



# **Metropolitan Council**

**PROPOSED AMENDMENTS PACKET  
FOR THE COUNCIL MEETING OF  
TUESDAY, SEPTEMBER 20, 2022**

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RESOLUTION NO. RS2022-\_\_\_\_\_

A resolution from the COVID-19 Financial Oversight Committee requesting Metro Council to consider certain nonprofit proposals in allocating American Rescue Plan Act funds to combat homelessness.

WHEREAS, on June 15, 2021, the Metropolitan Council passed Resolution RS2021-966, a resolution which accepted grant funds for local government support from the Coronavirus State and Local Fiscal Recovery Funds established by the American Rescue Plan Act of 2021 ("ARP Funds") from the U.S. Department of the Treasury to The Metropolitan Government of Nashville and Davidson County, which was subsequently signed into law by Mayor John Cooper on June 16, 2021; and,

WHEREAS, Resolution RS2021-966 established a COVID-19 Financial Oversight Committee ("the Committee") whose role is to collect, consider, and recommend appropriate uses of the ARP Funds as designated by the Metropolitan Council disbursement plan. The Committee will submit its reports and recommendations to the Mayor, the Director of Finance, and the Metropolitan Council not later than June 30, 2025; and,

WHEREAS, there are federal requirements for use of ARP Funds that require that these funds be expended or obligated on or before December 31, 2024; and,

WHEREAS, the Committee has determined that combatting homelessness is a critical priority for Davidson County and that the best allocation of ARP Funds to support this goal is via the proposals outlined in RS2022-1696, RS2022-1697, RS2022-1698, and RS2022-1699; and,

WHEREAS, these proposals include grant opportunities for nonprofit organizations; and,

WHEREAS, the Committee has also received inquiries for direct allocation of ARP Funds from nonprofits who currently address issues surrounding homelessness, including the YWCA, Dismas House, and Room in the Inn; and,

WHEREAS, Metro Council intends to conduct committee working sessions to consider the proposals in the above resolutions; and,

WHEREAS, the Committee requests that the nonprofits mentioned above be considered as partners in the homelessness discussions at the committee working sessions noted above: and,

WHEREAS, it is to the benefit of the citizens of The Metropolitan Government of Nashville and Davidson County that this resolution be approved.

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

Section 1. The Metropolitan Council accepts this resolution as a recommendation of the COVID-19 Financial Oversight Committee.

Section 2. That Metro Council committees considering allocations of ARP Funds in RS2022-1696, RS2022-1697, RS2022-1698, and RS2022-1699 should also consider requests for funding to the YWCA, Dismas House, and Room in the Inn.

Section 3. This resolution shall take effect from and after its final passage, the welfare of the public requiring it.

SPONSORED BY:

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Jennifer Gamble  
Courtney Johnston  
Members of Council

SUBSTITUTE ORDINANCE NO. BL2022-1381

An ordinance amending Chapter 5.04 of the Metropolitan Code of Laws requiring payments in lieu of taxes made by the Convention Center Authority be dedicated to affordable and workforce housing initiatives.

WHEREAS, The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (the "Convention Center Authority") issued tourism tax revenue bonds, including the Series 2010B Bonds, to pay costs associated with the planning, designing, engineering, acquiring, constructing, equipping, furnishing, improving, repairing, refurbishing, and opening of the Music City Center; and,

WHEREAS, pursuant to an Intergovernmental Project Agreement (Convention Center Project), dated February 1, 2010, between The Metropolitan Development and Housing Agency of Nashville and Davidson County, The Metropolitan Government of Nashville and Davidson County ("Metropolitan Government"), and the Convention Center Authority, certain pledged revenues of the Metropolitan Government are received by the Convention Center Authority to pay costs associated with the Music City Center, including payment of the debt owed on the tourism tax revenue bonds; and,

WHEREAS, pursuant to the Series 2010B Bonds, the Convention Center Authority entered into an Indenture of Trust, dated April 1, 2010, which provided for, in part, the creation of a Surplus Revenue Fund that receives the pledged Metropolitan Government revenues and operating revenues that are not otherwise obligated, and further permits, in accordance with the Indenture, the disbursement of such monies into other funds, accounts, or to persons, including, without limitation, the Metropolitan Government; and,

WHEREAS, the Metropolitan Government and Convention Center Authority entered into that certain Memorandum of Understanding, dated November 13, 2019 (the "Agreement"), that provides that the Convention Center Authority shall make annual payments to the Metropolitan Government from the Surplus Revenue Fund that equal the ad valorem property taxes that would be paid on a privately-owned property that is similar to that of the Music City Center (such payments, the "In Lieu of Tax Payments"); and,

WHEREAS, the In Lieu of Tax Payments were first made in Tax Year 2019, and are to be paid for each succeeding tax year in the same manner and at the same time as ad valorem property taxes for so long as the Convention Center Authority receives the pledged Metropolitan Government revenues and is able to pay its operating expenses and contractual obligations; and,

WHEREAS, accessing affordable and workforce housing is a primary concern of the citizens of Nashville and Davidson County, as it continues to be a major barrier to economic progress for many individuals in Nashville; and,

WHEREAS, increasing the supply of affordable and workforce housing supports economic growth and is an important tool in reducing poverty in Davidson County; and,

WHEREAS, dedicated funding of the Metropolitan Government is needed to address Nashville's affordable housing crisis; and,

WHEREAS, the Metropolitan Government desires that the annual In Lieu of Tax Payments received pursuant to the Agreement be dedicated solely to and made available for funding affordable and workforce housing initiatives in Nashville and Davidson County, including serving as an additional funding stream for the Barnes Fund for Affordable Housing.

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

Section 1. That Chapter 5.04 of the Metropolitan Code of Laws be amended to add 5.04.160, effective July 1, 2023, as follows:

5.04.160 - Music City Center PILOTs funding affordable and workforce housing.

A. Revenues received by the metropolitan government from The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County for its payments in lieu of ad valorem property taxes for the Music City Center shall be deposited into a separate fund and, ~~subject to annual appropriations,~~ shall be used solely for the purposes of funding affordable and workforce housing initiatives within the boundaries of the metropolitan government, including the funding of the Barnes Fund for Affordable Housing, the Housing Incentive Pilot Program (or subsequent iterations thereof), and other initiatives included in an annual operating budget as approved by the metropolitan council.

