



Metropolitan Council

**PROPOSED RULE CHANGE, SUBSTITUTE
ORDINANCES AND RESOLUTION,
AMENDMENTS TO ORDINANCES AND
RESOLUTIONS, LATE-FILED
RESOLUTION, AND SECOND SUBSTITUTE
ORDINANCE TO BE FILED WITH THE
METRO CLERK
FOR THE COUNCIL MEETING OF
TUESDAY, OCTOBER 6, 2020**

Mr. President:

I move to amend the 2019-2023 Metropolitan Council Rules of Procedure by adding the following provision as a new paragraph to Rule 9:

“Any substitute resolution or ordinance offered by the primary sponsor shall automatically include the same cosponsors, and in the same order of co-sponsorship, as the original legislation unless an individual cosponsor submits a written request to the Metropolitan Clerk prior to consideration by the Council of the substitute indicating that they do not wish to be listed as a cosponsor of the substitute.”

INTRODUCED BY:

Angie Henderson
Member of Council

SUBSTITUTE ORDINANCE NO. BL2020-436

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~~ changing a Specific Plan for property located at Nolensville Pike (unnumbered) and a portion of property located at Nolensville Pike (unnumbered) at the southeast corner of Burkitt Road and Nolensville Pike, to add 1.51 acres currently zoned AR2a and within a Corridor Design Overlay District, to be zoned SP, to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-084-003).

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 a Specific Plan for property located at Nolensville Pike (unnumbered) and a portion of property located at Nolensville Pike (unnumbered) at the southeast corner of Burkitt Road and Nolensville Pike, to add 1.51 acres currently zoned AR2a and within a Corridor Design Overlay District, to be zoned SP, to permit a mixed use development, being Property Parcel No. 014 as designated on Map 186-00 and part of Property Parcel No. 914 as designated on Map 186-03-0-A of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 186 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 maximum of 200 multi-family residential units and 20,000 square feet of non-residential uses, including existing non-residential square footage, for the entire SP. Non-residential uses are limited to uses permitted by the MUL-A zoning district. Car wash, Beer and Cigarette Market, Liquor Sales, and Alternative Financial Services uses shall be prohibited.

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

1. The 10,000 square feet of non-residential uses proposed with this amendment is limited to the 1.51-acre parcel that is being rezoned only. No increase in non-residential square footage is permitted on the remainder of the SP.
2. Detailed landscape plans for the stormwater facilities along Nolensville Pike and Burkitt Road shall be reviewed and approved by Planning Staff with the final site plan, per BL2015-57.
3. All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
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. The final 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.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Owner's Association.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 4 5. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

Section 5 6. 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 7. 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 8. 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 as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8 9. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember John Rutherford



MPC Case Number - 2015 SP - 084 - 003

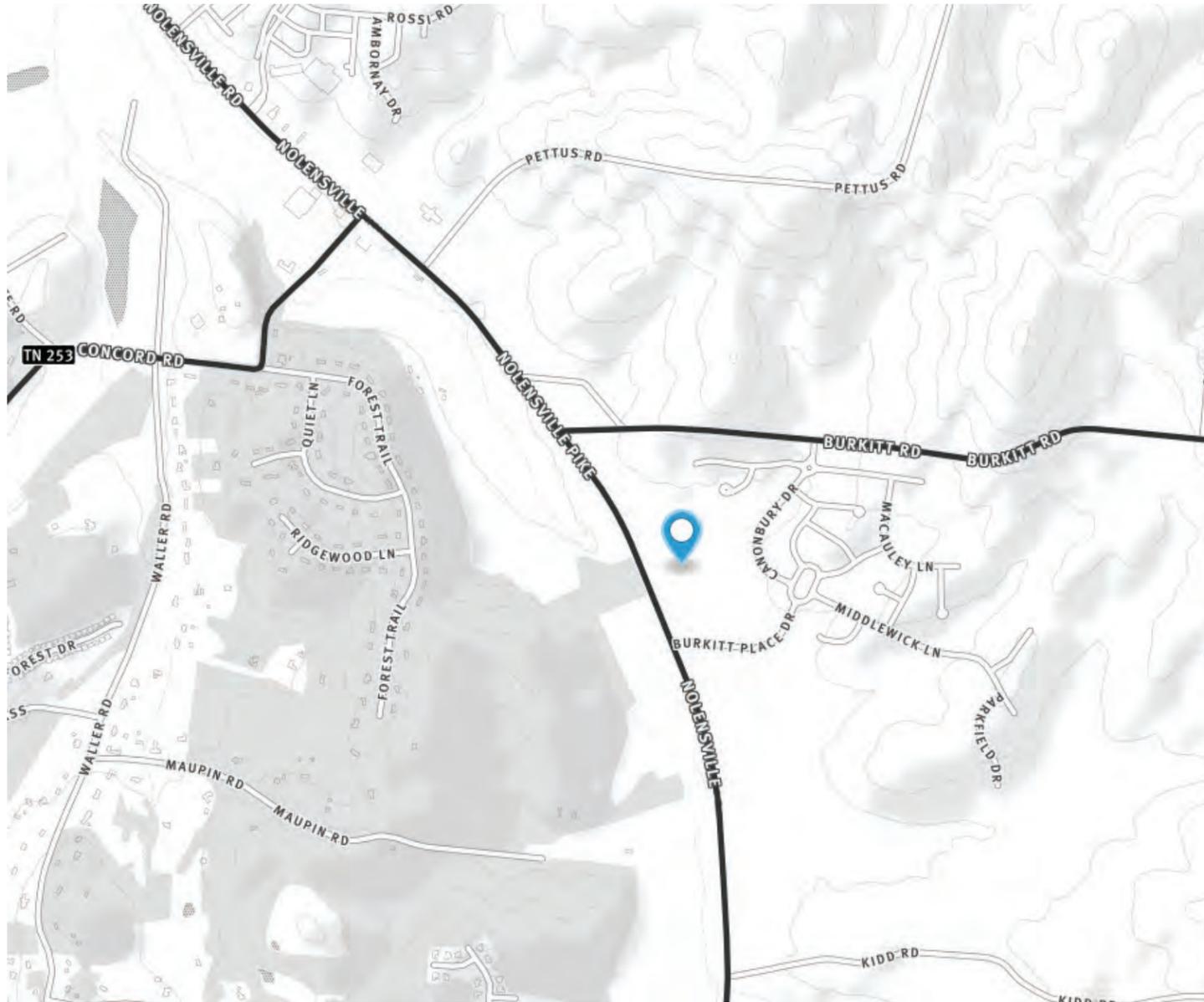
BURKITT COMMONS

BURKITT ROAD AT NOLENSVILLE PIKE

Amendment to Specific Plan

July 13, 2020

Project Background



Site Info
 Site is **1.51 acres of land and is an amendment to the approved** 17.98 acres **SP (2015SP-084-001)** located at:

7022 Nolensville Pike
 Map & Parcel(s): 18600001401,
 18600002600, 18600002100,
18600001400
 Council District 31 - **John Rutherford**

Owners of Record
Regent Homes, LLC
6901 Lenox Village Dr Ste 107
Nashville, TN 37211

Owners of Record
Magnolia Properties
4235 Hillsboro Pike Ste 300
Nashville, TN 37215

Developer
BSM Burkitt, LLC

Civil Engineer
Crunk Engineering LLC
615-873-1795
adam@crunkeng.com

Land Planner / Architect
 Smith Gee Studio
 615-645-5582
smorton@smithgeestudio.com



Existing Conditions

Site Info

Site is **1.51 acres of land and is an amendment to the approved** 17.98 acres **SP (2015SP-084-001)** located at::

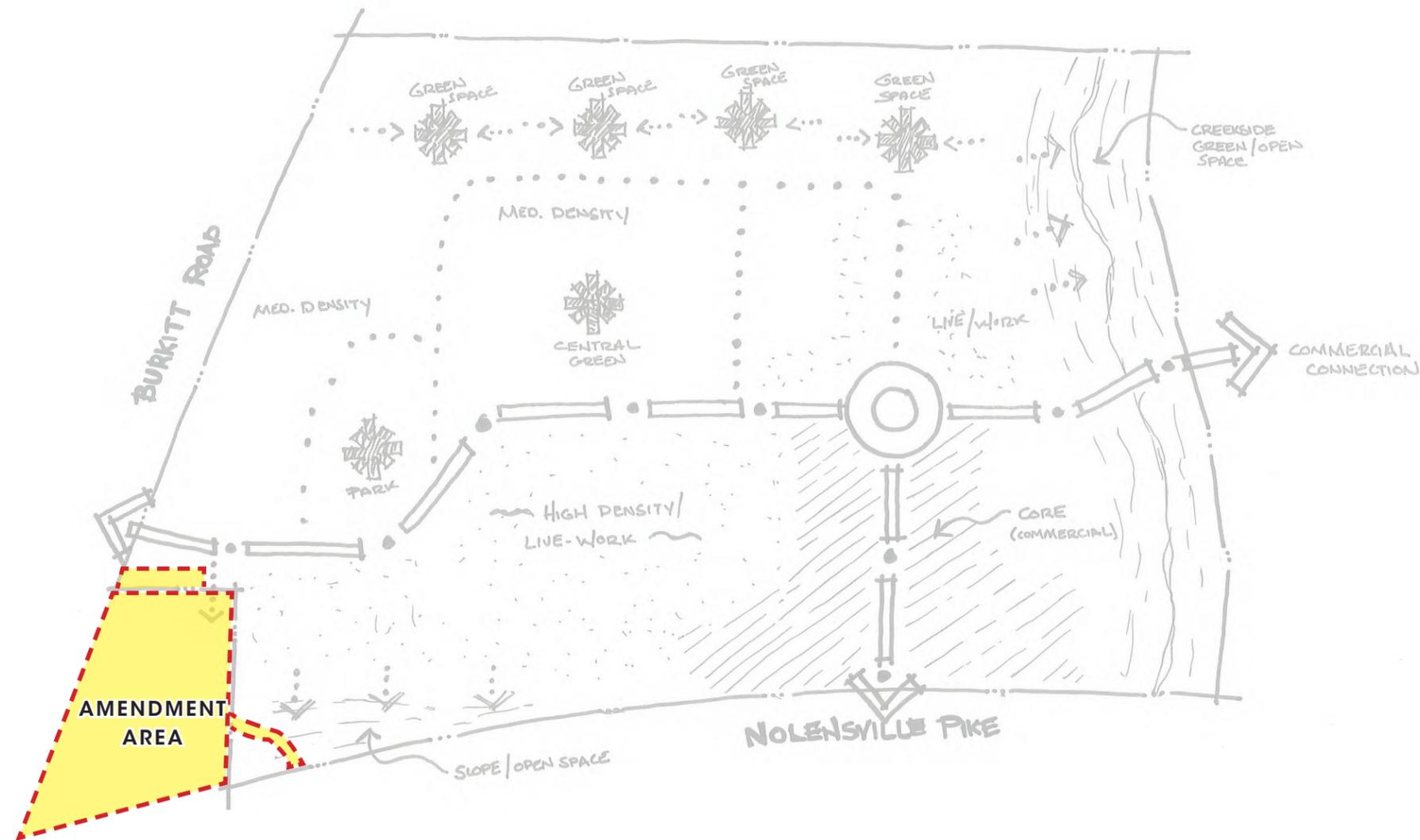
7022 Nolensville Pike
Map & Parcel(s): 18600001401, 18600002600,
18600002100, **18600001400**
Council District 31 - **John Rutherford**

Current Zoning: SP

Land Use Policy: T3 Community Center, Conservation



Site Concept



Village Concept

Burkitt Commons is designed with the following time-tested, traditional planning principles to provide a safe, integrated street network, neighborhood amenities and a sense of community.

- The interconnected street grid provides for dispersion of automobile traffic and multiple access points for emergency vehicles.
- Multiple entrances and future street extensions allow for dispersion of automobile traffic and potential connections for future development.
- Alleys and private autocourts provide a place for trash pickup, utilities and parking.
- The Village streets encourage residents to walk by providing sidewalks, street trees and traffic calming techniques such as narrow lanes and parallel parking.
- Both formal and informal open spaces provide a variety of active and passive recreation opportunities for the public and focal points for the community.
- The commercial/office core provides residents with access to neighborhood services without getting on Nolensville Pike.
- The core is situated in such a way that creates convenient automobile access for the entire community while allowing residents from the village and other adjacent neighborhoods to walk to neighborhood retail and services.
- Parking lots within the core occur behind the buildings, allowing for a pedestrian oriented streetscape.
- Diverse residential building types provide housing options with a range of affordability.
- Integrating housing typologies with compatible architectural design gives a sense of community to all residents.

Site Design



Design Plan

Through the Specific Plan, the community will be ensured a level of quality and a sense of community. The intent of the Burkitt Commons SP is to provide a comfortable, safe, mixed-use community with emphasis on pedestrian oriented streetscapes, diverse housing options, adequate open space and quality architecture.

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

- Insure the compatible integration of retail, office and institutional uses with residential uses;
- Insure the compatible integration of a variety of housing types townhouses and multi-family, in order to accommodate the housing needs of a diverse population;
- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment.
- Minimize the impact of automobiles into the setting through strategies such as "shared parking," in which adjacent land uses having different peak-hour parking demands can share parking facilities;
- Minimize the need for vehicles to travel on Nolensville Pike, or to travel significant distances on Nolensville Pike, by providing neighborhood commercial uses within close proximity to residents;
- Achieve "traffic calming" benefits through: an integrated street network providing options for traffic flow, the avoidance of excessively wide streets, and the provision of on-street parking.
- Provide for a variety of strategically-located and carefully-designed public and/or common spaces, including streets, greens and informal open space;
- Insure the compatibility of buildings with respect to the specific character of their immediate context within this SP boundary.
- Encourage active ground floor uses, such as restaurants, residential, shops and services, to animate the street within the core portion of the area.

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.

Land Use Policy

Current Land Use Policy

The property is located within of the Southeast Community Plan. The current land use policy for the entire property is T3 Community Center and T3 Conservation. The SP site plan will retain the T3 CC and Conservation policies and create a solid transition from the commercial nature of Nolensville Pike to the adjacent neighborhood.

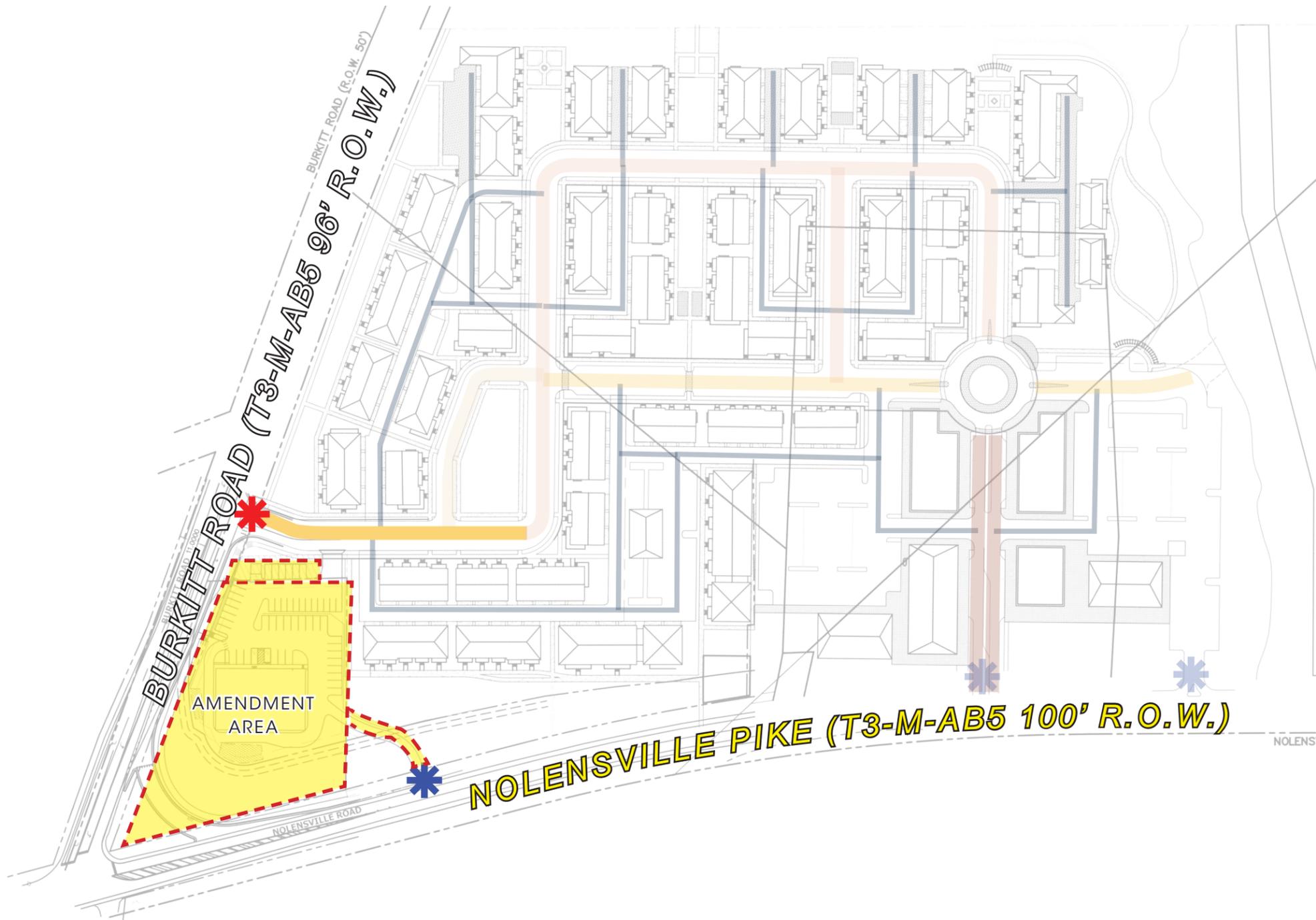
T3 Community Center

T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial, and civic and public benefit land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. The public realm and streetscape features the consistent use of lighting and formal landscaping. T3 Suburban Community Centers are served by highly connected street networks, sidewalks and mass transit leading to surrounding neighborhoods and open space. The edges of T3 Suburban Community Centers are firm with residential transitions between the center and less intense suburban residential and open space areas, with distinguishable boundaries identified by land uses, building types, building placement, and block structure.

T3 Conservation

Conservation Community Character policy is found in all Transect Categories except T6 Downtown. Its intent is to preserve environmentally sensitive land features through protection and remediation. Environmentally sensitive land features are kept in a natural state and any development is minimal to protect water quality, minimize infrastructure and public service costs, and preserve the unique environmental diversity

Street Network



Street Network Design

The Burkitt Commons interconnected street network is designed to disperse automobile traffic while providing multiple entrances and access points for emergency vehicles (with one (1) connection within Davidson County and **three (3)** access points within Nolensville). A total of **four (4)** access points from outside the site are proposed. Future street extensions are desired to further disperse traffic and to provide connections to the SP from future developments. All streets and alleys within the development are intended to be constructed as private infrastructure with public easements for access and utilities. The streets and alleys will be owned and maintained by a private organization made up of property owners.

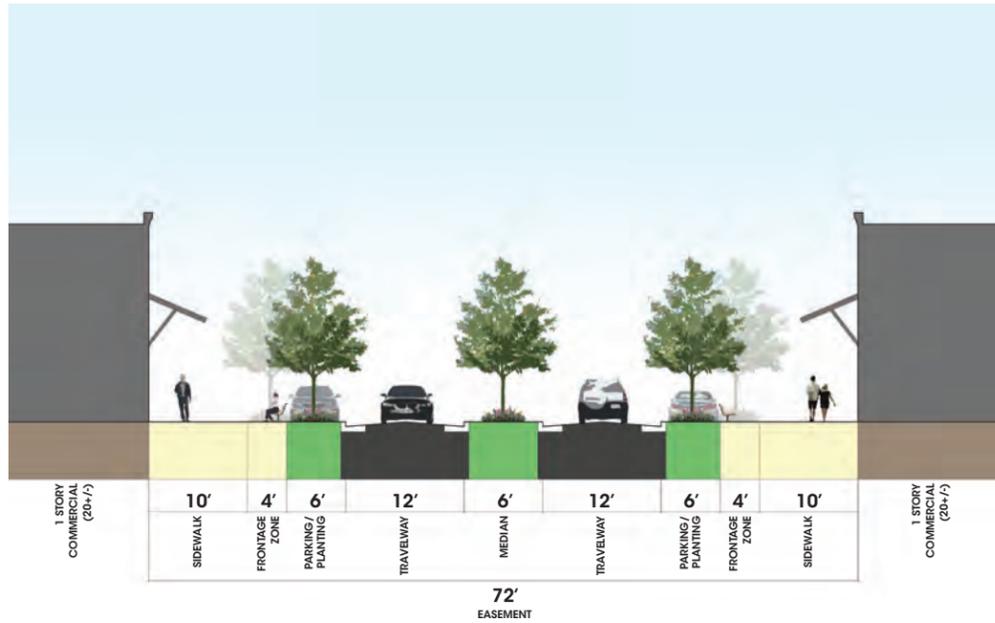
Legend

-  Town Boulevard- 72' Easement
-  Center Street- 56' Easement
-  Neighborhood Street- 54' Easement
-  Park Street- 40' Easement
-  Alley- 20' Easement
-  Davidson County Vehicular Access
-  Nolensville Vehicular Access

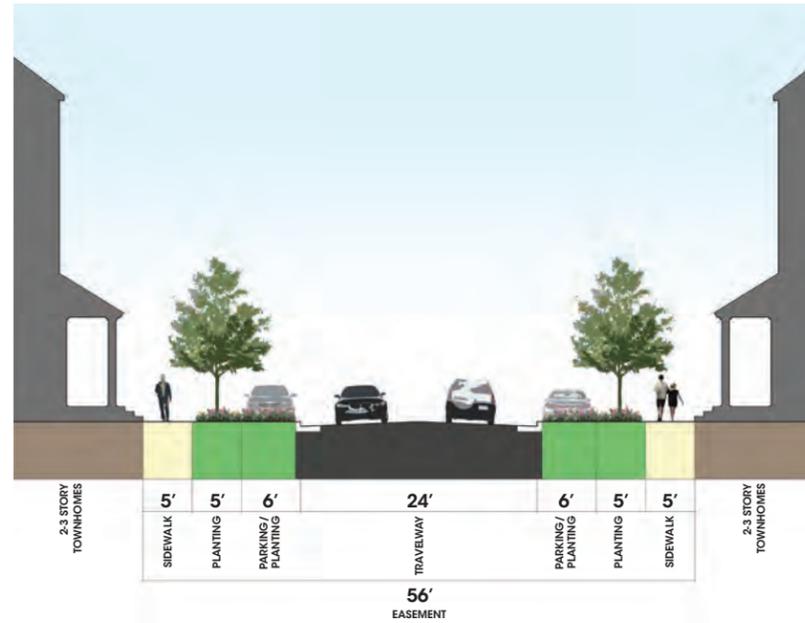
Street Network

NO CHANGES PROPOSED

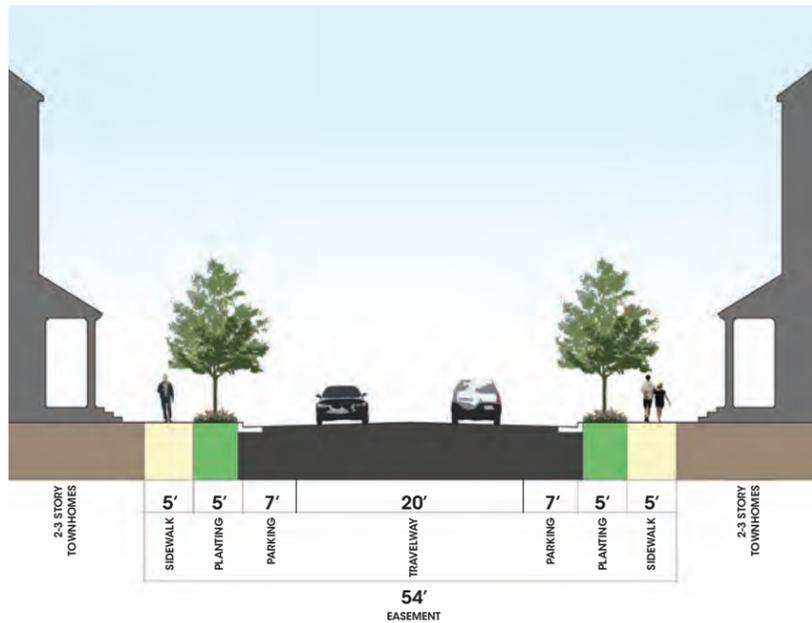
Town Boulevard



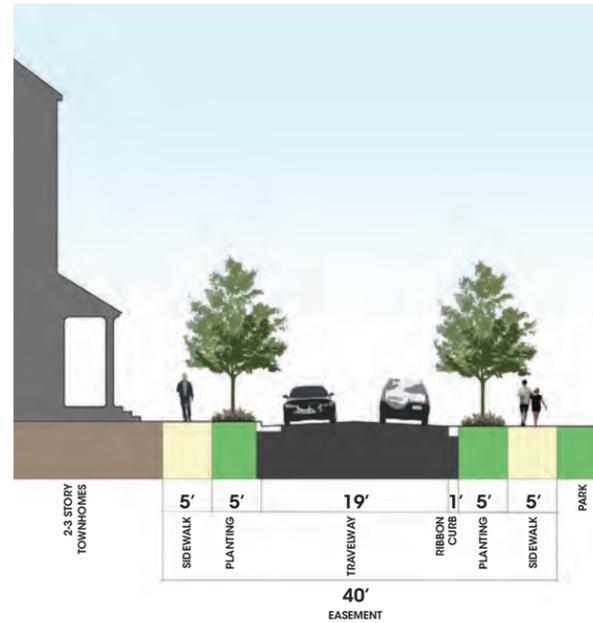
Center Street



Neighborhood Street



Park Street



Street Sections

Each street type in Burkitt Commons is designed for specific conditions based on projected frequency of traffic, desired parking conditions, the types of uses and intensity of housing along that street, specific physical conditions and to allow for emergency vehicle access. While the Street Network/Street Sections illustrate the desired street layout and design, the plan shall be flexible to respond to physical site conditions, dispersion of building types, community desires and a changing market. The SP shall allow for variations in the design of the street network, street sections and block layout so long as it meets the intent of the regulations and are approved by Metro Public Works.

