

Metropolitan Council

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

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SUBSTITUTE ORDINANCE NO. BL2024-469

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.44.105 - Prohibition against criminal participation.

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

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

"MNPD" means the Metropolitan Nashville Police Department.

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

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

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

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

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

2.28.025- Prohibition against criminal participation and p-Prohibited practices

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

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

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

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

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

"Perp Washing" means the use of high-pressured water cannons of fire houses as an antipersonnel and crowd control tactic. C. Prohibitions. No person employed by NFD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.

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

E <u>C</u>. Prohibited Practices. No NFD personnel may engage in the practice of Perp Washing.

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

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

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

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

2.222.020 - Standards of conduct.

- (t) No person employed by the Metropolitan Government s Shall not knowingly participate in or incite violence or threaten to commit crimes of violence or participate in a group that incites violence or threatens to commit crimes of violence.
- (u) Shall not knowingly participate in activities of a Hate Group or Paramilitary Gang as defined by this Chapter.

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

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

| SPONSORED BY: | |
|-------------------|--|
| Jeff Preptit | |
| Member of Council | |

SUBSTITUTE ORDINANCE NO. BL2024-469

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.44.105 - Prohibition against criminal participation.

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

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

"MNPD" means the Metropolitan Nashville Police Department.

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

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

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

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

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

2.28.025 - Prohibition against criminal participation and prohibited practices

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

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

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

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

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

"Perp Washing" means the use of high-pressured water cannons of fire houses as an antipersonnel and crowd control tactic. C. Prohibitions. No person employed by NFD shall knowingly participate in activities of a Hate Group or Paramilitary Gang. This provision shall not be construed as prohibiting the officers from engaging in political activity pursuant to Tenn. Code Ann. § 38-8-310.

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

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

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

2.222.020 - Standards of conduct.

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

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

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

| SPONSORED BY: | |
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| | |
| | |
| Jordan Huffman | |
| Courtney Johnston | |
| Members of Council | |

SUBSTITUTE ORDINANCE NO. BL2024-469

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.44.105 - Prohibition against criminal participation.

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

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

"MNPD" means the Metropolitan Nashville Police Department.

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

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

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

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

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

2.28.025 Prohibition against criminal participation and prohibited practices

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

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

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

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

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

"Perp Washing" means the use of high-pressured water cannons of fire houses as an antipersonnel and crowd control tactic.

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

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

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

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

2.222.020 - Standards of conduct.

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

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

2.234 -- Prohibition against criminal participation by employees.

2.234.010 – Prohibition against criminal participation.

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

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

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

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

- C. Prohibitions. No person employed by the metropolitan government shall knowingly participate in activities of a Hate Group or Insurgent Gang.
- <u>D. Policies and Procedures. The metropolitan government shall adopt policies to enforce this section to include, but not limited to, policies and procedures for investigating allegations of prohibited participation, mandatory reporting of employees known to be partaking in prohibited participation.</u>

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

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

| | SPONSORED BY: |
|---|-------------------|
| | |
| • | Tonya Hancock |
| | Member of Council |

AMENDMENT NO.

TO

ORDINANCE NO. BL2024-469

Madam President,

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

1. Insert the following recitals after the eighth recital:

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

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

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

- 2. Section 1 shall be amended by amending Section 2.44.105 D as follows:
 - D. Policies and Procedures. MNPD shall <u>review its existing discrimination policy and, if provisions are not already included, adopt policies to enforce this section to include, but not <u>be</u> limited to, policies and procedures for investigating allegations of prohibited association participation, <u>and</u> mandatory reporting of employees known to be partaking in prohibited participation.</u>
- 3. Section 2 shall be amended by amending Section 2.28.025 D as follows:
 - D. Policies and Procedures. NFD shall <u>review its existing discrimination policy and, if provisions are not already included, adopt policies to enforce this section to include, but not <u>be</u> limited to, policies and procedures for investigating allegations of prohibited association participation, <u>and</u> mandatory reporting of employees known to be partaking in prohibited participation.</u>
- 4. Section 3 shall be amended by amending Section 2.222.020 as follows:

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

| Rurkley Allen | SPONSORED BY | : |
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| Rurkley Allen | | |
| Rurkley Allen | | |
| | Burkley Allen | |
| Member of Council | | |

AMENDMENT NO.

TO

ORDINANCE NO. BL2024-476

Madam President -

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

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

- H. Award funds appropriated to it by the metropolitan council to deserving nonprofit civic and nonprofit charitable organizations. Criteria for the awarding of such funds shall be established by the Metropolitan Nashville Arts Commission and approved by resolution of the metropolitan council each year before funds are awarded. The annual resolution shall indicate whether there is a change in the award criteria from the previous year.
 - 1. A "nonprofit charitable organization" is defined as one in which no part of the net earnings benefit any private shareholder or individual and which provides year-round services benefiting the general welfare of the residents of the municipality.
 - 2. A "nonprofit civic organization" is defined as a civic organization exempt from taxation pursuant to Section 501(c) of the IRS Code. A nonprofit civic organization must operate primarily for the purpose of bringing about civic betterment and social improvements through efforts to maintain and increase employment opportunities in the municipality.
 - 3. For purposes of this code section, both nonprofit charitable organizations and nonprofit civic organizations shall be involved in the study, participation in and appreciation of the visual, performing and literary arts for the Metropolitan Nashville and Davidson County area.

| SPONSORED BY: |
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| |
| Zulfat Suara |
| |
| Member of Council |

SUBSTITUTE ORDINANCE NO. BL2024-476

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

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

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

2.112.020 - Membership and term of office.

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

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

- H. Award funds appropriated to it by the metropolitan council to deserving nonprofit civic and nonprofit charitable organizations. Criteria for the awarding of such funds shall be established by the Metropolitan Nashville Arts Commission and approved by resolution of the metropolitan council each year before funds are awarded. If there is a change in the award criteria from the previous year, the council must approve the criteria by ordinance. If there is no change in the award criteria from the previous year, the council may approve the criteria by resolution. The criteria for the awarding of funds must be presented to the arts, parks, libraries, and entertainment committee, or a successor committee to which arts-related legislation is referred, of the metropolitan council prior to the filing of the ordinance.
 - 1. A "nonprofit charitable organization" is defined as one in which no part of the net earnings benefit any private shareholder or individual and which provides year-round services benefiting the general welfare of the residents of the municipality.
 - 2. A "nonprofit civic organization" is defined as a civic organization exempt from taxation pursuant to Section 501(c) of the IRS Code. A nonprofit civic organization must operate primarily for the purpose of bringing about civic betterment and social improvements through efforts to maintain and increase employment opportunities in the municipality.

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

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

SPONSORED BY:

Joy Styles

Erin Evans

Jordan Huffman

Jacob Kupin

Jacob Rupin

Zulfat Suara

Burkley Allen Jennifer Webb

Mike Cortese

Tasha Ellis

Members of Council

| AMENDMENT NO |
|--------------------------|
| ТО |
| ORDINANCE NO. BL2024-484 |

Madam President –

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

| SPONSORED BY: | |
|-------------------|--|
| _ | |
| John Rutherford | |
| Member of Council | |

PRELIMINARY SP BERKHAMSTED

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

PROJECT CONTACTS

OWNER | DEVELOPER CAMBRIDGE COMMUNITIES OF TN

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

PLANNER | ENGINEER

CSDG

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



BERKHAMST
PRELIMINARY S
7088 Burkitt Road
Nashville, Davidson County, Tenn
Map 186 - Parcel 6.00

ISSUE SET:

Preliminary SP

ISSUE DATE: 07.26.2023

REVISION HISTORY:
 Rev.
 Description
 Date

 1
 Staff Comments
 03/22/22

 2
 Staff Comments
 05/04/22

 3
 Staff Comments
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 4
 Owner Comments
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 12
 Additional Planning Comments
 06/17/24

 13
 Planning Conditions
 08/13/24
 Rev. Description

1 Staff Comments

2 Staff Comments

3 Staff Comments

4 Owner Comments

5 Staff Comments

6 Staff Comments

DRAWN BY: CHECKED BY:

COVER SHEET

SPECIFIC PLAN NOTES

PURPOSE & INTENT

- 1. The purpose of this specific plan it to permit the development of a maximum of 119 multifamily residential units. Short term rental property (owner occupied) and short term rental property (not owner occupied) shall be prohibited.
- 2. For development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the or application.

GENERAL PLAN CONSISTENCY

- 1. This specific plan proposal herein is located within the Southeast Community Plan. The specified land use is Neighborhood Evolving, Transect 3 or T3 NE.
- 2. This plan is consistent with the goals established throughout the policy and is consistent with several critical planning and community goals. This plan provides a diverse housing choice for the area and a high level of connectivity opportunities to neighboring properties. This plan provides a walkable/bikeable neighborhood with usable formal and informal open spaces.
- 3. 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 of the base zoning district (RM15) as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

ARCHITECTURAL STANDARDS

- 1. A minimum of 15% window glazing for the building facades that face the proposed public roads shown on the Preliminary Development Plan (sheet C2.00).
- 2. Windows shall be vertically oriented at a ratio of 2:1 or greater except for dormers.
- 3. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on
- detailed building elevations included with the preliminary SP. 4. All homes will be constructed using the latest Energy Efficiency standards set forth by Metro
- Codes Department. 5. Roof material will be limited to 30-year dimensional shingles and/or metal standing seam for entry
- 6. Covered entries and side unit porches with expressed beams and square columns.

7. 20% glazing shall be provided on the building facades that face Burkitt Road.

DESIGN PLAN

Through this Specific Plan, the community will be ensured a level of quality and a sense of community. The intent of the Berkhamsted SP is to provide a safe residential community with the emphasis on pedestrian-oriented streetscapes, a diverse housing choice, adequate open space, amenities and quality architecture.

More specifically, this SP and supporting Design Guidelines are intended to:

- 1. To acknowledge the Cane Ridge Community Resource Declaration/Southeast Community Character Manual and incorporating applicable principles as noted in this Specific Plan/Notes.
- 2. Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment.
- 3. Achieve "traffic calming" through a curvilinear street network.
- 4. Provide road connectivity to adjoining properties for future connections.
- 5. The main north-south road which will transverse the property from Burkitt Road to the northern most property line will be designated as a local road with a 50' Right of Way.
- 6. All public roads will be designed with a 4' planting strip and 5' sidewalks.
- 7. All surface parking areas must meet the "parking area screening and landscaping" requirements
- specified in the Metro Zoning Code. 8. All public road signage shall meet metro standards. All signs shall be mounted on black decorative post. Entrance monument will be a single stone column with sculpted wood depicting
- 9. Provide for a variety of strategically located and carefully designed public and/or common spaces, including streets, greens and formal open space.
- 10. All development within the boundary of this plan shall comply with the American with Disabilities
- Act and Fair Housing Act. 11. Minimum distance between buildings shall 15 feet.
- 12. All public utilities and services shall be located underground.
- 13. All dumpsters shall comply with 17.24.060 of the Metro Zoning Code.