~~B. “Affordable housing” and “workforce housing” shall be mean housing as defined in T.C.A. § 5-9-113. For the purpose of this Chapter, the payments in lieu of ad valorem property taxes for the Music City Center shall be restricted to rental housing initiatives benefitting households with incomes at or below 60% of the area median income (AMI), with the exception of households currently participating in the Housing Incentive Pilot Program (or a subsequent iteration) as of the effective date of this ordinance, and to homeownership initiatives benefitting households with incomes at or below 80% of the AMI. shall mean housing that, on an annual basis, costs thirty percent or less than the estimated median household income for households earning sixty percent or less than the median household income for Davidson County based on the number of persons in the household, as established by the “Median Household Income in the past 12 months by Household Size” from the most recent available United States Census Bureau American Community Survey.~~

~~CB.~~ In conjunction with the preparation of the annual operating budget, in the fifth year following the effective date of this section, and every succeeding five-year period thereafter, the metropolitan finance department and the metropolitan planning department shall review the amount of the anticipated payment in lieu of ad valorem taxes for the Music City Center against affordable and workforce housing needs in Metropolitan Nashville and Davidson County. To the extent that the payment exceeds the funding needs for affordable housing and workforce initiatives, such departments shall notify and make a recommendation to the metropolitan council regarding the expenditure of such surplus funds.

~~D.~~ This section shall not be construed as limiting the funding of affordable and workforce housing initiatives to the annual in lieu of ad valorem tax payment for the Music City Center or limiting the metropolitan council’s authority to appropriate additional funds through the annual operating budget or capital spending plan to address the city’s affordable and workforce housing needs.

Section 2. That this ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Burkley Allen  
Member of Council

SUBSTITUTE ORDINANCE NO. BL2022-1381

An ordinance amending Chapter 5.04 of the Metropolitan Code of Laws requiring payments in lieu of taxes made by the Convention Center Authority be dedicated to affordable housing initiatives.

WHEREAS, The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (the "Convention Center Authority") issued tourism tax revenue bonds, including the Series 2010B Bonds, to pay costs associated with the planning, designing, engineering, acquiring, constructing, equipping, furnishing, improving, repairing, refurbishing, and opening of the Music City Center; and,

WHEREAS, pursuant to an Intergovernmental Project Agreement (Convention Center Project), dated February 1, 2010, between The Metropolitan Development and Housing Agency of Nashville and Davidson County, The Metropolitan Government of Nashville and Davidson County ("Metropolitan Government"), and the Convention Center Authority, certain pledged revenues of the Metropolitan Government are received by the Convention Center Authority to pay costs associated with the Music City Center, including payment of the debt owed on the tourism tax revenue bonds; and,

WHEREAS, pursuant to the Series 2010B Bonds, the Convention Center Authority entered into an Indenture of Trust, dated April 1, 2010, which provided for, in part, the creation of a Surplus Revenue Fund that receives the pledged Metropolitan Government revenues and operating revenues that are not otherwise obligated, and further permits, in accordance with the Indenture, the disbursement of such monies into other funds, accounts, or to persons, including, without limitation, the Metropolitan Government; and,

WHEREAS, the Metropolitan Government and Convention Center Authority entered into that certain Memorandum of Understanding, dated November 13, 2019 (the "Agreement"), that provides that the Convention Center Authority shall make annual payments to the Metropolitan Government from the Surplus Revenue Fund that equal the ad valorem property taxes that would be paid on a privately-owned property that is similar to that of the Music City Center (such payments, the "In Lieu of Tax Payments"); and,

WHEREAS, the In Lieu of Tax Payments were first made in Tax Year 2019, and are to be paid for each succeeding tax year in the same manner and at the same time as ad valorem property taxes for so long as the Convention Center Authority receives the pledged Metropolitan Government revenues and is able to pay its operating expenses and contractual obligations; and,

WHEREAS, accessing affordable and workforce housing is a primary concern of the citizens of Nashville and Davidson County, as it continues to be a major barrier to economic progress for many individuals in Nashville; and,

WHEREAS, increasing the supply of affordable and workforce housing supports economic growth and is an important tool in reducing poverty in Davidson County; and,

WHEREAS, dedicated funding of the Metropolitan Government is needed to address Nashville's affordable housing crisis; and,

WHEREAS, the Metropolitan Government desires that the annual In Lieu of Tax Payments received pursuant to the Agreement be dedicated solely ~~to and made available for funding affordable housing initiatives in Nashville and Davidson County, including serving~~ as an additional funding stream for the Barnes Fund for Affordable Housing.

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

Section 1. That Chapter 5.04 of the Metropolitan Code of Laws be amended to add 5.04.160, effective July 1, 2023, as follows:

5.04.160 - Music City Center PILOTs funding affordable housing.

A. Revenues received by the metropolitan government from The Convention Center Authority of the Metropolitan Government of Nashville and Davidson County for its payments in lieu of ad valorem property taxes for the Music City Center shall be deposited into a separate fund and, ~~subject to annual appropriations, shall be used solely for the purposes of funding affordable housing initiatives within the boundaries of the metropolitan government, including the funding of the Barnes Fund for Affordable Housing.~~ “Affordable housing” shall mean housing that, on an annual basis, costs thirty percent or less than the estimated median household income for households earning sixty percent or less than the median household income for Davidson County based on the number of persons in the household, as established by the “Median Household Income in the past 12 months by Household Size” from the most recent available United States Census Bureau American Community Survey.

B. In conjunction with the preparation of the annual operating budget, in the fifth year following the effective date of this section, and every succeeding five-year period thereafter, the metropolitan finance department and the metropolitan planning department shall review the amount of the anticipated payment in lieu of ad valorem taxes for the Music City Center against affordable housing needs in Metropolitan Nashville and Davidson County. ~~To the extent that the payment exceeds the funding needs for affordable housing initiatives, such departments shall notify and make a recommendation to the metropolitan council regarding the expenditure of such surplus funds.~~

Section 2. That this ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by:

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Colby Sledge  
Member of Council

AMENDMENT NO.   1    
TO  
ORDINANCE NO. BL2022-1383

Mr. President –

I hereby move to amend Ordinance No. BL2022-1383 as follows:

- I. By adding the following recitals after the first recital:

WHEREAS, certain age-restricted venues, including cigar bars and hookah bars, generate direct revenue from the sale and use of tobacco products on the premises and should be allowed to continue the use of particular tobacco products on the premises in a limited manner; and

- II. By amending Section 1, proposed Metropolitan Code of Laws Section 10.19.010 to add the following definition in alphabetical order:

“Hookah bar” means a legal establishment that:

1. Generates a portion of its total annual gross income from the on-site sale and consumption of shisha tobacco products with a hookah;
2. Does not knowingly sell products or services, or permit entrance to the premises, to a person who is less than twenty-one (21) years of age; and
3. Does not permit the smoking or vaping of products other than shisha tobacco on the premises.