All roadways shall be built with Metro Public Works standard ST-200 curb and gutters and Metro Public Works standard ST-210 sidewalks.

Each street intersection shall be designed and engineered specifically to allow for a 39' x 9' fire engine/school bus to make all possible turns free of parked cars and curbs. Final construction plans will provide turning diagrams ensuring adequate turning movements.

Note: All public streets/drives within the SP boundary will have a design speed and posted speed of 20 miles per hour

Nolensville Pike

Project team will work with TDOT and Metro Nashville to appropriate R.O.W dedications for planned improvements of Nolensville and Burkitt Roads.

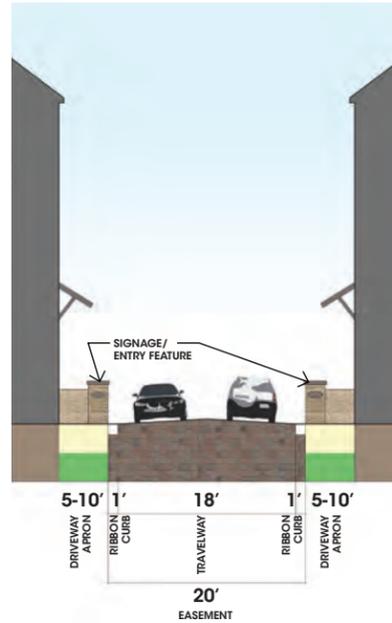
Standard Notes

- Roadway Improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
- In compliance with the Major and Collector Street Plan requirements, a 6 foot planting strip and 8 foot sidewalk shall be provided along Nolensville Pike and Burkitt Road. We shall coordinate with Public Works and TDOT to ensure the location is consistent with plans to widen Nolensville Pike.

Street Network

NO CHANGES PROPOSED

Alley

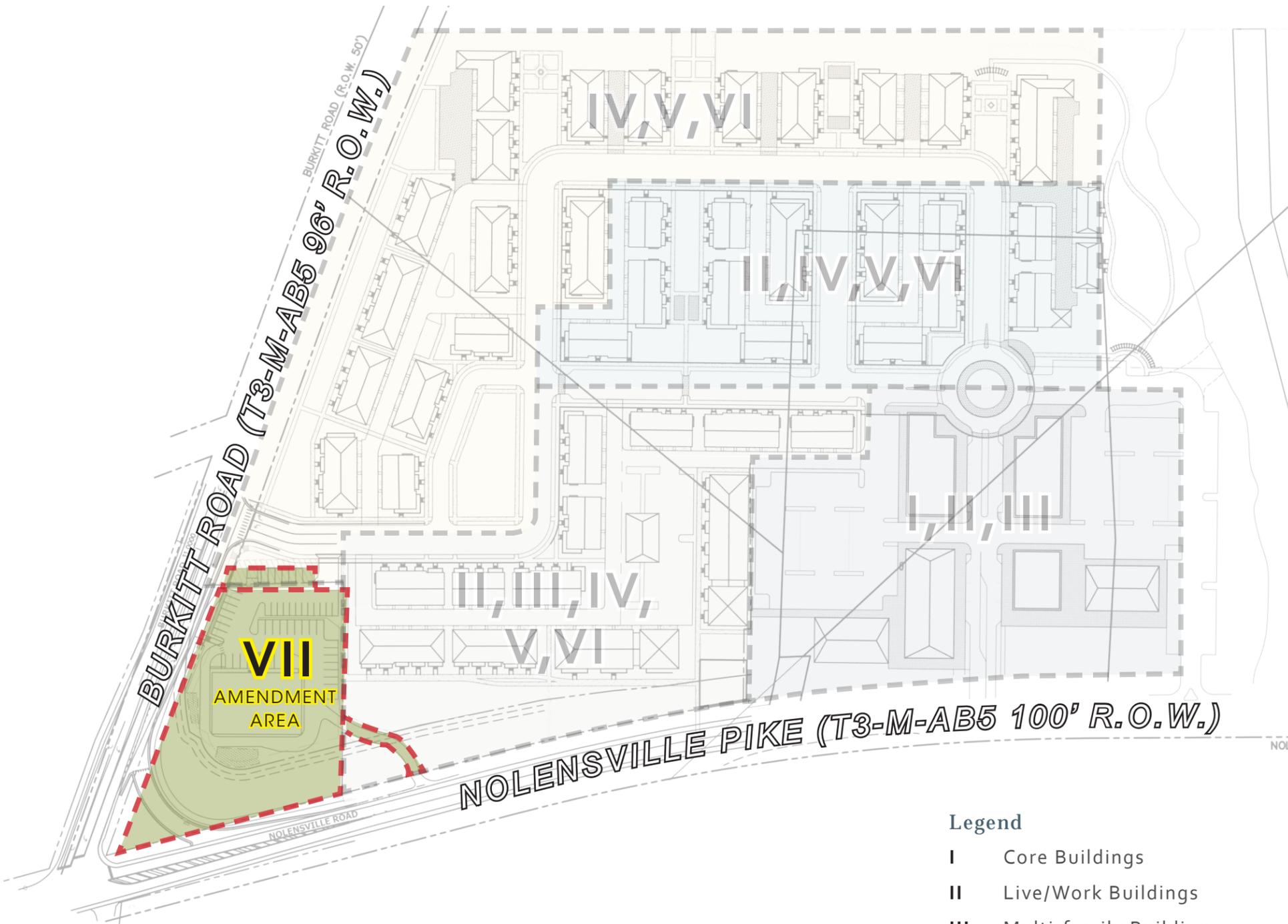


Alleys

All garage units are accessed via an alley. The intent is to limit the amount of direct access from the street network allowing better traffic flow across the system.

Alleys are intended to circumnavigate throughout the site to make accessing units easier from each street and to conceal parking and utilities from public view.

Building Typology



Building Typology Plan

Burkitt Commons is designed as a mixed use community, integrating diverse housing types, retail/restaurant, office and community services.

The core is intended to accommodate denser residential office and retail uses. Denser multifamily housing shall be limited to around the core and along Nolensville, however this multifamily shall not feel disconnected from the remainder of the community. Townhouses shall be integrated throughout the community.

See following pages for regulations and design guidelines associated with each building typology. Bulk standards provided shall supersede the corresponding base zoning bulk standards.

Block Layout

The following principles are to be followed in the layout and distribution of the building typologies and parcels:

- At tee intersections, where possible streets shall terminate on axis with a primary building form or architectural feature or on open space.
- On corner lots, architectural features must address both the front and side streets (e.g. corner porches, side porches, bay windows, etc.) and blank side walls shall be avoided.
- Townhouses should not be located to face directly down an alley.
- Common pedestrian passages shall be provided between parcels to allow exterior access from front to back of townhouses at reasonable intervals.
- Detached garages shall be limited to internal parking lot areas or as an accessory use located on an alley. Detached garages are subject to the bulk standards of the primary use if used as an accessory structure.
- Carriage units shall be limited to internal parking lot areas or adjacent to an alley or passive open space; carriage units shall not have direct frontage on street frontages or formal open space.

Legend

- I Core Buildings
- II Live/Work Buildings
- III Multi-family Buildings
- IV Townhomes
- V Carriage Units
- VI Detached Garages
- VII Commercial**

Building Typology

NO CHANGES PROPOSED



Core Buildings (Type I)

Intent: Village Core Buildings are intended to serve the neighborhood with retail, restaurant, office and residential uses. Ground floors have storefronts along street facades.

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 feet

Maximum Height: 1 story within 25 feet. Building Height shall be measured from the FFE to the roof line.

Note: Architectural elements such as corner entries, turrets, towers, etc. measuring no more than 25 feet in width (per frontage) may extend up to 35 feet in height (vertically).

Minimum Ground Floor Height: 14 feet. Height shall be measured from the FFE to the ceiling.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet

Side Setback: 5 feet

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS



Building Typology

NO CHANGES PROPOSED



Live/Work Buildings (Type II)

Intent: Live/Work Buildings are intended to provide the opportunity to live directly above a workplace. Ground floors have retail, office or residential uses.

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to within 0-10 feet from the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 feet.

Minimum Alley Setback: 5 feet or greater than 15 feet from edge of pavement.

Maximum Height: 3 1/2 stories in 52 feet. Building Height shall be measured from the average grade to the roof line.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings with the exception of single loaded access drives.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet.

Side Setback: 5 feet (End units)

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Multi-family Buildings (Type III)

Intent: Multi-Family buildings are intended to provide an opportunity for a more inclusive community. Regulations and guidelines for Multi-Family buildings include clubhouses and accessory structures.

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to within 0-15 ft from the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 ft.

Minimum Alley Setback: 5 ft or greater than 15 ft from edge of pavement.

Maximum Height: 4 stories in 64 feet. Building Height shall be measured from the average grade to the roof line.

Minimum Height: 2 stories

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Foundation Height: A raised foundation of 18 inches - 36 inches is required for all residential structures, with allowances for up to 60 inches for specific issues with topography or ADA required units.

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings with the exception of single loaded access drives.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 ft.

Side Setback: 5 ft.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Townhomes (Type IV)

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to within 5-15 feet from the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Note: For buildings fronting Burkitt Road, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 feet

Minimum Alley Setback: 5 feet or greater than 15 feet from edge of pavement.

Maximum Height: 3 1/2 stories in 52 feet. Building Height shall be measured from the average grade to the roof line.

Minimum Height: 2 stories

Foundation Height: A raised foundation of 18 inches - 36 inches is required for all residential structures, with allowances for up to 60 inches for specific issues with topography or ADA required units.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings with the exception of single loaded access drives.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet.

Side Setback: 5 feet (End units)

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Carriage Units (Type V)

Minimum Width: 16 feet

Minimum Depth: 10 feet

Front Build-to Line: None

Note: Carriage units must have a face onto a green, open space or common area.

Minimum Building Separation: 10 feet (when detached)

Minimum Alley Setback: 5 feet or greater than 15 feet from edge of pavement.

Maximum Height: 3 stories in 42 feet. Building Height shall be measured from the average grade to the roof line.

Foundation Height: A raised foundation of 18 inches - 36 inches is required for all residential structures, with allowances for up to 60 inches for specific issues with topography or ADA required units.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Off street parking and garage access shall be from an alley or lane.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet

Side Setback: 5 feet

Carriage units shall be limited to internal parking lot areas or adjacent to an alley or passive open space; carriage units shall not have direct frontage on street frontages or formal open space.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Detached Garages (Type VI)

Front Build-to Line: None

Minimum Side Yard Setback: 3 ft.

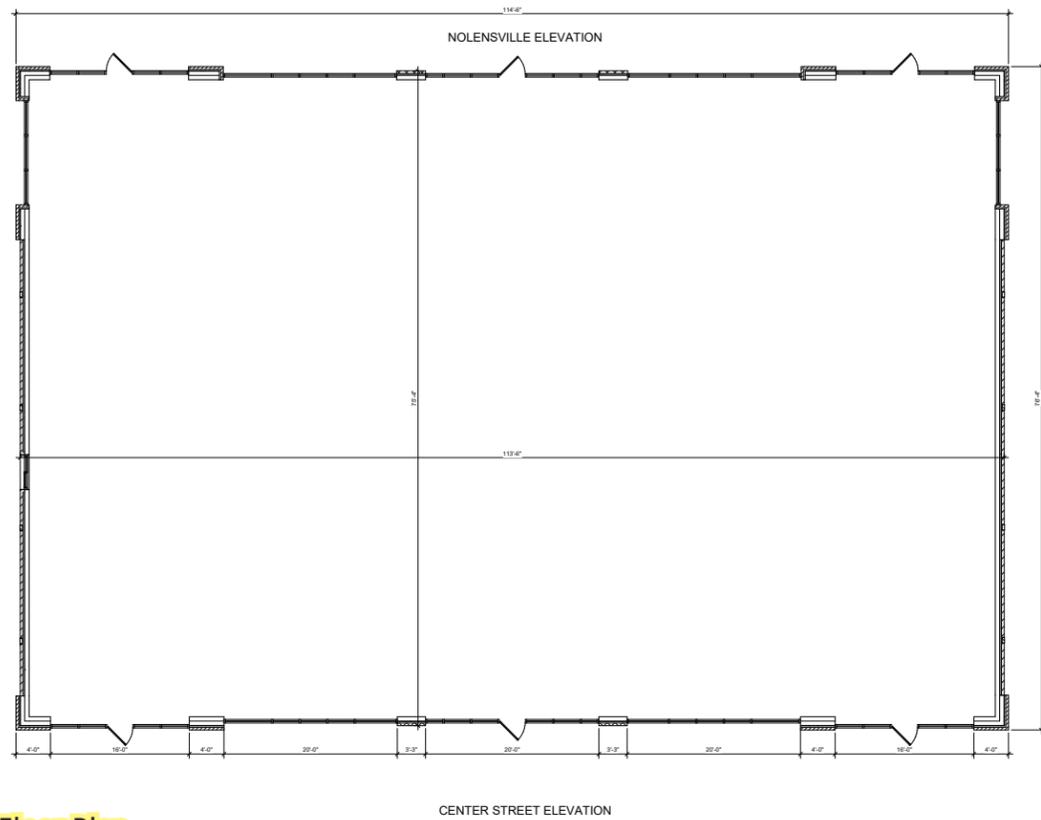
Minimum Rear Yard Setback: 3 ft.

Maximum Height: 2 stories within 25 feet. Building Height shall be measured from the average grade to the roof line.

Detached garages shall be limited to internal parking lot areas or as an accessory use located on an alley. Detached garages are subject to the bulk standards of the primary use if used as an accessory structure.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology



Floor Plan



Corner View From Parking



Corner View From Burkitt and Nolensville

Commercial Corner (Type VII)

Intent: Commercial Corner Buildings are intended to serve the neighborhood with non-residential uses.

Minimum Building Separation: 10 feet

Maximum Height: 35 feet. Building Height shall be measured from the average grade to the roof line.

Minimum Ground Floor Height: 14 feet. Height shall be measured from the FFE to the ceiling.

Glazing: Building facades fronting Nolensville Pike and Center Street shall provide a minimum of one entrance (functional or faux) and a minimum of 40% glazing. (calculated as a % of ground floor facade measured from finished floors to ceiling).

Off Street Parking Spaces: Parking shall be provided to meet the parking requirements of Title 17 per the proposed uses at Final SP.

Off Street Parking Location: Where provided, off street parking shall be located per the proposed plan.

Passages: Landscaped passages are encouraged between buildings to provide access from parking areas to the building fronts.

Rear Setback: 5 feet

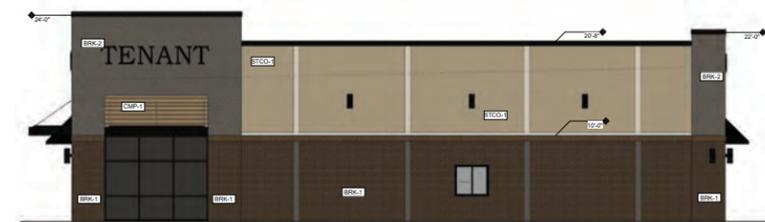
Side Setback: 5 feet

Landscaping: Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

Materials: Materials per the minimum requirements of Metro Zoning Ordinance, including the Corridor Design Overlay District standards of Sec.17.36.510 (BL2019-1540).

Signage: Signage per the minimum requirements of Metro Zoning Ordinance, including the Corridor Design Overlay District standards of Sec.17.36.510 (BL2019-1540) for MUL-A zoning.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS NOT MENTIONED HEREIN

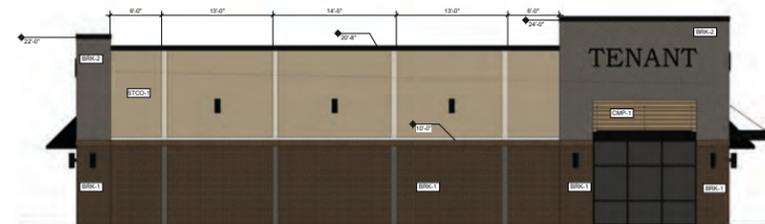


South Elevation



Center Street Elevation

GLAZING PERCENTAGE CALCULATED AS A % OF GROUND FLOOR FACADE MEASURED FROM FINISHED FLOOR TO CEILING OF 14'
GLAZING THIS ELEVATION 57.5%



Burkitt Elevation



Nolensville Elevation

Landscape Plan



Landscape Standards

The development will comply with Metro Zoning Code 17.24 Landscaping, Buffering, and Tree Replacement requirements; for building typology area 7, the development will also comply with the Corridor Design Overlay District Standards per Sec. 17.36.510 (BL2019-1540)

Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet.

All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.

Where trees are planted in rows, they shall be uniform in size and shape.

All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.

Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within four feet of shrub beds shall share same mulch bed.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.

Trees must remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

A 25 foot "NO DISTURB" zone shall be provided on the Eastern property boundary to separate and buffer the development from the Burkitt Place community. The protection of trees shall follow the requirements of the zoning code 17.24.110. A construction fence shall be placed along this buffer prior to any site grading. Signage shall be provided every 100 ft. along the fence that says "Tree Protection Area - Do not Disturb". If the area is disturbed for any reason, impacted trees will be replaced per the zoning requirements for the replacement of trees 17.24.100.

Regulations

Zoning

For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the application request or application.

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.

Permitted Uses

All uses permitted by the Mixed Use Limited - Alternative (MUL-A) designation.

Within Davidson County, permitted land uses shall be limited to the following:

Nonresidential:	Original SP: 10,000 SF Max.
	Amendment: 10,000 SF Max.
TOTAL NONRESIDENTIAL:	20,000 SF Max.
TOTAL RESIDENTIAL:	200 units Max.

***The 10,000 SF max. of non-residential uses proposed with this amendment shall be limited to the 1.51-acre parcel that is being rezoned only. No increase in non-residential square footage shall be permitted on the remainder of the SP**

Parking

Provided parking shall meet the requirements of the parking standards of the Zoning Code (17.20).

It is intended that the total parking provided will be in excess of the minimum requirements of the Metro Zoning Code parking standards.

Parking shall be provided within parking areas and private garages internal to the development. Approximately 130 guest parking spaces shall be provided in the form of on-street parking throughout the SP.

Architectural Standards

Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every thirty (30) linear feet of street frontage:

- A change in building material
- A horizontal undulation in the building facade of three (3) feet or greater
- A porch, stoop or balcony; porches shall be a min. six (6) feet in depth

Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of fifteen (15)% glazing for residential and forty (40)% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Windows shall be vertically oriented at a ratio of 1.5:1 or greater; Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows and other special conditions.

All ground level porches shall provide a minimum of six (6) feet of depth.

EIFS, vinyl siding and untreated wood shall be prohibited (vinyl soffits shall be permitted) **for building typologies 1 through 6; for building typology 7, materials per the minimum requirements of the Metro Zoning Ordinance, including the Corridor Design Overlay District Standards of Sec. 17.36.510 (BL2019-1540)**

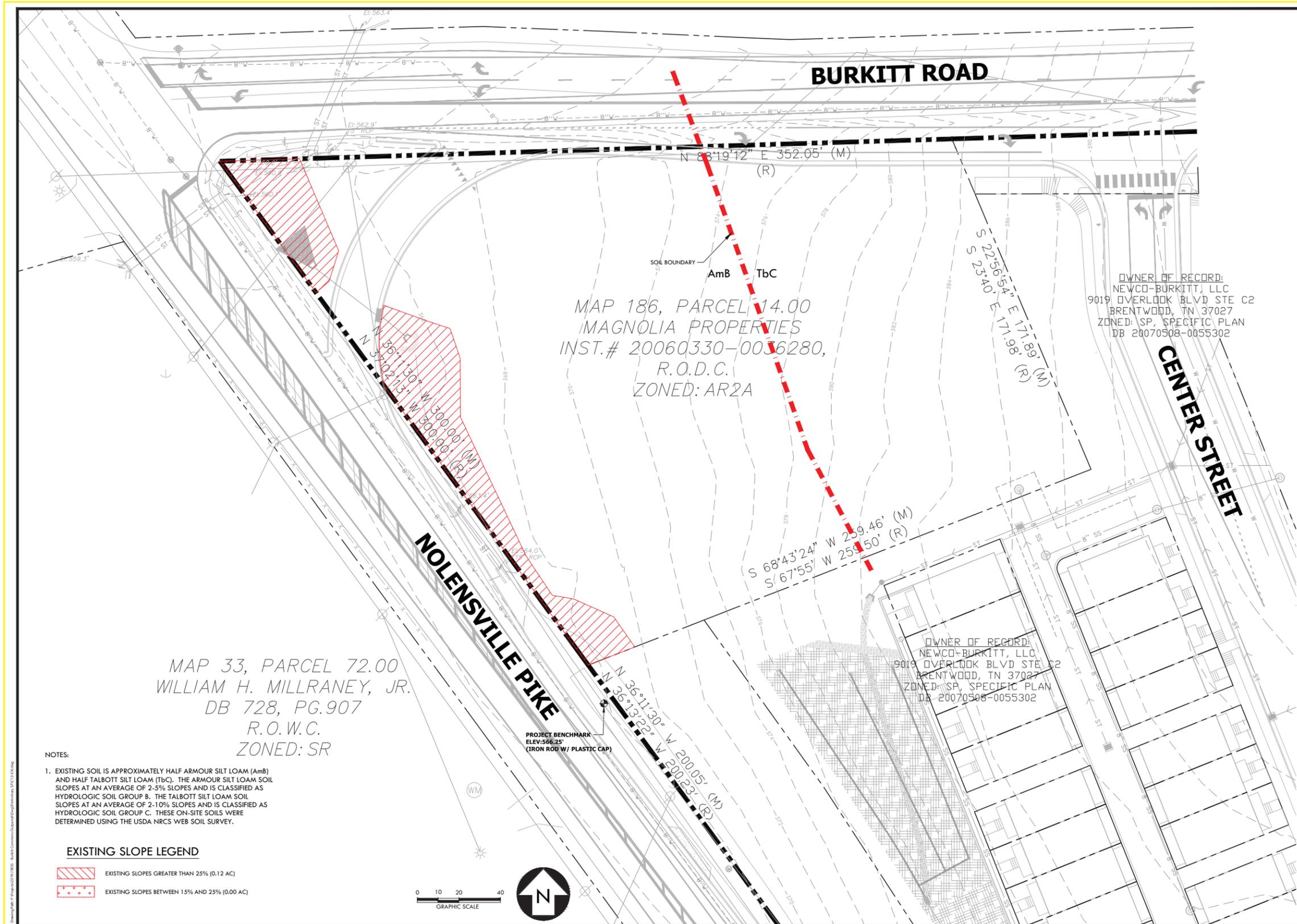
Signage

The following sign types shall be permitted: Projecting Signs, Wall Mounted Signs, Awning Signs, Ground Mounted Signs, Canopy Signs.

- Ground mounted signs shall be limited to twelve (12) feet in width and six (6) feet vertically or signage area.
- Signs may additionally include a maximum of a two (2) feet masonry foundation.
- External Illumination: Light sources shall be directed towards sign minimizing glare to the sidewalk or adjacent properties.
- Internal Illumination: Signs are permitted to be internally illuminated but the sign background must be opaque with only graphic, text or logos being illuminated.
- Sign standards not addressed herein must meet the requirements permitted by the Mixed Use Limited-Alternative (MUL-A) base zoning designation **for building typology areas 1 through 6; for building typology area 7, signage per the minimum requirements of Metro Zoning Ordinance, including the Corridor Design Overlay District Standards of Sec. 17.36.510 (BL2019-1540) for MUL-A zoning.**

Standard Notes

- The purpose of this SP is to **amend a portion of the Burkitt Place Commons SP (2015SP-084-001) to add 1.51 acres to the amended SP to permit a mixed-use development.**
- HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.
- Approval of this SP applies to the Davidson County portion of the project only.
- Roadway Improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.



