of the public hearing shall be posted on the nashville.gov website and shall be advertised daily on the Metro Nashville Network or the equivalent thereof. Further, written notice of the public hearing shall be mailed to all property owners within one thousand feet of the property to be leased at least ten days prior to the public hearing."~~

SPONSORED BY:

Kathleen Murphy
Zach Young
Members of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2023-1992

Mr. President –

I move to amend Section 1 of Ordinance No. BL2023-1992 as follows:

Section 2.24.230 of the Metropolitan Code of Laws is hereby amended adding the following new subsection A.4. after subsection A.3:

“4. If a public hearing that includes public comment has been held by a metropolitan government department, board, agency, or commission and the Vice Mayor declares that the district council member is unable or unwilling to coordinate the scheduling of the community meeting in accordance with subsection A.3., the legislation seeking approval of the lease shall be set on the agenda of the next regularly scheduled Council meeting. ~~of this section on a date that will permit three readings of an ordinance seeking approval of a lease to occur at regularly scheduled Council meetings prior to the expiration of a Council term or that does not unreasonably delay the Council's consideration of the lease,~~ At such meeting, the Metropolitan Council, with a 2/3 affirmative vote of those present and voting, may set a public hearing before the Council in lieu of ~~holding a the~~ community meeting otherwise required by this section. The legislation seeking approval of the lease shall be not be eligible for final approval by the Council unless the Council has held a public hearing or the community meeting has occurred as required in this section. Upon adoption of such public hearing motion, notice of the public hearing shall be posted on the nashville.gov website and shall be advertised daily on the Metro Nashville Network or the equivalent thereof. Further, written notice of the public hearing shall be mailed to all property owners within one thousand feet of the property to be leased at least ten days prior to the public hearing.”

SPONSORED BY:

Bob Mendes
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2023-1992

Mr. President –

I move to amend Section 1 of Ordinance No. BL2023-1992 as follows:

Delete the last sentence and replace it as follows:

Further, written notice and signage of the public hearing shall be provided as required in subsections A.1. and A.2. of this section~~mailed to all property owners within one thousand feet of the property to be leased at least ten days prior to the public hearing.~~

SPONSORED BY:

Bob Mendes
Member of Council

AMENDMENT NO. 4
TO
ORDINANCE NO. BL2023-1992

Mr. President –

I move to amend Section 2 of Ordinance No. BL2023-1992 as follows:

A public hearing held by the Council prior to the effective date of this ordinance is deemed to satisfy the community meeting requirements of Metropolitan Code of Laws § 2.24.230 with respect to a lease that is the subject of that public hearing if conducted in accordance with such section as amended in this ordinance and prior to third reading of an ordinance seeking approval of the lease.

SPONSORED BY:

Bob Mendes
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1993

Mr. President –

I hereby move to amend Ordinance No. BL2023-1993 as follows:

- I. By amending the first line of Section 2, proposed Section 10.20.600.B., as follows:
 - B. To carry out the requirements hereunder, the director of the department of water and sewerage services, or his or her designee, shall have the authority to:

- II. By amending Section 2, proposed Section 10.20.600.B.4 as follows:
 4. Charge a fee pursuant to section 10.20.500 which covers the department's cost of reviewing waste management plans to ensure compliance with this section and to inspect qualified receiving and recycling facilities pursuant to section 10.20.605.

- III. By amending Section 2, proposed Section 10.20.600.H as follows:
 - H. Prior to the issuance of a building permit or building demolition permit, a construction and demolition waste management plan must be submitted to, reviewed by, and approved by the department pursuant to section 16.28.040(D). Waste management plans shall include anticipated quantities, types, and delivery destinations of materials to be generated on construction and demolition projects in compliance with this section. Waste management plans not reviewed within ten business days shall be deemed approved for purposes of the issuance of a building permit, contingent upon the permit applicant submitting and the department receiving the waste management plan in a format approved by the department. Notwithstanding the foregoing, if a waste management plan is found to be incomplete at the discretion of the department or there is a violation found upon the department's review of the waste management plan within ten business days, the department shall notify the applicant, and approval will be withheld until compliance of this section is demonstrated.

- IV. By amending Section 2, proposed Section 10.20.600.I as follows:
 - I. Prior to the issuance of a certificate of use and occupancy permit, documentation shall be submitted to the department evidencing compliance with this section including the following:
 1. Waste management plans shall include all weight tickets for material disposal and material beneficial reuse in compliance with this section. Waste management plans not reviewed within five business days shall be deemed approved for purposes of an issuance of a temporary use and occupancy approval for this review, contingent upon the submittal of the waste management plan in a format approved by the department. Notwithstanding the foregoing, if a waste

management plan is found to be incomplete at the discretion of the department or there is a violation found upon the department's review of the waste management plan within five business days, the department shall notify the applicant, and the permit will not be eligible for temporary use and occupancy approval.

V. By amending Section 4, proposed Section 10.20.610 by amending the title as follows:

2. 10.20.610 -- Average ~~Division~~ Diversion Rate Calculation and Validation for Qualified Receiving and Recycling Facilities.

VI. By amending Section 4, proposed Section 10.20.610 A as follows:

A. A qualified receiving and recycling facility's average diversion rate is calculated as the tons of materials reclaimed for beneficial re-use divided by the tons of materials ~~processed~~ received and multiplied by 100.

VII. By amending Section 9, proposed Section 16.64.010.A as follows:

A. Except as provided in section 16.64.020(B), each person who applies for a building permit or demolition permit identified in section 10.20.600(C), and as later set forth in a schedule of applicable permit types and project scopes by the director, must acknowledge the need to comply with ~~Chapter~~ section 10.20.600 before a building or demolition permit or use and occupancy permit is issued.

VIII. By deleting Section 11 as follows:

~~Section 11. That Amendments to this legislation shall be approved by resolution.~~

SPONSORED BY:

Burkley Allen
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-2018

Mr. President –

I hereby move to amend Ordinance No. BL2023-2018 by deleting the current exhibit to the ordinance and replacing it with the exhibit attached to this amendment.

SPONSORED BY:

Brett Withers
Member of Council



March 11, 2022

Mr. Devin Doyle
Department of Public Works
720 South Fifth Street
Nashville, TN 37206

RE: REQUEST FOR ENCROACHMENT APPROVAL – 1010 CHURCH STREET / YMCA

Dear Mr. Doyle:

On behalf of 1010 Church LLC and YMCA of Middle Tennessee, I am requesting your assistance in gaining approval for encroachments associated with the 1010 Church Street and downtown YMCA project.

Enclosed are the following items:

1. License Agreement for Private Encroachments into the Public Right-of-Way.
2. Certificate of Insurance
3. Petition to Encroach Upon a Public Right-of-Way
4. Architectural exhibits showing locations of encroachment
5. Check for encroachment processing fee

Please contact me at 615-252-4296 if you have any questions or need additional information.

Sincerely,

Drew Hardison, PE

Project Manager
Barge Design Solutions
615 Third Avenue South
Suite 700
Nashville, TN 37210

Metro Nashville ***Public Works***

Improving the Quality of Life for Nashvillians and our Visitors



Encroachment Approval Process in Public Right-of-Way

The following information is for aerial, underground and building encroachments. Aerial encroachments require a resolution approved by the Metropolitan Council. Underground and building encroachments require approval by ordinance (three readings before the Metropolitan Council). Attached are the following items concerning the encroachment approval process for your use.

1. License Agreement for private encroachment
2. Sample insurance form
3. Petition to encroach upon a public right-of-way

Your firm should submit the following information:

- A. A letter of request to the Director of Engineering of Public Works.
- B. Engineering details: showing exact location of encroachment, design, measurements of sign, and anchoring details.
- C. Signed License Agreement.
- D. Insurance forms: minimum requirements, at least \$50,000 in case of injury to one person, \$100,000 in case of injuries to more than one person, and property damage insurance of at least \$5,000 each accident, \$10,000 aggregate.
- E. Processing fee of \$250.

Public Works will review and submit the application to the Metropolitan Planning Commission; this process normally takes 60 to 90 days. Upon approval by the Metropolitan Planning Commission and the Metropolitan Council an application must be made with Metropolitan Codes Administration, if applicable. A permit will be required to be taken out with Public Works by the contractor to perform the installation of the approved encroachment.

If you need further information please feel free to contact the Public Works' Right-of-Way Permits Office at 862-8782.

LICENSE AGREEMENT FOR PRIVATE ENCROACHMENTS
INTO THE PUBLIC RIGHT OF WAY

I/We, 1010 CHURCH OWNER, LLC, in consideration of the Resolution No. _____, to construct, maintain, install and/or operate an encroachment into, onto, over, or under the public right of way located at in Nashville, Davidson County, Tennessee, do hereby, for myself, my agents, customers, and assigns, waive and release and hold harmless The Metropolitan Government of Nashville and Davidson County, its agents, employees, and assigns from any and all claims, rights, or demands for damages that may arise from my/our use, construction and/or maintenance of the encroachment, to wit: (SEE ATTACHED DESCRIPTION OF ENCROACHMENT). I/We hereby certify to the Metropolitan Government of Nashville and Davidson County that I/We have executed a bond or liability insurance policy in such amount as agreed upon by the Director of Public Works and the Metropolitan Attorney, and in the form approved by the Metropolitan Attorney (per Metropolitan Code Section 38-1-1), which operates to indemnify and save The Metropolitan Government of Nashville and Davidson County harmless from all claims or demands that may result to persons or property by reason of the construction, operations or maintenance of the encroachment. I/We further agree that my/our obligations hereunder may not be assigned except upon approval of the Director of Public Works and the Metropolitan Attorney. I/We further acknowledge that any action that results in a failure to maintain said bond or liability insurance for the protection of The Metropolitan Government of Nashville and Davidson County shall operate to the granting of a lien to The Metropolitan Government of Nashville and Davidson County in the amount of the last effective bond/insurance policy. Said insurance or bond may not be cancelable or expirable except on 30 days notice to the Director of Public Works.

I/We further recognize that the license granted hereby is revocable by The Metropolitan Government upon recommendation of the Director of Public Works and approval by resolution of the Metropolitan County Council if it is determined to be necessary to the public welfare and convenience. In the event the Metropolitan Government revokes this license as contemplated by this paragraph, licensee will not be entitled to any compensation of any kind. This license shall also be strictly subject to the right of way easement owned by The Metropolitan Government. I/We agree to maintain, construct and use the encroachment in such a way as will not interfere with the rights and duties of the Metropolitan Government

as owner of the right of way. Said interference shall be additional grounds for revocation of the license for encroachment. I/We agree to pay the cost of construction, maintenance, use, as well as relocations cost of said encroachment. Licensee's failure to complete construction of the contemplated encroachment within 36 months of the date of approval by the Metropolitan Council will cause this license to terminate automatically. In the event the encroachment contemplated by this license is substantially destroyed, this license shall terminate unless fully restored by licensee within 36 months from the date of such destruction. In the event this license is revoked or terminated for any reason, licensee shall restore all public property to the condition obtaining at the time the license became effective at licensee's sole cost and expense.

DATE: 3.17.22

Justin P. Fin
(Owner of Property)

1000 Church Street and 1010 Church Street
(Address of Property)

Nashville, TN
(City and State)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before

Me this 17th day of March, 2022

Ruth Ann Cox
(NOTARY PUBLIC)



My Commission Expires: January 6, 2025

CERTIFICATE OF INSURANCE

This is to further certify to the Metropolitan Government of Nashville and Davidson County concerning the policies of insurance listed above and the coverage provided thereby that:

1. The Contractual Insurance coverage is on a Blanket Broad Form basis unless specifically indicated below,
2. The company or companies, upon request, agree to deliver within fifteen (15) days a certified copy of any and/or all of the policies of insurance to The Metropolitan Government of Nashville and Davidson County,
3. If one (1) or more Umbrella Excess policies are used, there is no gap between the limits of the primary policies and the deductible feature of the Umbrella Excess policies,
4. Coverage under the primary policies have no deductible features unless there is a check mark here (). If there are deductible features or the insured has adopted a funded self-insurance program, they are fully explained on an attached sheet which becomes a part of this Certificate, and
5. The coverage provided shall not be cancelled, reduced in coverage, or allowed to lapse unless and until The Metropolitan Government of Nashville and Davidson County receives at least thirty (30) days advance written notice of same. The written notice must be delivered to the Metropolitan Risk Manager at his office shown as the address of the Certificate Holder below or the secondary Certificate Holder, if one is so listed below.

Name and Address of Certificate Holder

The Metropolitan Government of
Nashville and Davidson County
Metro Legal & Claims
C/O Insurance and Safety Division
222 3rd Avenue North, Ste #501
Nashville, TN 37201

Date Issued: 3/11/22

Anderson Benson

(Agency or Company)

by George J. Anderson, President
(Authorized Representative)
(Attach Power of Attorney)

CERTIFICATE OF INSURANCE

FOR CONTRACTORS DOING BUSINESS WITH
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

(THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE
COVERAGE AFFORDED BY THE POLICIES LISTED BELOW)

Name and Address of Agency		Companies Affording Coverage				
Name and Address of Insured		Company Letter A				
		Company Letter B				
		Company Letter C				
		Company Letter D				
		Company Letter E				
This is to certify that policies of insurance listed below have been issued to the insured names above and are in force at this time.						
Company Letter	Type of Insurance	Policy Number	Date of Expiration	Limits of Liability In Thousands		
	General Liability <input type="checkbox"/> Comprehensive Form <input type="checkbox"/> Premises Operation <input type="checkbox"/> Explosion and Collapse Hazard <input type="checkbox"/> Underground Hazard <input type="checkbox"/> Products Completed Operations Hazard <input type="checkbox"/> Contractual Insurance <input type="checkbox"/> Broad Form Property Damage <input type="checkbox"/> Independent Contractors <input type="checkbox"/> Personal Injury				Each Occurrence	Aggregate
				Bodily Injury	\$	\$
				Property Damage	\$	\$
				Personal Injury		\$
	Automobile Liability <input type="checkbox"/> Comprehensive Form <input type="checkbox"/> Owned <input type="checkbox"/> Hired <input type="checkbox"/> Non Hired			Bodily Injury (Each Person) Bodily Injury Each Accident Property Damage Bodily Damage Property Damage Damage Combined	\$	
	Excess Liability <input type="checkbox"/> Umbrella Form <input type="checkbox"/> Other than Umbrella Form			Bodily Injury And Property Damage Combined	\$	\$
	Worker's Liability And Employer Liability	L&WH Act _____ Jones Act _____		Statutory	\$	Each Occurrence
	OTHER					

PETITION TO ENCROACH UPON A PUBLIC RIGHT-OF-WAY

PETITION NO. _____

We, the undersigned, do hereby petition the METROPOLITAN DEPARTMENT OF PUBLIC WORKS and the METROPOLITAN PLANNING COMMISSION to recommend to the METROPOLITAN COUNCIL and MAYOR that legislation be enacted to authorize the construction, installation and maintenance of an encroachment upon the public right-of-way as follows:

AERIAL BUILDING ENCROACHMENT, DECORATIVE CONCRETE, IRRIGATION TO TREE WELLS, SLAB

EXTENSION FROM BUILDING TO CHURCH STREET VIADUCT, BUILDING ENCROACHMENT OVER IRREGULAR

SHAPED ROW NOTCH, BIKE RACKS, NES TRANSFORMER VAULT.

Addresses and Map and Parcel numbers of property or properties associated with the proposed encroachment:

<u>ADDRESS</u>	<u>MAP AND PARCEL NUMBER</u>
<u>1000 CHURCH ST & 1010 CHURCH ST</u>	<u>09305015700</u>
_____	_____
_____	_____
_____	_____

Attach the following in support or explanation of this application:

A check for the filing fee of \$250.00 made payable to the Metropolitan Government (**application fee is non-refundable**).

A scaled drawing on 8 1/2 " x 14" paper of the proposed encroachment. (Additional exhibits may be required depending upon the nature of the request).

A private encroachment license agreement signed by the person to whom the encroachment privilege is to be granted.

A certificate of liability insurance in the amount to be determined necessary by the Department of Public Works.

Signature and mailing address of person or business to whom privilege of encroachment will be granted:

Signature:  Address: 424 Church Street, Suite 2900
Nashville, TN 37219

Council District: 19

PERSON FILING THIS PETITION:

If other than owner or optionee of properties listed above, state relationship. All correspondence will be mailed to this person.

Name: DREW HARDISON, PE

Address: 615 3RD AVE SOUTH

City, State, Zip: NASHVILLE, TN, 37210

Phone: Residence _____

Business 615-252-4296

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED UNLESS COMPLETED IN FULL.

Metropolitan Government Department of Public Works

750 South 5th Street ▫ Nashville, TN 37206 ▫ (615) 862-8750 ▫ www.nashville.gov/public-works

Mandatory Referral Application:

Encroachment: Sign / Awning / Fiber Optic Cable / Other

*** Before filing this application, please review checklist on the back of this application. ***

Encroachment Type:

Awning

Fiber Optic Cable (↑ ground)

Fiber Optic Cable (↓ ground)

Sign

Other

AERIAL BUILDING ENCROACHMENT, DECORATIVE CONCRETE, IRRIGATION TO TREE WELLS, SLAB EXTENSION FROM BUILDING TO CHURCH STREET VIADUCT, BUILDING ENCROACHMENT OVER IRREGULAR SHAPED ROW NOTCH, BIKE RACKS, HES TRANSFORMER VAULT.

Date Submitted: _____

Mandatory Referral Project No. _____

(MPW staff assigns project #)

Map & Parcel(s): 09305015700

Street Address(es): 1010 CHURCH ST, 1000 CHURCH ST

Notarized Signature of Property Owner(s):

You must obtain the *notarized* signature of all property owners on whose property the sign or awning will occur. Failure to provide this information will deem your application *incomplete* and postpone your application's consideration by the Metropolitan Planning Commission. Copy form below for additional signatures.

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Metropolitan Government Department of Public Works for a sign, awning or fiber optic cable encroachment.

Date:

3.17.22

(Company Name)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of March 19th 2022

Ruth A Cox
(Notary Public)

My Commission Expires: January 6, 2025

YMCA of Middle TN
Jessica P. Fair
(Signature of Property Owner)

Jessica P. Fair
(Name of Property Owner)

Corporate Secretary, CSO
(Title of Property Owner)

1000 Church Street and 1010 Church Street
Nashville, TN
(Address of Property (including city & state))

Applicant: All correspondence will be mailed to the applicant.

