

Metropolitan Planning Commission



Staff Reports

April 8, 2021



Metro Planning Commission Meeting of 04/8/21

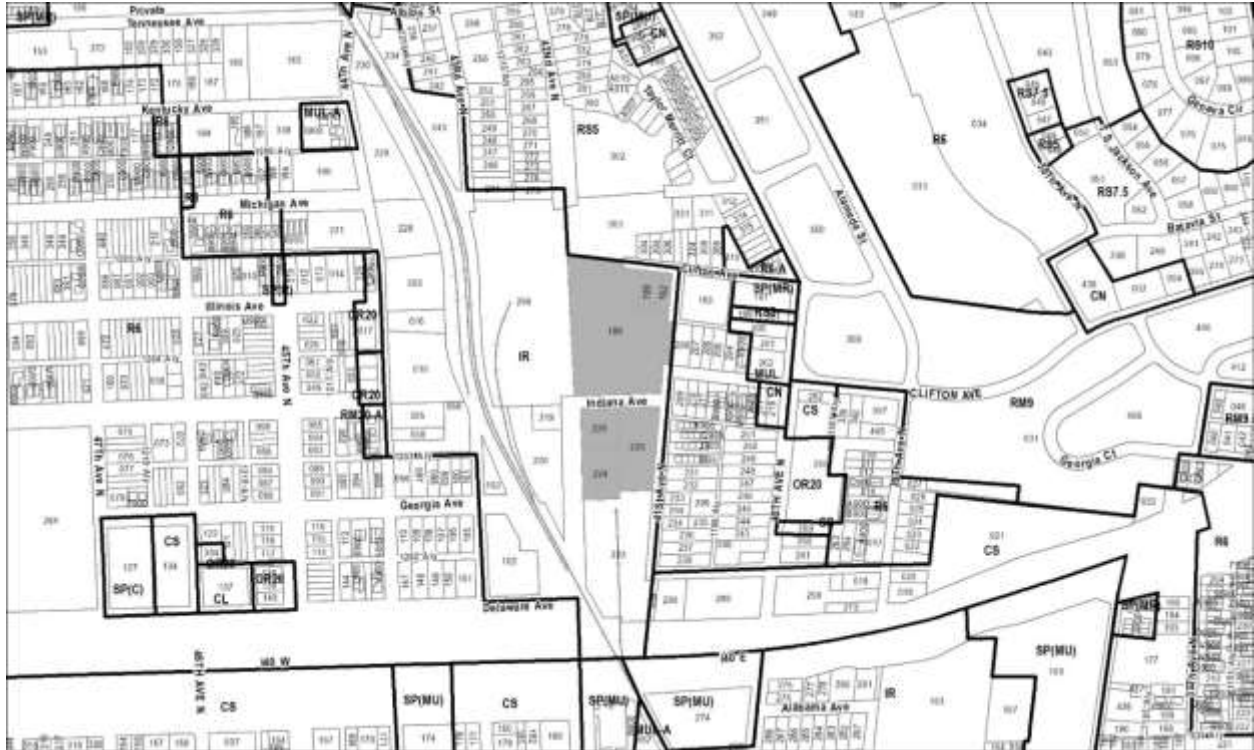
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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Metro Planning Commission Meeting of 04/8/21



2021CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 091-12, Parcel(s) 189-192, 224-226

08, North Nashville

21 (Brandon Taylor)



Project No.	Community Plan Amendment 2021CP-008-001
Project Name	North Nashville Community Plan Amendment
Associated Case	2021SP-004-001
Council District	21 – Taylor
School District	01 – Gentry
Requested by	Kimley-Horn, applicant; Hoosier Capital, L.P., owner.
Deferrals	This item was deferred at the January 21, 2021, February 25, 2021, and March 11, 2021, Planning Commission meetings. No public hearing was held.
Staff Reviewer	McCullough
Staff Recommendation	<i>Defer to the April 22, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST
Amend the North Nashville Community Plan.

Plan Amendment

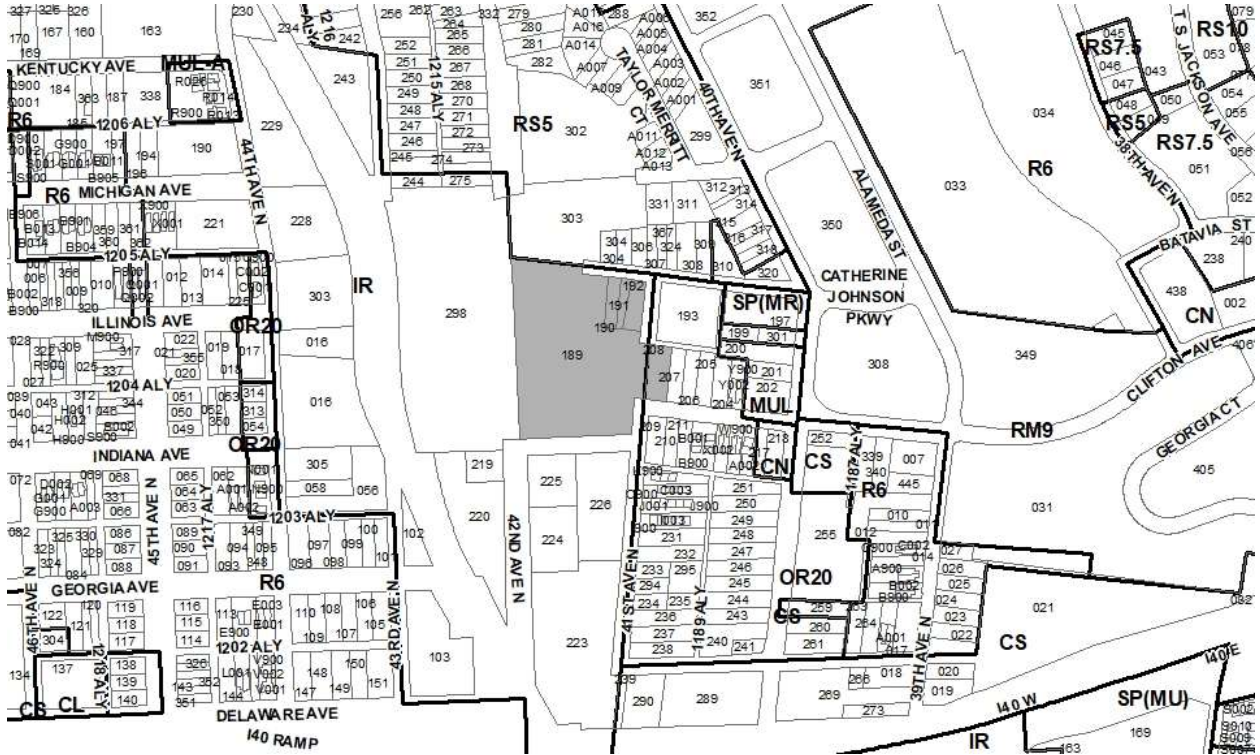
A request to amend the North Nashville Community Plan by changing from District Industrial (D IN) Policy to T4 Urban Mixed Use Neighborhood (T4 MU) Policy for properties located at 623 and 701 41st Avenue North and 700 42nd Avenue North, approximately 500 feet west of 40th Avenue North, zoned Industrial Restrictive (IR) (6.88 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 04/8/21



2021SP-004-001
 41ST AVENUE N SP
 Map 091-12, Parcel(s) 189-192, 208
 08, North Nashville
 21 (Brandon Taylor)



Project No. Specific Plan 2120SP-004-001
Project Name 41st Avenue N SP
Associated Case 2021CP-008-001
Council District 21 – Taylor
School District 1 - Gentry
Requested by Kimley Horn, applicant; Hoosier Capital, L.P., owner.

Deferrals This item was deferred at January 21, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit 151 Multi-Family Residential units.

Zone Change

A request to rezone from Industrial Restrictive (IR) and Office Residential (OR20) to Specific Plan – Residential (SP) zoning on properties located at 704 41st Ave N, 4105 Clifton Avenue and Clifton Avenue (unnumbered) and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N, (5.30 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 04/8/21



2021SP-008-001
6821 OLD CHARLOTTE PIKE
Map 102-11, Parcel 014
07, West Nashville
23 (Thom Druffel)



Project No. Specific Plan 2021SP-008-001
Project Name 6821 Old Charlotte Pike
Council District 23 – Druffel
School District 9 – Tylor
Requested by Dale and Associates, applicant; Jonathan Eric Patrick and Audrey Lynn, owners.

Deferrals This request was deferred from the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation *Withdraw.*

APPLICANT REQUEST

Preliminary SP to permit seven multi-family residential units.

Zone Change

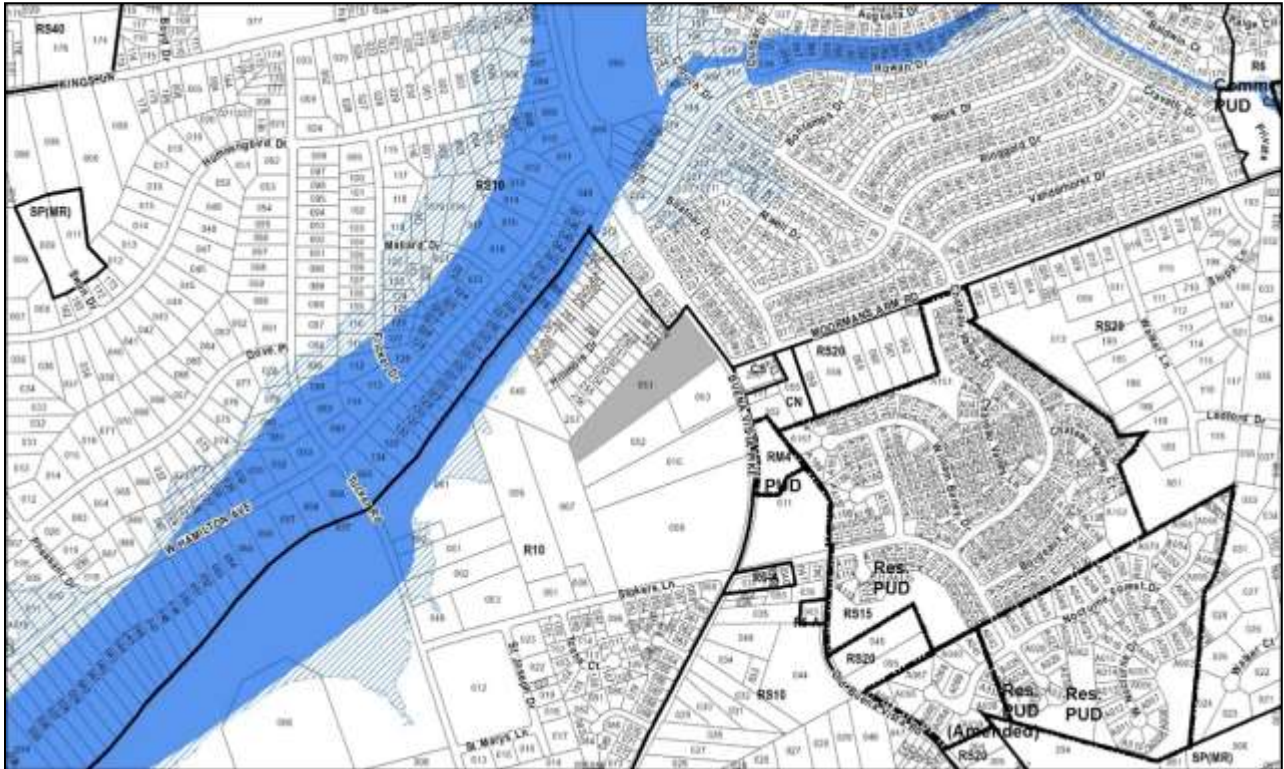
A request for to rezone from Single-Family Residential (RS40) to Specific Plan-Residential (SP-R) zoning for property located at 6821 Old Charlotte Pike, approximately 840 feet west of W. Hillwood Drive (1.35 acres), to permit seven multi-family residential units.

STAFF RECOMMENDATION

Staff recommends withdrawal as requested by the applicant.



Metro Planning Commission Meeting of 04/8/21



2021S-060-001

SCRUGGS ESTATE

Map 059-14, Parcel(s) 051

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyontzé Toombs)



Project No.	Final Plat 2021S-060-001
Project Name	Scruggs Estate
Council District	02 – Toombs
School District	1 – Gentry
Requested by	Daniels and Associates, applicant; Vonda R. Scruggs, owner.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the April 22, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST

Final plat approval to create 3 lots.

Final Plat

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned One and Two-Family Residential (R10) (5.63 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 04/8/21



2021Z-028PR-001

Map 135, Parcel(s) 191
13, Antioch – Priest Lake
29 (Delishia Porterfield)



Project No. **Zone Change 2021Z-028PR-001**
Council District 29 – Porterfield
School District 7 – Player-Peters
Requested by State Street Group, applicant; The Quarter Jackson, owner.

Deferrals This item was deferred at the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST
Zone change from R20 to IWD.

Zone Change
A request to rezone from One and Two-Family Residential (R20) to Industrial Warehousing/Distribution (IWD) zoning for property located at 2871 Ned Shelton Road, approximately 635 feet south of Bell Road (18.0 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the April 22, 2021, Planning Commission meeting at the request of the owner.



Metro Planning Commission Meeting of 04/8/21



2021Z-030PR-001

Map 091-13, Parcel(s) 274, 290

7, West Nashville

20 (Mary Carolyn Roberts)



Project No. **Zone Change 2021Z-030PR-001**
Council District 20 - Roberts
School District 9 - Tylor
Requested by Overcup Oak LLC, applicant and owner.

Staff Reviewer Napier
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST
Zone change from SP-R to R8.

Zone Change
A request to rezone from Specific Plan-Residential (SP-R) to One and Two-Family Residential (R8) zoning for properties located at 6015 and 6017 Obrien Avenue, approximately 170 feet east of Eastboro Drive, (0.78 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 04/8/21



2021Z-032PR-001

Map 058, Parcels 139

03, Bordeaux – Whites Creek – Haynes Trinity

01 (Jonathan Hall)



Project No.	Zone Change 2021Z-032PR-001
Council District	01 - Hall
School District	1 - Gentry
Requested by	Dale and Associates, applicant; Clarksville Pike LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the April 22, 2021, Planning Commission meeting.</i>

A

APPLICANT REQUEST
Zone change from RS40 to RM15.

