



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, APRIL 1, 2025**

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AMENDMENT NO. __
TO
ORDINANCE NO. BL2025-761

Mr. President –

I move to amend Ordinance No. BL2025-761 as follows:

I. By substituting the current Exhibit A associated with this bill for those contained in Exhibit A attached hereto.

INTRODUCED BY:

Jacob Kupin
Member of Council

Section III: Uses

Use Tables

P: Permitted by right PC: Permitted with conditions SE: Special Exception A: Accessory O: Overlay District	North	South	East	West	Central
Residential Uses:					
Single-family	P	P		P	P
Two-family	P	P		P	P
Multi-family	P	P	P	P	P
Elderly housing	P	P	P	P	P
Mobile home dwelling					
Accessory apartment	P	P	P	P	P
Accessory dwelling, detached					
Boarding house	P	P	P	P	P
Consignment sale	P	P	P	P	P
Domesticated hens					
Garage sale	A	A	A	A	A
Historic bed and breakfast homestay	P	P		P	P
Historic home events	P	P		P	P
Home occupation	P	P		P	P
Rural bed and breakfast homestay					
Security residence					
Short-term rental property (STRP)-OO	A	A		A	A
Institutional Uses:					
Correctional facility	P	P		P	P
Cultural center	P	P	P	P	P
Day care center (up to 75)	P	P	P	P	P
Day care center (over 75)	P	P	P	P	P
Day care home	P	P	P	P	P
Day care - Parent's day out	P	P	P	P	P
School day care	P	P	P	P	P
Monastery or convent	P	P	P	P	P
Orphanage	P	P	P	P	P
Religious Institution	P	P	P	P	P
Educational Uses:	P	P	P	P	P
Business school	P	P	P	P	P
College or university	P	P	P	P	P
Community education	P	P	P	P	P
Dormitory	P	P	P	P	P
Fraternity/sorority house	P	P	P	P	P
Personal instruction	P	P	P	P	P
Vocational school	P	P	P	P	P
Office Uses:					
Alternative Financial Services					
Financial Institution	P	P	P	P	P
General Office	P	P	P	P	P
Leasing/sales office	P	P	P	P	P
Other Uses:					
Agricultural activity					
Cemetery	P	P		P	P
Mineral extraction					
On-site agricultural sales					
Pond/lake	P	P	P	P	P

P: Permitted by right PC: Permitted with conditions SE: Special Exception A: Accessory O: Overlay District	North	South	East	West	Central
Commercial Uses:					
Animal Boarding Facility	P	P		P	P
ATM	P	P	P	P	P
Auction house	P	P	P	P	P
Automobile convenience	P	P		P	P
Automobile parking	P	P	P	P	P
Automobile repair	P	P		P	P
Automobile sales, new					
Automobile sales, used	P	P		P	P
Automobile service	P	P		P	P
Bar or nightclub	P	P	P*	P	P
Bed and Breakfast Inn	P	P	P	P	P
Beer and cigarette market	P	P	P	P	P
Boat storage					
Business services	P	P	P	P	P
Carpet cleaning	P	P		P	
Car Wash		PC			
Community gardening (commercial)	P	P	P	P	P
Community gardening (non-commercial)	P	P	P	P	P
Custom assembly	P	P	P	P	P
Donation Center drop-off	PC	PC		PC	PC
Flea market	P	P	P	P	P
Funeral home	P	P	P	P	P
Furniture store	P	P	P	P	P
Grocery store	P	P	P	P	P
Home improvement sales	P	P	P	P	P
Hotel/motel	P	P	P	P	P
Inventory stock	A	A	A	A	A
Kennel/stable					
Liquor stores	P	P	P	P	P
Major appliance repair	P	P	P	P	P
Mobile storage unit	PC	PC		PC	PC
Mobile vendor					
Restaurant, fast-food	P	P	P*	P	P
Restaurant, full-service	P	P	P*	P	P
Restaurant, take-out	P	P	P*	P	P
Retail	P	P	P	P	P
Self-service storage	P	P		P	P
Short-term rental property (STRP) Not OO	PC	PC		PC	PC
Vehicular rental/leasing					
Vehicular sales and services, limited		P	P	P	P
Wrecker services		P			

* For purposes of this section, "Bar" shall mean a business property at which less than 50 percent of the total revenue is generated by food sales and holding either (a) a limited service restaurant permit issued by the Tennessee Alcoholic Beverages Commission or (b) a beer permit for on premises consumption if not licensed by the Tennessee Alcoholic Beverage Commission. "Total Square Footage" shall mean the sum of the interior first and second floor areas of all buildings located on the parcels within the area marked as East on Exhibit 1 excluding (a) those located on Parcel C and (b) hotels. No more than 25% of the Total Square Footage may be occupied at any time by Bars.

^ In the boundaries of the Second Avenue Historic Preservation Overlay, automobile parking as the Principal Use or stand alone use is not permitted.

AMENDMENT NO. ____
TO
RESOLUTION NO. RS2025-1129

Madam President –

I hereby move to amend Resolution No. RS2025-1129 as follows:

- I. By adding the following as a new recital after the seventh recital:

WHEREAS, the Fiscal Year 2025-2026 operating budget presented by Mayor O’Connell should include sufficient funding to cover the costs of LPR technology for use by MNPd; and

- II. By amending Section 1 as follows:

Section 1. The Metropolitan Council requests that Mayor Freddie O’Connell compel the Metropolitan Nashville Police Department and the Purchasing Agent to complete the procurement of license plate readers for use by the Metropolitan Nashville Police Department, consistent with the approval of Resolution No. RS2023-2342 by the Metropolitan Council on August 15, 2023. In addition, the Fiscal Year 2025-2026 operating budget presented by Mayor O’Connell should include sufficient funding to cover the costs of LPR technology for use by the Metropolitan Nashville Police Department.

SPONSORED BY:

Joy Styles
Member of Council

SUBSTITUTE RESOLUTION NO. RS2025-1132

A resolution honoring the life and legacy of Dr. Charles Edward Kimbrough.

WHEREAS, Nashville civil rights activist, veteran, veterinarian, and minister Dr. Charles Edward Kimbrough passed away at the age of 97 ~~98~~ on March 1, 2025; and

WHEREAS, Dr. Kimbrough was born in 1927 ~~1928~~ and raised in Giles County, Tennessee during the height of the Jim Crow era; and

WHEREAS, Dr. Kimbrough enlisted in the U.S. Army and served six years, a portion of which was during the Korean War, earning a Purple Heart, a Bronze Star, Combat Medal Badge, and a Korean Service Medal; and

WHEREAS, after receiving an honorable discharge, Dr. Kimbrough enrolled at what is now Tennessee State University and earned a degree in biology with honors; and

WHEREAS, he later earned a Doctor of Veterinary Medicine degree ~~doctorate in veterinary medicine~~ at what is now Tuskegee University; becoming one of the first African-American veterinarians licensed in the state of Tennessee; and

WHEREAS, Dr. Kimbrough became ~~become~~ politically active during his studies, leading him to become more aware of discriminatory policies and to build a strong resolve towards eliminating racial injustice; and

WHEREAS, he organized NAACP branches in Illinois and Tennessee, participated in the second Selma mMarch and the March on Washington, and had a role in local protests including the Tennessee State University sit-ins in 1990 organized and led by Student Government President Jeff Carr; and

WHEREAS, Dr. Kimbrough served as president of the Nashville bBranch of the NAACP from 1973 to 1980, as he advocated for the African-American community and broadened the reach of the local branch ~~chapter~~; and

WHEREAS, he also served as pastor of New Hope Baptist Church in Sparta, Illinois and Mt. Zion Baptist Church in Watertown, Tennessee and later as an associate minister at Spruce Street Baptist Church in Nashville; and

WHEREAS, Dr. Kimbrough is survived by his wife of 33 years, Dr. Blondell Strong Kimbrough, and his two children, five grandchildren, and three great-grandchildren; and

WHEREAS, it is fitting and proper that the Metropolitan Council honors the life of Dr. Charles Edward Kimbrough and his decades of service to Nashville and Davidson County.

