



# **METROPOLITAN PLANNING COMMISSION**

## **MINUTES**

### **March 11, 2021**

### **4:00 pm Regular Meeting**

## **Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the March 11th meeting of the Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit [www.nashville.gov](http://www.nashville.gov) and click on the "Live Streaming" link located on the left side of the screen.

### **MISSION STATEMENT**

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Commissioners Present:**

Jessica Farr, Vice Chair  
Ron Gobbell  
Jeff Haynes  
Lillian Blackshear  
Brian Tibbs  
Mina Johnson  
Jim Lawson  
Dr. Pearl Sims  
Councilmember Kathleen Murphy

**Staff Present:**

Lucy Kempf, Executive Director  
Bob Leeman, Deputy Director  
Kelly Adams, Admin Services Officer IV  
Lisa Milligan, Planning Manager II  
Shawn Shepard, Planning Manager I  
Joni Williams, Planning Manager I  
Alex Dickerson, Legal  
Anna Grider, Planner II  
Eben Cathey, Public Information Officer

**Commissioners Absent:**

Greg Adkins

**Lucy Alden Kempf**

Secretary and Executive Director, Metro Planning Commission  
**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## SPECIAL NOTICE TO THE PUBLIC

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Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the March 11, 2021, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, March 9, 2021. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

## General Planning Commission Information Provided for Reference

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Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South, although this location is subject to change at times. Only one meeting may be held in July, August, and December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department Office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and [streamed online live](#). In addition, meeting recordings are [posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item can be mailed or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

For the March 11, 2021 meeting, we encourage comments remotely, by email or live remote participation, during the meeting. Please visit our webpage on Virtual Comments to find out how:

<https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx>

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

### Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

# MEETING AGENDA

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## A: CALL TO ORDER

The meeting was called to order at 4:01 p.m.

## B: Establish that COVID-19 requires telephonic meeting as permitted under Executive Order No. 16.

Mr. Tibbs moved and Ms. Blackshear seconded the motion to establish the meeting agenda constitutes essential business of this body and that meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-10 outbreak. (9-0)

## C: ADOPTION OF AGENDA

Mr. Lawson moved and Ms. Blackshear seconded the motion to adopt the agenda. (9-0)

## D: APPROVAL OF FEBRUARY 25, 2021 MINUTES

Mr. Tibbs moved and Ms. Blackshear seconded the motion to approve the February 25, 2021 minutes. (9-0)

## E: RECOGNITION OF COUNCILMEMBERS

Councilmember Hausser spoke in favor of her items on the consent agenda.

## F: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2a, 2b, 3, 4, 5, 6, 7, 8, 9, 10, 12, 19

Mr. Lawson moved and Mr. Gobbell seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

Ms. Blackshear recused herself from Items 9 and 12.

## G: CONSENT AGENDA ITEMS 11, 13, 14, 15, 16, 17, 18, 23

Councilmember Murphy moved and Mr. Tibbs seconded the motion to approve the Consent Agenda. (9-0)

Ms. Blackshear recused herself from Item 16.

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

## H: ITEMS TO BE CONSIDERED

### 1a. 2021CP-008-001

#### NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for properties located at 623 and 701 41st Avenue North and 700 42nd Avenue North and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Avenue North zoned IR (6.88 acres), requested by Kimley-Horn, applicant; Hoosier Capital, L.P., Michael J. & Dana M. Ragan, and Ari Holdings, LLC, owners. (see associated case #2021SP-004-001).

**Staff Recommendation: Defer to the April 8, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2021CP-008-001 to the April 8, 2021, Planning Commission meeting. (9-0)**

**1b. 2021SP-004-001**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Patrick Napier

A request to rezone from IR and OR20 to SP zoning on properties located at 704 41st Avenue North, 4105 Clifton Avenue and Clifton Avenue (unnumbered) 4018 Indiana Avenue, and 4020 Indiana Avenue, approximately 475 feet west of 40th Avenue North, (5.11 acres), to permit 151 multi-family residential units, requested by Kimley-Horn, applicant; Hoosier Capital, L.P., owner. (see associated case #2021CP-008-001).

**Staff Recommendation: Defer to the April 8, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2021SP-004-001 to the April 8, 2021, Planning Commission meeting. (9-0)**

**2a. 2007SP-037-002**

**BELL ROAD/BLUE HOLE ROAD SP AMENDMENT**

Council District 31 (John Rutherford)  
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

**Staff Recommendation: Defer to the May 13, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2007SP-037-002 to the May 13, 2021, Planning Commission meeting. (9-0)**

**2b. 95P-025-007**

**MILLWOOD COMMONS PUD CANCELLATION**

Council District 31 (John Rutherford)  
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W. Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

**Staff Recommendation: Defer to the May 13, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 95P-025-007 to the May 13, 2021, Planning Commission meeting. (9-0)**

**3. 2004UD-002-011**

**VILLAGES OF RIVERWOOD SECTION M (MODIFICATION)**

Council District 14 (Kevin Rhoten)  
Staff Reviewer: Logan Elliott

A request to modify the Villages of Riverwood Urban Design Overlay District for property located at Stonewater Drive (unnumbered), approximately 400 feet southwest of Hickory Brook Drive, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (23.35 acres), to change the 776 assisted living units to 210 multi-family residential units, requested by Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2004UD-002-011 to the May 13, 2021, Planning Commission meeting. (9-0)**

4. **2021SP-006-001**  
**6103 MT. VIEW ROAD**  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Patrick Napier

A request to rezone from R8 and AR2a to SP zoning for property located at 6103 Mt. View Road, at the northeast corner of Mt. View Road and Hamilton Church Road (22.18 acres), to permit 46 single-family lots and 68 multi-family units, requested by CSDG, applicant; Therese McClurg and Philip Burgess, owner.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2021SP-006-001 (9-0)**

5. **2020S-145-001**  
**BORDEAUX AGRIFOOD**  
Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 368 single-family lots and 44 two-family lots for a maximum of 456 residential units for properties located at 1501 E. Stewarts Lane, E. Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned R10, RS10 and RS15 (129.2 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020S-145-001 to the March 25, 2021, Planning Commission meeting. (9-0)**

6. **2021S-026-001**  
**SUBDIVISION OF THE TONY AND PAMELA ADAMS PROPERTY**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2203 Pennington Bend Road, at the western terminus of McGavock Pike, zoned R15 (1.37 acres), requested by Clint T. Elliott Surveying, Inc., applicant; Tony and Pamela Adams, owners.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2021S-026-001 (9-0)**

7. **2021S-034-001**  
**FINAL PLAT RE-SUBDIVISION OF LOT #155, ON THE PLAN OF THE WATER'S PLACE ON MAXEY LANE AND THE NORTH ONE-HALF OF LAKOTA**  
Council District 07 (Emily Benedict)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 2424 Branch Street, approximately 330 feet north Marsden Avenue, zoned R6 (0.38 acres), requested by Clint T. Elliott Survey, applicant; Urban Dwell Homes, GP, owner.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2021S-034-001 to the March 25, 2021, Planning Commission meeting. (9-0)**

8. **2021Z-017PR-001**  
Council District 29 (Delishia Porterfield)  
Staff Reviewer: Amelia Lewis

A request to rezone from R20 to IWD zoning for property located at 2377 Couchville Pike, approximately 1,460 feet south of Pulley Road (34.77 acres), requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, Trustee, owner.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