TREE CONSERVATION/BUFFER

- 1. Where possible, large canopy trees of good health and established tree groves will be preserved. A 20-foot minimum open space buffer shall be provided around the edges of the property. This development shall comply with and meet the requirements of the metro zoning code 17.24 tree protection. This area will be planted with additional trees and shrubs.
- 2. Buffer shall not be disturbed except for minor grading and clearing of underbrush during installation of irrigation and landscaping.

LANDSCAPING STANDARDS

- 1. This development shall comply with the requirements of the SP.
- 2. Landscaping shall be per Metro Zoning Code unless specifically modified through the SP zoning. 3. A landscaping ordinance plan shall be submitted with the final SP
- 4. Native species street trees shall be provided along all public street frontages at a minimum
- spacing of 40 foot on center. 5. All landscaping shall be irrigated, if drought resistant plant material is used irrigation shall not be
- 6. Where trees are planted in rows they shall be of uniform in shape and size.
- 7. All plant material shall be freshly dug, sound, healthy, vigorous, well branched and free of disease

WATER QUALITY

and shall good root ball.

- 1. Berkhamsted will meet or exceed the Metro Nashville Water Quality Standards.
- 2. The stormwater plan will seek to decentralize runoff and utilize various Low Impact Development Techniques to infiltrate run off into the ground near its source.
- 3. These techniques will include but not limited to Bio-Ponds, Water Quality Swales, Grass Channels and Overland Flow through vegetated areas.

LIGHTING

- 1. We will comply or exceed the following Lighting standards in private parking areas.
- 2. Article 410.10 of the 2017 Edition of the National Electrical Code is amended by adding the following Section G in the Metro Zoning Code.
- 3. Parking Lots Open parking lots shall use luminaires with a "U" BUG rating (Backlight Up lighting Glare) of 0 without external shields. Luminaires shall have a Correlated Color Temperature (CCT) of 3000 Kelvin or below. Principal walkways and parking shall have a maintained minimum illuminance of 0.2 foot-candles at grade. The average light level is not to exceed the average lighting level of 1.5 foot-candles, as related to the Transect Category for the site as designated in the Community Plans of Nashville Next. Spill light at the property line shall not exceed 0.5 foot-candles measured at 3' above grade. Exception may be given for calculation points on the drive between the parking lot and roadway only. Occupancy sensors or timers may turn lights off or dim by at least 30% during periods of no occupancy. Prior to installation, a photometric plan shall be reviewed by a certifying engineer with calculation points on a 10' × 10' grid.
- 4. We will be utilizing a Autobahn ATBO & ATBE Amber LED light on a 25 foot black aluminum post in all parking areas.
- 5. All streetlights in public Rights of Way shall comply with the standards set forth by Nashville Electric Service Street Light Standards. It is our intent to utilize a Holophane Octagonal Lantern NES Stock Code: 303 295 010 high pressure sodium light on a 12 foot decorative post.

AMENITIES

- 1. A 6' wide paved pedestrian and bike path shall be constructed form Burkitt Road to the rear property line and will provide a connection to The Village United Methodist Church property. A pedestrian access easement shall be provided along the proposed path.
- 2. Bike parking shall be provided per the UZO standards.
- 3. Sidewalks along both side of all public roads.
- Sidewalk paralleling Burkitt Road.
- 5. Covered pavilion with formal green space for Berkhamsted Residents gatherings.
- 6. 50 to 55 percent of the site area excluding right-of-way shall be set aside as open space.

OFF SITE INFRASTRUCTURE

- 1. Upon completion of a traffic impact study. Metro will determine what traffic mitigations will be required and which phase these mitigations will be required in.
- 2. Metro Water Service (MWS) has established a Development Area Participation Agreement Recovery Charge (DAPARC) for the Southeast Development Area. Funds generated through charge will be used exclusively by MWS for the recuperation of MWS expenditures for constructing water system improvements in the water service area. Berkhamsted agrees to reimburse MWS for its pro-rated share which is estimated to be \$1000 per home or until program is inactive.

PHASING

- 1. Berkhamsted will be constructed in two phases.
- 2. Development of Phase 1 will begin upon receiving all Metro Nashville and state approvals
- 3. Phase 2 development is anticipated to begin when 50% of Phase1 units are under contractor and/or 25% of Phase 1 homes have been closed.

CONDITIONS OF APPROVAL

- 1. Permitted uses shall be limited to a maximum of 119 multi-family units. Short term rental property (owner occupied) and short term rental property (not owner occupied) shall be prohibited.
- 2. Areas of surface parking which are visible from public right of ways shall be sufficiently screened with landscaping and reviewed with the final SP landscape plan.
- 3. Final Screening details for dumpster locations to be determined at final SP review. All screening shall meet the minimum standards of the Metro code and additional supplemental landscape screening may be required. No dumpsters are permitted with landscape buffer yards
- 4. With the submittal of the final site plan, additional landscaping shall be provided between the northern most drive sails and the open space.
- 5. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
- 6. There shall be no permanent parking of food trucks within the bounds of the SP. Temporary food trucks shall meet all Metro requirements.
- 7. No master permit/HPR shall be recorded prior to final SP approval.
- 8. Final plat may be required prior to permitting.
- 9. 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.
- 10. 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
- 11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior tot he issuance of any building
- 12. Comply with all conditions and requirements of Metro reviewing agencies.
- 13. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject tot he standards, regulations, and requirements of the RM15 zoning district as of the date of the applicable request or application.
- 14. A corrected copy of the Preliminary SP Plan incorporating the conditions of approval by Metro Council shall be provided tot he Planning Department prior to or with final site plan application.
- 15. 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 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, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

METRO WATER & SEWER NOTES

All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.

- 1. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.
- 2. The contractor is to provide and maintain the construction identification sign for private development approved.
- 3. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- 4. All connections to existing manholes shall be by coring and resilient connector method.
- 5. Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- 6. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade. 7. Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable Mylar in reverse and in digital (*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system
- 8. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- 9. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- 10. All water mains must be located within the paved area including all blow-off assemblies. 11. The contractor shall provide the record drawing information noted above to the engineer.
- 12. Double detector check valves shall be located within a conditioned fire room with exterior entrance.
- 13. Townhomes shall be able to utilize one 6-inch sewer service per two units.

MWS STANDARD PRIVATE UTILITY NOTES

- 1. All water and/or sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the Metro Water Services.
- 2. All connection to existing manholes shall be by coring and resilient connector method.
- 3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for
- 4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- 5. Irrigation line shall be copper from the meter to the backflow preventer. 6. The minimum fees outlined in the capacity letter must be paid before commercial construction
- plans can be approved 7. All sewer services shall be 6 inches in diameter, from the connection at the main until the first
- clean out assembly. 8. Backflow device to remain accessible at all times.
- 9. Plan size shall be 24"x36", and shall show contours around meter boxes.

PUBLIC WORKS CONSTRUCTION NOTES

- 1. Proof rolling of all public street sub-grades is required in the presence of the Public Works' inspector. This request is to be made 24 hours in advance.
- 2. Stop signs to be 30 inch x 30 inch.

and any connections being made.

- 3. Street signs to have six inch white letters on a nine inch green aluminum blade.
- 4. All signs to have 3M reflective coating.
- 5. All utility boxes located in the right of way or in the sidewalk shall be approved by the MPW
- 6. All of the public sidewalk along the roadway shall follow the grade of the roadway and shall not be adjusted to meet private sidewalk connections. The adjustments shall be made out of the right of
- 7. Drainage shall not flow over the sidewalk.
- 8. Curb ramps shall have detectable warning strips.
- 9. Driveway width can be sight adjusted at the discretion of the MPW inspector. 10. Elevation of the curb and gutter is the responsibility of the contractor but once in place shall
- function as designed. 11. Curb and gutter installed may be tested to verify flow to the storm drain system. Drainage shall
- not pool in roadways 12. Replace stormwater grates within public right of way with bike friendly grates.
- 13. Final plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3 to 1.

METRO STORMWATER NOTES

- 1. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by The Metropolitan Department of Water Services.
- 2. 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
- 3. Size driveways culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" RCP). 4. The buffer along waterways will be an area where the surface is left in a natural state and is not
- disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations. 5. Drawing indicates the basic premise of the development, as it pertains to Stormwater approval / comments only. The final details of the plan shall be governed by the appropriate stormwater

regulations at the time of final application.

NES NOTES

- 1. NES can meet with the developer upon request to determine service options.
- 2. Construction plans shall show any existing utilities easements on the property, the utility poles on the property, and the poles along the right-of-way.
- 3. NES will need any road improvement plans to Burkitt Road.
- 4. Existing poles, anchors, and overhead conductors that need to be relocated due to improvements may come at an additional const to the developer.
- 5. This development will be served with underground distrubution and pad-mounted transformers.
- 6. The riser pole should be placed on the development property. 7. Additional underground infrastructure may be required in the form of switching cabinets, termination cabinets, and additional conduit in the event that the property is acquired in the future and for reliability.
- 8. Final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. An Exhibit 'B' design will be sent to the developer or representatives of the development for review. Suggestions or requests to the design should be made during the review process. Any changes requiring re-desing, after this
- document has been signed, will be at the developer's cost. 9. Multi-family portions of the development will be served with meter centers.
- 10. The developer;s vegetation desing shall meet both Metro requirements and NES vegetation
- management requirements and clearances. 11.NES facilities will not be allowed to sit in or to pass through retention areas including rain

gardens, bio-retention, bio swales and the like. The includes primary duct between pad-mounted equipment, as well as service ducts to a meter or meter senter.

SHEET INDEX

GENERAL LINETYPES

EX. FORCEMAIN — — — FM — — —

EX. OVERHEAD ELECTRIC ——— OHE ———

EX. SANITARY SEWER — — — SA — — —

EX. STORM SEWER --- ST ---

ROAD CENTERLINE — — — —

OVERHEAD ELECTRIC — OHE —

SANITARY SEWER ———— SA ———

STORM SEWER ------ ST -----

FIRE LINE F

WATER — W — —

UNERGROUND ELECTRIC — UGE — UGE

GENERAL SYMBOLS

CLEANOUT (TYP.)