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

Section 1. The Metropolitan County Council hereby goes on record as recognizing the life of Dr. Charles Edward Kimbrough and the legacy he has left in Nashville and Davidson County.

Section 2. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Zulfat Suara
Joy Styles
Erin Evans
Jacob Kupin
Delishia Porterfield
Terry Vo
Ginny Welsch
Sandy Ewing
Olivia Hill
Antoinette Lee
Bob Nash
Burkley Allen
Emily Benedict
Quin Evans Segall
Brenda Gadd
Jennifer Gamble
Kyonzté Toombs
Joy Kimbrough
Clay Capp
Members of Council

ORDINANCE NO. _____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IWD and RS7.5 to SP zoning for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-008-001).

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

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

By changing from from IWD and RS7.5 to SP zoning for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, being various parcels as designated on Maps 060, 060-14, and 060-15 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Maps 060, 060-14, and 060-15 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 a maximum of 1,081 multi-family residential units and 3,700 square feet of non-residential uses as defined in the plan. Short Term Rental Property (STRP) owner occupied and not owner-occupied uses shall be prohibited from the entire development.

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

1. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. A public access easement providing access to the trail along the western boundary of the plan shall be recorded prior to the issuance of building permits. The trail will not be part of the Metro Greenway system.
4. On the preliminary SP plans, update the beginning of the MUL zoning note (Note 3) in the bulk regulations table on sheet 17 to clarify that non-residential uses permitted are per MUL-A zoning with the exception of the following uses which are prohibited.
5. On the preliminary SP plans, remove mention of "commercial use" and replace with non-residential uses."
6. On the preliminary SP plans, add the non-residential uses and square footage to the site data tables on sheets 6 and 7. Add a note that nonresidential square footage must be located within the T4 MU policy area.

7. On the preliminary SP plans, add the following note to all bulk regulations sheets: All mechanical units shall be screened by landscaping or an enclosure, or a combination of both. Screening details are to be submitted with the final site plan.
8. On the preliminary SP plans, remove the "Front Setback" label from the bulk regulations tables and replace with "Build to Zone." Revise the build-to-zone to say 0-18 feet for Parcels A, B, and E, and 0-20 feet for Parcels C, D, F, G, H, I, J, K, L, M.
9. On the corrected copy, add a note that the step back requirement per RM15-A and MUL-A is not required.
10. On the preliminary SP plans, remove the current language from Note 1 of the architectural standards on all bulk regulations sheets and replace with, "All residential units along public streets shall orient to public streets. When not possible, residential structures may be oriented to private streets and open space common areas with the approval of Metro Planning."
11. On the preliminary SP plans, remove the current language from Note 2 of the architectural standards on all bulk regulations sheets and replace with, "Buildings shall provide a functional primary entrance onto the street/sidewalk network or other public space to promote activity at the street level. All buildings along a public street shall provide a connection to the public sidewalk."
12. Except as specified for basements, occupiable floors are limited to the number of stories indicated in the plan.
13. With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
14. 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 the final site plan application.
15. 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.
16. 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 Property Owners' Association.
17. No master permit/HPR shall be recorded prior to final SP approval.
18. A final plat may be required prior to permitting.

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 MUL-A zoning district for nonresidential uses and RM15-A zoning district for residential uses as of the date of the applicable request or application. Uses are limited as described in the 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.

SPONSORED BY:

Kyonzté Toombs
Member of Council

2025SP-008-001

Map 060, Parcel(s) 044, 047, 056

Map 060-14, Parcel(s) 029-031

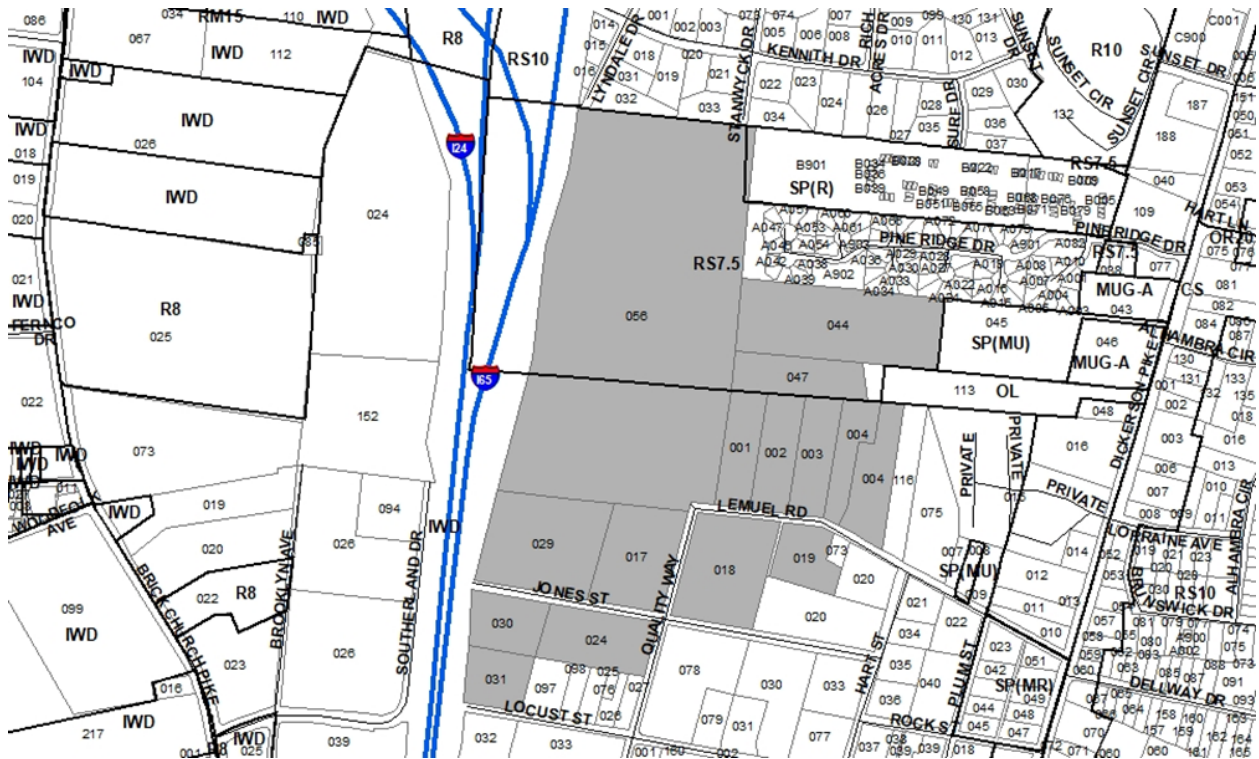
Map 060-15, Parcel(s) 004.01, 001-004, 017-019, 024

Subarea 05, East Nashville

District 02 (Kyonzté Toombs)

Application fee paid by: Catalyst Design Group

A request to rezone from IWD and RS7.5 to SP zoning for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, requested by Catalyst Design Group, applicant; Dyno Nobel, Inc. and Ireco, Inc., owners.





Site Plan Preliminary SP.

