



Metropolitan Council

PROPOSED AMENDMENTS TO

RESOLUTIONS AND

ORDINANCES, LATE-FILED

AMENDMENT TO ORDINANCE,

AND SUBSTITUTE ORDINANCES

TO BE FILED WITH THE METRO

CLERK

FOR THE COUNCIL MEETING OF

TUESDAY, MAY 19, 2020

AMENDMENT NO. 1
TO
RESOLUTION NO. RS2020-315

Mr. President –

I move to amend Resolution No. RS2020-315 as follows:

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

Section 7. Sale of Notes. Except as set forth in the following sentence, the Metropolitan Mayor is hereby authorized to sell the Notes (including all series authorized hereunder) on an interfund basis and issue said Notes to one or more of the Lending Funds in an aggregate principal amount not to exceed \$613,000,000. If the Metropolitan Mayor determines that the issuance of the Notes on an interfund basis is not in the best interest of the Metropolitan Government, then he is hereby authorized to sell the Notes by negotiated sale to one or more financial institutions as he may select with a true interest cost not to exceed 3% (three percent) per annum unless the Metropolitan Council approves a resolution authorizing a higher interest cost.

In either event, the Metropolitan Mayor is authorized to change the dated date of the Notes, to sell fewer than all the Notes authorized herein, to change the designation of the Notes, to approve the interest payment ~~rates and~~ dates and maturity date therefor, to agree to a redemption premium relating to the prepayment of the Notes in an amount not to exceed what is permitted by law, and to agree that the Notes can be issued as single draw-down Notes under which the Metropolitan Government can draw down funds as needed. If any of the changes described above are made, the Note form set forth in Section 5 hereof shall be adjusted accordingly to reflect any changes made pursuant to this Section. The Metropolitan Mayor and Metropolitan Clerk, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser thereof and to execute, publish, and deliver all certificates, documents and supplemental agreements as they shall deem necessary in connection with the sale and delivery of the Notes. In no event shall any Notes be sold hereunder without first obtaining the approval of the State Director of Local Finance.

INTRODUCED BY:

Bob Mendes
Member of Council, At-Large

AMENDMENT NO. 2

TO

RESOLUTION NO. RS2020-315

Mr. President –

I hereby move to amend Resolution No. RS2020-315 by deleting Section 7 in its entirety and replacing it with the following:

Section 7. Sale of Notes. Except as set forth in the following sentence, the Metropolitan Mayor is hereby authorized to sell the Notes (including all series authorized hereunder) on an interfund basis and issue said Notes to one or more of the Lending Funds in an aggregate principal amount not to exceed \$613,000,000. If the Metropolitan Mayor determines that the issuance of the Notes on an interfund basis is not in the best interest of the Metropolitan Government, then he is hereby authorized to sell the Notes by negotiated sale to one or more financial institutions as he may select; provided that such negotiated sale is approved by a resolution adopted by the Metropolitan Council.

~~In either event, the~~ The Metropolitan Mayor is authorized to change the dated date of the Notes, to sell fewer than all the Notes authorized herein, ~~to change the designation of the Notes,~~ to approve the interest payment ~~rates and~~ dates and maturity date therefor, to agree to a redemption premium relating to the prepayment of the Notes in an amount not to exceed what is permitted by law, and to agree that the Notes can be issued as single draw-down Notes under which the Metropolitan Government can draw down funds as needed. If any of the changes described above are made, the Note form set forth in Section 5 hereof shall be adjusted accordingly to reflect any changes made pursuant to this Section. The Metropolitan Mayor and Metropolitan Clerk, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser thereof and to execute, publish, and deliver all certificates, documents and supplemental agreements as they shall deem necessary in connection with the sale and delivery of the Notes. In no event shall any Notes be sold hereunder without first obtaining the approval of the State Director of Local Finance.

SPONSORED BY:

Kyonzte Toombs
Member of Council

AMENDMENT NO. 3

TO

RESOLUTION NO. RS2020-315

Mr. President –

I hereby move to amend Resolution No. RS2020-315 by deleting Section 7 in its entirety and replacing it with the following:

Section 7. Sale of Notes. ~~Except as set forth in the following sentence, the Metropolitan Mayor is hereby authorized to sell the Notes (including all series authorized hereunder) on an interfund basis at private negotiated sale and issue said Notes to one or more of the Lending Funds in an aggregate principal amount not to exceed \$613,000,000. If the Metropolitan Mayor determines that the issuance of the Notes on an interfund basis is not in the best interest of the Metropolitan Government, then he is hereby authorized to sell the Notes by negotiated sale to one or more financial institutions as he may select.~~

~~In either event, the~~ The Metropolitan Mayor is authorized to change the dated date of the Notes, to sell fewer than all the Notes authorized herein, ~~to change the designation of the Notes,~~ to approve the interest payment ~~rates and dates and maturity date therefor,~~ to agree to a redemption premium relating to the prepayment of the Notes in an amount not to exceed what is permitted by law, and to agree that the Notes can be issued as single draw-down Notes under which the Metropolitan Government can draw down funds as needed. If any of the changes described above are made, the Note form set forth in Section 5 hereof shall be adjusted accordingly to reflect any changes made pursuant to this Section. The Metropolitan Mayor and Metropolitan Clerk, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser thereof and to execute, publish, and deliver all certificates, documents and supplemental agreements as they shall deem necessary in connection with the sale and delivery of the Notes. In no event shall any Notes be sold hereunder without first obtaining the approval of the State Director of Local Finance.

SPONSORED BY:

Colby Sledge

Kyonzte Toombs

Freddie O'Connell
Members of Council

AMENDMENT NO. 1
TO
RESOLUTION NO. RS2020-316

Mr. President –

I move to amend Resolution No. RS2020-316 as follows:

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

Section 7. Sale of Notes. Except as set forth in the following sentence, the Metropolitan Mayor is hereby authorized to sell the Notes on an interfund basis and issue said Notes in one or more series to the Lending Fund in an aggregate principal amount not to exceed \$17,000,000. If the Metropolitan Mayor determines that the issuance of the Notes on an interfund basis is not in the best interest of the Metropolitan Government, then he is hereby authorized to sell the Notes by negotiated sale, in one or more series, to one or more financial institutions as he may select, including to a financial institution or other entity designated by the Federal Reserve pursuant to the Municipal Liquidity Facility established by the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") to the extent the Metropolitan Government of Nashville and Davidson County is deemed eligible therefore, with a true interest cost not to exceed 3% (three percent) per annum unless the Metropolitan Council approves a resolution authorizing a higher interest cost.

In either event, the Metropolitan Mayor is authorized to change the dated date of the Notes, to sell fewer than all the Notes authorized herein, to change the designation of the Notes, to approve the interest payment ~~rates and~~ dates and maturity date therefor, to agree to a redemption premium relating to the prepayment of the Notes in an amount not to exceed what is permitted by law, and to agree that the Notes can be issued as draw-down Notes under which the Metropolitan Government can draw down funds as needed. If any of the changes described above are made, the Note form set forth in Section 5 hereof shall be adjusted accordingly to reflect any changes made pursuant to this Section. The Metropolitan Mayor and Metropolitan Clerk, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser thereof and to execute, publish, and deliver all certificates, documents and supplemental agreements as they shall deem necessary in connection with the sale and delivery of the Notes, including without limitation any documentation required by the CARES Act. In no event shall any Notes be sold hereunder without first obtaining the approval of the State Director of Local Finance.

INTRODUCED BY:

Bob Mendes
Member of Council, At-Large

AMENDMENT NO. 2
TO
RESOLUTION NO. RS2020-316

Mr. President –

I hereby move to amend Resolution No. RS2020-316 by deleting Section 7 in its entirety and replacing it with the following:

Section 7. Sale of Notes. Except as set forth in the following sentence, the Metropolitan Mayor is hereby authorized to sell the Notes on an interfund basis and issue said Notes in one or more series to the Lending Fund in an aggregate principal amount not to exceed \$17,000,000. If the Metropolitan Mayor determines that the issuance of the Notes on an interfund basis is not in the best interest of the Metropolitan Government, then he is hereby authorized to sell the Notes by negotiated sale, in one or more series, to one or more financial institutions as he may select, including to a financial institution or other entity designated by the Federal Reserve pursuant to the Municipal Liquidity Facility established by the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"); provided that such negotiated sale is approved by a resolution adopted by the Metropolitan Council.

~~In either event, the Metropolitan Mayor is authorized to change the dated date of the Notes, to sell fewer than all the Notes authorized herein, to change the designation of the Notes, to approve the interest payment rates and dates and maturity date therefor, to agree to a redemption premium relating to the prepayment of the Notes in an amount not to exceed what is permitted by law, and to agree that the Notes can be issued as draw-down Notes under which the Metropolitan Government can draw down funds as needed. If any of the changes described above are made, the Note form set forth in Section 5 hereof shall be adjusted accordingly to reflect any changes made pursuant to this Section. The Metropolitan Mayor and Metropolitan Clerk, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser thereof and to execute, publish, and deliver all certificates, documents and supplemental agreements as they shall deem necessary in connection with the sale and delivery of the Notes, including without limitation any documentation required by the CARES Act. In no event shall any Notes be sold hereunder without first obtaining the approval of the State Director of Local Finance.~~

SPONSORED BY:

Kyonzte Toombs
Member of Council

AMENDMENT NO. 3
TO
RESOLUTION NO. RS2020-316

Mr. President –

I hereby move to amend Resolution No. RS2020-316 by deleting Section 7 in its entirety and replacing it with the following:

Section 7. Sale of Notes. Except as set forth in the following sentence, the Metropolitan Mayor is hereby authorized to sell the Notes on an interfund basis and issue said Notes in one or more series to the Lending Fund in an aggregate principal amount not to exceed \$17,000,000. If the Metropolitan Mayor determines that the issuance of the Notes on an interfund basis is not in the best interest of the Metropolitan Government, then he is hereby authorized to sell the Notes by negotiated sale, in one or more series, to one or more financial institutions as he may select, including to a financial institution or other entity designated by the Federal Reserve pursuant to the Municipal Liquidity Facility established by the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"). By acknowledging the viability of the Municipal Liquidity Facility for the possible sale of the Notes, the Metropolitan Government recognizes the viability of the Municipal Liquidity Facility for the possible sale of future tax anticipation notes.

In either event, the Metropolitan Mayor is authorized to change the dated date of the Notes, to sell fewer than all the Notes authorized herein, ~~to change the designation of the Notes,~~ to approve the interest payment ~~rates and~~ dates and maturity date therefor, to agree to a redemption premium relating to the prepayment of the Notes in an amount not to exceed what is permitted by law, and to agree that the Notes can be issued as draw-down Notes under which the Metropolitan Government can draw down funds as needed. If any of the changes described above are made, the Note form set forth in Section 5 hereof shall be adjusted accordingly to reflect any changes made pursuant to this Section. The Metropolitan Mayor and Metropolitan Clerk, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser thereof and to execute, publish, and deliver all certificates, documents and supplemental agreements as they shall deem necessary in connection with the sale and delivery of the Notes, including without limitation any documentation required by the CARES Act. In no event shall any Notes be sold hereunder without first obtaining the approval of the State Director of Local Finance.

SPONSORED BY:

Colby Sledge

Freddie O'Connell
Members of Council

AMENDMENT NO. ____
TO
RESOLUTION NO. RS2020-318

Mr. President –

I hereby move to amend Resolution No. RS2020-318 by renumbering Section 3 as Section 4 and by adding the following new Section 3:

Section 3. The grant funds accepted by this resolution shall not be expended until a plan for disbursement of the funds is approved by a resolution adopted by the Metropolitan Council.

Section ~~3~~4. That this resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Kyonzté Toombs

Bob Mendes
Members of Council

ORDINANCE NO. BL2020-147

An ordinance to amend Chapter 2.196 and Section 2.222.040 of the Metropolitan Code regarding Lobbyist Registration and Disclosure.

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

Section 1. That Chapter 2.196 – LOBBYIST REGISTRATION AND DISCLOSURE be deleted in its entirety and replaced with the following:

Chapter 2.196 – LOBBYIST REGISTRATION AND DISCLOSURE

2.196.010 - Purpose and intent.

It is the intent of the Metropolitan Council to promote, preserve and advance public trust and confidence in our system of government by holding others and ourselves to ethical and transparent standards. Public Officials, Lobbyists, and Clients of Lobbyists should be truthful and transparent in communications and interactions with each other and the public. No one should act in any manner that will undermine the public confidence and trust in our government or in our processes.

2.196.020 - Definitions.

As used in this chapter, unless the context otherwise requires:

"Administrative action" means the taking of any recommendation, report or nonministerial action, the making of any decision or taking any action to postpone any action or decision, action of the mayor in approving or vetoing any ordinance or resolution, the promulgation of a rule and regulation, or any action of a quasi-legislative nature, by an official in the executive branch; however, "administration action" does not include ordinary and routine permitting, licensing, or compliance decisions by an official of the executive branch.

"Association" means a union, league, chamber of commerce, committee, club, or other membership organization.

"Contribution" shall not be construed to include the following:

- A. Services, including expenses provided without compensation by a candidate or individuals volunteering a portion or all of their time, on behalf of a candidate or campaign committee;
- B. Any news story, commentary or editorial distributed through the facilities of any broadcasting station, newspaper, magazine or other periodical publication, unless such facilities are owned wholly or in part, or controlled by any political party, political committee or candidate;
- C. Nonpartisan activity designed to encourage individuals to vote or register to vote;
- D. Any written, oral or electronically transmitted communication by any membership organization or corporation to its members or stockholders, if such membership organization or corporation is not organized primarily for the purpose of influencing the nomination for election, or election, of any person to public office; or
- E. The use of real or personal property and the cost of invitations, food and beverages not exceeding one hundred dollars (\$100), voluntarily provided on an individual's residential premises for candidate related activities.

"Candidate for public office" means an individual who has made a formal announcement of candidacy or qualified under the law of this state to seek nomination for election or elections to any metropolitan government office, or has received contributions or made expenditures except for incidental expenditures to determine if one shall be a candidate, or has given consent for a campaign committee to receive contributions or make expenditures with a view to bringing about a nomination for election or the

election to metropolitan government office, and any individual who has been nominated for appointment as an official in the legislative or executive branch.

"Clerk" means the metropolitan clerk.

"Client" means any person or entity that employs, retains or otherwise arranges for a lobbyist to engage in lobbying on behalf of the person or entity for compensation, sometimes referred to as "employer".

A. "Client" specifically includes any such person or entity notwithstanding the lobbyist's status as an employee, agent, contractor, subcontractor or other representative lobbying on behalf of such person or entity for compensation.

B. "Client" does not include the individual employees, officers, directors, or members of a corporation, labor organization, association, or membership organization other than the chief executive officer and the chief financial officer or comparable individuals within such corporation, labor organization, association, or membership organization.

C. A lobbying firm or law firm is not deemed to be the client of any lobbyist within the firm.

"Compensation" means any salary received or to be received by anyone acting as a lobbyist, whether in the form of a fee, salary, payment, reimbursement or other valuable consideration and any combination thereof. Compensation does not include the salary of an individual whose lobbying is incidental to regular employment.

"Day" means any day of the week.

"Business day" means every day, except Saturday, Sunday and holidays observed by the metropolitan government.

"Board of Ethical Conduct" means the board established in Section 2.222.040, sometimes referred to as the "Board".

"Executive action" means the action of a commission, board, agency or other body in the metropolitan government that is not a part of the legislative or judicial branch.

"Expenditure" means any advance, conveyance, deposit, distribution, transfer of funds, loan, payment, pledge or subscription of money or anything of value, and any contract, agreement, promise or other obligation, whether or not legally enforceable, to make an expenditure; "expenditure" also includes any honorarium.

"Gift" to an officer or employee of the legislative branch of metro government means a payment, honorarium, subscription, loan, advance, forbearance, rendering or deposit of money or services, any of which are valued at fifty dollars or more, unless consideration of equal or greater value is received. A "gift" to an officer or employee of the executive branch of metro government means a payment, honorarium, subscription, loan, advance, forbearance, rendering or deposit of money or services, any of which are valued at twenty-five dollars or more, unless consideration of equal or greater value is received.

A. "Gift" does not include a political contribution otherwise reported as required by law, a commercially reasonable loan made in the ordinary course of business, or a gift received from a member of the person's immediate family or from a relative within the third degree of consanguinity of the person or of the person's spouse, or from the spouse of any such relative.

B. "Gift" does not include the waiver of a registration fee for a conference or educational seminar. ~~A "gift" to an officer or employee of the executive branch of metro government means a payment, honorarium, subscription, loan, advance, forbearance, rendering or deposit of money or services, any of which are valued at twenty-five dollars or more, unless consideration of equal or greater value is received.~~

"Honorarium" means payment of money or anything of value for an appearance, speech or article, but "honorarium" does not include actual and necessary travel expenses which are not paid or reimbursed.

"Immediate family" means a spouse or minor child living in the household.

"Influencing" means promoting, supporting, modifying, opposing or delaying any legislative or administrative action by any means, including but not limited to the provision or use of information, statistics, studies or analyses, ~~but~~. "Influencing" does not include the furnishing of information, statistics, studies or analyses requested by an official of the legislative or executive branch to such official, or the giving of testimony by an individual testifying at an official hearing conducted by officials of the legislative or executive branch.

"Legislative action" means introduction, sponsorship, debate voting or any other nonministerial official action or inaction on any ordinance, resolution, amendment, nomination, appointment, report or any other matter pending or proposed in a council committee or in the council.

"Lobby" or "Lobbying" means to communicate, directly or indirectly, with any official in the legislative branch or executive branch for pay or for any consideration, for the purpose of influencing any legislative action or administrative action.

"Lobby" does not mean any of the following communications:

- A. with officials of the legislative or executive branches by an elected or appointed public official performing the duties of the office held;
- B. from a duly licensed attorney at law acting in a representative capacity on behalf of a client appearing before an official of the executive branch for the purpose of determining or obtaining such person's legal rights or obligations in a contested case action, administrative proceeding, or rule making procedure;
- C. from an editor or working member of the press, radio or television who, in the ordinary course of business, disseminates news or editorial comment to the general public;
- D. by an incumbent or prospective contractor or vendor, or an employee of the contractor or vendor, while engaged in selling or marketing to Metro, or any Metro department, board, or commission, by demonstrating or describing goods or services to be provided or by inquiring about specifications, terms, conditions, timing, or similar commercial information. However, the contractor or vendor, or employee of the contractor or vendor, shall be deemed to be a lobbyist if actively engaged in selling or marketing to an official in the executive branch or an official in the legislative branch whose duty it is to vote for, let out, overlook, or in any manner to superintend any work or any contract so marketed or sold;
- E. with officials of the executive branch by any person to promote, oppose, or otherwise influence the outcome of a decision related to the issuance or award of a bond, grant, lease, loan, incentive or any component of an economic development incentive package; provided, that any person who is otherwise required to register as a lobbyist under the provisions of this chapter shall not be deemed to fall within this exception.

"Lobbying firm" means any firm, corporation, partnership or other business entity that supplies lobbying services to others for compensation. A lobbying firm is not considered an "employer" or "client" of any lobbyist within the firm for purposes of this chapter.

"Lobbyist" means any person who engages in lobbying for compensation or in the course of their regular employment.

"Ministerial action" means an action that a person performs in a prescribed manner in obedience to the mandate of legal authority, without regard to, or the exercise of, that person's own judgment upon the propriety of the action being taken.

"Official in the executive branch" means any member or employee of a commission, agency or other body in the executive branch who takes any administrative action.

"Official in the legislative branch" means any member, member-elect, any staff person or employee of the council.

"Person" means an individual, business entity, partnership, committee, association, corporation, labor organization, or any other organization or group of persons.

"Political contribution" or "Campaign contribution" means anything of value or any amount of ~~money more than one hundred dollars~~, in the form of an advance, conveyance, deposit, distribution, transfer of funds, loan, loan guaranty, personal funds of a candidate, payment, digital currency, gift, pledge, purchase of a ticket to a testimonial or similar fundraising event, or subscription of money or anything of value and any contract, agreement, promise or other obligation, whether or not legally enforceable, made for the purpose of influencing a measure or nomination for election or the election of any person for public office or for the purpose of defraying any expenses of an officeholder incurred in connection with the performance of the officeholder's duties, responsibilities, or constituent services; however, "political contribution" or "campaign contribution" does not mean volunteer services ~~or personal expenses of any amount~~.

"Solicit" means to entreat, to implore, to ask, to attempt, or to try to obtain.

~~"Volunteer Lobbyist" is a person who does not receive any compensation for services other than reimbursement of actual out of pocket expenses and the reimbursement is for more than ten (10) days per calendar year.~~

~~"Year" or "Annual" or "Calendar Year" or "Registration Year"~~ shall mean January 1st through December 31st.

2.196.030 - Administration of provisions—Powers and duties.

- A. This chapter shall be administered by the metropolitan clerk. It shall be the duty of the metropolitan clerk:
1. To prescribe forms for statements, reports and other information required to be electronically filed by this chapter, and to furnish such forms to persons required to file such statements, reports and information;
 2. To prepare and publish ~~a manual~~ information setting forth prescribed forms and procedures to assist persons required to file statements by this chapter;
 3. To preserve such statements, reports and other information required to be filed by this chapter for a period of five (5) years from date of receipt;
 4. To develop a filing, coding and cross-indexing system consonant with the purposes of this chapter;
 5. To seek from the director of law, issue, and publish, upon proper request from any lobbyist or public official, advisory opinions upon the requirements of this chapter;
 6. To accept and file any information voluntarily supplied that exceeds the requirements of this chapter;
 7. To make statements and other information filed with the clerk available for public inspection and copying during regular office hours, and to make copying facilities available at a charge that is reasonable;
 8. To prepare and publish such reports as may be deemed appropriate;
 9. To promulgate any rules and regulations as may be appropriate for the administration of this chapter; and
 10. To make a list of all registered lobbyists prepared pursuant to this chapter available electronically ~~whenever practicable~~. The metropolitan clerk shall ~~take care that these lists be updated and made~~ make the list available prior to each meeting of the Metropolitan Council. This list shall identify any persons registered as a volunteer lobbyist.
- B. It shall be the duty of the director of law to render opinions and give counsel to the metropolitan clerk and the board of ethical conduct regarding this chapter upon request and in a timely manner.

2.196.040 - Registration—Required when—Term—Fees.

- A.1. Every person qualifying as a lobbyist under this chapter shall register by filing an ~~written or~~ electronic form prescribed by the metropolitan clerk within five (5) business days after ~~becoming accepting employment as a lobbyist, as defined in Section 2.196.020, or at least five days before lobbying activities commence, whichever comes first.~~ A separate registration is required for each client a lobbyist represents.
2. Each year thereafter, the lobbyist shall register in the same manner if the lobbyist continues to engage in lobbying for that client no later than December 31st for the subsequent year.
3. For the purpose of registration, the lobbyist has been employed once the client and lobbyist have entered into an engagement or contract.
4. The filing shall include each of the following:
- a. The lobbyist's name, mailing address, business address, home address, telephone number and email address.
 - b. The name, mailing address, business address, telephone number and email address for each the client of the lobbyist, and in the case of a corporation, association or governmental entity, the names of the individuals performing the functions of chief executive officer and chief financial officer., as well as a
 - c. A listing of the general categories of subject matters on which the registrant lobbies. The list of general categories shall be available from the metropolitan clerk.
 - d. Written proof of the lobbyist's authority to lobby on behalf of the client.
 - ee. The name and, business home address, and position of any member of the lobbyist's immediate family who is an official within the legislative or executive branch.
 - ef. The extent of any direct or indirect business arrangement or partnership between the lobbyist and any candidate for public office or any official in the legislative or executive branch.
 - g. A sworn statement signed by the lobbyist that any employment agreement between a lobbyist and the client of a lobbyist is in writing, and the agreement does not contain any provision wherein the fee or a bonus to be paid to the lobbyist is contingent upon success of the lobbyist.
2. ~~Any person who registers as a lobbyist, as defined in Section 2.196.020, shall furnish written proof of that person's authority to lobby on behalf of each client to the metropolitan clerk before engaging in any lobbying. Such written proof shall include the client's name, business address, telephone number and email address, and in the case of a corporation, association or governmental entity, the names of the individuals performing the functions of chief executive officer and chief financial officer.~~
3. ~~Any employment agreement between a lobbyist and the client of a lobbyist shall be in writing. No such agreement shall contain any provision wherein the fee to be paid to the lobbyist is contingent upon success of the lobbyist.~~
4. ~~Registration is required if such person engages in lobbying that would directly or specifically benefit the economic, business or professional interest of such person or such person's client.~~
- B. ~~At the time of registration, each individual the lobbyist shall pay an annual filing fee of one hundred dollars for each client for whom such individual registers as a lobbyist they are filing the registration.~~
- C. Any person fitting the definition of volunteer lobbyist, as defined in Sec. 2.196.0250, shall register as listed in subsection A, but shall be exempt from such fee.
- D. A person engaged in a communication that is not considered lobbying as defined in Sec. 2.196.020 need not register as a lobbyist under this section.
- E. All fees collected by the metropolitan clerk shall be paid into the general fund of the general services district.
- F. The annual registration fee is non-refundable and non-transferable.
- C. ~~A person engaged in a communication that is not considered lobbying as defined in Sec. 2.196.020 need not register as a lobbyist under this section.~~

2.196.050 - Registration of Volunteer Lobbyists.

- A. Notwithstanding any provision of this chapter to the contrary:
1. if a person An individual who only receives from another person the ~~as compensation for lobbying~~ only reimbursement for actual out-of-pocket personal expenses as compensation for lobbying on behalf of such person, and if the person receives reimbursement for less than ten (10) non-consecutive days or less per year, then the person is not a lobbyist for purposes of this chapter and is not required to register or fulfill any lobbyist requirements imposed pursuant to this chapter.
- ~~B. Notwithstanding any provision of this chapter to the contrary,~~
2. if a person An individual who only receives from another person the ~~as compensation for lobbying~~ only reimbursement for actual out-of-pocket personal expenses as compensation for lobbying on behalf of such person, and if the person receives the reimbursement for more than ten (10) non-consecutive days per year, then ~~the person~~ that individual shall register as a "volunteer lobbyist" on behalf of that person as their "volunteer client" and shall comply with all lobbyist requirements imposed pursuant to this chapter, but shall be exempt from the annual filing fee.
- ~~C. Notwithstanding any provision of this chapter to the contrary, if an individual or entity employs, retains, or otherwise arranges for one or more persons to engage in lobbying for compensation, and if the only compensation paid is reimbursement for actual out-of-pocket personal expenses, and if the reimbursement is not paid for more than ten (10) days per person per year, then the individual or entity is not a client of a lobbyist for purposes of this chapter.~~
- ~~DB.~~ For purposes of this subsection A, the term "actual out-of-pocket personal expenses" includes such things as legislative information services material, copying expenses, transportation costs, parking fees, and personal lodging and food expenses incurred while actually engaging in lobbying.
1. Reimbursement for transportation, parking, personal lodging, and food costs shall be limited to expenses allowed for those items in the Tennessee Department of Finance and Administration Policy 8 - Comprehensive Travel Regulations.
 2. No such reimbursed expenses shall be for the benefit of any public official, except for informational materials delivered to public officials.

2.196.060 - Notice of withdrawal. Updating registration information Amending or Withdrawing a Lobbyist Registration.

- A. A lobbyist must amend or update their registration statement within five (5) business days of any event or circumstance that renders the registration statement inaccurate or incomplete.
- B. Every person registered under this chapter shall file a written notice of withdrawal with the metropolitan clerk within five (5) business days following the termination of a lobbying employment agreement between the lobbyist and a client of the lobbyist. Such notice of withdrawal shall be retained by the metropolitan clerk for a period of five (5) years, and the date of withdrawal shall be noted on the Registered Lobbyist Index posted on the metropolitan clerk's website. Lobbyists must update their registration statement within five days of any event or circumstance that renders the registration statement inaccurate or incomplete.
- C. An Annual Lobbying and Expense Report must be completed for a year in which a lobbyist was registered, regardless of any subsequent amendment or withdrawal of registration.

2.196.070 – Annual Lobbying and Expense Rreport Rrequirements – Invitations and Gifts.

- A. Every person lobbyist registered under this chapter shall electronically file annually with the metropolitan clerk a sworn report concerning regarding lobbying activities and expenses. Such report shall be filed no later than January 31st for the previous year of the following year. The report
- ~~B. Such report shall be written and shall contain the following:~~

1. An itemized list, by date, beneficiary, amount and circumstance of the transaction, of each gift or expenditures of fifty dollars (\$50) or more ~~and each political contribution of more than one hundred dollars (\$100)~~ made by the ~~registrant lobbyist on behalf of the client~~ or anyone acting at the specific direction of the ~~registrant lobbyist on behalf of the client~~ to benefit a candidate for public office, an official in the legislative branch, a member of the candidate or official's staff or immediate family, or a campaign committee or testimonial committee established for the benefit of a candidate for public office or such official.;
 2. ~~Such report shall also contain a~~ An itemized list by date, beneficiaryies, amount and circumstance of the transaction of each gift or expenditure of twenty-five dollars (\$25) or more and each political contribution of more than one hundred dollars (\$100) made by the registrant lobbyist on behalf of the client or anyone acting at the specific direction of the registrant lobbyist on behalf of the client to benefit an official in the executive branch, a member of the official's staff or immediate family, or a campaign committee or testimonial committee established for the benefit of such official;
 3. Such report shall include a sworn statement from the client attesting to the accuracy.
- B. Every lobbyist registered under this chapter shall electronically file with the Metropolitan Clerk a sworn report regarding their own lobbying activities and expenses not related to a client no later than January 31st for the previous year. The report shall contain the following:
1. An itemized list, by date, beneficiaries, amount and circumstance of the transaction, of each gift or expenditures of fifty dollars (\$50) or more made by the lobbyist or anyone acting at the specific direction of the lobbyist to benefit a candidate for public office, an official in the Legislative branch, a member of the candidate or official's staff or immediate family, or a campaign committee or testimonial committee established for the benefit of a candidate for public office or such official;
 2. An itemized list by date, beneficiaries, amount and circumstance of the transaction of each gift or expenditures of twenty-five dollars (\$25) or more made by the lobbyist or anyone acting at the specific direction of the lobbyist to benefit an official in the Executive branch, a member of the official's staff or immediate family, or a campaign committee or testimonial committee established for the benefit of such official.
 2. ~~An itemized list, by dates, beneficiaries, amounts and circumstances of the transactions, of each gifts or expenditures with a cumulative total of more than five hundred dollars during the reporting period made by a registrant or anyone acting at the specific direction of the registrant to benefit an official in the legislative branch; and~~
 3. ~~Any cumulative total of more than fifty dollars of expenditures during a single week to benefit an official in the legislative branch.~~
- C. When the entire membership of council is invited to an event paid for by the client of a lobbyist or by a lobbyist, invitations, food, beverage, gifts, entertainment such as tickets to events, or the like are paid for by the client of a lobbyist or by a lobbyist, or person with the intent of directly or indirectly influencing legislative action, such invitation, food, beverage, gifts, entertainment such as tickets to events, or the like must extended to all members of the Metropolitan Council and be included in Annual Lobbying and Expense Reports. A copy of any such invitations or notice shall be submitted to the metropolitan clerk at least seven (7) business days in advance of the event.
- D. In determining the threshold for the reporting levels required by this chapter of an event attended by more than one official of the legislative branch, a staff member, or immediate family member, a lobbyist may attribute only the actual cost for any gift or expenditure to each such official or member in attendance.
- E. Any person providing funds to make a gift or expenditure other than a political contribution for the purpose of lobbying shall comply with the reporting requirements of this section whenever the purpose of such funds is to assist directly or indirectly an official of the executive or legislative branch, or any state-educational institution to lobby a specific program or programs on which legislative action is pending. Such person shall also report the source and amount of the funds which such gift or expenditure is made.

~~F. When the client of a lobbyist makes a gift or an expenditure to an official in the legislative branch, and the lobbyist has no prior actual knowledge of such gift or expenditure, such lobbyist shall not be responsible for including such gift or expenditure in the reports required by this chapter. The Clerk shall send a reminder letter to lobbyists who have not filed their clients Annual Lobbying and Expense Reports by January 31st. On March 1st, the Clerk shall provide the Board of Ethical Conduct a list of missing or incomplete reports.~~

2.196.080 - Unlawful activities designated.

~~A. No client of a lobbyist, lobbyist's client, or anyone acting at the specific direction of a client or lobbyist shall:~~

~~1. Offer or attempt to offer anything of value to an official in the legislative or executive branch, or to the official's immediate family, based on any stated or tacit understanding that the official's vote, official action or judgment would be influenced thereby.~~

~~2. Make a loan of money to any candidates for public office, officials in the legislative or executive branch, or to anyone on their behalf. No candidate for public office, official in the legislative or executive branch, or a member of that person's staff or immediate family, shall solicit or accept a loan from a lobbyist.~~

~~B. No client of a lobbyist or lobbyist shall~~

~~3. Knowingly or willfully make or cause to be made any false statement or misrepresentation of the facts concerning any matter for which the lobbyist is registered to lobby to any official in the legislative or executive branch or any matter which the client of a lobbyist or lobbyist is required to disclose to the metropolitan clerk.~~

~~C. No official in the legislative or executive branch or a member of the official's staff or immediate family shall solicit or accept anything of value in violation of subsection A of this section.~~

~~D. No lobbyist shall make a loan of money to any candidates for public office, officials in the legislative or executive branch, or to anyone on their behalf. No candidate for public office, official in the legislative or executive branch, or a member of that person's staff or immediate family, shall solicit or accept a loan from a lobbyist.~~

~~F. No client of a lobbyist, lobbyist or anyone acting at the direction of a lobbyist shall~~

~~4. Pay or agree to pay a candidate for public office or an official in the legislative or executive branch compensation for real or personal property or services substantially in excess of that charged in the ordinary course of business.~~

~~G. No client of a lobbyist, lobbyist or anyone acting at the direction of a client or lobbyist shall~~

~~5. Permit a candidate for public office, an official in the legislative or executive branch, or a staff member or a member of the candidate or official's immediate family, to use the credit or credit card of a client or lobbyist or any other credit or credit card over which the client or lobbyist has control.~~

~~H. No client of a lobbyist, lobbyist or any person acting at the direction of a client or lobbyist shall~~

~~6. Pay the lodging expenses of an official in the legislative or executive branch or immediate family of the official.~~

~~I. No lobbyist shall~~

~~B. No lobbyist shall:~~

~~1. Offer or make any political contribution or campaign contribution, including any in-kind contribution, to or on behalf of the mayor, vice-mayor, any judge or chancellor, or any member of the council, or any candidates for offices.~~

~~2. Instigate the introduction of legislation for the purpose of obtaining employment to lobby in opposition of that legislation.~~

~~3. While engaging in lobbying on behalf of a client refuse to disclose to a Metropolitan employee or elected official upon request the identity of the client.~~

~~4. Shall serve as a member of any Board, Commission or governmental entity of Metropolitan government having jurisdiction to regulate the business endeavors or professional activities of any client of the lobbyist. Such lobbyist will resign from such board or commission immediately if they are employed by a client creating a conflict of interest.~~

5. A lobbyist shall not lobby on behalf of a client on any subject matter in which the client's interests are directly averse to another of the lobbyist's clients they are registered for.
- C. No official in the legislative or executive branch or a member of the official's staff or immediate family shall solicit or accept anything of value in violation of subsection A of this section.
- D. No official in the legislative or executive branch shall accept travel expenses, meals or lodging if payment of the travel expenses, meals or lodging violates this section or constitutes a prohibited gift.
- ~~J. No client of a lobbyist shall offer or pay and no lobbyist shall solicit or accept any fee, compensation or bonus for lobbying wherein the amount of the fee, compensation or bonus is contingent upon achievement of an outcome deemed to be successful for the client.~~
- ~~K. No member of the council, elected official in the executive branch, or staff within the mayor's office or staff within the council office shall engage in lobbying before the Metro Government during the twelve-month period immediately following departure from such office or employment.~~
- ~~L. No lobbyist, as defined in Section 2.196.020, shall serve as a member of any board, commission or governmental entity of metro government having jurisdiction to regulate the business endeavors or professional activities of any client of the lobbyist.~~
- ~~M. No official in the legislative or executive branch shall accept travel expenses, meals or lodging if payment of the travel expenses, meals or lodging violates this section or constitutes a prohibited gift.~~

2.196.090 – Lobbyist identification.

When speaking at a public hearing, presenting or speaking at a community meeting, or engaging in lobbying activities, a lobbyist must identify themselves by name and the client they are representing or speaking on behalf of at that time.

2.196.100 – Lobbyist Compensation.

- A. A client may not compensate or incur an obligation to compensate a lobbyist for compensation contingent in whole or in part upon the occurrence, nonoccurrence or amendment of any administrative or legislative action.
- B. A lobbyist may not engage in or agree to engage in lobbying for compensation contingent in whole or in part upon the occurrence, nonoccurrence, or amendment of any administrative or legislative action.

2.196.110 – Cooling Off Period.

- A. An Elected Official or public employee may not, within 12 months following the voluntary termination of office, or employment, or leaving Elected Office, obtain employment in which they will be able to take direct advantage, unavailable to others, of matters with which they were directly or indirectly involved during a term of office or during employment.
- B. An Elected Official or public employee may not be registered as a lobbyist within 12 months following the voluntary termination of office, or employment, or leaving Elected Office.

2.196.09120 – Complaints.

- A. Complaint procedures:
1. Any person may submit a complaint alleging that any one or more person, lobbyist, or client of a lobbyist has violated the provisions of this chapter.
 2. The complaint must be filed electronically with the Metropolitan Clerk and be signed by the complainant and notarized, and must contain the following:

- a. Complainant's legal name, current mailing address, home address, and a valid telephone number and/or email address;
 - b. Names of the individuals person(s), lobbyist(s), or client(s) of a lobbyist who committed the alleged violation;
 - c. Summary of the facts giving rise to the complaint; ~~and,~~
 - d. Explanation of why those facts constitute a violation of this chapter; and
 - e. Any supporting documentation of the violation
3. ~~The complaint must be filed with the metropolitan clerk. Upon receipt, the clerk will shall:~~
 1. ~~Provide a copy of the complaint to the person(s), lobbyist(s), or client(s) of a lobbyist individuals~~ Provide a copy of the complaint to the person(s), lobbyist(s), or client(s) of a lobbyist individuals named therein, the director of law, and to the members of the ~~council~~ board of ethical conduct electronically and by U.S. Postal Service.
 4. ~~Additionally, upon receipt of a complaint, the clerk shall~~
 - c. ~~Provide the complainant and the named persons with a copy of the complaint procedures and hearing procedures of this Code electronically and by U.S. Postal Service. As used in these sections, unless otherwise noted, to "provide" is to send by U.S. Mail or to hand deliver.~~
 4. Once a complaint has been received by the members of the Board, and until a written decision has been issued by the Board, no member of the Board shall participate in any communication regarding the allegations or merits of the complaint, outside of the Board's public meetings or hearings, except as contemplated by these procedures.
 5. The department of law will evaluate the complaint, applying the law of this chapter to the facts alleged in the complaint, and shall undertake an investigation as may be deemed necessary, to determine if such complaint alleges facts, which if proven true, could be deemed to be a violation of this chapter. Within fourteen (14) business calendar days from its receipt of the complaint, the department of law will issue a report concluding whether the facts alleged in the complaint, if true, would give rise to a violation of this chapter, and including a recommendation ing to either ~~that the complaint be dismissed the complaint or hold~~ a hearing ~~be held~~ on the complaint. The department of law shall provide its report to the chair of the board of conduct, and shall file it with the clerk on the same day.
 6. Within three (3) business days of ~~After~~ receiving the department of law's report, the chair of the ~~council~~ board of ethical conduct shall ~~call~~ set a meeting of the board, which meeting is open to and noticed to the public. The clerk shall also provide notice of the meeting to the director of law, the complainant, and the ~~person(s), lobbyist(s), or client(s) of a lobbyist individuals~~ named in the complaint.
 7. At the board's meeting, the board shall evaluate the department of law's report, and may accept or reject the department of law's recommendation. At this meeting, t~~The~~ board may decide to dismiss the complaint or call for a hearing on the complaint and set a date for the hearing.
 8. Whether or not the board holds a hearing on the complaint or dismisses the complaint, it shall issue a decision in writing. Any decision shall require the affirmative vote of at least four members of the board. If a hearing is to be held, the decision will not be issued until after the hearing is held.
 9. Any decision shall require the affirmative vote of at least four members of the board.
 10. The decision shall be filed with the clerk, and provided to the complainant and to the person(s), lobbyist(s), or client(s) of a lobbyist individuals named in the complaint.
 9. ~~Once a complaint has been received by the members of the board, and until a written decision has been issued by the board, no member of the board shall participate in any communication regarding the allegations or merits of the complaint, outside of the board's public meetings or hearings, except as contemplated by these procedures.~~

B. Hearing procedures:

1. If the board of conduct calls for a hearing on a complaint, the hearing shall be conducted as follows:
 - a. The hearing shall be noticed to and open to the public, in accordance with these procedures.
 - b. Notice of hearing shall be provided to the complainant and to the ~~person(s), lobbyist(s), or client(s) of a lobbyist individual~~ named in the complaint (together, the "parties").

- c. The parties may, but are not required to, submit material to the board. If a party does wish to submit such material to the board, the party must file the material with the clerk, and provide a copy of the same to the other parties, at least seven (7) calendar business days prior to the hearing. The clerk shall provide a copy of the same to the board members and the department of law.
- d. The parties shall have a full and fair opportunity, but are not required, to present their positions and facts to the board at the hearing. Each party has the right to the assistance of legal counsel. Each party shall be allotted a reasonable amount of time to make its presentation to the board.
- e. All parties may call witnesses to give testimony at the hearing, which testimony shall be given under oath, with the witnesses stating their legal names. All witnesses will be subject to cross-examination. Each party must file with the clerk a list of the witnesses that the party intends to call at the hearing, and provide a copy of the same to the other parties, at least seven (7) calendar-business days prior to the hearing. At the hearing, no party shall be permitted to call upon any person to give testimony if that person's name was not included on such list; however, the board may permit such an unnamed witness to be called by a party if, in the board's judgment, there was good cause for not timely naming the witness and the other parties would not be unduly prejudiced.
- f. Board members may ask questions of any party, counsel, or witness at any time during the hearing.
- g. The board may, in the exercise of its discretion, permit interested persons present at the hearing to offer testimony under oath, even if those persons were not called as witnesses by any party.
- h. The board may continue a hearing to a later date.
- i. The director of law or a metropolitan attorney shall be present during the hearing to advise the board.
- j. The board shall abide by any applicable policies, rules, or procedures promulgated by the board as otherwise permitted in chapter 2.222.

C. Action of the board:

- 1. If, after a hearing, the board decides that ~~a person, lobbyist or client of a lobbyist~~ an individual violated the procedures set forth in this chapter, then the board shall take one or more of the following actions, as decided by affirmative vote of at least four of its members:
 - a. Recommend to the Council that the elected official or member of the Board or commission be censured;
 - b. Recommend to the violating elected official or member of a Board or commission resign their respective position;
 - ~~ca.~~ Recommend to the metropolitan clerk that the registration of the lobbyist be suspended or that a person be prohibited from registering as a lobbyist for a period of up to two years;
 - ~~db.~~ Refer the matter to the district attorney general for appropriate action; and/or,
 - ~~ee.~~ Refer the matter to the director of law with a request that appropriate civil action be instituted by the metropolitan government for restitution or other relief.
- 2. The Board of Ethical Conduct may take into account the following mitigating factors and include them in the written record of the vote:
 - a. Good faith effort to comply. The violator is found to have made a good faith effort to comply with the law.
 - b. Prompt corrective action. The violator is found to have taken prompt corrective action where corrective action was possible to remedy the violation.
 - c. Prompt self-reporting. The violator is found to have reported promptly the violation to the Clerk or the Board of Ethical Conduct.
- 3. The Board of Ethical Conduct may take into account the following aggravating factors and include them in the written record of the vote:
 - a. Intent. The violator is found to have acted knowingly. An act is done knowingly if done voluntarily and intentionally and not because of mistake or accident or other innocent reason.
 - b. Repeat violation. The violator previously has been found by the Board of Ethical Conduct or by a court of competent jurisdiction to have violated the same or similar provisions.

- c. Obstruction of investigation. The violator is found to have obstructed the investigation of the Board of Ethical Conduct into the same violation.

~~2.196.100 – False complaints.~~

~~It is a violation of this chapter for any person to file with the metropolitan clerk a sworn complaint which is false or for the purpose of harassment.~~

2.196.130 Violations—False Complaints, Penalties, Sanctions, Enforcement.

- A. False Complaints: It is a violation of this chapter for anyone to knowingly file with the Metropolitan Clerk a sworn complaint which is false or for the purpose of harassment and will be turned over to the Director of Law to make a recommendation to the Board of Ethical Conduct for consideration.
- B. Penalties: Any violation of this chapter may be punished by a fine of up to fifty dollars (\$50) per day per violation and/or the prohibition from registration, or suspension of a current registration, for a period not to exceed two years. The Metropolitan Clerk shall act to prohibit or suspend registration upon recommendation by the Board of Ethical Conduct following the procedures set forth in section 2.196.90.
- C. Sanctions: Upon receipt of a recommendation from the Board that an elected official or member of a Board or commission be censured by the Council, the chairman of the rules-confirmations-public elections committee shall timely file one or more resolutions with the Metropolitan Clerk, for the next regularly scheduled Council Meeting to do one or more of the following:
1. Providing for censure of the member, which resolution shall require twenty-one affirmative vote to be adopted.
 2. Providing for the removal of the censured member of Council from any or all committees and/or removal as chairman of a committee of the Council which resolution shall require twenty-one affirmative vote to be adopted.
 3. Providing for the censure or removal of a Board/Commission member which resolution shall require twenty-one affirmative votes to be adopted.
- D. Enforcement: Board recommendations and complaints regarding violations by employees, other than elected officials, of the standards set forth in this chapter shall be made to the appointing authority. Decisions of the appointing authority regarding violation of the standards of Conduct set forth herein by employees within the classified service may be appealed to the Civil Service Commission in accordance with the Civil Service Rules adopted pursuant to section 12.06 and 12.07 of the Metropolitan Charter.

~~2.196.110 – Violation – Penalty.~~

~~Any violation of this chapter may be punished by a fine of up to fifty dollars per day per violation and/or the prohibition from registration, or suspension of a current registration, for a period not to exceed two years. The metropolitan clerk shall act to fine and/or prohibit or suspend registration upon recommendation by the council board of ethical conduct following the procedures set forth in section 2.196.085.~~

Section 2. That Section 2.222.040.A.5 of the Metropolitan Code be amended to add the following subsection e:

- e. To conduct an investigation and make recommendations regarding any alleged violation of the lobbyist code as set forth in Chapter 2.196 of this code, using the procedures set forth in Section 2.196.085.

Section 3. Be it further enacted, that this ordinance shall take effect January 1, 2021, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Kathleen Murphy
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-147

Mr. President –

- I. I hereby move to amend Ordinance No. BL2020-147, Section 1, by adding the following definition to proposed Section 2.196.020

“Affiliated political action committee” means political campaign committees established, financed, maintained, or controlled by any corporation, labor organization or any other person, including any parent, subsidiary, branch, division, department, or local unit of such corporation, labor organization, or any other person, or by any group of such persons. For this chapter, the chair or treasurer of which is a principal, an officer or an employee of a principal employer of a lobbyist, a lobbyist, an employee of a lobbyist or an employee of a lobbying firm. A political action committee is not an “affiliated political action committee” if an employee of a registrant serves as the officer of a political action committee in a clearly personal capacity and the goals and mission of the committee clearly have not relationship to the goals and mission of the lobbyist or lobbyist’s client.

- II. I hereby move to further amend Ordinance No. BL2020-147, Section 1, by adding the following as a new Subsection A.4.e and renumbering any subsequent subsections accordingly:

e. The name and address of any affiliated political action committees, and acronyms if applicable, of the client or of the lobbyist.

SPONSORED BY:

Dave Rosenberg
Member of Council

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2020-224

Mr. President –

I hereby move to amend Ordinance No. BL2020-224 by deleting Section 1 in its entirety and substituting in lieu thereof the following:

Section 1. That Chapter 11.22 of the Metropolitan Code is hereby amended to create a new Section 11.22.020 as follows:

11.22.020 – Required notice for sale of property.

Landlords of property used for residential purposes must provide a minimum of 90 days' written notice to residential tenants prior to closing on a sale of the leased premises.

SPONSORED BY:

Brandon Taylor
Member of Council

AMENDMENT NO. 2

TO

ORDINANCE NO. BL2020-224

Mr. President –

I hereby move to amend Ordinance No. BL2020-224 by deleting Section 1 in its entirety and substituting in lieu thereof the following:

Section 1. That Chapter 11.22 of the Metropolitan Code is hereby amended to create a new Section 11.22.020 as follows:

11.22.020 – Required notice for sale of property.

Landlords must provide a minimum of 90 days' written notice to tenants prior to ~~closing on a sale of the leased premises listing the leased premises for sale~~. The landlord must notify tenants within five days of a binding sale agreement of the closing date and the anticipated date by which the tenants must vacate the premises, which shall be no less than 30 days from the date of notice of the closing date.

SPONSORED BY:

Gloria Hausser
Member of Council

LATE AMENDMENT NO. ____
TO
ORDINANCE NO. BL2020-285

Mr. President –

I hereby move to amend Ordinance No. BL2020-285 as follows:

I. By deleting Section 1 in its entirety and substituting in lieu thereof the following:

Section 1. For so long as the Order, as the same may hereafter be amended and restated, is in effect, Until August 31, 2020, all employees of businesses providing essential services as defined by the Order allowed to operate under an order of the Metropolitan Director of Health shall wear a cloth face covering whenever such employees have face-to-face contact with the public. Further, cloth face coverings shall be worn by all workers at construction sites when more than one worker is present. Cloth face coverings required by this ordinance shall comply with guidance from the Centers for Disease Control and Protection, including the following:

- fit snugly but comfortably against the side of the face
- be secured with ties or ear loops
- include multiple layers of fabric
- allow for breathing without restriction
- be able to be laundered and machine dried without damage or change to shape

II. By adding the following as a new Section 3 and renumbering the current Section 3 as Section 4:

Section 3. This Ordinance may be extended or otherwise amended by a resolution adopted by the Metropolitan Council.

Section 34. This ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Joy Styles
Member of Council

SUBSTITUTE BILL NO. BL2020 -286

A bill to be entitled: The Budget Ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee for Fiscal Year 2021

WHEREAS, Article 6 of the Metropolitan Charter provides for the preparation of the Annual Operating Budget of the Metropolitan Government and for its submission to the Council by the Mayor not later than May 1 of each year.

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

ARTICLE I

The amounts hereafter set out in Section I and Section II shall constitute the estimated revenues and applicable prorating provisions for property taxes, and the Operating Budget for The Metropolitan Government of Nashville and Davidson County, and the said sums specified herein are hereby appropriated for the purpose of meeting the expenses for the General Services District (GSD) and the Urban Services District (USD), respectively, for the various departments, institutions, offices, and agencies of the Metropolitan Government, and for meeting the payments of principal and interest on the Metropolitan Government debt maturing during the fiscal year beginning July 1, 2020 and ending June 30, 2021 (hereinafter referred to as Fiscal Year 2021 and FY2021).

The informational summary sheets immediately following are summaries of the detailed estimated revenue sources and budget appropriations by funds for purposes and in amounts numerically itemized by departmental accounts in subsequent schedules of Section I and Section II.

In order to facilitate proper grant accounting, the Director of Finance is hereby authorized to transfer grant-related appropriations and estimated revenues from the general funds to existing or new grant-related special revenue funds at his discretion.

For the purpose of maintaining authorized position counts in Metro's enterprise business system, the Director of Finance is hereby authorized to adjust budgeted positions and full-time equivalents of the various departments and agencies of the Metropolitan Government so as not to exceed authorized budget allocations established in this ordinance.

The Director of Finance is hereby authorized to transfer funds as necessary to implement the Guaranteed Pension Plan program previously approved by the Metropolitan Council.

The Director of Finance is hereby authorized to carry forward and allocate in FY 2021 any unencumbered and unexpended funds at June 30, 2020 for General Government Administration, Employee Benefits and Contingency, Economic Development, and Community Support.

The Director of Finance is hereby authorized to carry forward and allocate in FY 2021 any unencumbered and unexpended funds at June 30, 2020 for appropriations made from benefit trust fund accounts.

The Director of Finance is hereby authorized to adjust the interest earnings of each account in the Metro Investment Pool to recover a pro-rata share of the costs of the Treasurer's investment and cash management programs.

For the purpose of providing funds in anticipation of various grant and other revenues, the Director of Finance is hereby authorized to enter into interfund loans between funds of the Metropolitan Government and between the Metropolitan Government and related but separate legal entities that are included in the Metropolitan Government's reporting entity, as may be permitted under the laws of the State of Tennessee.

The Director of Finance is hereby authorized to allocate and transfer budget appropriations for Nashville Career Advancement Center (NCAC) Local Match, Summer Youth Program, and NCAC Nashville Construction Readiness to the Metropolitan Action Commission for the purpose of consolidating operations.

Pursuant to Section 4 of Substitute Ordinance No. BL2018-1314, as amended, the Blue Ribbon Commission is hereby reauthorized for FY 2021.

Nashville General Hospital (NGH) serves as a safety net facility for the provision of acute medical care services to residents of Davidson County, Tennessee. NGH requires additional resources to expand health care services to the indigent, uninsured and Medicaid/TennCare patients in Davidson County; otherwise such services would be unavailable. An appropriation of \$43,112,100 is to be provided to the Hospital Authority, all of which is provided as part of this Fiscal Year 2021 operating budget with the following appropriation established for safety net expansion purposes: \$6,500,000. This safety net expansion appropriation shall be in the form of an intergovernmental transfer to the State of Tennessee as a match to secure federal funding. Such federal funding requires the approval of the Centers for Medicare and Medicaid Services (CMS). If CMS fails to approve the \$6,500,000 as a federal funding match, then the \$6,500,000 appropriation will be paid directly to the Hospital Authority. The Mayor is authorized to execute any and all documents necessary to complete the above-referenced transaction with the Federal and State governments.

As an express condition of the receipt of the Hospital Authority appropriation set forth herein, within 15 days of the end of each month, the Hospital Authority shall provide electronic copies of the following:

- (a) the most recent month end budget to actual income statement;
- (b) the most recent cash flow statement showing each actual month beginning July 1, 2020 and showing each projected month through June 30, 2021,
- (c) the most recent month's balance sheet,
- (d) the most recent bank statements or other documentation from all Hospital Authority banks showing detailed deposit and withdrawal transactions,
- (e) aging reports with explanations for any amounts in dispute for accounts receivable, accounts payable and any recorded or unrecorded liabilities not included in accounts payable, including a comprehensive summary of each unpaid amount billed by Meharry Medical College,
- (f) the previous month's copies of the balance sheet,
- (g) the monthly actual and projected cash flow,
- (h) patient outcome documentation;
- (i) co-pays and deductibles collected at time of service upon intake; and
- (j) Nashville General Hospital department audits.

These records shall be submitted to the following:

- a. the Metropolitan Director of Finance;
- b. the Vice Mayor of the Metropolitan Council and/or president pro tempore;
- c. the chair of the Metropolitan Council Budget & Finance Committee;
- d. the chair of the Metropolitan Council Health, Hospitals, and Social Services Committee; and
- e. each member of the Metropolitan Council.

In the event adjustments are needed for internal service fund budgets by the Metro Council, the Director of Finance is authorized to adjust the affected operating budgets of internal service funds, special revenue funds, enterprise funds, and departmental operating budget accounts. The Director of Finance is authorized to adjust internal service fund budgets for purposes of incorporating pay plan adjustments as authorized by the Metro Council.

For purposes of expediting tornado and COVID-19 recovery efforts during the fiscal year, the Director of Finance is hereby authorized to provide funding approval to proceed with tornado and COVID-19 related projects where reimbursement for said projects is expected from Federal Emergency Management Agency (FEMA) funds, insurance proceeds and/or other identified funding sources, conditioned on the following: (1) all such reimbursements from federal and/or state grants are submitted to the Metropolitan Council for ratification at the time the funds are awarded; and (2) the Director of Finance provides the Metropolitan Council with a monthly report detailing the expenditures and the amount of reimbursement funding received.

There is hereby established a COVID-19 Financial Oversight Committee ("the Committee"). The Committee shall be comprised of nine members to be appointed by the Mayor. At least three of the nine members of the Committee must be members of the Metropolitan Council. The Committee members shall be appointed not later than June 26, 2020. The purpose of the Committee is to collect, consider, and recommend appropriate uses of COVID-19 federal stimulus funds, including but not limited to federal CARES Act funds. The Committee shall submit its initial recommendations to the Mayor, the Director of Finance, and the Metropolitan Council not later than August 3, 2020, and its final recommendation not later than October 1, 2020.

Not later than noon on August 15, 2020, the Director of Finance shall provide the Metropolitan Council with an updated estimate of revenues, classified by source, to be received by the Metropolitan Government during FY2021.

The Director of Finance is hereby authorized to carry forward and allocate remaining funds at June 30, 2020 and funds received during FY 2021 from Hotel Occupancy Tax Funds (30047 Hotel Occupancy 2007 1% Secondary TDZ Fund) enacted pursuant to Ordinance BL2010-727, as amended by BL2017-589, for the purpose of reimbursing expenses related to flood mitigation and the repair and renovation of the Grand Ole Opry House due to damages directly caused by the May 2010 flood.

The Director of Finance is hereby authorized to increase the allocation for the tourist promotion budget from Hotel Motel Occupancy Tax Funds (30044 Hotel Tourist Promotion) for the purpose of recognizing any revenue received in excess of budgeted revenues to support the direct promotion of tourism in accordance with TCA Title 7, Chapter 4.

For the purpose of obtaining adequate funds for its continued operation while awaiting the receipt of funds from federal grants, MTA is hereby authorized to borrow funds in a principal amount not to exceed \$20 million dollars at a rate of interest and such other terms to be determined at the discretion of MTA in accordance with its policies and procedures, (the evidence of such borrowing referred to as the "Note"). The Note shall mature not later than June 30, 2021. The principal of and interest on the amount of the Note may be secured by the pledge of the MTA's business assets, including accounts, accounts receivable, contract rights, inventory, furniture, fixtures, equipment, general intangibles, and personal property of all and every kind, wherever located and whether now existing or hereinafter acquired. MTA may take such other steps as are necessary to effectuate the Note and the purposes of this Resolution. The debt secured by the Note shall not pledge the credit of the Metropolitan Government of Nashville and Davidson County and shall be "without recourse" such that the Metropolitan Government of Nashville and Davidson County is not obligated with respect to the debt or the Note.

SECTION III - Final

BE IT FURTHER ENACTED: That this ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED AS TO AVAILABILITY
OF FUNDS:

INTRODUCED BY:

Director of Finance

Bob Mendes

Kyontzé Toombs

Budget Officer

APPROVED AS TO FORM AND LEGALITY:

Metropolitan Attorney

Members of the Metropolitan Council

AMENDMENT NO. 1

TO

SUBSTITUTE ORDINANCE NO. BL2019-78

Mr. President:

I move to amend Substitute Ordinance No. BL2019-78 as follows:

1. By add the following subsection iii to Section 1, proposed Section 17.16.070.U.1.d:
iii. Notwithstanding subsection U.1.d.i, the distance requirement shall not apply to properties in the DTC.

INTRODUCED BY:

Burkley Allen
Member of Council

AMENDMENT NO. 2

TO

SUBSTITUTE ORDINANCE NO. BL2019-78

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2019-78 by deleting Section 2 in its entirety and replacing it with the following:

Section 2. This Ordinance shall take effect ~~from and after its passage~~ January 1, 2022, and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SPONSORED BY:

Brett Withers

Burkley Allen
Members of Council

AMENDMENT NO. 3

TO

SUBSTITUTE ORDINANCE NO. BL2019-78

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2019-78, Section 1, proposed Section 17.16.070.U.1.d by adding a new subsection iii as follows:

iii. This subsection U.1.d shall not apply to the following:

A. Parcels fronting an “arterial-boulevard”, as designated in the major and collector street plan.

B. Parcels that are not adjacent to two or more residentially zoned parcels.

SPONSORED BY:

Brett Withers
Member of Council

AMENDMENT NO. 4

TO

SUBSTITUTE ORDINANCE NO. BL2019-78

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2019-78 by deleting Section 1 in its entirety and replacing it with the following:

Section 1. That Section 17.16.070 of the Metropolitan Code, the Zoning Ordinance for the Metropolitan Government of Nashville and Davidson County, is hereby amended by adding the following provisions as subsection U.1.d:

"d. Minimum distance requirements

i. No new STRP permit shall be issued to an applicant whose location is less than one hundred feet from a ~~religious institution~~, a school or its playground, a park, or a licensed day care center or its playground. Distances shall be measured in a straight line from the parcel line of the property for which a STRP is sought to the closest point of the parcel line of the property on which the ~~religious institution~~, school or its playground, park, or licensed daycare center or its playground is located.

ii. Notwithstanding subsection U.1.d.i of this section, a STRP permit applicant may be exempt from the minimum distance requirements set forth herein upon the adoption of a resolution, after a public hearing, by the metropolitan council receiving 21 affirmative votes approving the exemption of the STRP unit from said minimum distance requirements. The department of codes administration shall notify the councilmember for the district in which the applicant unit is located in writing within five business days from the date the application is filed requesting the waiver of distance requirements. The public hearing required by this subsection shall be conducted by the council at a regular meeting of the council. Public notification of the hearing shall be conducted pursuant to the public notification requirements for amendments to the official zoning map in accordance with Article XV of Chapter 17.40 of the metropolitan code, provided that notice by mail shall be sent to all property owners within 600 feet of the unit seeking the exemption from the minimum distance requirements not later than 14 days prior to the scheduled public hearing on the resolution. Further, a public notice sign meeting the general requirements of Section 17.40.730 of the metropolitan code shall be posted on the property of the applicant seeking the exemption from the minimum distance requirements at least 14 days prior to the scheduled public hearing. The costs for the public notification requirements shall be paid by the applicant. The applicant shall coordinate the scheduling of the public hearing with the metropolitan clerk's office prior to the filing of the resolution for purposes of including the date and time of the public hearing in the public notice to be mailed."

SPONSORED BY:

Brett Withers
Member of Council

SUBSTITUTE ORDINANCE NO. BL2020-255

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan for properties located at 3141 Old Franklin Road, 4001 Cane Ridge Parkway, 4100 William Turner Parkway and Cane Ridge Road (unnumbered), located on the north side of Old Franklin Road, between Cane Ridge Road and Interstate 24, zoned AR2a and SP (332.24 acres), to amend signage and development standards, revise subdistrict boundaries, and to add 2.92 acres. all of which is described herein (Proposal No. 2015SP-005-010).

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

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

By amending a Specific Plan for properties located at 3141 Old Franklin Road, 4001 Cane Ridge Parkway, 4100 William Turner Parkway and Cane Ridge Road (unnumbered), located on the north side of Old Franklin Road, between Cane Ridge Road and Interstate 24, zoned AR2a and SP (332.24 acres), to amend signage and development standards, revise subdistrict boundaries, and to add 2.92 acres, being Property Parcel Nos. 182, 232, 236, 238, 239 as designated on Map 174-00 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 174 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 as follows:

- Residential Subdistrict limited to up to 500 multi-family residential units.
- Retail subdistrict limited to uses allowed in SCR, excluding Alternative Financial Services.
- Neighborhood Transition Subdistrict limited to up to 600 multi-family residential units and all other uses allowed in MUL, excluding Alternative Financial Services.
- Office Concentration Subdistrict limited to up to 300 multi-family residential units and all other uses allowed in MUI, excluding Alternative Financial Services.
- Mixed Use Subdistrict limited to up to 300 multi-family residential units and all other uses allowed in MUI, excluding Alternative Financial Services.
- A maximum of 1,300 multi-family residential units are permitted within the entire SP.

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

1. All Public Facades shall also be Pedestrian Entrance Facades.
2. With submittal of final site plan for any residential units fronting Cane Ridge Road, a detailed landscaping plan providing an appropriate buffer between Cane Ridge Road and any parking located in front of structures shall be provided.
3. Requirements specified in BL2017-851 not specifically being amended with this ordinance shall remain in effect.
4. All final site plans shall be reviewed by Metro agencies and approved by the Planning Commission or Department in accordance with Section 17.40.170 of the Zoning Code. All roadway plans shall be

consistent with the Complete Streets Executive Order and should incorporate NACTO guidelines where possible.

Section 4 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 5-6. 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 67. 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 zoning district for the Residential Subdistrict, SCR district for the Retail Subdistrict, MUL district for the Neighborhood Transition Subdistrict, MUI district for the Office Concentration Subdistrict and Mixed Use Subdistrict zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

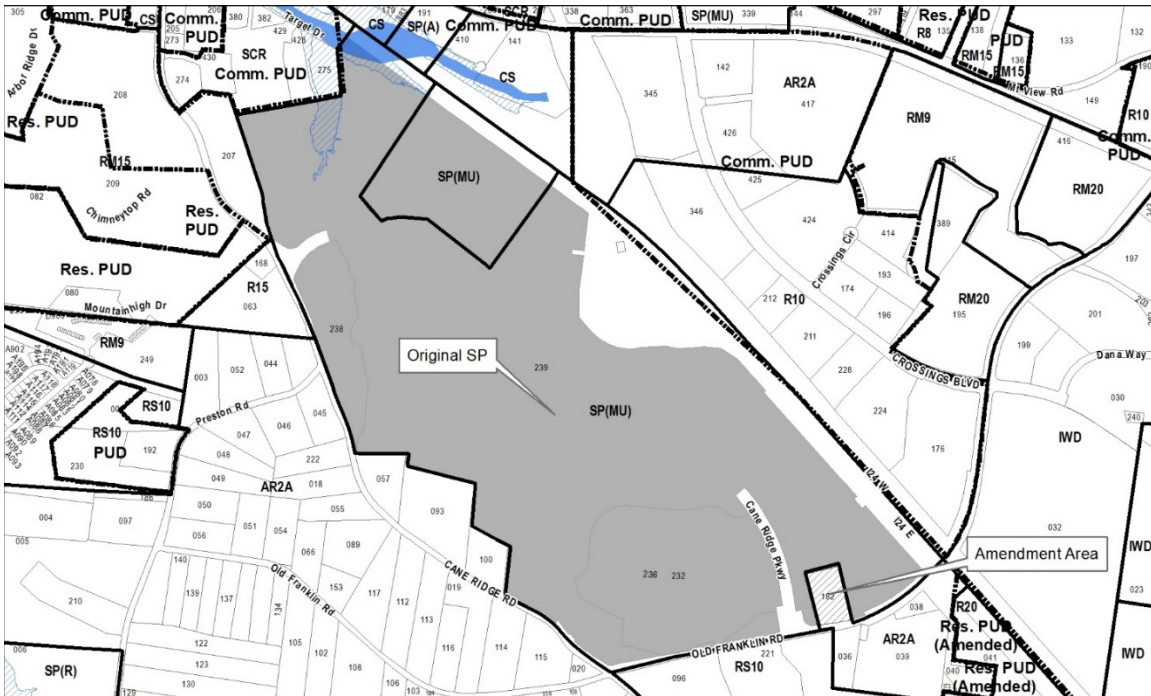
Section 78. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Councilmember Joy Styles

2015SP-005-010
BEAMAN AND TURNER PROPERTIES SP (AMENDMENT)
Map 174, Parcel(s) 182, 232, 236, 238-239
Subarea 12, Southeast
District 32 (Styles)
Application fee paid by: Century Farms, LLC

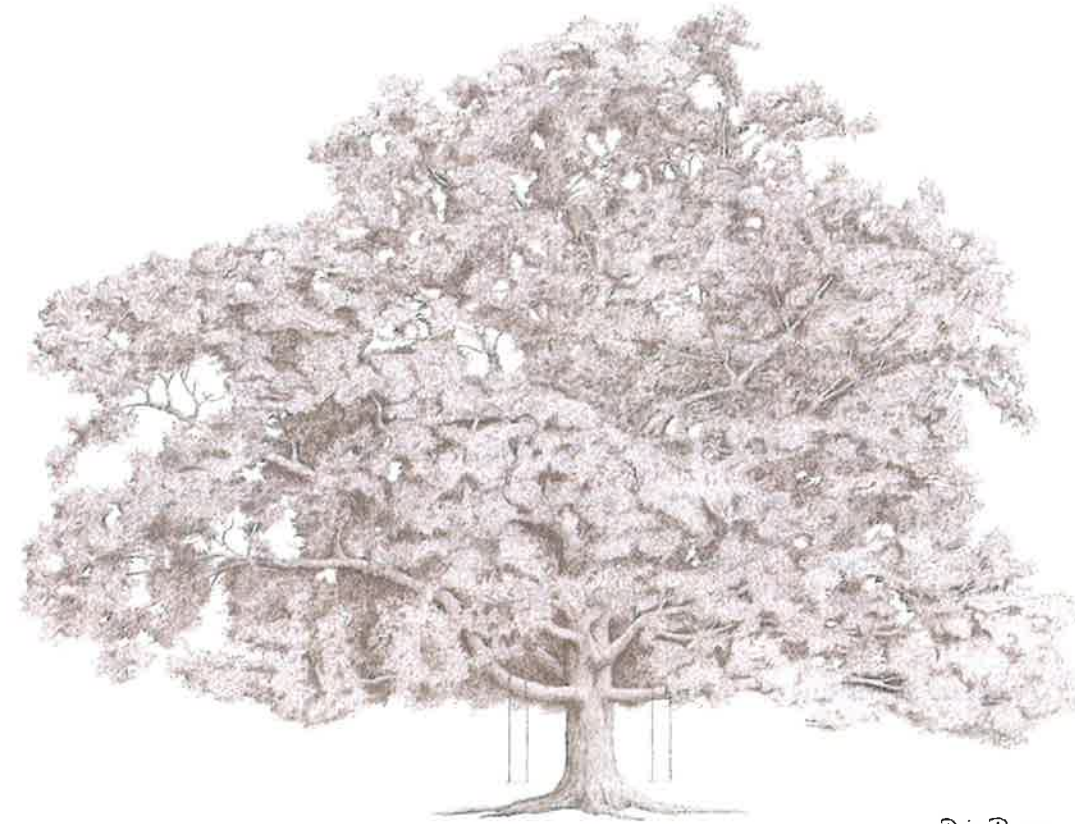
A request to amend a Specific Plan for properties located at 3141 Old Franklin Road, 4001 Cane Ridge Parkway, 4100 William Turner Parkway and Cane Ridge Road (unnumbered), located on the north side of Old Franklin Road, between Cane Ridge Road and Interstate 24, zoned AR2a and SP (332.24 acres), to amend signage and development standards, revise subdistrict boundaries, and to add 2.92 acres, requested by Barge Design Solutions, applicant; Century Farms, LLC, owner.



NASHVILLE & DAVIDSON COUNTY

MAR 02 2020

METROPOLITAN PLANNING DEPARTMENT



PHIL PENDER

Century Farms
Beaman and Turner Properties Specific Plan
2015SP-005-10
Amendment 3

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2016 Amendment (Amendment 1)

Ordinance No. BL2016-198 was approved in 216 and added 13.8 acres into the SP.

2017 Amendment (Amendment 2)

The 2017 Amendment to the SP revised signage standards for the Retail Subdistrict.

2020 Amendment (Amendment 3)

The 2020 Amendment is to add 2.92 acres to the Office Subdistrict, and revise subdistrict boundaries, development standards and signage standards.

Introduction

Nashville, Tennessee is on a significant growth trajectory. The Metropolitan Planning Organization forecasts an additional one million people within the surrounding 10-county Cumberland Region by the year 2035. According to the MPO's projections, by the year 2035, there will be approximately 2.1 million people in the region, 1.5 million jobs, and 900,000 households. To efficiently house and employ this population in a way that provides a high-quality way of life, the region is looking for strategic locations for development.

The site currently consists of approximately 294 acres, after recent right-of-way dedications. The southern portion of the site was home to The Homeplace Farm, which is one of Tennessee's one and a half century old family owned farms established in 1857 by William Snethis Turner and passed on to the family through the generations. In 1956, a portion of the land was sold to build the I-24 corridor and in the 1970s, this portion of I-24 was developed to serve the Hickory Hollow Mall with the addition of the Hickory Hollow Parkway on the North East side of the interstate. A portion of the property was sold to Community Health Systems to support the office expansion. This expansion serves as the first phase of development within the Specific Plan Boundary. The northern portion of the site is owned by Century Farms, LLC and is mostly wooded. It lies between the Homeplace Farm and the old Target shopping center currently owned by D3 Hickory Hollow, LLC.

The land at Exit 60 on I-24 is a rare opportunity for green field development within a developed community and a growing region. With easy access to I-24 and major thoroughfares, conveniently located near major employers, and nearby housing at a variety of price-points, the development possibilities are significant.

In order to make development of the site viable, the Exit 60 interchange will be completed to allow access to the property. New Parkways are under construction and will connect the interchange to existing streets. Existing streets will be improved to support the new development.

General Standards

The regulations of this document are organized in several ways. First, the Subdistrict Plan provides the areas that are regulated by different standards. Each Subdistrict regulates uses, bulk standards, and allowed building types.

The guiding principles and regulatory standards of the Subdistricts are illustrated in the Master Plan. This Master Plan envisions a mixed-use community center that provides services, retail, employment, housing, entertainment and recreation to the community and the region. The Master Plan illustrates the vision for the overall development, and illustrates ideas for building placement, parking location, and open space configurations.

As the project continues to progress, the owner may make adjustments to conceptual plans for infrastructure, open space, and Subdistrict boundaries provided that such adjustments are done within the intent of the standards of this SP. The developer will coordinate such adjustments with Planning staff and other agencies as necessary.

Where silent on specific regulations, the zoning code shall dictate development standards. If adjustments to the SP are necessary to accommodate building code requirements and other regulations, the owner will coordinate such adjustments with Planning staff and other agencies as necessary.

All final site plans shall be reviewed by Metro agencies and approved by the Planning Commission or Department in accordance with Section 17.40170 of the Zoning Code.

Landscape buffer yard requirements between uses and zoning districts within the SP boundaries are not required. Buffers to adjacent properties outside the SP boundary are required.

All new trees within new public rights-of-way shall count toward the tree density requirements.

All Public Facades shall also be Pedestrian Entrance Facades.

Boundaries of the Subdistricts are tied to infrastructure and natural features. The boundaries shown in this document are illustrative. Should the ultimate location of new streets, easements, and buffers be different than illustrated here, the ultimate locations will dictate the boundaries of the Subdistricts.

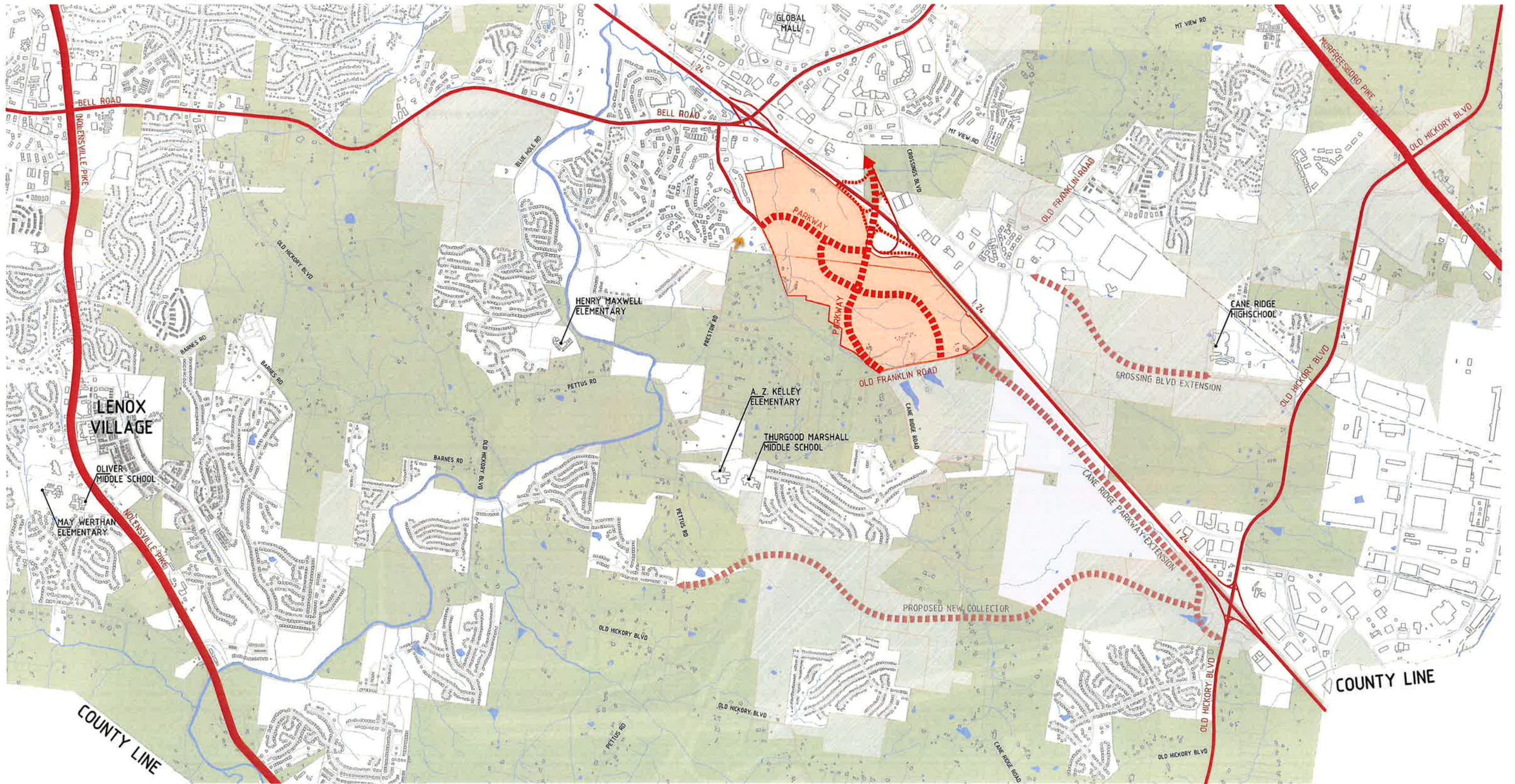
Rights-of-way improvements illustrated herein are conceptual and will require coordination with Metro Public Works and other agencies having jurisdiction over the project. Revisions to such, whether due to unforeseen conditions, existing conditions, or basic development of design intent, shall be reviewed by Planning staff to ensure consistency with the intent of the SP.

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 adopted plan, or add vehicular access points not currently present or approved.

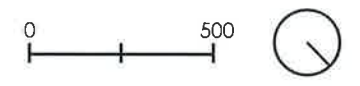
If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 Zoning district for the Residential Subdistrict, SCR district for the Retail Subdistrict, MUL district for the Neighborhood Transition Subdistrict, and MUI district for the Office Concentration Subdistrict which were in place as of the preliminary SP approval and where possible.

A total of 1300 residential units are allocated within the SP, in the Residential, Neighborhood Transition, Mixed Use and Office Concentration Districts.

The final site plan/ building permit 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.



The Beaman and Turner Farms are located at the Hickory Hollow Parkway intersection of Interstate 24. Over the next 25 years, much of the future growth of Nashville will be in Southeast Davidson County. This map illustrates the centralized location of the properties within the areas that will transition from rural land to urban and suburban neighborhoods in coming years.



MASTER PLAN

Amended SP, 2015SP-005-10, 03.02.2020

Page 4



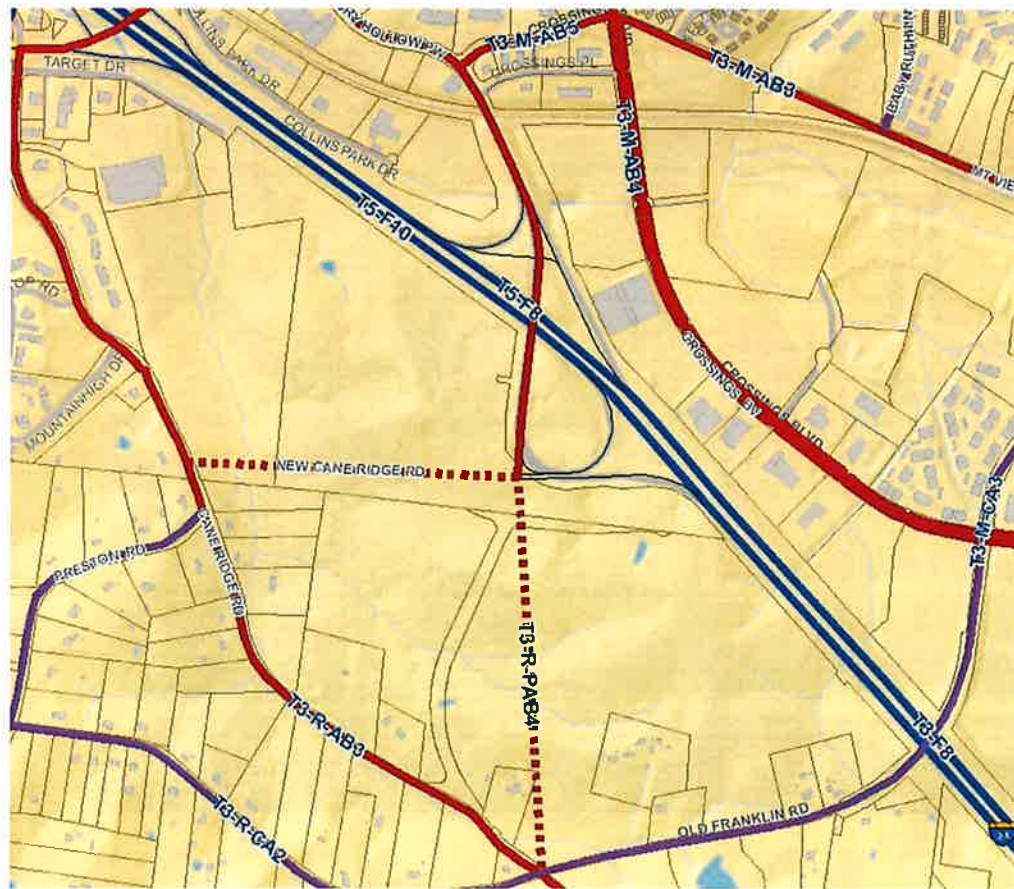
Mobility Network

Mobility is the backbone of the proposed development. In addition to moving cars throughout the site, each street design is intended to accommodate cyclists and pedestrians in a safe and attractive environment.

The Master Plan, the Mobility Plan, and the Bicycle, Pedestrian, and Open Space Plan show a network of Parkways, streets, internal drives, and greenways. Priority has been given to balancing the needs of various forms of mobility. The plans show limited vehicular access points, multi-use paths with planting strips, and aligned crossings that will function as intersections. These and other design standards will allow for easier flow of motorized traffic and safer pedestrian crossings.

Exit 60 of Interstate 24 will be finished to allow access to the development site. The Interchange Access Request has been approved by the Federal Highway Administration. The modification of the interchange and parkways are currently under construction.

The proposed new public streets within the development meet and exceed the Major and Collector Street Plan's requirements for new streets within the site. These new streets, called Parkways in this document, are 102 feet of right-of-way. The cross-section includes two travel lanes in both directions, a center median that accommodates a turn lane where necessary, planting strips and 12-foot multi-use paths on both sides of the street.



The Parkways will move vehicles efficiently while providing mobility options on the multi-use paths. The paths will connect to the parks and greenway system within the development.

A diagrammatic plan and cross-sections for improved existing streets and new streets are shown on the Mobility Network pages of this document. Similar cross-sections that balance various forms of mobility in a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review. Additionally, the relationships of buildings to streets are shown on the Urban Design pages of this document.

A new design for the Hickory Hollow Parkway bridge over I-24 includes several travel lanes to accommodate mobility associated with the interstate. The cross-section also includes the continuation of the multi-use path. This strategic connection to the Hickory Hollow and Crossings districts will provide mobility choice for the entire community.

Two existing roads frame the edges of the development. Cane Ridge Road and Old Franklin Road are generally rural in character. In order to accommodate anticipated traffic while preserving the current rural character of these roads, strategic improvements are proposed.

Cane Ridge Road - from the Roundabout towards Bell Road will be widened to four lanes with an 8-foot sidewalk added to one side within the project limits. From the southern roundabout to Old Franklin Road, the roadway will be widened to four lanes with an 8-foot sidewalk added on one side. The design of this cross-section reflects comments from Metro Planning and Metro Public Works.

Old Franklin Road will be improved from the centerline of the street to include a wider travel lane and a sidewalk with grass strip.

Within the development, internal drives on private property will function as access to buildings and parking, and set up a framework for future development. These internal drives will include travel lanes, turn lanes where necessary, and sidewalks with planting strips.

The inclusion of parks and greenways within the development will also contribute to the overall mobility network. The multi-use paths throughout the development will connect to the proposed greenway system within the property to allow safe, attractive mobility choice to those who live, shop, work, and recreate in the new development.

The projected scale and intensity of this development will provide jobs, services, and homes to many within Middle Tennessee. As plans are studied further, input from the Metro Transit Authority (MTA) will be needed and welcomed. Connecting to existing bus lines and bus rapid transit lines will be an asset to the community and to the development. Considering this development's role in regional growth, transit coordination will be an important point of providing mobility choice.

All open space, greenways, and landscaping within rights-of-way will be maintained by the property owner(s) and will have public easements provided through the Final SP process.

Landscaping within rights-of-way may be used for stormwater management and will be maintained by the property owner(s).

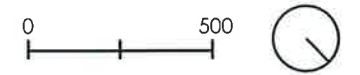
Shared parking studies may be provided during the Final SP process for each development phase. Shared parking is allowed in all subdistricts and across subdistricts.

All roadway plans shall be consistent with the Complete Streets Executive Order and should incorporate NACTO guidelines which were in place as of the initial SP approval and where possible.

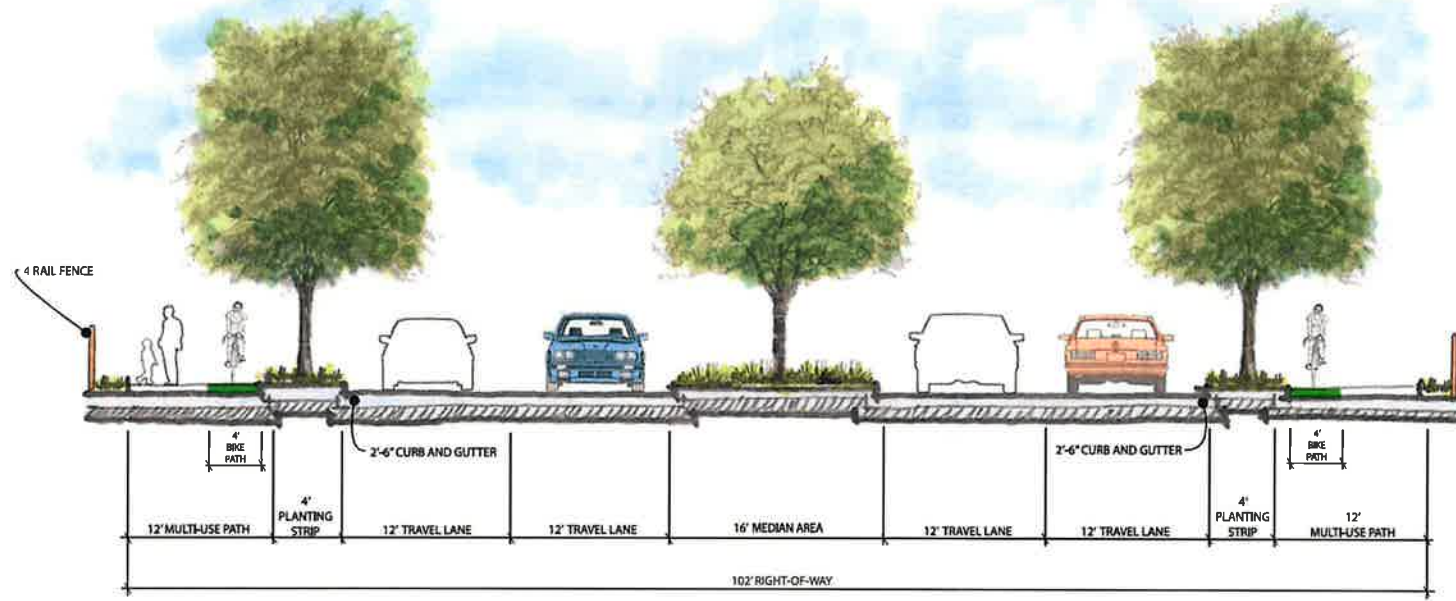


LEGEND:

- █ PARKWAY
- █ INTERNAL DRIVE

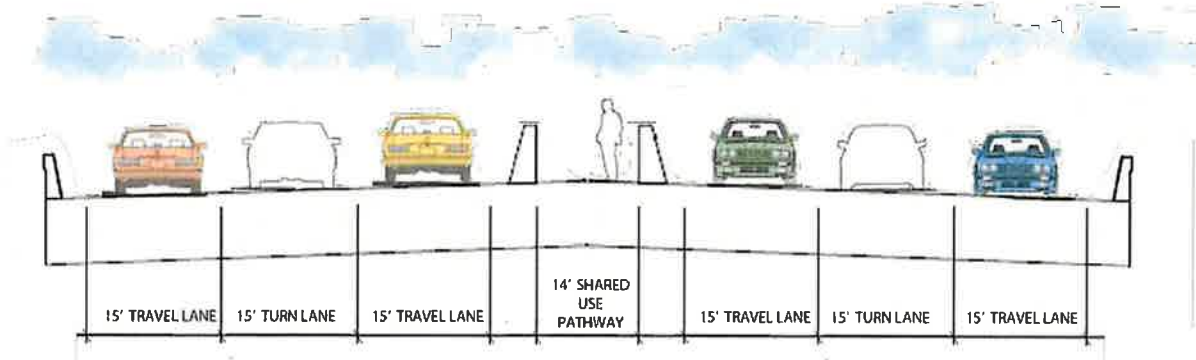


PARKWAY



The Parkway cross-section is designed for all new collector streets within the development. These streets meet the policies of the Major and Collector Street Plan and set a framework for the Subdistricts of the SP. The Parkways will include two travel lanes in each direction separated by a median to accommodate turn lanes, planting strips with street trees, and multi-use paths for biking and walking.

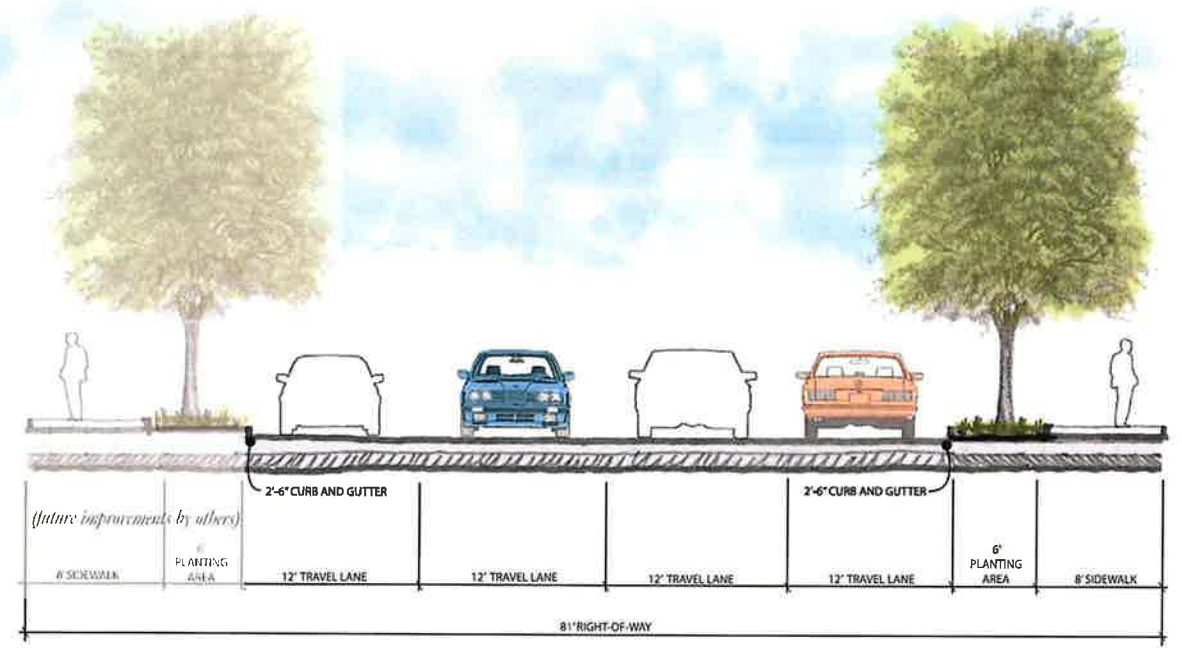
PARKWAY BRIDGE



The Hickory Hollow Parkway bridge that crosses I-24 will be improved according to the recommendations of the Traffic Improvement Study. The improvements will extend to the bridge that crosses the railroad tracks on the east side of the interstate. These improvements include increased travel lanes and turn lanes, and a protected 14-foot shared use pathway in the center. This cross-section has been approved by TDOT and the Federal Highway Administration.

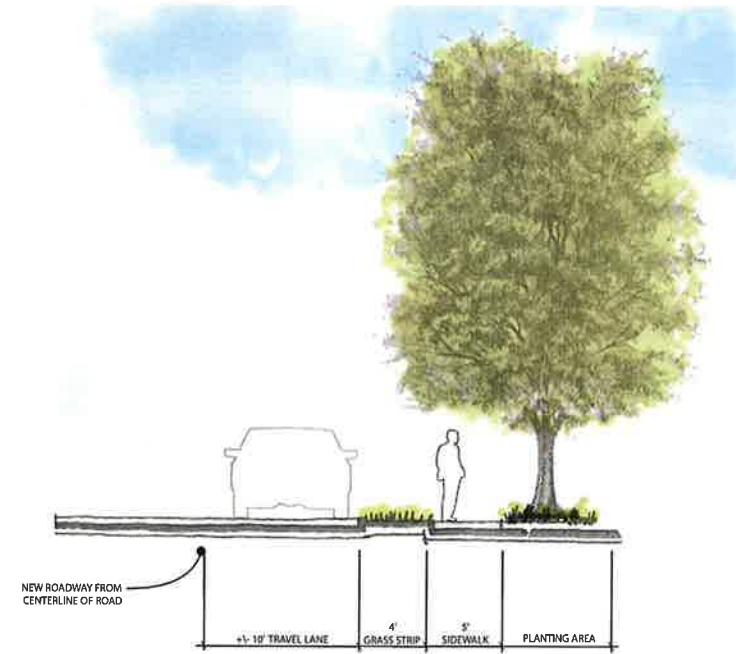
CANE RIDGE ROAD

(Approaching roundabout from Bell Road)



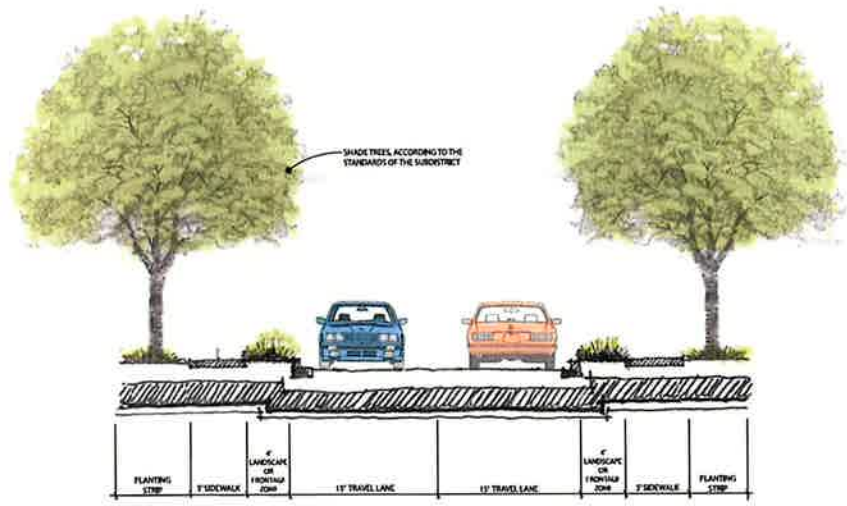
Cane Ridge Road, ±500 feet on each side of the roundabout at the entrance of the new development, will be improved to include two travel lanes in each direction, a grass strip and sidewalk at varying widths on the development side of the road, per existing approvals.

OLD FRANKLIN ROAD



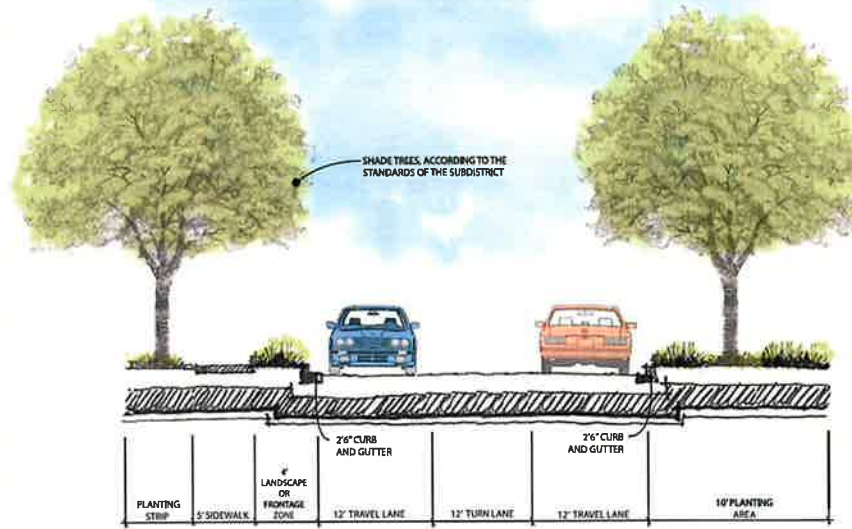
Old Franklin Road, along frontage associated with the SP, will be improved from the centerline of the right-of-way to include a 10-foot travel, a 4-foot grass strip, and a 5-foot sidewalk.

INTERNAL DRIVE 1



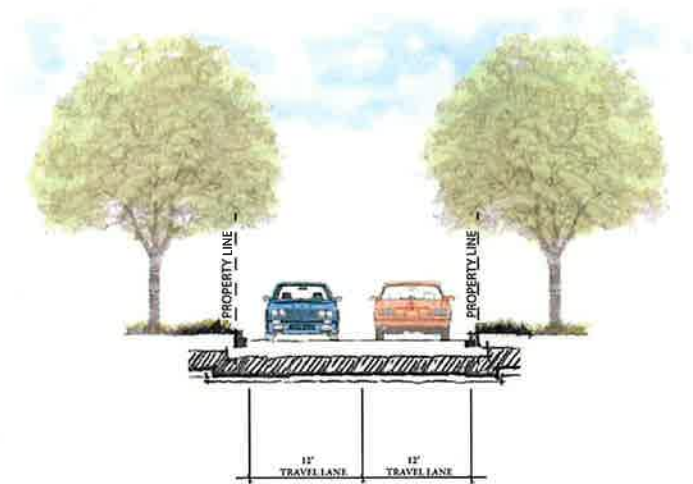
This illustration shows one option for Internal Drives that includes one travel lane in both directions, sidewalks may be present on one or both sides of the internal drive.

INTERNAL DRIVE 2



This illustration shows a second option for Internal Drives that includes one travel lane in both directions, a turning lane, a sidewalk on one side of the internal drive, and a landscaping buffer on the other side.

INTERNAL DRIVE 3



This illustration shows a third option for Internal Drives that serves as an access drive with one travel lane in both directions.

PHOTO EXAMPLES



Buildings may front an internal drive with parking beyond. See Subdistrict standards for when, if, and how this is allowed.



Option 2 allows a sidewalk with landscaping on one side of the internal drive with landscape buffering on the side adjacent to parking.



Option 3 allows on-street parking on internal drives.



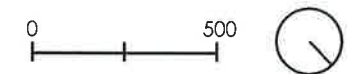
Further standards on how the building relates to an internal drive are provided in the Building Types, Urban Design, and subdistrict standards.

The secondary street network of the development will be designed with Internal Drives. These drives will act as streets and will provide a framework for buildings and parking, and future development. Similar cross-sections that balance various forms of mobility in a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review. The standards for the building's relationship to the street are included on the Urban Design pages of this document.



LEGEND:

- MULTIUSE PATH CIRCULATION TO BE PROVIDED WITH NEW STREETS AND IMPROVEMENTS TO EXISTING STREETS
- PEDESTRIAN PATH CIRCULATION TO BE PROVIDED WITH NEW STREETS AND IMPROVEMENTS TO EXISTING STREETS
- - - PROPOSED MULTI-USE PATH WITHIN THE STREAM BUFFER.
- PARKS. ADDITIONAL OPEN SPACE WITHIN DEVELOPMENTS WILL BE IDENTIFIED DURING THE FINAL SP PROCESS.





To provide mobility choice throughout the site, multi-use paths will be included on Parkways.



The Parkways in the development will have two travel lanes in both directions, a landscaped median to accommodate turn lanes, planting strips and sidewalks on both sides of the street. The design of the street will accommodate vehicular traffic and provide safe and attractive mobility for cyclists and pedestrians.



In retail areas, wide sidewalks, seating areas, and landscaping will provide shoppers with a safe and attractive shopping environment.



To create a main street character, on-street parking, street trees, and sidewalks can be provided on Internal Drives.



By linking the greenway system to the street system, cyclists and pedestrians will have convenient and safe options for mobility throughout the development.



Buildings may be located at the sidewalk of streets or, in certain locations, may be behind one double-loaded row of parking.



Loading and back-of-house functions will be consolidated to minimize disruption to the public realm.

Natural features throughout the property afford the development great opportunities for open space. These natural features will be an asset to the overall development, and will be utilized as placemaking tools within the Subdistricts. Formal, informal, natural, and active open spaces will contribute to the active and attractive walking and biking network through out the development and the broader community.

The stream near Cane Ridge Road will be preserved and enhanced. The required stream buffer will include a greenway path which may potentially include public art. Ideally, Metro Greenways would be able to connect this new section of the greenway within the larger Metro greenway system.

At the head of the greenway, near Bell Road, will be a large park. This park may be formal or more natural, depending on floodplain regulations, gas easement regulations, and design decisions to be made through the Final SP process. The stream and greenway will buffer the residential uses from the commercial / mixed uses.

At the other end of the site, near the intersection of Cane Ridge Road and Old Franklin Road, is a prominent oak tree that has been an icon of the Turner Farm. This tree will be the centerpiece on this side of the development.

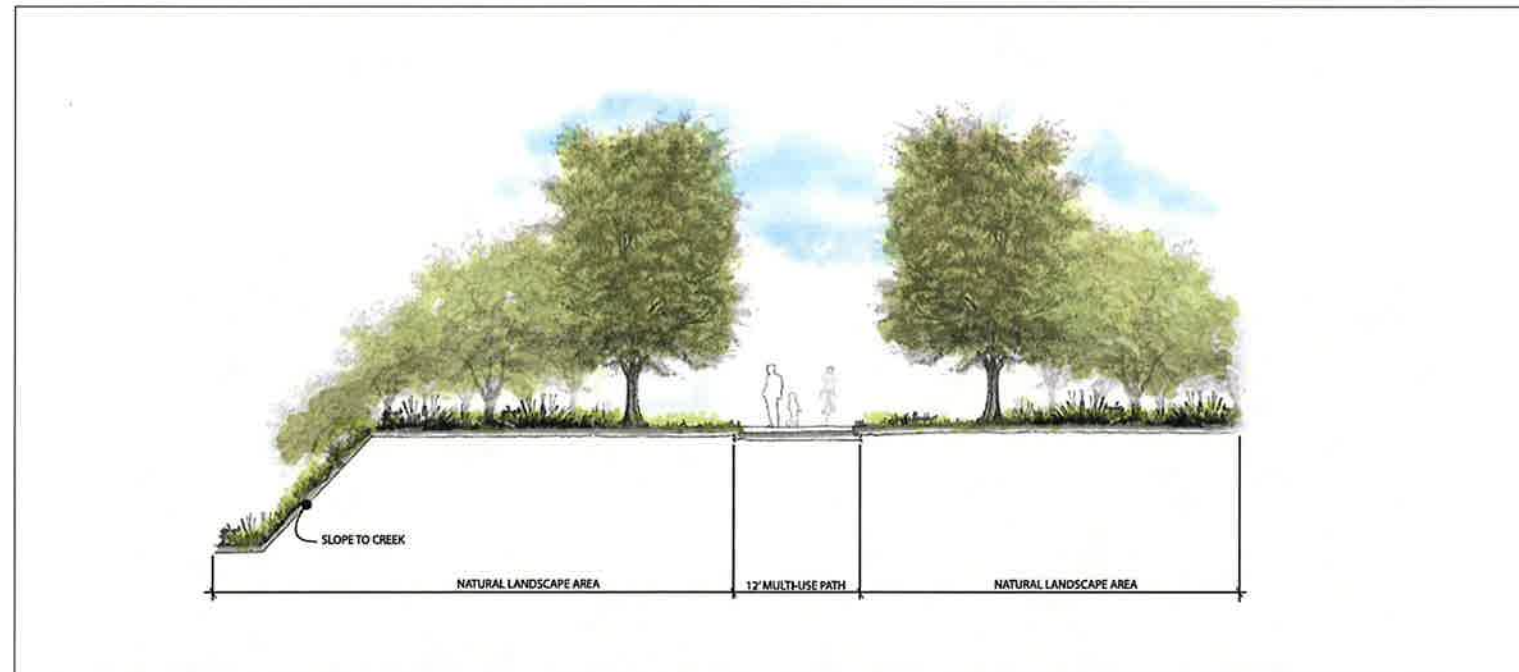
The cross-section of the Parkways includes 12-foot multi-use paths. The pedestrian network will connect these multi-use paths to the greenway to allow for easy pedestrian mobility throughout the development. Final designs will support safe and comfortable walking and biking between the park near Bell Road and the park at the oak tree, with stops at shops, restaurants, homes, and offices along the way.

As designs are finalized within the development, there will be opportunities for the preservation of natural features and natural landscapes. There will also be opportunities to introduce formal open spaces associated with offices, housing, and commercial spaces. Illustrative photos are provided in this document to show various options for the character of these future open spaces.

All open space, greenways, and landscaping within rights-of-way will be maintained by the property owner(s) and will have public easements provided through the Final SP process.



The existing creek is an asset to the site that will be celebrated and integrated into the open space plan and the mobility plan. Efforts to stabilize and improve the creek's condition will be made according to Stormwater standards, and light imprint and/or low impact initiatives may be used.



The creek on the property is an asset to the development and will be the backbone of the Open Space Plan. While preserving the natural landscape in the stream buffer, a 12-foot multi-use path and pedestrian lighting will be added. This design concept may be adapted to protect existing trees or respond to existing power lines.



The required stream buffer along the creek will be used as public open space. A multi-use path will added in a manner that maintains the integrity of the creek while allowing recreation.



Near the intersection of Cane Ridge Road and Old Franklin Road is a prominent oak tree that has been an icon of the Turner Farm. This tree is anticipated to be a centerpiece on this side of the development.



Multi-use paths will be included throughout the development. In some places, these paths may follow streets or internal drives. In other places, the paths may follow a more naturalistic setting.



A greenway will be added within the stream buffer and will connect to the broader walking and biking network within the development.



Formal open spaces are appropriate for office and commercial developments. Buildings may be oriented toward open spaces, and pedestrian circulation may be accommodated within open spaces.



Low Impact or Light Imprint stormwater solutions may be used within the development. These areas may be included in open space design or used as landscaping in various Subdistricts.



Open spaces are an important part of the design of several subdistricts. A formal green or open space may be used to organize buildings and create a sense of place.



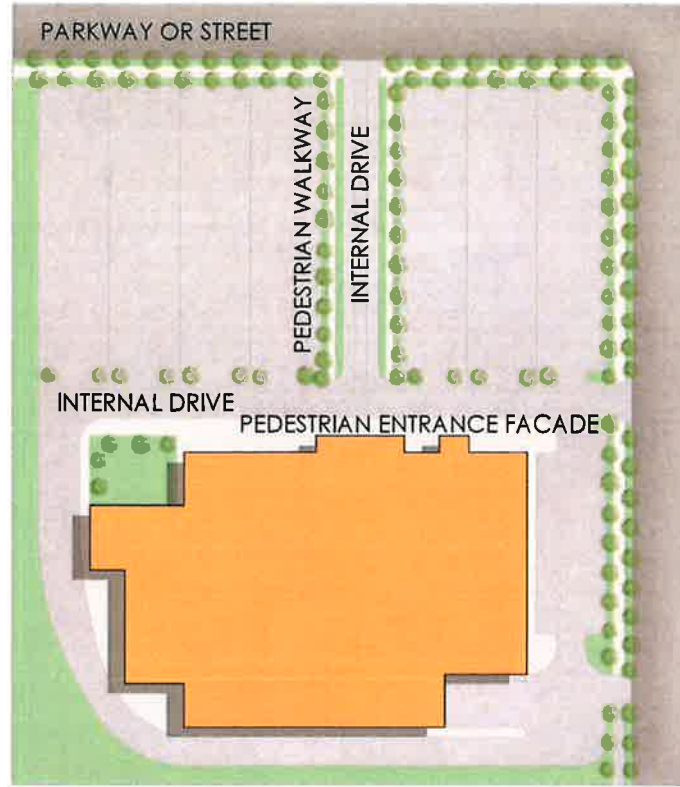
Residential buildings may be oriented toward formal or informal open spaces. These open spaces may be passive or active, and landscaped or hardscaped. These open spaces may be private or public.



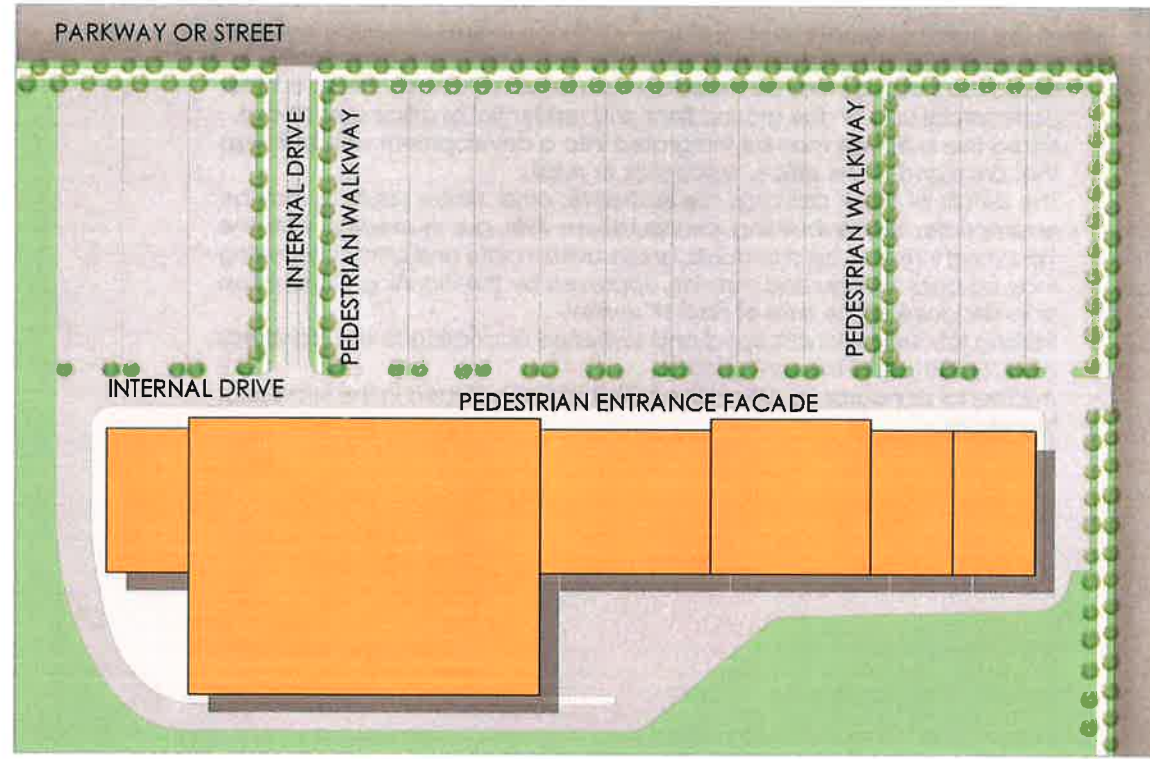
Playgrounds, dog parks, and other active open spaces are appropriate for any Subdistrict and will provide gathering places within the community.



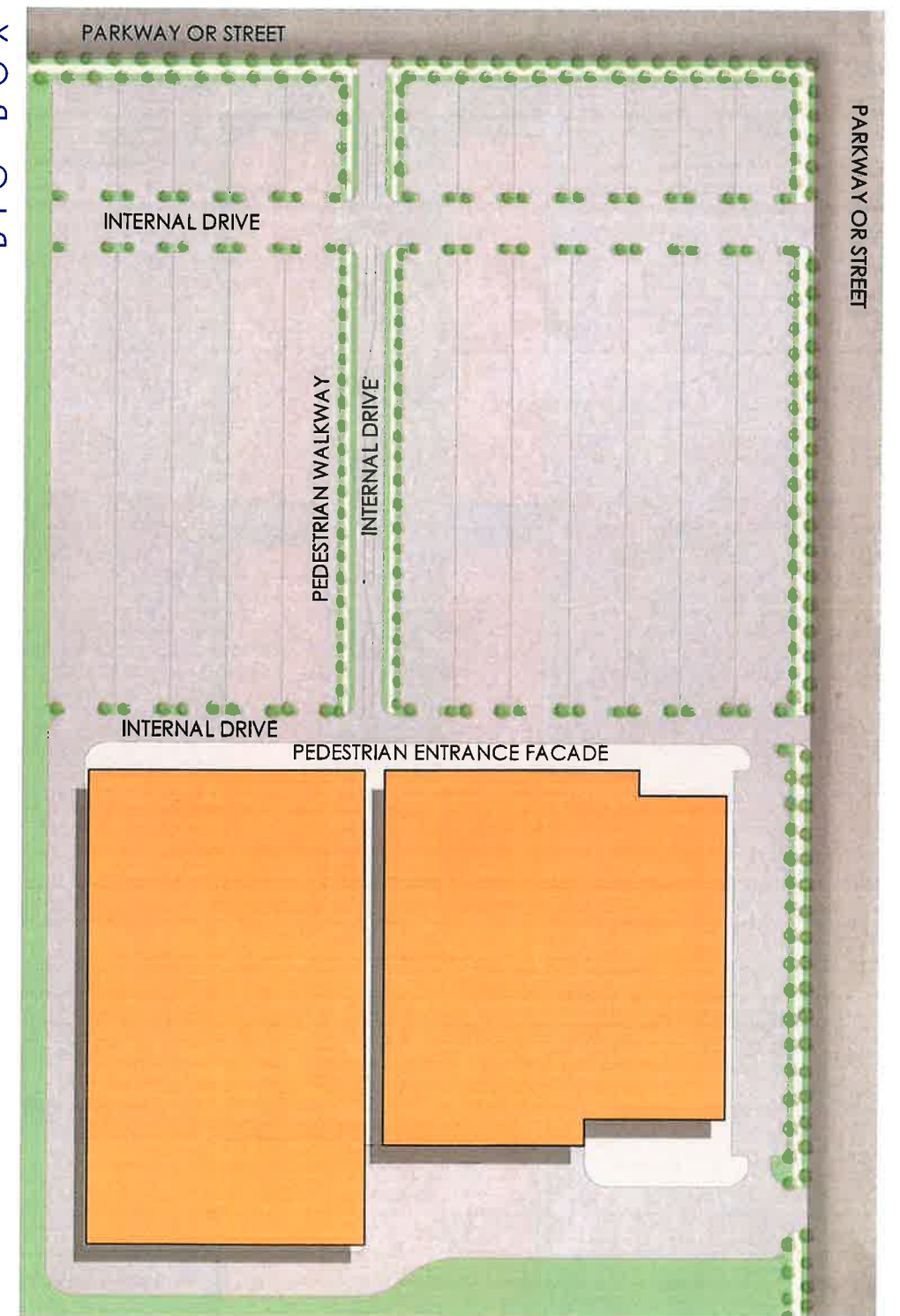
B I G B O X



B I G B O X



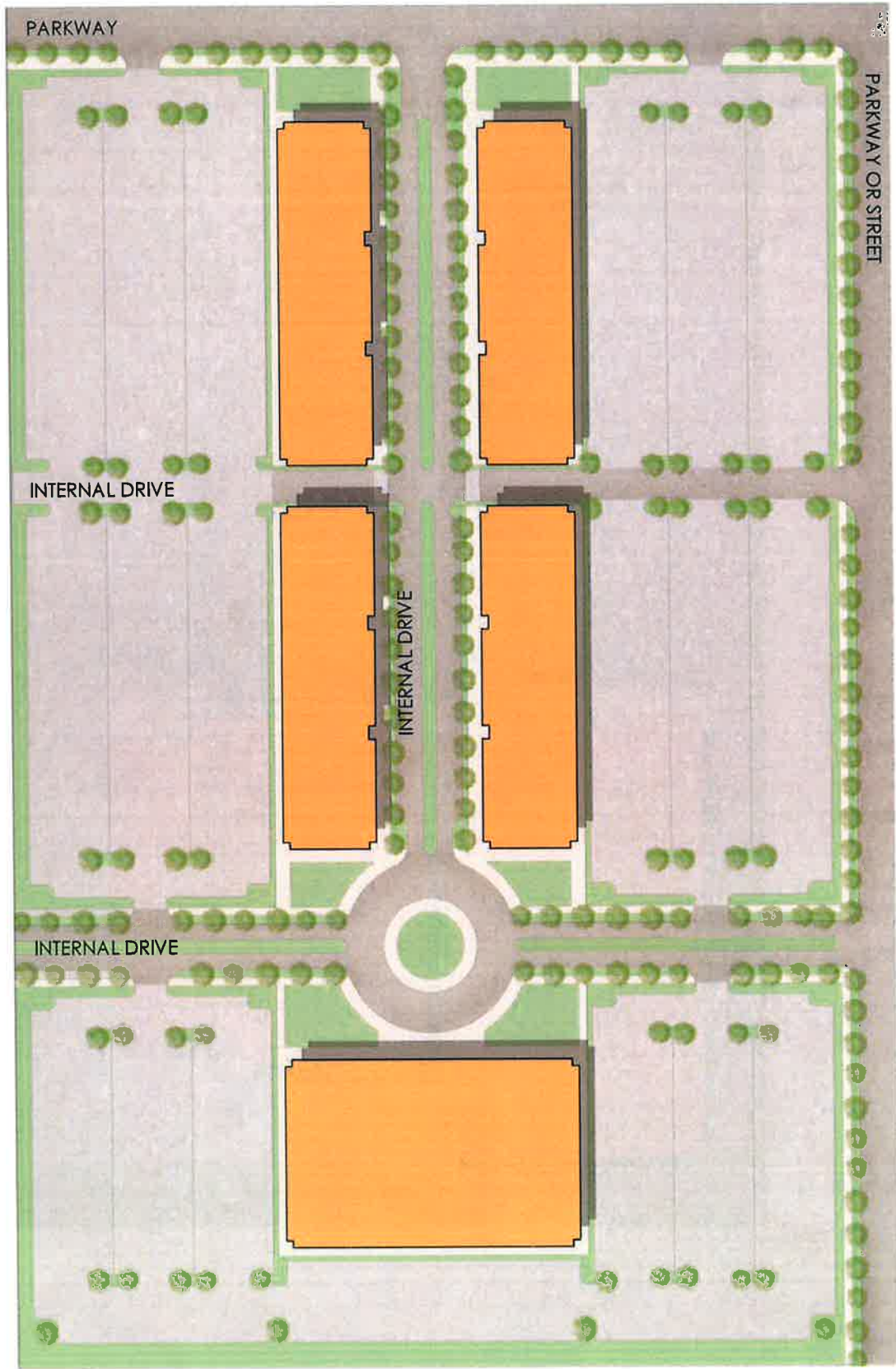
B I G B O X



- Big Boxes are buildings that contain commercial or entertainment uses and are over 100 feet in depth.
- The Pedestrian Entrance Facade of a Big Box may be oriented toward an internal drive and is not required to be oriented toward a Parkway or public street.
 - Setbacks from the internal drive are generally shallow through greater setbacks may be used for green space, outdoor dining, or display space.
 - Loading and back-of-house functions will be oriented away from Parkways.
 - Big Box buildings may be group closely together and/or attached to buildings of a similar or complementary use. Loading and back-of-house functions may be consolidated.
 - The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
 - Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.
 - Additional standards for Big Box buildings are included in the Subdistrict Standards.

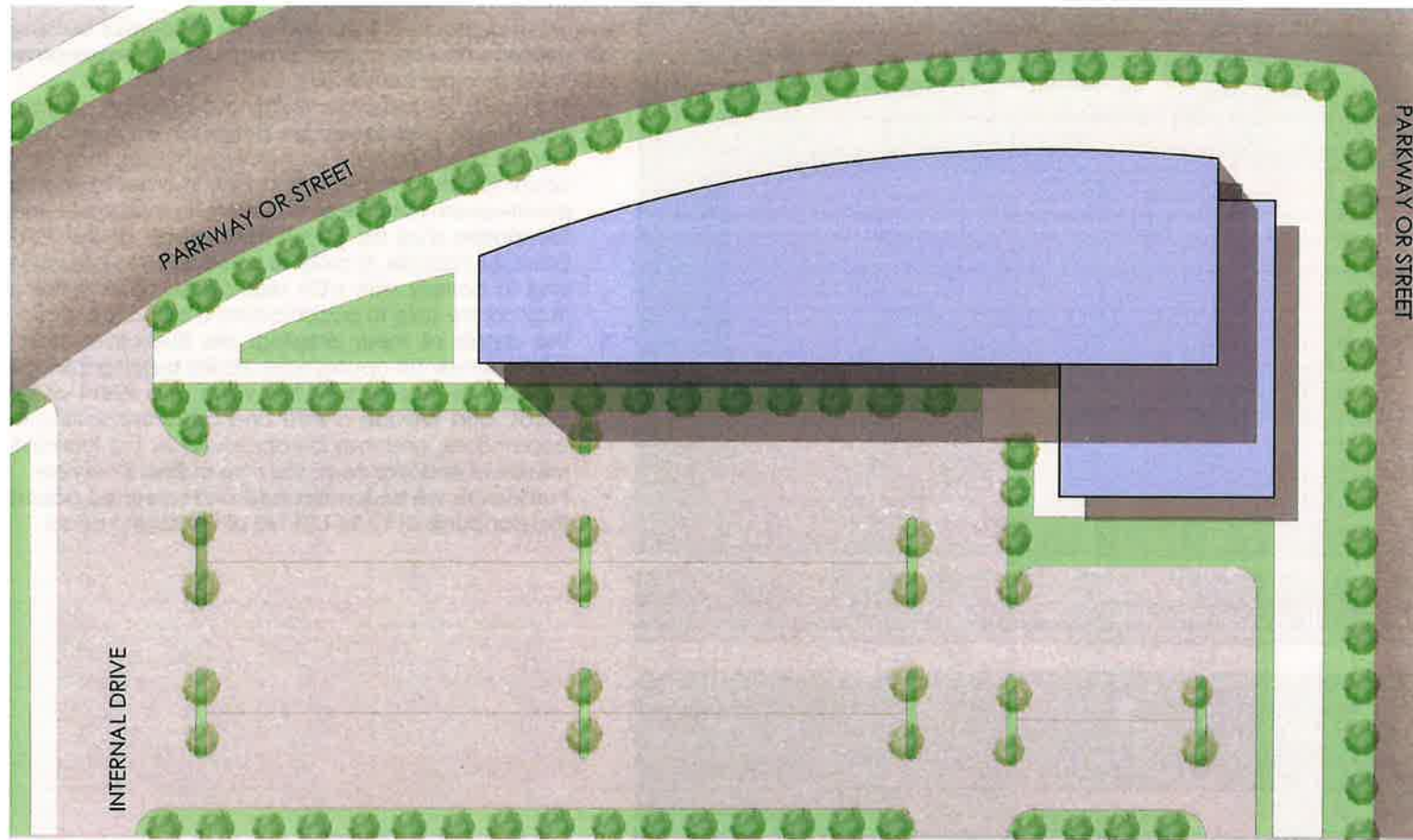


Pedestrian walkway through parking to the Pedestrian Entrance Facade



Mixed Use buildings create special places within the overall development, and provide a unique urban experience within the larger suburban community.

- Mixed Use buildings may be mixed use with retail, restaurant, office, or other commercial uses on the ground floor and residential or office uses above.
- Mixed Use buildings may be integrated into a development with buildings that are stand-alone office, residential, or retail.
- The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
- Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.
- Additional standards for Mixed Use buildings are included in the Subdistrict Standards.



With high visibility along I-24, and office, shopping, and mixed-use within the community, hotels may be an important component of subdistricts with interstate frontage.

- A Pedestrian Entrance Facade of a hotel may include a porte cochere or drop-off facilities.
- A Pedestrian Entrance Facade may be oriented toward a Parkway, street, internal drive, or parking lot.
- When the Pedestrian Entrance Facade is oriented toward parking, a Public Entrance Facade shall provided along a Parkway, street, or open space. The determination of these facades is done during the Final SP process.
- Hotel uses may be combined with other complementary uses in a Hotel building.
- The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
- Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.
- Additional standards for Hotel buildings are included in the Subdistrict Standards.



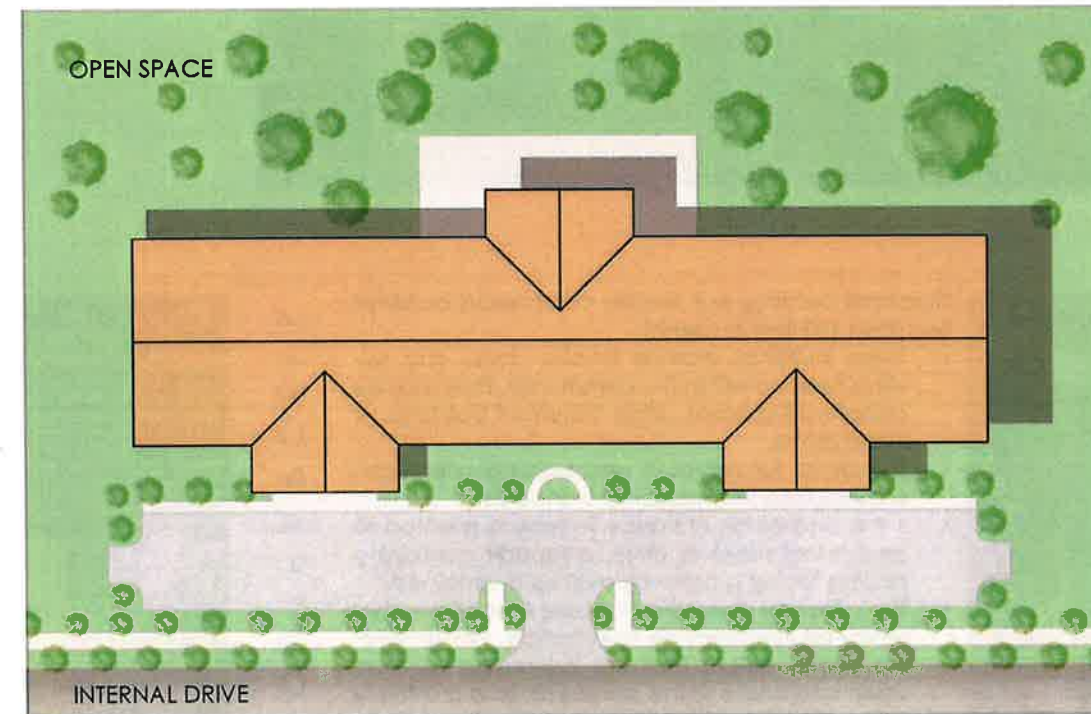
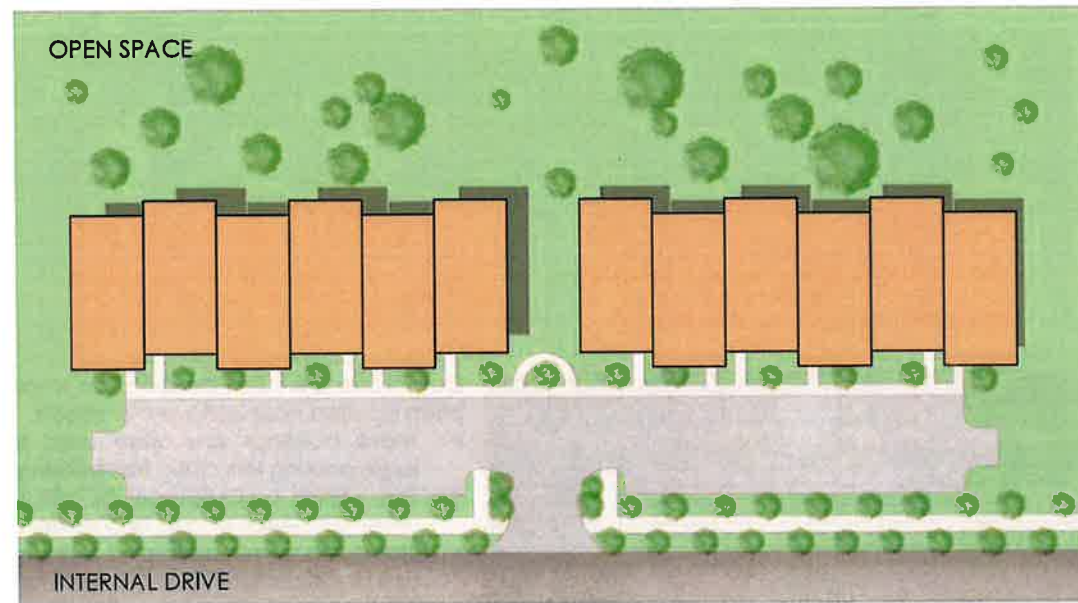
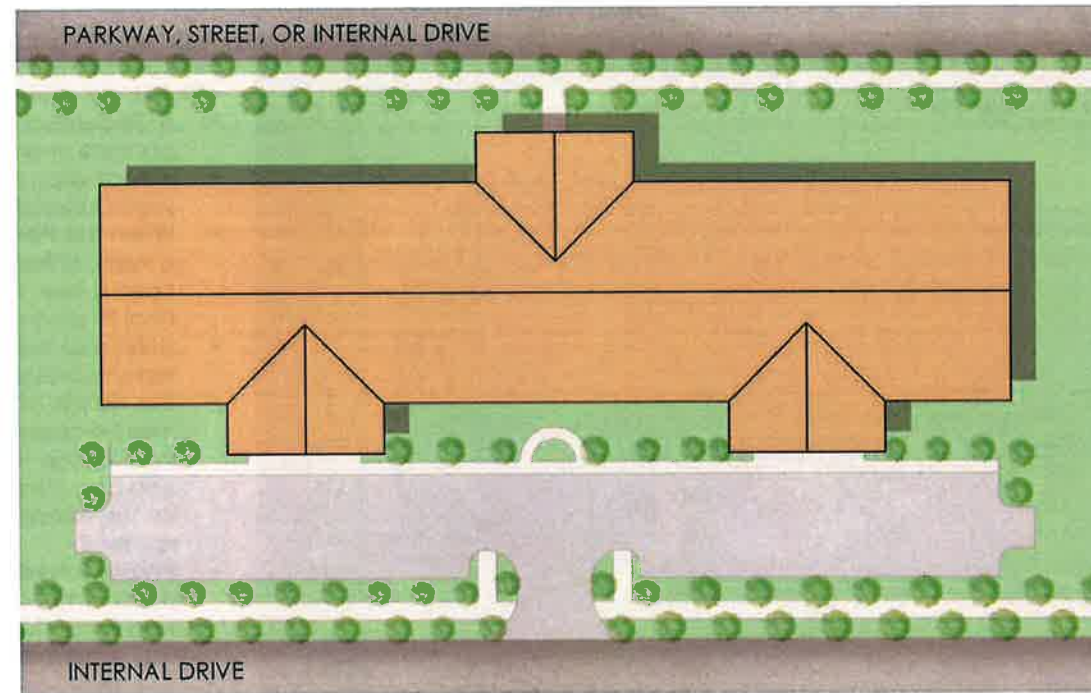
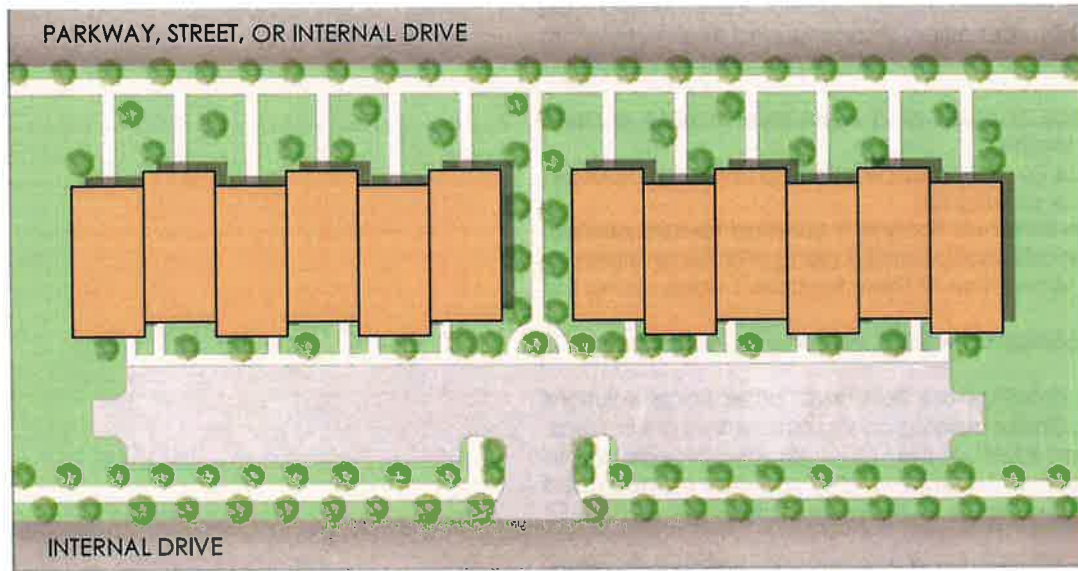
Storefront buildings are smaller commercial buildings (less than 100 feet in depth).

- These buildings provide smaller stores and services needed within the community. They may be attached Big Boxes, other Storefront buildings, or stand alone.
- Standards for setbacks and building orientation are included the Subdistrict standards.
- If the pedestrian entrance facade is oriented to an internal street or drive, a facade containing glazing facing a parkway shall be maintained.
- The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
- Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.
- Additional standards for Storefront buildings are included in the Subdistrict Standards.



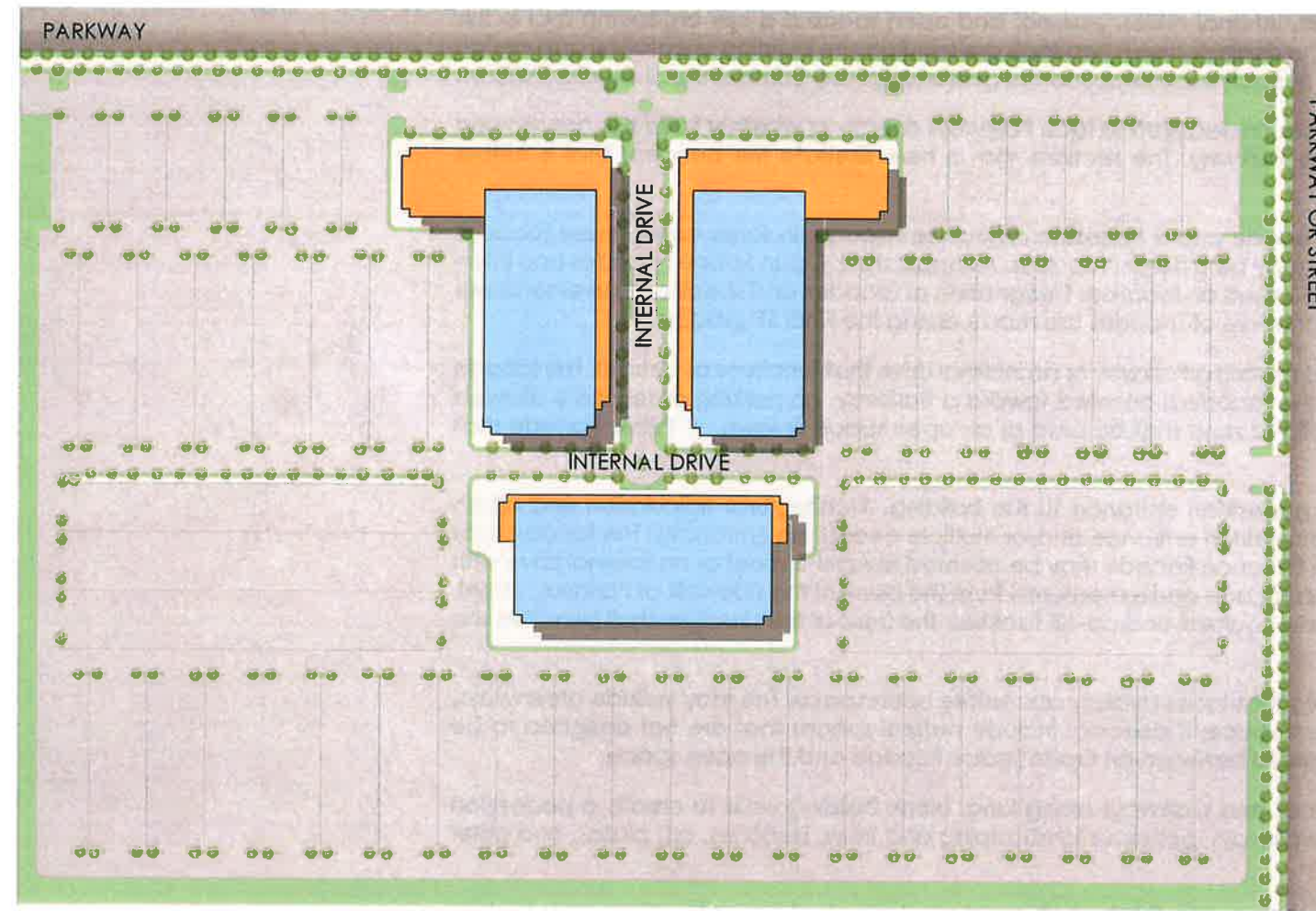
Outparcels are small buildings on small parcels, often located near Parkways or streets.

- These buildings are often used to screen large parking lots of Big Box buildings.
- The design of Outparcel buildings will balance the needs of cars and pedestrians.
- Standards for setbacks and building orientation are included the Subdistrict standards.
- If the pedestrian entrance facade is oriented to an internal street or drive, a facade containing glazing facing a parkway shall be maintained.
- In Subdistricts in which Outparcels are allowed, the building and parcel may not be indicated on the Conceptual Master Plan but may be included in the Final SP process.
- The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
- Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.
- Additional standards for Outparcel buildings are included in the Subdistrict Standards.



Townhouses, stacked flats, and other residential building types will enhance housing choice throughout the development and within the broader community.

- Standards for setbacks, building orientation, parking location, height, and density are defined in each Subdistrict.
- Certain building types, such as townhouses, may be able to accommodate a raised foundation in order to separate the private realm from the public realm. In such cases, the raised foundation shall be 18-36" from grade at the Pedestrian Entrance Facade. In order to be sensitive to natural features and to comply with ADA regulations, other building types may not be able to accommodate a raised foundation.
- The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
- Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.



Office buildings may develop in a grouping that creates a park-like setting. This may be in response to natural features or to create a more formal amenity open space.

Office buildings may develop in groupings that create a "main street" setting with buildings oriented toward internal drives.

- Offices may include complementary uses on the ground floor or may be developed in association with other building types.
- Parking may be provided in parking lots or structures.
- Standards for setbacks and building orientation are included the Subdistrict standards.
- The details of these drawings are illustrative; other similar solutions may be appropriate. Similar building configurations that are in-keeping with the vision and intent of the standards, and provide a safe and attractive setting may be appropriate, and may be approved by the Planning Commission or its designee at the time of Final SP review.
- Parking lots will be landscaped and screened according to the standards of 17.24.130-160 of the zoning code.
- Additional standards for Office buildings are included in the Subdistrict Standards.

The relationship of buildings to Parkways, streets, internal drives, parking, and open space is a key organizing tool in this document and in the envisioned character of the development. Two tools are used ensure building orientation and design that is in keeping with the envisioned character of each Subdistrict and the guidance of the Community Character Policies.

First, each Subdistrict determines whether facades are required to face Parkways directly or whether buildings are allowed to have parking between the facade and the Parkway. The sections shown here illustrate the concept that is further described in each Subdistrict.

Second, buildings are identified with a Public Facade and a Pedestrian Entrance Facade. In some cases, these facades may be one and the same. In other cases, they may be different facades. As applicable, Open Space Facades and Interstate Facades are also identified, or understood based on location. Designation of facades and specific requirements are further described in each Subdistrict. Final designations of facades are made during the Final SP process.

A Public Facade is typically the facade oriented toward a Parkway or an internal drive that functions as a street. This facade is designed to be architecturally significant. If this facade is oriented toward a Parkway, no parking or service is allowed between the building and the Parkway; the build-to zone shall be used as an open space or lawn. A Public Facade shall also be a Pedestrian Entrance Facade.

A Pedestrian Entrance Facade is the primary pedestrian entrance to the building. Architectural articulation and urban design tools are used to highlight the primary pedestrian entrance and/or multiple pedestrian entrances. This facade may or may not be the Public Facade. A Pedestrian Entrance Facade may be oriented toward a street or an internal drive with parking beyond. The build-to zone applies to this facade and is measured from the back of the sidewalk of Parkway, street, or internal drive. This facade may include a porte cochere or drop-off facilities; the front of this structure shall be within the build-to zone.

An Open Space Facade is the side of a building that faces publicly accessible open space. This may include greenways, bikeways, formal open space, or informal open space; it does not include natural spaces that are not designed to be publicly accessible. No parking or service is allowed between an Open Space Facade and the open space.

All building forms shall require building entrances and walkways along long, blank building walls to create a pedestrian friendly environment through the use of wide walkways, generous landscaping and trees, benches, art, plazas, and other similar enhancements.

An Interstate Facade is the side of a building that faces I-24. This facade may include back-of-house functions, an interstate oriented signage as allowed by the zoning code.



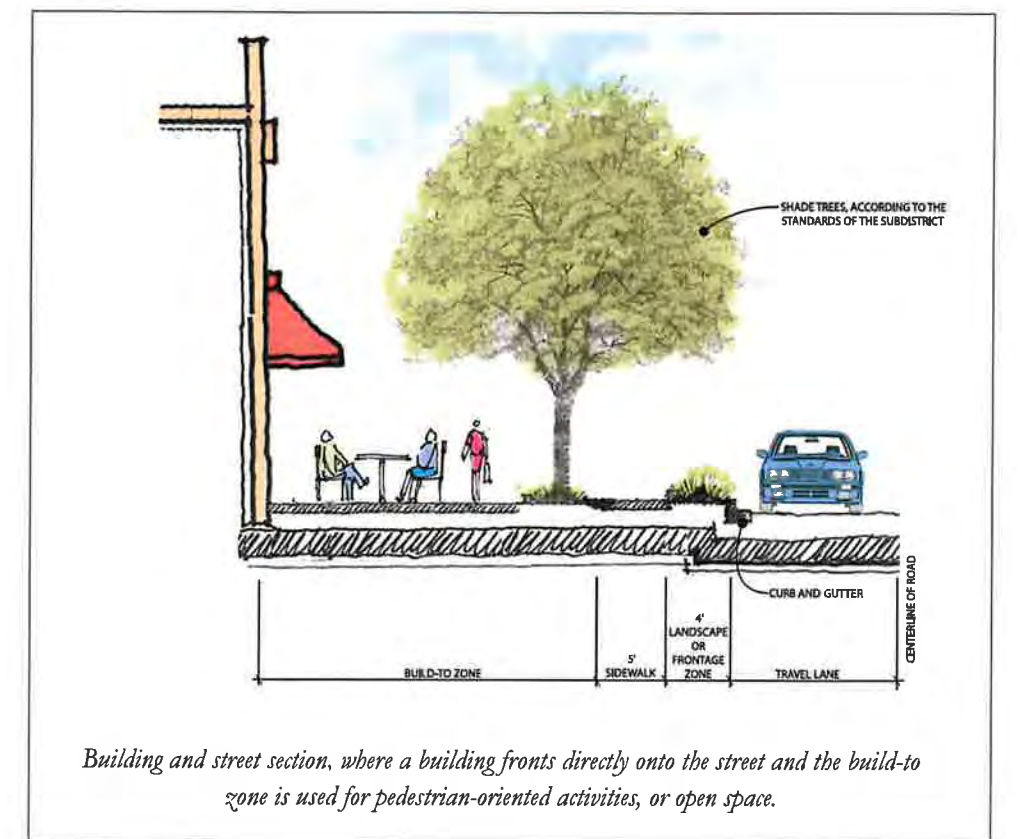
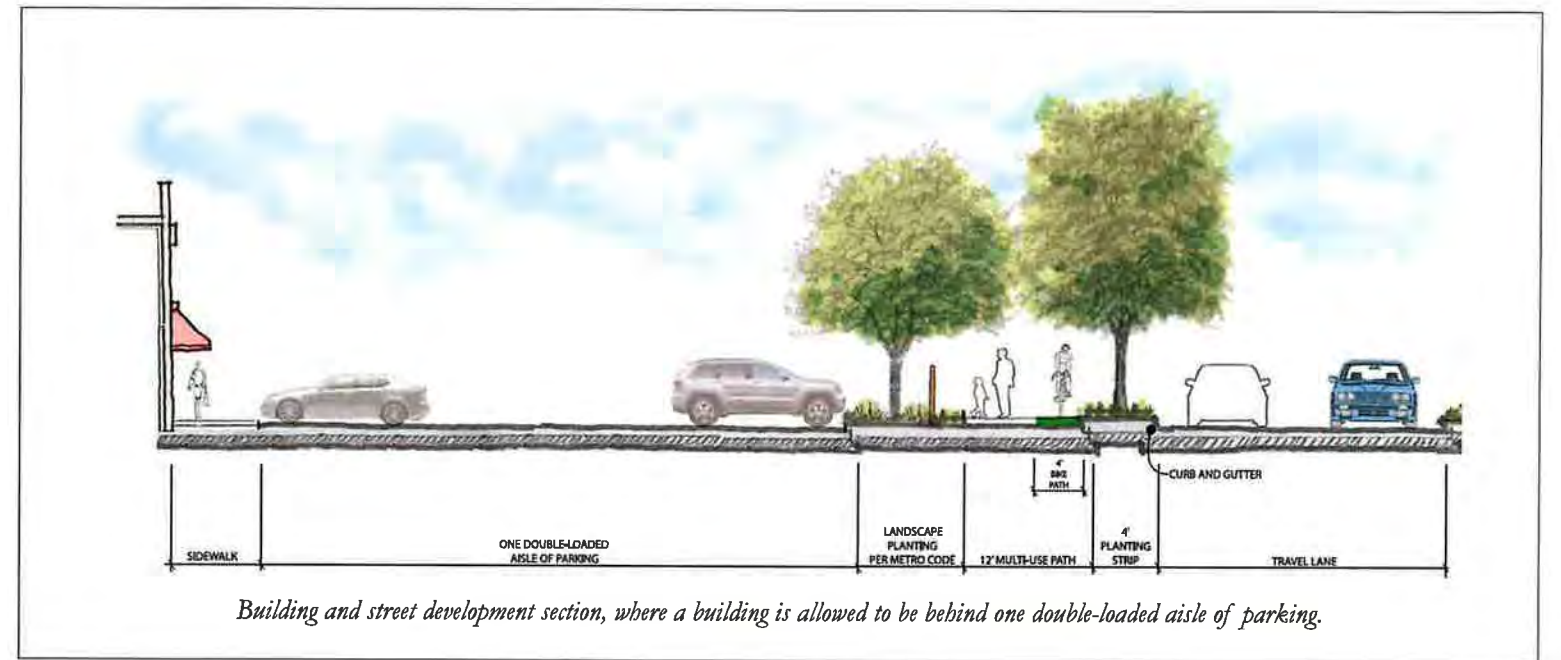
A Public Facade is oriented toward a Parkway or street. This facade has architectural interest and is the public face of the building to the community.



A Pedestrian Entrance Facade may be oriented toward an internal drive with parking beyond.



An Open Space Facade faces formal or informal open space. No parking or service is allowed on this facade.





Boundaries of the Subdistricts are tied to infrastructure and natural features. The boundaries shown in this document are illustrative. Should the ultimate location of new streets, easements, and buffers be different than illustrated here, the ultimate locations will dictate the boundaries of the Subdistricts.

The Master Plan is divided into five distinct subdistricts - Residential, Retail, Neighborhood Transition, Office Concentration, and Mixed Use. The character of each is supportive of the others, and contributes to a cohesive vision of a community center that provides housing, shopping, services, and jobs for the community and the region. The policies of the District: Destination Retail community character policy guide the standards and intent of each subdistrict.

The Residential Subdistrict provides a transition between the adjacent residential land uses and the proposed mixed-use development. This subdistrict responds to the natural features of the site, allowing buildings that step along the topography, preserve natural vegetation, and use the nearby creek as an amenity and an asset. Vehicular connections are balanced with pedestrian movements, and a priority is placed on pedestrian and bicycling connections, and open space orientation. Landscaping is naturalistic, and lighting and signage are minimal.

The Retail Subdistrict is designed for regional retail and complementary uses. Large-footprint, single-use buildings or groups of buildings are allowed within this subdistrict, and are designated for such uses. The standards of the subdistrict balance auto mobility with walking and cycling. The community-wide pedestrian and bicycle network is integrated into this subdistrict, allowing mobility options. Parking lots are organized in a manner that provides a block structure for future development. Regulations break down the scale of large parking lots and large buildings while balancing the needs of regional retail. Signage is allowed greater flexibility than other subdistricts.

The Neighborhood Transition Subdistrict provides services and uses that transition between the existing and emerging neighborhoods nearby, and the proposed mixed-use development. Natural features - including topography and a creek - are used as assets within the subdistrict. The buildings within this subdistrict are smaller footprint and parking lots are accordingly smaller. Buildings may be mixed-use or single-use commercial or residential. Site design is more formal, and buildings are oriented toward streets or open space.

The Office Concentration Subdistrict provides large-footprint office buildings for local and regional employment. Buildings are oriented toward streets or open space, and parking is provided behind or beside buildings in lots or structures. This subdistrict takes advantage of the visibility and access provided by Interstate 24, and taller buildings are allowed nearer the interstate. Access is balanced between auto, pedestrian, and cyclist, and the subdistrict is connected to the overall mixed-use development through streets, open spaces, and greenways.

The Mixed Use Subdistrict allows a uniquely urban development type within a suburban location. Buildings are oriented toward internal streets or open space, and site design is more formal. Retail, commercial, entertainment, hotel, and mixed-use buildings are envisioned to complement the nearby retail and office uses. The Mixed Use Subdistrict is the physical center of the development, and combines the uses and intensity of the other subdistricts in a cohesive, pedestrian-oriented environment. The subdistrict is connected to all subdistricts with aligned streets, open spaces, and greenways.

The drawings, diagrams, plans, illustrative photos, guiding principles and regulations of this document are supported by and supportive of the Destination Retail community character policy, and create a unique destination retail, mixed-use community center for Southeast Nashville. The development will integrate retail, commercial uses, office, hotel, and residential buildings into a 21st century mixed-use suburban community that can meet the needs of the current community while setting a framework for future development.



Acreage +/- 30 acres, up to 35 acres.

Guiding Principles

1. This subdistrict is intended to develop as housing that responds and celebrates the natural resources of the site and provides a transition in use and scale from the existing residential buildings on Cane Ridge Road into the proposed mixed use development.
2. Cane Ridge Road will be improved to the entrance of the new development. Maintaining the rural character of the road beyond the entrance to the development was a request of the community and a commitment maintained by the applicant. To this end, design guidance in this Subdistrict for the preservation of natural features such as topography, the creek, the creek buffer, and natural open space, building orientation and parking location are allowed flexibility not allowed in other subdistricts.
3. The creek will be prioritized as an amenity to the subdistrict, the larger development, and the entire community. Its associated flood plain and required stream buffers are intended to be active and passive open space for the community to enjoy nature and recreation.
4. The natural resources of the site will be a major organizing tool for site development, building orientation, and parking location. Buildings will be situated in park-like settings, and parking will be landscaped according to the zoning code standards.
5. Natural and formal open spaces will connect to the open space and pedestrian network of the larger development.

Guiding Principles

6. Residential buildings - whether stacked flats or townhouses - will respond to the topography and natural features of the site.
7. In order to meet shifting demographics and a variety of price-points within the community, a variety of housing types are encouraged.
8. Pedestrian connections - including multi-use paths, greenways, and sidewalks - will connect the residential buildings within this subdistrict to the resources of the mixed use development and the broader community.
9. To the extent allowed by external regulations, the gas easement will be utilized as an open space amenity.

Base Zoning

The standards applied to this Subdistrict shall follow RM20 zoning except where standards in this document are more specific or change the standards of the base zoning district.

FAR

Development intensity is determined by Dwelling Units only.

Dwelling Units

20 units per acre, up to 500 units maximum/not to exceed 1300 units within the SP.

ISR

According to RM20.

Front Setback or Build-to Zone

During the Final SP process, facades shall be identified in accordance with the Urban Design pages of this document.

- The build-to zone of Pedestrian Entrance Facades shall be 0-20' from back of the sidewalk of a Parkway, street, internal drive, or landscape bufferyard.

Maximum Height at the Setback or Build-to Zone

5 stories

Height Control Plane or Stepback

None.

Maximum Overall Height

5 stories. Maximum height shall be measured from the lowest grade adjacent to the building.

Use Restrictions

According to RM20.

Parking

According to RM20.

Signage

According to RM20. Ground signs are limited to monument signs. Pole signs are prohibited. Billboards are prohibited. Digital signs, except when used for the display of gas pricing, are prohibited. LED lighting is allowed for static signs.

Building and Development Types

Stacked Flats, townhouses, and other residential building types are allowed. A mixture of housing types is required within the overall development.

Additional Notes

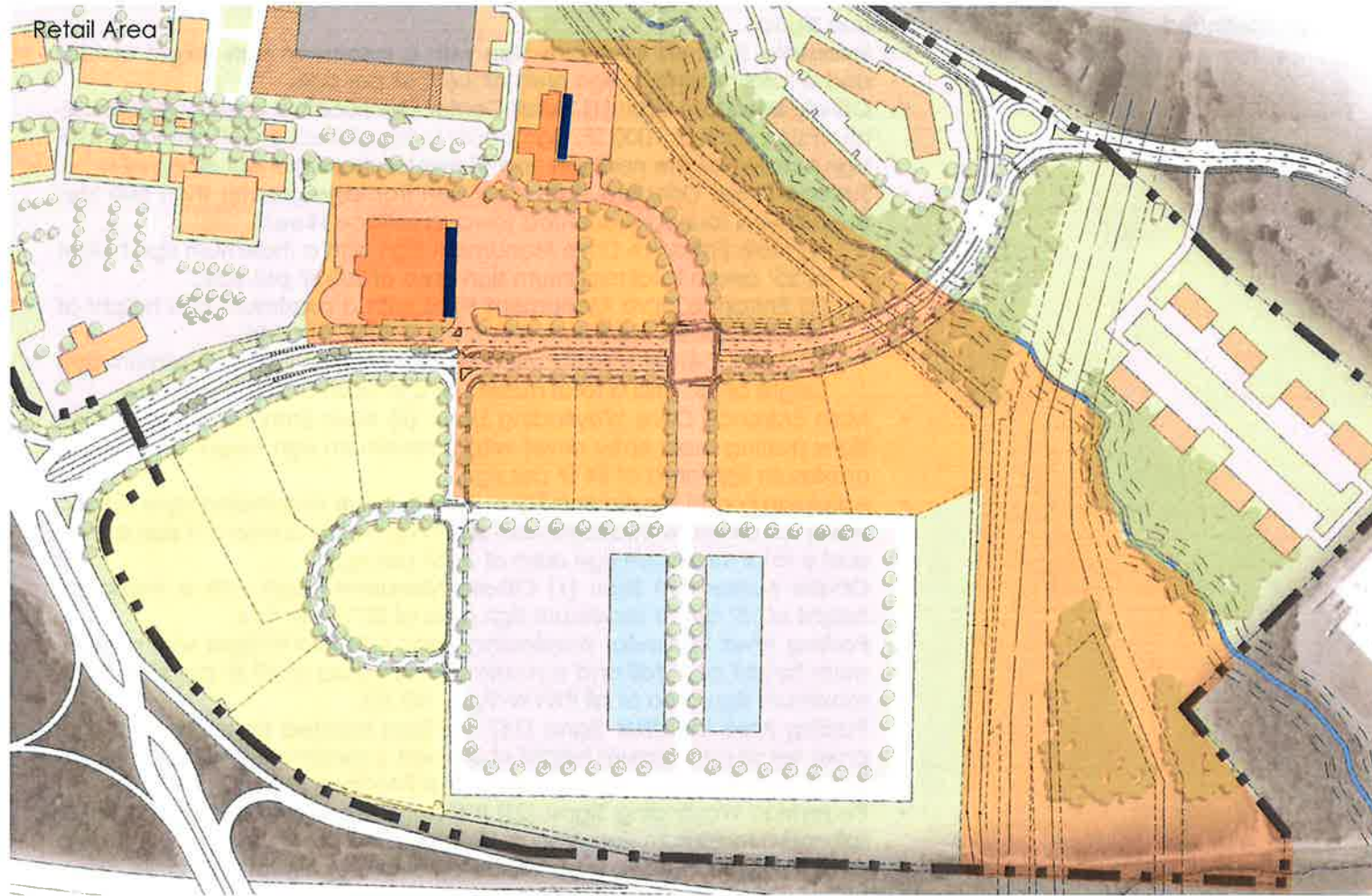
Land used for compliance with stream buffer regulations, public easements, and/open space - while not available for development - shall be available for calculation of overall density.

A landscape buffer yard, Standard B-1 or equivalent, shall be provided as shown on the plan.

With submittal of final site plan for any residential units fronting Cane Ridge Road, a detailed landscaping plan providing an appropriate buffer between Cane Ridge Road and any parking located in front of structures shall be provided.

Parking is prohibited between a residential building and the parkway.

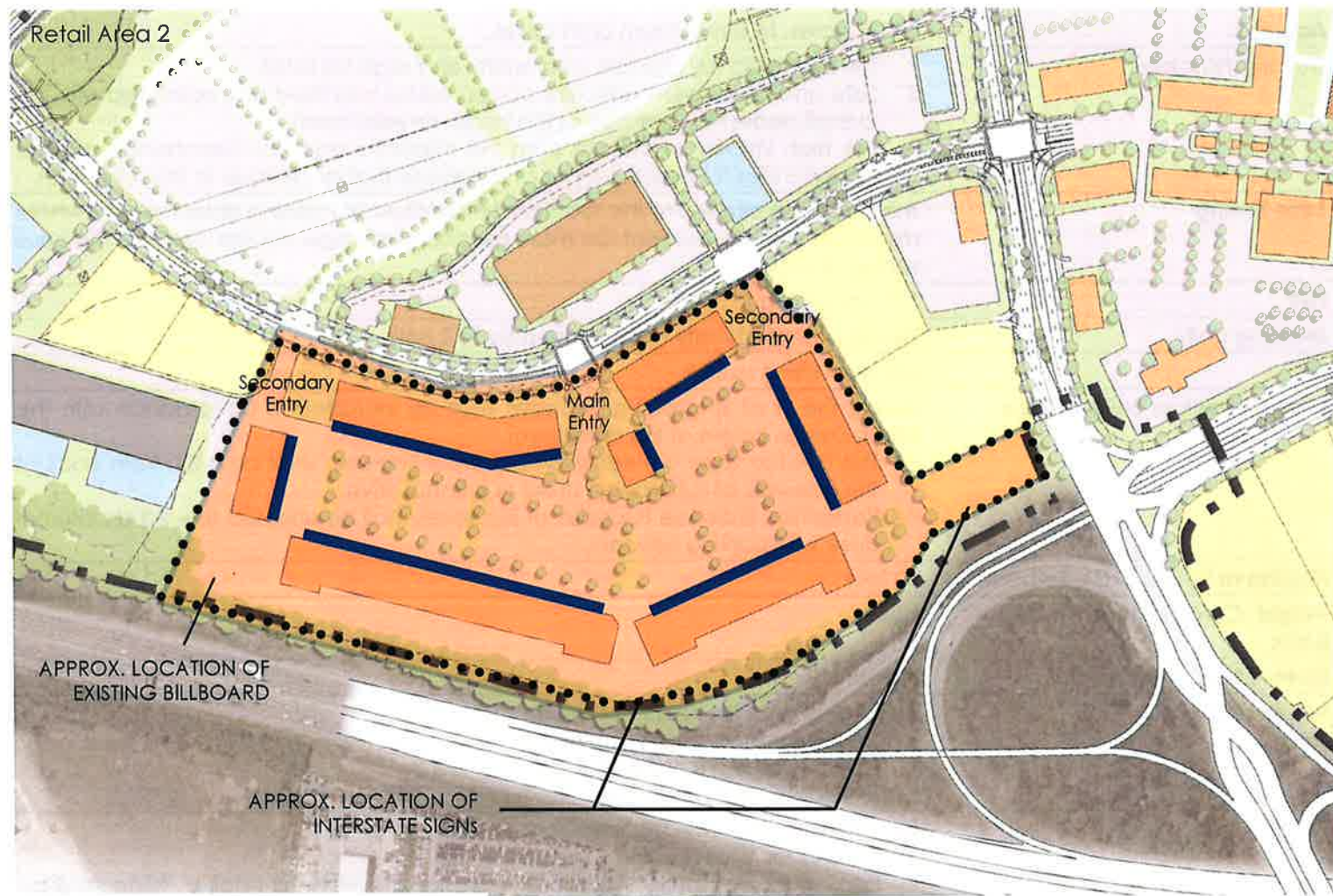
The addition of a 6' sidewalk along Cane Ridge Road from the roundabout heading south along the new development frontage will be added.



LEGEND:

■ PEDESTRIAN ENTRANCE FACADE

Acreege	+/- 75 acres, to a maximum of 81 acres.
Guiding Principles	<ol style="list-style-type: none"> 1. This subdistrict will provide community and regional retail. 2. Safe and convenient vehicular access will be prioritized and balanced with the overall pedestrian network of the larger development. 3. The high visibility of the site from the interstate and the interchange provide opportunities for building types and signage that are unique to this subdistrict.
Base Zoning	The standards applied to this Subdistrict shall follow SCR zoning district except where standards in this document are more specific or change the standards of the base zoning district.
FAR	1.0, according to SCR.
Dwelling Units	Development intensity is determined by FAR only.
ISR	0.8, according to SCR.
Front Setback or Build-to Zone	<p>During the Final SP process, facades shall be identified in accordance with the Urban Design pages of this document.</p> <ul style="list-style-type: none"> • The build-to zone of Pedestrian Entrance Facades shall be 0-20' from back of the sidewalk of a Parkway, street or internal drive. • Pedestrian Entrance Facades of Big Boxes shall be oriented toward an internal drive with parking beyond.
Maximum Height at the Setback	80 feet
Height Control Plane or Step-back	None.
Overall Maximum Height	80 feet
Use Restrictions	<p>According to SCR with the following:</p> <ul style="list-style-type: none"> • Cash Advance is not permitted. • Check Cashing is not permitted. • Title Loan is not permitted.
Parking	<p>According to SCR with the following:</p> <ul style="list-style-type: none"> • Parking for retail shall be 1 space per 250 SF. • Parking for accessory storage or warehousing within a retail building shall be calculated separately from parking for retail. Such parking shall be provided at a ratio of 1 space per 1000 SF of storage or warehousing. • Parking for hotel shall be 1 space per rooming unit.
Building Types	Big Boxes, Storefronts, and Outparcel buildings are allowed.
Additional Notes	<p>Vehicular access points to Outparcel buildings are restricted to internal drives and minor streets and shall not be from Parkways.</p> <p>Outparcels may not be indicated on the Master Plan but may be included in the Final SP process, and are subject to the standards of this Subdistrict and the Urban Design standards for Outparcels.</p> <p>On Pedestrian Entrance Facades, Big Boxes may comply with the facade articulation recommendations of the Community Character policies or, in areas that are unarticulated, a 10' sidewalk may be provided adjacent to the building and internal drive; the sidewalk shall include shade trees spaced at a minimum of 40'. All other facades are exempt from the articulation recommendation.</p> <p>For buildings larger than 200,000 SF, at least one designated pedestrian walkway will be provided through the parking lot to the Pedestrian Entrance Facade.</p>



LEGEND:

■ PEDESTRIAN ENTRANCE FACADE

Signage

Signage Standards are per the requirements of SCR, except for the following standards that shall be applied to Area 2:

Building Signs

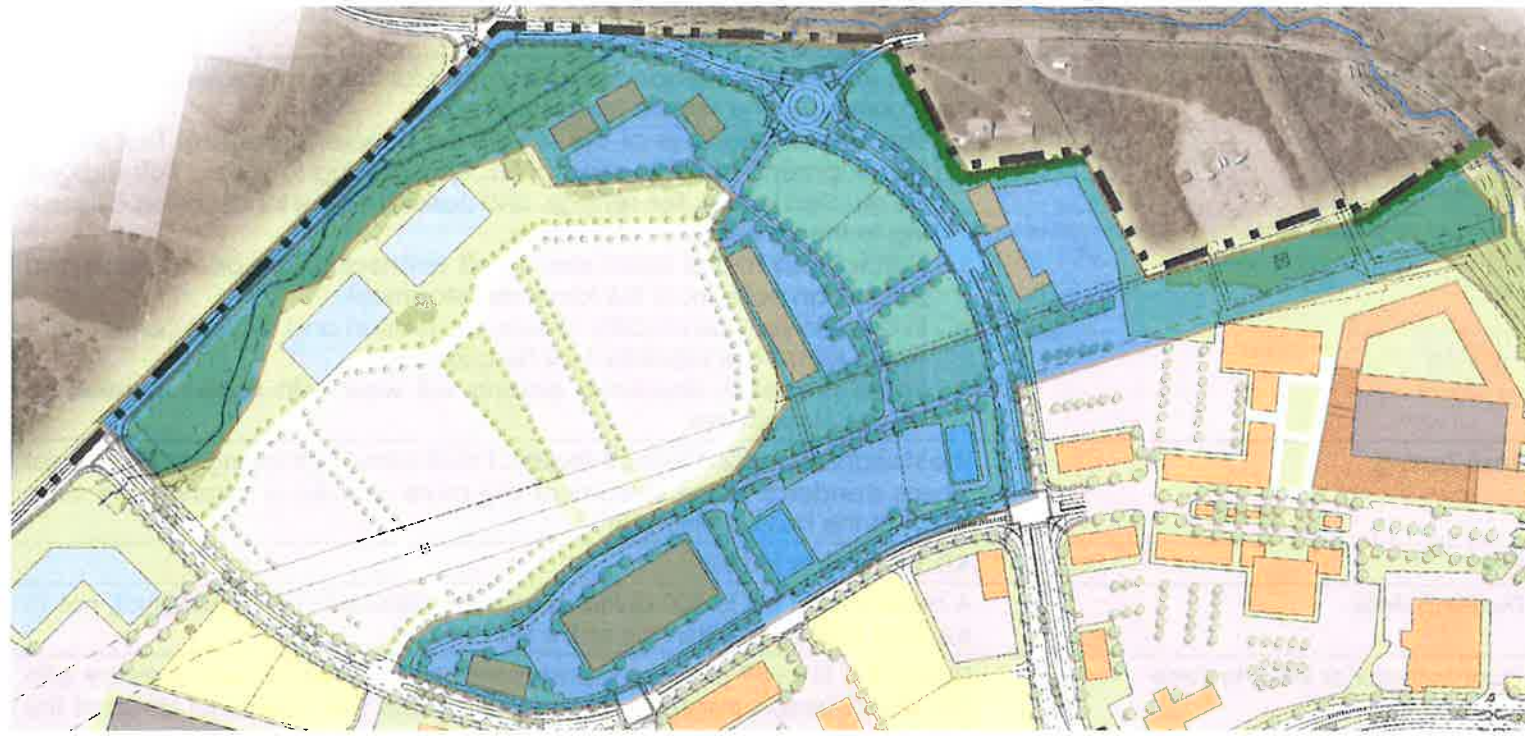
Building, Tower & Entry Signs: Each façade of the Principle Buildings shall be allowed signage equal to 15% of the façade, plus:

- a mix of 5' & 10' tall sign band for placement of 3'-4' tall and 8' tall (larger tenant spaces) tenant signs on front, rear and side of each façade of the Principal Buildings. Tenant signs on rear and side façade of Principal Buildings are not required to be located on tenants' spaces.
- (2) four-sided Building Towers at a maximum height of 50' and a total maximum sign area of 1,071 SF per tower.
- (1) four-sided Building Tower at a maximum height of 45' with a total maximum sign area of 588 SF.
- (10) Graphic Panels with a maximum sign area of 350 SF each, placed on Parkway, Interstate and rear facing facades of Principal Buildings.
- (2) Entry Drive Wall Façade Signs (facing entrance drives) with a total maximum sign area of 560 SF for each sign wall. Sign height of 35' and a total maximum sign area of 250 SF per side.

Signage continued

Ground Signs

- Interstate Sign: (1) Interstate Sign with a maximum sign height of 110' and a total maximum sign area of 3,672 SF per side.
- Off-site Interstate Sign: (1) Retail Center identification panel with a maximum sign area of 1000 SF. Sign panel to be placed on Off-site Interstate Sign located at the northern end of master development along I-24.
- Surface Street Oriented Signs: Lots with frontage greater than 500 feet are allowed four signs oriented towards surface streets.
 - (1) Main Entrance Drive Monument Sign with a maximum sign height of 25' and a total maximum sign area of 200 SF per side.
 - (2) Entrance Drive Monument Signs with a maximum sign height of 15' and a total maximum sign area of 80 SF per side.
 - (1) Retail Center Identification Monument Sign with a maximum sign height of 35' and a total maximum sign area of 250 SF per side.
- Main Entrance Drive Wayfinding Signs: (6) Main Entry Drive Wayfinding Signs (facing main entry drive) with a maximum sign height of 4' and a maximum sign area of 64 SF per sign.
- Adjoining Parcel Wayfinding Signs: (2) Entry Drive Wayfinding Signs (facing entrance drives) with a maximum sign height of 4', a max of 4 sign panels and a total maximum sign area of 36 SF per sign.
- Off-site Monument Sign: (1) Off-site Monument Sign with a maximum height of 15' and a maximum sign area of 80 SF per side.
- Parking Area Vehicular Wayfinding Signs: (15) PAVW-Signs with a maximum height of 8' tall and a maximum sign area of 32 SF per side (total maximum sign area of all PAVW-Signs 960 SF).
- Parking Area Identifier Signs: (15) PAI-Signs located on parking lot light poles set at a maximum height of 32' and a maximum sign area of 17 SF per side (total maximum sign area of all PAI-Signs 510 SF).
- Pedestrian Wayfinding Signs: (23) PW-Signs with a maximum height of 8' tall and a maximum sign area of 22 SF per side (total maximum sign area of all PW-Signs 920 SF). Signs will be a mixture of digital and static directories.
- Shopper Services Signs: (2) SS-Signs with a maximum height of 2' tall and a maximum sign area of 40 SF per sign.
- Flag: (1) flag with a maximum height of 10' tall on a 75' pole.
- Billboard: (1) existing billboard of approximately 14' x 48' to be used by Retail Area 2 tenant.
- Development signage shown on Page 29 is in addition to signage permitted in Retail Area 2.



Acreage +/- 43 acres, to a maximum of 61 acres.

- Guiding Principles**
1. This subdistrict will develop as housing or smaller scale commercial uses, or smaller scale mixed use buildings that accommodate both types of uses.
 2. Housing will respond to and celebrate the natural resources of the site and provides a transition in use and scale from the surrounding neighborhoods into the proposed mixed use development.
 3. The creek will be prioritized as an amenity to the subdistrict, the larger development, and the entire community. Its associated flood plain and required stream buffers are intended to be active and passive open space for the community to enjoy nature and recreation.
 4. The natural resources of the site will be a major organizing tool for site development, building orientation, and parking location. Buildings will be situated in park-like settings, and parking will be landscaped according to the zoning code standards.
 5. Residential buildings - whether stacked flats or townhouses - will respond to the topography and natural features of the site.
 6. In order to meet shifting demographics and a variety of price-points within the community, a variety of housing types are encouraged. These housing types may include stacked flats, townhouses, or units within mixed use buildings. A minimum of two housing types will be provided within this subdistrict.
 7. Smaller footprint commercial buildings will provide services to the community within and beyond the mixed use development.

Base Zoning The standards applied to this Subdistrict shall follow MUL zoning district except where standards in this document are more specific or change the standards of the base zoning district.

FAR 1.0, according to MUL zoning.

Dwelling Units A maximum of up to 600 dwelling units are allowed in this Subdistrict, not to exceed 1300 units within the entire SP.

ISR 0.9, according to MUL zoning.

Front Setback or Build-to Zone During the Final SP process, facades shall be identified in accordance with the Urban Design pages of this document.

- The build-to zone of Public Facades facing Parkways have no restriction on dimension, and shall follow the standards for Public Facades.
- The build-to zone of Pedestrian Entrance Facades shall be 0-20' from back of the sidewalk of a Parkway, street or internal drive.
- In relationship to Parkways, buildings may be located behind one double-loaded aisle of parking.
 - Residential buildings are excluded from this provision; no parking is allowed between a Parkway and a residential building. The constraints of topography and natural features, however, may require alternative solutions.
- Mixed Use buildings shall face a public street or internal drive that is visible to the public.

Maximum Height at the Set-back 3 stories for Mixed Use buildings, but up to 4 stories if containing a commercial ground floor with 3 stories of residential above.
5 stories for Residential buildings.

Height Control Plane or Step-back None.

Maximum Overall Height 5 stories. Maximum height shall be measured from the lowest grade adjacent to the building.

Use Restrictions According to MUL zoning with the following:

- Cash Advance is not permitted.
- Check Cashing is not permitted.
- Title Loan is not permitted.

Parking According to MUL zoning with the following:

- Parking for retail shall be 1 space per 250 SF.
- Parking for hotels shall be 1 space per rooming unit.

Signage According to MUL zoning. Ground signs are limited to monument signs. Pole signs are prohibited. Billboards are prohibited. Digital signs, except when used for the display of gas pricing, are prohibited. LED lighting is allowed for static signs.

Building and Development Types Outparcels, Storefront, Mixed Use and Residential buildings are allowed.

Additional Notes

Vehicular access points to Outparcel buildings are restricted to internal drives and minor streets and shall not be from Parkways.

Outparcels may not be indicated on the Master Plan but may be included in the Final SP process, and are subject to the standards of this Subdistrict and the Urban Design standards for Outparcels.

A landscape buffer yard, Standard B-1 or equivalent, shall be provided as shown on the plan. Exceptions shall be made within utility easements.

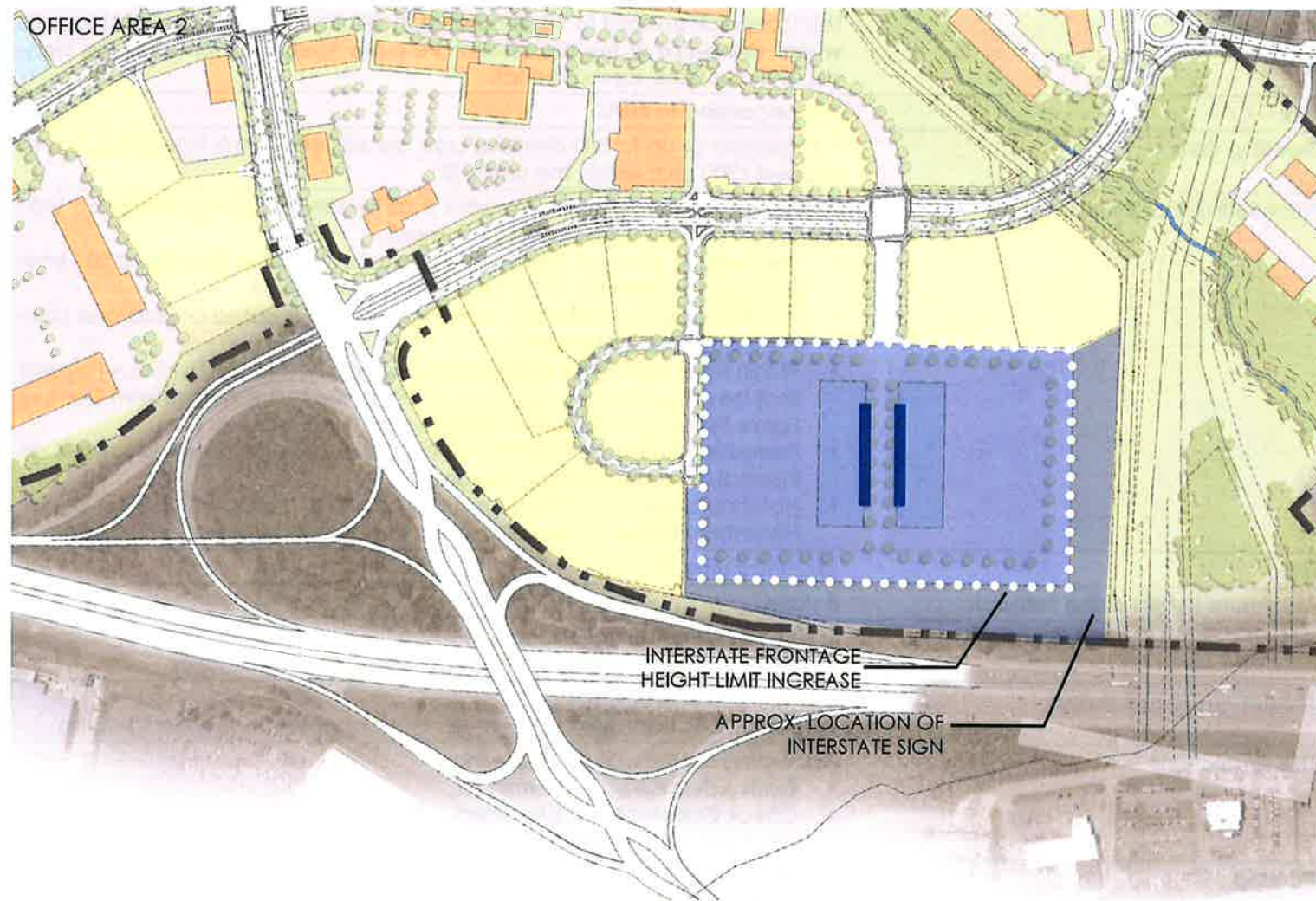
Raised foundations a minimum of 18" and a maximum of 36" are required for all residential buildings. Exceptions may be allowed for stacked flat buildings when significant grades exist and must be reviewed with the submittal of a final site plan.



LEGEND:

PUBLIC FACADE

Acreage	+/- 84 acres, to a maximum of 85 acres.
Guiding Principles	<ol style="list-style-type: none"> 1. This subdistrict is intended to fulfill a need for office space within Davidson County and the Middle Tennessee region. 2. The natural resources of the site will be a major organizing tool for site development, building orientation, and parking location. Buildings will be situated in park-like settings, and parking will be landscaped according to the zoning code standards. 3. Natural and formal open spaces will connect to the open space and pedestrian network of the larger development. 4. In order to provide mobility choice, pedestrian and bicycle connections to the Mixed Use subdistrict will be prioritized. 5. When provided, structured parking will work with slopes to minimize height of structures.
Base Zoning	The standards applied to this Subdistrict shall follow MUI zoning district except where standards in this document are more specific or change the standards of the base zoning district.
FAR	5.0, according to MUI.
Dwelling Units	A maximum of up to 300 dwelling units are allowed in this Subdistrict, not to exceed 1300 units within the entire SP.
Front Setback or Build-to Zone	<p>During the Final SP process, facades shall be identified in accordance with the Urban Design pages of this document and the Additional Notes of this Subdistrict.</p> <ul style="list-style-type: none"> • The build-to zone of Public Facades facing Parkways have no restriction on dimension, and shall follow the standards for Public Facades. • The build-to zone of Pedestrian Entrance Facades shall be 0-30' from back of the sidewalk of a Parkway, street or internal drive. Portions of this facade may be farther away from the back of sidewalk in order to preserve the iconic features of the site such as the Century Farms oak tree. • Pedestrian Entrance Facades of Office or Mixed Use buildings may be oriented toward an internal drive with parking beyond. • In relationship to Parkways, buildings may be located behind one double-loaded aisle of parking. <ul style="list-style-type: none"> • As explained in the standards for Public Facades, this excludes Public Facades. • Hotel and Office buildings may include a porte cochere or drop-off facilities on the Pedestrian Entrance facade, which may permit a wider build-to zone.
ISR	<p>0.9</p> <p>Any development that has an impervious surface ratio less than the maximum permitted by the zoning may increase the base FAR by the same amount. For example, a nine percent decrease in ISR would permit up to a nine percent increase in FAR.</p>
Maximum Height at the Setback	8 stories



Height Control Plane or Stepback	Subdistrict General: none required Properties with Interstate Frontage: 15' minimum after 8 stories
Maximum Overall Height	Subdistrict General: 8 stories Properties with Interstate Frontage: 15 stories
Use Restrictions	According to MUI with the following: <ul style="list-style-type: none"> • Cash Advance is not permitted. • Check Cashing is not permitted. • Title Loan is not permitted.
Parking	According to MUI with the following: <ul style="list-style-type: none"> • Parking for retail shall be 1 space per 250 SF. • Parking for hotels shall be 1 space per rooming unit.
Signage	According to MUI. Ground signs are limited to monument signs. Pole signs are prohibited. New billboards are prohibited. Digital signs, except when used for the display of gas pricing, are prohibited. LED lighting is allowed for static signs. Ground signs located in the Interstate Frontage Height Limit Increase Area within Office Area 1 are permitted to be 25 feet in height. Additionally, Office Area 2 is permitted one internally illuminated Interstate Sign, with a maximum area of 3,672 SF per side, and 110 feet maximum height.
Building and Development Types	Hotels, Offices, and Mixed Use buildings are allowed.
Additional Notes	Raised foundations of a minimum of 18" and a maximum of 36" are required for all residential buildings.



INTERSTATE AND INTERSECTION FRONTAGE AREAS.
PROPOSED HEIGHT LIMIT INCREASE.

Acreage

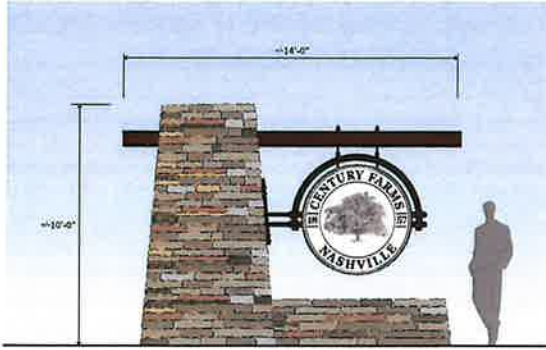
+/- 65 acres, to a maximum of 75 acres.

Guiding Principles

1. This subdistrict is intended to be the heart of the development.
2. It is envisioned as concentrated retail that serves the local community and the region.
3. Retail may be accommodated in Big Boxes and Mixed Use buildings.
4. Office is an appropriate use to transition from the Office Concentration Subdistrict and should take a more urban form.
5. Retail is an appropriate use to transition from the Retail Subdistrict and should take a more urban form.
6. Given the high visibility from the interstate and the interchange, Hotels are appropriate and will add to the mixed use nature of the subdistrict.

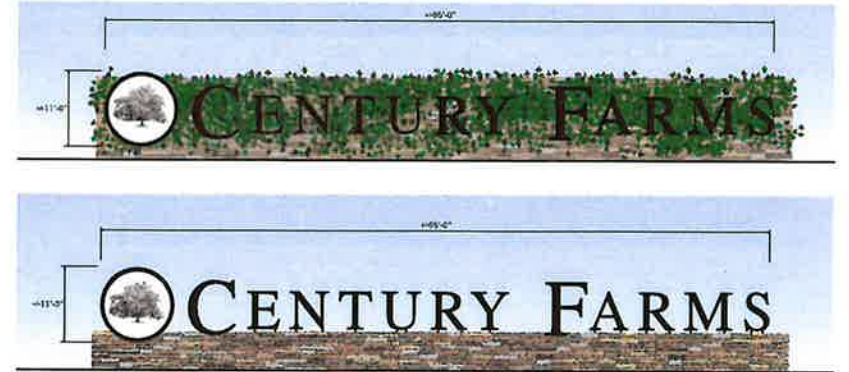
Base Zoning	The standards applied to this Subdistrict shall follow MUI zoning district except where standards in this document are more specific or change the standards of the base zoning district.
FAR	5.0, according to MUI.
Dwelling Units	A maximum of up to 300 dwelling units are allowed in this Subdistrict, not to exceed 1300 units within the entire SP.
Front Setback or Build-to Zone	During the Final SP process, facades shall be identified in accordance with the Urban Design pages of this document. <ul style="list-style-type: none"> • The build-to zone of Pedestrian Entrance Facades shall be 0-20' from back of the sidewalk of a Parkway or internal drive. • In relationship to Parkways, buildings may be located behind one double-loaded aisle of parking. • Within this Subdistrict, a Public Facade and a Pedestrian Entrance Facade shall be provided for a minimum of 25% of the buildings that front Century Farms Parkway in the area indicated on the Subdistrict Plan. • Pedestrian Entrance Facades of Big Boxes may be oriented toward an internal drive with parking beyond. • Hotel buildings may include a porte cochere or drop-off facilities on the Pedestrian Entrance facade, which may permit a wider build-to zone.
ISR	1.0, according to MUI.
Maximum Height at the Setback	8 stories
Height Control Plane or Stepback	Subdistrict General: none required Properties with Interstate Frontage: 15' minimum after 8 stories
Maximum Overall Height	Subdistrict General: 8 stories Properties with frontage on the major interchange/intersection: 12 stories
Use Restrictions	According to MUI with the following: <ul style="list-style-type: none"> • Cash Advance is not permitted. • Check Cashing is not permitted. • Title Loan is not permitted.
Parking	According to MUI with the following: <ul style="list-style-type: none"> • Parking for retail shall be 1 space per 250 SF. • Parking for hotel shall be 1 space per rooming unit.
Signage	According to MUI. Ground signs are limited to monument signs. Pole signs are prohibited. Billboards are prohibited. Digital signs, except when used for the display of gas pricing, are prohibited. LED lighting is allowed for static signs. Ground signs located in the Interstate and Intersection Frontage Areas are permitted to be a maximum of 25 feet in height.
Building Types	Big Box, Storefronts, Outparcels, Hotels, Offices, Mixed Use, and Residential buildings are allowed.
Additional Notes	Vehicular access points to Outparcel buildings are restricted to internal drives and minor streets and shall not be from Parkways. Within this Subdistrict, Big Box developments are limited to 25 acres. This calculation shall be made by acreage and shall exclude public streets. Big Box buildings are limited to the area between the interstate and the parkway. Raised foundations of a minimum of 18" and a maximum of 36" are required for all residential buildings.

GATEWAY SIGN CHARACTER IMAGE



Gateway signs provide opportunities to create an identifiable character of the development at key entrances. These signs are in addition to any tenant or individual parcel permitted signage.

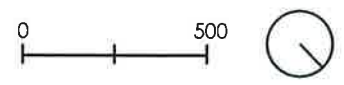
HORIZON SIGN CHARACTER IMAGE



Horizon signs may be applied to low walls lining roadways or within roundabouts, or upon the face of retaining walls or cut rock faces, or similar. These features provide opportunities to provide signage that creates an identifiable character of the development. Sizes may be larger based on the application type, but are similar to the examples shown above, and will be determined in consultation with Planning Staff at the time of a sign plan submittal. These signs are in addition to any tenant or individual parcel permitted signage.



LEGEND:
G GATEWAY SIGN
H HORIZON SIGN (APPROXIMATE LOCATIONS)

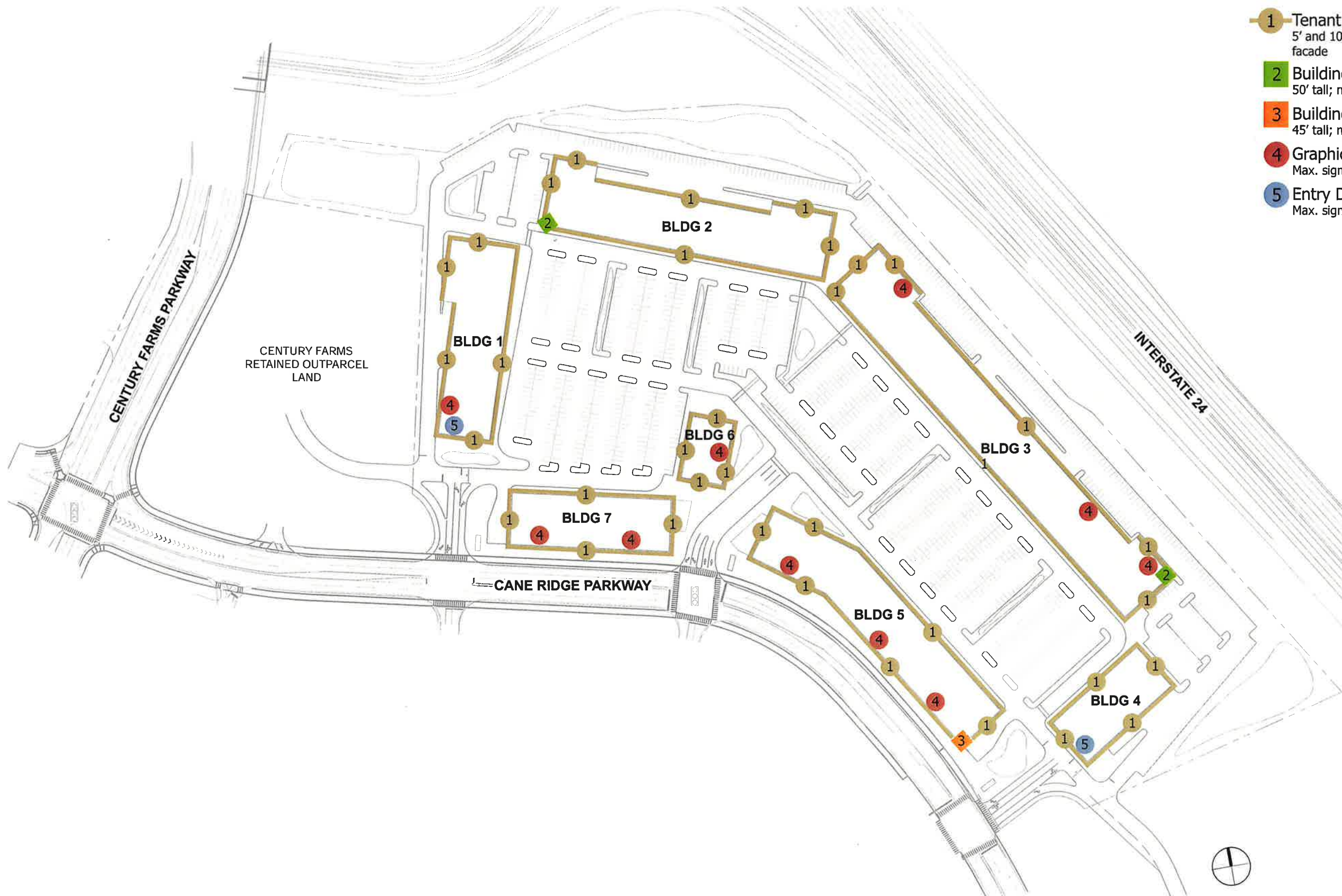






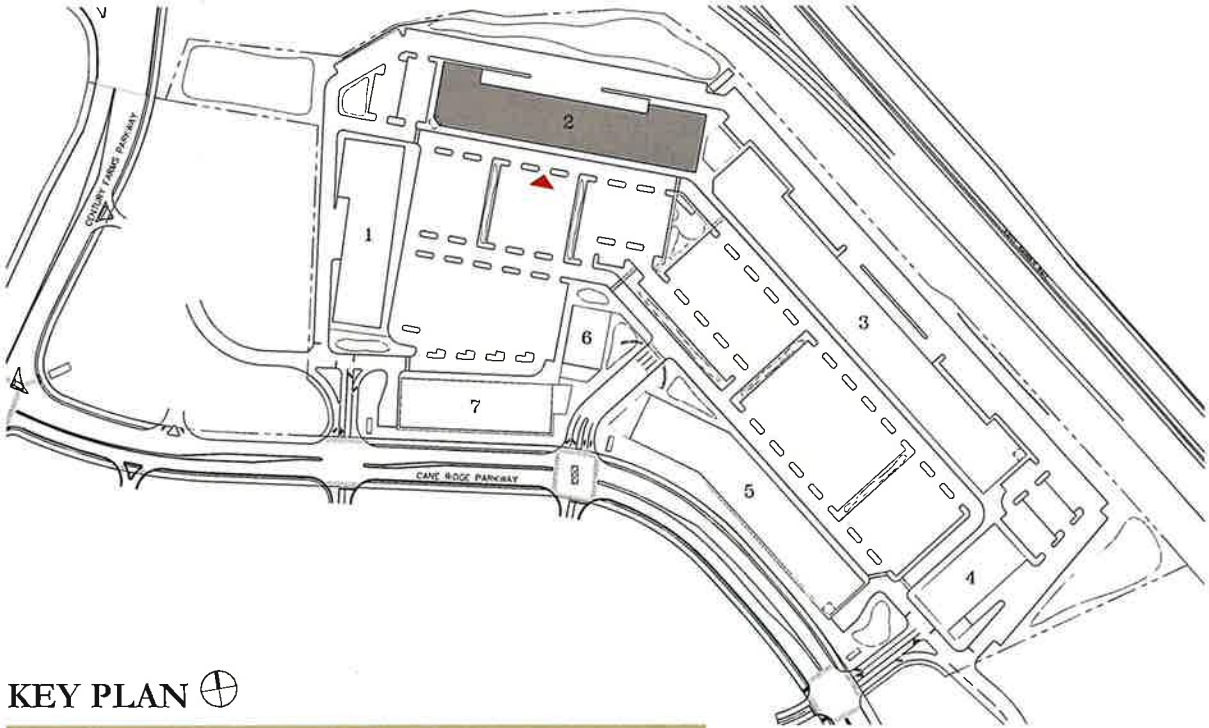
BUILDING SIGN LOCATIONS

- 1** Tenant Signs
5' and 10' tall signs to be located anywhere along facade
- 2** Building Towers (2)
50' tall; max. sign area per tower - 1,071 square feet
- 3** Building Tower (1)
45' tall; max. sign area - 588 square feet
- 4** Graphic Panels (10)
Max. sign area of each panel - 350 square feet
- 5** Entry Drive Wall Facade Signs (2)
Max. sign area of each wall - 560 square feet





OVERALL FRONT ELEVATION



NOTES:

- 1. Building wall signs including storefront and remote signage in aggregate is within the 15% allowable by code. This does not include tower signs, graphic panels and entry drive wall facade signs.
- 2. Building graphic panels, as illustrated on Building 7 rear elevation, is not included in building facade area calculations. Graphic panels may occur on the sides and rears elevations of buildings 1, 3, 5, 6 and 7.
- 3. Typical 5' +/- tall sign band for placement of tenant signs on front, rears and sides of buildings, typical tenant signs to be approximately 3-4' tall in height.
- 4. Taller sign band 10' +/- for placement of tenant signs on fronts, rears and sides of buildings for larger tenants, larger tenant signs to be approximately 8' tall in height.

KEY PLAN ⊕

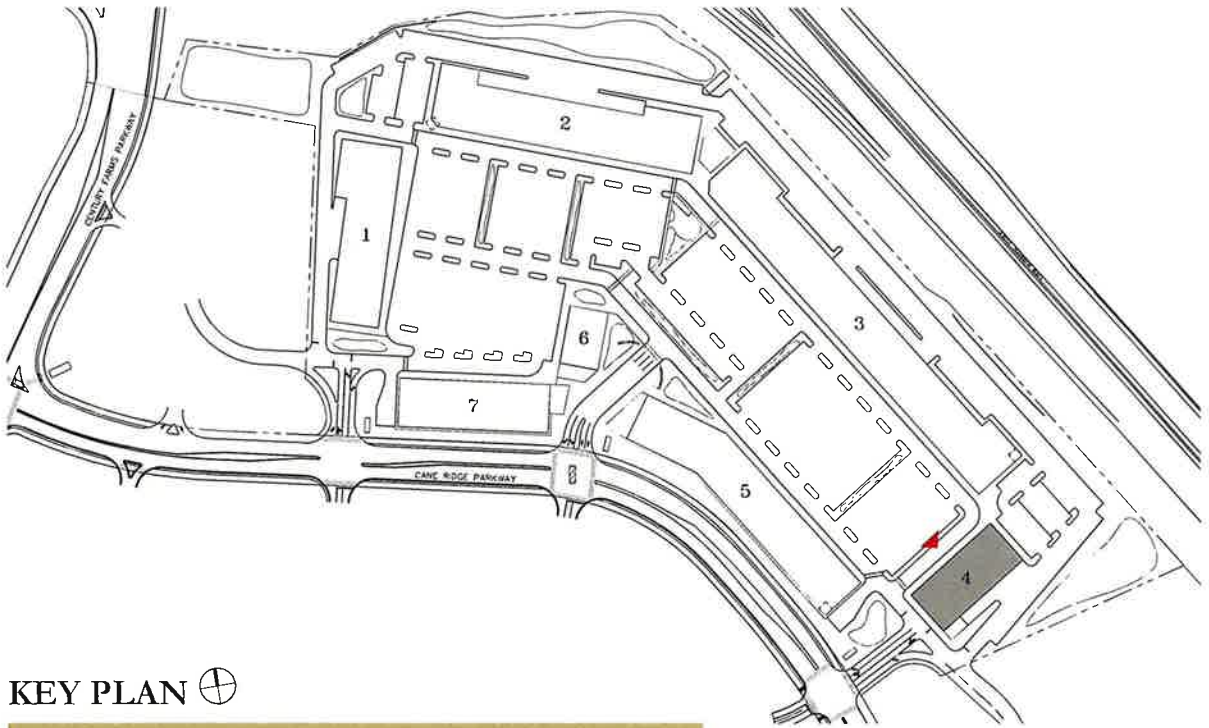
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 F: 216.494.3510 F: 954.524.8604

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OVERALL FRONT ELEVATION



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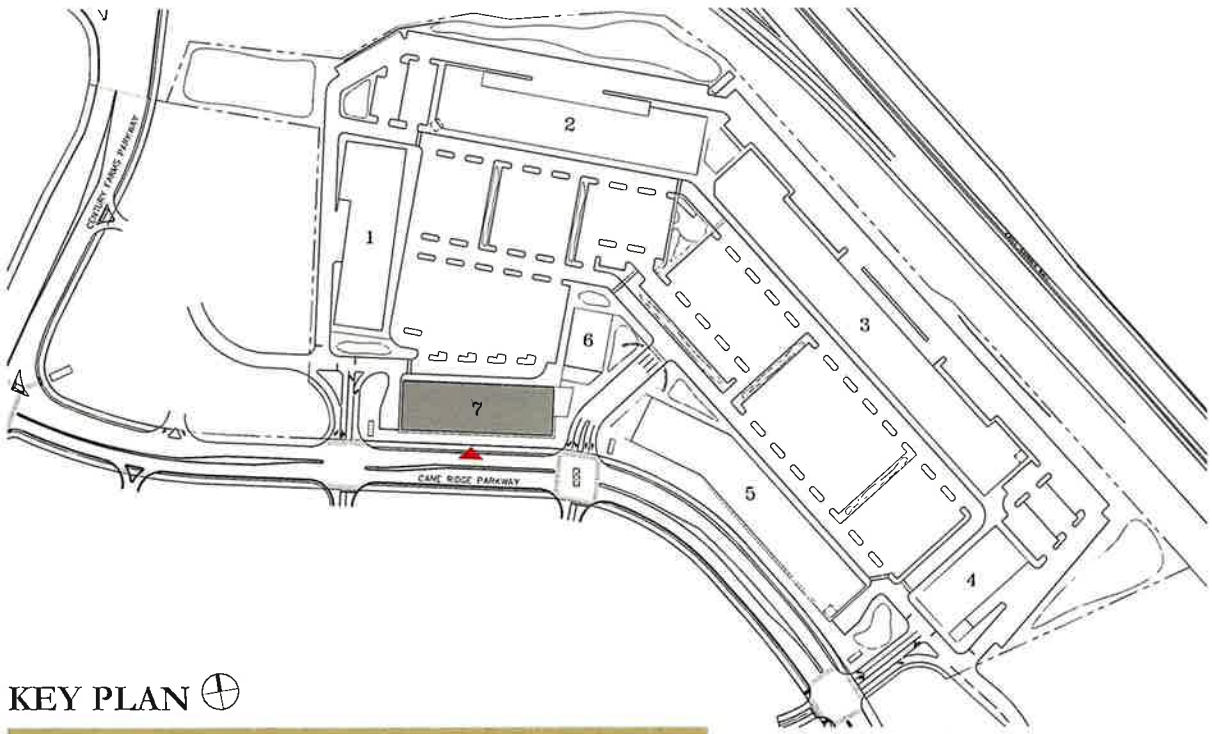
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4. Taller sign band 10' +/- for placement of tenant signs on fronts, rears and sides of buildings for larger tenants, larger tenant signs to be approximately 8' tall in height.



OVERALL FRONT ELEVATION



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4. Taller sign band 10' +/- for placement of tenant signs on fronts, rears and sides of buildings for larger tenants, larger tenant signs to be approximately 8' tall in height.

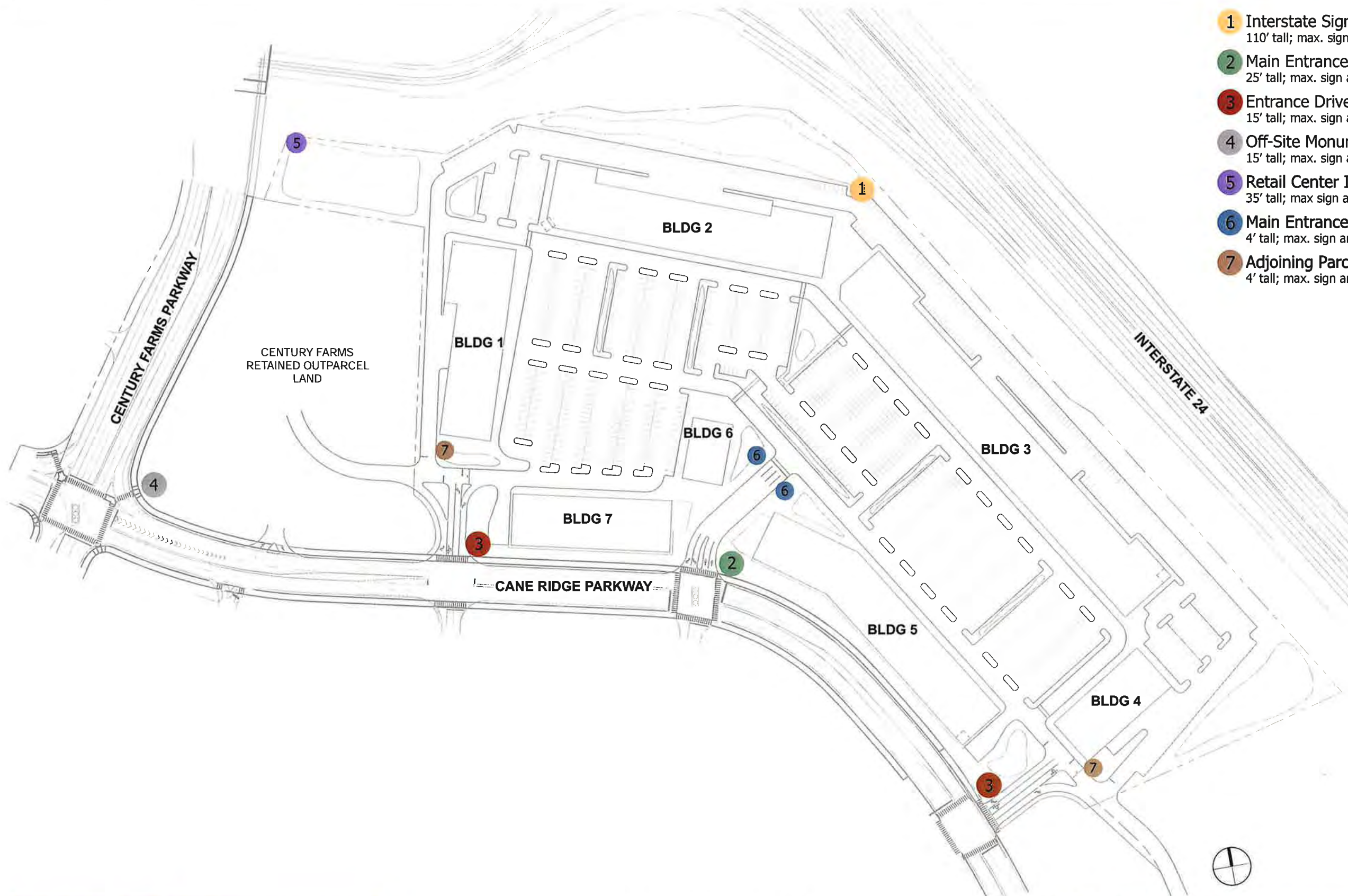
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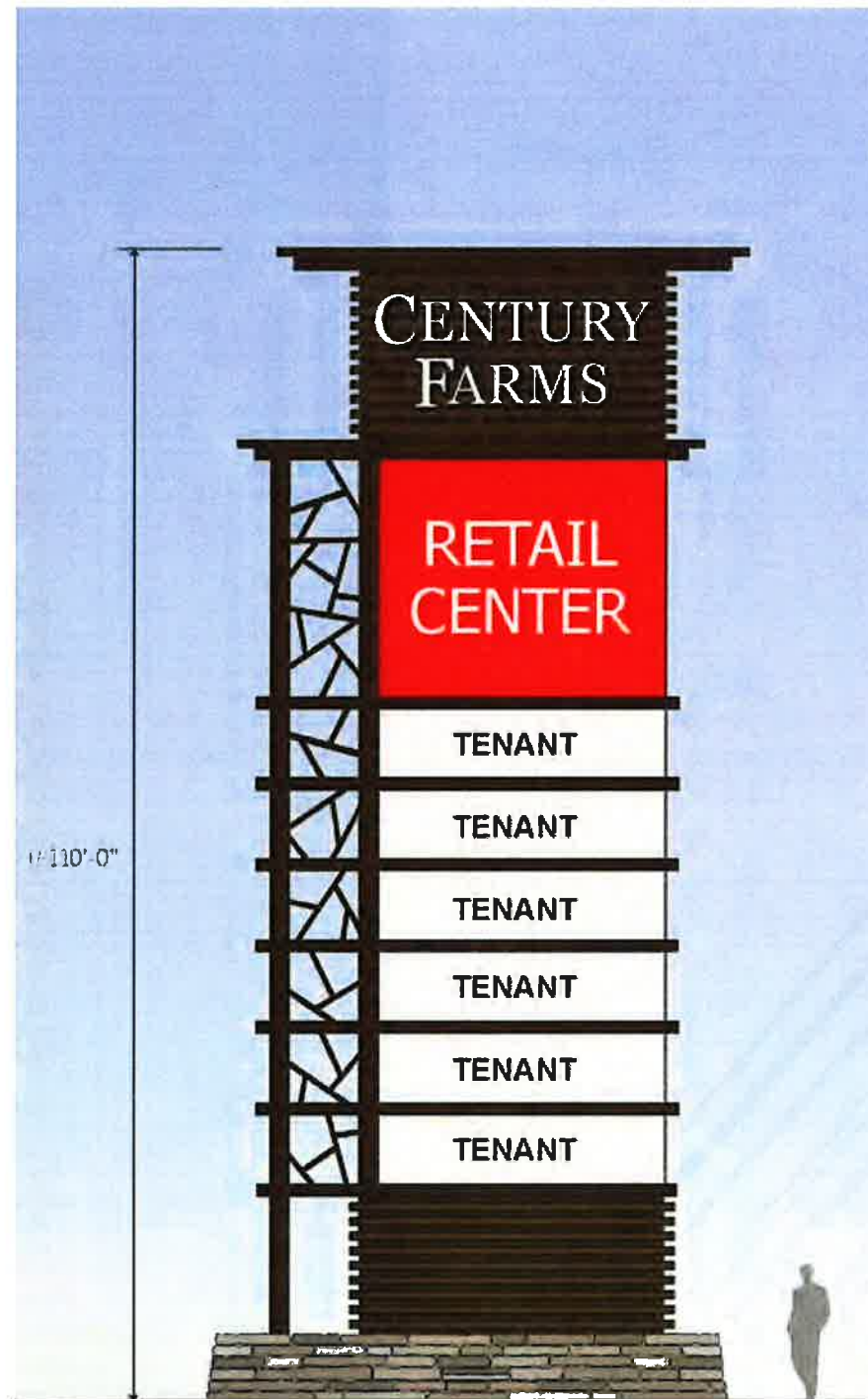
GROUND SIGN LOCATIONS

- 1** Interstate Sign (1)
110' tall; max. sign area - 7,344 square feet
- 2** Main Entrance Drive Monument Sign (1)
25' tall; max. sign area - 400 square feet
- 3** Entrance Drive Monument Sign (2)
15' tall; max. sign area per sign - 160 square feet
- 4** Off-Site Monument Sign (1)
15' tall; max. sign area - 160 square feet
- 5** Retail Center Identification Monument Sign (1)
35' tall; max sign area - 500 square feet
- 6** Main Entrance Drive Wayfinding Signs (6)
4' tall; max. sign area - 384 square feet
- 7** Adjoining Parcel Wayfinding Signs (2)
4' tall; max. sign area - 72 square feet



NOTES:

1. Off-site interstate sign to be located on the western portion within the master parcel along the Interstate (outside the retail parcel).
2. Retail Center identification panel with a maximum sign area of 1000 square feet.



ELEVATION



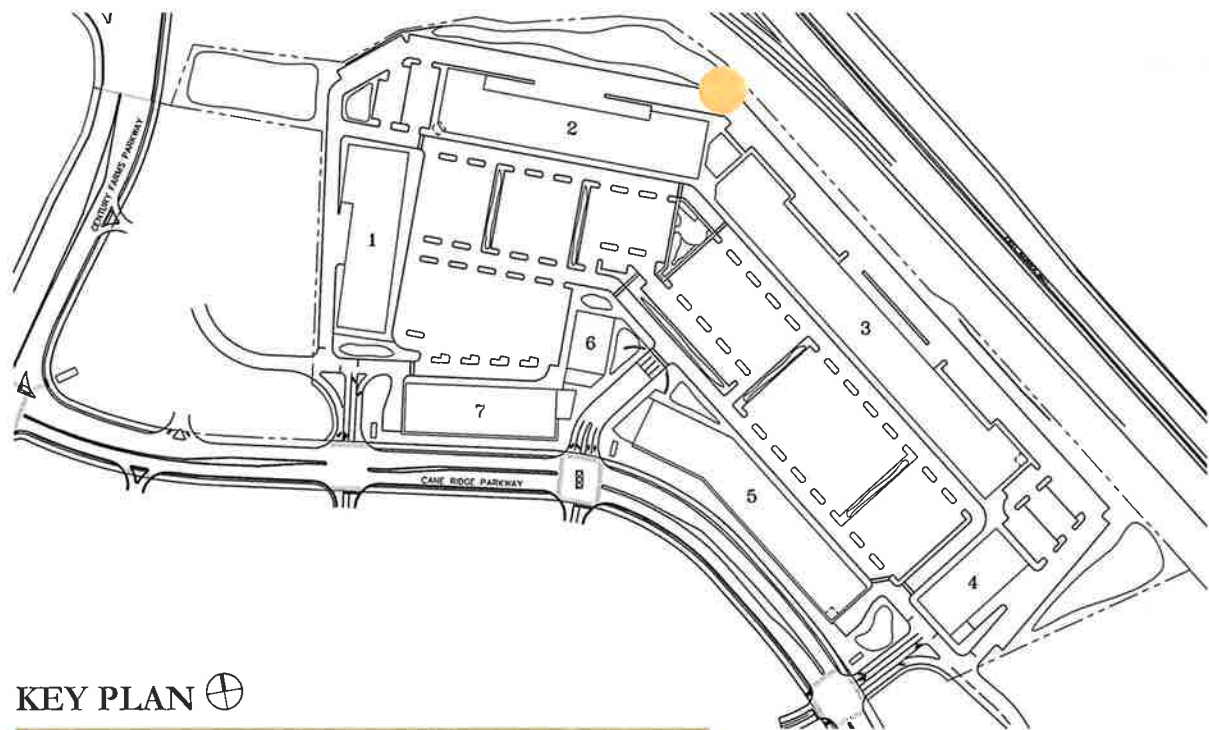
KEY PLAN

NOTE: HIGHLIGHTED AREA ON KEY PLAN ILLUSTRATES APPROXIMATE LOCATION OF SIGN(S) - TYPICAL FOR ALL KEY PLANS IN THIS SIGN PACKAGE.

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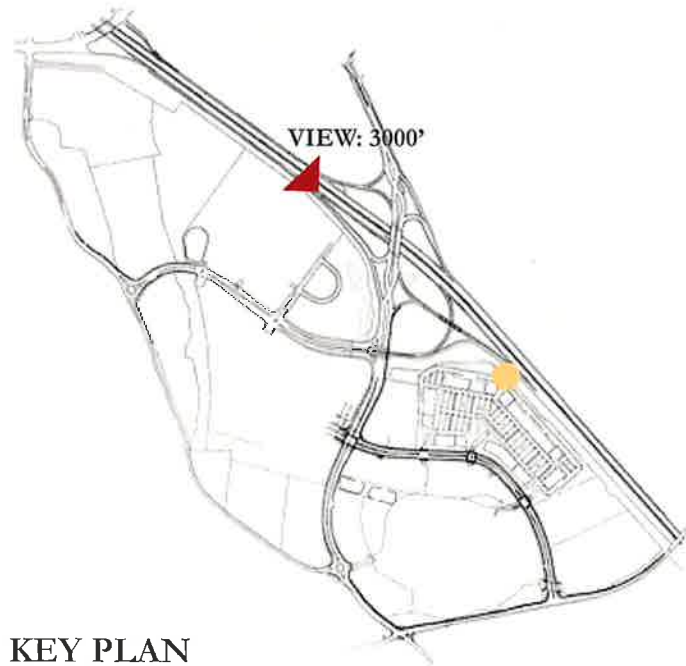
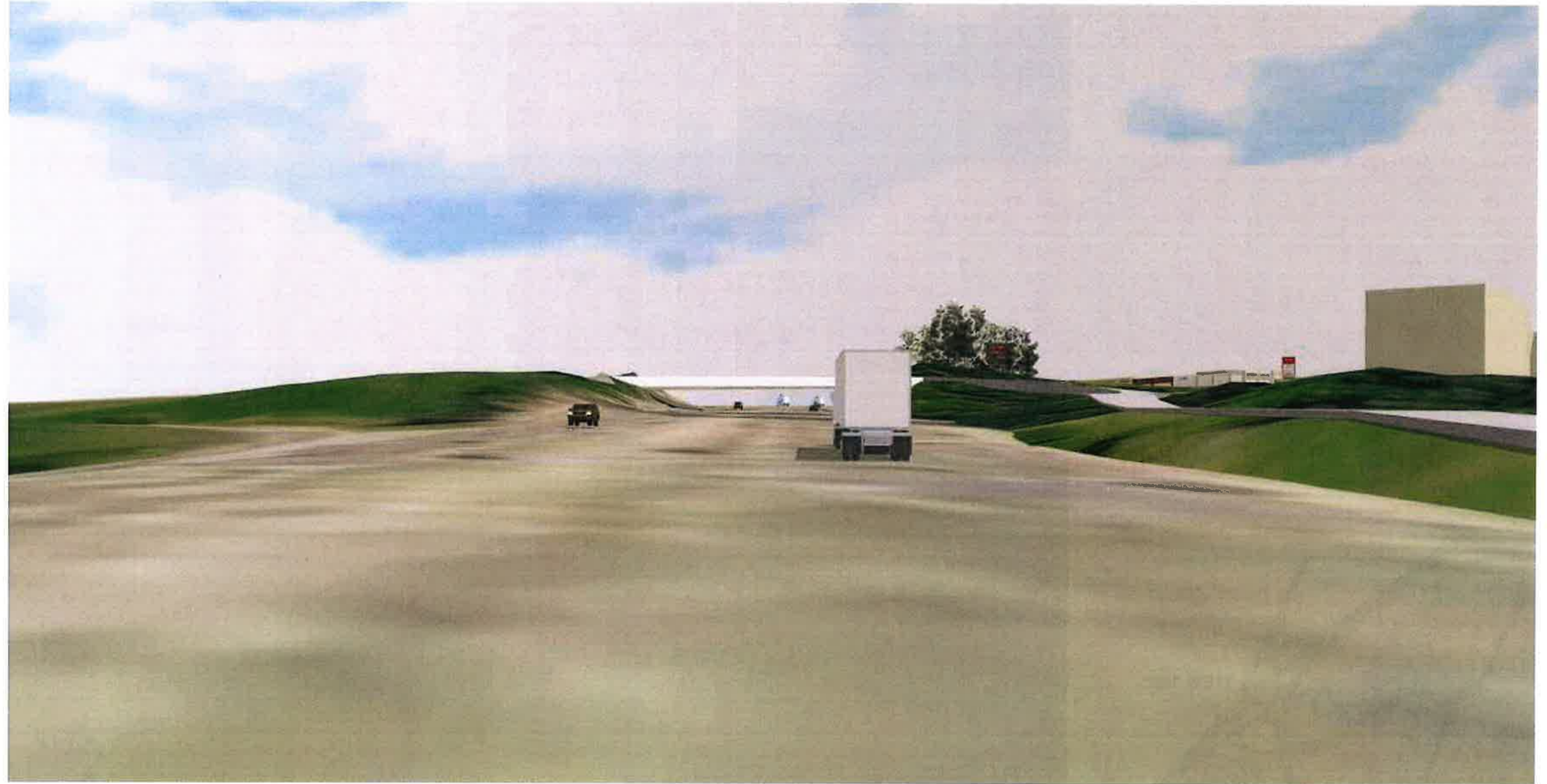
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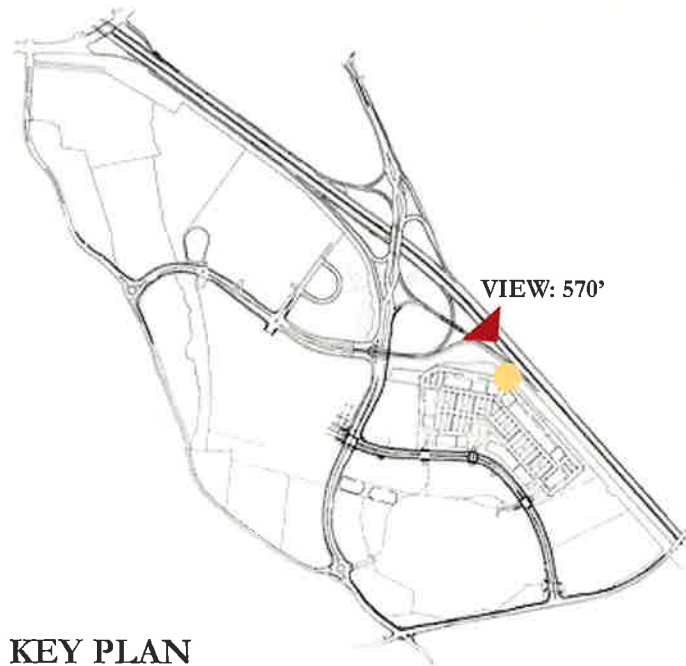


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VIEW: 1350'

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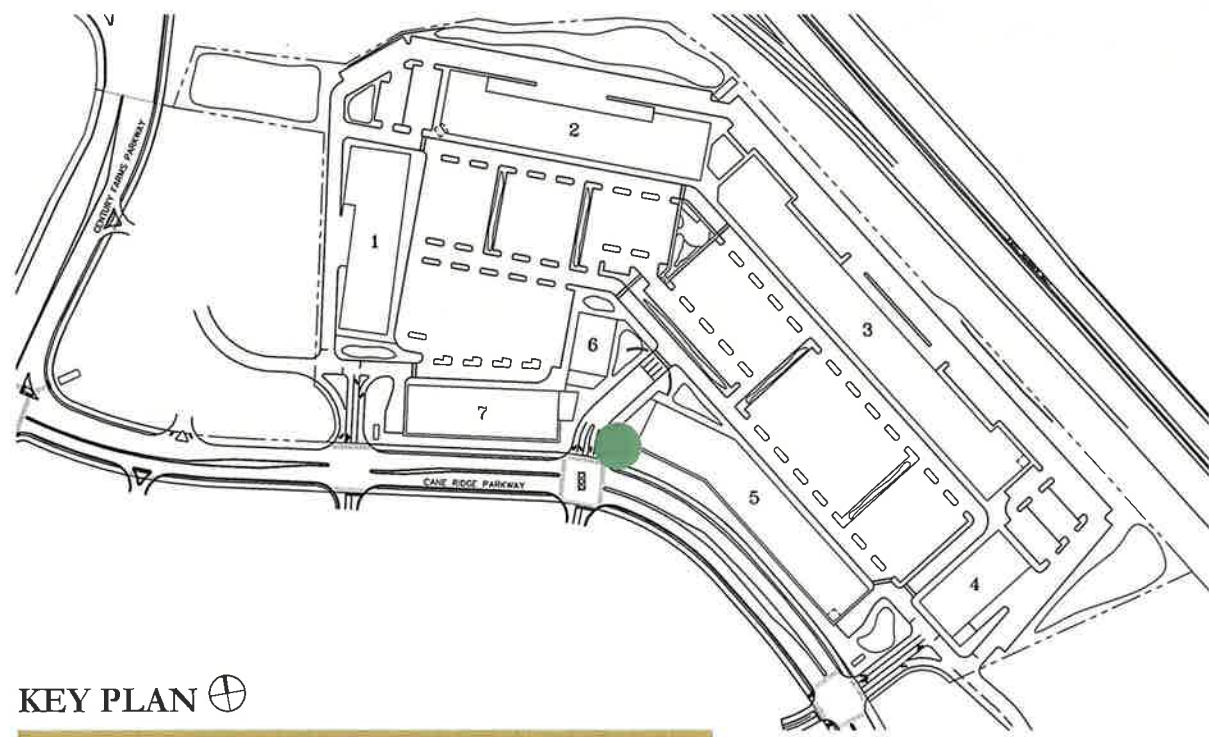


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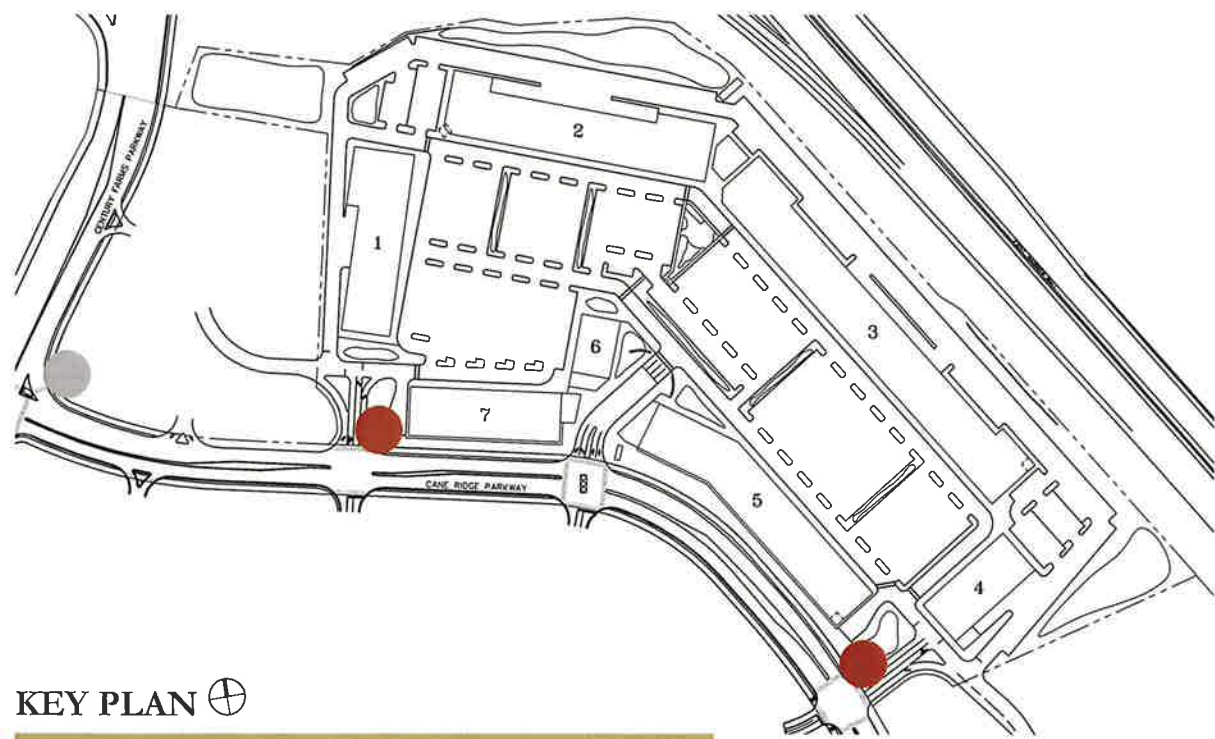


ELEVATION

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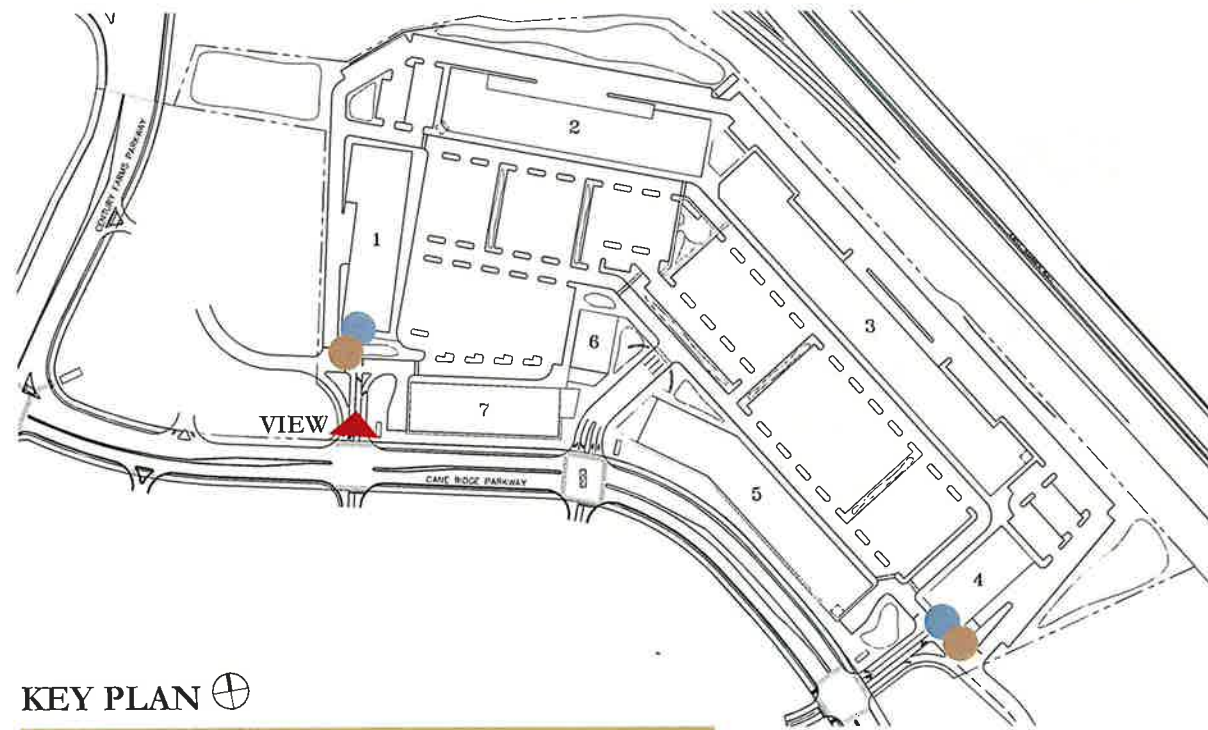


KEY PLAN ⊕



ELEVATION

ENTRY DRIVE WALL FACADE SIGNS AND ADJOINING PARCEL WAYFINDING SIGNS

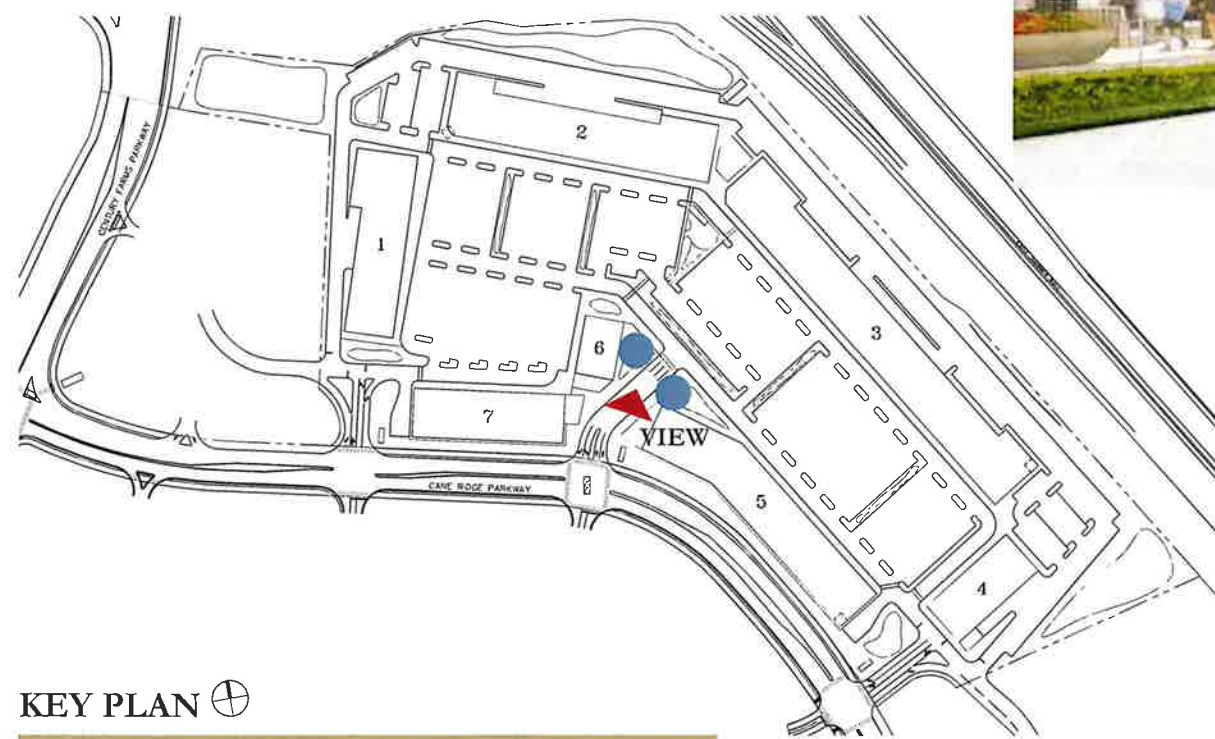


- NOTES:**
- 1. (10) Tenant sign areas (10' x 4')
 - 2. Retail Center sign area (40' x 4')
 - 3. (4) Adjoining Parcel wayfinding signs (6' x 18")

KEY PLAN ⊕

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TYPICAL ELEVATION

NOTES:

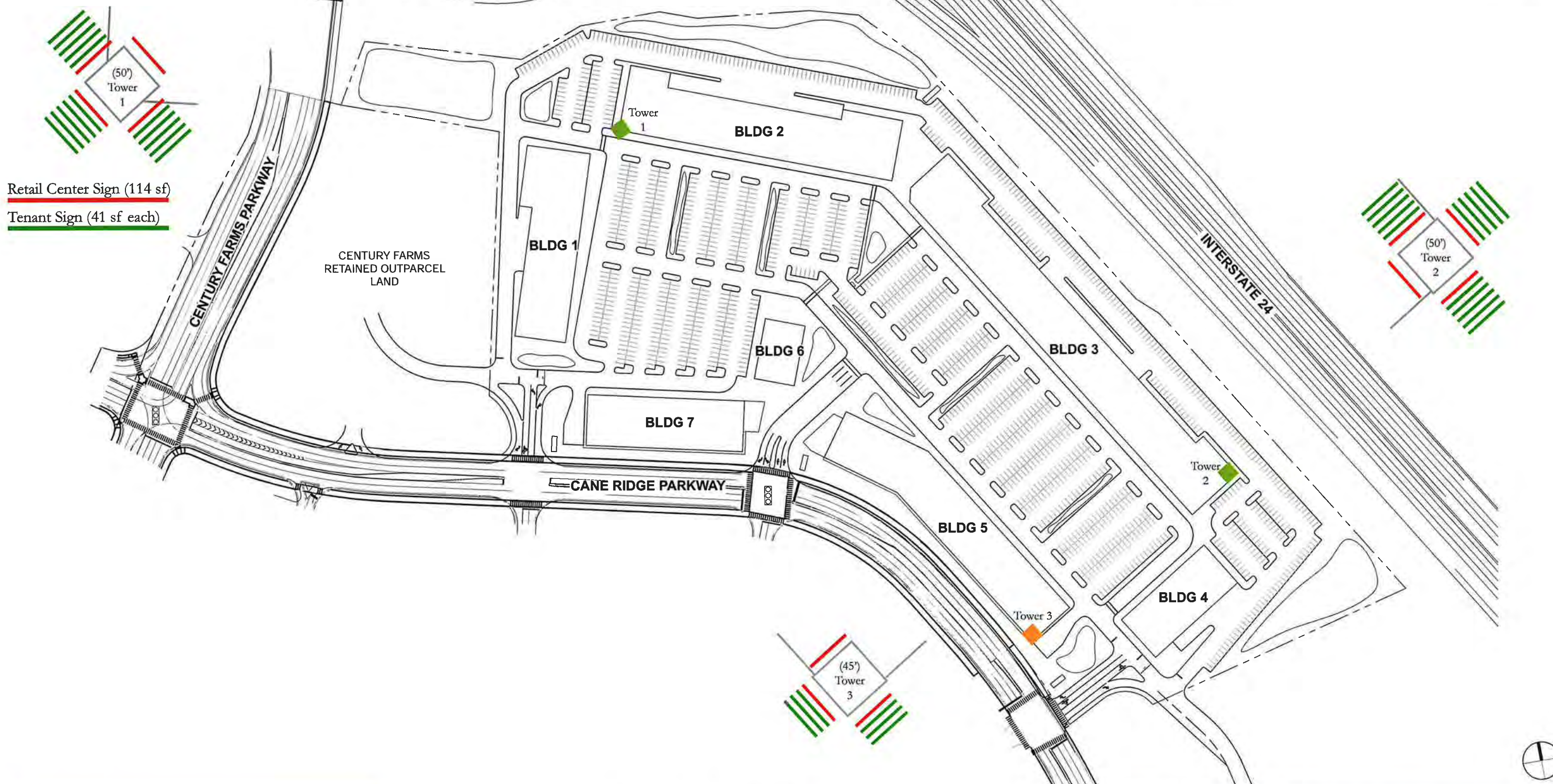
- 1. (6) Sign areas (16' x 4')

KEY PLAN ⊕

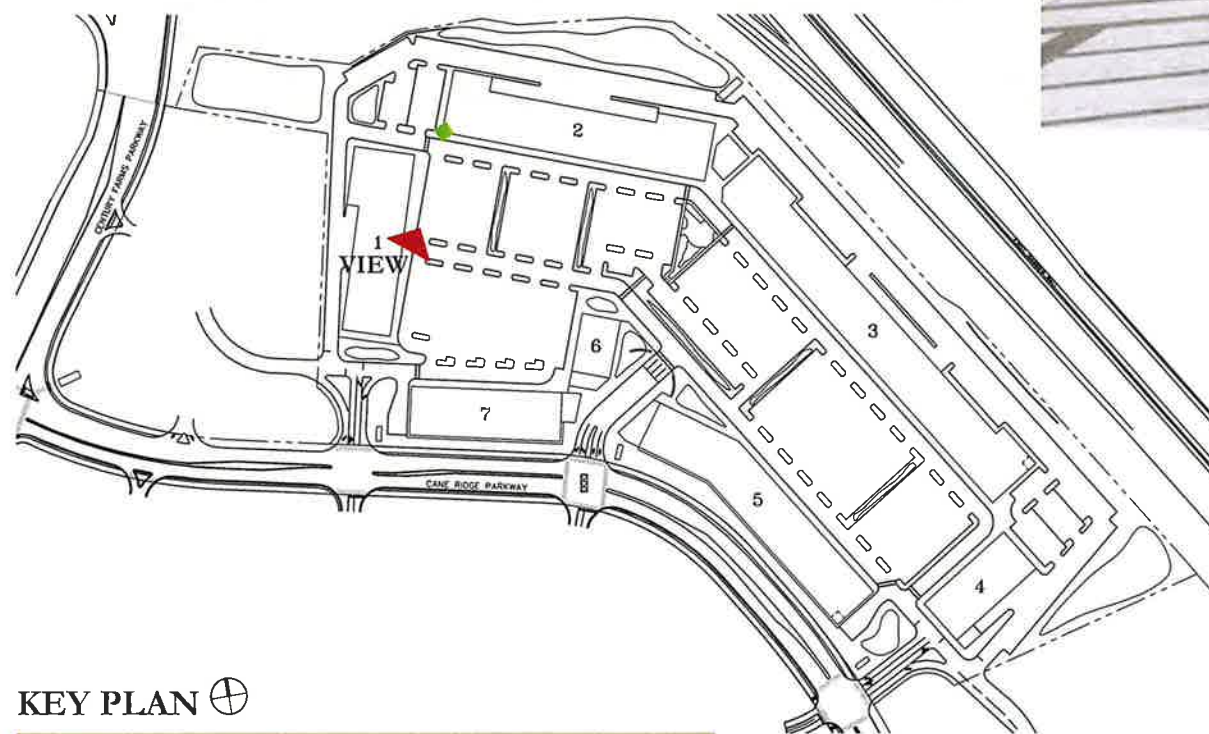
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NOTES:
 1. Tower to be an integral element of the center and the center's architectural design/facade.



Retail Center Sign (114 sf)
 Tenant Sign (41 sf each)

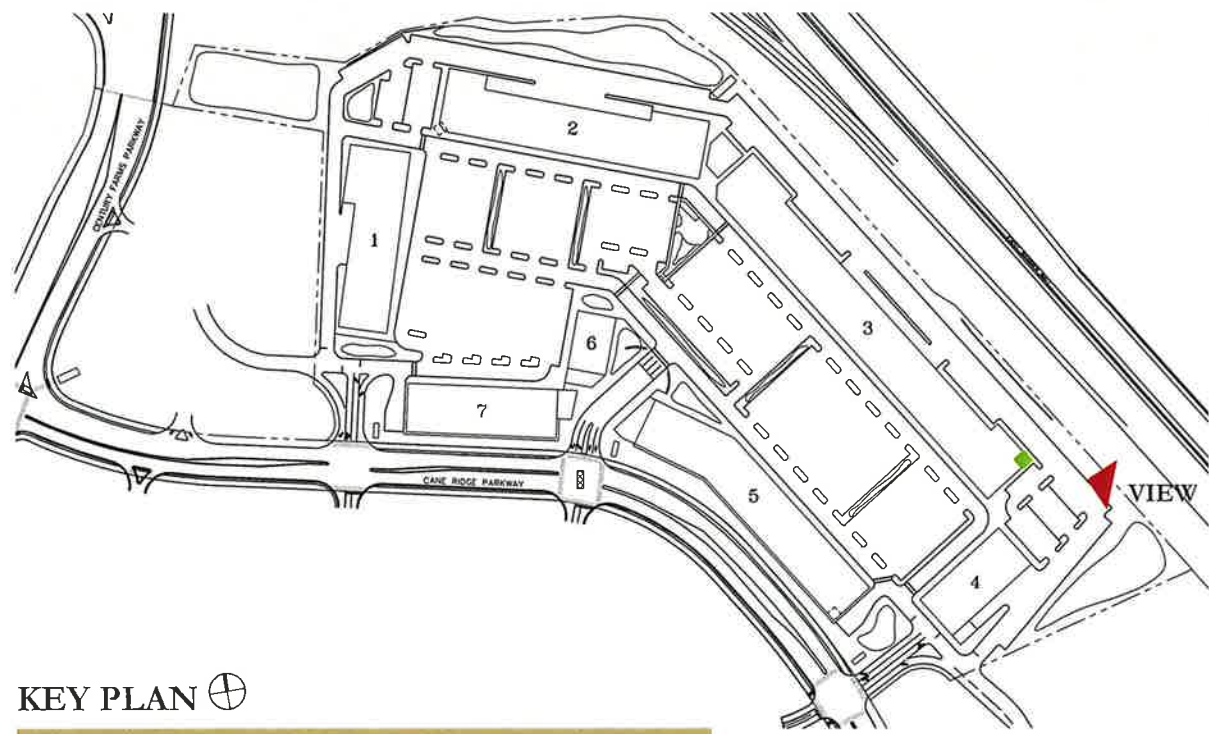


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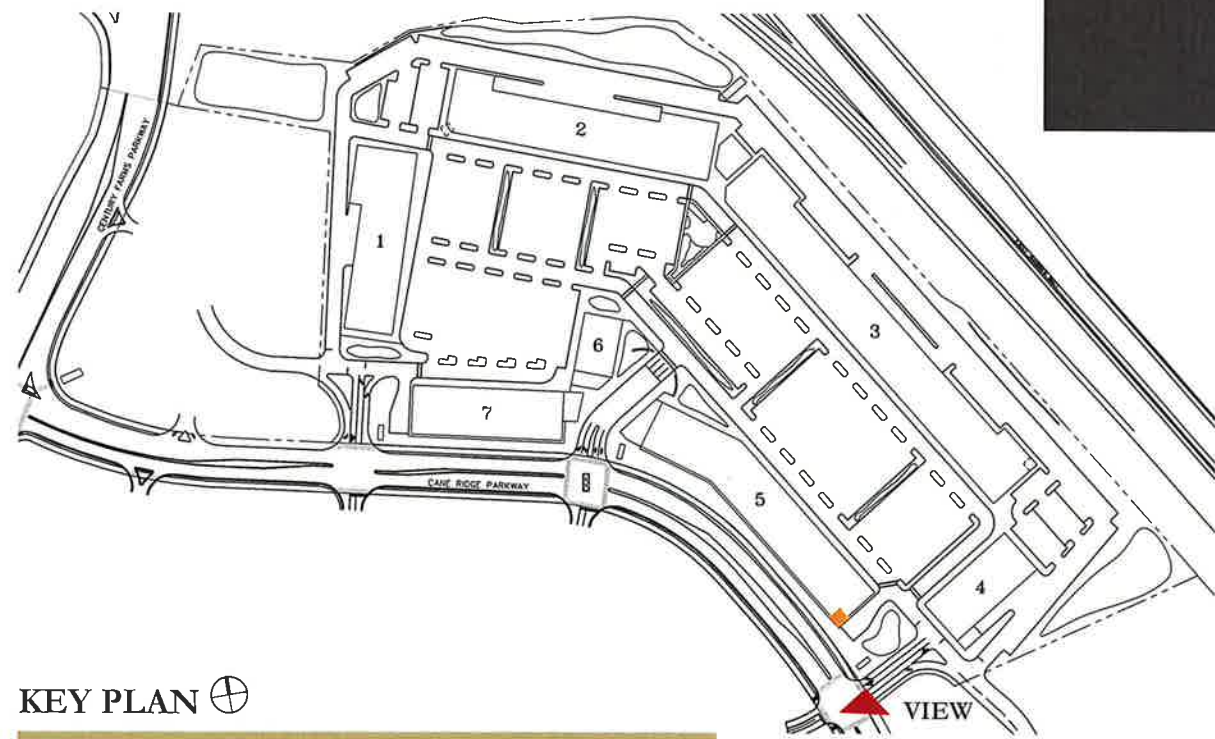


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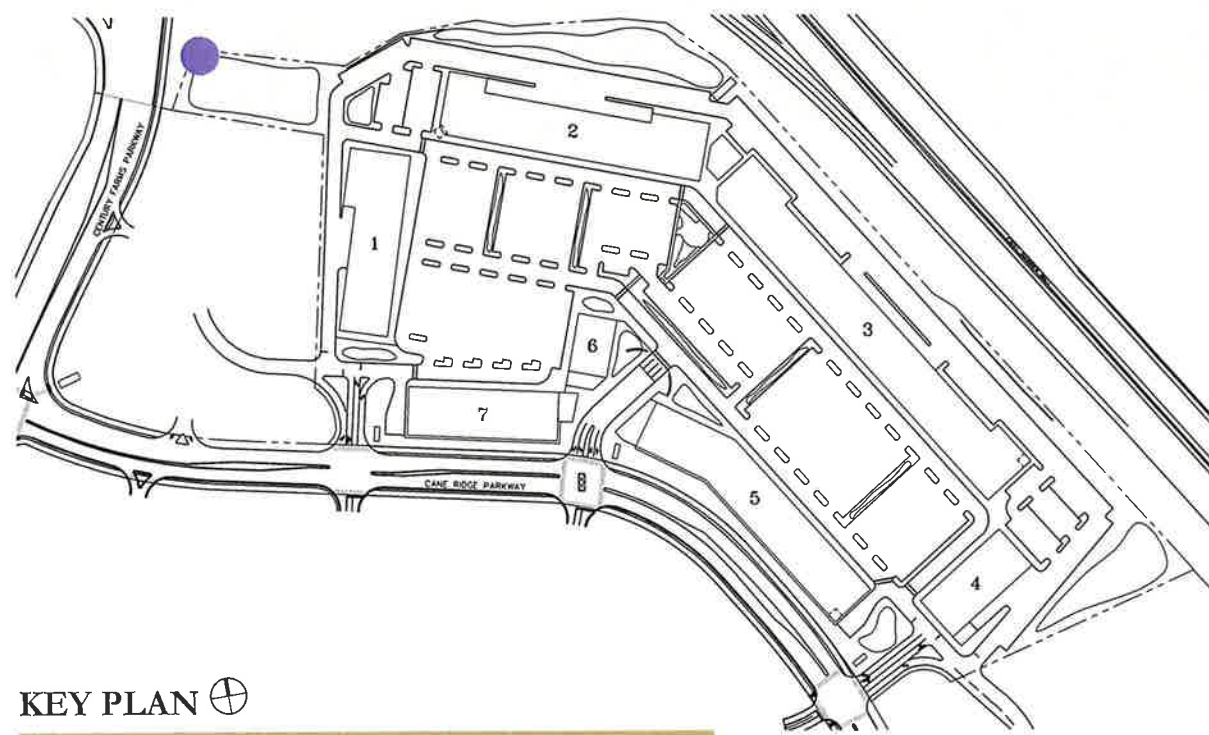
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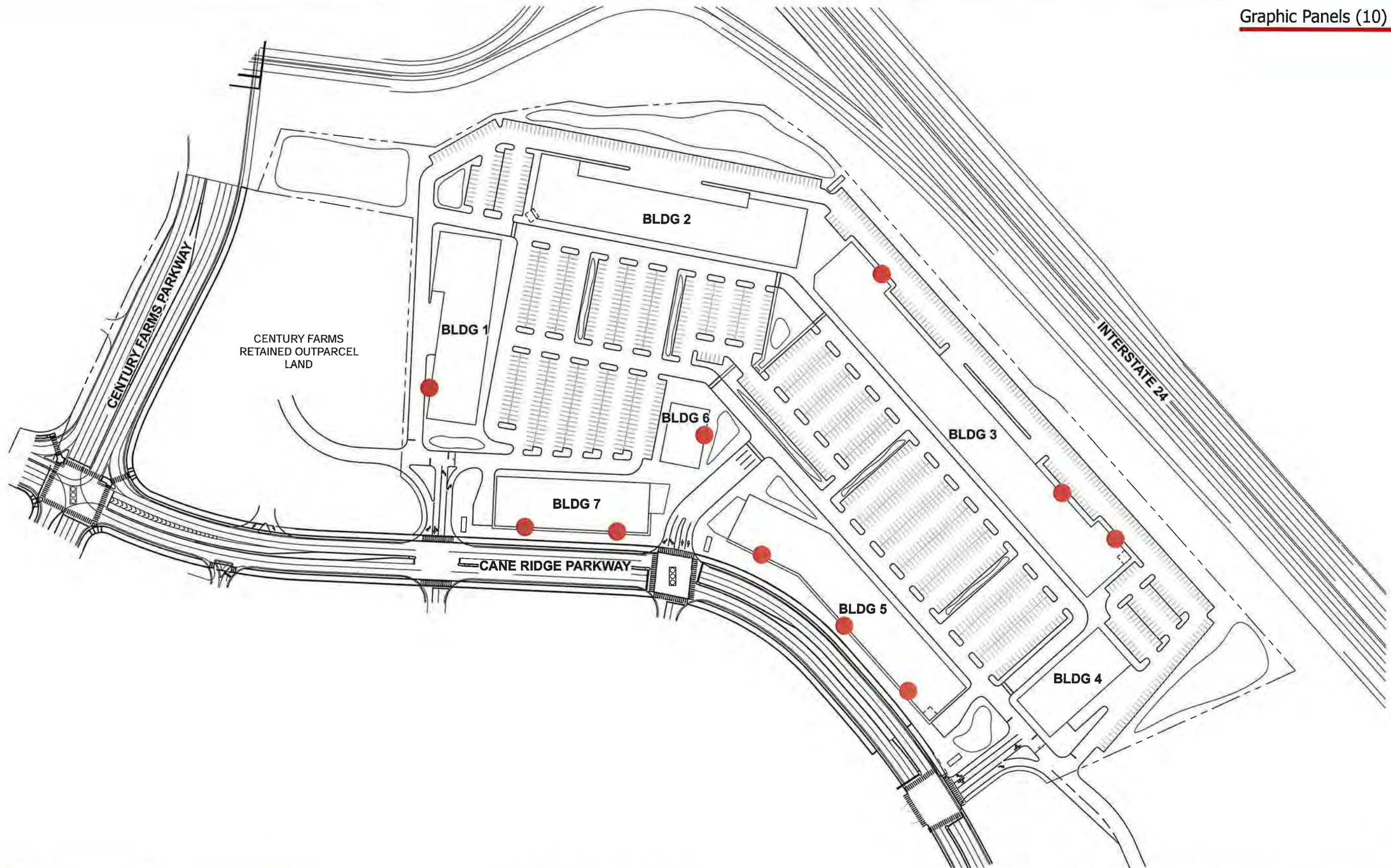
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ELEVATION

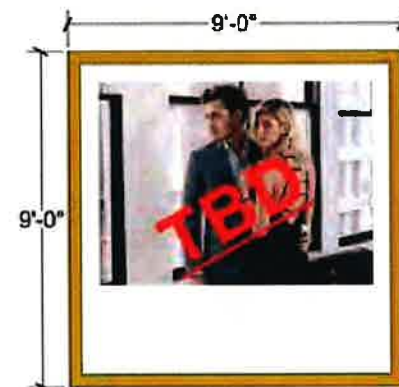




1 FRONT ELEVATION
2.0



3 FRONT ELEVATION
2.0



2 FRONT ELEVATION
2.0



5 FRONT ELEVATION
2.0

NOTES:

1. Alternate sizes as illustrated may occur with maximum allowable sign used in calculation below. Alternate sizes cannot exceed total square footage allowed.
2. Ten (10) x 350 sf (each) = 3,500 sf total

