



Metropolitan Council

**PROPOSED SUBSTITUTE
RESOLUTION, AMENDMENT TO
RESOLUTION, LATE-FILED
RESOLUTION, LATE-FILED
ORDINANCE, SUBSTITUTES FOR
ORDINANCES, AND AMENDMENT TO
ORDINANCE TO BE FILED WITH THE
METRO CLERK
FOR THE COUNCIL MEETING OF
TUESDAY, JUNE 6, 2017**

SUBSTITUTE RESOLUTION NO. RS2017-682

A resolution establishing the certified tax rate in the General Services District, and declaring the amount of the certified rate for the Urban Services District, pursuant to the provision of Tennessee Code Annotated, § 67-5-1701, et seq.

WHEREAS, Tennessee Code annotated §67-5-1701, et. seq., requires that the Metropolitan County Council establish a certified tax rate at the conclusion of a county-wide reappraisal program; and,

WHEREAS, Tennessee Code Annotated § 67-5-1701, provides that the certified tax rate will be the rate necessary to produce the same ad valorem revenue for The Metropolitan Government of Nashville and Davidson County as was levied during the previous year exclusive of new construction, improvements and deletions; and,

WHEREAS, pursuant to the provisions of Tennessee Code Annotated § 67-5-1701, the certified tax rate for both the General Services District and the Urban Services District of the Metropolitan Government ~~is to be~~ was submitted to and approved by the Executive Secretary of the State Board of Equalization; and,

WHEREAS, based on those certified tax rates, a rate may be established to apply to the assessed value of the Urban Services District to calculate an amount for the Fire Tax transfer from the General Service District which shall be deposited to the credit of the General Fund of the Urban Services District.

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

Section 1: That the certified tax rate for the General Services District shall be \$2.755 on each \$100 assessed value of all property, real, tangible personal, intangible personal, and mixed.

Section 2: That the certified tax rate for the Urban Services District shall be \$0.400 on each \$100 assessed value of all property, real, tangible personal, intangible personal, and mixed.

Section 3: That the certified tax rate for use in calculation of the amount for the Fire Tax transfer shall be ~~\$0.0405~~ \$0.0405 per \$100 of assessed value of the Urban Services District to be deposited to the credit of the General Fund of the Urban Services District.

Section 4: This resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED FOR PROPER BUDGET
PROCEDURES:

Budget Officer

APPROVED AS TO AVAILABILITY
OF FUNDS:

Director of Finance

APPROVED AS TO FORM AND
LEGALITY:

Director of Law

INTRODUCED BY:

Member(s) of Council



STATE OF TENNESSEE
STATE BOARD OF EQUALIZATION
9TH FLOOR, W.R. SNODGRASS TN TOWER
312 ROSA PARKS AVENUE
NASHVILLE, TENNESSEE 37243-1102
PHONE (615) 401-7883

May 25, 2017

Honorable Megan Barry
Mayor, Metropolitan Government of
Nashville and Davidson County
100 Metro Courthouse
Nashville, TN 37201

Re: Certified tax rate concurrence, T.C.A. § 67-5-1701(b)

Dear Mayor Barry:

We concur in your calculation of the GSD certified tax rate at \$2.7557, and the USD rate of \$0.4007. The county may proceed to formally determine the certified tax rate and then adopt the actual 2017 tax rate if the actual rate will not exceed the certified rate as determined. If the certified rate must be exceeded, refer to our step-by-step instructions available through the assessor. It is especially important that any notice of intent to exceed the certified rate be published in the proper form. Recapture rates, as described in the enclosed procedures, must be calculated next May if the projected appeals losses (\$405,681,813) are not recorded by then.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Betsy Knotts".

Betsy Knotts
Executive Secretary

Enc.

c: Ms. Vivian M. Wilhoite, Assessor of Property
Ms. Talia Lomax-O'dneal, Director of Finance
Mr. Gene Nolan, Deputy Finance Director
Ms. Kim Darden, Tax Relief Section

TENNESSEE STATE BOARD OF EQUALIZATION

PROCEDURES FOR IMPLEMENTING THE CERTIFIED TAX RATE APPEALS ALLOWANCE PURSUANT TO PUBLIC CHAPTER 218 OF 1997

The following procedures are proposed for adoption by the State Board of Equalization to implement the new certified tax rate (CTR) appeals allowance law. The law allows a city or county to include an allowance for unusual or atypical appeals reductions in a year of reappraisal, in calculating the certified tax rate. If the allowance is later shown to have been excessive, a certified recapture tax rate is calculated for the year following the reappraisal, and the city or county may not exceed the recapture rate in the year following the reappraisal without prior public notice and hearing.

1. The appeals allowance must be based on the proportionate level of atypical appeals reductions experienced by the city or county in the most recent one or more reappraisals. The allowance is derived not merely from the percentage of assessment loss due to appeals in past reappraisal(s) but on the amount by which this percentage loss exceeded the typical assessment loss due to appeals in a nonreappraisal year. The calculation submitted to the state board of equalization should therefore include documentation of the total assessment base before and after appeals, for the year of the most recent reappraisal *and* the year before the most recent reappraisal. The percentage amount by which the reappraisal year percentage loss exceeded the loss from the year before, is the allowable adjustment. If data is available for more than one recent reappraisal, an average may be used. If no verifiable data is available, the allowance is not permitted.
2. The appeals allowance will appear in the certified tax rate calculation as an assessment amount to be deducted from the reappraisal year assessment base, and the amount is determined by multiplying the reappraisal year assessment base (local assessments only) times the percentage determined under paragraph 1 above.
3. Upon receipt of the assessor's report pursuant to Tenn. Code Ann. §67-5-1413, the state board staff shall record net aggregate assessment reductions by the county board of equalization in the certified tax rate file for each city and county. In addition, on or before May 1 of the year following the reappraisal, the state board staff shall record in the certified tax rate files, the net aggregate assessment reductions to date for the reappraisal year, by the state board of equalization. If the total of these assessment reductions is less than the appeals allowance used in the certified tax rate, the board shall notify the assessor and the chief executive officer of the city or county, and a certified recapture rate shall be calculated and determined for the city or county for the year following the reappraisal.
4. The recapture tax rate shall be the actual tax rate from the reappraisal year, reduced by the amount by which the reappraisal year certified tax rate was overstated due to the excessive appeals allowance.

5. The city or county may not exceed the certified recapture tax rate in the year following the reappraisal, without prior public notice and hearing in the same manner provided for exceeding the certified tax rate in a year of reappraisal. The city or county must provide the same compliance documentation regarding the recapture rate as is required when a certified tax rate is exceeded (affidavit of publication and certified copy of tax rate ordinance/resolution).

CALCULATION FORM FOR CERTIFIED TAX RATE

COUNTY	JURISDICTION	TAX YEAR
Davidson County (019)	GSD (2016 - \$3.9240)	2017 (5/11/2017)
1. Total locally assessed Real Property		\$ 29,703,541,574
2. Total assessed value of tangible Personal Property		\$ 1,421,656,854
3. Total locally assessed property value		\$ 31,125,198,428
4a. New construction and improvements taxable for the first time this year		\$ (1,097,532,325)
4b. New tangible personal property taxable for the first time this year		\$ (85,000,800)
Total of 4a & 4b.....		\$ (1,182,533,125)
5. Total locally assessed tax base before adjustments by boards of equalization for CTR computation		\$ 29,942,665,303
6. Net assessment gain from adjustments by County Board of Equalization		\$ 0
7. Net assessment loss from adjustments by County Board of Equalization		\$ (534,344,490)
8. Estimated public utility assessments		\$ 783,719,197
9. Total Tax Base		\$ 30,192,040,010
10. Prior year's adjusted tax levy		\$ 831,996,789
11. Certified Tax Rate (unless adjusted further by item 12)		\$ 2.7557
12. PILOT adjustment, if any		\$ 0.00
13. Add item 11 and 12 for proposed certified tax rate		\$ 2.7557

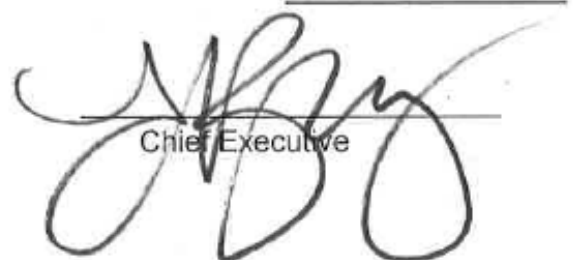
Vivian M. Wilhoite
Assessor

[Signature]
Chief Executive

CALCULATION FORM FOR CERTIFIED TAX RATE

COUNTY	JURISDICTION	TAX YEAR
Davidson County (019)	Urban Services - USD (2016- \$ 0.5920)	2017 (5/11/2017)
1. Total locally assessed Real Property		\$ 22,551,982,855
2. Total assessed value of tangible Personal Property		\$ 1,192,422,628
3. Total locally assessed property value		\$ 23,744,405,483
4a. New construction and improvements taxable for the first time this year		\$ (934,500,922)
4b. New tangible personal property taxable for the first time this year		\$ (66,001,500)
Total of 4a & 4b.....		\$ (1,000,502,422)
5. Total locally assessed tax base before adjustments by boards of equalization for CTR computation		\$ 22,743,903,061
6. Net assessment gain from adjustments by County Board of Equalization		\$ 0
7. Net assessment loss from adjustments by County Board of Equalization		\$ (405,681,813)
8. Estimated public utility assessments		\$ 578,862,800
9. Total Tax Base		\$ 22,917,084,048
10. Prior year's adjusted tax levy		\$ 91,818,952
11. Certified Tax Rate (unless adjusted further by item 12)		\$ 0.4007
12. PILOT adjustment, if any		\$ 0.00
13. Add item 11 and 12 for proposed certified tax rate		\$ 0.4007


 Assessor


 Chief Executive

AMENDMENT NO. __
TO
RESOLUTION NO. RS2017-730

Mr. President –

I move to amend Resolution No. RS2017-730 as follows:

I. By deleting the first recital in its entirety and substituting in lieu thereof the following:

WHEREAS, pursuant to the terms of the agreement attached hereto and incorporated herein as Exhibit A to this resolution, the Metropolitan Government holds an option to purchase three tract of approximately ~~05~~ .50 acres located at 1715, 1717, & 1719 Jo Johnston Avenue; and,

INTRODUCED BY:

Freddie O'Connell
Member of Council

RESOLUTION NO. RS2017-_____

**A resolution honoring the life of the Most Reverend David R. Choby,
the 11th Bishop of the Diocese of Nashville.**

WHEREAS, on June 3, 2017, Nashville and Davidson County lost one of its most beloved, endearing and respected faith leaders upon the passing of the Most Reverend David R. Choby, the 11th Bishop of the Catholic Diocese of Nashville; and

WHEREAS, Bishop Choby was a thoughtful leader and mentor to virtually everyone in the Nashville Catholic community and to all people in need, providing selfless guidance, inspiration, and spiritual solace to thousands throughout a life devoted to religious service; and

WHEREAS, Bishop Choby was born in Nashville in 1947 -- the son of Raymond and Rita Choby, both deceased. He was baptized in the Cathedral of Incarnation where -- 59 years later -- he would be ordained as bishop. He attended Catholic schools growing up, graduating from Father Ryan High School in 1965; and

WHEREAS, after spending one year at Aquinas College in Nashville, he entered the seminary at St. Ambrose College in Davenport, Iowa. He later studied at Catholic University of America in Washington, D.C. before his ordination as a priest on Sept. 6, 1974 at St. Henry Church in Nashville; and

WHEREAS, Bishop Choby served a number of assignments in the Diocese of Nashville. He was associate pastor at St. Joseph Parish in Madison, administrator of St. Ann Parish, and he spent three years in residence at Christ the King Parish while working at the diocesan tribunal. From 1989 until his ordination as bishop, he served as pastor of St. John Vianney Parish in Gallatin, where was active in the community and in the local ministerial association; and

WHEREAS, Bishop Choby held a Canon Law degree from the University of St. Thomas Aquinas in Rome and worked at the diocesan tribunal throughout most of his priesthood. He was on the faculty of The Pontifical College Josephinum, a seminary in Columbus, Ohio from 1984 and 1989. He served on the seminary's board and also served on the diocese's Presbyteral Council and College of Consultors; and

WHEREAS, Bishop Choby was elected as diocesan administrator for the Diocese of Nashville by the diocesan College of Consultors in 2004. Fourteen months later, he was installed as the 11th bishop of Nashville on Feb. 27, 2006. He was only the second priest of the Nashville diocese's 169-year history to become its bishop; and

WHEREAS, to those who knew him, Bishop Choby was a source of wise counsel, a warm smile, a deep, soft, reassuring voice, and constant encouragement. He was an outstanding leader of Nashville's Catholic community, a dedicated advocate for Catholic education, and a constant example of living a life of Christian service; and

WHEREAS, it is fitting and proper that the Metropolitan Council remember and honor the life of the Most Reverend David R. Choby, and express its sincere condolences to his family, his parishioners, and to all who loved him.

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

Section 1. The Metropolitan County Council hereby goes on record as honoring the life of Most Reverend David R. Choby.

Section 2. The Metropolitan Council Office is directed to prepare a copy of this Resolution to the sole surviving member of Bishop Choby's family -- his only sibling, Diane C. Dyche of Fort Worth, Texas.

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

INTRODUCED BY:

Bob Mendes

Kathleen Murphy

Nick Leonardo

Jeff Syracuse
Member of Council

ORDINANCE NO. BL2017-_____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS5 to SP zoning on properties located at 528, 532, 536 and 540 Edwin Street, approximately 420 feet south of E. Trinity Lane (3.79 acres), to permit up to 32 residential units, all of which is described herein (Proposal No. 2017SP-030-001).