RYAN HOMES - LEMUEL ROAD PROPERTY

Case No. 2025SP-008-001

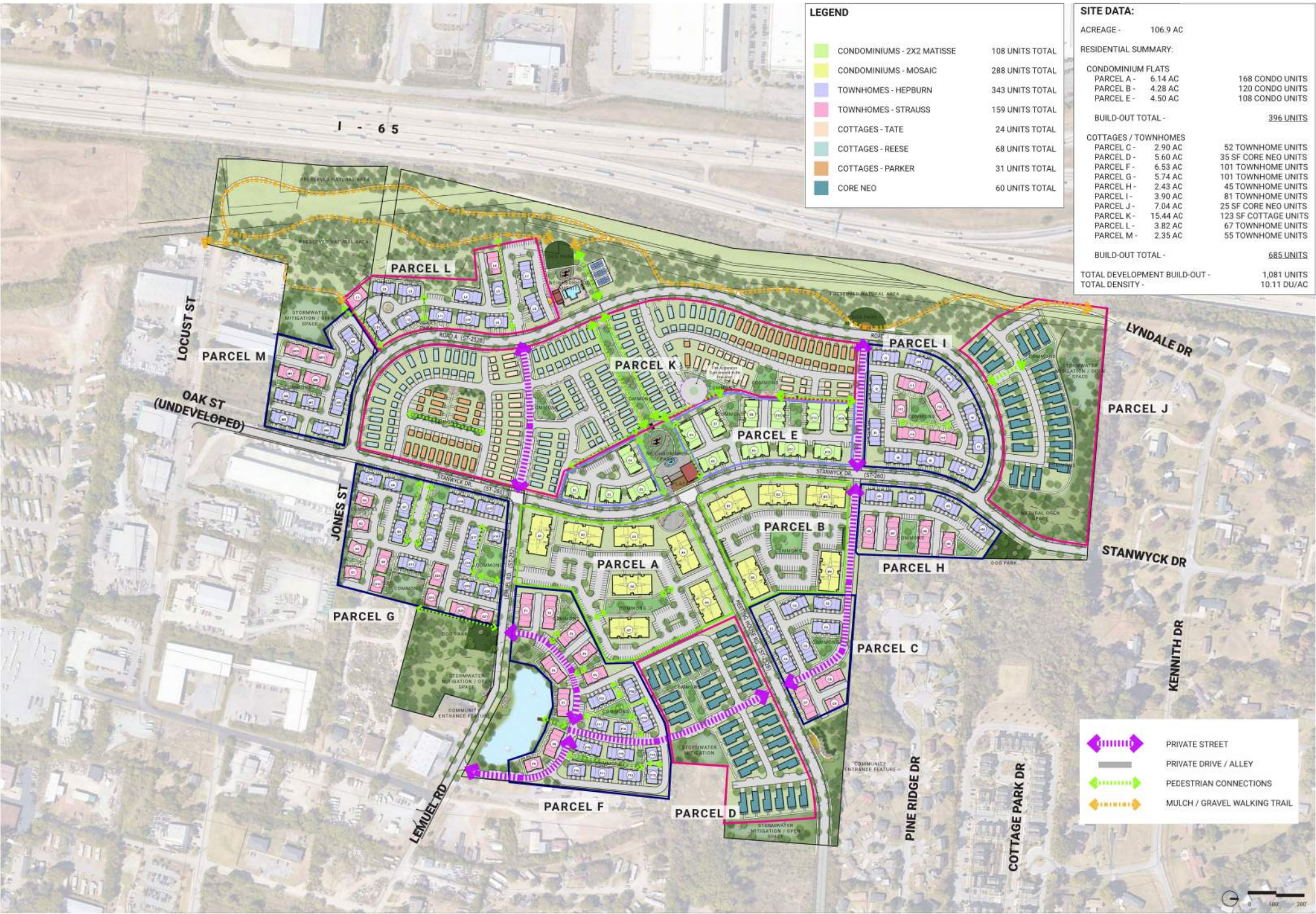


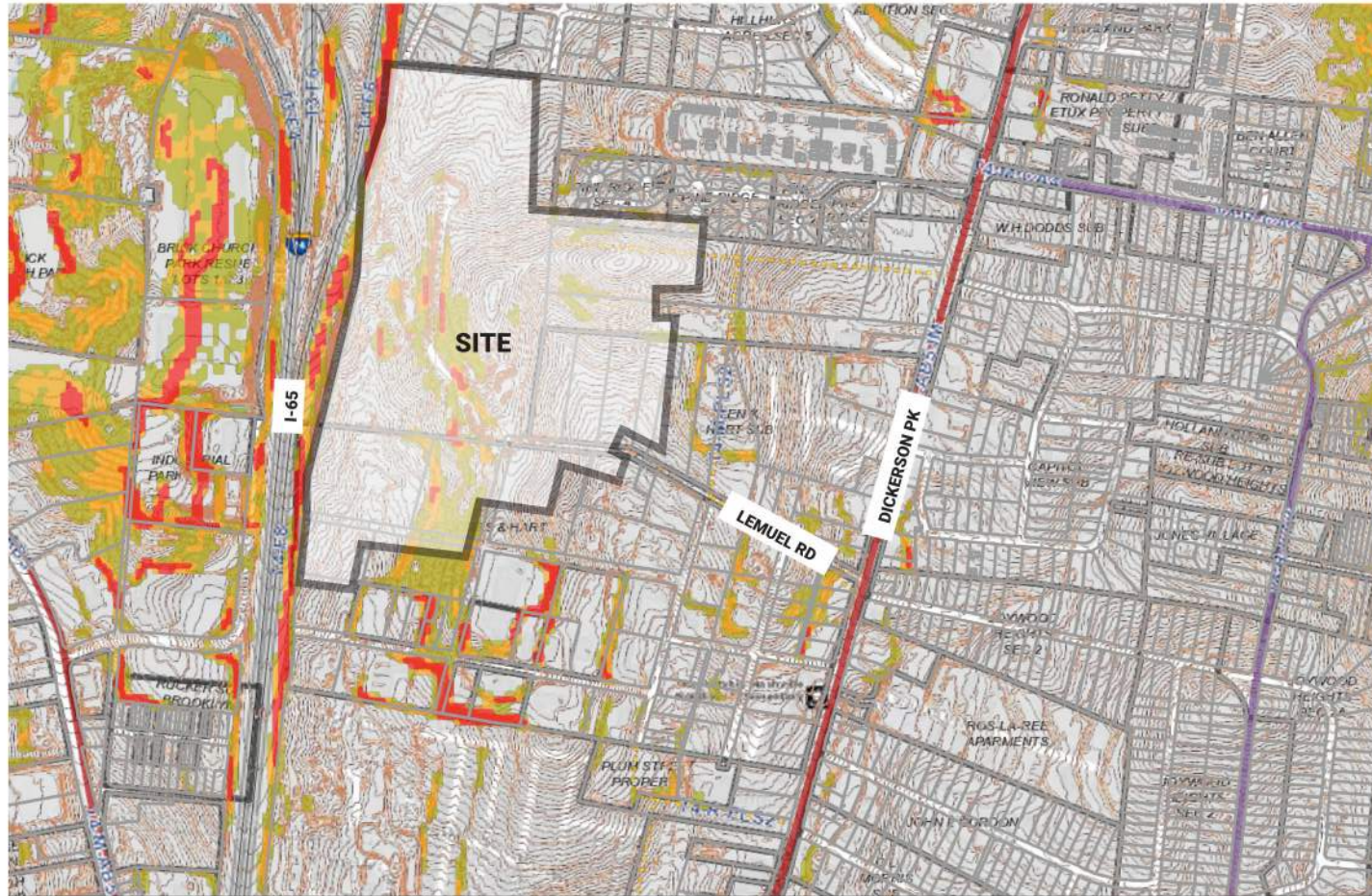
NVR, Inc.
302 Innovation Dr #200
Franklin, TN 37067
Phone: 615.716.4470
Contact: Andrew Robertson
arobert@nvrinc.com



