

Metropolitan Council REVISED

PROPOSED AMENDMENTS TO ORDINANCES, SUBSTITUTE FOR ORDINANCE, AND THIRD SUBSTITUTE FOR ORDINANCE TO BE FILED WITH THE METRO CLERK

FOR THE COUNCIL MEETING OF TUESDAY, APRIL 18, 2017

A	Μ	ΕN	D١	1E	NT	NO.	
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TO

ORDINANCE NO. BL2017-658

Mr. President,

I move to amend Ordinance No. BL2017-658 as follows:

I. By amending Section 1 by deleting the second paragraph of subsection 6.32.080.A.1 and substituting the following in lieu thereof:

Beginning at the southeast northwest corner of the Broadway Demonbreun Street and First Avenue South and proceeding in a southerly direction along the eastern margin and sidewalk of First Avenue South adjacent to the Ascend Amphitheater to the northeast corner of the intersection of Korean Veterans Boulevard and First Avenue South, thence proceeding in an east-northeasterly direction along the northern margin and sidewalk of Korean Veterans Boulevard to the Cumberland River.

INITE OF LIGHT BY

 Nancy VanReece	INTRODUCED BY:	
 Nancy VanReece		
Nancy VanReece		

SUBSTITUTE ORDINANCE NO. BL2016-473

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending the Hillwood Court at Nashville West Specific Plan District for property located at 6813 B and 6817 Charlotte Pike, approximately 640 feet southwest of West Hillwood Drive, (4.37 acres), to add parcel 015 permit and permit a maximum of 50 residential units where 34 residential units were previously approved, all of which is described herein (Proposal No. 2013SP-048-003).

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 amending the Hillwood Court at Nashville West Specific Plan District for property located at 6813 B and 6817 Charlotte Pike, approximately 640 feet southwest of West Hillwood Drive, (4.37 acres), to add parcel 015 permit and permit a maximum of 50 residential units where 34 residential units were previously approved, being Property Parcel No. 015 as designated on Map 102-11 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the 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 102 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 50 residential units.

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

- 1. Revise purpose note "A request to amend the Hillwood Court at Nashville West Specific Plan District to add parcel 015 and permit a maximum of 50 residential units where 34 residential units were previously approved."
- 2. Provide sidewalk connection from guest parking area in Phase 2 to the sidewalk east of guest parking.
- 3. Elevations shall be submitted with the final site plan application.
- 4. 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.
- 5. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- 6. 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.

7. Prior to approval of the final site plan, construction details, including materials, for a six-foot tall masonry wall shall be included on the plan. The masonry wall shall be installed along the entire southern property line and along the southern ten feet of the eastern and western property line, prior to the issuance of any use and occupancy permits.

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

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

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

Section 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:
	Mina Johnson
	Member of Council
<u>View Sketch</u>	

View Site Plan

EROSION CONTROL & GRADING NOTES

1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR HO MORE THAN 15 DAYS KEEP DUST WITHING TO ERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLANT BARRIERS DURNG AND UPON THE COMPLETION OF CONSTRUCTION.

8) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 8" TRICK.

8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC

11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OF ADJACENT PREMISES OF INJURIES TO THE PUBLIC DURNIS THE CONTRICTION CAUSED BY HAMELE, HIS SUB-CONTRACTORS, OF THE CARELESSIANS OF ANY OF HIS EMPLOYEES.

PROFUSE RELATING TO PORTIONS OF WORKWINCH HE IS TO PERFORM.

1-6 ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABLEED & CONSTRUCTION IS COMMET.

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.

PUBLIC WORKS NOTES

1) ALL WORK WITHIN THE PUBLIC BOART OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS SEQUIRED PRIOR TO FINAL PAYING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUIRESTS ARE TO BE MADE 24 WHISE IN APPLICATION.