- III. By amending Section 1, proposed Metropolitan Code of Laws Section 10.19.020, Subsection B, to add the following new subsection in numerical order:

X. hookah bars.

Sponsored by:

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Jeff Syracuse  
Member of Council

AMENDMENT NO. 2  
TO  
ORDINANCE NO. BL2022-1383

Mr. President –

I hereby move to amend Ordinance No. BL2022-1383 by amending Section 1, proposed Metropolitan Code of Laws Section 10.19.020, to add the following as a new Subsection C.:

- C. Any age-restricted venue that allowed smoking and the use of vapor products as of September 1, 2022, shall be exempt from the prohibitions in subsection A. If such age-restricted venue is sold or ownership of the age-restricted venue is otherwise transferred, the exemption shall cease and the age-restricted venue shall be subject to subsection A.

Sponsored by:

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Sean Parker  
Member of Council

AMENDMENT NO.   3    
TO  
ORDINANCE NO. BL2022-1383

Mr. President –

I hereby move to amend Ordinance No. BL2022-1383 as follows:

- I. By amending Section 1, proposed Metropolitan Code of Laws Section 10.19.010, by deleting the following:

“Vapor product”:

- ~~1. Means any noncombustible product containing nicotine or any other substance that employs a mechanical heating element, battery, electronic circuit, or other mechanism, regardless of shape or size, that can be used to produce or emit a visible or non-visible vapor;~~
- ~~2. Includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product, and any vapor cartridge, any substance used to refill a vapor cartridge, or other container of a solution containing nicotine or any other substance that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product; and~~
- ~~3. Does not include any product regulated under Chapter V of the Food, Drug, and Cosmetic Act (21 U.S.C. § 351 et seq.), as may be amended from time to time.~~

- II. By deleting the existing language in 10.19.020 and replacing as follows:

~~10.19.020 - Smoking and use of vapor products in age-restricted venues prohibited.~~

- A. ~~Smoking and the use of vapor products~~ is prohibited in all age-restricted venues.
- B. Notwithstanding subsection A of this section, the prohibition on smoking ~~and the use of vapor products~~ in age-restricted venues shall not apply to:
  - 1. retail tobacco stores;
  - 2. retail vapor product stores; or
  - 3. cigar bars.

Sponsored by:

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Freddie O’Connell  
Member of Council

AMENDMENT NO. 4

TO

ORDINANCE NO. BL2022-1383

Mr. President –

I hereby move to amend Ordinance No. BL2022-1383 as follows:

I. By amending Section 1, proposed Metropolitan Code of Laws Section 10.19.030, by adding the following as a new subsection \_\_:

. Notwithstanding anything herein to the contrary, this ordinance shall not apply to businesses in operation on or before October 1, 2022.

SPONSORED BY:

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Robert Swope  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2022-1384, AS SUBSTITUTED

Mr. President,

I hereby move to amend Ordinance No. BL2022-1384, as substituted, by amending Section 1, proposed Metropolitan Code of Laws Section 12.12.190, Subsection C, as follows:

C. NDOT may authorize private construction of a traffic calming project provided that:

1. The neighborhood organization secures private funding for the proposed traffic calming project. NDOT will not match funding at any level. 100% of project funding, ~~to~~ including ~~ed~~ engineering studies, design, permitting and construction/installation, will be the responsibility of the private entity. Installation must conform to NDOT standard details and minimum specifications along with the criteria laid out in this section.
2. The neighborhood must notify NDOT of its intent to install a traffic calming project in writing. This letter of intent must include contact information, the street(s) in question and limits of installation.
3. Upon receiving the letter of intent, NDOT engineers will conduct initial checks to ensure:
  - a. The street(s) in question fall under the jurisdiction of Metro Nashville.
  - b. The street(s) is classified as "local" under the Nashville major and collector street plan.
  - c. The street(s) is not designated as an arterial street or collector street on the Nashville major and collector street plan.
  - ~~d.~~ d. Installing the traffic calming infrastructure on the street(s) will not negatively affect parallel streets by creating conditions for increased traffic volumes and speeds.
  - ~~e.~~ e. If the street is determined to be ineligible, NDOT will provide written notification of the determination and its reasons.
4. Provided that the above conditions are met, the applicant will be required to produce the following documents prior to permitting:
  - a. A traffic study confirming an 85<sup>th</sup> percentile speed of at least 5 MPH over the posted speed limit.
  - b. A location map that clearly shows the neighborhood and street(s) proposed for traffic calming infrastructure.

- c. A design plan set stamped by a registered engineer conforming to NDOT traffic calming infrastructure requirements.
  - d. A preliminary support petition containing at least 10 signatures from homeowners that live on the affected street that support installation of the traffic calming infrastructure. The petition must include a final signature block for the Council Member to sign in support of traffic infrastructure. Applicant must use NDOT's petition template.
  - e. A list of all names and addresses of affected homeowners and evidence that all affected homeowners have been contacted and provided copies of the traffic calming design plans.
  - f. A list of materials, specifications, manufacturer, manufacturer recommendations for installation and their respective quantities. Materials must meet NDOT's minimum specifications and/or correspond to an item number included in a current Metro contract ~~be included on NDOT's approved products list.~~
5. Upon approval of all required documentation, NDOT will administer a six-week online ballot process. A successful neighborhood street ballot requires 66% of responding homeowners on the affected street voting "yes" on the final traffic calming infrastructure design.
  6. Once documents have been approved by NDOT engineers and the ballot process is successful the applicant may apply for a right-of-way permit to install the traffic calming infrastructure.
  7. NDOT will assume maintenance and replacement responsibilities once the traffic calming infrastructure ~~have~~ has passed inspection.