Architect **Engineer** Property Owner Other: _____

Name: DREW HARDISON, PE

Business: BARGE DESIGN SOLUTIONS

Address: 615 3RD AVENUE SOUTH

City: NASHVILLE State: TN Zip: 37210

Phone: 615-252-4296

business home business mobile

Fax: _____

business home business mobile

E-mail: DREW.HARDISON@BARGEDESIGN.COM

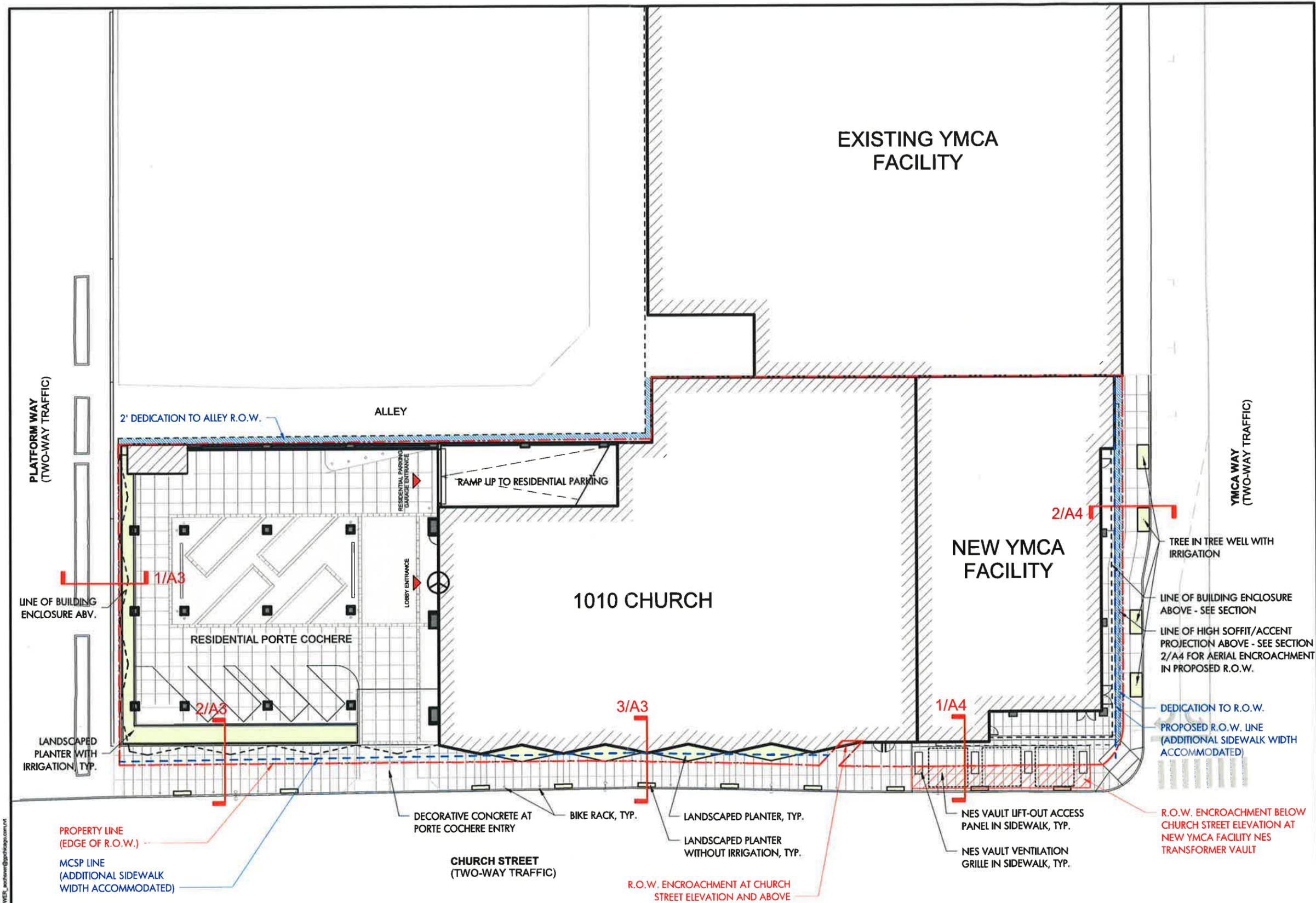
Applicant's Signature: *Drew Hardison*

Filing Fee (All application fees are non-refundable)

Encroachment: Sign / Awning / Fiber Optic Cable \$250.00
Other

Amount paid: \$ _____

Accepted by: _____ Date: _____

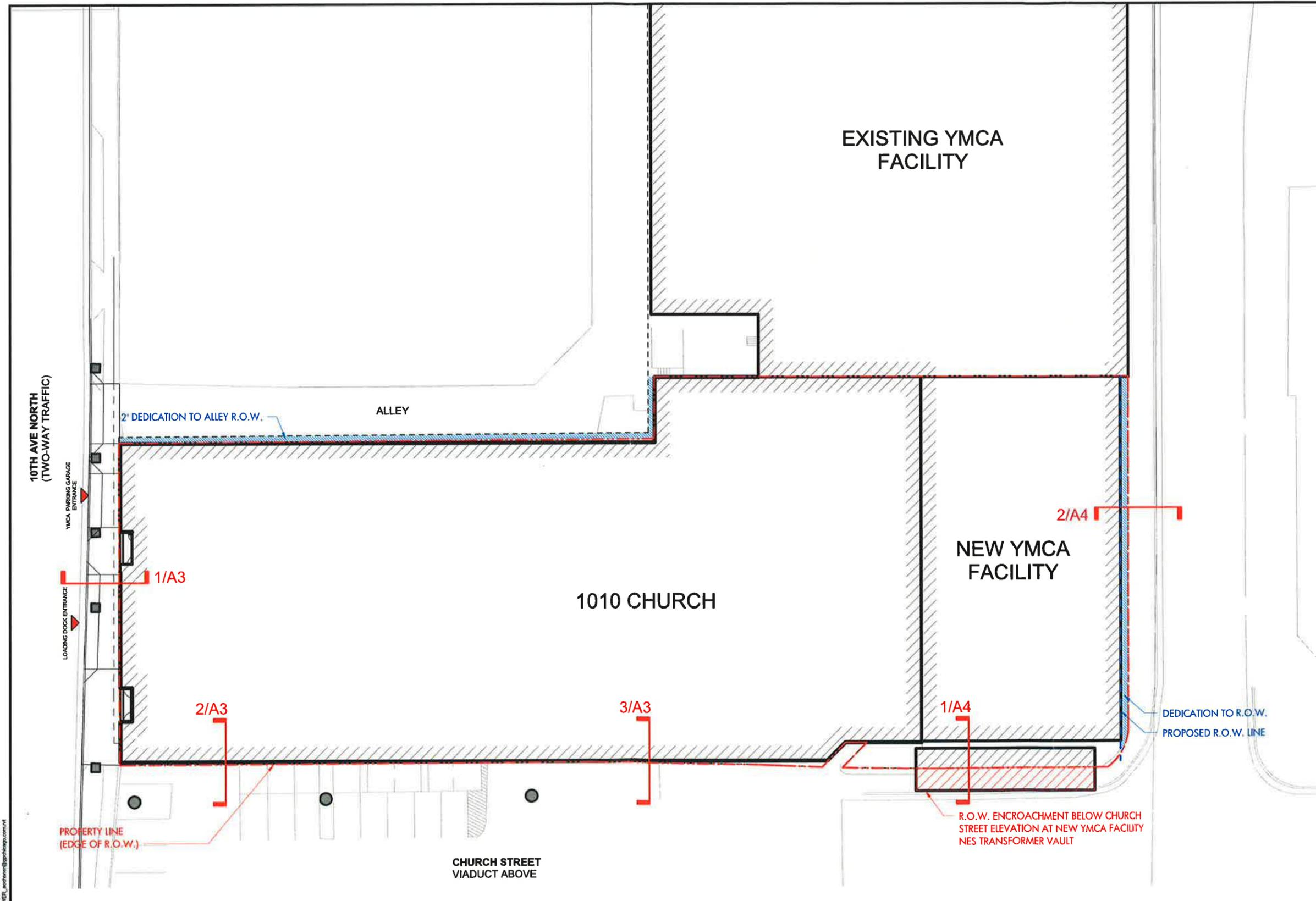


1 SITE PLAN - LEVEL 1 - CHURCH STREET
1" = 20'-0"



1010CHURCH-TOWER_ARCHITECTURE@goettsch.com
 1010CHURCH-TOWER_ARCHITECTURE@goettsch.com
 1010CHURCH-TOWER_ARCHITECTURE@goettsch.com

<p>1010 CHURCH 1010 Church Street Nashville, Tennessee</p>	<p>GIARRATANA, LLC Developer 424 Church Street, Suite 2900 Nashville, TN 37219</p>	<p>DATE: 03/02/22</p> <p>PROJECT NUMBER: 21100</p>	<p>SHEET TITLE: SITE PLAN - L1 CHURCH ST</p>	<p>SHEET NUMBER: A1</p>
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1 SITE PLAN - LEVEL B2 - 10TH AVE
 1" = 20'-0"



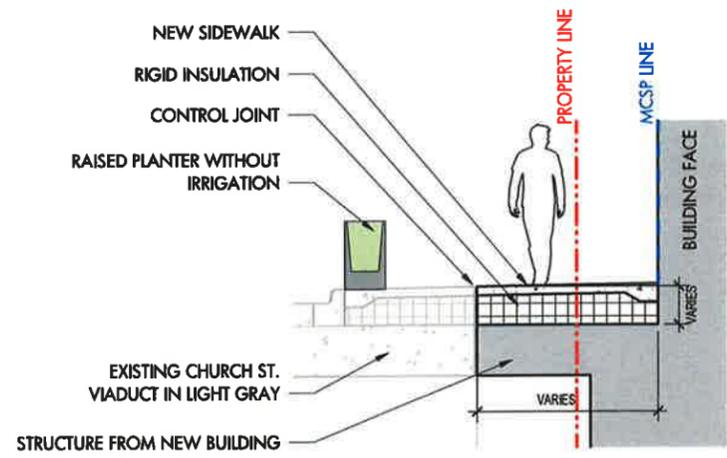
1010 CHURCH
 1010 Church Street
 Nashville, Tennessee

GIARRATANA, LLC
 Developer
 424 Church Street, Suite 2900 Nashville, TN 37219

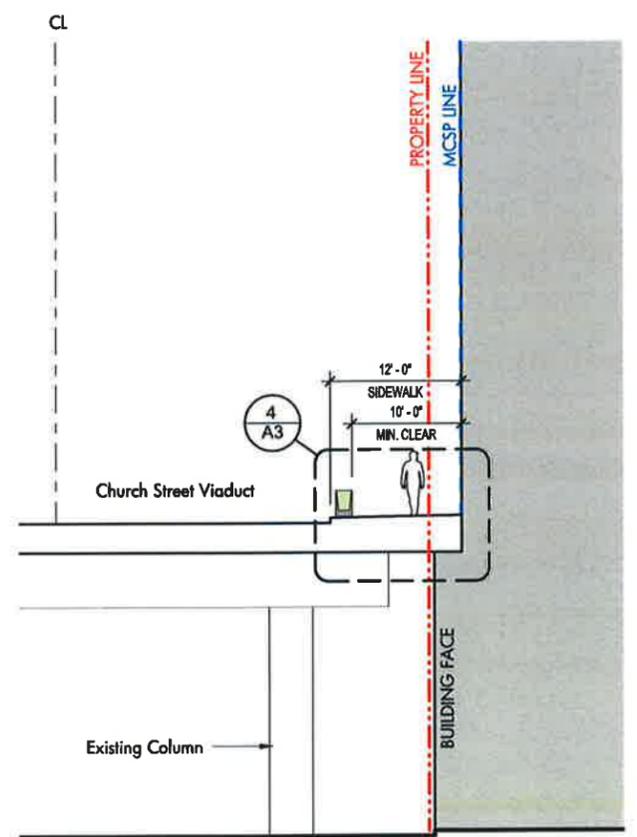
DATE:
 03/02/22
 PROJECT NUMBER:
 21100

SHEET TITLE:
SITE PLAN - B2 10TH AVE

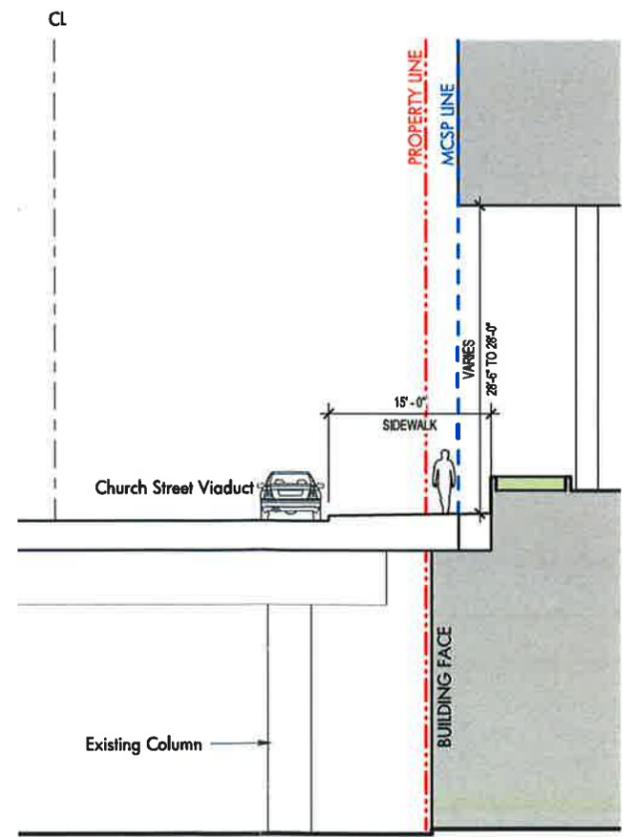
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A2



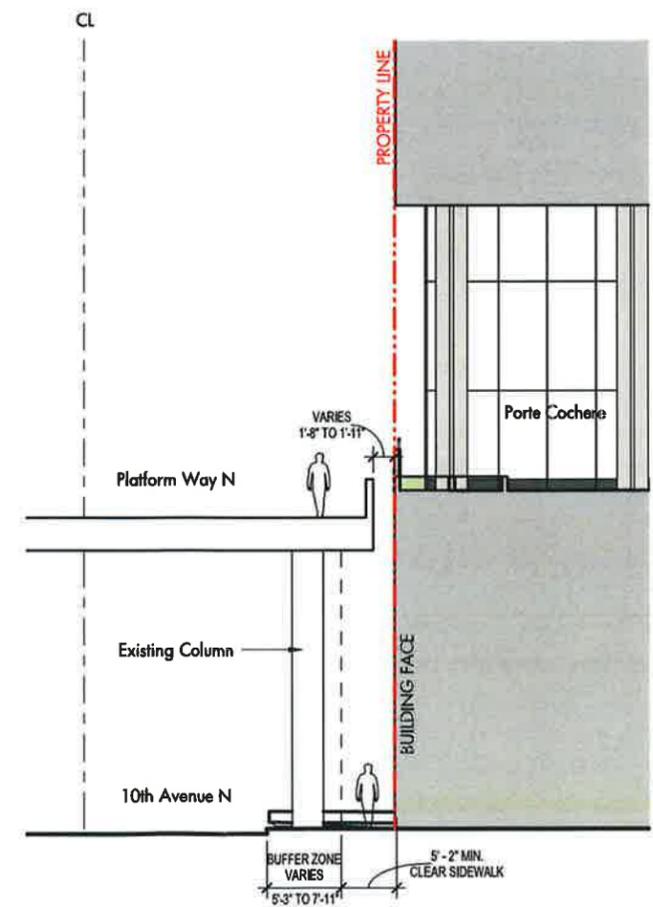
4 ENLARGED SECTION - SIDEWALK AT VIADUCT
 1/4" = 1'-0"



3 SECTION - SOUTH AT CHURCH ST
 1" = 10'-0"



2 SECTION - SOUTH AT PORTE COCHERE
 1" = 10'-0"



1 SECTION - WEST AT 10TH AVE
 1" = 10'-0"

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1010 CHURCH
 1010 Church Street
 Nashville, Tennessee

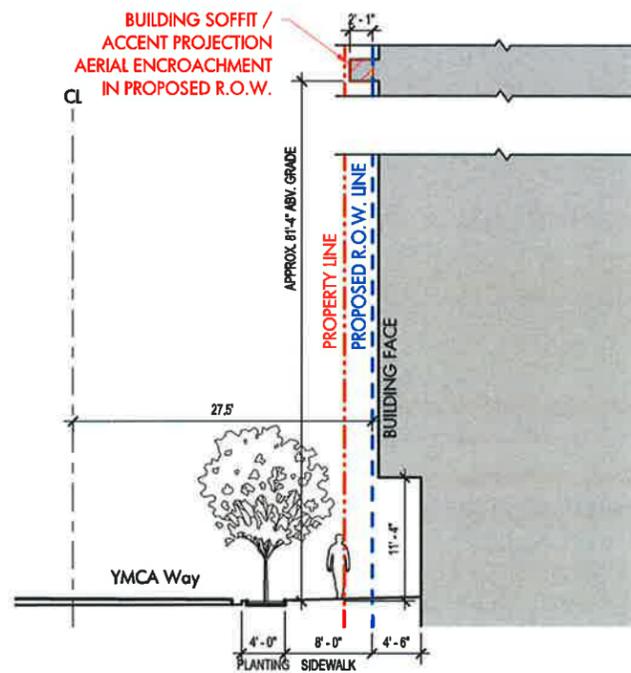
GIARRATANA, LLC
 Developer
 424 Church Street, Suite 2900 Nashville, TN 37219

DATE:
 03/02/22
 PROJECT NUMBER:
 21100

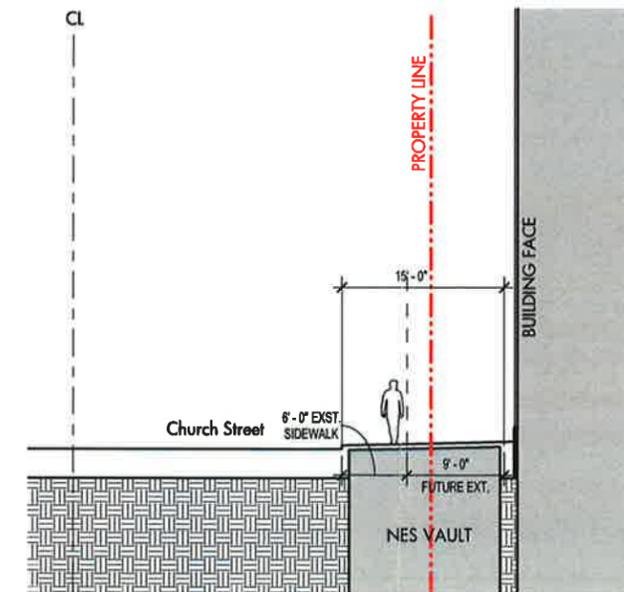
SHEET TITLE:
SITE SECTIONS - 1010 CHURCH

SHEET NUMBER:
A3





2 SECTION AT YMCA EAST
1" = 10'-0"



1 SECTION AT YMCA SOUTH
1" = 10'-0"

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1010 CHURCH
1010 Church Street
Nashville, Tennessee

GIARRATANA, LLC
Developer
424 Church Street, Suite 2900 Nashville, TN 37219

DATE:
03/02/22
PROJECT NUMBER:
21100

SHEET TITLE:
SITE SECTIONS - YMCA

SHEET NUMBER:



A4

SUBSTITUTE ORDINANCE NO. BL2023-1814

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS15 to ~~R20~~ SP zoning for property located at 3900 Hydes Ferry Road, approximately 280 feet northwest of Emerald Drive (0.82 acres), all of which is described herein (Proposal No. 2023Z-015PR-001).

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

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

By changing from RS15 to ~~R20~~ SP zoning for property located at 3900 Hydes Ferry Road, approximately 280 feet northwest of Emerald Drive (0.82 acres), being Property Parcel No. 069-11 as designated on Map 069-11 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 069 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 one single-family residential use and one detached accessory dwelling unit (DADU) use.

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

1. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
2. The DADU use shall meet all applicable standards and regulations for DADUs in Title 17 of the Metropolitan Code.

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

Section 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 R20 zoning districts as of the date of the applicable request or application. Uses are limited as described in the Council ordinance

Section 3-8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

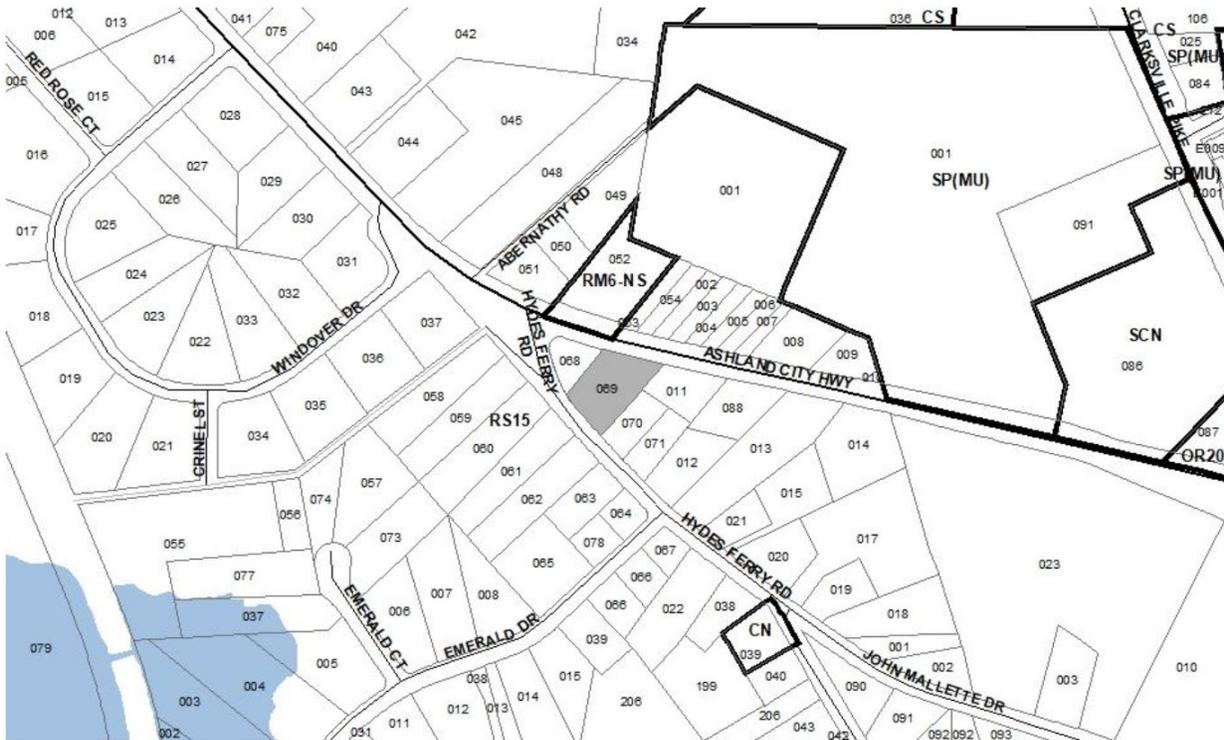
Section 4-9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

2023Z-015PR-001
Map 069-11, Parcel(s) 069
Subarea 03, Bordeaux - Whites Creek - Haynes Trinity
District 02 (Kyonzté Toombs)
Application fee paid by: KEA Properties

A request to rezone from RS15 to R20 zoning for property located at 3900 Hydes Ferry Road, approximately 280 feet northwest of Emerald Drive (0.82 acres), requested by Elliott Rushing, applicant and owner.



AMENDMENT NO. 1
TO
ORDINANCE NO. BL2023-1919

Mr. President:

I move to amendment Ordinance No. BL2023-1919 as follows:

I. By amending Section 4 as follows:

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

1. Any structure that exceeds 70 feet in building height shall not front onto Whites Creek Pike.
2. Non-residential uses other than industrial, warehouse, and office uses shall be limited to a maximum of 150,000 square feet.
3. Buildings fronting Whites Creek Pike shall have their primary front façade addressing Whites Creek Pike. Those buildings fronting Whites Creek Pike shall be designed to be pedestrian friendly and feature activated public spaces.
4. All building facades shall be asymmetrical, and shall fully comply with the architectural standards set forth in the preliminary SP Plan, including glazing for office areas.
5. The developer shall use commercially reasonable best efforts to market space fronting Whites Creek Pike for commercial uses other than warehousing and light industrial, including retail, restaurant, brewery, education, medical, daycare, custom assembly, inventory stock, personal care services, communication uses, manufacturing artisan, and rehearsal hall.
6. An easement shall be recorded for the planned Metro Greenways on the remainder of parcel 05900006500, consistent with the draft easement and exhibit that has been coordinated with Metro Parks and Metro Legal, prior to the SP final site plan approval.
7. 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.
8. The final site plan shall label all internal driveways as "Private Driveways". If the property or portions thereof are subdivided, Aa note shall be added to the final site plan that the driveways shall be maintained by ~~the Homeowner's Association~~ a homeowner's association or through a shared maintenance agreement among the property owners with restrictive covenants.
9. 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.
10. Comply with all conditions and requirements of Metro reviewing agencies.

