

# Metropolitan Planning Commission



## Staff Reports

**April 22, 2021**



## Metro Planning Commission Meeting of 04/22/21

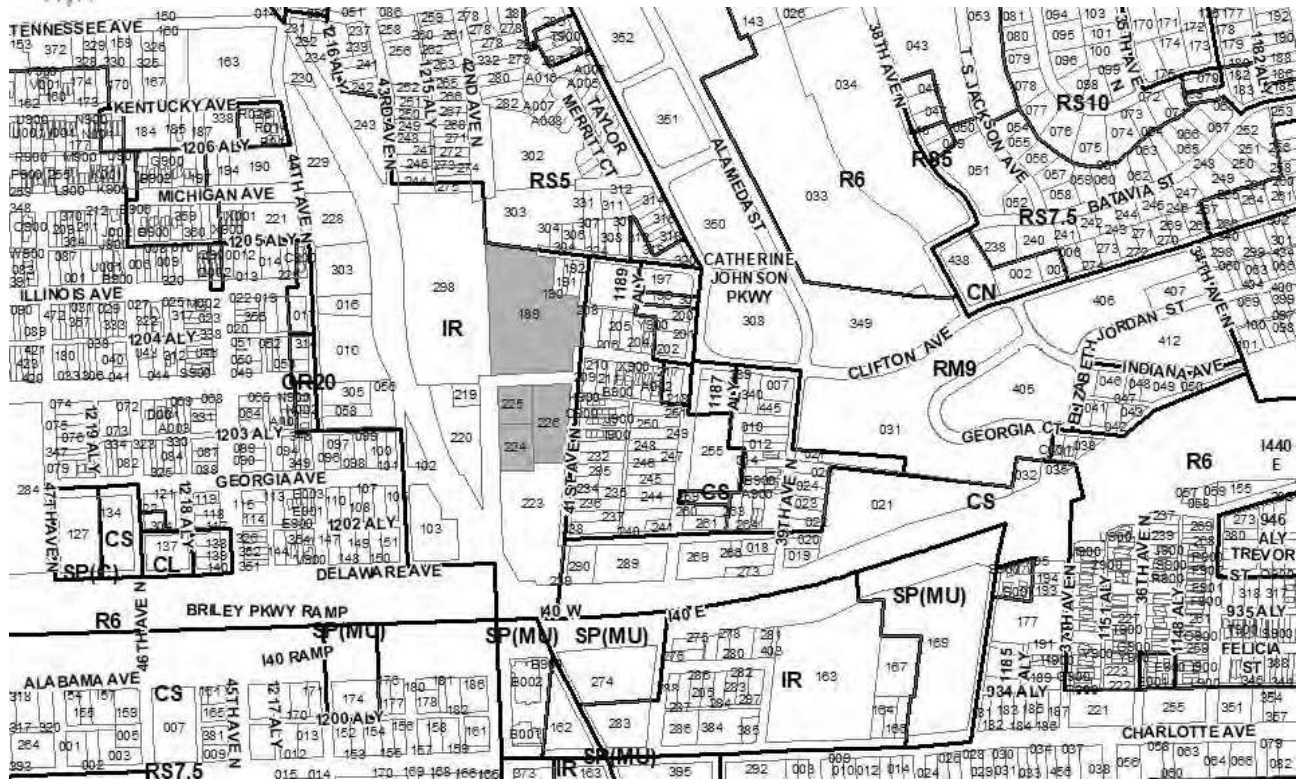
*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 04/22/21



**2021CP-008-001**

**NORTH NASHVILLE COMMUNITY PLAN AMENMENT**

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

08, North Nashville

21 (Brandon Taylor)



<b>Project No.</b>	<b>Major Plan Amendment 2021CP-008-001</b>
<b>Project Name</b>	<b>North Nashville Community Plan Amendment</b>
<b>Associated Case</b>	2021SP-004-001
<b>Council District</b>	21 – Taylor
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Kimley Horn, applicant; Hoosier Capital, L.P., owner.
<b>Deferrals</b>	This item was deferred at January 21, 2021, and April 8, 2021, Planning Commission meetings. No public hearing was held.
<b>Staff Reviewer</b>	McCullough
<b>Staff Recommendation</b>	<i>Defer to the June 10, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**  
**Amend the North Nashville Community Plan**

Plan Amendment

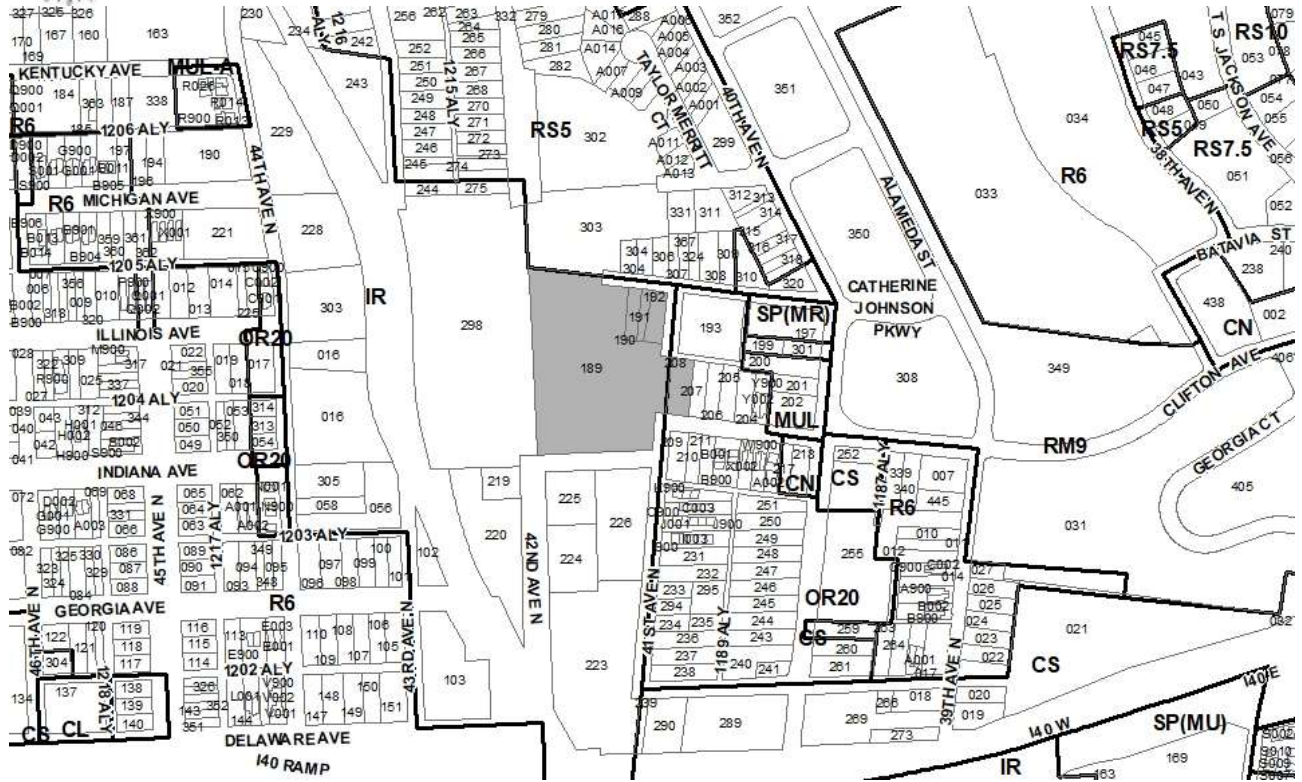
A request to amend the North Nashville Community Plan by changing from District Industrial (D IN) Policy to T4 Urban Mixed Use Neighborhood (T4 MU) Policy for properties located at 623 and 701 41st Ave N and 700 42nd Ave N, approximately 500 feet west of 40th Ave N, zoned IR (6.47 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 10, 2021, Planning Commission meeting.



# Metro Planning Commission Meeting of 04/22/21



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



**Project No.** Specific Plan 2021SP-004-001  
**Project Name** 41<sup>st</sup> Avenue North 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, and April 8, 2021, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Napier  
**Staff Recommendation** *Defer to the June 10, 2021, Planning Commission meeting.*

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**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) to permit 151 multi-family residential units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 10, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



**2021SP-018-001**

THIRD AND MONROE

Map 082-09, Parcel(s) 346

08, North Nashville

19 (Freddie O'Connell)





<b>Project No.</b>	<b>Specific Plan 2021SP-018-001</b>
<b>Project Name</b>	<b>3<sup>rd</sup> and Monroe</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Barge Cauthen and Associates, applicant; More on Third LLC, owner.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Preliminary SP to permit a multi-family development.**

Zone Change

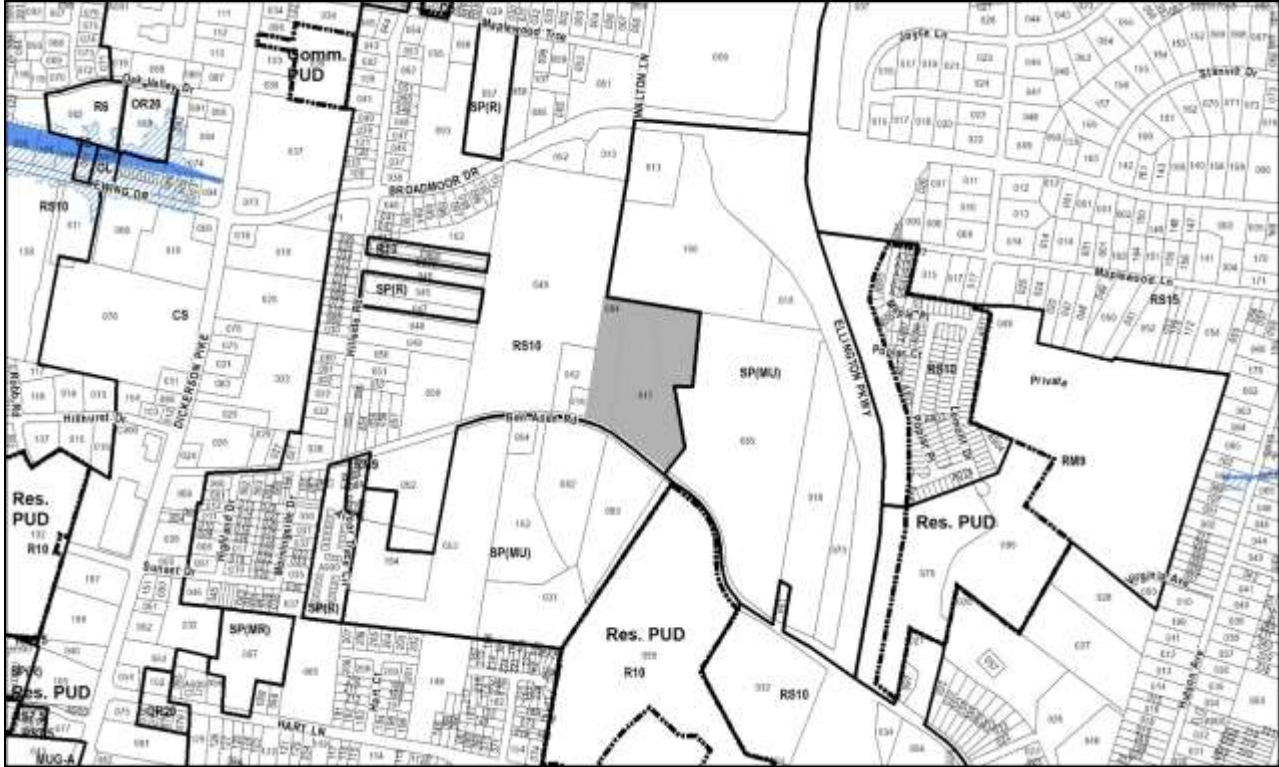
A request to rezone from Industrial Restrictive (IR) to Specific Plan (SP) zoning for property located at 1227 3rd Avenue North, at the southwest corner of Monroe Street and 3rd Avenue North (0.62 acres), to permit a multi-family development.