Sponsored by:

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Dave Rosenberg  
Member of Council

AMENDMENT NO. \_\_  
TO  
ORDINANCE NO. BL2022-1410

Mr. President –

I hereby move to amend Ordinance No. BL2022-1410 as follows:

I. By adding the following recital after the first recital:

WHEREAS, a Kiosk Program can provide way-finding information that is more up-to-date than is currently available on existing way-finding maps and signs that are not easily modified as information changes or new attractions are added to an area. It is helpful to visitors and residents to provide accurate, up-to-date, and timely information; and

II. By amending Section 2, proposed Metropolitan Code of Laws Section 13.08.030, Subsection D, to add the following sentence at the end of Subsection D.1:

An “interactive wayfinding kiosk” shall not display video.

Sponsored by:

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Burkley Allen  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2022-1394

Mr. President –

I hereby move to amend Ordinance No. BL2022-1394 as follows:

I. By modifying Section 3 as follows:

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. The proposed landscape buffers along the north property line and Newsom Station Road shall ~~meet Standard C-3~~ be a Type C landscape buffer per the Metro Zoning Code.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
4. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. All site lighting shall be shielded so that all directly emitted light falls within the property line.
6. Fencing shall be erected along the entirety of the north property line and along no less than 65 feet of the western property line beginning in the northwest corner of the property. Fencing shall be constructed of any combination of brick, stone, masonry materials, treated wood, or metal. Chain-link fencing and razor wire shall not be permitted.
7. At least two-thirds of the commercial space shall be reserved for either Restaurant, full-service or Restaurant, take-out use. The remainder of the space may allow only uses that are permitted in CN districts and are within the Commercial Use section of the land use table.
8. A sidewalk connection shall be constructed from the eastern edge of the property to the intersection of Settlers Way and Newsom Station Road.
9. All sidewalks depicted on the plan shall be completed as part of Phase I of construction.
10. A left turn lane shall be installed on Newsom Station Road for eastbound traffic at each property entrance.

II. By substituting the current SP plans associated with this bill for those contained in the SP plan attached to this amendment.

Sponsored by:

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Dave Rosenberg  
Member of Council

**EROSION CONTROL & GRADING NOTES**

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHING TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-90% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.

**NASHVILLE DEPARTMENT OF TRANSPORTATION NOTES**

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE NASHVILLE DEPARTMENT OF TRANSPORTATION (NDOT)
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE NDOT INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE NDOT INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.
- 6) THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY NDOT, 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.
7. COMPLY WITH THE NDOT TRAFFIC ENGINEER, UPON FINAL PLAN INDICATE THAT ADEQUATE SIGHT DISTANCE IS PROVIDED AT PROPOSED ROAD ACCESS THROUGH AN ACCESS STUDY.
8. DRIVEWAYS WITHIN THE DEVELOPMENT ARE TO BE A MINIMUM OF 24 FT WIDE (ASPHALT TO ASPHALT)
- 9 SOLID WASTE AND RECYCLING TO SERVED BY PRIVATE HAULER
10. IF SIDEWALKS ARE REQUIRED WITH THIS PROJECT THEY ARE TO BE SHOWN PER THE MCSP AND PER NDOT STANDARDS AND SPECIFICATIONS. SIDEWALKS ARE TO BE WITHIN DEDICATED RIGHT OF WAY.
11. SIDEWALKS ARE TO BE CONSTRUCTED IN RIGHT OF WAY PER MCSP AND NDOT STANDARDS AND SPECS, THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE PUBLIC SIDEWALK
12. AT DRIVEWAY ACCESS POINTS INSTALL GROUND MOUNTED SIGNS "NOW ENTERING PRIVATE PROPERTY" TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
13. Prior to building permit approval by MPW, submit recorded HOA/ Master Deed document setting up private hauler for the development.

**WATER & SEWER NOTES**

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE HARPETH VALLEY UTILITY DISTRICT.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING HARPETH VALLEY UTILITY DISTRICT THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- 9) PUBLIC WATER AND SEWER CONSTRUCTION MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL SP APPROVAL. THESE APPROVED CONSTRUCTION PLANS MUST MATCH THE FINAL SP SITE PLAN. IF THE DEVELOPER PROPOSES TO CONSTRUCT A SHARED PRIVATE SEWER SYSTEM, A VARIANCE MUST BE APPROVED BY METRO WATER SERVICES. A VARIANCE REQUEST APPLICATION MUST CONTAIN A LETTER OF RESPONSIBILITY AND MUST MATCH THE FINAL SITE PLAN/ FINAL SP. A MINIMUM OF 30% OF WATER AND SEWER CAPACITY MUST BE PAID BEFORE THE ISSUANCE OF BUILDING PERMITS

**TRAFFIC AND PARKING**

The Placement of Access Points To Be Determined Upon Submittal of a Final SP Plan

**PROPOSED STREET IMPROVEMENTS NEWSOM STATION ROAD**  
NEWSOM STATION TO BE IMPROVED TO HALF SECTION OF T3-M-CA2  
55' RIGHT OF WAY  
6" PLANTING STRIP  
8' SIDEWALK  
Install Left Turn Lane Into Commercial Entry Point From Newsom Station  
Offsite Improvement  
Construct a sidewalk connection from the eastern edge of the property to the intersection of Settlers Way and Newsome Station Rd (Boone Trace Subdivision), or an improvement/contribution determined by NDOT

**LANDSCAPE NOTES**

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

**FIRE MARSHALL**

FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE- 2006 EDITION  
FIRE CODES ISSUES WILL BE ADDRESSED IN THE PERMIT PHASE.  
This plan provides Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

**STANDARD SP NOTES**

- 1) THE PURPOSE OF THIS SP IS TO PERMIT 85 MULTIFAMILY UNITS AND 18,000 SF RETAIL.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD MAP 47037C0309H DATED APRIL 5, 2017.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" RCP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) SOLID WASTE PICKUP SHALL BE PRIVATE. DUMPSTERS WILL COMPLY WITH 17.24.060 OF THE ZONING CODE.
- 10) 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.
- 11) 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 RM40-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- 12) THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY 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.
- 13) ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT AND THE FAIR HOUSING ACT. ADA: <http://ada.gov/>
- 14) LANDSCAPING TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

**Stormwater Notes**

1. This site is responsible for water quality and water quantity.
2. To provide the full water quality treatment of 80% TSS a water various quality/quality BMPs are proposed. Design of these features will be provided during the final SP process.
3. Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
4. This project will disturb less more 1 acre, therefore, NOI will be required to be submitted to TDEC during final SP process.
5. This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
6. There are no streams or stream buffers on this property

**Project to be Completed In Two Phases**

Residential Phase One  
Commercial Phase Two

**GENERAL PLAN CONSISTENCY NOTE**

THE SPECIFIC PLAN PROPOSED HEREIN IS LOCATED WITHIN THE BELLEVUE COMMUNITY. THE SPECIFIED LAND USE POLICY FOR THIS SITE IS TRANSECT 3 SUBURBAN COMMUNITY CENTER. SUBURBAN COMMUNITY CENTERS ARE TO PROVIDE MORE INTENSE MIXED USES IN CHARACTER WITH THE SURROUNDING NEIGHBORHOOD.

