



Metropolitan Council

**PROPOSED LATE-FILED
RESOLUTIONS, AMENDMENTS
TO ORDINANCES, AND
SUBSTITUTES FOR
ORDINANCES TO BE FILED
WITH THE METRO CLERK
FOR THE COUNCIL MEETING OF
TUESDAY, AUGUST 15, 2017**

RESOLUTION NO. RS2017-____

A resolution committing that Nashville is opposed to so-called "white supremacy" in all its forms.

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

Section 1. That the Metropolitan Council hereby declares, on behalf of all of Nashville, that it stands against "white supremacy." Whether called Nazism, white nationalism, or any other name, the Council categorically rejects the idea that white people are inherently better or more worthy than any other group of people. The evil of "white supremacy" can take many forms, including prejudice and bigotry based on race, religion, gender, sexual orientation, or national origin. The Council rejects all of these.

Section 2. In place of white supremacy, the Metropolitan Council further declares its embrace of an American civil society where ideas are exchanged to be debated peacefully and with passion. The Council honors the tradition of being able to disagree without being disagreeable. America's marketplace of new and always competing ideas is what drives our culture and our success. The Council and all Nashvillians cherish our diversity because it is what makes America a strong and vibrant society.

Section 3. The Metropolitan Council further declares that it is a self-evident truth all people are created equal. The Council stands for that principle and devotes itself to the sanctity of equal treatment under the law.

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.

INTRODUCED BY:

Bob Mendes
Member of Council, At-Large

RESOLUTION NO. RS2017-_____

A resolution honoring the legendary career of musical icon and rock & roll pioneer, Jerry Lee Lewis.

WHEREAS, Jerry Lee Lewis is one of the greatest rock & roll and country music icons to have ever performed; and

WHEREAS, Jerry Lee Lewis is celebrating 60 years of genre-shaping musical hits, including "Whole Lotta Shakin" and "Great Balls of Fire;" and

WHEREAS, Jerry Lee Lewis was part of the legendary Million Dollar Quartet that included Johnny Cash, Carl Perkins and Elvis Presley; and

WHEREAS, Jerry Lee Lewis' country music renaissance started in Nashville with the recording of the Jerry Chestnut song "Another Place, Another Time," released in 1968, which led to a series of country-western smash hits; and

WHEREAS, Nashville and the state of Tennessee's musical history has been deeply enriched by luminary Jerry Lee Lewis; and

WHEREAS, the live webcast program Skyville Live continues to welcome musical icons to its Nashville studio with a special tribute to Jerry Lee Lewis; and

WHEREAS, Toby Keith, Kris Kristofferson, George Strait, Lee Ann Womack, and Waylon Payne will soon take the Skyville Live stage alongside Jerry Lee Lewis to honor his prolific career; and

WHEREAS, The Metropolitan Council wishes to sincerely congratulate and celebrate Jerry Lee Lewis and his significant contributions to Nashville's musical landscape.

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 legendary career of musical icon and rock & roll pioneer Jerry Lee Lewis.

Section 2. The Metropolitan Council Office is directed to prepare a copy of this Resolution to be presented to Jerry Lee Lewis.

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:

Colby Sledge
Member of Council

SUBSTITUTE ORDINANCE BL2017-829

An ordinance amending Section 10.20.110.C of the Metropolitan Code of Laws to require the Department of Public Works to ~~replace~~ furnish, at no cost to the homeowner, ~~government-supplied waste containers when no functional container is present on the owner's premises at the time of purchase that are stolen, lost, or damaged beyond repair.~~

WHEREAS, pursuant to Section 10.20.110.C of the Metropolitan Code of Laws, the Department of Public Works of the Metropolitan Government of Nashville and Davidson County supplies homeowners with, and maintains ownership of, containers for the storage and collection of garbage and rubbish; and

WHEREAS, homeowners often store these containers at the rear of their premises, as permitted under Section 10.20.110.A, where the containers may be stolen, relocated, or damaged without the homeowners' knowledge; and

WHEREAS, containers may not be present when owners initially purchase new homes or premises; and

WHEREAS, Section 10.20.110.C provides that government-supplied containers that are stolen, lost, or damaged beyond repair shall be replaced by the homeowner at the homeowner's expense; and

WHEREAS, to relieve homeowners of the financial burden of container replacement, and in the interest of public health and safety, the Department of Public Works should provide, free of cost, replacement containers to homeowners whose government-supplied containers are stolen, lost, or damaged beyond repair.