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 13, 2021, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 04/22/21



**2021SP-020-001**  
**BEN ALLEN RIDGE**  
Map 061, Parcel(s) 017, 084  
05, East Nashville  
08 (Nancy VanReece)



<b>Project No.</b>	<b>Specific Plan 2021SP-020-001</b>
<b>Project Name</b>	<b>Ben Allen Ridge</b>
<b>Council District</b>	08 – VanReece
<b>School District</b>	3 – Masters
<b>Requested by</b>	Alfred Benesch and Company, applicant; 301 Ben Allen, LLC, owner.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Preliminary SP to permit 245 multi-family residential units.**

Preliminary SP

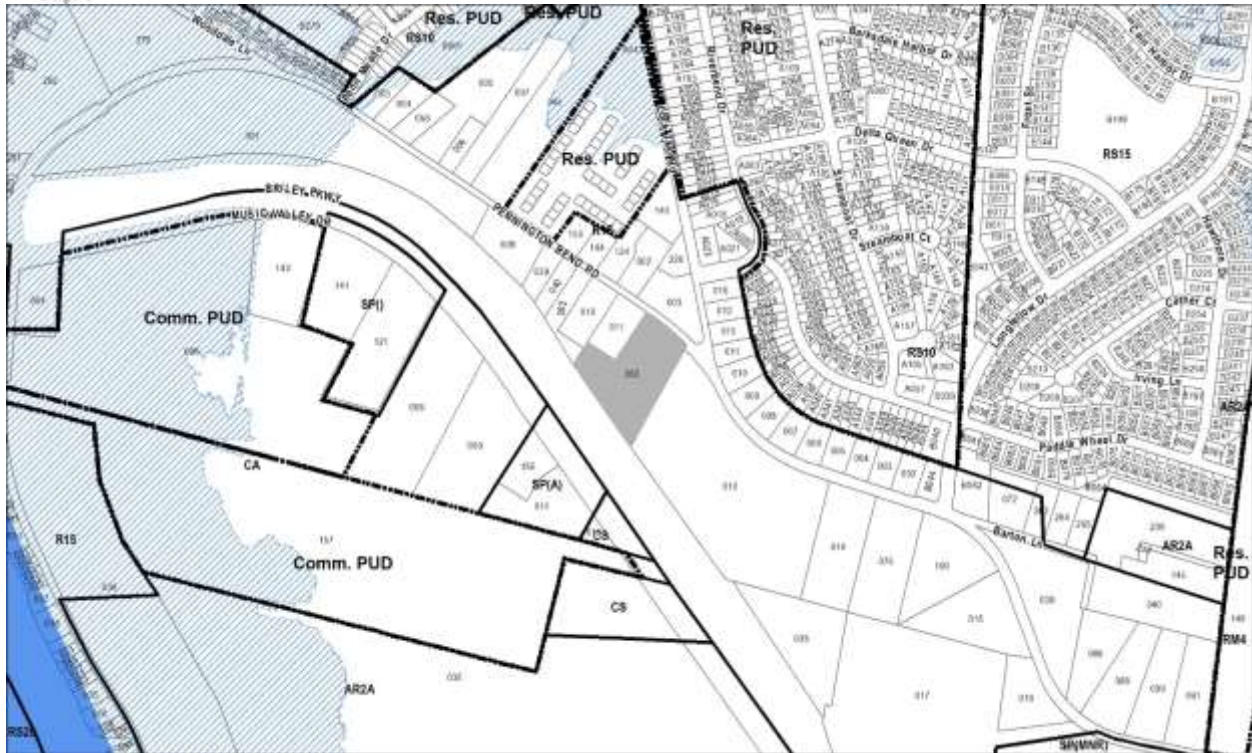
A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway, to permit 245 multi-family residential units (10.71 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 13, 2021, Planning Commission meeting as requested by the applicant.



## Metro Planning Commission Meeting of 04/22/21



**2021SP-021-001**

**PENNINGTON BEND COTTAGES**

Map 062, Parcel 262

14, Donelson – Hermitage – Old Hickory

15 (Jeff Syracuse)



<b>Project No.</b>	<b>Specific Plan 2021SP-021-001</b>
<b>Project Name</b>	<b>Pennington Bend Cottages</b>
<b>Council District</b>	15 – Syracuse
<b>School District</b>	4 – Little
<b>Requested by</b>	Dale and Associates, applicant; Vineyard Homes LLC, owner.
<b>Deferrals</b>	This request was deferred from the April 8, 2021, Planning Commission meeting. No public hearing was held.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the May 27, 2021, Planning Commission meeting.</i>

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**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 units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 27, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



### **2021SP-026-001**

121 MADISON STREET – SELF STORAGE

Map 082-09, Parcel 458

08, North Nashville

19 (Freddie O’Connell)



<b>Project No.</b>	<b>Specific Plan 2021SP-026-001</b>
<b>Project Name</b>	<b>121 Madison Street – Self Storage</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Preliminary SP to permit a self-service storage use.**

Zone Change

A request to rezone from Industrial Restrictive (IR) and Industrial General (IG) to SP zoning for property located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self-service storage use.

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 13, 2021, Planning Commission hearing.



**NO SKETCH**





**Project Nos.  
Project Name**

**Text Amendment 2020Z-013TX-001  
Owner Occupied Short Term Rental  
Overlay District**

**Council Bill No.  
Council District  
School District  
Requested by**

BL2020-504  
Countywide  
Countywide  
Councilmember Freddie O’Connell

**Deferrals**

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

**Staff Reviewer  
Staff Recommendation**

Shepard  
*Defer to the June 24, 2021, Planning Commission meeting.*

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**APPLICANT REQUEST**

Amend the Zoning Code to create an Owner Occupied Short Term Rental Overlay District.

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 24, 2021, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 04/22/21



**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)



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

**Deferrals** This item was deferred from the March 25, 2021 and the April 8, 2021, Planning Commission meetings. No public hearing was held.

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

**APPLICANT REQUEST**

**Final plat to create four non-residential lots.**

Final Plat

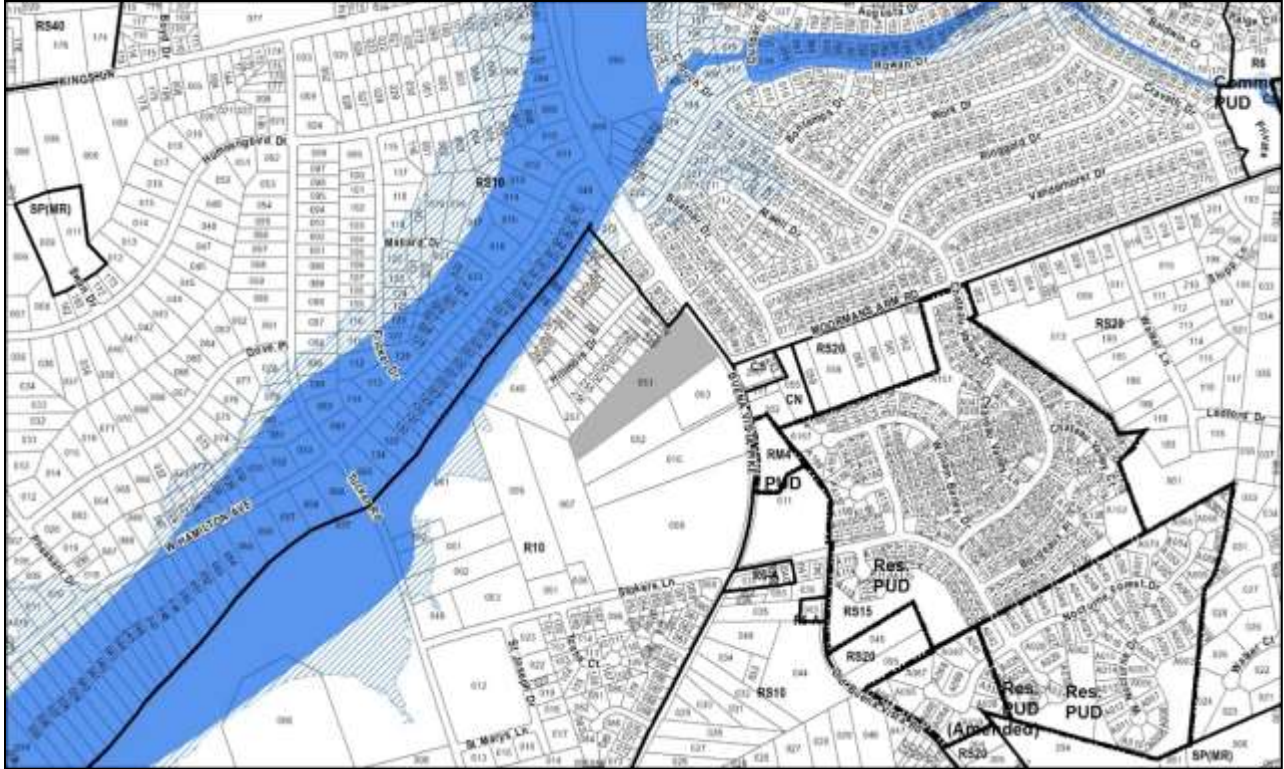
A request for final plat approval to create four lots on properties located at 1785 Reynold’s Road and 1922 Old Murfreesboro Pike, approximately 2,000 feet north of Smith Springs Road, zoned Industrial Restrictive (IR) (49.02 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 13, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



**2021S-060-001**

**SCRUGGS ESTATE**

Map 059-14, Parcel(s) 051

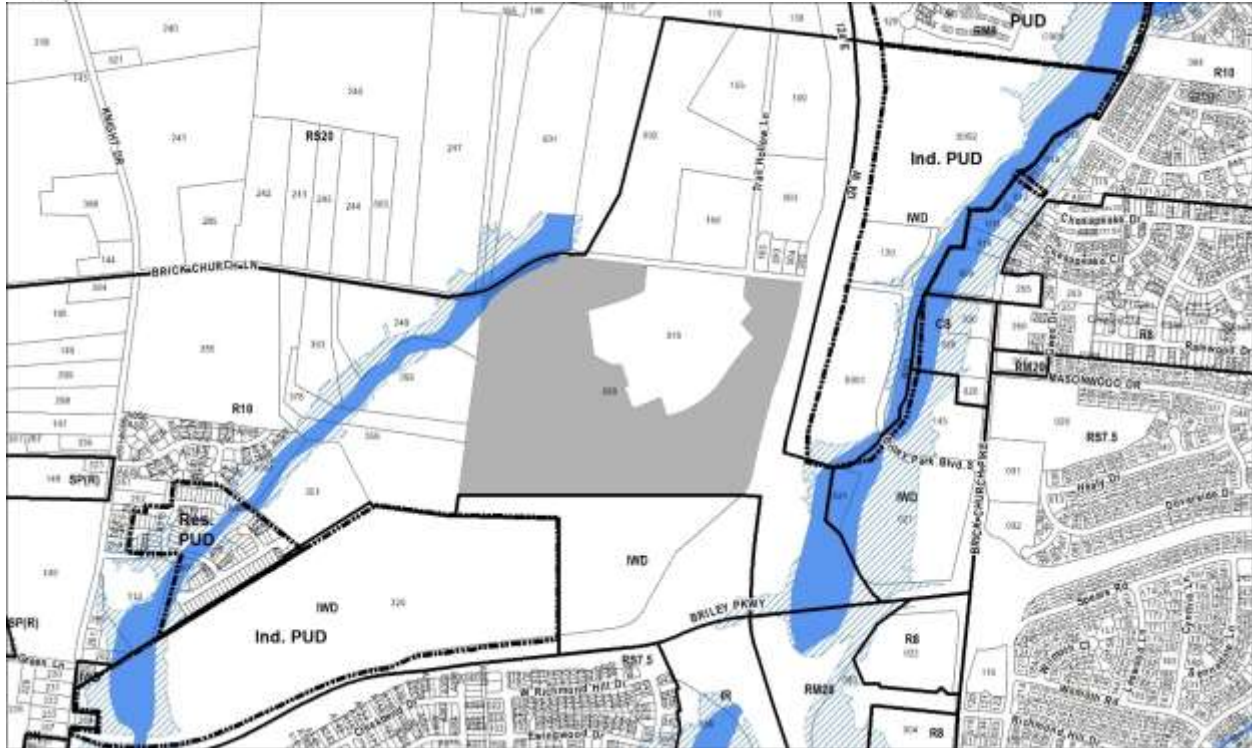
03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyontzé Toombs)





## Metro Planning Commission Meeting of 04/22/21



**2021S-069-001**

**HEARTLAND NORTH**

Map 050, Parcel 099

03, Bordeaux – Whites Creek – Haynes Trinity

03 (Jennifer Gamble)



<b>Project No.</b>	<b>Final Plat 2021S-069-001</b>
<b>Project Name</b>	<b>Heartland North</b>
<b>Council District</b>	03 – Gamble
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Civil Site Clarksville, applicant; Parkwood Estates, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