Zone Change

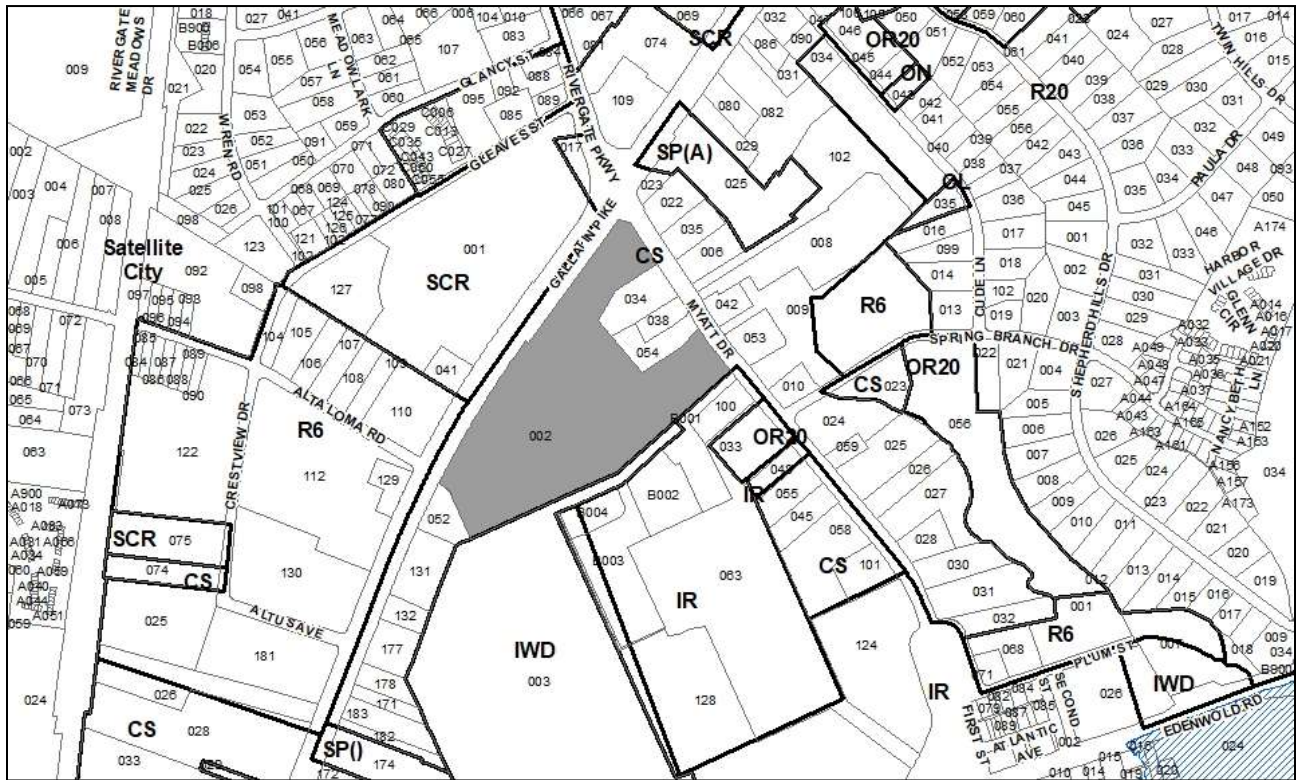
A request to rezone from Single-Family Residential (RS40) to Multi-Family Residential (RM15) zoning for property located at 4349 Clarksville Pike, approximately 750 feet south of Echo Lane (16.57 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



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2021S-015-001

RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2

Map 034-06, Parcel 002

04, Madison

10 (Zach Young)



Project No. Final Plat 2021S-015-001
Project Name Rivergate Station Sec 1 2nd Resub Of Lot 2
Council District 10 – Young
School District 3 – Masters
Requested by Gresham Smith, applicant; BAI Rivergate, LLC, owner.

Deferrals This item was deferred at the January 21, 2021, February 11, 2021, February 25, 2021, March 11, 2021, and March 25, 2021 Planning Commission meetings. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST

Final plat approval to create three lots.

Final Plat

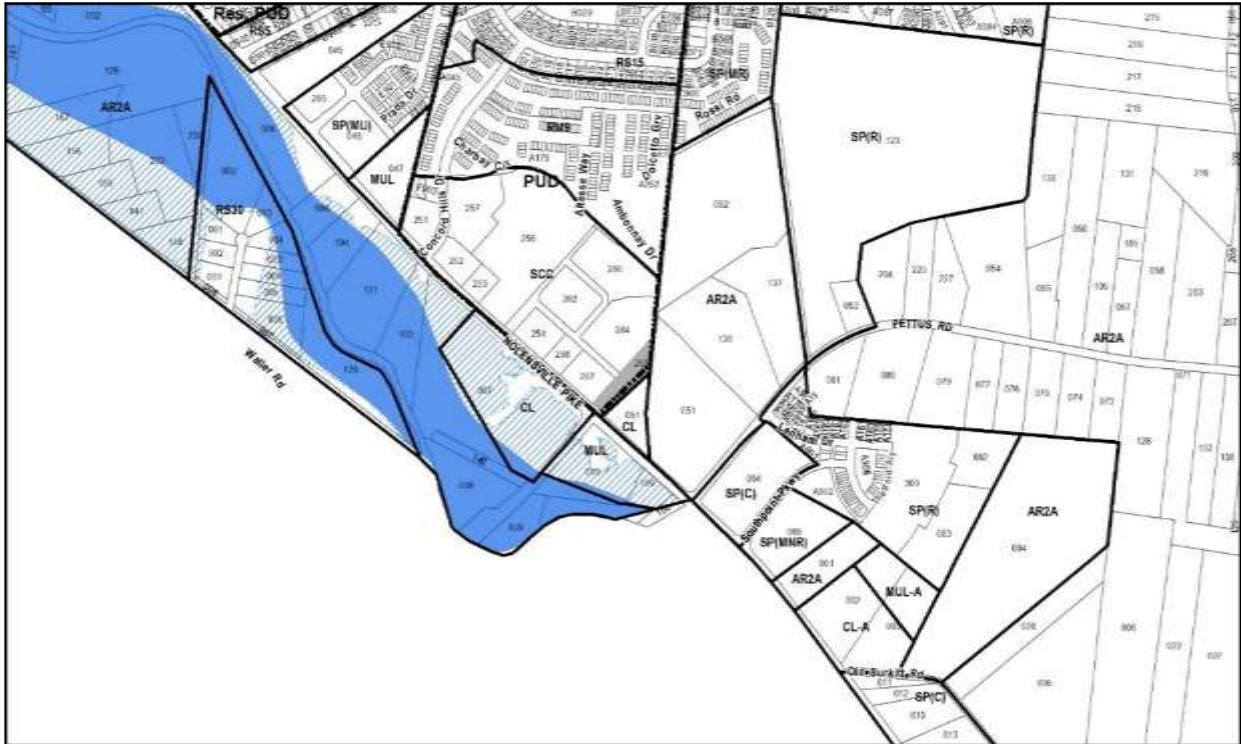
A request for final plat approval to create three lots on property located at 1699 Gallatin Pike, at the southwest corner of Myatt Drive and Gallatin Pike, zoned Commercial Services (CS) (20.97 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



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2004P-013-009

MILL CREEK TOWN CENTRE PHASE 2 (AMENDMENT)

Map 181, Part of Parcel(s) 255

12, Southeast

31 (John Rutherford)



Project No.	Planned Unit Development 2004P-013-009
Project Name	Mill Creek Town Centre Phase 2 (Amendment)
Council District	31 - Rutherford
School District	2 - Elrod
Requested by	WNRI Holdings, LLC; Mill Creek Town Center Ph. II Property Owners Association, Inc., owner.

Deferrals This item was deferred from the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Rickoff
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Amend a planned unit development to remove right-of-way reservation.

Amend a PUD

A request to amend a Planned Unit Development Overlay District for a portion of property located at Nolensville Pike (unnumbered), approximately 630 feet southeast of Concord Hills Drive, zoned Shopping Center Community (SCC) and within a Corridor Design Overlay District, to remove right-of-way reservation (3.15 acres).

Existing Zoning

Shopping Center Community (SCC) is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

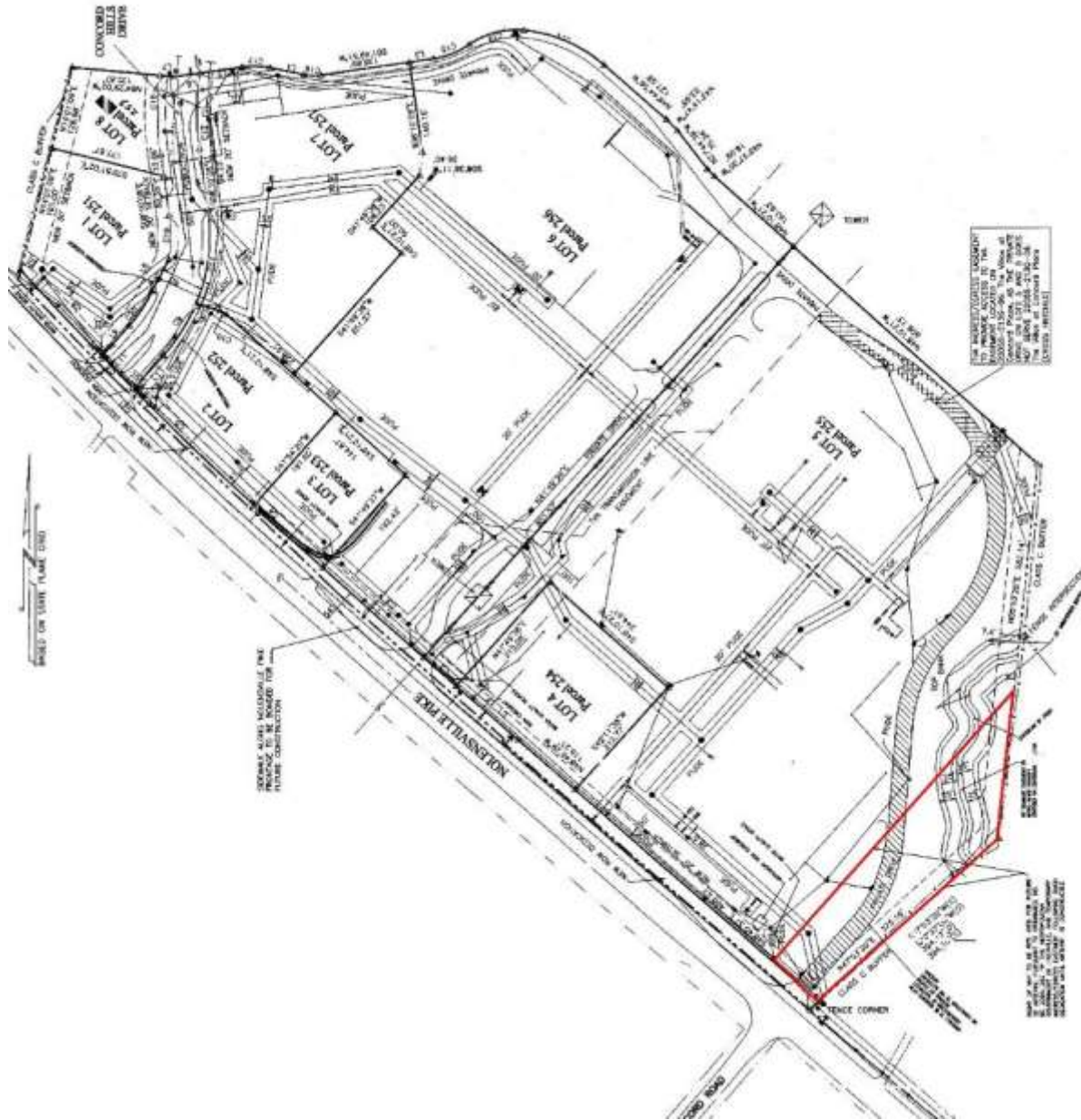
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

HISTORY

The PUD was approved in 2004 (BL2004-282) to permit a mixed use development on approximately 75 acres, located on the east side of Nolensville Pike. The site has since developed with office, commercial, multi-family, and single-family residential uses, and includes a network of public streets that connects to the surrounding area. There were several conditions placed on the PUD generated from the review of the Traffic Impact Study (TIS), including a



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Plat establishing right-of-way reservation (Portion of PUD under review outlined in red)



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condition to dedicate and/or reserve right-of-way for a planned arterial street that was then proposed as the Southeast Arterial Roadway, near the southeast boundary. The right-of-way reservation was subsequently platted, per the PUD conditions. This request is to remove the condition for right-of-way reservation since it is no longer needed.

PLAN DETAILS

The current request is to remove the right-of-way reservation area that was platted pursuant to the conditions of BL2004-282. The reservation area was platted near the southeastern boundary for a planned arterial street, known as the Southeast Arterial Roadway, which was then planned to extend northeasterly from the terminus of Concord Road, located on the south side of Nolensville Pike. Three access points are provided into the development from Nolensville Pike. The southernmost access point, where the reservation area is located, was to be removed upon construction of the Southeast Arterial Roadway. The site has since been developed and the right-of-way reservation designation has been retained as platted.

The Major and Collector Street Plan, Nashville's comprehensive plan and implementation tool for guiding public and private investments in the major streets, has evolved since the PUD was adopted and no longer identifies the Southeast Arterial Roadway as part of Metro's current or future plans. Therefore, the right-of-way reservation area is no longer needed.

The plan maintains the same access points as previously approved, and no changes to the building layout or unit count are proposed.

ANALYSIS

This request is being considered as a modification to the Master Development Plan (amendment) and does require Council approval. Staff finds that the request is consistent with the requirements of Section 17.40.120.F, provided below for review.

F. Changes to a Planned Unit Development.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
 - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission;or



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- e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
- f. Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

The amended plan does not result in any changes to the basic development concept, the acreage within the PUD, or the underlying zoning. The amended plan simply removes the right-of-way reservation area, as it is no longer needed.

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

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- MPW takes no exception to the removal of ROW for the planned SE Arterial.

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

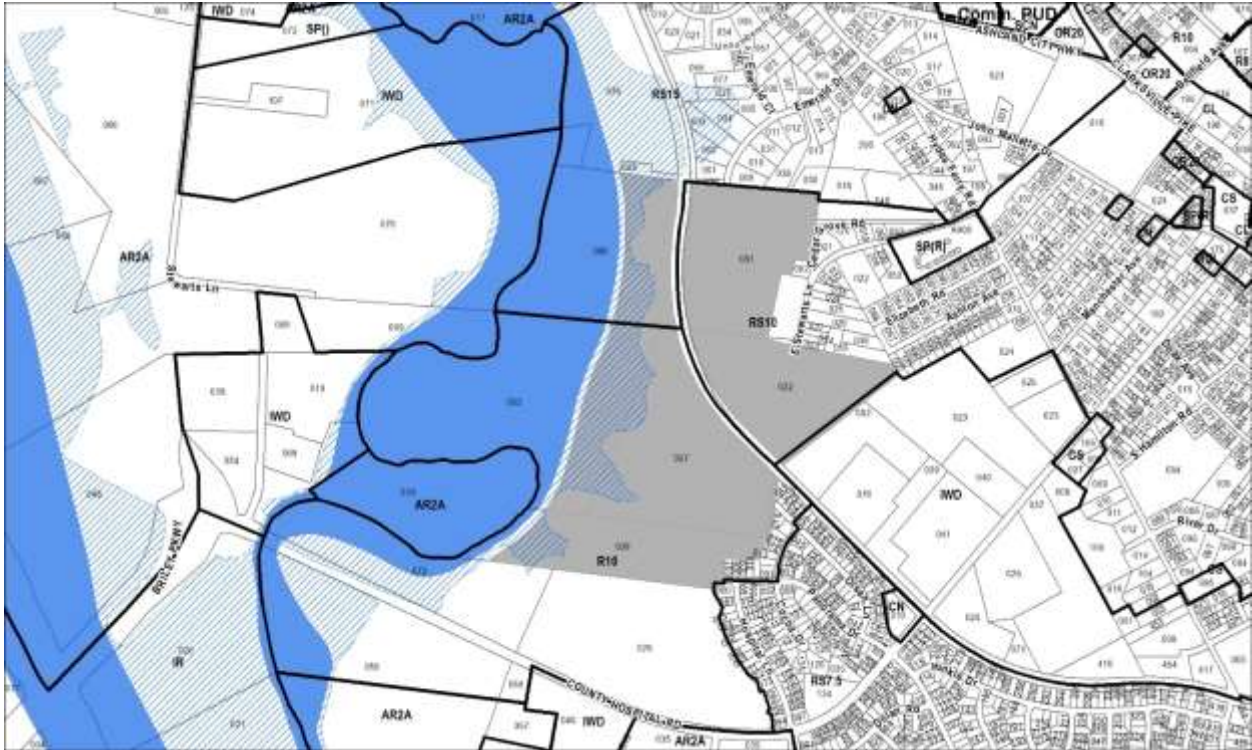
1. The right-of-way reservation area shall be removed via plat, per Metro's standard subdivision review procedures.