NOTES:

1. EXISTING SOIL IS APPROXIMATELY HALF ARMOUR SILT LOAM (AmB) AND HALF TALBOTT SILT LOAM (TbC). THE ARMOUR SILT LOAM SOIL SLOPES AT AN AVERAGE OF 2-5% SLOPES AND IS CLASSIFIED AS HYDROLOGIC SOIL GROUP B. THE TALBOTT SILT LOAM SOIL SLOPES AT AN AVERAGE OF 2-10% SLOPES AND IS CLASSIFIED AS HYDROLOGIC SOIL GROUP C. THESE ON-SITE SOILS WERE DETERMINED USING THE USDA NRCS WEB SOIL SURVEY.

EXISTING SLOPE LEGEND

- EXISTING SLOPES GREATER THAN 25% (0.12 AC)
- EXISTING SLOPES BETWEEN 15% AND 25% (0.00 AC)

CRUNK ENGINEERING LLC
 7112 CROSSROADS BLVD.
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM



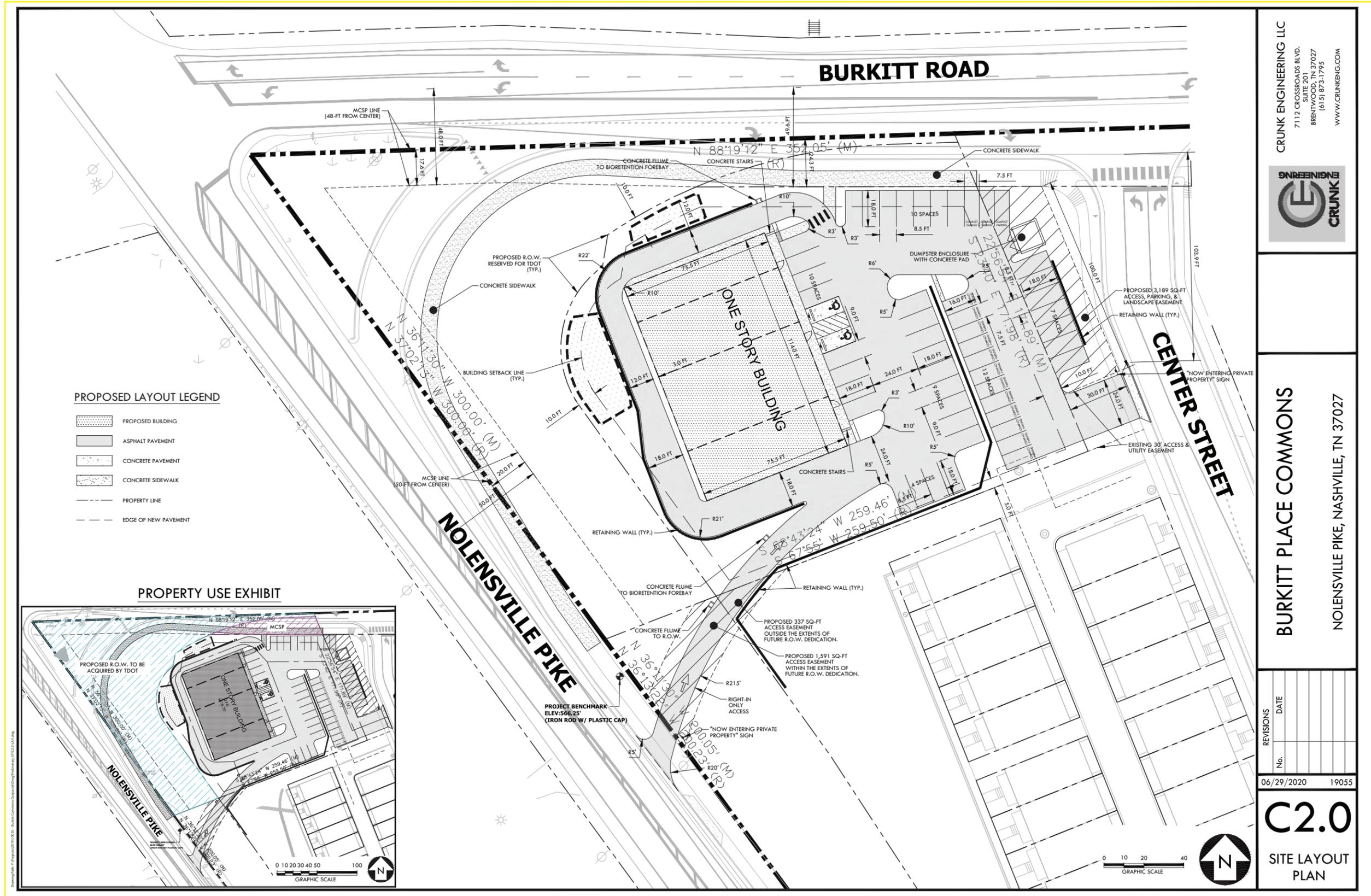
OWNER OF RECORD:
 NEWCO-BURKITT, LLC
 9019 OVERLOOK BLVD STE C2
 BRENTWOOD, TN 37027
 ZONED: SP, SPECIFIC PLAN
 DB 20070508-0055302

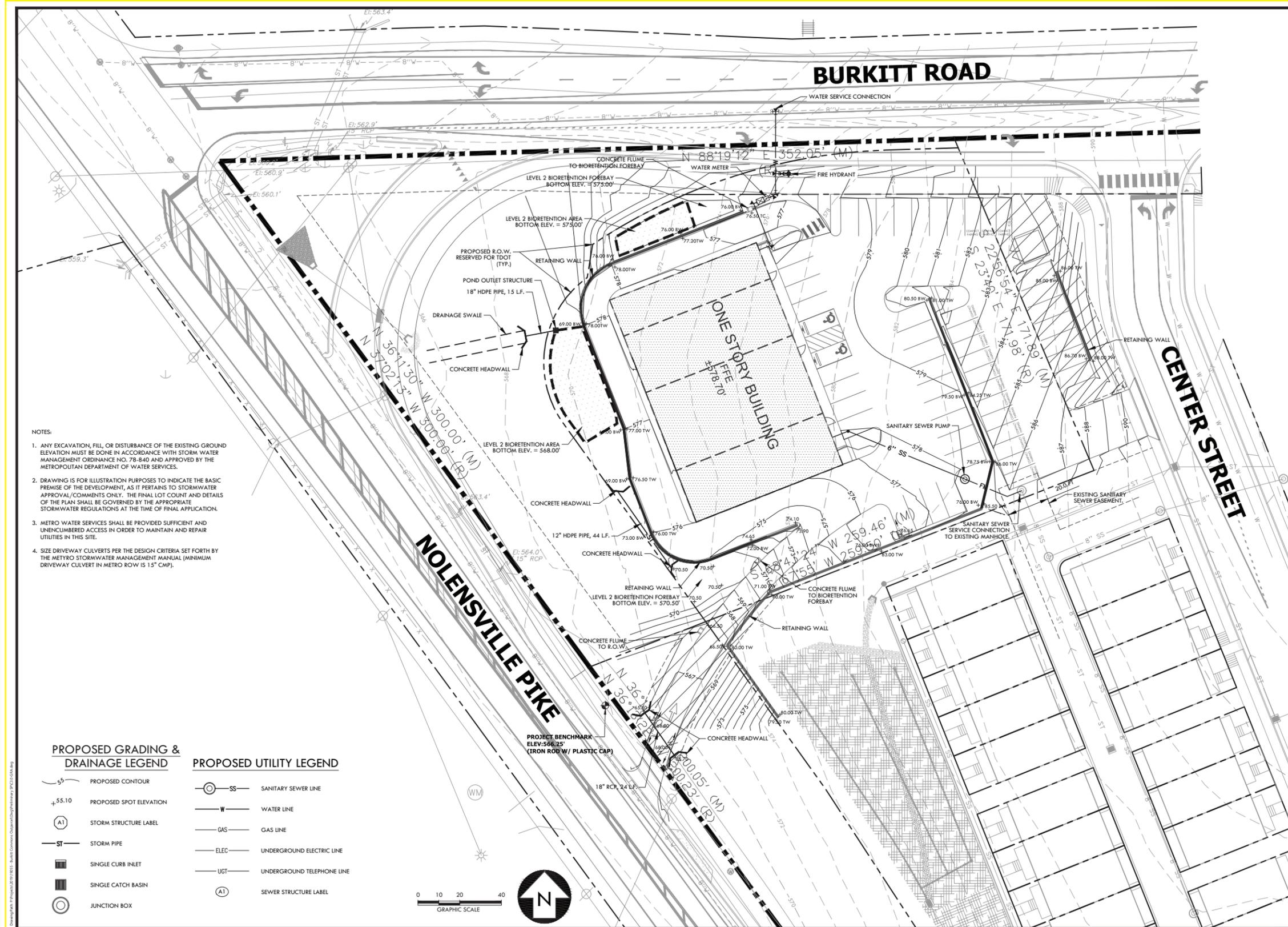
BURKITT PLACE COMMONS
 NOLENSVILLE PIKE, NASHVILLE, TN 37027

REVISIONS	DATE
No.	

06/29/2020 19055

C1.0
 EXISTING
 CONDITIONS





- NOTES:
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

PROPOSED GRADING & DRAINAGE LEGEND

- 5.5- PROPOSED CONTOUR
- +55.10 PROPOSED SPOT ELEVATION
- (A1) STORM STRUCTURE LABEL
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- ELEC UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- (A1) SEWER STRUCTURE LABEL

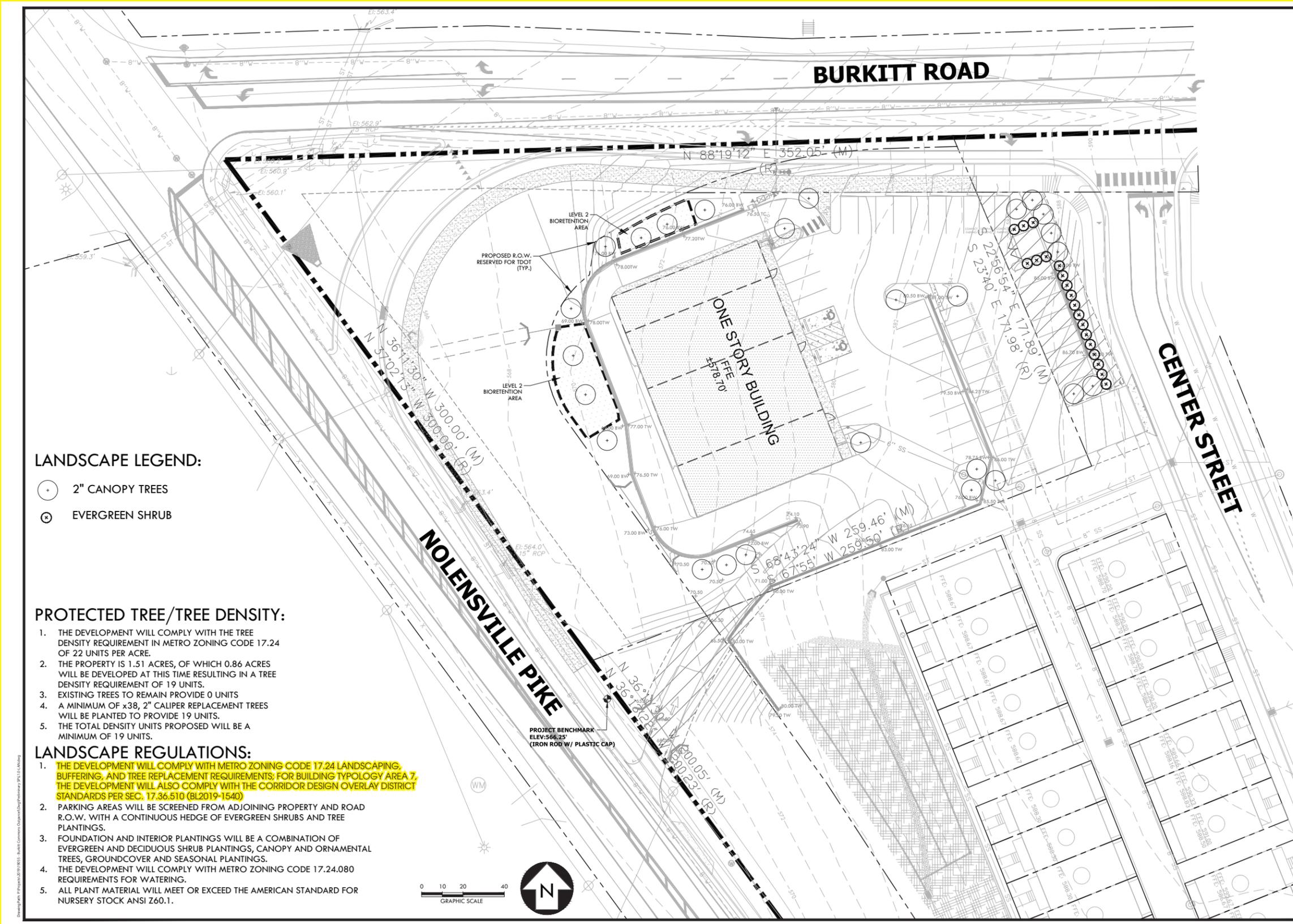
CRUNK ENGINEERING LLC
 7112 CROSSROADS BLVD.
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM



BURKITT PLACE COMMONS
 NOLENSVILLE PIKE, NASHVILLE, TN 37027

REVISIONS	DATE
No.	
06/29/2020	19055

C3.0
 GRADING & UTILITY PLAN



LANDSCAPE LEGEND:

- ⊕ 2" CANOPY TREES
- ⊗ EVERGREEN SHRUB

PROTECTED TREE/TREE DENSITY:

1. THE DEVELOPMENT WILL COMPLY WITH THE TREE DENSITY REQUIREMENT IN METRO ZONING CODE 17.24 OF 22 UNITS PER ACRE.
2. THE PROPERTY IS 1.51 ACRES, OF WHICH 0.86 ACRES WILL BE DEVELOPED AT THIS TIME RESULTING IN A TREE DENSITY REQUIREMENT OF 19 UNITS.
3. EXISTING TREES TO REMAIN PROVIDE 0 UNITS
4. A MINIMUM OF x38, 2" CALIPER REPLACEMENT TREES WILL BE PLANTED TO PROVIDE 19 UNITS.
5. THE TOTAL DENSITY UNITS PROPOSED WILL BE A MINIMUM OF 19 UNITS.

LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24 LANDSCAPING, BUFFERING, AND TREE REPLACEMENT REQUIREMENTS; FOR BUILDING TYPOLOGY AREA 7, THE DEVELOPMENT WILL ALSO COMPLY WITH THE CORRIDOR DESIGN OVERLAY DISTRICT STANDARDS PER SEC. 17.36.510 (BL2019-1540)
2. PARKING AREAS WILL BE SCREENED FROM ADJOINING PROPERTY AND ROAD R.O.W. WITH A CONTINUOUS HEDGE OF EVERGREEN SHRUBS AND TREE PLANTINGS.
3. FOUNDATION AND INTERIOR PLANTINGS WILL BE A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUB PLANTINGS, CANOPY AND ORNAMENTAL TREES, GROUNDCOVER AND SEASONAL PLANTINGS.
4. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24.080 REQUIREMENTS FOR WATERING.
5. ALL PLANT MATERIAL WILL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.



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 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM



BURKITT PLACE COMMONS
 NOLENSVILLE PIKE, NASHVILLE, TN 37027

REVISIONS	
No.	DATE

06/29/2020 19055
L1.0
 LANDSCAPE PLAN

AMENDMENT NO. _____
TO
ORDINANCE NO. BL2020-437

Mr. President –

I move to amend Ordinance No. BL2020-437 as follows:

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

INTRODUCED BY:

Freddie O'Connell
Member of Council

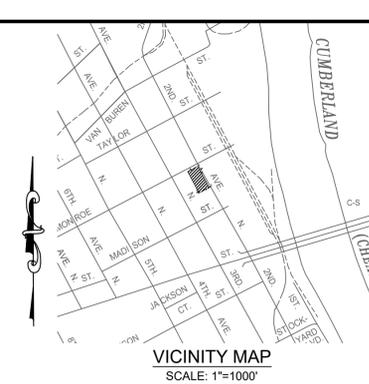


Exhibit A

Know what's below.
Call before you dig.

DEVELOPMENT SUMMARY:

SP NAME: 2ND & MONROE
CASE NUMBER: 2020SP-033-001
PLAN DATE: 09/28/2020
COUNCIL DISTRICT: 19 - FREDDIE O'CONNELL
OWNER/DEVELOPER INFO: GREENPOINTE
ADDRESS: 101 E GAY STREET, #531
WEST CHESTER, PA 19380
FEMA FIRM MAP: ZONE X ON 47037C0241H(04/05/2017)
ENGINEER: C.J. LEBEAU, PE
COMPANY: FULMER LUCAS ENGINEERING
ADDRESS: 2002 RICHARD JONES ROAD
SUITE B200
NASHVILLE, TENNESSEE 37215
757-284-6058
CJ@FULMERENG.COM
PHONE: 757-284-6058
EMAIL: CJ@FULMERENG.COM



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 345-3770



SITE DATA:

PARCEL IDS: 08209036800, 08209036900, 08209037100, 08209037200, 08209037300, 08209037400
COMMUNITY PLAN: 9 - DOWNTOWN
EX LAND USE POLICY: T4 - MU
EXISTING ZONING: IR - INDUSTRIAL (OV-UZO)
PROPOSED ZONING: SP - SPECIFIC PLAN
EXISTING USE: GRAVEL PARKING
PROPOSED USE: MIXED-USE DEVELOPMENT
ACREAGE: 0.84 ACRES (36,353 SF)
LOTS: 5 EXISTING / 1 PROPOSED
DENSITY: 217 APARTMENT UNITS
3,800 SF RETAIL
NO MAXIMUM DENSITY
FAR: 3.0 MAX. (PER ZONING ORDINANCE SECTION 17.12.070-B.1.b AND 17.12.070-B.1.c, RESPECTIVELY, THIS VALUE IS BEING CALCULATED WITHOUT MULTIFAMILY OR GARAGE AREA INCLUDED)
HEIGHT: 75' AND 7 STORIES (MAX.)
ISR: 0.95 (1.0 MAX.)
SETBACKS: 0' BUILD-TO LINE
0' SIDE SETBACK
3.5' REAR SETBACK
PARKING: REQ.: 239 SPACES (230 FOR RESIDENTIAL, 9 FOR RETAIL)
PROVIDED: 244 SPACES (240 IN PARKING GARAGE, 9 STREET SPACES ON 2ND AVE)
DEVELOPMENT PHASES: ONE

PRELIMINARY SP NOTES:

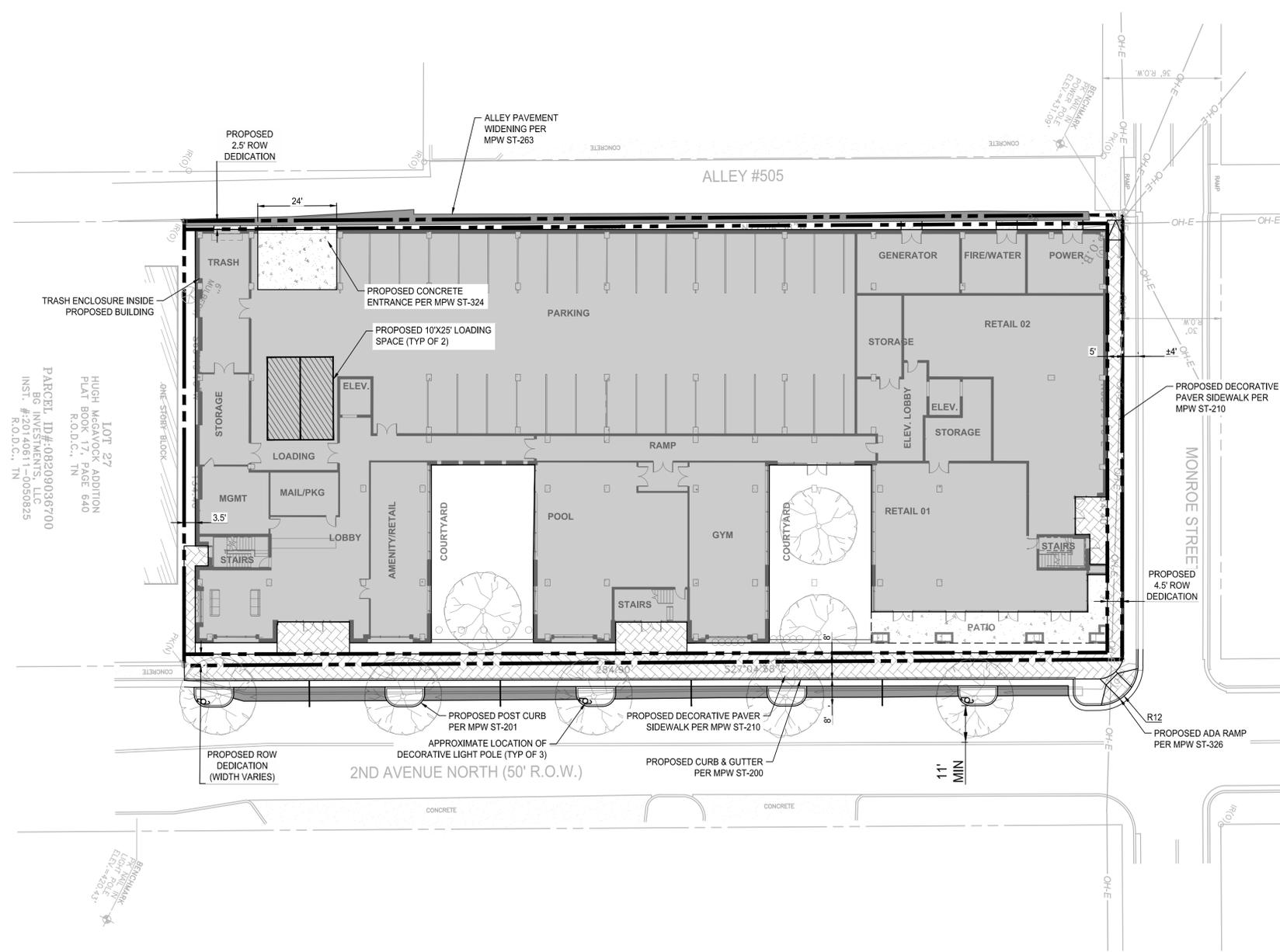
1. THE PURPOSE OF THIS SP IS TO ALLOW THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUG" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. PARKING REQUIREMENTS SHALL MEET THE URBAN ZONING OVERLAY REQUIREMENTS.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRTI/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS WILL BE SATISFIED ON SITE WITH UNDERGROUND OR ABOVEGROUND INFRASTRUCTURE PER THE NASHVILLE STORMWATER MANAGEMENT MANUAL AT THE TIME OF APPROVAL.
6. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
7. 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.
8. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
10. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
12. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
13. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS L₁ - LINDELL-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP C), SLOPES FROM 0-3%.
14. 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.
15. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
16. 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.

LANDSCAPE NOTES:

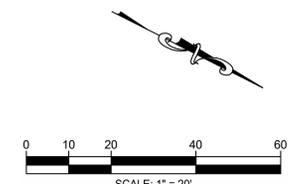
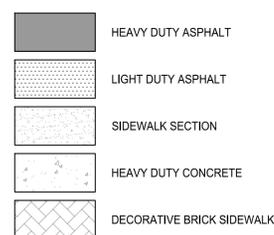
1. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

DESIGN STANDARDS:

- A. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.
- B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
- C. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
- D. A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.



PAVING LEGEND



SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

PRELIMINARY SP PLANS FOR:
2ND & MONROE
1231 2ND AVE N
NASHVILLE, DAVIDSON COUNTY, 1231 2ND AVE N 37208

DR	DATE	DESCRIPTION
C.L.	06/10/2020	PRELIMINARY SP SUBMITTAL
C.L.	06/29/2020	PRELIMINARY SP RESUBMITTAL
C.L.	08/28/2020	NEIGHBORHOOD MEETING REVISION

SITE LAYOUT PLAN

SP1



BUILDING ELEVATIONS FROM SOUTH-EAST



BUILDING ELEVATIONS FROM NORTH-EAST

BUILDING ELEVATIONS

- ELEVATIONS:
- BRICK BUILDING BASE AND CORNERS
- METAL PANEL EXTERIOR CLADDING IN OTHER LOCATIONS
- NO EIFS

2ND & MONROE
1231 2nd Ave N | NASHVILLE | TN | 37208

REVISIONS

No.	Description	Date
-----	-------------	------

PRELIMINARY SP

SP3 BUILDING ELEVATIONS

SP3

09/24/2020
Project # 20016

SUBSTITUTE ORDINANCE NO. BL2020-438

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 applying a Historic Preservation Landmark Overlay District on a portion of property located at 701 South 6th Street, approximately 390 feet southeast of Sylvan Street, zoned SP and within the Cayce Redevelopment District Overlay (0.58 acres), all of which is described herein (Proposal No. 2020HL-002-001).