FIRE HYDRANT

LOT NUMBER

POWER POLE

SIGN (TYP.)

RETAINING WALL

SANITARY MANHOLE

STORM MANHOLE

STORM CURB INLET

GENERAL PATTERNS

EXISTING BUILDING

PROPOSED BUILDING

HEAVY DUTY CONCRETE

LIGHT DUTY CONCRETE

HEAVY DUTY PAVEMENT

LIGHT DUTY PAVEMENT

HANDICAP SPACE

END OF SERVICE (TYP.)

FORCEMAIN — FM — FM

EX. UNERGROUND ELECTRIC --- UGE ---

BOUNDARY

EX. GAS — — — G — — —

EX. FIRE — — — F — — —

FENCE —×——×—

EX. WATER — — — — — —

[EX. = EXISTING]

VICINITY MAP

SCALE: 1" = 1000'

COVER SHEET GENERAL NOTES AND INDEX **EXISTING CONDITIONS** C1.00 PRELIMINARY DEVELOPMENT PLAN C3.00 GRADING AND DRAINAGE PLAN C5.00 UTILITY PLAN CIVIL DETAILS



SEAL

S RKHAM!

ISSUE SET:

Preliminary SP ISSUE DATE: 07.26.2023 **REVISION HISTORY:**

Date 03/22/22 Rev. Description 1 Staff Comments 2 Staff Comments 05/04/22 03/01/23 04/05/23 04/24/23 05/12/23 Staff Comments 1 Owner Comments Staff Comments Staff Comments 07/26/23 Preliminary SP Resubmittal Added Amenity Layout 03/26/24 Planning Staff Comments Additional Planning Comments 06/17/24 13 Planning Conditions

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GENERAL NOTES AND INDEX





SEAL

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

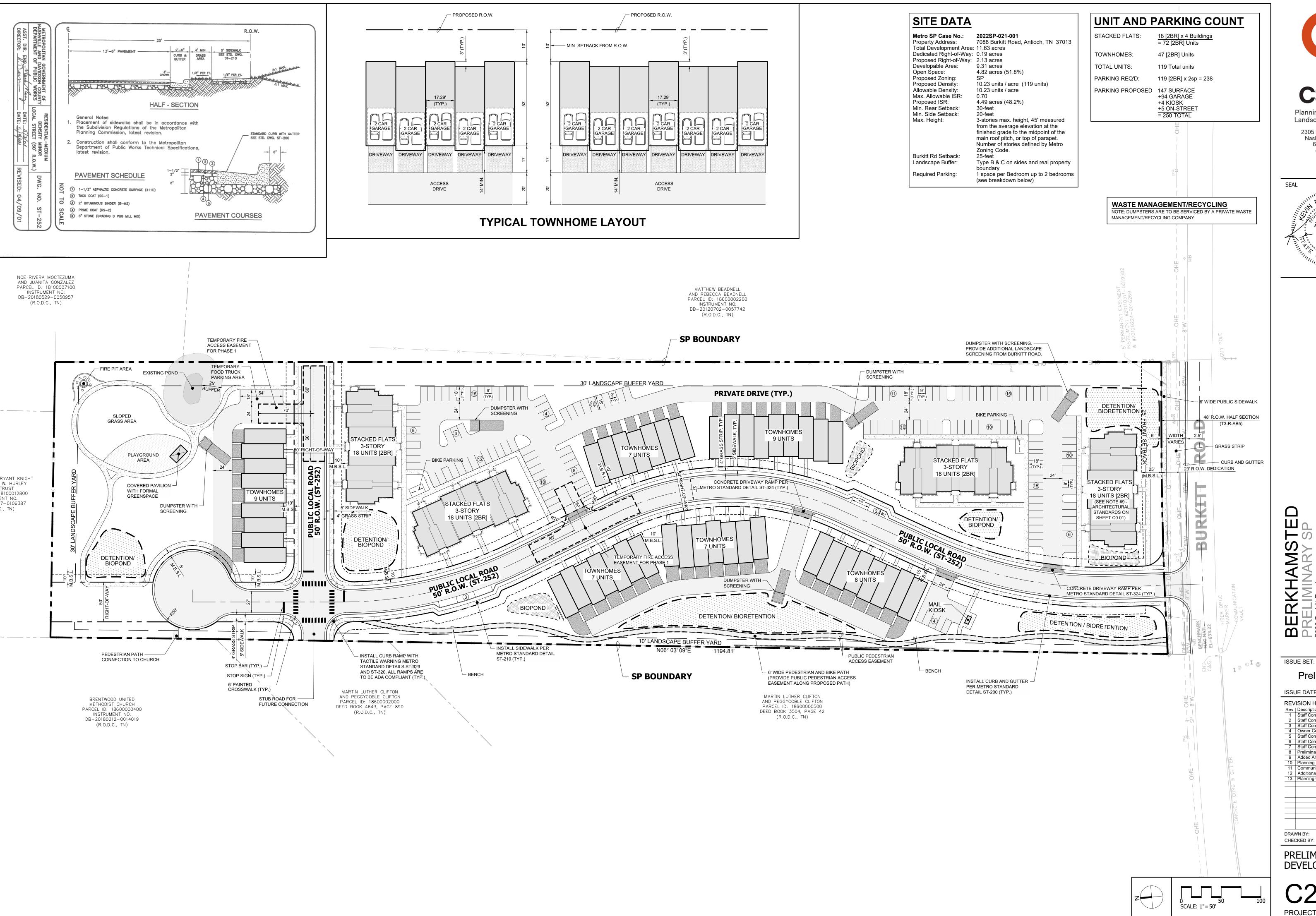
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| Rev. | Description | Date |
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| 12 | Additional Planning Comments | 06/17/2 |
| 13 | Planning Conditions | 08/13/2 |
| | | |
| | | |

DRAWN BY: CHECKED BY:

EXISTING CONDITIONS



Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300

> 615.248.9999 csdgtn.com

Nashville, TN 37211

ELIMINARY Surkitt Road

Preliminary SP

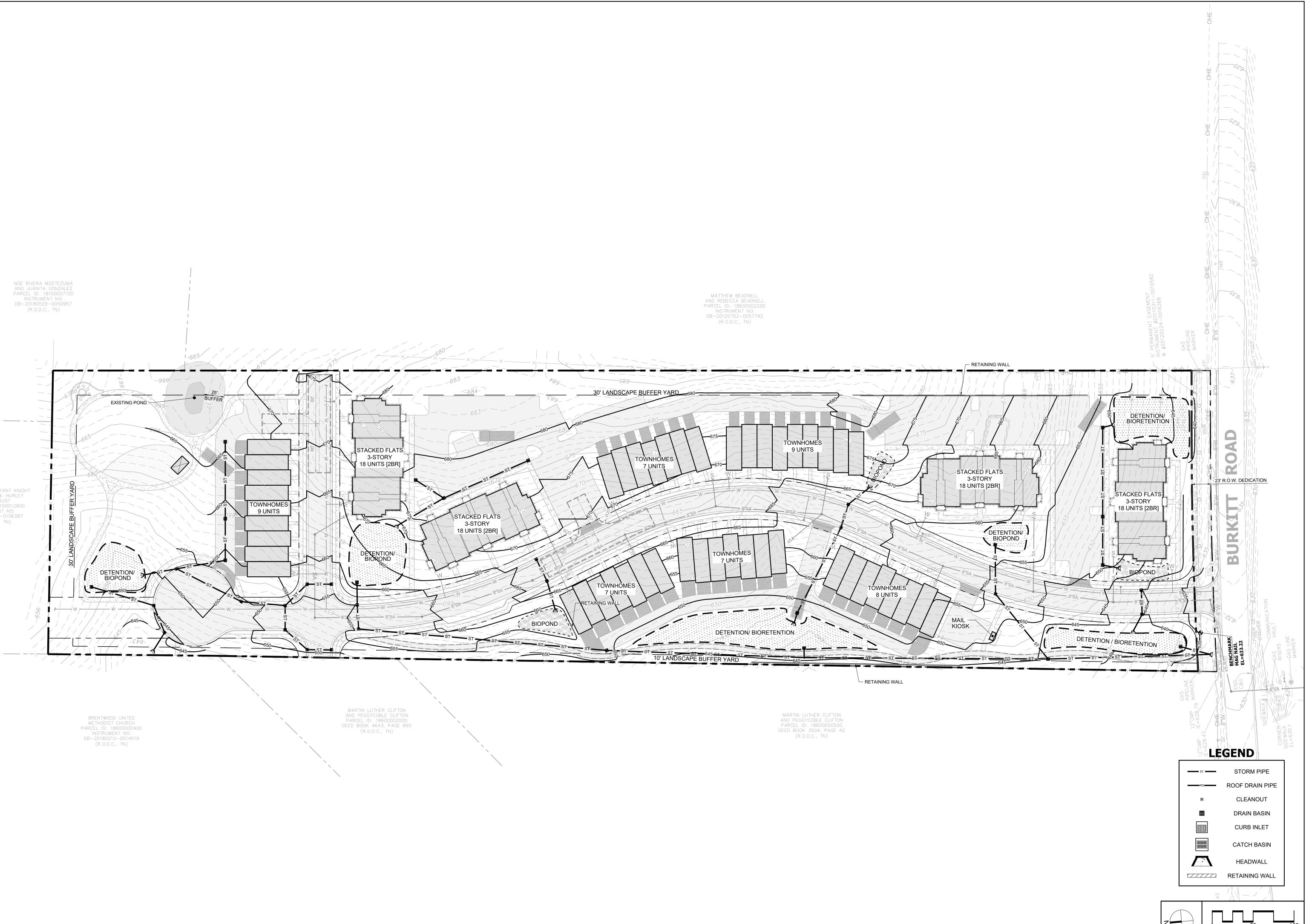
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DRAWN BY:

PRELIMINARY DEVELOPMENT PLAN





SEAL

BERKHAMST
PRELIMINARY S
7088 Burkitt Road
Nashville, Davidson County, Tenn
Map 186 - Parcel 6.00

