



# Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

## Terry Cobb Receives Award of Excellence



### Inside This Issue

- 2  
Director of Codes Recognized
- 2  
Habitat Builds 12 New Homes for Timberwood Community
- 3  
Nashville Considers New Convention Center
- 4  
City Completes Deaderick Street project
- 4  
New Site For West Police Precinct Selected

Article on page 2



## Terry Cobb Receives Award of Excellence

Codes Director, Terry Cobb was recently honored by the Associated General Contractors of TN, Home Builders Association of Tennessee, TN Chapter of the American Institute of Architects, Tennessee Society of Professional Engineers, Tennessee Building Officials Association, TN Chapters of the Building Owners and Managers Association, and the TN Chapter of the American Council of Engineering Companies with an "Award of Excellence" for outstanding service and contribution to the construction industry in Tennessee. Cobb was honored with the award during the AGC's Annual Convention, in Nashville, where Cobb was also a featured speaker.

AGC Executive Vice President, Bill Young presents the Award of Excellence to Codes Director, Terry Cobb, on behalf of the AGC, AIA, TSPE, BOMA, HBAT, ACEC and TBOA.

## Volunteers Build 12 Nashville Area Habitat Homes in Timberwood

On Friday, Saturday and Sunday, September 11-13, hundreds of volunteers converged in Timberwood to kick off Nashville Area Habitat's fall build, thanks to many generous sponsors. This build is the last build for calendar year 2009, bringing the total number of families living in Timberwood to 66 by the end of October.

Volunteers constructed 12 new homes built to the U.S. Green Building Council's LEED for Homes standards. LEED stands for Leadership in Energy and Environmental Design, and LEED for Homes is a voluntary rating system that promotes the design and construction of high-performance green homes. Nashville Area Habitat homes have been built to ENERGY STAR standards for several years now, and the LEED standards provide additional categories in addition to energy efficiency, such as sustainable sites and materials and resources.



### About Timberwood

Timberwood is Nashville Area Habitat for Humanity's second affordable housing community, located in northwest Davidson County. Land development began in 2007 and home construction in 2008.

The homes are single family, three- to five-bedroom frame houses with approximately 1,100-1,500 square feet and 1.5 to 2.5 baths. A variety of exterior facades are available.

A homeowners' association oversees and controls lot maintenance and the exterior appearance of the homes and ensures the growing value of the neighborhood through protective covenants.

Plans include four acres of open space and parks which will feature handicap accessible walking trails and play areas.

Timberwood showcases the positive impact that homeownership and the establishment of a community has on individuals, families, neighborhoods and cities.



Terry Cobb (4th from right) director of Codes & Building Safety, joins other officials for the dedication of the latest additions to the Timberwood community.

## Nashville Considers New Convention Center

Nashville has been studying the idea of building a new downtown convention center since 1999. And accordingly, all of the studies came to the same conclusion: Nashville has both the need and the demand for a new convention center.



Artists rendering of proposed Music City Center

If Nashville wants to take advantage

of an attractive downtown to draw visitors who bring tax revenue to our city. Nashville operates on two main sources of tax revenues – property taxes and sales taxes. By growing the convention business, Nashville can expand the sales tax revenue from visitors and thus depend less on property taxes from citizens.

According to the Convention and Visitors Bureau, Nashville must turn away business. With the 115th largest convention center in the country, Nashville can compete for only about one-fourth of the convention market. The CVB believes that with unique Music City U.S.A. brand, Nashville should be competing for as much as three-fourths of the convention market. A new convention center will allow this and it will also allow Nashville to create approximately 3,600 new jobs and \$700 million in additional economic activity.

While some have raised concerns about financing, Mayor Karl Dean has assured the community that funding will be from non-property tax sources.

According to the Finance Department, Metro plans to pay for construction of the Music City Center using bonds. To pay off those bonds, various funding sources have been identified. All of the revenue sources are derived from existing or new visitor spending. The current downtown convention center's construction and operation was paid for exclusively with convention center user fees and hotel/motel taxes

The funding sources are identified below:

✦ **2-cents of the existing 5-cents-per-dollar hotel/motel tax** Two-cents-per-dollar of the existing hotel/motel tax is to be maintained in a reserve fund used for the purpose of modifying, constructing, financing and operating a convention center. These funds were originally used for debt service and operating the old convention center, which debt was paid in 2006 and 2007. The

average growth of these funds over the past 10 years has been approximately 3%.

✦ **Additional 1-cent to the hotel/motel tax** Pursuant to TCA 7-4-102(b)(2), the Metropolitan Government authorized the collection of an additional 1-cent privilege tax on the occupancy of any hotel/motel room, effective September 2007.

✦ **\$2 Convention Center fee per room/per night, countywide on all hotels/motels** Pursuant to TCA 7-4-202(a), the Metropolitan Government authorized the collection of an additional privilege tax upon the occupancy of each hotel room of \$2.00 per room/per night county wide, effective September 2007.

✦ **Rental car tax at 1%** Pursuant to TCA 67-4-1908, the Metropolitan Government authorized the collection of a surcharge or tax of 1% on the gross proceeds derived from the rental of any passenger motor vehicle, truck or trailer for a period of five days or less. This tax primarily applies to travelers and was effective September 2007.