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

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

By changing from RS5 to SR zoning on properties located at 528, 532, 536 and 540 Edwin Street, approximately 420 feet south of E. Trinity Lane (3.79 acres), to permit up to 32 residential units, being Property Parcel Nos. 374, 375, 376 and 377 as designated on Map 071-08 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 on Map 071 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 up to 32 residential units.

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

1. 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.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 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 RM9 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:

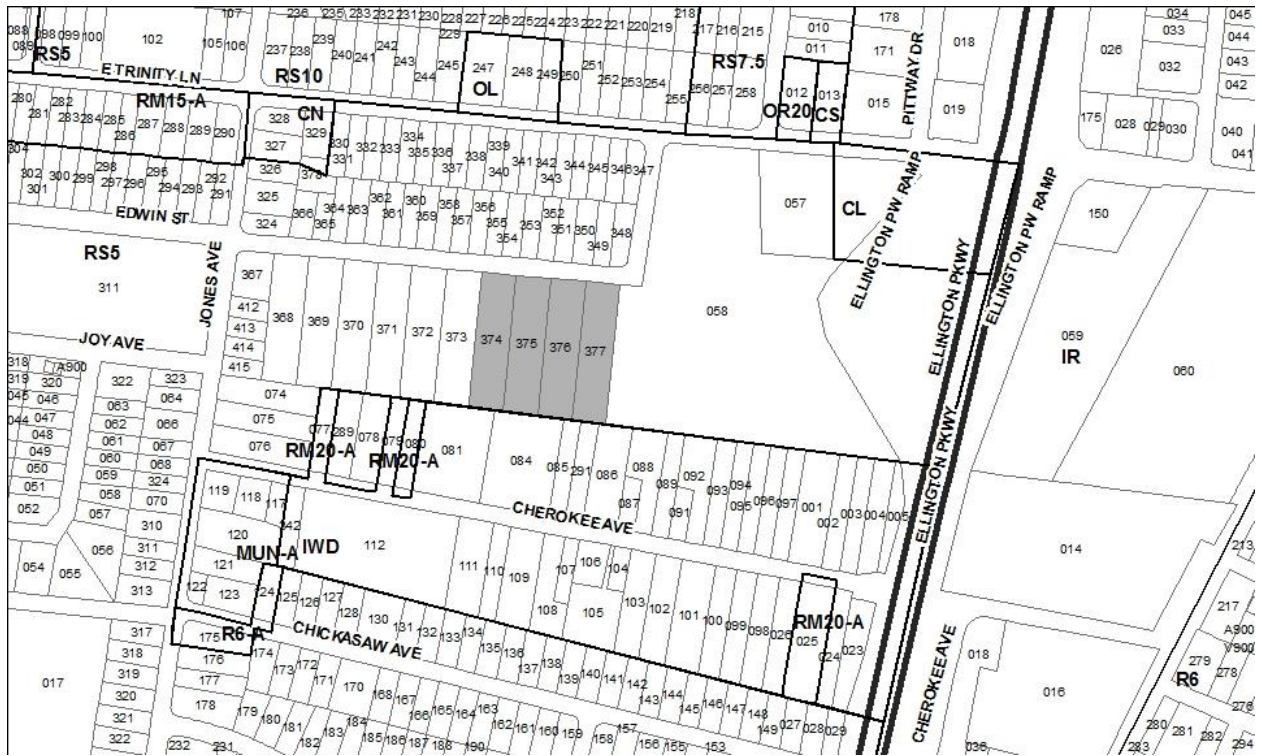
Scott Davis
Member of Council

[View Sketch](#)

[View Site Plan](#)

2017SP-030-001
EDWIN STREET SP
Map 071-08, Parcel(s) 374, 375, 376 & 377
Subarea 05, East Nashville
District 05 (Scott Davis)
Application fee paid by: Jona Realty, LLC

By changing from RS5 to SP zoning for properties located at 528, 532, 536 and 540 Edwin Street, approximately 420 feet south of E. Trinity Lane (3.79 acres), to permit up to 32 residential units, requested by Dale & Associates, applicant; Linda M. and Roberta Holman, Karl A. Myers, Lisa D. McCullough, and Anita G. Barnes, owners.



GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY IS CONFORMANT WITH THE ZONING AND SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE REQUIRE THAT THE PROPOSED DEVELOPMENT BE CONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY.

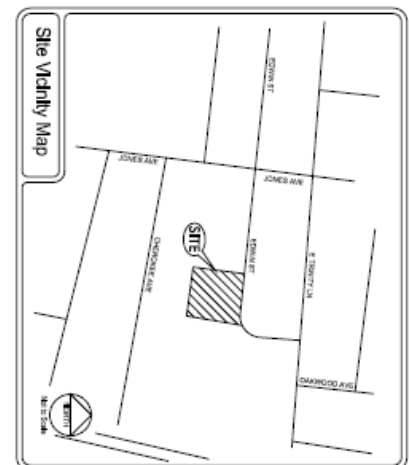
LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION MATERIALS AND METHODS THAT WILL BE USED TO CONSTRUCT THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION MATERIALS AND METHODS THAT WILL BE USED TO CONSTRUCT THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION MATERIALS AND METHODS THAT WILL BE USED TO CONSTRUCT THE LANDSCAPE.

GENERAL PLAN CONSISTENCY NOTE

THE SUBJECT PROPERTY IS CONFORMANT WITH THE ZONING AND SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE REQUIRE THAT THE PROPOSED DEVELOPMENT BE CONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY.

ARCHITECTURAL NOTES
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. THE ARCHITECTURE SHALL BE CONFORMANT WITH THE ZONING ORDINANCE.
3. THE ARCHITECTURE SHALL BE CONFORMANT WITH THE ZONING ORDINANCE.



Site Map

SPECIFIC PLAN DEVELOPMENT SUMMARY

ITEM	DESCRIPTION	REMARKS
1	2.00 ACRES	2.00 ACRES
2	1.00 ACRES	1.00 ACRES
3	0.50 ACRES	0.50 ACRES
4	0.25 ACRES	0.25 ACRES
5	0.125 ACRES	0.125 ACRES
6	0.0625 ACRES	0.0625 ACRES
7	0.03125 ACRES	0.03125 ACRES

PAVING AND ACCESS

ITEM	DESCRIPTION	REMARKS
1	1.00 ACRES	1.00 ACRES
2	0.50 ACRES	0.50 ACRES
3	0.25 ACRES	0.25 ACRES
4	0.125 ACRES	0.125 ACRES
5	0.0625 ACRES	0.0625 ACRES
6	0.03125 ACRES	0.03125 ACRES

GENERAL PLAN CONSISTENCY NOTE
THE SUBJECT PROPERTY IS CONFORMANT WITH THE ZONING AND SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE REQUIRE THAT THE PROPOSED DEVELOPMENT BE CONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY.

LANDSCAPE NOTES
THE LANDSCAPE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION MATERIALS AND METHODS THAT WILL BE USED TO CONSTRUCT THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION MATERIALS AND METHODS THAT WILL BE USED TO CONSTRUCT THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION MATERIALS AND METHODS THAT WILL BE USED TO CONSTRUCT THE LANDSCAPE.

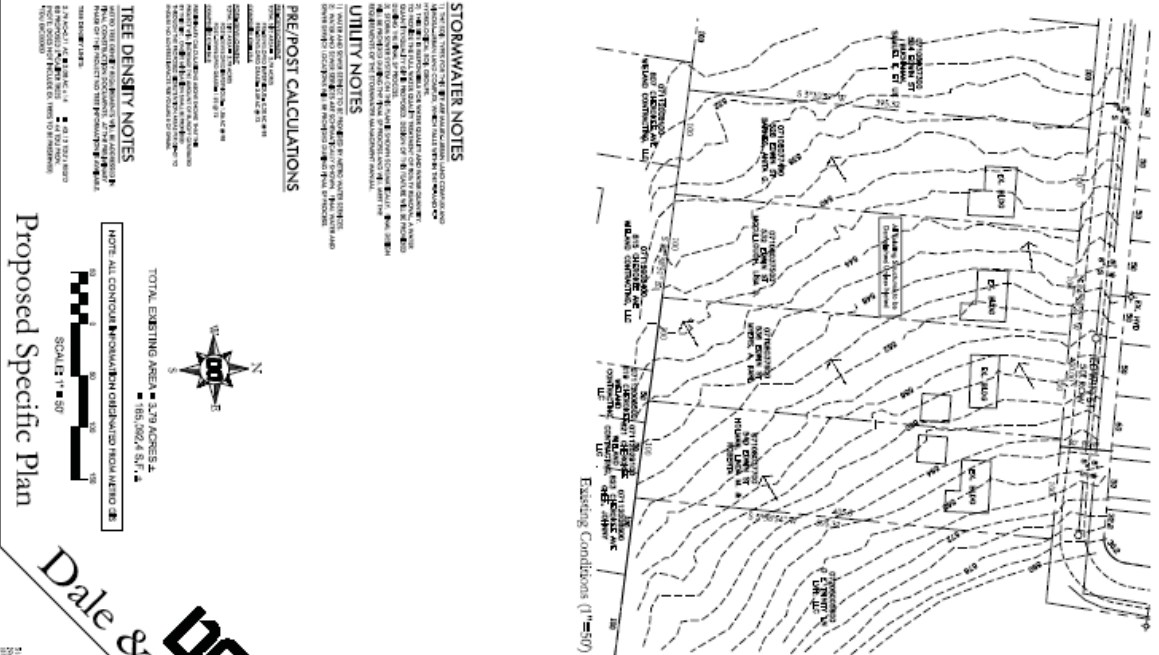
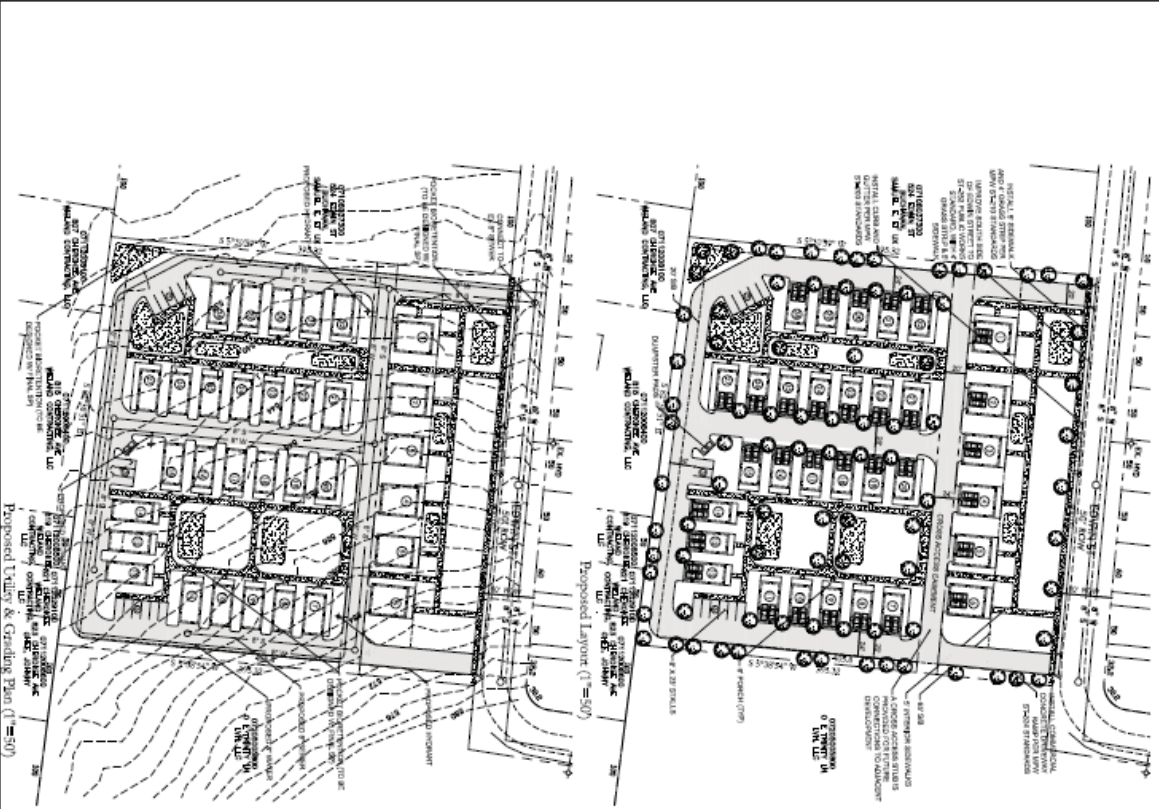
GENERAL PLAN CONSISTENCY NOTE
THE SUBJECT PROPERTY IS CONFORMANT WITH THE ZONING AND SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE REQUIRE THAT THE PROPOSED DEVELOPMENT BE CONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY.

GENERAL PLAN CONSISTENCY NOTE
THE SUBJECT PROPERTY IS CONFORMANT WITH THE ZONING AND SUBDIVISION MAP ACT AND THE ZONING ORDINANCE. THE SUBDIVISION MAP ACT AND THE ZONING ORDINANCE REQUIRE THAT THE PROPOSED DEVELOPMENT BE CONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY. THE GENERAL PLAN IS THE MOST AUTHORITATIVE STATE POLICY.

