



Metro Codes

E - News for Neighborhoods

Metropolitan Government of Nashville and Davidson County

Metropolitan Nashville Sets All-Time Building Construction Record

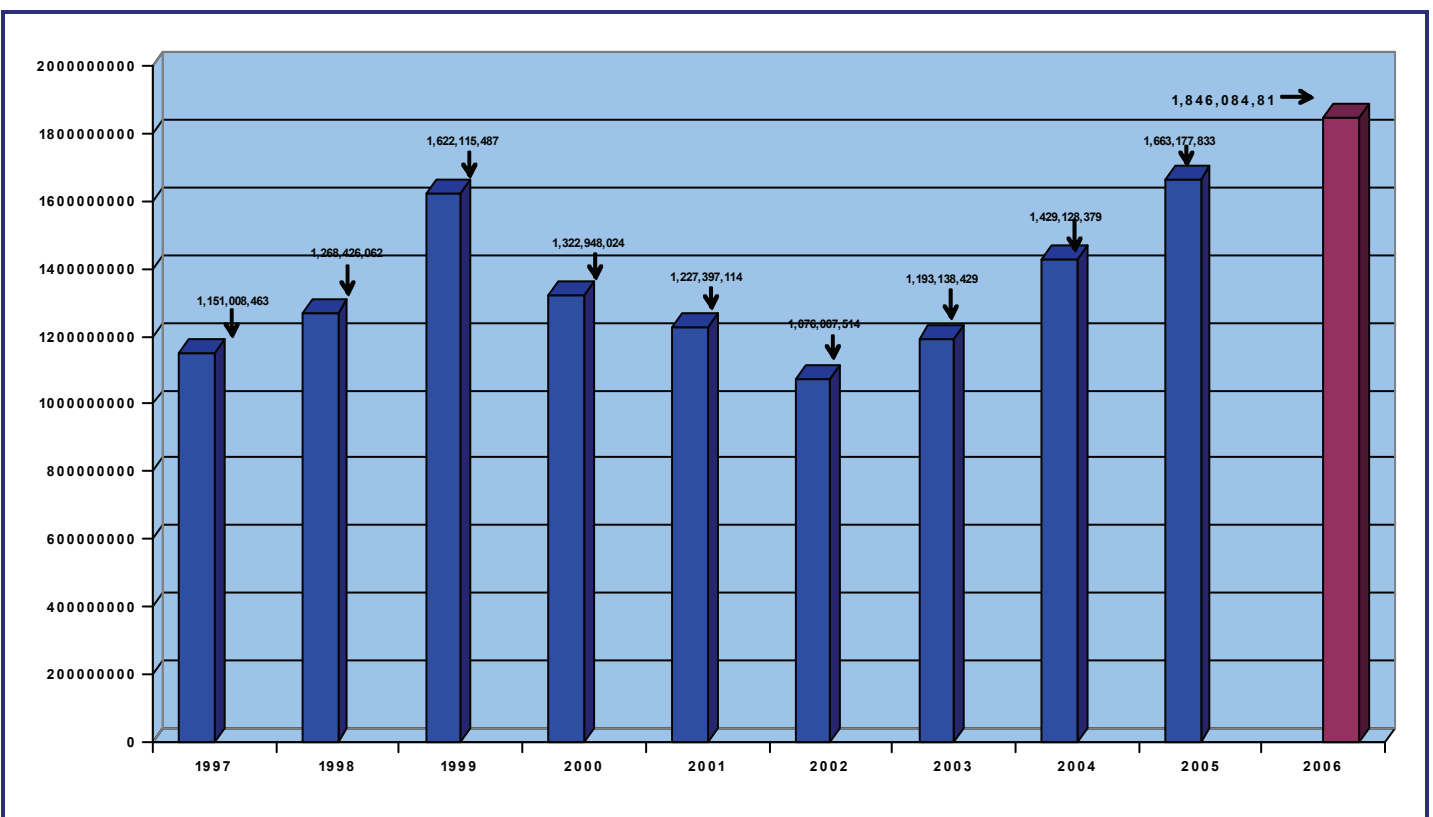
2006 saw Metro's biggest year in permits issued, second largest in residential permits and a whopping 25% increase in permits for residential additions and alterations.

"These numbers show the vitality and strength of Nashville's economy," said Mayor Bill Purcell. "We continue to grow in a healthy way, from the new skyscrapers coming downtown to the residential communities being built across the county, to the home renovations in the city's older neighborhoods."