**APPLICANT REQUEST**

**Concept plan to create up to 193 single-family residential cluster lots.**

Concept Plan

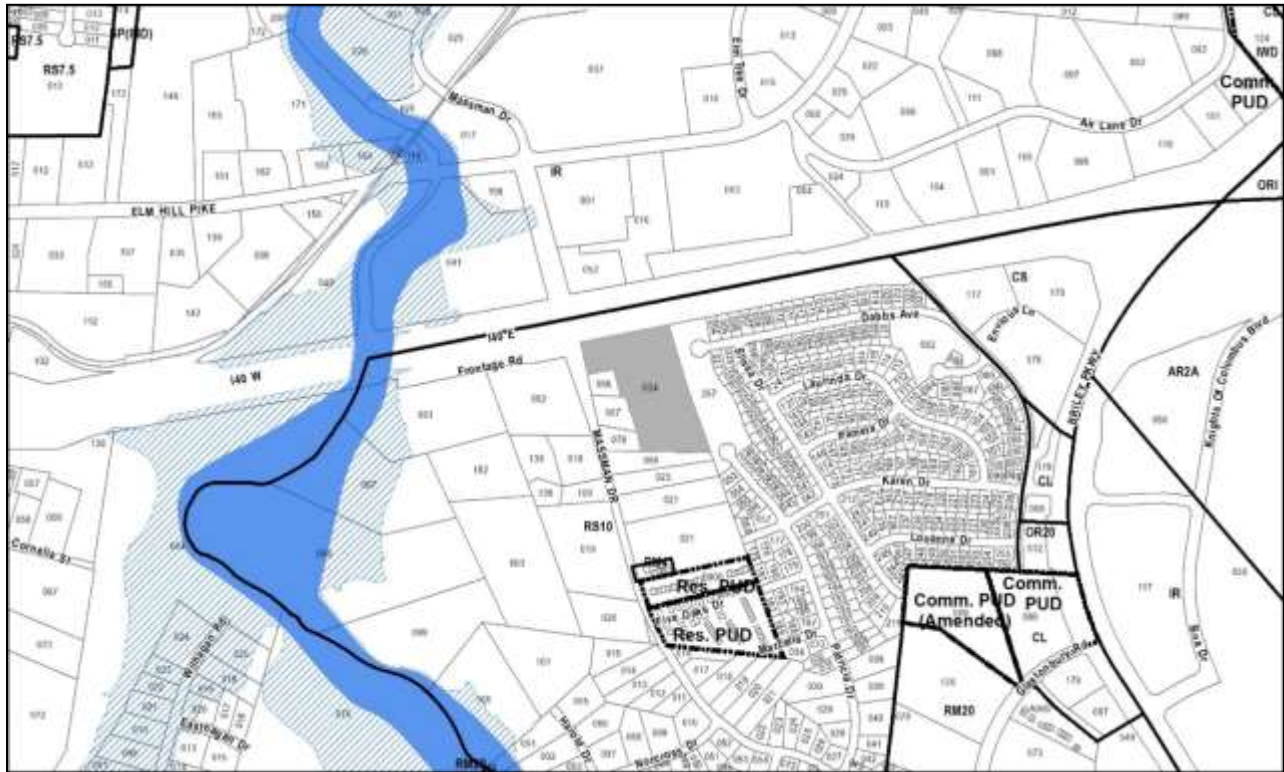
A request for concept plan approval to create 193 single-family cluster lots on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned One and Two-Family Residential (R10) (65.37 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 13, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



**2021S-072-001**

**MASSMAN HEIGHTS SUBDIVISION**

Map 107, Parcel(s) 024

13, Antioch – Priest Lake

13 (Russ Bradford)





<b>Project No.</b>	<b>Final Plat 2021S-072-001</b>
<b>Project Name</b>	<b>Massman Heights Subdivision</b>
<b>Council District</b>	13 – Bradford
<b>School District</b>	7 – Player - Peters
<b>Requested by</b>	Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**  
**Concept plan approval to create 28 lots.**

Concept Plan  
A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned Single-Family Residential (RS10) (8.23 acres).

**STAFF RECOMMENDATION**  
Staff recommends deferral to the May 13, 2021, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 04/22/21



### **2020Z-119PR-001**

Various Maps, Various Parcels

08, North Nashville

17 (Freddie O'Connell)



**Project No.** **Zone Change 2020Z-119PR-001**  
**Council District** 19 – O’Connell  
**School District** 1 – Gentry  
**Requested by** Councilmember Freddie O'Connell, applicant; various property owners.

**Deferrals** This item was deferred at the October 22, 2020, November 12, 2020, January 21, 2021, and March 25, 2021, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Elliott  
**Staff Recommendation** *Defer to the June 24, 2021, Planning Commission meeting.*

**APPLICANT REQUEST**

**Zone change from MUN, MUN-A, MUL-A, MUG, OR20, CS, and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS.**

Zone Change

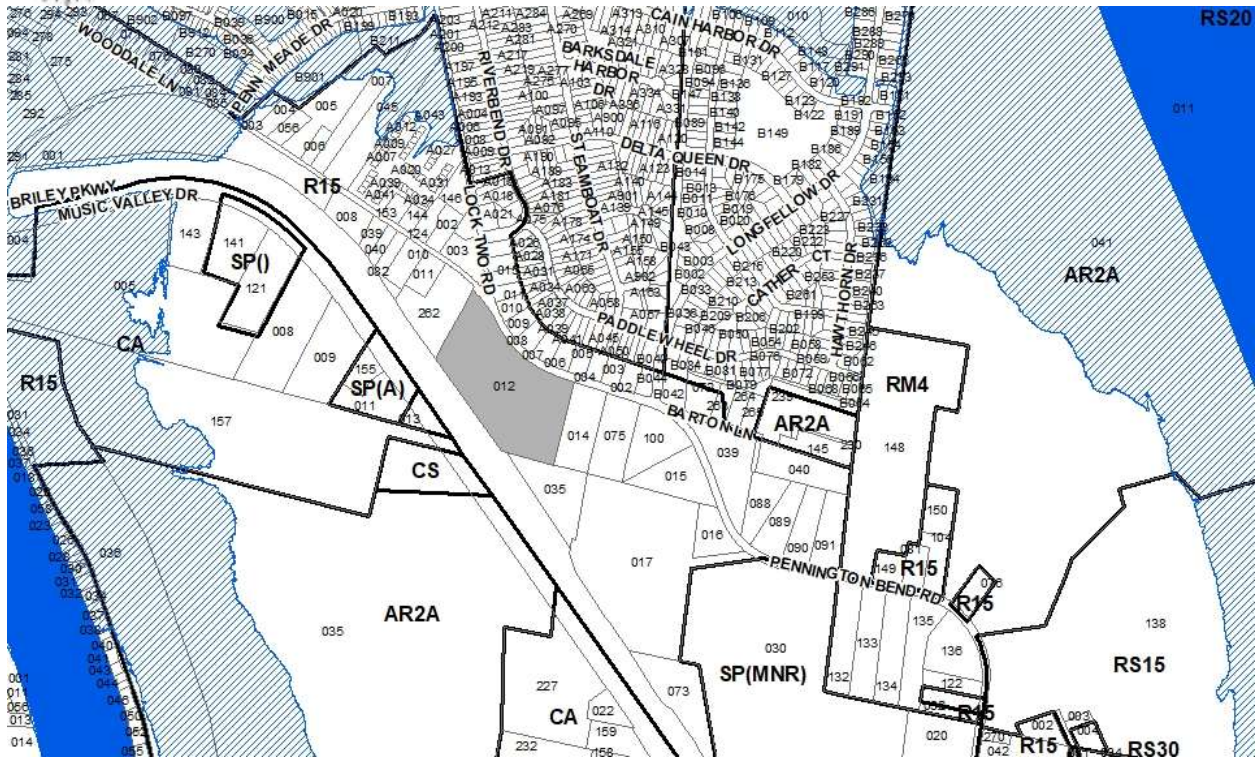
A request to rezone from Mixed Use Neighborhood (MUN), Mixed Use Neighborhood - Alternative (MUN-A), Mixed Use Limited - Alternative (MUL-A), Mixed Use General (MUG), Office/Residential (OR20), Commercial Service (CS) and Commercial Core Frame (CF) to Mixed Use Neighborhood - No Short Term Rentals (MUN-NS), Mixed Use Neighborhood - Alternative - No Short Term Rentals (MUN-A-NS), Mixed Use Limited - Alternative - No Short Term Rentals (MUL-A-NS), Mixed Use General - No Short Term Rental (MUG-NS), Office/Residential - No Short Term Rental (OR20-NS), Commercial Service - No Short Term Rental (CS-NS), and Commercial Core Frame - No Short Term Rental (CF-NS) zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 24, 2021, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 04/22/21



**2020Z-143PR-001**

Map 062, Parcel(s) 012

14, Donelson - Hermitage - Old Hickory

15 (Jeff Syracuse)



<b>Project No.</b>	<b>Zone Change 2020Z-143PR-001</b>
<b>Council District</b>	15 – Syracuse
<b>School District</b>	4 – Little
<b>Requested by</b>	CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.
<b>Deferrals</b>	This item was deferred at the March 25, 2021, and April 8, 2021, Planning Commission meetings. No public hearing was held.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer to the May 27, 2021, Planning Commission meeting.</i>

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**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 May 27, 2021, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 04/22/21



### **2021Z-028PR-001**

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



<b>Project No.</b>	<b>Zone Change 2021Z-028PR-001</b>
<b>Council District</b>	29 – Porterfield
<b>School District</b>	7 – Player-Peters
<b>Requested by</b>	State Street Group, applicant; The Quarter Jackson, owner.
<b>Deferrals</b>	This item was deferred at the March 25, 2021, and April 8, 2021, Planning Commission meetings. No public hearing has been held.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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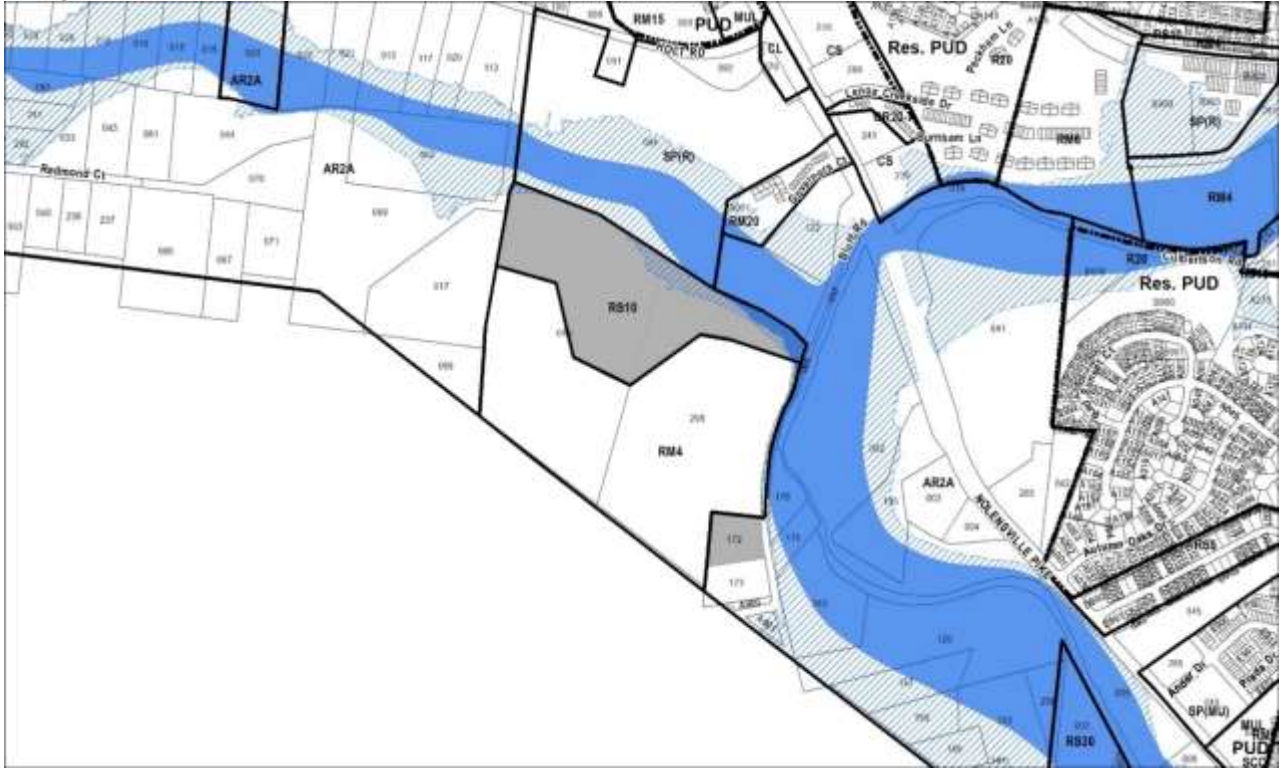
**APPLICANT REQUEST**  
**Zone change from R20 to IWD.**

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 May 13, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



### **2021Z-031PR-001**

Map 181, Part of Parcel(s) 096, 296

Map 181, Parcel(s) 172

12, Southeast Nashville

04 (Robert Swope)





<b>Project No.</b>	<b>Zone Change 2021Z-031PR-001</b>
<b>Council District</b>	04 – Swope
<b>School District</b>	2 – Elrod
<b>Requested by</b>	Samaroo Development Group LLC, applicant; LG Assets Properties LLC, LIG Assets Incorporated, Marvin Thomas Baker and Ann Marie Baker, owners.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**  
**Zone change from AR2a and RS10 to RM4.**

Zone Change  
A request to rezone from Agricultural/Residential (AR2a) and Single-Family Residential (RS10) to Multi-Family Residential (RM4) zoning for property located at 6578 Bluff Road and a portion of properties located at Bluff Road (unnumbered), approximately 925 feet southwest of Nolensville Pike (23.0 acres).