INTRODUCED BY:

Jennifer Gamble
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2023-1919

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1919 as follows:

I. By amending Section 3 as follows:

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 609,700 square feet of warehousing, light manufacturing, general office land uses, and other non-residential land uses as specified on the plan. The other non-residential land uses shall be limited to a maximum of 150,000 square feet. Buildings 1 and 2, as identified on the preliminary SP plan, shall be limited to the light industrial and general office land uses and other non-residential land uses as specified on the plan. Warehousing uses shall not be permitted in buildings 1 and 2. Alternative financial services, beer and cigarette market, and liquor sales uses shall be prohibited.

II. By amending Section 4 as follows:

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

1. Any structure that exceeds 70 feet in building height shall not front onto Whites Creek Pike.

2. Buildings 1 and 2 shall have their primary front façade address Whites Creek Pike. The area between buildings 1 and 2 and between those buildings and Whites Creek Pike shall be designed to be pedestrian friendly.

3. All building facades shall be asymmetrical, and shall fully comply with the architectural standards set forth in the preliminary SP Plan, including glazing for office areas.

4. The developer shall use commercially reasonable best efforts to market space fronting Whites Creek Pike for commercial uses other than warehousing and light industrial, including retail, restaurant, brewery, education, medical, daycare, custom assembly, inventory stock, personal care services, communication uses, manufacturing artisan, and rehearsal hall.

25. An easement shall be recorded for the planned Metro Greenways on the remainder of parcel 05900006500, consistent with the draft easement and exhibit that has been coordinated with Metro Parks and Metro Legal, prior to the SP final site plan approval.

3 6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

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

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

6.9. Comply with all conditions and requirements of Metro reviewing agencies.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1940

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1940 by amending Section 4 to add the following condition:

8. Building height shall be limited to 2 stories in 35 feet.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1954

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1954 by amending Section 4 to add the following condition:

4. The developer shall work with NDOT to identify and install traffic calming measures along Curtis Street and Courtney Avenue at the developers expense.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

SUBSTITUTE ORDINANCE NO. BL2023-1961

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CL and R8 to MUL-A-NS zoning for properties located at 2605 and 2611 Old Buena Vista Road, and 1001 A & B W. Trinity Lane, at the northwest corner of Old Buena Vista Road and W. Trinity Lane (1.08 acres), all of which is described herein (Proposal No. 2023Z-073PR-001).

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

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

By changing from CL and R8 to MUL-A-NS zoning for properties located at 2605 and 2611 Old Buena Vista Road, and 1001 A & B W. Trinity Lane, at the northwest corner of Old Buena Vista Road and W. Trinity Lane (1.08 acres), being Property Parcel Nos. 002, 003, 004, 005 as designated on Map 070-07 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 070 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

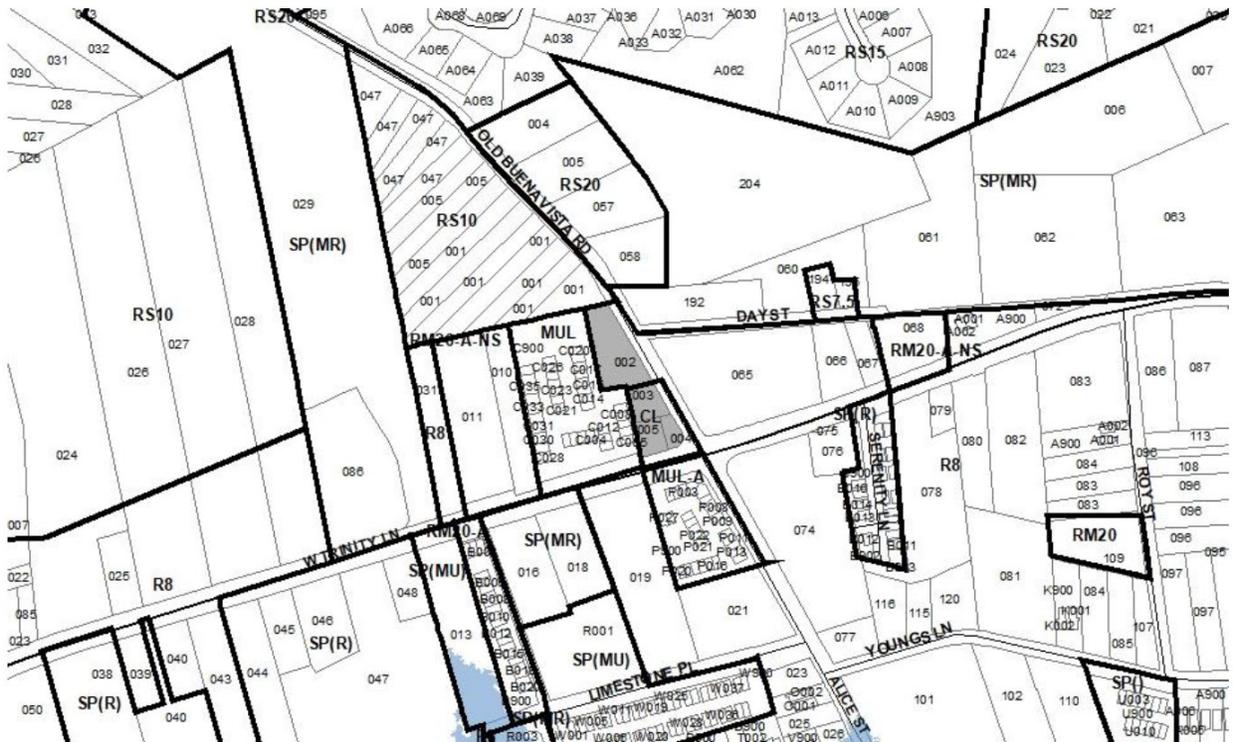
Section 4. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Kyontzé Toombs
Member of Council

2023Z-073PR-001
Map 070-07, Parcel(s) 002-005
Subarea 03, Bordeaux - Whites Creek - Haynes Trinity
District 02 (Kyonzté Toombs)
Application fee paid by: Fee waived by Council

A request to rezone from CL and R8 to MUL-A-NS zoning for properties located at 2605 and 2611 Old Buena Vista Road, and 1001 A & B W. Trinity Lane, at the northwest corner of Old Buena Vista Road and W. Trinity Lane (1.08 acres), requested by Councilmember Kyonzté Toombs, applicant; Carla Brown, Janie Ganaway, Pasifica Investment, LLC and Ahmad Salem, owners.



SUBSTITUTE ORDINANCE NO. BL2023-1965

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 Lipscomb University Institutional Overlay district for various properties located south of Grandview Drive and east of Granny White Pike (~~116.27~~ 112.46 acres), zoned R10 and CN and within the Lipscomb University Institutional Overlay District, to expand the boundaries of the Overlay and modify the master plan, all of which is described herein (Proposal No. 2006IN-001-013).

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 Lipscomb University Institutional Overlay district for various properties located south of Grandview Drive and east of Granny White Pike (~~116.27~~ 112.46 acres), zoned R10 and CN and within the Lipscomb University Institutional Overlay District, to expand the boundaries of the Overlay and modify the master plan, being various Property Parcel 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 on Map 131 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 attached master plan associated with this institutional overlay shall be revised to remove all parcels located west of Belmont Boulevard.

Section ~~3~~ 4. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section ~~4~~ 5. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Russ Pulley
Member of Council

2006IN-001-013
See attached parcel list.
Subarea 10, Green Hills - Midtown
District 25 (Russ Pulley)
Application fee paid by: Lipscomb University

A request to amend the Lipscomb University Institutional Overlay district for various properties located south of Grandview Drive and east of Granny White Pike (116.27-112.46 acres), zoned R10 and CN and within the Lipscomb University Institutional Overlay District, to expand the boundaries of the Overlay and modify the master plan, requested by Anecdote Architectural Experiences, applicant, Lipscomb University, owner.



STANPAR	Owner	PropAddr	PropHouse	PropStreet	PropSuite	PropCity	PropState	PropZip
11716023400	DAVID LIPSCOMB UNIVERSITY	0 GRANNY WHITE PIKE	0	GRANNY WHITE PIKE		NASHVILLE TN		37204
11716009400	MANGUM, PATTI B.-CUST. FOR ELAM O. & GEORGE DANIEL	1409 GRANDVIEW DR	1409	GRANDVIEW DR		NASHVILLE TN		37215
11716009500	MANGUM, PATTI B.-CUST. FOR ELAM O. & GEORGE DANIEL	1407 GRANDVIEW DR	1407	GRANDVIEW DR		NASHVILLE TN		37215
11716009700	BACCUS, DANIEL & PATSY T.	1403 GRANDVIEW DR	1403	GRANDVIEW DR		NASHVILLE TN		37215
11716023800	MANGUM, PATTI B.-CUST. FOR ELAM O. & GEORGE DANIEL	0 GRANDVIEW DR	0	GRANDVIEW DR		NASHVILLE TN		37215
11716011100	RER2 PARTNERSHIP	1309 GRANDVIEW DR	1309	GRANDVIEW DR		NASHVILLE TN		37215
11716011200	LIPSCOMB UNIVERSITY	1307 GRANDVIEW DR	1307	GRANDVIEW DR		NASHVILLE TN		37215
11716011300	RER2 PARTNERSHIP	1305 GRANDVIEW DR	1305	GRANDVIEW DR		NASHVILLE TN		37215
11716011400	LIPSCOMB UNIVERSITY	1303 GRANDVIEW DR	1303	GRANDVIEW DR		NASHVILLE TN		37215
11716011500	RER PARTNERSHIP, GP	1301 GRANDVIEW DR	1301	GRANDVIEW DR		NASHVILLE TN		37215
11716009800	RER PARTNERSHIP	3700 ROSEMONT AVE	3700	ROSEMONT AVE		NASHVILLE TN		37215
11716011000	LIPSCOMB UNIVERSITY	3701 FERNDALE AVE	3701	FERNDALE AVE		NASHVILLE TN		37215
11716011600	DAVID LIPSCOMB UNIVERSITY	3702 FERNDALE AVE	3702	FERNDALE AVE		NASHVILLE TN		37215
11716009900	YOUNG, CAROLE W.	3702 ROSEMONT AVE	3702	ROSEMONT AVE		NASHVILLE TN		37215
11716012900	SHIVERS, HARRIETTE H. LIVING TRUST	3703 MAYFAIR AVE	3703	MAYFAIR AVE		NASHVILLE TN		37215
11716011700	DAVID LIPSCOMB UNIVERSITY	3704 FERNDALE AVE	3704	FERNDALE AVE		NASHVILLE TN		37215
11716010000	STURGEON, ROBERT S. & GERALDINE E.	3704 ROSEMONT AVE	3704	ROSEMONT AVE		NASHVILLE TN		37215
11716010900	DAVID LIPSCOMB UNIVERSITY	3703 FERNDALE AVE	3703	FERNDALE AVE		NASHVILLE TN		37215
11716012800	DAVID LIPSCOMB UNIVERSITY	3705 MAYFAIR AVE	3705	MAYFAIR AVE		NASHVILLE TN		37215
11716011800	DAVID LIPSCOMB UNIVERSITY	3706 FERNDALE AVE	3706	FERNDALE AVE		NASHVILLE TN		37215
11716010800	DAVID LIPSCOMB UNIVERSITY	3705 FERNDALE AVE	3705	FERNDALE AVE		NASHVILLE TN		37215
11716011900	HOLMES IRREVOCABLE TRUST	3708 FERNDALE AVE	3708	FERNDALE AVE		NASHVILLE TN		37215
11716012700	LIPSCOMB UNIVERSITY	3707 MAYFAIR AVE	3707	MAYFAIR AVE		NASHVILLE TN		37215
11716012000	LIPSCOMB UNIVERSITY	3710 FERNDALE AVE	3710	FERNDALE AVE		NASHVILLE TN		37215
11716012600	DAVID LIPSCOMB UNIVERSITY	3709 MAYFAIR AVE	3709	MAYFAIR AVE		NASHVILLE TN		37215
11716012100	LIBSCOMB UNIVERSITY	3712 FERNDALE AVE	3712	FERNDALE AVE		NASHVILLE TN		37215
11813006400	DAVID LIPSCOMB COLLEGE	1027 CALDWELL LN	1027	CALDWELL LN		NASHVILLE TN		37204
117160A10100CO	ZHOU, WEISONG & PINGSHENG WU	1101 CALDWELL LN	1101	CALDWELL LN		NASHVILLE TN		37204
117160A10200CO	MUSIC LIMITED PARTNERSHIP	3901 DORRIS AVE	3901	DORRIS AVE		NASHVILLE TN		37204
11716017900	MCPHERSON, JEROME A. REVOCABLE TRUST	1118 MORROW AVE	1118	MORROW AVE		NASHVILLE TN		37204
11716017800	BURTON, JOHN	1114 MORROW AVE	1114	MORROW AVE		NASHVILLE TN		37204
11716017700	MORELLO, MICHAEL & KAREN FAMILY TRUST	1112 MORROW AVE	1112	MORROW AVE		NASHVILLE TN		37204
11716017500	HUNTER, BARABARA & RONALD & ROSS, TONY L.	1108 MORROW AVE	1108	MORROW AVE		NASHVILLE TN		37204
11716017400	SMITH, SARA FRANCES	1100 MORROW AVE	1100	MORROW AVE		NASHVILLE TN		37204
11716018400	LIPSCOMB UNIVERSITY	4000 GRANNY WHITE PIKE	4000	GRANNY WHITE PIKE		NASHVILLE TN		37204
11716018500	LIPSCOMB UNIVERSITY	1135 MORROW AVE	1135	MORROW AVE		NASHVILLE TN		37204
11716023700	LIPSCOMB UNIVERSITY	1133 MORROW AVE	1133	MORROW AVE		NASHVILLE TN		37204
11716023500	BACCUS, DANIEL & PATSY T.	1131 MORROW AVE	1131	MORROW AVE		NASHVILLE TN		37204
11716023600	HUNTER, BARBARA & RONALD LIVING TRUST	1129 MORROW AVE	1129	MORROW AVE		NASHVILLE TN		37204
11716018700	MARTIN, EDWARD C. & SANDRA T.	1127 MORROW AVE	1127	MORROW AVE		NASHVILLE TN		37204
11716018800	HUNTER, BARBARA & RONALD LIVING TRUST	1113 MORROW AVE	1113	MORROW AVE		NASHVILLE TN		37204
11716018900	WILSON, JEFFREY & MARY BETH	1111 MORROW AVE	1111	MORROW AVE		NASHVILLE TN		37204
11716019000	LIPSCOMB UNIVERSITY	1109 MORROW AVE	1109	MORROW AVE		NASHVILLE TN		37204
11716020400	LIPSCOMB UNIVERSITY	4010 GRANNY WHITE PIKE	4010	GRANNY WHITE PIKE		NASHVILLE TN		37204
11716019100	LIPSCOMB UNIVERSITY	1103 MORROW AVE	1103	MORROW AVE		NASHVILLE TN		37204
11716019200	RHOADS, DEBORAH	1101 MORROW AVE	1101	MORROW AVE		NASHVILLE TN		37204
11716020300	DAVID LIPSCOMB UNIVERSITY	4012 GRANNY WHITE PIKE	4012	GRANNY WHITE PIKE		NASHVILLE TN		37204
11716020000	DAVID LIPSCOMB UNIVERSITY	1114 MAPLEHURST AVE	1114	MAPLEHURST AVE		NASHVILLE TN		37204
11716019900	LIPSCOMB UNIVERSITY	1112 MAPLEHURST AVE	1112	MAPLEHURST AVE		NASHVILLE TN		37204
11716019800	LIPSCOMB UNIVIERSITY	1110 MAPLEHURST AVE	1110	MAPLEHURST AVE		NASHVILLE TN		37204
11716019700	LIPSCOMB UNIVERSITY	1108 MAPLEHURST AVE	1108	MAPLEHURST AVE		NASHVILLE TN		37204
11716020200	LIPSCOMB UNIVERSITY	4014 GRANNY WHITE PIKE	4014	GRANNY WHITE PIKE		NASHVILLE TN		37204
11716019600	POWELL, SONDR A F.	1106 MAPLEHURST AVE	1106	MAPLEHURST AVE		NASHVILLE TN		37204

11716019500	DOTY, MARGUERITE BIRMINGHAM	1104 MAPLEHURST AVE	1104	MAPLEHURST AVE	NASHVILLE TN	37204
11716019400	CARMAN, ALFRED N. & PATRICIA A.	1102 MAPLEHURST AVE	1102	MAPLEHURST AVE	NASHVILLE TN	37204
11716019300	LIPSCOMB UNIVERSITY	1100 MAPLEHURST AVE	1100	MAPLEHURST AVE	NASHVILLE TN	37204
11716020100	LIPSCOMB UNIVERSITY	4020 GRANNY WHITE PIKE	4020	GRANNY WHITE PIKE	NASHVILLE TN	37204
13104000200	DAVID LIPSCOMB COLLEGE, G. COCKRILL (LE)	4114 BELMONT BLVD	4114	BELMONT BLVD	NASHVILLE TN	37215
117160B00100CO	HICKS, JENNIFER A. & JOHN MARK	1110 A MORROW AVE	1110	MORROW AVE	NASHVILLE TN	37204
117160B00200CO	LIBSCOMB UNIVERSITY	1110 B MORROW AVE	1110	MORROW AVE	NASHVILLE TN	37204
117160B00300CO	O.I.C. MARROW AVENUE CONDOMINIUMS	1110 C MORROW AVE	1110	MORROW AVE	NASHVILLE TN	37204
11716016800	DAVID LIPSCOMB UNIVERSITY	3900 GRANNY WHITE PIKE	3900	GRANNY WHITE PIKE	NASHVILLE TN	37204
11716018300	DAVID LIPSCOMB UNIVERSITY	3902 GRANNY WHITE PIKE	3902	GRANNY WHITE PIKE	NASHVILLE TN	37204
11716018200	STACY, SEAN O. & VANESSA K.	3904 GRANNY WHITE PIKE	3904	GRANNY WHITE PIKE	NASHVILLE TN	37204
117160W90000CO	O.I.C. HOMES AT 3906 & 3908 GRANNY WHITE	3908 B GRANNY WHITE PIKE	3908	GRANNY WHITE PIKE	NASHVILLE TN	37204
11716016900	RER2 PARTNERSHIP	1109 CALDWELL LN	1109	CALDWELL LN	NASHVILLE TN	37204
11716017000	RER PARTNERSHIP	1107 CALDWELL LN	1107	CALDWELL LN	NASHVILLE TN	37204
11716017100	CAMPBELL, JOEL & JOY M.	1105 CALDWELL LN	1105	CALDWELL LN	NASHVILLE TN	37204
11716017200	LIPSCOMB UNIVERSITY	1103 CALDWELL LN	1103	CALDWELL LN	NASHVILLE TN	37204
117160A90000CO	O.I.C. CALDWELL-DORRIS CONDOMINIUMS	1101 B CALDWELL LN	1101	CALDWELL LN	NASHVILLE TN	37204
11716016300	LIPSCOMB UNIVERSITY	1 UNIVERSITY PARK DR	1	UNIVERSITY PARK DR	NASHVILLE TN	37204
117160W00100CO	ELLENBURG, PHILLIP W. & LEIGH D.	3906 GRANNY WHITE PIKE	3906	GRANNY WHITE PIKE	NASHVILLE TN	37204
117160W00200CO	ELLENBURG, PHILLIP W. & LEIGH D.	3908 GRANNY WHITE PIKE	3908	GRANNY WHITE PIKE	NASHVILLE TN	37204



LIPSCOMB UNIVERSITY
**LIPSCOMB UNIVERSITY MASTER PLAN
INSTITUTIONAL OVERLAY AMENDMENT**

18 APRIL 23

2023



LIPSCOMB UNIVERSITY
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NASHVILLE, TENNESSEE

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29 MARCH 23 ORIGINAL SUBMITTAL; REVISED 18 APR 2023



01

LIPSCOMB UNIVERSITY

INTRODUCTION

NASHVILLE, TENNESSEE

INTRODUCTION

The Lipscomb University Institutional Overlay originally adopted in 2003 has been in place for twenty years. It was most recently amended and adopted by the Metropolitan Government of Nashville's City Council, Ordinance BL 2012-305 in 2012. Since the adoption of the Overlay, the University has experienced a great deal of progress towards realizing this plan and several important buildings have been added to the institution as part of the University's fundraising initiative. As the University moves forward in the next several years, the plan outlined in this document outlines the vision for the completion of their latest campaign.

