



**Metropolitan Council**

**PROPOSED AMENDMENT TO  
RESOLUTION, SUBSTITUTE  
RESOLUTION, LATE-FILED  
RESOLUTION, AND LATE-FILED  
ORDINANCES TO BE FILED  
WITH THE METRO CLERK  
FOR THE COUNCIL MEETING OF  
TUESDAY, MARCH 6, 2018**

AMENDMENT NO. \_\_\_\_\_  
TO  
RESOLUTION NO. RS2018-1054

Mr. President –

I move to amend Resolution No. RS2018-1054 as follows:

I. By adding the following as the eighth and ninth recital clauses:

WHEREAS, by reducing assessed jailers' fees to \$0.00, the Metropolitan Government of Nashville and Davidson County anticipates cost savings to wholly or partially offset revenue losses through greater efficiencies by eliminating collection efforts, record-keeping requirements, and other administrative expenses associated with the assessment and recovery of fees which have historically amounted to a fraction of assessed totals; and

WHEREAS, the Metro Council hereby requests that offices that collect these fees, and/or have administrative responsibilities for tracking them, identify and report these cost savings to the Director of Finance during the fiscal year 2018-2019 budget process.

II. By adding the following as a new Section 2, re-numbering the remaining section as necessary:

Section 2: The Metropolitan Council hereby requests that offices that collect these fees, and/or have administrative responsibilities for tracking them, identify and report these cost savings to the Director of Finance during the fiscal year 2018-2019 budget process.

III. By deleting Section 3 (formerly Section 2), and substituting in lieu thereof the following:

Section 3: This resolution shall take effect ~~from and after its adoption on July 1, 2018,~~ the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

\_\_\_\_\_  
Freddie O'Connell  
Member of Council

**SUBSTITUTE RESOLUTION NO. RS2018-1055**

**A resolution aimed at addressing and ending homelessness among students that attend Metropolitan Nashville Public Schools.**

WHEREAS, issues that confront a dynamic and growing city like Nashville -- including transit, healthcare, development and affordable housing -- can often overshadow the basic needs of its most vulnerable citizens; and

WHEREAS, despite the blessings of multiple attractions, concerts, and cultural events that showcase Nashville, the fact that appreciable numbers of elementary and high school students lack a place to call home leaves an indelible blemish on the city's reputation and calls into question our civic priorities; and

WHEREAS, according to the Metro Nashville Public Schools, approximately two thousand, two hundred (2,200) students attending Metro Nashville public schools are currently considered homeless; and

WHEREAS, in remedying this shameful reality, an initial focus must be placed upon children living in shelters, on the streets, in motels, in automobiles, places not meant for human habitation, or who are seeking temporary residence with friends and families; and

WHEREAS, the Metropolitan Council supports the continuing improvement of a coordinated entry system for all homeless populations, including families with children and youth; and

WHEREAS, while many students already face substantial challenges with learning and comprehension, the perils of homelessness -- including greater exposure to violence, drug trafficking, human sex trafficking, and other risks -- substantially magnify these obstacles; and

WHEREAS, despite the magnitude of this problem, the combined efforts of Metropolitan Development and Housing Agency, Metropolitan Nashville Public Schools, , various departments and agencies of the Metropolitan Government, advocacy groups, and the private sector – acting collectively -- could actually solve this problem.

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

Section 1: That the Metropolitan Council hereby goes on record as declaring its intent to address and end the problem of homelessness of students attending Metropolitan Nashville Public Schools, prioritizing those children living in dire situations.

Section 2: That the Metropolitan Council hereby further goes on record as committing to work, in conjunction with the Metropolitan Development and Housing Agency, Metropolitan Nashville Public Schools, Metropolitan Social Services, ~~the Metropolitan Nashville School Board~~, various homelessness and social services agencies in Nashville, relevant departments and agencies of the Metropolitan Government, and other interested groups, to understand, specifically address, and to resolve the homelessness of students attending Metropolitan Nashville public schools.

Section 3: That the Metropolitan Council hereby further goes on record as requesting that the Vice Mayor, in conjunction with the Directors of the Metropolitan Development and Housing Agency, Metropolitan Nashville Public Schools and Metropolitan Social Services work with the Continuum of Care of Nashville - Davidson County and its existing committees and workgroups to develop a strategic community plan regarding this issue with the goal of submitting a report to the Metropolitan Council and the Metropolitan Nashville School Board by August 31, 2018. The report should outline specific recommendations and initiatives that can be taken to address and resolve the problem of student homelessness.

Section 4: The Metropolitan Clerk is directed to send a copy of this Resolution to the Directors of Metropolitan Development and Housing Agency (Mr. Jim Harbison), Metropolitan Nashville Public Schools (Dr. Shawn Joseph) and Metropolitan Social Services (Ms. Renee Pratt). ~~and to each member of the Metropolitan Board of Public Education.~~

INTRODUCED BY:

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Jim Shulman  
Member of Council, At-Large

**RESOLUTION NO. RS2018-\_\_\_\_**

**A resolution authorizing the employment of Burch, Porter & Johnson, PLLC as Special Counsel to the Metropolitan Council Special Committee and Vice Mayor, and further authorizing compensation for services rendered.**

WHEREAS, section 3.06 of the Metropolitan Charter authorizes the Metropolitan Council to conduct investigations by the whole Council or any of its committees; to employ and compensate personnel necessary for such purposes; and to make appropriations therefor; and

WHEREAS, section 8.607 of the Metropolitan Charter provides that the Metropolitan Council may, by resolution, authorize the Vice Mayor to employ such legal counsel who shall be paid such compensation for services as the Council shall determine to be reasonable compensation of the services rendered and as the Council shall by resolution approve; and

