



Metropolitan Council

**PROPOSED SUBSTITUTE
RESOLUTIONS, SUBSTITUTE
ORDINANCES AND
AMENDMENTS TO
ORDINANCES TO BE FILED
WITH THE METRO CLERK
FOR THE COUNCIL MEETING OF
TUESDAY, SEPTEMBER 4, 2018**

SUBSTITUTE RESOLUTION NO. RS2018-1373 A

A resolution calling an election on the proposition whether to issue general obligation bonds of the Metropolitan Government of Nashville and Davidson County in an aggregate principal amount not to exceed fifty million dollars (\$50,000,000) and directing the County Election Commission to hold said election.

WHEREAS, Resolution No. RS2018-1328 (the "Initial Resolution") proposes to authorize the issuance of general obligation bonds of the Metropolitan Government of Nashville and Davidson County (the "Metropolitan Government") in an aggregate principal amount not to exceed fifty million dollars (\$50,000,000) for the purpose of financing: (a) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities; (b) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the construction of the soccer stadium at the fairgrounds; (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A, attached hereto; (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing; (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds; and,

WHEREAS, Section 9-21-208, Tennessee Code Annotated, authorizes a governing body of a local government to call for an election to determine the will of the electorate by filing an election resolution in accordance with Section 9-21-209, Tennessee Code Annotated; and,

WHEREAS, the Metropolitan County Council (the "Metropolitan Council") desires to hold such an election in accordance with Section 9-21-209, Tennessee Code Annotated, to ascertain the will of the electorate on the proposition to issue general obligation bonds of the Metropolitan Government in the aggregate principal amount not to exceed fifty million (\$50,000,000).

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

Section 1. An election is hereby called on the proposition whether to issue bonds of the Metropolitan Government in an aggregate principal amount of not to exceed fifty million dollars (\$50,000,000), bearing a maximum rate of interest of not to exceed the greater of seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law, payable from and secured by ad valorem taxes to be levied on all taxable property in the General Services District and Urban Services District, for the purpose of financing: (a) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the

construction of the soccer stadium at the fairgrounds; (b) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A, attached hereto; (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing; (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds.

Section 2. The Davidson County Election Commission is hereby directed to hold said election pursuant to the provisions of Section 2-3-204, Tennessee Code Annotated.

Section 3. The proposition, as it is to appear on the ballot at said election, shall be as follows:

Shall the Metropolitan Government of Nashville and Davidson County issue general obligation bonds in an aggregate principal amount of not to exceed \$50,000,000 for the purpose of financing:

- (a) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the construction of the soccer stadium at the fairgrounds;
- (b) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities (collectively, the "Projects");
- (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250;
- (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing;
- (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and
- (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds, to bear a maximum rate of interest of not to exceed the greater of seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law, payable from and secured by ad valorem taxes to be levied on all taxable property in the General Services District and Urban Services District?

If you are for the Bond issue, vote yes. YES ____

If you are against the Bond issue, vote no. NO ____

Section 4. This resolution shall supersede Resolution No. RS2018-1328 adopted on September 4, 2018.

Section 5. This resolution shall take effect immediately upon its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

John Cooper
Member of Council, At-Large

SUBSTITUTE RESOLUTION NO. RS2018-1373 B

A resolution calling an election on the proposition whether to issue general obligation bonds of the Metropolitan Government of Nashville and Davidson County in an aggregate principal amount not to exceed fifty million dollars (\$50,000,000) and directing the County Election Commission to hold said election.

WHEREAS, Resolution No. RS2018-1328 (the "Initial Resolution") proposes to authorize the issuance of general obligation bonds of the Metropolitan Government of Nashville and Davidson County (the "Metropolitan Government") in an aggregate principal amount not to exceed fifty million dollars (\$50,000,000) for the purpose of financing: (a) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities; (b) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the construction of the soccer stadium at the fairgrounds; (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A, attached hereto; (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing; (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds; and,

WHEREAS, Section 9-21-208, Tennessee Code Annotated, authorizes a governing body of a local government to call for an election to determine the will of the electorate by filing an election resolution in accordance with Section 9-21-209, Tennessee Code Annotated; and,

WHEREAS, the Metropolitan County Council (the "Metropolitan Council") desires to hold such an election in accordance with Section 9-21-209, Tennessee Code Annotated, to ascertain the will of the electorate on the proposition to issue general obligation bonds of the Metropolitan Government in the aggregate principal amount not to exceed fifty million (\$50,000,000).

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

Section 1. An election is hereby called on the proposition whether to issue bonds of the Metropolitan Government in an aggregate principal amount of not to exceed fifty million dollars (\$50,000,000), bearing a maximum rate of interest of not to exceed the greater of seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law, payable from and secured by ad valorem taxes to be levied on all taxable property in the General Services District and Urban Services District, for the purpose of financing: (a) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the

construction of the soccer stadium at the fairgrounds; (b) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A, attached hereto; (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing; (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds.

Section 2. The Davidson County Election Commission is hereby directed to hold said election pursuant to the provisions of Section 2-3-204, Tennessee Code Annotated.

Section 3. The proposition, as it is to appear on the ballot at said election, shall be as follows:

Shall the Metropolitan Government of Nashville and Davidson County issue general obligation bonds in an aggregate principal amount of not to exceed \$50,000,000 for the purpose of financing:

- (a) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the construction of the SOCCER STADIUM at the fairgrounds;
- (b) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of FAIRGROUNDS BUILDINGS AND FACILITES (collectively, the "Projects");
- (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250;
- (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing;
- (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and
- (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds, to bear a maximum rate of interest of not to exceed the greater of seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law, payable from and secured by ad valorem taxes to be levied on all taxable property in the General Services District and Urban Services District?

If you are for the Bond issue, vote yes. YES ____

If you are against the Bond issue, vote no. NO ____

Section 4. This resolution shall supersede Resolution No. RS2018-1328 adopted on September 4, 2018.

Section 5. This resolution shall take effect immediately upon its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

John Cooper
Member of Council, At-Large

SUBSTITUTE RESOLUTION NO. RS2018-1373 C

A resolution calling an election on the proposition whether to issue general obligation bonds of the Metropolitan Government of Nashville and Davidson County in an aggregate principal amount not to exceed fifty million dollars (\$50,000,000) and directing the County Election Commission to hold said election.

WHEREAS, Resolution No. RS2018-1328 (the "Initial Resolution") proposes to authorize the issuance of general obligation bonds of the Metropolitan Government of Nashville and Davidson County (the "Metropolitan Government") in an aggregate principal amount not to exceed fifty million dollars (\$50,000,000) for the purpose of financing: (a) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities; (b) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the construction of the soccer stadium at the fairgrounds; (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A, attached hereto; (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing; (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds; and,

WHEREAS, Section 9-21-208, Tennessee Code Annotated, authorizes a governing body of a local government to call for an election to determine the will of the electorate by filing an election resolution in accordance with Section 9-21-209, Tennessee Code Annotated; and,

WHEREAS, the Metropolitan County Council (the "Metropolitan Council") desires to hold such an election in accordance with Section 9-21-209, Tennessee Code Annotated, to ascertain the will of the electorate on the proposition to issue general obligation bonds of the Metropolitan Government in the aggregate principal amount not to exceed fifty million (\$50,000,000).

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

Section 1. An election is hereby called on the proposition whether to issue bonds of the Metropolitan Government in an aggregate principal amount of not to exceed fifty million dollars (\$50,000,000), bearing a maximum rate of interest of not to exceed the greater of seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law, payable from and secured by ad valorem taxes to be levied on all taxable property in the General Services District and Urban Services District, for the purpose of financing: (a) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the

construction of the soccer stadium at the fairgrounds; (b) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A, attached hereto; (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing; (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds.

Section 2. The Davidson County Election Commission is hereby directed to hold said election pursuant to the provisions of Section 2-3-204, Tennessee Code Annotated.

Section 3. The proposition, as it is to appear on the ballot at said election, shall be as follows:

AN ELECTION TO ASCERTAIN THE WILL OF THE ELECTORATE REGARDING WHETHER TO ISSUE GENERAL OBLIGATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$50,000,000.