**STAFF RECOMMENDATION**  
Staff recommends deferral to the May 13, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



**2021SP-035-001 (formerly 2021Z-034PR-001)**

943, 945, 947 WOODLAND SP

Map 082-12, Parcels 352-354

05, East Nashville

06 (Brett Withers)



<b>Project No.</b>	<b>Specific Plan 2021SP-035-001 (formerly 2021Z-034PR-001)</b>
<b>Project Name</b>	<b>943, 945, 947 Woodland SP</b>
<b>Council District</b>	06 – Withers
<b>School District</b>	5 – Buggs
<b>Requested by</b>	Public Square LLC, applicant; FC Woodland QOZB LLC, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

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

Zone Change

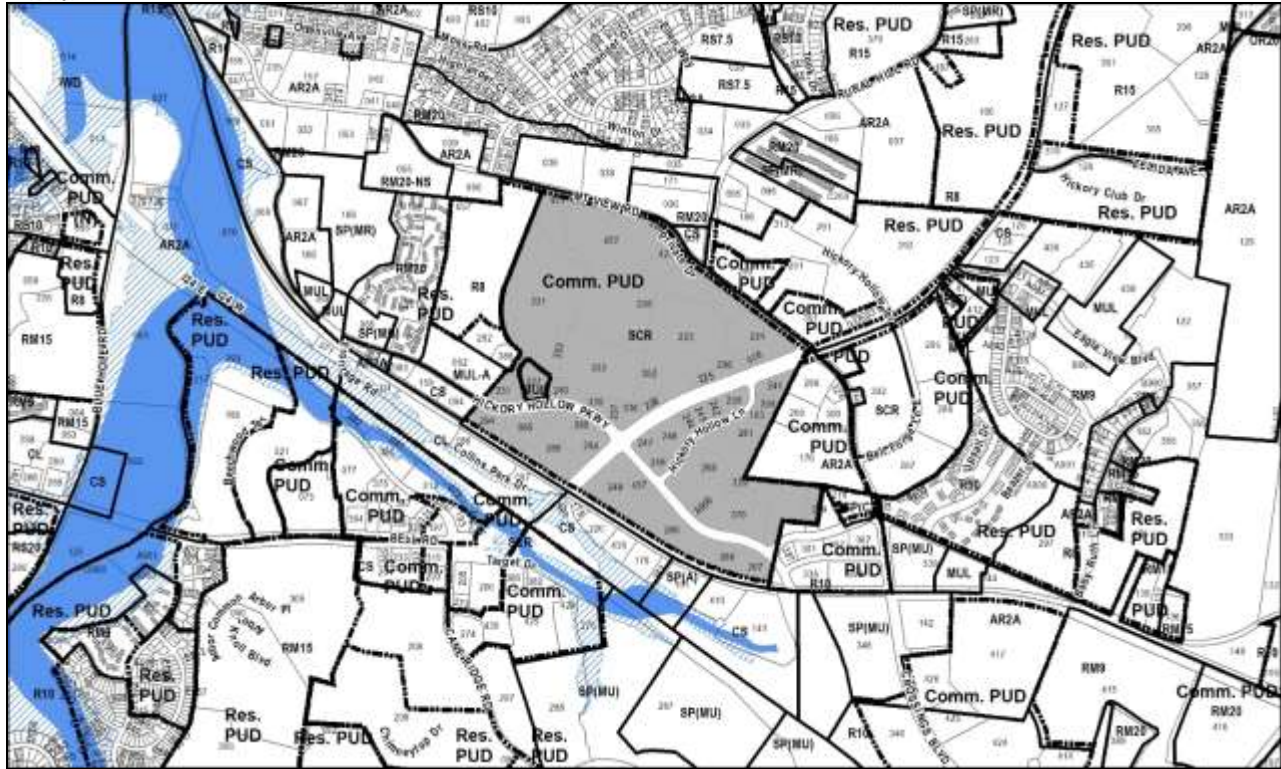
A request to rezone from Mixed Use Limited-Alternative (MUL-A) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 943, 945, and 947 Woodland Street, approximately 445 feet west of S. 10th Street and located within the East Bank Redevelopment District Overlay (0.60 acres), to permit a mixed use development.

**STAFF RECOMMENDATION**

Staff recommends defer to the May 13, 2021, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 04/22/21



### 1-74P-013

#### HICKORY HOLLOW PUD (CANCELLATION)

Map 163, Parcel(s) 085, 103, 221-228, 230-231, 236-238, 240-244, 246-249, 256, 260, 266, 268, 281, 284-286, 294, 308, 336, 352, 353, 378, 418, 421-423, 427, 437

Map 163, Parts of Parcel(s) 229, 267, 279

Map 163-10-0-A, Parcel(s) 100-101, 900

13, Antioch-Priest Lake

32 (Joy Styles)



<b>Project No.</b>	<b>Planned Unit Development 1-74P-013</b>
<b>Project Name</b>	<b>Hickory Hollow PUD (Cancellation)</b>
<b>Council Bill</b>	BL2021-705
<b>Council District</b>	32 – Styles
<b>School District</b>	6 – Bush
<b>Requested by</b>	Councilmember Joy Styles, applicant; various owners.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Defer to the May 13, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**  
**Cancel a Planned Unit Development.**

PUD Cancellation

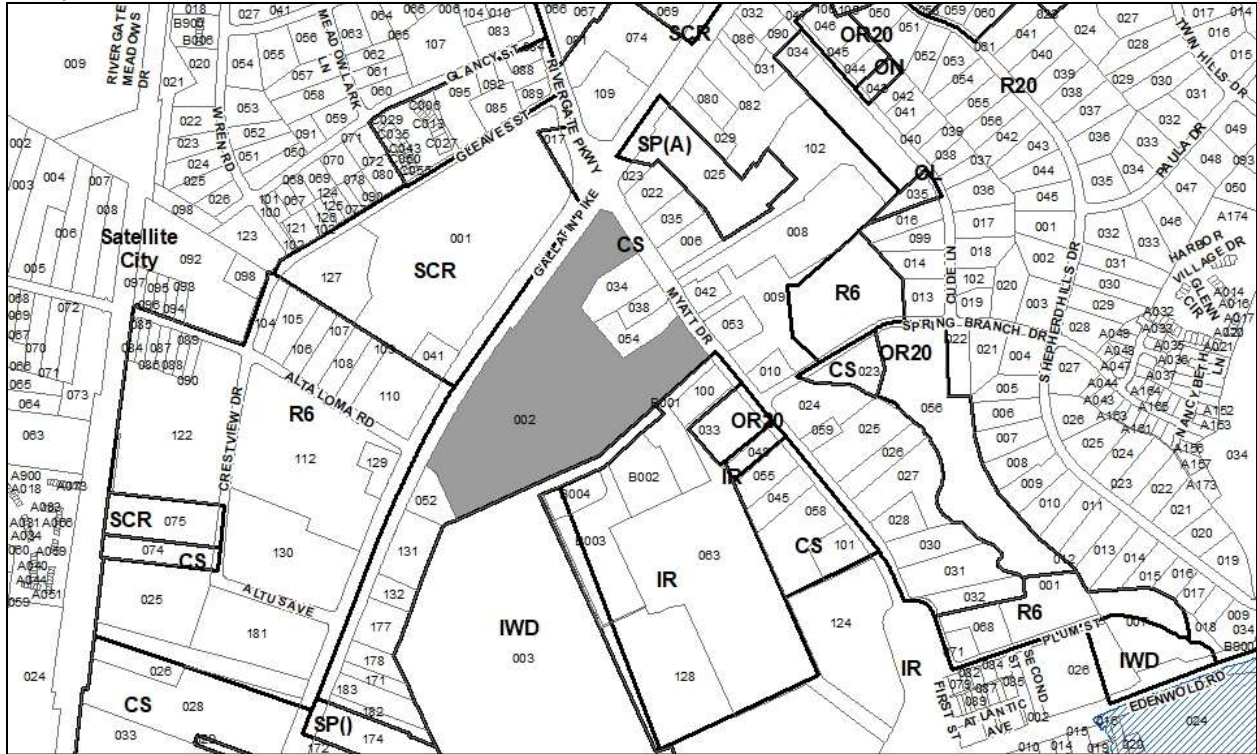
A request to cancel a Planned Unit Development Overlay District for various parcels located north of the CSX railroad, on either side of Bell Road and approximately 900 feet southwest of Hickory Hollow Terrace, zoned Mixed Use Limited (MUL) and Shopping Center Regional (SCR) and partially located within a Corridor Design Overlay District (159.02 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the May 13, 2021, Planning Commission meeting.



# Metro Planning Commission Meeting of 04/22/21



**2021S-015-001**  
RIVERGATE STATION SECTION 1 2<sup>ND</sup> 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 Section 1 2<sup>nd</sup> 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, March 25, 2021, and April 8, 2021, Planning Commission meetings. No public hearing was held.

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

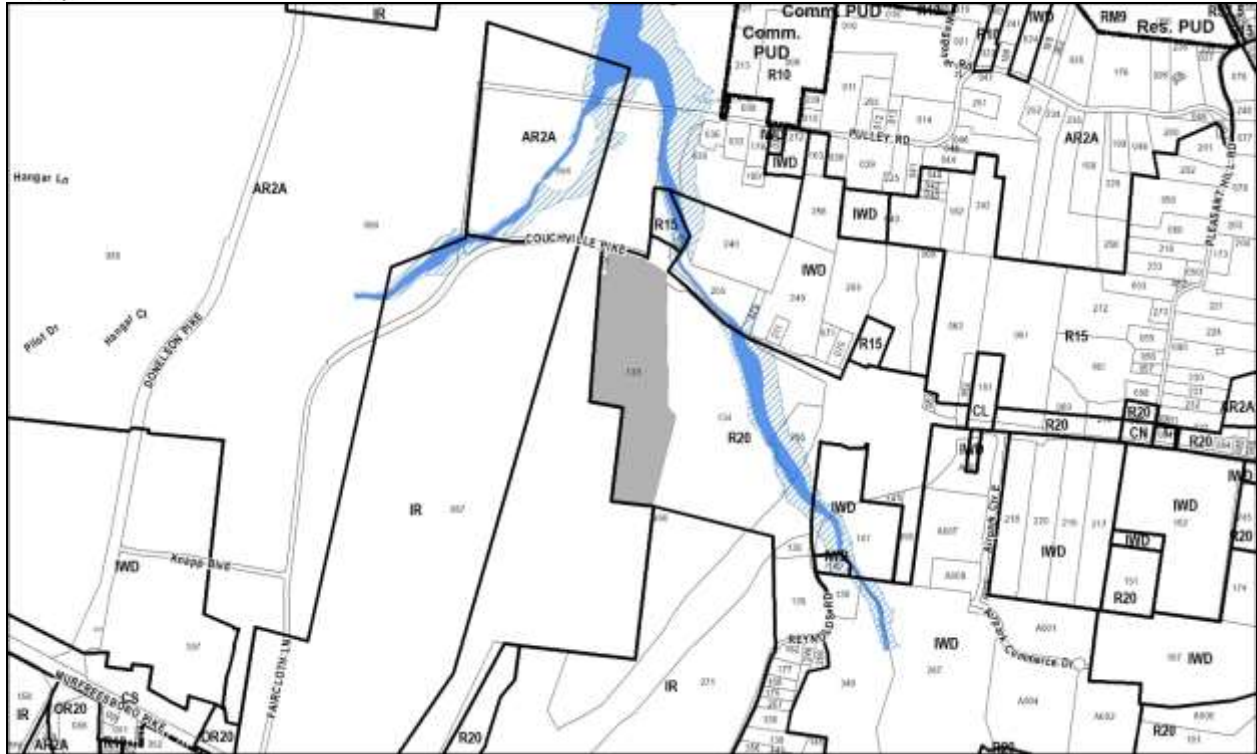
**APPLICANT REQUEST**  
**Final plat approval to create three lots.**

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 May 13, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 04/22/21



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





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

**Deferrals** This item was deferred at the April 8, 2021, Planning Commission meeting. No public hearing has been held.

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

**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.

**Existing Zoning**

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 75 lots with 18 duplex lots for a total of 93 units based on acreage alone. Any subdivision would be required to comply with Metro Subdivision Regulations. Duplex eligibility would be determined by Metro Codes Department.*

**Proposed Zoning**

Specific Plan – Industrial (SP-IND) 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 industrial uses.*

**ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design, and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium- to high-density residential are also present.



