



Metropolitan Council

**PROPOSED SUBSTITUTE
ORDINANCES, SUBSTITUTE
RESOLUTION, AMENDMENT
TO RESOLUTION, AND
AMENDMENT TO ORDINANCE
TO BE FILED WITH THE METRO
CLERK**

**FOR THE COUNCIL MEETING OF
THURSDAY, JANUARY 3, 2019**

SUBSTITUTE ORDINANCE NO. BL2018-1358

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 ORI-A to SP zoning on property located at 3419 Murphy Road, approximately 100 feet west of West End Avenue, within a Planned Unit Development Overlay District (1.47 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2018SP-049-001).

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 ORI-A to SP zoning on property located at 3419 Murphy Road, approximately 100 feet west of West End Avenue, within a Planned Unit Development Overlay District (1.47 acres), to permit a mixed-use development, being Property Parcel No. 058 as designated on Map 104-06 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 104 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 378,700 square feet of all uses permitted by the ORI-A zoning district.

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

1. Façade treatment of parking structures and mechanical areas shall be reviewed by staff with the submittal of the final site plan. Façade treatments shall be generally consistent with the submitted elevations. Applicant shall work with staff to minimize light bleed from cars utilizing the garage.
2. Parking for all uses shall be provided consistent with the requirements of the Metro Zoning Ordinance.
3. No building signage is approved with this Preliminary SP. All signage shall comply with the standards of the ORI-A zoning district.
4. Prior to submittal of the Final SP, coordinate with Planning and Public Works to identify appropriate bicycle infrastructure improvements for Murphy Road between Bowling Avenue and West End Avenue given the site location and context. Appropriate improvements shall be incorporated into an implementation plan to be submitted with the final. This may include physically protecting the existing bike lanes where feasible, adding bicycle signals at signalized intersections, and improving the bike lanes I-440 ramp crossings.
5. Show locations and numbers of required bicycle parking on site plan with Final SP submittal.
6. Provide employee lockers, shower facility, and indoor bicycle parking for employees. Show on site plan with Final SP submittal.

7. Prior to submittal of Final SP, meet with Planning to develop a Transportation Demand Management (TDM) plan and implementation strategy that includes transportation modal shift goals that reduce number of single occupancy vehicle (SOV) trips to and from the development. TDM plan shall be included with Final SP submittal.
8. Comply with all conditions of Metro Public Works and Traffic and Parking.
9. 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.
10. 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.
11. With the Final SP submittal, building materials shall be refined (i.e., lower reflectivity glass and introduction of masonry on the lower floors).
12. The Final SP shall reflect extensive landscaping including planting trees and/or tall shrubs on every outdoor amenity area in addition to planned streetscaping.
13. Signage that faces the neighborhood shall be indirectly lit (not internally illuminated) to reduce the level of visible light from a distance. Skyline signage shall also be omitted from the western face of the building to further reduce visible impact toward the neighborhoods on the west side of I-440.
14. Prior to Final SP submittal, coordinate with Metro Parks, Greenways for Nashville and the Neighborhood Association to make a contribution to improve the tree canopy and the curbing along the 440 greenway.
15. Prior to Final SP submittal, the applicant shall complete a traffic calming study in consultation with Metro Public Works and fund calming measures necessary to deter prospective cut-through traffic.

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 6 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 ORI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

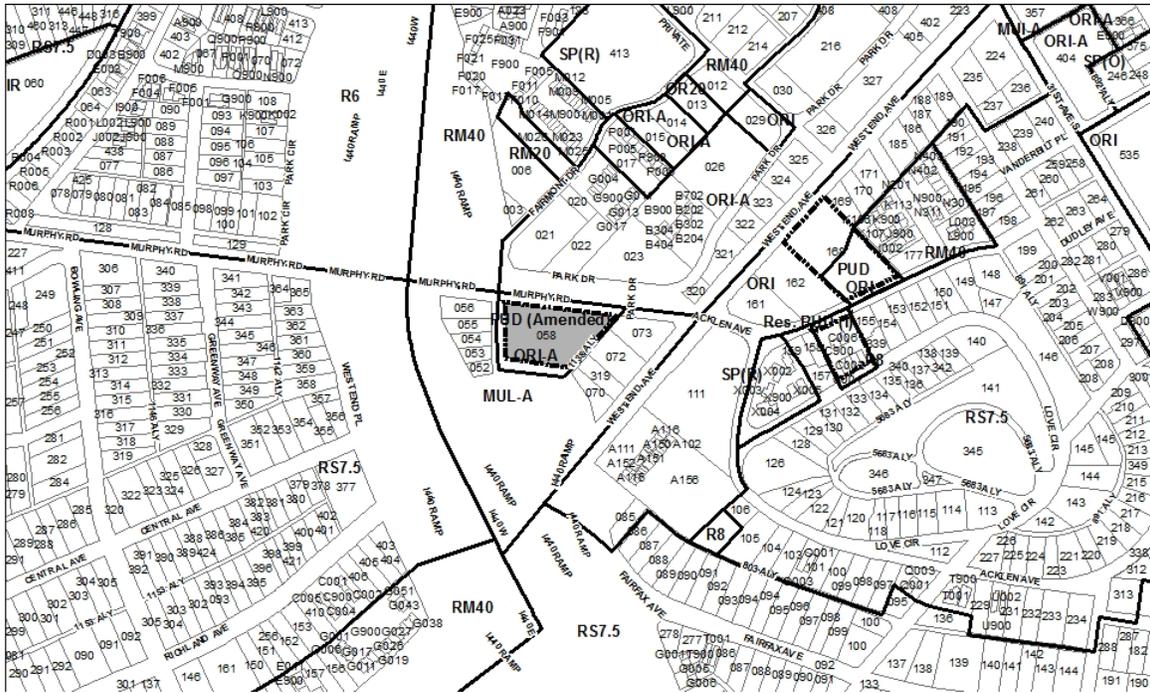
Section 7 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Ed Kindall
Member of Council

2018SP-049-001
3415 MURPHY ROAD
Map 104-06, Parcel(s) 058
Subarea 10, Green Hills - Midtown
District 21 (Kindall)
Application fee paid by: GBT Investments Inc

A request to rezone from ORI-A to SP zoning on property located at 3419 Murphy Road, approximately 100 feet west of West End Avenue, within a Planned Unit Development Overlay District (1.47 acres), to permit a mixed-use development, requested by Franklin Land Associates, LLC, applicant; Fifth Third Bank, N.A., owner.



PRELIMINARY DRAWINGS

08.27.2018



3415 MURPHY ROAD

GS&P No. 4322200

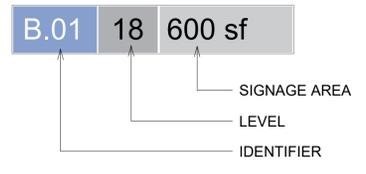


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PARTNERS

3415 MURPHY ROAD
GS&P No. 4322200

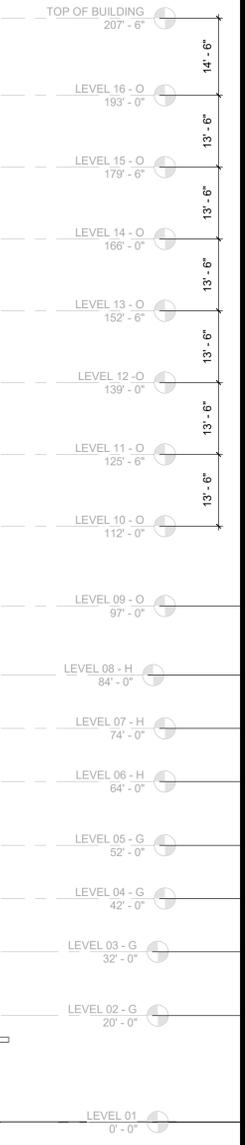
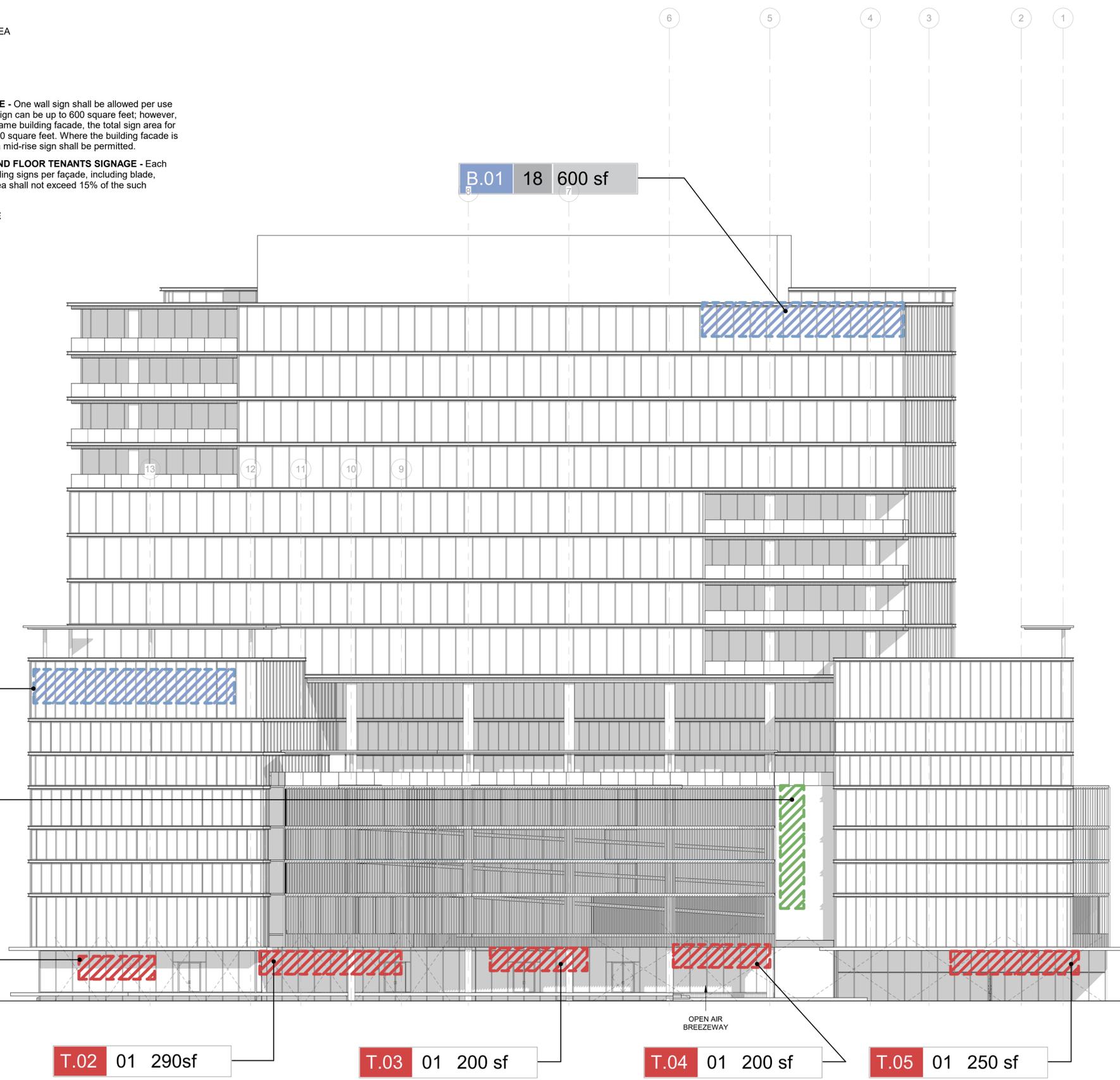
PRELIMINARY DRAWINGS

Author:
Checked By:
Approved By:



- ADDITIONAL WALL SIGNAGE** - One wall sign shall be allowed per use on each building facade. Each sign can be up to 600 square feet; however, if two signs are located on the same building facade, the total sign area for the signage must not exceed 600 square feet. Where the building facade is setback a minimum of 50 feet, a mid-rise sign shall be permitted.
- RETAIL/RESTAURANT/GROUND FLOOR TENANTS SIGNAGE** - Each tenant shall be allowed two building signs per facade, including blade, wall, and canopy signs. Sign area shall not exceed 15% of the such exterior portion.
- SITE / WAYFINDING SIGNAGE**

***NOTES:**
There is no overall total cap on building signage area as long as the requirements of this sign plan are met. Sign locations shown on the elevations may be shifted to accommodate tenant's needs as long as signage is located in the top third of the building facade. Mid-rise signs should be located in the top third of the applicable building facade section.



B.05 11 600 sf

W.01 03 275 sf

T.01 01 150 sf

T.02 01 290sf

T.03 01 200 sf

T.04 01 200 sf

T.05 01 250 sf

8/27/2018 3:11:13 PM BIM 360://4322200 GBT Murphy/180824_GBT_Murphy_Road-210.rvt

1 NORTH ELEVATION
1/16" = 1'-0"



Design Services
For The Built
Environment
**GRESHAM
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222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

**3415 MURPHY
ROAD**

3415 Murphy Road, Nashville, Tennessee 37203
PARCEL ID: 10406006800
SP CASE NUMBER: 2018SP-049-001 &
2001P-005-001

Revision		
No.	Date	Description

BUILDING SIGNAGE
PLAN

SI-301

PROJECT: 4322200
DATE: 08.27.2018
LINE IS 3 INCHES WHEN PRINTED FULL SIZE
FULL SHEET SIZE = 24"X36"