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2020S-145-001

BORDEAUX AGRIFOOD

Map 069, Part of Parcel 081

Map 069, Part of Parcel 080

Map 080, Parcel(s) 022, 027

Map 080, Part of Parcel(s) 028, 053

03, Bordeaux - Whites Creek - Haynes Trinity

01 (Jonathan Hall);

02 (Kyonzte Toombs)



Project No. **Concept Plan 2020S-145-001**
Project Name **Bordeaux Agrihood**
Council District 01 - Hall; 02 - Toombs
School District 1 - Gentry
Requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

Deferrals This item was deferred at the August 27, 2020, September 10, 2020, September 24, 2020, and November 12, 2020, December 10, 2020, January 21, 2021, February 25, 2021, March 11, 2021, and March 25, 2021 Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST

Concept plan approval to create 384 lots for a total of 414 units

Concept Plan

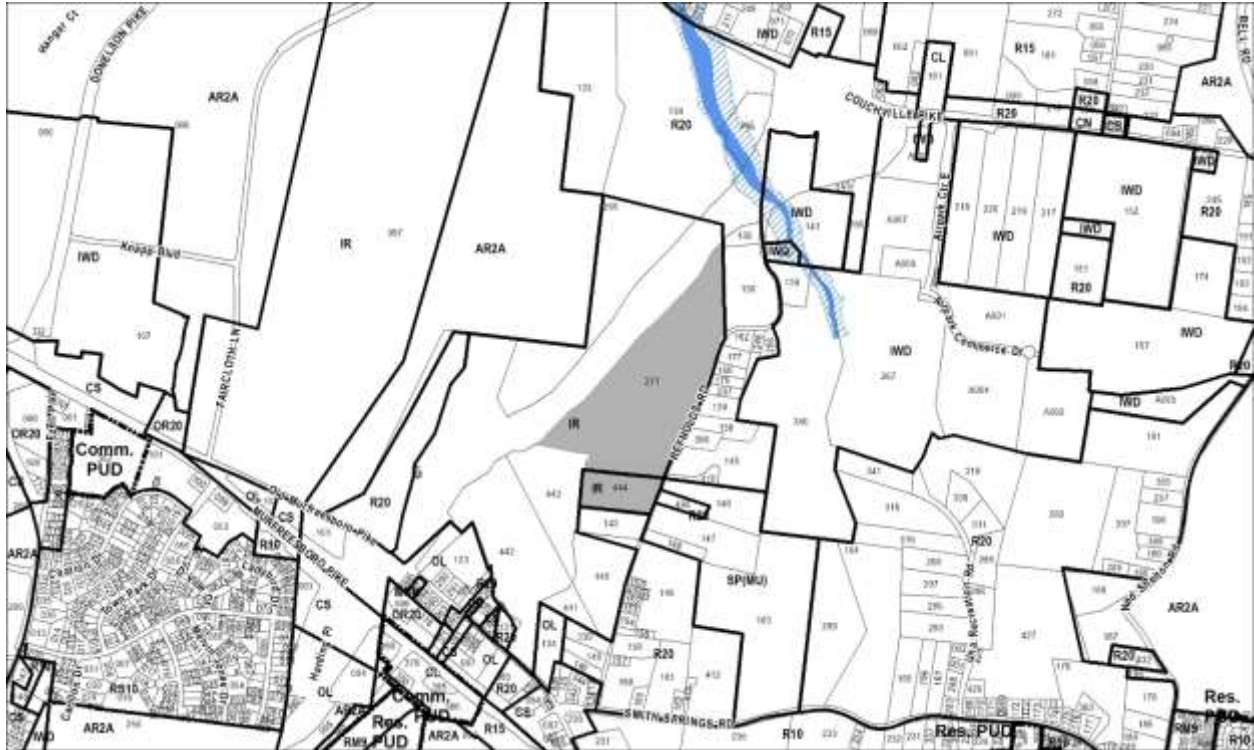
A request for concept plan approval to permit a maximum of 354 single-family lots and 30 two-family lots for a maximum of 414 residential units for properties located at 1501 E. Stewarts Lane, E. Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned One and Two-Family Residential (R10), Single-Family Residential (RS10) and Single-Family Residential (RS15) (120.4 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting at the request of the applicant.



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2021S-045-001
RESUB OF LOTS 5 AND 6 AIRPORT LOGISTICS
Map 121, Parcel 271
Map 135, Parcel 444
13, Antioch – Priest Lake
29 (Delishia Porterfield)



Project No. **Final Plat 2021S-045-001**
Project Name **Resub of Lots 5 and 6 Airport Logistics**
Council District 29 – Porterfield
School District 7 – Player-Peters
Requested by Clint T. Elliott Surveying, applicant; Airport Logistics II LLC, owner.

Deferrals This item was deferred from the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST

Final plat to create four non-residential lots.

Final Plat

A request for final plat approval to create four lots on properties located at 1785 Reynold’s Road and 1922 Old Murfreesboro Pike, approximately 2,000 feet north of Smith Springs Road, zoned Industrial Restrictive (IR) (49.02 acres).

STAFF RECOMMENDATION

Staff deferral to the April 22, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 04/8/21



2021SP-019-001
217 CLEVELAND STREET SP
Map 082-03, Parcel(s) 217
05, East Nashville
05 (Sean Parker)



Project No.	Specific Plan 2021SP-019-001
Project Name	217 Cleveland Street SP
Council District	05 – Parker
School District	5 – Buggs
Requested by	Prolific 615 LLC, applicant; Jewel Steele, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST
Zone change from SP to SP.

A request to rezone from Specific Plan (SP) to Specific Plan (SP) zoning for property located at 217 Cleveland Street, approximately 220 feet west of Meridian Street (0.26 acres), to permit all uses allowed under RM15-A-NS zoning,

Existing 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 allows for uses as permitted by RS5 as well as detached accessory dwelling 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 allows for uses as permitted by RM15-A-NS.*

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. 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.



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SITE CONTEXT AND PLAN DETAILS

The site is approximately a quarter acre and sits north of Cleveland Street and is adjacent to the McGavock House SP in East Nashville. The site currently contains a single-family residence and a site wall running parallel to Cleveland Street. This property is within a district that is eligible for the National Register of Historic Places. Cleveland Street is classified as a Collector Avenue in the Major and Collector Street Plan.

The application is for a regulatory Specific Plan Zoning District and does not include a site plan, but does include an illustrative drawing of the property and proposed standards. The plan proposes a development consistent with the RM15-A-NS zoning district with modifications to the bulk standards. The applicant is proposing to modify the building height standards of the RM15-A-NS zoning district to allow for additional building height in the build-to-zone and to remove the requirement of stepping back after 20 feet of building height. The applicant has drawn the setbacks, build-to-zone, landscape buffers, and sidewalk requirements on the plan to demonstrate where the future development will be on the site.

ANALYSIS

The proposed Specific Plan provides a density and form that is appropriate for this location given the land use policy and the property's frontage onto a collector street. The parcel is near an Urban Neighborhood Center policy area that has development of similar form and greater density. The proposed development will allow for a transition in development intensity from the Neighborhood Center policy and the Urban Neighborhood Evolving policy with the proposed building bulk standards and the proposed landscape buffer yards.

The proposed modifications to the bulk standards of the RM15-A-NS district would permit the development to extend up to 3-stories near the street. This change to the zoning requirements allows for the building to engage the street in a way that's consistent with the goals of the T4 NE policy. The limited size of the site, the fact that it fronts onto a collector street, and the proximity to a Neighborhood Center policy area make the proposed bulk standards appropriate. Additionally, the applicant has reduced the building height to 32 feet at the eave to provide a massing that is appropriate with the nearby historic structures.

The existing site wall that runs parallel to Cleveland Street is proposed to remain with this SP application. The site is currently accessed via a driveway on Cleveland Street and the plan proposes to maintain this access location with redevelopment. The location of the site wall prohibits the sidewalk and grass strip on Cleveland Street from meeting the Major and Collector Street Plan requirement. The existing sidewalk is approximately 5 feet wide and the grass strip varies from approximately 2 to 3 feet, while the local standard is a minimum of 5 feet for the sidewalk and 4 feet for the grass strip. The applicant is proposing to maintain the existing site wall, sidewalk, and grass strip similar to both of the adjacent SP developments on Cleveland Street.

HISTORIC RECOMMENDATION

Approve with conditions

- The subject property at 217 Cleveland Street has been determined eligible for listing in the National Register of Historic Places (NRE). The proposed SP will result in the demolition



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of this NRE property. Additionally, the property is adjacent to a local Historic Landmark District.

Historical Commission (MHC) staff recommends approval of the proposed SP with the following conditions: 1) the applicant shall work with MHC staff and appropriate consultants, if the staff deems necessary, to document the property through plans and photographs, according to MHC standards, 2) the applicant shall work with MHC staff to identify and salvage any salvageable details and materials, including windows, doors, stone, etc., and 3) applicant shall preserve the existing stone wall, which is also associated with adjacent historic properties. Staff also recommends disapproval of the request for additional height.

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 with conditions

- Must comply with all regulations at time of final submission.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Capacity must be paid before issuance of building permits.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide parking per Metro Code.
- Consider shared access with development to east.



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

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)	0.26	-	2 U	19	2	2

*Based on two-family lots

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)	0.26	-	4 U	30	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+11	0	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning is expected to generate 3 more student than the existing SP-R zoning because of the additional units permitted with the proposed zoning. Students would attend Ida B. Wells Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools 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 and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to those permitted by the RM15-A-NS zoning district.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. The development shall provide adequate access that meets the requirements of the Fire Marshal’s Office and Department of Public Works.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A-NS zoning district as of the date of the applicable request or application.
5. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. 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.
7. 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



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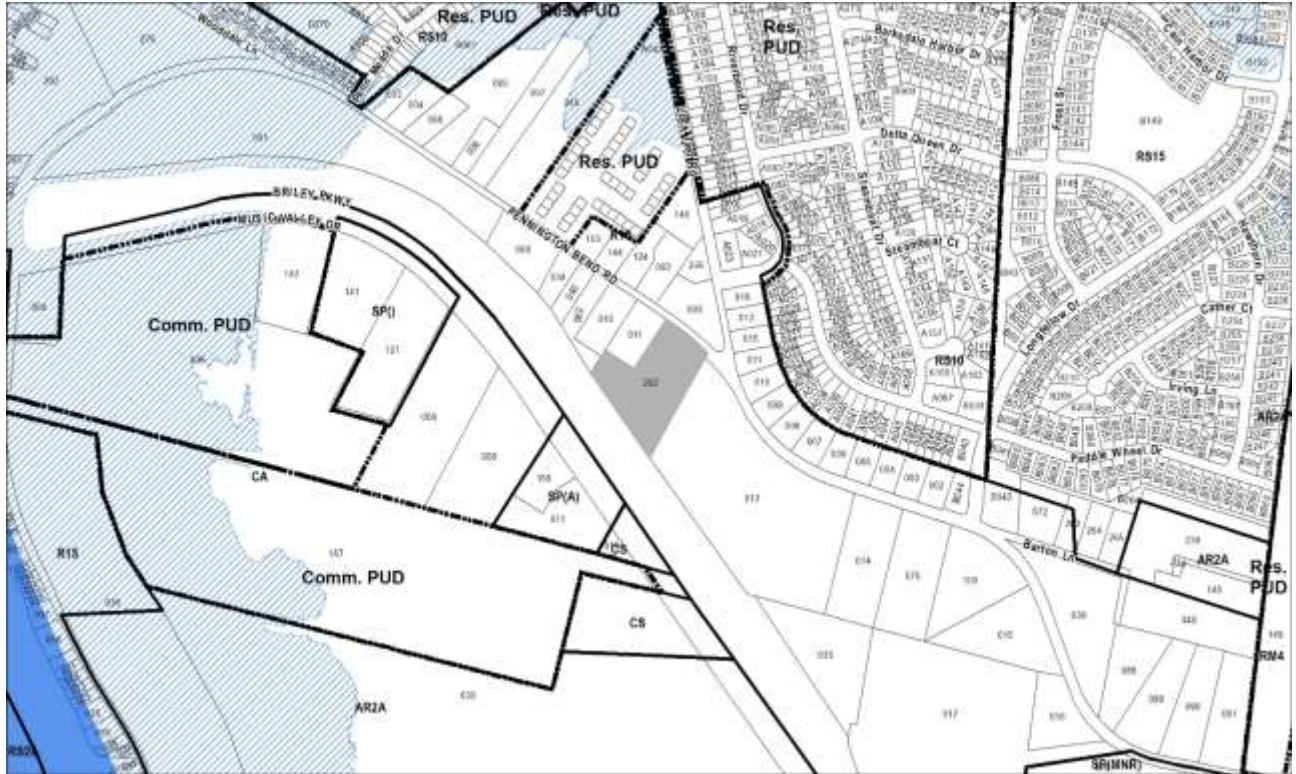
the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. 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.



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2021SP-021-001

PENNINGTON BEND COTTAGES

Map 062, Parcel 262

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



Project No.	Specific Plan 2021SP-021-001
Project Name	Pennington Bend Cottages
Council District	15 – Syracuse
School District	4 – Little
Requested by	Dale and Associates, applicant; Vineyard Homes LLC, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the April 22, 2021, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 16 multi-family residential units.

Zone Change

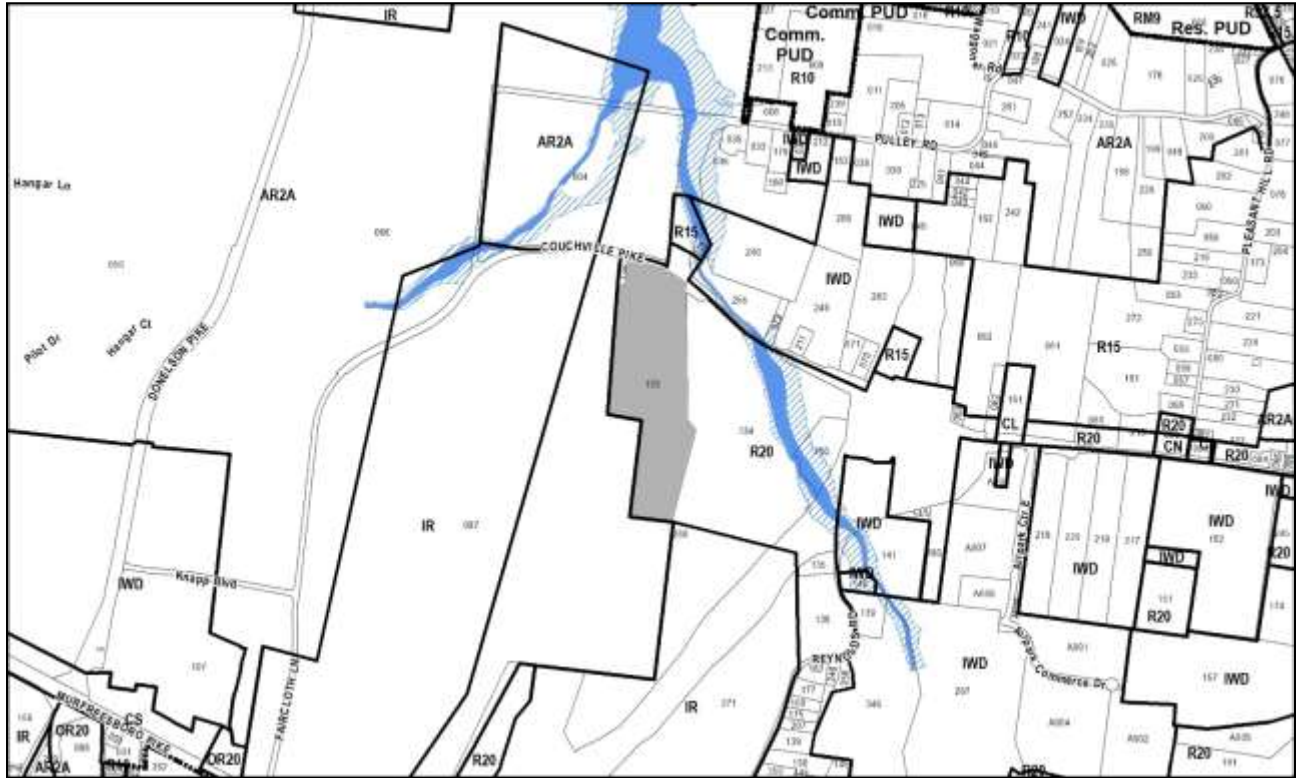
A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning for property located at Pennington Bend Road (unnumbered), at the northwest corner of Lock Two Road and Pennington Bend Road (3.59 acres), to permit 16 detached multi-family residential unit.