WHEREAS, on February 6, 2018, the Metropolitan Council adopted Resolution No. RS2018-1039, establishing a Special Committee to investigate the circumstances involving travel and other expenses, including overtime expenses, potentially related to Mayor Megan Barry's admitted improprieties involving an employee of the Metropolitan Government to determine if there was any improper use of public money; and

WHEREAS, Resolution No. RS2018-1038 further provided that, by a resolution passed by the Council, the Special Committee may engage the services of outside legal professionals; and

WHEREAS, on February 15, 2018, the Special Committee commissioned Vice Mayor David Briley to solicit submissions from interested attorneys and law firms for the purpose of serving as legal counsel for the Special Committee and Vice Mayor; and

WHEREAS, on March 1, 2018, the Special Committee considered the recommendations of the Vice Mayor and selected the law firm of Burch, Porter & Johnson, PLLC to serve as special counsel; and

WHEREAS, the individual attorneys at Burch, Porter & Johnson, PLLC proposed to serve as counsel to the Special Committee and Vice Mayor consist of Michael Cody, Jef Feibelman, Jennifer Hagerman, and Tannera Gibson whose individual hourly rates for professional services shall not exceed \$395 and shall not apply to travel time.

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

Section 1: That Burch Porter & Johnson, PLLC is hereby approved to act as counsel for the Metropolitan Council Special Committee and Vice Mayor, subject to the following requirements:

- (a) the individual hourly rates for professional services provided by Burch, Porter & Johnson, PLLC shall not exceed \$395 and shall not apply to travel time;
- (b) Burch, Porter & Johnson, PLLC shall undertake all necessary and standard precautions within the legal profession to prevent the disclosure of materials to any members, associates, or personnel within their employ who may have a conflict of interest or who otherwise have contacts with the Metropolitan Government of Nashville & Davidson County, Tennessee; and
- (c) all invoices, statements, or billings for professional services shall be submitted on a monthly basis to the Metropolitan Council office director and shall be subject to approval by resolution of the Metropolitan Council prior to payment; and

(d) For purposes of minor day-to-day inquiries, updates, requests, and disclosures by Burch, Porter & Johnson, PLLC, primary contacts shall be with (i) Council member Burkley Allen, chair of the Special Committee; (ii) Vice Mayor David Briley; and in their absence (iii) Metropolitan Council office director Mike Jameson.

Section 2: That compensation for professional services rendered by Burch, Porter & Johnson, PLLC, at an hourly rate not to exceed \$395, is hereby approved. Payment of all invoices, statements, or billings for professional services shall be subject to prior approval by resolution of the Metropolitan Council.

Section 3: That Burch, Porter & Johnson, PLLC is directed to submit an engagement letter to the Metropolitan Council, addressed to Council member Burkley Allen, Chair of the Special Committee, with terms not inconsistent with the provisions of this Resolution.

Section 4. That the Metropolitan Clerk is directed to forward a copy of this resolution to Jef Feibelman, Burch, Porter & Johnson, PLLC, and to Talia Lomax-O'dneal, Finance Director.

Section 5. 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:

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Burkley Allen  
Member of Council  
Chair, Special Committee

**ORDINANCE NO. BL2018-\_\_\_\_**

**An ordinance amending Title 17 of the Metropolitan Code of Laws, Zoning Code, pertaining to special exception uses. (Proposal No. 2018Z-001TX-001)**

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

Section 1. Section 17.40.280 (Authority - Special Exception Uses) is hereby amended by deleting the section in its entirety and replacing it with the following:

17.40.280 - Authority

The metropolitan board of zoning appeals shall hear and decide requests for special exceptions in accordance with the provisions of this Zoning Code. Special exceptions shall be regulated in a manner consistent with Section 13-7-206, Tennessee Code Annotated. The specific location of an asphalt plant, waste transfer facility, airport runway, hazardous operation and wastewater treatment facility shall first be approved by a resolution adopted by the metropolitan council prior to the public hearing by the board of zoning appeals. If the metropolitan council does not approve or disapprove the specific location, upon finding that the proposed use is consistent or not consistent with the conditions specified in Chapter 17.16, Article III, within sixty days of the date of notification by the zoning administrator to the council and the district councilmember that such an application has been filed, council approval shall be waived and the board of zoning appeals may proceed to consider the application.

Section 2. That this Ordinance shall take effect five (5) days from and 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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Bill Pridemore  
Member of Council

ORDINANCE NO. \_\_\_\_\_

An ordinance to amend the Geographic Information Systems Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County by abandoning a portion of Hadley Road right-of-way. (Proposal Number 2018M-004AB-001).

WHEREAS, it is the desire of all the abutting property owners that said abandonment of right-of-way be accomplished; and,

WHEREAS, the abandonment has been requested by 11<sup>th</sup> District Council Member Larry Hagar; and,

WHEREAS, there is no future need for said right-of-way for Metropolitan Government of Nashville and Davidson County purposes.

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

Section 1. That the Geographic Information Systems (GIS) Street and Alley Centerline Layer for The Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. 2018-1060 be and hereby is amended, as follows:

The excess strip of right-of-way on the north side of Hadley Road as shown on the Plan of Berryville, Recorded in Book 421, Page 117, RODC, TN, between First St and Sixth St, and being approximately 20' in width, or as determined by an accurate survey, (or whatever the limits and widths are) all of which is more particularly described by lines, words and figures on the sketch which is attached to and made a part of this ordinance as though copied herein, is hereby abandoned. This abandonment excludes any right-of-way owned by TDOT for State Route 45 (Old Hickory Blvd) or currently in use by the public or public utilities,

Section 2. That easements are herein retained by The Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise(s) from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and to do any and all things necessary and incidental thereto.