Drawn By: Author
 Checked By: Checker
 Approved By: Approver



Design Services
 For The Built
 Environment

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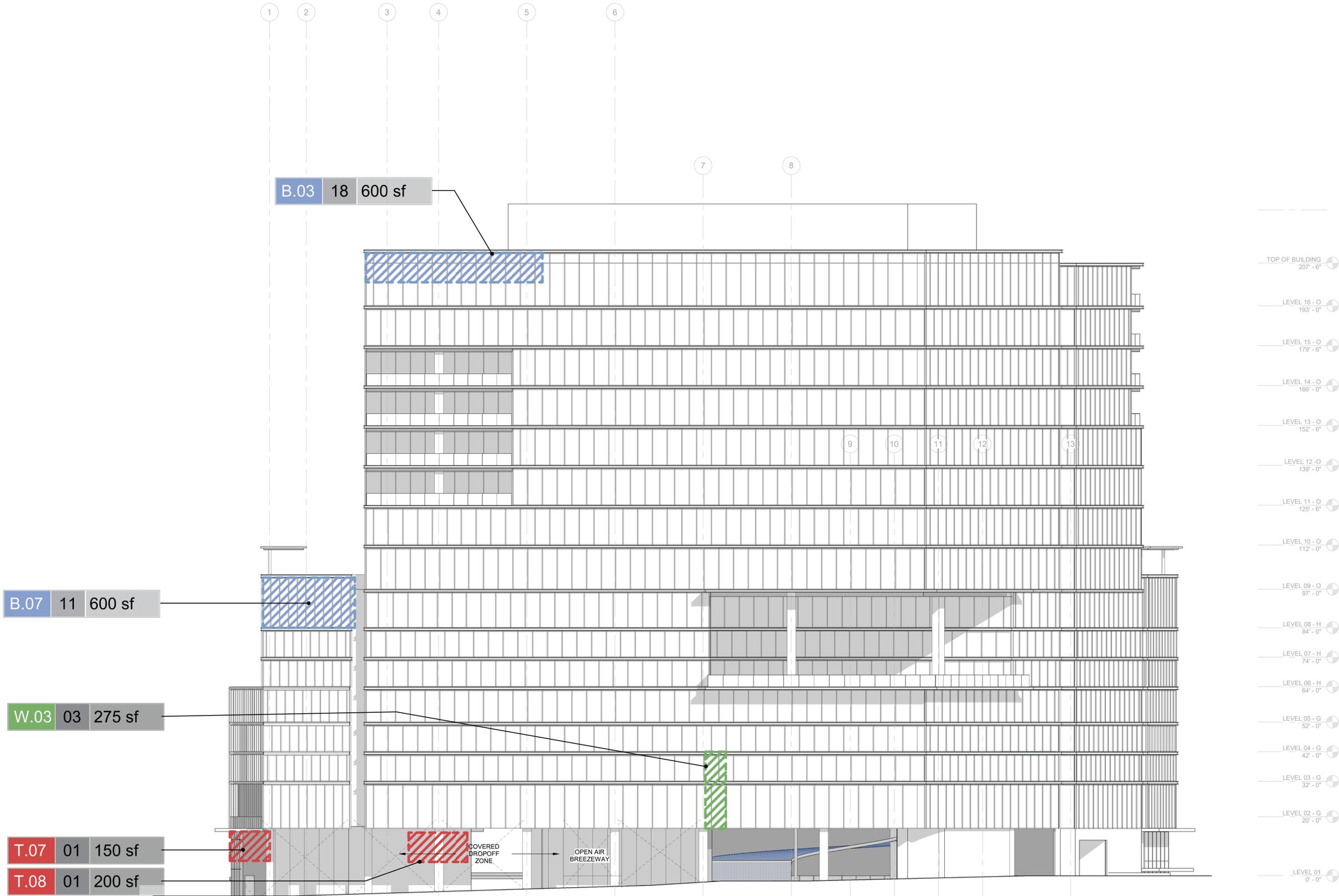
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222 Second Avenue South
 Suite 1400
 Nashville, TN 37201
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3415 MURPHY
 ROAD

3415 Murphy Road, Nashville, Tennessee 37203
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 2001P-005-001

8/27/2018 3:12:42 PM BIM 360://4322200 GBT_Murphy/180824_GBT_Murphy_Road-210.rvt



- TOP OF BUILDING 207' - 6"
- LEVEL 16 - O 193' - 0"
- LEVEL 15 - O 179' - 6"
- LEVEL 14 - O 166' - 0"
- LEVEL 13 - O 152' - 6"
- LEVEL 12 - O 139' - 0"
- LEVEL 11 - O 125' - 6"
- LEVEL 10 - O 112' - 0"
- LEVEL 09 - O 97' - 0"
- LEVEL 08 - H 84' - 0"
- LEVEL 07 - H 74' - 0"
- LEVEL 06 - H 64' - 0"
- LEVEL 05 - G 52' - 0"
- LEVEL 04 - G 42' - 0"
- LEVEL 03 - G 32' - 0"
- LEVEL 02 - G 20' - 0"
- LEVEL 01 0' - 0"

Revision		
No.	Date	Description

1 SOUTH ELEVATION - SIGNAGE
 1/16" = 1'-0"

BUILDING SIGNAGE
 PLAN

SI-303

PROJECT: 4322200
 DATE: 08.27.2018
 LINE IS 3 INCHES WHEN PRINTED FULL SIZE
 FULL SHEET SIZE = 24"x36"

SUBSTITUTE RESOLUTION NO. RS2018-1508

A resolution encouraging Nashville Electric Service (NES) to ~~transition its implement a Round-Up Donation program from a customer-select to a customer-remove policy~~ in order to provide additional funding for NES's Home Energy Uplift program, ~~and further requesting NES and the Tennessee Valley Authority to match funds resulting from the program.~~

WHEREAS, Nashville Electric Service (NES) ratepayers are fortunate to be served by a publicly-owned municipal utility which provides residential electricity at rates almost 14 percent less than the national average; and

WHEREAS, despite comparatively low rates, Nashville faces the challenge that approximately sixteen percent (16%) of its residents live in poverty; and

WHEREAS, rates of poverty coincide with poorly-weatherized housing stock; and poorly-weatherized homes prevent older residents from aging in place -- making them more susceptible to predatory homebuyers; and

WHEREAS, the cost burden of energy-inefficient homes falls particularly heavily upon vulnerable citizens, contributing to decreased educational achievement, financial instability, and pervasive cycles of poverty; and

WHEREAS, the energy burden from the combination of poverty, poorly-weatherized and aging housing stock are a significant impediment to equity and livability in Nashville; and

WHEREAS, high energy burdens and substandard housing stock also contribute to mental and physical health challenges, particularly among children and the elderly, contributing to Nashville's rates of respiratory illness such as asthma and other endemic health conditions; and

WHEREAS, households in the Tennessee Valley Authority (TVA) footprint earning less than fifty percent (50%) of the federal poverty level are spending an average of twenty-nine percent (29%) of their income on utilities. An income expenditure of six percent (6%) is considered affordable; and

WHEREAS, during 2017 and 2018, NES and TVA have committed initial seed funding to a Home Energy Uplift program, which provides whole-home energy improvements to limited-income families who own homes in Davidson County; and

WHEREAS, NES, TVA, and the Metropolitan Government have identified the need for additional funding to support this program, given the thousands of Davidson County residents who qualify for assistance; and

WHEREAS, a utility bill round-up program (which allows customers to round-up their monthly utility bills to the next whole dollar, with resulting donations averaging approximately \$0.50 cents per month) with a customer-remove (or "opt out") policy approach ~~to the current NES-supported utility bill round-up program (which allows customers to round-up their monthly utility bills to the next whole dollar, with resulting donations averaging approximately \$0.50 cents per month)~~ could grow ~~garner~~ participation from just eight to ten percent (8%–10%) of approximately sixty to sixty-five percent (60%–65%) of NES's customer base to ~~sixty to sixty-five percent (60%–65%),~~ increasing the households Home Energy Uplift can serve to 180 per year; and

WHEREAS, NES's energy experts, in partnership with TVA and the Mayor's Office, have been successfully weatherizing one hundred twenty-five (125) low-income Nashville households through a program called "Home Energy Uplift" which provides whole-home, deep-energy retrofits valued at an average of \$8,000 each -- providing the tools and information needed for these homes to be as energy-efficient and comfortable as possible; and

WHEREAS, Home Energy Uplift has resulted in lower utility bills for low-income customers through more energy-efficient single-family houses and has alleviated strain on community utility bill payment assistance resources; and

WHEREAS, NES has affirmed that a ~~customer-remove policy position for its current Round-Up donation program~~ would allow Home Energy Uplift to substantially increase the amount of weatherization services available to the community, benefiting a significant at-risk segment of the NES customer base, thereby serving the best interests of TVA, NES, and their customers; and

WHEREAS, the Mayor of the Metropolitan Government of Nashville and Davidson County has expressed support for the Home Energy Uplift program as a root-cause solution to housing displacement; ~~and the Mayor's Livable Nashville Committee recommended for Round-Up utility-bill donations as a sustainable local funding source for NES and TVA to continue assisting those in need~~ and to reduce greenhouse-gas emissions from residential buildings; and

WHEREAS, there is successful precedent in other Tennessee urban areas -- including Knoxville and Memphis -- for automatically enrolling utility customers in an optional round-up program to generate revenue for low-income weatherization grants, and for ~~pairing~~ leveraging those local funds with matching dollars toward additional program investment from the Tennessee Valley Authority.

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

Section 1. The Metropolitan Council hereby goes on record as formally requesting the Nashville Electric Service (NES) and its five-member Electric Power Board to ~~transition its~~ implement a customer-remove Round-Up donation program from a customer-select position to a customer-remove position, such that all ratepayers will be enrolled in the program automatically, creating a reasonable and sustainable source of revenue for its low-income weatherization program, Home Energy Uplift, funded by NES customers for NES customers in partnership with TVA, in order to ease energy burdens on economically and otherwise disadvantaged homeowners throughout Davidson County.

Section 2. The Metropolitan Council further goes on record as requesting that ~~this transition in the Round-Up program allow~~ any NES ratepayer ~~to be able to easily and promptly elect not to participate in the a Round-Up donation program at any time.~~

Section 3. The Metropolitan Council further goes on record as requesting that ~~such transition~~ the launch of such a program be extensively and effectively marketed to all NES customers and to the general public at large prior to its implementation.

Section 4. The Metropolitan Council further goes on record as encouraging NES to find creative ways to use funding provided by ~~this~~ such a program to create educational and employment opportunities within its service area that would further reduce economic hardships for Davidson County's poorest citizens, particularly focusing on renewable energy, job creation, and building upon NES's track record of supporting local, MWBEs, and small businesses by people the community trusts.

Section 5. The Metropolitan Council further goes on record as requesting that, in creating the employment opportunities referenced above, NES give priority to certified, MWBE energy professionals and to contractors from zip codes of highest energy burden.

Section 6. The Metropolitan Council further goes on record as requesting NES Home Energy Uplift administrators to issue a report to all members of the Metropolitan Council at least annually regarding the success of the fund, including in such report data regarding revenues, expenditures, ratepayer participation rates, most burdened communities and key performance indicators -- including but not limited to households served, energy efficiencies realized, and minority contractor outcomes.

~~Section 7. The Metropolitan Council further goes on record as requesting that NES and TVA match funds given by ratepayers for the Home Energy Uplift program at a 2:1 ratio.~~

~~Section 8. The Metropolitan Clerk is directed to send a copy of this Resolution to Decosta Jenkins, President and CEO of Nashville Electric Service, and to each member of the NES board of directors.~~

~~Section 9.~~ 8. That this resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Member of Council

AMENDMENT NO. _____

TO

RESOLUTION NO. RS2019-1531

Mr. President –

I move to amend Resolution No. RS2019-1531 as follows:

I. By amending Section 1 by deleting it in its entirety and substituting therefore the following:

Section 1. The Metropolitan Council declares the following parcels of land, owned in fee simple by the Metropolitan Government, and described hereto and incorporated herein, to be surplus.

Map - Parcel No.	Address - Location	Council District
067-00-0-082.00	0 Old Hydes Ferry Pike	1
070-08-0-149.00	0 W Trinity Lane	2
072-13-0-001.00	1504 Jewel Street	5
073-01-0-279.00	0 Olga Avenue	7
072-10-0-038.00	0 Litton Avenue	7
065-13-0-041.00	0 Big Horn Drive	11
119-02-0-103.00	85 Glenrose Avenue	16
105-04-0-118.00	36 Shepard Street	17
105-04-0-115.00	42 Shepard Street	17
092-07-0-323.00	0 Dr. D B Todd Jr Blvd	19
081-15-0-515.00	1603 Scovel Street	19
093-16-0-284.00	0 Green Street	19
081-16-0-123.00	1225 11th Avenue N	19
081-12-0-404.00	1403 B 9th Avenue N	19
090-16-0-289.00	0 American Road	20
092-06-0-122.00	2703 Morena Street	21
092-02-0-242.00	2703 Albion Street	21
092-06-0-625.00	0 25th Avenue N	21
092-10-0-430.00	2941 Torbett Street	21
092-09-0-155.00	0 Delaware Avenue	21
150-04-0-013.00	0 Hillshire Drive	33
142-11-0-162.00	0 Mark Drive	35

INTRODUCED BY:

Burkley Allen
Member of Council

SUBSTITUTE ORDINANCE NO. BL2018-1441

An ordinance amending Chapters 12.62 and 12.84 of Title 12 of the Metropolitan Code of Laws regarding shared urban mobility devices.

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

Section 1. That Title 12, Section 12.62.020, Subsection D of the Metropolitan Code of Laws is hereby amended by deleting said subsection in its entirety and replacing it as follows:

D. The number of permitted operators shall not be limited by the Metropolitan Government, except the number of permitted operators that rent powered SUMDs that are not bicycles shall be limited to four, however, the MTLC may issue certificates of public convenience and necessity to additional permitted operators that rent powered SUMDs that are not bicycles after it conducts a hearing to review applications.

1. The MTLC director shall fix a time and place for public hearings, to be held biannually, to review applications for additional certificates of public convenience and necessity.
2. No such hearing shall be held to review applications for additional certifications of public convenience and necessity without giving due notice of the time and place of such hearing to each applicant and to all current certificate holders. Additionally, notice shall be given to the general public by posting notice of the hearing on the MTLC home web page at least five days prior to the hearing.
3. Any person may file with the MTLC a memorandum, letter or electronic correspondence in support of or opposition to the issuance of an additional certificate of public convenience and necessity.
4. The MTLC may, in its discretion, call special meetings in addition to the biannual meetings for the consideration of additional certificates of public convenience and necessity.
5. An applicant shall pay all necessary applicant fees, program administrative fees as set forth in Section 12.62.080, and any other fees set forth in this chapter or established by the MTLC before the applicant may be considered by the MTLC for a certificate of public convenience and necessity. These fees shall be payable at the time of application and are nonrefundable.
6. The MTLC may set any additional fees as it deems necessary to process and consider an application for a certificate of public convenience and necessity.

Section 2. That if more than four operators that rent powered SUMDs that are not bicycles have a certificate of public convenience and necessity as of the effective date of this ordinance, the MTLC shall revoke the certificate of public convenience and necessity of any operator that rent powered SUMDs that are not bicycles that received its certificate after four certificates of public convenience and necessity were already issued. The MTLC may hold a hearing to review whether to issue a new certificate of public convenience and necessity to operators that rent powered SUMDs that are not bicycles whose certificate was revoked due to this section.

Section 3. That Title 12, Section 12.62.040 of the Metropolitan Code is hereby amended by adding new subsections O and P to read as follows:

- O. A powered SUMD shall only be operated by a person who is over eighteen (18) years of age or older. It is unlawful for any person who is less than eighteen (18) years of age to operate a powered SUMD.
- P. Section 12.84.020 sets out the penalty for violation of subsection O of this section.

Section 4. That Section 12.62.080.D is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

D. Each expansion or increase in fleet size, including each incremental increase in 12.62.080.B, shall require a determination by the MTLC or its staff that:

- 1. The permitted operator has fulfilled the requirements of this chapter;
- 2. The number of violations associated with the SUMDs of that operator is below a threshold to be established by the MTLC; and
- 3. The type or category of SUMD in the permitted operator's current fleet to be increased is meeting or exceeding the average utilization threshold.

Section 5. That Section 12.62.080.H is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

H. All permitted operators shall have systems with service areas that do not exceed three hundred forty of each type of SUMDs per square mile. The MTLC shall designate the location of the square mile locations in relation to service areas. The MTLC may require less than three hundred forty of each type of SUMD per square mile and establish other requirements to reduce clustering of SUMDs only after notice and a hearing before the MTLC.

Section 46. That Title 12, Section 12.84.020(A) of the Metropolitan Code is hereby amended by adding a new subsection 66 to read as follows:

- 66. 12.62.040(O) and (P), Operating a powered SUMD by a person who is less than eighteen (18) years old.