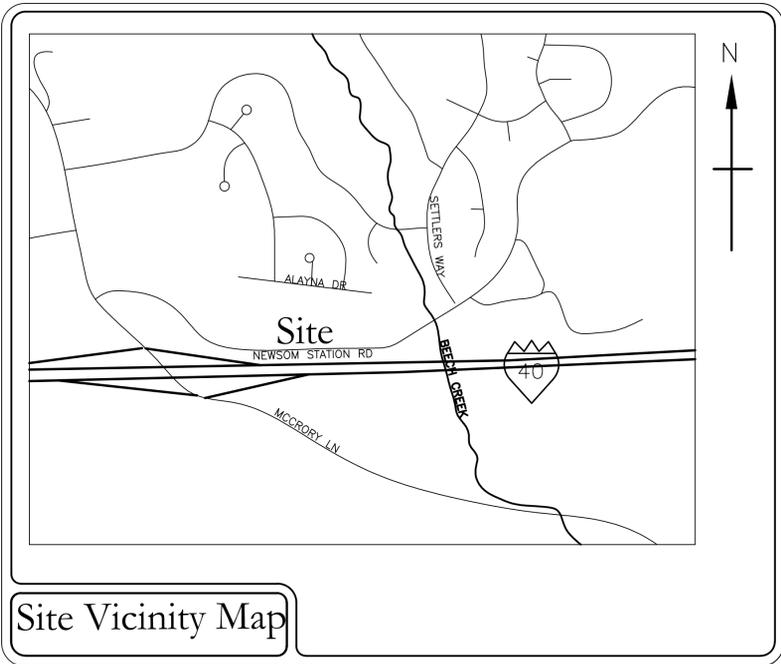
AS PROPOSED, THIS SPECIFIC PLAN DISTRICT MEETS CREATES MULTIFAMILY FAMILY HOMES WHILE MAINTAINING IMPROVING THE CHARACTER OF THE PUBLIC STREET FRONTAGE CREATING AN URBAN FEEL UTILIZING AN OVERGROWN VACANT PARCEL. THE PROPOSED HOMES IMPROVE PEDESTRIAN CONNECTIVITY WITH THE INSTALLATION PUBLIC SIDEWALK WHERE NONE CURRENTLY EXISTS. THE RETAIL WILL PROVIDE SERVICES FOR THE AREA WHERE NONE CURRENTLY EXISTS. THE INSTALLATION OF STORM WATER UTILITIES THAT COMPLY WITH INFILL REGULATIONS WILL PROVIDE FOR ON-SITE STORM WATER MANAGEMENT

**ARCHITECTUAL NOTES**

Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function.

**NES**

- 1) NES can meet with developer upon request to determine service options.
- 2) The Final SP drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.
- 3) The units in this development will be served from meter centers.
- 4) Upon Final SP NES will need any construction plans showing road improvements to Newsom Station Road.
- 5) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- 6) Postal plan is required before NES's final construction drawings can be approved.
- 7) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15 - 152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ [www.newsom.com](http://www.newsom.com)).
- 8) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
- 9) If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
- 10) Quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.
- 11) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- 12) NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.
- 13) NES riser pole should be installed on development property.
- 14) NES needs electrical load information including any house, irrigation, compactor, or pump services.



Site Vicinity Map

**SPECIFIC PLAN DEVELOPMENT SUMMARY**

USE	MULTI FAMILY/RETAIL (MIXED USE)	
PROPERTY ZONING	COMMERCIAL PUD	SURROUNDING ZONING CL PUD AND RS10
TOTAL PROPERTY SIZE	10.75 ACRES	
RESIDENTIAL USE ACRES	9.0 ACRES	
NUMBER OF RESIDENTIAL UNITS/DENSITY	85	TOTAL UNITS 9.44 UN/AC)
TOTAL RESIDENTIAL BUILDING FLOOR AREA	187,000 SF	
RESIDENTIAL FAR	0.48	
ISR	0.65	
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY	
SIDE YARD	20'	
REAR YARD	40'	
RESIDENTIAL HEIGHT STANDARDS	3 STORIES MAX. IN 36 FT (MEASURED TO HIGHEST POINT ON ROOF)	
COMMERCIAL USE ACRES	1.75 ACRES	
COMMERCIAL FAR	0.25	
ISR	0.85	
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY	
SIDE YARD	20'	
REAR YARD	40'	
COMMERCIAL HEIGHT STANDARDS	1 STORIES MAX. IN 30 FT (MEASURED TO HIGHEST POINT ON ROOF)	
PARKING AND ACCESS		
RAMP LOCATION AND NUMBER	TWO POINTS OF ACCESS FROM NEWSOM STATION ROAD	
REQUIRED PARKING	85 TOWNHOMES – 2 STALLS/UNIT = 170 STALLS	RETAIL 18,000 (1 SPACE/200 SF) = 90 SPACES
PARKING PROPOSED	268 TOTAL PARKING SPACES	
PARKING TO MEET THE METRO CODE		

**A Preliminary SP**

**Newsom Place**

Being Parcel 212 on Tax Map 140  
Davidson County, Tennessee  
Case No. 2022SP-016-001

**Sheet Schedule**

- C1.0 Notes & Project Standards
- C2.0 Existing Conditions
- C3.0 Current PUD
- C3.0 SP Layout

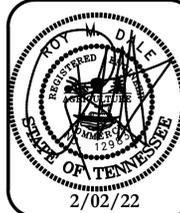
**Notes & Project Standards**



**REVISIONS:**

Preparation Date:

**Newsom Place**  
**Preliminary Specific Plan**  
Being a Parcel 212 on Tax Map 140  
Nashville, Davidson County, Tennessee



REV 5/22/22  
REV 9/14/22

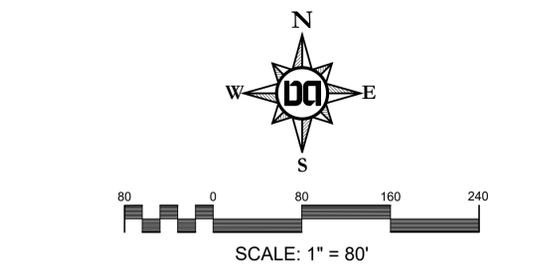


MPC Case Number  
2022SP-016-001

D&A Project #  
Newsom Place

**C1.0**  
Sheet 1 of 4

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



**EROSION CONTROL & GRADING NOTES**

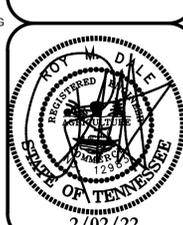
- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 & CP-13. LOCATION TO BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.