The Metropolitan Planning Commission deferred 2021Z-017-001 to the March 25, 2021, Planning Commission meeting. (9-0)

9. **2021S-015-001**  
**RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2**  
Council District 10 (Zach Young)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 1699 Gallatin Pike, at the southwest corner of Myatt Drive and Gallatin Pike, zoned CS (20.97 acres), requested by Gresham Smith, applicant; BAI Rivergate, LLC, owner.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

The Metropolitan Planning Commission deferred 2021S-015-001 to the March 25, 2021, Planning Commission meeting. (9-0)

10. **2021SP-011-001**  
**THE PRESERVE AT PRIEST LAKE**  
Council District 13 (Russ Bradford)  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to SP zoning for properties located at 3128 Elm Hill Pike and Elm Hill Pike (unnumbered), approximately 530 feet east of Timber Valley Drive, (6.21 acres), to permit 38 multi-family residential units, requested by Dale & Associates, applicant; Gregg H. and Susan Lyn Eatherly, owners.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

The Metropolitan Planning Commission deferred 2021SP-011-001 to the March 25, 2021, Planning Commission meeting. (9-0)

11. **2021SP-012-001**  
**1414 4TH AVENUE SOUTH**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to SP-MU zoning for properties located at Carney Street (unnumbered), 307 Carney Street, and 1414, 1500 and 1502 4th Avenue South, located on either side of Carney Street and approximately 470 feet north of Mallory Street (5.54 acres), to permit a mixed use development with 411 multi-family residential units and non-residential uses, requested by Kimley-Horn, applicant; MTP-1414 4th Avenue South, LLC, and Propco-1500 4th Ave. S., LLC, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**APPLICANT REQUEST**

**Preliminary SP to permit a mixed use development.**

Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at Carney Street (unnumbered), 307 Carney Street, and 1414, 1500 and 1502 4th Avenue South,

located on either side of Carney Street and approximately 470 feet north of Mallory Street to permit a mixed use development with 411 multi-family residential units and non-residential uses (5.54 acres).

**Existing Zoning**

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

**Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

**SITE CONTEXT AND PLAN DETAILS**

The site includes five parcels located on the east side of 4<sup>th</sup> Avenue South, on either side of Carney Street. The largest parcel, located on the north side of Carney Street, contains an existing industrial use with a large one-story warehouse building and surface parking areas. The remaining parcels are vacant. The eastern boundary forms along an existing CSX rail line.

The plan proposes a mixed use development with a maximum of 411 multi-family residential units, including up to 24 live/work units, and a maximum of 27,700 square feet of non-residential uses, including existing non-residential square footage. The live/work units are defined as units that can be utilized as a residential unit and work space, or solely as a residential unit. The permitted non-residential uses include those permitted within the MUL-A zoning district, except for Short Term Rental Property (STRP) – Owner-Occupied, Short Term Rental Property (STRP) – Not Owner-Occupied, and all other prohibited uses as specified on the plan.

Site Plan

The site plan proposes three primary buildings; two are located on the north side of Carney Street, and one is located on the south side of Carney Street. The main building, which is located on the north side of Carney Street, wraps 4<sup>th</sup> Avenue South, the western boundary, and the CSX line. This building proposes a maximum of 380 multi-family residential units, including 21 live/work units, and a parking garage that is accessed from a common drive that connects from 4<sup>th</sup> Avenue South to Carney Street. The live/work units are housed at the front of the building, along 4<sup>th</sup> Avenue South, and near Carney Street, wrapping portions of the garage. The maximum height of the main building is proposed to be 4 stories along 4<sup>th</sup> Avenue South, with a lower level included behind the street-fronting units and wrapping an internal courtyard. The lower level accommodates changes in topography towards the back of the site. Direct pedestrian entries to the units are provided along 4<sup>th</sup> Avenue South, the internal drive, and an open space near the corner of Carney Street and the CSX rail line.

A portion of the existing one-story warehouse is to be retained and used as the second building. The remainder of the warehouse will be removed for the proposed development. The retained portion of the existing building comprises approximately 17,000 square feet and forms an “L” shape around an existing surface parking area, located near the corner of 4<sup>th</sup> Avenue South and Carney Street. The warehouse building is proposed to be adaptively reused as an amenity/mixed use building and may include exterior modifications, such as the addition of clerestory windows. Primary pedestrian entrances are provided along 4<sup>th</sup> Avenue South, the internal drive, and behind the existing surface parking area. The plan proposes to reuse some of the existing beams/trusses as a gateway feature into the site.

The third building is located on the south side of Carney Street, wrapping the corner of Carney Street and 4<sup>th</sup> Avenue South. The building is proposed to be a maximum of 4 stories, including a lower level parking garage with three stories above grade. Uses include a maximum of 31 multi-family residential units, including 3 live/work units, and non-residential uses that wrap the street frontage at 4<sup>th</sup> Avenue South and Carney Street. The parking garage is accessed from Carney Street and is below grade along 4<sup>th</sup> Avenue South, transitioning back to grade along Carney Street. The below grade parking at the front allows non-residential uses with direct pedestrian entrances at the 4<sup>th</sup> Avenue South/Carney Street corner. The residential units along Carney Street are housed above the garage, with stairs leading up to the pedestrian entries.

Open space is interspersed throughout the site, including a large interior courtyard area with amenities, and an open space located at the corner of Carney Street and the CSX rail line. The corner open space includes a sidewalk connection from Carney Street, creating direct pedestrian entries to the units, and is wrapped with a retaining wall due to the topography change. Smaller pockets of open space are located around the warehouse building, encouraging pedestrian activity at the street level.

The SP proposes a maximum building height of 60 feet in four stories along 4<sup>th</sup> Avenue South, and a maximum floor area ratio (FAR) of 2.0. Architectural standards, including materials and glazing, are included in the plan.

**SOUTH NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial,

institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

CO policy at this site recognizes potential steep slopes.

#### Wedgewood-Houston & Chestnut Hill Planning Study

The Wedgewood-Houston Chestnut Hill (WHCH) Planning Study was adopted on Thursday, October 24, 2019. The study includes updates to community planning, land use, and street plans in the Wedgewood Houston and Chestnut Hill Neighborhoods.

The WHCH Planning Study is a supplement to and part of the South Nashville Community Plan of NashvilleNext. WHCH includes different Character Areas with 15 smaller subdistricts that address land use, transportation, and community design at the neighborhood scale. Each district is unique in terms of the recommended land use mix, intensity, and appropriate building types intended to guide future development of the neighborhoods.

The site is located in Character Area 4, 4<sup>th</sup> Avenue S./Nolensville Pike, Subdistrict 4d, which currently contains a mix of commercial and light industrial uses. Future development is intended to continue with these types of uses. Higher density residential, mixed use, and live/work could also be appropriate along 4<sup>th</sup> Avenue South/Nolensville Pike.

#### **ANALYSIS**

The SP is consistent with the proposed T4 MU policy and the WHCH supplemental policy at this site. Guidance from the supplemental policy recommends that the area comprising Character Area 4, Subdistrict 4d, contain higher density development along the 4<sup>th</sup> Avenue South corridor that is compatible with the existing developed character, which includes commercial and industrial uses. The plan proposes to retain an existing industrial warehouse and incorporate mixed use development along a major corridor that is serviced by an MTA bus route, with an existing MTA bus stop located approximately 200 feet to the northwest.