Dale & Associates
CONSULTING CIVIL ENGINEERS
LAND PLANNING & ZONING
LANDSCAPE ARCHITECTURE
SURVEYING

C1.0
Notes & Project Standards
Sheet 1 of 2

Edwin St SP
Preliminary Specific Plan
Being Parcels 37-0-177 on Tax Map 71-06
Nashville, Davidson County, Tennessee



STORMWATER NOTES

1. THE SITE IS TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE NASHVILLE SUBURBAN DEVELOPMENT CODE (NSDC) CHAPTER 12.05.01. THE DESIGN SHALL BE BASED ON THE NSDC REQUIREMENTS FOR THE SUBURBAN DEVELOPMENT CODE (NSDC) CHAPTER 12.05.01. THE DESIGN SHALL BE BASED ON THE NSDC REQUIREMENTS FOR THE SUBURBAN DEVELOPMENT CODE (NSDC) CHAPTER 12.05.01.

UTILITY NOTES

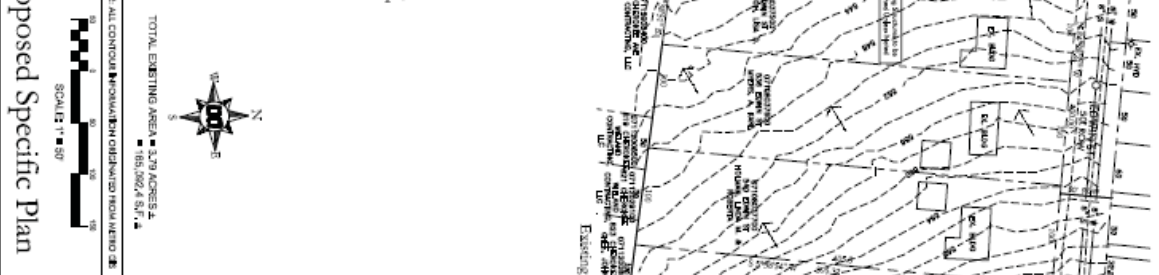
1. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

PREPOST CALCULATIONS

1. THE PREPOST CALCULATIONS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE PREPOST CALCULATIONS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.

TREE DENSITY NOTES

1. THE TREE DENSITY NOTES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE TREE DENSITY NOTES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.



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

Edwin St SP
 Preliminary Specific Plan
 Being Proposed 374-177 on Tract 249-71-08
 Nashville, Davidson County, Tennessee

DATE: 3/14/17
 SCALE: 1"=50'
 SHEET: 2 of 2

SUBSTITUTE ORDINANCE NO. BL2017-688

An ordinance amending section 16.04.200 of the Metropolitan Code of Laws to permit the construction and use of electric fences pursuant to certain standards.

WHEREAS, the current Metropolitan Code of Laws expressly prohibits the use of electric fences in all zoning districts, except in instances involving the keeping of domestic animals and wildlife in certain zoning districts; and

WHEREAS, electric fencing has been approved on an individual basis by the Metropolitan Government Fire and Building Codes Appeal Board for use in industrially zoned businesses, providing a safe and effective means of securing inventory, equipment and other valuables.

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

Section 1. Section 16.04.200 of the Metropolitan Code of Laws is amended by deleting subsection A thereof in its entirety and substituting the following in lieu thereof:

16.04.200 - Fences.

Fences shall be constructed in accordance with the requirements of this code. The location and height of fences shall be controlled by the metropolitan zoning regulations, except for the following additional requirements.

A. Electric fences are permitted only if compliant with the following requirements:

1. In ~~all~~ AG, AR2a, RS80, RS40, RS30, RS20, R80, R40, R30, and R20 zoning districts, electric fences are permitted if the property satisfies all of the requirements of Section 17.16.330B. of the metropolitan zoning code regarding the keeping of domestic animals/wildlife on the property and all necessary permits have been issued; or

2. In all non-residential zoning districts, the construction and use of electric fences are permitted, subject to the following standards:

a. Electrification:

(i) The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However the solar panel may be augmented by a commercial trickle charger.

(ii) The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electro technical Commission (IEC) Standard No. 60335-2-76, attached hereto as an Exhibit.

b. Perimeter fence or wall: No electric fence shall be installed or used unless completely surrounded by a non-electrical fence or wall not less than six feet (6') in height.

c. Location: Electric fences shall be permitted on any non-residential outdoor storage areas.

d. Height: Electric fences shall not exceed the maximum height permitted by Title 17 of the Metro Code of Laws ~~have a minimum height of ten feet (10')~~ .

e. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not less than thirty linear feet (30').

f. Accessibility: A Knox Box or similar device used to hold access keys for fire departments, police departments and emergency medical services shall be installed for purposes of minimizing damage and to allow access to the enclosed area. Installation may be subject to the oversight and direction of the Nashville Fire Department.

Section 2. 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:

Robert Swope
Member of Council

22.108 Energizer output characteristics shall be such that

- the impulse repetition rate shall not exceed 1 Hz;
- the **impulse duration** of the impulse in the 500 \wedge component of the **standard load** shall not exceed 10 ms;
- for **energy limited energizers** the energy/impulse in the 500 \wedge component of the **standard load** shall not exceed 5 J;

NOTE The energy/impulse is the energy measured in the impulse over the **impulse duration**.

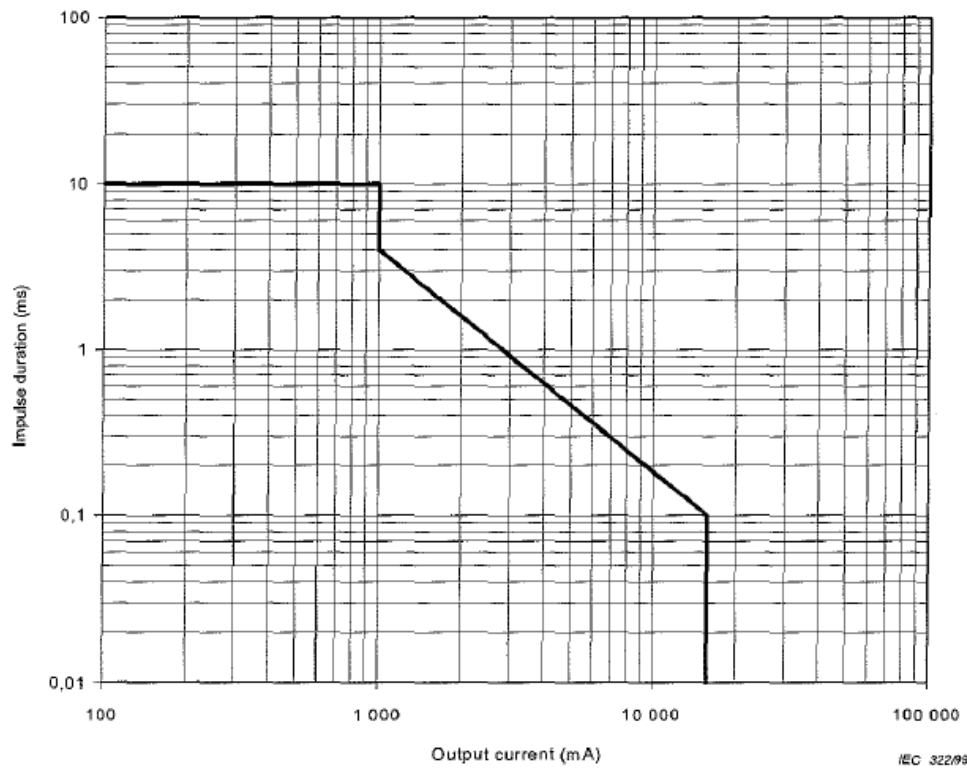
- for **current limited energizers** the **output current** in the 500 \wedge component of the **standard load** shall not exceed for

an **impulse duration** of greater than 0,1 ms, the value specified by the characteristic limit line detailed in Figure 102;

an **impulse duration** of not greater than 0,1 ms, 15 700 mA.

*Compliance is checked by measurement when the **energizer** is supplied with the voltage in 11.5, the **energizer** being operated under conditions of **normal operation** but with the **standard load** connected to its output terminals. When measuring the impulse repetition rate the **standard load** is not connected.*

The measurements are made using a measuring arrangement with an input impedance consisting of a non-inductive resistance of not less than 1 M \wedge in parallel with a capacitance of not more than 100 pF.



NOTE The equation of the line relating impulse duration (ms) to output current (mA) for 1 000 mA < output current < 15 700 mA, is given by $\text{impulse duration} = 41,885 \times 10^3 \times (\text{output current})^{-1,34}$

Figure 102 – Current limited energizer characteristic limit line

SUBSTITUTE ORDINANCE NO. BL2017-723

An ordinance establishing the tax levy in the general services district for the fiscal year 2017-2018, and declaring the amount required for the annual operating budget of the urban services district, pursuant to section 6.07 of the Metropolitan Charter.

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

Section 1. That the tax levy for the General Services District of the Metropolitan Government of Nashville and Davidson County for the fiscal year 2017-2018 on each \$100.00 assessed value of all property, real, tangible personal, intangible personal and mixed, within the General Services District, shall be \$ 2.755 prorated and distributed as follows:

1. General Fund	\$ 1.338	per \$100.00
2. School Fund	\$.994	per \$100.00
3. Debt Service Fund	\$.297	per \$100.00
4. School Debt Service Fund	<u>\$.126</u>	per \$100.00
Total Levy General Services District	\$ 2.755	per \$100.00

Section 2. That ~~\$0.0405~~ per \$100.00 of the revenue of the General Services District General Fund generated from this tax levy collected from the area of the Urban Services District will be deposited to the credit of the General Fund of the Urban Services District.

Section 3. Pursuant to Section 6.07 of the Charter, BE IT HEREBY DETERMINED AND DECLARED that the annual operating budget of the Urban Services District for the fiscal year 2017-2018 requires \$105,424,500 by a property tax levy therein, and the Urban Council is hereby directed to levy a tax upon all property, real, tangible personal, intangible personal and mixed, within the Urban Services District of ~~\$0.360400~~ per \$100.00 of assessed valuation, prorated and distributed as follows:

1. General Fund	\$0.308334	Per \$100.00
2. Debt Service Fund	<u>\$0.052066</u>	Per \$100.00
Total Levy Urban Services District	<u>\$0.360400</u>	Per \$100.00

Section 4. This ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED FOR PROPER BUDGET
PROCEDURES:

INTRODUCED BY:

Tony Neumaier
Budget Officer

APPROVED AS TO AVAILABILITY OF
FUNDS:

Member(s) of Council

Talia Lomax-O'dneal
Director of Finance

APPROVED AS TO FORM AND
LEGALITY:

Jon Cooper
Director of Law

SUBSTITUTE ORDINANCE NO. BL2016-408

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from AR2a to SP zoning for property located at 2040 Hickory Hill Lane, approximately 105 feet northwest of Bonna Creek Drive (285.03 acres), to permit up to 500 single-family lots, all of which is described herein (Proposal No. 2016SP-046-001).

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

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

By changing from AR2a to SP zoning for property located at 2040 Hickory Hill Lane, approximately 105 feet northwest of Bonnacreek Drive (285.03 acres), to permit up to 500 single-family lots, being Property Parcel No. 052 as designated on Map 074-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan 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 074 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 500 single family lots and one estate lot.

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

1. Extend and construct greenway to Metro standards from terminus of Hickory Hill Lane to connect to existing greenway along Cumberland River with first phase of development. A greenway conservation easement along the entire Cumberland River frontage shall be depicted on the final site plan and shall include a minimum of 125 acres. The easement shall be dedicated prior with the first recorded plat.

2. EFIS, vinyl siding and untreated wood shall be prohibited. Only brick, stone and cementitious siding shall be permitted materials for facades. No more than 50% of each façade shall be cementitious siding. A minimum 12" raised foundation is required for all residential units. Building facades fronting a street shall provide one principal entrance (doorway) and a minimum of 15% glazing.

3. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students. This land dedication requirement is proportional to the development's student generation potential. Such site shall be in

accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the McGavock High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final site plan consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.

4. If graves or other archaeologically significant features are found on the site, the applicant shall notify the Tennessee State Division of Archaeology. The final site plan shall be revised to ensure that these areas are not disturbed, or graves and/or other archeologically significant features shall be relocated as approved by the Tennessee State Division of Archaeology.

5. Provide an emergency access connection at the planned extension of Mountainbrook Circle unless a permanent secondary emergency access is provided for the Ravenwood PUD at an alternative location.

6. Provide a sidewalk connection with a minimum sidewalk width of five feet at the planned extension of Mountainbrook Circle if emergency access is not provided in the Ravenwood PUD.

7. All sidewalks abutting private streets shall be within a public access easement to be recorded with a final plat.

8. If approved by the Metro Traffic and Parking Commission, four-way stop signs shall be installed at following intersections: the intersections of Hickory Hill Lane and Bonnaside Drive; Plantation Drive and Bonnabrook Drive; Plantation Drive and Bonnaspring Drive; and development. All traffic and road improvements recommended outside the development property, including but not limited to, Lebanon Pike and Hickory Hill Lane and Lebanon Pike and Bonna Spring Drive shall be completed by the end of the first phase of the development. Hickory Hill Lane and Jacksonian Drive shall be resurfaced from Lebanon Road to the entrance of the development upon completion of construction with proper sloping of the pavement to prevent improper storm water drainage.

9. The development is intended for the development of homes for residents above fifty-five (55) years of age. The deed attached as an exhibit transferring the property shall reflect the intention of seller this community is for said purpose.

10. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

12. 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.

13. Gated entrances shall be designed and constructed in such a manner as not to allow a backup of vehicles in the public right of way and shall be designed and constructed to allow the safe turnaround of vehicles not able to enter the gated development. The location of gates shall be determined with the final site plan. The gates entering the neighborhood shall be constructed in a manner which does not impede access to the greenway and parking areas designed for the greenway and conservation area.