Nearly \$2 billion in building permits were issued through the Metropolitan Codes Administration during 2006 representing an all-time record for the city, according to Terry Cobb, Director of Codes and Building Safety. In 2006, \$1,846,084,816 was issued in permits, which represents an 11 percent increase over 2005. Cobb said 2005 was, at the time, an all-time record with \$1.663 billion in permits issued. There was a four percent increase in building permits in 2006 with 10,937 compared to 10,507 during 2005.

Codes Administration issued 3,498 single-family residential permits, making 2006 the second strongest year in Metro history. This was down by a mere 144 units, or three percent from the 2005 all time record of 3,642 permits. "In 2006, Nashville outperformed the state and national housing markets and we believe that Nashville will continue to outperform both the state and national housing trends," Cobb said.

He also reported that residential additions and alterations were up in 2006 compared to 2005. In 2006, Codes issued 3,469 permits for additions and alterations valued at \$166.95 million. This represented a 24.29 percent increase in the number of permits and a 38.3 percent increase in the value of the improvements. "More people appear to be purchasing homes and making renovations and alterations than in the past," Cobb said. "This appears to confirm reports from around the nation indicating a continued strong interest in home remodeling as well as 'do it yourself projects' by homeowners."



MEET YOUR CODES INSPECTOR

How would you like to meet your Codes inspector? As part of our community support program, we would like to attend your neighborhood meeting. Our inspectors want to get to know the neighborhoods we serve. All of our inspectors are available to attend your neighborhood meeting. We can provide a short program on how codes work, how to properly report a violation, and how the enforcement process works.

Our goal is to share information. With sufficient notice, our inspector can provide the group with an update of any cases active in their neighborhood. We can also take requests for service during the meeting. It's an excellent opportunity to get to know your inspector and for your inspector to get to know your neighborhood. Neighbors are always going to know what's happening around them and that insight is valuable to your inspector. When we cite a violator, we don't know what their economic or health status is. This is where attendance at neighborhood meeting can really pay off. Working together, we can identify and assist our neighbors with special needs. And we can focus our attention on areas viewed by the community as being their worst problems.

If you would like to have an inspector attend your meeting, please contact us 862-6590, or you may email the Assistant Director at bill.penn@nashville.gov with your request. We would also like to know more about your group. If you could tell us the groups official name, where you meet, when you meet and the meeting time that would greatly assist our efforts. We would also like to know what the boundaries are for the group. We look forward meeting new friends and sharing success with those we already know.



AFFORDABLE HOUSING

Affordable Housing Production Continues to Rise

Nashville's affordable housing production numbers grew by more than 26,000 between 1999 and 2006 and were on track to meet the goal set by Mayor Bill Purcell of 35,000 units by the end of the decade.

The affordable housing numbers were released at the Mayor's Housing Summit at Greater Nashville Association of Realtors by the Metropolitan Development and Housing Agency. "In 1999 the first summit on affordable housing found there was a need for 35,000 new affordable housing opportunities in Nashville," Purcell said. "When I became mayor, I committed to meet that goal by 2010 and we will reach that goal if we continue at the current rate of growth."

The report showed homeownership opportunities led the way allowing over 12,000 households to achieve the American Dream of owning a home. There were more than 9,000 new rental opportunities and an additional 5,350 units were rehabilitated or preserved as affordable housing. "There is more affordable housing available in Nashville including the new homes in North Nashville built with the assistance of the 15th Avenue CDC and the new lofts on Second Avenue, under the PILOT program. The number of affordable housing opportunities have exceeded the targets set in 1999 to the by 20 percent," Purcell said.

He also announced plans to fund additional permanent supportive housing for the homeless as part of the administration's plan to address chronic homelessness. He said MDHA will issue an RFP for \$600,000 for permanent supportive housing that is needed for the chronically homeless.

He said requests for additional funding requested by the Commission on Homelessness will be considered in the weeks ahead as the administration puts together its budget.

The housing summit also included a review of code permits issued for housing in Davidson County. 2006 was the second best year in Metro history for residential permits, according to Codes Director Terry Cobb. He also said permits for residential additions and alternations rose by 24.29 percent last year.



Tips for New Neighbors

At one time or another, we have been or we have had a new neighbor. Most of the time, we are shy about going over and meeting our new neighbors, and some of them we never get to know. Well, below we have a few suggestions as to how to get started in being a more friendly neighbor.



If we learn who our neighbors are and they know who we are, we will all be more apt to keep our living situations a bit more relaxed and when we see one of them (or they see us) in need of a bit of clean-up, we'll be more at ease in saying something to one another.