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approve with conditions**

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

#### **STORMWATER RECOMMENDATION**

##### **Approve**

#### **WATER SERVICES RECOMMENDATION**

##### **Approve with conditions**

- Approved as a Preliminary SP only. Public and/or private water and sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans.
- Note: 30% W&S Capacity paid on Permit No. T2019043049 & T2019043055.

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approved with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.

#### **TRAFFIC AND PARKING RECOMMENDATION**

##### **Approve with conditions**

- All driveways shall consist of a maximum of one entering lane and one existing lane.
- Relocate northbound stop bar Ensley Boulevard at Carney Street.
- Replace existing midblock pedestrian crossing on 4th Avenue South to a rapid rectangular flashing beacon and install advanced pedestrian warning signage.
- Reconfigure the intersection of 4th Avenue South at Rains Avenue to remove the excess pavement / southbound slip lane to install a raised median to permit the installation of a WeGo bus stop.



Maximum Uses in Existing Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.49	0.8 F	1,211,664 SF	1960	171	174

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	-	-	411 U	3067	183	208

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	-	-	13,850 SF	880	45	95

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	-	-	13,850 SF	156	40	18

Traffic changes between maximum: **IWD and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2143	+97	+147

**METRO SCHOOL BOARD REPORT**

Projected student generation existing IWD district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-MU district: 39 Elementary 27 Middle 25 High

The proposed SP zoning is expected to generate 91 more students than the existing IWD zoning district. Students would attend Whitsitt Elementary School, Cameron College Prep Middle School, and Glenciff High School. Cameron College Prep Middle is identified as overcapacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

- Permitted uses shall be limited to a maximum of 411 multi-family residential units, including up to 24 live/work units, and 27,700 square feet of non-residential uses, including existing non-residential square footage. The permitted non-residential uses include those permitted within the MUL-A zoning district, except for the prohibited uses as identified on the plan.
- Provide a parapet wall of materials consistent with the building materials of the primary building to screen all parking structure that projects above the residential units.
- Facade treatments of parking structures shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design.
- Appropriate screening of retaining walls shall be reviewed by Planning staff with the final SP.
- All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
- Comply with all conditions and requirements of Metro reviewing agencies.
- With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
- 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.

9. 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 MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. The final 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.
11. 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.
12. 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 Homeowners' Association.
13. 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.
14. 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

**Approve with conditions and disapprove without all conditions. Consent Agenda (9-0)**

**Resolution No. RS2021-59**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-012-001 is approved with conditions and disapproved without all conditions. **(9-0)**

**CONDITIONS**

1. Permitted uses shall be limited to a maximum of 411 multi-family residential units, including up to 24 live/work units, and 27,700 square feet of non-residential uses, including existing non-residential square footage. The permitted non-residential uses include those permitted within the MUL-A zoning district, except for the prohibited uses as identified on the plan.
2. Provide a parapet wall of materials consistent with the building materials of the primary building to screen all parking structure that projects above the residential units.
3. Facade treatments of parking structures shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design.
4. Appropriate screening of retaining walls shall be reviewed by Planning staff with the final SP.
5. All private drives, access, and open spaces shall include public access easements, which shall be included on the final site plan. Prior to final site plan approval, provide easement documentation.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards outlined on the Preliminary SP for review and approval.
8. 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.
9. 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 MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. The final 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.
11. 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.
12. 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 Homeowners' Association.
13. 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.
14. 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

**12. 2021SP-010-001**  
**WEDGEWOOD HOUSTON MIXED USE DEVELOPMENT**

Council District 17 (Colby Sledge)

Staff Reviewer: Amelia Lewis

A request to rezone from CS, IWD, MUL, and MUL-A to SP zoning for properties located at 1214, 1216, 1218, 1220, 1230, and 1232 Martin Street, 1309 Brown Street, 441, 447, 448, 449, and 451 Humphreys Street and Humphreys Street (unnumbered), along Houston Street, down Brown Street and along either side of Humphreys Street (6.12 acres), to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; Nashville Phase I Property Holders, LLC, Oklaholics, LLC, William T. Chapman, IV, Trustee, and Arthur F. Daws, Jr., Arthur F. Daws, III, and Patrice D. Daws; owners.

**Staff Recommendation: Defer to the March 25, 2021, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2021SP-010-001 to the March 25, 2021, Planning Commission meeting. (8-0-1)**

**13. 2021SP-016-001**  
**EARHART SUBDIVISION**

Council District 12 (Erin Evans)

Staff Reviewer: Patrick Napier

A request to rezone from SP to SP zoning for property located at Earhart Road (unnumbered), approximately 2,290 feet north of Hessey Road (69.76 acres), to permit 164 single-family residential units, requested by T-Square Engineering, applicant; KDS Investments GP, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**APPLICANT REQUEST**

**Rezone from SP-MR to SP-R to permit 164 single-family residential units.**

Preliminary SP

A request to rezone from Specific Plan-Mixed Residential (SP-MR) to Specific Plan-Residential (SP-R) zoning for property located at Earhart Road (unnumbered), approximately 2,290 feet north of Hessey Road (69.76 acres), to permit 164 single-family residential units.

**Existing Zoning**

Specific Plan-Mixed Use (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes attached and detached residential units.

**Proposed Zoning**

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan proposes 164 single family residential units.

**History**

The Planning Commission approved the current SP for this property at the December 14, 2017 Planning Commission meeting. The SP was approved for a maximum of 164 residential units, comprised of three different lot types including single-family, cottage, and villa.

**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular

connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

### **PLAN DETAILS**

The site is approximately 69.76 acres located on Earhart Road, approximately 1,000 feet south of John Hagar Road. The site is currently vacant and contains dense vegetation. The character of the surrounding area includes a mix of larger residential parcels with existing single-family structures, including the Earhart – Hesse Road Subdivision, located adjacent to this site. The plan proposes 164 single-family lots. The lots range in size from 5,040 square feet to 17,561 square feet. All lots front existing or proposed public streets. The internal street network will consist of local streets, which contain sidewalks which meet the local street standards. The majority of the lots are organized around open space areas within the interior of the block. These open space areas are programmed with walking trails.

Vehicular access includes a connection to Earhart Road and stub streets to adjacent properties. There are street connections shown to the east, west and south. The connection shown along the western property line will extend the public street network from the Earhart – Hesse Road Subdivision. Earhart Road will include a 6-foot sidewalk and 6-foot planting strip, consistent with the collector-avenue standards of the Major and Collector Street Plan.

The site contains some areas with steep slopes in excess of 25 percent. The majority of the proposed lots are located off of slopes over 20%. A condition of approval for this SP requires all critical lots to show the building envelope within the individual lots. Open space is incorporated throughout the site and the plan indicates a mixture of active and passive open space will be provided. A total of 29.65 acres of open space is provided within the site. The plan provides architectural standards pertaining to window orientation, glazing, and building materials. A 20-foot wide “B” level landscape buffer is provided surrounding the site. This buffer is shown on along all property lines.

### **ANALYSIS**

The proposed site plan is consistent with the density approved in the previous plan. This plan removes the cottage and villa unit types in favor of single-family structures within individual lots. The street network has been revised to work with the existing topography. With the improvement to the street network, less grading will be necessary when the site develops.

The site includes some sensitive environmental features such as steep slopes, a stream, and sinkholes. The proposed site plan provides the required stream buffers which are surrounded by additional open space. The majority of the lots are located outside of slopes above 20%. Lots which contain a slope in excess of a 20% grade are designated as critical lots. Staff will review these critical lots and the grading plan with the submittal of the final site plan before building permit approval. The proposed plan disturbs less area than the currently approved plan.