REVISIONS:

Preparation Date:

**Newsom Place**  
**Preliminary Specific Plan**  
 Being a Portion of Parcel 4 on Tax Map 140  
 Nashville, Davidson County, Tennessee



REV 5/22/22  
 REV 9/14/22

NUMBER	Owner	Owner Address	Owner City	Ow Owner Zipcode	
1	BAKER, JOYCE	8010 MCCRORY LN	NASHVILLE	TN 37221	RS10
2	EDMONDSON, RONALD & CHERYL	1681 ALAYNA DR	NASHVILLE	TN 37221	RS10
3	POWER, PETER SR & ANGELA	1677 ALAYNA DR	NASHVILLE	TN 37221	RS10
4	FARRINGTON, LOGAN LEE & KLEIN, JENNIFER	1673 ALAYNA DR	NASHVILLE	TN 37221	RS10
5	BLOCKER, DARRELL E. & JANET A.	1669 ALAYNA DR	NASHVILLE	TN 37221	RS10
6	ZIVAK, BOJAN & IVANA	1665 ALAYNA DR	NASHVILLE	TN 37221	RS10
7	MILES, STACIE & SWANSON, CORY	1661 ALAYNA DR	NASHVILLE	TN 37221	RS10
8	VAUGHN, LEE & DIANE	1657 ALAYNA DR	NASHVILLE	TN 37221	RS10
9	THOMPSON, RALPH M.	1653 ALAYNA DR	NASHVILLE	TN 37221	RS10
10	VOLZ, LESLIE ANNE & ROBERTSON, ADAM MICHAEL	1649 ALAYNA DR	NASHVILLE	TN 37221	RS10
11	LYNN, GINA MARIE	1645 ALAYNA DR	NASHVILLE	TN 37221	RS10
12	MUNDY, ELLEN E. & FORD, JOSHUA O.	1641 ALAYNA DR	NASHVILLE	TN 37221	RS10
13	LOONEY, DANNY BRUCE & CAROL GOWEN	1637 ALAYNA DR	NASHVILLE	TN 37221	RS10
14	WITTHROW, PAUL G. & LACEY A.	1633 ALAYNA DR	NASHVILLE	TN 37221	RS10
15	COBURN, LORI A	1629 ALAYNA DR	NASHVILLE	TN 37221	RS10
16	HOLLIDAY, ANDREW & JENNIFER	1625 ALAYNA DR	NASHVILLE	TN 37221	RS10
17	JENSEN, JAMES S & ELIZABETH A	1621 ALAYNA DR	NASHVILLE	TN 37221	RS10
18	HUNTER, ROGER T.	1617 ALAYNA DR	NASHVILLE	TN 37221	RS10
19	HILL, ANDREW DAVID & KATTY RAE	1613 ALAYNA DR	NASHVILLE	TN 37221	RS10
20	GUTIERREZ, SARATH MERCEDES VEGA & MAZZULLI, EDMONDO O	1609 ALAYNA DR	NASHVILLE	TN 37221	RS10
21	GUINN, MELINDA CORTNEY	1605 ALAYNA DR	NASHVILLE	TN 37221	RS10
22	TRAVIS TRACE HOA, INC	1114 17TH AVE S #101 C/O TIMMONS PROP	NASHVILLE	TN 37212	RS10
23	SNIDER, DANA & ADRIENNE	1601 ALAYNA DR	NASHVILLE	TN 37221	RS10
24	BOON TRACE HOMEOWNERS ASSOCIATION	NEWSOME STATION ROAD	NASHVILLE	TN 37221	RS10
25	BRANSTETTER LEGACY PARTNERS, LLC	1111 ELLER LN	NASHVILLE	TN 37221	CL PUD

Existing Conditions

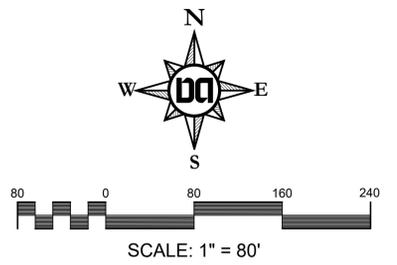
**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying

MPC Case Number  
 2022SP-016-001

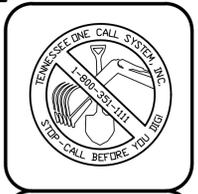
D&A Project #  
 Newsom Place

**C2.0**  
 Sheet 2 of 4

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



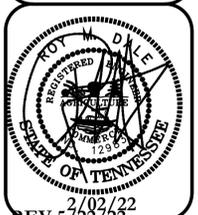
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REVISIONS:

Preparation Date:

**Newsom Place**  
 Preliminary Specific Plan  
 Being a Portion of Parcel 4 on Tax Map 140  
 Nashville, Davidson County, Tennessee