Section 3. In the event there is proposed any construction over, above, or under said existing utilities, that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of any other pertinent departments of the Metropolitan Government or other governmental agency, including the Nashville Electric Service.

Section 4. That the Director of the Department of Public Works be and hereby is authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said GIS Centerline Record 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 5. Amendments to this legislation may be approved by resolution.

Section 6. This ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

\_\_\_\_\_  
Mark Sturtevant, Director  
Department of Public Works

INTRODUCED BY:

\_\_\_\_\_  
Larry Hagar  
  
\_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Assistant Metropolitan Attorney

\_\_\_\_\_  
Members of Council

Proposal Number 2018M-004AB-001  
Map: 64-9 and 64-13  
Council District #11



MEGAN BARRY  
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

# Memorandum

DEPARTMENT OF PUBLIC WORKS  
750 SOUTH FIFTH STREET  
NASHVILLE, TENNESSEE 37206

To: Lucy Kempf, Planning Department

From: Bonnie Crumby, Public Works <sup>BC</sup>

Date: February 12, 2018

REF: Hadley Rd proposed right-of-way abandonment / Map 64-9,13 / District 11

It has been discovered there are portions of the former Hadley Road right-of-way between First St and Sixth St in Old Hickory that may not have been included in the State Route 45 (Old Hickory Blvd) construction. The former r/w has been included in some of the Property Descriptions, yet was never officially abandoned.

Council Member Hagar and Metro Legal Department would like to officially abandon the following portion of Hadley Road to resolve this issue.

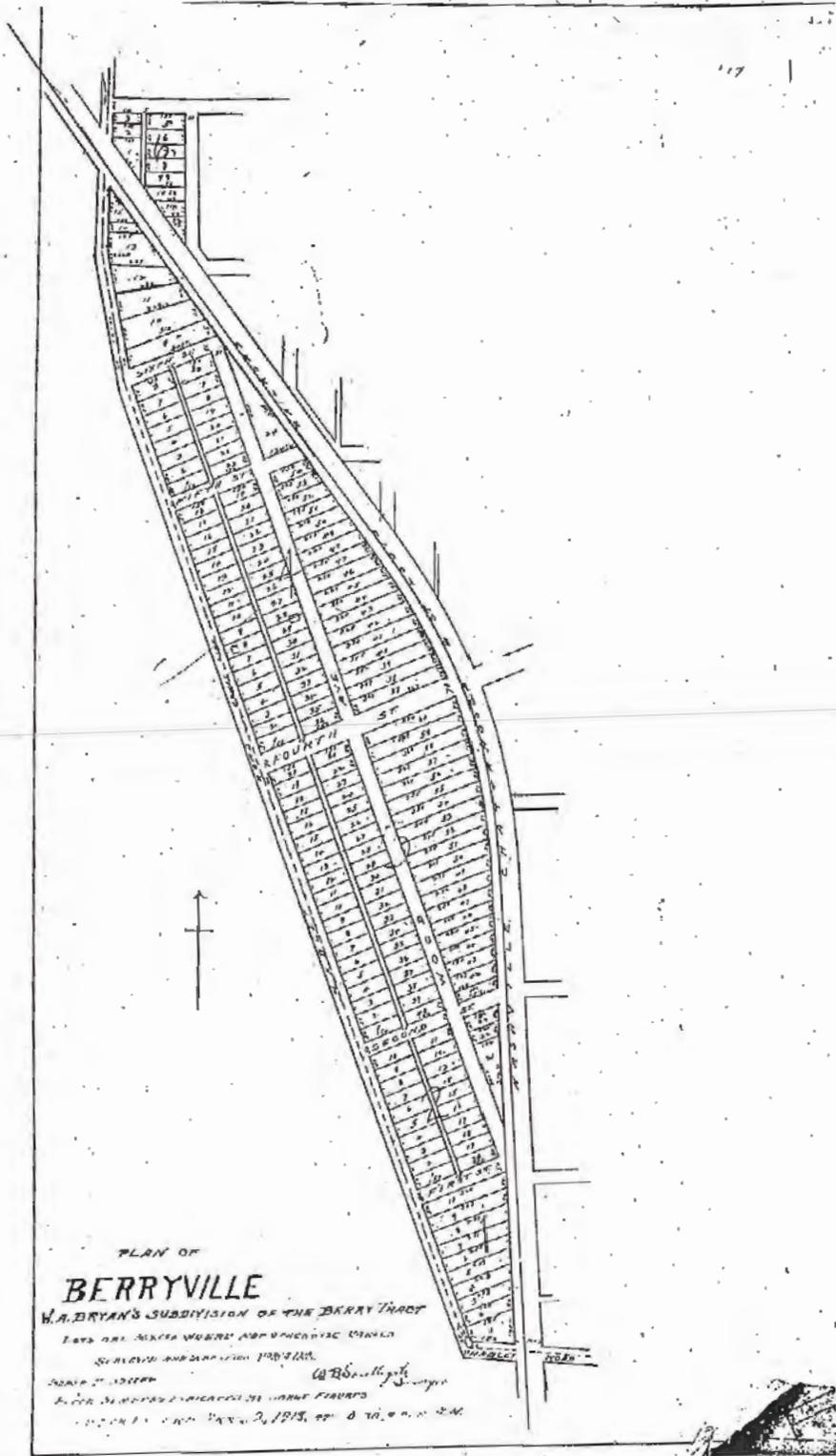
The excess strip of right-of-way on the north side of Hadley Road as shown on the plan of Berryville, recorded in Book 421, Page 117, RODC, TN, between First St and Sixth St, and being approximately 20' in width, or as determined by an accurate survey. (or whatever the limits and widths are) This abandonment excludes any right-of-way owned by TDOT for State Route 45 (Old Hickory Blvd) or currently in use by the public, or public utilities.