A traffic impact study has been submitted by the applicant and approved by Metro Public Works. The conditions of the traffic impact study will provide roadway improvements for the site, such as new turn lanes for Earhart Road. The connectivity provided, along with the range of lot sizes, meets the T3 NE land use policy. With the conditions proposed by staff, the proposed site plan will protect environmentally sensitive areas, provide a moderate amount of open space, and provide high levels of pedestrian and vehicular connectivity. Therefore, staff recommends approval as the SP plan as it is consistent with the goals of the Conversation and T3 NE Policies.

### **FIRE DEPARTMENT RECOMMENDATION**

#### **Approve with conditions**

- Fire Limited building detail, and/or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

### **WATER SERVICES**

#### **Approve with conditions**

- Approved as a Preliminary SP only. Public water (20WL0005) and sanitary sewer (20SL0018) construction plans must be approved prior to Final Site Plan/SP approval. These approved construction plans must match the Final Site Plan/SP plans. Capacity must be Paid before issuance of building permits. (Water and Sewer Capacity Fee Permit No. T2020056871 & T2020056878.)

### **STORMWATER**

#### **Approve with conditions**

- Must Add Preliminary Note to plans:

Drawing is for illustration purposes to indicate the basic premise of the 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.

**PUBLIC WORKS**

**Approve with conditions**

- Provide sight distance per AASHTO based upon the posted speed limit.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- TIS was conducted February 2017 for 2016SP-062-001. A revised TIS may be required with future Final SP(s)

No traffic table was prepared as there is not anticipated to be a change in traffic from the currently approved plan.

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing SP-MR district: 22 Elementary 11 Middle 11 High**

**Projected student generation proposed SP-R district: 21 Elementary 10 Middle 10 High**

The proposed SP-R zoning district would generate three fewer students than what is typically generated under the existing SP-MR zoning district. Students would attend Ruby Major Elementary School, Donelson Middle School, and McGavock High School. Ruby Major Elementary School, Donelson Middle School, and McGavock High School are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted uses shall be limited to a maximum of 164 single-family residential units. Short term rental property owner occupied and short term rental property, not owner occupied shall be prohibited.
2. Any lot containing a slope of 20% and greater will be noted as a critical lot with the submittal of the final site plan.
3. Lot 104 and lot 60, shall either be removed or relocated.
4. The submittal of the final site plan shall incorporate all of the minimum standards of the Major and Collector Street Plan.
5. Comply with all conditions and recommendations of Metro agencies.
6. 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 RS7.5 zoning district.
7. 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.
8. 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.
9. 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.

**Approve with conditions and disapprove without all conditions. Consent Agenda (9-0)**

**Resolution No. RS2021-60**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-016-001 is approved with conditions and disapproved without all conditions. **(9-0)**

**CONDITIONS**

1. Permitted uses shall be limited to a maximum of 164 single-family residential units. Short term rental property owner occupied and short term rental property, not owner occupied shall be prohibited.
2. Any lot containing a slope of 20% and greater will be noted as a critical lot with the submittal of the final site plan.
3. Lot 104 and lot 60, shall either be removed or relocated.
4. The submittal of the final site plan shall incorporate all of the minimum standards of the Major and Collector Street Plan.
5. Comply with all conditions and recommendations of Metro agencies.
6. 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 RS7.5 zoning district.

7. 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.
8. 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.
9. 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.

**14. 2021S-001HM-001  
HADLEY'S BEND CITY (HOUSE MOVE)**

Council District 11 (Larry Hagar); 12 (Erin Evans)  
Staff Reviewer: Jason Swaggart

A request to move a house from 4225 Central Pike to 4000 Liberty Street, at the southeast corner of Liberty Street and Hadley's Bend Boulevard, zoned R8 (0.55 acres), requested by Toothman Structure Movers, applicant; Jon Berry and Mika Berry, owners.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Move a house from 4225 Central Pike to 4000 Liberty Street.**

House Move

A request to move a house from 4225 Central Pike to 4000 Liberty Street, at the southeast corner of Liberty Street and Hadley's Bend Boulevard, zoned One and Two-Family Residential (R8) (0.55 acres).

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 duplex lots for a total of 4 units.*

**STATE LAW**

Tennessee Code Annotated (T.C.A. §13-3-502) regulates the relocation of a residence from one location to another location:

**T.C.A. §13-3-502. Requirements for moving single family residence from one foundation to another.**

(a) No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:

(1) The residence to be moved is consistent with the age, value, size and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and

(2) Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:

- (A) The home owners' association of the development where the residence is to be moved, if a home owners' association is in existence;
- (B) A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area;
- (C) The regional planning commission, if a regional planning commission is in existence in the area where the residence is to be moved, and subdivision (a)(2)(A) or (B) does not apply;
- (D) The municipal planning commission, if a municipal planning commission is in existence in the municipality where the residence is to be moved and subdivision (a)(2)(A), (B) or (C) does not apply; or
- (E) The municipal or county legislative body in the jurisdiction where the residence is to be moved, and subdivision (a)(2)(A), (B), (C) or (D) does not apply.

(b) As used in this section, single family residence does not include manufactured or modular homes as manufactured or modular homes are defined in § 47-9-102, § 55-1-105, or title 68, chapter 1, parts 1-4.

The residence is consistent with:

(1) The age of existing residences within the developed area of single family residences, if the residence to be moved is within ten (10) years of the average age of the existing structures within the developed area;

(2) (A) The value of existing residences within the developed area of single family residences, if the valuation of the residence being moved appraised, prior to being moved, at a value that is at least equal to the average appraisal of the existing structures within the developed area; provided, that nothing in this subdivision (2) shall be construed to prevent the residence from exceeding the value of the existing structures. In establishing the value of existing structures, the value of modular homes located in the developed area shall not be used in arriving at the average appraisal of the existing structures;

(B) If the value of the residence, prior to being moved, appraised at a value that is at least equal to the average appraisal of the existing structures within the developed area, then it shall be presumed that the residence shall appraise at least at the same or greater value once it is moved;

(C) In obtaining approval from a governing body identified in § 13-3-502, as proof that the value of the residence or appearance of the residence is consistent with the value or appearance of the existing residences, evidence may be presented that includes photographs of the inside and outside of the residence to be moved as well as the appraised value of the residence as determined by the assessor of property, or the fair market value of the residence as determined by an independent appraiser. The proof shall be a rebuttable presumption that the value and appearance of the residence is at least equal to the value and appearance of the existing structures within the developed area. Additional documents showing intended improvements may also be presented;

(3) The size of existing residences within the developed area of single family residences, if the size of the residence being moved is at least within one hundred square feet (100 sq. ft.) of the average size of the existing structures within the developed area; provided, that nothing in this subdivision (3) shall be construed to prevent the residence from exceeding the average square footage. In establishing the average size of existing structures, the square footage of modular homes shall not be used in making the calculations; and

(4) The appearance of existing residences within the developed area of single family residences as determined by the body giving its approval for the single family residence to be moved to the developed area.

#### **ANALYSIS**

The house to be moved is located at 4225 Central Pike and is proposed to be moved approximately 6.5 miles away to 4000 Liberty Street. There is an existing house at 4000 Liberty Street and that house is to be demolished. There is not a home owners' association (HOA) or a Neighborhood Association (NA). Since there is neither a HOA nor a NA, the law requires that the house move be approved by a governmental body, in this case the Municipal Planning Commission.