We have some tips for this month, as well as some in the March newsletter, so be sure and catch that issue as well.

- ◆ **Introduce yourself to your neighbors**— Neighbors that know each other can watch out for each other and keep the neighborhood safe. Smile and say “hi” once in a while.



- ◆ **Keep your turf clean**— Garbage neatly covered, no vehicles on lawn or blocking sidewalk, no broken furniture on porches, no bottles or cups on lawns, no cigarette butts, etc.



- ◆ **Keep it low profile**— Minimize gatherings on front porches and yards after 10:00 pm. No open alcoholic containers off private property. Limit the number of people at gatherings and ask for police help if a party is crashed or is getting out of control (862-8600 for non-emergencies, 911 for emergencies)



- ◆ **Loud sounds and noise should not be heard beyond the property line.**— The city noise ordinance applies 24 hours a day. People outdoors or arriving or leaving should stay quiet during late hours.

- ◆ **Fireworks are illegal in Davidson County.**



ZONING “101”

• Tree Removal Ordinance

It is unlawful to remove a “Protected tree” without first obtaining a Tree Removal Permit. Protected trees are trees six (6”) inches or more in diameter on any property other than a property platted for a 1 or 2 family residential development. Removal of protected trees may create the necessity for the planting of ‘replacement trees’ based on an acceptable tree plan provided at the time of issuance of a Tree Removal Permit. The tree removal penalty will be determined by the Environmental Court Judge.



• Yard/Garage Sales

A resident is allowed no more than two (2) yard/garage sales each year, for no more than three (3) days at a time. More than two (2) generally constitutes doing business in a residential area, and is not permitted. The purpose for a garage sale is to allow a property owner or resident the opportunity to periodically dispose of unused or unwanted household items. **Consignment sales are strictly prohibited.**



Other Property Standards Violations

• Graffiti

No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any building or structure, located on any private or public property, by placing thereon any marking, carving, or graffiti. The Property Standards Code states that it shall be the duty of the owner of any building to remove graffiti and restore the damaged exterior surface to an approved state of maintenance and repair.



• Premise Identification

The Code requires all residential and commercial buildings having mail and delivery services have their street numbers posted in accordance with the rules promulgated by the Director of Public Works. Residences are to have street numbers at least 3 inches in size, on a contrasting background, and visible from the street. The numbers may be attached to the residence or the mailbox, if the mailbox is next to the street. Numbers posted on the outside of commercial buildings must be 6 inches or larger.



Nashville One of the 100 Best Communities for Young People

To celebrate the launch of its 10th anniversary year, the America's Promise Alliance has announced the **2007 100 Best Communities for Young People**.

America's Promise - The Alliance for Youth announced that Nashville ranks among the 100 Best Communities for Young People.

The winning communities – ranging from small towns to urban neighborhoods across America – are being celebrated for their commitment to provide healthy, safe and caring environments for young people. The 2007 100 Best Communities represent 38 states. They range in size from 810 residents to more than eight million. 42 are urban; 27 are rural; and 31 are suburban.

The 100 Best Communities for Young People competition honors outstanding efforts on behalf of young people by multiple sectors of communities. In cities, suburbs, small towns and counties across the country, this annual competition is leading communities to assess their efforts, work more effectively together for young people, and share best practices.



Metro's Leaf Collection Program Continues

In November, Public Works began a sweep to pick up bagged leaves that were left at the curb or in alleys. The crews will be continuing their sweeps from January into March. Please note the schedule below for your area.



You should have your leaves out by the first day of collection in your area. We ask that you use only paper or plastic biodegradable bags, and place them where your trash is collected.

Satellite cities (Belle Meade, Forest Hill, Oak Hill, Berry Hill, Lakewood and Goodlettsville) are not included in Metro's leaf collection program.

You may dispose of leaves in several ways. You can mulch them up with your lawn mower, piled up for composting, or set out in bags for Metro's collection service. Whatever you choose to do, please don't rake your leaves into the street. They could possibly plug up storm drains or cause other problems.



For more information, call 880-1000, or visit the recycle website at www.nashville.gov/recycle for a more complete list of collection guidelines.