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 applying a Historic Preservation Landmark Overlay District on a portion of property located at 701 South 6th Street, approximately 390 feet southeast of Sylvan Street, zoned SP and within the Cayce Redevelopment District Overlay (0.58 acres), being Property Parcel No. 074 as designated on Map 093-04 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 093 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

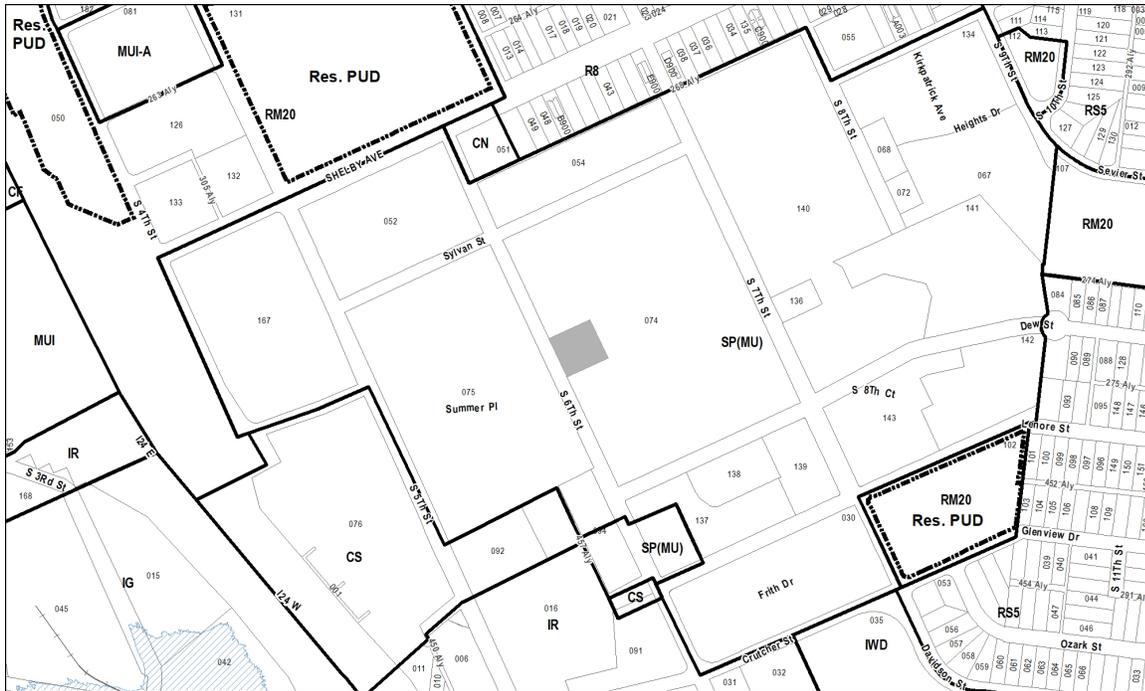
Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Brett Withers

2020HL-002-001
Map 093-04, Parcel(s) 074
Subarea 05, East Nashville
District 06 (Withers)
Application fee paid by: waived per Zoning Ordinance

A request to apply a Historic Preservation Landmark Overlay District on a portion of property located at 701 South 6th Street, approximately 390 feet southeast of Sylvan Street, zoned SP and within the Cayce Redevelopment District Overlay (0.58 acres), requested by M.D.H.A., applicant and owner.



SUBSTITUTE ORDINANCE NO. BL2020-440

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, zoned SP (4.82 acres), to permit additional uses and update site plan, all of which is described herein (Proposal No. 2016SP-055-002).

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

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

By amending a Specific Plan located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, zoned SP (4.82 acres), to permit additional uses and update site plan, being Property Parcel No. 234 as designated on Map 082-09 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 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 232,500 square feet of non-residential uses and 280 multi-family units. The permitted uses for the non-residential uses shall be as specified on the plan. Short term rental property – owner occupied and short term rental property – not owner occupied shall be prohibited.

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

1. The applicant will continue to engage the Metro Greenway division of the Parks and Recreation Department to finalize the design of the pedestrian bridge as well as the ground furnishings and signage near the Metro Greenway adjacent to the site.
2. A mandatory referral for the aerial encroachment (pedestrian bridge) shall be approved prior to final site plan approval.
3. The adjacent Greenway shall remain free and clear for use of the public and shall not be encumbered by tables, chairs, or for events.
4. The proposed pedestrian bridge shall be privately owned and maintained for public access.

Section 4 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 5 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 6 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 as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Freddie O'Connell

2016SP-055-002
1324 2ND AVENUE NORTH
Map 082-09, Parcel(s) 234
Subarea 08, North Nashville
District 19 (O'Connell)
Application fee paid by: Smith Gee Studio LLC

A request to amend a Specific Plan located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, zoned SP (4.82 acres), to permit additional uses and update site plan, requested by Smith Gee Studio, applicant; Neuhooff Acquisition LLC, owner.





AMENDMENT TO SPECIFIC PLAN

1324 2ND AVENUE NORTH NASHVILLE

MPC# 2016SP-055-002 | JULY 1, 2020 3:34 PM



New City Properties, LLC
699 Ponce de Leon Ave NE // Suite 403
Atlanta, GA 30308
www.newcity-properties.com

Contact: Maitland Thompson
Maitland@newcity-properties.com
404.662.7378



Morris Adjmi Architects
Master Planner and Designer
1033 Jackson Avenue, Suite 201
New Orleans, LA 70130
www.ma.com

Contact: Sarah Cancienne
sc@ma.com
504.708.1652



SMITH GEE STUDIO, LLC
209 10th Ave. South // Suite 425
Nashville, TN 37203
www.smithgeestudio.com

Contact: Scott Morton
smorton@smithgeestudio.com
615.645.5520



Kimley-Horn and Associates, Inc.
214 Oceanside Dr.
Nashville, TN 37204
www.kimley-horn.com

Contact: Brendan Boles
brendan.boles@kimley-horn.com
615.564.2720

AREA HIGHLIGHTS

-  Cumberland Greenway/Bikeway
-  Transit Lines
-  1324 2nd Avenue North



SALEM TOWN

MORGAN PARK

Werthan Flats

BUENA VISTA

GERMANTOWN

B

1/2 Mi. Radius
10 Min. Walk

Jefferson Street

B

Bicentennial Capitol Mall State Park

Nashville Farmers Market

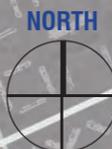
DOWNTOWN

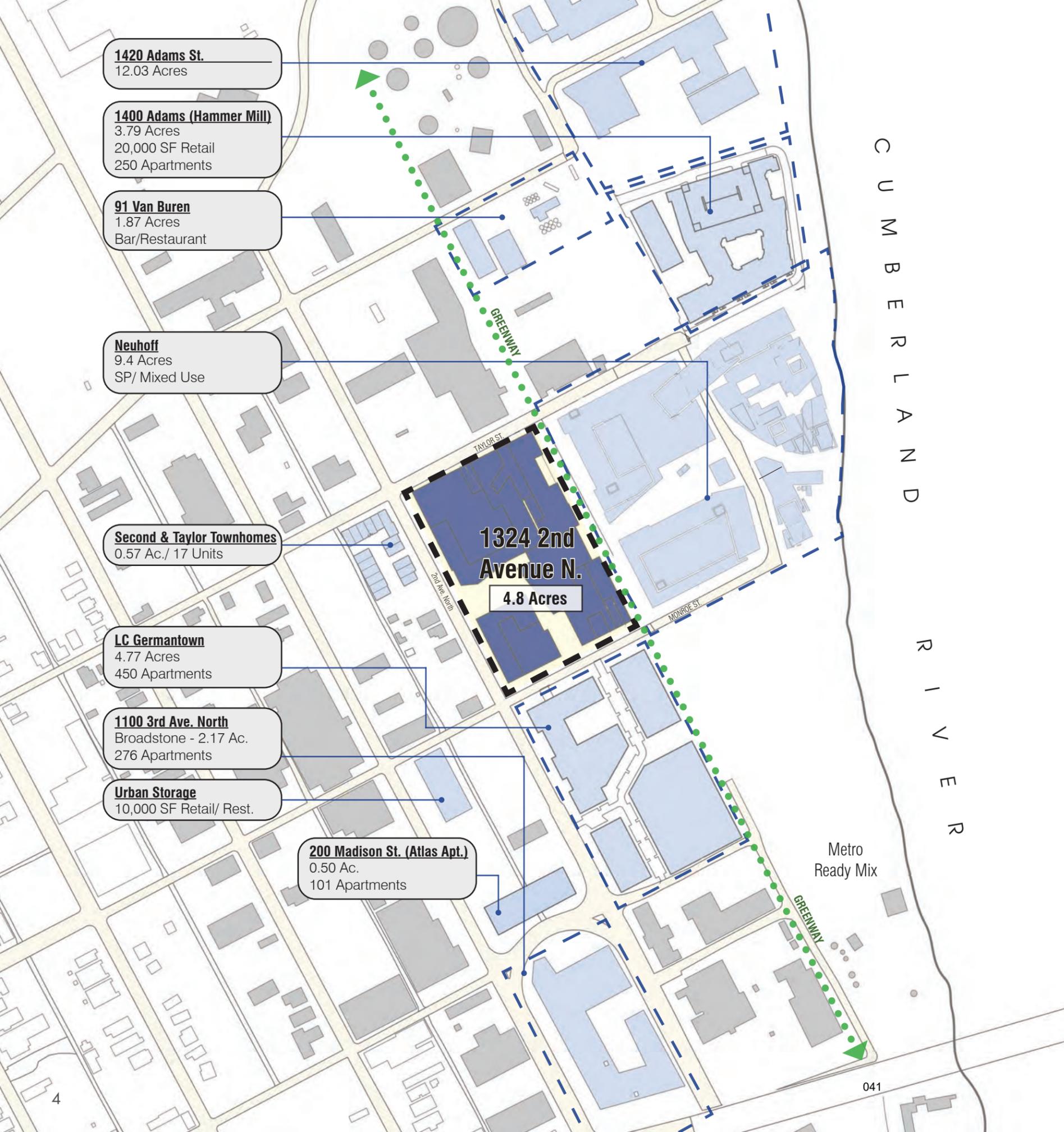
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B

RIVER NORTH

EAST NASHVILLE





1420 Adams St.
12.03 Acres

1400 Adams (Hammer Mill)
3.79 Acres
20,000 SF Retail
250 Apartments

91 Van Buren
1.87 Acres
Bar/Restaurant

Neuhoff
9.4 Acres
SP/ Mixed Use

Second & Taylor Townhomes
0.57 Ac./ 17 Units

LC Germantown
4.77 Acres
450 Apartments

1100 3rd Ave. North
Broadstone - 2.17 Ac.
276 Apartments

Urban Storage
10,000 SF Retail/ Rest.

200 Madison St. (Atlas Apt.)
0.50 Ac.
101 Apartments

1324 2nd Avenue N.
4.8 Acres

SITE

1324 2nd Avenue north is part of the emerging eastern area of the Germantown / Salemtown neighborhoods. Recent new construction has been single-family and two-family homes within the historic neighborhoods, and multi-family housing on former commercial and industrial properties. The site is located between the historic districts, existing industrial uses, and the neuhoff complex.

Existing Land Use Policy
T4 Mixed Use Neighborhood

Existing Zoning
Specific Plan (SP), UZO

*The site is located outside of the nearby Germantown Historic Preservation District, the Phillips Jackson Redevelopment District and the Germantown National Register District.

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Metro
Ready Mix



CONCEPT PLAN



TAYLOR STREET

2ND AVENUE NORTH

Mixed Use

Mixed Use

Brewery

Promenade

The Bridge

Cumberland River Greenway

Mixed Use Residential

MONROE STREET



Floor Plan - Floor 01



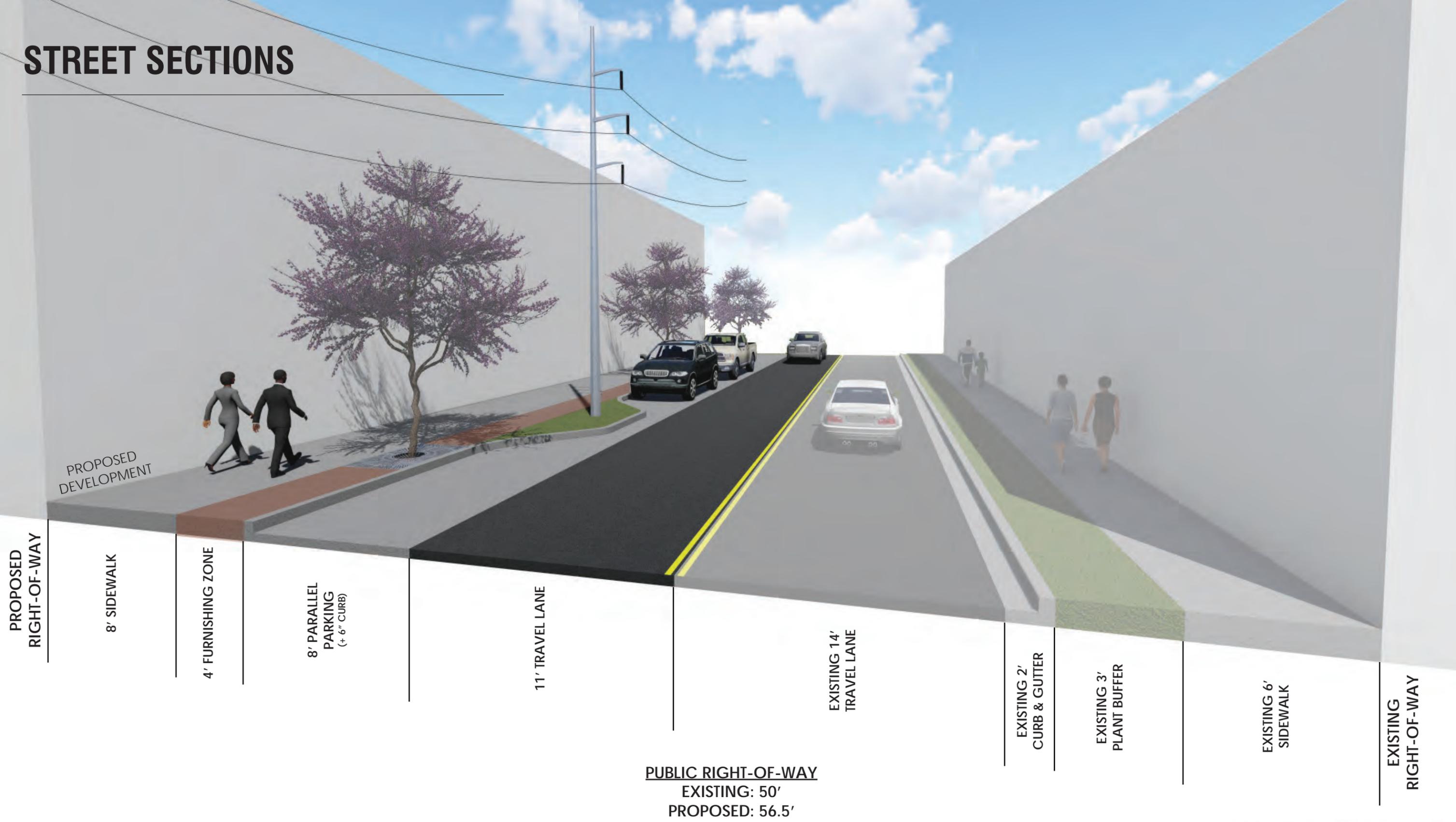
REGULATIONS

Base Zoning		The standards of this SP shall follow MUL-A zoning district in the UZO except where standards in this document are more specific or change the standards of MUL-A.
FAR		2.5
ISR		1.0
Build-to-Zone		60% of the building facade shall be 0-15 feet from the back of the sidewalk on public streets.
Greenway Setback		5 feet, minimum average as measured over the entire length of the property line facing the greenway.
Minimum First Floor Height	A	As measured along public streets, finished floor to finished floor. <i>Grocery</i> 20 feet <i>All other uses</i> 16 feet
Max. Height	B	85 feet and 5 stories
Max. Height for Hotel	B	85 feet and 6 stories
Bicycle Parking Requirements		According to 17.20.135 of the zoning code.
Parking		According to MUL-A, UZO allowances, and all allowances in the zoning code. Parking may be shared across the site and any future property lines, regardless of ownership. Shared parking may be allowed according to the provisions of 17.20.100 of the zoning code.
Urban Design	C	Building facades fronting a public street shall provide a minimum of one principal pedestrian entrance.
	C	Building facades fronting a public street shall have a minimum of 40% glazing on the ground floor. Upper level facades shall have a minimum of 25% glazing.
	D	Upper level facades of parking structures facing public streets shall step back from the ground level facade by a minimum of 18 inches, and shall include material articulation.
	E	Upper level facades of parking structures facing public streets shall have openings for a minimum of 40% and a maximum of 60% of the total facade.
Prohibited Materials		EIFS, vinyl siding, fiber cement siding, and untreated wood.



Building Diagram

STREET SECTIONS



2ND AVENUE

LOOKING SOUTH BETWEEN TAYLOR STREET AND MONROE STREET

Individual property owners are responsible for required street improvements along their frontage from the centerline of the right-of-way or easement. Monroe Street and Taylor Street section designs are referenced in the appendix and were previously approved under 2019SP-029-001.



LAND USES

	P	PC	SE	A	O		P	PC	SE	A	O		P	PC	SE	A	O		P	PC	SE	A	O										
RESIDENTIAL						Financial Institution	x						Funeral Home						Heavy Equipment, Sales and Service						Recycling Facility								
Single Family						General Office	x						Furniture Store						Hazardous Operation						Sanitary Landfill								
Two Family						Leasing/ Sales Office	x						Grocery Store	x					Manufacturing, Artisan		x				Waste Transfer								
Multifamily	x					MEDICAL						Home Improvement Sales							Manufacturing, Heavy					RECREATION AND ENTERTAINMENT									
Elderly Housing						Animal Hospital							Hotel/ Motel	x					Manufacturing, Medium						Adult Entertainment								
Mobile Home Dwelling						Assisted Care Living							Inventory Stock						Manufacturing, Light						After Hours Establishment								
Accessory Apartment						Hospice							Kennel/ Stable						Microbrewery	x					Camp								
Accessory Dwelling, Detached						Hospital							Laundry Plants						Research Service						Club		x						
Boarding House						Hospital							Liquor Sales						Scrap Operation						Commercial Amusement (Inside)		x						
Consignment Sale						Medical Appliance Sales							Major Appliance Repair						Tank Farm						Commercial Amusement (Outside)		x						
Domesticated Hens						Medical Office							Mobile Storage Unit						Tasting Room	x					Country Club								
Garage Sale						Medical or Scientific Lab							Mobile Vendor						Warehouse						Drive-in Movie								
Historic Bed & Breakfast Homestay						Nonresidential Drug Treatment Facility							Nano Brewery		x				TRANSPORTATION						Driving Range								
Historic Home Events						Nursing Home							Personal Care Services	x					Airport, Medium or Large						Fairground								
Home Occupation						Outpatient Clinic							Restaurant, Fast Food	x					Commercial Service						Golf Course								
Rural Bed & Breakfast Homestay						Rehabilitation Services							Restaurant, Full Service	x					Airport/ Heliport						Greenway		x						
Security Residence						Residence for Handicapped, More than 8 individuals							Restaurant, Take Out	x					Boat Dock (Commercial)						Park		x						
Short Term Rental Property (STRP)						Veterinarian			x				Retail	x					Bus Station/ Landport						Racetrack								
INSTITUTIONAL						COMMERCIAL						Self Service Storage						Commuter Rail						Recreation Center		x							
Correctional Facility						Animal Boarding Facility							Short Term Rental Property (STRP) - Not owner occupied						Helistop						Rehearsal Hall								
Cultural Center						ATM							Vehicular Rental/ Leasing						Motor Freight						Sex Club								
Day Care Center (up to 75)	x					Auction House							Vehicular Sales and Service, Limited						Park and Ride Lot						Small Outdoor Music Event		x						
Day Care Center (over 75)	x					Automobile Convenience							Wrecker Service						Railroad Station						Stadium Arena/ Convention Center								
Day Care Home						Automobile Parking							COMMUNICATION						Temporary Festival														
Day Care - Parent's Day Out						Automobile Repair							Amateur Radio Antenna						Reservoir/ Water Tank						Theatre		x						
School Day Care						Automobile Sales, New							Audio/ Video Tape Transfer						Power Plant						Theatre		x						
Monastery or Convent						Automobile Sales, Used							Communications Hut						Waste Water Treatment						Zoo								
Orphanage						Automobile Service							Multimedia Production						Water/ Sewer Pump Station						OTHER								
Religious Institution						Bar or Nightclub							Printing and Publishing						Water Treatment Plant						Agricultural Activity								
EDUCATIONAL USES						Bed and Breakfast Inn							Radio/ TV Studio						Wind Energy Facility (small)						Cemetery								
Business School						Beer and Cigarette Market							Satellite Dish						Wind Energy Facility (utility)						Domestic Animals/ Wildlife								
College or University						Boat Storage							Telecommunication Facility						WASTE MANAGEMENT						Mineral Extraction								
Community Education						Business Service							INDUSTRIAL						On-Site Agricultural Sales														
Dormitory						Carpet Cleaning							Artisan Distillery		x				Collection Center							Pond/Lake							
Fraternity/ Sorority House						Car Wash							Asphalt Plant						Construction/ Demolition Landfill														
Personal Instruction						Community Gardening (Commercial)							Building Contractor Supply						Construction/ Demolition Waste Processing (project specific)														
Vocational School						Community Gardening (Noncommercial)							Compressor Station						Medical Waste														
OFFICE						Custom Assembly							Concrete Plant						Recycling Collection Center														
Alternative Financial Services						Donation Center, Drop Off							Distributive Business/ Wholesale																				
						Flea Market							Fuel Storage																				

BASE FLOODPLAIN NOTE

1. THE 100-YEAR BASE FLOODPLAIN FOR THE CUMBERLAND RIVER ELEVATION IS 415'
2. MINIMUM FFE OF ALL RESIDENTIAL BUILDINGS SHALL BE NO LOWER THAN 419'
3. MINIMUM FFE OF ALL OTHER BUILDINGS SHALL BE NO LOWER THAN 416'

U.S. FEMA FIRM PANEL

MAP NO. 4703037C0241H DATED APRIL 5, 2017

SOIL SURVEY NOTE

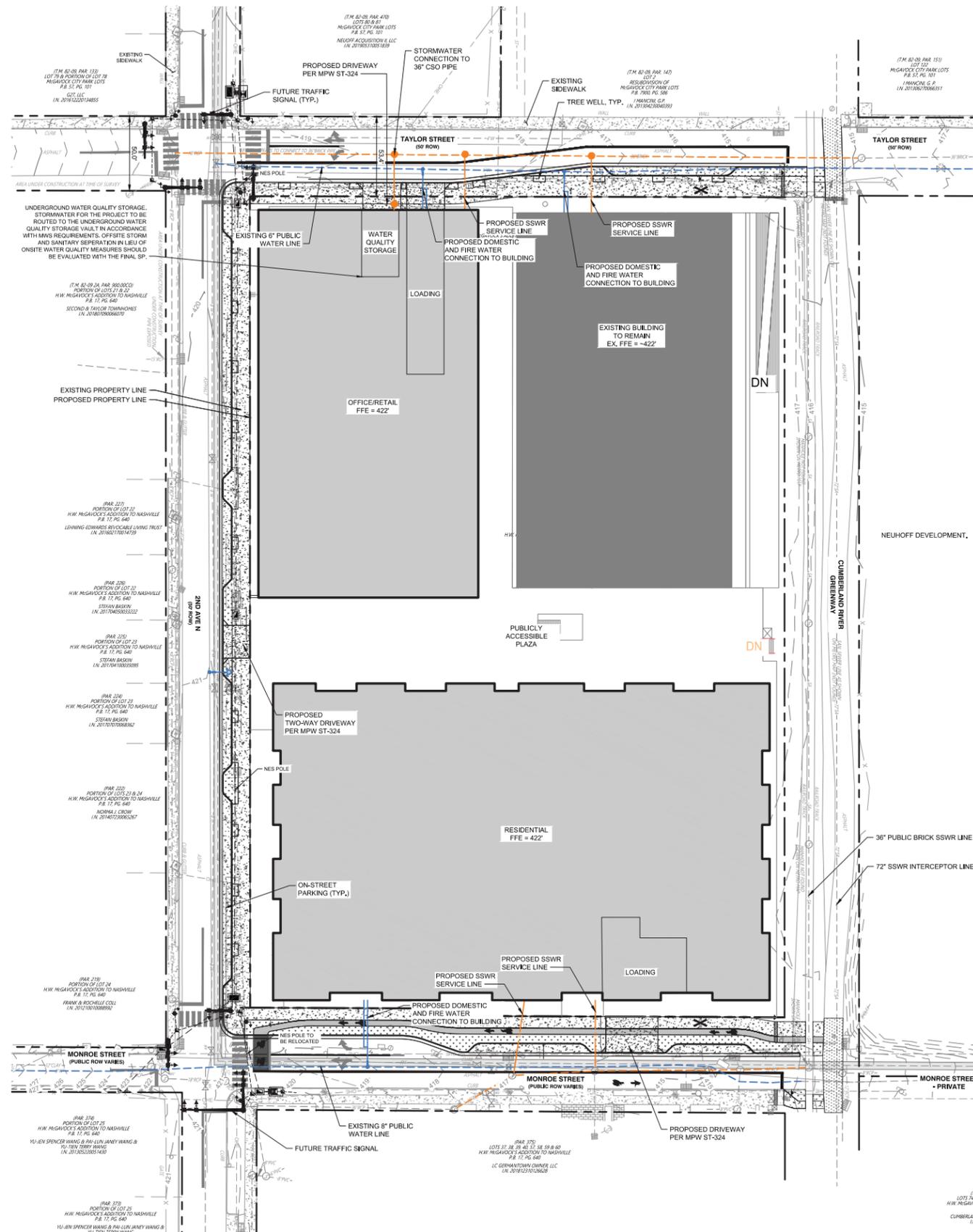
THIS SITE IS COMPRISED ENTIRELY OF LINDELL-URBAN LAND COMPLEX, 0 TO 3 PERCENT SLOPES (Ln)

STORMWATER NOTES

1. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION
2. 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.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIME IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)
5. PROJECT INTENT FOR THIS SITE IS TO BE REDEVELOPED PER THE REQUIREMENTS OF THE CURRENT STORMWATER MANAGEMENT MANUAL. DETENTION WILL BE PROVIDED SUCH THAT POST DEVELOPED FLOWS WILL BE LESS THAN PREDEVELOPED.
6. 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 STORMWATER MANAGEMENT VOLUME 1 - REGULATIONS.
7. THE SITE IS BEING ENTERED INTO THE VOLUNTARY BROWNFIELD AGREEMENT DUE TO SOIL CONTAMINATION THROUGH TDEC. AN LID WAIVER WILL BE REQUESTED DUE TO CONTAMINATED SOIL.