Staff recommends approval of the request. State law requires that the residence being moved to be consistent with the age, value, size, and appearance of surrounding residence within the "developed area". The house to be moved is similar in size, value, and appearance to surrounding homes in the area. The average age of homes in the area is approximately 61 years of age and the house to be moved is 62 years old. The average value of homes in the area is approximately \$144,540 and the home to be moved is valued at \$243,700. The average size of homes in the area is 1,421 square feet and the house to be moved is 1,507 square feet.

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approve with conditions**

- Permit through Codes Administration.

#### **TRAFFIC AND PARKING RECOMMENDATION**

##### **Approve with conditions**

- Permit through Codes Administration.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

#### **CONDITIONS**

1. Prior to moving the house, a permit must be obtained through the Codes Administration.

#### **Approve with conditions. Consent Agenda (9-0)**

#### **Resolution No. RS2021-61**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-001HM-001 is approved with conditions. (9-0)

#### **CONDITIONS**

1. Prior to moving the house, a permit must be obtained through the Codes Administration.

**15. 2021S-041-001  
RESUBDIVISION OF LOT 2 FINAL PLAT OF THE SWINGING BRIDGE  
SUBDIVISION**

Council District 11 (Larry Hagar)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create 4 lots on a portion of property located at Swinging Bridge Road (unnumbered), at the southwestern corner of Hickerson Street and Swinging Bridge Road, zoned RS10 (2.17 acres), requested by CESO Inc., applicant; Cobalt Ventures LLC, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Final plat approval to create 4 lots.**

Final Plat

A request for final plat approval to create four lots on property located at Swinging Bridge Road (unnumbered), at the southern corner of Hickerson Street and Swinging Bridge Road, zoned Single-Family Residential (RS10) (2.16 acres).

**SITE DATA AND CONTEXT**

**Location:** The site is located at the south corner of the intersection of Hickerson Street and Swinging Bridge Road.

**Street Type:** The site has frontage along Hickerson Street and Swinging Bridge Road. Hickerson Street is a local street with 50 feet of existing right-of way. Along this property, Swinging Bridge Road is a local street with 50 feet of existing right-of-way.

**Approximate Acreage:** The proposed area for subdivision is 2.17 acres or 94,090 square feet.

**Parcel/Site History:** This site is comprised of one parcel: new parcel number from 2020S-142-001 subdivision (northern). This lot was created by a two lot subdivision approved last year under case number 2020S-142-001.

**Zoning History:** The site was rezoned to RS10 last year under case number BL2020-363.

**Existing land use and configuration:** The one parcel site is currently vacant. The northern property line abuts Hickerson Street and the eastern property line abuts Swinging Bridge Road.

**Surrounding land use and zoning:**

- North: Industrial Restrictive (IR), One and Two-Family residential (R10)
- South: Commercial Services (CS)
- East: Industrial Restrictive (IR)
- West: Single-Family Residential (RS10), One and Two-Family Residential (R10)

**Zoning:** Single-Family Residential (RS10)

- Min. lot size: 10,000 square feet
- Max. height: 3 stories

Min. street setback for properties Hickerson Street: contextual setback based on the average setback of the four nearest single-family or two-family houses oriented to the same street on the same block face. Estimated setback (based on existing parcel configuration and to be confirmed by Zoning at the time of development) is approximately: 49.5' This is based on the two properties to the west of the site

Min. rear setback for all properties: 20'

Min. side setback for all properties: 5'

Maximum Building Coverage: 0.40

**PROPOSAL DETAILS**

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application.

**Number of lots:** 4

**Lot sizes:** All lots are approximately 0.50 acres (23,000 square feet)

**Access:** The lots have frontage along Hickerson Street. Lot 1 has frontage along Hickerson Street and Swinging Bridge Road.

**Open space:** Open space is not required as a part of this subdivision.



**Subdivision Variances or Exceptions Requested:** None.

### **APPLICABLE SUBDIVISION REGULATIONS**

The site is within the T3 Neighborhood Maintenance (T3 NM) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM, the conventional regulations found in Chapter 3 are utilized.

#### **3-1 General Requirements**

This subdivision is required to meet the standards of Chapter 3. Staff finds that all general requirements, aside for compatibility, are met.

#### **3-2 Monument Requirements**

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed.

#### **3-3 Suitability of the Land**

Not applicable to this case. Based on available data, this site does not contain FEMA floodway or floodplain, steep slopes as identified on Metro's topographical maps, rock formations, problem soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of the inhabitants of the land and surrounding areas.

#### **3-4 Lot Requirements**

All proposed lots comply with the minimum lot size of the RS10 zoning. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS10 zoning at the time of building permit.

#### **3-5 Infill Subdivisions**

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO or cluster lot subdivision by approval of the rezoning or concept plan.

*3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists. The following criteria shall be met to determine compatibility of proposed infill lots to surrounding parcels.*

- a. *All minimum standards of the zoning code are met.*  
All proposed lots meet the minimum standards of the zoning code.
- b. *Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.*  
All lots have frontage along Hickerson Street. Proposed Lot 1 has frontage along Hickerson Street and Swinging Bridge Road.
- c. *The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.* The T3 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying RS10 zoning district and its prescribed density.
- d. *The proposed lots are consistent with the community character of surrounding parcels as determined below:*
  1. *Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*  
All of the proposed lots meet the minimum lot frontage requirement. The minimum frontage width requirement per this section is 95 feet. The proposed frontages of the lots fronting Hickerson Street are all approximately 100 feet.
  2. *Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and*  
None of the proposed lots meet the minimum lot size requirement. The minimum lot size requirement per this section is 29,403 square feet (0.675 acres). The proposed lots range are all approximately 23,000 square feet (0.50 acres).
  3. *Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; New homes will be required to meet the contextual setback standards per the Metro Zoning Code.*
  4. *Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*

All lots are oriented to Hickerson Street consistent with surrounding lots. The proposed Lot 1 is located on a corner. However, the adjacent lot to this is zoned CS and not considered in the calculation for compatibility.

- e. *The current standards of all reviewing agencies are met.*  
All agencies have recommended approval or approval with conditions.
- f. *If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).*  
The proposed lots meet the frontage, but do not meet the size requirements for compatibility.

This standard does provide for consideration of the development pattern within the area. The proposed subdivision is on the south side of Hickerson Street. Staff has looked at the north side of Hickerson Street to establish the context of the existing lot pattern along Hickerson.

The properties on the north side of Hickerson Street have been subdivided forming a consistent pattern of lots with an average of 93.3 feet of frontage and average lot size of 0.68 acres. These lots are zoned R10 and RS10. The average street frontages and lot sizes on the north side of Hickerson are consistent with the calculations for compatibility along the south side of Hickerson, where the proposed subdivision occurs. The proposed subdivision meets the frontage requirements, which will provide for a consistent development pattern along Hickerson Street. The proposed lots are slightly shorter in depth, which affects the proposed lot area; however, even though the lots do not meet the exact area requirement, it will be imperceptible from the street and the lots maintain the general development pattern of this area. Additionally, the lot at the corner of Hickerson and Keeton, on the same side of the block as the proposed lots, has much less depth than the proposed lots.