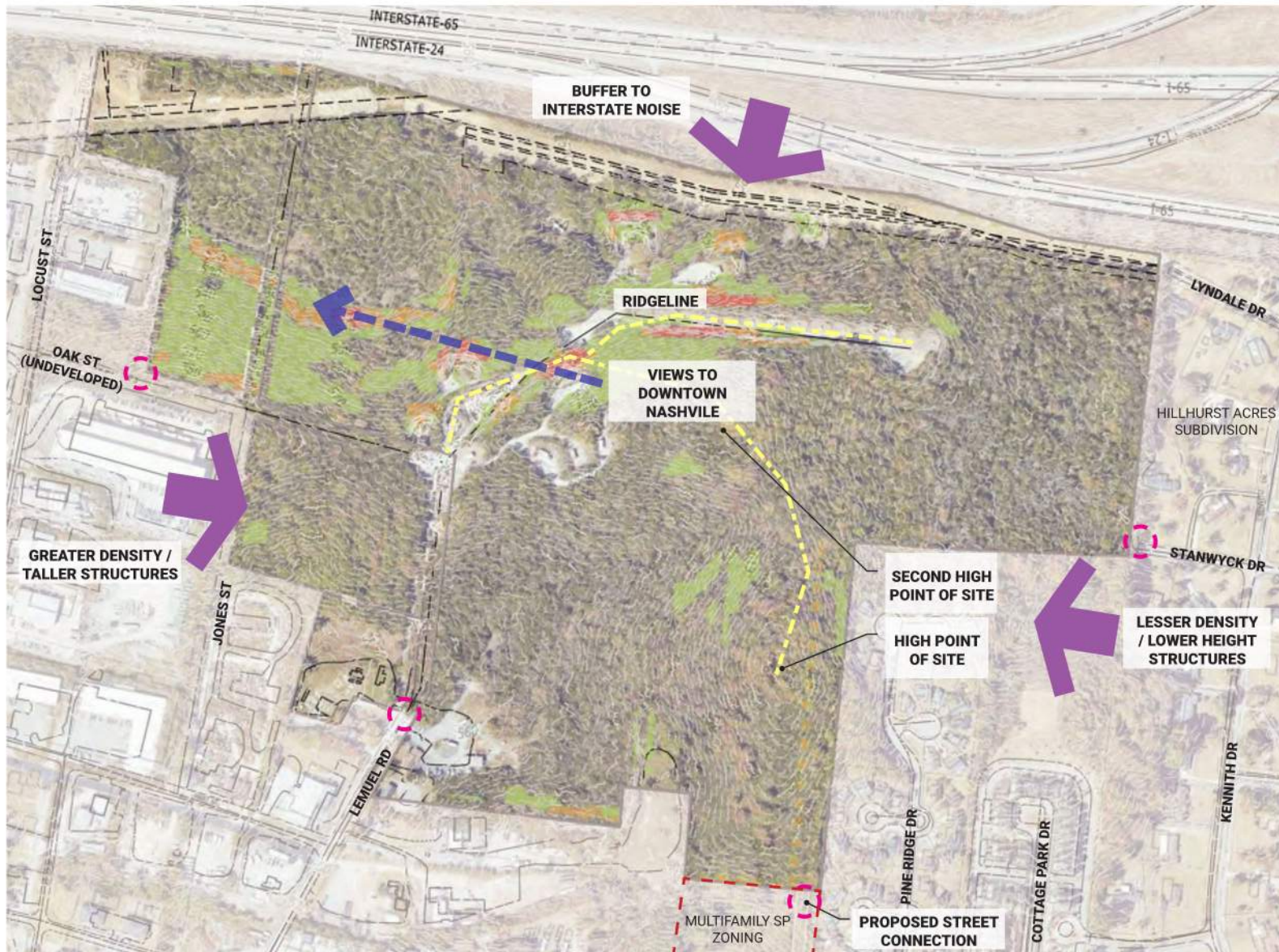
5100 Tennessee Avenue
Nashville, TN 37209
Phone: 615.622.7200
Contact: Jeffrey Heinze
jheinze@catalyst-dg.com

Submitted Nov. 27, 2024
Resubmitted Jan. 29, 2025
Resubmitted Feb. 19, 2025
Resubmitted Mar. 3, 2025
Resubmitted Mar. 19, 2025





