



# **Metropolitan Council**

**PROPOSED SUBSTITUTES FOR  
ORDINANCES TO BE FILED  
WITH THE METRO CLERK  
FOR THE COUNCIL MEETING OF  
TUESDAY, AUGUST 1, 2017**

**SUBSTITUTE ORDINANCE BL2017-822**

**An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 to RS7.5 for various properties along ~~Cantrell Avenue~~, Carden Avenue and Leonard Avenue, approximately 245 feet west of the intersection of Craighead Avenue and Rolland Road (~~23.09~~ 14.81 acres), all of which is described herein (Proposal No. 2017Z-079PR-001).**

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

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

By changing from R8 to RS7.5 for various properties along ~~Cantrell Avenue~~, Carden Avenue and Leonard Avenue, approximately 245 feet west of the intersection of Craighead Avenue and Rolland Road (~~23.09~~ 14.81 acres), being various Property Parcels Nos. as designated on various Maps of the Official Property Identification Maps of Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to being be made on Map 104 of the Official Property Identification Maps of Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Kathleen Murphy  
Member of Council

[View Sketch](#)

[View Attachment](#)

2017Z-079PR-001

Map 104-09, Parcel(s) 215-216, 218-219

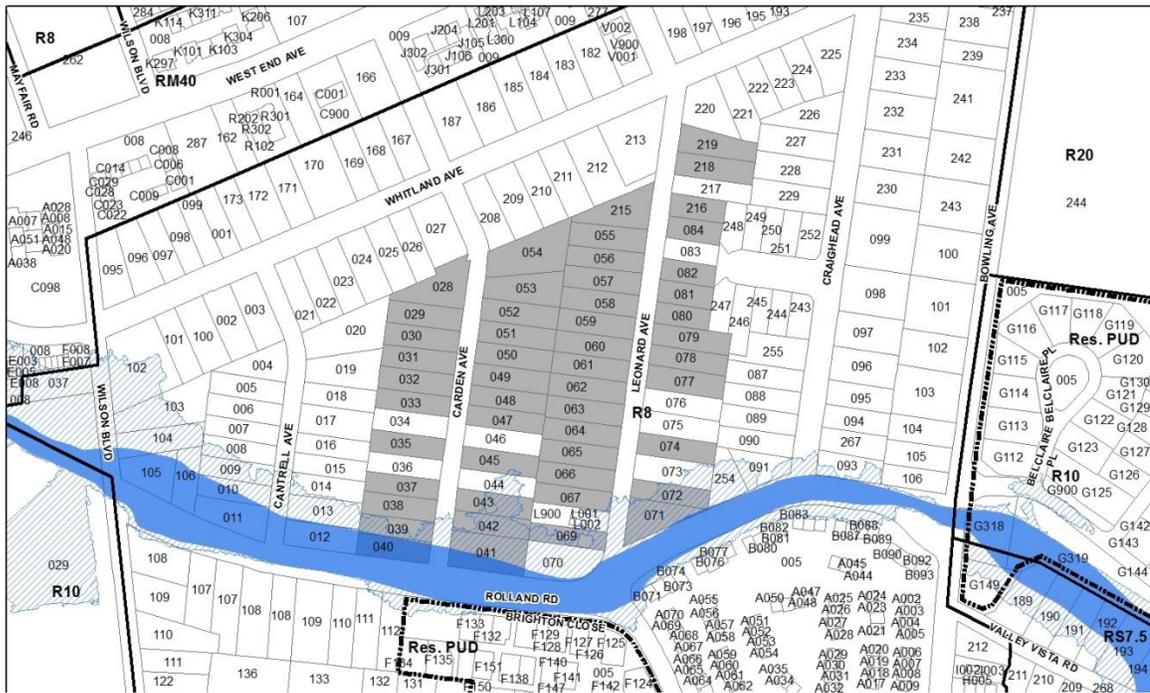
Map 104-13, Parcel(s) 028-033, 035, 037-043, 045, 047-067, 069, 071, 072, 074, 077-082, 084

Subarea 10, Green Hills - Midtown

District 24 (Murphy)

Application fee paid by: Fee waived by Council

A request to rezone from R8 to RS7.5 for various properties along Carden Avenue and Leonard Avenue, approximately 245 feet west of the intersection of Craighead Avenue and Rolland Road (14.81 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.