**3-5.3** *Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.*  
Not applicable to this case.

**3-5.4** *Criteria for Determining Compatibility for Designated Historic Districts.*  
Not applicable to this case.

**3-5.5** *Infill Subdivision Frontage*  
Not applicable to this case.

**3-5.6** *Reasonable Conditions*  
Staff is not proposing any conditions with the proposed subdivision.

### **3-6 Blocks**

No changes to the existing block structure are proposed with the subdivision. The Metro Sidewalk Calculator has identified the site as not requiring sidewalks.

### **3-9 Requirements for Streets**

Both Hickerson Street and Swinging Bridge Road are existing and proposed to remain as public streets. Public street requirements are reviewed by Metro Public Works. Public Works has reviewed the concept plan and found it to be in compliance with the standards of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

### **3-10 Requirements for Dedication, Reservations, or Improvements**

Hickerson Street and Swinging Bridge Road are both classified as Local Streets with 50 feet of right-of-way. Both streets have existing right-of-way widths of 50 feet. No right-of-way dedication is required with the Final Plat.

### **3-11 Inspections During Construction**

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after approval of a final site plan by all reviewing agencies. Required public infrastructure must be inspected and accepted for dedication prior to recording of a final plan, or the applicant may choose to post a bond securing the required public improvements.

### **3-12 Street Name, Regulatory and Warning Signs for Public Streets**

No new street names are proposed with this plan. Public Works reviews street names and signage requirements for public roads and has recommended approval of this concept plan. See comments in the recommendations from all agencies section below.

**3-13 Street Names, Regulatory and Warning Signs for Private Streets**

Not applicable to this case. The proposal does not include private streets.

**3-14 Drainage and Storm Sewers**

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

**3-15 Public Water Facilities**

Public Water is provided to this site by Metro Water. Water has reviewed this plan and has recommended approval with conditions. These conditions are listed in the recommendations from all agencies section below.

**3-16 Sewerage Facilities**

Public sewer is available to this site from Metro Water Services. Water Services has reviewed the plan and found it to be in compliance with all requirements of this section subject to conditions. Those conditions are listed in the recommendations from all agencies section below.

**3-17 Underground Utilities**

Utilities will not be required to be located underground for the proposed lots as they are along an existing street.

**PLANNING STAFF COMMENTS**

The proposed subdivision does not meet the standards of the Metro Subdivision Regulations related to compatibility as described above. As the lot width meets, and the lot area is close to compatibility, staff believes that the proposed subdivision can still provide for harmonious development given the difference in required and proposed lot area is minimal and the development pattern along the street will be consistent given the proposed frontages.

**COMMENTS FROM OTHER REVIEWING AGENCIES**

**FIRE MARSHAL RECOMMENDATION**

Approve

**STORMWATER RECOMMENDATION**

Approve with conditions

- Approved Under the Conditions that the P.U.E. is re-labeled as P.U.D.E and the scale is re-labeled as 1'=50'

**PUBLIC WORKS RECOMMENDATION**

Approve

**TRAFFIC AND PARKING RECOMMENDATION**

Approve with conditions

- New driveway connections or access points will require a permit from the Public Works Department.

**WATER SERVICES RECOMMENDATION**

Approve

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. 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.

**RECOMMENDED ACTION**

Motion to approve with conditions proposed subdivision Case No. 2021S-041-001 based upon finding that the subdivision can still provide for the harmonious development of the lot in accordance with the Metro Subdivision Regulations.

**Approve with conditions. Consent Agenda (9-0)**

**Resolution No. RS2021-62**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-041-001 is approved with conditions. **(9-0) CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. 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.

**16. 2021S-042-001**

**600 AND 606 EWING DRIVE**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Patrick Napier

A request for concept plan approval to create 46 single-family lots on properties located at 600 and 606 Ewing Drive, approximately 675 feet west of Vista Lane, zoned RS7.5 (11.61 acres), requested by Dale and Associates, applicant; Jason Wright, John Wright, and Norma Wright, owners.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Concept plan to create up to 46 lots.**

Concept Plan

A request for concept plan approval to create 46 single-family lots on properties located at 600 and 606 Ewing Drive, approximately 675 feet west of Vista Lane, zoned Single-Family (RS7.5) (11.61 acres).

**SITE DATA AND CONTEXT**

**Location:** The parcels are located at 600 and 606 Ewing Drive, approximately 675 feet west of Vista Lane. The site is bounded to the east and west by previously developed subdivisions. Single-family lots, which contain moderate lot sizes, are located to the north. A large area of vacant land is located to the south.

**Street Type:** All street connections and proposed streets are local streets. Ewing Drive serves as the main connection to the proposed subdivision.

**Approximate Acreage:** 11.61 acres or 505,731 square feet.

**Parcel/Site History:** This site is comprised of two parcels. These parcels were created by deed in 2006.

**Zoning History:** The site has been zoned RS7.5 since 1998.

**Existing land use and configuration:** The site consists of two parcels; each parcel contains a single-family structure.

**Surrounding land use and zoning:**

- **North:** Single-Family Residential (RS7.5),
- **South:** Single-Family Residential (RS7.5), Planned Unit Development Overlay (PUD)
- **East:** Single-Family Residential (RS7.5),
- **West:** Single-Family Residential (RS7.5),
- **Zoning: Single-Family Residential (RS7.5)**
- Min. lot size: 7,500 square feet
- Max. height: 3 stories
- Min. Contextual setbacks will apply for lots along streets which will be extended with the improvements to this site. These setbacks will be based on the average setback of the four nearest single-family or two-family houses oriented to the same street on the same block face.
- Min. street setback: 20' for new lots oriented to new public streets where there are no existing lots with structures which establish a development pattern.
- Min. rear setback for all properties: 20'
- Min. side setback for all properties: 5'

**PROPOSAL DETAILS**

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. This proposal utilizes the by-right Cluster Lot Option standards of Section 17.12.090 of the Metro Zoning Code (see analysis below).

**Number of lots:** 46

**Lot sizes:** Lots range in size between 5,000 sq. ft. to 14,274 sq. ft.

**Access:** All lots will be accessed by new public streets, which meet the minimum requirements for local streets. Two stub streets are shown on the concept plan.

**Subdivision Variances or Exceptions Requested:** None

**CLUSTER LOT OPTION**

The proposal utilizes the by-right Cluster Lot Option provisions of Section 17.12.090 of the Metro Zoning Code.

**Plan Requirements (Section 17.12.090.A)**

The concept plan (preliminary plat) establishes that clustering is proposed and displays the layout of all lots and common areas. This cluster lot proposal includes only single-family lots. The concept plan delineates the alternative lot sizes to be employed and describes the land areas required to satisfy open space requirements.

**Minimum Area Required to be Eligible (Section 17.12.090.B)**

The minimum area within the cluster lot subdivision shall be no less than ten times the minimum lot area for the base zoning district. The site is zoned RS7.5, which has a minimum lot area of 7,500 square feet. The minimum area within a cluster lot subdivision in the RS7.5 district is 75,000 square feet (10 x 7,500 sf). The site contains approximately 505,731 square feet and exceeds the minimum area requirement to be eligible to utilize the cluster lot option.

**Maximum Lot Yield (Section 17.12.090.E)**

The Cluster Lot Option includes specific standards for calculation of maximum lot yield within a cluster lot subdivision that ensure that the maximum number of lots does not exceed what is permitted by the existing base zoning. The Zoning Code specifies that the lot yield shall be based on the gross acreage of the site, minus 15 percent of area which is reserved for streets, and then division of the remaining 85 percent of the gross area by the minimum lot size of the base zoning district.