Shall the Metropolitan Government of Nashville and Davidson County issue general obligation bonds in an aggregate principal amount of not to exceed \$50,000,000 for the purpose of financing:

- (a) all or a portion of the costs to construct, reconstruct, renovate, improve and acquire streets, roads, driveways, parking, utilities, drainage, under-road electric service, water, sewer and storm water system improvements, and other necessary public infrastructure improvements directly associated with the construction of the soccer stadium at the fairgrounds;
- (b) all or a portion of the costs of the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, demolition, equipping and/or acquisition of fairgrounds buildings and facilities (collectively, the "Projects");
- (c) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250;
- (d) legal, fiscal, architectural, administrative, engineering and other costs incident to all the foregoing;
- (e) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and
- (f) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the bonds, to bear a maximum rate of interest of not to exceed the greater of seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law, payable from and secured by ad valorem taxes to be levied on all taxable property in the General Services District and Urban Services District?

If you are for the Bond issue, vote yes. YES ____

If you are against the Bond issue, vote no. NO ____

Section 4. This resolution shall supersede Resolution No. RS2018-1328 adopted on September 4, 2018.

Section 5. This resolution shall take effect immediately upon its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

John Cooper
Member of Council, At-Large

EXHIBIT A

2018 Fairgrounds Spending Plan

TOTAL - \$50,000,000

Not to Exceed Amount

*** Fairgrounds Buildings and Facilities**

Total	25,000,000
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*** Infrastructure related to Soccer Stadium**

Total	25,000,000
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SUBSTITUTE ORDINANCE NO. BL2018-1313

An ordinance approving a contract by and between The Metropolitan Government of Nashville and Davidson County, acting by and through the Mayor's Office of ~~Economic Opportunity and Empowerment~~, and the United Way of Metropolitan Nashville to provide one-on-one financial counseling and other financial education activities at no charge to low income residents in accordance with the Financial Empowerment Center program model.

WHEREAS, it is to the mutual benefit of the United Way of Metropolitan Nashville and The Metropolitan Government of Nashville and Davidson County, acting by and through the Mayor's Office of ~~Economic Opportunity and Empowerment~~, to provide one-on-one financial counseling and other financial education activities at no charge to low income residents in accordance with the Financial Empowerment Center program model; and,

WHEREAS, the United Way of Metropolitan Nashville and The Metropolitan Government of Nashville and Davidson County, acting by and through the Mayor's Office of ~~Economic Opportunity and Empowerment~~, have entered into a contract, attached hereto and incorporated herein, to provide one-on-one financial counseling and other financial education activities at no charge to low income residents in accordance with the Financial Empowerment Center program model; and,

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

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

Section 1: That the contract between The Metropolitan Government of Nashville and Davidson County, acting by and through the Mayor's Office of ~~Economic Opportunity and Empowerment~~, and the United Way of Metropolitan Nashville to provide one-on-one financial counseling and other financial education activities at no charge to low-income residents in accordance with the Financial Empowerment Center program model, a copy of which is attached hereto and incorporated herein, is hereby approved.

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

INTRODUCED BY:

Tanaka Vercher
Member of Council

THIRD SECOND SUBSTITUTE ORDINANCE NO. BL2016-414

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 R6 to SP zoning for various properties along Elvira Avenue, ~~Maynor Avenue~~, and Keeling Avenue, approximately 600 feet west of Anderson Place, (~~4.8656~~ 4.56 acres), to permit a maximum of ~~180~~ 72 residential units, all of which is described herein (Proposal No. 2016SP-087-001).

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 R6 to SP zoning for various properties along Elvira Avenue, ~~Maynor Avenue~~, and Keeling Avenue, approximately 600 feet west of Anderson Place, (~~5.82~~ 4.56 acres), being Property Parcel Nos. 061-068, and 164 as designated on Map 072-05 and Property Parcel No. ~~046~~ as designated on Map 072-06 (see attached diagram of included lots) 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 072 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 ~~180~~ 72 residential units.

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

1. Uses within this SP shall be limited to those permitted by the RM40-A Zoning District. Short term rental property (STRP) use shall be permitted to the same extent as in the R6 Zoning District.
2. The total number of units shall not exceed a total ~~180~~ 72 units.
3. The maximum FAR shall be 1.0.
4. The maximum ISR shall be 0.75.
5. ~~5% of all units shall be sold at or below 90% AMI.~~
5. ~~6.~~ Residential Units along Elvira Avenue and fronting ~~Maynor~~ Elvira Avenue shall be detached single family homes, ~~or attached townhomes not exceeding 6 units per building footprint. All such units shall be limited to parking off of a rear drive and/or rear entry garages.~~
6. ~~7.~~ Units along Elvira Avenue and ~~Maynor~~ Avenue shall be limited to a maximum of ~~3~~ 2 stories and ~~45~~ 35 feet in height. Units interior to the properties shall be limited to a maximum of ~~4~~ 3 stories and ~~60~~ 45 feet in height.
8. ~~Units along Elvira cannot exceed 2 stories in 35 feet in height at the front setback. A minimum 5 step back is required, after which a maximum height of 3 stories in 45 feet is allowed.~~

- ~~9. There shall be no driveway or vehicular connection to Maynor Avenue.~~
- ~~10. There shall be a formal public park or greenway located at the terminus of Maynor Avenue partially located within the unused right of way along the existing railway. Said part shall contain a minimum of 10,000 square feet of useable recreation/open space.~~
- ~~11. A walkable greenway shall be constructed connecting Mayor Avenue to the intersection of Elvira and Keeling Avenue. Said greenway to be built to meet ADA standards with enough width for walking and biking~~
- ~~12. A Traffic Access Study shall be completed prior to approval of the final site plan to determine the feasibility of making the intersection of Elvira Avenue and Keeling Avenue a "T" intersection (coinciding with an access to the development) in order to calm traffic, minimize cut thru traffic, and to create an overall safer roadway network. This "T" intersection, if warranted, will be constructed when as directed by the Traffic Access Study.~~
- ~~13. Sidewalks shall be constructed along the entire northern side of Elvira Avenue (minimum 4 foot grass strip and 5 foot sidewalk) from Keeling Avenue to Gallatin Pike if adequate right of way is present. If adequate right of way is not present, then sidewalks shall only be installed along the site frontage. Sidewalks shall be extended along Keeling Avenue and connect to the existing sidewalk network along the western side of Keeling Avenue.~~
- ~~14. Upon the submittal of a Final SP, a Traffic Study shall be completed to determine street improvements that will be required based upon future traffic flows and improvements based upon safety (street widening)~~
7. ~~15.~~ 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 RM40-A zoning district as of the date of the applicable request or application.
8. ~~16.~~ 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.
9. ~~17.~~ Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
10. ~~18.~~ Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> U.S. Justice Dept.:
11. ~~19.~~ Landscaping and landscape buffers around the site frontage and perimeter shall comply with the Metro Landscape Requirements Chapter 17.24 of the Metro Zoning Code. No buffer shall be less than a standard Class "B" buffer.
12. ~~20.~~ Units facades will be constructed using 80% masonry/concrete products with vinyl being prohibited.
- ~~21. If determined necessary by Traffic Impact Study, a traffic signal shall be installed at the intersection of Dozier Place and E. Trinity Lane.~~

Section 5. Be it further enacted, a ~~corrected~~ copy of the ~~preliminary proposed Final~~ Final 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.