# Metro Planning Commission Meeting of 04/22/21

## DEVELOPMENT STANDARDS

Case Number: 2021SP-027-001  
 Parcel Address: 2377 Couchville Pike  
 Parcel ID: 12100013300  
 Existing Zoning: R20  
 Proposed Zoning: Regulatory SP (based on IWD)

Proposed Development Standards: Standards within this SP shall be limited to those conforming with IWD zoning, with the following limitation:

1. The maximum total floor area for buildings on the property will be 500,000 square feet (SF). (This corresponds to a maximum FAR of 0.33 for the 34.77-acre parcel.)

Proposed Land Uses: Land Uses within this SP shall be limited to those conforming with IWD zoning, except the following will be prohibited:

### Office Uses

1. Alternative financial services

### Medical Uses

2. Nonresidential drug treatment facility
3. Outpatient Clinic

### Commercial Uses

4. Beer and cigarette market
5. Carpet cleaning
6. Donation center, drop-off
7. Flea market
8. Laundry plants
9. Liquor sales

### Transportation Uses

10. Boat dock (commercial)
11. Water Taxi Station

### Utility Uses

12. Wastewater treatment
13. Water treatment plant

### Waste Management Uses

14. Collection center
15. Medical waste
16. Recycling collection center
17. Recycling facility
18. Sanitary landfill
19. Waste transfer

### Recreation and Entertainment Uses

20. Adult entertainment
21. Racetrack
22. Sex club

Other Proposed Development Standards: Standards within this SP shall also include the following:

1. The Final SP will be waived as a separate submittal and will be combined with building permit review.

Development Standards

regulatory SP at 2377 Couchville Pike

## Proposed Preliminary SP



## **Metro Planning Commission Meeting of 04/22/21**

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.

### **SITE CONTEXT AND PLAN DETAILS**

The 34.77 acre site is located on the south side of Couchville Pike, east of the intersection of Couchville Pike and Pulley Road.

The area is generally a mix of agricultural, residential, and industrially zoned properties. The properties to the north are primarily zoned Industrial Warehousing/Distribution (IWD) and One and Two-Family Residential (R15). The properties to the east, south, and west are zoned Agricultural/Residential (AR2a), R20, IWD, and Industrial-Restrictive (IR). The land use map of the surrounding properties shows a mix of uses including industrial, low density residential, institutional, and vacant or farmland.

The proposed SP is regulatory. The application was originally filed as a straight rezoning to IWD across the whole site. A rezoning to IWD on this site would permit over one million square feet of building area given the large area of the site and permitted FAR. It would also have permitted a variety of uses. Through conversations with staff, the council member, and the community, a regulatory SP to limit the maximum allowable square footage and limit uses was proposed. The standards include a maximum of 500,000 square feet of building area on the site. The permitted uses in the SP include all uses of IWD with the exception of the prohibited land uses as identified on the development standards. The proposed SP includes a standard that the Final SP shall be submitted with the building permit review. At this time, demonstration with all standards of the SP including FAR and use, as well as compliance with all Metro regulations include zoning code and approval by other departments will be required.

### **ANALYSIS**

The intent of the D-EC Policy is to maintain, create, and enhance Districts where a mixture of office, commercial, and sometimes select light industrial uses are predominant. The proposed rezoning from R20 to a regulatory industrial based SP is more consistent with the intent of the D-EC Policy. The D-EC Policy guidance includes the consideration of a site's location in relation to environmentally sensitive features, centers, corridors, and neighborhoods, will also be weighed when considering rezonings. The site is located along a corridor and in an area established with primarily non-residential and industrial land uses. The environmental features on the site are identified by the CO Policy on the site. There is an existing stream along the northern half of the site, and several areas with slopes exceeding 15 percent. The permitted square footage on the site proposed within the SP limits the amount of buildable area, which is appropriate given the environmental features on the site.



## **Metro Planning Commission Meeting of 04/22/21**

### **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**

- Final Site Plans and Building Permits must comply with all Stormwater regulations set at the time of final submittal.

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- 2377 Couchville Pike (12100013300) Approved as a regulatory SP only. Public water and/or sanitary sewer construction plans and/or Private Site Utility Plans must be submitted and approved prior to Final Site Plan Approval, and/or Building Permits and Service Connections. The approved construction plans must match any Final Site Plan/SP plans. A Capacity Study must take place and the required capacity reserved by confirmation of capacity fee payment prior to Building Permits or Service Connections. There is currently no sanitary sewer adjacent to this site and it is served by a 3-inch water main without public fire hydrants. There is an existing 10-inch water main and public fire hydrant approximately 1000 feet East of this Parcel (133).

### **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 the MPW Traffic Engineer conditions of approval.
- Coordinate with Metro Codes Dept on compliance with the Metro Code provision of sidewalks.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Traffic study was conducted to assume a maximum development of 500,000 square feet of warehouse. A westbound left-turn lane at the proposed access is required unless an access study is conducted prior to Final SP approval.
- Development may be required to widen a portion of Couchville Pike to accommodate increased truck traffic. Specifics shall be finalized prior to Final SP approval.



## Metro Planning Commission Meeting of 04/22/21

### Maximum Uses in Existing Zoning District: R20

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)	34.77	5.445 D	64 U	690	51	67

\*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
Warehousing (150)	34.77	-	500,000 SF	836	86	88

### Traffic changes between maximum: R20 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+146	+35	+21

## METRO SCHOOL BOARD REPORT

As the proposed SP would not permit residential uses, it is not expected to generate any additional students.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to 500,000 square feet of the uses permitted within the SP.
2. The Final SP submittal may be waived with the building permit application.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. 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.
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 IWD zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. The Final SP plan/building permit submittal shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.



## **Metro Planning Commission Meeting of 04/22/21**

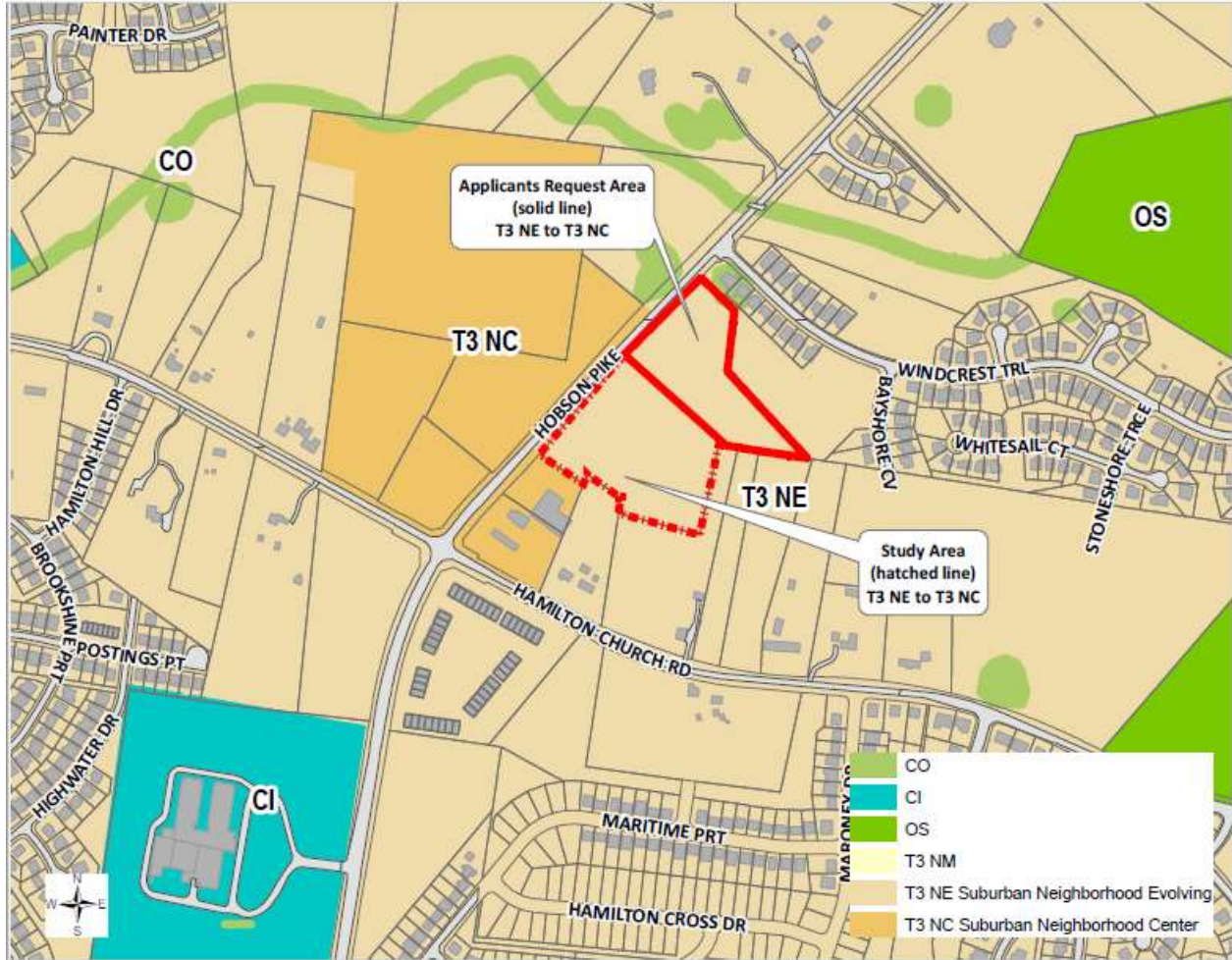
8. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 04/22/21



### 2021CP-013-001

### ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT

Map 164, Parcel(s) 295, 296

13, Antioch-Priest Lake

33 (Antoinette Lee)





<b>Project No.</b>	<b>Major Plan Amendment 2021CP-013-001</b>
<b>Project Name</b>	<b>Antioch-Priest Lake Community Plan Amendment</b>
<b>Associated Case</b>	2021Z-024PR-001
<b>Council District</b>	33 – Lee
<b>School District</b>	6 – Bush
<b>Requested by</b>	Resurrected Church, applicant and owner.
<b>Staff Reviewer</b>	Grider
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Amend Antioch-Priest Lake Community Plan to change the policy.**

Major Plan Amendment

A request to amend the Antioch-Priest Lake Community Plan by amending the Community Character Policy from T3 Suburban Neighborhood Evolving (T3 NE) to T3 Suburban Neighborhood Center (T3 NC) on property located at Hobson Pike (unnumbered), approximately 115 feet southwest of Windcrest Trail, zoned Single-Family Residential (RS10) (approximately 9.94 acres).

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

**Current Policy**

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.

Conservation Policy (CO) is intended to preserve environmentally sensitive land features through protection and remediation. This 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 they have already been disturbed. In this instance, sensitive features are steep slopes.

**Requested Policy (Note: CO policy will remain.)**

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5-minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.