EXISTING CONDITIONS



LEGEND

- ⬢ Key Site Access Location
- 15 - 20% Slopes
- 20 - 25% Slopes
- 25% + Slopes



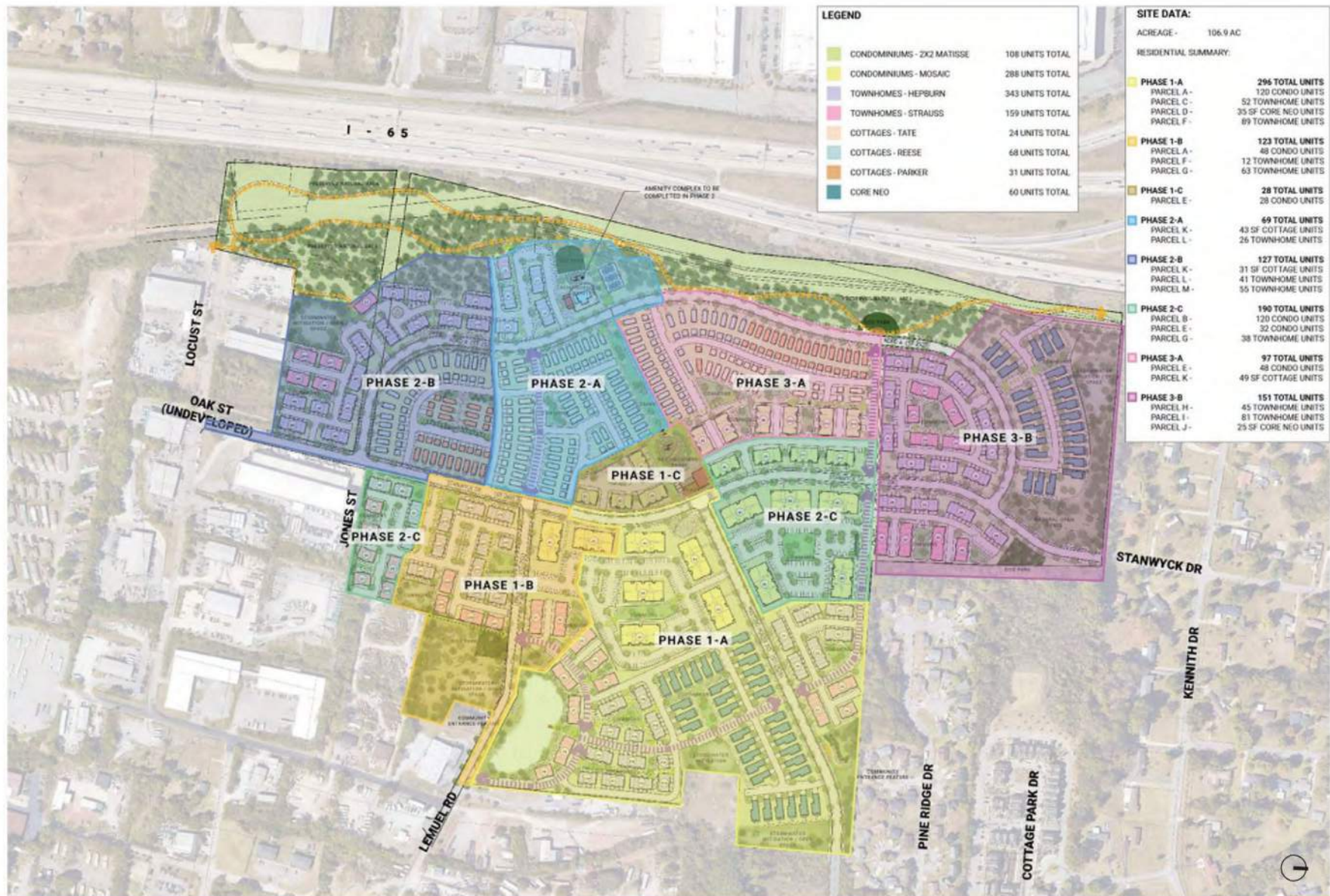
DESIGN INTENT



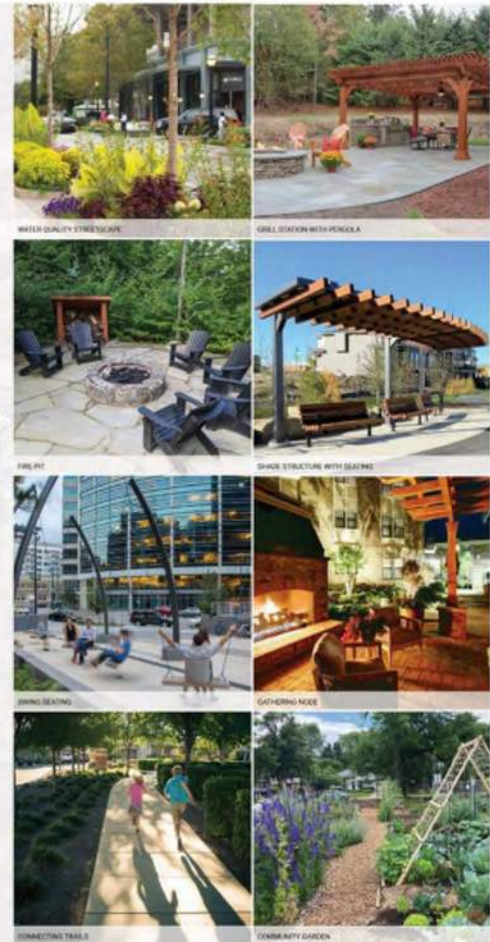
EXISTING SITE FEATURES



SITE PLAN



PHASING PLAN



AMENITY PLAN

Catalyst Design Group | Case No. 2025SP-008-001

Ryan Homes - Lemuel Road Property | Nashville, TN

8



PEDESTRIAN ACCESSIBILITY PLAN



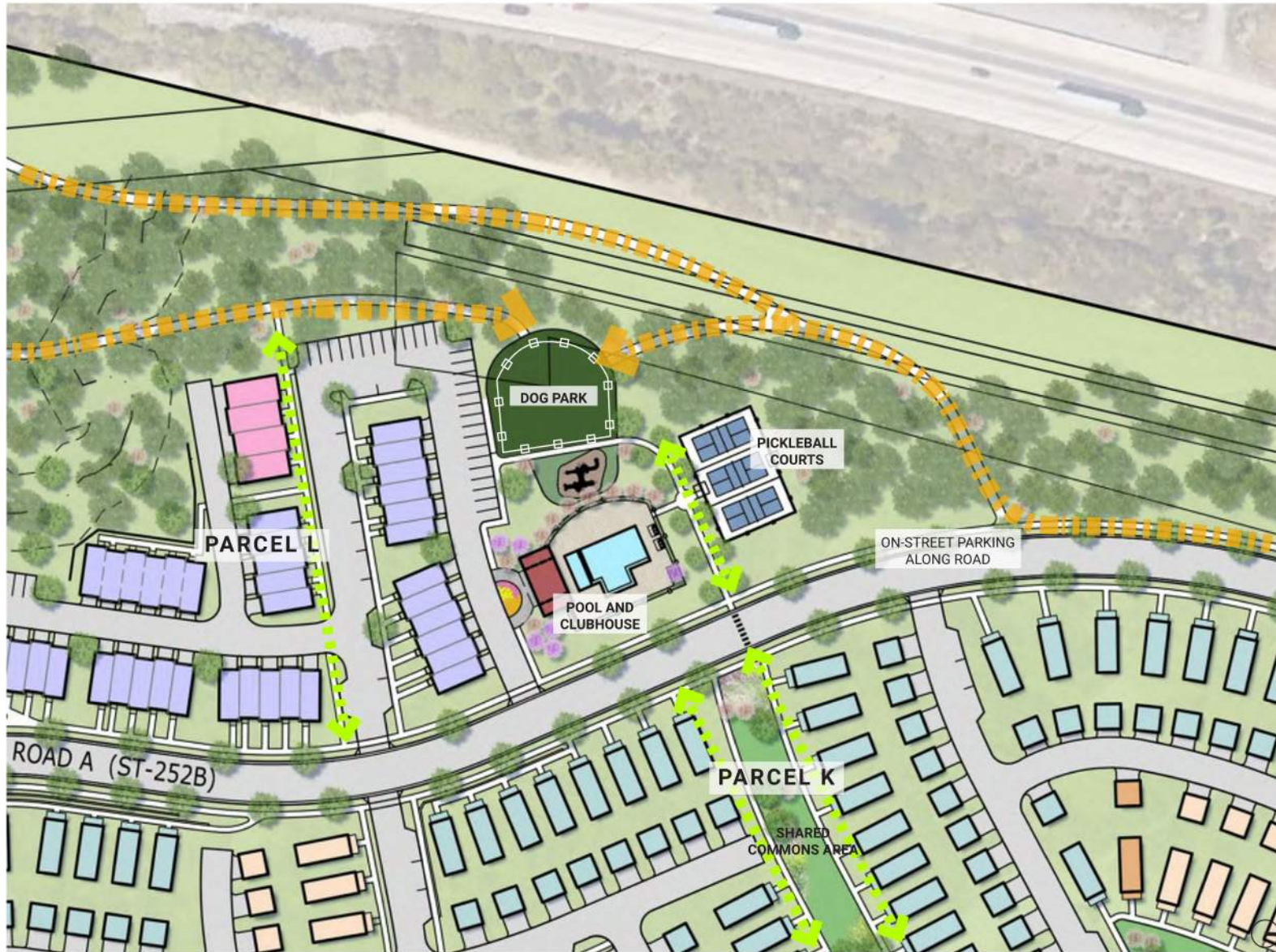
This main neighborhood amenity serves as a central gathering point for all those living in the development. Accessible through walkways and centrally located, this amenity provides shade structures, activity spaces, and ample seating for all those it serves.

NEIGHBORHOOD AMENITY



The community center provides a space for residents and visitors to gather, conduct business, and grab a small bite from the local coffee shop.

NEIGHBORHOOD AMENITY



This large neighborhood amenity is a center for activity within the community. A pool, activity lawn, dog park, and three pickleball courts are accessible to all residents through connective walkways and acts as an extension of the main amenity space.

NEIGHBORHOOD AMENITY



Dog Park



Gravel / Mulch Path



Community Garden



Connecting Trails

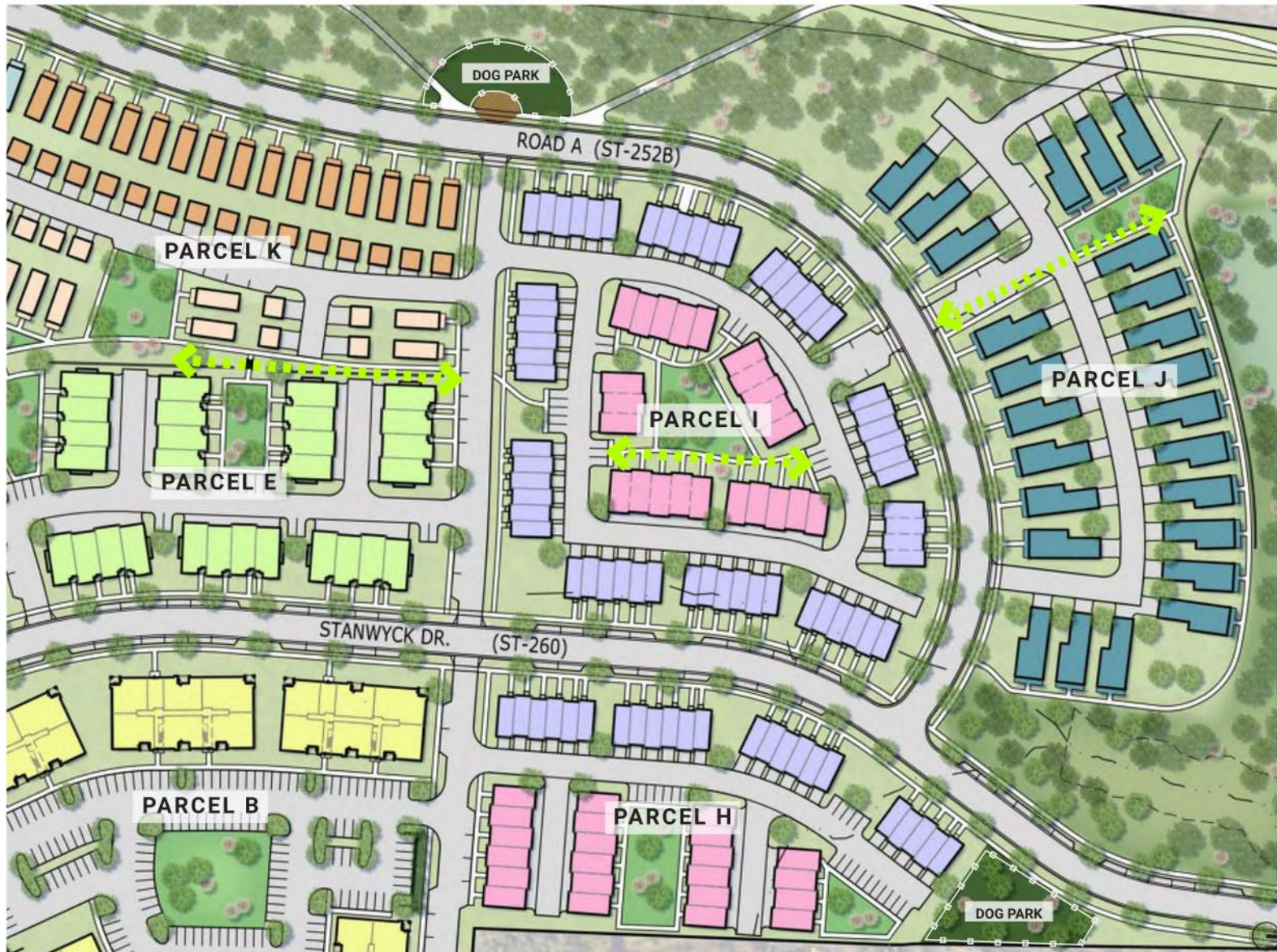
This large open space consists of walking trails winding through existing trees, connections points to the surrounding residences, community gardens, space for stormwater mitigation measures. It serves as a more naturalized amenity for residents while still being accessible within the neighborhood.