Enclosed is a copy of the Plan of Berryville, Recorded in Book 421, Page 117 and a portion of Map 64-9 and 64-13 in this area.

The easements are to be retained.

Please begin the process for this proposed r/w abandonment. Also, please send me the Planning Proposal Number as soon as possible. Let me know if you have any questions regarding the proposed right-of-way abandonment.

cc: Jason Rust, Planning Department  
Larry Hagar, 11<sup>st</sup> District Council Member  
Tara Ladd, Metro Legal



ORDINANCE NO. \_\_\_\_\_

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 R6 to SP zoning on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.05 acres), to permit up to 37 multi-family residential units, all of which is described herein (Proposal No. 2018SP-020-001).

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 R6 to SP zoning on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.05 acres), to permit up to 37 multi-family residential units, being Property Parcel No. 049 as designated on Map 120-00 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 120 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 37 multi-family units.

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

1. On the corrected set add the following note and remove any notes in conflict: No encroachments into the minimum required setbacks are permitted.
2. All internal sidewalks shall be a minimum width of 5 feet.
3. Building elevations consistent with the architectural standards included in the Preliminary SP shall be provided with the final site plan.
4. Add the following design standards to the corrected set:
  - a. Vinyl siding and untreated wood shall be prohibited.
  - b. Porches shall provide a minimum of six feet of depth.

5. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.
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 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.
8. 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 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 RM-6 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.

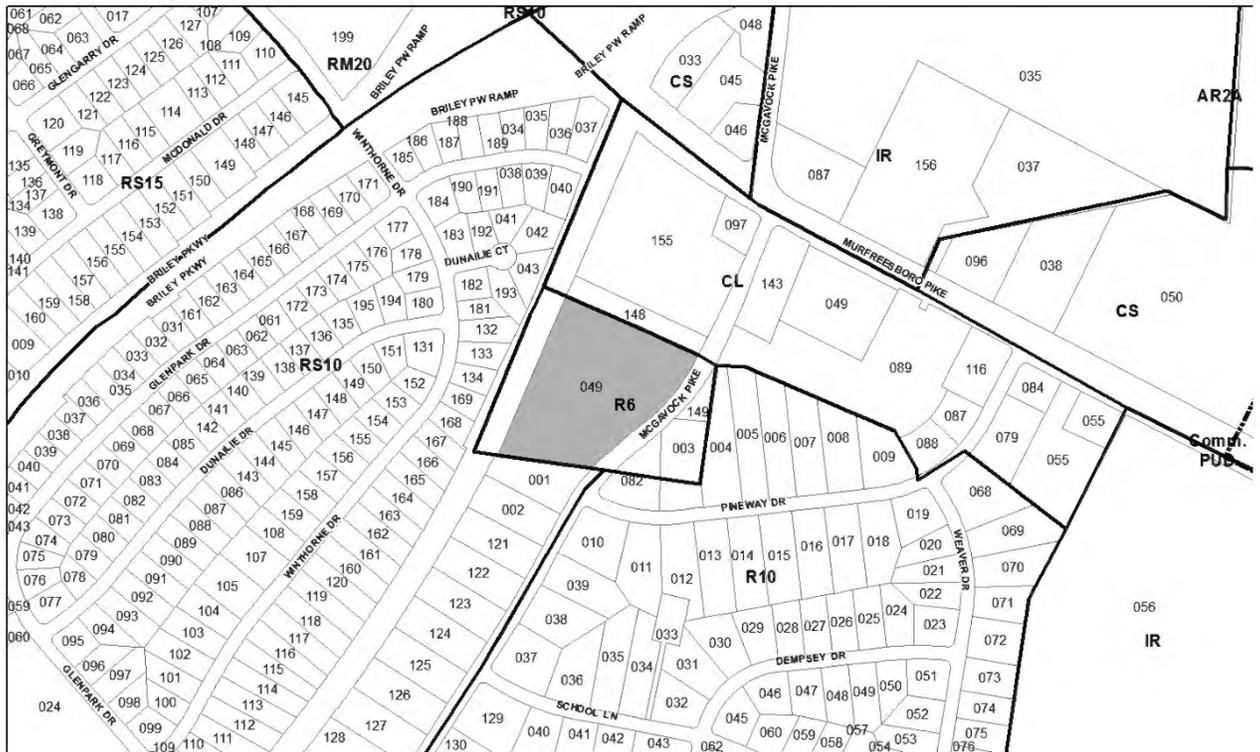
INTRODUCED BY:

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Councilmember Holly Huevo

2018SP-020-001  
MCGAVOCK PIKE PROPERTY  
Map 120, Parcel(s) 049  
Subarea 13, Antioch - Priest Lake  
District 13 (Huezo)  
Application fee paid by: LAND Group LLC

A request to rezone from R6 to SP zoning on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.05 acres), to permit up to 37 multi-family residential units, requested by Ragan-Smith and Associates, applicant; Airways Park, LLC, owner.