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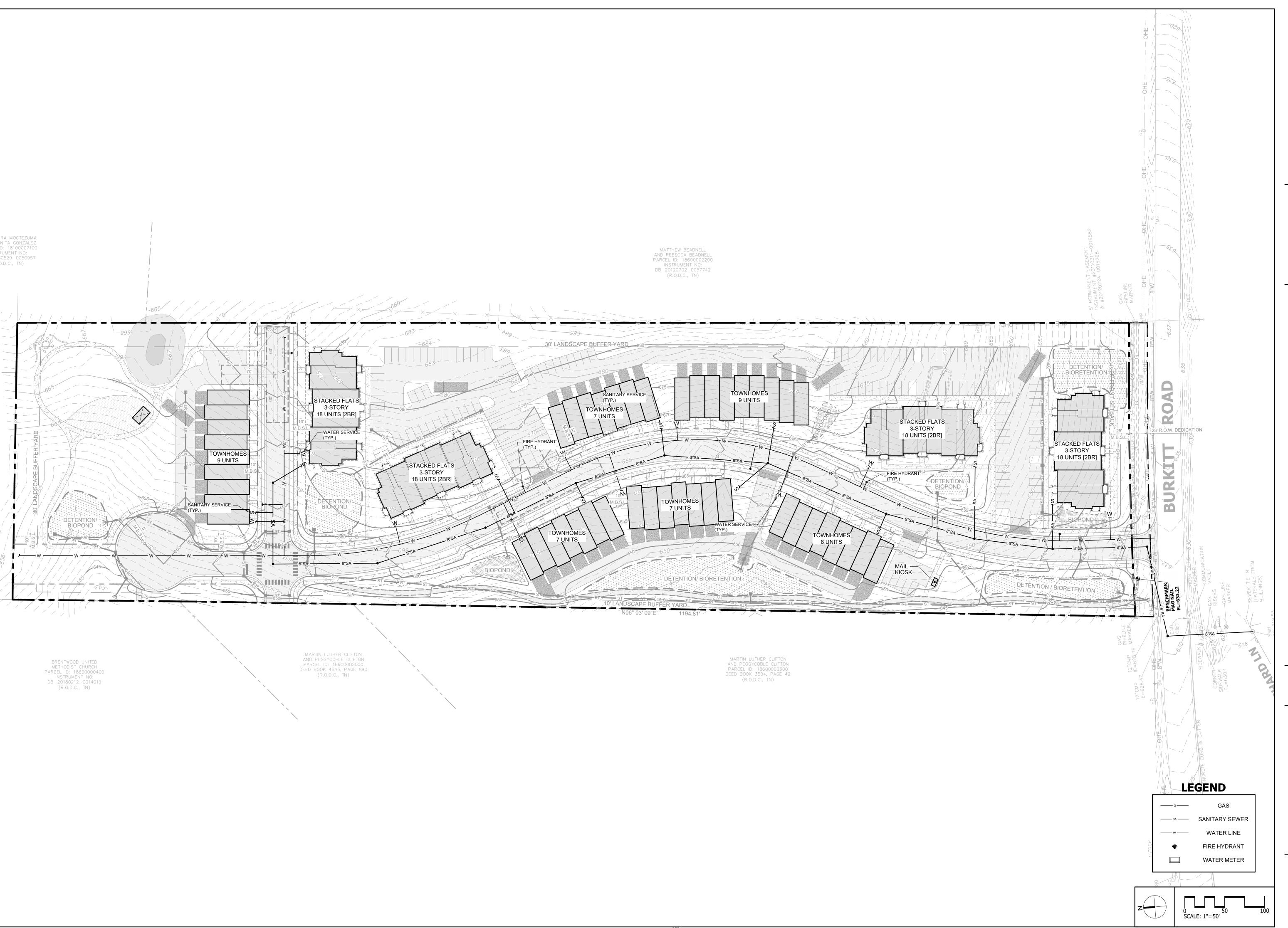
 13 Planning Conditions
 08/13/24

DRAWN BY:

CHECKED BY:

0 5 SCALE: 1"=50'

GRADING AND DRAINAGE PLAN





SEAL

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

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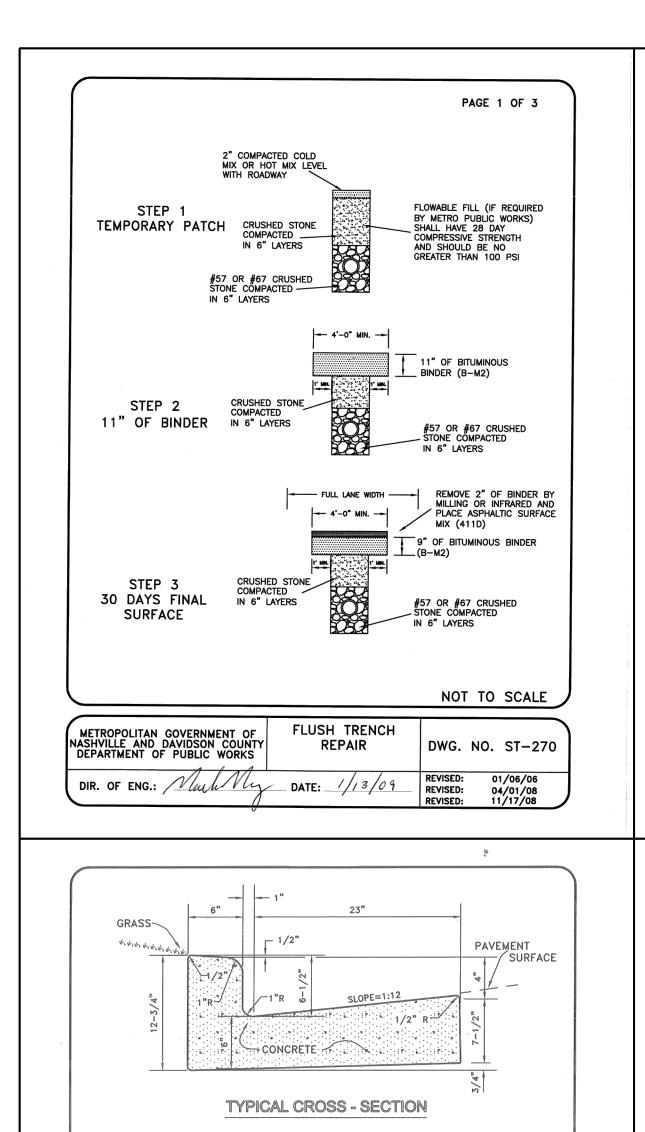
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 13 Planning Conditions
 08/13/24

DRAWN BY: CHECKED BY:

UTILITY PLAN



10' Min.

NOT TO SCALE

DWG. NO. ST-200

REVISED: 05/02/03

FRONT VIEW

. Expansion joints to be spaced a maximum of 100 feet apart or

. Expansion joints will also be required at tangent points, ramps,

. Contraction joints are to be cut into curb and gutter every 10

feet to a depth of D/4, where D equals the thickness of the

no section of curb and gutter shall be less than 10 feet.

DIR. OF ENG.: Newholay DATE: 5/12/03

section. The spacing of 10 feet may be reduced at closures but

. There will be a minimum of 10 feet tie in at curb inlets on each

side of the inlet. An expansion joint will be used on each side

5. Cost of contraction joints to be included in the unit bid price for

STANDARD CURB

WITH GUTTER

10' Min.

GENERAL NOTES

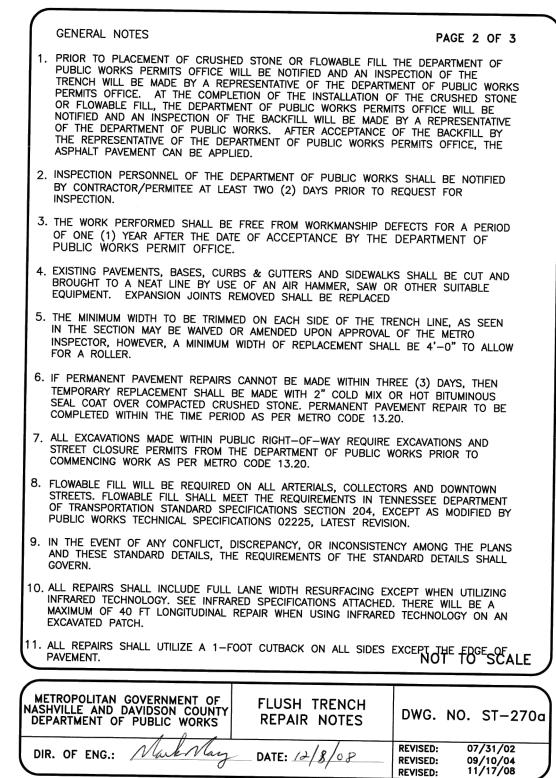
of the tie in.

concrete curb with gutter.

METROPOLITAN GOVERNMENT OF IASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF PUBLIC WORKS

as directed by the Engineer



CONCRETE

TYPICAL CROSS - SECTION

1. Expansion joints to be spaced a maximum of 100 feet apart or as

2. Expansion joints will also be required at tangent points, ramps, and

3. Contraction joints are to be cut into curb every 10 feet to a depth

4. Cost of contraction joints to be included in the unit bid price for

of D/4, where D equals the thickness of the section. The spacing of

CONCRETE POST

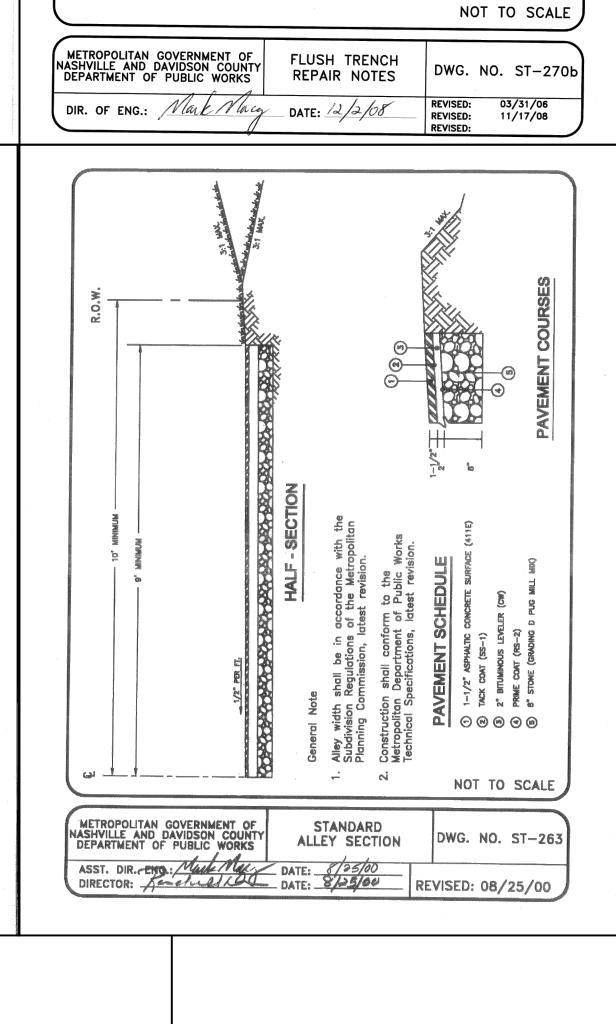
10 feet may be reduced at closures but no section of curb shall be

directed by the Engineer.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF PUBLIC WORKS

DIR. OF ENG.: //wks/lan DATE: 5/12/03



PAGE 3 OF 3

GENERAL NOTES CONTINUED:

IN THE TRENCH IN APPROXIMATELY 12-INCH LIFTS.