The gross area of this site is approximately 11.61 acres or 505,731 square feet. The minimum lot size of the existing zoning district, RS7.5, is 7,500 square feet.

$$\begin{aligned} 505,731 \text{ sq. ft.} \times 0.15 &= 75,859 \text{ sq. ft. (15\% of the gross site area reserved for streets)} \\ 505,731 \text{ sq. ft.} - 75,859 \text{ sq. ft.} &= 429,871 \text{ sq. ft. (85\% of the gross area remaining to yield} \\ &\text{lots)} \\ 429,871 \text{ sq. ft.} / 7,500 \text{ sq. ft.} &= 57 \text{ lots} \end{aligned}$$

The concept plan proposes 46 lots, which is less than the maximum number of lots that could be permitted based on the lot yield calculation established in the Zoning Code and the existing RS7.5 base zoning.

**Open Space Requirements (Section 17.12.090.D)**

A minimum of 15 percent of the gross land area of each phase is required to be provided as open space in a cluster lot subdivision. The proposed concept plan shows a single phase of development. Approximately 104,979 square feet (2.41 Acres) of the site is proposed as open space, including landscape buffers, area for stormwater detention, a gazebo, and a walking trail. The proposed open space exceeds the minimum requirement.

**Alternative Lot Sizes (Section 17.12.090.C)**

Lots within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The subject site is zoned RS7.5. A reduction of two base zone districts would be down to the RS3.75 district, which requires a minimum lot size of 3,750 square feet. The smallest lots proposed in this subdivision meet or exceed minimum lot size requirement.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. Based on the proposed lot sizes, the bulk standards of RS5 will apply. Those standards are:

Min. Contextual setbacks will apply for lots along streets which will be extended with the improvements to this site. These setbacks will be based on the average setback of the four nearest single-family or two-family houses oriented to the same street on the same block face.

Min. street setback: 20' for new lots oriented to new public streets where there are no existing lots with structures which establish a development pattern. Min. street setback for properties on Valley Bend Drive: 20'

Min. rear setback for all properties: 20'

Min. side setback for all properties: 5'  
Maximum Building Coverage: 0.35

Perimeter lots oriented to an existing street are required to be at least ninety percent of the minimum lot size of the actual zoning of the property. There are no perimeter lots oriented to existing streets.

A number of the proposed lots abut conventional subdivisions of RS zoned property to the west and north of the site. These lots may be reduced in size the equivalent of one zoning district (RS7.5 to RS5) with the installation of a standard B landscape buffer yard located within common open space, or reduced the equivalent of two zoning districts (R7.5 to RS3.75) with the installation of a standard C landscape buffer yard located within common open space. Each of these lots meets or exceeds the minimum requirement of the existing RS5 zone district and therefore this requirement does not apply. A landscape buffer is being provided between these lots and the existing adjacent lots within a conventional subdivision.

**Hillside Development Standards (Section 17.28.30)**

This site does not contain any areas of steep slopes.

**Floodplain Development Standards (Section 17.28.40)**

This site does not contain any floodplain.

**Recreational Facilities (Section 17.12.090.G)**

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. The concept plan proposes 46 lots and recreational facilities are provided which meet the minimum requirements for a cluster lot subdivision. A gazebo is shown at the terminus of Road B. A walking trail will also be constructed to connect the cul-de-sac of Road C to Road A.

**APPLICABLE SUBDIVISION REGULATIONS**

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The CCM establishes that within the Subdivision Regulations, the policy is used for determining which set of rules apply to a particular property. The land use policies established in CCM are based on a planning tool called the Transect which describes a range of development patterns from most to least developed. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted Subdivision Regulations that include rules or standards for specific transects. The site is within a T3 Suburban Neighborhood Evolving (T3 NE) policy. For sites within the T3 Suburban transect land use policies including T3 NE, the conventional regulations found in Chapter 3 are utilized.

**3-1 General Requirements**

Staff finds that all standards are met.

**3-2 Monument Requirements**

Monuments will be placed on property corners or referenced to property lines consistent with the requirements of the subdivision regulations.

**3-3 Suitability of the Land**

The available data does not identify problem soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of the inhabitants of the land and surrounding areas.

**3-4 Lot Requirements**

All proposed lots comply with the minimum lot size of the Zoning Code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS7.5 zoning at the time of building permit. All proposed lots have frontage on a public street.

**3-5 Infill Subdivisions**

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

*3-5.3 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.*

Not applicable, a concept plan is not required to adhere to infill subdivision requirements.

*3-5.6 Reasonable Conditions*

Not applicable as this is not an infill subdivision.

**3-6 Blocks**

All proposed block lengths meet the distance requirements as established in the subdivision regulations.

**3-7 Improvements**

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

**3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities**

Sidewalks are required in association with new streets. The proposed subdivision includes new public streets. The proposed concept plan indicates sidewalks will be provided consistent with the local street standard. Sidewalks will be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.

**3-9 Requirements for Streets**

All streets as shown on the concept plan meet the minimum requirements for a public street.

**3-10 Requirements for Dedication, Reservations, or Improvements**

Not applicable to this case. The subdivision does not adjoin or encompass either a greenway corridor shown on the Countywide Greenways Plan or Countywide Parks Master Plan, it is not located on a substandard street, or on a route depicted on the Major and Collector Street Plan.

**3-11 Inspections During Construction**

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

**3-12 Street Name, Regulatory and Warning Signs for Public Streets**

Public Works will require the review and approval of streets with the submittal of the final site plan. Street names for new streets will be reserved at that time.

**3-13 Street Names, Regulatory and Warning Signs for Private Streets**

Not applicable to this case. The concept plan does not propose any new private streets.

**3-14 Drainage and Storm Sewers**

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed concept plan and found it to comply with all applicable standards of this section. Stormwater recommends approval.

**3-15 Public Water Facilities**

Metro Water Services has reviewed this proposed concept plan for water and has recommended approval.

**3-16 Sewerage Facilities**

Metro Water Services has reviewed this proposed concept plan for sewer and has recommended approval with conditions.

**3-17 Underground Utilities**

Utilities are required to be located underground whenever a new street is proposed. The concept plan notes all new utilities will be placed underground as required.

**PLANNING STAFF COMMENTS**

The proposed subdivision meets the standards of the subdivision regulations. Future development will be required to meet the standards of the Metro Zoning Code in regard to setbacks, sidewalks, etc. Staff recommends approval with conditions as the proposed subdivision meets the requirements of the Subdivision Regulations.

**COMMENTS FROM OTHER REVIEWING AGENCIES**

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

**STORMWATER RECOMMENDATION**

**Approve**

**PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- Approved as a Concept Plan only, Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan approval. The approved construction plans must match the Final Site Plan plans. All Water and Sanitary Sewer related fees or assessments, including capacity must be confirmed paid before issuance of building permits.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. The approval of a concept plans hall be effective for four years from the date of Planning Commission Approval to the recording of the final plat or a phase of the plat as described in Section 2-2.4.g.
2. Comply with all conditions and requirements of Metro agencies.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2021S-042-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

**Approve with conditions. Consent Agenda (8-0-1)**

**Resolution No. RS2021-63**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-042-001 is approved with conditions. **(8-0-1)**

**CONDITIONS**

1. The approval of a concept plans hall be effective for four years from the date of Planning Commission Approval to the recording of the final plat or a phase of the plat as described in Section 2-2.4.g.
2. Comply with all conditions and requirements of Metro agencies.