APN	Owner	Prop Addr	Prop City	Prop State	Prop Zip	Acres
10409021500	PRESTON, STEVEN & ELIZABETH	201 LEONARD AVE	NASHVILLE	TN	37205	0.36
10409021600	TAMADGE/LIVINGSTON FAMILY TRUST, THE	206 LEONARD AVE	NASHVILLE	TN	37205	0.21
10409021800	BLOCK, JOHN J. & MELANIE M.	202 LEONARD AVE	NASHVILLE	TN	37205	0.28
10409021900	DENNISON, STEVE S.	200 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413002800	CHRISTIAN, KAREN A.	203 CARDEN AVE	NASHVILLE	TN	37205	0.39
10413002900	SUSAN LIPMAN TRUST	205 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413003000	DONAHUE, EDMUND J. ET UX	211 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413003100	CLINTON, JOSHUA D. & SARAH E.	213 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413003200	LANG, KIMBERLY B. & ROBERT J.	215 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413003300	FLEMING, JOHN W. ETUX	217 CARDEN AVE	NASHVILLE	TN	37205	0.24
10413003500	MCLEOD, JAMES O. & SARAH M.	221 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413003700	KOCH, LAURENCE B.	225 CARDEN AVE	NASHVILLE	TN	37205	0.24
10413003800	KAHN, STEPHEN A.	227 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413003900	GREENFIELD, JEFFREY A. & CAROLYN T.	229 CARDEN AVE	NASHVILLE	TN	37205	0.24
10413004000	SHERRILL, THOMAS & PRUDENCE	231 CARDEN AVE	NASHVILLE	TN	37205	0.28
10413004100	POPKIN, JOAN E.	230 CARDEN AVE	NASHVILLE	TN	37205	0.48
10413004200	MIRANDA, FERNANDO T. & PATRICIA BIHL	228 CARDEN AVE	NASHVILLE	TN	37205	0.27
10413004300	LUND, STEVE, JR. ET UX	226 CARDEN AVE	NASHVILLE	TN	37205	0.30
10413004500	RATHMELL, JEFFREY C. & WENDY K.	222 CARDEN AVE	NASHVILLE	TN	37205	0.30
10413004700	HENSLER, RAYMOND A. & KINDY	218 CARDEN AVE	NASHVILLE	TN	37205	0.27
10413004800	DAWKINS, DEWITT C. & LAUREN J.	216 CARDEN AVE	NASHVILLE	TN	37205	0.27

10413004900	SCHNEIDER, JOHN E.	210 CARDEN AVE	NASHVILLE	TN	37205	0.30
10413005000	GORNEY, MICHAEL & SUSAN	208 CARDEN AVE	NASHVILLE	TN	37205	0.30
10413005100	RUSH, JEFFREY W. & TONYA H.	206 CARDEN AVE	NASHVILLE	TN	37205	0.30
10413005200	TRUMBLE, ROY ROBERT, IV & JESSICA B.	204 CARDEN AVE	NASHVILLE	TN	37205	0.30
10413005300	SMITH, SUSAN L.	202 CARDEN AVE	NASHVILLE	TN	37205	0.37
10413005400	WALES, GAIL P. & MICHAEL	200 CARDEN AVE	NASHVILLE	TN	37205	0.49
10413005500	BRANDES, BRUCE A. & KELLY A.	203 LEONARD AVE	NASHVILLE	TN	37205	0.31
10413005600	STONE OAK BUILDERS, LLC	205 LEONARD AVE	NASHVILLE	TN	37205	0.27
10413005700	SHEFT, KATHLEEN ANDERSEN	209 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413005800	GLENN, ROBERT E., JR. & STROBEL, AMELIA A.	211 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413005900	CARTER, C. P. ETUX	213 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006000	JAMESON, MICHAEL F. & HART, TAMARA K.	215 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006100	GOIDEL, CHARLES ROBERT, ETUX	217 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006200	MCMAHAN, ROBERT MICHAEL	219 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006300	IVESTER, RICHARD G. & MARTHA L.	221 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006400	CLAXTON, ROBERT N. ET UX	223 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006500	COVINGTON, JOEL B., JR. & CHARLOTTE M.	225 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006600	FORREST, THOMAS J., JR. & KRISTEN	227 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413006700	LYONS, ROBERT B. & MELISSA L.	229 LEONARD AVE	NASHVILLE	TN	37205	0.27
10413006900	REDLINGER, SCOTT R.& RAINES, NANCY L.	233 LEONARD AVE	NASHVILLE	TN	37205	0.23
10413007100	LIND, SUSAN PARKES, TRUSTEE	234 LEONARD AVE	NASHVILLE	TN	37205	0.34
10413007200	FISHER, D. M.	232 LEONARD AVE	NASHVILLE	TN	37205	0.23
10413007400	TROTMAN, DREW & SUSAN S.	228 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413007700	BENSKIN, DAVID F. & NANCY V.	222 LEONARD	NASHVILLE	TN	37205	0.31