✦ **\$2 Airport ground transportation departure tax** Pursuant to TCA 7-4-203(a), the Metropolitan Government authorized the collection of a tax on the privilege of contracted vehicles (taxis, shuttles, buses and other transportation) exiting public airports. This tax primarily applies to travelers and was effective September 2007.

✦ **Tourism Development Zone incremental tax** Pursuant to TCA 7-88-106(a), if a municipality has financed a "qualified public use facility" (which includes a convention center) within a tourism development zone, then state and local sales and use taxes shall be apportioned and distributed to the municipality in an amount equal to the incremental increase in such tax revenue derived from the sale of goods, products and services within the tourism development zone in excess of base tax revenues. Amounts apportioned and distributed are based on excess revenue growth in the tourism development zone as compared to the county. Incremental revenues generated will be used to pay for the convention center.

**Sales tax revenue on items associated with the MCC "campus"** Pursuant to TCA 67-6-103(d)(1)(E), sales tax generated by a "qualified public use facility" (which includes a convention center) within a tourism development zone shall be apportioned and distributed to the entity responsible for the retirement of debt on the convention center equal to the amount of sales tax derived from the sale of admission, parking, food, drink and any other things or services subject to tax, if such things occur on the premises of the convention center. In addition, if 1 or 2 new hotels are constructed in connection with the construction of the convention center, the zone shall also include the premises of the hotels.

## Employee Highlights

*Donna Liles*

If you need a permit from Codes and Building safety, one of the first folks you may meet is Donna Liles since she issues permits and assists contractors with online KIVA system requests.



A 23 year employee of Metropolitan Government, Ms. Liles has been with Codes and Building Safety for three years and served with Public Works for the remaining time.

She has been married for 24 years to David, who works with Metro Parks and Recreation . The couple have two daughters, Jessica, 22, a recent graduate of Bethel College and Megan, 18, a freshman at Cumberland University. The family also includes two dogs and a Lovebird.

Away from the office, she enjoys time with family and friends and is an avid reader. She also enjoys NASCAR and football. Her hope is that she lives by Mark 9:23..."Everything is possible for him who believes."

## METRO SELECTS SITE FOR NEW WEST POLICE PRECINCT AND DNA LAB

### Legislation filed to acquire property on Charlotte

**Mayor Karl Dean has filed legislation to acquire property on Charlotte Avenue for a new West Police Precinct and Metro’s first DNA Crime Lab.**

Both projects are part of the administration’s capital spending plan passed by the Metro Council earlier this year. The property selected is a former Ford dealership on 6-acres of land at 5500 Charlotte Ave., near the intersection of White Bridge Road.

“This location is highly accessible and provides ample room for both an expanded West Precinct and a new state-of-the-art DNA lab,” Dean said. “The DNA lab will allow us to identify and arrest more criminals, faster, making our city that much safer. And the new West Precinct will provide space for the public to meet and gather – connecting that community to our police department, something we know improves public safety.”

The current West Precinct is the city’s oldest and smallest precinct facility at approximately 4,000 square feet in size. The newer facilities serving North, South, Hermitage and East Nashville have approximately 20,000 square feet of space, including community meeting rooms.

## Deaderick Street Road Improvements Completed

Earlier this month, Metro officials celebrated a newly transformed Deaderick Street with music and a ceremonial ribbon-cutting event on the west steps of the Metro Courthouse Public Square.

Mayor Karl Dean cut a green ribbon to commemorate the completion of the project. The celebration included musical entertainment by Decca Records and SONY/ATV artists One Flew South, featuring Grammy Award-winning composer Marcus Hummon, and Transit, a band formed by Nashville MTA employees.



Mayor Karl Dean is joined by councilman Mike Jameson and other officials to celebrate a newly transformed Deaderick Street.

“Creating an attractive and sustainable street was a key priority with this project. But the vision doesn’t stop there,” Dean said. “We have created a long-term redevelopment plan for Deaderick Street that includes improved building street-fronts and more commercial and retail activity. So while today marks the completion of significant improvements, it also marks a new beginning for Deaderick.”

The improved Deaderick Street includes a long list of sustainable features that qualify it as the first green street in Tennessee, and one of the first in the Southeast. New streetscape amenities were made possible after the city’s downtown Petway Transit Mall was relocated off Deaderick to its new home at Music City Central one block away.

Construction on the Deaderick streetscape improvement project began in October 2008 with removal of outdated MTA bus shelters and rows of severely distressed and dying trees, which were replaced with a combination of new trees and plantings that are better suited for an urban environment. Other changes include new green spaces and planting beds, and a landscaped median extending the entire length of the corridor. To ensure that the trees and new plantings stay healthy and thrive, project designers included an irrigation system and bioswales, or rain gardens, to capture, filter and infiltrate rainwater.

The project also includes new traffic signals and pedestrian signals, new street lights, new pedestrian lights, additional on-street parking, new solar-powered parking meters, and new paving and striping.

Another streetscape feature are information kiosks describing each of the sustainable aspects of the project, as well as the history and evolution of Deaderick Street since its early days as an alley that connected present-day Third and Fifth avenues.

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**Terry Cobb** and **Wade Hill** welcome your feedback on our e-newsletter. Please send your comments to [Wade Hill](mailto:wade.hill@nashville.gov), at [wade.hill@nashville.gov](mailto:wade.hill@nashville.gov)  
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