Section 57. This ordinance shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Jeremy Elrod
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2018-1442

BL2018-1442 is hereby amended as follows:

1. The Participation Agreement attached to the bill is hereby amended as follows:

(a) Delete the 2nd recital in this Agreement and replace it as follows:

WHEREAS, the Nashville Yards project recently purchased approximately 1.3 acres of land adjacent to the site and to Broadway from CSX Transportation, Inc. which will be developed into an urban park and open green space described in Section C of Exhibit A to be operated, programed and controlled by Nashville Yards (the "Park Space") and, upon completion, a Conservation Easement will be conveyed to the Land Trust for Tennessee, Inc., pursuant to a Conservation Easement, to provide the downtown urban neighborhood with permanent, open, green space and views;

(b) Delete the 5th recital in this Agreement and replace it as follows:

WHEREAS, both Nashville Yards and Metro desire to work together to provide for the construction of certain public infrastructure improvements as currently planned, estimated and set forth on Exhibit A (the "Infrastructure") including the Park Space;

(c) Add a new Section III(E) to the Agreement as follows:

E. Clawback

(1) It shall be a Clawback Event under this Agreement if:

(a) Nashville Yards does not substantially complete all of the Work, pursuant to the plans and specifications approved by Metro;

(b) Nashville Yards does not substantially complete all of the Infrastructure that is related to or incidental to the Work; or

(c) Nashville Yards does not provide written documentation reasonably acceptable to Metro confirming that the Park will be a permanent, open and green space.

(2) If a Clawback Event, as described in Section III(E)(1)(a) or (b), has occurred and is not fully cured after Metro provides ninety (90) day written notice to Nashville Yards, then Metro shall have the right to [i] terminate its payment obligations under Section III of the Agreement and Nashville Yards shall be required to immediately return to Metro all payments received under the Agreement and/or [ii] pursue all remedies available to it at law or in equity to compel Nashville Yards to perform their obligations. Notwithstanding the foregoing, Metro acknowledges that the plans for the Work and Infrastructure are preliminary and will continue to evolve and be updated. It shall not be a default or determined to be a Clawback Event under Section III(E)(1)(a) or (b) in the event that Work or Infrastructure that is substantially similar or achieves the equivalent purpose to what has been proposed is, in the alternative, substantially completed.

(3) If a Clawback Event, as described in Section III(E)(1)(c) has occurred and is not fully cured after Metro provides ninety (90) day written notice to Nashville Yards, then Metro shall have all rights and remedies available to it at law or in equity, including, but not limited to, the right to demand specific performance to cure the breach and to collect damages plus reasonable attorneys' fees incurred in the enforcement of this Agreement.

2. Section 6 of the bill is hereby deleted and replaced with the following:

Section 6. Amendments to the Participation Agreement, the License Agreement, or the Easement Agreement may be approved by resolution of the Metropolitan Council approved by at least 21 members of the Metropolitan Council.

INTRODUCED BY:

Bob Mendes
Member of Council

SUBSTITUTE ORDINANCE NO. BL2018-1398

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 MUI-A to SP zoning on property located at 2004 and 2012 West End Avenue, approximately 170 feet southwest of 20th Avenue North (0.83 acres), to permit 360 multi-family residential units, and 6,500 square feet of retail or restaurant space, ~~short term rental property (STRP), owner occupied, and short term rental property (STRP), non owner occupied~~, all of which is described herein (Proposal No. 2018SP-070-001).

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 MUI-A to SP zoning on properties located at 2004 and 2012 West End Avenue, approximately 170 feet southwest of 20th Avenue North, (0.83 acres), to permit 360 multi-family residential units; and 6,500 square feet of retail or restaurant space, ~~short term rental property (STRP), owner occupied, and short term rental property (STRP), non-owner occupied~~, being Property Parcel Nos. 039 and 036 and as designated on Map 092-16 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 092-16 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 360 multi-family units; and 6,500 square feet of retail or restaurant space, ~~short term rental property (STRP), owner occupied, and short term rental property (STRP), non-owner occupied~~, all uses permitted by the MUI-A zoning district.

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

1. Façade treatment of parking structures and mechanical areas shall be reviewed by staff with the submittal of the final site plan. Façade treatments shall be generally consistent with the submitted elevations. Applicant shall work with staff to minimize light bleed from cars utilizing the garage.
2. Parking for all uses shall be provided consistent with the requirements of the Metro Zoning Ordinance.
3. No building signage is approved with this Preliminary SP. All signage shall comply with the standards of the MUI-A zoning district.
4. Prior to submittal of Final SP, meet with Planning to develop a Transportation Demand Management (TDM) plan and implementation strategy that includes transportation modal shift goals that reduce number of single-occupancy-vehicle (SOV) trips to and from the development. The TDM plan shall be included with Final SP submittal.
5. Comply with all conditions of Metro Public Works and Traffic and Parking.

6. 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.
7. 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.

Section 45. 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 56. 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 MUI-A 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.

Ed Kindall
Member of Council

2018SP-070-001
WEST END RESIDENTIAL
Map 092-16, Parcel(s) 036, 039
Subarea 10, Green Hills-Midtown
District 21 (Kindall)
Application fee paid by: Ca Residential LLC

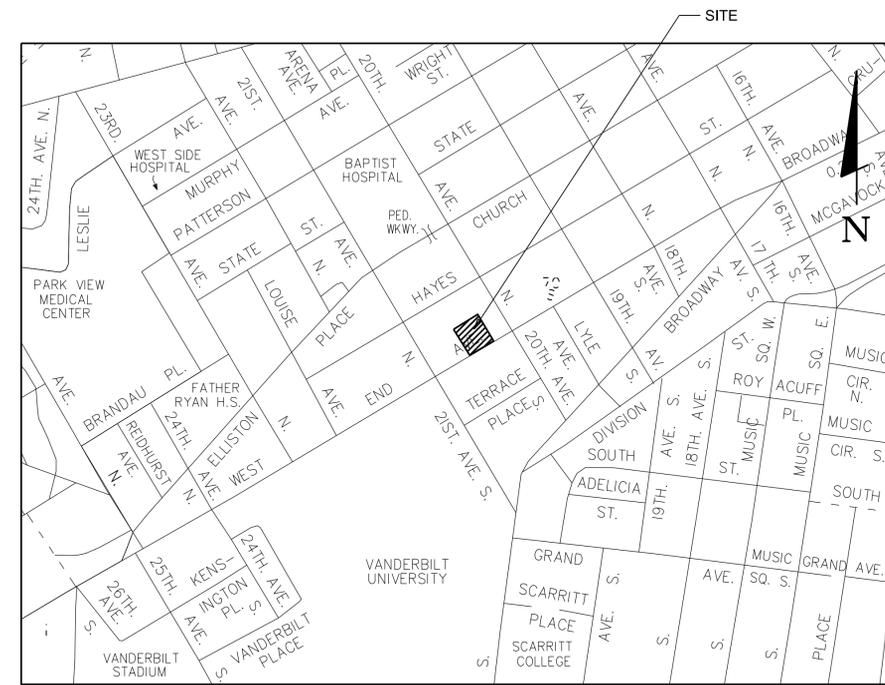
A request to rezone from MUI-A to SP zoning on properties located at 2004 and 2012 West End Avenue, approximately 170 feet southwest of 20th Avenue North, (0.83 acres), to permit 360 multi-family residential units; ~~and 6,500 square feet of retail or restaurant space, short term rental property (STRP), owner occupied, and short term rental property (STRP), non-owner occupied,~~ requested by Barge Design Solutions, applicant; Graduate Nashville TRS, LLC and Cleveland Associates LP & Nordman Assoc., owners.



PRELIMINARY SP PACKAGE
WEST END RESIDENTIAL
WEST END AVENUE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONTACTS

DEVELOPER	CLARK STREET HOLDINGS, LLC 130 E RANDOLPH ST SUITE 2100 CHICAGO, IL 60601 CONTACT: MATT BOOMA (312) 239-1896
CIVIL ENGINEER:	BARGE DESIGN SOLUTIONS 615 THIRD AVENUE SOUTH SUITE 700 NASHVILLE, TENNESSEE 37210 CONTACT: MICHAEL PIGG, PE MICHAEL.PIGG@BARGEDESIGN.COM (615) 252-4251
SURVEYOR:	BARGE DESIGN SOLUTIONS 615 THIRD AVENUE SOUTH SUITE 700 NASHVILLE, TENNESSEE 37210 CONTACT: JUDY JUDDSON JUDY.JUDDSON@BARGEDESIGN.COM (615) 252-4318
METRO WATER SERVICES:	800 2ND AVENUE SOUTH NASHVILLE, TN 37210 (615) 862-4570
METRO PUBLIC WORKS:	720 SOUTH FIFTH STREET NASHVILLE, TN 37206 (615) 862-8782



LOCATION MAP

NOT TO SCALE

INDEX OF DRAWINGS

Sheet No.	Description
G0.01	COVER SHEET
C0.11	GENERAL NOTES
C0.21	EXISTING CONDITIONS
C0.41	DEMOLITION PLAN
C1.01	SITE LAYOUT PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN

DEVELOPMENT SITE DATA:

PARCEL ID:	09216003600, 09216003900
SITE ADDRESS:	2012 WEST END AVENUE, 2004 WEST END AVENUE
SITE ACREAGE:	0.41 AC (18,017 SF), 0.43 AC (18,554 SF)
TOTAL SITE ACREAGE:	0.84 AC (36,571 SF)
R.O.W. DEDICATION:	-0.04 AC (1,625 SF)
EXISTING ZONING:	MU-1A
EXISTING LAND USE:	FAST FOOD
PROPOSED LAND USE:	MIXED USE
PROPOSED DENSITY:	450 UNITS/AC
FLOOR AREA RATIO (FAR):	5.0
IMPERVIOUS SURFACE RATIO (ISR):	100% (0.80 AC/34,946 SF)
SPECIFIC PLAN BUILDING DATA	
RETAIL:	6,500 SF
PARKING:	150,000 SF
RESIDENTIAL APARTMENTS:	230,000 SF
DWELLING UNITS:	360
PARKING PROVIDED:	
STALLS	430 STALLS
BICYCLE PARKING	58 SPACES
PROPOSED STORIES:	25 STORIES IN 299 FT
PROPOSED FAR AREA:	292,500 SF
PROPOSED FAR:	8.0 (5.0 + 3.0)

DEVELOPMENT NOTES:

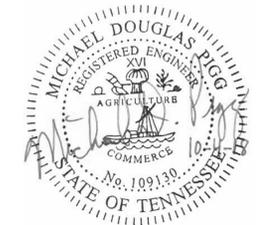
1. THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 360 MULTI-FAMILY RESIDENTIAL UNITS AND 6,500 SQUARE FEET OF RETAIL AND/OR RESTAURANT SPACE.
2. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.

DEVELOPMENT SUMMARY

- SP NAME: WEST END RESIDENTIAL
- SP NUMBER: 2018SP-070-001
- COUNCIL DISTRICT: 21
- COUNCIL MEMBER: ED KINDALL
- FEMA PANEL: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0243H, DATED APRIL 5, 2017.



615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572



WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PRELIMINARY SP PACKAGE

G0.01

GENERAL NOTES:

- 1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL CIVIL DOCUMENTS.
2. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS AND BOND, IF REQUIRED, PRIOR TO BEGINNING WORK.
4. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES.
5. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
6. DO NOT SCALE DRAWING AS THEY ARE REPRODUCTION AND SUBJECT TO DISTORTION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING ANY WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATION AND TIE-IN TO PUBLIC UTILITIES.
9. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT.
10. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH.
11. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN.
12. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES.
13. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
14. THESE PLANS, PREPARED BY BARGE, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK.
15. ALL HANDICAP PARKING SPACES ARE TO RECEIVE A HANDICAP SIGN AND HANDICAP SYMBOL PAINTED ON THE PAVEMENT.
16. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
17. ON-SITE PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND THE GEOTECHNICAL ENGINEERING REPORT.
18. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
19. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW.
20. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING VEGETATION DURING CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CURRENT CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED PERMITS.
24. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE STATE ROW SHALL BE IN ACCORDANCE WITH (TDOT'S) SPECIFICATIONS AND STANDARDS (LATEST EDITION).
25. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE METRO DAVIDSON COUNTY RIGHT-OF-WAY (ROW) SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS SPECIFICATIONS AND STANDARDS (LATEST EDITION).
26. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES.
27. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

DEMOLITION NOTES:

- 1. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES TREES AND STUMPS. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LANDFILL BY THE CONTRACTOR.
3. CONTRACTOR TO NOTIFY OWNER TWO WEEKS PRIOR TO DEMOLITION TO ALLOW REMOVAL OF SALVAGEABLE MATERIALS.
4. CONTRACTOR TO REMOVE ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED FROM THE SITE UNLESS DIRECTED OTHERWISE.
5. CONTRACTOR SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVIDING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB SCHEDULED TO REMAIN DAMAGED DURING DEMOLITION IS TO BE REPLACED AT CONTRACTOR'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
12. ENGINEER HAS NOT INSPECTED THE SITE FOR THE PRESENCE OF HAZARDOUS MATERIALS.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE AS SHOWN.
16. IF REQUIRED AS PART OF THIS PROJECT, THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
18. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW.
19. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW.
20. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING VEGETATION DURING CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CURRENT CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED PERMITS.
24. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE STATE ROW SHALL BE IN ACCORDANCE WITH (TDOT'S) SPECIFICATIONS AND STANDARDS (LATEST EDITION).
25. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE METRO DAVIDSON COUNTY RIGHT-OF-WAY (ROW) SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS SPECIFICATIONS AND STANDARDS (LATEST EDITION).
26. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES.
27. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

GRADING

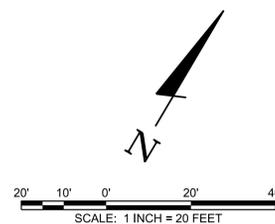
- 1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE AND CITY ENGINEER.
2. STRIP ALL TOPSOIL AND OTHER DELETERIOUS MATERIALS AS PER SOIL CONSULTANT'S GEOTECH REPORT.
3. ALL TOPSOIL, FILL MATERIAL, EXISTING FOUNDATIONS, UTILITIES, UNDER GROUND TANKS, PAVEMENT BASE AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
4. ADJUST FINAL GRADES TO EXISTING PAVEMENTS TO ASSURE A SMOOTH TRANSITION.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
6. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL.
7. IN NO CASE SHALL SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS.
8. THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS.
9. MINIMUM SLOPE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% AND A MINIMUM 0.5% SLOPE ON CURBS.
10. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
11. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
12. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
13. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
14. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
15. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE THEY SHALL BE REMOVED.
16. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
17. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
18. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT.
19. ALL UN-SURFACED AREA DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL.
20. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA.
21. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
22. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE.
23. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
24. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT (1' FOOT).
25. THIS GRADING AND DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF SURFACE CONDITIONS FOR THE WORK INDICATED.
26. DO NOT DISTURB VEGETATION OR REMOVE ANY EXISTING TREES EXCEPT WHERE DESIGNATED ON THE PLAN.
27. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

- 1. NO VEGETATION IS TO BE DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6".
3. ALL GRADED AREAS INCLUDING 3:1 SLOPES ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF FINAL GRADING.
4. ALL DITCH BOTTOMS AND 3:1 AND STEEPER SLOPES SHALL HAVE LANDLOK CS2 EROSION CONTROL MATTING APPLIED OVER SEED BED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
6. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.
7. NO WORK IS TO BE STARTED UNTIL MANDATORY PRE-CONSTRUCTION MEETING WITH METRO WATER SERVICES.
8. INSTALL SILT FENCE AROUND THE BASE OF ANY STOCK PILES.
9. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA, THE EQUIPMENT MAINTENANCE AND CLEANING AREA, CONTRACTOR'S EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, CONCRETE TRUCK WASHOUT AREA, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL LIMITS OF CONCRETE / PAVEMENT SHALL BE SODDED (6") SIX FEET OUT FROM EDGE OF PAVEMENT.
11. ALL UNDISTURBED AREAS INCLUDING WETLAND/STREAM BUFFERS, SHALL BE FIELD MARKED AND KEPT FREE OF CONSTRUCTION EQUIPMENT.
12. CURRENT VERSIONS OF THE STORM WATER POLLUTION PREVENTION PLAN, NOTICE OF INTENT, AND NOTICE OF COVERAGE SHALL BE KEPT ON SITE AND IS TO BE ACCESSIBLE FOR THE DURATION OF THE PROJECT.
13. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA.
14. MULCH WITH STRAW AT A RATE OF 100 LBS/1000 S.F. OVER THE SEEDED AREAS.
15. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS.
16. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY.