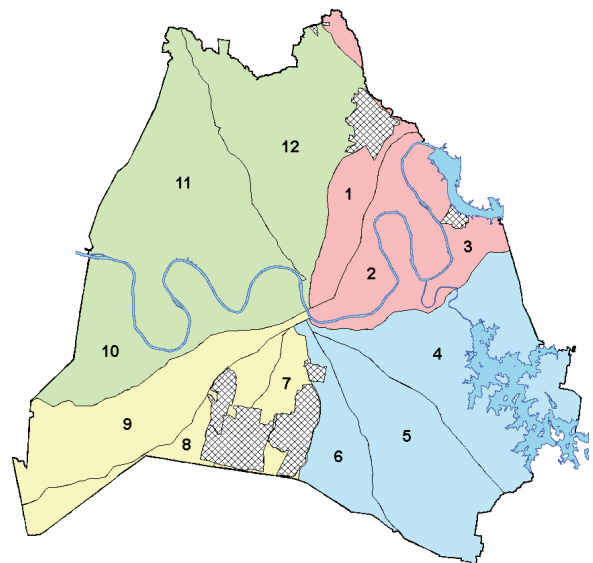


A History of Codes Administration Airs On Channel 3

The "History of Codes" video series continues to air on Metro Channel 3. The goal of the program is to raise the public's awareness of the role Codes Administration has played in the community and to highlight its continuing role as "the other public safety agency" of Metropolitan government.

When completed this spring the series will comprise eight programs which will highlight Codes' role in the evolution of Nashville into a major American city. These programs are now available as streaming video on the web.

To access the programs via the internet, just go to http://www.nashville.gov/codes/program_series.htm. If your neighborhood organization would like to obtain a copy of these program please contact Metro 3 by going to <http://www.nashville.gov/metro3/Tape.htm> to request a copy of the this or any Metro 3 production.



Leaves will be picked up on the following schedule:

Routes 4, 5, 6	Feb 5 – Feb 19
Routes 7, 8, 9	Feb 20 – Feb 28
Routes 10, 11, 12	March 1 – March 9

EMPLOYEE HIGHLIGHTS

Billy Fields Special Assistant to the Director



During his more than 18 year career with Metro Government, Billy Fields has covered a lot of territory through a variety of assignments.

Fields serves as Special Assistant to Terry Cobb with responsibilities for public information as well as community relations.

Before joining the Codes Administration in the summer of 2006, Fields served Nashville Mayor Bill Purcell's administration as the Deputy Director of the Mayor's Office of Neighborhoods.

Fields, a veteran of Metropolitan Government, has a resume that looks like he can't hold a job, at least for a long time. He has served as Director of the Transportation Licensing Commission, an administrator at the Davidson County Juvenile Court, coordinator of disaster relief for Davidson County after the 1998 tornado as well as in several positions within the Office of the Mayor. In addition, Fields served as the district administrator and press secretary in the Fifth District United States Congressional Office from 1986 until 1988.

In the community, Fields is active as the Chairman of the Board of the Neighborhoods Resource Center, Nashville Neighborhood Alliance, a board member of several neighborhood associations as well as community volunteer for the YMCA, the Nashville Area Chamber of Commerce as well as other civic groups. He is an alumnus of Leadership Nashville.

In addition, he is an elected member of the Davidson County Democratic Executive Committee and serves Chairman of the Davidson County Democratic Party.

Fields is a graduate of Volunteer State Community College as well as Austin Peay State University and Western Kentucky University.

A native of Goodlettsville, Fields resides with his wife Donna in Historic Edgefield in East Nashville. The Fields attend Connell Memorial United Methodist Church where Fields has taught Sunday School for two decades.

Terry Cobb and Bill Penn welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:Bill.Penn@metro-nashville.gov), Assistant Director, Property Standards Div., 862-6516



PASS IT ON!

Pass the word about our newsletter! We would be honored if you would share our newsletter with your friends, family 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.

NEIGHBORHOOD PROJECTS APPLICATIONS DUE MARCH 1

Applications for the Celebrate Nashville 2007 Neighborhood Projects contest are due March 1.

You may recall that Mayor Purcell announced the Celebrate Nashville Neighborhoods Projects during the Neighborhoods Conference in October. Wal-Mart will provide a total of six grant awards to the winning projects – \$10,000 to the top winner, two \$5,000 second place awards and three \$2,000 prizes for third place.

Every neighborhood is encouraged to participate. Neighborhoods must complete their projects and produce a project scrapbook by June 1 to be considered for awards.

Neighborhood projects will be judged by a Celebrate Nashville Neighborhood Projects Committee. Judging criteria will include creativity, relevance and implementation of the Neighborhood Projects proposal. The awards will be given out at the Celebrate Nashville



Neighborhoods Picnic in June on the Public Square. Applications are available at <http://www.celebrate.nashville.gov/>

If you have questions about the application or the contest you may email celebrate@nashville.gov



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