## Metro Planning Commission Meeting of 04/22/21

### **BACKGROUND**

The community plan amendment was requested in conjunction with zone change application 2021Z-024PR-001, a request to change the zoning from Single-Family Residential (RS10) to Office Limited (OL) zoning to permit office uses on 4.0 acres at Hobson Pike. This is one of two parcels considered for a policy change in this report. As part of the application process, the Executive Director determined the plan amendment is major with a required community meeting.

The proposed plan amendment area (site) consists of vacant land on the east side of Hobson Pike. The site is in Antioch, north of the intersection with Hamilton Church Road. The site abuts Windhaven Shores neighborhood to the north and is close to a Dollar General and two gas stations to the south at the Hamilton Church Road intersection. The immediate surrounding area has a suburban pattern of development with many vacant parcels adjacent to the site. Percy Priest Lake is less than a mile to the east.

The applicant has applied for OL zoning to permit office uses as part of a new church campus for Resurrection Church. Office uses are not supported by the existing T3 NE policy. As a result, the applicant has proposed a policy change to T3 NC, which is intended to create suburban neighborhood centers. During the application process, Planning Staff applied a wider study area boundary as the Neighborhood Center policy is intended to be applied to multiple properties around major intersections. The study area includes the adjacent parcel to south of the requested property which is also guided currently by T3 NE policy.

### **COMMUNITY PARTICIPATION**

The applicant team presented at two of Councilmember Lee's Virtual District 33 community meetings prior to the Planning-led community meeting. Those meetings occurred on November 19, 2020 and February 24, 2021.

On March 4, 2021, a Planning-led virtual community meeting was held to discuss the applicant's plan amendment and zoning requests. Notices were mailed to 255 property owners in a 1,300 foot buffer of the plan amendment area. Meeting information was also available on Planning's webpage. Approximately 19 people attended, including the applicant and development team, and staff from the Planning Department. The meeting was available via WebEx and streamed live on Metro Nashville Network's Facebook page. The recording was subsequently uploaded to Metro Planning's YouTube channel to be viewed by those who were unable to attend the live meeting. To date the recording has received 20 unique views.

Planning staff spoke and answered questions regarding the plan amendment request. The applicant presented plans and renderings for the rezoning. Following these presentations, questions from attendees were taken. Discussion specific to the policy change centered on clarifying the need for the requested change, as church and daycare functions may be permitted as special exceptions under current zoning. Additional questions centered on the following themes:

- Types of uses proposed at the church
- Traffic impacts of church services and other functions at the church



## Metro Planning Commission Meeting of 04/22/21

- Potential infrastructure improvements to public streets
- Community use of the community room

Having heard the range of community concerns and questions, the applicant decided to defer the applications to allow for further community conversations. The applicant met twice with interested community members following the Planning-led community meeting to address concerns. On April 19, 2021, the applicant spoke for a third time at Councilmember Lee's Virtual District 33 community meeting.

### **ANALYSIS OF T3 SUBURBAN NEIGHBORHOOD CENTER POLICY**

The proposed amendment area is a suitable location for T3 NC policy for the following reasons:

#### ***NashvilleNext's Growth & Preservation Concept Map***

The Growth & Preservation Concept Map reflects Nashvillians' desires for growth and preservation in the future. The concept map designates the plan amendment area as within a large "Neighborhood" area. A "Neighborhood" consists of primarily residential areas that offer a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. To the east is a large area of "Green Network" for Percy Priest Lake. "Green Network" areas follow sensitive environmental features and rural areas that provide natural resources, ecological services (like cleaning air and water), and passive and active recreation opportunities. The NashvilleNext planning process applied the Concept Map designations generally rather than at the parcel-specific level.

#### Key Finding

- The plan amendment area is identified as a "Neighborhood" on the Growth & Preservation Concept Map and is appropriate for T3 NC policy because of its intent to create small neighborhood centers in strategic locations.

#### **Community Character Policy Application**

"Neighborhoods" are generalized on the concept map and are explained in greater detail through Community Character Policies. These policies guide zoning and development decisions.

Community Plans provide history and context for Nashville's 14 Community Planning areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. The Antioch/Priest Lake Community Plan uses Community Character Policies that are tailored to the suburban character of neighborhoods throughout the planning area. The Community Plan emphasizes enhancing centers and corridors to provide more services and options and strategically locating additional housing options, such as on a prominent corridor to support businesses and transit. In the community, there are centers and corridors that are underutilized and need enhancement. The transition between these higher-intensity areas and the surrounding neighborhoods is anticipated to be addressed through well-designed land use transitions sensitive to adjacent residential areas.

In T3 Suburban areas, centers typically are located at the edge of several neighborhoods and the intersection of major roads. Residential and mixed-use corridors link suburban neighborhoods to suburban centers. Complete suburban communities feature an integrated mixture of housing



## Metro Planning Commission Meeting of 04/22/21

within walking distance of commercial and neighborhood-scaled uses. Residents in suburban neighborhoods are generally within a five- to ten-minute drive of neighborhood-scaled commercial and mixed-use centers. Suburban centers are often mixed use, accommodating commercial and residential land uses.

The requested T3 NC policy is consistent with the policy's intent to create areas suitable for services and uses to meet some of the daily needs of the surrounding neighborhoods. Buildings use land efficiently and contribute to the vitality and function of the center by providing opportunities to live, work, and shop. They also support both consumer business viability and the feasibility of public investments such as sidewalks and existing or planned transit.

The requested T3 NC location is adjacent to existing T3 NC policy to the south and west. The adjacent NC policy area currently includes two gas stations, a Dollar General, and a local restaurant and store. A number of rooftops surround the center, including the single-family Windhaven Shores neighborhood to the north and the Hamilton Run Townhome Complex just south of the Hobson Pike/Hamilton Church Road intersection. Applying T3 NC policy provides opportunities for a mix of uses and services to take advantage of this location near a major intersection and adjacent to existing neighborhood services and rooftops.

### Key Finding

- Applying T3 NC policy provides opportunities for a mix of neighborhood-scale services to take advantage of a desirable location near existing neighborhood services and rooftops.

### **Transportation and Connectivity**

The site is located near the Hobson Pike/Hamilton Church Road intersection. Hobson Pike is classified as a three-lane arterial-boulevard and Hamilton Church Road is classified as a three-lane collector-avenue by the Major and Collector Street Plan. Each designation requires, as part of redevelopment, new pedestrian infrastructure in the form of sidewalks that will enhance connectivity in the area. Some sidewalks are present in the larger area, and Hobson Pike is an existing bikeway for experienced cyclists. Overall, the area generally lacks transportation options other than driving. Adding sidewalks and bikeways in these areas will encourage additional pedestrian and cycling activity. The proposed change to T3 NC policy is appropriate, given the moderate level of existing street connectivity along Hobson Pike and Hamilton Church Road.

### Key Findings

- The existing street network is adequate to support intensity/density envisioned by an expanded T3 NC for this location, especially with future build out of infrastructure.
- New sidewalks, which will encourage additional pedestrian activity, will be constructed as part of new developments.

### **Relationship to Surrounding Policies**

The site's relationship to surrounding policies is as follows:

- T3 NE policy is applied to the site and to much of the surrounding area.
- T3 NC policy is applied to the properties directly to the south and west.



## Metro Planning Commission Meeting of 04/22/21

- Civic (CI) policy is applied to JF Kennedy Middle School to the south and Thomas Edison Elementary School to the west.
- Open Space (OS) policy is applied to the area around Percy Priest Lake to the east.
- Conservation (CO) policy is applied to Percy Priest Lake itself and Savage Branch Creek which runs to the north of the subject property.

T3 NC policy is applied to the parcels directly to the south and west. Extension of T3 NC policy to the site would allow the opportunity for additional services for the neighborhood that can develop in a compatible manner consistent with mixed use development.

### Key Findings

- T3 NC allows for additional creation of neighborhood-scale services, retail, and residential to provide options for adjoining residential areas.
- T3 NC policy would allow the opportunity for compatible development to occur as an extension of existing T3 NC policy.

### **Analysis Summary**

Amending the Community Character Policy from T3 NE to T3 NC is appropriate at this location. In summary, the change in policy for the study area is appropriate due to the following:

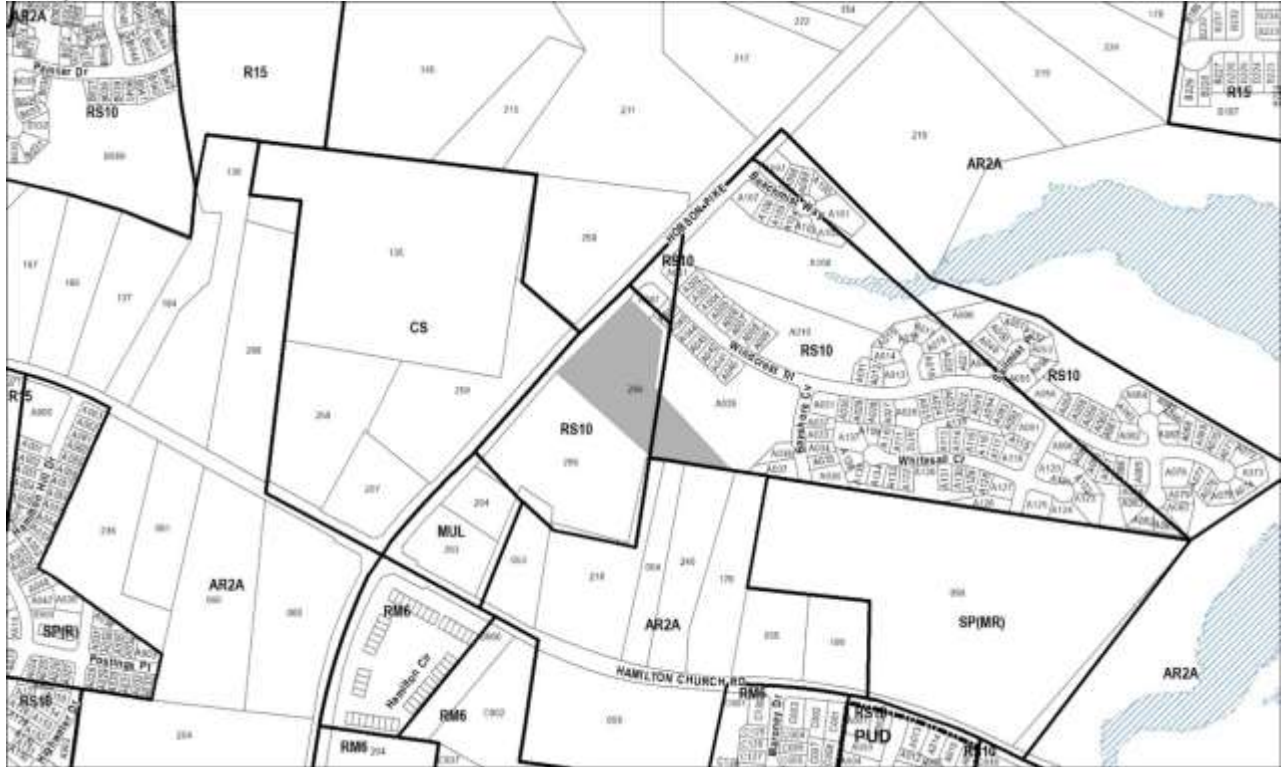
- The plan amendment area is identified as a “Neighborhood” on the Growth & Preservation Concept Map and is appropriate for T3 NC policy because of its intent to create small neighborhood centers in strategic locations.
- Applying T3 NC policy provides opportunities for a mix of neighborhood-scale services to take advantage of a desirable location near existing neighborhood services and rooftops and to provide additional options for adjoining residential areas.
- T3 NC policy would allow the opportunity for compatible development to occur as an extension of existing T3 NC policy.
- The existing street network is adequate to support intensity/density envisioned by an expanded T3 NC for this location, especially with future build out of infrastructure.
- New sidewalks, which will encourage additional pedestrian activity, will be constructed as part of new developments.

### **STAFF RECOMMENDATION**

Staff recommends approval.



## Metro Planning Commission Meeting of 04/22/21



### **2021Z-024PR-001**

Map 164, Parcel(s) 296  
13, Antioch-Priest Lake  
33 (Antionette Lee)



**Project No.** **Zone Change 2021Z-024PR-001**  
**Associated Case** 2021CP-013-001  
**Council District** 33 - Lee  
**School District** 6 - Bush  
**Requested by** Resurrected Church, applicant and owner.