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO METRO NASHVILLE WATER SERVICES STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER METRO WATER SERVICES STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO METRO PUBLIC WORKS STANDARD.
9. SITE ELECTRICAL TO BE TAKEN UNDERGROUND WHERE FEASIBLE WITHIN THE PROJECT LIMITS.



NOTE

TRASH AND RECYCLING PICKUP TO BE HANDLED BY PRIVATE THIRD PARTY.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

METRO NASHVILLE WATER SERVICES STANDARD NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO NASHVILLE WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO NASHVILLE WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. 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 NASHVILLE WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. 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 MYLARS 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 AND ANY CONNECTIONS BEING MADE.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO NASHVILLE WATER SERVICES.
13. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
14. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
15. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
16. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY, UNLESS OTHERWISE NOTED.
17. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
18. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.





V I S I O N I N G



VISION

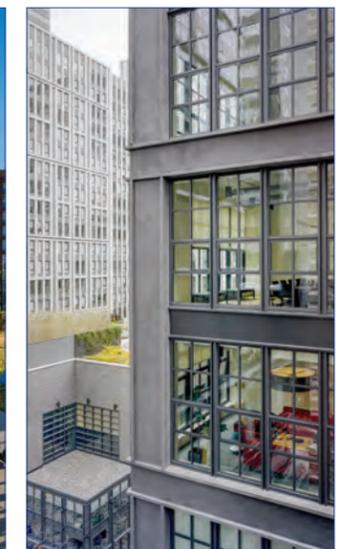
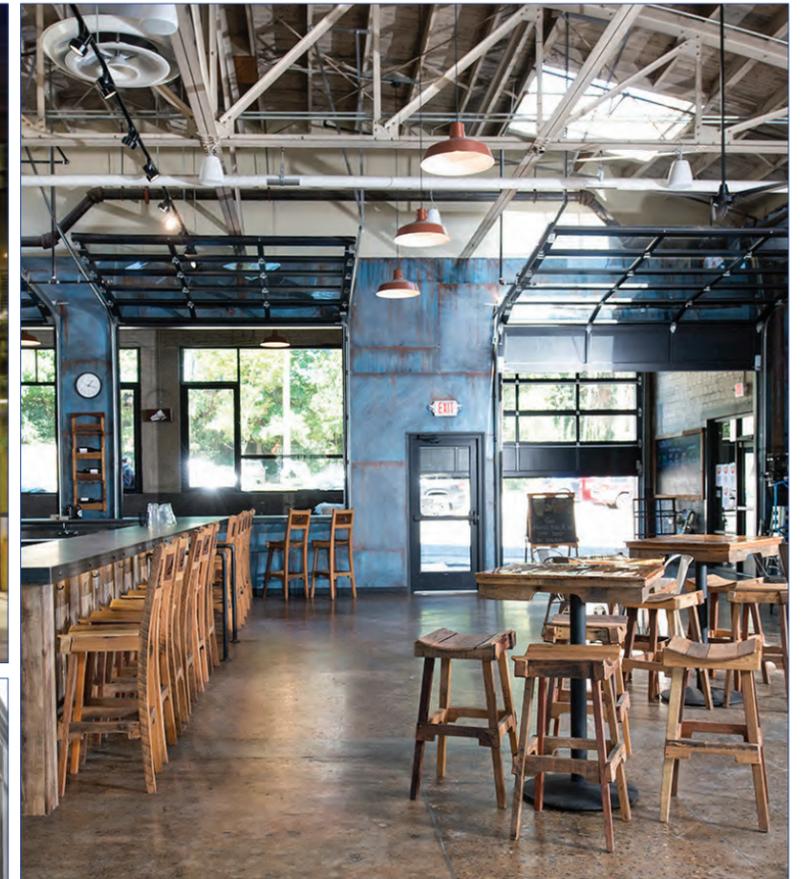
Nashville Block 5 is a mixed-use development that includes a five-story 190,000 sf office building, a five-story 280 unit residential building, 24,000 sf of retail, 5,000 sf of restaurant, and the renovation of an existing one-story bow truss building that will become the home of a 13,500 sf brewery.

This warehouse will be converted into a food and beverage service and retail center, with frontage along the Cumberland River Greenway, Taylor Street, and a public plaza in the center of Block 5. Its renovation will help reinforce and celebrate the industrial history of the Germantown neighborhood.

The Residential building features balconies that wrap the facade and engage the street fronts of 2nd Avenue and Monroe Street, as well as the greenway. Its material palette will also recall the industrial history of the neighborhood, with a masonry ground floor and a concrete clad facade on the floors above.

The office building will be clad in precast concrete and includes warehouse windows and a contemporary interpretation of classical detailing, and it will feature retail space on the central plaza level.

The frontage along the street takes advantage of the site's slight grade change, exposing the below grade parking garage, highlighting planted berms, vertical plantings, and other unique landscape features.



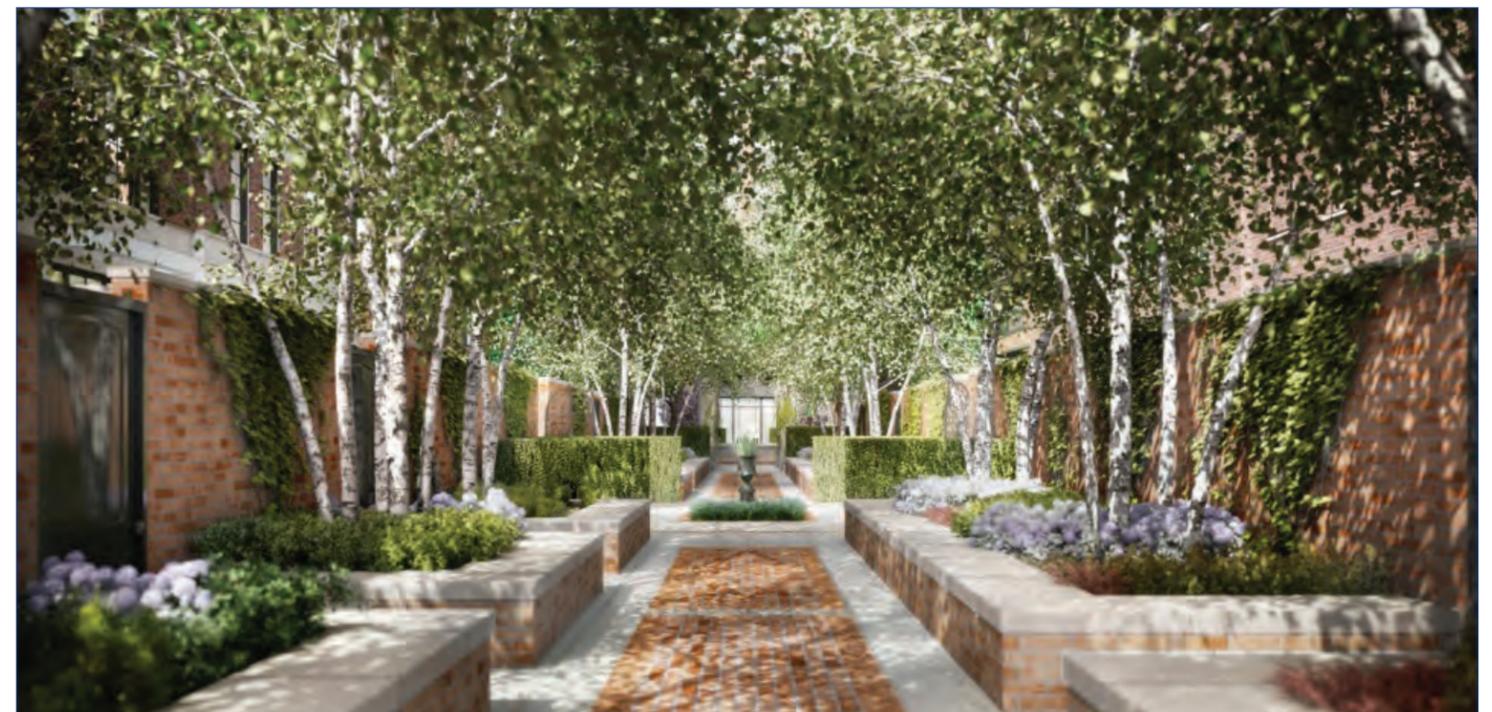
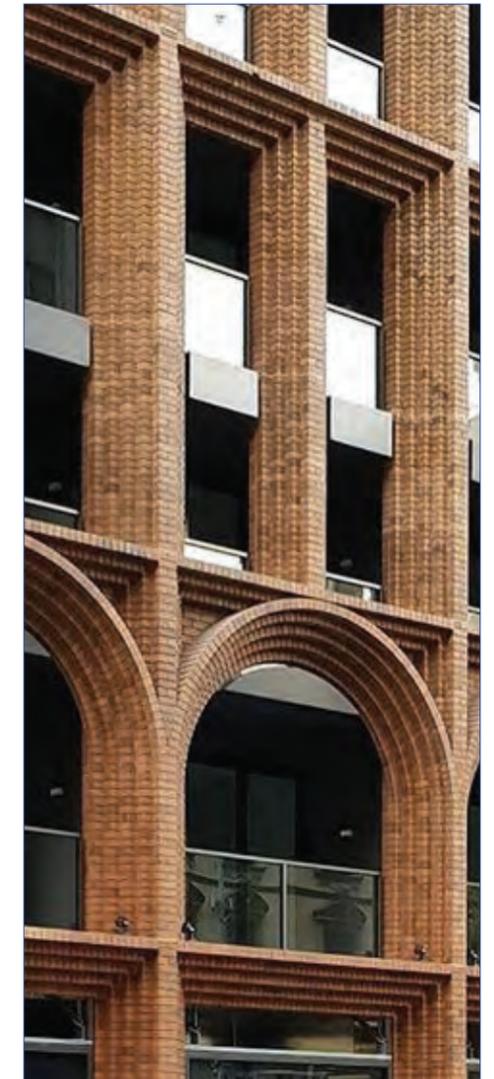
CONCEPT PLAN



2ND AVENUE

Second Avenue will be lined with both street parking and street trees. The entry to the parking ramp will be marked for a two way ramp that provides an open, clearly visible access point to the parking garage below the central plaza.

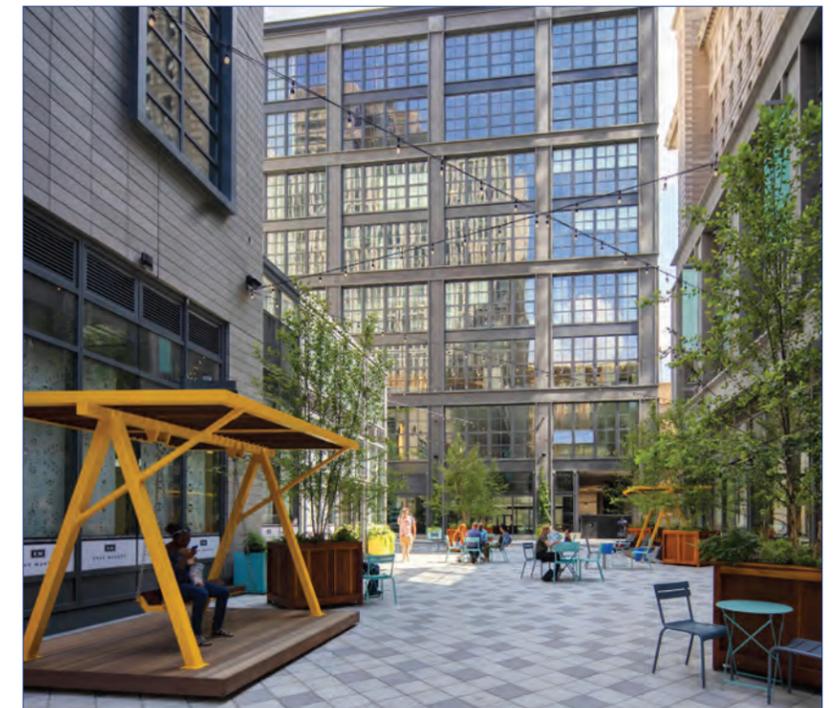
The landscape along the building frontage is divided into two conditions: planted terraces that connect the sidewalk to the office building frontage, and a series of semi-private patios in front of the residential building's ground floor townhouses.





PLAZA

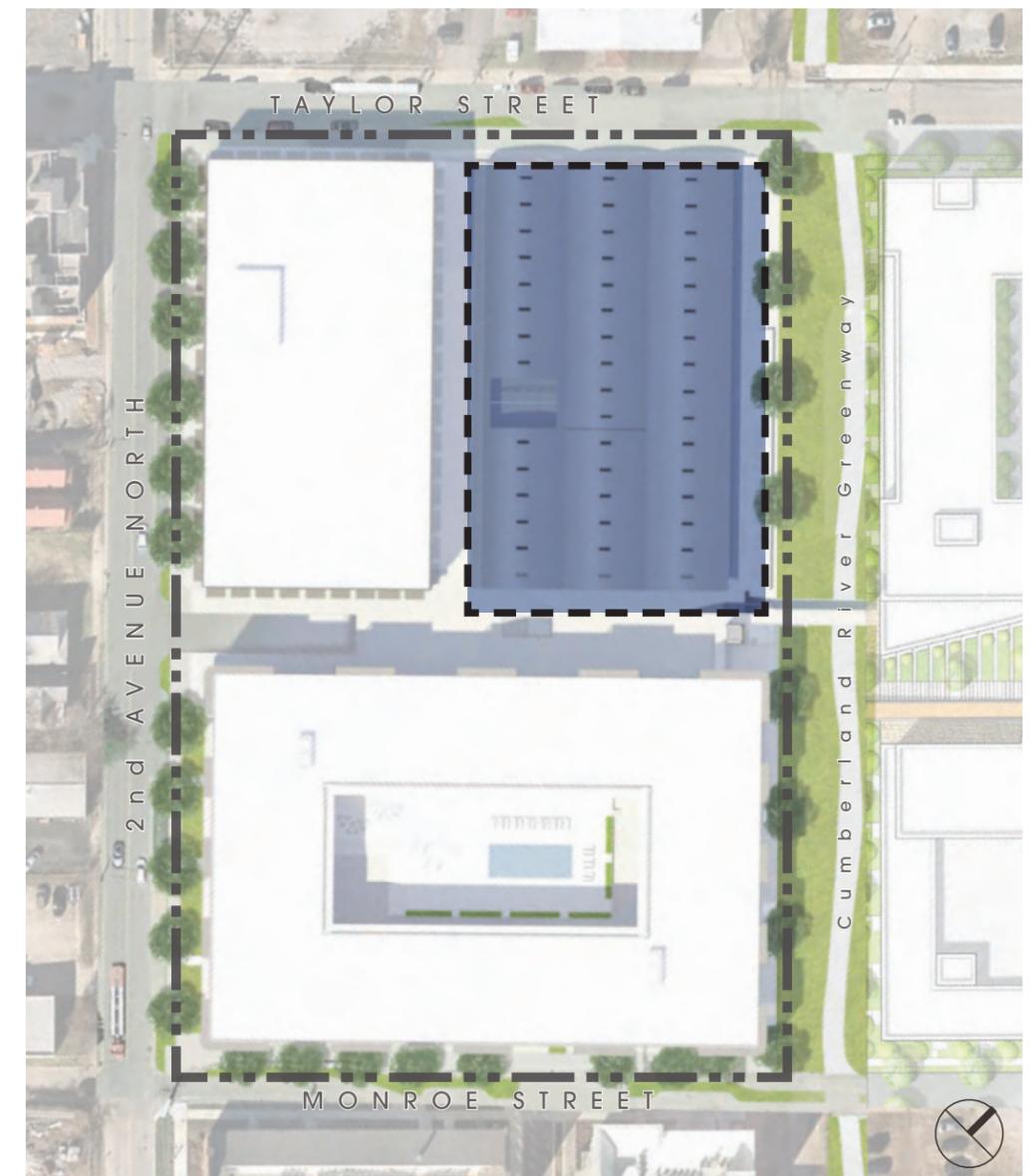
The plaza is located in the center of Block 5 and creates a pedestrian promenade lined with retail on both sides. It provides a visual connection to the adjacent Neuhoﬀ development, with a bridge across the Cumberland River Greenway and active railway, accessible from the plaza level via stair or elevator.





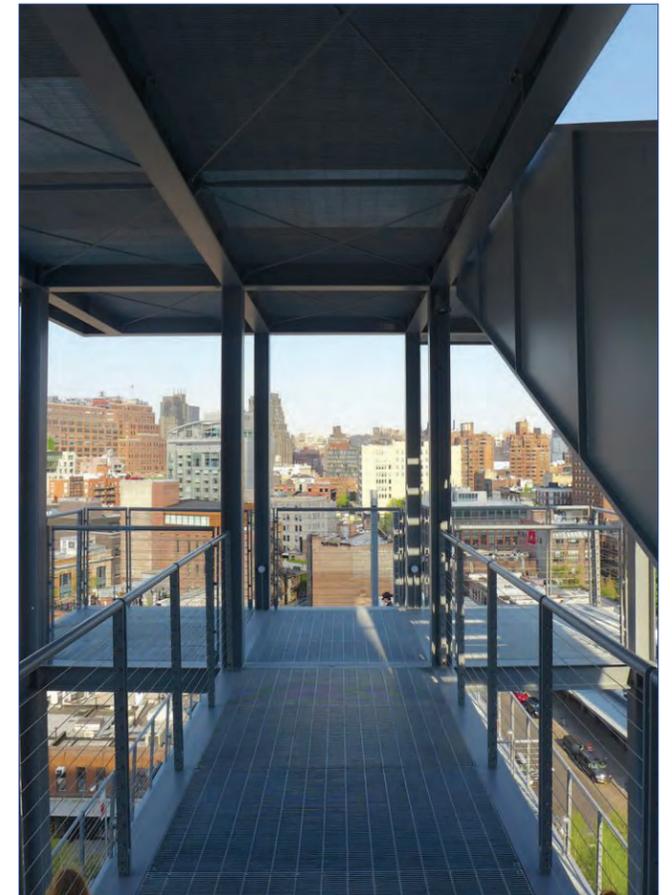
BOW TRUSS

The renovation of the existing bow truss warehouse includes the preservation of its original structural trusses and columns, while its end walls will be replaced with contemporary glazing walls - creating the sense of an industrial ruin paired with high-tech, elegant materiality. The roof will be replaced with high performing systems that maintain the original clarity of the building's form, while including performative elements such as skylights.



BRIDGE

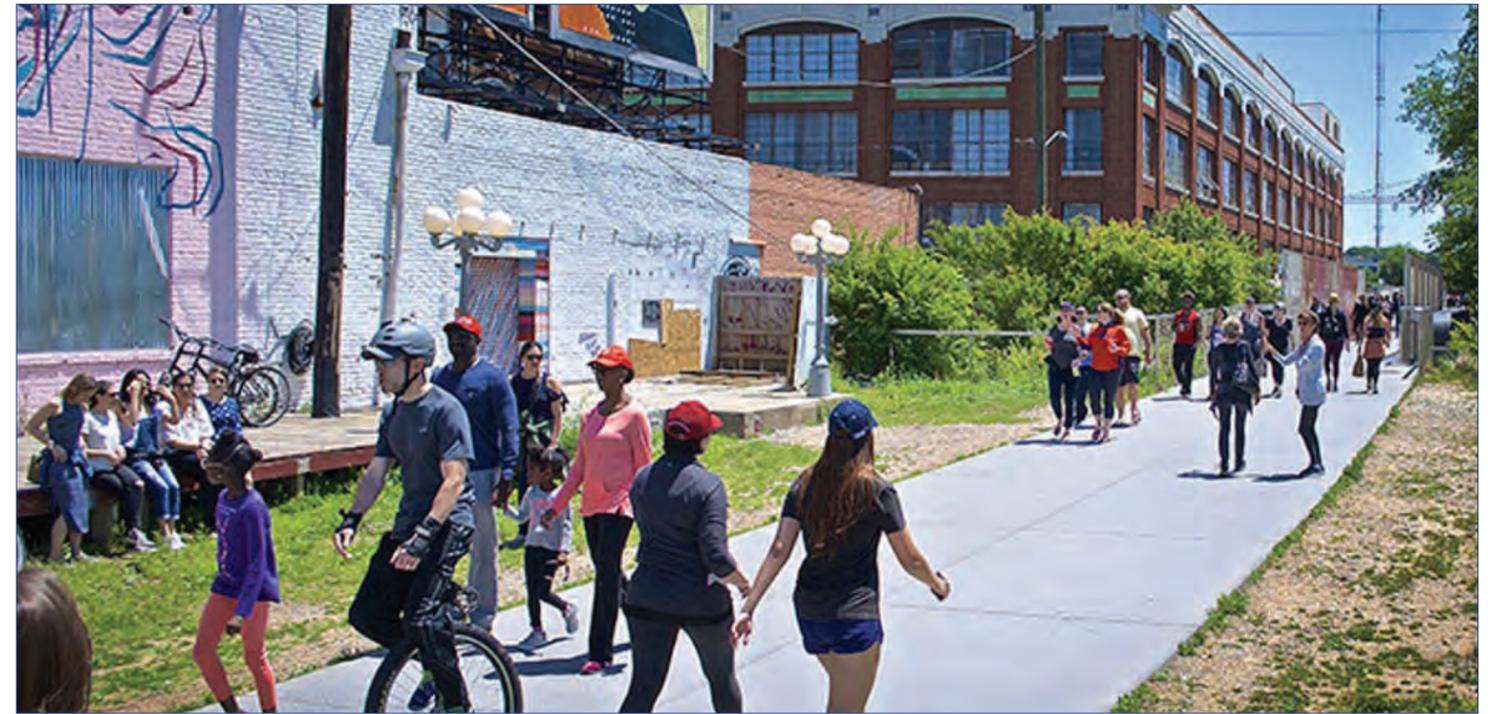
The bridge crossing from Block 5 over the Cumberland River Greenway and active rail line is a major sculptural feature in the plaza. It connects to the plaza level and both levels of parking below by both a grand stair and an elevator, providing accessibility to any visitors who use the Block 5 parking amenities to visit the surrounding area. It will also serve as a connection to the Neuhoff project.





THE GREENWAY

The Greenway is envisioned as a planted linear experience - it will be a front door for cyclists and pedestrian access to Block 5. The development's frontage along the Greenway is composed of a series of porches – the more private townhouse porches along the residential building, and a vital, public porch along the renovated bow truss building. There will be one primary on-grade pedestrian crossing connecting the Block 5 plaza across the Greenway to the Neuhoff development.