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 04/8/21



2021SP-027-001 (previously 2021Z-017PR-001)
2377 COUCHVILLE PIKE SP
Map 121, Parcel(s) 133
13, Antioch – Priest Lake
29 (Delishia Porterfield)



Project No. Specific Plan 2021SP-027-001 (previously 2021Z-017PR-001)
Project Name 2377 Couchville Pike SP
Council District 29 – Porterfield
School District 7 – Player-Peters
Requested by Energy Land and Infrastructure, applicant; and Tommy Estes, owner.

Staff Reviewer Lewis
Staff Recommendation *Defer to the April 22, 2021, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit industrial uses.

Zone Change

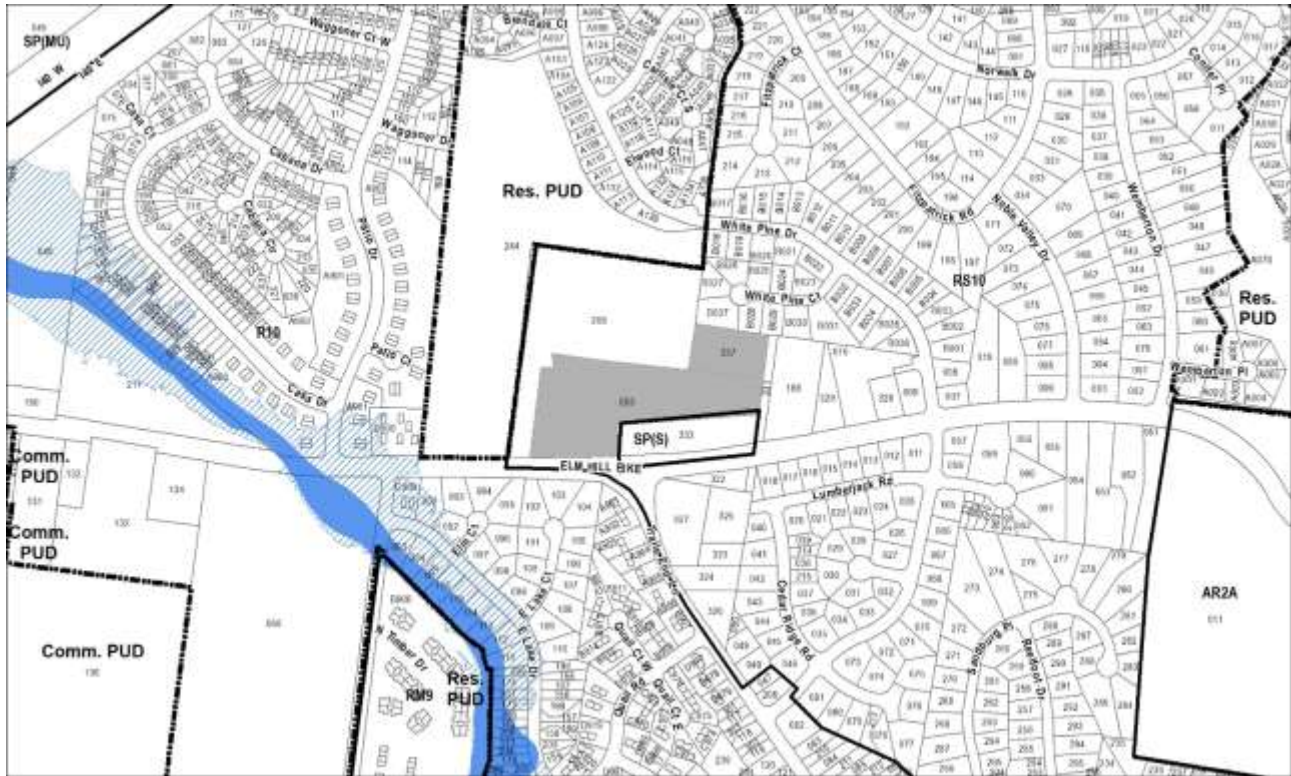
A request to rezone from One and Two-Family Residential (R20) to Specific Plan – Industrial (SP-IND) zoning for property located at 2377 Couchville Pike, approximately 1,485 feet east of Pulley Road, (34.77 acres), to permit industrial uses.

STAFF RECOMMENDATION

Staff recommends deferral to the April 22, 2021, Planning Commission meeting.



Metro Planning Commission Meeting of 04/8/21



2021SP-011-001

THE PRESERVE AT PRIEST LAKE

Map 108, Parcel(s) 053,337

14, Donelson - Hermitage - Old Hickory

13 (Russ Bradford)



Project No. Specific Plan 2021SP-011-001
Project Name The Preserve at Priest Lake
Council District 13 – Bradford
School District 07 – Player-Peters
Requested by Dale & Associates, applicant; Gregg H. and Susan Lyn Eatherly, owners.

Deferrals This item was deferred at the March 11, 2021 and the March 25, 2021 Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Rezone from RS10 to SP to permit 38 multi-family units.

Rezoning

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Mixed Residential (SP-MR) 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.

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 23 units based on acreage alone.*

Proposed Zoning

Specific Plan-Mixed Residential (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 a mixture of attached and detached housing types.

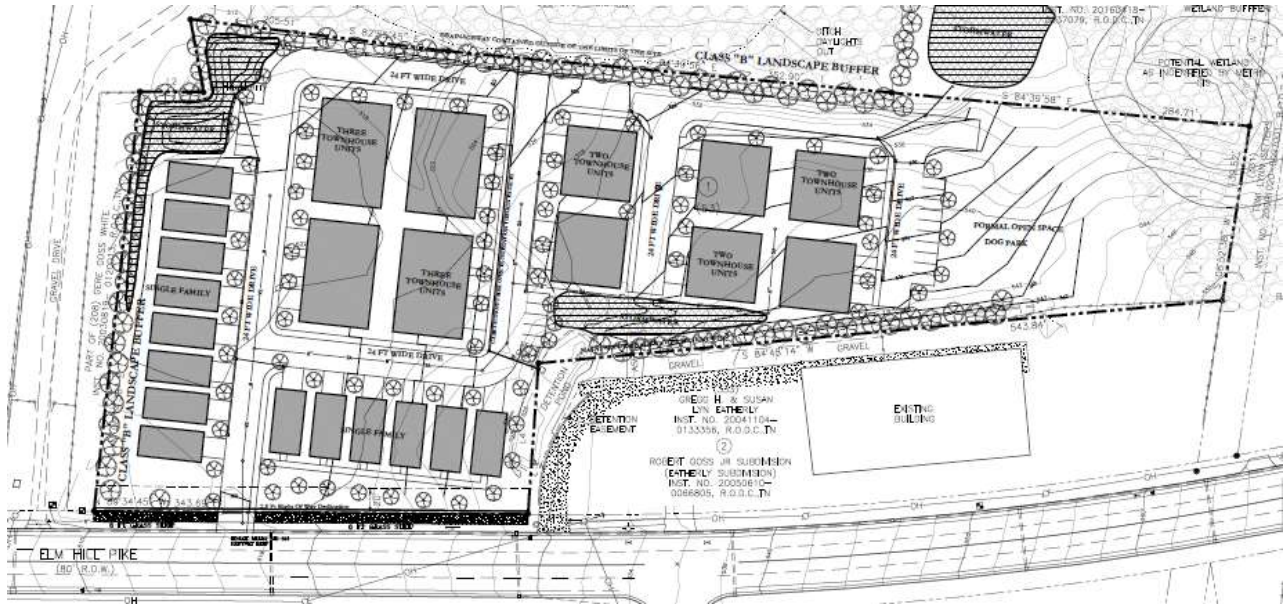
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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



Metro Planning Commission Meeting of 04/8/21



Proposed Site Plan





Metro Planning Commission Meeting of 04/8/21

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. The Conservation Policy here recognizes areas with significant slopes and wetland features.

SITE CONTEXT AND PLAN DETAILS

The site is approximately 6.21 acres and is located north of Elm Hill Pike, adjacent to the Child Care USA Learning Center. The site currently contains several residential units and is surrounded by a mixture of different residential use types, an institutional use, and vacant land uses. Elm Hill Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan. The north-eastern corner of the site has a portion of a wetland feature and there are limited areas of significant slope.

Site Plan

The site plan proposes a mixture of detached multi-family residential structures and attached multi-family residential structures for a total of 38 units. The plan proposes a single access point from Elm Hill Pike and the units are served by internal private drives. The plan proposes to improve Elm Hill Pike consistent with the requirements of the Major and Collector Street Plan. The plan proposes units that front Elm Hill Pike and otherwise the units front private streets. The site is served by a private sidewalk network that connects back to the proposed Elm Hill Pike sidewalk. The plan proposes open space between units and to the rear of the site. Also, the plan provides the perimeter landscape buffers that are required per the Zoning Code.

ANALYSIS

The proposed Specific Plan is appropriate for the Suburban Neighborhood Maintenance land use policy given the context of the surrounding development pattern and the sites frontage on an Arterial Boulevard. The proposed building setbacks, height, unit orientation, and density are consistent with the policy and surrounding context. The applicant has also undergone a substantial community engagement process to work with the surrounding neighborhood to propose a plan that is sensitive to the neighborhoods' concerns and interests.

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.

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/SP approval. The approved construction plans must match the Final Site Plan/SP plans. All Water and Sanitary Sewer related fees or assessments, including capacity must be confirmed paid before issuance of building permits.

STORMWATER RECOMMENDATION

Approved



Metro Planning Commission Meeting of 04/8/21

PUBLIC WORKS RECOMMENDATION

Approve 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

- Stripe Elm Hill Pike at Timber Valley Drive to include one westbound left-turn lane and one westbound through lane per MUTCD guidance.

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)	6.21	4.356 D	23 U	269	22	25

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)	6.21	-	38 U	279	18	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+10	-4	-3

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 2 Elementary 1 Middle 2 High

Projected student generation proposed SP-MR district: 4 Elementary 3 Middle 2 High

The proposed SP-MR zoning is expected to generate 4 more students than the existing RS10 zoning. 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

- Permitted uses shall be limited to a maximum of 38 multi-family residential units. Short term rental properties – owner occupied and short term rental properties – not owner occupied are prohibited.
- Comply with all conditions and requirements of Metro reviewing agencies.

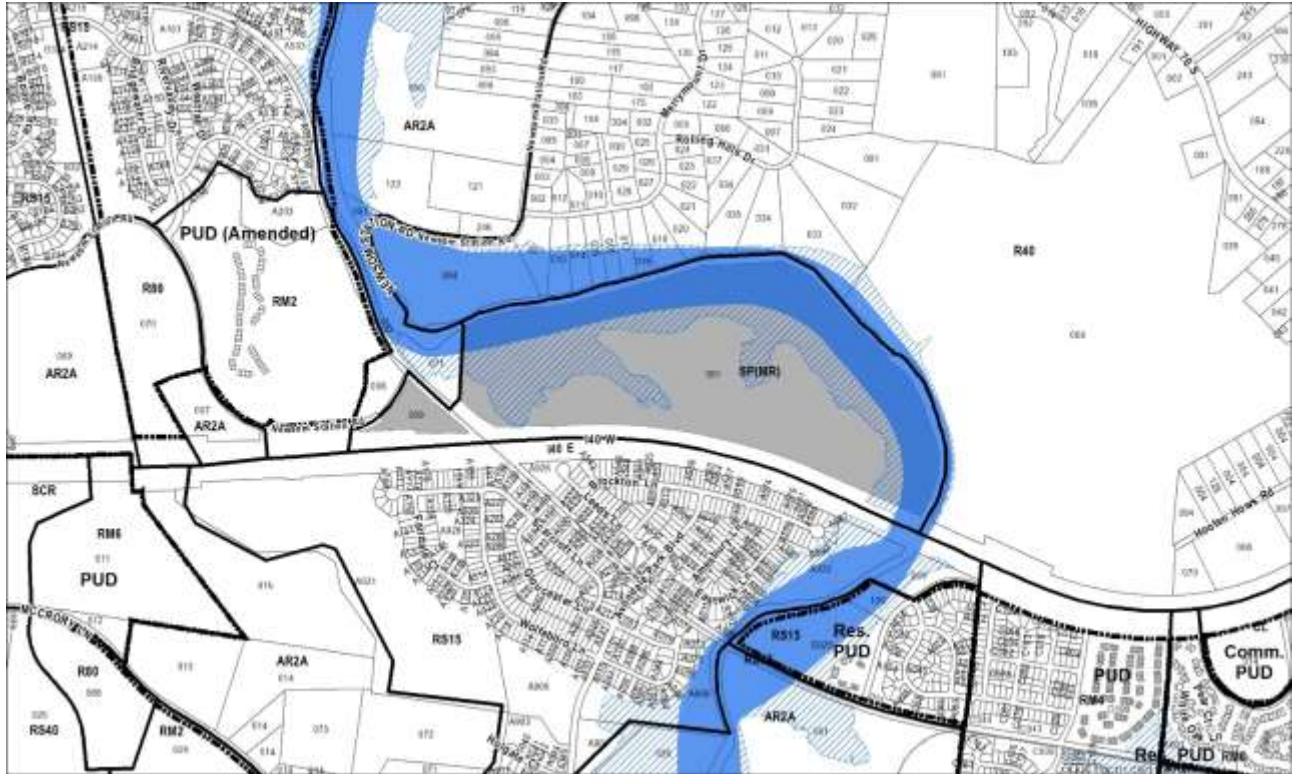


Metro Planning Commission Meeting of 04/8/21

3. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
4. The proposed right-of-way dedication shall be dedicated by Final Plat prior to the approval of the first building permit, or as determined by the Executive Director of Planning.
5. 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 RM6-NS zoning district as of the date of the applicable request or application.
6. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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. 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.



Metro Planning Commission Meeting of 04/8/21



2006SP-093-002

Olde Mill SP (PERIODIC REVIEW)

Map 140, Parcel(s) 009

Map 141, Parcel(s) 001

06, Bellevue

22 (Gloria Hausser)

35 (Dave Rosenberg)



Project No. Specific Plan 2006SP-093-002
Project Name Olde Mill SP (Periodic Review)
Council District 22 – Hausser; 35 – Rosenberg
School District 9 – Tylor
Requested by Councilmember Dave Rosenberg, applicant; Old Mill Partnership, owner.

Deferrals This item was deferred at the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation Find the SP to be inactive and advise Council to rezone.

APPLICANT REQUEST
Periodic review of a Specific Plan.

Periodic SP Review

A request for a periodic review of the Olde Mill Specific Plan located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road (131.06 acres).

Existing Zoning

Specific Plan – Mixed Residential (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 a mixture of housing types.

SP DETAILS

Metro Council originally approved the Olde Mill Specific Plan in 2007 for a mixed-residential development including 16 two-family units, 35 townhomes, and 197 single-family lots on 131.06 acres. The single-family lots are broken into four different lot sizes: 86 lots are 31 feet wide, 67 lots are 41 feet wide, 11 lots are 51 feet wide, and 33 lots are 65 feet wide. A community pool is also included in the plan.

The plan proposes two access points. One access point is located along Newsom Station Road. The second access point includes a bridge over the CSX railroad, providing a connection to the west side of Newsom Station Road.