**Staff Reviewer** Rickoff  
**Staff Recommendation** *Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.*

**APPLICANT REQUEST**  
**Zone change from RS10 to OL.**

Zone Change  
 A request to rezone from Single-Family Residential (RS10) to Office Limited (OL) zoning for property located at Hobson Pike (unnumbered), approximately 115 feet southwest of Windcrest Trail (4.0 acres).

**Existing Zoning**  
Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 14 units. Application of the Subdivision Regulations may result in fewer units.*

**Proposed Zoning**  
Office Limited (OL) is intended for moderate intensity office uses.

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

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

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



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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.

**Proposed Policy** (Note that the Conservation policy is intended to remain.)

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

### ANALYSIS

The 4-acre site is vacant and is located on the east side of Hobson Pike, north of Hamilton Church Road. Windcrest Trail, an existing local street in the adjacent Windhaven Shores subdivision, is located approximately 150 feet to the north. A TVA tower and lines clip the back corner of the site, running generally parallel with Hobson Pike. Properties to the north include single-family residential, vacant, and institutional uses. Properties to the south, near the intersection of Hobson Pike and Hamilton Church Road, include a mixture of commercial, multi-family residential, single-family residential, and vacant land uses. Surrounding properties located on the west side of Hobson Pike are generally larger and vacant.

The requested OL zoning is consistent with the proposed T3 NC policy, which encourages development that serves suburban neighborhoods, including commercial, mixed use, residential, and institutional land uses. The site is located along Hobson Pike, an arterial-boulevard, in proximity to Hamilton Church Road, a collector-avenue, designated by the Major and Collector Street Plan (MCSP). Additionally, the site is located across the street from properties zoned for non-residential uses within the T3 NC policy area, spanning the west side of Hobson Pike and towards the south, wrapping Hamilton Church Road. The T3 NC policy area continues to the south, on the east side of Hobson Pike and along Hamilton Church Road, where properties are zoned for mixed use development.

The OL zoning would permit office and non-residential uses, consistent with the proposed T3 NC policy area. The requested zoning would also provide a transition between the non-residential and mixed use zoning districts located near Hamilton Church Road and the residentially-zoned areas located to the north. Staff would not be supportive of OL zoning under the existing T3 NE policy, which is intended for residential uses only.

### 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.





## Metro Planning Commission Meeting of 04/22/21

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)	4.0	4.356 D	14 U	171	15	16

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	4.0	0.75 F	130,680 SF	1376	150	147

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

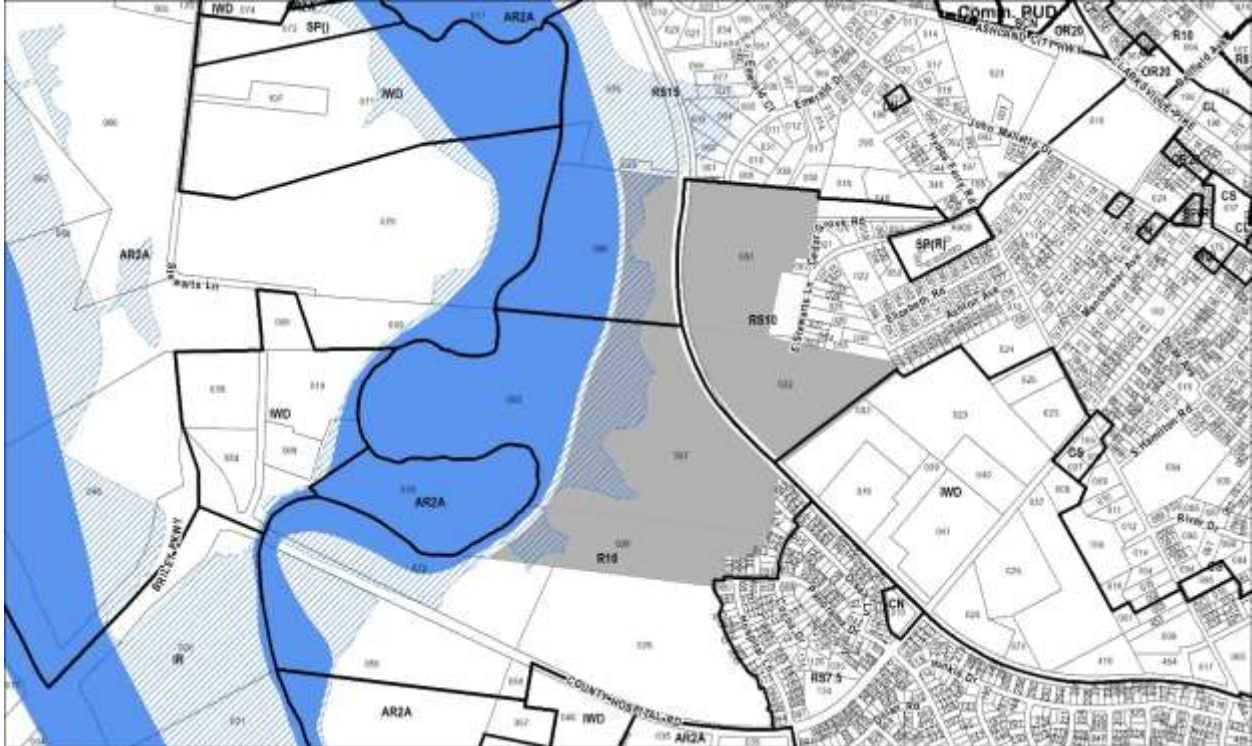
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1205	+135	+131

### STAFF RECOMMENDATION

Staff recommends approval if the associated plan amendment is approved and disapproval if the associated plan amendment is not approved.



## Metro Planning Commission Meeting of 04/22/21



### **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 (Kyonzté Toombs)



<b>Project No.</b>	<b>Concept Plan 2020S-145-001</b>
<b>Project Name</b>	<b>Bordeaux Agrihood</b>
<b>Council District</b>	01 - Hall; 02 - Toombs
<b>School District</b>	1 - Gentry
<b>Requested by</b>	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, March 25, 2021, and April 8, 2021, Planning Commission meetings. No public hearing was held.

<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**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).

**SITE DATA AND CONTEXT**

**Location:** The site is located in the Bordeaux area and straddles the railway that runs north and west from County Hospital Road. The property is adjacent to the local streets Hospital Lane, Panorama Drive, Olsen Lane, Emerald Lane, and E. Stewarts Lane. The site is partially bounded to the west by Whites Creek.

**Street Type:** The site has frontage onto several local streets. These local streets were stubbed for the purpose of future extension.

**Approximate Acreage:** 120.4 acres or 5,244,624 square feet.

**Parcel/Site History:** This site is comprised of two entire parcels: 08000002200 and 08000002700 and four parts of parcels: 06900008000, 06900008100, 08000005300, and 08000002800. The parcels originated in the 1960's and were established by deed.

**Zoning History:** The various parcels have been zoned their respective districts since at least 1974.





## Metro Planning Commission Meeting of 04/22/21

**Existing land use and configuration:** The land is divided by a railway with a parcel and a portion of a parcel being east of the railway and a parcel and a portion of three parcels being west of the railway. The parcel at the terminus of E. Stewarts Lane is occupied with a single-family residential land uses and otherwise the parcels are vacant.

**Surrounding land use and zoning:**

North: Single-family residential (RS15)

South: One and two-family residential, Single-family residential, and Industrial Warehousing and Distribution (R10, RS7.5, IWD)

East: Industrial Warehousing and Distribution and Single-family residential (IWD, RS10)

West: Agricultural/One and two family residential and Industrial Warehousing and Distribution (AR2a, IWD)

**Zoning:**

One and Two-Family Residential (R10)

Min. lot size: 10,000 square feet

Max. height: 3 stories

Min. street setback: 20 feet

Min. rear setback: 20'

Min. side setback: 5'

Maximum Building Coverage: 0.40

Single-Family Residential (RS10)

Min. lot size: 10,000 square feet

Max. height: 3 stories

Min. street setback: 20 feet

Min. rear setback: 20'

Min. side setback: 5'

Maximum Building Coverage: 0.40

Single-Family Residential (RS15)

Min. lot size: 15,000 square feet

Max. height: 3 stories

Min. street setback: 30 feet

Min. rear setback: 20'

Min. side setback: 5'

Maximum Building Coverage: 0.35

**PROPOSAL DETAILS**

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

**Number of lots:** 354 single-family lots and 30 two-family lots for a maximum of 384 lots and 414 residential units.

**Lot sizes:** Lots in the RS10 zoning district range from 5,000 to 13,000 square feet. Lots in the RS15 zoning district range from 7,500 to 9,000 square feet. Lots in the R10 zoning district range from 6,000 to 20,000 square feet.

**Access:** The site draws access from abutting local stub streets. Panorama Drive and Olsen Lane are the southern access points and connect to County Hospital Road about 1,000 feet south of where the proposed subdivision would tie into Panorama Drive. The eastern access point is taken from the extension of Emerald Lane and E. Stewarts Lane. Both of these streets connect to



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Hydes Ferry Road about 2,000 feet east of where the proposed subdivision would tie into. Hydes Ferry Road is a local street and County Hospital Road is classified as an Arterial Boulevard in the Major and Collector Street Plan. There are two properties between this site and County Hospital Road that are owned by Metro Government. There is a willingness on the part of Metro to provide an easement through the Water Services property to allow for the construction of a road connecting the proposed subdivision to County Hospital Road. The applicant wishes to proceed with the plan as submitted.

**Open space:** Approximately 36.2 acres of the site, or 1,576,872 square feet (approximately 35% of the total area) of the site is proposed as open space. The open space areas include several recreational parks, stormwater detention areas, floodway area, and landscape buffer areas.

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

### **APPLICABLE ZONING REGULATIONS FOR THE CLUSTER LOT OPTION**

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

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

The concept plan establishes that clustering is proposed and displays the layout of all lots and common areas. This cluster lot proposal includes single-family lots and two-family lots. The concept plan delineates the alternative lot sizes to be employed and describes the land areas required to satisfy open space requirements. The concept plan includes an Overall Phasing Plan (sheet C2.1). The duplex lots are identified on the plan with a double asterisk (\*\*\*) next to the lot number.

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

The minimum area within the cluster lot subdivision shall be no less than ten times the minimum lot area for the base zoning district. The site is zoned R10, RS10, and RS15, which has a minimum lot area of 10,000 square feet, 10,000 square feet, and 15,000 square feet, respectively. The minimum area within a cluster lot subdivision in the R10 district is 100,000 square feet (10 x 100,000 sf), in the RS10 district is 100,000 square feet (10 x 100,000 sf), and in the RS15 district is 150,000 square feet (10 x 15,000 sf). The site contains approximately 2,805,264 square feet in the R10 zoning district, approximately 1,938,420 square feet in the RS10 zoning district, and approximately 500,940 square feet in the RS15 zoning district. All zoning districts exceed the minimum area requirement to be eligible to utilize the cluster lot option.

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

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



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### R10 Area

The gross area within the R10 zoning district is approximately 64.4 acres or 2,805,264 square feet. The minimum lot size of the existing zoning district, R15, is 15,000 square feet.

$2,805,264 \text{ sq. ft.} \times 0.15 = 420,789 \text{ square feet}$  (15% of the zoning district area reserved for streets)

$2,805,264 \text{ sq. ft.} - 420,789 \text{ sq. ft.} = 2,384,475$  (85% of the gross area remaining to yield lots)

$2,384,475 \text{ sq. ft.} / 10,000 \text{ sq. ft.} = 238 \text{ lots}$

The concept plan proposes 193 lots within the area zoned R10, which is consistent with the maximum number of lots that could be permitted based on the lot yield calculation established in the Zoning Code and the existing R10 base zoning.

### RS10 Area

The gross area within the RS10 zoning district is approximately 44.5 acres or 1,938,420 square feet. The minimum lot size of the existing zoning district, RS10, is 10,000 square feet.

$1,938,420 \text{ sq. ft.} \times 0.15 = 290,763 \text{ square feet}$  (15% of the gross site area reserved for streets)

$1,938,420 \text{ sq. ft.} - 290,763 \text{ sq. ft.} = 1,647,657$  (85% of the gross area remaining to yield lots)

$1,647,657 \text{ sq. ft.} / 10,000 \text{ sq. ft.} = 164 \text{ lots}$

The concept plan proposes 164 lots within the area zoned RS10, which is consistent with the maximum number of lots that could be permitted based on the lot yield calculation established in the Zoning Code and the existing RS10 base zoning.