In the Fall of 2022 the administration retained Anecdote Architectural Experiences (formerly Tuck-Hinton Architecture & Design) to re-evaluate several areas of the master plan and to revise the master plan/institutional overlay document. This document reflects these proposed changes to the institutional overlay, which represents a continuation of the conceptual ideas adopted in 2003, revised in 2007 and 2012. The team assembled by Anecdote to prepare this document includes: Barge Design Services as both the Traffic & Parking Engineers and Civil Engineer. Over the 20-year history of this plan, the design team has had several review sessions with the University, the neighborhood, and the city in order to determine a plan that will not only satisfy the University's needs but also become a compatible asset within the existing neighborhood. In order to realize this master plan, Lipscomb University will be seeking approval of the changes to the University's institutional overlay to continue the growth objectives outlined by this plan.

The book has been organized into three parts: the Zoning Analysis, the Master Plan Concept and the Consultant's reports. The concept represents the goals and priorities of the administration and board of directors. Through several meetings with these individuals, Anecdote was able to pinpoint a direction from which to organize these ideas into a vision for the campus. In conjunction with interviewing the administration, we conducted a survey of all of the existing buildings on campus and evaluated issues such as zoning, parking, and residential requirements, in order to determine all of the physical constraints as well as the opportunities. From the information we have obtained our team has developed a concept that should satisfy the University's needs for the future.

We would like to take this opportunity to thank all the board members, administrators, faculty, students, alumni and neighbors who have contributed to this plan. Because of the long duration of this process, several of the priorities have changed due to donor funding or other circumstances. Several projects such as the George Shinn Center, Bison Hall, the North Parking Garage, the Hughes Center, Village Apartments, Burton Health Sciences Renovation and Addition, Allen Bell Tower, the Allen Arena, the Parking Garage, the Johnson Hall Addition, the Ezell Center, the Student Center renovation, the renovation to McQuiddy Gymnasium and numerous renovations to the residence halls have all been realized since the original 1989 master plan was formulated. This planning exercise represents the foundation from which the future vision for the University will emerge. Many of these initial ideas and assumptions will continue to evolve and change to reflect the needs of the administration, faculty, students and donors.

02

LIPSCOMB UNIVERSITY

ZONING ANALYSIS

NASHVILLE, TENNESSEE



INTRODUCTION

The present zoning for Lipscomb University is the Institutional Overlay, established in 2003 and most recently adopted in 2012. This proposed amendment seeks to make several modifications to both existing and proposed buildings and revise the approved plan.

The purpose for the overlay requirement is so that any property purchased in the future by the University that is located within the Institutional Overlay district, cannot be developed under the master plan until the property is contiguous with the University campus property. Likewise any property within the overlay that is not owned by the University will continue to operate under the R-10 zoning requirements, until such a time as the University may acquire it. The boundaries of the proposed Master Plan include expanding the University North to Grandview Drive and Eastward, between Caldwell Lane, Maplehurst Lane and the campus school athletic complex.

As part of the proposed master plan, a comparative analysis of the metro zoning requirements for both the existing residential zone and the proposed institutional overlay zone is provided in order to demonstrate that the University's intentions are in keeping with its current density. In addition, we have included an explanation of the Floor Area Ratio and Impervious Surface Ratio analysis for both the existing University boundary and the boundary proposed by the master plan. The results of these findings should demonstrate that the size of the proposed master plan is well below the maximum bulk regulations proposed for an Institutional overlay zone and should allow the University to grow in a manner that is sensitive to the surrounding neighborhood.

EXISTING NEIGHBORHOOD ZONING COMPARISON TO INSTITUTIONAL OVERLAY

The Main Campus is currently zoned as an Institutional overlay, while the Academy and Maplehurst Athletics Complex are currently a non-conforming use within this district and is currently operating under conditional use permit in the existing R-10 zone. The following chart is a comparison of the zoning requirements for the R-10 district versus the requirements for the institutional overlay districts, which the University is proposing to the Metro City Council. The Academy is not covered by the Institutional Overlay and is only included for reference purposes only.

ZONING COMPARISON – MAIN CAMPUS | INSTITUTIONAL OVERLAY

Requirements	R-10 Zone	Institutional Overlay Zone	
	Per Code	Current Size	Proposed Size
Lot Area	10,000s.f. Minimum	3,109,748 S.F.	3,893,000 S.F.
Building Square Footage		1,313,064 S.F.	1,944,000 S.F. **
Street Setback from centerline	70 feet	100 feet	100 feet
Minimum Zone Setback	N/A	100 feet	100 feet
Minimum Rear Setback	20 feet		
Minimum Side Setback	15 feet		
Maximum Height @ Setback	20 feet		
Slope of Height control plane	2 to 1		
Parking Required	*	*	*
Landscape Buffer Yard	Standard "C"	Standard "C" or "D"	Standard "C" or "D"

NOTES

*To be established by Metro Traffic Engineer-both scenarios - Refer to Traffic & Parking Study
 **Assumes the maximum build-out outlined in the Proposed Building Descriptions starting on page 13. Parking Structures are not included per Metro Zoning Code section 17.12.070 Special FAR Provisions item D. Parking Exemptions. In all districts the floor area used for the provision of off-street parking spaces or loading berths (and the driveways and maneuvering aisles for those spaces and berths) shall not be counted as floor area for the purpose of calculating floor area ratio when such spaces or berths are used to satisfy the parking demands for the principal use(s) on the parcel.

FLOOR AREA RATIO (FAR) – MAIN CAMPUS

The Floor Area Ratio or FAR is the total floor area of all the university buildings on the main campus, divided by the total horizontal area of the campus property. The total building square footage for the existing University buildings is 1,313,064 square feet. When the existing University lot area of 3,109,748 square feet divides this number, the existing FAR for the University is 0.42 or 42%.

Although the Institutional Overlay zoning district has no prescribed floor area ratio, it is the University's intent to keep the master plan at a floor area ratio that will be consistent with the current scale of the campus. As the University realizes the Institutional Overlay it intends to grow north and expand the property towards Grandview, the University building square footage will increase to approximately 1,944,000 square feet. When this square footage is divided by the new lot area of 3,893,000 square feet, the future FAR for the University will be approximately 0.49 or 49%.

IMPERVIOUS SURFACE RATIO (ISR) – MAIN CAMPUS

The Impervious Surface Ratio or ISR is a ratio that is derived by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of storm water by the total horizontal area of the lot. Impervious surfaces include but are not limited to: roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel, or clay. The total impervious surface area for the existing University is 1,411,895 square feet. When the lot area of 3,109,748 square feet divides this number, the existing FAR for the University is 0.45 or 45%.

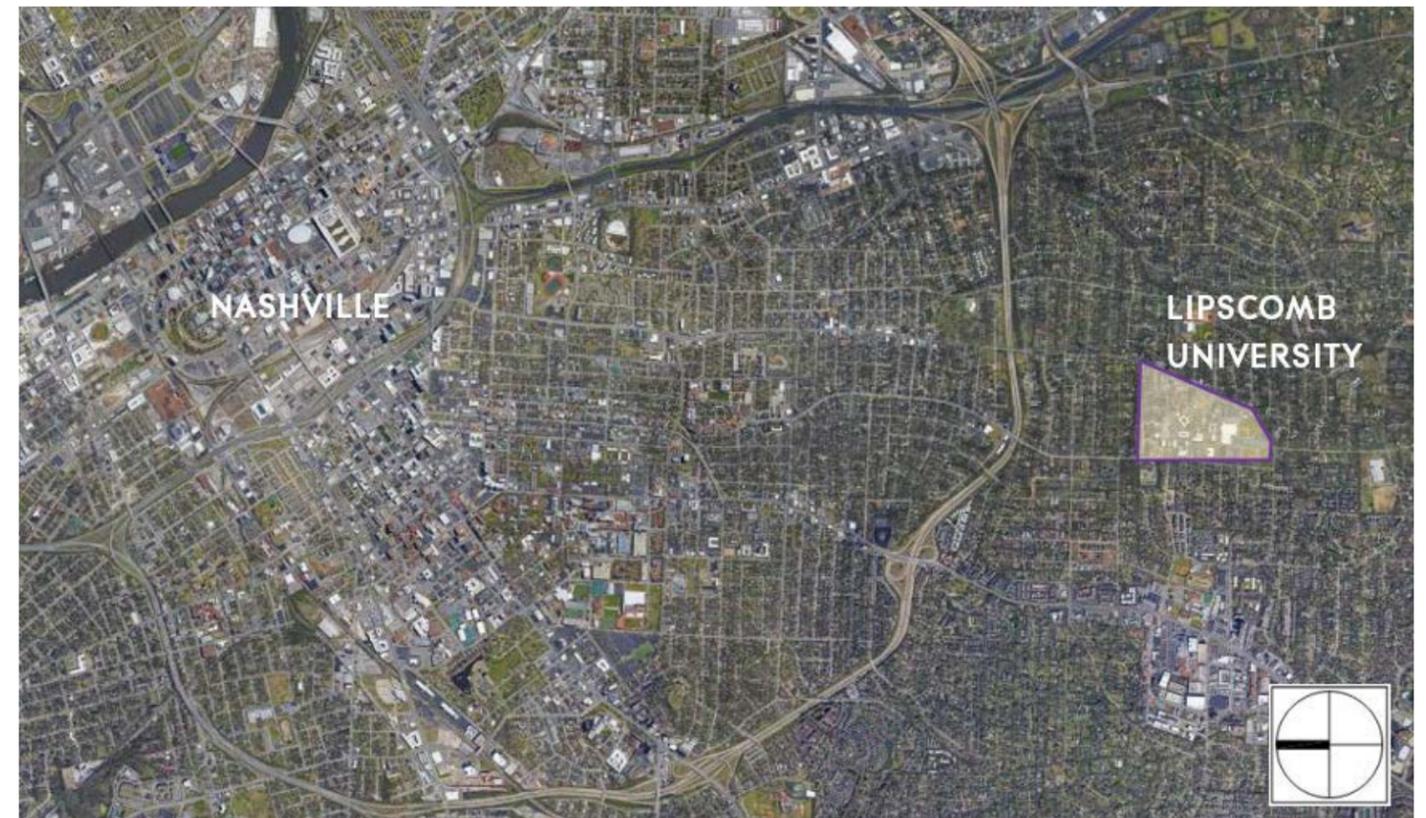
As the University expands its campus North, over the next ten years, the impervious surface area will increase to approximately 1,633,698 square feet. Proportionally when the new surface area is divided by the total lot area of 3,893,000 square feet, the future ISR for the University is 0.44 or 42%. Even though the Institutional Overlay zoning district has no prescribed impervious surface ratio it is the University's intent to keep the scale of its future campus proportional to the existing campus.

ZONING COMPARISON – ACADEMY & REESE SMITH ATHLETIC COMPLEX

Requirements	R-10 Zone	Conditional Use Permitted in R-10 Zone	
	Per Code	Current Size	Proposed Size
Lot Area	10,000s.f. Minimum	1,034,114 S.F.	1,172,200 S.F.
Building Square Footage		194,841 S.F.	1,209,850 S.F. **
Street Setback from centerline	70 feet		100 feet
Minimum Zone Setback	N/A		100 feet
Minimum Rear Setback	20 feet		
Minimum Side Setback	15 feet		
Maximum Height @ Setback	20 feet		
Slope of Height control plane	2 to 1		
Parking Required	**	**	**
Landscape Buffer Yard	Standard "C"	Standard "C" or "D"	Standard "C" or "D"

NOTES

*Lipscomb Academy is a Conditional Use permitted in an R-10 district. This use is not included as part of the I/O, the information is for reference only.
 **To be established by Metro Traffic Engineer-both scenarios - Refer to Traffic & Parking Study



BUILDINGS

- 1. BURTON HEALTH SCIENCES BULDING
- 2. COLLINS AUDITORIUM
- 3. MCFARLAND HALL
- 4. WARD LECTURE HALL
- 5. CRISMAN ADMINISTRATION BUILDING
- 6. FANNING HALL - DORMITORY
- 7. ELAM HALL - DORMITORY
- 8. BENNETT STUDENT CENTER
- 9. SEWELL HALL - DORMITORY
- 10. JOHNSON HALL - DORMITORY
- 11. SWANG CENTER - COLLEGE OF BUSINESS
- 12. BEAMAN LIBRARY
- 14. STUDENT ACTIVITIES CENTER
- 15. ALLEN ARENA
- 15a. MCQUIDDY GYM
- 16. LANGLEY PRESSBOX
- 17. ACADEMY PROPERTY
- 18. HIGH RISE DORMITORY
- 19. STEAM PLANT
- 20. ELECTRICAL SUBSTATION
- 21. LOG CABIN
- 22. AVALON HALL
- 23. BREWER BELL TOWER
- 24. REESE SMITH ATHLETIC COMPLEX ACADEMY PROPERTY
- 25. SOFTBALL FIELD & PRESSBOX (EX. LIGHTS)
- 26. ALLEN BELL TOWER
- 27. ACADEMY PRACTICE FIELD
- 28. EZELL CENTER - ACADEMIC BUILDING
- 29. MCCADAMS ATHLETIC CENTER
- 30. GREEN SPACE - STORMWATER DETENTION
- 31. SOCCER FIELD (EXISTING LIGHTS)
- 33. FIELDS ENGINEERING
- 34a. NURSING BUILDING
- 34b. PHARMACY RESEARCH BUILDING
- 35a-d. RESIDENTIAL VILLAGE - PHASE 1
- 36. BISON HALL
- 37. BISON INN (FIRST LEVEL)
- 38. TEMPORARY INTRAMURAL SOFTBALL FIELD (LIGHTED)
- 39. SOCCER GRANDSTAND
- 41a,c. COLLEGE OF ENTERTAINMENT & THE ARTS
- 41b. GMA - GOSPEL MUSIC ASSOCIATION
- 41e. ALUMNI HOUSE
- 42. BASEBALL FIELD (LIGHTED)
- 44. TENNIS COURTS (LIGHTED) OVER PARKING GARAGE
- 44a. TENNIS COURTS (LIGHTED)
- 46. LOADING DOCK
- 47. GEORGE SHINN CENTER
- 50. VETERAN'S CENTER
- 51. HUGHES HEALTH SCIENCES CENTER
- 52. NOT USED

- 53. NOT USED
- 54. UNIVERSITY HEALTH SERVICES
- 55. GRADUATE ADMISSIONS
- 56. OFFICE OF ADVANCEMENT
- 57. HONORS HOUSE
- 58. EXISTING RETAIL
- 59. EXISTING PARKWOOD TERRACE HOUSING
- 60. OFFICE OF ADMISSIONS

PARKING

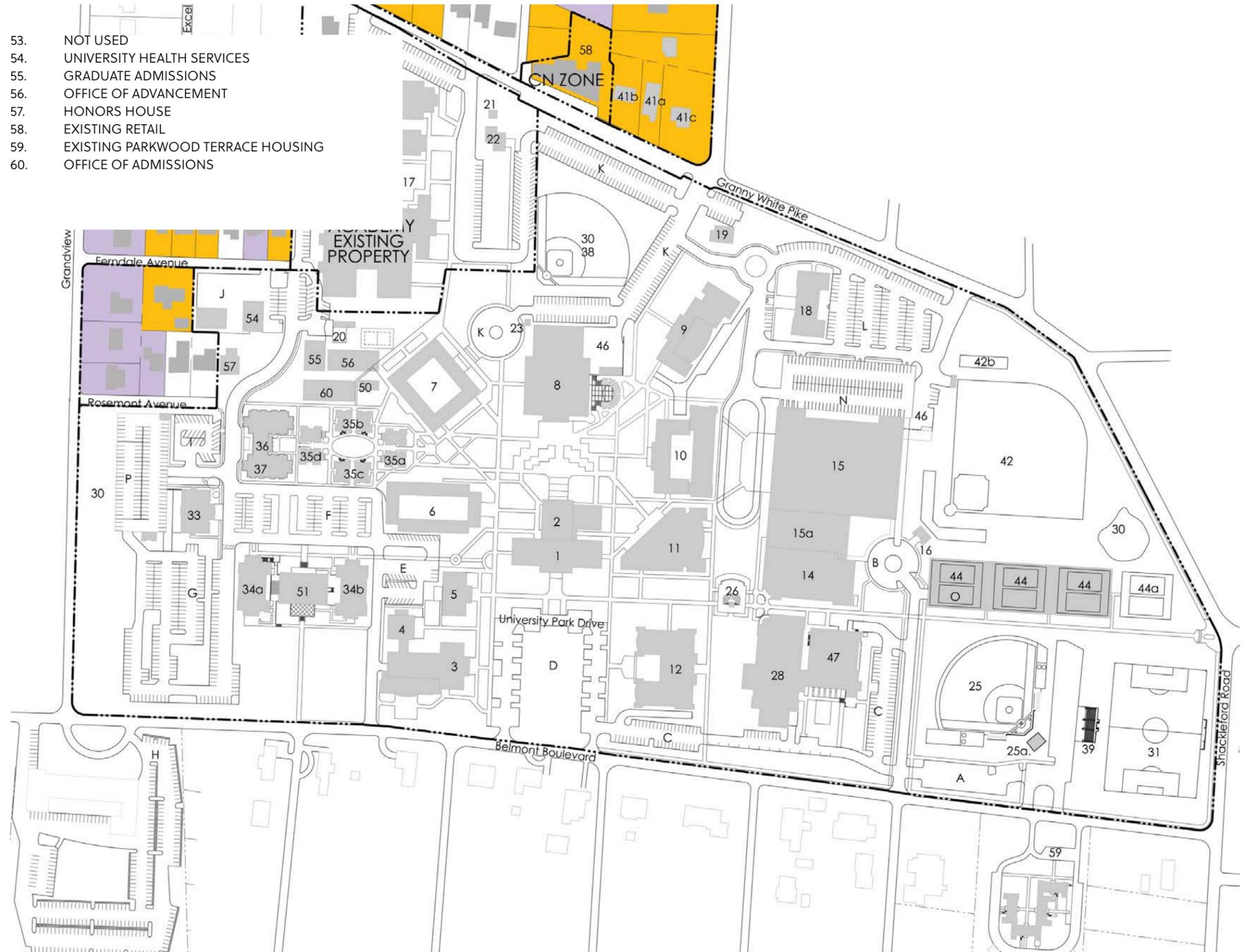
- A. 108 SPACES
- B. 32 SPACES
- C. 106 SPACES
- D. 103 SPACES
- E. 38 SPACES
- F. 95 SPACES
- G. 210SPACES
- H. 255 SPACES (STOKES)
- I. 27 SPACES
- J. 84 SPACES
- K. 260 SPACES
- L. 165 SPACES
- M. 248 SPACES
- N. 484 SPACES - 4 LEVEL DECK
- O. 303 SPACES - 3 LEVEL DECK
- P. 398 SPACES - 4 LEVEL DECK

ACADEMY PARKING
303 SPACES



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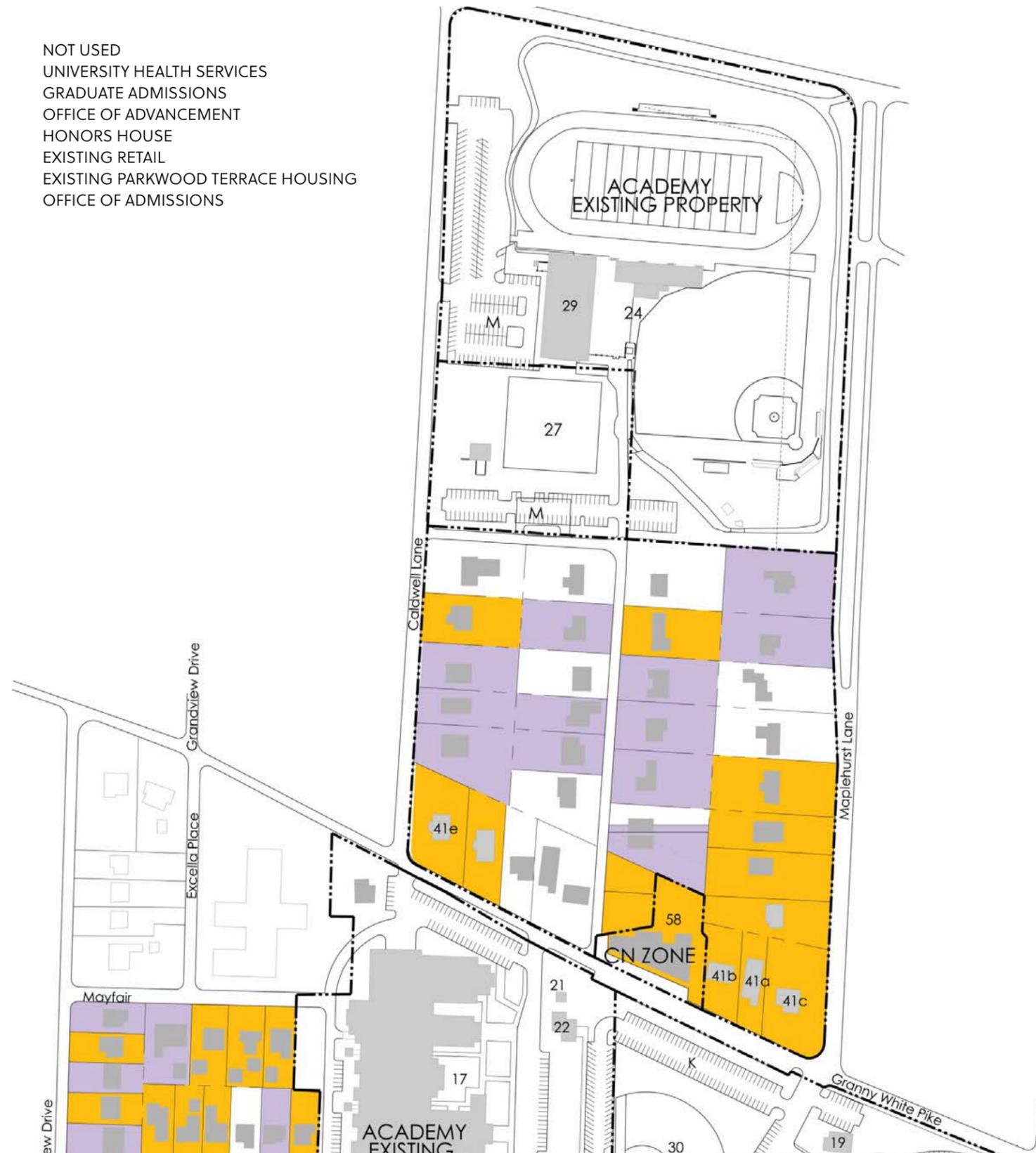


- 53. NOT USED
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03

LIPSCOMB UNIVERSITY

MASTER PLAN CONCEPT

NASHVILLE, TENNESSEE





SECTION 3: MASTER PLAN CONCEPT

The concept for the 2023 Lipscomb University Master Plan amendment is to build upon the previously adopted Institutional Overlay plan from 2003, 2007 and 2012 prepared by Anecdote. Since the initial phases of the previous master plans are well underway, the university is continuing its goal towards expansion of the current Lipscomb campus, as well as furthering the building density within its current boundaries.