Civil Engineer
Dale & Associates
516 Healther Place
Nathville, Tennessee 37204
Additional Garrigan, PE Nazimie, Michael Garrigan, PE Phone: 615.297.5166 Fmail: michael@daleandassociates.net

Floodnote
This property is not located within a Flood

Property Information 6817 Charlotte Pike (Map 102-11, Parcel TS) Nathville, Tennesses 27209 60,736.48 Square Feet or 1.39 Total Acres Council District 23 (Emily Evats)

LANDSCAPE NOTES

9) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERSITY THE EXACT LOCATION OF ALL

2) ALL PLANTING AND MULCH BEDG SHALL BE SPRAYED WITH BOUND-UP (CO OPTION) PRIOR TO THE INSTALLATION OF MULCH. IS PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR BACKFILL HOLES WITH TOPSOL FREE OF BOOTS AND BOOKS.

PLANTING AREAS.

2) ALL PLANTING AREAS SHALL BE FERTILEED WITH 1281000 S.F. OF 10-10-10 FERTILEER.

2) ALL PLANTING AREAS SHALL HAVE A MININUM OF 2' DEPTH OF SHREDDED HARDWOOD SATS MUCH.

7) THE LANDSCAPE CONTRACTOR SHALL VERHTY 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 THAL PARMENT. 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 ϵ' 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 DYNING MATERIAL WITHIN THAT TIME PERIOD. 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WETHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SCES SHOWN ARE WINNINGS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN NATE BEST 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 BURLAPPEDMATERIALS.

15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDIT.
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 EAGEMENT. LOCATION PLANT MATERIALS WITHIN A DEBANGE GASSMANT IS ACCEPTABLE, BUT ONLY IF INSTALL DO MOT TO DISTURD EXISTING DEBANGE FLOW. IN BUSIN HIGHWAYDS, THE MATERIALS SHALL SE LOCATED IN COURSE THAN IF SHOW THE CONTROL FOR FORWARD.

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. WATER & SEWER NOTES

1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METHO WATER SERVICES.
2) THE CONTRACTOR IS RESPONSIBLE FOR REMBURSING THE METHO WATER THE COST OF RESPECTION.

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 CONNECTION METHOD. S) REDUCED PRESSURE SACKFLOW PREVENTION DEVICES (RPSP) OR DUAL CHECK VALVI WILL BE REQUIRED ON ALL TEST AND FILL UNITS (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND WAIT SE APPROVED BY THE WETFO WATER SERVICES.

7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHICH PRESSURES EXCEED 100 PM. 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PGI.

GENERAL PLAN CONSISTENCY
THE SUBJECT PROPERTY IS LOCATED WITHIN SUBJECT PROPERTY IS LOCATED WITHIN SUBJECT WHICH IS THE WEST NASHVILLE COMMUNITY PLAN THE SPECIFIED POLICY FOR THE SITE IS TO BE TO RECEIPDOING DO READ WASTENANCE WHICH ARE AS OF IN 40.

MAINTENANCE WHICH IS TRETHER DETINED BY RECEIP, POLICY WILL AREA SO OF IN 40.

MANAGEMENT IS PROPOSED THROUGH RANS GARDENS (BOR ETENTION), AND PERMARKE. PAUND SURFACES, LASTICY, THE TIRE ROW AND WALL ALONG CHARLOTTE PIEC ARE BOTH PRANKED TO BE PROSERVED AS SINOWN HEERS. IN REGISSION FOR MAINTENANCE RECOMMENDS CONTROL PRANKED AS HOW AS 20 UNITS PER ACRE IF THE REQUISOT IS ACCOMPANIED BY A SPECIFIC PLAN ON U.O.

AS PROPOSED, HILLWOOD COURT AT NASHVILLE WEST PHASE 2 IS CONSISTENT WITH THE INFILL AREA OF POLICY AS WELL AS THE RECOMMENDED DENSITIES OF NEIGHBORHOOD HAINTENAME.

STANDARD SP NOTES

5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

6) THE REQUIRED FIRE FLOWSHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. MARGINAL'S OFFICE, PRICE TO THE SEMANTION OF THE SET FORTH BY THE METRO STORMWAY COLVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWAYER MANUAL, MINIMUM CRIVENAY COLVERT IN METRO RIGHT OF MAY 16 15" CMP).

6) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCLARGERED INGS EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

ESCHMERSHIP FOR UNITS MAY BE DIVIDED BY A HORIZONTAL PROPERTY REGIME OR A SUBDIVISION APPROVED BY THE METRO PANNING COMMISSION, WITH A MINIMUM LOT SIZE OF 1900 SQUARE FEET.