		AVE				
10413007800	TURK, LORRAINE P.	220 LEONARD AVE	NASHVILLE	TN	37205	0.27
10413007900	MAGGART, STEPHEN & EMILY H.	218 LEONARD AVE	NASHVILLE	TN	37205	0.30
10413008000	DORMAN, THOMAS M. ETUX	216 LEONARD AVE	NASHVILLE	TN	37205	0.20
10413008100	HARRISON REVOCABLE LIVING TRUST	214 LEONARD AVE	NASHVILLE	TN	37205	0.21
10413008200	MESSINA, TRAVIS & MARY RUMORE	212 LEONARD AVE	NASHVILLE	TN	37205	0.20
10413008400	DAVE, UTPAL P. & HLYYN H.	208 LEONARD AVE	NASHVILLE	TN	37205	0.20
						14.81

**SUBSTITUTE ORDINANCE BL2017-829**

**An ordinance amending Section 10.20.110.C of the Metropolitan Code of Laws to require the Department of Public Works to ~~replace~~ furnish, at no cost to the homeowner, ~~government-supplied waste containers when no functional container is present on the owner's premises at the time of purchase that are stolen, lost, or damaged beyond repair.~~**

WHEREAS, pursuant to Section 10.20.110.C of the Metropolitan Code of Laws, the Department of Public Works of the Metropolitan Government of Nashville and Davidson County supplies homeowners with, and maintains ownership of, containers for the storage and collection of garbage and rubbish; and

WHEREAS, homeowners often store these containers at the rear of their premises, as permitted under Section 10.20.110.A, where the containers may be stolen, relocated, or damaged without the homeowners' knowledge; and

WHEREAS, containers may not be present when owners initially purchase new homes or premises; and

WHEREAS, Section 10.20.110.C provides that government-supplied containers that are stolen, lost, or damaged beyond repair shall be replaced by the homeowner at the homeowner's expense; and

WHEREAS, to relieve homeowners of the financial burden of container replacement, and in the interest of public health and safety, the Department of Public Works should provide, free of cost, replacement containers to homeowners whose government-supplied containers are stolen, lost, or damaged beyond repair.

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

Section 1. That Section 10.20.110.C of the Metropolitan Code of Laws shall be amended by deleting it in its entirety and replacing it with the following:

Containers supplied by the metropolitan government for the storage and collection of garbage and rubbish shall remain the property of the metropolitan government. Containers supplied by the department must be used for all waste collection services provided by the department or its collection contractors. The owner of a premises shall be furnished a container, upon request to the department made within fifteen (15) days of the verified purchase of the premises, if no functional container is present on the premises at the time of purchase. The owner of a premises furnished a container by the department shall keep the container at the premises and in good repair. In the event a container originally furnished by the department is lost, stolen or damaged beyond repair, the owner shall replace, at his/her sole cost, such container with another compatible with the department's collection equipment and approved by the director. The department shall make replacement waste containers available for purchase at the department's cost. The director shall issue regulations to aid in the administration of this section.

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

INTRODUCED BY:

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Karen Johnson

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Tanaka Vercher  
Members of Council

**SUBSTITUTE ORDINANCE NO. BL2017-762**

**An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 to SP zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to ~~nine~~ seven residential units, all of which is described herein (Proposal No. 2017SP-007-001).**

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

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

By changing from R8 to SP zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to ~~nine~~ seven residential units, being Property Parcel Nos. 274, 290 as designated on Map 091-13 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 through 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 designated on Map 091 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of ~~nine~~ seven residential units.

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

1. Building elevations consistent with the architectural standards included in the Preliminary SP plan shall be provided with the Final SP.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. With the submittal of a final site plan, a site distance analysis shall be submitted for review by Metro Public Works staff. If the analysis shows that adequate site distance is not provided by the location of the drive aisle along the western property line, the drive aisle

shall be relocated to a location approved by Metro Public Works staff and Planning staff that meets site distance standards.

Section 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 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 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