**17. 2021Z-021PR-001**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to RM20-A-NS zoning for properties located at 1011, 1013 and 1015 W. Trinity Lane, approximately 430 feet west of Old Buena Vista Road (2.5 acres), requested by Rhythm Homes and Development LLC, applicant; 4021 CP GP, Tremaine Smith, and Rhythm Homes and Development, LLC, owners.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from R8 to RM20-A-NS.**

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential-Alternative-No STRP (RM20-A-NS) zoning for properties located at 1011, 1013 and 1015 W. Trinity Lane, approximately 430 feet west of Old Buena Vista Road (2.5 acres).

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 13 lots with 3 duplex lots for a total of 16 units, based on the total acreage only. Application of the Subdivision Regulations may result in fewer units. Metro Codes would provide a final determination on duplex eligibility.*

**Proposed Zoning**



Multi-Family Residential-Alternative-No STRP (RM20-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district. *RM20-A-NS would permit a maximum of 50 units.*

**BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN**

T4 Urban Residential Corridor (T4 RC) is intended to maintain, enhance and create urban residential corridors. T4 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T4 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques.

**SITE AND CONTEXT**

The 2.5-acre site includes three parcels on the north side of W. Trinity Lane, west of Old Buena Vista Road and southeast of Buena Vista Pike. The parcels are similarly sized and include single-family and vacant land uses. Adjacent properties to the east and towards the intersection of W. Trinity Lane and Old Buena Vista Road are zoned for mixed use and non-residential uses. Properties to the west are zoned for single and two-family residential uses. The site has frontage on W. Trinity Lane, an arterial-boulevard designated by the Major and Collector Street Plan (MCSP).

**ANALYSIS**

The site is located along a major corridor in the Urban Residential Corridor policy (T4 RC), intended to enhance W. Trinity Lane with higher intensity residential developments that would increase housing choice in the area. The Haynes Trinity Small Area Plan includes a supplemental mobility policy with a network of proposed street connections to enhance the block structure and support the additional intensity expected by the T4 RC policy. The mobility plan identifies a future collector street that connects Buena Vista Pike to Old Buena Vista Road, clipping the back of the site at northeastern corner. To ensure that the intent of the supplemental policy is met, staff recommends a condition requiring that right-of-way necessary to meet Public Works’ standards be dedicated prior to building permit. The right-of-way dedication will ensure that the road can be constructed through this area in the future, as more properties redevelop, implementing the goals of the policy.

The standards for building placement, parking and access included in the RM20-A-NS district would improve the relationship of development to the street, enhancing an urban neighborhood that is evolving into a residential corridor, consistent with the goals of the T4 RC policy. As conditioned by staff, the requested rezoning is consistent with the goals of the policy to increase intensity in concert with infrastructure improvements of the Haynes Trinity Small Area Plan.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	2.5	5.445 D	16 U	193	17	18

\*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM20-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	2.5	20 D	50 U	338	25	32

Traffic changes between maximum: **R8 and RM20-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+34 U	+145	+8	+14

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 2 Elementary 2 Middle 1 High

Projected student generation proposed RM20-A-NS district: 8 Elementary 4 Middle 3 High

The proposed RM20-A-NS zoning district is expected to generate 10 additional students than what is typically generated under the existing R8 zoning district. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITION**

1. Prior to the issuance of building permits, right-of-way for the future collector street required to meet the Public Works standards shall be dedicated.

**Approve with conditions. Consent Agenda (9-0)**

**Resolution No. RS2021-64**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-021PR-001 is approved with conditions. (9-0)

**CONDITION**

1. Prior to the issuance of building permits, right-of-way for the future collector street required to meet the Public Works standards shall be dedicated.

**18. 2021Z-022PR-001**

Council District 08 (Nancy VanReece)

Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R8-A zoning for property located at 3125 Hillside Road, approximately 240 feet south of Maplewood Trace (0.53 acres), requested by Rhythm Homes and Development LLC, applicant and owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS10 to R8-A.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential Alternative (R8-A) zoning for property located at 3125 Hillside Road, approximately 240 feet south of Maplewood Trace (0.53 acres).

**Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of two lots and two units based on acreage alone.*

**Proposed Zoning**

One and Two-Family Residential Alternative (R8-A) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8-A would permit a maximum of two duplex lots for a total of four units based on acreage alone. Final determinations regarding duplex eligibility would be determined by the Metro Codes Department.*

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high

levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

**ANALYSIS**

The site is located on the east side of Hillside Road, south of the intersection of Hillside Road and Maplewood Trace. The site is located east of Dickerson Pike, which is a heavily developed commercial corridor. The half-acre site has been developed with a single-family unit. The properties along the block of Hillside Road, between Maplewood Trace and Broadmoor Drive, are zoned RS10 and have been developed with primarily single-family uses, with the exception of two lots containing two-family uses.

The intent of the Urban Neighborhood Evolving Policy (T4 NE) is to create and enhance neighborhoods with higher densities and/or smaller lot sizes, with a broader range and integrated mixture of housing types, providing housing choice, than some surrounding urban neighborhoods. When considering rezoning in these policy areas, the policy guidance states that a site's location in relation to centers, corridors, the size of the site, environmental conditions, and the character of adjacent Transect and policy areas should be considered. The proposed zoning district is consistent with the intent to provide residential development and housing choice. There are no known environmental condition on the site. The site is located just off of the Dickerson Pike Corridor where the policy is Urban Commercial Corridor (T4 CC). This corridor provides opportunities for access and proximity to non-residential uses. Additionally, the site is using the Alternative standards which would create development consistent with the urban character of the policy.

**FIRE RECOMMENDATION**

**Approve with conditions**

- Limited building detail, and/or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

**TRAFFIC AND PARKING RECOMMENDATION**

**N/A**

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.53	4.356 D	2 U	19	2	2

Maximum Uses in Proposed Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.53	5.445 D	4 U	38	3	4

\*Based on two-family lots

Traffic changes between maximum: **RS10 and R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+19	+1	+2

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High**

**Projected student generation proposed R8-A district: 0 Elementary 0 Middle 0 High**

The proposed R8-A zoning is not anticipated to generate any additional more students than the existing RS10 zoning district. Students would attend Chadwell Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

**STAFF RECOMMENDATION**

Staff recommends approval of the requested rezoning.

**Approve. Consent Agenda (9-0)**

**Resolution No. RS2021-65**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-022PR-001 is approved. **(9-0)**

**19. 2019SP-007-002  
SONYA DRIVE MIXED USE DEVELOPMENT (AMENDMENT)**

Council District 22 (Gloria Hausser)

Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit a maximum of 175 multi-family units, requested by Kimley-Horn, applicant; Southfield Properties and AM Investors No. 2, LLC and Norwood Manor LLC, owners.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2019SP-007-002 (9-0)**

**I: OTHER BUSINESS**

- 20. Historic Zoning Commission Report
- 21. Board of Parks and Recreation Report
- 22. Executive Committee Report
- 23. Accept the Director's Report

**Resolution No. RS2021-66**

"BE IT RESOLVED by The Metropolitan Planning Commission that the director's report is **approved.**  
**(9-0)**

- 24. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**March 25, 2021**

MPC Meeting

4 pm, location to be determined

**April 08, 2021**

MPC Meeting

4 pm, location to be determined

**April 22, 2021**

MPC Meeting

4 pm, location to be determined

**K: ADJOURNMENT**

The meeting adjourned at 4:47 p.m.