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

Section 1. That Section 10.20.110.C of the Metropolitan Code of Laws shall be amended by deleting it in its entirety and replacing it with the following:

Containers supplied by the metropolitan government for the storage and collection of garbage and rubbish shall remain the property of the metropolitan government. Containers supplied by the department must be used for all waste collection services provided by the department or its collection contractors. The owner of a premises shall be furnished a container, upon request to the department made within fifteen (15) days of the verified purchase of the premises, if no functional container is present on the premises at the time of purchase. The owner of a premises furnished a container by the department shall keep the container at the premises and in good repair. In the event a container originally furnished by the department is lost, stolen or damaged beyond repair, the owner shall replace, at his/her sole cost, such container with another compatible with the department's collection equipment and approved by the director. The department shall make replacement waste containers available for purchase at the department's cost. The director shall issue regulations to aid in the administration of this section.

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

INTRODUCED BY:

Karen Johnson

Tanaka Vercher
Members of Council

AMENDMENT NO. ____
TO
ORDINANCE BL2017-835

Mr. President –

I move to amend Ordinance No. BL2017-835 as follows:

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

Section 1. That Section 16.28.230 of the Metropolitan Code of Laws is hereby amended by deleting in its entirety and replacing with the following:

16.28.230 - Approved permits and construction hours signs —Posted at premises.

A. Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted the building permit card in a conspicuous place on the front of the premises. The permit shall be protected from the weather and in such position as to permit the director of codes administration to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the certificate of occupancy required by this chapter has been issued by the director.

B. A project information sign shall be posted in English and Spanish at all project sites, excluding public infrastructure projects, in English and Spanish, with a permit valuation of greater than ~~\$2,500.00~~ \$5,000.00. The sign shall include a phone number for the project applicant, as well as a phone number to file complaints with the Metropolitan Codes Department. One double-sided 24" (vertical) x 36" (horizontal) sign shall be posted for each street frontage measuring up to 50 feet (with an additional sign posted for every additional 50 feet of street frontage) every 50 feet of site frontage (each street frontage shall contain a sign per 50 feet of frontage for double frontage lots), containing the following statement: ~~information:~~

~~1. A statement as follows:~~ "No work is allowed to be performed on this site between the hours of 12:00 midnight Saturday night and 12:00 midnight Sunday night, unless a special permit issued by the director of codes administration is posted in a conspicuous place on these premises. No noise in excess of 70 Db(a) shall be emitted from construction equipment in or beside residential districts between 9:00 pm and 6:00 am."

INTRODUCED BY:

Kathleen Murphy
Member of Council

SUBSTITUTE ORDINANCE NO. BL2017-762

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 R8 to SP zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to ~~nine~~ seven residential units, all of which is described herein (Proposal No. 2017SP-007-001).

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 R8 to SP zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to ~~nine~~ seven residential units, being Property Parcel Nos. 274, 290 as designated on Map 091-13 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 through 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 designated on Map 091 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~nine~~ seven residential units.

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

1. Building elevations consistent with the architectural standards included in the Preliminary SP plan shall be provided with the Final SP.
2. 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.
3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
4. 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.
5. With the submittal of a final site plan, a site distance analysis shall be submitted for review by Metro Public Works staff. If the analysis shows that adequate site distance is not provided by the location of the drive aisle along the western property line, the drive aisle

shall be relocated to a location approved by Metro Public Works staff and Planning staff that meets site distance standards.

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 RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

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

INTRODUCED BY:

Mary Carolyn Roberts
Member of Council

[View Sketch](#)

[View Site Plan](#)

2017SP-007-001
6015 AND 6017 O'BRIEN AVENUE
Map 091-13, Parcel(s) 274, 290
Subarea 07, West Nashville
District 20 (M. C. Roberts)
Application fee paid by: West Nashville Law Group

By changing from R8 to SP zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to seven residential units, requested by Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.

LEGEND

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.

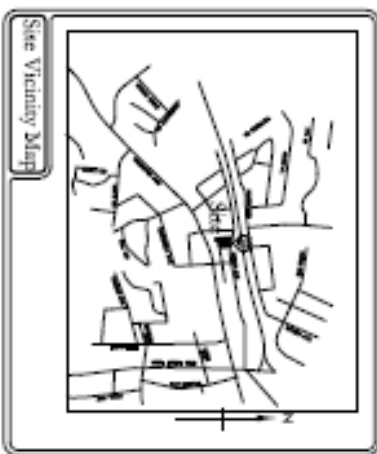
ADDITIONAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.

Project to be Completed In One Phase

- 1. All work shall be in accordance with the latest editions of the International Building Code and the latest editions of the International Plumbing and Mechanical Codes.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.