COMPACTED WITH MECHANICAL COMPACTION EQUIPMENT.

MILLED AND PAVED.

204.11 OF TDOT STANDARD SPECIFICATIONS

2. NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR

DAMAGED PAVEMENT WITHIN 10-FEET. IF EXISTING CUT OR DAMAGED PAVEMENT IS

LESS THAN 10-FEET IN LENGTH, THE EXISTING CUT OR DAMAGED PAVEMENT SHALL

. ASPHALT REPAIR ADJACENT TO CURB AND GUTTER ALONG A ROADWAY GREATER THAN 24-INCHES SHALL HAVE FULL LANE WIDTH PAVING.

. WHEN GRADED STONE (I.E. #57, #67, #78 STONE) IS USED THERE IS GENERALLY NO COMPACTION EQUIPMENT REQUIRED. THE MATERIAL DOES, HOWEVER, NEED TO BE PUT

. GRADED STONE PLACED IN TRENCH SHOULD BE CAPPED WITH 8 TO 12-INCHES OF

AS "CRUSHER RUN"). SEE TOOT STANDARD SPECIFICATION 303.07.

ALL THE MOISTURE IS GONE FROM STONE (USUALLY 24-48 HOURS).

20. INTERSECTION REPAIRS WILL ONLY REQUIRE FULL LANE WIDTH PAVING.

PUG MIX (MIX IS ESSENTIALLY TYPE A BASE, GRADE D, OR MORE COMMONLY KNOWN

. TYPE "A" BASE, GRADE "D" CAN BE USED FOR THE ENTIRE BACKFILL AND COMPACTED

BY MECHANICAL METHODS IN NO MORE THAN 6-INCH LIFTS AS PROVIDED IN SECTION

7. THE PUG MIX SHOULD BE COMPACTED IN 6-INCH LIFTS WITH A STEEL SHELL ROLLER

SPECIFICATIONS 303.08 AND 303.09. MATERIAL SHOULD BE ALLOWED TO CURE UNTIL

OR OTHER MECHANICAL VIBRATORY COMPACTION EQUIPMENT. SEE TOOT STANDARD

. THE TRENCH SHOULD THEN HAVE 11-INCHES OF BINDER PLACED LEVEL WITH THE

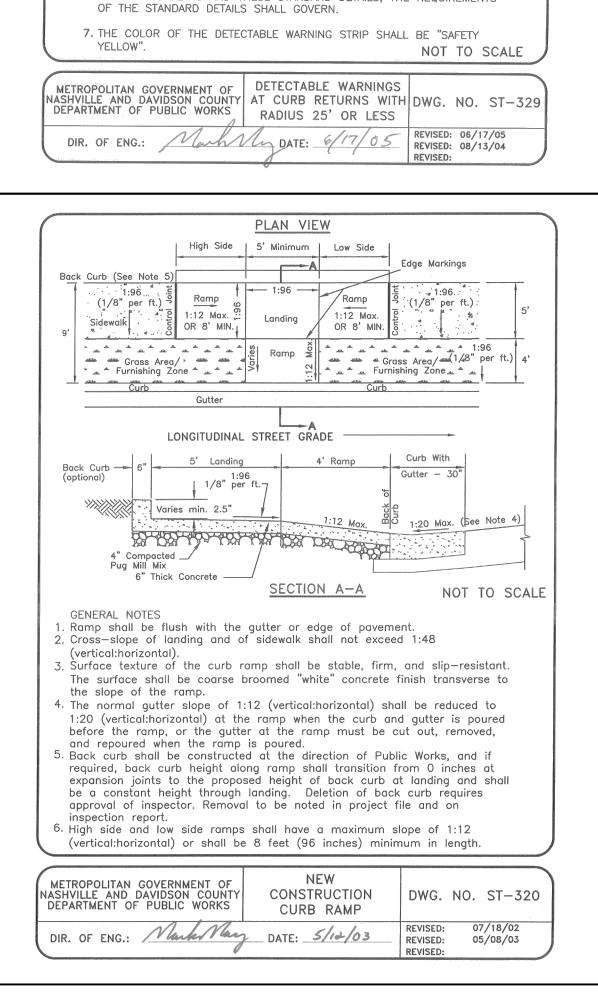
THE BINDER SURFACE SHALL BE MILLED OR HEATED USING INFRARED TECHNOLOGY TWO 2-INCHES IN DEPTH AND REPLACED WITH TWO (2) INCHES OF SURFACE MIX AND

ROADWAY IN A MINIMUM OF TWO (2) LIFTS AND COMPACTED WITH MECHANICAL

2. ANY DISTURBED PAVEMENT MARKINGS MUST BE RESTORED TO CURRENT METRO

3. DIAGONAL REPAIRS WILL BE REQUIRED TO BE SQUARED OFF AND MILLED AND PAVED. NO INFRARED TECHNOLOGY ALLOWED ON THIS TYPE OF REPAIR.

24. ALL LONGITUDINAL REPAIRS MORE THAN 40 FT IN LENGTH WILL BE REQUIRED TO BE



GENERAL NOTES

SPECIFICATION 02523.

DEVICES.

1. FOR CURB RADIUS EQUAL TO OR LESS THAN 25'.

2. SEE CURB RAMP STANDARD DRAWINGS FOR CONSTRUCTION DETAILS.

3. ALL MARKINGS TO CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL

4. THE LAYOUT, SIZE, DIMENSIONS, HEIGHT OF THE DETECTABLE WARNINGS

5. THE DETECTABLE WARNINGS AND INSTALLATIONS SHALL MEET THE MPW

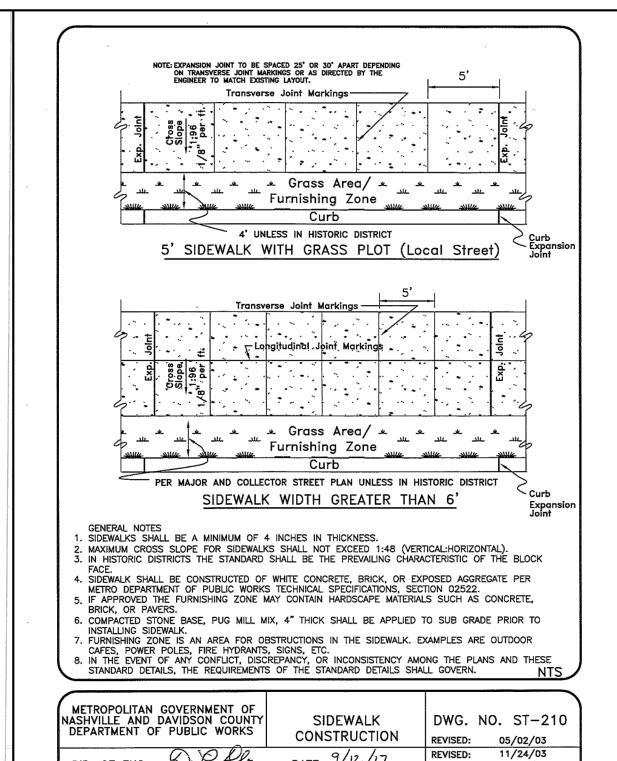
AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS

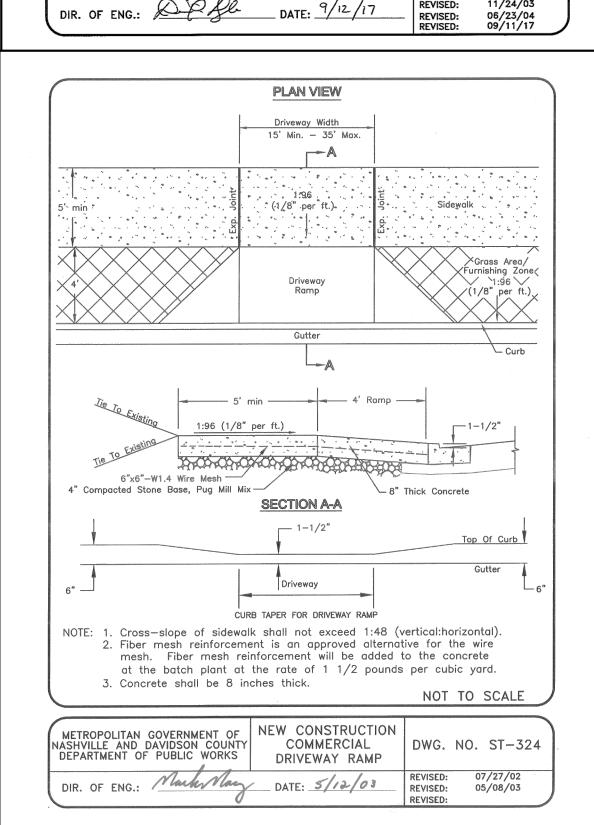
6. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY

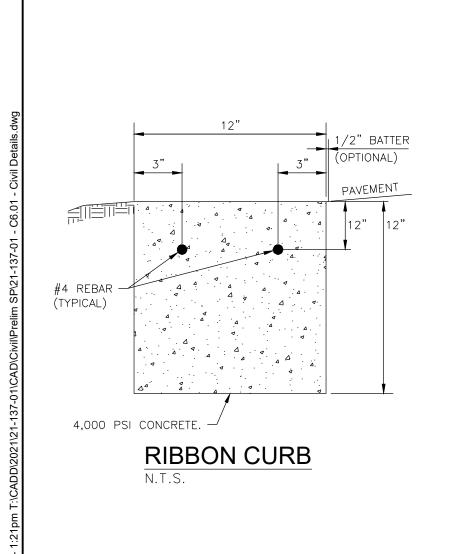
SHALL MEET THE LATEST DESIGN STANDARDS AS ISSUED BY THE ACCESS

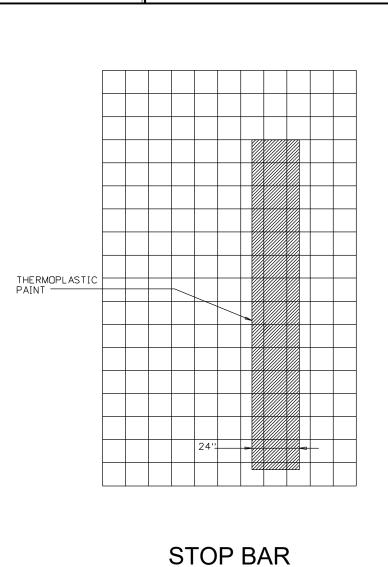
PLAN VIEW

SECTION A-A

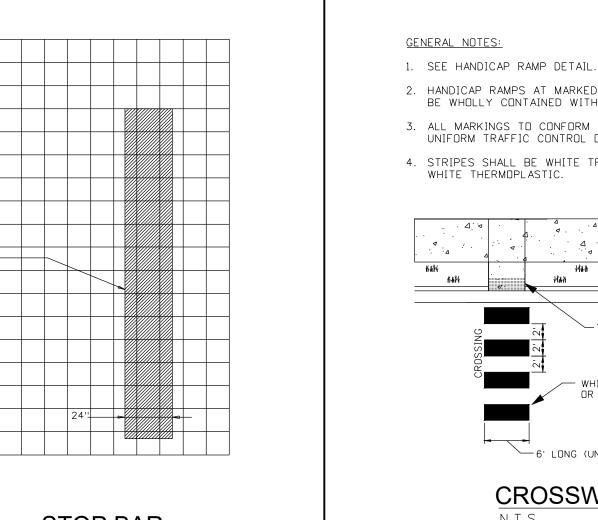


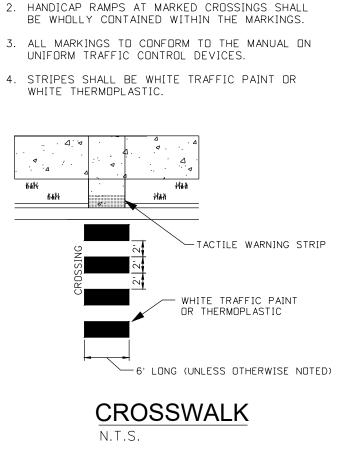






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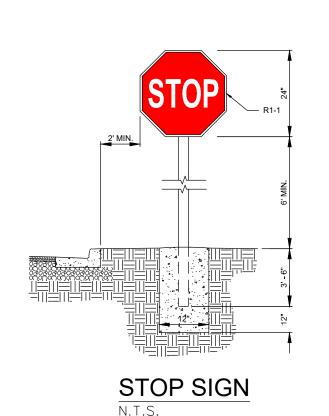


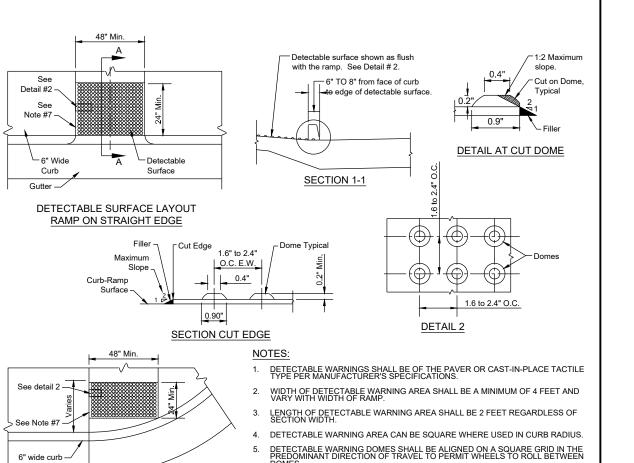
NOT TO SCALE

DWG. NO. ST-201

REVISED:

05/02/03

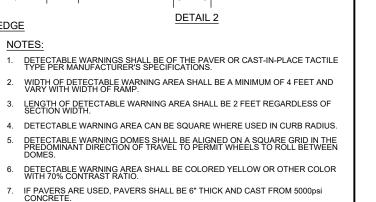




TACTILE WARNING DETAIL

DETECTABLE SURFACE LAYOUT

RAMP ON CURVED EDGE



8. ARMOR-TILE TACTILE SYSTEM IS AN APPROVED ALTERNATE.

HANDICAP RAMP WITH TACTILE WARNING

NOTES:

1. DETECTABLE WARNINGS SHALL BE OF THE PAVER OR CAST-IN-PLACE TACTILE TYPE PER MANUFACTURER'S SPECIFICATIONS.

2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.

3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.

SECTION WIDTH.

4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN CURB RADIUS.

5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.

6. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW OR DTHER COLOR WITH 70% CONTRAST RATIO.

7. IF PAVERS ARE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000ps; CONCRETE.

- TRUNCATED DOMES DETECTABLE

WARNING STRIP

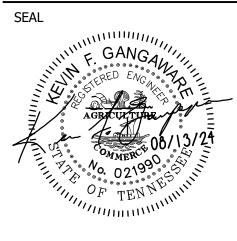
TRUNCATED DOME SECTION

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TRUNCATED DOME SPACING





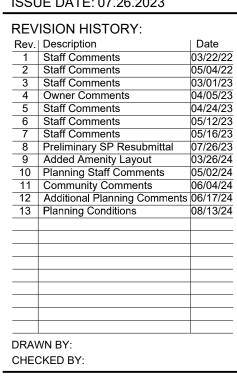
S AM 2KH

ISSUE SET:

PLAN

TRUNCATED DOME PLAN VIEW

Preliminary SP ISSUE DATE: 07.26.2023 1 Staff Comments Staff Comments Staff Comments Owner Comments



PROJECT NO.: 21-137-01

CIVIL DETAILS

SUBSTITUTE ORDINANCE NO. BL2024-490

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

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

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

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, being Property Parcel Nos. 129, 130 as designated on Map 175-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Property Parcel Nos. 129, 130 as designated on Map 175-00 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to 92,500 square feet of warehouse and office uses.

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

- 1. The minimum width of all internal sidewalks shall be 5 feet.
- 2. On the corrected copy, update the maximum height language: Height shall be measured per the Metro Zoning Ordinance. Maximum height shall be measured to the tallest point of the roof.
- 3. On the corrected copy, add note to the landscape plan: Landscaping and TDUI Requirements shall be provided per the Metro Zoning Ordinance.
- 4. Comply with all conditions and requirements of Metro reviewing agencies.
- 5. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
- 6. On the corrected copy, update the purpose note to include the permitted uses.
- 7. The preliminary SP is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- 8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

9. On the correct copy, add the following note: Buildings facades fronting Old Hickory Boulevard, shall provide a minimum of 1 principal entrance (doorway) and a minimum of 15% glazing. Modifications to this standard may be approved by Planning Staff with final site plan review.

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

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

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

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

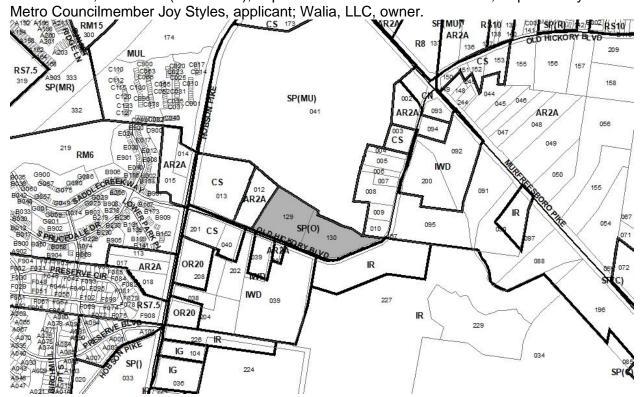
Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

| INTRODUCED BT. |
|-------------------|
| |
| |
| Joy Styles |
| Member of Council |

INTRODUCED BY:

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

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, requested by



Erosion Control and Grading Notes

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

NDOT Notes

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

Landscape Notes

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

Water and Sewer Notes

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

Standard SP Notes

- 1. The purpose of this Amended SP is to remove the Architectural Requirements, Remove the private Pedestrial Trailway and to remove the Ingress/Egress Restrictions.
- 2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of
- 3. This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0411J",
- 4. All public sidewalks are to be constructed in conformance with metro public works sidewalk design
- 5. Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- 6. The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- 7. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" RCP).
- 8. Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- 9. Individual water and/or sanitary sewer service lines are required for each unit.
- 10. Solid waste pickup to be provided by private hauler. Solid Waste Contract with Hauler to be
- provided to MPW prior to Building Permit Approval.

be met prior to the issuance of any building permits.

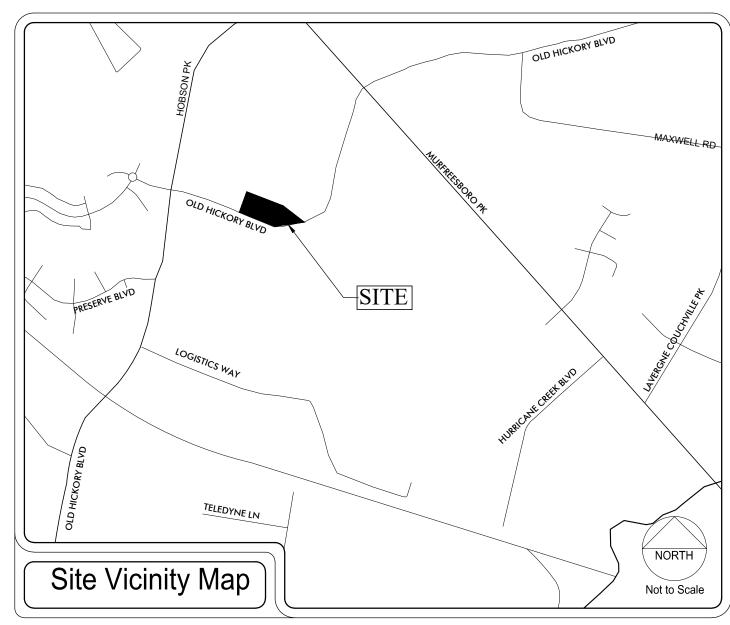
- 11. Landscape and tree density requirements per Metro Zoning Ordinance. 12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its
- designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must
- 13. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.
- 14. The final Site Plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Amendment to the Preliminary SP

12610 Business Park

Industrial Development

Being Parcels 129 & 130 on Tax Map 175 Antioch, Davidson County, Tennessee Case No. 2022SP-051-002