In order to realize the build-out of the plan, the design team has proposed a three-phase approach to complete the plan. The first and current phase, which builds new facilities on the land currently within the boundary of the existing campus. Several renovations to existing buildings have occurred during this building campaign, and several more are planned. This phase also includes the completion of several green spaces proposed as part of the 1989 master plan. These axes are the Crisman axis, the Allen Bell tower axis, and the Brewer Tower axis. The Crisman Axis runs in the north-south direction through Crisman Administration and the Michael Allen Bell tower. The axis is in alignment with Granny White Pike to the south of the University. The Allen Bell Tower Axis runs in the east-west direction, between Granny White Pike and Belmont Avenue. The Brewer Tower Axis runs in the east-west direction through the site proposed for the relocation of Brewer Tower. This axis will continue to the east through Avalon Hall, the log cabin, and across Granny White Pike through the proposed intramural fields.

In an effort to increase the density within the current boundaries of the campus, the university is proposing new structures to be built within the current boundaries in addition to those proposed and approved in the 2003, 2007 & 2012 master plans. These include:

- An addition to the Student Center replacing Sewell Hall (9)
- An addition to the Student Activities Center (37)
- A New Performing Arts Center or Academic Building (52 or 32) added between the University and the Academy, in the location of the current art offices and portable classrooms just east of Elam Hall.
- An addition to Crisman Administration Building (5a)
- An addition to the Swang Center (11)
- Additional Parking Garage east of the North Parking.
- Additional Residence Halls (36b, 36c, 55, 56 & 57)
- Future Academic Buildings list numbers (33) (34c)

These additions accommodate the needs of the university within the existing limits of the university campus and are intended to be constructed as part of the current Phase One of the master plan.

The next phase of buildings will be realized over the next ten to twenty years will continue to expand the campus to the North, with Grandview Avenue acting as the boundary. The cornerstone of the northern expansion will be the Academic Building (32) at the corner of Belmont and Grandview, flanked by the academic addition to the Engineering Building (33a) and as well as the continuation of the residential complex aligning with Bison Square.

The Bison Square axis centers on the front porch of Johnson Hall, runs through the center of bison square, narrows at the gateway to the residential Village Apartments, and terminating at Bison Hall. This axis combines the University's rich tradition with its future growth, and link the University's academic buildings with those devoted to student life. The new academic quadrangle and courtyard to the west of this axis will be similar to the Burton Hall Courtyard, which was proposed and later constructed as part of the 1989 master plan. The imagery for the new courtyard will seek to replicate the character of the Burton Hall courtyard, which is now easily identified as the front door to the university. The focal point of this courtyard is the Hughes Center (51) which centers on the intersection of Glen Echo Road and Belmont. The Hughes Center is flanked to the North by the Nursing Building (34a) and to the South by the Pharmacy Research Building (34b). A future academic expansion (34c) is proposed in front of Hughes Center as a future enhancement.

The final phase of this master plan will be to expand the University property east, across Granny White Pike. This phase will keep the residences and commercial buildings along the perimeter Granny White intact. The interior residences and residences along Caldwell Lane and Maplehurst will be removed and will be replaced by a park-like setting that will include space for athletics fields for Academy practices and University Intramurals. A small storage and visitor's restroom facility will be included as part of this phase along with a parking structure to serve the University.



BUILDING FAÇADE GUIDELINES

New buildings must be evaluated as they relate to their surroundings, as well as for the design itself. Height, width, relationship to the street, roof forms, proportion, composition, rhythm, proportion of openings, materials, and color are the criteria which should be evaluated in any design. If all of these are properly considered in relation to the rest of the campus, then new buildings can maintain contemporary qualities and at the same time house modern facilities without becoming unwanted intruders. For these reasons, several guidelines should be established as a tool for future building compatibility:

- Buildings should not exceed the 3-4-story height and general rectangular form, wherever possible.
- Forms should be modestly articulated as opposed to unadorned blank and flush facades.
- A sense of entry or “front porch” should exist based on the characteristic precedent of the porticos.
- The materials used should be brick of a compatible color and texture to the predominance of buildings.
- Windows should be large, rectangular and regularly spaced, more often connected by a spandrel panel giving them vertical emphasis.
- The building should exhibit detailing preferably of limestone, brick, or concrete and must provide, as a minimum, a strong horizontal base coursing and cornice detail (this also applies to parking structures).
- The roof forms should usually be flat with the possibility of forms gabled for emphasis only.

The purpose of these guidelines is to utilize existing aesthetic character as a foundation for creative and functional additions to the campus. These guidelines are not intended to restrict creativity or diversity, on the contrary, diversity of architecture should be encouraged, but not to the visual detriment of the campus as a whole. It is important to first understand what exists and within that framework interpret for the needs of the future. If these issues are implemented and enforced during the design and construction phases, the University can continue to grow in an organized, comprehensive manner. By so doing, Lipscomb University will be known not only for its superb educational experience, but also for the inspirational environment in which the learning takes place.

EXISTING BUILDING DESCRIPTIONS

The following building descriptions are for the existing buildings at the Lipscomb campus. Please refer to the number in parenthesis to identify the buildings location on the master plan.

As required for the Institutional Zone, the master plan distinguishes between the following types of generalized campus activities:

ACADEMIC AREAS

Classrooms & Labs

GENERAL ADMINISTRATIVE OFFICES

SUPPORT SERVICES

Parking areas, food services and bookstores

CAMPUS RELATED RESIDENTIAL AREAS

Dormitories, fraternities & sororities

OPERATIONAL AREAS

Maintenance buildings, power plants, and garages

ATHLETIC AREAS

Gymnasiums, intramural facilities, stadiums and running tracks



BURTON HEALTH SCIENCES (1)

- **Academic Area** – general classroom building with faculty offices. The building has been renovated and includes a small addition
- 3-story brick building
- 70,886 square feet
- Music addition of 10,000 square feet completed in 2008
- Proposed future addition of 12,000 square feet on Northeast corner

COLLINS AUDITORIUM (2)

- **Academic Area** - Assembly Use – currently seats 1,200 persons
- 3-story brick auditorium connected to Burton (refer to square footage listed above)
- The building has been renovated as a music performance space and the seating will be decreased to approximately 900 persons.

MCFARLAND HALL (3)

- **Academic Area** – College of Science Building - science classrooms, labs and faculty offices
- 3-story brick building with basement
- 77,800 square feet

WARD LECTURE HALL (4)

- **Academic Area** – Assembly Use - auditorium connected to McFarland Hall
- 2-story brick building (refer to square footage listed above)

CRISMAN ADMINISTRATION BUILDING (5)

- General Administrative Offices and Conference Space
- 3-story brick building
- 19,800 square feet

FANNING HALL (6)

- Campus Related Residential Area – 150 Bedroom Residence Hall – 298 students
- 3-story brick building
- 57,700 square feet

ELAM HALL (7)

- Campus Related Residential Area – 146 Bedroom Residence Hall – 292 beds
- 77,300 square feet
- 4-story building

BENNETT STUDENT CENTER (8)

- Support Services Area – Multipurpose Building - Student Dining Center & Presidents Dining Center, Shamblyn Theatre, Bookstore, Central Shipping & Receiving and University Post Office
- 3-story brick building
- 69,700 square feet

SEWELL HALL (9)

- Campus Related Residential Area – 88 Bedroom Residence Hall – 166 students
- 3-story brick building
- 47,700 square feet
- To be demolished in the future for Bennett Addition
- General Administrative Offices – Lower level

JOHNSON HALL (10)

- Campus Related Residential Area – 83 Bedroom Residence Hall – 176 students; addition 60 single and double occupancy room; 2 apartments; and 1 head resident apartment.
- 3-story brick building with a partial basement level
- 76,000 square feet with interior courtyard
- Residence Hall

COLLEGE OF BUSINESS AT THE SWANG CENTER (11)

- Academic Area – College of Business – business classrooms and faculty offices
- 2-story brick building
- 51,000 square feet
- Proposed future addition of 40,000 square feet

BEAMAN LIBRARY (12)

- Academic Area & Support Services – Library and Computer Center
- 3-story brick building
- 67,500 square feet

STUDENT ACTIVITIES CENTER (14)

- Athletic Area – Intramural Facility
- 2-story brick building
- 35,000 square feet

ALLEN ARENA (15)

- Athletic Area – 5,000 seat Arena for Basketball, Concerts & Community Events
- Academic Area – Daily University Chapel
- 2-level brick building
- 110,000 square feet
- 5,000 seat Arena – multipurpose use for Chapel, Basketball & Concerts
- Lower level - Athletic department, training and locker room facility
- Receiving Dock with 3 loading berths

MCQUIDDY GYMNASIUM (15A)

- Athletic Area – Gymnasium (Main Level)
- Academic Area – Kinesiology (Upper Level)
- Operational Area – Campus Facilities Department (Lower level)
- 3 level brick building
- 40,500 square feet

LANGLEY PRESS BOX (16)

- Athletic Area – Baseball Press Box
- 2-story brick building

LIPSCOMB ACADEMY (17)

- Academic Area – Middle School & High School
- 2-3-story brick buildings interconnected
- 194,841 square feet

HIGH RISE DORMITORY (18)

- Campus Related Residential Area – 212 Bedroom Residence Hall – 437 students
- 8-story brick building
- 78,800 square feet

STEAM PLANT (19)

- Operational Area – Steam power plant
- 1-story brick building with basement
- 2,000 square feet

ELECTRICAL SUBSTATION (20)

- Operational Area – Steam power plant

LOG CABIN (21)

- 1-story log cabin, Historic Home of David Lipscomb

AVALON HOUSE (22)

- 2-story brick house, Historic Home of David Lipscomb

BREWER TOWER (23)

- 1-story stone tower

REESE SMITH ATHLETIC COMPLEX (24)

- Athletic Area – Lipscomb Academy
- High School Football Stadium 24a & b
- High School Baseball Stadium
- High School Track
- Football & Track include existing sports lighting

WOMEN'S SOFTBALL FIELD & PRESS BOX(25)

- Athletic Area 2-story Press Box of 2,000 square feet
- Lighted stadium with bleacher seating and fencing
- Women's softball, 310-seats

ALLEN BELL TOWER (26)

- 100' Tower featuring a 35-bell carillon

EXISTING BUILDING DESCRIPTIONS - CONTINUED

ACADEMY PRACTICE FOOTBALL FIELD (27)

- Athletic Area – Lipscomb Academy
- Future location of Academy Softball Field

EZELL CENTER (28)

- Academic Area – Multiple Colleges including Bible and Education - classrooms with faculty offices
- 3-story brick building
- 75,000 square feet designed (first level 28,200 square feet; second level 23,300 square feet; & third level 23,500 square feet)

MCCADAMS ATHLETIC CENTER (29)

- Academy Athletic Area
- Indoor Practice Facility
- 23,000 square feet

EXISTING GREEN SPACE & STORM WATER DETENTION (30)

- Campus School – playground and intramural field
- Existing field - Serves dual purpose acting as storm water detention

SOCCER FIELD (31)

- Athletic Area - University Soccer Field, 588-seats
- Existing Lighted sports field - Currently used as the University Soccer Field. Any existing or new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.

FIELD ENGINEERING BUILDING (33)

- Academic Area - classroom facility with faculty offices or Support Services – Raymond B. Jones College of Engineering
- 4-story brick building
- 26,792 square feet

NURSING BUILDING (34 A)

- Academic Area – School of Nursing – classrooms, simulation space and faculty offices
- 3-story brick building
- 24,823 square feet

PHARMACY RESEARCH BUILDING (34B)

- Academic Area - classroom facility with faculty offices
- 2 story brick building
- 15,000 square feet

RESIDENTIAL VILLAGE (35 A-D)

- Campus Related Residential - 4 buildings, approximately 48 beds each
- 3 story brick buildings
- 3,600 square feet per level
- Head Resident apartment, Laundry, and group study rooms on ground floor of 35a

BISON HALL (36 & 37)

- Campus Related Residential building, approximately 48 beds
- 3-1/2 story brick building
- 50,000 square feet
- Bison Inn located on the lowest level - 9 rooms

INTRAMURAL FIELD (38) – EXISTING CAMPUS PROPERTY

- Athletic Area
- University Intramural Facility
- Temporary location until Performing Arts Center (49) is built
- Existing Lighted intramurals fields - Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets

SOCCER STADIUM GRANDSTAND (39)

- Athletic Area
- Soccer dugouts along Shakleford Road
- Grandstand seating for 2,000 incorporated into the side of existing hill

COLLEGE OF ENTERTAINMENT & THE ARTS (41A,C) – EXISTING CAMPUS PROPERTY

- General Office & Academic Area
- Existing two-story structure to remain

GMA GOSPEL MUSIC ASSOCIATION (41B)

- General Administrative Offices and Conference Space
- 2-story brick house

ALUMNI HOUSE (41E)

- General Administrative Offices and Conference Space
- 2-story brick house

BASEBALL STADIUM & FIELD (42)

- Athletic Area – University Baseball Field, 750-seats
- Existing lighted sports field. Any existing or new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.
- Hitting Facility 42b

TENNIS COURTS (44 & 44A)

- Athletic Area – University Tennis Courts
- Existing sports lighting facility

LOADING DOCK (46)

- Support Services Area – University Shipping & Receiving
- Small Storage Area

GEORGE SHINN EVENT CENTER (47)

- Academic Area – College of Entertainment & the Arts – Event Center, Welcome Center, classrooms, studio space, gallery and faculty offices
- 2-story brick building
- 28,500 square feet

VETERAN'S CENTER HOUSE (50)

- Support Services Area and General Administrative Offices
- 1,000 square feet

HUGHES HEALTH SCIENCES CENTER (51)

- Academic Area – Healths Sciences classrooms, labs and faculty offices
- 3-story brick building
- 22,650 square feet

UNIVERSITY HEALTH SERVICES (54)

- Support Services Area – University Medical Center
- 3,355 square feet

GRADUATE ADMISSIONS (55)

- General Administrative Offices and Conference Space
- 3,355 square feet

OFFICE OF ADVANCEMENT (56)

- General Administrative Offices and Conference Space]
- 5,560 square feet

HONORS HOUSE (57)

- General Administrative Offices and Conference Space
- 2-story brick house

OFFICE OF ADMISSIONS (60)

- General Administrative Offices and Conference Space
- Undergraduate admissions
- 1-story brick building
- 5,760 square feet



**PROPOSED BUILDING DESCRIPTIONS
LONG RANGE GROWTH OBJECTIVES**

The following building descriptions are for the proposed master plan and represent the long range growth objectives for the University. Please refer to the number in parenthesis to identify the buildings location on the master plan.

CRISMAN ADMINISTRATION CENTER PROPOSED ADDITION (5A)

- General Administrative Offices and Conference Space
- 3-story brick building
- 30,000 square feet

BENNETT STUDENT CENTER ADDITION (9) - EXISTING CAMPUS PROPERTY

- Support Services Area – Multipurpose Building - expanded Student Dining Center, Bookstore, Central Shipping & Receiving and University Post Office
- 3-story brick building
- 50,000 square feet per level proposed

PROPOSED ADDITION - RESIDENCE HALL/ATHLETICS OR PARKING (13) - EXISTING CAMPUS PROPERTY

- Campus Related Residential - approximately 200 beds, or Athletics Area or Parking Addition
- 2-3 story brick buildings over parking structure
- 20,000 square feet per level proposed

FUTURE SOCCER & FOOTBALL FIELD (31) – EXISTING CAMPUS PROPERTY

- Athletic Area
- Lighted sports field - Currently used as the University Soccer Field. Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.
- Football has been Proposed as a future use
- Refer to item 39b for stadium description

ACADEMIC BUILDING (32) – GOLD PHASE

- Academic Area - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 20,000 square feet per level proposed

ACADEMIC BUILDING (33B) – GOLD PHASE

- Academic Area - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 10,000 square feet per level proposed

ACADEMIC BUILDING (34C) – GOLD PHASE

- Academic Area - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 10,000 square feet per level proposed

RESIDENCE HALL (36 B) – GOLD PHASE

- Campus Related Residential - approximately 200 beds
- 3-4 story brick buildings
- 15,000 square feet per level proposed

RESIDENCE HALL (36 C) – GOLD PHASE

- Campus Related Residential - approximately 200 beds
- 3-4 story brick buildings
- 15,000 square feet per level proposed

PROPOSED STUDENT ACTIVITY CENTER ADDITION (37) – EXISTING CAMPUS PROPERTY

- Athletic Area– Connected to Student Activities Center, Allen Arena and McQuiddy Gymnasium
- 2-3 story brick building
- 25,000 square feet proposed per level

PROPOSED SOCCER & RESTROOM BUILDING (39A) – EXISTING CAMPUS PROPERTY

- Athletic Area
- 2-story brick facility
- Approx 5,000 square feet per level

PROPOSED INTRAMURAL FIELDS (40) – PHASE THREE

- Athletic Area
- University Intramural Facility
- Future Lighted intramurals fields - Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets

UNIVERSITY OWNED RESIDENCE (41D) – PHASE THREE

- Campus Related Residential or General Administrative Offices – limited size
- Existing two-story home to remain

UNIVERSITY OWNED RESIDENCE (41F) – PHASE THREE

- Campus Related Residential or General Administrative Offices – limited size
- Existing two-story home to remain

BASEBALL AMENITIES BUILDING (42A) - EXISTING CAMPUS PROPERTY

- Athletic Area
- Baseball hitting facilities 42b, locker rooms and offices
- 8,000 square feet
- 1-story building

INTRAMURAL BUILDING & RESTROOM FACILITY (43) – PHASE THREE

- Athletic Area
- Storage for athletic equipment and lawn care equipment
- 2,000 square feet
- 1-story building

ADDITION TO SWANG BUILDING (48) – EXISTING CAMPUS PROPERTY

- Academic Area - Classroom and faculty offices
- Addition to Swang College of Business
- 3-4 story brick building
- 12,000 square foot addition per level

PROPOSED ACADEMIC BUILDING (49) – EXISTING CAMPUS PROPERTY

- Academic Area – shared by Academy and University
- 2-story brick building
- 10,000 square feet per level

PROPOSED FACILITIES BUILDING (50) – EXISTING CAMPUS PROPERTY

- Support Area – facilities offices and storage
- 2 story brick building(s)
- Approx. 10,000 square feet per level

PERFORMING ARTS CENTER OR ACADEMIC BUILDING (52) – EXISTING CAMPUS PROPERTY

- Academic Area – shared by Academy and University
- 2-story brick building
- 20,000 square feet, 600 seat theater of Performing Arts
- 15,000 square feet per level
- Gallery space, classrooms, studios, and faculty offices

ACADEMIC ADDITION TO COLLINS/BURTON BUILDING (53) – EXISTING CAMPUS PROPERTY

- Academic Area – classroom facility with faculty offices
- 2 story brick building(s)
- Approx. 20,000 square feet
- Gallery space, classrooms, studios, and faculty offices

PAVILION (54) – EXISTING CAMPUS PROPERTY

- Support Services Area – student gathering
- Exterior terrace and plaza

PROPOSED RESIDENTIAL (55, 56, 57) – EXISTING CAMPUS PROPERTY

- Campus Related Residential - 3 buildings, approximately 200 beds each
- 2-3 story brick buildings over parking structure
- 20,000 square feet per level proposed

EXISTING RETAIL PROPERTY (58) – ZONE CHANGE TO EXISTING CAMPUS PROPERTY

- Support Services Area– existing retail
- 2-3 story brick building
- 10,000 square feet

EXISTING PARKWOOD TERRACE HOUSING (59) – ZONE CHANGE TO I/O

- Campus Related Residential
- Existing 2-story brick buildings
- Proposed to be added to I/O
- University has owned property since April 1, 1993



PARKING - SURFACE LOTS & PARKING STRUCTURES

The following surface parking and parking structure descriptions are for the proposed master plan and represent the long range growth objectives for the University. Please refer to the corresponding letter for each lot or structure to identify its location on the master plan.