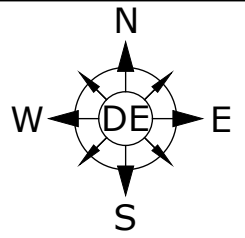
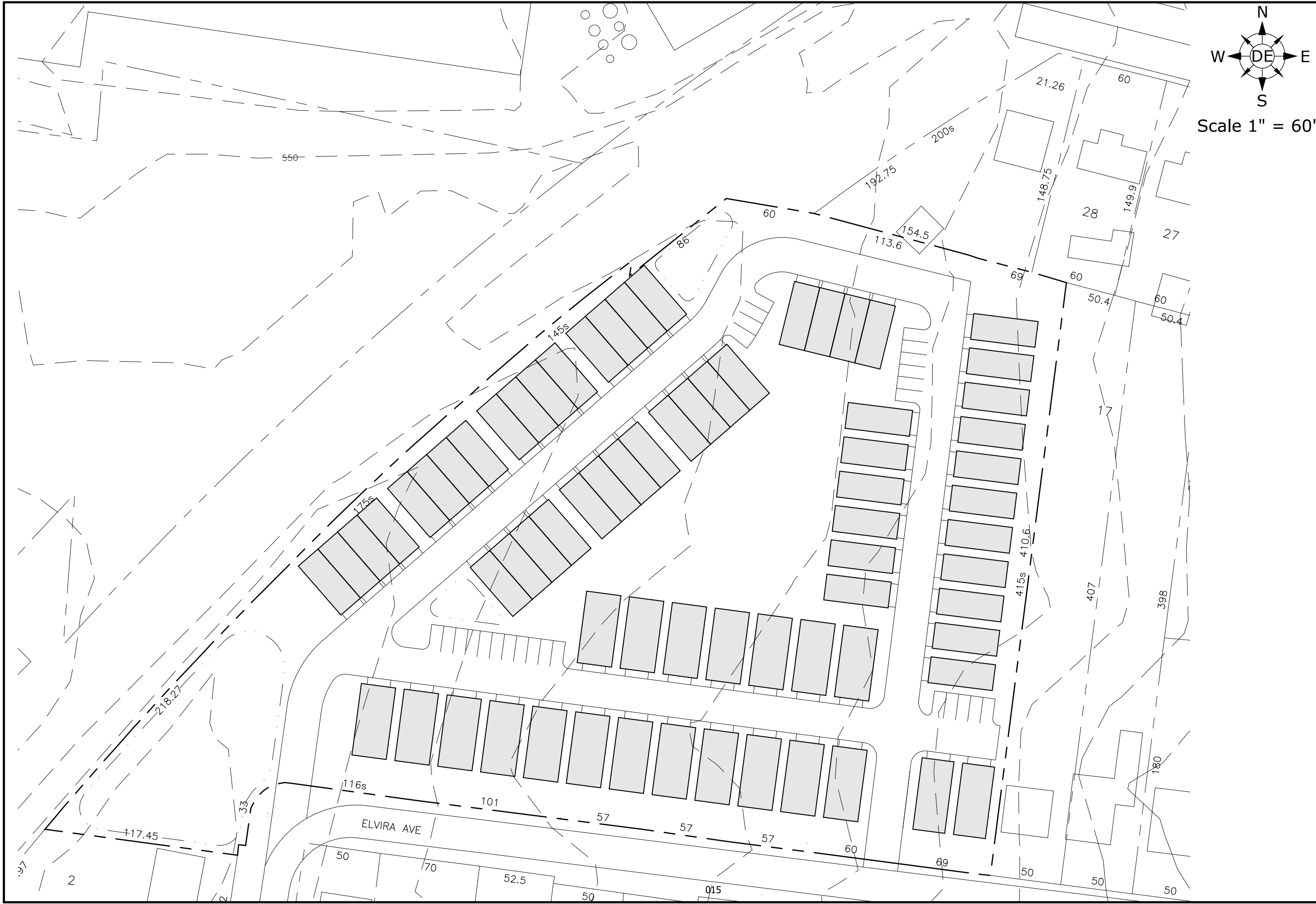
Section 6. Be it further enacted, minor modifications to the ~~preliminary SP plan~~ attached Site Plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles 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 RM40-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:

Scott Davis
Member of Council



Scale 1" = 60'

Date: August 29, 2018

**899, 901, 903, 905, 907,
909, & 911 Elvira Ave**
Being Parcels 61-68 and 164 on Tax Map 72-05
Nashville, Davidson County, Tennessee

Site Layout

Job No. 17014

1

1 of 1

SUBSTITUTE ORDINANCE NO. BL2018-1245

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County by applying a Neighborhood Conservation Overlay District to various properties along South Street, Villa Place, Wedgewood Avenue, 15th Avenue South, Tremont Street, and Edgehill Avenue, north of Wedgewood Avenue, zoned R6-A and RS5 and partially within a Planned Unit Development Overlay District (~~42.96 acres~~)(41.94 acres), all of which is described herein (Proposal No. 2018NHC-001-001).

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

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

By applying a Neighborhood Conservation Overlay District to various properties along South Street, Villa Place, Wedgewood Avenue, 15th Avenue South, Tremont Street, and Edgehill Avenue, north of Wedgewood Avenue, zoned R6-A and RS5 and partially within a Planned Unit Development Overlay District (~~42.96 acres~~) (41.94 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 various maps 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:

Freddie O'Connell

Colby Sledge
Members of Council

2018NHC-001-001

Map 093-13, Parcel(s) 381-387, ~~389-393~~, 389-390, 393

Map 093-13-0-F, Parcel(s) 001-002, 900

Map 093-13-3-C, Parcel(s) 001-002, 900

Map 104-08, Parcel(s) 241-248, 359-363, 365-394, 396-397

Map 104-08-0-J, Parcel(s) 001-003

Map 104-08-0-N, Parcel(s) 001-002, 900

Map 104-12, Parcel(s) 296-299, 347

Map 105-01, Parcel(s) 006-011, 014-025, 112-114, 116-127, 129-148, 150-168, 170, 171, 189-191, 193, 195-204, 214, 216, 218, 222-230, 232-235, 245, 618-622

Map 105-01-0-C, Parcel(s) 001-002, 900

Map 105-01-0-I, Parcel(s) 001-002, 900

Map 105-01-0-Q, Parcel(s) 001-002, 900

Map 105-01-0-U, Parcel(s) 001-002, 900

Map 105-01-1-B, Parcel(s) 001-002, 900

Map 105-01-1-C, Parcel(s) 001-002, 900

Map 105-01-1-H, Parcel(s) 001-002, 900

Map 105-01-3-A, Parcel(s) 001-002, 900

Map 105-01-3-B, Parcel(s) 001-002, 900

Map 105-01-3-C, Parcel(s) 001-002, 900

Map 105-01-3-H, Parcel(s) 001-002, 900

Map 105-05, Parcel(s) 001.01, 001-009, 048-062, 182-183

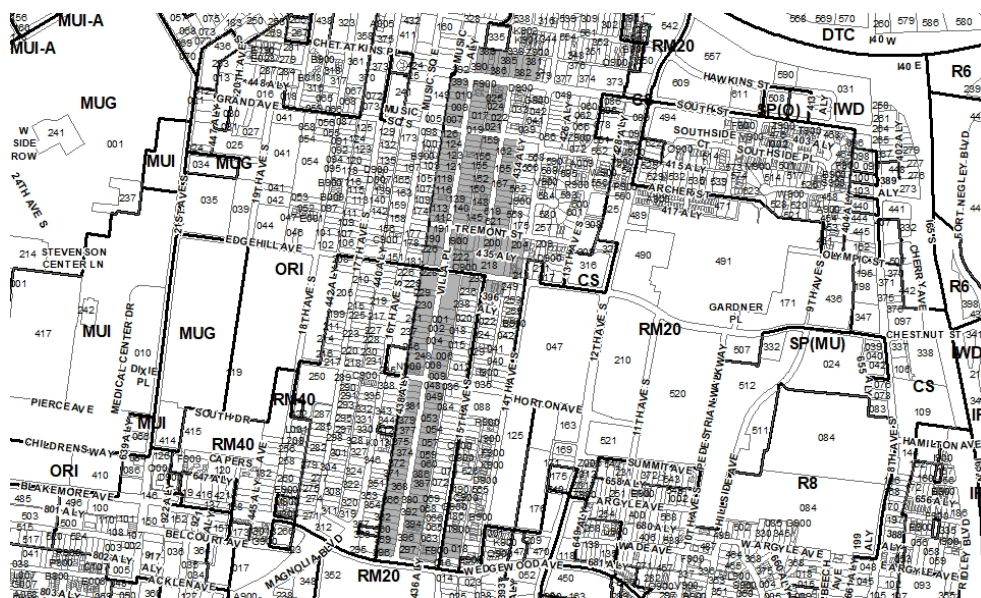
Map 105-09, Parcel(s) 001-003, 017-018

Subarea 10, Green Hills - Midtown

District 17 (Sledge); 19 (Freddie O'Connell)

Application fee paid by: Fee waived by Council

A request to apply a Neighborhood Conservation Overlay District to various properties along South Street, Villa Place, Wedgewood Avenue, 15th Avenue South, Tremont Street, and Edgehill Avenue, north of Wedgewood Avenue, zoned R6-A and RS5 and partially within a Planned Unit Development Overlay District (42.9641.94 acres), requested by Councilmembers Colby Sledge and Freddie O'Connell, applicants; various owners.