14) ANY FUTURE CONNECTION TO THIS FROM ADJACENT PROPERTY WILL REQUIRE AGREE FOR SHARED RESPONSIBLITY FOR SHARED RESPONSIBILITY FOR COST OF CONTINUED MAINTENANCE AND PAYEMENT REPAIR. 15) DRAWING IS FOR LLUSTRATION PURPOSES TO INCICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PRITAINS TO STORMWITTE APPROVIAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLANS SHALL BE GOVERNED BY THE APPROPRIATE STORMWITER ROBUST ATTOM THE OF THE MARKET OF THE PRINCIPLE.

ARCHITECTUAL NOTES

BUILDING ELEVATIONS FOR ALL STREET FACADES SHALL BE PROVIDED WITH THE FINAL SITE PLAN. THE FOLLOWING STANDARDS SHALL BE MET: A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING.

B. WINDOWS SHALL SE VERTICALLY ORIENTED AT A RATIO OF 2:1 OR GREATER, EXCEPT FOR DORMERS.

C. EPS, VINYL SIGNIS AND UNITERATED WOOD SHALL BE PROHISTED D. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.

E. A RASED FOUNDATION OF 16"- 30" IS REQUIRED FOR ALL RESIDEN E. A RAISED FO







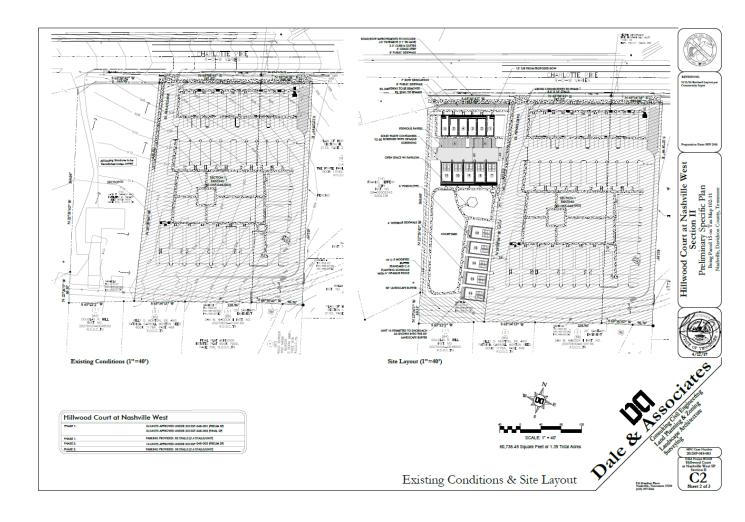


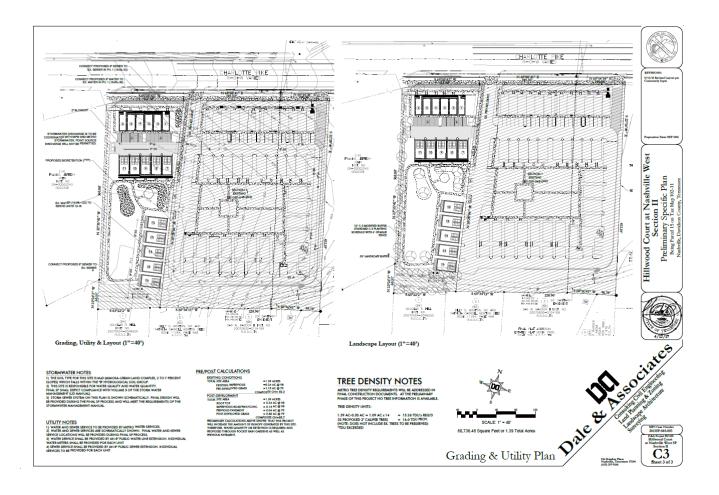


- C1 C2 Notes & Project Standards
- Existing Conditions & Site Layout Grading & Utility Plan/ Landscape

Notes & Project Standards







THIRD SUBSTITUTE ORDINANCE NO. BL2016-493

An ordinance amending Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001).