SPECIFIC PLAN DEVELOPMENT SUMMARY

NO.	DESCRIPTION	DATE
1	PRELIMINARY SPECIFIC PLAN	10/15/2017
2	FINAL SPECIFIC PLAN	10/15/2017

ORDINANCE NO.
BL-2017-262

Sheet Schedule

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

MPC Case Number
2017SP-007-001

Notes & Project Standards

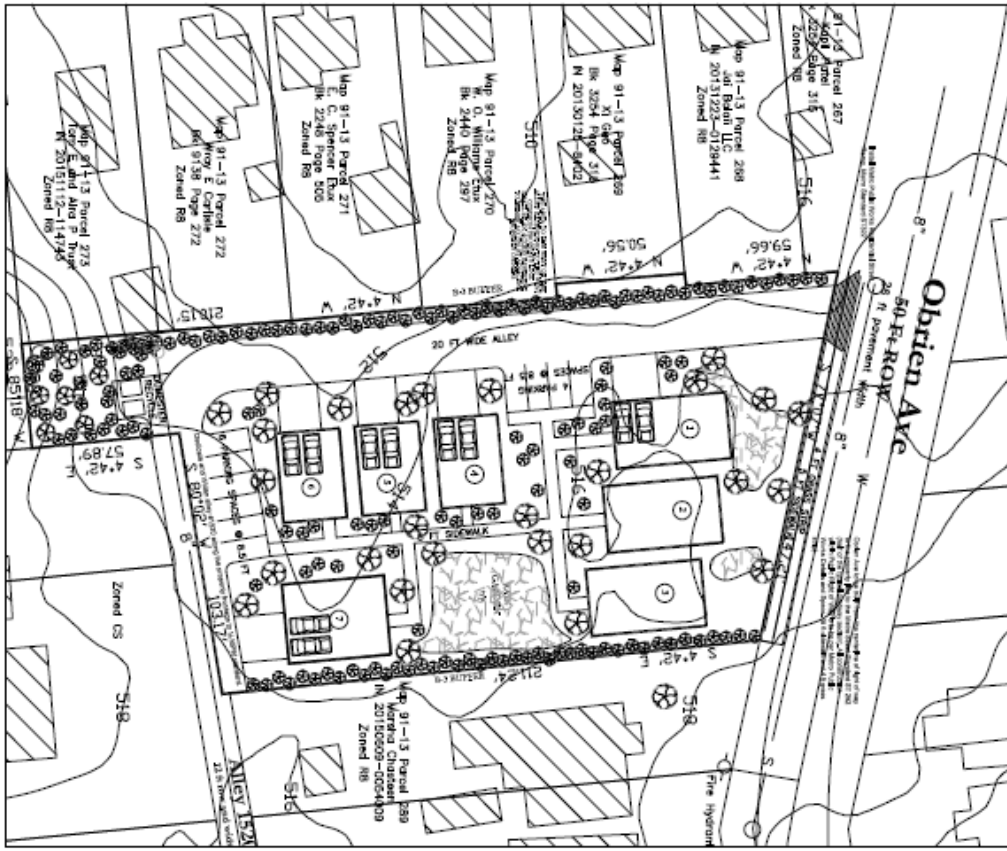
Dale & Associates
Civil Engineering
10000 Dale Blvd, Suite 100
Dallas, TX 75243
Phone: 972-412-1111
Fax: 972-412-1112
www.daleandassociates.com



6015 and 6017 O'Brien Ave
Preliminary Specific Plan
Block Fronts 274 and 290 on Top Map 41-13
Nashville, Davidson County, Tennessee



C1.0
Notes & Project Standards
Sheet 1 of 3



SP Layout

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

1000 Highway 100
 Nashville, Tennessee 37203
 Phone: 615-259-1234
 Fax: 615-259-1235
 Website: www.daleandda.com

DATE: 08/15/2013
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: 1" = 40'



Tree Density Notes
 Minimum tree density requirements will be addressed in final construction documents. All tree and utility plans of this project to detailed tree information is available.



- Exhibition Notes**
 1. Refer to the site plan for the location of the trees.
 2. The trees shown are to be planted in the following locations:
 a. Along the perimeter of the site.
 b. Along the perimeter of the site.
 c. Along the perimeter of the site.
 d. Along the perimeter of the site.

SCALE: 1" = 20'
 SITE AREA = 34,900 SQ FT
 DISTANCE AND DIRECTION TO NEIGHBORING PARCELS

6015 and 6017 Obrien Ave
 Preliminary Specific Plan
 Being Parcels 274 and 250 on Tax Map 91-13
 Nashville, Davidson County, Tennessee

APPROVED BY: [Seal of Davidson County, Tennessee]

DATE: 08/15/2013

PROJECT NO: C3.0

SCALE: 1" = 40'

AMENDMENT NO. __
TO
ORDINANCE NO. BL2017-797

Mr. President –

I move to amend Ordinance No. BL2017-797 as follows:

I. By amending Section 7 by deleting it in its entirety and substituting therefore the following:

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

INTRODUCED BY:

DeCosta Hastings
Member of Council

SUBSTITUTE ORDINANCE BL2017-812

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 R10 to RS10 zoning for various properties along Grandview Drive, ~~Granny White Pike~~ and Ackerman Court, between Lealand Lane and Granny White Pike (~~15.08~~ 9.09 acres), all of which is described herein (Proposal No. 2017Z-063PR-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 R10 to RS10 zoning for various properties along Grandview Drive, ~~Granny White Pike~~ and Ackerman Court, between Lealand Lane and Granny White Pike (~~15.08~~ 9.09 acres), being various parcels on various maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 117, and Map 118, of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