# PRELIMINARY SPECIFIC PLAN (SP)

# FOR MCGAVOCK PLACE

## PURPOSE NOTE

The purpose of this SP is to receive preliminary approval for a 37 unit (single family and multi-family) residential development within the 13-AM Land Use Policy District.

## PROPERTY INFORMATION

APPLICATION DATE: DECEMBER 27, 2017  
 SP NUMBER: 2018SP-020-001  
 COUNCIL DISTRICT NUMBER: 13  
 DISTRICT COUNCIL MEMBER: HOLLY HUEZO  
 PROPERTY OWNERS: AIRWAYS PARK, LLC  
 PARCEL ACREAGE: 6.05± AC (263,390± SF)  
 EX. BUILDING SF: N/A  
 TAX MAPS: 20  
 PARCELS: 49  
 METRO GIS ID: 120000049  
 STREET ADDRESSES: 3325 MCGAVOCK PIKE

## DEVELOPMENT SUMMARY

**EXISTING**  
 ZONING: R6  
 LAND USE: SINGLE FAMILY TWO FAMILY RESIDENTIAL DISTRICTS  
 COMMUNITY PLAN: ANTIOCH-PREST LAKE  
 POLICY AREA: T3-NM/ CO  
 LAND USE OVERLAY: AIRPORT OVERLAY

**PROPOSED**  
 R.O.W. DEDICATION: 0± AC (AREA TO BE FINALIZED WITH FINAL SP PLANS)  
 ADJ. SITE COVERAGE: 6.05± AC (AREA TO BE FINALIZED WITH FINAL SP PLANS)  
 ZONING: SP RESIDENTIAL F COTTAGE MULTI-FAMILY  
 LAND USE(S): RESIDENTIAL AND OTHER USES PERMITTED UNDER R6  
 LAND USE SF: 263,390± SF (BASED ON LAND, NOT BUILDING)  
 TOTAL OPEN SPACE: 2.00 AC (87,120 SF)  
 ACTIVE: 0± AC  
 PASSIVE: 0.29± AC (12,660 SF)  
 ISR: .70  
 MAX ALLOWED: 0.56 (NOT TO EXCEED MAX ALLOWED)  
 PROPOSED: (79,145 SF)  
 ROADWAY: (11,710 SF)  
 DRIVEWAYS: (45,000 SF)  
 BUILDINGS: (11,440 SF)  
 SIDEWALKS: (146,995 SF) / 3.38 AC  
 TOTAL: (146,995 SF) / 3.38 AC

**FAR:** MAX ALLOWED: N/A (SEE PROPOSED DENSITY)  
 PROPOSED: N/A (SEE PROPOSED DENSITY)  
**DENSITY:** 6.12 UNIT / AC  
 S.F. COTTAGE: 20 UNITS  
 SINGLE FAMILY: 04 UNITS  
 MULTI-FAMILY: 13 UNITS  
 TOTAL: 37 UNITS  
**BUILDING SETBACKS:**  
 FRONT: 45'  
 SIDE (NORTH): 5'  
 SIDE (SOUTH): 20'  
 REAR: 10'  
 NOTE: METROWALK, 6'-0"

**BUILDING STORES & HEIGHT (MAXIMUM):**  
 S.F. COTTAGE: 2 STORES OR 30' HT. MAX. (SEE LAYOUT PLAN)  
 SINGLE FAMILY: 3 STORES OR 37' HT. MAX. TO ROOF EDGE  
 MULTI-FAMILY: 3 STORES OR 38' HT. MAX. (SEE LAYOUT PLAN)  
 NOTE: HEIGHT MEASURED TO THE TOP OF THE ROOF FINISH  
 Height of structures may be less than the maximum stores shown. Resonance may be allowed in addition to the maximum stores specified in this SP.

## PARKING SUMMARY

REQUIRED PARKING STATEMENT: BASED ON METRO REQUIREMENTS FOR USES (17.20.030)

PARKING REQUIREMENTS:  
 SINGLE FAMILY: 8/2 SPACES PER UNIT  
 MULTI-FAMILY: 8/2± SPACES PER EA.3 BRDM UNIT  
 TOTAL: 90.5 SPACES  
 \*TO BE BASED ON FINAL SP, BEDROOM COUNT  
 PROPOSED PARKING:  
 SURFACE: 12 SPACES  
 DRIVEWAY: 48 SPACES  
 GARAGE: 24 SPACES  
 TOTAL: 134 SPACES (INCLUDES GARAGE SPACES)  
 REQUIRED BICYCLE PARKING: BASED ON METRO REQUIREMENT (17.20.151)

## PLANNING NOTE

The final site plan shall depict the required public sidewalks, any required grass strip or fringe zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or fringe zone. Prior to 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 fringe zone.