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

Section 1. Section 17.20.120 (Provision of sidewalks) is hereby amended by deleting the section in its entirety and replacing with the following:

Sidewalks are required to facilitate safe and convenient pedestrian movements for the residents, employees and/or patrons, and to reduce dependency on the automobile, thus reducing traffic congestion on the community's streets and protecting air quality. This article shall not decrease the allowable floor area ratio for development.

A. Applicability.

- 1. Multi-family or nonresidential <u>re</u>development. The <u>All</u> provisions of this section shall apply to the redevelopment of multi-family or nonresidential property when the property is located within the Urban Services District, <u>or within a center designated in the general plan</u>, or any of the property frontage is within a quarter mile of the boundary of a center designated in the general plan, or the property is on a street in the Major and Collector Street plan. Properties on the opposite side of navigable waterways or controlled access highways from a center designated in the general plan are not subject to this provision. Redevelopment of multi-family or nonresidential property shall include one or more of the following:
 - a. Construction of a new structure on a vacant lot, including lots on which all structures have been or are planned to be demolished; or
 - b. The <u>cost</u> value of any one renovation equal to or greater than fifty percent of the assessed value of all structures on the lot, or the value of multiple renovations during any five-year period equal to or greater than seventy five percent of the assessed value of all structures on the lot; or
 - c. The <u>cost value</u> of any one expansion equal to or greater than twenty-five percent of the assessed value of all structures on the lot, or the value of multiple expansions during any five-year period equal to or greater than fifty percent of the assessed value of all structures on the lot; or
 - d. The total building square footage of any one expansion is equal to or greater than twenty-five percent of the total square footage of all structures on the lot, or the total building square footage of multiple expansions during any five-year period is equal to or greater than fifty percent of the total square footage of all structures on the lot.
- 2. Single-family or two-family construction. Single-family or two-family construction when the property is within the Urban Zoning Overlay, or within a center designated in the general plan, or any of the property frontage is within a quarter mile of the boundary of a center designated in the general plan, or the property is on a street in the Major and Collector Street plan in the Urban Services District. Properties on the opposite side of navigable waterways or controlled access highways from a center designated in the general plan are not subject to this provision.

- a. All provisions of Section 17.20.120 shall apply to the construction of a new single-family or attached or detached two-family structure(s).
- b. Dedication of Right-of-Way and Easements required by subsection E of this section shall apply to all single-family and two-family permits for an addition or any renovation with a cost equal to or greater than twenty-five percent of the assessed value of all structures on the lot.
- B. On-Site Sidewalk Installation For Multi-Family and Nonresidential Development. A continuous, all-weather internal sidewalk network, constructed to a minimum width of five feet shall connect all pedestrian building entryways to parking areas and all public rights of way. Sidewalks shall be designed and constructed to be distinguishable from driving surfaces.
- C. Public Sidewalk Installation. The provisions of this subsection apply to all property frontage, regardless of whether sidewalks are provided in public right-of-way or pedestrian easements.
 - 1. Construction of new sidewalks is required along the entire property frontage under any one or more of the following conditions, unless the property abuts a sidewalk segment that the Department of Public Works has funded and scheduled for construction:
 - a. When there is eExisting sidewalk in need of repair or replacement.
 - b. To extend the existing sidewalk or sidewalk proposed by an adjacent abutting development.
 - c. Existing sidewalk present on the same block face.
 - d. Multi-family or nonresidential properties within the Urban Zoning Overlay.
 - e. Multi-family or nonresidential properties along a street in the Major and Collector Street Plan.
 - 2. Sidewalk Design Standards.
 - a. Sidewalks dimensions and required elements shall comply with the Major and Collector Street Plan or, for a street not in the Major and Collector Street Plan, the adopted standards of the Metropolitan Government. Design of sidewalks shall comply with approved Public Works' standards.
 - <u>b</u>. Obstructions are prohibited within the required pedestrian travelway, but may be located within a grass strip/green zone or frontage zone. Prior to the issuance of use and occupancy permits, existing obstructions shall be relocated outside of the required pedestrian travelway.
- D. Contribution to the fund for the pedestrian benefit zone as an alternative to sidewalk installation.
 - 1. When a public sidewalk is required by subsection A, but installation is not required by subsection C of this section, the building permit applicant may make a financial contribution to the fund for the pedestrian benefit zone in lieu of construction. The value of the contribution shall be the average linear foot sidewalk project cost, including new and repair projects, determined by July 1 of each year by the Department of Public Works' review of sidewalk projects contracted for or constructed by the Metropolitan Government.