A. EXISTING SURFACE PARKING LOT

- 48 parking spaces

B. EXISTING SURFACE PARKING LOT

- 20 parking spaces

C. EXISTING SURFACE PARKING LOT

- 156 parking spaces

D. PROPOSED SURFACE PARKING LOT

- 103 parking spaces

E. EXISTING SURFACE PARKING LOT

- removed for Crisman addition

F. EXISTING SURFACE PARKING LOT

- removed for lawn & pavilion

G. PROPOSED SURFACE PARKING LOT

- 33 parking spaces
- Planning Condition: Provide a knee wall or hedge line to screen parking area G from Grandview

H. STOKES EXISTING SURFACE PARKING LOT

- 255 parking spaces

I. PROPOSED PARKING STRUCTURE – GOLD PHASE

- 400 parking spaces
- Three-levels above grade (refer to building façade guidelines for materials)
- Two levels below grade
- This proposed parking structure will serve as residence hall parking
- Planning Condition: For the proposed parking structure on Grandview, either increase the architectural screening standard of the parking levels to better shield the automobile lights or increase the required number of canopy trees in this buffer yard.

J. PROPOSED SURFACE PARKING LOT

- 150 parking spaces

K. EXISTING SURFACE PARKING LOT

- 110 parking spaces – existing

L. PROPOSED SURFACE PARKING LOT

- 350 parking spaces
- Three-levels above grade (refer to building façade guidelines for materials)
- Two levels below grade
- This proposed parking structure will serve as residence hall parking

M. EXISTING SURFACE PARKING LOT

- 248 parking spaces

N. EXISTING PARKING STRUCTURE

- 484 parking spaces
- Four-level structure
- Future Three-levels above grade for Parking or Support Services/ Athletics

O. EXISTING PARKING STRUCTURE

- 306 parking spaces
- Three-level structure above grade

P. EXISTING PARKING STRUCTURE

- 398 parking spaces
- Three levels parking structure
- Faculty parking, visitor parking and commuter student parking.

Q. PROPOSED SURFACE PARKING LOT – PHASE THREE

- 400 parking spaces
- Three level structure (refer to building façade guidelines for materials)
- Lot shared between University and Academy

ACADEMY EXISTING SURFACE PARKING LOTS

- 303 parking spaces



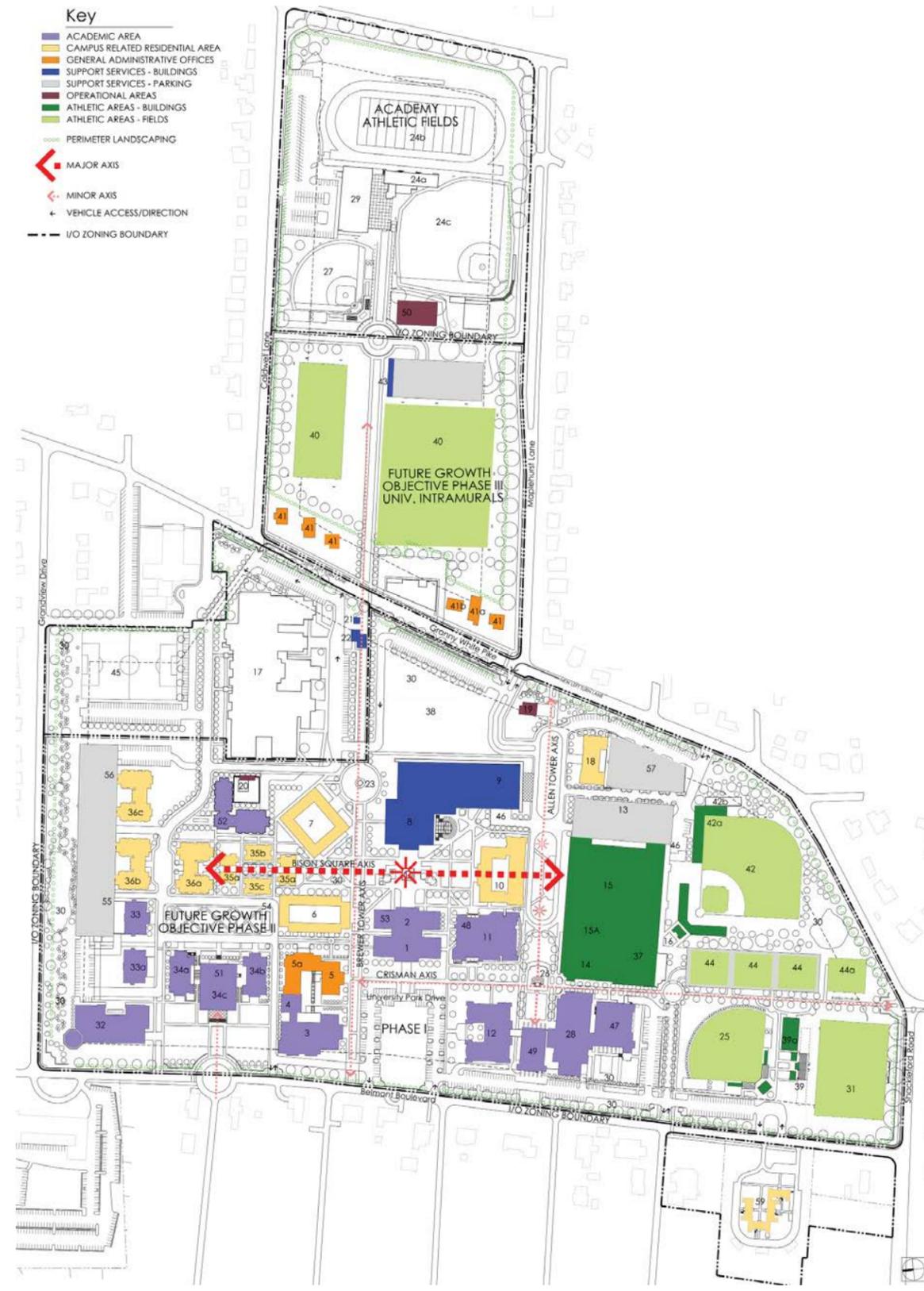
BUILDINGS

1. BURTON HEALTH SCIENCES BULDING
2. COLLINS AUDITORIUM
3. MCFARLAND HALL
- 3a. MCFARLAND HALL ADDITION
4. WARD LECTURE HALL
5. CRISMAN ADMINISTRATION BUILDING
- 5a. CRISMAN ADMINISTRATION ADDITION
6. FANNING HALL - DORMITORY
7. ELAM HALL - DORMITORY
8. BENNETT STUDENT CENTER - RENOVATED
9. SEWELL HALL DORMITORY DEMOLISHED FOR PROPOSED ADDITION TO BENNETT STUDENT CENTER
10. JOHNSON HALL - DORMITORY
11. SWANG CENTER - COLLEGE OF BUSINESS
12. BEAMAN LIBRARY
13. RESIDENTIAL HALL OR ATHLETICS OR PARKING
14. STUDENT ACTIVITIES CENTER
15. ALLEN ARENA
- 15a. MCQUIDDY GYM
16. LANGLEY PRESSBOX
17. ACADEMY PROPERTY
18. HIGH RISE DORMITORY
19. STEAM PLANT
20. ELECTRICAL SUBSTATION
21. LOG CABIN
22. AVALON HALL
23. BREWER BELL TOWER - RELOCATED
24. REESE SMITH ATHLETIC COMPLEX -ACADEMY PROPERTY
25. SOFTBALL FIELD, GRANDSTAND & PRESSBOX (EX. LIGHTS)
26. ALLEN BELL TOWER
27. ACADEMY PRACTICE FIELD/FUTURE SOFTBALL FIELD
28. EZELL CENTER - ACADEMIC BUILDING
29. MCCADAMS ATHLETIC CENTER
30. GREEN SPACE - STORMWATER DETENTION
31. SOCCER FIELD & FOOTBALL FIELD (EXISTING LIGHTS)
32. PROPOSED ACADEMIC BUILDING
33. FIELDS ENGINEERING CENTER
- 33a. FIELDS ENGINEERING CENTER ADDITION
- 34a. NURSING BUILDING
- 34b. PHARMACY RESEARCH BUILDING
- 34c. FUTURE ACADEMIC BUILDING
- 35a-d. RESIDENTIAL VILLAGE - PHASE 1
- 36a-b. BISON HALL RESIDENCE HALL & BISON INN
- 36 b-c. PROPOSED RESIDENCE HALL
37. PROPOSED ADDITION TO STUDENT ACTIVITIES CENTER
38. INTRAMURAL SOFTBALL FIELD (LIGHTED)
39. SOCCER FIELD GRANDSTANDS
- 39a. SOCCER PRESSBOX, LOCKER ROOMS & RESTROOMS
40. PROPOSED INTRAMURAL FIELD (LIGHTED)

- 41 a-f. EXISTING OR FUTURE UNIVERSITY OWNED RESIDENTIAL STRUCTURE TO REMAIN FOR UNIVERSITY USES SUCH AS OFFICE & SMALL CLASSROOM
42. BASEBALL FIELD (LIGHTED)
- 42a. BASEBALL AMENITIES BUILDING & HITTING FACILITY
43. INTRAMURAL BUILDING & RESTROOM FACILITY
44. TENNIS COURTS (EX. LIGHTS) OVER PARKING GARAGE
- 44a. TENNIS COURTS (EX. LIGHTS)
45. ACADEMY SOCCER FIELD
46. LOADING DOCK
47. GEORGE SHINN CENTER
48. PROPOSED ACADEMIC ADDITION TO SWANG
49. PROPOSED ACADEMIC BUILDING OR PERFORMING ARTS CENTER
50. PROPOSED FACILITIES BUILDING
51. HUGHES CENTER
52. PROPOSED PERFORMING ARTS OR ACADEMIC BUILDING
53. PROPOSED ACADEMIC ADDITION TO COLLINS AND BURTON
54. PROPOSED PAVILION
55. PROPOSED RESIDENTIAL (ABOVE PARKING)
56. PROPOSED RESIDENTIAL (ABOVE PARKING)
57. PROPOSED RESIDENTIAL (ABOVE PARKING)
58. EXISTING RETAIL
59. PARKWOOD TERRACE UNIVERSITY HOUSING

KEY

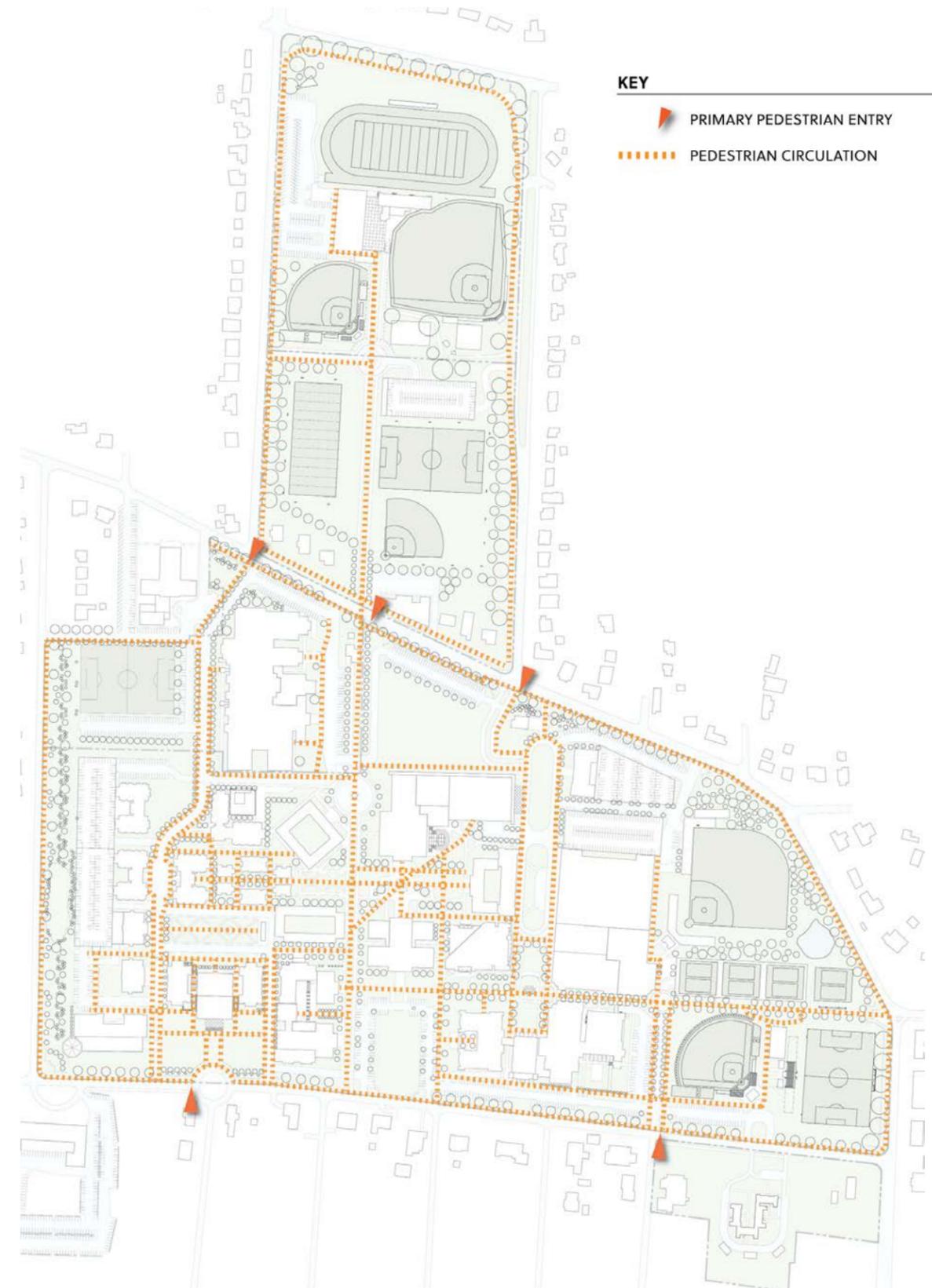
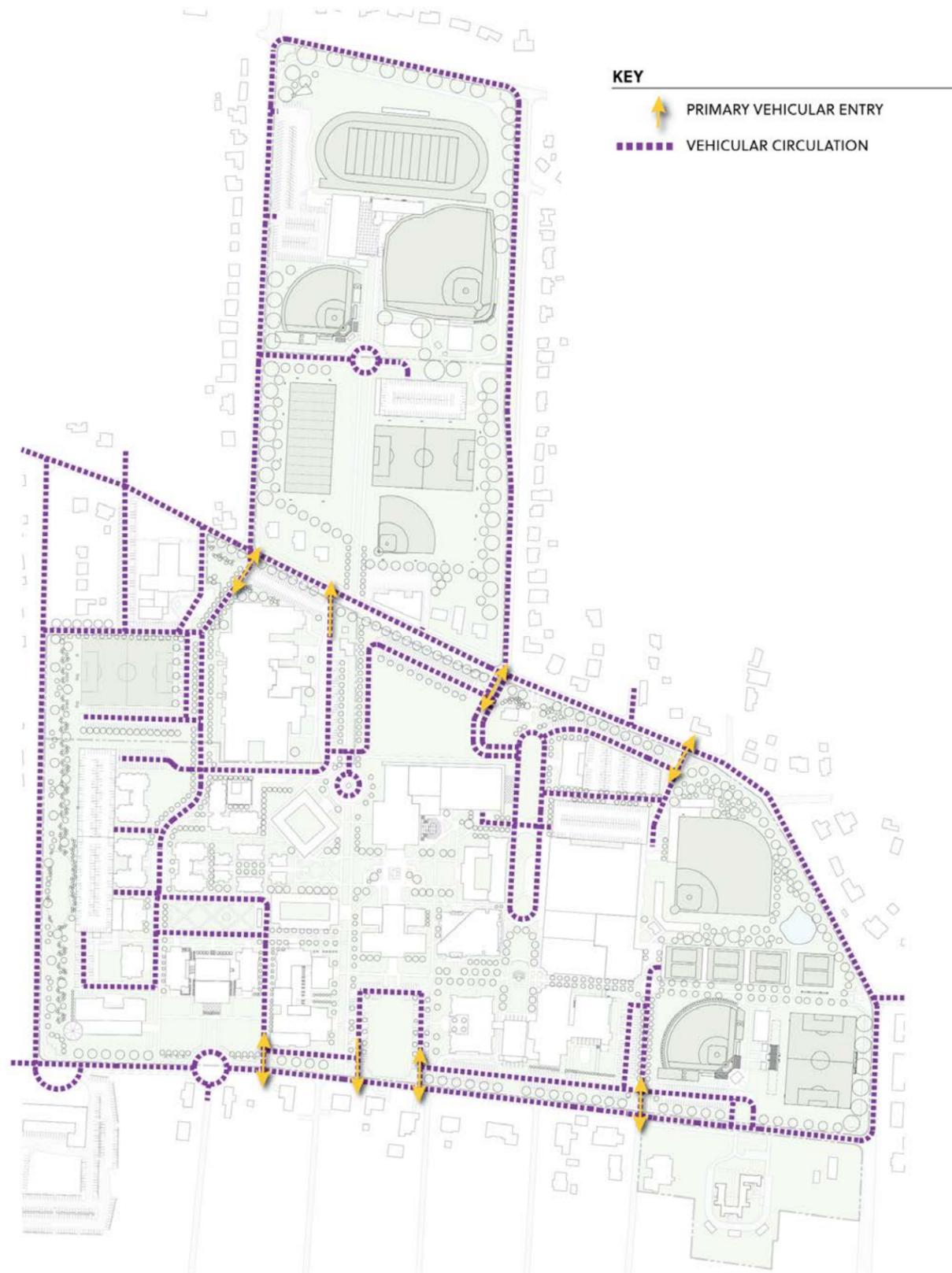
- ACADEMIC AREA
- CAMPUS RELATED RESIDENTIAL
- GENERAL ADMINISTRATIVE OFFICES
- SUPPORT SERVICES - BUILDINGS
- SUPPORT SERVICES - PARKING
- OPERATIONAL AREAS
- ATHLETIC AREAS - BUILDINGS
- ATHLETIC AREAS - FIELDS
- PERIMETER LANDSCAPING
- MAJOR AXIS
- MINOR AXIS
- I/O ZONING BOUNDARY



CAMPUS ACTIVITIES CONCEPT DRAWING

VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION



VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION

NEIGHBORHOOD INVOLVEMENT

Throughout the process of developing the Institutional Overlay over the last twenty years, the University and the design team have routinely met with the neighbors, the Avalon Neighborhood Association Representatives, and the Metro Councilperson to discuss the University's intentions and to obtain the neighbors views of this proposal. From these meetings it is apparent that the overriding concern of the neighbors regarding the implementation of this master plan is that all modifications made to the campus, specifically in regard to the perimeter where the campus edge meets the neighborhood, shall enhance and preserve the integrity and residential character of the neighborhood. As a result of these meetings the Avalon representatives have identified five major considerations that the University master plan should address. The five considerations are in regards to:

**CAMPUS PERIMETER
VEHICULAR ACCESS
TRAFFIC & PARKING
LIGHTING
NOISE**

CAMPUS PERIMETER

In regard to the campus perimeter the neighbors have outlined four specific items for the University's consideration; these items are setbacks, planting, fencing and sidewalks.

Setbacks – The neighbors have requested that the University provide 125'-0" setbacks from the centerline of the road for all new buildings and parking lots. The University has proposed adopting this 125'-0" requirement along Grandview Drive, Granny White Pike, along the border of the athletic fields to the South at the main campus and for the Maplehurst athletic and intramural fields to the East for buildings only. However, the University will maintain the existing 100'-0" setback along the Northwest portion of Belmont Boulevard, adjacent to Stokes School, in order to align proposed buildings with several existing buildings in this area.

Planting – The University will continue to provide and maintain planting within the setback from the road along its perimeter. The planting shall meet or exceed the requirements of landscape buffer yard "C" as required by the zoning requirements for the perimeter of the campus. Landscape buffer yard "D" will be provided for all areas of automobile surface parking. For additional information as it relates to landscaping, refer to the Landscape Architects Consultant Report in Section 4.

Fencing – The University will adopt a design standard for perimeter walls and privacy fencing for use along its border and for temporary parking lots that abut existing residential properties. Permanent perimeter walls shall be of brick and limestone and will be approximately 30" high. Temporary perimeter fencing shall be of wood construction and will be approximately 6'-0" high to promote privacy between properties. The university will make every effort to discourage construction traffic from utilizing Rosemont and Crestview drives during the construction of the proposed parking lots.

Sidewalks – The University will continue to provide sidewalks along the campus perimeter as it expands the campus to the North and to the East and as perimeter construction is completed.

VEHICULAR ACCESS

In order to address the neighbors concerns as they relate to Vehicular Access and Traffic & Parking the University has hired Barge Design Services to conduct a Traffic & Parking Study. The results of this study will be submitted along with the Master Plan. In addition, several specific requests were made by the neighborhood regarding vehicular access from several streets that border the University.

- Granny White Pike – the University will attempt to discourage the use of Excella Place, which aligns with Grandview Drive to the East, as a potential exit from the campus. The intended use for Excella will be as an entrance for the campus school hook up. Traffic will exit at the intersection at Caldwell Lane.
- Grandview – long term, the University has proposed to eliminate the access roads to Grandview from the Proposed Northern portion of the University Master Plan

TRAFFIC & PARKING

The neighbors have outlined several considerations that relate to maintaining and enhancing the character of several of the existing city streets that border the Lipscomb properties. The University fully endorses the neighborhoods' suggestions and supports their recommendations, should the city propose any improvements to these streets.