PRESERVED OPEN SPACE



This large retention pond serves as an amenity for residents as well as an entry feature. It is the welcoming feature for those entering through Lemuel Road before encountering the monument signage wall that is highlighted with perennial plantings. Residents can gather on the dock while enjoying the white noise and views of the fountains.

STORMWATER RETENTION POND AMENITY



Water Fountain



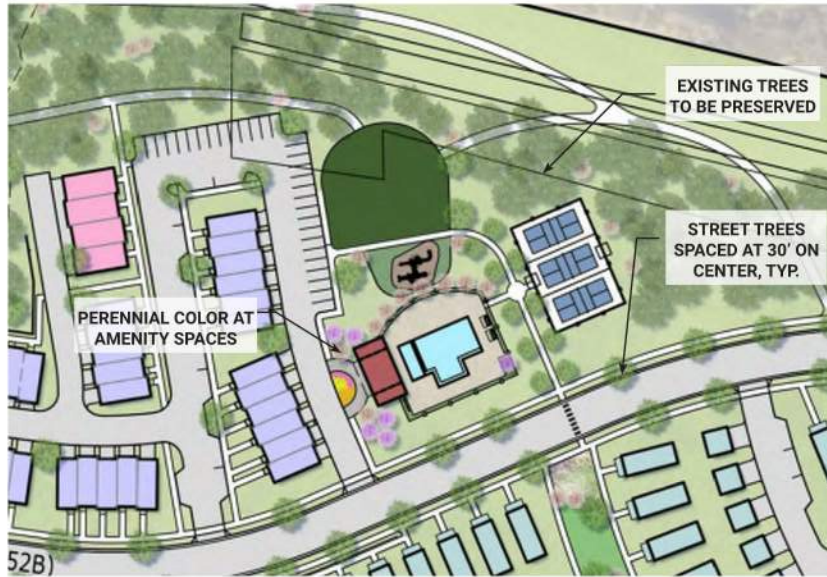
Enrichment Obstacles



Secure Fencing

Dog parks are interspersed throughout the development to provide easy access for all residents. Secure fencing along with water fountains, waste stations, benches, and enrichment obstacles allow for comfortable spaces for owners and their dogs to play and socialize.

DOG PARK AMENITIES



DEVELOPMENT NOTES

1. The open space shall be maintained by the master development.
2. The area on the Site Plan designated for tree preservation shall be protected during construction with tree protection fencing. No grading or installation of site utilities shall occur within the preservation area. The area shall be placed into site common area or tree preservation easement when the development is platted.
3. A portion of the open spaces indicated within the Concept Plan may be furnished with amenities for use by the community residents (examples: walking pathways, community garden, etc.).
4. Roadways, Drives, Utilities and Pedestrian Pathways shall be allowed to extend through the Open Space areas to accommodate and serve the needs of the other development districts.
5. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.
6. All mechanical units shall be screened by landscaping or an enclosure, or a combination of both. Screening details are to be submitted with the final site plan.

LANDSCAPE AND OPEN SPACE DESIGN STANDARDS

PARCELS A, B, & E



REFER TO PAGE 6

FALLBACK ZONING: MUL-A

Parcels A, B, & E Uses	Residential allowed as the only Primary Use; 396 residential units; A Commercial Mixed Use ³ application shall be an allowable use within these parcels with a max. building area allowance of 3,700 s.f.
FAR/Density¹	396 Proposed Residential Units
ISR	0.75
General Maximum Building Height	4 stories in 60 feet; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.
Front Setback	Parcels shall have a required Build-To-Zone of 18 feet for any portion of the residential structure fronting a street.
Side/Rear Setback	Min. of 10-foot setback from perimeter parcel boundaries and min. of 10-foot separation between buildings
Parking Requirements	Per Metro Code
Raised Foundations	18 in. Min to 36 in. Max Applicable to Parcel E only. Buildings in Parcels A and B must comply with Fair Housing accessibility.
<p>¹ No Maximum FAR applies to residential uses.</p> <p>² Screening is required when raised foundations exceed 36" along public streets. A raised foundation wall exposure greater than 36" height shall be allowed when topographic fall across the lot exceeds 24" from side property boundary to side boundary.</p> <p>³ Limitation of the following uses within MUL zoning stnd. allowable land uses: Boarding House, Short Term Rental (both owner-occupied and non-owner occupied), Orphanage, Alternative Financing Services (i.e. Payday Loan Service), Hospice, Auction House, Waste Processing, Driving Range, Outdoor Music Venue with Amplified Sound, Daycare Ctr. (over 75) and Daycare Home, Monastery or Convent, Business School, Dormitory, Assisted Care Living, Medical Appliance Sales, Medical Office, Medical or Scientific Lab, Nursing Home, Outpatient Clinic, Veterinarian, Beer & Cigarette Market, Donation Center Drop-off, Funeral Home, Furniture Store, Hotel/Motel</p>	

ARCHITECTURAL STANDARDS

1. Residential structures shall be oriented to public or private streets where possible. When not possible, residential structures may be oriented towards internal open space common areas.
2. Buildings shall provide a functional primary entrance onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street, private street or green space shall provide a connection/ entrance to the public sidewalk.
3. Building facades fronting a public street or private drive shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
4. 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.
5. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
6. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
7. Porches shall provide a minimum of six feet of depth. **We are specifically requesting a 5 feet of depth be allowed for porches. This request has previously been approved in other SP rezoning cases.**
8. A raised foundation of 18"-36" is required for all residential structures. **We have incorporated this standard with the exception being Parcels A & B wherein Fair Housing standards would be applicable.**
9. The roofline of buildings shall be broken up with gable elements or roof offsets to reduce the massing of condominium buildings.

ACCESS & PARKING

10. Surface parking shall be located towards the interior of the site or be screened by landscaping from the view from a public street(s).
11. All parking regulations to meet Metro Code. (100% of On-Street parking shall be allowed to count toward Code requirements)

LANDSCAPE STANDARDS

12. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.
13. The existing treelines shall be preserved to the fullest extent possible with the exception of damaged or unhealthy trees and any requirement to install infrastructure utilities, and/or adjust grades within an area to meet stormwater requirements or perform mass grading.
14. Street tree plantings shall be provided along the internal public and private roadways with 1 minimum 2" cal. canopy tree being provided for every 30 feet of lot frontage along the street.