- a.—Multi-family or nonresidential development. The value of the contribution shall be the average linear foot sidewalk project cost, excluding repair projects, determined by July 1 of each year by the Department of Public Works' review of sidewalk projects contracted for or constructed by the Metropolitan Government.
- b.—Single family or two-family construction. The value of the contribution shall be the average linear foot sidewalk project cost, including repair projects, determined by July 1 of each year by the Department of Public Works' review of sidewalk projects contracted for or constructed by the Metropolitan Government.
- 2. Any such contributions received by the Metropolitan Government shall be assigned and designated for implementation of the Strategic Plan for Sidewalks and Bikeways, as approved by the Planning Commission. The applicant's payment shall be allocated within ten years_of receipt of the payment within the same pedestrian benefit zone as the property to be developed; otherwise, the payment shall be refunded to the building permit applicant.
- 3. Contribution to the pedestrian network as an alternative to sidewalk installation required under this section shall be received by the Department of Public Works and written confirmation of the contribution sent to the Department of Codes Administration prior to the issuance of a building permit.
- E. Dedication of Right-of-Way and Easements Required. Dedication of right-of-way and/or public pedestrian easement is required to permit present or future installation of a public sidewalk built to the current standards of the Metropolitan Government. For pProperties abutting an existing sidewalk or planned sidewalk identified in the Priority Sidewalk Network in the Strategic Plan for Sidewalks and Bikeways, all driveways, walkways and other improvements within public right-of- way or pedestrian easement shall be designed and graded in accordance with Public Works' design standards necessary to accommodate future sidewalk construction.
- F. Improvements required or elected on public rights-of-way and/or public pedestrian easements under subsection C of this section shall be reviewed for compliance by the Department of Public Works. No building permit shall be issued by the Department of Codes Administration until the Department of Public Works has released the building permit. Prior to the Department of Codes Administration authorizing final use and occupancy, the Department of Public Works shall inspect and approve the sidewalk improvements in the public rights-of-way and/or public pedestrian easements.
- Section 2. Section 17.20.125 (Right to appeal and seek variances) is hereby amended by deleting the section in its entirety and replacing with the following:

The provisions of Section 17.20.120 may be varied or interpretations appealed in conformance with Chapter 17.40, Administration and Procedures. The Board of Zoning Appeals may require a contribution to the pedestrian network, consistent with subsection \underline{DE} of this section, an alternative sidewalk design, or other mitigation for the loss of the public improvement as a condition to a variance.

- Section 3. Section 17.40.340 (Limits to jurisdiction) is hereby amended by deleting subsection B in its entirety and replacing with the following subsection B:
 - B. The board shall not grant variances within the following sections, tables, zoning districts, or overlay districts without first considering a recommendation from the Planning Commission.

Sections/Tables

Section 17.20.120 (Provision of sidewalks) Section 17.28.103 (Underground utilities)

Zoning Districts

SP District

Overlay Districts

PUD UDO Institutional

Section 4. Section 17.04.060 (Definitions of General Terms) is hereby amended by adding the following definitions in alphabetical order:

"Pedestrian benefit zones" means the sixteen zones in which fees <u>contributions</u> in lieu of sidewalk construction may be collected, and where such fees <u>contributions</u> shall be spent for the safety and convenience of pedestrians. Pedestrian benefit zones are as follows:

Zone 1: Bounded by I-40 on the south; I-65 on the southeast; Cumberland River on the north; State Route 155 on the west. (North Nashville, Metro Center, Nations areas)

Zone 2: Bounded by Cumberland River and I-65 on the south; I-24 on the east; State Route 155 on the north and west. (Bordeaux area)

Zone 3: Bounded by Cumberland River on the south and east; State Route 155 on the north; I-24 on the east. (East Nashville, Parkwood areas)