## DEVELOPMENT STANDARDS

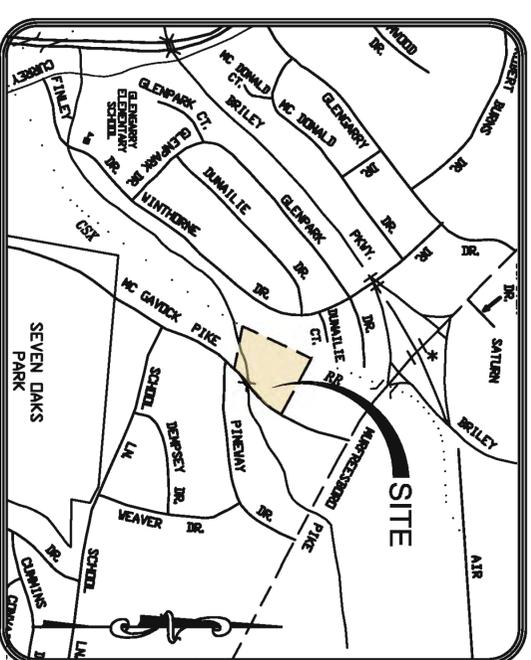
**Architectural Standards**  
 Architectural features and treatments shall be consistent with the architectural renderings submitted. Floors shall be clad in natural dimensional shingles. Structures shall have a complementary design with regards to color and architectural design elements. The following standards shall apply:  
 • Building facades fronting a street shall provide a minimum of one principal entrance (boomeray) and a minimum of 25% grating.  
 • From building facades shall be finished in their cement staked siding, vertical and/or lap siding, brick, stone, or other masonry product. Vinyl siding along from building facade is prohibited.  
 • Side and rear building facades shall provide a minimum 36" height masonry base from finish grade. Vinyl siding shall be allowed above the 36" height masonry base on side and rear building facades only.  
 • Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.  
 • EIFS & untreated wood shall be prohibited.  
 • Porches shall provide a minimum of six feet of depth if porches are provided. Porches may encroach minimum setback lines shown.  
 • A raised foundation of 18"-36" is required for all residential structures.

## GENERAL PLAN CONSISTENCY

**LAND USE POLICY**  
 The proposed development is located within the Antioch-Prest Lake Community Plan and is consistent with the principles, policies, and objectives of the general plan T3 suburban Neighborhood Maintenance (T3-NM). The proposed development adds housing diversity to the community and is consistent with the goals of the general plan T3-NM. The proposed development of the site is consistent with the general character of the suburban neighborhood and future development of the corridor.  
**COMMUNITY PLAN COMPLIANCE**  
 The proposed development will provide residential land uses and will offer diverse residential housing types to the community. Access within the overall development is designed to be pedestrian friendly with sidewalks connecting to a common passive open space. The development provides an effective transition from the District Office Concentration policy to the north to the single-family homes to the south. Building form correlates with the curvilinear roadway network to the south and transitions to the grid parking lot center directly north of the site. Single family homes separate/buffer the multifamily townhomes and single family cottages from McGavock Pike. Building setbacks from McGavock Pike are consistent with adjacent residential contextual setbacks along McGavock Pike.

## GENERAL NOTES

- Editorial Corrections:** all development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADK, US Justice Dept. [www.ada.gov/](http://www.ada.gov/)
  - Z8-840 Note:** Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management Ordinance No. 78-840 and approved by the Metropolitan Dept. of Water Services.
  - Access Note:** Metro Water Services shall be provided sufficient & unencumbered access in order to maintain and repair utilities in this site.
  - Fire Dept. Note:** Fire-flow shall meet the requirements of the International Fire Code - 2012 Edition, as amended.
  - Preliminary Plan Note:** Minor modifications to this 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. Additions shall be permitted except through an addendum approved by metro council. The final plan shall be consistent with the approved plan for the project. The final plan shall be permitted, eliminate specific conditions or requirements contained in the plan as adopted through this amending ordinance, or add vehicular access points not currently present or approved.
  - Stormwater Preliminary Plan Note:** Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final unit/lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
  - Developed Schedule:** It is anticipated that the project will be constructed in one phase and will begin in the 2nd quarter of 2018 and will take 36-48 months to be completed, based on market conditions.
  - FEMA Note:** No portion of this parcel described herein lies within flood hazard areas in accordance with Insurance Rate Map Panel No. 47637 C03/7H - dated: 04/09/2017.
  - Survey Note:** Preliminary boundary information and topographic information taken from survey prepared by 4SITE, Inc., dated 05/27/2017.
  - Stream Buffer Note:** Stream buffers shall be provided per state/local requirements.
  - Preliminary Hydrological determination provided by:** TTL, Inc., dated 05/31/2017.
  - Colander/Diveaway Note:** Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (Minimum Driveway culvert in Metro ROW is 15" CMP).
- PUBLIC WORKS NOTES**  
 1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- TRAFFIC IMPACT STUDY NOTES**  
 A traffic impact study prepared by Fischbach Transportation Group, LLC on December 2017 has been submitted to Public Works with the Preliminary SP.



LOCATION: 3325 MCGAVOCK PIKE NASHVILLE, TN

## INDEX OF SHEETS

**SHEET DESCRIPTION**  
 CVR COVER SHEET

### CIVIL PLANS

- CO.1 EXISTING CONDITIONS PLAN
- CO.1.0 RENDERED SITE LAYOUT PLAN
- CO.1.1 SITE LAYOUT PLAN
- CO.2.0 GRADING AND DRAINAGE PLAN
- CO.3.0 UTILITIES PLAN

### LANDSCAPE ARCHITECTURAL PLANS

- L1.0 LANDSCAPE PLAN

### ARCHITECTURAL IMAGERY

- A1.0 ARCHITECTURAL IMAGERY

## CONTACTS

**OWNER/DEVELOPERS**  
 CALEB FUQUA / BRANDON KNOX  
 L.A.N.D. GROUP LLC  
 277 WALLORY STATION ROAD, SUITE 102  
 FRANKLIN, TN 37067  
 (615) 891-3856  
 fuqua.square1.construction@gmail.com

**CIVIL ENGINEER**  
 MATT LACKEY, PE  
 RAGAN SMITH & ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 mlackey@ragansmith.com

**LANDSCAPE ARCHITECTURE**  
 SCOTTY BERNICK, RLA  
 RAGAN SMITH & ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 sbernick@ragansmith.com

# MCGAVOCK PLACE

FOR  
**L.A.N.D. GROUP LLC**

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS

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 P.O. BOX 60070 NASHVILLE, TN 37206  
 (615) 244-8601 • www.ragansmith.com

CHATTANOOGA 1410 COWART STREET SUITE 200  
 CHATTANOOGA, TN 37423  
 (423) 499-9400



Know what's below.  
 Call before you dig.