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

INTRODUCED BY:

Russ Pulley
Member of Council

[View Sketch](#)

[View Attachment](#)

2017Z-063PR-001
Map 117-16, Parcel(s) 151-157
Map 118-13, Parcel(s) 008-010, 012, 013, 034, 035, 037, 038, 041-046, 048, 051
Subarea 10, Green Hills - Midtown
District 25 (Russ Pulley)
Application fee paid by: Fee waived by Council

A request to rezone from R10 to RS10 zoning for various properties along Grandview Drive and Ackerman Court, between Lealand Lane and Granny White Pike (approximately 9.09 acres), requested by Councilmember Russ Pulley, applicant; various property owners.



APN	Owner	Prop Addr	Prop City	Prop State	Prop Zip
11716015100	SHETTER, C. E. & CHARLOTTE ANN MASON	1114 GRANDVIEW DR	NASHVILLE	TN	37204
11716015200	SON, AE K.& STROHAUER, STACY, TRS.	1112 GRANDVIEW DR	NASHVILLE	TN	37204
11716015300	SMITH, JAY J. ETUX	1110 GRANDVIEW DR	NASHVILLE	TN	37204
11716015400	COLT, WALTER S. & JENNA	1109 GRANDVIEW DR	NASHVILLE	TN	37204
11716015500	HARDING, ESMOND H. LIVING TRUST	1111 GRANDVIEW DR	NASHVILLE	TN	37204
11716015600	CRABTREE, MATTHEW S. & MARIE M.	1113 GRANDVIEW DR	NASHVILLE	TN	37204
11716015700	WILSON, LARRY K. ETUX	1115 GRANDVIEW DR	NASHVILLE	TN	37204
11813000800	LUFFMAN, JAMES M. & ABIGAIL G.	3701 ACKERMAN CT	NASHVILLE	TN	37204
11813000900	BEAUCHAMP, ROBERT & SHANNON	3703 ACKERMAN CT	NASHVILLE	TN	37204
11813001000	NICHOLSON, JOHN D. III & MARIBETH R.	3705 ACKERMAN CT	NASHVILLE	TN	37204
11813001200	JONES, HAROLD G. ET UX	1104 GRANDVIEW DR	NASHVILLE	TN	37204
11813001300	SHAW, ANDREW & KATHRYN	1106 GRANDVIEW DR	NASHVILLE	TN	37204
11813003400	HOLMES, SUSAN WOOTEN	1004 GRANDVIEW DR	NASHVILLE	TN	37204
11813003500	AGNER, HERBERT E. ETUX	1006 GRANDVIEW DR	NASHVILLE	TN	37204
11813003700	DUNCAN, VALERIE	1010 GRANDVIEW DR	NASHVILLE	TN	37204
11813003800	CARTER, JERE GRANVILLE ETUX	1012 GRANDVIEW DR	NASHVILLE	TN	37204
11813004100	BALDRIDGE, R.K.& HAUGHTON-BALDRIDGE, J.	3702 ACKERMAN CT	NASHVILLE	TN	37204
11813004200	MANSFIELD, JOHN E. & BETTY S.	1107 GRANDVIEW DR	NASHVILLE	TN	37204
11813004300	MITCHELL, STACEY Y. & MCGUINN, MARK A.	1105 GRANDVIEW DR	NASHVILLE	TN	37204
11813004400	GORE, JULIUS B., III ET UX	1103 GRANDVIEW DR	NASHVILLE	TN	37204
11813004500	WOLFORD, DOUGLAS M.	1101 GRANDVIEW DR	NASHVILLE	TN	37204
11813004600	CATO, JOHN B. ET UX	1017 GRANDVIEW DR	NASHVILLE	TN	37204
11813004800	LUNSFORD, WENDY S.	1013 GRANDVIEW DR	NASHVILLE	TN	37204
11813005100	BOYD, PATRICK S. ET UX	1007 GRANDVIEW DR	NASHVILLE	TN	37204

SUBSTITUTE ORDINANCE BL2017-815

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 R8 to SP zoning for property located at 11 Vaughn’s Gap Road, at the southwest corner of the intersection of Vaughn’s Gap Road and Highway 100 (10.7 acres), to permit up to 54 multi-family units, all of which is described herein (Proposal No. 2016SP-027-001).

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 R8 to SP zoning for property located at 11 Vaughn’s Gap Road, at the southwest corner of the intersection of Vaughn’s Gap Road and Highway 100 (10.7 acres), to permit up to 54 multi-family units, being Property Parcel No. 007 as designated on Map 143-00 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 that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk’s Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 143 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 54 multi-family residential units with a recreational center/ personal care service facility building.

Section 4. 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.