PERIODIC SP REVIEW

Section 17.40.106 I of the Metro Zoning Ordinance sets forth the requirements for the Metropolitan Planning Commission to review any Specific Plan District, or portion thereof, to determine whether the SP is “inactive,” and if so, to recommend to the Council what action should be taken with respect to the SP. It authorizes the Planning Commission, a councilmember, or the property owner of the area to be reviewed to request the review. The Commission determines whether the SP is “inactive” by examining whether development activity has occurred within four years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council. If the



Metro Planning Commission Meeting of 04/8/21



Approved Preliminary SP



Metro Planning Commission Meeting of 04/8/21

Planning Commission determines the SP to be inactive, the Commission is required to recommend legislation to the Council to re-approve, amend, or rezone the property.

Timeline for Planning Commission Action

The Zoning Code requires that within 90 days from the initiation of its review, the Planning Commission must hold a public hearing to make a determination of activity, and if necessary, make a recommendation to the Council. The review was requested by Councilmember Rosenberg on January 11, 2021. The 90-day period extends to April 12, 2021. If the Planning Commission does not make a determination within 90 days from the initiation of a review, it is considered to be a recommendation to re-approve by ordinance the existing SP district without alteration.

Classification of the SP (Active or Inactive)

Under 17.40.106.I, the Commission is first required to determine whether the Olde Mill SP requested for periodic review is active or inactive.

Section 17.40.106 I.3.a. of the Metro Code requires the Planning Commission to make three findings in order to determine whether a SP is active or inactive:

- i. *Four or more years have elapsed since the latter of*
 - (1) *The effective date of the initial enacting ordinance of the SP,*
 - (2) *The effective date of any ordinance approving an amendment to the SP,*
 - (3) *The effective date of any ordinance re-approving or amending a SP after it has been reviewed and decided in accordance with subsection 5.a. or b. of this section, or*
 - (4) *The deadline for action by the metropolitan council in accordance with subsection 5.d. of this section, and*

The initial enacting ordinance for the SP became effective in 2007. A periodic review by the Planning Commission was completed in 2011. At that time, the Planning Commission recommended to continue implementation of the SP as adopted. More than four years have elapsed since the initial date of the enacting ordinance and no further approvals have taken place.

- ii. *Construction has not begun on the portion of the SP under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footings, and/or foundations developed on the portion of the SP under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning construction, and*

No construction has taken place in the SP under review.

- iii. *Neither right-of-way acquisition from a third party nor construction has begun on off-site improvement(s) required to be constructed by the metropolitan council as a condition of the SP approval.*

No right-of-way has been acquired and no off-site improvements have been constructed.



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Section 17.40.106 I.3.a. states that the Commission “*may also take into consideration the aggregate of actions, if any, taken by the owner of the SP within the prior 12 months to develop the portion of the SP under review.*”

Representatives of the owner have indicated that the development team has been meeting with various agencies and Metro Departments over the last several months to prepare for development of the site. The development team have also completed some preliminary environmental and engineering work. See attached letter.

Staff Finding - Classification of the SP (Active or Inactive)

Staff finds the Specific Plan to be inactive as the requirements of Section 17.40.106.I have not been satisfied.

Planning Commission Recommendation to Metro Council

If the Planning Commission determines the SP to be active, then no further action is required. If the Commission determines the SP to be inactive, as in this case, then the Commission is required to recommend legislation to the Council to re-approve, amend the SP, or rezone the property, or portion thereof that is determined to be inactive.

With respect to the legislation to be recommended to the Metro Council, the Planning Commission is directed by the Code to take two distinct steps.

1. First, the Commission is to determine whether the “existing SP is consistent with the goals, policies, and objectives of the General Plan and any applicable specific redevelopment, historic, neighborhood, or community plans.”
2. Second, the Commission is to recommend the legislation, and include, as required:
 - (a) The appropriateness of the continued implementation of the development plan or phase(s) as adopted, based on current conditions and circumstances; and
 - (b) Any recommendation to amend the development plan or individual phase(s) to properly reflect existing conditions and circumstances, and the appropriate base zoning classification(s) should the SP district be removed, in whole or in part, from the property.

BELLEVUE COMMUNITY PLAN

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except 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.

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development



Metro Planning Commission Meeting of 04/8/21

pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

The Specific Plan under review is not consistent with the land use policies for this location. The Bellevue Community Plan was updated in 2015 as part of NashvilleNext. At that time, the property's land use policy was changed from Residential Low Medium to Conservation and T3 Suburban Neighborhood Maintenance. Large portions of the SP property lie in areas designated as floodplain, while stormwater regulation buffers extend along the entire northern and eastern boundaries of the site. Any proposed development should take the site's environmentally sensitive features into consideration and should limit disturbance of conservation areas. Further, the site is constrained from an access perspective. Today, the site is accessed by Newsom Station Road from the north of the property. A second point of access is taken from Newsom Station Road from the west using an existing underpass to cross the CSX railroad right-of-way. Previous analysis of the site determined that the underpass is too narrow to be utilized by emergency vehicles and the northern point of access to be susceptible to flooding due to its proximity to the Harpeth River. While the Specific Plan under review proposes a new overpass to cross the CSX right-of-way, access to the site is inadequate and inconsistent with the circulation and safety goals of the property's land use policies.

STAFF RECOMMENDATION

In accordance with the requirements of 17.40.106 I, staff recommends that the Planning Commission find the SP under review to be inactive. No development has taken place within this SP and there has not been an aggregate of action that constitutes activity by the owner over the last 12 months to develop the SP under review.

If the Planning Commission finds the PUD inactive, then staff recommends that the property be rezoned through a separate action at a future meeting. There are various zoning districts that may be appropriate including RS80 or an SP with an associated site plan with a maximum density equivalent to a RS40 zoning district.



Metro Planning Commission Meeting of 04/8/21

TUNE, ENTREKIN & WHITE, P.C.

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JOSEPH P. RUSNAK
SHAWN R. HENRY
T. CHAD WHITE
BRANDT M. MCMILLAN *
TIMOTHY N. O'CONNOR
SAMUEL J. BLANTON

March 8, 2021

Greg Atkins, Chair
Metro Planning Commission
800 Second Avenue South, PO Box 196300
Nashville, TN 37219-6300

Re: Olde Mill
8811 Newsom Station Road

Dear Mr. Chairman:

This letter is submitted in order to demonstrate that the above referenced property has continued to be active under the guidelines provided by MetZo § 17.40.106 (I). Those guidelines provide the authority for the Planning Commission to review a specific plan development to determine whether development activity has continued and state:

17.40.106 I (3)(A)

- i. Four or more years have elapsed since the latter of
 - (1) the effective date of the initial enacting ordinance of the SP
 - (2) the effective date of any ordinance approving an amendment to the SP
 - (3) the effective date of any ordinance re-approving or amending a SP after it has been reviewed and decided in accordance with subsection 5a or b of this section, or
 - (4) the deadline for action by the Metropolitan Council in accordance with subsection 5D of this section, and
- ii. Construction has not begun on the portion of the SP under review; construction shall mean physical improvement such as, but not limited to, water and sewer lines, footings, and/or foundations developed on the portion of the SP under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute the beginning of construction, and
- iii. Neither right-of-way acquisition from a third party nor construction begun on



Metro Planning Commission Meeting of 04/8/21

TUNE, ENTREKIN & WHITE, P.C.

Letter to Greg Atkins, Chair
March 8, 2021
Page 2

off-site improvements required to be constructed by the Metropolitan Council as a condition of the SP approval.

The planning commission may also take into consideration the aggregate of actions taken by the owner of the SP within the 12 prior months to seeking to develop the portion of the SP under review.

Over the last 12 months, diligent efforts have been made to get this project up and running. First, there have been numerous conversations and meetings with various departments at both the state and local level. Obviously, consultation with the Army Corps of Engineers and the Tennessee Department of Environment and Conservation are both vital to the course of the development; the project requires the construction of a bridge which has required consultation with the CSX Railroad. In addition, to develop the project the construction of a conduit under the interstate is required and consultation with the Tennessee Department of Transportation mandated as well.

The developers have met with the representatives of the Tennessee State Department of Parks. The plan requires the construction of a road through Newsom Mill Park. In addition, there have been extensive conversations with virtually all of Metro departments including the planning staff, stormwater management, Public Works and others.

Obviously this has necessitated extensive expenditures on engineering work as well as additional expenditures on the required environmental consultations and engineering. Core drilling onsite both for environmental issues as well as for the required bridge have been accomplished and analyzed. Various other onsite surveys have been completed.

The project is under contract with Meritage Homes. While there has not been much work on site, the amount of pulmonary meetings and consultations, as well as extensive engineering has been quite significant in all auger in favor of concluding that this project is ongoing and active.

In short, there has been a tremendous amount of activity related to the development of this SP over the last 12 months or so. There is no basis to declare this SP inactive, and the owner requests that the Planning Commission determine that the SP is still actively under development.



Metro Planning Commission Meeting of 04/8/21



2021M-003SR-001

PORTION OF BLAKE DRIVE TO BE RENAMED "SWEET OAK COURT"

Map 181, Parcel(s) 247 Map 181-01-0-B, Parcel(s) 298-301

12, Southeast

31 (John Rutherford)



Project No.	2021M-003SR-001 Street Renaming
Project Name	Portion of Blake Drive to Be Renamed "Sweet Oak Court"
Council District	31 – Rutherford
School District	2 – Elrod
Requested by	Councilmember John Rutherford and Department of Emergency Services (DEC); applicants
Staff Reviewer	O’Conner
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Rename a portion of Blake Drive to "Sweet Oak Court".

Street Renaming

A request for a portion of Blake Drive, which intersects with Sunnywood Drive and is disconnected from another "Blake Drive", to be renamed to "Sweet Oak Court" (see sketch for details), requested by the Department of Emergency Services in the interest of Public Safety.

STREET RENAMING PROCEDURE

Metro Council changes street names through the adoption of an ordinance. The Planning Department is required to notify all property owners on the portion of the street proposed for renaming and to give owners the opportunity to provide written comments in support of or in opposition to the proposed name change. Properties with mailing addresses on the section of roadway to be renamed will continue to receive mail using the old street name for one year giving residents and businesses time to notify persons and entities they correspond with of the change in address.

APPLICATION INFORMATION

This application was submitted in the interest of Public Safety by the Department of Emergency Services to reduce confusion with the dispatching of emergency services to the area. It was received by the Planning Department on February 5, 2021, but was not initiated until February 23, 2021 due to an oversight and subsequent deferral. Notices were sent out on February 23, 2021 for the original request to all property with addresses or frontage on the effected streets. One email was received in opposition to the renaming, thus prompting a Public Hearing. Notice of the Planning Commission hearing was sent out on March 26, 2021 to all original recipients.



Metro Planning Commission Meeting of 04/8/21

FIRE MARSHAL RECOMMENDATION

Approve.

EMERGENCY COMMUNICATION CENTER RECOMMENDATION:

Approved.

METRO HISTORICAL COMMISSION RECOMMENDATION

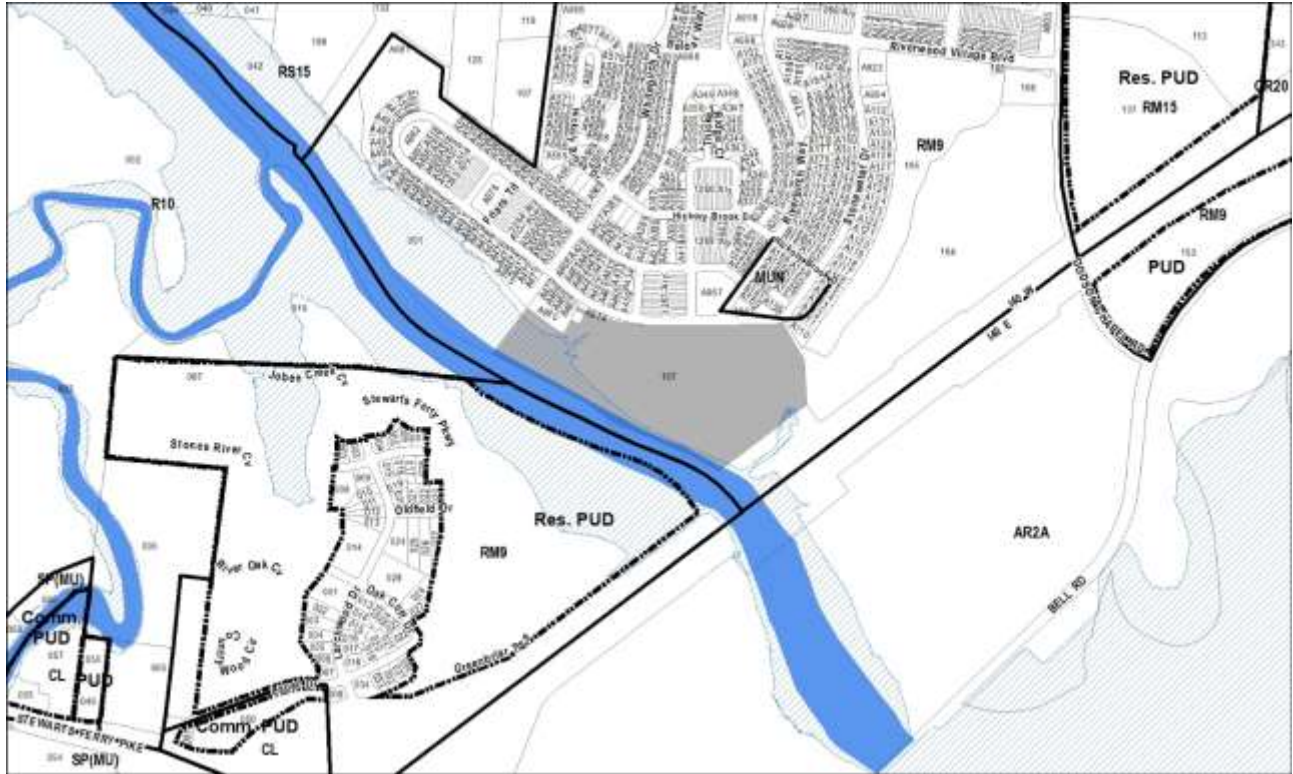
The Historical Commission staff neither approves nor disapproves this request. Per Ordinance No. BL2019-110, the Historical Commission staff will submit a report to the Metropolitan Council regarding any historical significance associated with the current/original street name upon filing of the legislation.

STAFF RECOMMENDATION

Staff recommends approval of renaming a portion of Blake Drive to "Sweet Oak Court."



Metro Planning Commission Meeting of 04/8/21



2004UD-002-011

VILLAGES OF RIVERWOOD SECTION M (MODIFICATION)

Map 097, Parcel(s) 167

14, Donelson - Hermitage - Old Hickory

14 (Kevin Rhoten)



**Project No.
Project Name**

**Urban Design Overlay 2004UD-002-011
Villages of Riverwood – Section M
(Modification)**

**Council District
School District
Requested by**

14 – Rhoten
4 – Little
Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.

Deferrals

This item was deferred at the October 22, 2020, December 10, 2020, January 21, 2021, February 11, 2021, February 25, 2021, March 11, 2021, and March 25, 2021, Planning Commission meetings. A public hearing was held at the October 22, 2020, and March 25, 2021, Planning Commission meetings and was closed at the March 25, 2021, meeting.

**Staff Reviewer
Staff Recommendation**

Elliott
Approve with conditions.

APPLICANT REQUEST

Modify the Villages of Riverwood Urban Design Overlay District.

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 Multi-Family Residential (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.

Existing Zoning

Multi-family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre.

Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of the Zoning Code.

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

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.



Metro Planning Commission Meeting of 04/8/21



Proposed Site Plan – Section M is subject area



Metro Planning Commission Meeting of 04/8/21

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.

T3 Suburban Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. The OS Policy is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals. The open space policy here recognizes open space that was reserved with the 2004 UDO Master 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. The Conservation Policy here recognizes streams and significant slopes.