CVR

JOB NO.	17099	WK. ORDER	0919
DESIGNED:	SMB	DRAWN:	KLC
SCALE:	1"=40'	DATE:	DECEMBER 27, 2017
REVISIONS 02-20-18 (KLC) Rev. Per City Comments. 02-13-18 (SMB) Rev. Per City Comments. 01-30-18 (SMB) Rev. Per City Comments.			

METRO CASE # 2018SP-020-001





**BUILDING HEIGHT:**  
 1-13 3 STORY (38' HT.)  
 14-26 2 STORY (30' HT.)  
 27-37 3 STORY (38' HT.)

NOTE:  
 BUILDING HEIGHTS SHOWN ARE MAXIMUMS. BUILDINGS MAY BE CONSTRUCTED LESS THAN MAX. HEIGHT SHOWN. BASEMENTS MAY BE ALLOWED AND ARE IN ADDITION TO THE MAXIMUM STORIES SHOWN.

**RAGAN SMITH**  
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 1100 SOUTH STREET  
 NASHVILLE, TN 37203  
 (615) 244-8591

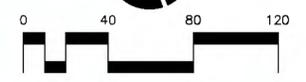


**MCGAVOCK PLACE**  
 FOR  
**L.A.N.D. GROUP LLC**

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



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WK. ORDER	0919	SMB	KLC	1"=40'	DATE: DECEMBER 27, 2017
JOB NO.	17099	DESIGNED:	DRAWN:	SCALE:	
02-13-18 (SMB) Rev. 01-30-18 (SMB) Rev. 07-30-18 (SMB) Rev. REVISIONS					

RENDERED SITE LAYOUT PLAN

**C1.0**

CLIPPING: 01/10/2018 10:00 AM. CHATTANOOGA COUNTY. 1100 SOUTH STREET. NASHVILLE, TN 37203. (615) 244-8591. LAST UPDATED BY: RAGAN SMITH. 2/20/2018 10:00 AM.

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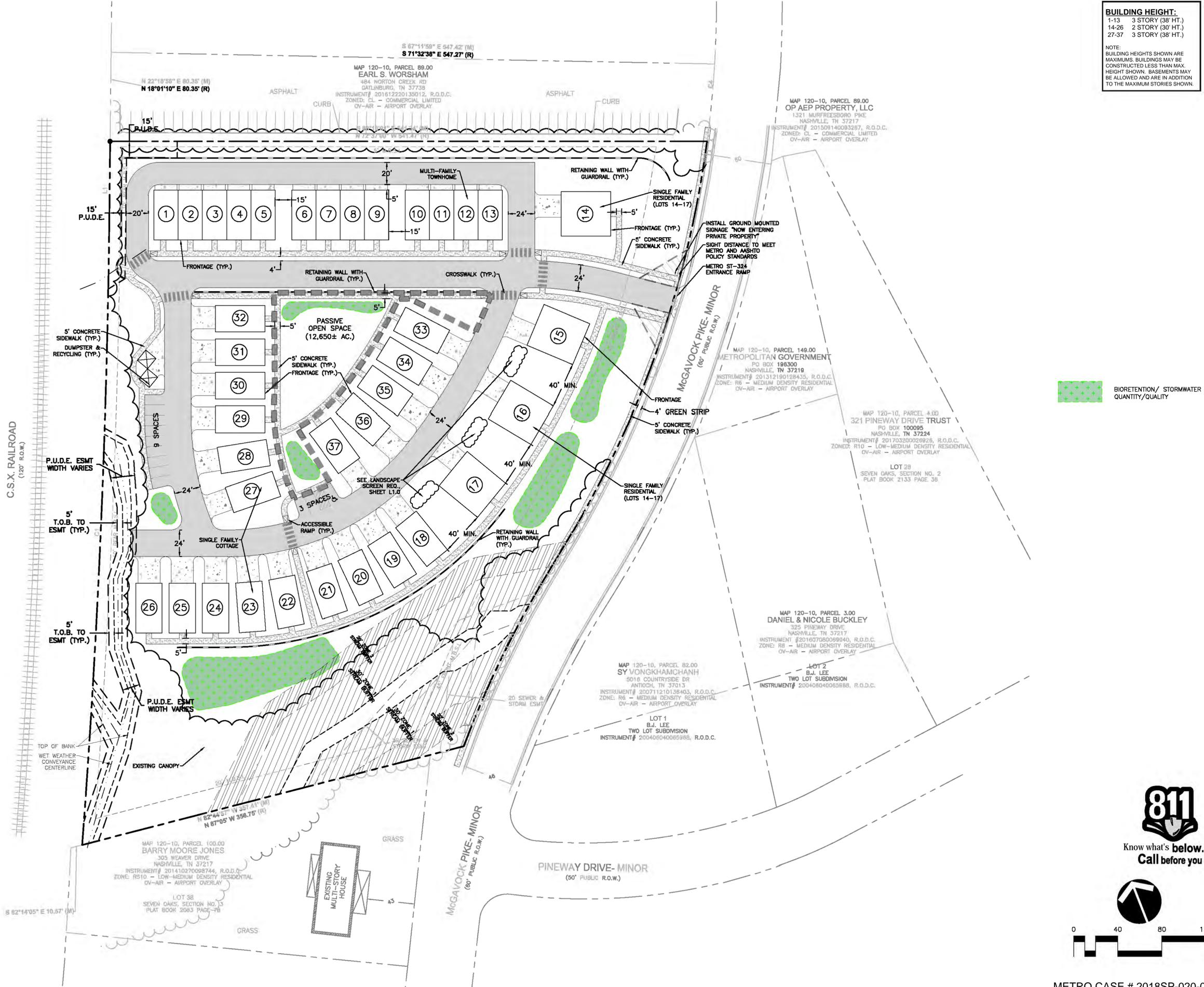
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 1415 COMMERCE STREET  
 NASHVILLE, TN 37203  
 (615) 244-8591  
 www.ragan-smith.com