APN	Owner	Prop Addr	Prop City	Prop State	Prop Zip
09313038100	TRIGGS, JOHN F.	1404 SOUTH ST	NASHVILLE	TN	37212
09313038200	LAWSON, FREDERICK AARON ET AL	1408 SOUTH ST	NASHVILLE	TN	37212
09313038300	PALMERI, THOMAS J. & AMY B.	1410 SOUTH ST	NASHVILLE	TN	37212
09313038400	WEAKLEY, BERNICE B. & GREENE, SHARON MARIE	1412 SOUTH ST	NASHVILLE	TN	37212
09313038500	SHOEMAKER, MOORE BENJAMIN & ASHLEY HALL	1500 SOUTH ST	NASHVILLE	TN	37212
09313038600	YATES, DORIS ANN & SCOTT DAVID & CAROLYN ANN	1502 SOUTH ST	NASHVILLE	TN	37212
09313038700	WEHBY, ANDREW JOSEPH	1504 SOUTH ST	NASHVILLE	TN	37212
09313038800	COLTON, R. DOUGLAS	1506 A SOUTH ST	NASHVILLE	TN	37212
09313038900	KHAZANOV, MAX G.	1508 SOUTH ST	NASHVILLE	TN	37212
09313039000	HOLLANDS, MARY ELLEN F.	1510 SOUTH ST	NASHVILLE	TN	37212
09313039300	HALLIBURTON, BOBBY J.	901 VILLA PL	NASHVILLE	TN	37212
10408035900	DABBS & SON, LLC	1717 VILLA PL	NASHVILLE	TN	37212
10408036000	BOYD, WINDSHIP	1715 VILLA PL	NASHVILLE	TN	37212
10408036100	MAYS, LEONARD G.	1713 VILLA PL	NASHVILLE	TN	37212
10408036200	OSS, KATHERINE & JEROME T. & CHERYL	1711 VILLA PL	NASHVILLE	TN	37212
10408036300	SCHOENBRODT, CHRISTA M.	1709 VILLA PL	NASHVILLE	TN	37212
10408036500	NEIGHBORHOOD PROPERTIES, LLC	1707 VILLA PL	NASHVILLE	TN	37212
10408036600	MCLAUGHLIN, CECIL RAY, III ET UX	1705 VILLA PL	NASHVILLE	TN	37212
10408036700	NTG PROPERTIES, LLC	1703 VILLA PL	NASHVILLE	TN	37212
10408036800	HUFF, R. B. ETUX	1701 VILLA PL	NASHVILLE	TN	37212
10408036900	HOOPER, WILLIAM H. & CHRISTY R.	1619 VILLA PL	NASHVILLE	TN	37212
10408037000	JAMAR, CHRISTOPHE	1609 VILLA PL	NASHVILLE	TN	37212
10408037100	CAMP, THELMA S.	1607 VILLA PL	NASHVILLE	TN	37212
10408037200	NICHOLSON, NATHAN	1605 VILLA PL	NASHVILLE	TN	37212
10408037300	SHACKLEFORD HOLDINGS, LLC	1603 VILLA PL	NASHVILLE	TN	37212
10408037400	HICKS, KENNETH	1511 VILLA PL	NASHVILLE	TN	37212
10408037500	CROOK, ELIZABETH	1509 VILLA PL	NASHVILLE	TN	37212
10408037600	TEUKOLSKY, RACHEL	1507 VILLA PL	NASHVILLE	TN	37212
10408037700	OLESON, DAVID J. & ENGLUND, MARY SUSAN	1505 VILLA PL	NASHVILLE	TN	37212
10408037800	MARTIN, JOHN A. & RAYMOND, BRITTANY L.	1503 VILLA PL	NASHVILLE	TN	37212
10408037900	1501 VILLA PLACE TRUST	1501 VILLA PL	NASHVILLE	TN	37212
10408038000	FOSTER, CARLA D. & MAYS, MICHAEL B. ET AL	1411 VILLA PL	NASHVILLE	TN	37212
10408038100	SHAUB, JONATHAN & RACHEL	1409 VILLA PL	NASHVILLE	TN	37212
10408038200	GREENBERG, MITCHELL	1407 VILLA PL	NASHVILLE	TN	37212
10408038300	CURTIS, MITCHELL & KATE & GREEN, SHEILA L.	1405 VILLA PL	NASHVILLE	TN	37212
10408038400	FINLEY, MYRA DIXON	1403 VILLA PL	NASHVILLE	TN	37212
10408038500	MASSARO, CARL & EVANS, LORI L.	1401 VILLA PL	NASHVILLE	TN	37212
10408038600	HUDDLESTON, PAUL L.	1516 VILLA PL	NASHVILLE	TN	37212
10408038700	LAYTON, SHARON	1618 VILLA PL	NASHVILLE	TN	37212
10408038800	HILL, EDWARD S. & KATIE S.	1620 VILLA PL	NASHVILLE	TN	37212
10408038900	ROMEO, CHRISTINE ANN & HEINE, THOMAS	1700 VILLA PL	NASHVILLE	TN	37212
10408039000	WATSON, JAN	1702 VILLA PL	NASHVILLE	TN	37212
10408039100	MARTIN, J. D.	1704 VILLA PL	NASHVILLE	TN	37212
10408039200	KINGEN, BRENDA M.	1706 VILLA PL	NASHVILLE	TN	37212
10408039300	WALKER, CHARLOTTE ROSE ET AL, TRS.	1708 VILLA PL	NASHVILLE	TN	37212
10408039400	PMPJ PROPERTIES, INC.	1712 VILLA PL	NASHVILLE	TN	37212
10408039600	BROWN, ROBERT S. & CYNTHIA M.	1716 VILLA PL	NASHVILLE	TN	37212
10408039700	KUMPF, VANESSA J.	1718 VILLA PL	NASHVILLE	TN	37212
104080J00100CO	WILLIAMS, MARSHA	1714 A VILLA PL	NASHVILLE	TN	37212
104080J00200CO	ROTH, ALLEN Z. & CYNTHIA B.	1714 B VILLA PL	NASHVILLE	TN	37212
104080J00300CO	O.I.C. VILLA PLACE TOWNHOMES	1714 C VILLA PL	NASHVILLE	TN	37212
10408024100	OPEN DOOR PROPERTIES, LLC	1215 VILLA PL	NASHVILLE	TN	37212
10408024200	OPEN DOOR PROPERTIES, LLC	1217 VILLA PL	NASHVILLE	TN	37212
10408024300	HILLSIDE HOMES, INC.	1219 VILLA PL	NASHVILLE	TN	37212
10408024400	SWINEHART, WILLIAM EDGAR O. & VICKI O.	1221 VILLA PL	NASHVILLE	TN	37212
10408024500	GROVER, RONALD E.	1223 VILLA PL	NASHVILLE	TN	37212
10408024600	OTTINGER, TALBOTT & JENNIFER	1225 VILLA PL	NASHVILLE	TN	37212
10408024700	HARVEY, JANIS M. & MARSHA E.	1227 VILLA PL	NASHVILLE	TN	37212
10408024800	OFFICER-BELL, KAREN	1229 VILLA PL	NASHVILLE	TN	37212
10412034700	PATTON, GWENDOLYN F.	1719 VILLA PL	NASHVILLE	TN	37212
10412029600	PMPJ PROPERTIES, INC.	1514 WEDGEWOOD AVE	NASHVILLE	TN	37212
10412029700	HOWELL, TYRONE	1720 VILLA PL	NASHVILLE	TN	37212