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 RS7.5 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:

Kevin Rhoten
Member of Council

[View Sketch](#)

[View Site Plan](#)

<p align="center"><u>RECORDING INFORMATION</u></p>	<p>STATE OF _____) COUNTY OF _____)</p> <p>The actual consideration for this transfer or value of property transferred (whichever is greater) is \$7,250,000.00.</p> <p>_____) Affiant</p> <p>Sworn to and subscribed before me this ____ day of _____, 2017.</p> <p>_____) Notary Public</p> <p>My Commission Expires: _____</p>
<p><u>PREPARED BY AND RETURN TO:</u> Webb Sanders PLLC 3037A Highway 31W White House, TN 37188</p>	<p align="right">(SEAL)</p>

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Binns Farm Land Company 421 East Iris Drive, Suite 300 Nashville, TN 37204	New owner	Map 074, Parcel 052.00

This Indenture is made on the ____ day of _____, 2017, by and between LINDA BINNS DISSPAYNE, an individual (“LBD”) as to a one-third (1/3) undivided interest, TOM DOUGLASS BINNS, TRUSTEE FOR THE TOM DOUGLAS BINNS TRUST DATED JUNE 12, 2014 (“TDB”) as to a one-third (1/3) undivided interest, and MARY KATHLEEN BINNS, an individual (“MKB”) as to a one-third (1/3) undivided interest (LBD, TDB, and MKB are hereinafter referred to herein individually and collectively as **“Grantor”**), and BINNS FARM LAND COMPANY, a Tennessee general partnership (**“Grantee”**).

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "Property"):

[Include survey description]

Land in the 4th Civil District of Davidson County, Tennessee, the same known as Clifton on the south bank of Cumberland River lying between the lands of Morgan Hurt and Joe Dodson, and described as follows:

Beginning at a white oak at entrance of land; thence North 193 poles along the line of said Dodson Land to three horn beams; thence North 62° West 57 poles to white oak on a branch; thence with said branch to red oak of Cumberland River; thence in a southwesterly direction with Cumberland River to a corner of Joe Dodson's land, mulberry and sycamore pointers; thence with Dodson's land, North 79½° East 174¼ poles to a stake, 1 pole south of an elm corner; thence North 83° East 81.32 poles to an ash on southeastern corner of original Clifton Tract; thence South 87° East 110 poles to the beginning, containing 293½ acres.

Being the same property conveyed to Linda Binns Disspayne as to one-third (1/3) undivided interest; Tom Douglas Binns, as to one-third (1/3) undivided interest; and Mary Kathleen Binns, as to one-third (1/3) undivided interest by Trustee's Quitclaim Deed of record in Instrument No. 20120502-0037822 and further conveys Tom Douglas Binns interest to Tom Douglas Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014, as to one-third (1/3) undivided interest in Quitclaim Deed of record in Instrument No. 20141017-0096096, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2040 Hickory Hill Lane, Hermitage, Tennessee 37076.

This conveyance is being made subject to the following reservations (the "Reservations"):

1. Grantee, or its successor(s) in title, shall record a plat encumbering the Property entitled _____ (the "Plat") which shall create certain building lots, setback lines, streets and easements to include a conservation easement (the "Easement") outside the boundaries of the platted building lots abutting the Cumberland River and extending to Hickory Hill Lane on the east and Bonnamere Drive on the west and containing 140 acres, more or less. The Easement shall preserve the open space yet provide a blanket easement for the benefit of The Metropolitan Government of Nashville and Davidson County, Tennessee ("Metro") for the purpose of the construction and maintenance of public greenways, trails, trailheads and other elements to support a greenway system or parks. Upon recording of the Plat in the Register's Office for Davidson County, Tennessee (the "RODC"), this reservation shall be deemed to have merged into the Plat.
2. Grantee, or its successor(s) in title, shall record a document entitled _____ (the "CCR") whereby ownership of the building lots shown on the Plat will be restricted to persons fifty-five (55) years of age or older subject to reasonable exceptions and rules necessary to comply with applicable laws. Upon recording the CCR in the RODC, this reservation shall be deemed to have merged into the CCR.

Until merger as provided herein, Metro shall have the authority to enforce the Reservations.

This conveyance is being made subject to the following:

1. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, in the Register's Office for Davidson County, Tennessee.
2. Application for Greenbelt Assessment—Agricultural of record in Instrument No. 20150303-0018625, in the Register's Office for Davidson County, Tennessee.
3. Davidson County taxes for the year 2017 and thereafter, not yet due and payable.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds themselves and their respective heirs, successors and assigns, subject to the matters set forth above, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the _____ day of _____, 2017.

GRANTOR:

Linda Binns Disspayne

Tom Douglas Binns, Trustee for the Tom
Douglas Binns Trust dated June 12, 2014

Mary Kathleen Binns

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Linda Binns Disspayne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this __ day of _____, 2017.

Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Tom Douglas Binns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee for the Tom Douglas Binns Trust dated June 12, 2014, and is authorized by the trust to execute this instrument on behalf of the trust.

Witness my hand, at office, this __ day of _____, 2017.

Notary Public

My Commission Expires: _____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Mary Kathleen Binns with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this __ day of _____, 2017.

Notary Public

My Commission Expires: _____

A Preliminary SP Binns Farms

Being Parcel 52 on Tax Map 74
Heritage Davidson County, Tennessee
Case No. 2016SP-046-001

PROPOSED LAYOUT

The proposed layout for the Binns Farms project is shown on the attached site plan. The site plan shows the location of the proposed building, parking area, and other site features. The site plan also shows the location of the proposed driveway and the location of the proposed utility lines.

PROPOSED BUILDING

The proposed building is a single-story, detached garage. The building is approximately 24 feet wide by 36 feet deep. The building has a gable roof and is finished with brick. The building is located on the east side of the site, adjacent to the proposed driveway.

PROPOSED PARKING

The proposed parking area is located on the west side of the site, adjacent to the proposed driveway. The parking area is approximately 24 feet wide by 36 feet deep. The parking area is paved with asphalt.

PROPOSED DRIVEWAY

The proposed driveway is located on the east side of the site, adjacent to the proposed building. The driveway is approximately 12 feet wide by 36 feet deep. The driveway is paved with asphalt.

PROPOSED UTILITY LINES

The proposed utility lines are shown on the site plan. The utility lines include water, sewer, and electric lines. The utility lines are located on the north side of the site.

GENERAL NOTES

1. The proposed layout is subject to a minimum depth of 20 feet.
2. The proposed building is subject to a minimum depth of 20 feet.
3. The proposed parking area is subject to a minimum depth of 20 feet.
4. The proposed driveway is subject to a minimum depth of 20 feet.
5. The proposed utility lines are subject to a minimum depth of 20 feet.

GENERAL NOTES (continued)

6. The proposed building is subject to a minimum depth of 20 feet.
7. The proposed parking area is subject to a minimum depth of 20 feet.
8. The proposed driveway is subject to a minimum depth of 20 feet.
9. The proposed utility lines are subject to a minimum depth of 20 feet.
10. The proposed building is subject to a minimum depth of 20 feet.



Architectural Standards

1. Building shall be subject to a minimum depth of 20 feet.
2. The proposed building is subject to a minimum depth of 20 feet.
3. The proposed parking area is subject to a minimum depth of 20 feet.
4. The proposed driveway is subject to a minimum depth of 20 feet.
5. The proposed utility lines are subject to a minimum depth of 20 feet.

NO.	DESCRIPTION	DATE
1	Initial Design	10/1/16
2	Final Design	10/1/16
3	Final Design	10/1/16
4	Final Design	10/1/16
5	Final Design	10/1/16
6	Final Design	10/1/16
7	Final Design	10/1/16
8	Final Design	10/1/16
9	Final Design	10/1/16
10	Final Design	10/1/16

NO.	DESCRIPTION	DATE
1	Initial Design	10/1/16
2	Final Design	10/1/16
3	Final Design	10/1/16
4	Final Design	10/1/16
5	Final Design	10/1/16
6	Final Design	10/1/16
7	Final Design	10/1/16
8	Final Design	10/1/16
9	Final Design	10/1/16
10	Final Design	10/1/16

Sheet Schedule

NO.	DESCRIPTION	DATE
1	Initial Design	10/1/16
2	Final Design	10/1/16
3	Final Design	10/1/16
4	Final Design	10/1/16
5	Final Design	10/1/16
6	Final Design	10/1/16
7	Final Design	10/1/16
8	Final Design	10/1/16
9	Final Design	10/1/16
10	Final Design	10/1/16

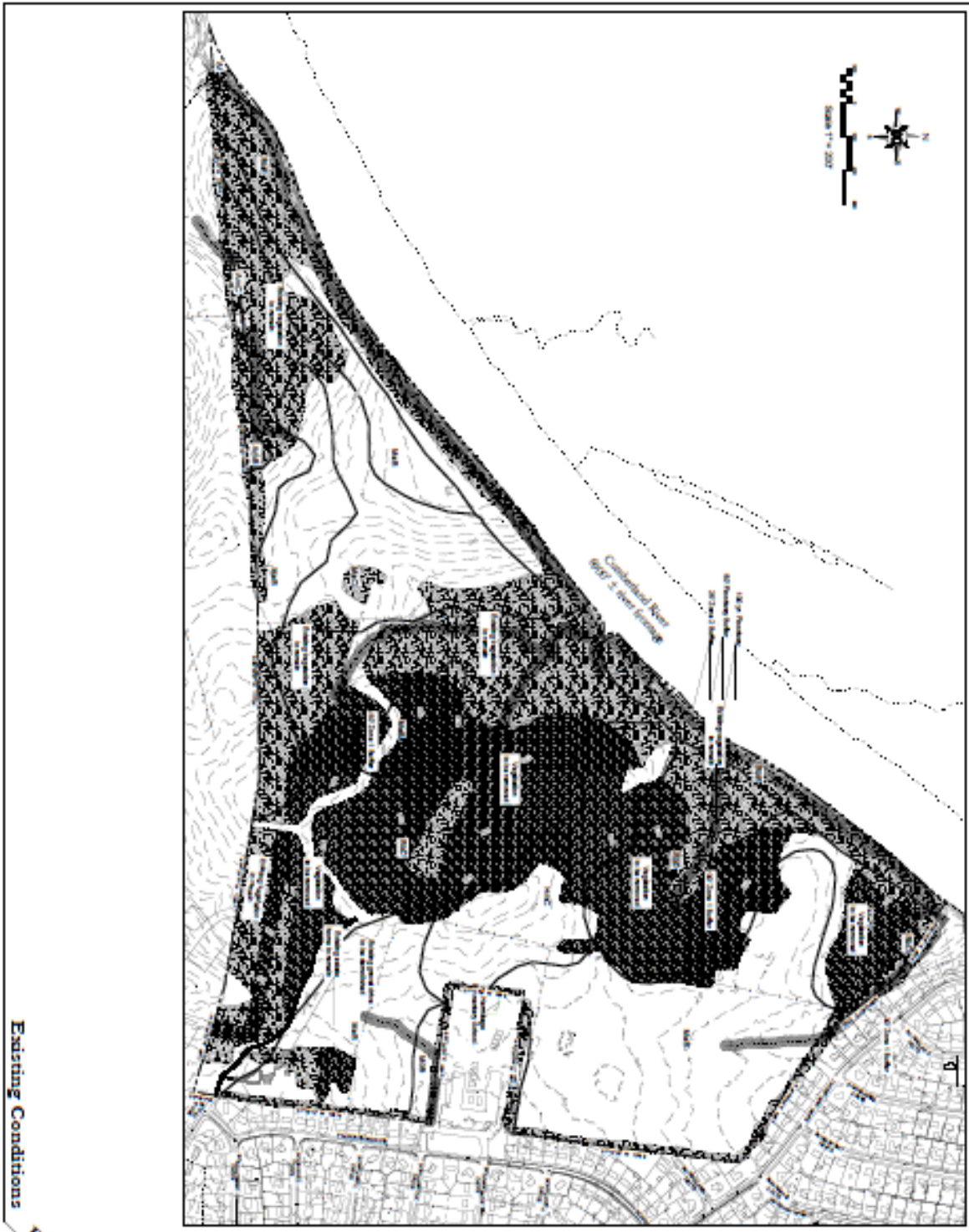
Notes & Project Standards

Dale & Associates
Professional Services, Inc.
10000 Dale Road
Nashville, TN 37217
615-251-1111



A Preliminary SP
Binns Farms
Being Parcel 52 on Tax Map 74
Heritage Davidson County, Tennessee

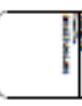
NO.	DESCRIPTION	DATE
1	Initial Design	10/1/16
2	Final Design	10/1/16
3	Final Design	10/1/16
4	Final Design	10/1/16
5	Final Design	10/1/16
6	Final Design	10/1/16
7	Final Design	10/1/16
8	Final Design	10/1/16
9	Final Design	10/1/16
10	Final Design	10/1/16