1. Revise Note No. 1 “The purpose of this SP it to permit up to 54 multi-family units and a recreational center/personal care service facility”
2. Height for the residential units is limited maximum to 3 stories in 35 feet, to the roofline.
3. A 5 foot wide sidewalk shall be installed along the northern side of the drive aisle.
4. The following design standards shall be added to the plan:
 - a. Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.

5. Applicant is to work with planning staff prior to final site plan approval to ensure appropriate screening and view shed protection through the use of landscaping, buffering, and architectural elevations.

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

7. A pre-construction survey, similar to a pre-blasting survey, shall be conducted by the applicant prior to issuance of a grading permit for the Belle Meade Highland and Harpeth Glen condominium developments.

8. Short term rentals are a prohibited use within the SP district.

9. All construction traffic shall use only Highway 100 to the Vaughns Gap Road access point to access the site.

Section 5. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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

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

INTRODUCED BY:

Mina Johnson
Member of Council

[View Sketch](#)

[View Site Plan](#)

ERODION CONTROL & GRASSING NOTES

THE EROSION CONTROL PLAN SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PROMOTE THE RE-ESTABLISHMENT OF VEGETATION. THE PLAN SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PROMOTE THE RE-ESTABLISHMENT OF VEGETATION. THE PLAN SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PROMOTE THE RE-ESTABLISHMENT OF VEGETATION.

LANDSCAPE NOTES
THE LANDSCAPE DESIGN SHALL BE DESIGNED TO ENHANCE THE AESTHETIC QUALITY OF THE PROJECT AND TO PROVIDE A FUNCTIONAL AND DURABLE LANDSCAPE. THE LANDSCAPE DESIGN SHALL BE DESIGNED TO ENHANCE THE AESTHETIC QUALITY OF THE PROJECT AND TO PROVIDE A FUNCTIONAL AND DURABLE LANDSCAPE.

UTILITIES & SERVICE NOTES
ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW FINISHED GRADE. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES BELOW FINISHED GRADE.

PROJECT TO BE COMPLETED IN ONE PHASE
THE ENTIRE PROJECT SHALL BE COMPLETED IN ONE PHASE. THE ENTIRE PROJECT SHALL BE COMPLETED IN ONE PHASE. THE ENTIRE PROJECT SHALL BE COMPLETED IN ONE PHASE.

GENERAL PLAN CONSTRUCTION NOTES

THE GENERAL PLAN CONSTRUCTION NOTES SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT. THE GENERAL PLAN CONSTRUCTION NOTES SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT.

ASPECTS OF THE PLAN
THE PLAN SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT. THE PLAN SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT.

STANDARD SPECIFICATIONS
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

STANDARD SPECIFICATIONS
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

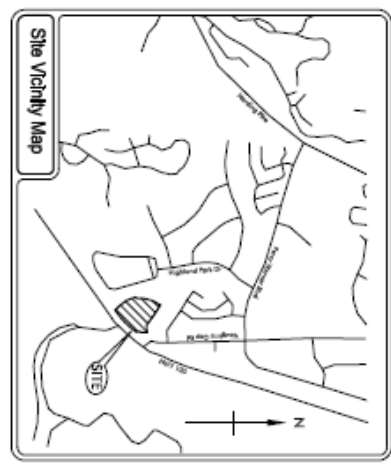
GENERAL PLAN CONSTRUCTION NOTES

THE GENERAL PLAN CONSTRUCTION NOTES SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT. THE GENERAL PLAN CONSTRUCTION NOTES SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT.

ASPECTS OF THE PLAN
THE PLAN SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT. THE PLAN SHALL BE DESIGNED TO PROVIDE THE NECESSARY INFORMATION FOR THE CONSTRUCTION OF THE PROJECT.

STANDARD SPECIFICATIONS
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

STANDARD SPECIFICATIONS
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.



SPECIFIC PLAN DEVELOPMENT SUMMARY	
DATE	10/15/2016
PROJECT NAME	BOOST COMMONS
PROJECT LOCATION	1000 N. WILSON ST., NASHVILLE, TN 37203
PROJECT OWNER	BOOST COMMONS LLC
PROJECT ARCHITECT	DALE & ASSOCIATES
PROJECT ENGINEER	DALE & ASSOCIATES
PROJECT SURVEYOR	DALE & ASSOCIATES
PROJECT LANDSCAPE ARCHITECT	DALE & ASSOCIATES
PROJECT UTILITIES ENGINEER	DALE & ASSOCIATES
PROJECT EROSION CONTROL ENGINEER	DALE & ASSOCIATES
PROJECT TREE DENSITY ENGINEER	DALE & ASSOCIATES
PROJECT STORMWATER ENGINEER	DALE & ASSOCIATES
PROJECT SITE LAYOUT ENGINEER	DALE & ASSOCIATES
PROJECT NOTES ENGINEER	DALE & ASSOCIATES
PROJECT EXISTING CONDITIONS ENGINEER	DALE & ASSOCIATES
PROJECT SP LAYOUT ENGINEER	DALE & ASSOCIATES
PROJECT SITE UTILITY, STORMWATER PLAN, AND TREE DENSITY ENGINEER	DALE & ASSOCIATES