REV 2/02/22  
 REV 5/22/22  
 REV 9/14/22

# Current Planned Unit Development

**Dale & DD Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying

MPC Case Number  
2022SP-016-001

D&A Project #  
Newsom Place

**C3.0**  
Sheet 3 of 4

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



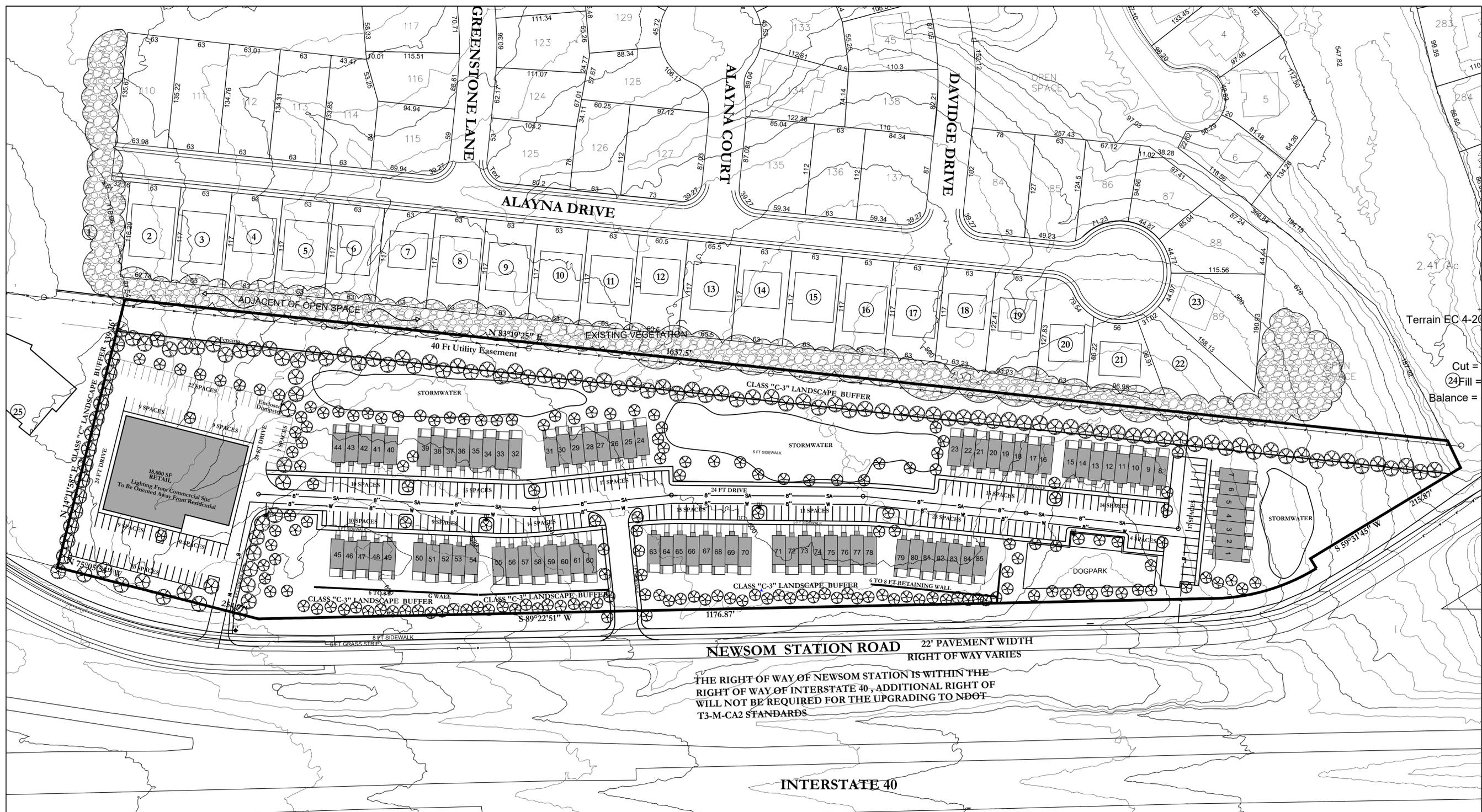
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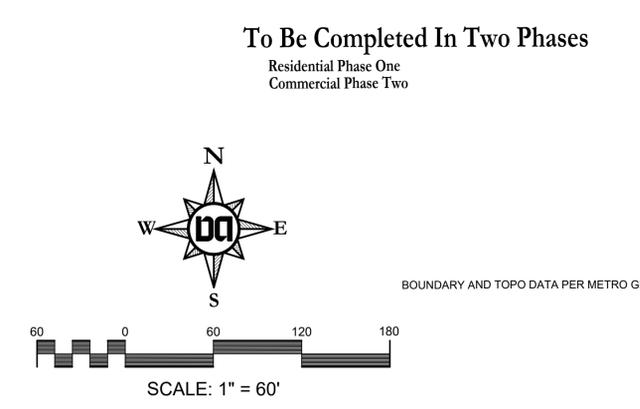
2/02/22  
 REV 5/22/22  
 REV 9/14/22



**NEWSOM STATION ROAD** 22' PAVEMENT WIDTH  
 RIGHT OF WAY VARIES

THE RIGHT OF WAY OF NEWSOM STATION IS WITHIN THE  
 RIGHT OF WAY OF INTERSTATE 40, ADDITIONAL RIGHT OF  
 WILL NOT BE REQUIRED FOR THE UPGRADING TO NDOT  
 T3-M-CA2 STANDARDS

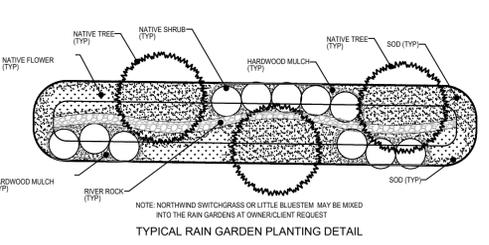
SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTI FAMILY/RETAIL (MIXED USE)
PROPERTY ZONING	COMMERCIAL PUD SURROUNDING ZONING CL PUD AND RS10
TOTAL PROPERTY SIZE	10.75 ACRES
RESIDENTIAL USE ACRES	9.0 ACRES
NUMBER OF RESIDENTIAL UNITS/DENSITY	85 TOTAL UNITS 9.44 UN/AC
TOTAL RESIDENTIAL BUILDING FLOOR AREA	187,000 SF
RESIDENTIAL FAR	0.48
ISR	0.65
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	20'
REAR YARD	40'
RESIDENTIAL HEIGHT STANDARDS	3 STORIES MAX. IN 36 FT (MEASURED TO HIGHEST POINT ON ROOF)
COMMERCIAL USE ACRES	1.75 ACRES
COMMERCIAL FAR	0.25
ISR	0.85
STREET YARD SETBACK:	25' MEASURED FROM RIGHT OF WAY
SIDE YARD	20'
REAR YARD	40'
COMMERCIAL HEIGHT STANDARDS	1 STORIES MAX. IN 30 FT (MEASURED TO HIGHEST POINT ON ROOF)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	TWO POINTS OF ACCESS FROM NEWSOM STATION ROAD
REQUIRED PARKING	
85 TOWNHOMES = 2 STALLS/UNIT = 170 STALLS	
RETAIL 18,000 (1 SPACE/200 SF) = 90 SPACES	
PARKING PROPOSED	
268 TOTAL PARKING SPACES	
PARKING TO MEET THE METRO CODE	