UTILITY NOTES

- 1. CONTRACTOR SHALL REPAIR DAMAGES TO EXISTING LINES.
2. LOCATIONS AND WORK SHOWN ARE APPROXIMATE BASED ON BEST AVAILABLE UTILITY DATA AND APPURTENANCES APPARENT IN FIELD.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES.
5. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND.
6. REWORK OF AIR AND VACUUM RELEASE VALVES SHALL INCLUDE REPLACEMENT OF ALL STEEL AND/OR GALVANIZED APPURTENANCE PIPING WITH BRASS, BRONZE OR STAINLESS STEEL.



MAP AND PARCEL: MAP 92-16 PARCELS 09216003600, 09216003900 BENCHMARK TAG BOLT ON FIRE HYDRANT ON WEST END AVENUE CENTER ELEVATION= 507.42 (NAVD 1988) (GEOID03)

CACN # SWGR # CASE # 2018SP-070-001



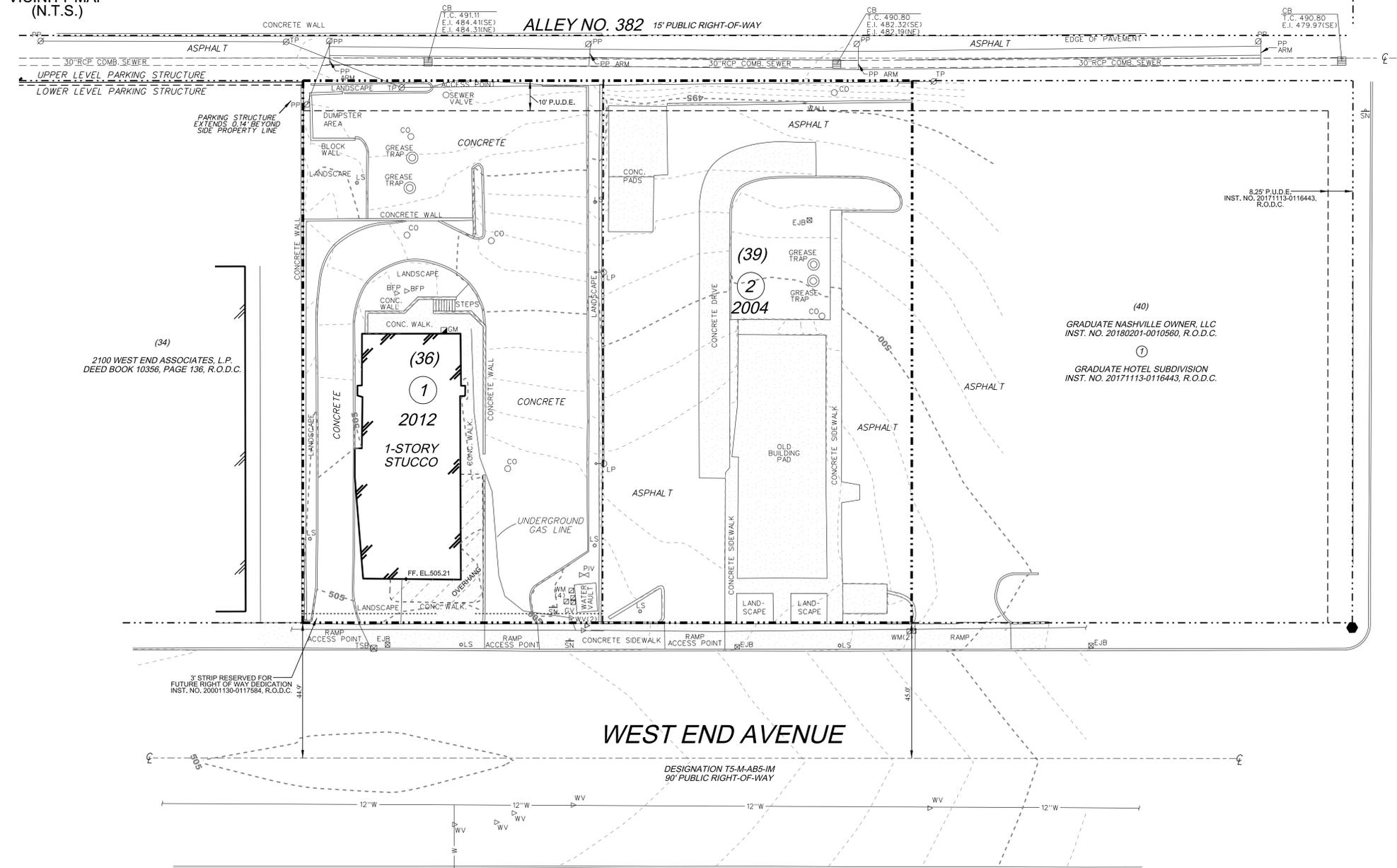
GENERAL NOTES WEST END RESIDENTIAL NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Table with 4 columns: REV., DR., CHK., DATE and 2 columns for DESCRIPTION (PRELIM SP, PRELIM SP).

C0.11 FILE NO. 36825-02



VICINITY MAP
(N.T.S.)



(34)
2100 WEST END ASSOCIATES, L.P.
DEED BOOK 10356, PAGE 136, R.O.D.C.

(40)
GRADUATE NASHVILLE OWNER, LLC
INST. NO. 20180201-0010560, R.O.D.C.
GRADUATE HOTEL SUBDIVISION
INST. NO. 20171113-0116443, R.O.D.C.

PARCEL 36 AREA= 18,017 SQ. FT., OR 0.41 ACRE +/-
PARCEL 39 AREA= 18,554 SQ. FT., OR 0.43 ACRE +/-
TOTAL AREA= 36,571 SQ. FT., OR 0.84 ACRE +/-

LEGEND

MAPPING SYMBOLS AND CODES

- AC AIR CONDITIONER (AC)
- CB CATCH BASIN (CB)
- CATV CABLE TELEVISION (CATV)
- DCB DOUBLE CATCH BASIN (DCB)
- TCB TRIPLE CATCH BASIN (TCB)
- CO CLEANOUT
- EJBOX ELECTRIC JUNCTION BOX (EJBOX)
- EM ELECTRIC METER (EM)
- ETF ELECTRIC TRANSFORMER (ETF)
- FFE FINISHED FLOOR ELEVATION (F.F.E.)
- FH FIRE HYDRANT (FH)
- POST
- FP FLAG POLE (FP)
- GM GAS METER (GM)
- GP GUY POLE (GP)
- GV GAS VALVE (GV)
- GW GUY WIRE (GW)
- IRN IRON ROD NEW (IRN)
- IRO IRON ROD OLD (IRO)
- IPR IRON PIPE OLD (IPR)
- ISO IRON SPIKE OLD (ISO)
- LSM LIGHT STANDARD METAL/WOOD (LSM)
- MB MAIL BOX (MB)
- MH MANHOLE (MH)
- MONO CONCRETE MONUMENT OLD (MONO)
- MONO NEW CONCRETE MONUMENT NEW (MONO NEW)
- PKK P.K. NAIL OLD (PKK)
- PKK NEW P.K. NAIL NEW (PKK NEW)
- PIV POST INDICATOR VALVE (PIV)
- PLP POWER LIGHT POLE (PLP)
- PTLP POWER TELEPHONE LIGHT POLE (PTLP)
- PTP POWER TELEPHONE POLE (PTP)
- ROWM RIGHT-OF-WAY MONUMENT (ROWM)
- SPH SPRINKLER HEAD/VALVE (SPH,SPV)
- SAMH SANITARY SEWER MANHOLE (SAMH)
- SN SIGN (SN)
- STMH STEAM MANHOLE (STMH)
- SWMH STORMWATER MANHOLE (SWMH)
- ITB TELEPHONE JUNCTION BOX (ITB)
- ITLP TELEPHONE LIGHT POLE (ITLP)
- ITP TELEPHONE POLE (ITP)
- EG TREE EVERGREEN
- WM WATER METER (WM)
- WV WATER VALVE (WV)

LINE STYLES

- CENTERLINE
- CONCRETE AREA
- EDGE OF WOODS LINE
- EASEMENT LINE
- FENCE LINE
- GAS LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD POWER AND TELEPHONE LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- STORMWATER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- GUARDRAIL
- EDGE OF WATER

BARGE
DESIGN SOLUTIONS

615 3rd Avenue South, Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 254-6572



EXISTING CONDITIONS

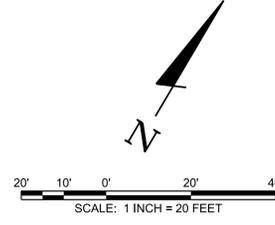
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	CHK.	DATE	DESCRIPTION
	DR.	09-12-18	PRELIM SP
	DSR	10-04-18	PRELIM SP
	MIC		

MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900

BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001



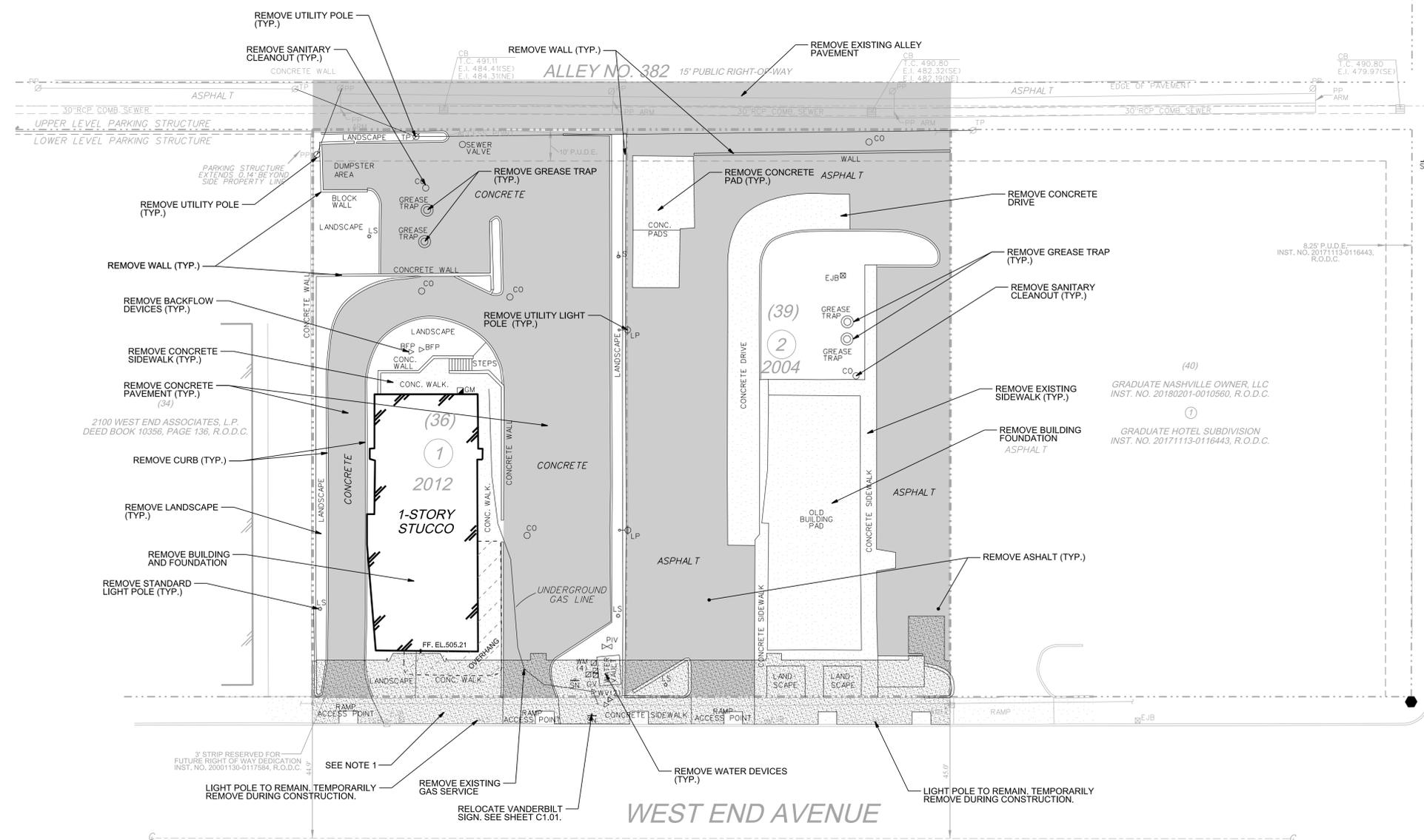
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C0.21
FILE NO. 36825-02

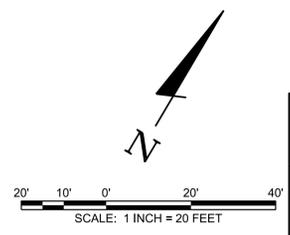


DEMOLITION PLAN
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

- NOTES:**
1. CONCRETE SIDEWALK AND POST CURB ALONG PROPERTY FRONT SHALL REMAIN IN PLACE UNTIL NEW SIDEWALK, CURB, AND GUTTER IS READY TO BE INSTALLED IN ORDER TO MAINTAIN CURRENT DRAINAGE PATTERNS.