BULK REGULATIONS

PARCELS C, F, G, H, I, L, & M



REFER TO PAGE 6

FALLBACK ZONING: RM15-A

Parcels C, F, G, H, I, L, & M Uses	Residential
FAR/Density¹	502 Townhome Residences ¹
ISR	0.70
General Maximum Building Height²	3 stories in 45 feet; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.
Front Setback	Parcels shall have a required Build-To-Zone of 20 feet for any portion of the residential structure fronting a street, inclusive of a porch
Side/Rear Setback	Min. of 10-foot front setback from public and/or private street rights-of-way and min. 10-foot separation between buildings
Parking Requirements	Per Metro Code
Raised Foundations³	18 in. Min to 36 in. Max
¹ No Maximum FAR applies to residential uses. ² Screening is required when raised foundations exceed 36" along public streets. A raised foundation wall exposure greater than 36" height shall be allowed when topographic fall across the lot exceeds 24" from side property boundary to side boundary. ³ Basement shall be defined per the definition of "Story" in the Metro Zoning Code.	

ARCHITECTURAL STANDARDS

1. Residential structures shall be oriented to public or private streets where possible. When not possible, residential structures may be oriented towards internal open space common areas.
2. Buildings shall provide a functional primary entrance onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street, private street or green space shall provide a connection/ entrance to the public sidewalk.
3. Building facades fronting a public street or private drive shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
4. 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.
5. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
6. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
7. Porches shall provide a minimum of six feet of depth. **We are specifically requesting a 5 feet of depth be allowed for porches. This request has previously been approved in other SP rezoning cases.**
8. A raised foundation of 18"-36" is required for all residential structures. **We have incorporated this standard with the exception being Parcels A & B wherein Fair Housing standards would be applicable.**
9. The roofline of buildings shall be broken up with gable elements or roof offsets to reduce the massing of condominium buildings.

ACCESS & PARKING

10. Surface parking shall be located towards the interior of the site or be screened by landscaping from the view from a public street(s).
11. All parking regulations to meet Metro Code. (100% of On-Street parking shall be allowed to count toward Code requirements)

LANDSCAPE STANDARDS

12. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.
13. The existing treelines shall be preserved to the fullest extent possible with the exception of damaged or unhealthy trees and any requirement to install infrastructure utilities, and/or adjust grades within an area to meet stormwater requirements or perform mass grading.
14. Street tree plantings shall be provided along the internal public and private roadways with 1 minimum 2" cal. canopy tree being provided for every 30 feet of lot frontage along the street.

BULK REGULATIONS

PARCELS D, J, & K



REFER TO PAGE 6

FALLBACK ZONING: RM15-A

Parcels D, J, & K Uses	Residential
FAR/Density¹	184 Individual Residential Homes In An HPR Format
ISR	0.70
General Maximum Building Height²	2 stories in max. 35' height; Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof. The measured height to the eave shall not exceed 30 feet; A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade. However, these basement residences would be required to meet aerial fire apparatus access requirements if the eave height exceeds 30' average.
Front Setback	Parcels shall have a required Build-To-Zone of 20 feet for any portion of the residential structure fronting a street, inclusive of a porch
Side/Rear Setback	Min. of 20-foot rear setback and 5-foot required minimum side setback; min. of 10-foot separation between buildings
Parking Requirements	Per Metro Code
Raised Foundations²	18 in. Min to 36 in. Max
¹ No Maximum FAR applies to residential uses. ² Screening is required when raised foundations exceed 36" along public streets. A raised foundation wall exposure greater than 36" height shall be allowed when topographic fall across the lot exceeds 24" from side property boundary to side boundary. ³ Basement shall be defined per the definition of "Story" in the Metro Zoning Code.	

ARCHITECTURAL STANDARDS

1. Residential structures shall be oriented to a public street or private street. When not possible, residential structures may be oriented towards internal open space common areas.
2. Buildings shall provide a functional primary entrance onto the street/ sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street, private street or green space shall provide a connection/ entrance to the public sidewalk.
3. Building facades fronting a public street or private drive shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
4. 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.
5. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards.
6. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
7. Porches shall provide a minimum of six feet of depth. **We are specifically requesting a 5 feet of depth be allowed for porches. This request has previously been approved in other SP rezoning cases.**
8. A raised foundation of 18"-36" is required for all residential structures. **We have incorporated this standard with the exception being Parcels A & B wherein Fair Housing standards would be applicable.**
9. The roofline of buildings shall be broken up with gable elements or roof offsets to reduce the massing of condominium buildings.

ACCESS & PARKING

10. Surface parking shall be located towards the interior of the site or be screened by landscaping from the view from a public street(s).
11. All parking regulations to meet Metro Code. (100% of On-Street parking shall be allowed to count toward Code requirements)

LANDSCAPE STANDARDS

12. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.
13. The existing treelines shall be preserved to the fullest extent possible with the exception of damaged or unhealthy trees and any requirement to install infrastructure utilities, and/or adjust grades within an area to meet stormwater requirements or perform mass grading.
14. Street tree plantings shall be provided along the internal public and private roadways with 1 minimum 2" cal. canopy tree being provided for every 30 feet of lot frontage along the street.

BULK REGULATIONS



Example of 2-over-2 Attached Condo (Matisse Picasso)



Example of 2-over-2 Attached Condo (Matisse Picasso)



Community Gathering Node



Multifamily Layout Facing Commons Areas



Example of 24 Unit Stacked Flat Condo (Mosaic)

Multifamily condos and townhomes are designed to blend seamlessly into the character of the Lemuel Road property. The 4-story buildings are thoughtfully spaced throughout the community to allow for views and access to commons green spaces throughout the site. View sheds to downtown remain open to allow residents to admire the skyline. The façades are composed of materials such as lap siding, brick, and stone providing a consistent and cohesive character with the rest of the development.

VISIONING IMAGERY - MULTIFAMILY CONDOS



VISIONING IMAGERY - MULTIFAMILY TOWNHOMES



Example of Core Neo



Example of Core Neo



Common Open Space and Lawn Areas with Shared Amenities



Community with Rear-Loaded Garages and Connective Walkways



Example of Core Neo



Example of Cottages (Tate)



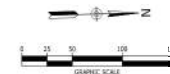
Example of Cottages (Parker)



Example of Cottages (Reese)

Single family cottages are designed to compliment the character of the Lemuel Road property. The one and two-story buildings are distributed intentionally throughout the site to allow for walkable connections, large common green spaces, and desirable views to downtown. The buildings all have front porches for residents to enjoy, and their façades are mainly composed of lap siding, creating a cohesive design throughout the development. One-car garages are located along alleys to maintain a pedestrian-focused front door experience.