GREENWAY



2ND AVENUE

MATERIALS LEGEND

1 PRECAST CONCRETE	8 PRECAST CONCRETE - DARK
2 ALUMINUM STOREFRONT	9 CURVED INSULATED ROOF SYSTEM
3 ALUMINUM WINDOWS	10 EXISTING COLUMN
4 METAL CANOPY	11 EXISTING TRUSS
5 RED BRICK	12 CORRUGATED SIDING
6 METAL GUARDRAILS	13 LOADING DOCK DOOR
7 LIGHTWEIGHT PRECAST CONCRETE PANEL	



TAYLOR STREET



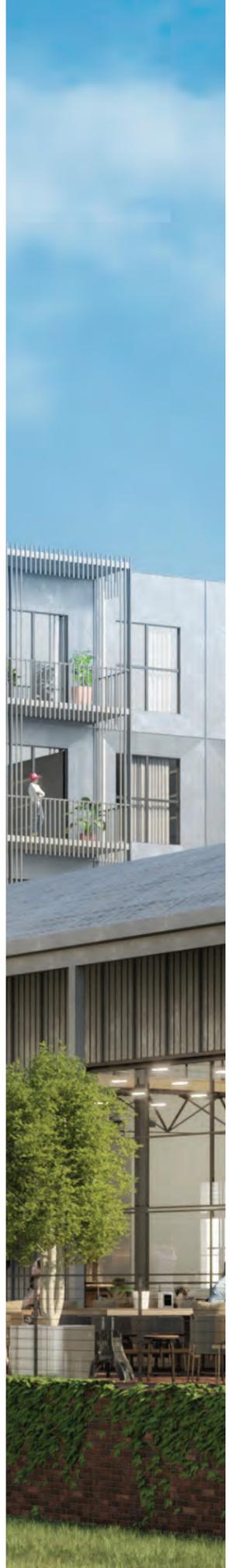
MONROE STREET

MATERIALS LEGEND

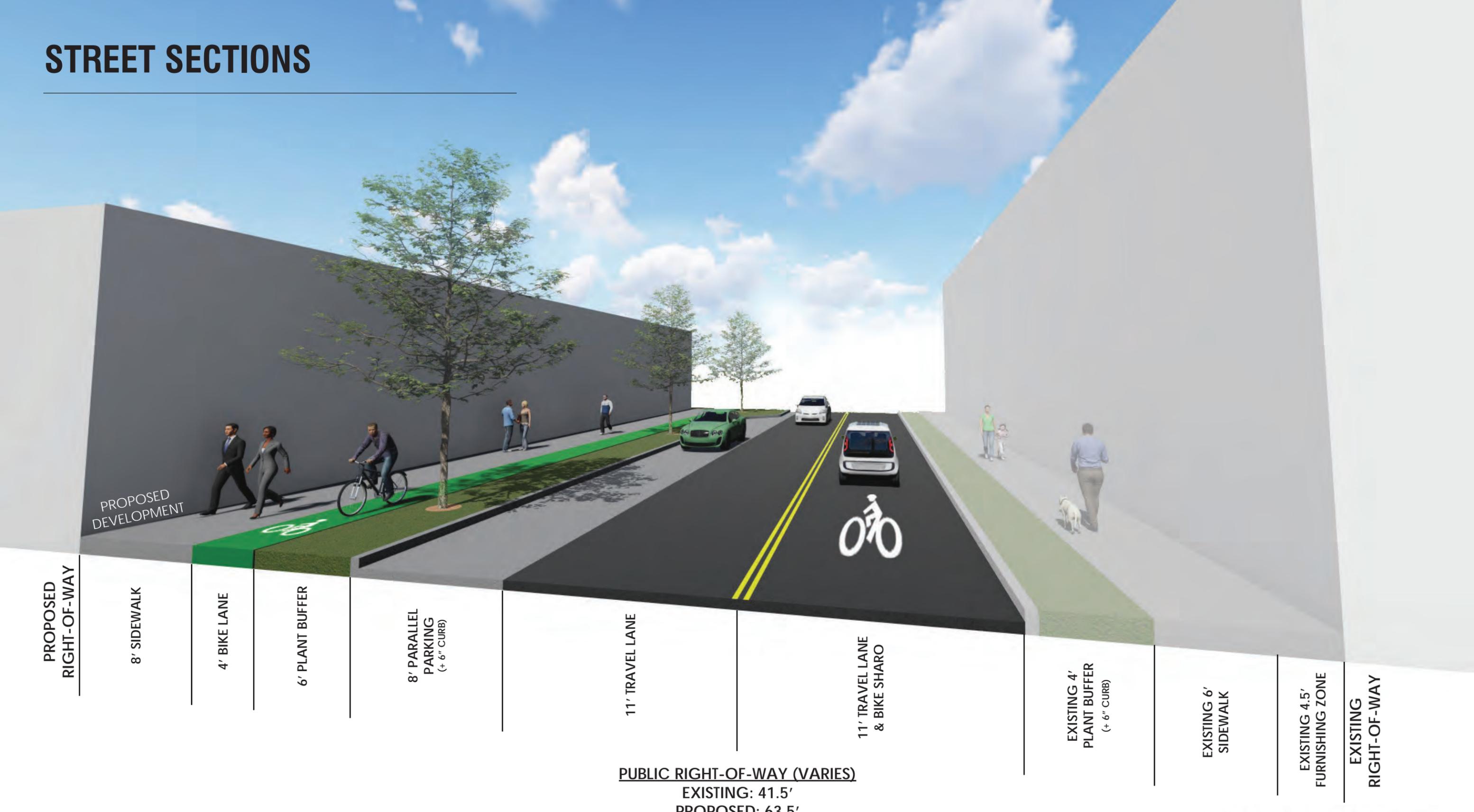
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|--------------------------------------|--------------------------------|
| 1 PRECAST CONCRETE | 8 PRECAST CONCRETE - DARK |
| 2 ALUMINUM STOREFRONT | 9 CURVED INSULATED ROOF SYSTEM |
| 3 ALUMINUM WINDOWS | 10 EXISTING COLUMN BEYOND |
| 4 METAL CANOPY | 11 EXISTING TRUSS BEYOND |
| 5 RED BRICK | 12 CORRUGATED SIDING |
| 6 METAL GUARDRAILS | 13 LOADING DOCK DOOR |
| 7 LIGHTWEIGHT PRECAST CONCRETE PANEL | |



A P P E N D I X



STREET SECTIONS



MONROE STREET

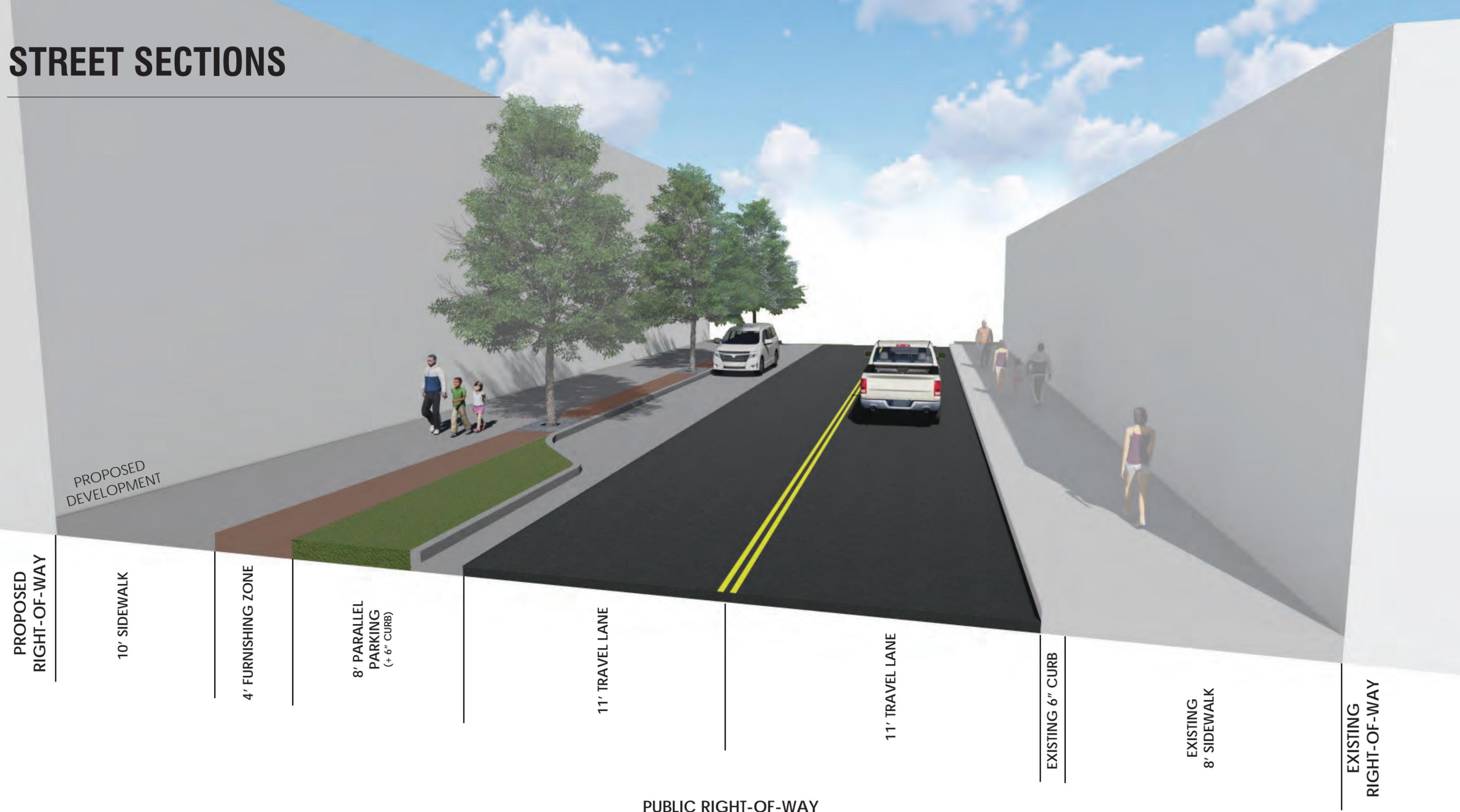
LOOKING EAST BETWEEN 2ND AVENUE AND CUMBERLAND GREENWAY

Individual property owners are responsible for required street improvements along their frontage from the centerline of the right-of-way or easement.

PUBLIC RIGHT-OF-WAY (VARIES)

EXISTING: 41.5'
PROPOSED: 63.5'

STREET SECTIONS



PUBLIC RIGHT-OF-WAY
 EXISTING: 50'
 PROPOSED: 53'

TAYLOR STREET

LOOKING WEST BETWEEN 2ND AVENUE AND CUMBERLAND GREENWAY

Individual property owners are responsible for required street improvements along their frontage from the centerline of the right-of-way or easement.





1402

1402

065

Design GYM

NEW CITY

SUBSTITUTE ORDINANCE NO. BL2020-443

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 MUL-A to SP zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, all of which is described herein (Proposal No. 2020SP-030-001).

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 MUL-A to SP-R zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, being Property Parcel No. 318 as designated on Map 092-04 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Property Parcel No. 318 as designated on Map 092-04 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 a maximum of 449 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.

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

1. The northern façade of the parking garage shall include architectural treatments and/or cladding that integrate with the rest of the building.
2. On the corrected copy, update Architectural Note #5: A minimum of 15% glazing shall be provided on all exterior facing building facades.
3. The 10' wide public alley and 10' wide public access easement are to be constructed and dedicated to Metro prior to use and occupancy of the building. The 10' wide public access easement is to remain in place until the 10' wide public alley is constructed to meet Metro Public Works alley standards.
4. Parking shall comply with requirements of the Metro Zoning Code.
5. The project proposes certain off-site sidewalk and pedestrian improvements within existing right-of-way. Prior to approve of the final site plan, the applicant shall coordinate with Public Works and Planning to determine the final design of improvements.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. 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.
8. Comply with all conditions and requirements of Metro reviewing agencies.

9. The final 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.
10. 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.
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 to the issuance of any building permits.

Section 4 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 5 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 6 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 RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

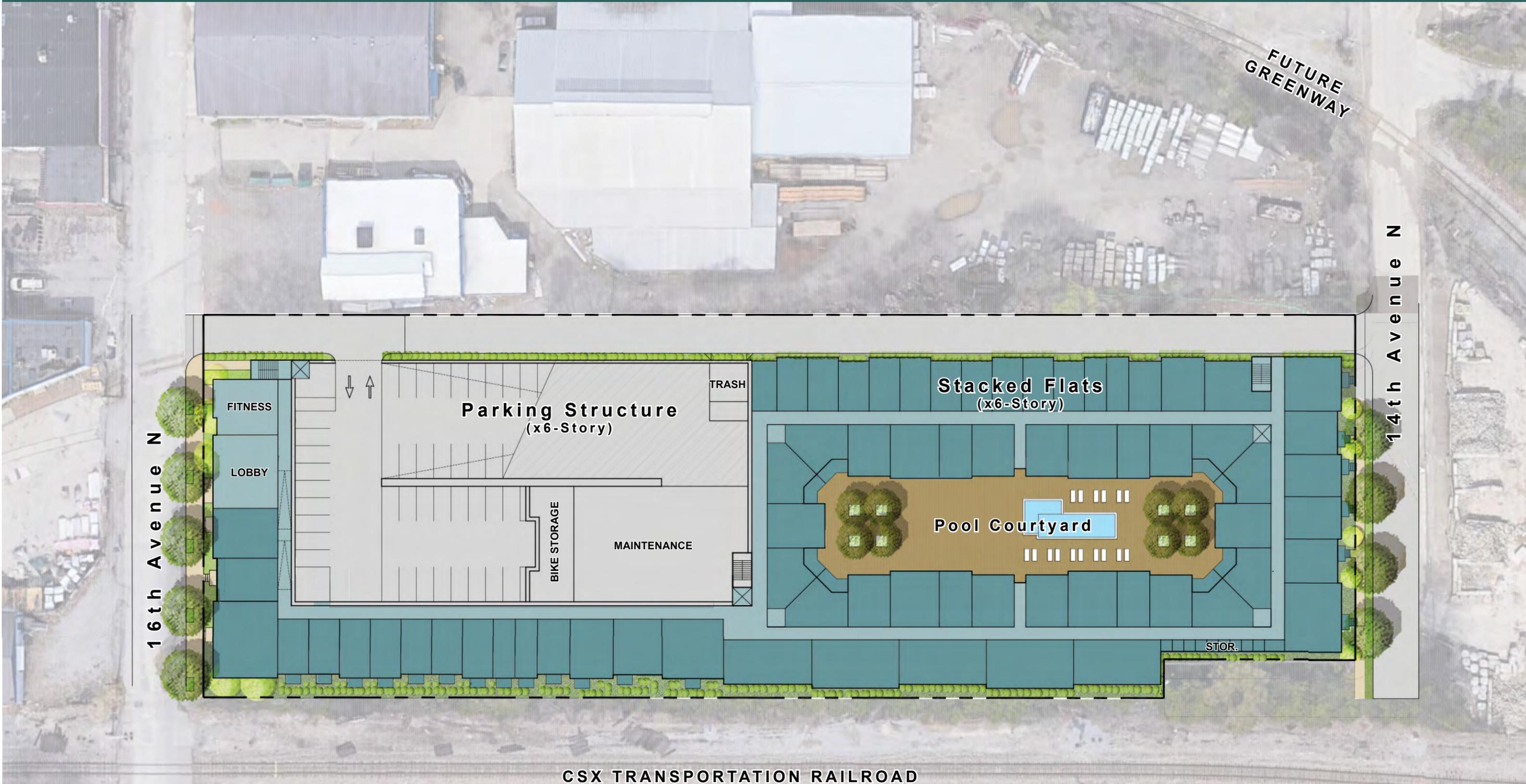
INTRODUCED BY:

Councilmember Freddie O'Connell

2020SP-030-001
LOFTS AT MARATHON SP
Map 092-04, Parcel(s) 318
Subarea 08, North Nashville
District 19 (O'Connell)
Application fee paid by: Catalyst Design Group, PC

A request to rezone from MUL-A to SP zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, requested by Catalyst Design Group, applicant; 14th Avenue North LLC, owner.





Existing Zoning	
Base Zoning:	MUL-A
Max. Height in Build-to Zone:	3 stories in 45 ft.
Min. Step-back:	15 ft.
Max. Height:	4 Stories in 60 ft.
Acreage:	2.6 Acres

Project Data	
Permitted Uses:	Residential
Proposed Zoning:	Specific Plan
Maximum Height:	6 Stories in 85 feet
Maximum Units:	449 Units
Parking:	Per Metro Zoning

MARATHON VILLAGE



PRELIMINARY SPECIFIC PLAN SUBMITTAL

THE LOFTS AT MARATHON

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CATALYST PROJECT NO. 20190015
 JUNE 10, 2020; REVISED JULY 1, 2020; REVISED AUGUST 4, 2020

DEVELOPMENT SUMMARY:

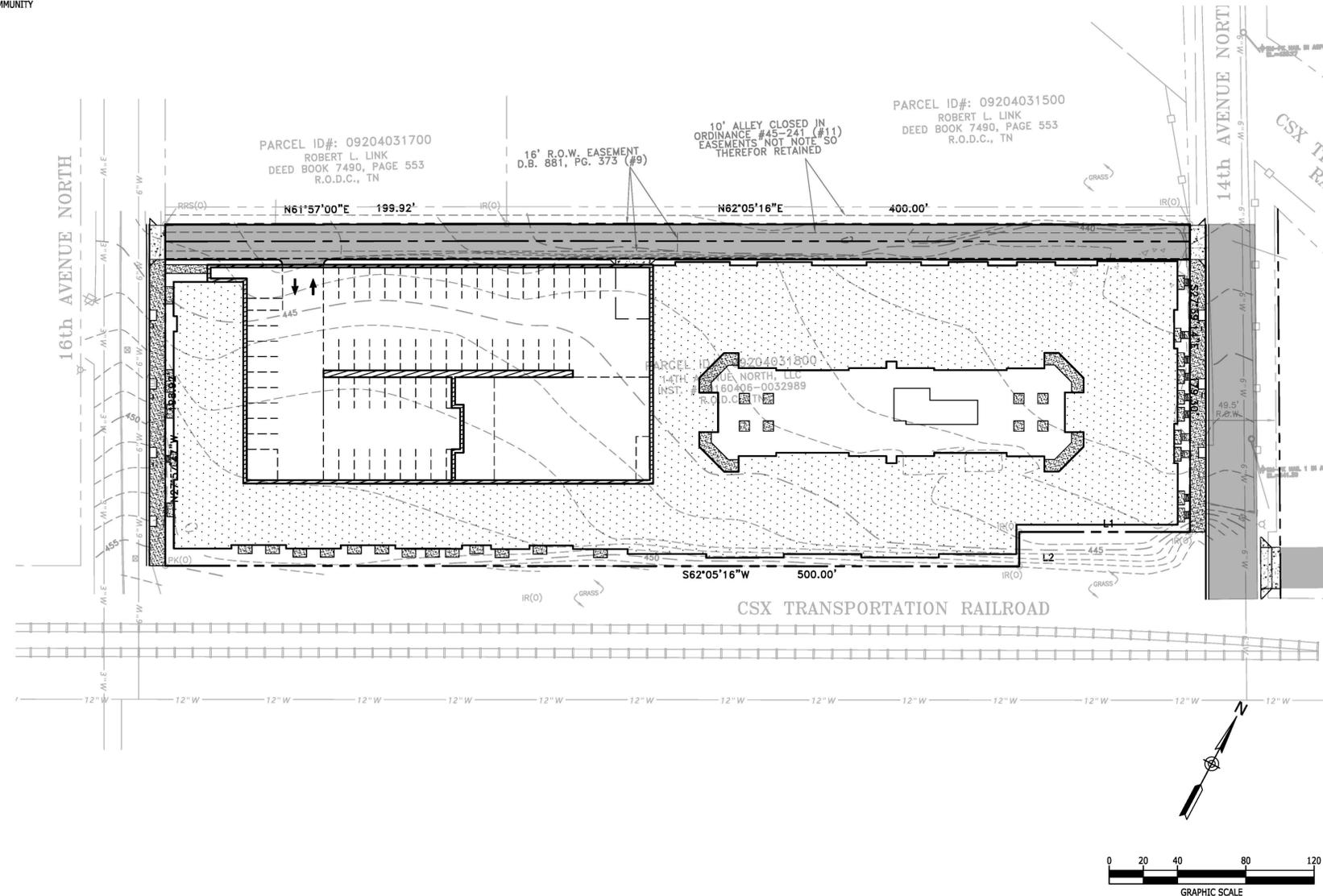
- COUNCIL DISTRICT: 19
- COUNCIL MEMBER: FREDDIE O'CONNELL
- OWNER OF RECORD: 14TH AVENUE NORTH, LLC
 807 BROADWAY STREET NE, SUITE 185
 MINNEAPOLIS, MN, 55413
 847-644-4202
 REED LEWIS
 cdl@leftbankholdings.com
- PHONE NO.: 847-644-4202
- CONTACT NAME: REED LEWIS
- CONTACT E-MAIL ADDRESS: cdl@leftbankholdings.com
- SP NAME: LOFTS AT MARATHON
- SP NUMBER: 2020SP-030-001
- PLAN PREPARATION DATE: 06/10/20; REVISED JUNE 25, 2020; REVISED AUGUST 3, 2020
- SCALE: 1" = 30'
- PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TENNESSEE, 37209
 615.622.7200
 PHILLIP PIERCY
 ppiercy@catalyst-dg.com
- FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0241H, 04/05/2017, COMMUNITY NAME: METRO GOVERNMENT OF NASHVILLE - DAVIDSON COUNTY.

DEVELOPMENT SITE DATA:

TAX MAP:	092
PARCEL ID.:	09204031800
SITE ADDRESS:	806 16TH AVENUE NORTH NASHVILLE, TN, 37203 2.60 AC. (113,256 FT ²)
SITE ACREAGE:	2.60 AC. (113,256 FT ²)
EXISTING ZONING:	MUL-A
EXISTING USE:	VACANT
PROPOSED ZONING:	SP
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
PROPOSED UNITS:	
ONE BEDROOM:	413
TWO BEDROOM:	36
TOTAL UNITS:	449
PROPOSED MAX. BUILDING HEIGHT:	6 STORIES IN 85'
PROPOSED FAR:	3.5
IMPERVIOUS SURFACE AREA	
BUILDINGS:	2.22 AC. (96,555 FT ²)
DRIVES/SIDEWALKS:	0.38 AC. (16,659 FT ²)
TOTAL PROPOSED IMPERVIOUS AREA:	2.60 AC. (101,580 FT ²)
PROPOSED ISR:	1.0
PARKING SUMMARY	
PARKING REQUIREMENTS	1 BR (1 SP / UNIT) 413 2 BR (1.5 SP / UNIT) 54
TRANSIT & PEDESTRIAN ACCESS REDUCTION	(10%+10%) = 20%
PARKING REQUIRED:	374
PARKING PROVIDED:	374 (8 ACCESSIBLE)

ARCHITECTURAL NOTES

- NEW BUILDINGS SHALL AVOID CONTINUOUS UNINTERRUPTED BLANK AND UNGLAZED FACADES. AT A MINIMUM, THE FACADE PLANE SHALL BE INTERRUPTED BY ONE OF THE FOLLOWING FOR EVERY THIRTY (30) LINEAR FEET OF STREET FRONTAGE:
 - A CHANGE IN BUILDING MATERIAL OR BUILDING OPENINGS
 - A HORIZONTAL UNDULATION IN THE BUILDING FACADE OF TWO (2) FEET OR GREATER
 - A PORCH, STOOP, WINDOW OR BALCONY; PORCHES SHALL BE A MIN. SIX (6) FEET IN DEPTH
- REFUSE COLLECTION, RECYCLING AND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY THE COMBINATION OF FENCES, WALLS OR LANDSCAPING.
- EIPS, VINYL SIDING, AND UNTREATED WOOD SHALL BE PROHIBITED FOR ALL USES.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO 1.5:1 OR GREATER; PLANNING STAFF MAY ALLOW MODIFICATIONS TO THIS STANDARD FOR DORMERS, DECORATIVE WINDOWS, CLERESTORY WINDOWS, EGRESS WINDOWS, STOREFRONT WINDOWS, CURTAIN WALLS AND OTHER SPECIAL CONDITIONS.
- A MINIMUM OF 15% GLAZING SHALL BE PROVIDED ON ALL BUILDING FACADES FACING PUBLIC STREETS. THE FIRST FLOOR GLAZING AREA CALCULATION SHALL BE MEASURED FROM THE FINISHED GRADE AT THE SETBACK TO THE FINISHED FLOOR ELEVATION OF THE SECOND FLOOR, OR TO A HEIGHT OF SIXTEEN FEET, WHICHEVER IS LESS. UPPER FLOOR GLAZING CALCULATIONS SHALL BE MEASURED FROM FLOOR TO FLOOR.
- A RAISED FOUNDATION OF BETWEEN 18 INCHES AND 36 INCHES SHALL BE PROVIDED ON ALL GROUND LEVEL UNITS FACING PUBLIC STREETS. STAFF MODIFICATIONS MAY BE CONSIDERED FOR REQUIRED ACCESSIBLE UNITS, VISITABLE UNITS, AND TOPOGRAPHICALLY CHALLENGED UNITS; CHALLENGING SITE TOPOGRAPHY MAY RESULT IN RAISED/LOWERED FOUNDATIONS AT STRATEGIC LOCATIONS. SCREENING IS REQUIRED WHEN RAISED FOUNDATIONS EXCEED 36" ALONG PUBLIC STREETS, EASEMENTS AND OPEN SPACES.
- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY).