LEGEND:
[Grey Box] REMOVE EXISTING PAVEMENT



MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900
BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

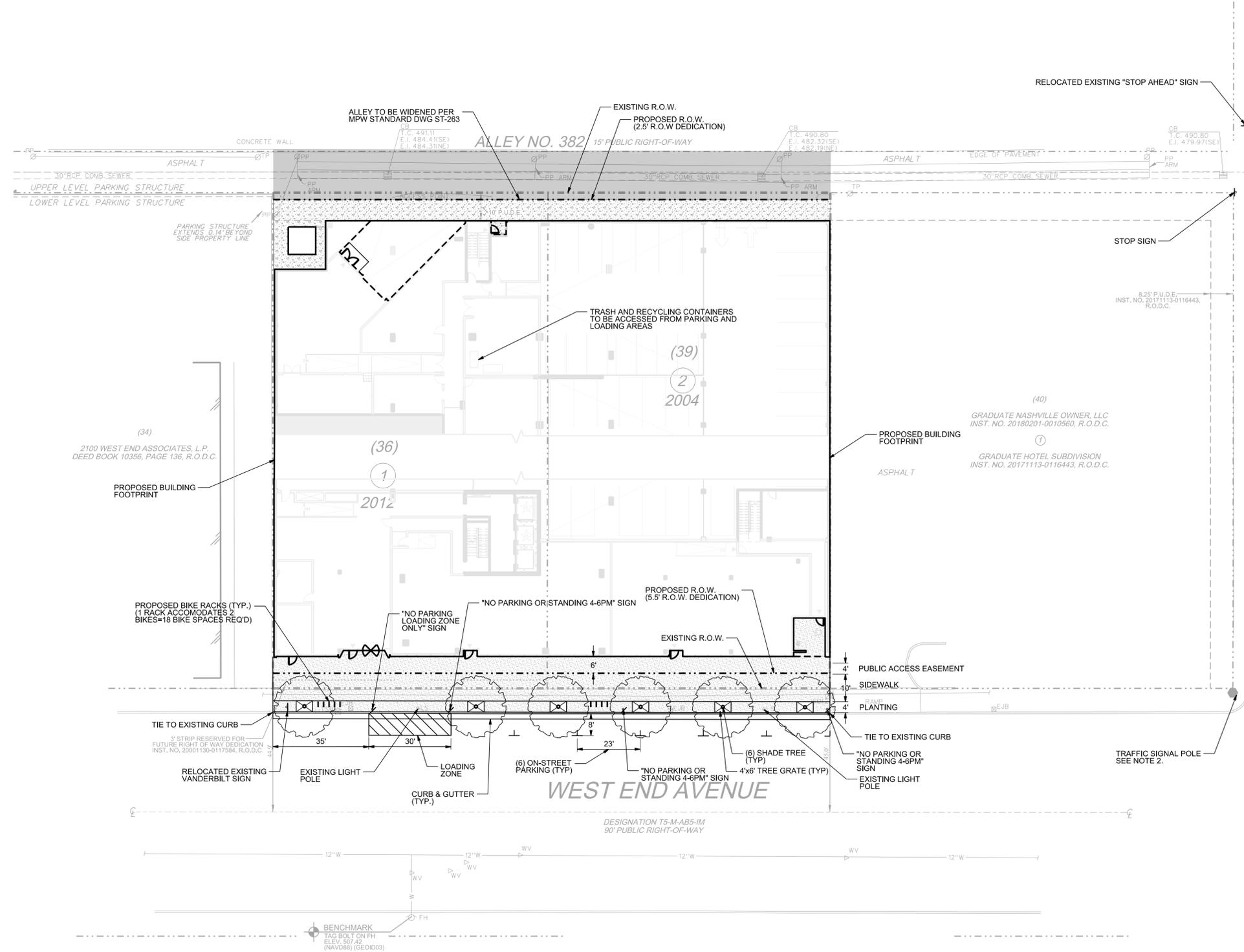
REV.	CHK.	DATE	DESCRIPTION
	MDP	09-12-18	PRELIM SP
	MIC	10-04-18	PRELIM SP

C0.41

FILE NO. 36825-02

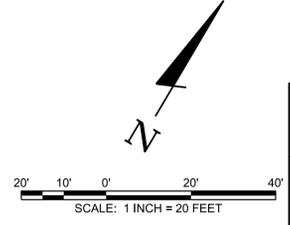


SITE LAYOUT PLAN
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



- NOTES:**
1. CONCRETE SIDEWALK AND POST CURB ALONG PROPERTY FRONT SHALL REMAIN IN PLACE UNTIL NEW SIDEWALK, CURB, AND GUTTER IS READY TO BE INSTALLED IN ORDER TO MAINTAIN CURRENT DRAINAGE PATTERNS.
 2. UPGRADE FOUR PEDESTRIAN SIGNALS AT THREE SIGNALIZED INTERSECTIONS (20TH AVE NORTH & WEST END; 21ST AVE NORTH & WEST END; 20TH AVE NORTH & CHURCH ST) TO MEET TDOT STANDARDS REGARDING ACCESSIBLE PEDESTRIAN CONTROLS, INCLUDING AUDIBLE "TALKING" ALERTS AS WELL AS DETECTABLE WARNING SURFACES. SEE TRAFFIC IMPACT STATEMENT FOR DETAILS.
 3. 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.

- LEGEND:**
- ASPHALT PAVEMENT
 - CONCRETE WALK
 - CONCRETE PAVEMENT
 - SHADE TREE (TYP.)



MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900

BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

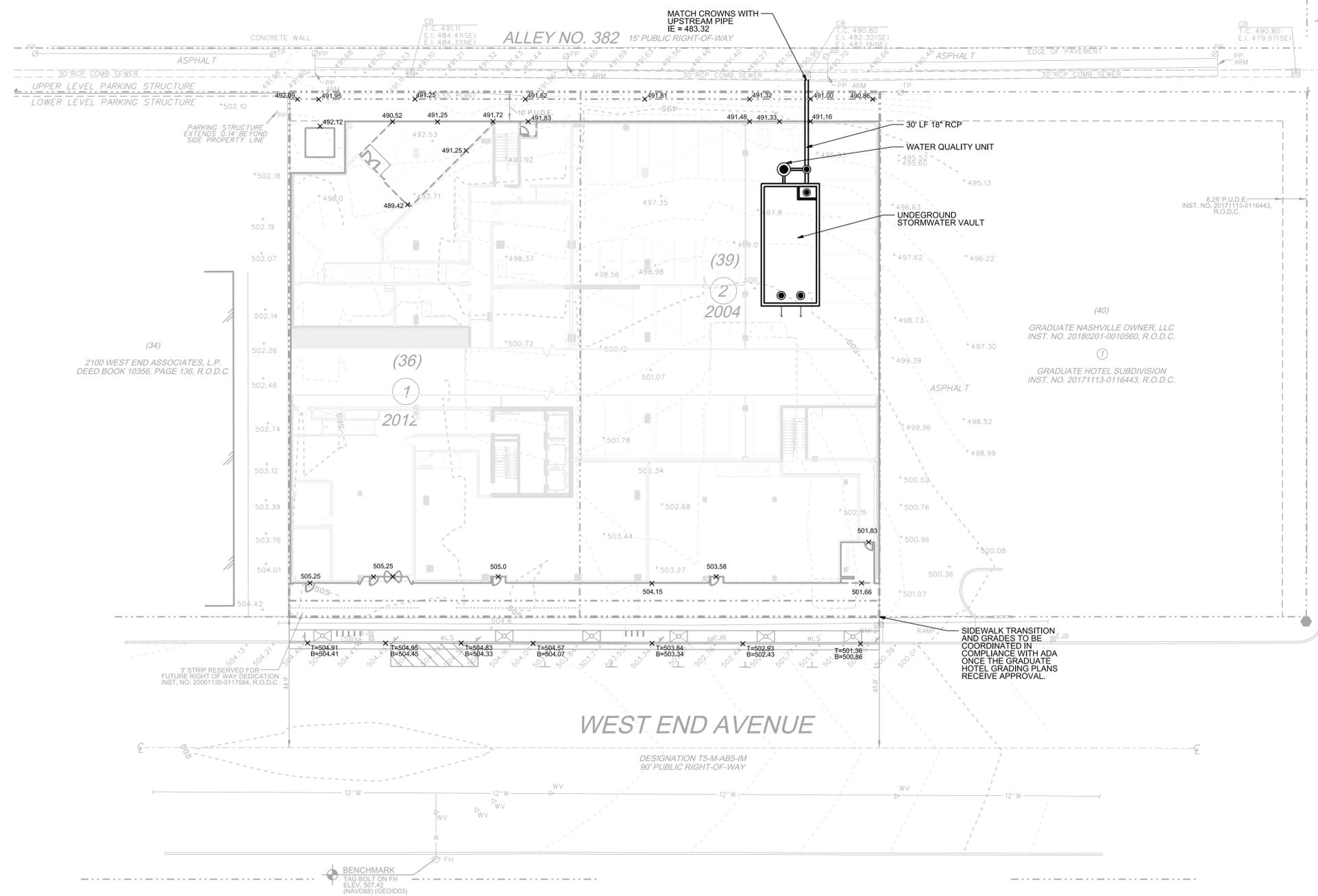
REV.	DR.	CHK.	DATE	DESCRIPTION
				PRELIM SP
				PRELIM SP

C1.01

FILE NO. 36825-02



GRADING AND DRAINAGE PLAN
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



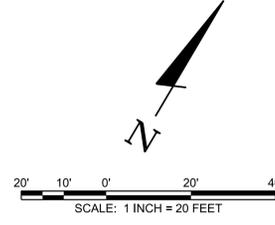
- GRADING & DRAINAGE NOTES**
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT-OF-WAY IS 15" CMP.)

(34)
2100 WEST END ASSOCIATES, L.P.
DEED BOOK 10356, PAGE 136, R.O.D.C.

(40)
GRADUATE NASHVILLE OWNER, LLC
INST. NO. 20180201-0010560, R.O.D.C.
GRADUATE HOTEL SUBDIVISION
INST. NO. 20171113-0116443, R.O.D.C.

SIDEWALK TRANSITION AND GRADES TO BE COORDINATED IN COMPLIANCE WITH ADA ONCE THE GRADUATE HOTEL GRADING PLANS RECEIVE APPROVAL.

BENCHMARK
TAG BOLT ON FH
ELEV. 507.42
(NAVD88) (GEOID03)



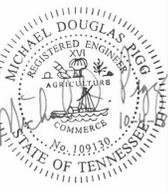
MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900
BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

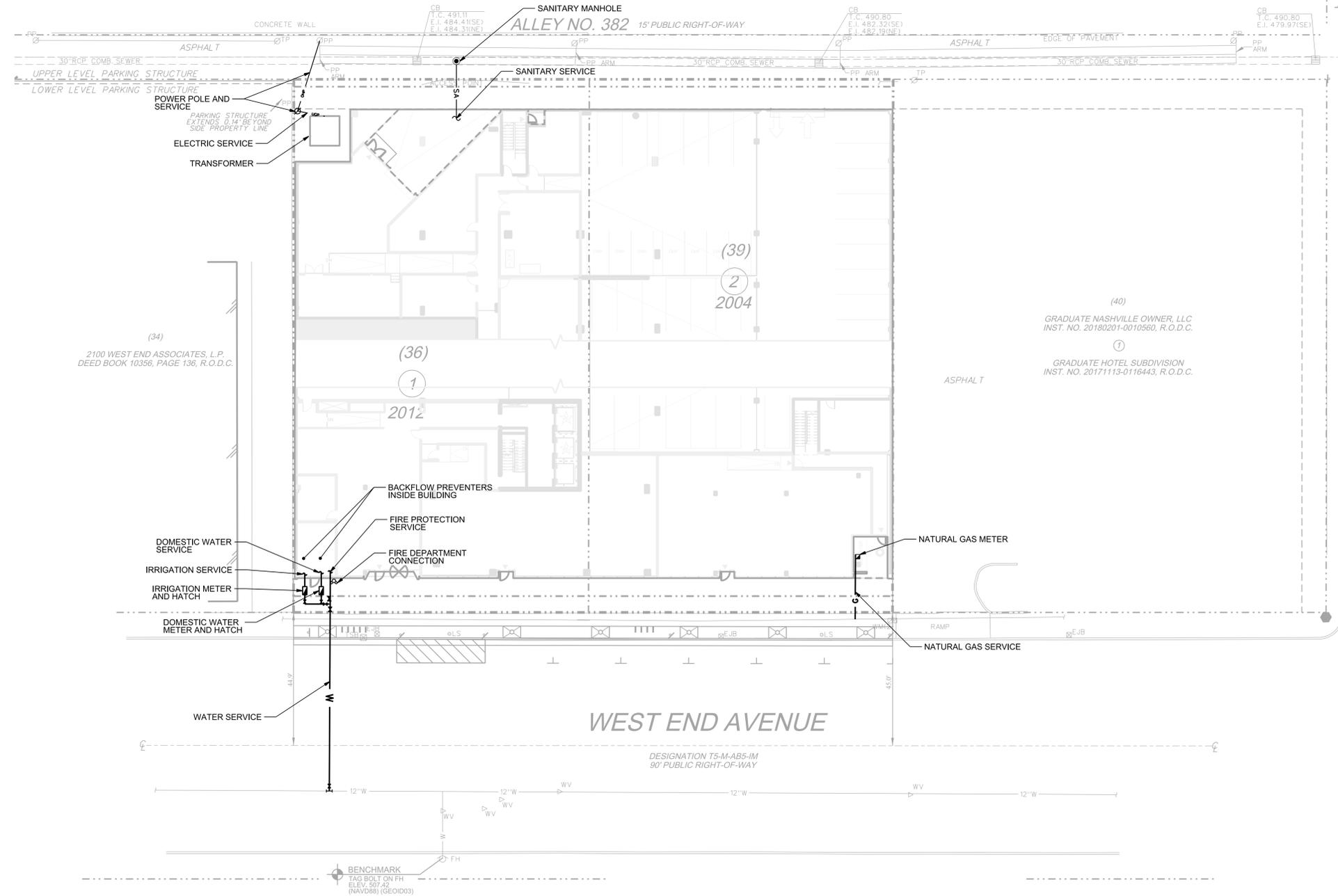
REV.	DR.	CHK.	DATE	DESCRIPTION
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	MIC	MDP	10-04-18	PRELIM SP

C2.01
FILE NO. 36825-02

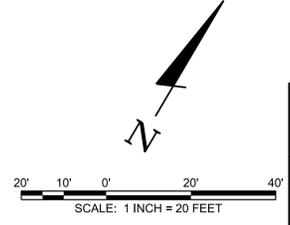




SITE UTILITY PLAN
WEST END RESIDENTIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



- LEGEND:**
- SA — SANITARY SEWER SERVICE
 - W — WATER SERVICE
 - UGP — UNDERGROUND POWER SERVICE
 - G — GAS SERVICE



MAP AND PARCEL:
MAP 92-16
PARCELS 09216003600, 09216003900

BENCHMARK
TAG BOLT ON FIRE HYDRANT
ON WEST END AVENUE
CENTER ELEVATION= 507.42
(NAVD 1988) (GEOID03)

CACN #
SWGR #
CASE # 2018SP-070-001

REVISION INFORMATION	
REV.	DESCRIPTION
DR.	CHK.
DSR.	MDP.
MIC	MDP.
	PRELIM SP.
	PRELIM SP.