10412029800	BALDREE, TODD	1722 VILLA PL	NASHVILLE	TN	37212
10412029900	BALDREE, TODD	1724 VILLA PL	NASHVILLE	TN	37212
10505018200	STRATTON, ALBERT A. & AMANDA F.	1714 15TH AVE S	NASHVILLE	TN	37212
10505018300	JOHNSON, MELVIN S. & WHEELER J.	1712 15TH AVE S	NASHVILLE	TN	37212
10501000600	BELMONT AVENUE CHURCH OF CHRIST	917 VILLA PL	NASHVILLE	TN	37212
10501000700	BELMONT AVENUE CHURCH OF CHRIST	915 VILLA PL	NASHVILLE	TN	37212
10501000800	BELMONT CHURCH OF CHRIST	913 VILLA PL	NASHVILLE	TN	37212
10501000900	MILLER, RONALD O. & MAXINE W LIVING TRUST, THE	911 VILLA PL	NASHVILLE	TN	37212
10501001000	KING, RODNEY M. & KALODIMOS, KARIN D.	907 VILLA PL	NASHVILLE	TN	37212
10501001100	MILLER, RONALD O & MAXINE W LIVING TRUST, THE	905 VILLA PL	NASHVILLE	TN	37212
10501001400	SAPORITI, ROBERT C.	906 VILLA PL	NASHVILLE	TN	37212
10501001500	WILLIAMS, CHEAU E.	908 VILLA PL	NASHVILLE	TN	37212
10501001600	LOWE, JUDY A.	910 VILLA PL	NASHVILLE	TN	37212
10501001700	MARKS, DOROTHY MILLER & ANTONIO C.	912 VILLA PL	NASHVILLE	TN	37212
10501001800	JOHNSON, HAROLD G.	914 VILLA PL	NASHVILLE	TN	37212
10501001900	GOCHBERG, DANIEL F.& MEENDERINK, LESLIE M.	916 VILLA PL	NASHVILLE	TN	37212
10501002000	NEWSOM, SILAS T. & MARIE M.	917 15TH AVE S	NASHVILLE	TN	37212
10501002100	ANDRADY, GERALD & AUTUNM	915 15TH AVE S	NASHVILLE	TN	37212
10501002200	HELLING, ERROL W. & DANIELLE H.	913 15TH AVE S	NASHVILLE	TN	37212
10501002300	WILLIAMS, CATHERINE L.	911 15TH AVE S	NASHVILLE	TN	37212
10501002400	SMITH, MILLIE A.	909 15TH AVE S	NASHVILLE	TN	37212
10501002500	TURNER, JAMES C. SR. ET UX	907 15TH AVE S	NASHVILLE	TN	37212
10501061800	KEARNEY, CHRISTOPHER L. & JAMIE JO	1024 15TH AVE S	NASHVILLE	TN	37212
10501061900	DRAKE, JOHNNY F. & ROBIN N. TAYLOR-	1026 15TH AVE S	NASHVILLE	TN	37212
10501062000	STEAKLEY, JOHNNY	1028 15TH AVE S	NASHVILLE	TN	37212
10501062100	GRANGE, JOSHUA	1030 15TH AVE S	NASHVILLE	TN	37212
10501062200	CHASTAIN, J. ROGER & JANE S., TRUSTEES	1032 15TH AVE S	NASHVILLE	TN	37212
10501011200	SEARCY, WALTER T. & JOYCE E.	1029 VILLA PL	NASHVILLE	TN	37212
10501011300	SUDZHYAN, ANAIT & TAVALALOV, RUBEN & SUREN	1027 VILLA PL	NASHVILLE	TN	37212
10501011400	HODGES, DAN G. JR. & SUSAN J.	1025 VILLA PL	NASHVILLE	TN	37212
10501011600	WHITTAKER, CHARLENE Y.	1021 VILLA PL	NASHVILLE	TN	37212
10501011700	MESSER, ALAN	1019 VILLA PL	NASHVILLE	TN	37212
10501011800	VILLA PLACE PROPERTIES, LLC	1017 VILLA PL	NASHVILLE	TN	37212
10501011900	ZIJLSTRA, RACHEL & ANDRIES	1015 VILLA PL	NASHVILLE	TN	37212
10501012000	VILLA PLACE PROPERTIES, LLC	1013 VILLA PL	NASHVILLE	TN	37212
10501012100	BIECK, GREGORY A.	1011 VILLA PL	NASHVILLE	TN	37212
10501012200	FLATT, WAYNE & TRAHERN, SARAH	1009 VILLA PL	NASHVILLE	TN	37212
10501012300	BYNUM, PHOENIX & A. THERESA W.	1007 VILLA PL	NASHVILLE	TN	37212
10501012400	BYNUM, A. THERESA W., TRUSTEE	1005 VILLA PL	NASHVILLE	TN	37212
10501012500	BRASWELL, MELISSA ANN & HASTY, SHERRY B.	1003 VILLA PL	NASHVILLE	TN	37212
10501012600	BELMONT CHURCH	1001 VILLA PL	NASHVILLE	TN	37212
10501012700	JONES, WILLIAM SEABORN	1000 VILLA PL	NASHVILLE	TN	37212
10501012900	MURRAY, ROBERT L. & WHITE, JAN M.	1004 VILLA PL	NASHVILLE	TN	37212
10501013000	COUSINS, ROBERT L. & JANE WACHTMEISTER	1006 VILLA PL	NASHVILLE	TN	37212
10501013100	FOUNDATION REALTY, LLC	1008 A VILLA PL	NASHVILLE	TN	37212
10501013200	GREEN, FANNIE ELIZABETH	1008 C VILLA PL	NASHVILLE	TN	37212
10501013300	MOORE, JOHN W.	1010 VILLA PL	NASHVILLE	TN	37212
10501013400	CHEN, MEILIEN S.	1012 VILLA PL	NASHVILLE	TN	37212
10501013500	WILLIAMS, ROBERT, JR.	1014 VILLA PL	NASHVILLE	TN	37212
10501013600	HARKEY, COREY & LASCU, JASON	1016 VILLA PL	NASHVILLE	TN	37212
10501013700	ANDRADY, AUTUNM	1018 VILLA PL	NASHVILLE	TN	37212
10501013800	WARNER, JEREMY & CREMER, SARAH	1020 VILLA PL	NASHVILLE	TN	37212
10501013900	SCHACHTER, ALLISON & TRAN, BEN	1022 VILLA PL	NASHVILLE	TN	37212
10501014000	ALDERMAN, JASON M. & DU PREEZ, NINETTE	1024 VILLA PL	NASHVILLE	TN	37212
10501014100	WILLIAMS, MAMIE	1026 VILLA PL	NASHVILLE	TN	37212
10501014200	BELL, SHARON TRUSTEE	1028 VILLA PL	NASHVILLE	TN	37212
10501014300	TURNER-KRAMER FAMILY TRUST, THE	1030 VILLA PL	NASHVILLE	TN	37212
10501014400	JONES, JENNIFER	1031 15TH AVE S	NASHVILLE	TN	37212
10501014500	GORDON, HENRY RICHARD	1029 15TH AVE S	NASHVILLE	TN	37212
10501014600	DARK, JOEL H.	1027 15TH AVE S	NASHVILLE	TN	37212
10501014700	MYERS, DERAH	1025 15TH AVE S	NASHVILLE	TN	37212
10501014800	MCCORMICK PROPERTIES, LLC	1023 15TH AVE S	NASHVILLE	TN	37212
10501015000	ALBERT, ANDREAS	1019 15TH AVE S	NASHVILLE	TN	37212
10501015100	MILLER, RONALD O & MAXINE W LIVING TRUST, THE	1017 15TH AVE S	NASHVILLE	TN	37212