**MCGAVOCK PLACE**  
 FOR  
**L.A.N.D. GROUP LLC**

COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE



**811**  
 Know what's below.  
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WK. ORDER	0919	REVISIONS	02-13-18 (SMB) Rev. Per City Comments. 01-20-18 (SMB) Rev. Comments.						

SITE LAYOUT PLAN  
**C1.1**

METRO CASE # 2018SP-020-001

CLIMATE DATA: NASHVILLE, TN. SOURCE: METRO PLANNING AND DEVELOPMENT DEPARTMENT. DATE: 12/27/17. 11:58 AM. PLOTTED BY: P. WILSON. 12/27/17. 11:58 AM. LAST UPDATED BY: P. WILSON. 12/27/17. 11:58 AM.



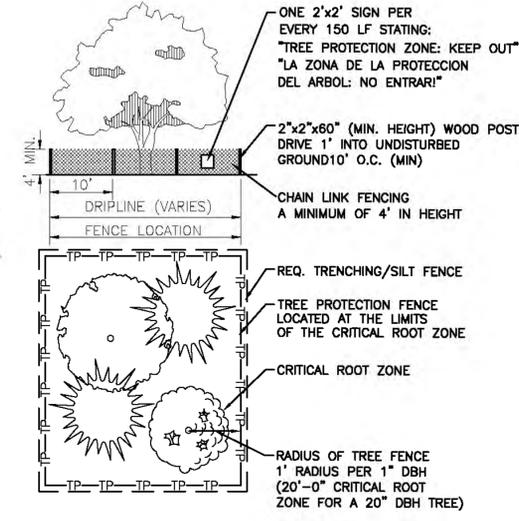




**SITE DATA:**

<b>PROPERTY INFORMATION:</b>	
SITE APPLICATION NUMBER:	2018SP-020-001
COUNCIL DISTRICT NUMBER:	13
DISTRICT COUNCIL MEMBER:	HOLLY HUEZO
SP NAME:	MCGAVOCK PLACE
PROPERTY OWNER:	AIRWAYS PARK, LLC
EX. BUILDING S.F. / USE:	N/A
TAX MAP:	49
PARCELS:	49
PARCELS ACRES:	6.05± AC (263,390± SF)
STREET ADDRESS:	3325 MCGAVOCK PIKE
<b>DEVELOPER:</b>	
CALEB FLUQUA / BRANDON KNOX	
L.A.N.D. GROUP, LLC	
277 MALLORY STATION ROAD, SUITE 102	
FRANKLIN, TN 37067	
(615) 881-3856	
<b>PROJECT LANDSCAPE ARCHITECT:</b>	
SCOTTY BERNIK	
RAGAN SMITH ASSOCIATES, INC.	
315 WOODLAND STREET	
NASHVILLE, TN 37206	
(615) 244-8591	
<b>ZONING INFORMATION:</b>	
EXISTING ZONING CLASSIFICATION:	R6
LAND USE POLICY:	ANTI-OCCUPRIEST LAKE: T3 NM
PROPOSED ZONING:	SP (RESIDENTIAL)
<b>TREE DENSITY WORKSHEET:</b>	
1. ACREAGE (AREA OF BLDG. SITE):	6.05± ACRES
2. MINUS BUILDING COVERAGE AREA:	0.89± ACRES
3. EQUALS ADJUSTED ACREAGE:	5.16± ACRES
4. MULTIPLIED BY REQ. TDU/ACRE:	x14
5. EQUALS REQ. TDU/PROJECT:	72.24
<b>DENSITY UNITS PROVIDED ON ABOVE SCHEDULES:</b>	
TOTAL TDU FOR PROTECTED TREES:	160 UNITS**
TOTAL TDU FOR NEW TREES:	72.5 UNITS
TOTAL TDU PROVIDED:	72.5 UNITS

\*\*MAY VARY BASED ON EXISTING TREES TO REMAIN & TREE SURVEY AT FINAL SP

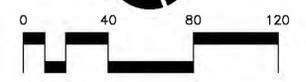


NOTE:  
 ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

BIORETENTION/ STORMWATER QUANTITY/QUALITY



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 CHATTANOOGA, TN 37405  
 (423) 249-8591



MCGAVOCK PLACE  
 FOR  
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COUNCIL DISTRICT THIRTEEN, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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REVISIONS					

LANDSCAPE PLAN

L1.0

DATE: 12/27/17 10:58 AM  
 PLOTTED BY: P. WILSON  
 LAST UPDATED BY: P. WILSON 12/27/17 10:58 AM



COTTAGE IMAGERY

"Image is to show architectural intent only and is not meant to convey a final rendition of the design. Plans and elevations have not yet been designed for this project. The architect will submit plans and elevations to planning for review prior to final SP submittal"

## McGAVOCK PLACE

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

A1.0 - ARCHITECTURAL IMAGERY

DATE: 12/21/17