ARCHITECT
SMITH GEE STUDIO, LLC
 209 10TH AVENUE SOUTH, SUITE 425
 NASHVILLE, TENNESSEE, 37203
 615.739.5555

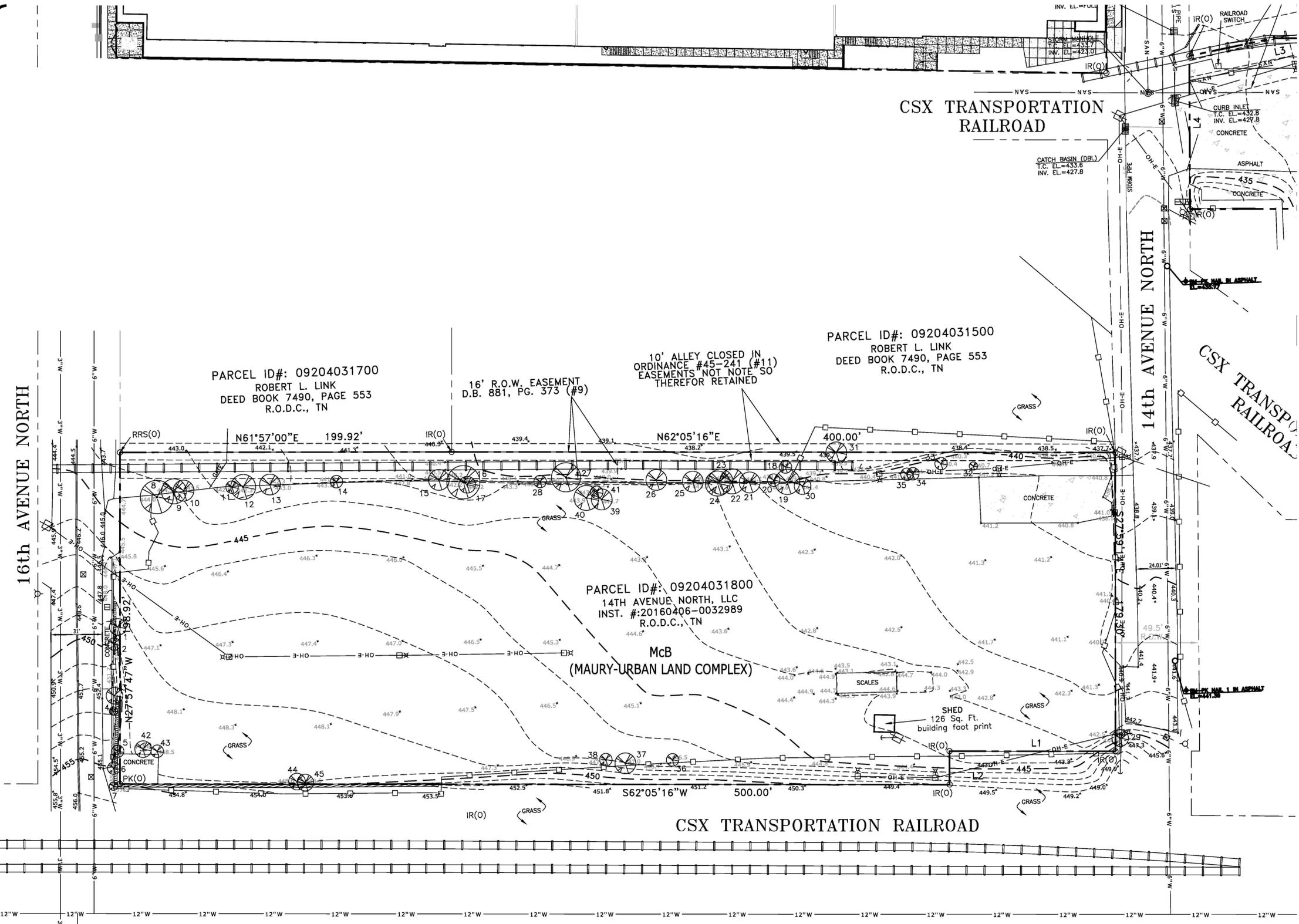
PREPARED FOR
14TH AVENUE NORTH, LLC
 807 BROADWAY STREET NE, SUITE 185
 MINNEAPOLIS, MN, 55413
 847-644-4202



CIVIL ENGINEER/LANDSCAPE ARCHITECT

Catalyst
 DESIGN GROUP
 5100 TENNESSEE AVENUE
 NASHVILLE, TN 37209
 (615) 622-7200

P:\2019\20190015\dwg\Construction\Prelim\SP20190015_C1.Dwg-CL.D EXISTING CONDITIONS Aug 04, 2020 hfaust



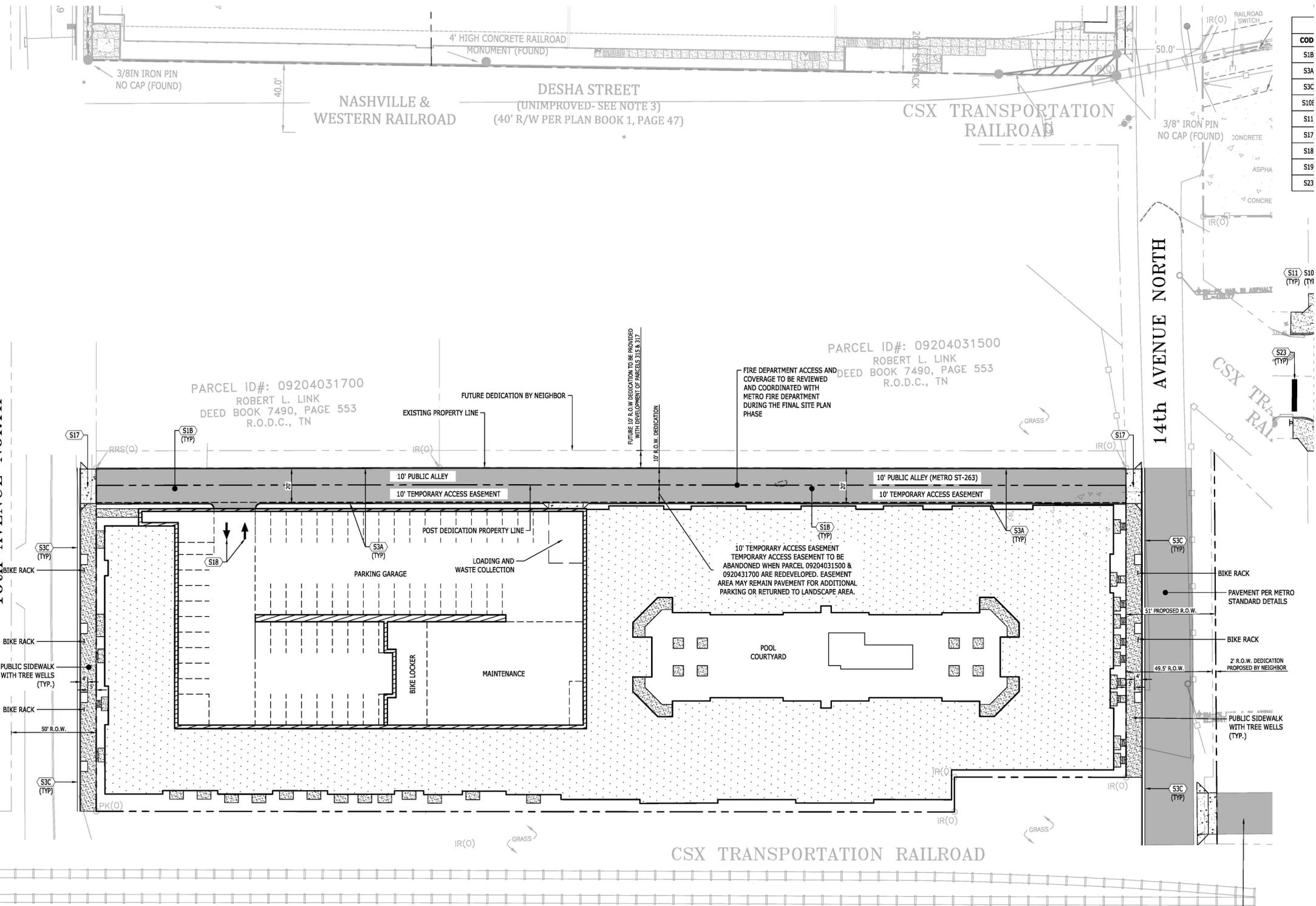
BASE INFORMATION WAS TAKEN FROM A SURVEY CHERRY LAND SURVEYING, INC. DATED 08/20/17. DESIGN GROUP AND ANY OF THEIR CONSULTANTS HELD RESPONSIBLE FOR THE ACCURACY AND/OPTIONALITY OF THAT INFORMATION SHOWN HEREON OR ANY OMISSIONS RESULTING FROM SUCH.

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16th AVENUE NORTH

14th AVENUE NORTH

COD
S1B
S3A
S3C
S10E
S11
S17
S18
S19
S23



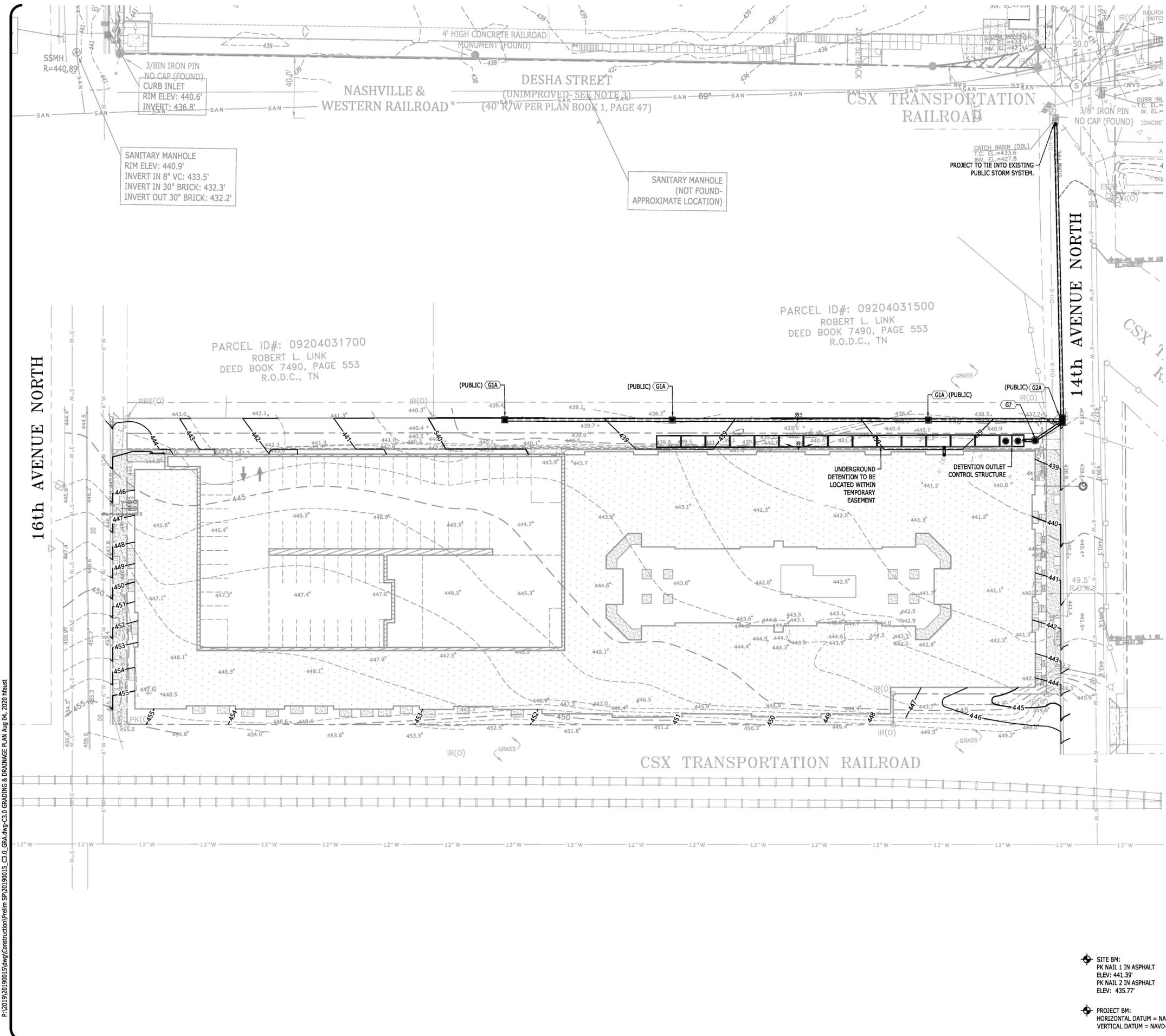
PARCEL ID#: 09204031500
 ROBERT L. LINK
 DEED BOOK 7490, PAGE 553
 R.O.D.C., TN

PARCEL ID#: 09204031700
 ROBERT L. LINK
 DEED BOOK 7490, PAGE 553
 R.O.D.C., TN

FIRE DEPARTMENT ACCESS AND
 COVERAGE TO BE REVIEWED
 AND COORDINATED WITH
 METRO FIRE DEPARTMENT
 DURING THE FINAL SITE PLAN
 PHASE

10' TEMPORARY ACCESS EASEMENT
 TEMPORARY ACCESS EASEMENT TO BE
 ABANDONED WHEN PARCEL 09204031500 &
 09204031700 ARE REDEVELOPED. EASEMENT
 AREA MAY REMAIN PAVEMENT FOR ADDITIONAL
 PARKING OR RETURNED TO LANDSCAPE AREA.

EMERGENCY VEHICLE TURN
 AROUND PROPOSED BY OWNERS
 OF ADJOURNING PROPERTY.



CODE
(G1A)
(G2A)
(G3)
(G6)
(G7)



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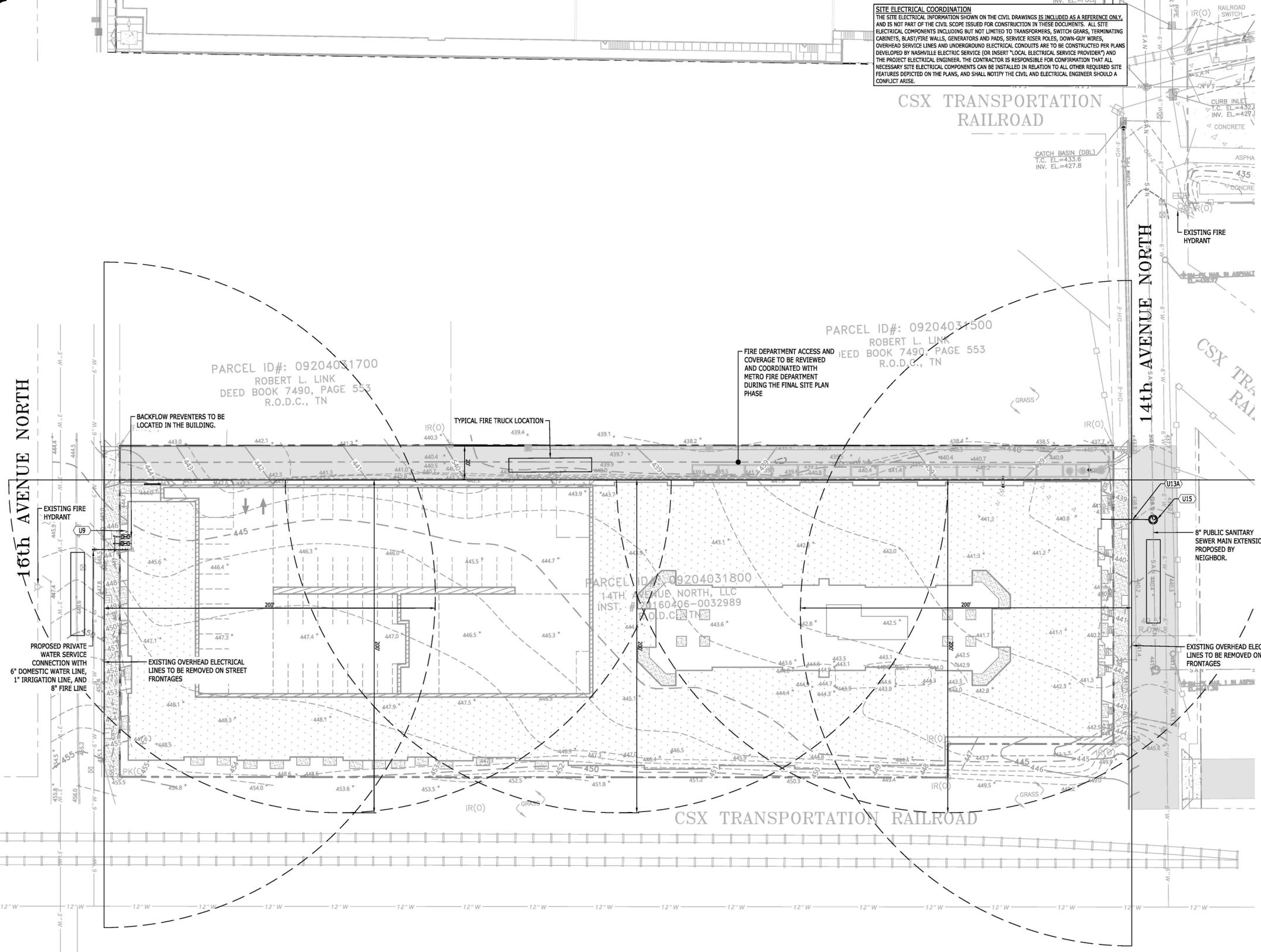
◆ SITE BM:
PK NAIL 1 IN ASPHALT
ELEV: 441.39'
PK NAIL 2 IN ASPHALT
ELEV: 435.77'

◆ PROJECT BM:
HORIZONTAL DATUM = NAD-83
VERTICAL DATUM = NAVD-88

P:\2019\20190015\dwg\Construction\Prim SP\20190015_C3.0_GRA.dwg C3.0 GRADING & DRAINAGE PLAN Aug 04, 2020 hbaust

SITE ELECTRICAL COORDINATION
 THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY NASHVILLE ELECTRIC SERVICE (OR INSERT LOCAL ELECTRICAL SERVICE PROVIDER) AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

CODE
U1A
U1B
U2A
U2B
U3A
U3B
U4A
U4B
U5
U6
U7
U8
U9
U10
U11A
U11B
U12A
U12B
U13A
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U25
U26



NO RED LOC
 NO COV SYS REQ
 NO EXI STR

P:\2019\20190015.dwg\Construction\Prelim.SP.20190015_C40_UTI.dwg-C40 UTILITY PLAN Aug 04, 2020 htraut



14TH AVENUE NORTH, LLC
807 BROADWAY STREET NE, SUITE 185
MINNEAPOLIS, MN, 55413
847-644-4202



PRELIMINARY SP
THE LOFTS AT MARATHON
806 16TH AVENUE NORTH
NASHVILLE, TENNESSEE, 37203
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE LANDSCAPE PLAN

PROJECT NUMBER
20190015

DRAWING NUMBER
L2.0

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	4/L3.0
L2	IRRIGATION LIMITS	-
L3	TREE WELL	6/L3.0
L4	AREA TO BE SODDED	-
L5	AREA TO BE SLATE CHIPS	-

- SITE LANDSCAPE NOTES**
- LANDSCAPE AND TREE DENSITY REQUIREMENTS SHALL BE PROVIDED PER THE METRO ZONING ORDINANCE.
 - ALL LANDSCAPE AREAS SHALL BE WATERED AND MAINTAINED VIA AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL BE DESIGNED AND INSTALLED ON A DESIGN/BUILD BASIS.

TREE DENSITY UNIT WORKSHEET			
DATE			
MAP & PARCEL	092; 09204031800		
APPLICATION NUMBER			
PROJECT NAME	THE LOFTS AT MARATHON		
ADDRESS	806 16TH AVENUE NORTH, NASHVILLE, TENNESSEE, 37203		
ACREAGE	2.6 AC (113,256 SF)		
BUILDING COVERAGE	1.92 AC (83,623 SF)		
ADJUSTED ACREAGE	0.68 AC		
REQUIRED DENSITY	22 TDU/AC		
TOTAL REQUIRED TDU	14.96 OR 15		

RETAINED TREES			
DBH	#	VALUE	TDU
6"	0	1.80	0.000000
8"	0	2.40	0.000000
10"	0	3.00	0.000000
12"	0	3.60	0.000000

REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES			
DBH	#	VALUE	TDU
2"	0	0.50	0.000000
3"	7	0.60	4.200000

REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES			
DBH	#	VALUE	TDU
2"	0	0.25	0.000000
3"	39	0.30	11.700000

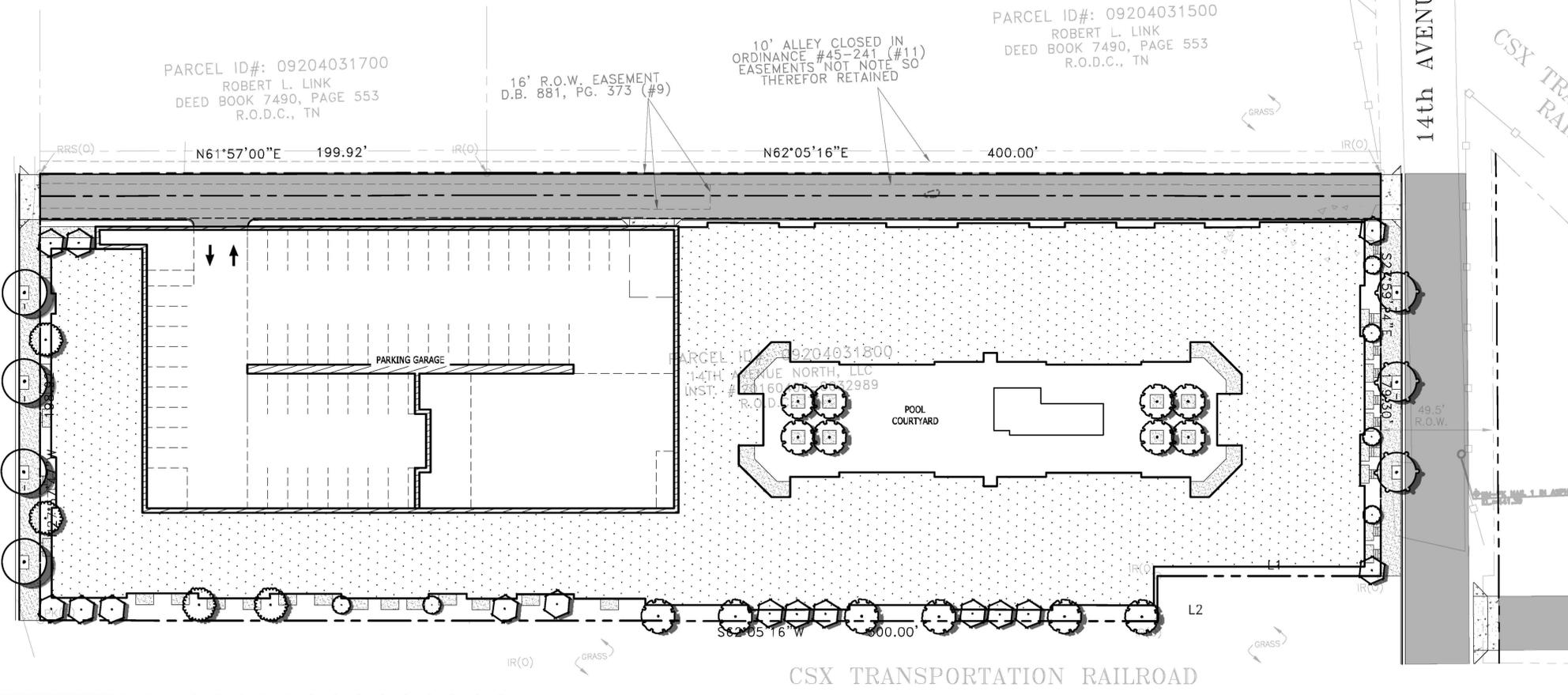
TOTAL RETAINED TDU	0.000000
TOTAL REPLACED TDU	15.900000
TOTAL TDU PROVIDED	15.900000

TDU REQUIREMENT: SATISFIED

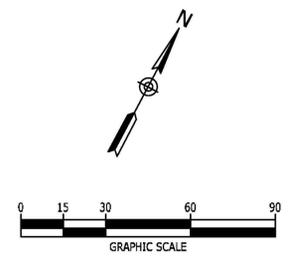
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	GS	4	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	3"	9-10' Ht.	4-5'
	UB	3	Ulmus parvifolia 'UPMTF' TM / Bosque Lacebark Elm	B&B	3"	9-10' Ht.	4-5'

UNDERSTORY/COLUMNAR TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	CF	14	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B&B	3"	9-10' Ht.	3-4'
	LS	6	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B&B	3"	9-10' Ht.	2-3'
	LA	4	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B&B	3"	9-10' Ht.	2-3'
	ML	15	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	3"	6-8' Ht.	3-4'



Know what's below.
Call before you dig.