Zone 4: Bounded by I-40 on the south; Stones River on the east; the Cumberland River on the north; I-24 on the west. (Spence Lane, Donelson areas)

Zone 5: Bounded by I-440, I-24, and State Route 155 on the south and east; I-40 on the north; I-65 on the west. (South Nashville, North Mill Creek areas)

Zone 6: Bounded by I-440 on the west and south; I-65 on the east; I-40 on the north. (Midtown area)

Zone 7: Bounded by the downtown interstate loop. (Downtown area)

Zone 8: Bounded by the county line on the south; I-65 on the east; I-440 and I-40 on the north; State Route 251, State Route 100, and Harpeth River on the west. (West Nashville, Green Hills areas)

Zone 9: Bounded by the county line on the west and south; Harpeth River, State Route 100, and State Route 251 on the east; I-40 on the north. (Bellevue, Pasquo, Harpeth River areas)

Zone 10: Bounded by I-40 on the south; State Route 155 on the east; Cumberland River on the north; county line on the west. (Newsom Station, Whites Bend, Cockrill Bend areas)

Zone 11: Bounded by Cumberland River and State Route 155 on the south; I-24 on the east and north; county line on the west. (Joelton, Beaman Park, Bells Bend areas)

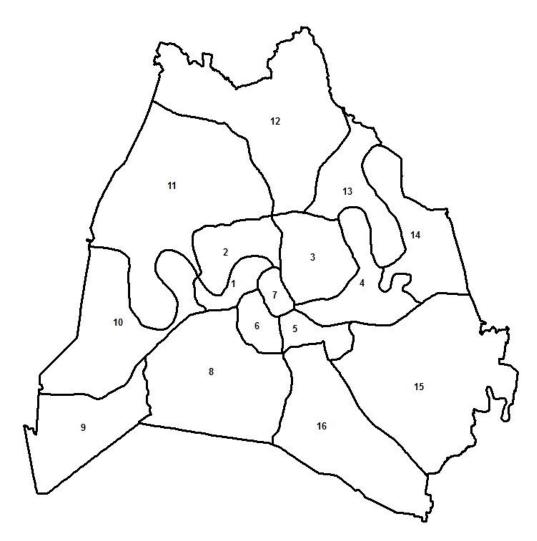
Zone 12: Bounded by State Route 155 on the south; I-65 on the east; county line on the north; and I-24 on the west. (Paradise Ridge, Union Hill, Goodlettsville areas)

Zone 13: Bounded by State Route 155 and Cumberland River on the south and east; county line on the north; I-65 on the west. (Madison, Neelys Bend, Rivergate areas)

Zone 14: Bounded by I-40 on the south; county line on the east; Old Hickory Lake and Cumberland River on the north and west; Stones River on the southwest. (Old Hickory, Lakewood, Hermitage areas)

Zone 15: Bounded by I-24 on the southwest; county line on the south and east; I-40 on the north; State Route 155 on the northwest. (Antioch, Priest Lake areas)

Zone 16: Bounded by county line on the south; I-24 on the east; I-440 on the north; I-65 on the west. (Grassmere, Southeast Nashville, Cane Ridge areas)



"Sidewalk" means all Streetside Elements included in the Major and Collector Street Plan and Streetside Elements for local streets required by other standards of the Metropolitan Government located within the public right-of-way or a pedestrian easement.

"Sidewalk, On-site" means pedestrian facilities located outside of the public right-ofway.

Section 5. Section 17.20.060 (Parking area design standards) is hereby amended by deleting subsection H in its entirety and replacing with the following:

H. Curbs. Curbs or other equivalent means shall be provided to prevent any vehicle using a parking area from encroaching on any public right-of-way, on-site sidewalk, required landscaping area or adjacent property.

Section 6. Be it further enacted, that this ordinance take effect July 1, 2017, and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Angie Henderson	
Angio Hondorson	
Andie nenderson	

TO

ORDINANCE NO. BL2017-603

Mr. President:

I move to amend Ordinance No. BL2017-603 as follows:

I. By inserting the following Section 3 and renumbering remaining sections accordingly:

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.