C4.01

FILE NO. 36825-02



CLARK STREET HOLDINGS, LLC

SOLOMON CORDWELL BUENZ

BARGE DESIGN SOLUTIONS

WEST END RESIDENTIAL

NASHVILLE, TN

PRELIMINARY SPECIFIC PLAN SUBMISSION

RESPONSE TO COMMENTS 1

10 - 04 - 2018

CASE # 2018SP-070-001

TABLE OF CONTENTS :

- SITE OVERVIEW & PROJECT INFORMATION
 - EXISTING CONDITIONS
 - SOILS / FLOOD / FEMA FIRM MAP
 - COMMUNITY PLAN
 - ADJACENT PROPERTIES
 - SITE PLAN
 - SPECIFIC PLAN VISION
- LAND USES + DEVELOPMENT TABLE
- POTENTIAL BUILDING PROGRAM
- UTILITY, GRADING, AND DRAINAGE PLAN





Context Plan

SP Name : West End Residential
Council District : 21
Council Member : Ed Kindall

Address/Map and Parcels/Owners of Record :
 2004 West End Ave., Nashville, TN
 09216003900
 2012 West End Ave., Nashville, TN
 09216003600

FEMA Firm Panel : 47037C0243H
Existing Zoning : MUI-A/OV-UZO

Developer : Clark Street Holdings, LLC
 130 East Randolph Street #2100
 Chicago, IL 60601

Matt Booma
 312.239.1896

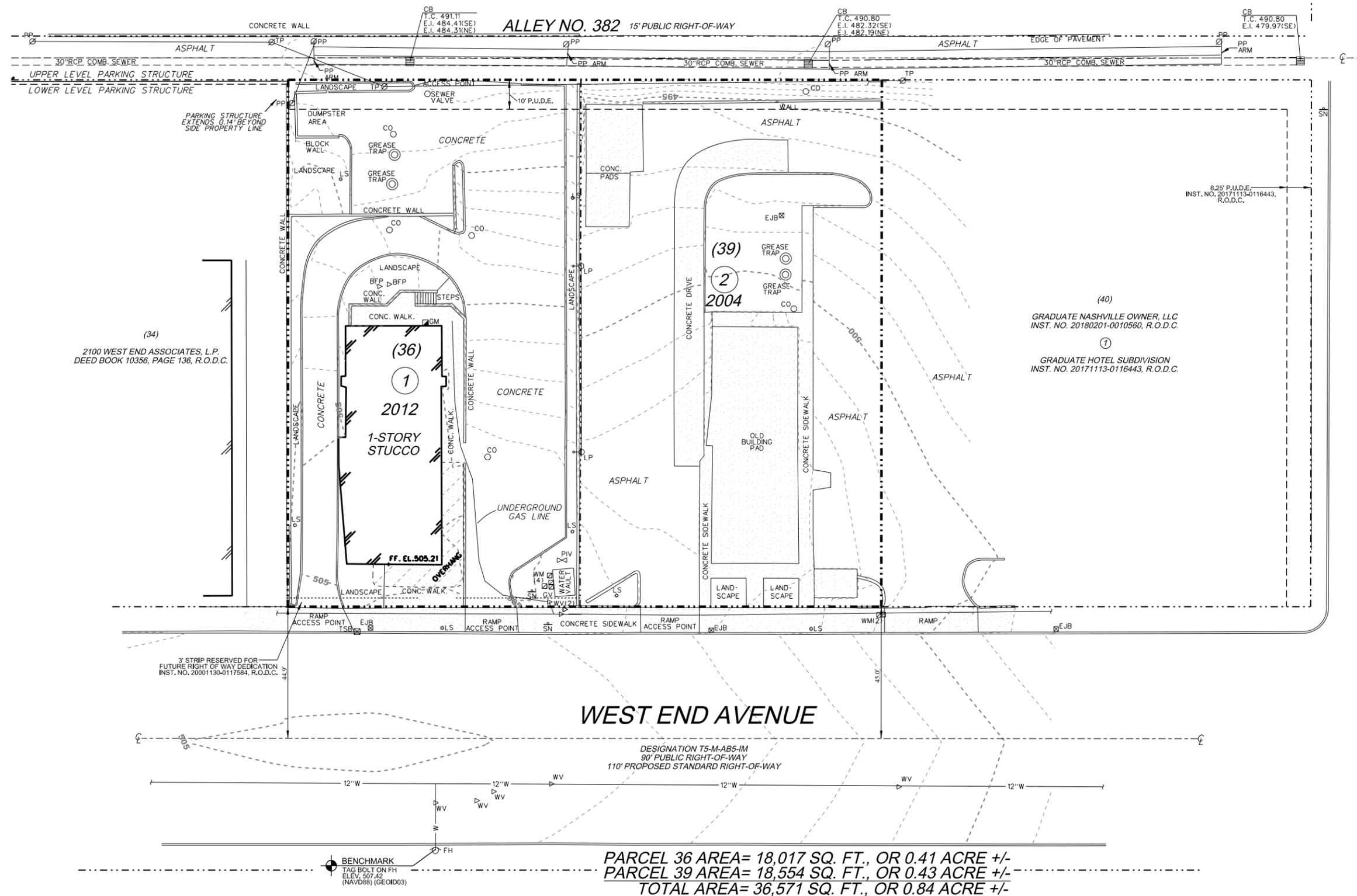
Civil Engineer & Landscape Architect:
Barge Design Solutions
 615 3rd Avenue South
 Nashville, TN 37210

Kathryn Withers
 615.252.4213

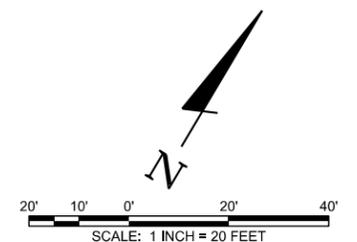
Architect : Solomon Cordwell Buenz
 625 North Michigan Avenue
 Chicago, IL 60611

Clara Wineberg
 312.896.1191





PARCEL 36 AREA= 18,017 SQ. FT., OR 0.41 ACRE +/-
 PARCEL 39 AREA= 18,554 SQ. FT., OR 0.43 ACRE +/-
 TOTAL AREA= 36,571 SQ. FT., OR 0.84 ACRE +/-



(34)
 2100 WEST END ASSOCIATES, L.P.
 DEED BOOK 10356, PAGE 136, R.O.D.C.

(40)
 GRADUATE NASHVILLE OWNER, LLC
 INST. NO. 20180201-0010560, R.O.D.C.
 ①
 GRADUATE HOTEL SUBDIVISION
 INST. NO. 20171113-0116443, R.O.D.C.

20TH AVENUE NORTH

WEST END AVENUE

ALLEY NO. 382 15' PUBLIC RIGHT-OF-WAY

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
McB	Mauzy-Urban land complex, 2 to 7 percent slopes	B	0.9	100.0%



Soil Map may not be valid at this scale.

FEMA FLOOD MAP 47037C0243H, DATED 4/5/17 (NOT PRINTED).
 SUBJECT PROPERTY IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

CONSISTENCY WITH THE MIDTOWN COMMUNITY PLAN

The subject property is located within the 10-MT-T5-MU-01 Special Policy Area of the Midtown Community Plan.

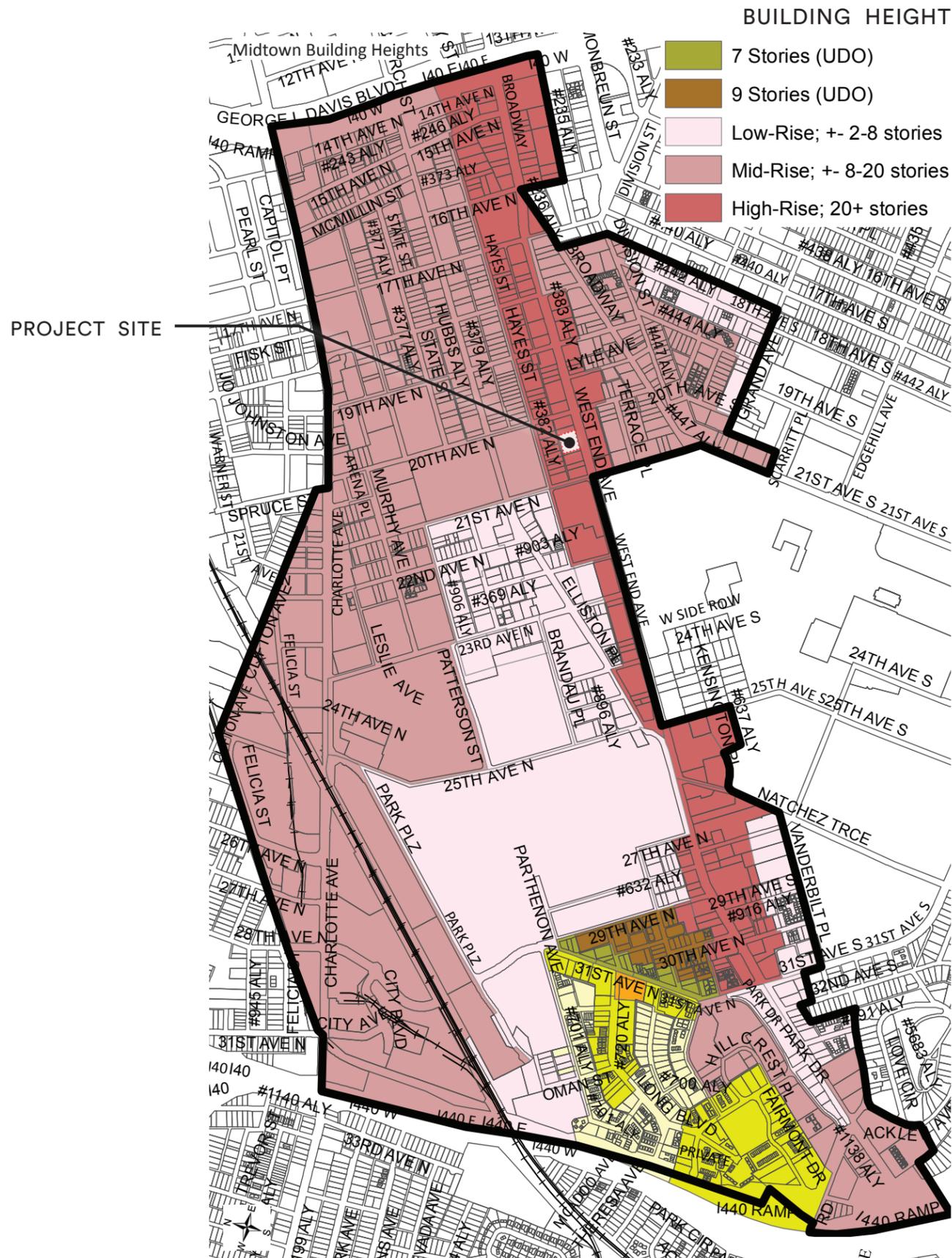
- The T5 Center Mixed Use Neighborhood Policy is envisioned to maintain, enhance, or create high-intensity urban mixed-use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed-use pattern.
- The applicable portion of the Special Policy Area is that high-rise buildings in the Midtown context would typically rise 20 stories or above.

The Midtown Community Plan sets the vision for future development for the area west of downtown, including West End Avenue.

- The Midtown area has long been a major regional employment center, home to three hospitals and Vanderbilt University.
- West End is considered one of the most prominent corridors in Nashville, and a gateway into Downtown.
- The Plan seeks for the area to continue to be an economic hub for the region, but to become more balanced through the addition of residential opportunities and the construction of a consistent and comfortable pedestrian and bicycle infrastructure.

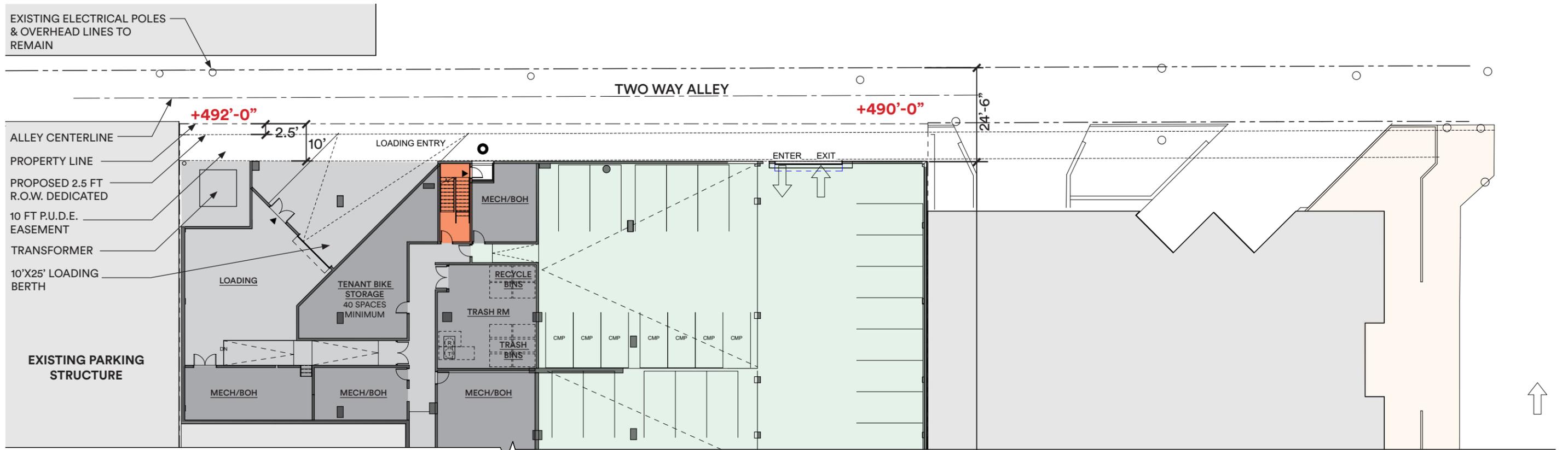
The Midtown Community Plan sets goals around three main themes: Transit Oriented Development, Economic Development and Creating Development of Lasting Value.

- The proposed SP plan helps implement goals around all three of those themes and helps transition this employment-heavy area into a balanced community with opportunities to live, work and shop within a comfortable walk.
- The plan anticipates a denser urban fabric and expects that property owners will maximize the use of scarce land for redevelopment in this area with buildings that are in the range of 20-stories and higher. This supports the proposed height in this SP.
- The Midtown Community Plan recommends a mix of uses, with an emphasis on residential opportunities, ground floor retail with buildings accessed from the sidewalk, limiting access to parking from primary streets (West End). In addition to providing a significant number of residential opportunities, this SP proposes to fill a missing piece in the West End streetscape, removing multiple driveways interrupting the pedestrian experience, and replacing it with a spacious tree-lined sidewalk and active street-level retail.