- **On-Street Parking** – The University policy is to provide parking for students and faculty on-site. There may be some exceptions where on street parking may occur on city streets where it is permitted. The University supports keeping the on-street parking along Granny White Pike to support the neighborhood commercial center.
- **Caldwell Lane** – Maintain and enhance the residential character of the street. The existing width shall be maintained and shall not be widened.
- **Maplehurst Drive** - Maintain and enhance the residential character of the street. The existing boulevard on Maplehurst Drive should be enhanced and extended to Granny White Pike. The University will support the neighbors effort and encourage the city to rework the existing drainage present at the median to provide a more aesthetically appearing solution.
- **Grandview Drive** - Maintain and enhance the residential character of the street. Provide improvements to discourage additional traffic along the street. Grandview shall have the following minimum characteristics.
 1. Maintain existing width.
 2. No on street parking.
 3. Provide 6" curbs and gutters (providing storm drainage, defined street edges and discouraging on-street parking).
 4. Improvements along Grandview Drive will begin from the existing North edge of the street and extend southward into the university property so as to not impact the residential lots on the North side of the street.
- **Belmont Boulevard** – The University will make every effort to maintain and improve the appearance along Belmont.
- **Granny White Pike** – The University supports the neighbors concern that any further improvements to Granny White Pike should enhance the streets character and not detract from the neighborhood. The University will work with the city and the neighbors to determine an appropriate solution for the left turn lane in order to resolve the congestion problem at the entrance to the campus school.

LIGHTING - CAMPUS WIDE

The University is in the process of evaluating and revising the campus lighting standard to provide twelve-foot poles throughout campus, which will meet the neighbor's request for high cutoff fixtures that meet the metro zoning requirement for spillage at property line. As a result of this standard the University will remove or refocus the spotlights that have been installed on the parapets and eaves of existing buildings over time. The University will also evaluate the existing lighting at the Soccer field and refocus the lighting to limit the light spillage at the property line.

The proposed lighting for the athletic fields will be designed so that direct, reflected or incident lighting will not be in the line of sight from any residence not owned by the University. The criteria for determining lighting locations, heights and fixture types will be reviewed with Metro codes as lighting projects are implemented by the University. The University will responsible for complying with the codes department's recommendations for lighting.

NOISE

The University will make every effort to control noise from mechanical units on perimeter buildings and will attempt to limit the noise from loudspeakers that are associated with the University athletic complex.



ENLARGED VIEW OF MASTER PLAN DRAWING

PROPOSED PHASING DESCRIPTION

This phasing plan targets a balance between donor funding and the needs of the University in order to establish a phasing goal for the future projects. The intent for the phasing implementation of the Lipscomb Master Plan is to comply with the Institutional overlay requirements adopted by the Metro City Council of Nashville.

The phasing plan for the University is composed of three phasing components. The first component of the master plan is to continue to implement the 1989 master plan within the boundary of the existing campus. The second phasing component comprises the area north of the existing campus and the third phase of the plan will be located across Granny White Pike. Each of these phases is described in detail in the preceding paragraphs.

The phasing plan has been amended so that the acquisition of necessary adjacent properties will transpire prior to the construction of a project. All appropriate setbacks, screening and phasing boundaries will comply with the Development Standards of the Institutional Overlay district (amendment to Section 17.36.350 items A, B, C, & D). Additionally the phasing plan has been amended so that proposed facilities are not bisected by a phasing line.

PHASE ONE – EXISTING CAMPUS

The work within this phase is consistent with the 2003, 2007, & 2012 master plans and minor modifications approved by Metro City Council.

EXISTING CAMPUS & ATHLETICS COMPLEX

1. Existing Campus & Athletics Complex - maintain and improve existing buildings
2. Addition to the Student Activities Center (37)
3. Addition to Bennett Student Center (9) - Demolish Sewell Hall
4. Build Performing Arts Center (52 preferred locations, alternate locations include 49 and 32)
5. Build addition (48) to the Swang Center (11)
6. Build addition to Burton/Collins (53)
7. Build addition to Crisman Administration Building (5a)
8. Build athletic space or a residence hall or parking (13) above garage N
9. Add a left turn lane at the Granny White Pike entrance to the Campus School
10. Relocate Brewer Tower on to the Proposed Brewer Tower Axis
11. Build the Proposed Soccer Press box/locker & restroom building (39a)..
12. Build Residence Hall (57) over parking structure (L)
13. Build Baseball building (42a)
14. Build Pavilion and Lawn (54)
15. Continue maintenance and improvements to Bison Square
16. Install & maintain irrigation (ongoing)
17. Pedestrian and parking lighting improvements (ongoing)
18. Landscaping improvements to the interior & exterior of campus (ongoing)

PHASE TWO – NORTHERN CAMPUS BOUNDARY AT GRANDVIEW (GOLD PHASE)

The ongoing second phasing component of Lipscomb Master plan will be to continue the expansion of the current campus boundary at Grandview to the east. As the University expands into this phase, the University will continue to purchase the properties in the proposed area prior to implementation. Implementation of the gold phase is within the institutional overlay and this area includes the northwestern corner of the campus at the intersection of Belmont and Grandview.

The next academic buildings planned for this phase include buildings (32 & 33a) and the future academic building planned in front of the Nursing and Pharmacy Research complex (34c). Additionally, two residence halls will be constructed during this phase, (#36 b & 36 c on master plan). Again, similar to previous projects, the funding for each project will be driven by donations, so the University cannot anticipate which project would proceed first. As each project is implemented the University and the design team will obtain the necessary water and sewer availability documentation from Metro Nashville. In addition the buildings will be designed to meet the necessary parking requirements, building setbacks and landscaping requirements. Site utilities for this phase will be located below the drive running to the east / west and will extend eastward as this phase is built out.

Another three-level parking structure (I as shown on the master plan) will be added at the Northern boundary of the campus. It's site will be located east of parking structure P, adjacent to the future residence halls (#36b & 36c) shown on the plan. This structure will have approximately 400 parking spaces and will have two-levels above grade and two-levels underground. The top levels of both parkings structures I & P will be designed to add an additional 2-3 levels of future residential student housing (56).

As the Gold phase is built out, there will be transitional implementation as the university boundary expands into the remaining residential areas within the overlay. This will include removal of houses and Rosemont and Ferndale drives, as well as the adjacent neighborhood properties that front along Grand View Avenue (refer to the attached diagram). As the University expands, they will install wood privacy fencing and provide the required landscaped buffer yard "C". Additionally, the University will provided a buffer of one residential property (to be owned and maintained by the University) between any existing privately owned residential lot and any surface parking lots. All new buildings will be setback 100' from any residential property that the University does not own.

During this transitional step the university may elect to provide temporary surface parking lots at the locations for future buildings. All temporary surface parking will be designed to comply with metro Nashville storm water requirements. Where feasible surface parking lots built during this phase will be designed to minimize the impact on areas designated to be future green-space. Vehicular access to the parking lots will be from Belmont at the existing entrance located behind McFarland Hall.

As the Gold phase is completed the continuation of the landscape buffer and areas of storm water detention will be installed along Grandview. The site will be graded minimally to comply with the storm water requirements, but it is the University's intention to retain the natural form of the typography and avoid disrupting the character of the existing neighborhood streetscape. Existing trees will be evaluated for health and quality of species. New landscaping will be provided to enhance the existing trees and a new sidewalk will be added along Grandview.



PHASING DESCRIPTION, CONTINUED

PHASE THREE - FUTURE INTRAMURAL FIELDS & PARKING (GREEN PHASE)

The third phase of the Lipscomb Master Plan implementation will be to build out the intramural fields and revised the existing parking in the area across Granny White Pike. The fields will be located between the existing residences and commercial buildings along Granny White Pike and the existing Academy Athletic Field complex bounded by Caldwell Lane, Maplehurst Lane and Lealand Avenue.

The existing residences will be removed along Morrow Avenue, the South side of Caldwell Lane and the North side of Maplehurst Lane. As the residences are removed, the site will be graded for athletic fields and the perimeter of the site will be landscaped to meet the buffer yard C requirements. A small storage and restroom facility is planned at the center of the site, and will be located well within the one hundred yard setback requirements. University Facilities will be relocated to the area between the I/O and Academy properties. Parking lot Q as shown on the master plan will be constructed on land currently owned by the University. These lots will be landscaped per the buffer yard "D" standard and will be setback 100' from Caldwell Lane. The University will obtain the necessary water and sewer availability documentation for this development at the appropriate time.



UPPER SCHOOL ACADEMIC BUILDING & QUAD: VIEW LOOKING INTO THE QUAD



PROPOSED PROJECT IMAGERY

RENDERING OF PROPOSED PAVILION & GREEN SPACE



RENDERING OF FUTURE ACADEMIC BUILDING VIEW FROM CORNER OF BELMONT BLVD. & GRANDVIEW LOOKING SOUTH



RENDERING OF PROPOSED PAVILION



RENDERING OF FUTURE ACADEMIC BUILDING VIEW FROM BELMONT BLVD., LOOKING NORTH



PROPOSED PROJECT IMAGERY

RENDERING OF PROPOSED RESIDENTIAL OVER PARKING



RENDERING OF PROPOSED PERFORMING ARTS CENTER



RENDERING OF PROPOSED IMPROVEMENTS TO SWANG COLLEGE OF BUSINESS



RENDERING OF PROPOSED STUDENT CENTER ADDITION



04

LIPSCOMB UNIVERSITY
CONSULTANT REPORTS
NASHVILLE, TENNESSEE

SECTION 4: CONSULTANT'S REPORT

CIVIL ENGINEER – BARGE DESIGN SERVICES

Barge Design Solutions has determined the following information relative to the requirements for proposed storm water drainage facilities and water and sanitary sewer service for the Lipscomb University Master Plan improvements.

STORMWATER DETENTION AND WATER QUALITY

The Lipscomb University master plan area will require storm water detention and water quality as per the Nashville/Davidson County Storm Water Management Study.

The southern third of the campus will flow to the northerly margin of Granny White Pike between Shackelford Road and Parkview Circle.

The middle third of the campus will flow to the westerly margin of Granny White Pike between Maplehurst Lane and Morrow Drive. Construction impact on the runoff quantity for the drainage basin would be determined during the design phase and water quality measures would be designed to meet the Metro Water Quality requirements.

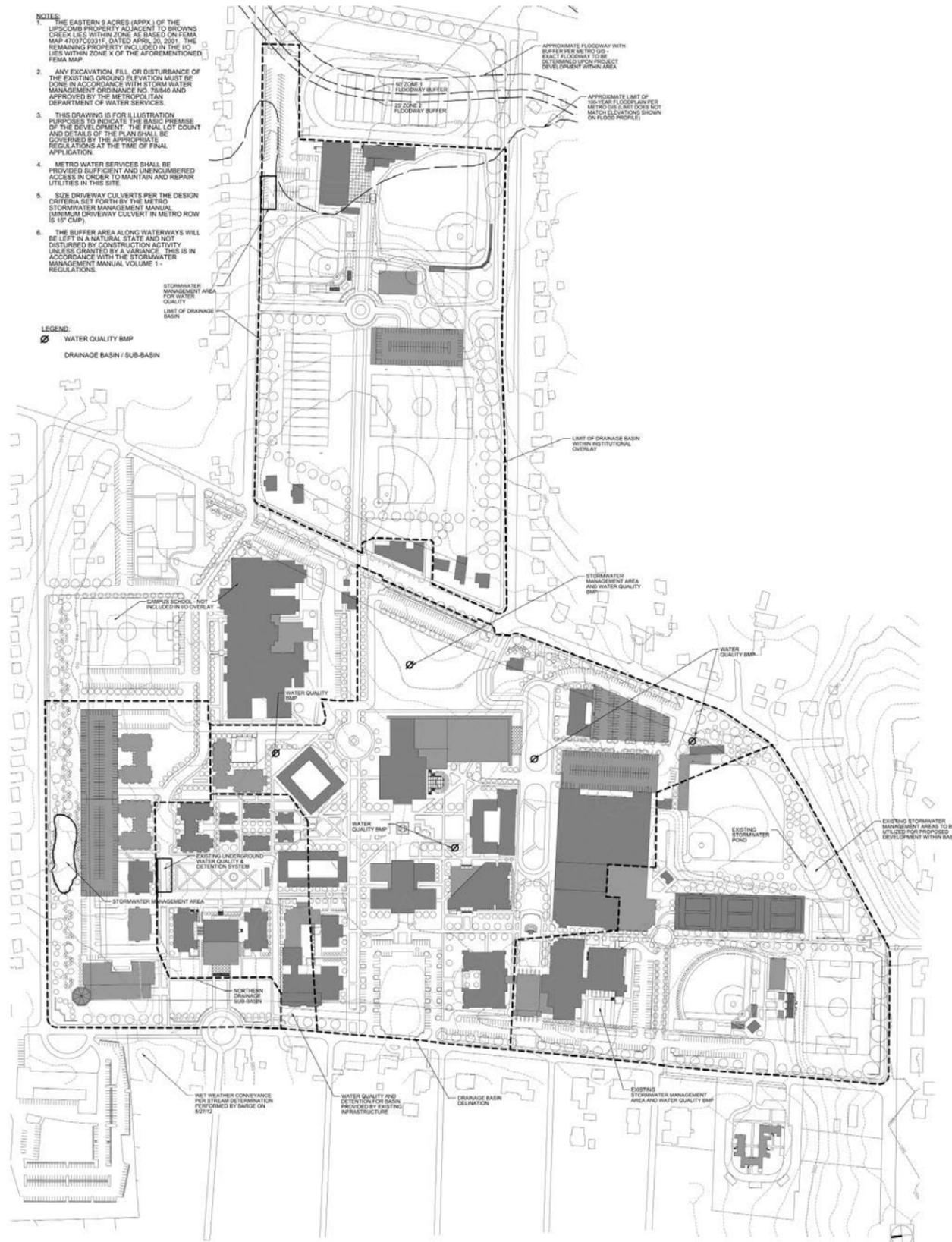
The northerly end of the campus would generally flow to the southerly margin of Grandview Drive. The master plan should provide allowances for aboveground and underground storm water detention facilities in this area. The proposed landscaped buffer along the southerly margin of Grandview Drive could provide some storage area or bioremediation for increased post-development flows and water quality.

The easterly end of the campus for the athletic facilities flows toward Lealand Lane. Post development runoff rates and quantity mitigation measures should be provided within this area. However, the requirement for detention could be studied for the entire basin to determine if the omission of detention would provide benefits to downstream properties with a reduction of overall peak runoff rates.

It is also possible the existing storm sewer systems within and around the campus would be adequate to handle the increased runoff generated by the master plan improvements. The adequacy of the existing storm sewer system and its ability to accommodate any increased flows could only be determined during the design phase of the various projects. Any significant post-development surface runoff will have to be detained and released at a rate equal to or less than the pre-development runoff before it leaves the Lipscomb University campus property to eliminate any adverse impact on downstream property owners.

WATER AND SANITARY SEWER SERVICE

Metro Water Services has not indicated there are any problems relative to providing capacity for sanitary sewer service to the master plan improvements. Metro Water Services has also not indicated there are any problems relative to flows or pressures concerning providing water service for the proposed master plan improvements.



LANDSCAPE CONCEPT

Throughout the implementation of the Master Plan and the resulting development projects, several clear landscape themes were begun on campus. It is the intent of this Master Plan to build on these themes, reinforce existing planting if needed and develop an appropriate edge treatment for the campus to buffer the residential neighborhood.

The general landscape concept for the previous work was to:

1. Reinforce pedestrian circulation patterns with trees.
2. Enhance seating or gathering area with more detail planting giving a sense of scale.
3. Give clear identity to the campus entrances and edges.

The campus, when reviewed on a macro scale, should be dominated by trees and lawn and not large beds of shrubs and ground cover. For this campus, a larger expanse of lawn with trees is more practicable to maintain and fund.

The campus has expanded to the south into areas, which contained few mature trees. For that reason, aggressive tree planting was undertaken in the earlier work and additional trees would be proposed for new work. In the earlier planting, identical species were used in parking areas, along walks and on the edges. The new plan will continue using singular species on walkways to create identity and scale but the new plan envisions adding a greater variety of tree species to the campus both for teaching opportunities that one might find in an arboretum and to reduce the risks of plant disease that can devastate monocultures.

The preliminary landscaping master plan, has been designed to comply with the Metropolitan Nashville zoning ordinance, which includes provisions for buffering or screening adjacent residential land uses from the University or Institutional Land Use. Based on the current plan, several of the edges, which contain parking renovations, new athletic fields or parking garages, will require landscape buffering. Final determination for the extent of buffering will come from a formal review of the projects by Metro. Proposed surface parking, especially found along the campus edge will also require buffering as per the Metro Landscape Ordinances. The principle purpose in the edge buffering is to create an appropriate interface with the surrounding residential neighborhood and adjacent streets.

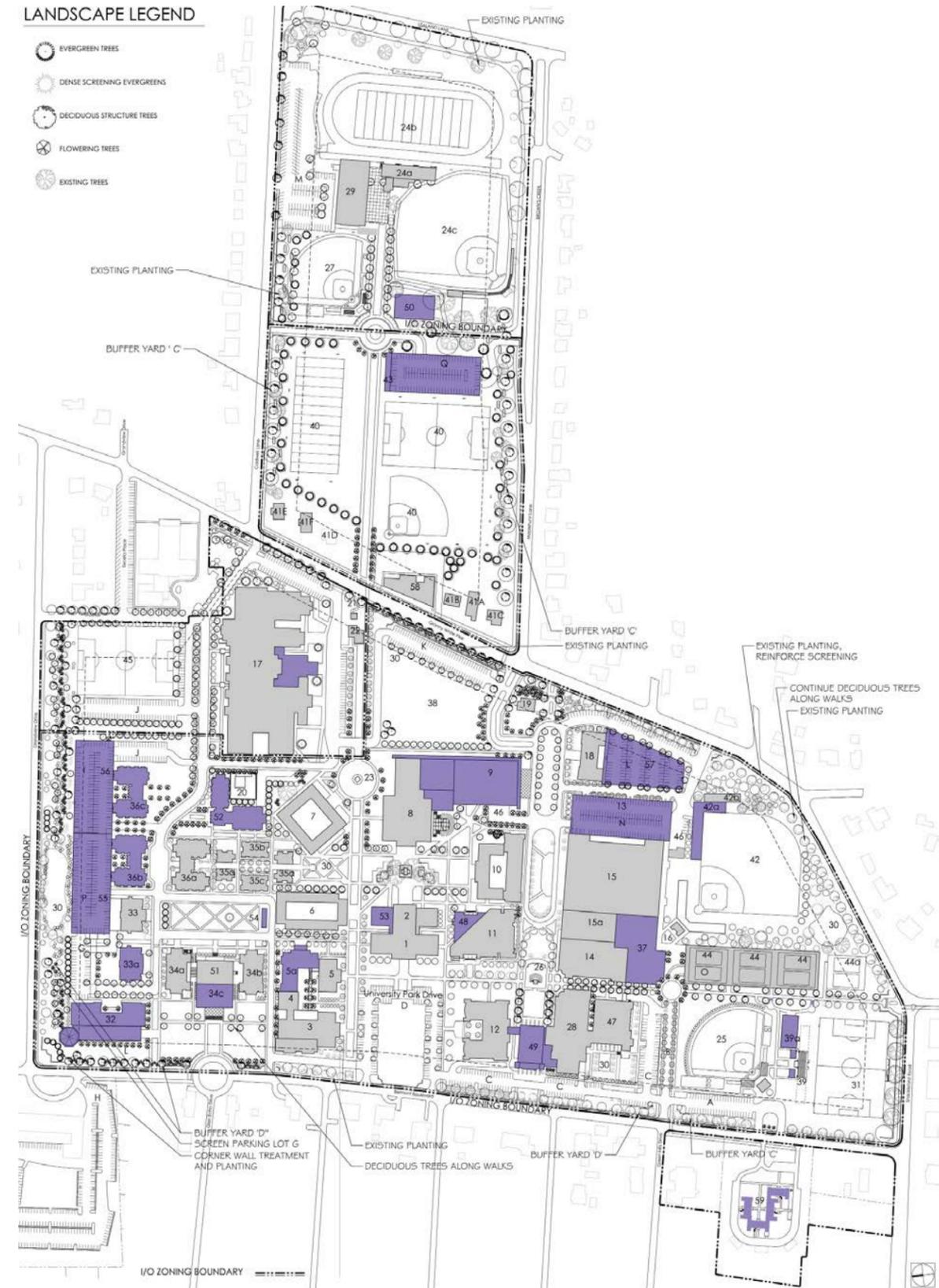
As the campus is expanded we anticipate the edge planting treatments to continue along Belmont to the north as well as possibly Granny White Pike. Where possible, canopy trees would be planted along with under story flowering trees. In areas where power lines make deciduous canopy trees impractical, we would propose that flowering trees be planted. Additional masonry piers similar to those at Shackelford and Granny White Pike might be introduced at new entries into the campus as well as the corner at Grandview and Belmont Boulevard. Where parking is proposed along the edge, a band of evergreen shrubs should be provided to buffer the parking from the street.