Existing Conditions

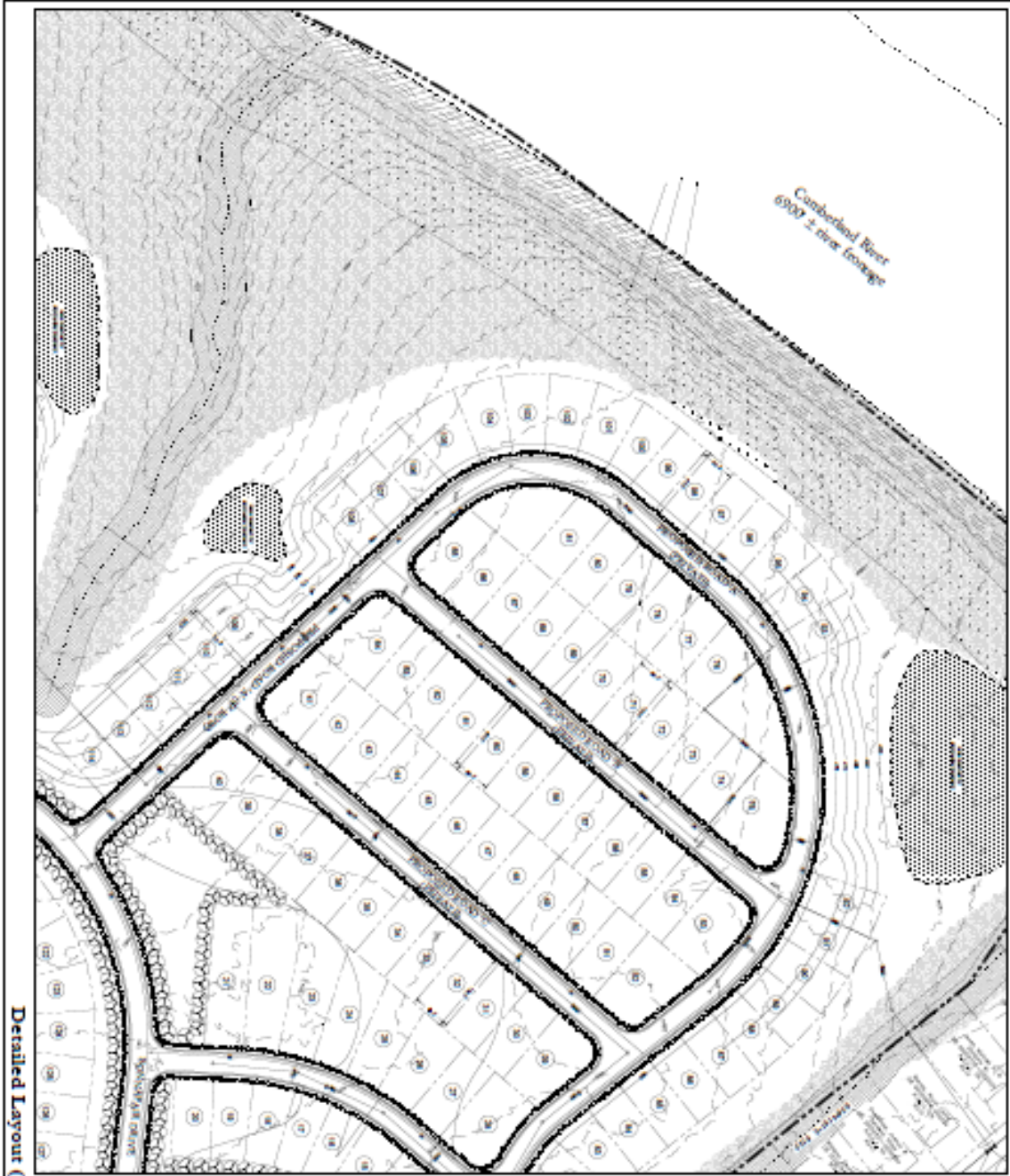
Dale & Associates
 1500 N. Loop West, Suite 100
 Dallas, TX 75244
 Phone: 972.242.1100
 Fax: 972.242.1101
 www.daleandassociates.com

CL.0
 11/14/14



A Preliminary EIP
Binns Farms
 Being/Used in or for Map 14
 Tarrant County, Texas

Project Name	Binns Farms
Project No.	14-14
Map No.	14
Scale	As Shown
Date	11/14/14
Author	[Name]
Checker	[Name]
Engineer	[Name]
Surveyor	[Name]



Detailed Layout (Sheet 1)

Dale & Associates
 3000 Dale Road
 Dallas, Texas 75244
 Phone: 972-440-1111
 Fax: 972-440-1112
 Website: www.daleandassociates.com



Keymap

1. All areas shown on this map are subject to the terms and conditions of the subdivision plat.

2. The area shown on this map is not to be used for any purpose other than that for which it is intended.

3. The area shown on this map is not to be used for any purpose other than that for which it is intended.

4. The area shown on this map is not to be used for any purpose other than that for which it is intended.

5. The area shown on this map is not to be used for any purpose other than that for which it is intended.



Legend

1. Proposed Residential Lots

2. Proposed Residential Lots

3. Proposed Residential Lots

4. Proposed Residential Lots

5. Proposed Residential Lots

6. Proposed Residential Lots

7. Proposed Residential Lots

8. Proposed Residential Lots

9. Proposed Residential Lots

10. Proposed Residential Lots

11. Proposed Residential Lots

12. Proposed Residential Lots

13. Proposed Residential Lots

14. Proposed Residential Lots

15. Proposed Residential Lots

16. Proposed Residential Lots

17. Proposed Residential Lots

18. Proposed Residential Lots

19. Proposed Residential Lots

20. Proposed Residential Lots

21. Proposed Residential Lots

22. Proposed Residential Lots

23. Proposed Residential Lots

24. Proposed Residential Lots

25. Proposed Residential Lots

26. Proposed Residential Lots

27. Proposed Residential Lots

28. Proposed Residential Lots

29. Proposed Residential Lots

30. Proposed Residential Lots

31. Proposed Residential Lots

32. Proposed Residential Lots

33. Proposed Residential Lots

34. Proposed Residential Lots

35. Proposed Residential Lots

36. Proposed Residential Lots

37. Proposed Residential Lots

38. Proposed Residential Lots

39. Proposed Residential Lots

40. Proposed Residential Lots

41. Proposed Residential Lots

42. Proposed Residential Lots

43. Proposed Residential Lots

44. Proposed Residential Lots

45. Proposed Residential Lots

46. Proposed Residential Lots

47. Proposed Residential Lots

48. Proposed Residential Lots

49. Proposed Residential Lots

50. Proposed Residential Lots

51. Proposed Residential Lots

52. Proposed Residential Lots

53. Proposed Residential Lots

54. Proposed Residential Lots

55. Proposed Residential Lots

56. Proposed Residential Lots

57. Proposed Residential Lots

58. Proposed Residential Lots

59. Proposed Residential Lots

60. Proposed Residential Lots

61. Proposed Residential Lots

62. Proposed Residential Lots

63. Proposed Residential Lots

64. Proposed Residential Lots

65. Proposed Residential Lots

66. Proposed Residential Lots

67. Proposed Residential Lots

68. Proposed Residential Lots

69. Proposed Residential Lots

70. Proposed Residential Lots

71. Proposed Residential Lots

72. Proposed Residential Lots

73. Proposed Residential Lots

74. Proposed Residential Lots

75. Proposed Residential Lots

76. Proposed Residential Lots

77. Proposed Residential Lots

78. Proposed Residential Lots

79. Proposed Residential Lots

80. Proposed Residential Lots

81. Proposed Residential Lots

82. Proposed Residential Lots

83. Proposed Residential Lots

84. Proposed Residential Lots

85. Proposed Residential Lots

86. Proposed Residential Lots

87. Proposed Residential Lots

88. Proposed Residential Lots

89. Proposed Residential Lots

90. Proposed Residential Lots

91. Proposed Residential Lots

92. Proposed Residential Lots

93. Proposed Residential Lots

94. Proposed Residential Lots

95. Proposed Residential Lots

96. Proposed Residential Lots

97. Proposed Residential Lots

98. Proposed Residential Lots

99. Proposed Residential Lots

100. Proposed Residential Lots



A Division of
Binns Farms
 Being Part of 51000 The Map 74
 State of Texas, Tarrant County, Texas

Notes

1. All areas shown on this map are subject to the terms and conditions of the subdivision plat.

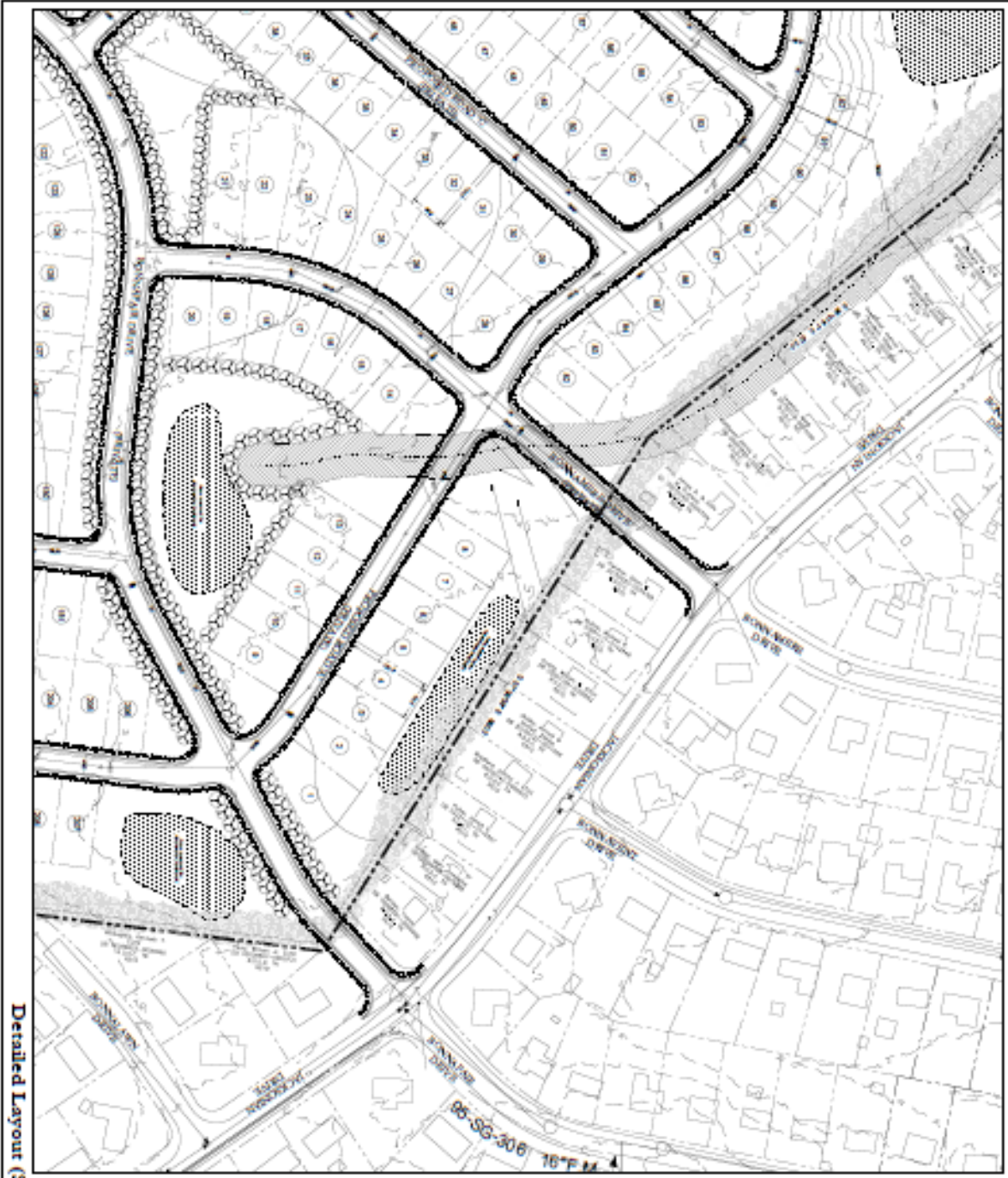
2. The area shown on this map is not to be used for any purpose other than that for which it is intended.

3. The area shown on this map is not to be used for any purpose other than that for which it is intended.

4. The area shown on this map is not to be used for any purpose other than that for which it is intended.

5. The area shown on this map is not to be used for any purpose other than that for which it is intended.

C3.0



Detailed Layout (Sheet 2)

Dale & Associates
INC.
 331
 1000 N. 10th St., Suite 100
 Fargo, ND 58102
 701.785.1111



Keymap

1. The site is located in the Binns Farms Subdivision, located in the northeast corner of the intersection of Highway 1 and Highway 2 in the City of Fargo, North Dakota.

2. The site is bounded by Highway 1 to the north, Highway 2 to the east, and Highway 1 to the south.

3. The site is bounded by Highway 1 to the west.

4. The site is bounded by Highway 2 to the south.

5. The site is bounded by Highway 1 to the east.

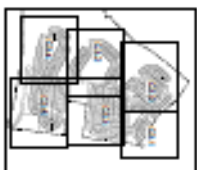
6. The site is bounded by Highway 2 to the west.

7. The site is bounded by Highway 1 to the north.

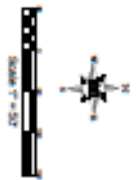
8. The site is bounded by Highway 2 to the east.