**MPC Case Number
2016SP-027-001**

Sheet Schedule

- C1.0 Notes & Project Standards
- C2.0 Existing Conditions
- C3.0 SP Layout
- C4.0 Site Utility, Stormwater Plan, and Tree Density

Notes & Project Standards

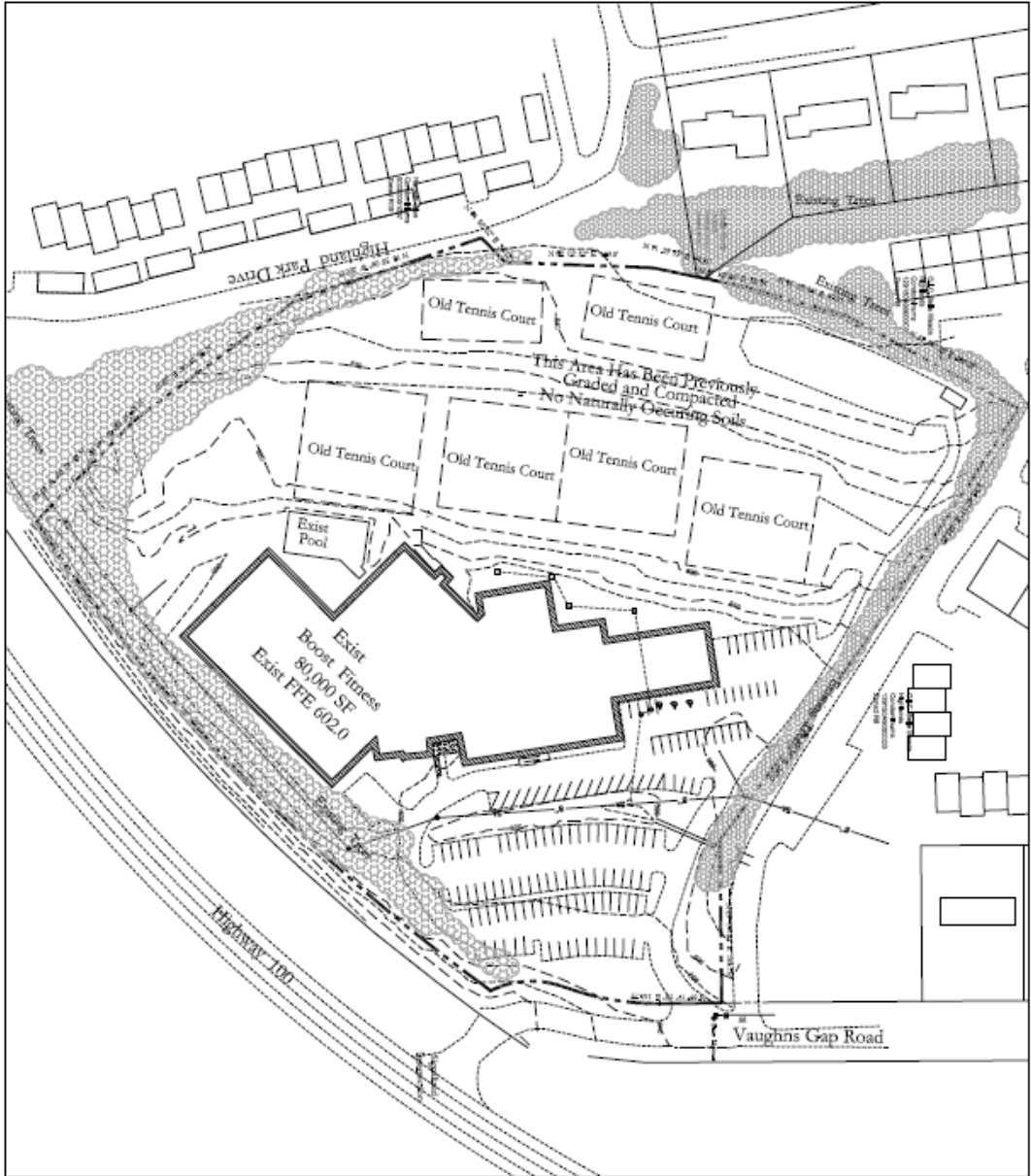
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

C1.0
Sheet 1 of 4



Boost Commons
Preliminary Specific Plan
Being Parcel 7 on Tax Map 143
Nashville, Davidson County, Tennessee





Existing Conditions

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

2000 Highway 100
 Nashville, TN 37217
 (615) 252-1100

2025.04.08
 Boost Commons
 Sheet 2 of 4

C2.0

SECTION CONTROL & GRADING NOTES

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NASHVILLE ZONING ORDINANCES AND THE NASHVILLE SUBDIVISION ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NASHVILLE ZONING ORDINANCES AND THE NASHVILLE SUBDIVISION ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NASHVILLE ZONING ORDINANCES AND THE NASHVILLE SUBDIVISION ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NASHVILLE ZONING ORDINANCES AND THE NASHVILLE SUBDIVISION ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Boost Commons
 Preliminary Specific Plan
 Being Page 7 on Tax Map 143
 Nashville, Davidson County, Tennessee



SUBSTITUTE ORDINANCE BL2017-816

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 RS10 to SP zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit ~~six~~ five multi-family units, all of which is described herein (Proposal No. 2017SP-021-001).