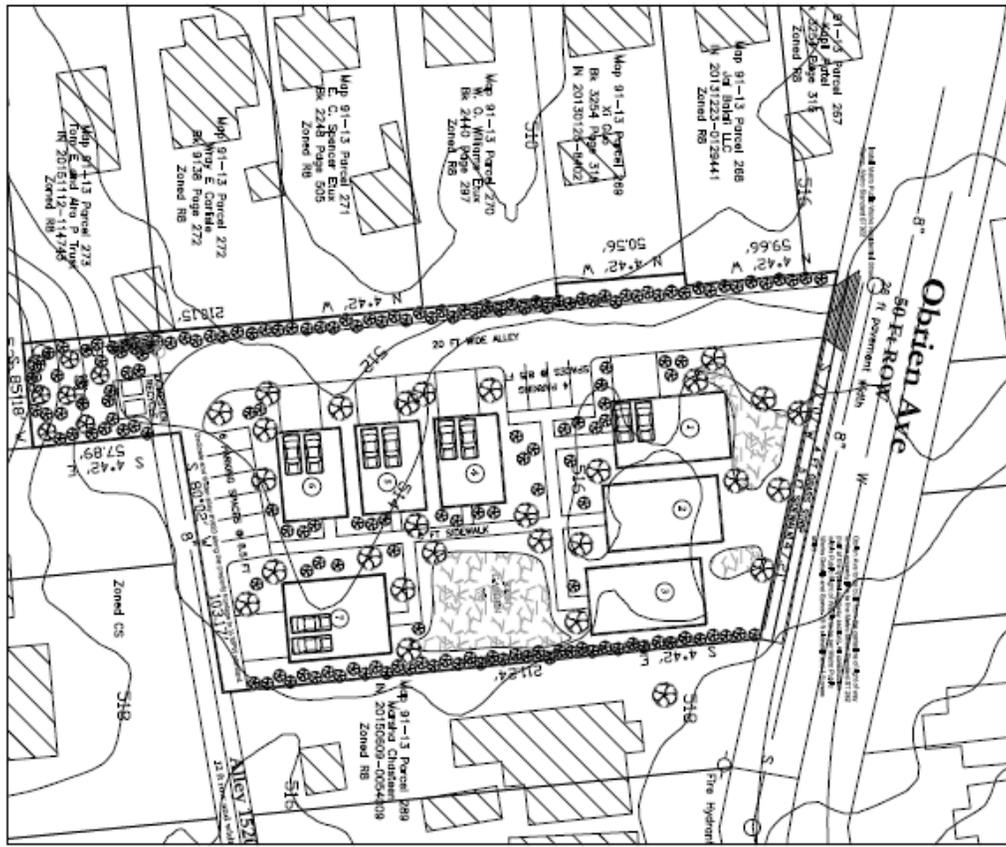
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Mary Carolyn Roberts  
Member of Council

[View Sketch](#)

[View Site Plan](#)





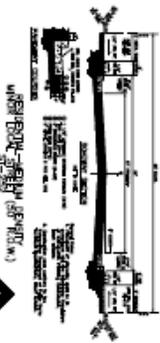
Concept Layout

**Dale & Associates**  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying

3025 B. HART CIRCLE, SUITE 303  
 NASHVILLE, TN 37217  
 PHONE: 615.252.1111  
 FAX: 615.252.1112  
 WWW: DALEANDASSOCIATES.COM

**C3.0**  
 SCALE: 5/8" = 1'-0"

Obrien Ave to be built from the centerline of right of way to the property line to the Metro Street Standard S1 252 (10' from the centerline of right of way) to be per Metro Public Works Details and Specs.



**Tree Density Notes**  
 Metro tree density requirements will be addressed in final construction documents, at the preliminary phase of the project no detailed tree determination is available.



**Stormwater Notes**  
 1. The site is located in a wooded area and will be developed with a stormwater management system.  
 2. The stormwater management system will consist of a detention pond and a stormwater pipe.  
 3. The detention pond will be located on the east side of the site and will have a capacity of 10,000 gallons.  
 4. The stormwater pipe will be located on the east side of the site and will have a diameter of 18 inches.  
 5. The stormwater pipe will be installed at a depth of 4 feet below the ground surface.  
 6. The stormwater pipe will be installed in a trench that is 24 inches wide and 4 feet deep.  
 7. The stormwater pipe will be installed in a trench that is 24 inches wide and 4 feet deep.

**Infiltration Notes**  
 1. The site is located in a wooded area and will be developed with a stormwater management system.  
 2. The stormwater management system will consist of a detention pond and a stormwater pipe.  
 3. The detention pond will be located on the east side of the site and will have a capacity of 10,000 gallons.  
 4. The stormwater pipe will be located on the east side of the site and will have a diameter of 18 inches.  
 5. The stormwater pipe will be installed at a depth of 4 feet below the ground surface.  
 6. The stormwater pipe will be installed in a trench that is 24 inches wide and 4 feet deep.  
 7. The stormwater pipe will be installed in a trench that is 24 inches wide and 4 feet deep.

North Arrow

SCALE: 1" = 50'

SITE AREA = 34,500 SQ FT

Lot Area = 10,000 SQ FT

Lot Area = 10,000 SQ FT



**6015 and 6017 Obrien Ave**  
 Preliminary Specific Plan  
 Being Parcels 274 and 290 on Tax Map 91-13  
 Nashville, Davidson County, Tennessee