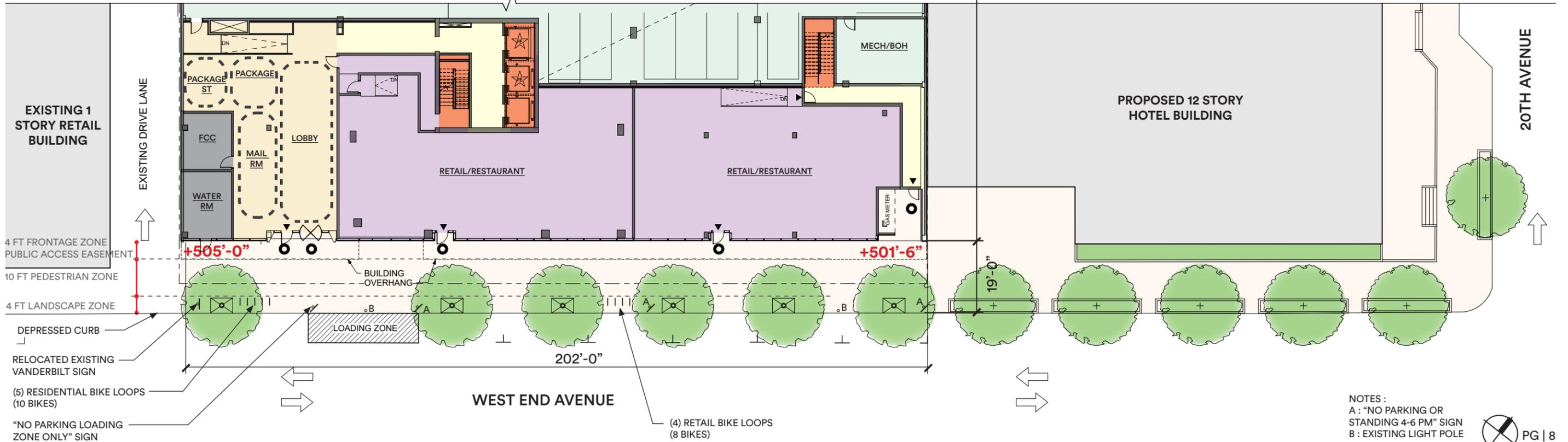


	PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP	TAX MAP	PARCEL #	ZONING
1	09216004000	GRADUATE NASHVILLE OWNER, LLC	2000 WEST END AVE	NASHVILLE	TN	37203	92-16	040	MUI-A
2	09216003400	2100 WEST END ASSOCIATES, L.P.	2016 WEST END AVE	NASHVILLE	TN	37203	92-16	034	MUI-A
3	09216004100	CATHEDRAL OF THE INCARNATION CATHOLIC CHURCH	2015 WEST END AVE	NASHVILLE	TN	37203	92-16	041	CF/OV-UZO
4	09216002400	HRT OF TENNESSEE, INC.	2011 HAYES ST	NASHVILLE	TN	37203	92-16	024	MUI-A/OV-UZO

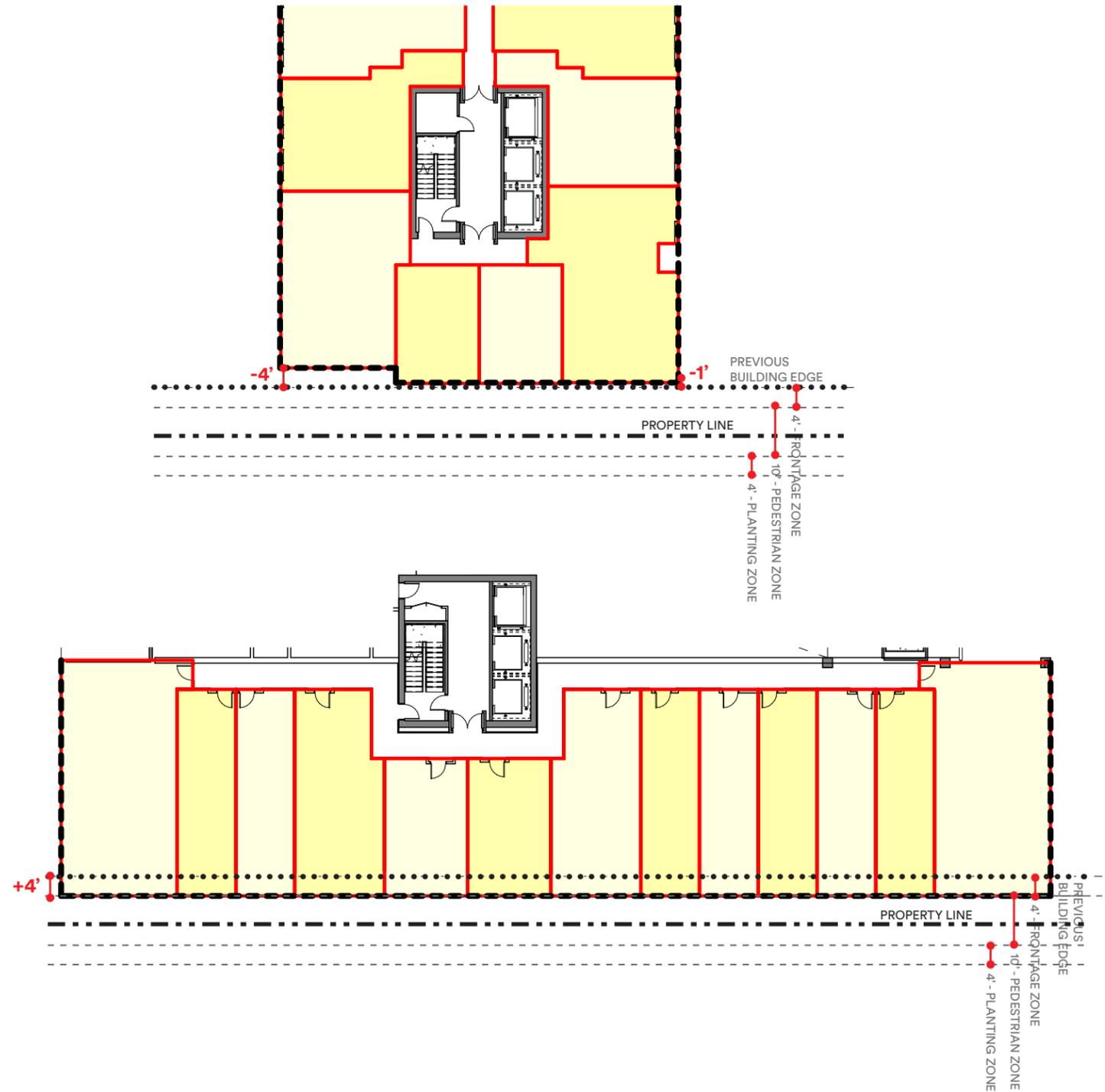
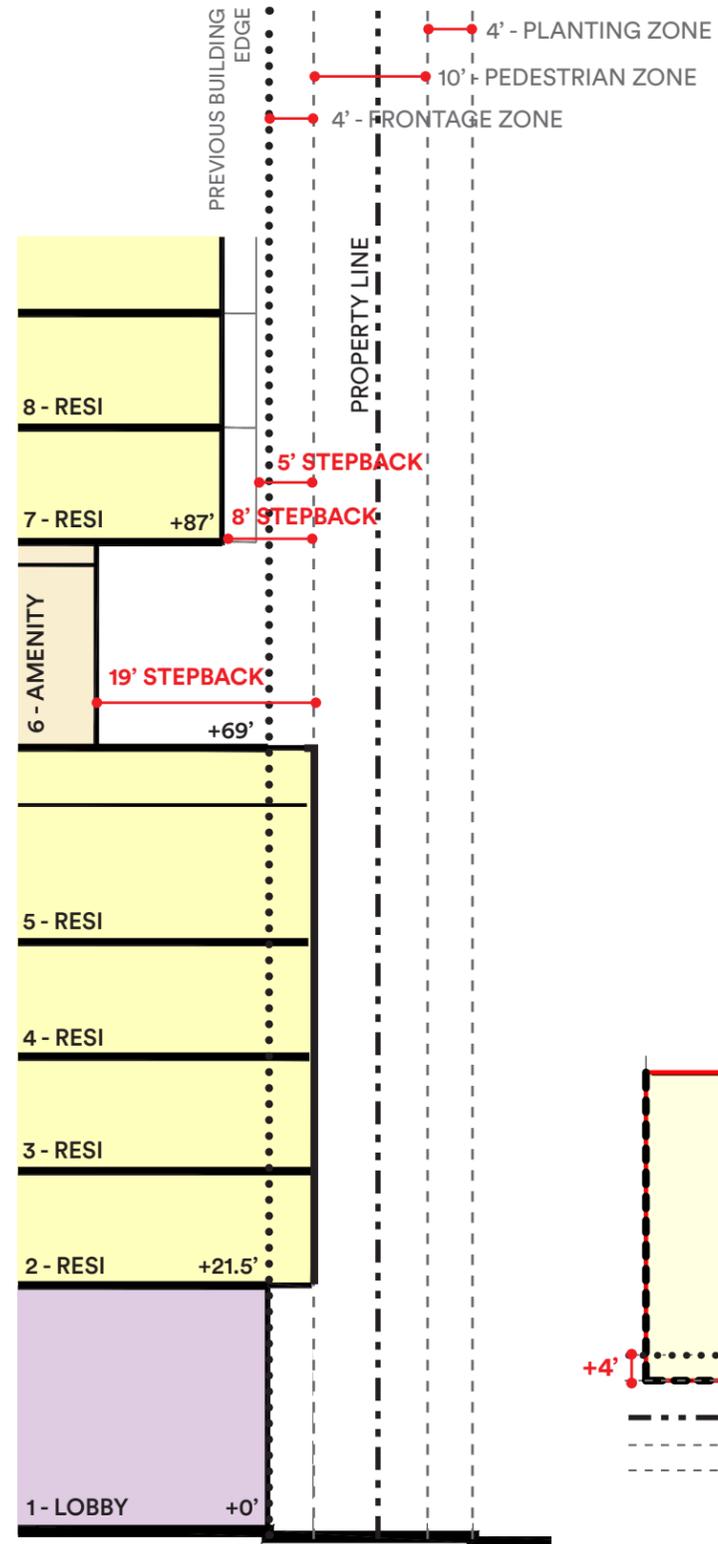


ALLEY LEVEL

WEST END AVE LEVEL



OVERALL STEPBACK 5' & 8'
 TOWER STEPBACK : -1' & -4'
 PODIUM STEPBACK : +4'
 ON BUILDING EDGE : 29%



PURPOSE

The purpose of this plan is for preliminary approval of specific plan zoning to permit 360 multi-family residential units and 6,500 square feet of retail/restaurant space.

VISION

- Our Vision for the West End Residential project will introduce 360 units to the Midtown neighborhood in a 25-story building comprised of a 20-story tower over a 5-story podium.
- The podium will feature a 3,000 sf residential lobby and 6,500 sf of retail activating the adjacent streetscape along West End Avenue. Residential units will be located above the ground floor retail further enhancing the vibrancy of the streetscape.
- Building setbacks provide a wide tree-lined sidewalk with ample space for pedestrians, outdoor cafe seating and bike parking.
- The active street façade encloses 400+ parking spaces. Parking and Loading are accessed from the alley to eliminate curb cuts, alleviate traffic conflicts, and maintain a continuous, safe, and pedestrian-friendly West End Avenue.
- The development will reinforce the quality of the neighborhood. The building's materiality draws from the quality of buildings found in the neighborhood, Vanderbilt's campus and the adjacent Graduate Hotel.
- The building's amenity level above the podium is recessed with floor-to-ceiling glass to provide a distinct break in scale for the project. The podium will complement the scale of the neighborhood and is aligned with the Cathedral of the Incarnation across the street. The tower will contribute a memorable addition to the emerging Midtown skyline.
- The architecture of the tower utilizes timeless industrial materiality layered under a contemporary modern grid. The glass corners will afford uninterrupted views of the neighborhood, Nashville skyline, and surrounding hills.
- Outdoor amenity decks on top of the podium and at the top of the tower will give a lively character to the building that mirrors the energy of the surroundings.

STANDARD NOTES

Federal Compliance: All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

DESIGN STANDARDS

- Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing
- Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
- Vinyl siding and untreated wood shall be prohibited.





LAND USE + DEVELOPMENT TABLE

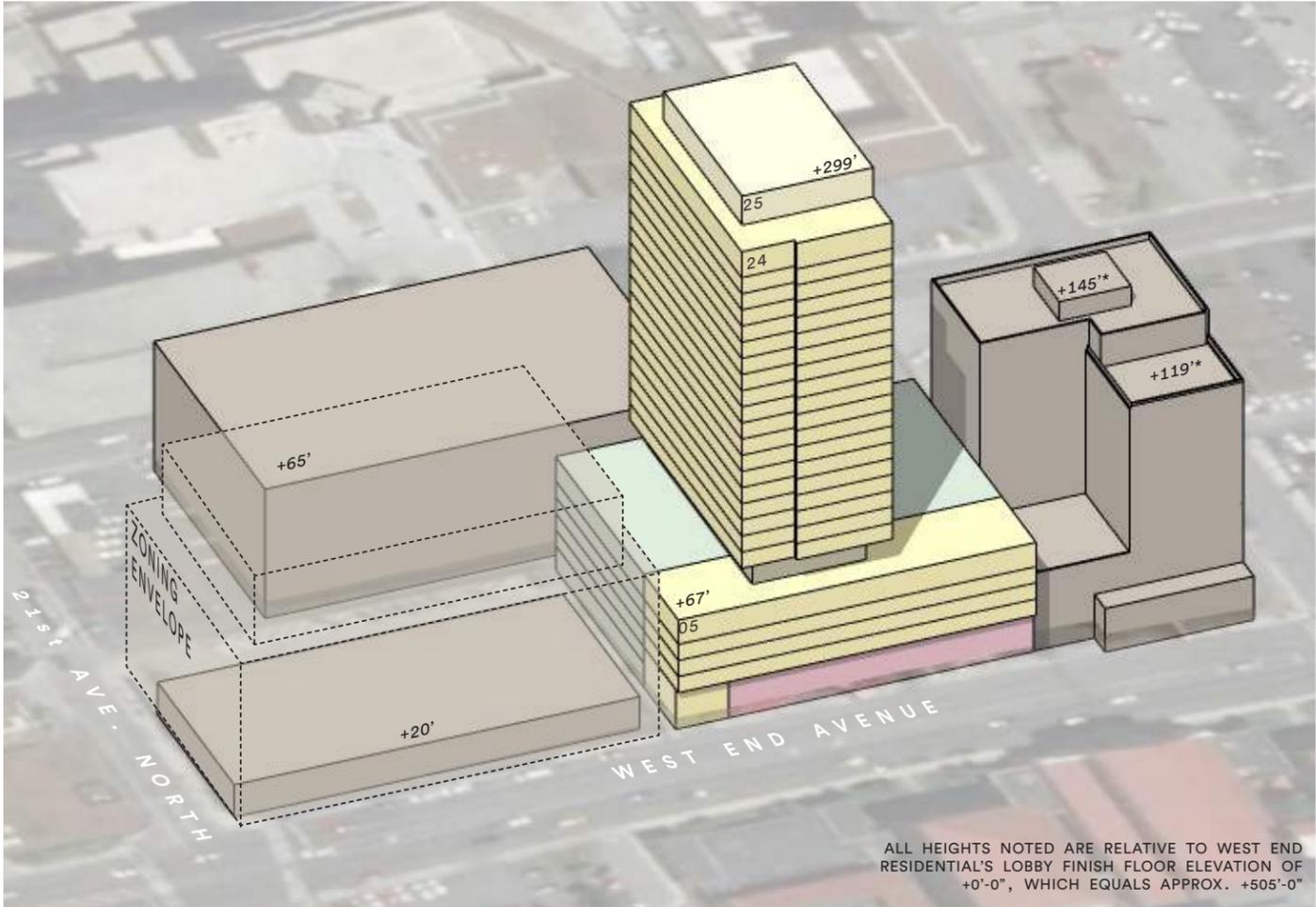
LAND USE

PROPOSED LAND USE : MIXED USE
ORIGINAL SITE AREA : .8 ACRE
SITE AREA AFTER R.O.W. DEDICATION : .76 ACRE
RETAIL/RESTAURANT : 6,500 SF
PARKING : 150,000 SF
RESIDENTIAL APARTMENTS : 230,000 SF