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 RS10 to SP zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit ~~six~~ five multi-family units, being Property Parcel Nos. 131, 135 as designated on Map 119-02 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 119 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~six (6)~~ five (5) multi-family residential units.

Section 4. 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.

1. Internal shared sidewalks shall be five feet (5') in width.
2. Provide a public pedestrian access easement for the sidewalk along Miller Street.
3. The final site plan shall add the following note to the internal private five-foot (5') north-south sidewalk on the west side of the site fronting Miller Street connecting to Evelyn Drive and Rose Street: five-foot (5') private sidewalk shall be maintained by the Homeowner's Association.
4. Provide a public pedestrian access easement for the sidewalk along Miller Street.
5. All private drives shall consist of only pervious pavers.
6. Units 2, 3 and 5 shall be limited to 1.5 stories in height, to a maximum height of 25 feet, measured to the top of the roof. Units 1 and 4 shall be limited to a maximum height of 2 stories in 35, measured to the top of the roof.

Section 5. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 6. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance/

Section 7. 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:

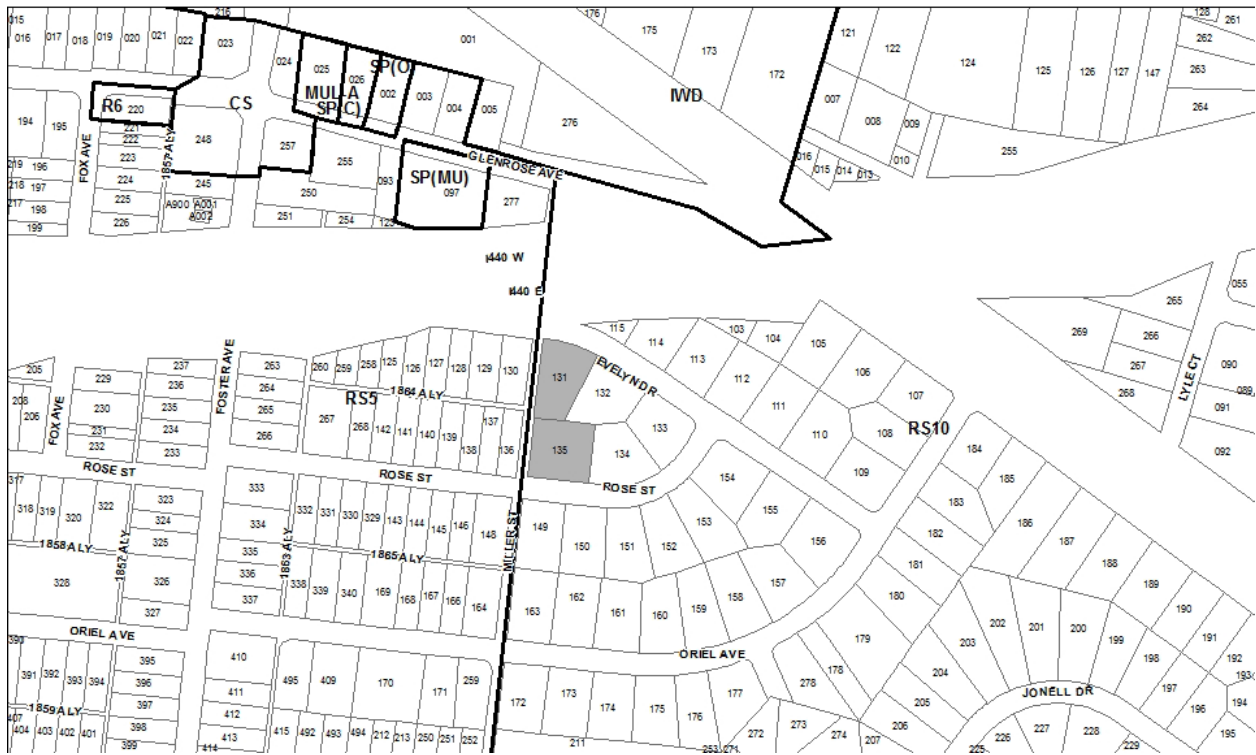
Mike Freeman
Member of Council

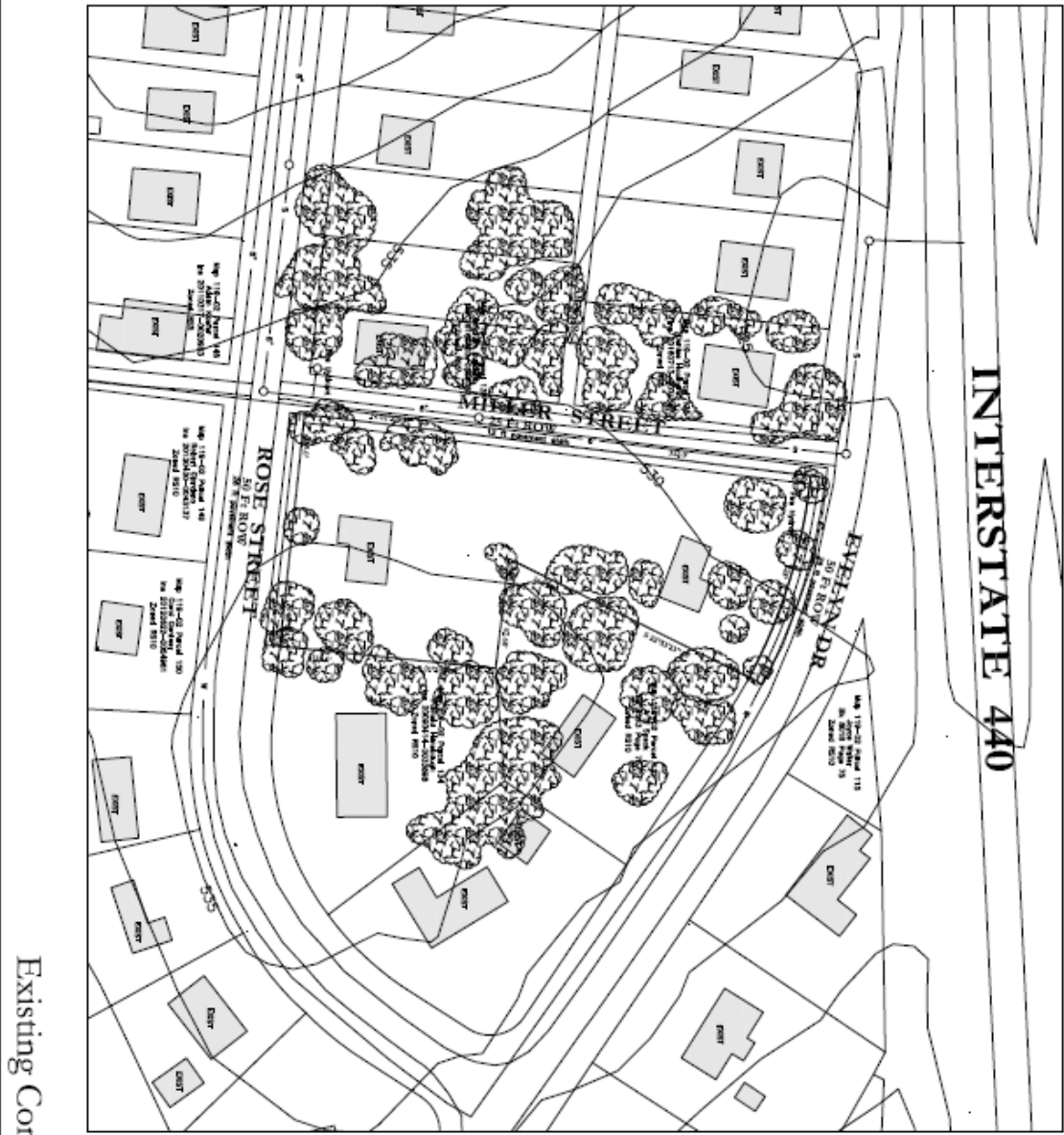
[View Sketch](#)

[View Site Plan](#)

2017SP-021-001
GLENROSE SP
Map 119-02, Parcel(s) 131, 135
Subarea 11, South Nashville
District 16 (Freeman)
Application fee paid by: Shawn B. Collins

A request to rezone from RS10 to SP zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit five multi-family units, requested by Dale and Associates, applicant; SC2 Properties, LLC, owner





Existing Conditions



EXISTING CONDITIONS
 ALL EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING CONDITIONS SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE GENERALLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF ALL EXISTING CONDITIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF ALL EXISTING CONDITIONS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF ALL EXISTING CONDITIONS SHOWN ON THIS PLAN.

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

2025 Civil Engineering
 2025 Land Planning & Zoning
 2025 Landscape Architecture

C2.0
 Sheet 2 of 3



Glenrose SP
 Preliminary Specific Plan
 Being Parcels 131 and 135 on Tax Map 119-02
 Nashville, Davidson County, Tennessee

Prepared by:
 Date:



