



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County



**From Neighborhood Blight to Community Asset
One Properties Road Back**

Inside This Issue

- 2**
From Neighborhood Blight to Community Asset
- 3**
Mayor Delivers State of Metro Address from New Cumberland Park
- 4**
Building Safety Month
- 5**
Mayor Announces New Zoning Administrator
- 6**
New Cumberland Park Open
- 7**
Mayor and Asurion Announce Davidson County Expansion
- 8**
Old House Fair Announced
- 9**
Save the Date! 16th Annual Codes Golf Tournament Announced

Building Safety Month

MAY 2012

An International Celebration of Safe and Sensible Structures



WEEK ONE
May 7-13
Energy & Green Building



WEEK TWO
May 14-20
Disaster Safety & Mitigation



WEEK THREE
May 21-27
Fire Safety & Awareness



WEEK FOUR
May 28-31
Backyard Safety



For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at: manley.biggers@nashville.gov

From Neighborhood Blight to Community Asset

One properties road back

The property at 3700 Brickmont Drive has been a blight to the neighborhood for years. The Codes Department has a long history of violations at this address ranging from vehicles being parked in the yard, inoperable vehicles on the property, trash and junk in the yard to finally the condition of the structure itself.

In 2010, the property went into foreclosure and was left in a state of disrepair. It was a constant challenge to keep the grass cut and the yard area maintained. Area residents had stepped up doing some of the work as Codes worked to identify the owners of record.

To make matters worse, the property suffered a fire. At this point, it was open and unsecure. Several rental property owners with units nearby were complaining about the condition of this property, taking their complaints to their Councilman Walter Hunt and to the local media.

In a meeting hosted by Councilman Hunt, members of the Mayor's staff met with representatives from Codes and Metro Legal to discuss this property along with others in the Chesapeake community. With the down-turn in the economy, many houses in this neighborhood have fallen into disrepair. Among the critical



issues discussed were:

- Ideas on how to contact and require lien holders to take responsibility for vacant property
- Coordination of Metro assets that can be used to help maintain the exterior yard area (mowing)
- An examination of the demolition process, with possible reductions in the length of time it takes to go from recommendation to actual contract for removal

With no other alternative, owners have simply walked away, leaving the bank to deal with the mess left behind. And it has proven difficult to get banks to take an active role when it comes to a foreclosed property.

The property at 3700 Brickmont is one such property. Fortunately, the property was sold to a responsible new owner through a property back tax sale. Work began immediately, and as the photographs show, the results are amazing. With the renovation of this dwelling, it will be easier for the owners of rental units that are next door to this property to attract tenants.

As the photographs show, this once burn and vandalized blight has been transformed into a quality, single family home that will be an asset to the community.



Before—The photographs above show the extent of the fire damage to the dwelling and the extensive damage to the interior. The photographs below show the complete transformation the property has undergone. It is now one of the finest homes in the neighborhood.



Mayor Chooses to Invest in Schools and Public Safety, Avoid Severe Cuts to Government Services

First Property Tax Rate Adjustment in Mayor's Tenure Proposed



Set against the backdrop of Nashville's skyline, Mayor Dean gives his fifth State of Metro Address from the City's new Cumberland Park.

Photo courtesy—Gary Layda

\$3 million.

Additionally, Dean is proposing to adjust the property tax rate upward for the first time during his tenure, saying a 53 cent increase would generate about \$100 million in new annual revenue. The impact on a typical Nashville homeowner would be approximately \$16 a month, or \$192 a year, using the Greater Nashville Association of Realtors' median home price of \$145,400.

"I refuse to be the mayor who turns back the clock on public safety and education," Dean said. "I choose to continue our forward momentum."

In Dean's proposed \$1.71 billion budget, the new revenue would allow the city to continue to invest in education and hire up to 100 new teachers, increase the starting salary of new hires from \$35,000 to \$40,000 and add two new non-traditional schools.

When it comes to public safety, the new revenue would allow the city to retain 50 police officers first hired with a federal COPS grant, provide staff and equipment to operate a new DNA crime lab and fund two new positions in the District Attorney's office to specifically handle domestic violence cases.

"No mayor wants to stand up and talk about raising taxes," Dean said. "But we're not Washington. We can't run a deficit, and we can't print money. The easy answer, the political answer to our situation, would be to let the city go backwards, make Draconian cuts and frame the consequences with some anti-tax mantra."

The tax rate adjustment also would allow the city to invest in employees by giving nearly all Metro workers – about 95 percent of them – a 4 percent salary increase. Department heads and some senior managers would get a lower 2 percent increase.

Without the property tax increase, "We could lay off 200 police officers, 200 firefighters, 200 teachers, close all four regional community centers, all five regional libraries – and still not come close to making up even half of what the tax rate adjustment will generate," Dean said.

In his fifth State of Metro address, Mayor Karl Dean today announced a fiscal year 2012-2013 operating budget that moves the city forward by investing in schools and public safety, while also reducing the overall budget for other Metro departments by

Dean is proposing to protect Nashville's most vulnerable residents by extending the Property Tax Relief program. The proposed budget includes increasing Metro's contribution to the program in order to double the match that the state of Tennessee provides. The proposal also would double the number of tax relief recipients who have their tax bills paid in full based on the appraised value of their home.

"By doing this, the more than 6,400 elderly, disabled and disabled veterans in our community who participate in this program will be greatly protected from the property tax adjustment," Dean said.

During today's speech, Dean announced elements of a new capital spending plan, the city's first since 2010. He will propose approximately \$300 million in strategic investments in the city's infrastructure, including \$100 million for schools and \$200 million for the general government, in a plan to be submitted to the Metro Council later this month.

The capital spending plan for schools is the largest since the 1990s. It will include more than \$20 million for improvements to Stratford High School, funding to build a new gymnasium for Hume-Fogg Academic Magnet High School, expansion and renovations at seven elementary and middle schools and funds to purchase land for a new elementary and middle school in Southeast Davidson County, as well as to purchase land for a future expansion of Julia Green Elementary.

The capital spending plan also will propose additional investments in sidewalks, paving and bikeways; continuing work on riverfront redevelopment; acquiring additional property for the Open Space plan; and continued expansion of greenways and improvements of parks, including Centennial Park and Shelby Park. It will also propose construction of a new Bellevue library and expansion of Bus Rapid Transit services to Murfreesboro Road.

Dean gave his State of Metro address at the new Cumberland Park on the East Bank of the river. Nashville singer-songwriter Chuck Mead was the special musical guest.

Since taking office, Dean managed the city through the Great Recession and historic flooding at a time when city revenues grew by a mere 2 percent, compared to the four years prior when revenues grew by 20 percent. Nevertheless, he fully funded education and maintained funding for public safety. He reduced the government workforce by 668 full-time employees as he decreased department budgets by 10 percent to 15 percent, resulting in some \$59.2 million in cuts.

"Today I can confidently say that the State of Metro is strong, and our prospects for the future are even better," Dean said, "Not by chance, not by luck, but because of the strategic decisions we've made to cut where we needed to cut, invest where we needed to invest and not let financial pressures sway our commitment to the things that matter most – the three things I talk about all the time – education, public safety and economic development."

Nashville Celebrates Building Safety Month in May

Metro joins in celebrating the 32nd anniversary of Building Safety Month

This year marks the 32nd anniversary of Building Safety Month, an annual event sponsored by the International Code Council (ICC). The ICC develops the codes used to construct residential and commercial buildings, including homes and schools. Most U.S. cities, counties and states choose the International Codes—building safety codes developed by the International Code Council.

For the last 32 years the 50,000 worldwide members of the ICC have celebrated advances in building safety, and widespread interest in the campaign has grown significantly.

According to Terry Cobb, Director, Metro Department of Codes & Building Safety, building safety and fire prevention codes address all aspects of construction, such as structural soundness of buildings, reliability of fire prevention and suppression systems, plumbing and mechanical systems, and energy efficiency and sustainability. To ensure buildings are safe requires the active participation of building safety and fire prevention officials, architects, builders, engineers, and others in the construction industry, as well as property owners.

In any discussion of Codes and building safety, most people tend to think of building plans and permits. And they would be correct. However, plans and permits are just a part of a larger picture. It is important to understand all aspects of the building process.

Building Safety encompasses more than just safe building practices. This year's celebration highlights other, important aspects of the construction process that affect the safety and livability of buildings. One of those aspects that has continued to grow in importance is the focus on "Energy and

Green Building". Nashville Mayor Karl Dean has appointed a "Green Building" taskforce and he has made "Green" building practices a priority for development in our community. Nashville has seen a steady increase in the number of "Green" building projects, with a number of new buildings receiving "LEED" certifications. Nashville's new convention and Trade Center will feature a number of "Green Building" initiatives.

Another area of emphasis is on "Disaster Preparedness." Nashville and the surrounding counties have seen their share of natural disasters in recent years. We are still recovering from the flood of 2010. As a community, we have learned valuable lessons that have enhanced our ability to prepare for and to respond to these events. Middle Tennessee is subject to floods, earthquakes and tornadoes—bringing home the importance of having and enforcing sound building codes. Modern building standards have resulted in buildings that are safer, taking into account local environmental conditions that could affect the integrity of the structure.

Celebrating Building Safety Month allows us to remind everyone about the importance of building codes and effective enforcement.

A Milestone Year

is highly anticipated for Building Safety Month 2012. Four core themes will be highlighted throughout May of 2012, including,



WEEK ONE // May 7 - 13, 2012

Energy & Green Building

Spotlighting the latest advancements in sustainable design and building.



WEEK TWO // May 14 - 20, 2012

Disaster Safety & Mitigation

Raising awareness about how to prepare for a natural disaster and take action when one strikes.



WEEK THREE // May 21 - 27, 2012

Fire Safety & Awareness

Protecting our homes and workplaces with essential safety precaution measures.



WEEK FOUR // May 28 - 31, 2012

Backyard Safety

Keeping kids safe at play with the backyard at bay.

Additional Resources

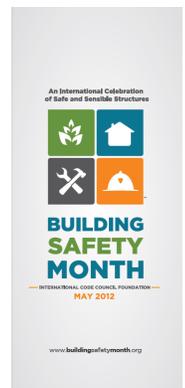


For additional information about the ICC Building Safety Month celebration click on the link above to their website.



ICC brochure on the "Benefits of Building Permits," available on the ICC website. Just click on the brochure to get your copy.

ICC brochure on "Building Safety Month," available on the ICC website. Just click on the brochure to get your copy.



"Our staff provides the first line of defense against building disasters."

**Terry Cobb, Director,
Codes & Building Safety**

Mayor Announces New Metro Zoning Administrator

William B. Herbert IV Named to Post Long Held by Sonny West

Mayor Karl Dean announced today that William B. Herbert IV has been selected to serve in the position of Metropolitan Zoning Administrator in the Department of Codes and Building Safety. Herbert will succeed the position of long-time Zoning Administrator Lon F. (Sonny) West.



Herbert is an attorney with the law firm of Johnson & Herbert in Nashville and also serves as County Attorney in Cheatham County. He was previously employed as a senior attorney in the Metro Department of Law from 2003 to 2007 and represented the Codes Department and the Metropolitan Board of Zoning appeals. In his private law practice, he has specialized in zoning and land use law, as well as municipal and county law.

Herbert is scheduled to start May 9.

"I am proud to have Bill serve this important role in our Metro government and continue the legacy of dedicated government

service that Sonny began for this position," Dean said. "I have known Bill since we worked together when I was Metro law director, and Bill has a strong knowledge of Metro's zoning ordinances. I am confident in his ability to direct and manage the administration and enforcement of our zoning and land use regulations."

Herbert is a graduate of Montgomery Bell Academy and Auburn University, and he earned his law degree from the Samford Cumberland School of Law in Birmingham, Ala.

"I am honored to have the opportunity to serve the citizens and businesses of Nashville, and I look forward to the challenges of this role," Herbert said. "I am dedicated to doing all that I can to ensure Nashville's continued growth."

West served in the position since its creation in 1985 until his passing in March 2011. West was the longest tenured employee of the Metropolitan Government of Nashville, serving under seven different mayors.

Tennessee 811 Newsletter

"The Underground Scoop"



In a recent National Safe Digging Month omnibus survey, conducted March 21-25, 2012, by the national association Common Ground Alliance (CGA), 650 homeowners were asked to answer a series

of questions about "do-it-yourself" (DIY) home & property improvement projects.

Below please find the results of this survey and what they mean for public safety & utility service. We still have a lot of work to do to get the "Call Before You Dig" message out!

Around 4 in 10 homeowners (39%) plan to dig on their property this year for an outdoor home or property improvement project.

Among homeowners who plan to dig this year, nearly half (45%) WILL NOT contact their local one-call utility notification center by making a free call to 811 to learn the approximate location of their underground utility lines, putting their safety and the safety of their community at risk.

Two-thirds of homeowners (67 percent) believe that they would not hit an unmarked underground utility line and cause a service outage at their own home or a neighbor's home, despite the fact that an underground line is damaged every three minutes nationwide, according to CGA data.

Male homeowners are more likely than their female counterparts to believe that no negative consequences would come from digging on their property without knowing the approximate location of nearby underground utility lines.

49% of male homeowners thought they would not hit an unmarked line while digging, compared to 38% of female homeowners

Nearly half of homeowners who plan to dig this year (45%) follow NASCAR, meaning they watched a race on TV or in person within the past year.

AJ Almindinger, driver of the No. 22 Shell/Penzoil Dodge on the NASCAR Sprint Cup, sported the 811 logo on his car at the April 1 (Martinsdale) race, as he will be doing at the April 14 (Texas) and April 28 (Richmond) races during National Safe Digging Month, as well as the August 12th race (Watkins Glen) this summer and the final race of the year at Homestead (November 18).

Cumberland Park Opening Creates New Family Attraction on Riverfront

Innovative Play Park Includes Water Features, Nature-Inspired Play Structures

Nashville Mayor Karl Dean opened Cumberland Park, an innovative new play space for children and families incorporating nature-inspired play structures and water features to create an exciting new attraction along Nashville's riverfront. Dean was joined by Metropolitan Development and Housing Agency Executive Director Phil Ryan and Metro Parks Director Tommy Lynch for the opening. Cumberland Park sits adjacent to LP Field and is part of the Riverfront Redevelopment Plan.

"Cumberland Park encourages physical play and activity, incorporates the natural beauty of the riverfront and adds to the vitality of the East Bank, which are all important to me," Dean said. "The play park is unlike any other park we have in Nashville, and I see it becoming a major attraction and gathering place for families."

The 6.5-acre park sits between the Shelby Street Pedestrian Bridge and the Korean War Veterans Memorial Bridge. It has direct access to the Shelby Street Bridge by way of a new elevator and staircase. The park was built at a cost of \$9.5 million.

"I'm proud MDHA has been able to be a part of this really unique destination for the city's families," Ryan said. "For decades to come, Cumberland Park will be a place where kids from across the community will be able to come and play together and where lots of family memories will be created. This is a complex project with lots of innovative features, and I'm glad we took the time and attention-to-detail needed to create a space unlike any other in the country."

A variety of special events, including live music and festivals, will be held at the park this year.

"Cumberland Park is an extraordinary and unique addition to Metro's diverse park system," Lynch said. "It's a park designed to creatively engage the entire family with both active and passive recreational features such as wading pools, interactive play equipment, picnic areas and an amphitheater, just to name a few. Cumberland Park is distinctively Nashville, and it's a great local and regional destination point that will connect people to the riverfront."

The grand opening included a ribbon-cutting and was to include performance at the Canopy stage by the Nashville School of the Arts Pop Ensemble, the Nashville Public Library Puppet Truck with "Mother Goose" and the Nashville Children's Theatre with an opening scene from "Click Clack Moo: Cows That Type."

Features of Cumberland Park include the following:

- **The Hollow.** A one-of-a-kind nature and play area for children that includes an undulating "washboard" activity area, sand play, a bouncing pad, a green maze and tandem see-saw for parents and kids. The Hollow's water features include a rain-

- **bow area,** a "cloud bridge" with rain curtains and interactive splash pad with wading pool.
- **The Gorge.** A stone climbing wall with climbing ropes, embedded fossils, climbing nets and sliding poles. A four-person embankment slide is made of material designed to remain cool under a summer sun.
- **The Scoops.** A cooling off area that features a stepping-stone path with mist features and a step-and-motion activated fog mechanism.
- **The Explorer Trail.** A crushed-stone trail that weaves through plant groves and butterfly meadows.
- **The Canopy and Lawn.** An outdoor amphitheater for gatherings, events and performances.
- **The Riverbank.** An "esplanade" walkway overlooking restored riparian plantings along the river bank, a gantry catwalk projecting over the river and a rain-harvesting cistern topped with floating plants.
- **The Bridge Building.** The renovated former headquarters of a barge construction company which contains public restrooms, a Metro Parks office, food concessions and soon-to-be announced restaurants and public event spaces.



View from the new river park taking in Nashville's skyline.

Photo courtesy—Gary Layda

"I was inspired by the land and geology of Tennessee," said architect Gavin McMillan of Hargreaves Associates. "We've incorporated all the features of the land, the water, the light, the stone, the trees, ridges and valleys. Coupled with a child's imagination, Cumberland Park creates the type of play that aren't possible with ordinary playground equipment. Additionally, the park offers a great space where a family can spend the day with fun along with opportunities to learn about the history of the riverfront."

Environmentally-friendly features incorporated into the design of Cumberland Park include the use of geo-thermal energy, energy efficient lighting, preservation of the floodplain, remediation of a brownfield site, water reuse for irrigation, improved bio-diversity and interpretive signage to educate the public about cultural and natural resources.

Cumberland Park is part of the larger Riverfront Revitalization Plan which includes renovation of the adjacent Bridge Building, as well as development of The Lawn, an open space for recreation and events, and the Bridge Building Landing. Detailed design for The Lawn is underway.

The park was developed by Metro Nashville government and the Metropolitan Development and Housing Agency, designed by Hargreaves and Associates and built by Hardaway Construction. It will be operated and managed by Metro Parks.

Mayor, Asurion Announce Davidson County Expansion

500-Plus High-Quality Jobs to Locate in SoBro's Ragland Building

asurion Your Technology Protection Company

Senior Vice President, Global Operations at Asurion, to announce the technology company plans to expand in Davidson County and locate in excess of 500 jobs in the Ragland Building at the corner of Second Avenue South and Korean Veterans Boulevard.

Asurion will keep its corporate headquarters at Grassmere Park in Nashville and establish a technology products office in SoBro's Ragland Building to support growth in its headquarter and North America operations.

"I am grateful to Asurion for its continued investment in Davidson County and am especially pleased that it plans to bring a large number of high-quality jobs to the SoBro area," Dean said. "This area south of downtown is fast becoming a dynamic part of our city with new development spurred by the under-construction Music City Center and the Korean Veterans Boulevard extension. Asurion's expansion not only speaks to the vitality of that part of Nashville but to our overall strength and vibrancy as a city."

In December, 2010, Asurion announced a five-year plan that would keep the company's corporate headquarters in Davidson County and add 500 jobs to its Tennessee workforce of 2,400. Since then, the company has already added more than 200 jobs.

"We are excited to have found a space solution and environment that is reflective of the Asurion culture," McKinless said.

Mayor Karl Dean was joined by Sean McKinless,

"The revitalization of the SoBro area certainly creates a desirable, creative location for our Technology Products associates. We expect to have technology associates occupying the facility by the fall of this year. This location will help the company achieve organizational efficiencies within its teams and across our other Davidson County locations."

Asurion will occupy the 92,000-square-foot "green" building that was designed to achieve LEED Gold certification for Core and Shell from the U.S. Green Building Council. Dean and McKinless made the announcement this morning at the five-story Ragland Building, a 1930s building that originally housed a wholesale grocery distribution business.

Asurion relocated its corporate headquarters from California to Nashville in 2003 with a plan to create 600 jobs. The company originally began with a business model focused on providing roadside rescue services to stranded motorists, then expanded into insuring, recovering and repairing mobile phones and home electronics. Today, those services are provided to more than 95 million customers around the world.

For information on job openings with Asurion, please visit www.asurion.com and click on Careers. Mayor Karl Dean was joined today by Sean McKinless, Senior Vice President, Global Operations at Asurion, to announce the technology company plans to expand in Davidson County and locate in excess of 500 jobs in the Ragland Building at the corner of Second Avenue South and Korean Veterans Boulevard.

Nashville Looks for Success during 2012 Great American Cleanup™ in Tennessee



Spring time is near, signaling the return of the nation's largest annual community improvement program, Keep America Beautiful's (KAB) Great American Cleanup™ (GAC).

Last year, 143,053 Tennessee volunteers contributed 358,240 hours picking up 121,098,794 pounds of litter and debris from all 95 counties (visit www.ktnb.org/gac.html for more results). Keep Tennessee

Beautiful (KTnB) will once again look for improvement during this year's GAC in Tennessee, which will take place March 1-May 31. KTnB also will look to extend its streak of achieving 100-percent participation from all 95 counties during GAC to six years in a row.

Last year in Nashville, Metro Beautification & Environmental Commission led 16,053 volunteers to gather 215,385 pounds of litter during KAB's annual spring event. Nashville seeks more volunteers this year to be even more successful.

Metro Beautification & Environmental Commission Director Veronica Frazier said, "Metro Beautification is honored to be named by KAB as one of the ten cities in the country that participated in KAB's National Day of Service on April 28, during the Great American Cleanup™. We had several community garden beautification projects as well as a county wide recycling event. April 28 was also the date of the Music City Marathon, and we had several roadside cleanups scheduled along the marathon route. We are excited to represent all the terrific affiliates across our great state, and hope to make Tennessee proud." For more information on how you can get involved in a GAC event in Nashville, please call Frazier at 615.880.3321.



Saturday, June 2, 2012

9 am—3 pm

Eastwood Christian Church

1601 Eastland Avenue

\$10 at the door

**Live in an old house or in a historic neighborhood?
Have questions about your home?**

Meet local suppliers and crafts persons who offer services and products *specifically* for owners of old homes. Learn how to make basic repairs, embark on major rehabs, and how to be sustainable.

Hear **Bob Yapp**, host of PBS show, *About Your House with Bob Yapp*, and radio show, *The House Doctor*:

Old Windows Aren't a Pane—They're a Goldmine
How to Hire and Work with Contractors
Energy Efficiency for Old Houses & Buildings

Plus an **Antique Appraisal Roadshow!** Always wondered what your treasures might be worth? Appraisers on hand for only \$10/item!

Grilled Cheeserie Food Truck will be on site.

An initiative of the Tennessee Preservation Trust's Statewide Preservation Conference.
Conference attendees receive free entrance with conference badge.

www.tennesseepreservationtrust.org/conference



TENNESSEE PRESERVATION TRUST
Promoting Preservation in the 21st Century



METROPOLITAN
HISTORICAL
COMMISSION

MARVIN 
Windows and Doors by **DALE**
Built around you.®


SouthComm

LIGHTWAVE
SOLAR

16th Annual Metro Codes Charity Golf Tournament Planned
Save the Date: This years' tournament will be held at Ted Rhodes
on Saturday, October 6, 2012.

**Department of
Codes & Building Safety**

Metro Office Building
800 2nd Ave., South
Nashville, TN 37210
615-862-6590 / Fax 862-6593

Mayor - Karl F. Dean

Director - Terrence Cobb
Asst. Director - Bill Penn
Office Hours: Mon-Fri / 7:30-4:00



PASS IT ON!

Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.

Terry Cobb and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at bill.penn@nashville.gov
Assistant Director, Property Standards Div , 862-6590