SHEET SCHEDULE

| _0.0 | Cover Sheet |
|--------------|----------------------------------|
| C1. 0 | Existing Conditions Plan |
| C2.0 | Overall Layout & Landscape Plan |
| C3. 0 | Utility, Grading & Drainage Plan |
| C4. 0 | Civil Details |

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

Property Information

0 & 12610 Old Hickory Boulevard (Map 175, Parcels 129 & 130) Antioch, Tennessee 37209 9.38 Total Acres Council District 32 (Joy Styles)

Owner of Record Walia, LLC (17500012900 & 17500013000) 720 Jones Parkway

Brentwood, Tennessee 37027

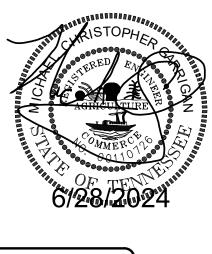
Contact: Bill Walia Phone: 615.213.1144 Email: bill@ctiequip.com

Surveyor Forthcoming - Preliminary SP done using Metro GIS. (NAD 83 or NAVD 88 Acceptable for Future Survey)

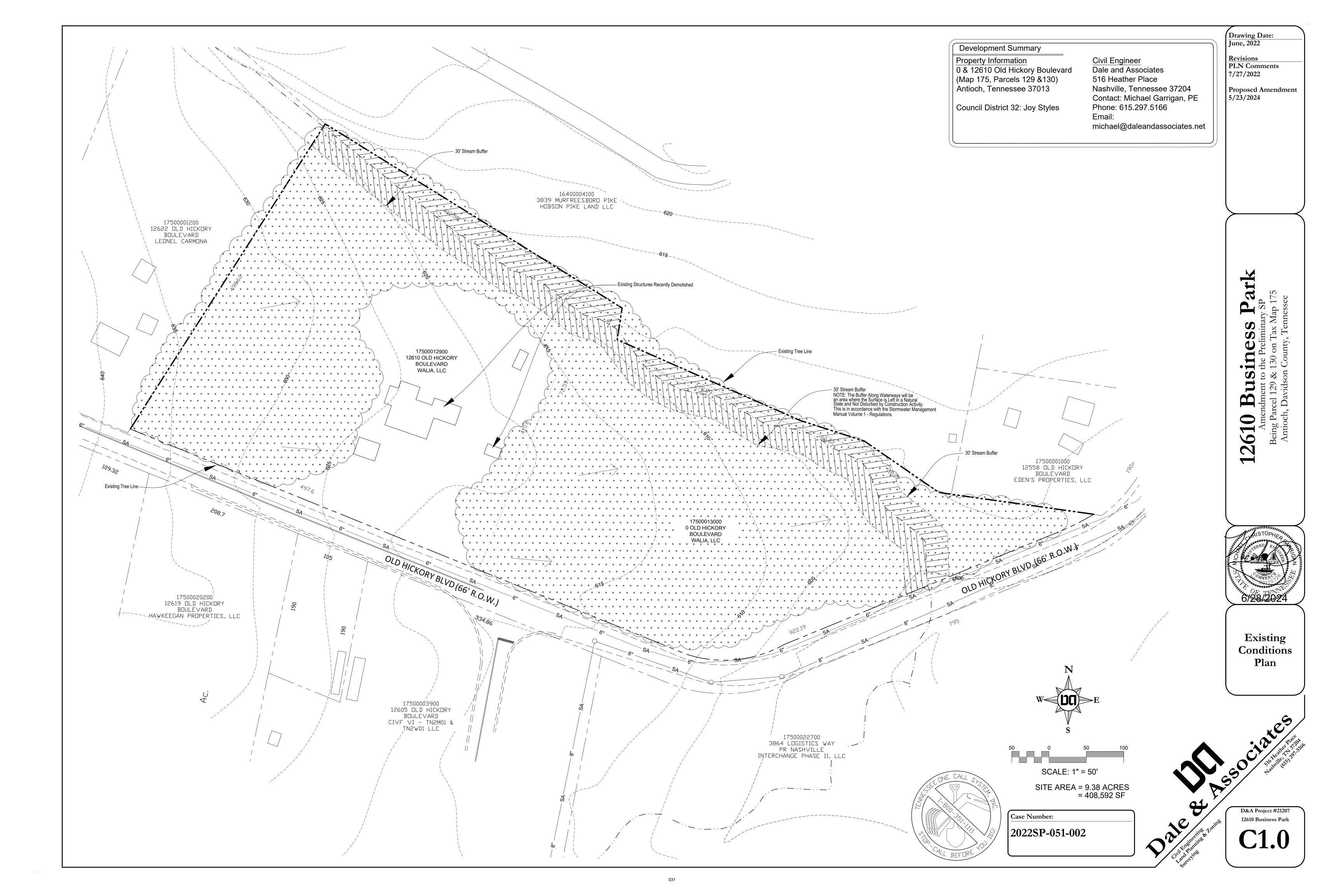
Floodnote

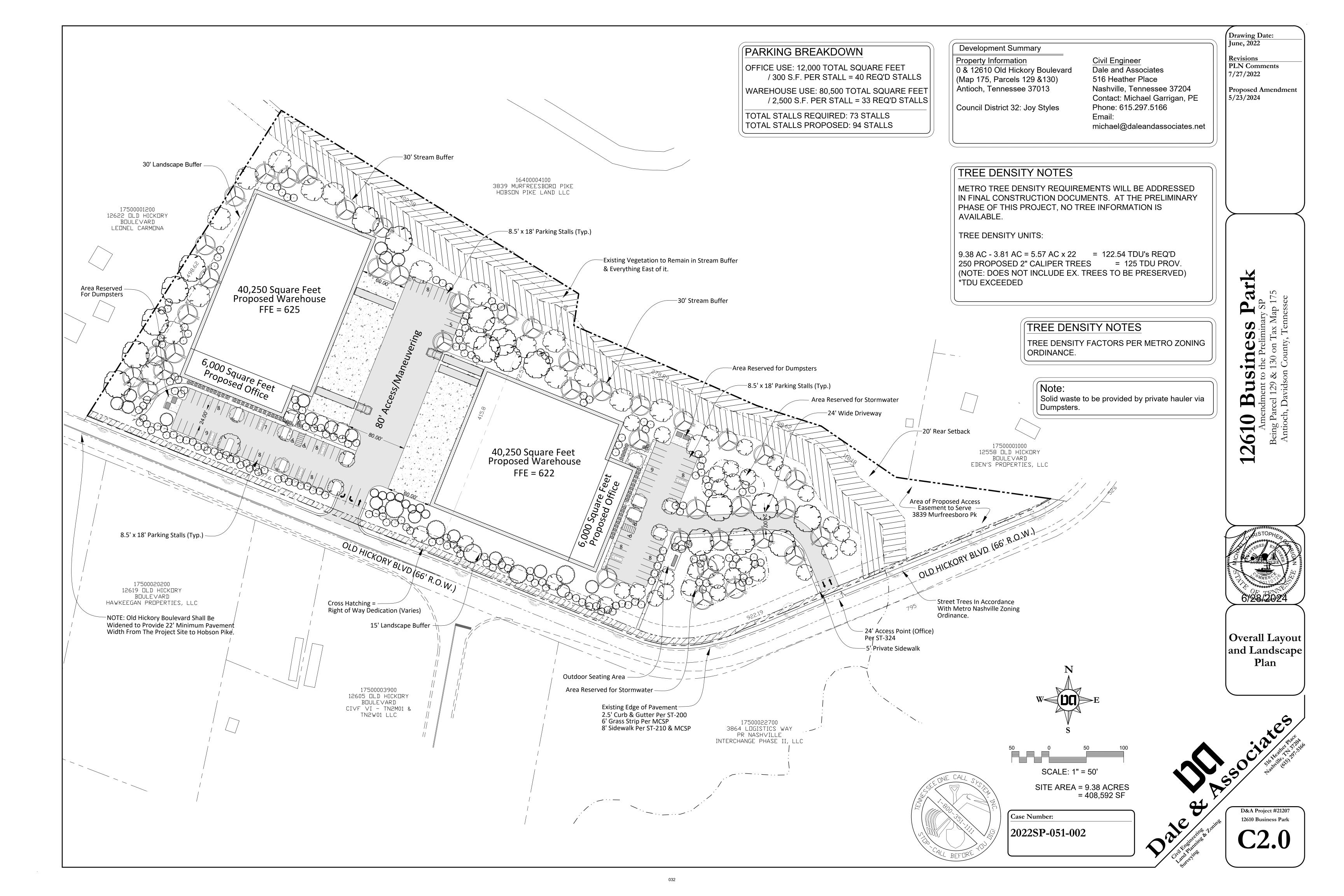
This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0411J dated February 25, 2022.

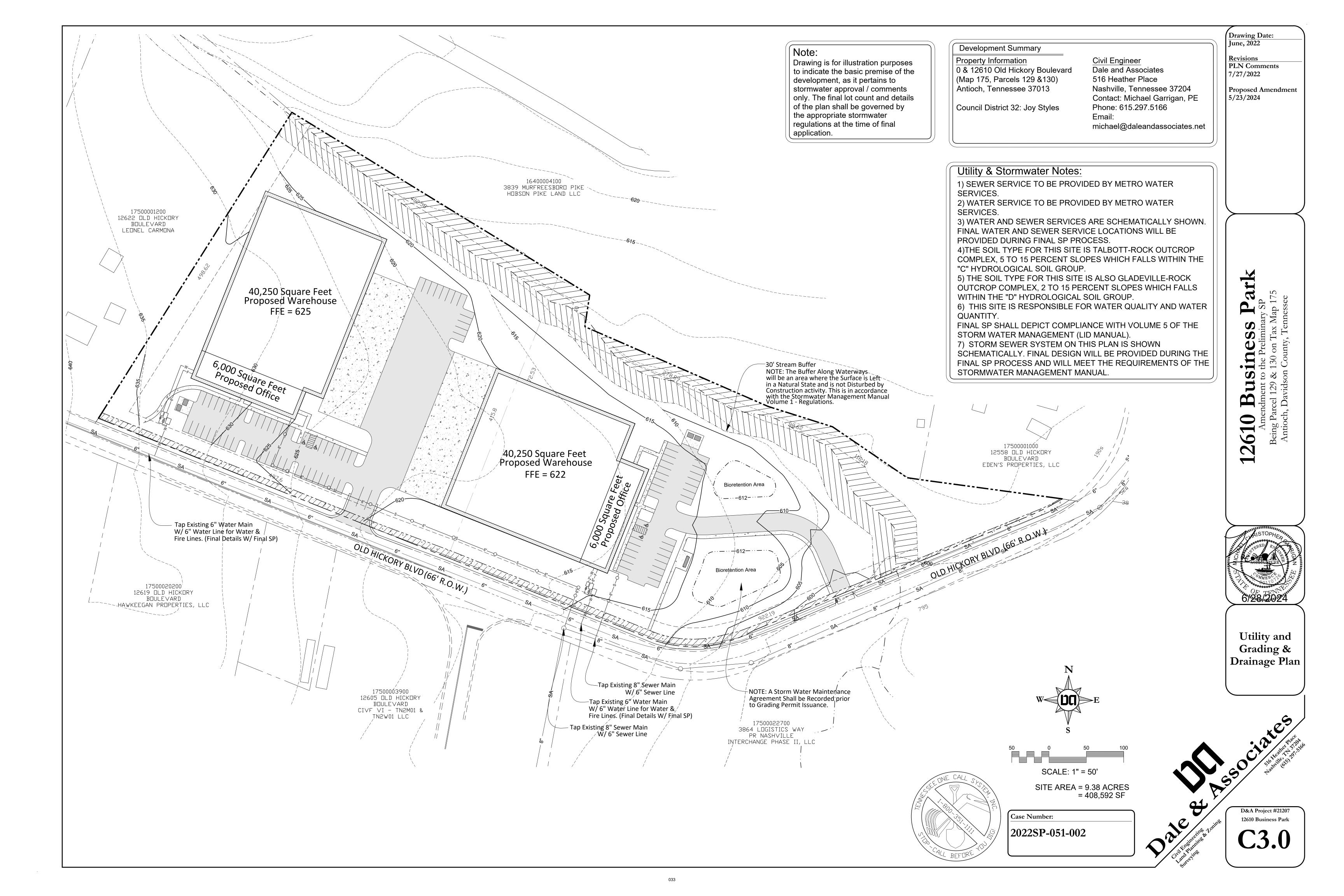
Civil Engineer Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net