SUBSTITUTE RESOLUTION NO. RS2020-576

~~A resolution requesting the COVID-19 Financial Oversight Committee to recommend to the Metropolitan Council the appropriation of not less than \$1 million of CARES Act COVID-19 funds to the Metropolitan Arts Commission for distribution to Nashville Arts and Culture nonprofits, and affirming the request by the Metropolitan Government of Nashville and Davidson County to Governor Bill Lee for additional COVID-19 relief funds for Nashville-based cultural venues, businesses, and arts and culture nonprofits.~~

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

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

WHEREAS, the COVID-19 Financial Oversight Committee established by Substitute Ordinance BL2020-286, as amended, has recommended the appropriation of approximately ninety-four million dollars (\$94,000,000) to date; and

WHEREAS, the remaining need far exceeds the remainder of Nashville's original COVID-19 relief allocation from the federal government; and

~~WHEREAS, in a typical year, Nashville's arts and culture nonprofit sector has a \$429 million economic impact in Davidson County, generates more than \$50 million in state and local tax revenues, and supports more than 16,228 full-time equivalent jobs in the region; and~~

~~WHEREAS, arts and culture are at the core of Nashville's identity, worldwide brand, quality of life, and its role as a tourist destination and desirable place to live and work; and~~

~~WHEREAS, Nashville's arts nonprofits have already sustained more than \$50 million in lost revenue and been forced to eliminate more than 370 full-time jobs and 650 part-time jobs since the end of March as a result of pandemic-related closures; and~~

~~WHEREAS, Nashville's peer cities of similar size have understood the importance of arts and culture to their residents and allocated significant percentages of their COVID-relief funding to their arts and culture sectors accordingly (Boston, population 695,000, \$1 million of \$120 million; Charlotte, population 872,000, \$2 million of \$154 million), even though these cities' respective identities and brands are not as synonymous with the arts as Nashville's; and~~

WHEREAS, on September 8, 2020, Mayor John Cooper sent a letter to Governor Bill Lee requesting an additional funding from the state's Coronavirus Relief Fund allocation to provide aid to Nashville's tourism industry, music venues and small businesses; and

WHEREAS, although Governor Lee has to date denied this request, the Council desires to go on record as affirming the request and the need for additional funding for Nashville’s arts, cultural, and music venues and organizations.

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 ~~requesting the COVID-19 Financial Oversight Committee to recommend to the Metropolitan Council the appropriation of not less than \$1 million of CARES Act COVID-19 funds to the Metropolitan Arts Commission for distribution to Nashville Arts and Culture nonprofits,~~ and affirming the request by the Metropolitan Government of Nashville and Davidson County to Governor Bill Lee for additional COVID-19 relief funds for Nashville-based cultural venues, businesses, and arts and culture nonprofits.

Section 2. The Metropolitan Clerk is directed to send a copy of this resolution to Governor Bill Lee.

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

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
RESOLUTION NO. RS2020-580

Mr. President –

I hereby move to amend Resolution No. RS2020-580 as follows:

I. By adding the following between the eighth and ninth recitals:

WHEREAS, in 1971, Ginsburg wrote her first Supreme Court brief in the case of *Reed v. Reed*, arguing that a state law which preferred men over women as executors of estates was unconstitutional. This was the first time a state law had been struck down because it discriminated based on gender; and

WHEREAS, Ginsburg won five out of the six cases she argued before the Supreme Court. She filed dozens of briefs arguing that the Fourteenth Amendment to the U.S. Constitution applies to women, in addition to racial and ethnic minorities; and

II. By adding the following between the tenth and eleventh recitals:

WHEREAS, Justice Ginsburg became famous for her passionate dissents, including those in *Ledbetter v. Goodyear*, *Burwell v. Hobby Lobby*, and *Shelby County v. Holder*. She viewed her dissents as a chance to influence the Supreme Court in future cases; and

WHEREAS, Justice Ginsburg was committed to LGBTQ equality, joining majority decisions in landmark cases in LGBTQ civil rights including *Romer v. Evans*, *Lawrence v. Texas*, *Windsor v. U.S.*, *Obergefell v. Hodges*, and, most recently, *Bostock v. Clayton County*. She was also the first Supreme Court justice to preside over a same-sex marriage ceremony and performed many more throughout her life; and

III. By adding the following between the eleventh and twelfth recitals:

WHEREAS, Justice Ginsburg became the first woman and the first Jewish American to lie in state at the United States Capitol; and

SPONSORED BY:

Kathleen Murphy
Member of Council

AMENDMENT NO. ___
TO
RESOLUTION NO. RS2020-581

Mr. President –

I hereby move to amend Resolution No. RS2020-581 by amending the ninth recital as follows:

WHEREAS, from March 2019 to March 2020, the Nashville YWCA has seen an increase in calls to their Crisis & Support Helpline of 30 percent. In May 2020 alone, the YWCA saw a 46 percent spike in calls. The YWCA also implemented a Crisis Text Line at the beginning of the pandemic, and texts have more than tripled since opening. This month marks the ~~YWCA's~~ 20th anniversary of the YWCA's Weaver Domestic Violence Center and over four decades of the YWCA fighting against domestic violence in Middle Tennessee; and

SPONSORED BY:

Joy Styles
Member of Council

RESOLUTION NO. _____

A resolution approving Amendment Two (2) to the solid waste collection services contract between the Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Public Works, and Red River Waste Solutions, LP, for a change in weekly collection schedule, liquidated damages and performance bond requirements.

WHEREAS, Red River Waste Solutions, LP (“Red River”), successor in interest to Red River Service Corporation, provides certain collection services for solid waste to the Metropolitan Government of Nashville and Davidson County (“Metro”) as set forth in the Contract to Provide Collection Services for Solid Waste dated July 27, 2004 (“Contract”) and approved by RS2004-618; and,

WHEREAS, Amendment 1 to the Contract, approved by RS2013-704, changed the pricing schedule, the renewal term, vehicle age restrictions and CPI Adjustments; and,

WHEREAS, to provide more consistent, reliable service to citizens of Nashville and Davidson County, the parties have agreed to change Red River’s weekly operating schedule from a 4 day per week schedule to a five day per week schedule, as reflected in Amendment 2 to the Contract, attached hereto and incorporated herein; and,

WHEREAS, Amendment 2 also revises the liquidated damages provision of the Contract, which revision provides a clearer methodology for the calculation of damages against Red River in the case of Red River’s failure to collect, Red River’s failure to clean spilled material and for those instances where Metro receives excessive complaints for missed collections; and,

WHEREAS, Amendment 2 directs Red River to provide an increased, updated performance on or before six (6) months after execution of Amendment 2; and,

WHEREAS, it is in the best interest of The Metropolitan Government of Nashville & Davidson County that Amendment 2 be approved.

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

Section 1. That Amendment 2 to the solid waste collection services contract between the Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Public Works, and Red River Waste Solutions, LP, attached hereto as Exhibit A, and incorporated herein by reference, is hereby approved, and that the Metropolitan Mayor is authorized to execute the same.

Section 2. Any amendments, renewals, or extension of the terms of the agreement may be approved by resolution of the Metropolitan Council.

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

RECOMMENDED BY:

Shanna Whitelaw

Shanna Whitelaw, Interim Director
Department of Public Works

Michelle R. Hernandez Lane

Michelle Lane
Purchasing Agent

APPROVED AS TO THE
AVAILABILITY OF FUNDS:

Kevin Crumbo

TE

Kevin Crumbo

APPROVED AS TO FORM
AND LEGALITY:

Sara Ladd

Assistant Metropolitan Attorney

INTRODUCED BY:

Kiyomichi Joorns

Robert Nash

Member(s) of Council

AMENDMENT 2 TO CONTRACT FOR SOLID WASTE COLLECTION

THIS AMENDMENT 2 TO CONTRACT FOR SOLID WASTE COLLECTION (this "Amendment 2"), dated effective this ____ day of October 2020 is entered into by and between the Metropolitan Government of Nashville and Davidson County, through the Department of Public Works ("Metro") and Red River Waste Solutions, L.P., a Texas limited partnership, successor to Red River Service Corporation ("Contractor").

RECITALS:

WHEREAS, Contractor provides certain collection services for solid waste to Metro as set forth in the Contract to Provide Collection Services for Solid Waste dated July 27, 2004 (as amended, the "Contract") and approved by RS2004-544; and,

WHEREAS, Amendment 1 to the Contract was approved by RS2013-704; and,

WHEREAS, the parties desire to amend the Contract to change the weekly collection schedule from a four (4) day per week schedule to a five (5) day per week schedule, to update the routes, to adjust the liquidated damages provision, to clarify the performance bond provision, and to clarify other sections of the Contract.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiently of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. That Section 1.01 Certain Definitions, be amended by deleting the definition of Uncontrollable Circumstances in its entirety and replacing it with the following:

Uncontrollable Circumstances shall mean " unanticipated events," and shall mean any act, event or condition (excluding those which result from the willful or negligent action or inaction of a party) occurring during the term that has, or may reasonably be expected to have, a material and adverse effect on a right or an obligation of either or both parties to this Contract, if such act, event or condition is beyond the reasonable control of the party relying thereon as justification for not performing under this Contract. Uncontrollable Circumstances shall include, but are not limited to, the following: an act of God, landslide, lightning, earthquake, fire, explosion, flood, tornado, derecho wind event, ice storm, nuclear radiation, epidemic or pandemic, act of government acts of a public enemy or terrorist, war, blockade, insurrection, riot or civil disturbance or any similar occurrence, or a condemnation or other taking by or on behalf of any public, quasi-public or private entity, but not including reasonably anticipated weather conditions for the geographic area of Metro. Uncontrollable Circumstances shall not include (unless caused by the other party):

- (a) Insolvency or inability to pay any amount;
- (b) Inability to obtain any letter of credit, surety bond, payment or performance bond or any other security required by this Contract;
- (c) A public or private labor dispute relating to the collection, transportation or disposal of Solid Waste.

2. That Section 1.01 Certain Definitions, be amended by deleting the definition of Working Day in its entirety and replacing it with the following:

Working Day shall mean Monday through Friday except Holidays (defined in Section 2.09). Saturday shall be considered a Working Day only when a Holiday falls on a Working Day which shall cause collections to be deferred by one day beginning on the Holiday and sliding to the next Working Day, including a Saturday. The Director may add or delete Days constituting Holidays upon at least thirty (30) days prior written notice to the Contractor.

3. That Section 2.06(A)(2) Vehicles and Equipment be amended by adding the following sentence after the word service:

The number of operating Collection Vehicles shall be no less than 80% of the number of collection routes to be performed on each Working Day.

4. That Section 2.06(B) List be amended by deleting the first sentence in its entirety and replacing it with the following:

Contractor shall identify in writing to the Director, by area, a listing each year of

5. That Section 2.09 Holidays, be amended by deleting it in its entirety and replacing it with the following:

The following Days shall be observed as Holidays: New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Fourth of July, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day. Holidays may be changed upon the determination of the Director upon thirty (30) Days prior written notice to Contractor. Collections shall be provided every Working Day, including bad weather Days (but not in the case of Uncontrollable Circumstances), unless the Director informs Contractor of a suspension of Collection Services. In no event shall a Sunday or Holiday be considered a Working Day.

6. That Section 2.11 Contingency Plan be amended by deleting the words "for approval" and replacing them with the word "annually."

7. That Section 2.12 Local Office and Contract Administration be amended by deleting the words “non-Working Days and hours” in the third paragraph and replacing it with the following: “Sundays and Holidays..”
8. That Section 2.13 Complaints and Non-Performance shall be amended by deleting the first paragraph in its entirety and replacing it with the following:

All service complaints received by Metro's call center shall initially be directed to Contractor and shall be resolved (or resolution initiated) within twenty-four (24) hours of receipt, excluding Sundays and Holidays. On a monthly basis, Contractor shall supply the Director with copies of all complaints on a format specified in Schedule 4 (attached hereto), indicating the date and hour of inquiry or complaint received, the nature of the complaint or inquiry, and the manner and timing of resolution. Complaints relating to verified missed collections received after 3:00 p.m. on a Saturday or a Day preceding a Holiday shall be resolved prior to 9:00 a.m. on the next Working Day. When a complaint relating to a verified missed collection is received on the Day preceding a Holiday, it shall be promptly serviced on the next Working Day.

9. That Section 2.14 Liquidated Damages shall be amended by deleting it in its entirety and replacing it with the following:

For the purpose of computing damages for Contractor's failure to remedy an action or inaction listed below, Metro may deduct from monthly service fee payments due to Contractor or to become due to Contractor, the following amounts as liquidated damages:

1. Failure to clean up spilled material, or equipment leaks resulting from loading and/or transporting solid waste within five (5) Working Days of notification: \$500.00.
2. Failure to collect Solid Waste from any Service Unit in accordance with the collection route provided by Metro within the Designated Service Area within twenty-four (24) hours of notification of verified missed collection:
 - a) first miss: \$12.00
 - b) second miss in a six (6)-week period: \$36.00
 - c) third miss in a six (6)-week period: \$72.00
3. Failure to collect Solid Waste from a group of Service Units (i.e., a missed area or incomplete route, such as an entire street, subdivision, or neighborhood) in accordance with the collection route provided by Metro within the Designated

Service Area within twenty-four (24) hours of notification of verified missed collection:

- a) first miss: \$12.00 per Service Unit multiplied by the number of Service Units within the missed area/incomplete route
 - b) second miss in the same area in a six (6)-week period: \$36.00 per Service Unit multiplied by the number of Service Units within the missed area/incomplete route
 - c) third miss within the same area in a six (6)-week period: \$72.00 per Service Unit multiplied by the number of Service Units within the missed area/incomplete route.
4. Excessive complaints during any given week. Complaint call volume/online submission of complaints for missed collections in excess of 600 per week: \$1.75 per call over 600.

No duplicate penalties shall be assessed against the Contractor for the same missed collection of a Service Unit occurring during the same period (for example, liquidated damages assessed for a verified missed collection of a Service Unit detailed in #2 cannot also be assessed as part of a missed collection from a group of Service Units detailed in #3).

In no event shall liquated damages be assessed or deducted from payments owed to Contractor unless the verified missed collections (not just those identified by complaints) exceed five (5) per one thousand (1,000) Service Units collected in any given month.

As an example, for the purpose of assessing liquidated damages: if 400,000 Service Units are collected in a month, liquidated damages may be calculated as follows:

400,000 Service Units X 5/1,000 = 2,000 missed collections for any given month

The liquidated damages that could be assessed would be the total missed collections in excess of 2,000 for that month, at the rates indicated in this Section. Metro shall provide documentation to Contactor setting forth the basis and calculation for any deduction in payments owed to Contractor for liquidated damages.

10. That Section 3.01(L) Metro's Scope of Services shall be amended by deleting it in its entirety and replacing it with the following:

Notify Contractor of the total number of complaints reported to Metro throughout the day by the end of business on the same day of receipt.

11. That Section 5.03 Performance Bond and Letter of Credit shall be amended by deleting it in its entirety and replacing it with the following:

Performance Bond. On or before six (6) months after execution of this Amendment 2, Contractor shall furnish a performance bond to Metro in the amount of four million dollars (\$4,000,000). On or before December 1, 2021, Contractor shall provide a performance bond to Metro in the amount of seven million dollars (\$7,000,000). On the subsequent anniversaries of the term of this Contract, and continuing thereafter throughout the remainder of the term of the Contract, Contractor shall provide a performance bond to Metro in the amount of the service fees Metro paid to Contractor for the previous year, i.e., Contractor's ("Financial Performance"). The performance bond furnished by the Contractor shall incorporate by reference the terms of this Contract as fully as though they were set forth verbatim in such performance bond. The performance bond furnished by the Contractor shall be in a form reasonably suitable to Metro and shall be executed by a surety licensed to do business in Tennessee and reasonably acceptable to Metro. The performance bond shall be accompanied by a power of attorney indicating that the person executing the performance bond is doing so on behalf of the surety. The power of attorney shall have been conferred upon the attorney-in-fact prior to or concurrent with the date of the performance bond. The power of attorney shall show the date of appointment of the attorney-in-fact and that the appointment and power have not been revoked and remain in effect.

12. That Section 5.04 Letter of Credit shall be amended by deleting it in its entirety.
13. That Section 6.01(C) Notice of Uncontrollable Circumstances be amended by deleting it in its entirety and replacing it with the following:

C. Notice of Uncontrollable Circumstances. Contractor shall provide verbal notice of an Uncontrollable Circumstance to the Director within seventy-two (72) hours or as soon as possible of the Contractor's knowledge of such Uncontrollable Circumstance, and Contractor shall follow up with written notification within ten (10) Days of the Contractor's knowledge of such Uncontrollable Circumstance. Such notice shall, at a minimum, set forth the following (to the extent then known or available, or if not, as soon as practicable thereafter, a separate notice shall provide such information not provided in the first notice):

1. A description of the Uncontrollable Circumstance that has occurred; and
2. The effect, if any, of such Uncontrollable Circumstance on Contractor's performance or other obligations under this Contract.

14. Affirmation. Except as expressly modified or amended herein, all of the terms, provisions and conditions of the Contract shall remain in full force and effect.

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have executed this Amendment 2 effective as of the date first above-written.

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

RED RIVER WASTE SOLUTIONS, L.P.

Shanna Whitelaw

SKW

By: Red River Waste Solutions, G.P., LLC, a Texas limited liability company, its general partner

Director Metropolitan Department of Public Works

Michelle A. Hernandez Lane

JLS

Weldon James Smith
Weldon James Smith, COO

Purchasing Agent

APPROVED AS TO FORM AND LEGALITY:

Sara Ladd

BL

Metropolitan Attorney

Sworn to and subscribed to before me, a Notary Public this ~~24~~ *24* day of ~~October~~ *September*, 2020 by Weldon James Smith, as COO of Red River Waste Solutions, G.P., LLC, the general partner of Red River Waste Solutions, L.P. and is duly authorized to execute this instrument on its behalf:

ATTEST:

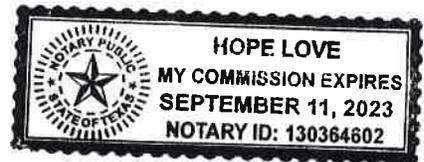
Metropolitan Clerk

Hope Love

Notary Public

Date: _____

My *9/11/2023* Commission expires



AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-464

Mr. President,

I move to amend Ordinance No. BL2020-464 by deleting the street name "Rev Kelly M Smith Circle" wherein it appears in the caption, Section 1, and Exhibit A of the ordinance, and substituting in lieu thereof the street name "Rev Kelly M Smith Way".

SPONSORED BY:

Sharon Hurt
Member of Council

AMENDMENT NO. 1
TO
SUBSTITUTE ORDINANCE NO. BL2020-224

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2020-224 as follows:

I. By amending Section 1, Proposed Section 11.22.020 as follows:

11.22.020 – Required notice for sale of property.

A. Landlords of property used for residential purposes must provide a minimum of ~~90~~ 30 days' written notice to residential tenants prior to listing the leased premises for sale. The landlord must notify tenants within five days of a binding sale agreement of the closing date and, if applicable, the anticipated date by which the tenants must vacate the premises, which shall be no less than 30 days from the date of notice of the closing date. This section shall not apply to properties that have 100 rental units or more. This section shall not apply when a written rental agreement addresses required notice to the tenant prior to the sale of the leased premises. This section will apply only to lease agreements entered into on or after January 1, 2021.

B. Pursuant to Tennessee Code Annotated § 66-28-403, a landlord has a right of access to a leased premises within the final thirty days of the termination of the rental agreement for the purpose of showing the premises to prospective tenants; provided, that such right of access is set forth in the rental agreement and notice is given to the tenant at least twenty-four hours prior to entry.

SPONSORED BY:

Brandon Taylor
Member of Council

AMENDMENT NO. 2
TO
SUBSTITUTE ORDINANCE NO. BL2020-224

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2020-224 by renumbering Section 2 as Section 3, and by adding the following new Section 2:

Section 2. The provisions of Section 11.22.020 shall take effect 365 days following the enactment of this ordinance.

SPONSORED BY:

Courtney Johnston
Member of Council

AMENDMENT NO. 3
TO
SUBSTITUTE ORDINANCE NO. BL2020-224

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2020-224 by amending Section 1 by adding the following provision at the end thereof:

This section shall not apply when the property owner and tenant have entered into a residential lease agreement that complies with the provisions of the Tennessee Uniform Residential Landlord and Tenant Act ("URLTA"). T.C.A. § [66-28-101](#), *et seq.*

SPONSORED BY:

Courtney Johnston
Member of Council

SECOND SUBSTITUTE ORDINANCE NO. BL2020-224

An ordinance amending Chapter 11.22 of the Metropolitan Code to require landlords to provide notice to tenants prior to a sale of the property.

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

Section 1. That Chapter 11.22 of the Metropolitan Code is hereby amended to create a new Section 11.22.020 as follows:

11.22.020 – Required notice for sale of property.

Upon the sale of a residential rental property, the new owner shall provide notice to all tenants of that property that the property is under new ownership. The notice must be sent by U.S. mail or to the email address provided by the tenant within seven (7) days of the closing date of the sale. The notice shall provide the name of the person or entity that purchased the property, as well as contact information for the new owner or the owner's agent. The owner or owner's agent shall be available to consult with tenants either in person or via telephone during reasonable business hours. The owner or the owner's agent shall respond to tenants' inquiries in a timely manner with professionalism and courtesy.

~~Landlords of property used for residential purposes must provide a minimum of 90 days' written notice to residential tenants prior to listing the leased premises for sale. The landlord must notify tenants within five days of a binding sale agreement of the closing date and the anticipated date by which the tenants must vacate the premises, which shall be no less than 30 days from the date of notice of the closing date.~~

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

SPONSORED BY:

Bob Nash
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-424

Mr. President –

I hereby move to amend Ordinance No. BL2020-424 by modifying Section 1, proposed Section 15.64.105 as follows:

15.64.105 Public notice requirements.

A. No action shall be taken by the stormwater management committee on any variance requests unless, at least ~~twenty-one~~ ten days prior to consideration of the variance by the committee, the applicant for the variance provides written notice by U.S. Mail of the date, time, and place of the committee meeting to all property owners within one thousand feet of the subject property. The applicant shall be responsible for the costs associated with the preparation and mailing of such written notices.

B. In addition to the written notice required in subsection A. of this section, public notice signs shall be posted in accordance with the following provisions on any property subject to stormwater management committee consideration of a variance:

1. Public notice signs shall be installed by the applicant seeking the variance.
2. Public notice signs shall be installed on the property that is the subject of the variance no less than ~~twenty-one~~ ten days prior to the meeting at which the stormwater management committee is to consider the variance.
3. One sign shall be posted along each three hundred feet of public street frontage. Whenever practical, signs shall be located within ten feet of a public street right-of-way and positioned in a manner to best inform the motoring public without creating a safety hazard.
4. All public notice signs shall be of adequate size and design to be clearly visible and legible to the motoring public. At a minimum, a public notice sign shall specify the time, date, and location of the scheduled public stormwater management committee meeting, the general nature of the variance request, and a phone number for additional information.

SPONSORED BY:

Kathleen Murphy
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-450

Mr. President –

I hereby move to amend Ordinance No. BL2020-450 by modifying the first sentence of Section 1 as follows to establish an effective date for the street name change of January 1, 2021:

Section 1. Effective January 1, 2021, That the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. BL2019-96, ~~be and~~ is hereby amended, as follows:

SPONSORED BY:

Zulfat Suara
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-451

Mr. President –

I hereby move to amend Ordinance No. BL2020-451 by replacing Section 3 thereof with the following:

All utility easements within Alley #1715, except as provided herein, shall also be abandoned upon the abandonment of Alley #1715 as contemplated in Section 2. An easement for the storm water line that crosses the alley shall be abandoned only upon the written certification by the Director of the Department of Water and Sewerage Services that such line has been relocated to the public right of way in accordance with the Department's standards by CVS or that no further need for the line exists and relocation is unnecessary.

SPONSORED BY:

Russ Pulley
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-422

Mr. President –

I move to amend Ordinance No. BL2020-422 as follows:

I. By amending the third recital clause by deleting it in its entirety and substituting therefore the following:

WHEREAS, effective enforcement of county-wide emergency health orders requires the assistance of ~~various~~ employees throughout the Metropolitan Government with existing citation authority under the Metropolitan Code of Laws; and,

II. By amending Section 1 by deleting it in its entirety and substituting therefore the following:

Section 1. That Metropolitan Code § 1.24.030, is hereby amended by adding the following language to the final sentence of this section: "After the declaration of a state of emergency for all or a portion of Davidson County by any officer authorized to do so, the Mayor may by written order appoint the employees of any Metropolitan Government department with existing citation authority under the Metropolitan Code of Laws to assist in the enforcement of orders issued by the Chief Medical Director, including without limitation the issuance of citations for violations of such orders."

INTRODUCED BY:

Russ Pulley
Member of Council