9. The site is bounded by Highway 1 to the south.

10. The site is bounded by Highway 2 to the west.



NO.	DESCRIPTION
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT
11	EXISTING LOT
12	EXISTING LOT
13	EXISTING LOT
14	EXISTING LOT
15	EXISTING LOT
16	EXISTING LOT
17	EXISTING LOT
18	EXISTING LOT
19	EXISTING LOT
20	EXISTING LOT
21	EXISTING LOT
22	EXISTING LOT
23	EXISTING LOT
24	EXISTING LOT
25	EXISTING LOT
26	EXISTING LOT
27	EXISTING LOT
28	EXISTING LOT
29	EXISTING LOT
30	EXISTING LOT
31	EXISTING LOT
32	EXISTING LOT
33	EXISTING LOT
34	EXISTING LOT
35	EXISTING LOT
36	EXISTING LOT
37	EXISTING LOT
38	EXISTING LOT
39	EXISTING LOT
40	EXISTING LOT
41	EXISTING LOT
42	EXISTING LOT
43	EXISTING LOT
44	EXISTING LOT
45	EXISTING LOT
46	EXISTING LOT
47	EXISTING LOT
48	EXISTING LOT
49	EXISTING LOT
50	EXISTING LOT
51	EXISTING LOT
52	EXISTING LOT
53	EXISTING LOT
54	EXISTING LOT
55	EXISTING LOT
56	EXISTING LOT
57	EXISTING LOT
58	EXISTING LOT
59	EXISTING LOT
60	EXISTING LOT
61	EXISTING LOT
62	EXISTING LOT
63	EXISTING LOT
64	EXISTING LOT
65	EXISTING LOT
66	EXISTING LOT
67	EXISTING LOT
68	EXISTING LOT
69	EXISTING LOT
70	EXISTING LOT
71	EXISTING LOT
72	EXISTING LOT
73	EXISTING LOT
74	EXISTING LOT
75	EXISTING LOT
76	EXISTING LOT
77	EXISTING LOT
78	EXISTING LOT
79	EXISTING LOT
80	EXISTING LOT
81	EXISTING LOT
82	EXISTING LOT
83	EXISTING LOT
84	EXISTING LOT
85	EXISTING LOT
86	EXISTING LOT
87	EXISTING LOT
88	EXISTING LOT
89	EXISTING LOT
90	EXISTING LOT
91	EXISTING LOT
92	EXISTING LOT
93	EXISTING LOT
94	EXISTING LOT
95	EXISTING LOT
96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT



Binns Farms
 A Preliminary SP
 Being Pursued Under Tax Map 14
 in the City of Fargo, North Dakota



Detailed Layout (Sheet 3)

Dale & Associates
 ARCHITECTS
 10000 N. Loop West, Suite 100
 Houston, Texas 77040
 Phone: 281-485-1100
 Fax: 281-485-1101
 Website: www.daleandassociates.com

Keymap

Keymap showing the location of Binns Farms within a larger regional context, including labels for "BINNS FARM", "BINNS FARM ROAD", and "BINNS FARM DRIVE".

Binns Farms
 A Professional SP
 Being Parcel 32 on The Map 14
 Harris County, Texas

NO.	DESCRIPTION
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
6	EXISTING LOT
7	EXISTING LOT
8	EXISTING LOT
9	EXISTING LOT
10	EXISTING LOT
11	EXISTING LOT
12	EXISTING LOT
13	EXISTING LOT
14	EXISTING LOT
15	EXISTING LOT
16	EXISTING LOT
17	EXISTING LOT
18	EXISTING LOT
19	EXISTING LOT
20	EXISTING LOT
21	EXISTING LOT
22	EXISTING LOT
23	EXISTING LOT
24	EXISTING LOT
25	EXISTING LOT
26	EXISTING LOT
27	EXISTING LOT
28	EXISTING LOT
29	EXISTING LOT
30	EXISTING LOT
31	EXISTING LOT
32	EXISTING LOT
33	EXISTING LOT
34	EXISTING LOT
35	EXISTING LOT
36	EXISTING LOT
37	EXISTING LOT
38	EXISTING LOT
39	EXISTING LOT
40	EXISTING LOT
41	EXISTING LOT
42	EXISTING LOT
43	EXISTING LOT
44	EXISTING LOT
45	EXISTING LOT
46	EXISTING LOT
47	EXISTING LOT
48	EXISTING LOT
49	EXISTING LOT
50	EXISTING LOT
51	EXISTING LOT
52	EXISTING LOT
53	EXISTING LOT
54	EXISTING LOT
55	EXISTING LOT
56	EXISTING LOT
57	EXISTING LOT
58	EXISTING LOT
59	EXISTING LOT
60	EXISTING LOT
61	EXISTING LOT
62	EXISTING LOT
63	EXISTING LOT
64	EXISTING LOT
65	EXISTING LOT
66	EXISTING LOT
67	EXISTING LOT
68	EXISTING LOT
69	EXISTING LOT
70	EXISTING LOT
71	EXISTING LOT
72	EXISTING LOT
73	EXISTING LOT
74	EXISTING LOT
75	EXISTING LOT
76	EXISTING LOT
77	EXISTING LOT
78	EXISTING LOT
79	EXISTING LOT
80	EXISTING LOT
81	EXISTING LOT
82	EXISTING LOT
83	EXISTING LOT
84	EXISTING LOT
85	EXISTING LOT
86	EXISTING LOT
87	EXISTING LOT
88	EXISTING LOT
89	EXISTING LOT
90	EXISTING LOT
91	EXISTING LOT
92	EXISTING LOT
93	EXISTING LOT
94	EXISTING LOT
95	EXISTING LOT
96	EXISTING LOT
97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

Scale 1" = 30'

North arrow and scale bar.

C3.2

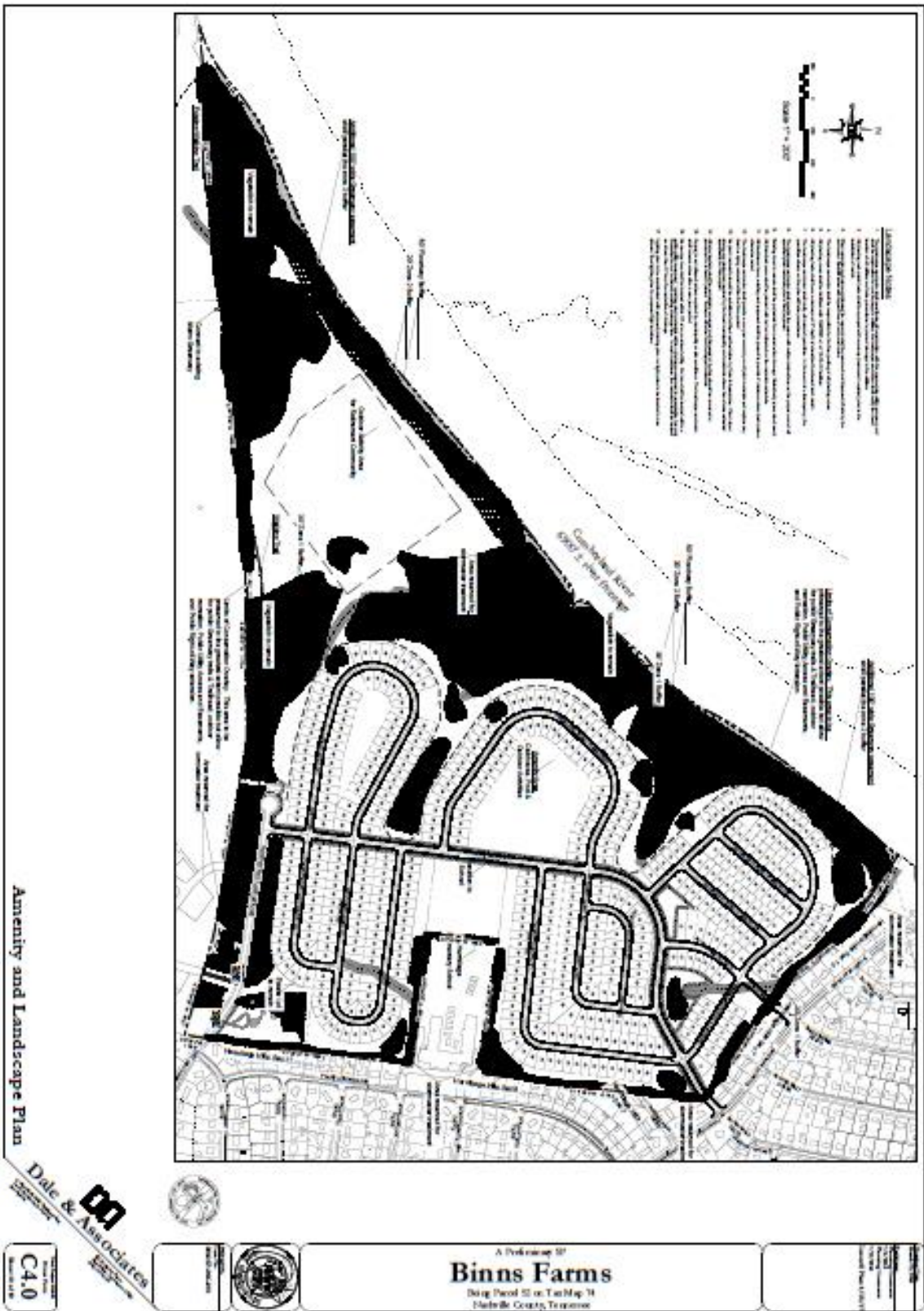


Detailed Layout (Sheet 5)

Dale & Associates
DA
 ARCHITECTS
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: (954) 562-1111
 Fax: (954) 562-1112
 Website: www.daleandassociates.com

C3.4
 10/1/11

		<p>Keymap</p>	<p>Binns Farms A Preliminary IP Subdivision of 152 +/- Acres Located in Orange County, Florida</p>	<p>Legend</p> <ul style="list-style-type: none"> 1. Proposed Residential Lots 2. Proposed Roads 3. Proposed Landscaping 4. Proposed Utilities 5. Proposed Stormwater Management 6. Proposed Wetlands 7. Proposed Wetland Buffers 8. Proposed Wetland Mitigation 9. Proposed Wetland Avoidance 10. Proposed Wetland Relocation 11. Proposed Wetland Restoration 12. Proposed Wetland Creation 13. Proposed Wetland Enhancement 14. Proposed Wetland Protection 15. Proposed Wetland Preservation 16. Proposed Wetland Conservation 17. Proposed Wetland Stewardship 18. Proposed Wetland Management 19. Proposed Wetland Monitoring 20. Proposed Wetland Assessment 21. Proposed Wetland Research 22. Proposed Wetland Education 23. Proposed Wetland Outreach 24. Proposed Wetland Advocacy 25. Proposed Wetland Policy 26. Proposed Wetland Legislation 27. Proposed Wetland Regulation 28. Proposed Wetland Enforcement 29. Proposed Wetland Compliance 30. Proposed Wetland Reporting 31. Proposed Wetland Evaluation 32. Proposed Wetland Review 33. Proposed Wetland Approval 34. Proposed Wetland Denial 35. Proposed Wetland Appeal 36. Proposed Wetland Litigation 37. Proposed Wetland Arbitration 38. Proposed Wetland Mediation 39. Proposed Wetland Conciliation 40. Proposed Wetland Reconciliation 41. Proposed Wetland Harmonization 42. Proposed Wetland Integration 43. Proposed Wetland Inclusion 44. Proposed Wetland Participation 45. Proposed Wetland Collaboration 46. Proposed Wetland Partnership 47. Proposed Wetland Alliance 48. Proposed Wetland Coalition 49. Proposed Wetland Network 50. Proposed Wetland System 	<p>Scale 1" = 100'</p>
--	--	----------------------	--	---	--



Amenity and Landscape Plan

Dale & Associates
 Landscape Architects
 10000 Dale Blvd
 Dallas, TX 75243
 Phone: 972-440-1111
 Fax: 972-440-1112
 Website: www.daleandassociates.com

C4.0
 10/10/2008



A Pre-lease SF
Binns Farms
 Being Parcel 52 on Tract Map 14
 Dallas County, Texas

Project Name	Binns Farms
Project Number	C4.0
Project Location	Dallas County, Texas
Project Status	Pre-lease SF
Project Date	10/10/2008

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2017-655

Mr. President:

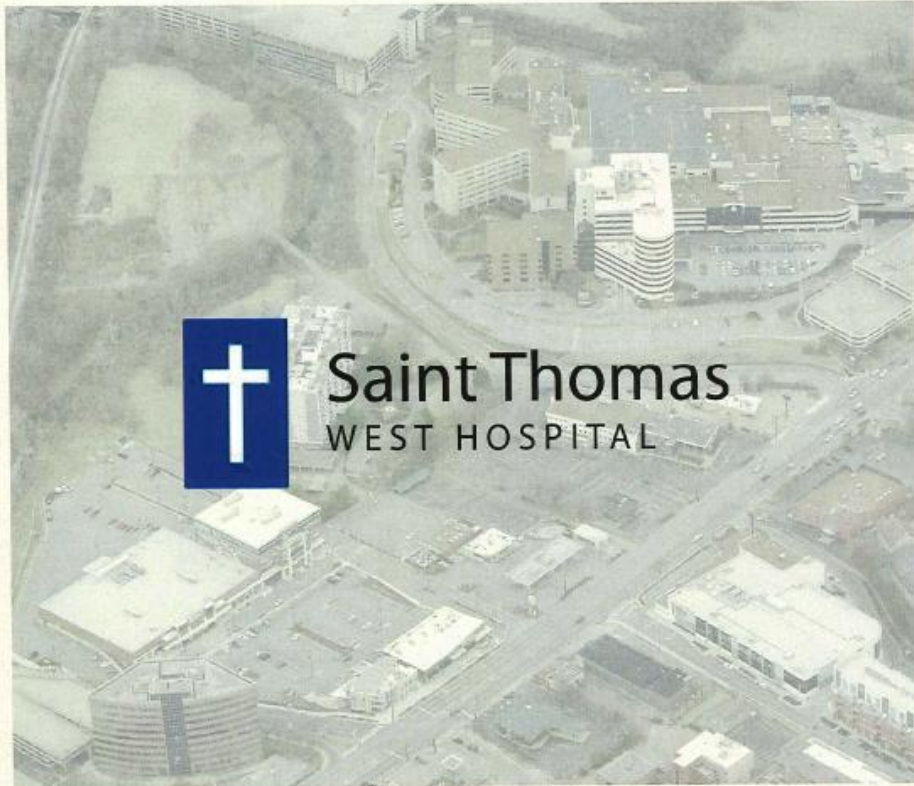
I move to amend Ordinance No. BL2017-655 as follows:

- I. By amending Section 1 to substitute the plan referenced with the attached plan (consisting of the site plan last revised 3/7/2017 and the vision booklet with pages 15 and 16 revised March 13, 2017), which is attached hereto and incorporated herein.

- II. By amending Section 4 by adding the following condition:
 6. Upon the completion by the Metropolitan Government of the plan for greenways to be located on Parcel A and prior to the issuance of any use and occupancy permit on Parcel B, the owner of Parcel A shall offer to grant greenway easements to the Metropolitan Government without payment by the Metropolitan Government for the acquisition of the greenway easements.

Sponsored By:

Kathleen Murphy
Member of Council



2015, March 23 (with pages 15 and 16 revised March 13, 2017)

Case Number :: 2013SP-018-001

PRELIMINARY SPECIFIC PLAN - ZONING REQUEST

GENERAL INFORMATION

SAINT THOMAS WEST HOSPITAL DISTRICT - PRELIMINARY SPECIFIC PLAN
Council District: 24
Council Member: Jason Holleman
Original Submittal: March 28, 2013

TABLE OF CONTENTS

5	Introduction: Project Team Project Overview	15	Preliminary Development Plan: Regulatory Plan
6	Site Context: General Plan Consistency Current Zoning Harding Town Center UDO Existing Conditions	16	Development Standards: Notes Permitted Uses Bulk Standards Parking Landscaping/Buffering Architectural Treatment
9	Land Use Plan: Buildings and Lots Parks and Open Space		
11	Transportation Network: Vehicular Pedestrian Public Transit Parking		



PROJECT TEAM



Saint Thomas
WEST HOSPITAL

Saint Thomas Health
102 Woodmont Boulevard, Suite 800
Nashville TN 37205
615.284.6264
DAWN RUDOLPH
Chief Experience Officer
dawn.rudolph@sth.org

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

630 SOUTHGATE AVENUE, SUITE A
NASHVILLE, TN 37203
615.248.9999
HAL B. CLARK, ASLA, LEED AP
halc@civil-site.com



**BRADLEY ARANT
BOULT CUMMINGS LLP**

ROUNABOUT PLAZA
1600 DIVISION STREET
SUITE 700
NASHVILLE, TN 37203
615.244.2582

DAVID RUTTER
drutter@babbc.com

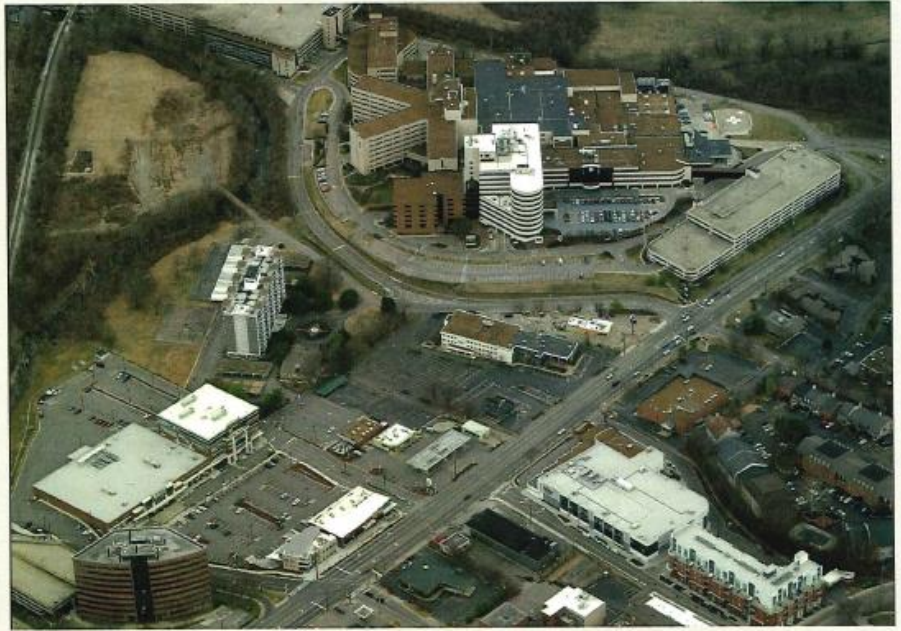
JIM MURPHY
jmurphy@babbc.com

PROJECT OVERVIEW

This Specific Plan is located in the western portion of Metropolitan Nashville, Davidson County, near the intersection of Harding Pike and White Bridge Road. This area is currently home to a collection of office buildings, vibrant commercial shops and some of the most desirable residential neighborhoods in the City.

This area is also home to one of our City's most important institutions, Saint Thomas West Hospital. The Saint Thomas West Campus has long been an anchor to these neighborhoods and currently presents an opportunity to build on the economic development goals of the City with the redevelopment of an under-utilized portion of the campus.

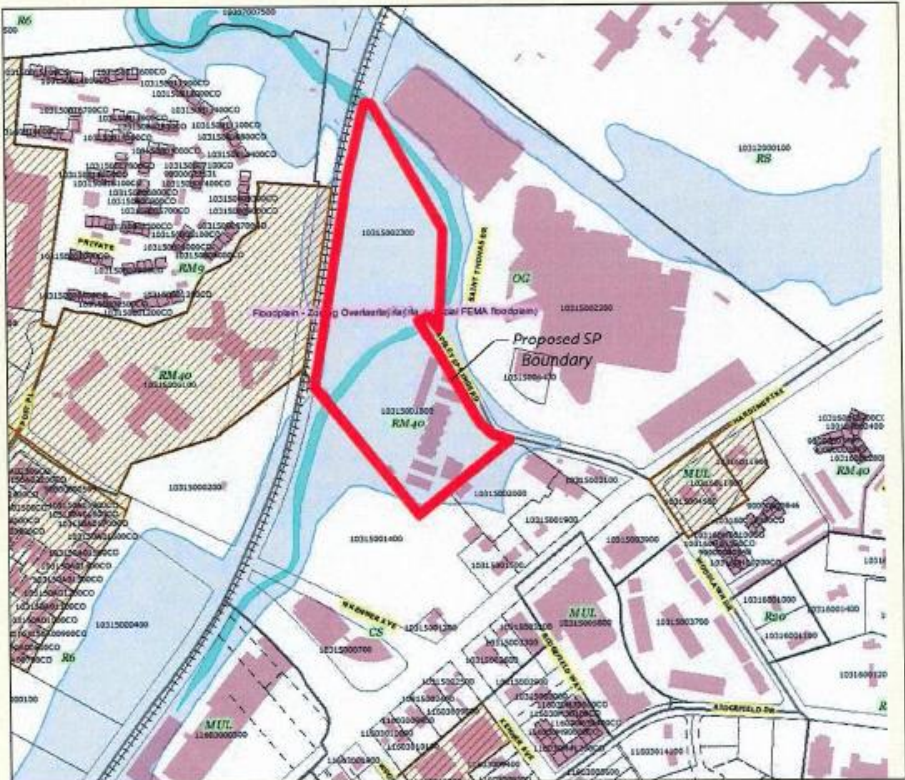
The purpose of this document is to create a Specific Plan (SP) District that would allow the redevelopment of a 6.76 acre parcel of the existing Saint Thomas campus, currently occupied by the Imperial House, in a manner that is consistent with the vision and guidelines set forth in the Harding Town Center Urban Design Overlay District, and to limit development of a 6.36 acre parcel formerly occupied by the Knights of Columbus to certain greenway, park and outdoor recreation/entertainment uses.



GENERAL PLAN CONSISTENCY

The goals, objectives and development standards outlined in this SP, are consistent with those adopted in the Harding Town Center Urban Design Overlay. This proposed SP district is intended to implement the creative mix of land uses, massing, architectural treatment of buildings, transportation options and focus on parks and open space that was envisioned for the Hospital District of the Harding Town Center UDO.

The current zoning of the property is RM-40 and OG, and the most recent use of the property was a residential building known as the Imperial House and the currently vacant property known as the Knights of Columbus property. This building is in poor physical condition and provides an opportunity for a more viable mix of uses that affectuates the vision for the future described in the UDO.



Existing Zoning Exhibit

HARDING TOWN CENTER UDO

In May of 2005, the Metro Planning Department and the District Councilmember facilitated a comprehensive planning study of this area to envision a redevelopment strategy that would maximize the potential of this highly popular part of town. Working with the local property owners and key stakeholders in the area, a common vision for the proposed town center was reached.

This new vision recommended improvements to existing land uses, transportation systems, building densities, public spaces, greenway connections and architectural character. Based on the significance of the Saint Thomas West campus to this neighborhood, a separate sub-district within the UDO was formed called the "Hospital District". This sub-district included a set of development standards and design guidelines that was intended to ensure that the future expansion of the campus was consistent and complimentary to the other Town Center uses that were envisioned for the surrounding neighborhoods.



Harding Town Center UDO Boundary



EXISTING CONDITIONS



Existing Conditions Map

NOTES:

- 1. The Imperial House parcel included in this SP is currently owned by Saint Thomas Network, a Tennessee not-for-profit corporation, successor by name change to Saint Thomas Health Services, successor by name change to Seton Health Corporation of Tennessee, Inc., successor by corporate merger to Mission Properties, Inc.
 - 2. The Knights of Columbus parcel included in this SP is currently owned by Saint Thomas West Hospital, a Tennessee not-for-profit corporation, successor by name change to St. Thomas Hospital.
- (See Appendix A for a more detailed summary of ownership history).

LAND USE PLAN

BUILDINGS and LOTS

Based on the UDO plan, one of the primary goals specifically for the Hospital District is to allow Saint Thomas West hospital to function and grow in a sensitive and planned manner that preserves the integrity and long-term viability of the adjacent village center. With the mix of uses proposed in this SP, an active environment can be achieved that would breathe life into the hospital district. This plan integrates the health care needs of the hospital, with the complimentary needs of the overall community with appropriately scaled commercial, office and residential uses.

Primary Objectives

- Zone the Imperial House property to allow for the mixture of uses envisioned in the UDO.
- Limit building heights along the edges of the Hospital District to be compatible with buildings within the village center
- Step buildings back away from streets to allow taller buildings within the core of the district.
- Avoid buildings with blank facades and provide for buildings that are varied and articulated with large windows at the street level, and primary entrances directly on the street.



LAND USE PLAN

PARKS and OPEN SPACE

One of the primary goals for parks and open space in this SP is to preserve a natural corridor immediately adjacent to Richland Creek for the benefit of the people who will be living, working and shopping within the area. In addition, creating pedestrian environments along streets and incorporating courtyards and open spaces framed by buildings will create important gathering spaces and focal points within the district.

Primary Objectives

- Create a corridor abutting Richland Creek for potential greenway connections and bikeway opportunities
- Reserve the areas within the floodway zone for natural open space and/or public infrastructure
- Incorporate activated, public spaces such as plazas, courtyards, pocket parks, etc. to create a unique sense of place within the district



TRANSPORTATION NETWORK

VEHICULAR

This plan recognizes that traffic issues are very important to the residents and employees of this area. Developing a vehicular circulation system that improves travel times at roadways and intersections, increases the capacities of our existing arterial roadways, fully utilizes the existing framework of arterials and cross streets to minimize the negative impacts on local neighborhood streets for through traffic movements are primary goals for the re-development of this property. The Harding Town Center Transportation Study was the basis for the strategies outlined in this SP, and can be referred to for specific recommendations for traffic improvements throughout the area.

Primary Objectives

- Design internal streets to function as multi-functional traffic movers that provide better connectivity from the Hospital District to the remainder of the Town Center and surrounding areas
- Improve the existing vehicular entrance to the hospital campus and future campus redevelopment areas
- Utilize traffic calming measures such as traffic circles and mini roundabouts to help lower vehicle speeds and create a desirable streetscape environment that is consistent with the character of the proposed Town Center area



TRANSPORTATION NETWORK

PEDESTRIAN and BICYCLE

Creating a well connected pedestrian and bicycle circulation system with a focus on walkability is a primary goal of this mixed-use plan. Special emphasis will be placed on both internal pedestrian systems and external connections for alternative pedestrian and bicycle transportation. Creating safe, convenient and comfortable ways for pedestrians and cyclists to get to the district from surrounding areas of town, and to navigate internally, is a key strategy of the plan.

Primary Objectives

- Incorporate sidewalks and pedestrian paths to create inviting and active streetscapes throughout the district
- Provide an opportunity to connect to the regional greenway system and/or adjacent properties that provide access to the the existing H.G. Hill / Publix Trailhead.
- Utilize pedestrian-scale wayfinding and signage and to make the district more accessible for pedestrians and cyclists.
- Incorporate pedestrian amenities into the development including site furniture, specialty paving areas, public art, bicycle and media racks, appropriately scaled lighting and attractive landscaping to create a safe and enjoyable pedestrian experience



TRANSPORTATION NETWORK

PUBLIC TRANSIT

One of the primary goals of this mixed-use redevelopment is to create an environment that encourages alternative modes of transportation and to provide opportunities for more public transit connections from the Saint Thomas campus to the surrounding neighborhoods as well as Downtown.

Primary Objectives*

- Design streets within the district to include various multi-modal transportation options
- Provide new bus shelters and enhance existing shelters within the district to complement the architectural character of the proposed Town Center



*The primary objectives proposed for public transit in this SP are consistent with the goals and objectives outlined in the Harding Town Center UDO, Transit System section, Page 15.