SITE CONTEXT AND PLAN DETAILS

The site is in the Villages of Riverwood development off Hoggett Ford road in Hermitage. The subject site is at the rear of the development, being the most southern point of the UDO. The site is bounded by I-40 to the south-east and the Stones River to the south-west. The subject site is approximately 23.35 acres, is currently vacant, and there are two streams that traverse the property from north to south into the Stones River. The majority of the Master Plan has been built out with one section of the plan under construction now. The subject property is the last section of the Master Plan to begin construction.

Existing entitlements

Urban Design Overlay (UDO) to allow for the development of 1,978 residential units, 45,000 square feet of mixed-use commercial, and two type 'B' billboards on 219.8 acres. The subject site, designated as Section M, was approved for 776 units (2,328 beds) of assisted living facility.

Site Plan

The plan would modify the standards of the UDO by replacing the 776 units of assisted living approved for this portion of the UDO with 210 multi-family residential units. Multi-family residential is a use already permitted by the UDO and consistent with the underlying RM9 zoning. The proposed plan establishes an additional building typology in the Master Plan that would be built in this last remaining section. The request modifies the UDO to establish design guidelines that would regulate future development of this site.

The proposed building typology, Building Type 10, is an attached townhouse style of unit. Standards are included indicating that the parking will either be in individual garages or surface parked to the rear of the units. The standards would require the proposed 210 townhouse units to be



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served by private drives with sidewalks. The plan includes a standard that units near Stonewater Drive are to be oriented towards Stonewater Drive and shall be limited to a maximum building height of two stories. The remainder of the units, not oriented to Stonewater Drive, are limited to a maximum building height of three stories. A standard is included requiring the internal units to be oriented towards common courtyards or open space. The plans also require that an internal sidewalk network be provided with the development of the subject site. Compliance with all regulatory standards must be demonstrated at the time of final site plan application.

The Master Plan for this UDO includes a condition that the applicant would provide a Dedicated Conservation Greenway Public Access Trail Easement Area as approved by Metro Greenways prior to the UDO final site plan approval by the Planning Commission. The proposed UDO modification does not alter this requirement and this requirement will be reviewed for with the final site plan application.

ANALYSIS

The proposed development is consistent with the intent of Suburban Neighborhood Evolving to provide a diversity of housing options in a suburban form. Orienting units towards public streets, open space, or common courtyards is consistent with T3 NE policy. The proposed multi-family units would generate less daily vehicle trips than the currently approved assisted living facility. Staff is recommending an additional regulating standard be included that requires the final site plan to avoid the environmentally sensitive areas that are recognized with the Conservation policy.

The Planning Commission heard this item at its October 22, 2020, meeting and deferred the item to the December 10, 2020, Planning Commission meeting to allow time for the applicant to hold a community meeting. The applicant has requested deferrals beyond the December 10, 2020 meeting to allow additional time for community outreach. Since the October 22, 2020, Planning Commission meeting, the applicant has held several virtual community meetings. The Planning Commission heard the item at the last meeting on March 25, 2021, and deferred to ensure that the standards as included are appropriate and in keeping with the issues expressed. Staff has reviewed the standards and found that the architectural standards are consistent with the standards for other townhomes. Additionally, staff has added conditions requiring public streets within this section and addressing the need for a TIS.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire department access roads shall comply with the current adopted fire code at the time of construction. Fire Department access roads shall have an unobstructed clear width of 20'. Where a fire hydrant is located on a fire apparatus access road the minimum width shall be 26' exclusive of shoulders. Aerial Fire Apparatus access shall be provided for any structure 30 feet or greater in height. Fire lane signage shall be provided in accordance with the adopted fire codes.

STORMWATER RECOMMENDATION

Approve with conditions

- Must comply with regulations set at the time of final submittal.



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WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve 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. Comply with MPW traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- TIS may be required at time of development.

Maximum Uses in Existing Zoning District: **RM9 (UDO)**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living (254)	23.35	-	776 Units (2328 Beds)	6053	443	606

Maximum Uses in Proposed Zoning District: **RM9 (UDO)**

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)	23.35	-	210 U	1547	97	115

Traffic changes between maximum: **RM9 (UDO) and RM9 (UDO)**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-4506	-346	-491

METRO SCHOOL BOARD REPORT

Projected student generation existing **RM9 (UDO) district: 0 Elementary 0 Middle 0 High**

Projected student generation proposed **RM9 (UDO) district: 15 Elementary 13 Middle 8 High**

The proposed RM9 (UDO) zoning is expected to generate 36 additional students than the existing RM9 (UDO) zoning. Students would attend Tulip Grove Elementary School, Dupont Tyler Middle School, and McGavock 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.

CONDITIONS

1. Permitted uses for this portion of the UDO shall be limited to 210 multi-family residential units.
2. Any new street included in this section of the development is required to be public.

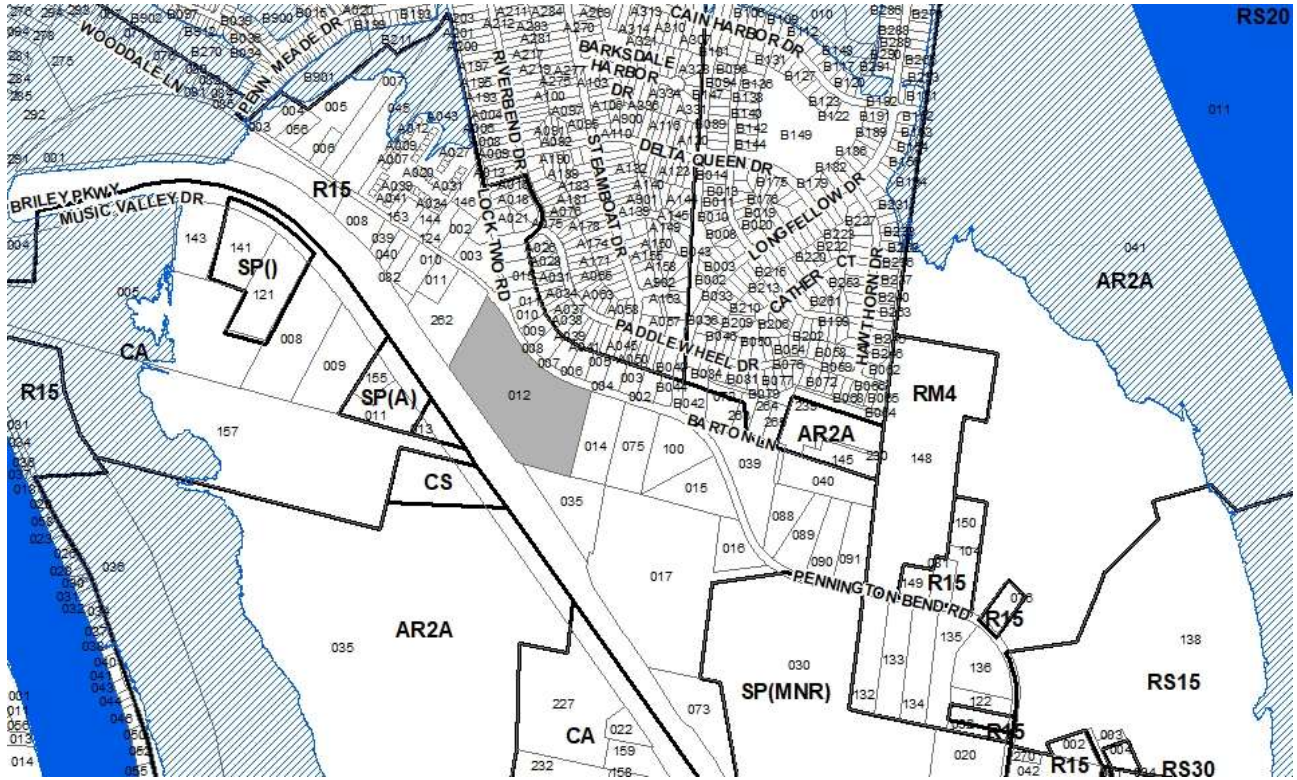


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3. If public streets/ infrastructure for mobility is required within this development, then the improvements should be designed and constructed per MPW standards and specifications for roads, alleys, sidewalks, etc.
4. Buildings will face the exterior public street (Stonewater Drive) with rear parking and access from a public alley and all interior units will front onto interior open space and with rear parking and access from a public alley. Interior units may also front on public streets.
5. A Traffic Study will be required with the submittal of the final site plan for this section.
6. The final site plan shall avoid the environmentally sensitive areas that are recognized with the Conservation policy.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.



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2020Z-143PR-001

Map 062, Parcel(s) 012

14, Donelson - Hermitage - Old Hickory

15 (Jeff Syracuse)



Project No. **Zone Change 2020Z-143PR-001**
Council District 15 – Syracuse
School District 4 – Little
Requested by CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.

Deferrals This item was deferred at the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer to the April 22 2021, Planning Commission meeting.*

APPLICANT REQUEST
Zone change from R15 to RS10.

Zone Change
A request to rezone from One and Two-Family Residential (R15) to Single-Family Residential (RS10) zoning for property located at 2600 Pennington Bend Road, approximately 530 feet west of Longfellow Drive (11.64 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the April 22, 2021, Planning Commission meeting at the request of the applicant.



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2021Z-029PR-001

Map 092-04, Parcels 272

09, Downtown

19 (Freddie O'Connell)



Project No. **Zone Change 2021Z-029PR-001**
Council District 19 - O'Connell
School District 5 - Buggs
Requested by Branden Development LLC, applicant and owner.

Deferrals This request was deferred from the March 25, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Zone change from RS3.75 to R6.

Zone Change

A request to rezone from Single-Family Residential (RS3.75) to One and Two-Family Residential (R6) zoning for property located at 928 11th Avenue North, approximately 150 feet south of Jackson Street and located within the Phillips-Jackson Street Redevelopment District Overlay (0.16 acres).

Existing Zoning

Single-Family Residential (RS3.75) requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre. *RS3.75 would permit a maximum of one residential unit.*

Proposed Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of one duplex lot for a total of two units.*

DOWNTOWN COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Supplemental Policy

This site is located within the Hope Gardens Neighborhood supplemental policy area (09-T4-DN-HG-01). The intent of the policy is to preserve the Hope Garden's historic character while accommodating a mix of new housing and new mixed-use development at appropriate locations specified in the plan. Hope Gardens contains five different policies: Urban Community Center (T4-CC) along the edges of Jefferson Street and Rosa L. Parks Boulevard; Urban Neighborhood Center (T4-NC) on the small commercial center located around 10th Avenue North, Locklayer Street, and



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Jackson Street; Urban Neighborhood Evolving (T4-NE) on four areas expected to or already developed at higher intensity or form than the majority of the neighborhood; Urban Neighborhood Maintenance (T4-NM) on the majority of the neighborhood to recognize its existing block, lot pattern, and historic housing stock; and Open Space (OS) on the neighborhood park located at the corner of Philips Street and Warren Street.

ANALYSIS

Staff finds that the proposed R6 zoning district at this location is not consistent with the T4-NM or the Hope Gardens Neighborhood supplemental policy. The site is located midblock and interior to the larger supplemental policy area. The T4-NM policy was applied to this area in order to maintain the historic character, which includes single family homes on small lots. The proposed R6 zoning district could permit up to two units on one lot and is not consistent with the surrounding single-family character.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues will be addressed in the permit phase.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- A traffic study may be required at the time of development.

Maximum Uses in Existing Zoning District: **RS3.75**

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)	0.16	11.616 D	1 U	10	1	1

Maximum Uses in Proposed Zoning District: **R6**

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)	0.16	7.26 D	2 U	19	2	2

*Based on two-family lots

Traffic changes between maximum: **RS20 and R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+9	+1	+1



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METRO SCHOOL BOARD REPORT

Projected student generation existing RS3.75 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6 district: 0 Elementary 0 Middle 0 High

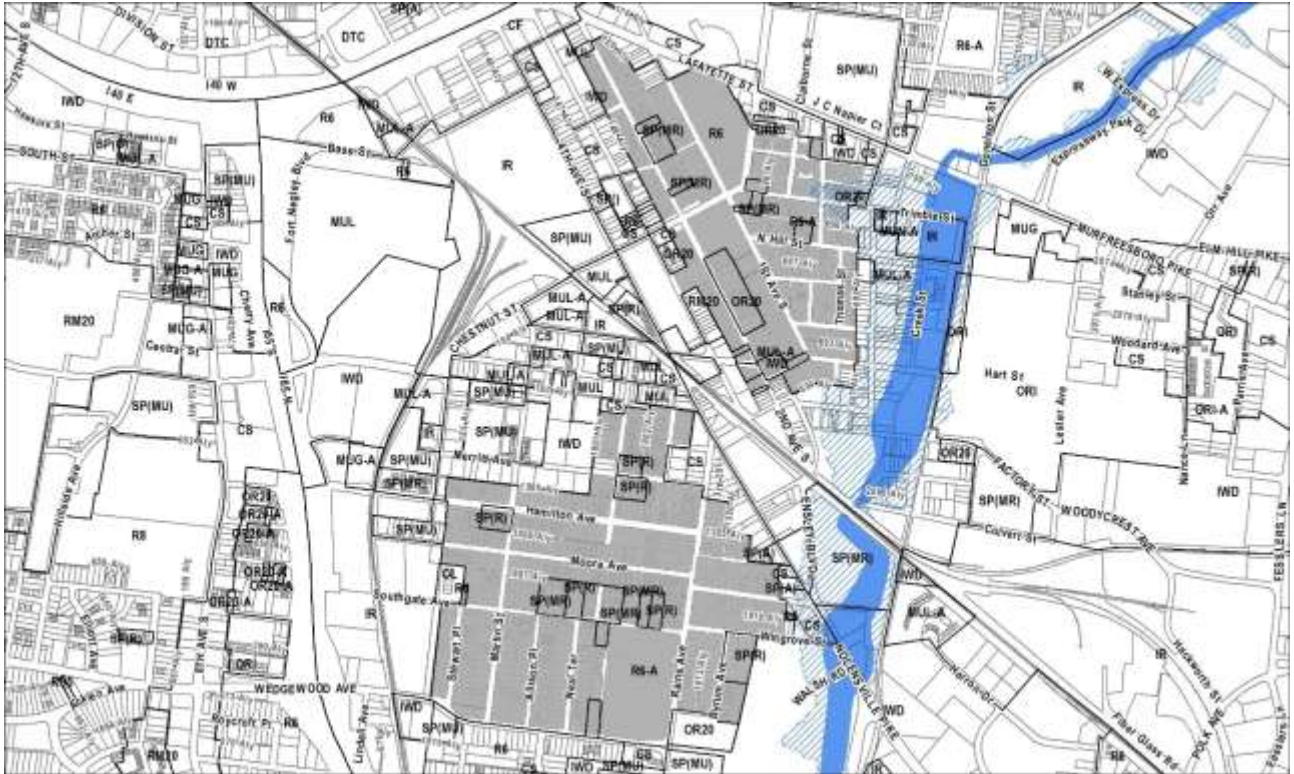
The proposed R6 zoning is not expected to generate additional students than what is typically generated. Students would attend Jones Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval.



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2021UD-001-001

WEDGEWOOD-HOUSTON CHESTNUT HILL URBAN DESIGN OVERLAY

Map 133-06, Parcel(s) 005

11, South Nashville

17 (Colby Sledge)



Project No. Urban Design Overlay 2021UD-001-001
Project Name Wedgewood-Houston Chestnut Hill Urban Design Overlay
Council Bill No. BL2021-635
Associated Case 2021Z-016PR-001
Council District 17 – Sledge
School District 05 – Buggs
Requested by Councilmember Colby Sledge, applicant; various owners

Deferrals This item was deferred at the February 11, 2021 and February 25, 2021, Planning Commission meetings. A public hearing was held and closed on February 25, 2021.

Staff Reviewer Jameson-Brooks
Staff Recommendation *Reopen the public hearing. Approve with conditions.*

APPLICANT REQUEST
Establish an Urban Design Overlay district.