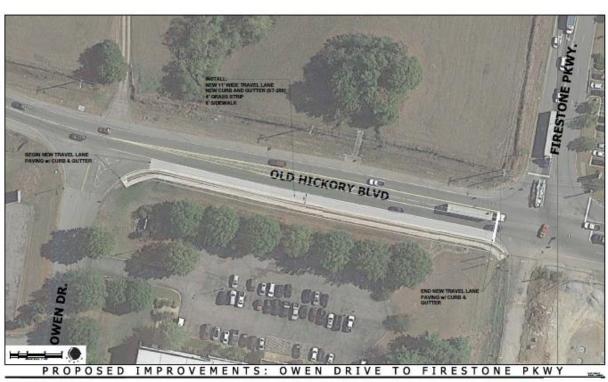
Section 3. Prior to obtaining a use and occupancy permit for this site, the owner of the property, or the owner's successor or assignee, shall make the following traffic improvements pursuant to Public Works' specifications and oversight:

1. Improve Old Hickory Boulevard north of Logistics Way, via restriping, to include a three-lane cross-section, including one through lane and a continuous center turn lane between Logistics Ways and Preserve Blvd.

2. Expand Old Hickory Boulevard between Owen Drive to Firestone Parkway to install a new 11' southbound travel lane between Owen Drive and Firestone Parkway as indicated in the attached Exhibit.

Section 4. 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.

INTRO	DUCED I	BY:	
Sam C	oleman		



CIVIL-SITE

LOGISTICS WAY WAREHOUSE





$\Lambda \Lambda \Lambda \Gamma \Lambda$		NIO	
AMEN	יוטוי	NO.	

TO

ORDINANCE NO. BL2017-628

Mr. President:

I move to amend Ordinance No. BL2017-628 as follows:

- I. By amending Section 4 by adding the following conditions:
 - 6. All garage parking shall be valet parking at all times. This includes parking for the hotel and restaurant use. No valet parking shall be allowed on any public streets and no self-service parking shall be permitted in the garage.
 - 7. Any off-site valet parking shall be on lots managed by a valet service and shall not be allowed on any public streets.
 - 8. Free parking shall be provided to all employees either on-site in the existing garage or off-site on leased lots. Employees shall only park at these locations.
 - 9. Prior to the issuance of a Use & Occupancy permit, the developer shall facilitate meetings with the neighborhood association pertaining to traffic calming. Documented proof of this meeting (s) shall be provided to Metro Codes, signed by members of each party, prior to the issuance of a Use & Occupancy permit.

INTRODUCED BY:	
Freddie O'Connell	

AMENDMENT NO
ТО
ORDINANCE NO. BL2017-634
Mr. President:
I move to amend Ordinance No. BL2017-634 as follows:
I. By amending Section 4 by adding the following condition:
9. The final site plan shall depict a 30 foot undisturbed landscape buffer on the western and southern lot lines of Lot $\#19$.
INTRODUCED BY:

Robert Swope Member of Council AMENDMENT NO. ____

TO

ORDINANCE NO. BL2017-642

Mr. President:

I move to amend Ordinance No. BL2017-642 as follows:

- I. By deleting the original exterior elevations illustrations from the previously submitted site plan and submitting in lieu thereof the revised exterior elevations illustrations attached hereto and incorporated herein by reference.
- II. By inserting the following Section 4 and renumbering the remaining sections accordingly:
 - Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:
 - 1. The triangular area across the creek, at the southeastern portion of the property, including stream buffer zones, shall not be a building site and shall be designated as open space to be graded as a finished green space, including specific final grading and contours, drainage features and ground cover;
 - 2. Architectural elevations shall contain glazing areas as depicted on the revised exterior elevations illustrations included with this amendment;
 - 3. Prior to the issuance of a building permit, an instrument containing covenants, conditions and restrictions pertaining to the required open space at the southeast corner of the site, shall be recorded with the Register of Deed's for the benefit of adjacent homeowner's association; and
 - 4. 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.

	INTRODUCED BY:	
Dobort Swono	Robert Swope	
Member of Council		



EXTERIOR ELEVATIONS
05.24.17

4 # W Z

PLATINUM STORAGE

OLD HICKORY BLVD, BRENTWOOD TN