DWELLING UNITS : 360 UNITS

PARKING COUNT : 430 STALLS

BIKE PARKING COUNT : 58 SPACES



ALL HEIGHTS NOTED ARE RELATIVE TO WEST END RESIDENTIAL'S LOBBY FINISH FLOOR ELEVATION OF +0'-0", WHICH EQUALS APPROX. +505'-0"

ZONING DATA
 ZONING DISTRICT
 COMMUNITY PLAN

MUI-A
 MIDTOWN OVERLAY

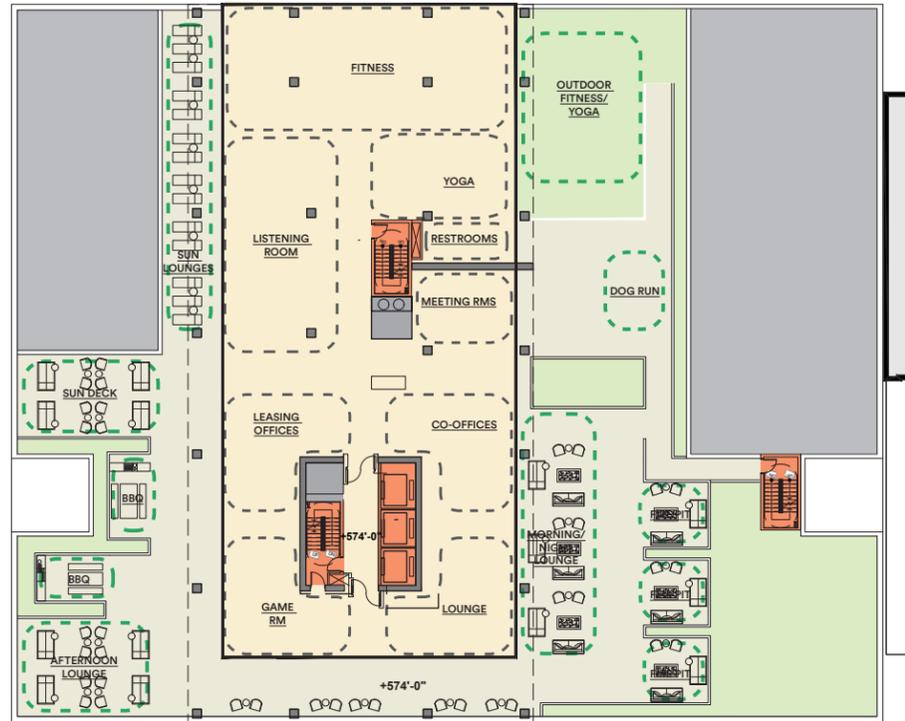
UNDERLYING ZONING
 SETBACKS
 FAR
 MAXIMUM HEIGHT IN BUILD-TO ZONE
 MAXIMUM HEIGHT (NUMBER OF STORIES)
 MINIMUM STEPBACK (WEST END AVE.)
 REQUIRED RESIDENTIAL PARKING
 REQUIRED RESTAURANT** PARKING
 REQUIRED RESIDENTIAL BIKE PARKING
 REQUIRED RESTAURANT** BIKE PARKING

NONE REQ'D
 5.0
 7 STORIES IN 105 FT
 15 STORIES IN 150 FT
 15 FT
 (1 STALL/1BR)(1.5 STALL/2BR)(20% REDUCTION*) = 320 STALLS
 FIRST 1,000 SF EXEMPT (1 STALL/150 SF)(20% REDUCTION*) = 30 STALLS
 50 SPACES (20% PUBLIC) = 40 TENANT/ 10 PUBLIC SPACES
 4 PUBLIC SPACES/ TENANT = 8 SPACES

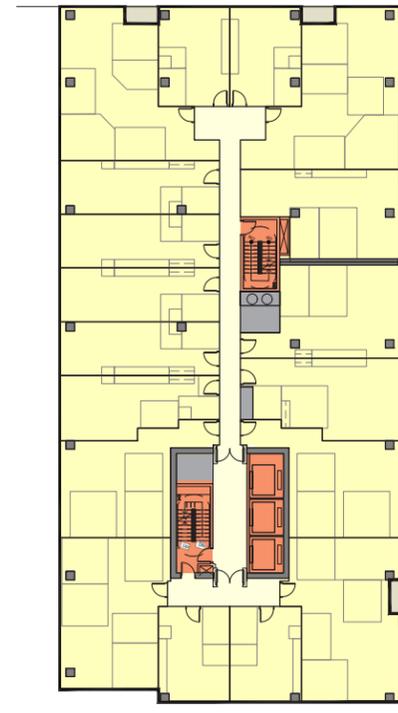
SPECIFIC PLAN PROPOSAL

SITE AREA 36,561 SF
PROPOSED FAR AREA 292,500
PROPOSED FAR 8.0 (5.0 + 3.0)
PROPOSED HEIGHT IN BUILD-TO ZONE N/A
PROPOSED NUMBER OF STORIES 25 STORIES IN 299 FT
PROPOSED STEPBACK 1 FT***
PROPOSED RESIDENTIAL PARKING 400 STALLS
PROPOSED RESTAURANT PARKING** 30 STALLS
PROPOSED RESIDENTIAL BIKE PARKING 40 TENANT/ 10 PUBLIC SPACES
PROPOSED RESTAURANT BIKE PARKING** 8 PUBLIC SPACES

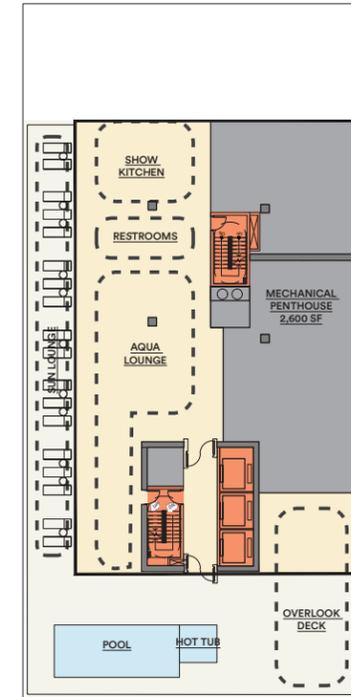
*10% TRANSIT & 10% PEDESTRIAN ACCESS REDUCTION
 ** RESTAURANT HAS MOST STRICT REQUIREMENTS
 ***SEE PAGE 9 FOR CLARIFICATION



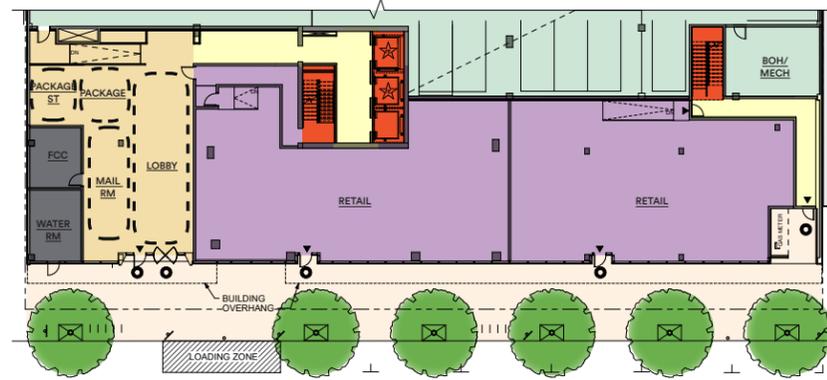
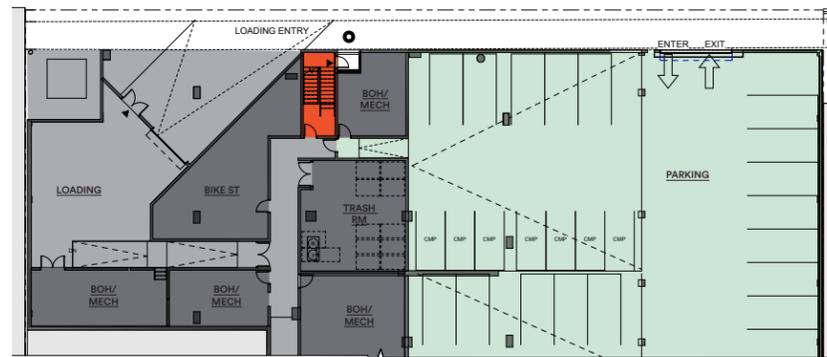
AMENITY PLAN



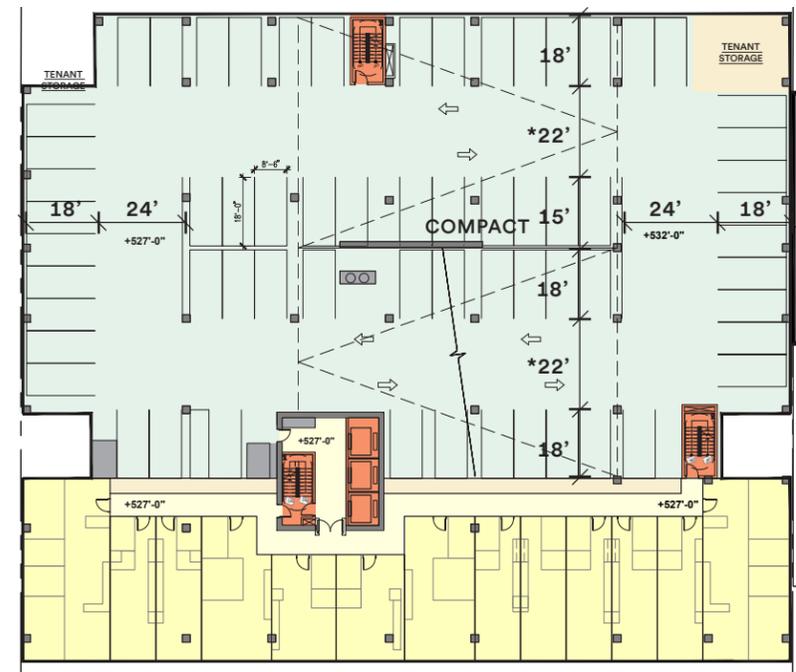
TYPICAL TOWER PLAN



ROOFTOP AMENITY PLAN



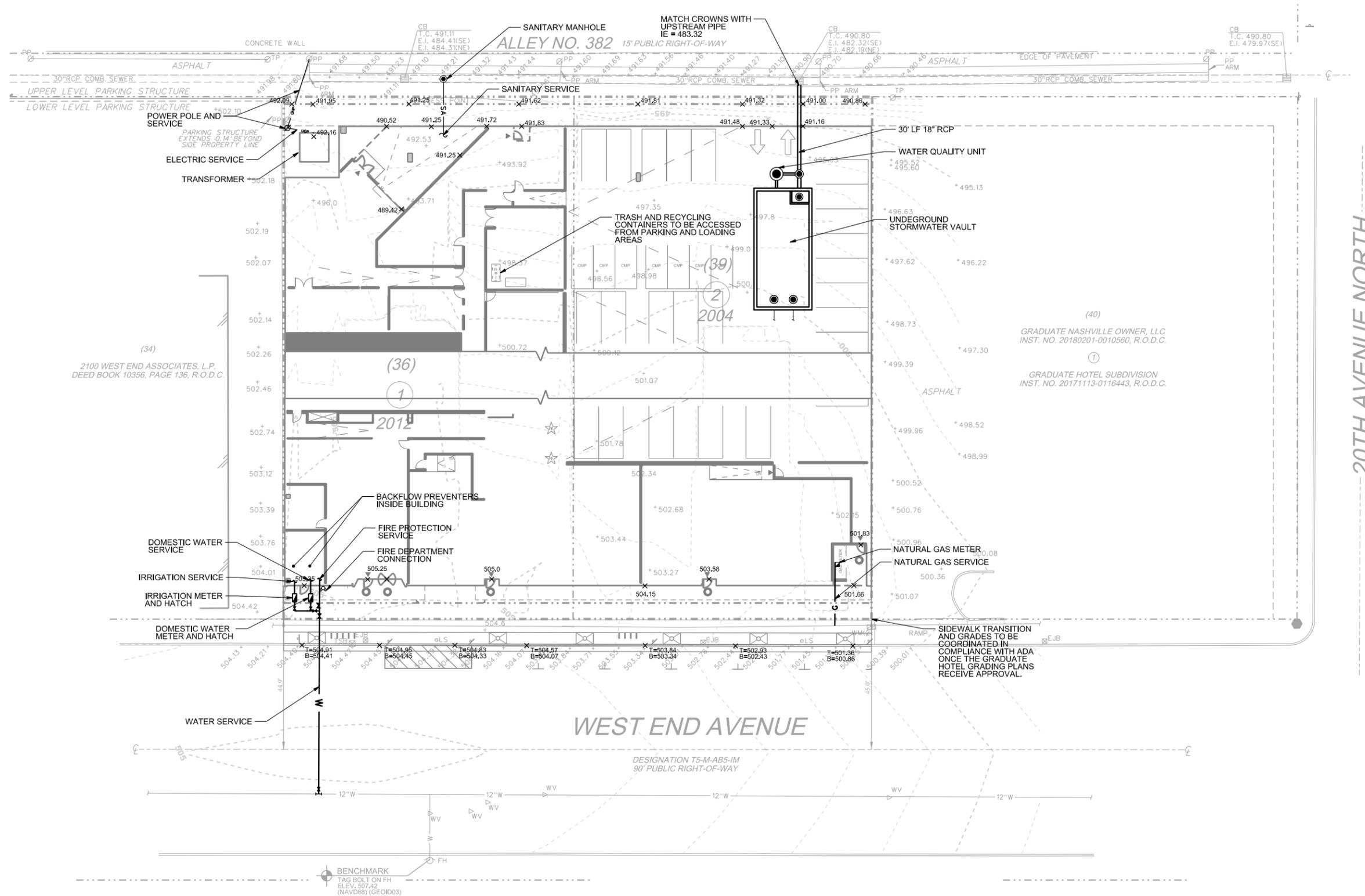
SITE PLAN



TYPICAL PODIUM PLAN

*REDUCED DRIVE AISLE FROM 24' TO 22'

UTILITY, GRADING, AND DRAINAGE PLAN



20TH AVENUE NORTH