10501015200	KHAZANOV, MAX	1015 15TH AVE S	NASHVILLE	TN	37212
10501015300	SMITH, TANA NICOLE	1013 15TH AVE S	NASHVILLE	TN	37212
10501015400	MARTIN, PAUL EDWARD	1011 15TH AVE S	NASHVILLE	TN	37212
10501015500	HOWE, SAMUEL C., JR.	1009 15TH AVE S	NASHVILLE	TN	37212
10501015600	MCCORMICK PROPERTIES, LLC	1007 15TH AVE S	NASHVILLE	TN	37212
10501015700	OGDEN, SETH R. & KRISTEN M.	1005 15TH AVE S	NASHVILLE	TN	37212
10501015800	WILLOUGHBY, BONNIE HORTON & JESSE TAYLOR	1003 15TH AVE S	NASHVILLE	TN	37212
10501015900	JEFFRIES, KERMIT M. ET UX	1001 15TH AVE S	NASHVILLE	TN	37212
10501016000	O'NEILL, MATTHEW J. & SARAH	1000 15TH AVE S	NASHVILLE	TN	37212
10501016100	SULLIVAN, MATTHEW B. & ANDREA C.	1002 15TH AVE S	NASHVILLE	TN	37212
10501016200	JONES, MARY SAVANNAH	1004 15TH AVE S	NASHVILLE	TN	37212
10501016300	MCCORD, REGINA R.	1006 15TH AVE S	NASHVILLE	TN	37212
10501016400	MCCORD, THOMAS E. JR. & DONALD T. & HINES, FELICIA Y. ET AL	1008 15TH AVE S	NASHVILLE	TN	37212
10501016500	SCHMELLER, ERIK S. & WHALEN-SCHMELLER, BEVERLY	1010 15TH AVE S	NASHVILLE	TN	37212
10501016600	ANDERSON, JAMES E. & BETTYE (LE) & HUBBARD, SHERRIE E.	1012 15TH AVE S	NASHVILLE	TN	37212
10501016700	BENSHOOF, ROBERT A.	1016 15TH AVE S	NASHVILLE	TN	37212
10501016800	QUARLES, STEPHEN LEE	1018 15TH AVE S	NASHVILLE	TN	37212
10501017000	MORRIS, WAYNE E.	1020 15TH AVE S	NASHVILLE	TN	37212
10501017100	WEBER, STANLEY D. ET UX	1022 15TH AVE S	NASHVILLE	TN	37212
10501018900	MUSTOE, EYVN & JOHNSTON, JAREN	1507 TREMONT ST	NASHVILLE	TN	37212
10501019000	WRIGHT, RANDY & ELLEN CO-TRUSTEES	1505 TREMONT ST	NASHVILLE	TN	37212
10501019100	CAMP, TEENA	1503 TREMONT ST	NASHVILLE	TN	37212
10501019300	HILL, GARY J. & CLARA Z.	1100 VILLA PL	NASHVILLE	TN	37212
10501019500	CARTER, LAVERA Q.	1407 TREMONT ST	NASHVILLE	TN	37212
10501019600	KANWAR, BHAG S. ETUX	1405 TREMONT ST	NASHVILLE	TN	37212
10501019700	JOHNSON, DAVID T.	1403 A TREMONT ST	NASHVILLE	TN	37212
10501019800	HARRIS, CAESAR III	1401 TREMONT ST	NASHVILLE	TN	37212
10501019900	MILLER, RONALD O. & MAXINE W LIVING TRUST, THE	1313 TREMONT ST	NASHVILLE	TN	37212
10501020000	STOVER, LISA	1311 TREMONT ST	NASHVILLE	TN	37212
10501020100	HOME ADVANTAGE PROPERTIES, LLC	1309 TREMONT ST	NASHVILLE	TN	37212
10501020200	HOOD, JOHN & TIPLER, KELLY	1307 TREMONT ST	NASHVILLE	TN	37212
10501020300	HOOD, JOHN & TIPLER, KELLY A.	1305 TREMONT ST	NASHVILLE	TN	37212
10501020400	WEST, DAVID R., JR. & JULE	1303 TREMONT ST	NASHVILLE	TN	37212
10501021400	SPIVA, GEORGE N.	1408 EDGEHILL AVE	NASHVILLE	TN	37212
10501021600	KLOTZBACH, ADAM M.	1412 EDGEHILL AVE	NASHVILLE	TN	37212
10501021800	EDGEHILL METHODIST CHURCH	1416 EDGEHILL AVE	NASHVILLE	TN	37212
10505000100	MSG ENTERPRISES, LLC	1214 VILLA PL	NASHVILLE	TN	37212
10505000101	WOOTEN, THOMAS C. & MELISSA H.	1216 VILLA PL	NASHVILLE	TN	37212
10505000200	CAMP, THELMA SCOGIN	1218 VILLA PL	NASHVILLE	TN	37212
10505000300	BADER, JILL CHRISTINE	1220 VILLA PL	NASHVILLE	TN	37212
10505000400	JOHNSON, BRUCE A. JR & TIFFANY R. & BAILEY, JAN J.	1222 VILLA PL	NASHVILLE	TN	37212
10505000500	JOHNSON, BRUCE A. ET UX	0 VILLA PL	NASHVILLE	TN	37212
10505000600	PARHAM, JANET S.	1226 VILLA PL	NASHVILLE	TN	37212
10505000700	MARTIN, IDA K.	1228 VILLA PL	NASHVILLE	TN	37212
10505000800	COMBS, ANDREW M. & SPENCER S. & ALEXANDRA G.	1230 VILLA PL	NASHVILLE	TN	37212
10505000900	EPSTEIN, JAMES A. & BAIRD, SHERRY L.	1304 VILLA PL	NASHVILLE	TN	37212
10501022200	SLARVE, MICHAEL D.	1508 EDGEHILL AVE	NASHVILLE	TN	37212
10501022300	WANG, TONG & HUANG, YUN	1510 EDGEHILL AVE	NASHVILLE	TN	37212
10501022400	VILLA PLACE PROPERTIES, LLC	1512 EDGEHILL AVE	NASHVILLE	TN	37212
10501022500	EVI HOLDINGS, LLC	1514 EDGEHILL AVE	NASHVILLE	TN	37212
10501022600	EVI HOLDINGS, LLC	1516 EDGEHILL AVE	NASHVILLE	TN	37212
10501022700	BASS, FELICIA & JOHN	1518 EDGEHILL AVE	NASHVILLE	TN	37212
10501022800	AP EDGEHILL INVESTORS, LLC	1201 VILLA PL	NASHVILLE	TN	37212
10501022900	AP EDGEHILL INVESTORS, LLC	1207 VILLA PL	NASHVILLE	TN	37212
10501023000	AP EDGEHILL INVESTORS, LLC	0 VILLA PL	NASHVILLE	TN	37212
10501023200	MOORE, WANDA L. (LE) MOORE, JOHN W. & DARRELL K.	1212 VILLA PL	NASHVILLE	TN	37212
10501023300	AP EDGEHILL IVESTORS, LLC	1200 VILLA PL 100-112	NASHVILLE	TN	37212
10501023400	BOMBOY, KATHERINE E.	1505 EDGEHILL AVE	NASHVILLE	TN	37212
10501023500	LAVENDER, HOWARD E. & HILL, EDWARD S., SR. ETAL	1503 EDGEHILL AVE	NASHVILLE	TN	37212
10501024500	MCKISSACK, DASIREE T.	1425 EDGEHILL AVE	NASHVILLE	TN	37212
10505004800	ROLLI, ALICE GANIER & MICHAEL LAURENCE	1400 VILLA PL	NASHVILLE	TN	37212
10505004900	MSG ENTERPRISES, LLC	1404 VILLA PL	NASHVILLE	TN	37212
10505005000	KING, DENNIS L. & MURPHY, JOHN R.	1406 VILLA PL	NASHVILLE	TN	37212
10505005100	KING, DENNIS & MURPHY, JOHN	1408 VILLA PL	NASHVILLE	TN	37212

10505005200	FORRESTER, BETTYE JEAN	1410 VILLA PL	NASHVILLE	TN	37212
10505005300	WADE, SYDNEY J.	1412 VILLA PL	NASHVILLE	TN	37212
10505005400	THOMPSON, BONNIE J.	1500 VILLA PL	NASHVILLE	TN	37212
10505005500	BEECHUM, KATHERINE & ANTHONY, OLLIE J	1502 VILLA PL	NASHVILLE	TN	37212
10505005600	WILLIAMS, GEORGE R. ET AL	1504 VILLA PL	NASHVILLE	TN	37212
10505005700	MSG ENTERPRISES, LLC	1506 VILLA PL	NASHVILLE	TN	37212
10505005800	ROBERSON, W. F. ETUX	1508 VILLA PL	NASHVILLE	TN	37212
10505005900	CRAWFORD, DONNA M. & DIXON, RHONDA	1510 VILLA PL	NASHVILLE	TN	37212
10505006000	CAMPBELL, CLARA B.	1512 VILLA PL	NASHVILLE	TN	37212
10505006100	WHITTAKER, MICHELE CARON & LARRY A.	1514 VILLA PL	NASHVILLE	TN	37212
10505006200	ALEXANDER, WILLIE JO ANNE & LORA & GEO. D..	1717 15TH AVE S	NASHVILLE	TN	37212
10509001700	CICOLELLO, VETA & ANTONIADIS, THEO	1720 15TH AVE S	NASHVILLE	TN	37212
10509001800	ARACE, EDWARD L.	1716 15TH AVE S	NASHVILLE	TN	37212
10509000100	EVIE ENTERPRISES	1719 15TH AVE S	NASHVILLE	TN	37212
10509000200	CHAPMAN, MARGUERITE	1721 15TH AVE S	NASHVILLE	TN	37212
10509000300	CHAPMAN, MARGUERITE A.	1723 15TH AVE S	NASHVILLE	TN	37212
093130F00100CO	HARGROVE, RANDY & SHARON	900 VILLA PL	NASHVILLE	TN	37212
093130F00200CO	WACHS, RANDOLPH G.	902 VILLA PL	NASHVILLE	TN	37212
093130F90000CO	O.I.C. HOMEOWNERS ASSOC VILLA ST TOWNHOMES	902 C VILLA PL	NASHVILLE	TN	37212
104080N00100CO	NASHVILLE CALLING, LLC	1305 VILLA PL	NASHVILLE	TN	37212
104080N00200CO	ALLISON LIVING TRUST	1303 VILLA PL	NASHVILLE	TN	37212
104080N90000CO	O.I.C. VILLA PLACE	1305 B VILLA PL	NASHVILLE	TN	37212
105010C00100CO	PANOPLLOS, THOMAS A.	904 A VILLA PL	NASHVILLE	TN	37212
105010C00200CO	MALLET-RODGERS, SUSAN J. TRUST	904 B VILLA PL	NASHVILLE	TN	37212
105010C90000CO	O.I.C. 904 VILLA PLACE TOWNHOMES	904 C VILLA PL	NASHVILLE	TN	37212
105010I00100CO	TAYLOR, JOSEPH K. & MARY BETH	1409 A TREMONT ST	NASHVILLE	TN	37212
105010I00200CO	JGLAC, G.P.	1409 B TREMONT ST	NASHVILLE	TN	37212
105010I90000CO	O.I.C. THE ESTATES AT 1409 TREMONT	1409 C TREMONT ST	NASHVILLE	TN	37212
105010Q00100CO	HINMAN, KENNETH F.	1023 A VILLA PL	NASHVILLE	TN	37212
105010Q00200CO	SOFKA, CHRISTOPHER J. & KELLY, SEAN G.	1023 B VILLA PL	NASHVILLE	TN	37212
105010Q90000CO	O.I.C. 1023 VILLA PLACE RESIDENCES	1023 C VILLA PL	NASHVILLE	TN	37212
105010U00100CO	BOBO, ADAM	1417 EDGEHILL AVE	NASHVILLE	TN	37212
105010U00200CO	FEWELL, RICHARD B. & TOSHA M.	1419 EDGEHILL AVE	NASHVILLE	TN	37212
105010U90000CO	O.I.C. 1417 EDGEHILL AVENUE TOWNHOMES	1417 B EDGEHILL AVE	NASHVILLE	TN	37212
105011B00100CO	QUARLES, STEPHEN L.	1501 SOUTH ST	NASHVILLE	TN	37212
105011B00200CO	TAYLOR, ROBERT K.	1503 SOUTH ST	NASHVILLE	TN	37212
105011B90000CO	O.I.C. SOUTH STREET RESIDENCES	1503 B SOUTH ST	NASHVILLE	TN	37212
105011C00100CO	PARKER, STEPHEN R. & EVA R.	903 15TH AVE S	NASHVILLE	TN	37212
105011C00200CO	WALLIN, JACK & DOROTHY	905 15TH AVE S	NASHVILLE	TN	37212
105011C90000CO	O.I.C. 15TH AVENUE SOUTH RESIDENCES	905 B 15TH AVE S	NASHVILLE	TN	37212
105013A00100CO	HURST, WILLIAM & MURLIN, CHRISTOPHER L.	1410 A EDGEHILL AVE	NASHVILLE	TN	37212
105013A00200CO	HADLEY, WILLIAM D., JR. & KATHY	1410 B EDGEHILL AVE	NASHVILLE	TN	37212
105013A90000CO	O.I.C. EDGEHILL COTTAGES HOMEOWNERS ASSO	1410 C EDGEHILL AVE	NASHVILLE	TN	37212
105013B00100CO	JORDAN, FRED C & JULIANY W	1500 TREMONT ST	NASHVILLE	TN	37212
105013B00200CO	SHAW, RANDY E.	1502 TREMONT ST	NASHVILLE	TN	37212
105013B90000CO	O.I.C. HOMES AT VILLA AND TREMONT	1502 B TREMONT ST	NASHVILLE	TN	37212
105013C00100CO	LMI DEVELOPMENT GROUP, LLC	1506 EDGEHILL AVE	NASHVILLE	TN	37212
105013C00200CO	LMI DEVELOPMENT GROUP, LLC	1504 EDGEHILL AVE	NASHVILLE	TN	37212
105013C90000CO	O.I.C. 1506 EDGEHILL AVENUE TOWNHOMES	1504 B EDGEHILL AVE	NASHVILLE	TN	37212
105013H00100CO	GREEN, DANIEL R.	1413 EDGEHILL AVE	NASHVILLE	TN	37212
105013H00200CO	GREEN, DANIEL R.	1415 EDGEHILL AVE	NASHVILLE	TN	37212
105013H90000CO	O.I.C. 1413 & 1415 EDGEHILL AVE COMMONS	1415 B EDGEHILL AVE	NASHVILLE	TN	37212
105011H00100CO	KEY CITY PROPERTIES, LLC	1021 A 15TH AVE S	NASHVILLE	TN	37212
105011H00200CO	KEY CITY PROPERTIES, LLC	1021 B 15TH AVE S	NASHVILLE	TN	37212
105011H90000CO	O.I.C. MUSIC ROW VILLAS TOWNHOME ASSOCIA	1021 C 15TH AVE S	NASHVILLE	TN	37212

SUBSTITUTE ORDINANCE NO. BL2018-1289

An ordinance approving the demolition of certain buildings and structures necessary for the construction of a new Major League Soccer Stadium at The Fairground Nashville, and amending Title 5 of the Metropolitan Code to impose a privilege tax on the sale of tickets to events at the new Major League Soccer Stadium.

WHEREAS, on November 7, 2017, the Metropolitan County Council ("Metro Council") adopted Substitute Resolution No. RS2017-~~9009~~910 conditionally approving the issuance of public facility revenue improvement bonds by the Sports Authority of the Metropolitan Government of Nashville and Davidson County ("Authority") for the construction of a new Major League Soccer Stadium (the "Stadium") at the Fairgrounds Nashville located at 300 Rains Avenue; and

WHEREAS, Metro and the Fair Board of the Metropolitan Government of Nashville and Davidson County ("Fair Board") have determined that the construction of the Stadium and related facilities at the Fairgrounds Nashville will improve and enhance the Fairgrounds; and

WHEREAS, Section 11.602 of the Metropolitan Charter provides that no demolition of the Fairgrounds premises shall be allowed to occur without approval by ordinance of the Metropolitan Council receiving twenty-seven affirmative votes; and

WHEREAS, prior to the issuance of debt by the Authority, Substitute Resolution No. RS2017-910 provides that the Metro Council must approve an ordinance with twenty-seven affirmative votes authorizing the demolition of structures at the Fairgrounds Nashville necessary to construct the Stadium and the infrastructure necessary for the Stadium; and

WHEREAS, it is in the best interest of Metropolitan Government that the buildings and structures identified on Exhibit A incorporated herein be demolished and new replacement buildings and structures be constructed at the Fairgrounds Nashville; and

WHEREAS, it is the intention of the Metropolitan Council that the replacement buildings and structures be constructed prior to any demolition that would disrupt the regular operation of the Fairgrounds; and

WHEREAS, prior to the issuance of debt by the Authority, Substitute Resolution No. RS2017-910 further provides that the Metro Council must approve a ticket tax pursuant to Section 7-3-202 or 7-3-204, Tennessee Code Annotated, in the amount of one dollar seventy-five cents (\$1.75) per ticket sold or given away during years one through five of the Operating Team Lease, two dollars twenty-five cents (\$2.25) per ticket sold or given away during years six and seven, ~~and two dollars fifty cents (\$2.50) after~~ per ticket sold or given away during years seven-eight and nine, two dollars seventy-five cents (\$2.75) per ticket sold or given away during years ten through fourteen, and three dollars (\$3.00) per ticket sold or given away from and after year fifteen of the Operating Team Lease, with a portion of the tax after year five of the stadium's operation to be deposited into a reserve account maintained by the Metropolitan Government Department of Finance to be used for long-term capital expenditures at the Stadium; and

WHEREAS, Section 7-3-204, Tennessee Code Annotated, authorizes the Metro Council to enact a privilege tax upon the privilege of attending any event at a municipal stadium in an amount not to exceed ten percent (10%) of the consideration charged for spectators attending the event.