VISIONING IMAGERY - SINGLE FAMILY COTTAGES



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CASE NO. 2025SP-008-001
PRELIMINARY SP RESUBMITTAL

LEMUEL ROAD DEVELOPMENT

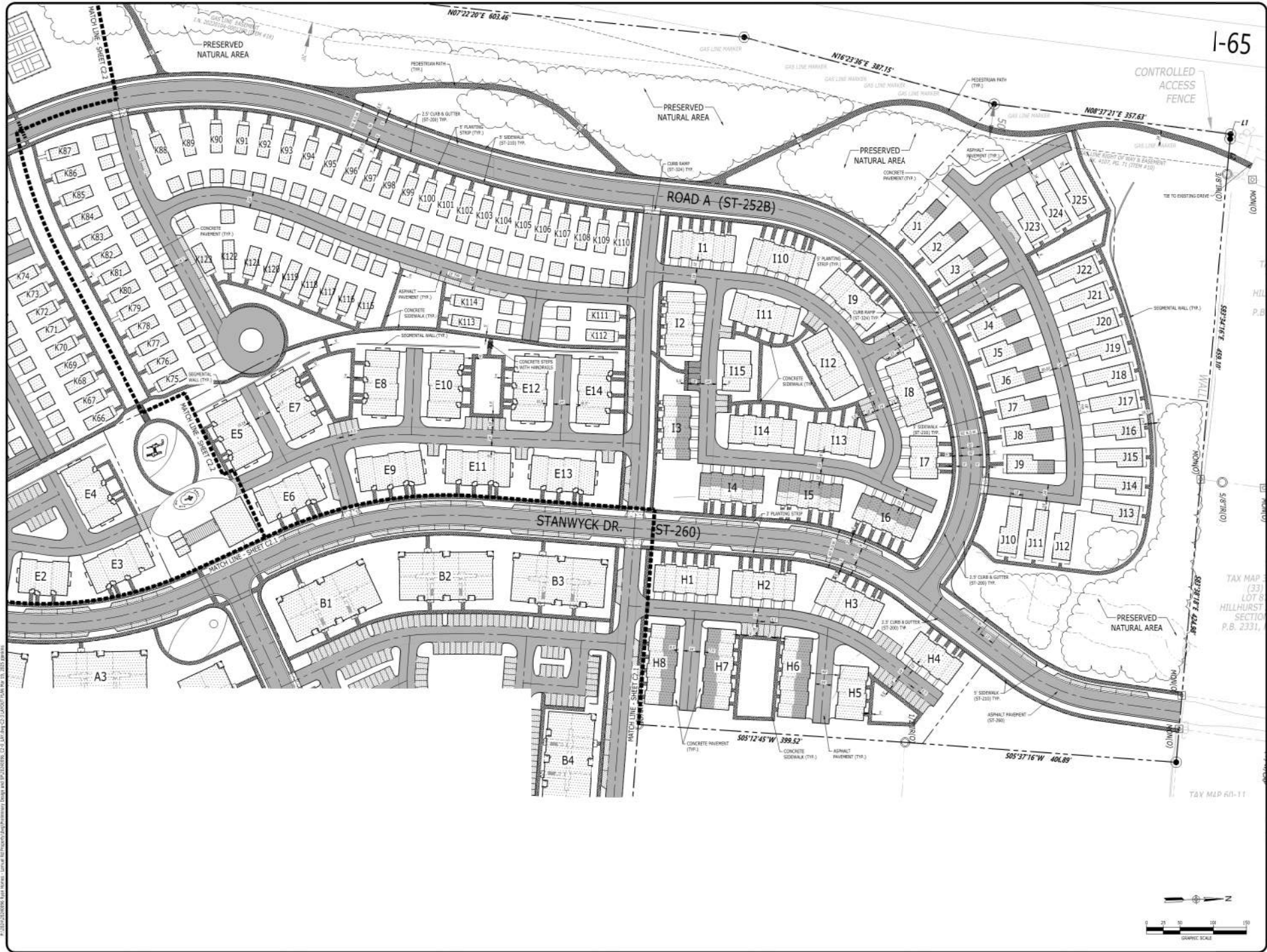
237 LEMUEL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37207

DATE	DESCRIPTION
2025.03.19	PRELIMINARY SP RESUBMITTAL
2025.03.03	PRELIMINARY SP RESUBMITTAL
2025.01.29	PRELIMINARY SP RESUBMITTAL
2025.11.27	PRELIMINARY SP RESUBMITTAL

DRAWING TITLE
SITE LAYOUT

PROJECT NUMBER
2040006

DRAWING NUMBER
C2.2



NVR, INC. | LAND
ENTITLEMENT
MANAGER
303 INDIANAPOLIS BLVD.
NASHVILLE, TN 37203
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LEMUEL ROAD DEVELOPMENT

CASE NO. 2025SP-008-001

PRELIMINARY SP RESUBMITTAL

237 LEMUEL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE, 37207

DATE	DESCRIPTION
2025.03.24	PRELIMINARY SP RESUBMITTAL
2025.03.03	PRELIMINARY SP RESUBMITTAL
2025.02.28	PRELIMINARY SP RESUBMITTAL
2025.02.27	PRELIMINARY SP RESUBMITTAL
2025.02.27	PRELIMINARY SP RESUBMITTAL

DEVELOPER TITLE

SITE LAYOUT

PROJECT NUMBER

000000

DRAWING NUMBER

C2.3



NYP, INC | LAND
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CASE NO. 2023SP-008-001
PRELIMINARY SP REDUBMITTAL
LEMUEL ROAD DEVELOPMENT
237 LEMUEL ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37207

NO.	DATE	DESCRIPTION
1	08/21/23	PRELIMINARY SP REDUBMITTAL
2	08/21/23	PRELIMINARY SP REDUBMITTAL
3	08/21/23	PRELIMINARY SP REDUBMITTAL
4	08/21/23	PRELIMINARY SP REDUBMITTAL
5	08/21/23	PRELIMINARY SP REDUBMITTAL

DRAWING TITLE
**SITE GRADING,
DRAINAGE &
UTILITIES**

PROJECT NUMBER
DRAWING NUMBER
C3.1

ORDINANCE NO. _____

An ordinance to authorize building material restrictions and requirements for _____, a proposed Specific Plan Zoning District for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2025SP-008-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

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

Section 1. That the following building material restrictions and requirements as a part of _____, a proposed Specific Plan Zoning District for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), are hereby authorized:

- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Section 2. That this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2025-770

Madam President –

I hereby move to amend Ordinance No. BL2025-770 as follows:

- I. By amending Section 1, proposed Metropolitan Code of Laws Section 2.40.100 as follows:

“Settlement of claims against metropolitan government and its employees.

The metropolitan attorney, after consultation and guidance of the applicable department head, is authorized to settle any property damage claim against the metropolitan government for an amount not to exceed ~~thirty~~ twenty-five thousand dollars, and any other type of claim against the metropolitan government or any official, whether elected or appointed, officer, employee, or member of a board or commission of the metropolitan government who was acting on behalf of the metropolitan government for purposes of the claim, for an amount not to exceed twenty-five thousand dollars.”

- II. By amending Section 2, proposed Metropolitan Code of Laws Section 2.40.110 as follows:

“The department of law, after consultation and guidance of the applicable department head, is authorized to settle all claims for damages to metropolitan government property caused by the negligent or unlawful acts of others, for an amount not to exceed ~~thirty~~ twenty-five thousand dollars. If the funds for any settlement come from the operating budget of the applicable department, notice shall be provided in writing to the department head. Upon settlement of such claims, the proceeds derived therefrom shall be paid into the metropolitan government treasury in accordance with the procedure established by the Charter or the director of finance pursuant thereto.”

- III. By amending Section 3, proposed Metropolitan Code of Laws Section 2.40.115 as follows:

“A. Quarterly report of significant litigation: Within sixty days after the end of each calendar quarter, for all suits in which an attorney in the department of law is counsel of record for the metropolitan government, or the department of law has hired or is supervising an outside attorney as counsel of record for the metropolitan government, the metropolitan attorney shall report to the metropolitan council if the suit includes claims being asserted against the metropolitan government that seek a total amount greater than three hundred thousand dollars. Each quarterly report shall include the names of the parties, the court in which the case is pending, the case number, the nature of the claims, the amount of damages sought, any other remedies being sought against the metropolitan government, and the name of counsel of record for the metropolitan government ~~if not employed in the department of law~~. If outside counsel is engaged in the matter, the report shall also include the hourly rate of the attorneys involved and the total amount of funding paid, including attorneys fees and expenses, as of the date the report is submitted.

B. Report of judgments entered against the metropolitan government: The metropolitan attorney shall report to the metropolitan council all judgments entered against

the metropolitan government within sixty days after the date that the judgment is entered.
~~becomes final~~. Such report shall include, but not be limited to, the names of the parties,
the court in which the case is pending, the case number, the amount of the judgment, and
a summary of the facts giving rise to the lawsuit.”

SPONSORED BY:

Emily Benedict
Courtney Johnston
Members of Council