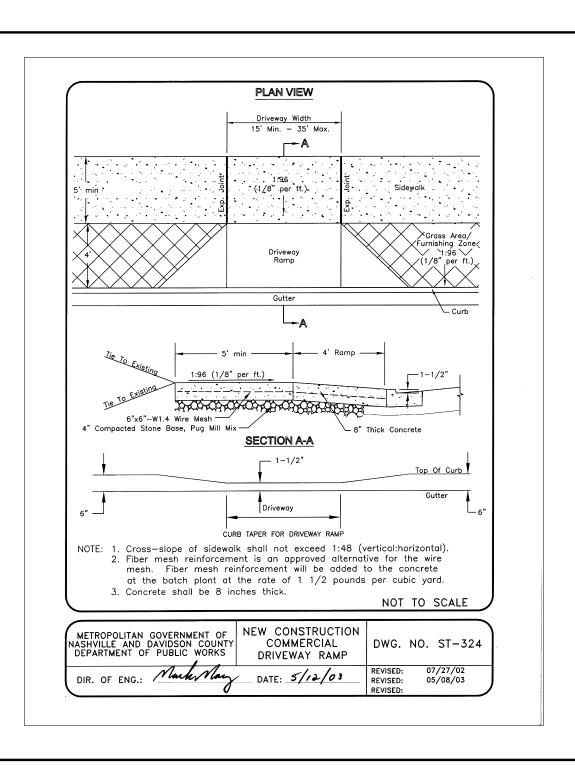


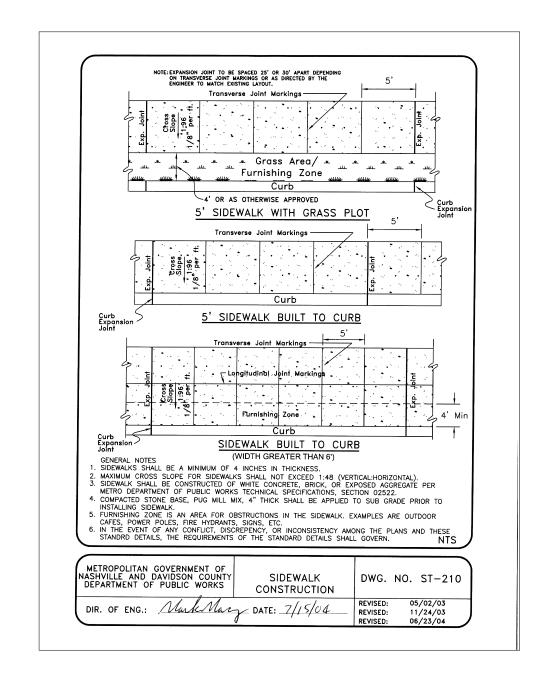
Case Number: 2022SP-051-002 **D&A Project #21207**

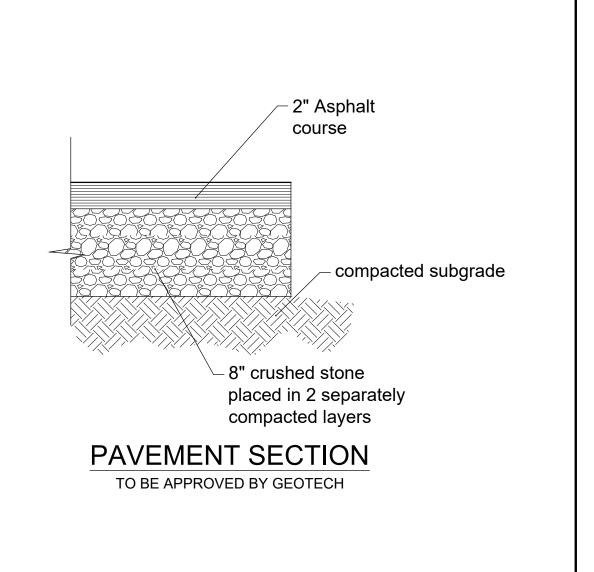














Property Information 0 & 12610 Old Hickory Boulevard (Map 175, Parcels 129 &130) Antioch, Tennessee 37013

Council District 32: Joy Styles

Civil Engineer Dale and Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net Drawing Date: June, 2022

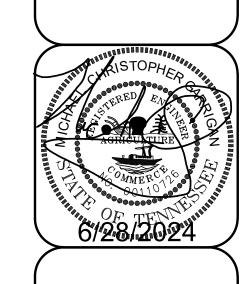
Revisions PLN Comments 7/27/2022

Proposed Amendment 5/23/2024

S Park
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Map 175 **USINESS**Jent to the Preliminar

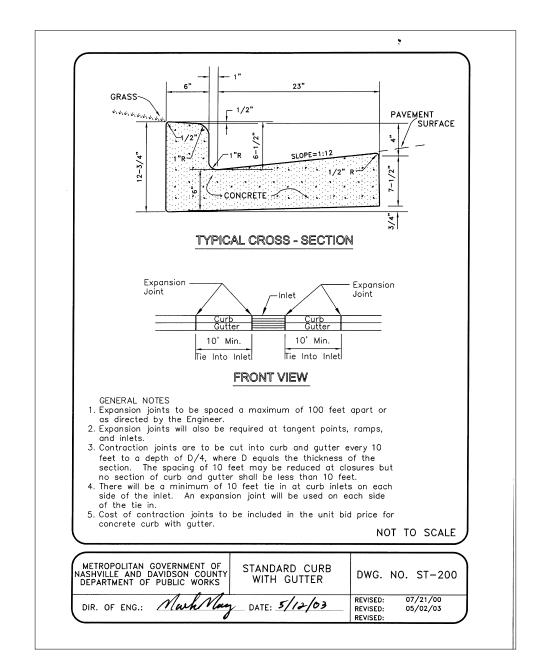
129 & 130 on Tax M

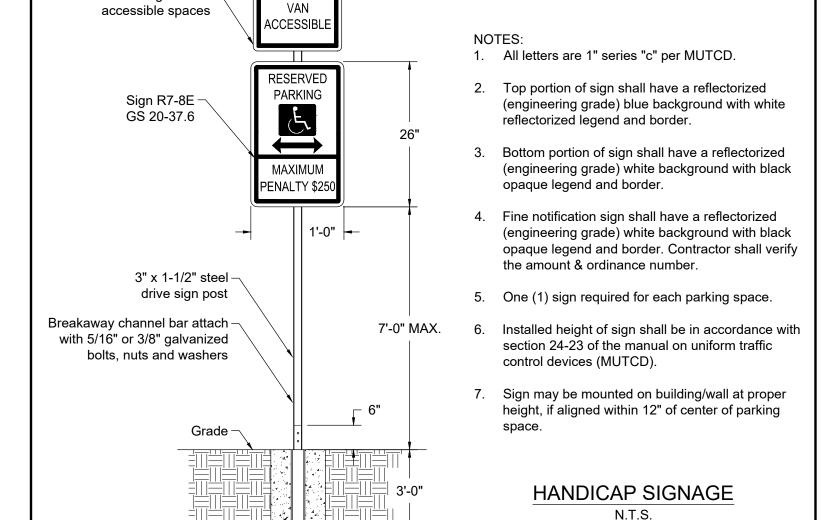
vidson County. Tenn



Civil Details

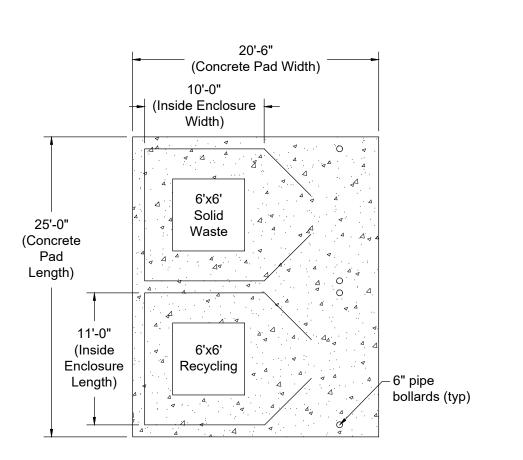
Case Number: 2022SP-051-002 D&A Project #21207 12610 Business Park



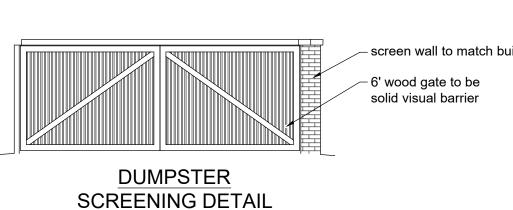


Provide sign at van –

12" Concrete base



SOLID WASTE / RECYCLING ENCLOSURE



screen wall to match building SCREENING DETAIL