

AMENDMENT NO. 1
TO
ORDINANCE NO. BL2018-1370

Mr. President –

I move to amend Ordinance No. BL2018-1370 as follows:

I. By amending Section 4 by deleting it in its entirety and substituting therefore the following:

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

1. In the event that any structures are demolished, the developer shall work with the Metro Historical Commission staff and appropriate consultants, if the staff deems necessary, to document the property through plans and photographs, according to guidelines outlined by the Historic American Buildings Survey (HABS) and provide interpretive materials/markers as appropriate. The developer shall also, if deemed appropriate by the staff of the Metropolitan Historical Commission, salvage materials from the buildings.

2. Required parking for all uses shall be provided in accordance with the requirements of the Metro Zoning Code.

3. A five foot sidewalk and four foot planting strip shall be ~~provided~~ installed along Duncanwood Court, Granny White Court, and Glendale Lane.

4. With the submittal of the final site plan for institutional phase, a traffic impact study (TIS) shall be submitted. Recommendations of the TIS, as approved by Metro Public Works and Metro Planning staff, shall be constructed prior to the issuance of use and occupancy permits.

5. A Tree Survey Preservation Plan, including an inventory of existing trees, shall be completed and used to save as many trees as possible prior to Final SP submittal. The Tree inventory shall include tree size, species, and tree health. Final SP plans shall comply with the TDU requirement set forth by the Metro Nashville tree ordinance. The developer shall perform compensatory tree planting of trees of a minimum of four (4) caliper inches at a quantity equal to 1.00 times the cumulative caliper inches of trees removed from the site during the clearing and grubbing phase of construction. Additional trees provided pursuant to this compensatory planting requirement shall be bonded for a period of two (2) years, subject to the subsequent inspection of the Urban Forester of the Metropolitan Government. In the event that the Urban Forester determines that: (a) the site does not provide for adequate required yard space to accommodate the total number of required trees; or (b) the unique soil types, topography, and/or unusual nature of the site would not assure growth of such trees, the developer may contribute to the tree bank an amount of money equal to the costs of providing the required density, according to a schedule to be promulgated by the Urban Forester, consistent with the requirements of section 17.40.480 of the Metropolitan Code of Laws. The developer is to shall engage with a certified arborist to evaluate tree health prior to Final SP Submittal. A field-located tree survey to shall be provided within proximity of proposed disturbance on healthy trees of 24" DBH twenty-four (24) caliper inches or greater. The Developer and/or landscape architect to shall coordinate specimen trees to be maintained with the Urban Forester. Healthy perimeter trees within

twenty feet (20') of the property line ~~to~~ shall remain where there are no roadway/utility conflicts. ~~Metro~~ The Urban Forester shall review and approve all tree removals where roadway/utility conflicts exists. Grading within existing tree driplines shall receive root pruning by a certified arborist before grading occurs. The developer shall adhere to the tree protection requirements of section 17.24.110 of the Metropolitan Code of Laws, including fencing of the tree protection zone, subject to temporary exemptions authorized by the Urban Forester. The Urban Forester ~~to~~ shall inspect tree protection fencing installation prior to grading. The Metro Urban Forester ~~to~~ shall approve any tree removal on site based upon a Certified Arborist Evaluation, ~~R~~requirements set forth by each Metro Department, and the Proposed Plan.

6. All construction traffic ingress/egress shall be ~~required via~~ restricted to only Glendale Lane. Any deviations of the construction traffic from Glendale shall be approved in advance by Metro Public Works. A construction traffic plan shall be submitted with Final SP construction plans identifying construction sequencing & phasing to meet this requirement.

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.

8. The private lots shall not encroach on the stream buffer as shown on the preliminary site plan regardless of whether or not the conveyance is determined to be a stream. No lots shall encroach within thirty feet (30') from top of the bank.

II. By amending Section 7 by deleting it in its entirety and substituting therefore the following:

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 ~~RS10~~ RS20 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

INTRODUCED BY:

Russ Pulley
Member of Council