Urban Design Overlay

A request to apply an Urban Design Overlay (UDO) District to various properties located south of Lafayette Street and north of Wedgewood Avenue, zoned Commercial Services (CS), Industrial Warehousing/Distribution (IWD), (Mixed Use Limited -Alternative (MUL-A), Office/Residential (OR20), One and Two-Family Residential (R6), One and Two-Family Residential-Alternative (R6-A), Multi-Family Residential-Alternative (RM20-A), and Specific Plan (SP) (188.28 acres).

Existing Zoning

One and Two-family Residential and Alternative (R6 and R6-A) requires a minimum 6,000 square foot lot and is intended for single and two-family dwellings at a density of 7.71 dwelling units per acre, including 25 percent duplex lots. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

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

Mixed Use Limited-Alternative (MUL-A) is intended for a moderate intensity mixture of residential, retail, and office uses. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Office and Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.



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Specific Plan (SP) 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.

Proposed Overlay Zoning

Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of the Zoning Code.

CRITICAL PLANNING GOALS

The purpose of the Wedgewood-Houston Chestnut Hill UDO is to preserve the essential, defining qualities of the Wedgewood-Houston and Chestnut Hill neighborhoods while addressing increasing demand for residential capacity in the area. The UDO outlines a carefully calibrated approach to neighborhood development, focused on contextual growth over time. In addition, it prioritizes flexibility and diversity of housing types by incentivizing small multi-unit developments in specific places compatible with the existing urban fabric.

WEDGEWOOD HOUSTON CHESTNUT HILL PLANNING STUDY

In 2019, the Wedgewood Houston Chestnut Hill (WHCH) Planning Study was adopted by the Planning Commission. The study was developed through a participatory process that involved the collaboration of planning staff with community stakeholders to establish a clear vision and provide detailed information and solutions to guide the future physical and regulatory characteristics of these two neighborhoods.

During the planning process, it became clear that more detailed guidelines for redevelopment in Character Areas 2 and 3 (the primarily residential portions of the study area) were necessary. The Planning Study identified key issues - affordability and displacement, and community character - to be addressed through best practices of planning and design in these areas. Therefore, a core recommendation from the study was to establish a contextual residential infill Urban Design Overlay (UDO) paired within appropriate zone changes to achieve desired objectives.

Figure 3: Character Area & Subdistrict Map

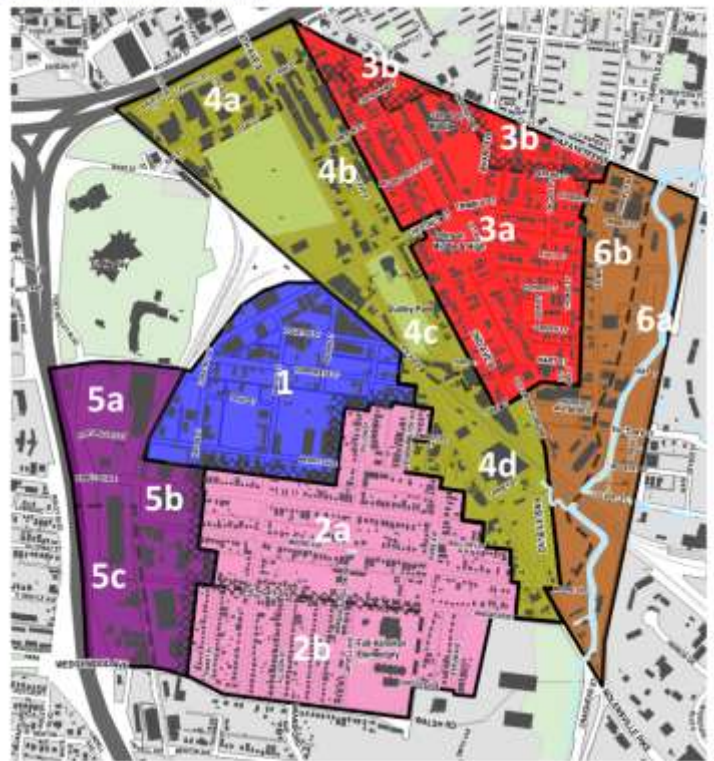


Figure 1: Character Area Map from 2019 WHCH Planning Study



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SOUTH 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.

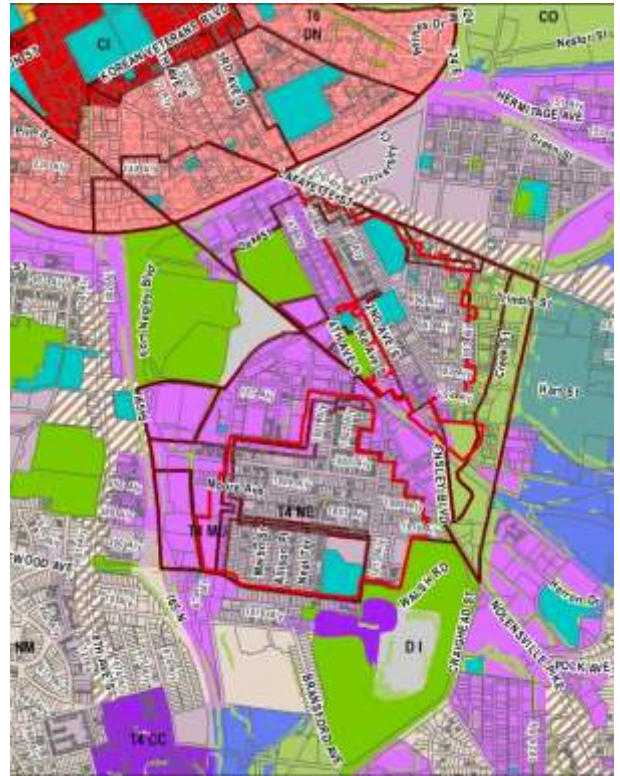


Figure 2: Policy Map Demonstrating T4 Urban Evolving Neighborhood

SITE CONTEXT AND PLAN DETAILS

The 0.3 sq. mi. (188.28 acre) site encompasses the rapidly growing residential neighborhoods of Wedgewood-Houston and Chestnut Hill as well as the 2nd Avenue South corridor between Lafayette Street and Hart St. The core of the site is predominantly residential, with mixed-use, commercial and office uses along the corridors and at key intersections. It is flanked by light industrial, commercial, and support uses to the northeast on Lafayette Street, to the west along the CSX rail line, and along 4th Avenue South-Nolensville Pike.

The Major and Collector Street Plan identifies Wedgewood Avenue, 4th Avenue South, and 2nd Avenue South as Urban (T4) Arterial Boulevards within the site. In addition, Lafayette Street, Hart Street, and Lewis Street are designated Urban (T4) Collectors. The site is proximate to I-65 to the west and I-40 to the north.



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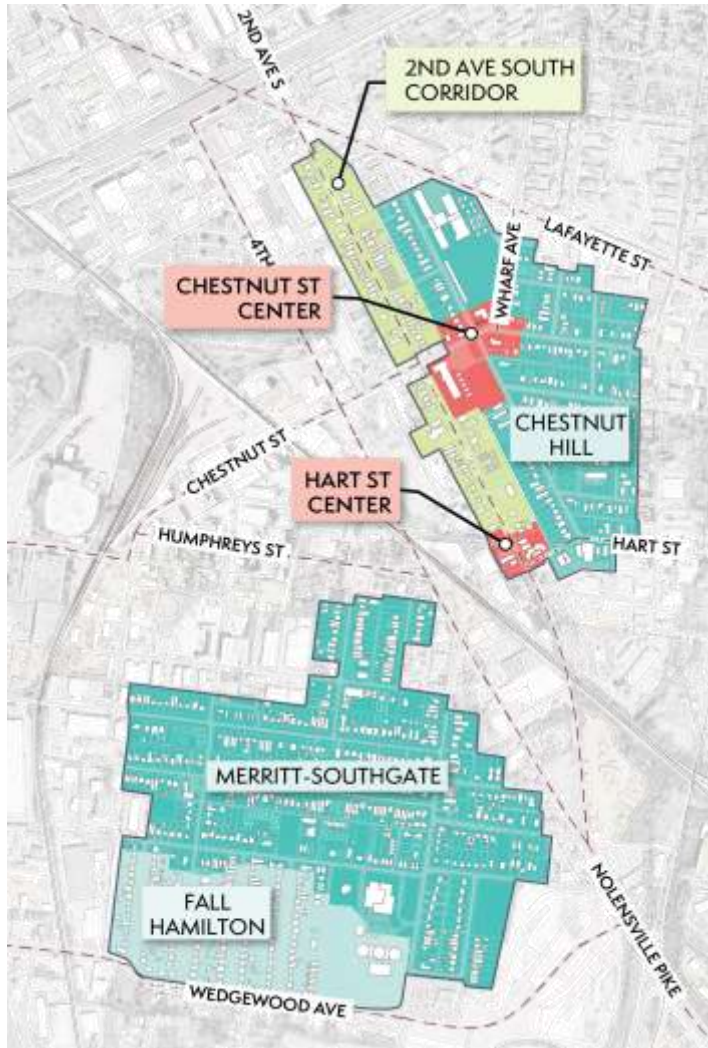


Figure 3: Framework Plan from WHCH UDO Document

Site Plan

The Wedgewood-Houston Chestnut Hill Urban Design Overlay (WHCH UDO) was created as an implementation tool of the WHCH Planning Study that recommended the development of a contextual infill UDO for Character Areas 2 and 3 of its study area.

The UDO outlines the following goals:

- Provide a framework for a contextual urban neighborhood change in Nashville that prioritizes housing affordability & diversity & sustainable growth.
- Guide flexibility in housing in Chestnut Hill and Merritt-Southgate to address housing demand and affordability.
- Preserve the small scale, single-family character of the Fall-Hamilton neighborhood (Southgate to Wedgewood Ave.) while allowing for some compatible infill.
- Encourage the intersections of Second Ave. South with Chestnut Street and Hart Street to continue to develop as mixed-use neighborhood centers that support the surrounding area with walkable, daily uses.

The UDO standards are organized into two sections:

1. UDO standards: These standards apply to all properties within the UDO and include general best practices for the design of walkable, urban neighborhoods.
2. Character area specific standards: These standards guide the development of a specific neighborhood, corridor, or center, and utilize height, massing, and impervious surface ratio to ensure a uniform pattern of development that correspond to the Study Plan's guidance.

ANALYSIS

The proposed Urban Design Overlay (UDO) guides infill development in a rapidly evolving area of South Nashville. It supports and provides standards for a mixture of housing types to ensure appropriate development patterns and intensity, given the land use policy, existing infrastructure, and proximity to arterial boulevards and corridors.

The Urban Neighborhood Evolving policy describes successful infill development as considering and being sensitive to things such as timing and elements of the existing developed character; such as the street network, block structure, and proximity to Centers and Corridors.



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Paired with base zone changes, the UDO provides a necessary tool for implementing the goals of the WHCH Planning Study—namely, mitigating housing unaffordability and displacement and retaining neighborhood character. While the base zone change may help address the unaffordability and displacement issue through entitlements for greater density, the standards within the UDO ensure development of an appropriate height, massing, and density that retain the neighborhood character.

Two substantive changes have been made to the UDO following the public review period. First, the parcels at 1011, 1013, 1015, 1017, 1019, 1302, 1304, 1306, and 1308 1st Avenue South, have been removed from the UDO boundary. Secondly, the effective date of the UDO will occur on June 8, 2021, to follow passage of the bill at Metro Council and the Mayor's signature.

Since the deferral on February 25, staff has participated in three neighborhood association meetings with both Wedgewood-Houston and Chestnut Hill as well as several individual and small group meetings with neighborhood leaders, property owners, and constituents. Substantial edits have been made to the document in response to these meetings, including the removal of 49 and 51 Wharf Ave from the UDO boundary.

Through ongoing engagement with TAG (Trimble Action Group) and SNAP (South Nashville Action People), the neighborhood associations for Chestnut Hill and Wedgewood-Houston respectively, many issues with the UDO and associated zone change have been resolved. However, these groups have two outstanding concerns, listed below:

- 1) TAG is not supportive of the proposed NS zoning district designation for Chestnut Hill and would like to retain the right to have owner-occupied short-term rentals in Chestnut Hill.
- 2) SNAP is concerned about the right to neighborhood centers that was outlined in the 2019 Planning Study and would like them to happen at 1401, 1403, and 1407 Pillow St., and 601, 602 and 604 Moore Ave.

Staff finds the proposed UDO, including the removal of properties at 49 and 51 Wharf Ave, and 1011, 1013, 1015, 1017, 1019, 1302, 1304, 1306, and 1308 1st Avenue South, from the UDO boundary and the decision to have the effective date follow council passage and the Mayor's signature, to be consistent with the policy guidance. A substitute ordinance reflecting the revised boundary, updated UDO document, and housekeeping changes to the caption will be filed.

FIRE MARSHAL RECOMMENDATION

Approve

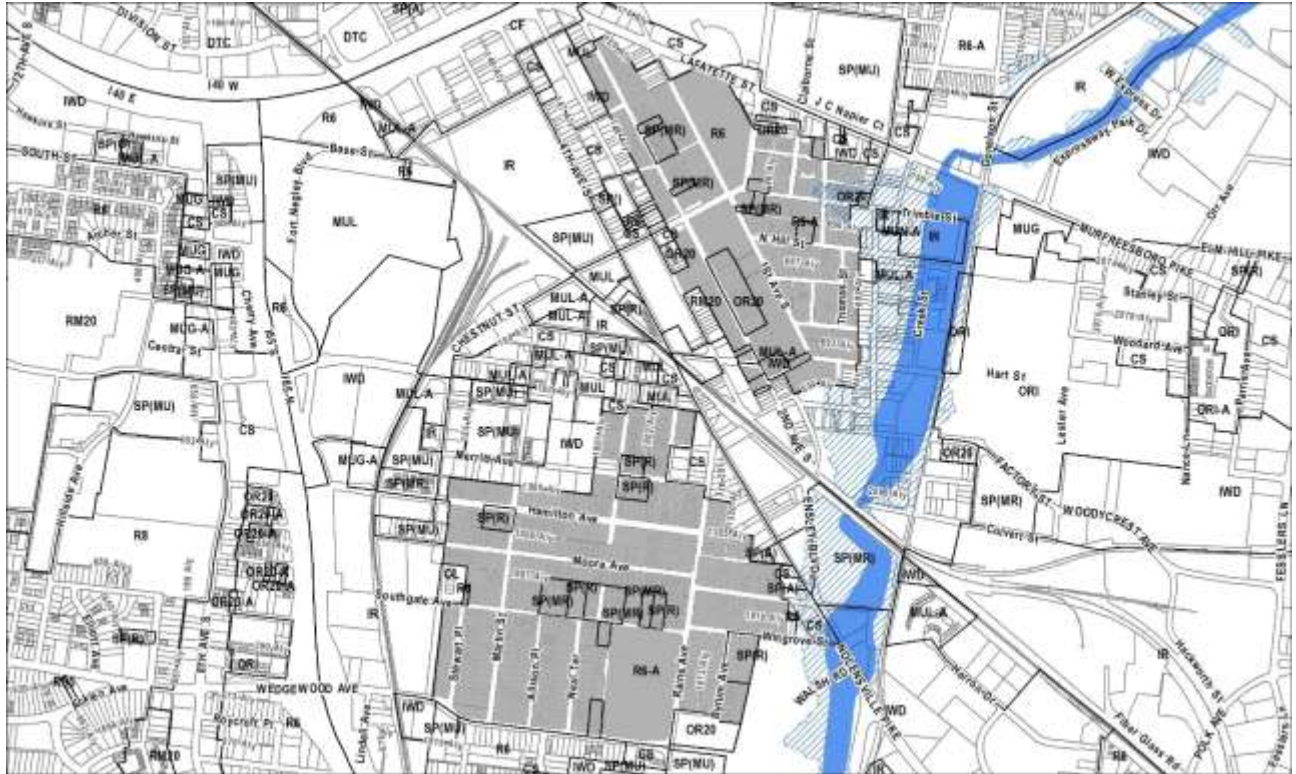
STAFF RECOMMENDATION

Staff recommends the public hearing be reopened and approval with the following conditions:

1. Removal of properties at 49 and 51 Wharf Ave, 1011, 1013, 1015, 1017, 1019, 1302, 1304, 1306, and 1308 1st Avenue South, from the boundary
2. Amendment of the UDO document to incentivize the retention of existing structures by incorporating new thresholds or triggers that respect the existing conditions to a site, such as driveway width and existing setbacks, that might otherwise not comply with the UDO, if a project is retaining or enhancing an existing structure.
3. Adherence to an effective date of June 8, 2021, following Metro Council passage and the Mayor's signature.