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

Section 1. Demolition of the buildings and structures identified on the Attached Exhibit A is hereby approved.

Section 2. That Chapter 5.14 of the Metropolitan Code is hereby amended as follows:

I. By amending Section 5.14.010 to add the following new definition:

“Municipal soccer stadium” means a structure with seats for not less than thirty thousand (30,000) spectators, which is constructed after July 7, 1977, and which is used primarily for professional soccer events and other related activities and is currently financed or was financed by general obligation bonds, revenue bonds or other indebtedness issued by a metropolitan government or any public instrumentality of a metropolitan government.

II. By amending Section 5.14.020 by adding the following new subsection B. and re-lettering the remaining subsections accordingly:

“B. Municipal soccer stadium.

1. In lieu of the provisions of subsection A. of this section, there is levied a privilege tax upon the privilege of attending any event at the municipal soccer stadium. The amount shall be as follows:
 - a. Effective for events scheduled to occur during the first five years of the operation of the municipal soccer stadium, the amount of one dollar seventy-five cents (\$1.75) per ticket;
 - b. Effective for events scheduled to occur during years six and seven of the operation of the municipal soccer stadium, the amount of two dollars twenty-five cents (\$2.25) per ticket;
 - ~~c. Effective for events scheduled after the seventh year of the operation of the municipal soccer stadium, the amount of two dollars fifty cents (\$2.50) per ticket.~~
 - c. Effective for events scheduled to occur during years eight and nine of the operation of the municipal soccer stadium, the amount of two dollars fifty cents (\$2.50) per ticket;
 - d. Effective for events scheduled to occur during years ten through fourteen of the operation of the municipal soccer stadium, the amount of two dollars seventy-five cents (\$2.75) per ticket;
 - e. Effective for events scheduled to occur from and after year fifteen of the operation of the municipal soccer stadium, the amount of three dollars (\$3.00) per ticket;
2. One dollar seventy-five cents (\$1.75) of the ticket tax for the municipal soccer stadium will be dedicated to the payment of debt service on the bonds for the construction of the municipal soccer stadium. From and after the fifth year of the operation of the municipal soccer stadium, the amount of the ticket tax above one dollar seventy-five cents (\$1.75) per ticket shall be deposited into a reserve account maintained by the metropolitan finance department to be used for long-term capital expenditures at the municipal soccer stadium.”

Section 3. This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Colby Sledge

Member(s) of Council

APPROVED AS TO AVAILABILITY
OF FUNDS:

Talia Lomax-O'dneal
Director of Finance

APPROVED AS TO FORM
AND LEGALITY:

Jon Cooper
Director of Law

AMENDMENT NO. A
TO
ORDINANCE NO. BL2018-1289

Madam President –

I move to amend Ordinance No. BL2018-1289 as follows:

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

WHEREAS, ~~it is the intention of the Metro Council that the~~ new replacement buildings and structures should be constructed prior to any demolition that would disrupt the regular operation of the Fairgrounds Nashville; and,

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

Section 1. Demolition of the buildings and structures identified on the Attached Exhibit A is hereby approved. Replacement buildings and structures shall be constructed prior to any demolition that would disrupt the regular operation of the Fairgrounds Nashville.

INTRODUCED BY:

Burkley Allen
Member of Council

AMENDMENT NO. B
TO
ORDINANCE NO. BL2018-1289

Madam President –

I move to amend Ordinance No. BL2018-1289 as follows:

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

Section 1. Demolition of the buildings and structures identified on the Attached Exhibit A is hereby approved. In no event shall any such demolition that would disrupt the regular operation of the Fairgrounds Nashville occur prior to October 29, 2018.

INTRODUCED BY:

Mike Freeman
Member of Council

AMENDMENT NO. _____

TO

SUBSTITUTE ORDINANCE NO. BL2018-1290

Madam President:

I move to amend Substitute Ordinance No. BL2018-1290 by renumbering the existing Section 7 as Section 9, and by adding the following new Sections 7 and 8:

Section 7. _____ In accordance with the Community Benefits Agreement attached hereto and incorporated herein as Exhibit A, the developer of the proposed mixed-use development, Nashville Soccer Holdings Development LLC ("NSH"), has voluntarily agreed to develop a portion of the residential units as affordable and workforce housing as follows:

1. A minimum of 12% of the residential units within the development will be set aside for households earning 60% of the AMI/MHI (whichever metric is applicable to the financing tool) or less. The units comprising this 12% shall be referred to as "Affordable Housing Units". NSH acknowledges the existing shortage of three bedroom units, and NSH will develop at least 20% of the Affordable Housing Units as three bedroom units. In the event both AMI and MHI are acceptable for financing, NSH will use MHI, provided however, this 12% voluntary commitment is not contingent on subsidized funding programs.
2. An additional 4% of the residential units within the development will be set aside for households earning between 61% and 80%, and another 4% of the residential units within the development will be set aside for households earning between 81 and 120% of AMI/MHI (whichever metric is applicable to the financing tool). The units comprising this 8% commitment shall be referred to as the "Workforce Housing Units". NSH will endeavor to ensure at least 20% of the Workforce Housing Units will be three bedroom units. In the event both AMI and MHI are acceptable for financing, NSH will use MHI. While this 8% commitment is not contingent on subsidized funding programs, the number of Workforce Housing Units that are three bedrooms will be driven by such funding programs.
3. Rents for all Affordable Housing Units and Workforce Housing Units will be set such that the rent charged is Affordable. Affordable Housing Units and Workforce Housing Units will be built to the same standards and on the same general schedule as market-rate units.

For purposes of this Section, "Affordable" means costing 30% or less of household income.

Nothing in this Section is intended to or shall be construed as a condition of the rezoning, and the land use regulatory authority of the Metropolitan Government is not being used to incentivize or leverage a person to develop, build, sell, or rent housing at below market value in violation of T.C.A. §66-35-102.

Section 8. NSH has further voluntarily agreed to cause the developer to reserve 4,000 square feet of retail space for the establishment of a micro-unit incubator for the use of artisans and small business merchants who are verified Promise Zone residents that do not compete directly with existing Fairgrounds Nashville flea market vendors. Vendors will be selected from qualified applicants, and rental rates will be set by a private community advisory committee. First year rental rates will be set at a 50% or greater reduction of market rate rents, and a rental rate mechanism (such as set incremental increases, percentage of revenue, etc.) will be developed by such community advisory committee for rental rates beyond year one.

Section 79. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Section 79. 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:

Colby Sledge
Member of Council

AMENDMENT NO. _____

TO

ORDINANCE NO. BL2018-1291

Madam President:

I move to amend Ordinance No. BL2018-1291 as follows:

I. By amending the Ground Lease Agreement, attached as Exhibit A to the Ordinance, by deleting subsection 4 of the "Recitals" portion in its entirety and substituting in lieu thereof the following:

4. The Metropolitan County Council on November 7, 2017, adopted Substitute Resolution No. ~~RS2017-900~~ RS2017-910 conditionally approving the issuance of public facility revenue improvement bonds by the Sports Authority of the Metropolitan Government of Nashville and Davidson County (the "Authority") for the construction of a new Major League Soccer ("MLS") stadium at the Nashville Fairgrounds located at 300 Rains Avenue and the lease of such stadium by the Authority to an affiliate of Less (the "Stadium Lease"), and

II. By further amending the Ground Lease Agreement, attached as Exhibit A to the Ordinance, by adding the following as new subsection e to Section 12:

e. the Lessee's failure to host games at the Project Property played by Nashville Soccer Holdings, LLC's Major League Soccer expansion franchise for any single period of twenty-four (24) consecutive months during the first thirty (30) years of the Ground Lease.

INTRODUCED BY:

Mike Freeman
Member of Council