**Stormwater Notes**

- This site is responsible for water quality and water quantity.
- To provide the full water quality treatment of 80% TSS a water various quantity/quality BMPs are proposed. Design of these features will be provided during the final SP process.
- Storm sewer system on this plan is shown schematically. Final design will be provided during the final SP process and will meet the requirements of the stormwater management manual.
- This project will disturb less more 1 acre, therefore, NOI will be required to be submitted to TDEC during final SP process.
- This Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final or unit lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- There are no streams or stream buffers on this property

**PROPOSED STREET IMPROVEMENTS NEWSOM STATION ROAD**  
 NEWSOM STATION TO BE IMPROVED TO HALF SECTION OF T3-M-CA2  
 55' RIGHT OF WAY  
 6' PLANTING STRIP  
 8' SIDEWALK  
 Install Left Turn Lane Into Both Entry Points From Newsom Station  
 Offsite Improvement  
 Construct a sidewalk connection from the eastern edge of the property to the intersection of Settlers Way and Newsom Station Rd (Boone Trace Subdivision)



**Tree Density Notes**

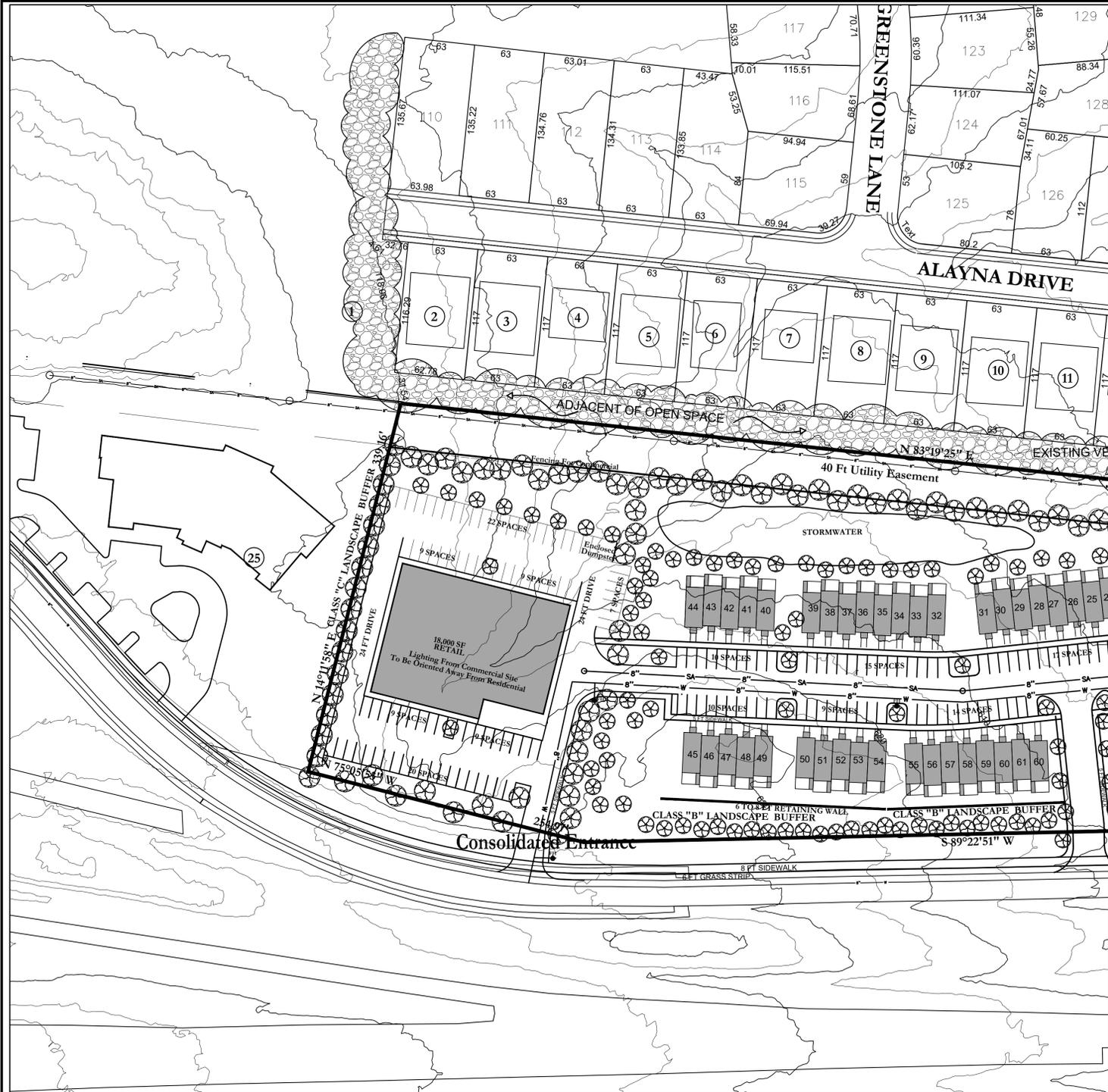
Metro tree density requirements will be addressed in final construction documents. At the preliminary phase of this project no detailed tree information is available.

**SP Layout**

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Surveying

MPC Case Number 2022SP-016-001  
 D&A Project #  
**Newsom Place**  
**C4.0**  
 Sheet 4 of 4

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



Consolidated Entrance View West - Sight Distance 400 feet +



Consolidated Entrance View East - Sight Distance 800 feet +

The Placement of Access Points To Be Determined Upon Submittal of a Final SP Plan

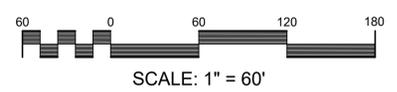


REVISIONS:  
  
Preparation Date:

**Newsom Place**  
Preliminary Specific Plan  
Being a Portion of Parcel 4 on Tax Map 140  
Nashville, Davidson County, Tennessee



REV 5/22/22  
REV 9/14/22



BOUNDARY AND TOPO DATA PER METRO GIS

To Be Completed In Two Phases  
Residential Phase One  
Commercial Phase Two

**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying

MPC Case Number  
2022SP-016-001

D&A Project #  
Newsom Place

**EX**

Sight Distance Exhibit

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Nashville, Tennessee 37204  
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