The new Master Plan locates a number of new or improved axial relationships to the street. These primarily occur at vehicular entries. These new axis of views from the campus edge inward toward the center of the campus would be enhanced through planting along the edge of the axis. The street design will then be a series of axial openings separated by screened or buffered parking. Along Grandview it is proposed that the houses facing the street of the campus side be removed. The plan calls for parking along this edge to be set back some 125' from the Grandview Road centerline. Although this distance is not a code requirement, it was felt this would be the appropriate buffer for a residential area that had never bordered the University. A 100' setback from the road centerline is required for all University buildings on the other streets. (Planning Condition: Provide a knee wall or hedge line to screen parking area G from Grandview.)

The Grandview buffer would include a combination of evergreen shrubs to screen the parking, a mixture of flowering trees and evergreen trees in front of the screen and then a street edge planted with flowering trees and deciduous canopy trees. Throughout the buffer would be a grass lawn. Within the Grandview buffer area are currently a number of existing trees. Once the houses are removed, these would be evaluated and the better trees would be left. Any scrub, unhealthy or undesirable trees would be removed.

The athletic fields proposed between Maplehurst and Caldwell Lane will also be buffered to adjacent residential areas by a large setback and planting. Again, the typical planting is proposed to be a combination of large deciduous canopy trees, evergreen trees, small flowering trees and scattered evergreen shrubs. The buffer will conform to the C buffer designation as illustrated in the sketch for Athletic Fields.

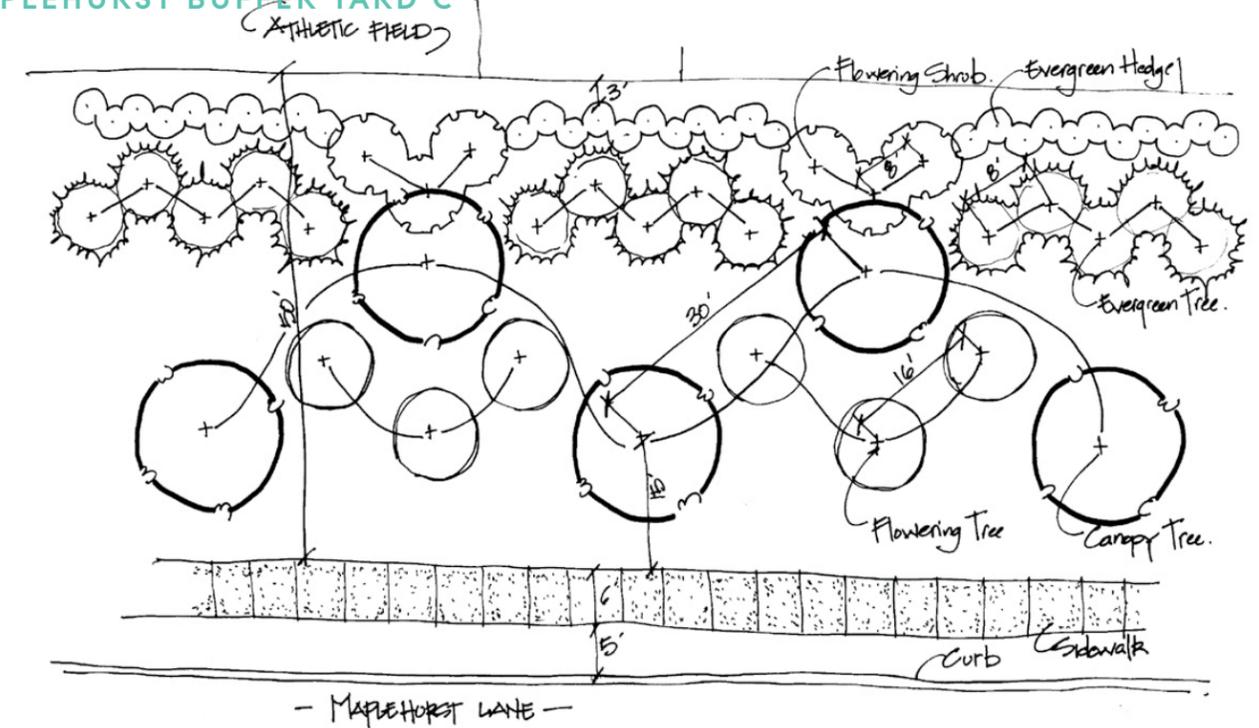
Planting requirements may change over time as the Metropolitan Code is updated and revised. As such, future improvements may require additional planting which is beyond what is shown in this edition of the Master Plan. Future planting should be low maintenance, drought tolerant and visually pleasing. The University might consider creating a separate endowment to fund future planting and maintenance for the University campus.



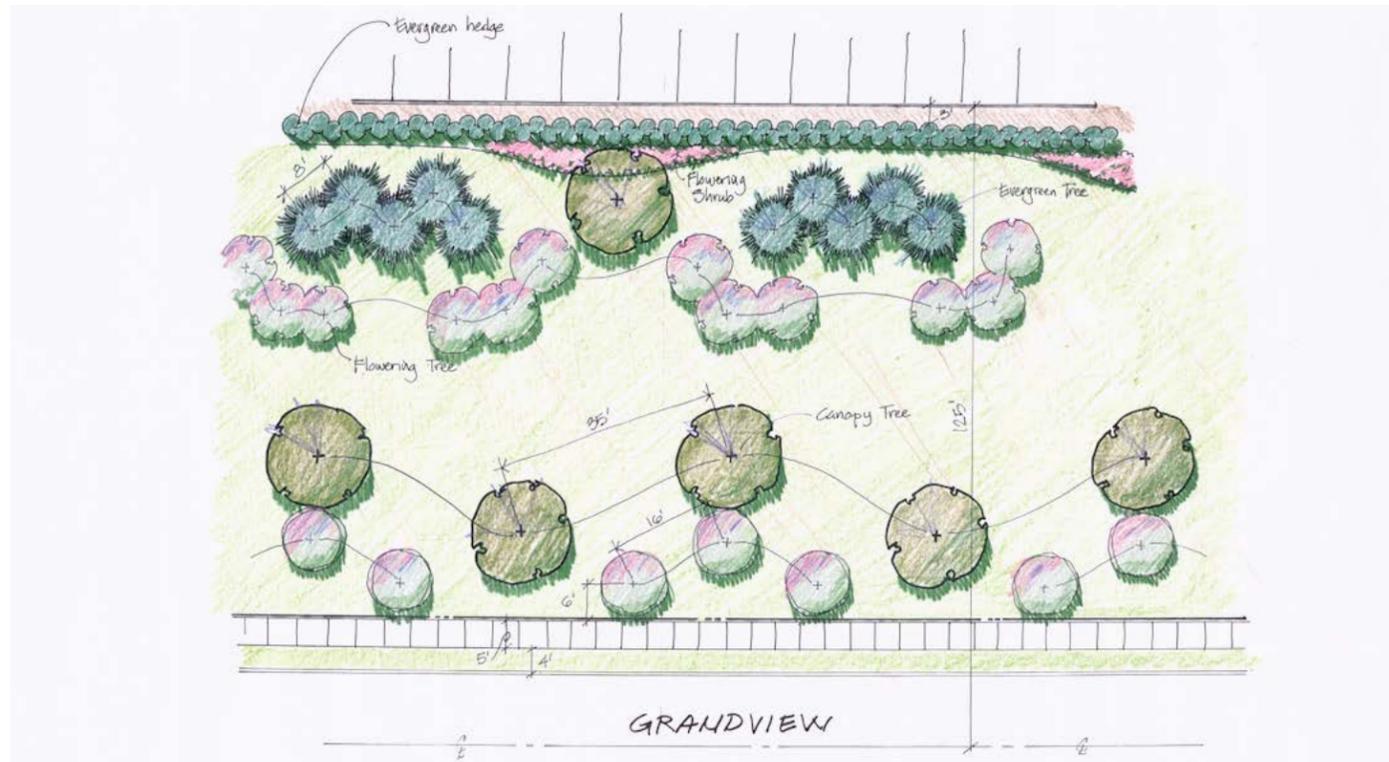
LANDSCAPE BUFFER YARDS

The diagrams included on this page reflect examples of the buffer yards described on the previous page.

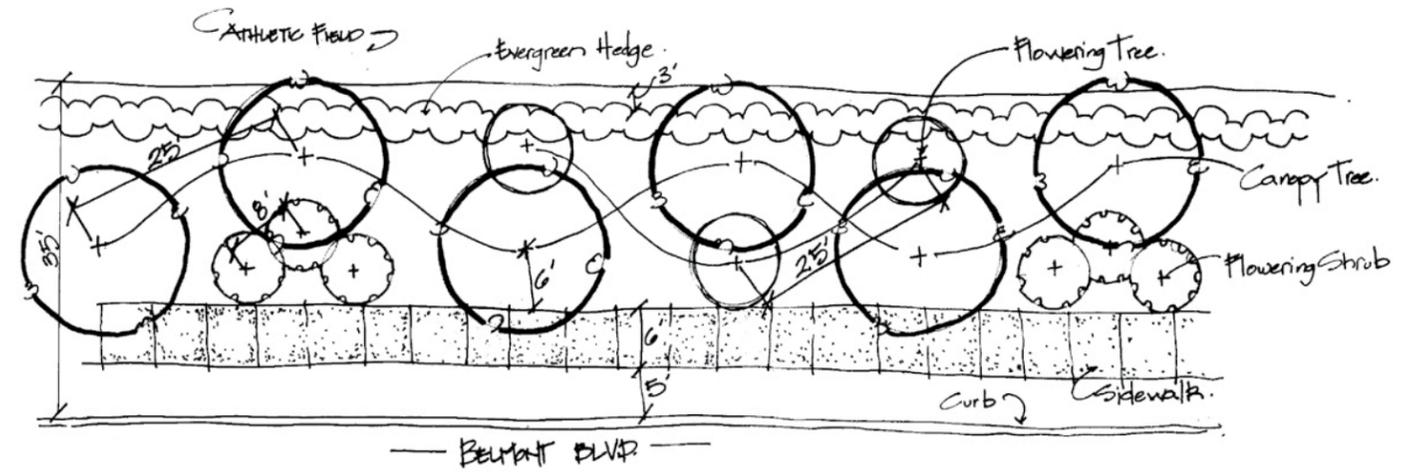
MAPLEHURST BUFFER YARD C



GRANDVIEW BUFFER YARD D



BELMONT BUFFER YARD C





ACKNOWLEDGMENTS

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- Candice McQueen President
- Jeffrey Baughn Vice President
- Brent Culberson, Vice President Government & Community Relations

DESIGN TEAM

- Chuck Miller, Architect, Anecdote Architectural Experiences
- Jeff Cundiff, Civil Engineer, Barge Design Services
- Michael Pigg, Civil Engineer, Barge Design Services
- Teresa Neal, Traffic Engineer, Barge Design Services

COUNCIL MEMBER

- Russ Pulley, District 25

05

LIPSCOMB UNIVERSITY
APPENDIX - SUBMITTAL CHECKLIST

NASHVILLE, TENNESSEE

SECTION 4: APPENDIX: SUBMITTAL CHECKLIST

A. DATA

1. Development Summary:
 - Council District 25 Council Representative: Russ Pulley
 - Owner: Lipscomb University, One University Park Drive, Nashville, TN 37204
 - Owner Contact: Brent Culberson, Vice President Government & Community Relations
 - Lipscomb University Institutional Overlay: 2012 Case No. 2006IN-001-004 & 013; Metro City Council Ordinance BL 2012-305
 - Plan Preparation Date: 29 March 2023 amendment to the I/O Master Plan previously updated 28 June 2012 and approved by Metro City Council Ordinance BL 2012-305.
 - Design Professional: Chuck Miller, AIA Anecdote Architectural Experiences, 508 Houston Street, Nashville, TN 37203
T: 615.254.4100 F: 615.254.4101 Contact: Chuck Miller, AIA
 - Map 117C
2. Purpose: Revision to the Lipscomb University Institutional Overlay 2012 Master Plan booklet.
3. Development/Site Table – refer to page 5 of booklet.
 - Total Acreage of Institutional Overlay: 116.27 Acres (105.43 currently owned by LU and 10.84 acres still owned privately and operating in the R-10 zone.)
 - Density: refer to Master Plan booklet
 - Dwelling Units: N/A
 - FAR: 0.49
 - ISR: 0.42
 - Parking: refer to the traffic & parking study prepared by Barge Design Services
 - Square Footage: Current 1,313,064 S.F and proposed 1,944,000 S.F. from page 5 of master plan booklet.
 - Uses: refer to concept plan on page 16 of master plan booklet and the existing and proposed building descriptions on pages 12-14.
4. Vicinity Map – refer to page 5

B. DETAILS

1. Boundary of Institutional Overlay: refer to plan drawings.
Buildings: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
2. Not Applicable
3. Common Space: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
4. Not Applicable
5. Not Applicable
6. Drainage: refer to areas on plans designated as Stormwater detention and refer to Civil Engineering descriptions in Section 4 of the Lipscomb University Master Plan 2023 booklet.
7. Drainage agreements: Not Applicable
8. Limits of water quantity quality ponds/devices: refer to concept described on page 24 of Lipscomb University Master Plan 2023.
9. Driveway locations: refer to master plan booklet
10. Fences and Walls: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
11. Not Applicable; final site plan requirement
12. Floodplain: The original approved master plan was a preliminary drawing that did not include topography. Prior to starting each construction project the university will confirm the location of the floodplain for each relative project. The current University I/O boundary is not adjacent to a floodplain. Lipscomb Academy includes a flood plain at the Athletics campus, however this is outside of the I/O boundary.
13. Landscape Plan: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
14. North Arrow: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
15. Phasing: refer to Phasing Plan pages 20-21 of Lipscomb University Master Plan 2023.
16. Property Map sheet: 117C
17. Property tax map and parcel numbers: refer to attached spreadsheet included with the checklist
18. Not Applicable
19. Sidewalk location: refer to plan drawings

B. CONTINUED

20. Soils: The soil composition for the Lipscomb University campus is relatively complicated. Recent geotechnical reports show a inter-fingering of different soils. The near surface soils were generally either a gravelly clay fill or silty, brown clay. Beneath this layer, soils were somewhat less complex with the dominant soil being sandy, yellow brown clay. Beneath each of these layers was limestone the height of this limestone varies considerably throughout the campus. There are no significant slopes of 15%, 20%, 25% or greater.
21. Street Design: refer to plan drawings
22. Topography: The original approved master plan was a preliminary drawing that did not include topography, however the proposed area of change varies from grade elevation 575' to 550' and the slope of the grade in this area is roughly 5%.
23. Traffic Signals: Refer to Traffic Study
24. Traffic Impact Study: refer to Traffic Study prepared by Barge Design Services.
25. Utility Lines: Utilities at the proposed area of change will be subsurface. The University has its own electrical substation and 13.8KW loop.
26. Water and Sewer lines: Refer to page 24 of the master plan booklet
27. Not Applicable
28. Zoning Districts: The University is within the Institutional Overlay and the surrounding zone is R-10.

C. DOCUMENTS

1. Development Schedule: Refer to phasing description included in Master Plan Booklet. All projects are funded by private donations which the timeline may be driven by the donor priorities.
2. Digital Output File: electronic files included.
3. Metro Water Services – Active Water & Sewer Services Capacity study/permit – not required for preliminary submittal.
4. Metro Water Services – Plan review Fee Worksheet - not applicable at this time, see item 6 above.
5. Metro Water Services – Stormwater Drainage Calculations - not required for preliminary submittal.
6. Traffic Study – refer to enclosed Traffic Study prepared by Barge Design Services.

D. EASEMENTS & DEDICATIONS - NOT APPLICABLE - PROJECTS ARE INTERNAL TO CAMPUS BOUNDARY

E. RELATED APPLICATIONS

- 1-2. Not applicable
3. Metro Water Services: Date paid: 27 March 2023; application sent 23 March 2023
- 4-6. Not applicable

F. PLANS – NOT APPLICABLE

1. No septic areas or private sewerage disposal systems included.
2. Not applicable - not required for preliminary submittal.
3. Not applicable - not required for preliminary submittal.
4. Not applicable - not required for preliminary submittal.

SECTION 4: APPENDIX: SUBMITTAL CHECKLIST - CONTINUED**G. PLAN NOTES:**

1. Greenways: Not Applicable
2. Metro Fire Marshal: "The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit."
3. Metro Health Department Septic: Not Applicable
4. Metro Planning – Railroad/Limited Access Highway Buffer: Not Applicable
5. Metro Planning Scenic Road: Not Applicable.
6. Metro Planning – Street Signs (public or private street): "No building permit may be issued on any lot until street name signs are installed and verified by the Metropolitan Department of Public Works on all streets which the lot depends for access."
7. Metro Planning Federal Compliance: "All development within the boundaries of this plan meets the requirements of the American with Disabilities Act and the Fair Housing Act."
8. Metro Water Services – Stormwater (78-840): "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."
9. Metro Water Services – Stormwater (Waterway buffer): Not Applicable
10. Metro Water Services – Stormwater (Culvert/Driveway): Not anticipated to be applicable
11. Metro Water Services – Stormwater (Preliminary Plan/Plan): "This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application." Refer
12. Metro Water Services – Stormwater (Access): "Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property." – not required for preliminary application.
13. Metro Water Services – Water & Sewer (Private Service Line Residential): Not applicable
14. Metro Water Services – Water & Sewer (unknown commercial or industrial use): Not applicable
15. Metro Water Services – Water & Sewer: "Individual water and/or sanitary sewer service lines are required for each parcel." Not applicable. These will be provided to each proposed building as it is designed.

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1966

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1966 as follows:

I. By adding the following recital:

WHEREAS, the developer intends to develop this site as a 55+ community, pursuant to applicable state and federal laws and regulations.

II. By amending Section 4 to add the following condition:

11. The developer shall comply with all recommendations made by the Traffic Impact Study prepared for the proposed development by RG Phillips Consulting and shall be consistent with the approved preliminary SP plan.

INTRODUCED BY:

Robert Swope
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2023-1968

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1968 as follows:

I. By amending Section 4 by amending Conditions 14 and 15 as follows:

14. Coley Davis Road shall have two-way traffic maintained on it during all phases of construction. No permits for lane closures below two lanes shall be issued for Coley Davis Road. In the event of an unpermitted lane closure due to construction activity which requires two-way traffic to use a single lane, the Metropolitan Government shall issue a two-day stop work order on the road construction.
15. The developer shall maintain a log of vehicle crossings (“crossing log”) at the Morton Mill Road entrance to ensure construction traffic does not exceed an average of five vehicles per day over any three-week period. A crossing will consist of one entry and one exit of a construction vehicle. The crossing log will be available for review by NDOT upon NDOT’s request. If the crossing log shows that crossings exceed the allowable average or the crossing log is demonstrated to contain inaccurate information including but not limited to entries with the wrong date or missing entries, construction access to Morton Mill Road shall be prohibited for a two-week period. If this prohibition is violated, the metropolitan government shall issue a one-week stop work order on the project site. The developer shall work with NDOT to limit construction traffic on Morton Mill Road during the grading and bridge construction phases of development. Once the new bridge into the property from Coley Davis Road is completed to a usable condition, all construction traffic shall be limited to Coley Davis Road and no construction traffic shall use Morton Mill Road. All construction traffic related to the construction of the apartment buildings and all subsequent phases of development shall be limited to Coley Davis Road and not use Morton Mill Road. Construction vehicles may not park on Morton Mill Road at any time. If a construction vehicle stops to offload a piece of equipment, it may not block a residence’s driveway.

INTRODUCED BY:

Dave Rosenberg
Member of Council

AMENDMENT NO. 2
TO
ORDINANCE NO. BL2023-1968

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1968 by amending Section 4 to add the following appropriately numbered condition:

. Prior to the issuance of any permits related to the development, the developer shall establish clear title to all property necessary for completion of the bridge from Coley Davis Rd, construction/emergency access from Morton Mill Rd, and the proposed greenways. The developer shall also verify all needed easements are established.

INTRODUCED BY:

Sharon W. Hurt
Member of Council

AMENDMENT NO. 3
TO
ORDINANCE NO. BL2023-1968

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1968 by amending Section 4 to amend Condition 14 as follows:

14. Coley Davis Road shall have two-way traffic maintained on it during all phases of construction. No permits for lane closures below two lanes shall be issued for Coley Davis Road. Any blockage of a lane a travel, other than a blockage created by an emergency situation or prior authorization by the Director of NDOT, shall result in a two day stop work order.

INTRODUCED BY:

Sharon W. Hurt
Gloria Hausser
Members of Council

AMENDMENT NO. 4
TO
ORDINANCE NO. BL2023-1968

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1968 by amending Section 4 to amend Condition 15 as follows:

15. ~~The developer shall work with NDOT to limit construction traffic on Morton Mill Road during the grading and bridge construction phases of development.~~ The developer shall ensure construction traffic on Morton Mill Road does not exceed five vehicle trips per day. A “vehicle trip” is defined as the entry and exit of a single vehicle related to the development. If construction traffic on Morton Mill Road exceeds five vehicle trips per day, the metropolitan government shall issue a one-week stop work order on the project site. Once the new bridge into the property from Coley Davis Road is completed to a usable condition, all construction traffic shall be limited to Coley Davis Road and no construction traffic shall use Morton Mill Road. All construction traffic related to the construction of the apartment buildings and all subsequent phases of development shall be limited to Coley Davis Road and not use Morton Mill Road.

INTRODUCED BY:

Sharon W. Hurt
Member of Council

AMENDMENT NO. 5
TO
ORDINANCE NO. BL2023-1968

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2023-1968 by amending Section 4 to add the following appropriately numbered condition:

. Parking within the development shall be limited to 495 spaces.

INTRODUCED BY:

Sharon W. Hurt
Member of Council