TRANSPORTATION NETWORK

PARKING

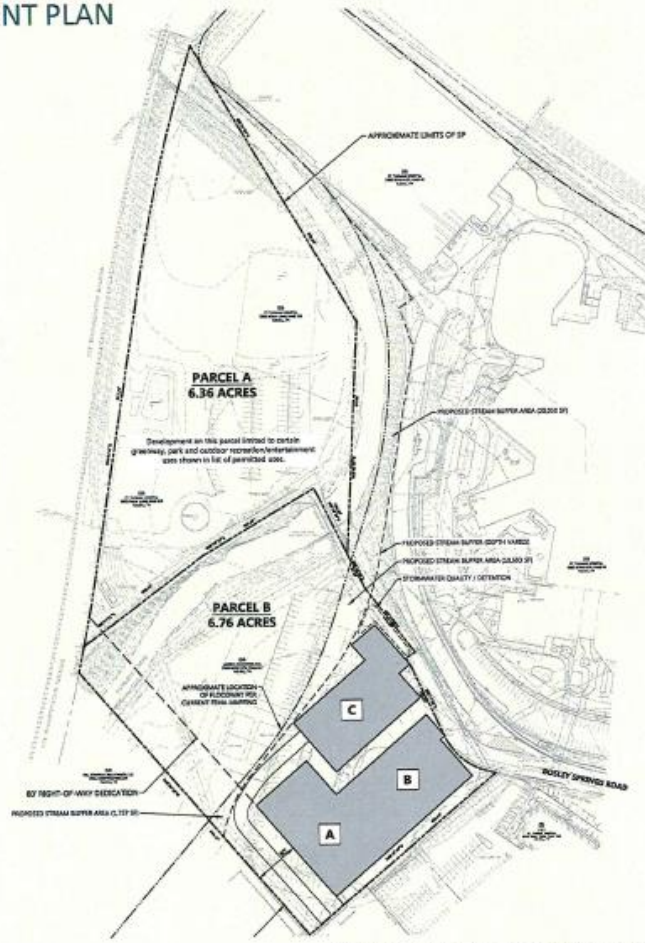
Parking is an important component of mixed-use developments that can have major impacts on a neighborhood. A primary goal of this SP district is to minimize the impact of these parking areas, but provide an adequate system that serves the needs of the district.

Primary Objectives

- Locate surface parking in the rear or side of buildings when possible, and when not possible, appropriate screening of Harding Road is required
- Conceal parking in structures or under buildings whenever appropriate
- When above ground parking structures are used, the structure shall be designed to resemble buildings with architectural facade treatment and/or ground floor uses along facades facing Harding Road
- Minimize the impact of parking areas on pedestrians by clearly defining sidewalks and providing separations between walkways and parking areas
- Consider shared parking scenarios when appropriate to fully utilize parking between uses with differing peak needs or requirements



PRELIMINARY DEVELOPMENT PLAN



PRELIMINARY SPECIFIC PLAN



DEVELOPMENT STANDARDS

NOTES

1. The purpose of the specific plan is to allow the mixed use development on Parcel 10315002300 consistent with the Harding Town Center UDO and to limit development on Parcel 10315001800 to certain greenway, park and outdoor recreation/entertainment uses.
2. The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
3. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
4. Individual water and sewer service lines are required for each parcel.
5. The developer of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
6. All parking areas shall meet the parking area screening and landscaping requirements specified in the Harding Town Center UDO.
7. According to FEMA's current flood maps (47037C0213F), as well as Metro's GIS information, there are 9.77 acres of the property within the floodway.
8. According to the NRCS Soils Map, the soils on the property are Ar (Arrington silt loam) and MCB (Maury-Urban land complex, 2 to 7% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
9. There are .38 acres of the site that have existing slopes from 15% to 25% and 0.55 acres that have existing slopes above 25%.
10. Private drives shall be permitted within this development.
11. Development shall be allowed up to, but not beyond the approximate stream buffer boundary shown on the Preliminary Development Plan. This includes building envelopes, access drives, parking areas and other development improvements. Development within the floodway shall be limited to open space, footbridges, crossings, stormwater improvements, recreational uses, and public infrastructure.
12. All development with the boundaries of this plan shall meet the applicable requirements of the Americans with Disabilities Act.
13. PERMITTED USES: See Page 17 for a detailed list of uses allowed within this SP.
14. Signage shall meet the standards outlined in the Harding Town Center UDO. Detailed signage standards and guidelines will be included in the Final SP submittal.
15. There are no existing wetlands within Parcel B of the SP boundary.
16. Density from Parcels 10315001800 and 10315002300 permitted under the base zoning and not utilized within the SP may be redistributed to the main campus parcels (10315002200 and 10315004400) upon the filing of the unified plat. Overall densities shall not exceed the maximum allowed under the current base zoning.
17. Building footprints for Buildings A, B & C and driveways and parking areas on Parcel B may be rearranged or relocated on Parcel B.
18. 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 OG zoning district and the Harding Town Center Urban Design Overlay as of the date of the applicable request or application. Uses are limited as described in the Council approved plan.
19. Any future off-site parking that is proposed shall comply with the standards outlined in the UDO.
20. Each final SP plan for a building to be constructed on the property shall be accompanied with a traffic analysis demonstrating whether the traffic to be generated from the development of the such building will result in significant traffic in excess of the traffic projections included in the Harding Town Center Transportation Plan, dated May 2005. In the event the development of the building shown on any such final SP plan will result in the generation of significant traffic in excess of the traffic projections included in the Harding Town Center Transportation Plan, dated May 2005, then the traffic analysis shall recommend which of the transportation strategies identified in the UDO or alternative strategies, are proposed to address the additional traffic generated in excess of traffic projections included in the Harding Town Center Transportation Plan
21. Any final SP plan shall include the reservation or dedication of right-of-way for the transportation improvements recommended in the UDO.
22. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
23. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
24. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).
25. Prior to the issuance of a certificate of occupancy for the initial building constructed on Parcel B, the developer shall remove all impervious surface materials from Parcel A.
26. Retail development on Parcel B shall not exceed 15% of the permissible FAR.
27. The offer of right-of-way for the connector road shown on any final SP plan shall be automatically withdrawn if the connector road provided for in the UDO is not constructed by December 31, 2020, and the developer will be permitted to construct buildings within that area after that date.

DEVELOPMENT STANDARDS

Permitted Uses	SP Parcel A	SP Parcel B
Residential		
Multi-Family	N	P
Institutional		
Monastery or Convent	N	N
Religious Institution	N	P
Daycare Center	N	A
Educational		
Business School	N	P
College or University	N	P
Community Education	N	P
Dormitory	N	P
Personal Instruction	N	P
Vocational School	N	P
Office		
Financial Institution	N	P
General Office	N	P
Leasing/Sales Office	N	A
Medical		
Assisted care living	N	P
Hospice	N	P
Hospital	N	P
Medical Appliance Sales	N	A
Medical Office	N	P
Medical/Scientific Lab	N	P
Nursing Home	N	P
Outpatient Clinic	N	P
Rehabilitation Services	N	P
Commercial		
ATM	N	P
Automobile Parking	N	P
Hotel/Motel	N	P
Restaurant, fast food	N	A
Restaurant, full service	N	A
Restaurant, take-out	N	A
Retail	N	P
Communications		
Radio/TV Studio	N	N
Satellite Dish	N	P
Telephone Services	N	PC
Transportation		
Helistop	N	SE
Recreation/Entertainment		
Club	N	N
Greenway	P	P
Park	P	P
Outdoor Trails & Recreation	P	P

P - Permitted by Right PC - Permitted with specific conditions
 SE - Permitted with special exception A - Permitted as accessory to principal uses
 N - Not Permitted

BULK STANDARDS

The following bulk standards from the RM-40 and OG zoning districts and the Harding Town Center UDO are proposed for the Saint Thomas West Hospital District SP.

Bulk Standard	Non-residential / Mixed Use Building Type	Residential Only Building Type
Max. F. A. R.	Same as OG	N/A
Max. I. S. R.	.9	.9
Density	N/A	Not to exceed 230 units
Front Setback	Where buildings directly front a public right of way or a public common area (e.g. open spaces, etc.), the front facade must be built to 5 ft. from the front property line	Where buildings directly front a public right of way or public common area (e.g. open spaces, etc.), the front facade must be built between 5 ft. and 15 ft. of the front property line
Side Setback	0 ft. min., 5 ft. max., except street side setbacks shall be 5 ft.	5 ft. min.
Rear Setback	5 ft. min.	5 ft. min.
Building Height	Not to exceed the number of stories of the tallest existing building within the hospital campus; 3 stories at front yard setback plus 1.5 to 1 (v to h) sky exposure plane measured from Harding Road.	6 stories max., 3 stories at front yard setback plus an additional three stories if set back from the front façade 10 ft.

PRELIMINARY SPECIFIC PLAN



Saint Thomas
WEST HOSPITAL

DEVELOPMENT STANDARDS

PARKING

1. Parking requirements:

The parking provisions, including shared parking, applicable in the Urban Zoning Overlay District, shall be applicable in this UDO.

2. Placement:

In the Saint Thomas SP where properties are adjacent to the Village Center sub-district, parking should be placed behind or underneath buildings, but where accommodation of the minimum required parking spaces can not be met otherwise, parking to the side of buildings is acceptable provided that the parking is limited to one single or double loaded aisle and screened from any adjoining public street right-of-way.

3. Parking lot location:

Surface parking lots shall not abut a building with the exception of parking that extends beneath a building, and shall be separated from structures by a minimum of 5 feet. This provision shall not apply to parking structures integrated with or connected to buildings.

4. Parking lot lighting:

Lighting shall be appropriate in function and scale for both the pedestrian and the vehicle. Lighting that minimizes light trespass, pollution, and uplight shall be utilized. Luminaire styles, colors, and finishes shall complement the architectural features of the development.



DEVELOPMENT STANDARDS

LANDSCAPE/BUFFERING/SCREENING

1. Parking lot screening:

Any parking lot adjoining a public street shall be screened to a height of three feet by walls, berms, landscaping, or a combination of these. If landscaping is used, the planting bed shall be a minimum of six feet wide.

2. Containers and loading docks:

All solid waste, recycling, and yard trash containers (except litter containers), grease containers, and loading docks shall be located in parking areas, or at the side, or rear of a building, furthest from the public sidewalk. They shall be screened to minimize sound and visibility from abutting sidewalks or streets, excluding service lanes.

3. Equipment visibility:

All outdoor equipment, such as heating, cooling, and ventilation systems, utility meters and panels, shall be placed on the roof, in the rear or side of buildings, or otherwise visually screened from the street. Mechanical equipment shall not be allowed along the frontage of a public way. Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening.



DEVELOPMENT STANDARDS

ARCHITECTURAL TREATMENT

1. Permitted Awnings:

In addition to requirements placed on awnings by existing codes and ordinances, awnings shall comply with the following requirements:

- a) Length: No awning shall exceed 30 ft. in length.
- b) Materials: Awnings constructed of plastic or fabric that is glossy in texture are not permitted. The colors and patterns shall complement the building.
- c) Shape: Awnings shall reflect the shape and character of window openings.
- d) Lighting: Awnings shall not be internally illuminated.

2. Glazed Area:

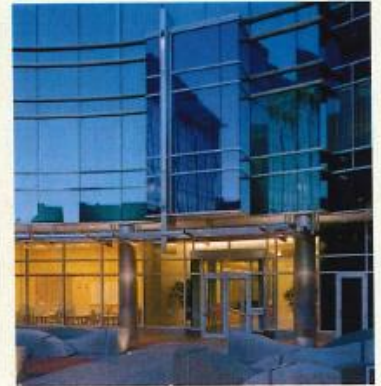
A commercial use must provide a minimum of 40 percent of the front façade on the ground floor as clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of buildings. Additional floors shall have a minimum of 25 percent glazing. The first floor glazed calculation shall be based on the façade area measured to a height of 14 feet from grade for Commercial/Mixed-use building types and 12 feet from grade for Residential building types.

3. Corner Lot Glazing:

On corner lots, the percentage glazing requirements for the ground floor of commercial buildings shall apply only to the wall facing the front property line and 20 ft. along the side property line facing the street, unless noted otherwise.

4. Massing:

A building shall avoid long, monotonous, uninterrupted walls or roof planes facing streets.



DEVELOPMENT STANDARDS

ARCHITECTURAL TREATMENT

a) Wall Planes: A building façade shall not exceed 30 ft. in length without a change in plane by means such as a vertical recess, projection, change in material or color, or pilaster. Changes in roof plan shall be in harmony with changes in wall planes.

b) Changes in Plane: A change in wall plane shall be related to entrances, the integral structure or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets of insubstantial appearance are prohibited.

5. Building Presentation at Corner Lots:

Buildings located at the intersection of two public streets shall address both streets with architectural and/or massing elements, including porches, windows, bay windows and other façade projections and features. For the purpose of this standard, a service lane is not a street.

6. Primary Pedestrian Entrance:

Buildings shall be placed so that at least one primary pedestrian entrance is oriented to a public or private street. If the building is located on a corner, the entrance shall be at the corner or on the primary street.

7. Entrances:

Building entrances (excluding emergency egress) facing a public way shall be defined by awnings or by being recessed.

8. Materials:

Vinyl siding is prohibited and E.I.F.S. is prohibited on ground floor facades fronting a public or private street.

9. Parking structure facades:

Parking structure facades that face Harding Road, except service lanes, shall be designed so as to look similar to buildings having other types of uses.



PRELIMINARY SPECIFIC PLAN



Saint Thomas
WEST HOSPITAL

3.23.2015

APPENDIX A

PROPERTY OWNERSHIP SUMMARY