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2021Z-016PR-001
Various Maps, Various Parcels
11, South Nashville
17 (Colby Sledge)



Project No. 2021Z-016PR-001
Council Bill No. BL2021-634
Associated Case 2021UD-001-001
Council District 17– Sledge
School District 5 – Buggs
Requested by Councilmember Colby Sledge, applicant; various owners

Deferrals This item was deferred at the February 11, 2021 and February 25, 2021 Planning Commission meetings. A public hearing was held and closed on February 25, 2021.

Staff Reviewer Jameson-Brooks
Staff Recommendation *Approve with removal of properties currently zoned SP and certain properties along Wharf Avenue and 1st Avenue S, if the UDO is approved. If the UDO is not approved, staff recommends disapproval. Staff also recommends reopening the public hearing.*

APPLICANT REQUEST

Zone change to various zoning districts on various properties associated with the Wedgewood-Houston Chestnut Hill Urban Design Overlay.

Zone change

A request to rezone from Commercial Service (CS), Industrial Warehousing/Distribution (IWD), Mixed Use Limited Alternative (MUL-A), Office and Residential (OR20), One and Two-family Residential (R6), One and Two-family Residential Alternative (R6-A), and Multi-Family Residential-Alternative (RM20-A) and Specific Plan (SP) to Mixed Use Limited-Alternative-No Short Term Rental (MUL-A-NS), Multi-family Residential-Alternative-No Short Term Rental (RM20-A-NS), Commercial Service-No Short Term Rental (CS-NS), and Office and Residential-No Short Term Rental (OR20-NS) for various properties located south of Lafayette Street and north of Wedgewood Avenue (188.33 acres).

Existing Zoning

One and Two-family Residential and Alternative (R6 and R6-A) requires a minimum 6,000 square foot lot and is intended for single and two-family dwellings at a density of 7.71 dwelling units per acre, including 25 percent duplex lots. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

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

Mixed Use Limited-Alternative (MUL-A) is intended for a moderate intensity mixture of residential, retail, and office uses. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.



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Office and Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Multi-family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

Specific Plan (SP) 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.

Proposed Zoning

Commercial Service-No Short Term Rental (CS-NS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses. Short term rental property, owner occupied and short term rental property, not owner occupied are prohibited.

Mixed Use Limited-Alternative-No Short Term Rental (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, and office uses. Short term rental property, owner occupied and short term rental property, not owner occupied are prohibited.

Office and Residential-No Short Term Rental (OR20-NS) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. Short term rental property, owner occupied and short term rental property, not owner occupied are prohibited.

Multi-family Residential-Alternative-No Short Term Rental (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. Short term rental property, owner occupied and short-term rental property, not owner occupied are prohibited.

SOUTH 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 need 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.

Civic (CI) is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI



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is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. The OS Policy is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

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.



Figure 4 T4 NE is the predominate policy within the area to be rezoned. Other policies include Conservation (CO), Civic (CI), Open Space (OS).



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Wedgewood-Houston Chestnut Hill Planning Study

In 2019, the Wedgewood-Houston Chestnut Hill (WHCH) Planning Study was adopted by the Planning Commission. The study was developed through a participatory process that involved the collaboration of planning staff with community stakeholders to establish a clear vision and provide detailed information and solutions to guide the future physical and regulatory characteristics of these two neighborhoods.

The study established six character areas - geographic sectors with common attributes and identities - to guide redevelopment. During the planning process, it became clear that more detailed guidelines for redevelopment in Character Areas 2 and 3 (the primarily residential portions of the study area) were necessary. Therefore, a key recommendation from the study was to establish a contextual residential infill Urban Design Overlay (UDO) paired within appropriate zone changes to achieve desired objectives.

Within the plan, base zoning districts are recommended for each character area and subdistrict to provide guidance on the suitable scale and intensity of new development.

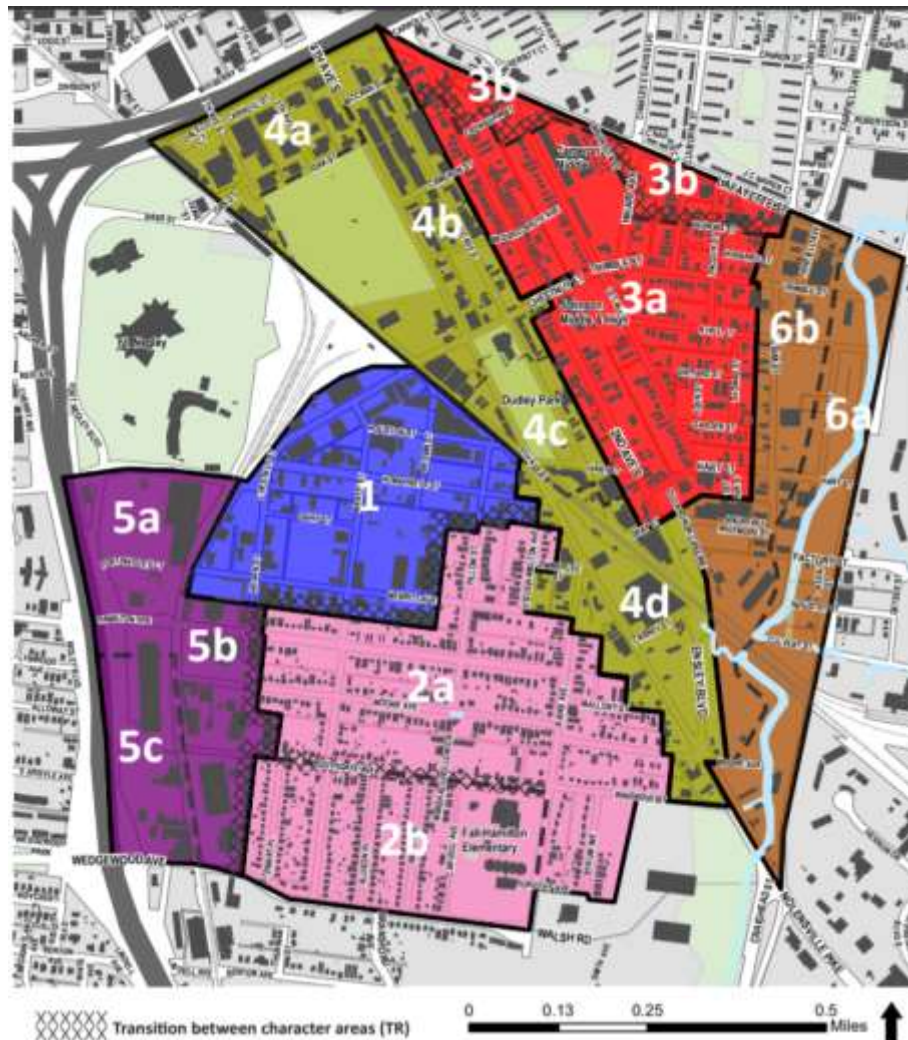


Figure 5 The Planning Study recommends pairing rezoning with a design overlay in 2a, 2b, & 3a to achieve intended objectives.



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The Wedgewood-Houston Chestnut Hill Planning Study argues that “to ensure that the design objectives associated with the Community Character Policies are realized through new development, rezoning is needed” (p.94). It identifies appropriate zoning districts for each Character Area and Subdistrict and provides guidance on when more intense zoning districts should be used (refer to Figure 3).

Specifically, for Character Areas 2 and 3, the plan states “to be effective, these UDOs should be paired with rezonings to increase entitlements in appropriate locations to achieve the mix of housing units envisioned by these character areas and subdistricts.”

Table 3: Character Area and Subdistrict Zoning Guidance

	APPROPRIATE ZONING DISTRICTS		RECOMMENDED MAXIMUM ZONING
1	MUN-A MUL-A	OR20-A OR40-A RM9-A to RM40-A	MUL-A Design-based zoning
2A	R6-A RM15-A**	RM20-A** RM40-A**	RM40-A** MUN-A for T4 NC
2B	R6-A	RM20-A**	RM20-A** MUN-A for T4 NC
3A	R6-A RM20-A**	RM20-A ***	RM20-A** RM20-A ***
3B	RM20-A RM40-A MUL-A	MUG-A OR20-A OR40-A	MUL-A* MUG-A

* in Transition
** with contextual infill UDO
*** for 2nd and Chestnut

This table provides general guidance for alignment between each Character Area and Subdistrict and appropriate zoning districts. No zone change is guaranteed. Exceptional circumstances may warrant different zoning districts, which may be less intense than indicated or which may warrant more intensity than the Maximum Recommended Zoning. Refer to each district's description for detailed guidance.

Figure 6 Character Area & Zoning Guidance from the 2019 WHCH Planning Study.
Note RM20-A is listed as appropriate in 2a, 2b, & 3a.

It notes “zone changes, including design-based zone changes to achieve these specific planning goals, will be evaluated based on their ability to achieve the envisioned future character, level of change proposed, extent of community support and benefit, and the particular characteristics of the property being rezoned” (p.94).

When considering re-zonings, the policy guidance identifies several factors for consideration, including the relationship of the site to centers and corridors, the size of the site, and the character of adjacent policy areas. The site includes several Urban Mixed-Use Corridors and Arterials (T4 CM; T4-AB): Chestnut St., 2nd Avenue South, and Hart Street, and is proximate to Lafayette Street, 4th Avenue South, and Wedgewood Ave.

ANALYSIS

Paired with the WHCH UDO, the proposed zone changes provide a necessary tool for implementing the goals of the WHCH Planning Study—namely, mitigating housing unaffordability and displacement and retaining neighborhood character. While the standards within the UDO ensure development of an appropriate height, massing, and density that retain the neighborhood character, the zone change lays the framework for mitigating unaffordability and displacement through entitlements for greater density.



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The specific zoning districts proposed, primarily RM20-A-NS within the neighborhoods and MUL-A-NS at neighborhood centers, match the recommendations of the Planning Study.

Through ongoing engagement with TAG (Trimble Action Group) and SNAP (South Nashville Action People), the neighborhood associations for Chestnut Hill and Wedgewood-Houston respectively, many issues with the UDO and associated zone change have been resolved. However, these groups have two outstanding concerns, listed below:

- 1) TAG is not supportive of the proposed NS zoning district designation for Chestnut Hill and would like to retain the right to have owner-occupied short-term rentals in Chestnut Hill.
- 2) SNAP is concerned about the right to neighborhood centers that was outlined in the 2019 Planning Study and would like them to happen at 1401, 1403, and 1407 Pillow St., and 601, 602 and 604 Moore Ave.

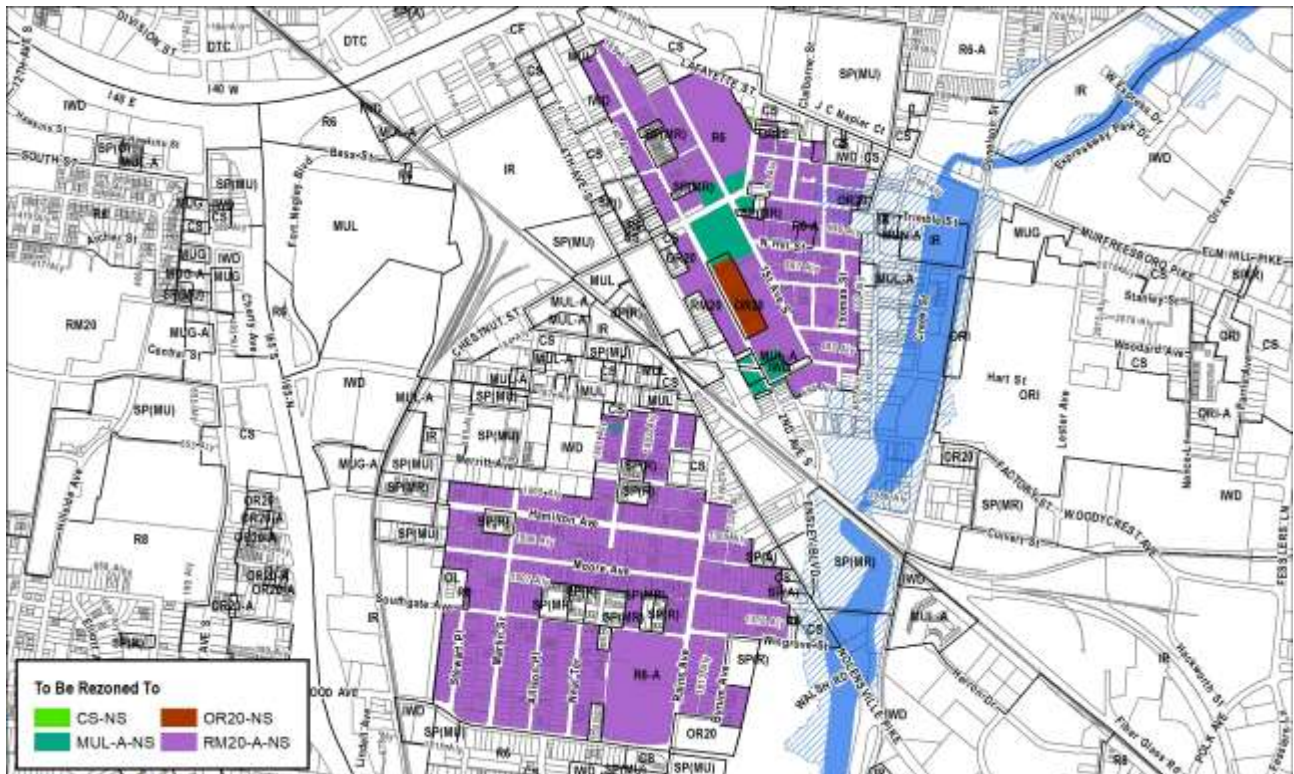


Figure 7: This map illustrates the changes that have been made to the rezoning boundary since the filing deadline. All properties zoned SP and the parcels at 49 and 51 Wharf Ave. and 1011, 1013, 1015, 1017, 1019, 1302, 1304, 1306, and 1308 1st Ave S. have been removed.

Since the filing deadline, all properties zoned SP as well as the parcels at 49 and 51 Wharf Avenue and 1011, 1013, 1015, 1017, 1019, 1302, 1304, 1306, and 1308 1st Avenue South were taken out of the boundary. These have been removed at the request of staff to reflect the objectives of the 2019 Planning Study and the desires of property owners obtained through the public review process. These modifications are appropriate. A substitute will be filed reflecting the updated boundaries, caption, and acreage.

Given the proximity to the corridor, surrounding policy districts, access opportunities, and policy guidance from the 2019 Planning Study, the proposed zoning districts are appropriate.



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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.

STAFF RECOMMENDATION

Staff recommends approval with the removal of properties currently zoned SP and properties at 49 and 51 Wharf Avenue and 1011, 1013, 1015, 1017, 1019, 1302, 1304, 1306, and 1308 1st Avenue South, if the UDO is approved. If the UDO is not approved, staff recommends disapproval.

Staff recommends reopening the public hearing for both the UDO (2021UD-001-001) and associated rezoning case (2021Z-016PR-001) that was closed following the deferral at the February 25, 2021 meeting.