### RS15 Area

The gross area within the RS15 zoning district is approximately 11.5 acres or 500,940 square feet. The minimum lot size of the existing zoning district, RS15, is 15,000 square feet.

$500,940 \text{ sq. ft.} \times 0.15 = 75,141 \text{ square feet}$  (15% of the gross site area reserved for streets)

$500,940 \text{ sq. ft.} - 75,141 \text{ sq. ft.} = 425,799$  (85% of the gross area remaining to yield lots)

$425,799 \text{ sq. ft.} / 15,000 \text{ sq. ft.} = 28 \text{ lots}$

The concept plan proposes 27 lots in the area zoned RS15, which is consistent with the maximum number of lots that could be permitted based on the lot yield calculation established in the Zoning Code and the existing RS15 base zoning.

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

A minimum of 15 percent of the gross land area of each phase is required to be provided as open space in a cluster lot subdivision. The proposed concept plan includes 6 phases. The following table details the open space requirement and the amount of open space provided for each phase.



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Open Space Calculations			
Phase	Phase Area (ac)	O.S. Required (ac)	O.S. Provided (ac)
1	17.5	2.6	7.9
2	15.7	2.4	4.3
3	11.3	1.7	4.5
4	21.1	3.2	3.8
5	17.8	2.7	4.8
6	36.9	5.5	11.2

\*NOTE: Open Space Area Included in Phase 6 Accounts for Lot 385 (Future Development).

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

Lot within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The subject site is zoned R10, RS10, and RS15. A reduction of two base zone districts would be down to the R6, RS5, and RS7.5 district, respectively. The minimum lot size in the R6 district is 6,000 square feet, in the RS5 district is 5,000 square feet, and in the RS7.5 district is 7,500 square feet. The smallest lots proposed in each zoning district of this subdivision meets or exceed the respective square foot minimum.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. Based on the proposed lot sizes, the bulk standards of R6, RS5, and RS7.5 will apply. Those standards are:

R6  
 Min. street setback: 20'  
 Min. rear setback: 20'  
 Min. side setback: 5'  
 Maximum Building Coverage: 0.50

RS5  
 Min. street setback: 20'  
 Min. rear setback: 20'  
 Min. side setback: 5'  
 Maximum Building Coverage: 0.50

RS7.5  
 Min. street setback: 20'  
 Min. rear setback: 20'  
 Min. side setback: 5'  
 Maximum Building Coverage: 0.45

Perimeter lots oriented to an existing street are required to be at least ninety percent of the minimum lot size of the actual zoning of the property. There are no perimeter lots or perimeter double-frontage lots proposed in this concept plan.





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Lots 1, 10, 11, 12, 364, 365, 366, and 378 abut conventional subdivisions of R or RS zoned property. Lots may be reduced in size the equivalent of one zoning district (example: R15 to R10) with the installation of a standard B landscape buffer yard located within common open space, or reduced the equivalent of two zoning districts (example: R15 to R8) with the installation of a standard C landscape buffer yard located within common open space. A standard C landscape buffer yard is indicated between Lots 1, 10, 11, 12, and the adjacent conventional subdivisions. Lots 364, 365, 366, and 378 do not utilize the cluster lot option to reduce lot size and therefore do not need a landscape buffer.

### **Hillside and Floodplain Areas (Section 17.12.090.F)**

This site does not contain any hillside areas but does contain floodplain areas as set out in Chapter 17.28 of the Zoning Code. Lots that are within the manipulated floodplain are labeled as critical with an asterisk (\*) next to the lot number. Critical lots will be subject to the standards of 17.28.

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

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. Per Subsection 17.12.90.G.3.a, residential developments containing more than 25 units are required to install recreation facilities. This concept plan proposes 384 lots and is required to install three recreation facilities. The plan includes four recreational open space areas and the specifics of these recreation facilities will be required with the final site plan materials.

### **APPLICABLE SUBDIVISION REGULATIONS**

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

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

This subdivision is required to meet on standards of Chapter 3. Staff finds that all standards are met.

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

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

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

The application identifies all lots within or partially within the floodplain as being critical. These lots will be subject to the Floodplain Development Standards.

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

All proposed lots comply with the minimum lot size of the zoning code pursuant to the Cluster Lot Option in Section 17.12.090. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R6, RS5, and RS7.5 zoning, respectively, at the time of building permit application.

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

The proposed subdivision is not within an area that has been previously subdivided or predominantly developed; therefore, it is not classified as an infill subdivision.



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### **3-6 Blocks**

The proposed street pattern improves the existing block structure. With the extension of Panorama Drive, Olsen Lane, Emerald Lane, and E. Stewarts Lane, the proposal builds on existing street infrastructure. Section 3-6.2 limits block lengths in residential areas to no more than 1,200 feet and no less than 200 feet, or four lot widths, whichever is greater. As proposed, all newly proposed blocks comply with this standard.

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

The concept plan proposes to construct an extension of several existing public roads. Public street requirements are reviewed by Metro Public Works. Public Works has reviewed the concept plan and found it to be in compliance with the standards of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

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

The application provides for the standard local street right-of-way for all newly proposed public streets. The local street standard grass strip and sidewalk are provided with all newly proposed streets.

The site has a planned greenway traversing portions of the site and the plans identify an easement for this planned greenway. The location of the greenway is planned to be west of and adjacent to the railway that runs through the middle of the property.

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

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

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

Public Works reviews street names and signage requirements for public roads and has recommended approval of this concept plan. See comments in the recommendations from all agencies in section below.

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

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

### **3-14 Drainage and Storm Sewers**

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

### **3-15 Public Water Facilities**

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



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### 3-16 Sewerage Facilities

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

### 3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed. The concept plan identifies utilities to be buried along the proposed street extension.

### PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations and the standards of the Metro Zoning Code for the by-right Cluster Lot Option as described above. Staff recommends approval with conditions.

### COMMENTS FROM OTHER REVIEWING AGENCIES

### STORMWATER RECOMMENDATION

#### Approve with conditions

- Must comply with all Stormwater regulations set at the time of final submittal.
- Stormwater Management Practices all count as disturbed area in the floodplain and anything under the 100 year counts as fill in the floodplain.
- 50% of the floodplain must remain unaltered.
- GIS shows several protected waterways/wetlands and buffers all of which require a variance from the Stormwater Management Committee in order to proceed with the project.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

- Limited building or construction details provided. Subject to full and complete plan review for compliance with adopted building and fire code.

### PUBLIC WORKS RECOMMENDATION

#### Approve with conditions

- The proposed Road A Railroad Crossing, will require proof of approval by CSX and the TDOT Safety Office be submitted to Public Works.
- Roadside slopes shall not exceed 3:1.
- Edge protection is required between sidewalks and ponds.
- 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.
- With Final Construction Plans, show location for postal service in compliance with USPS Policy. Vehicles should be out of roadway when accessing kiosks and mailbox clusters. USPS POC: [SANDY.L.ALSMAN@USPS.gov](mailto:SANDY.L.ALSMAN@USPS.gov), Caryville, TN Office: (423) 562-3243  
USPS Links below: 'https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growth-management/residential-delivery.htm' 'https://about.usps.com/what-we-are-



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doing/current-initiatives/delivery-growth-management/operations-developers-and-builders-guide.pdf '

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- The development shall widen the existing E. Stewarts Ln. to 20' of pavement with 2' paved shoulders on either side from the project site to the intersection with Hydes Ferry Road.
- The applicant shall submit an approval letter and design for the rail crossing with the development plan submittal. If the rail authority and/or TDOT do not approve the rail crossing the concept plan should be revised.
- Developer should coordinate with WeGO to install a new stop at the intersection of County Hospital and the project access.

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Concept Plan only. Public Water and Sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. The monument requirements of the Metro Subdivision Regulations (3-2) shall be provided with the final site plan materials.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. 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.
4. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

### **RECOMMENDED ACTION**

Motion to approve with conditions proposed subdivision Case No. 2020S-145-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



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# Metro Planning Commission Meeting of 04/22/21



**2021Z-033PR-001**

Map 075, Parcel(s) 046, 158-159

14, Donelson - Hermitage - Old Hickory

11 (Larry Hagar)



<b>Project No.</b>	<b>Zone Change 2021Z-033PR-001</b>
<b>Council District</b>	11 – Hagar
<b>School District</b>	4 – Little
<b>Requested by</b>	Enfield Construction and Engineering, applicant; Dr. Jerry Batson, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from RS10 to RM6-NS.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential – No Short-Term Rental (RM6-NS) zoning for properties located at 4224, 4226, and 4230 Andrew Jackson Parkway, approximately 575 feet north of Tyler Drive (3.61 acres).

**Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 13 residential units.*

**Proposed Zoning**

Multi-Family Residential – No Short-Term Rental (RM6-NS) is intended for single-family, duplex, and multi-family dwellings at a density of six dwelling units per acre. *RM6 would permit a maximum of 22 residential units.*

**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. 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.

**ANALYSIS**

The proposed zone change from a single-family zoning district to a multi-family zoning district is consistent with the T3 NE policy, at this location. The adjacent parcels to the south are currently zoned RS10 and share the T3 NE policy as the parcels within this rezone request. A large single family Planned Unit Development is located across Andrew Jackson Parkway from this site. The



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subject property is adjacent to Tulip Grove Elementary School. The Major and Collector Street Plan (MCSP) designates Hobson Pike as an arterial.

The policy supports a variety of residential zoning districts including multi-family residential. The majority of the surrounding area consists of single-family residential lots. The proposed RM6-NS zone district will provide for additional housing choice in the area consistent with the policy and at a density that is complimentary to existing uses.

Development within the current RS10 zone district would likely result in moderate size lots with driveway connections to Andrew Jackson Parkway. This development type is less appropriate given the amount of frontage on an arterial street. The proposed RM6-NS zoning would permit a development type which is appropriate and consistent with the T3 NE policy, at this location.

### FIRE MARSHAL RECOMMENDATION

#### Approved with conditions

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

### TRAFFIC & PARKING RECOMMENDATION

#### Approved with conditions

- Traffic study may be required at time of development.

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)	3.61	4.356 D	15 U	182	16	17

Maximum Uses in Proposed Zoning District: **RM6-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.61	6 D	22 U	162	11	13

Traffic changes between maximum: **RS10 and RM6-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+7 U	-20	-5	-4

### METRO SCHOOL BOARD REPORT

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

**Projected student generation proposed RM6-NS district: 2 Elementary 1 Middle 1 High**

The proposed RM6-NS zoning district would generate one additional student than the existing RS10 zoning district. Students would attend Tulip Grove Elementary, Dupont Tyler Middle School and McGavock High School. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.





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### **STAFF RECOMMENDATION**

Staff recommends approval.



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### **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 - Tyler  
**Requested by** Overcup Oak LLC, applicant and owner.

**Deferrals** This item was deferred at the April 8, 2021, Planning Commission meeting. No public hearing has been held.

**Staff Reviewer** Napier  
**Staff Recommendation** *Approve.*

**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).

**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. *The existing SP permits up to 7 multi-family units.*

**Proposed Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. R8 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.

**WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed-Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

**ANALYSIS**

The property contains 0.78 acres located 6015 and 6017 Obrien Avenue, approximately 170 feet east of Eastboro Drive. The surrounding neighborhood contains a diverse mixture of residential uses. These uses include single-family, two-family, and multi-family. There is a preliminary SP currently approved for the property. The preliminary SP approved 7 units and included an extension of the existing alley that currently dead ends into the site.

The proposed R8 zone district would allow for the development of duplex structures. New duplex structures will create additional diversity of housing within the neighborhood.



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The proposed R8 zone district is consistent with the proposed T4 Urban Mixed-Use Neighborhood policy area. The proposed zone district will help to preserve the general character of the existing urban pattern of development in the existing neighborhood.

### PUBLIC WORKS RECOMMENDATION

N/A

### TRAFFIC AND PARKING RECOMMENDATION

#### Approved with conditions

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

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
Multi-Family Residential (220)	0.78	-	7 U	52	4	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.78	5.445 D	5 U	48	4	5

\*Based on two-family lots

Traffic changes between maximum: **SP and R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-2 U	-4	0	+1

### METRO SCHOOL BOARD REPORT

**Projected student generation existing SP district: 1 Elementary 1 Middle 0 High**

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

The proposed zoning would generate fewer students than the existing zoning. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School and Hillwood High School. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

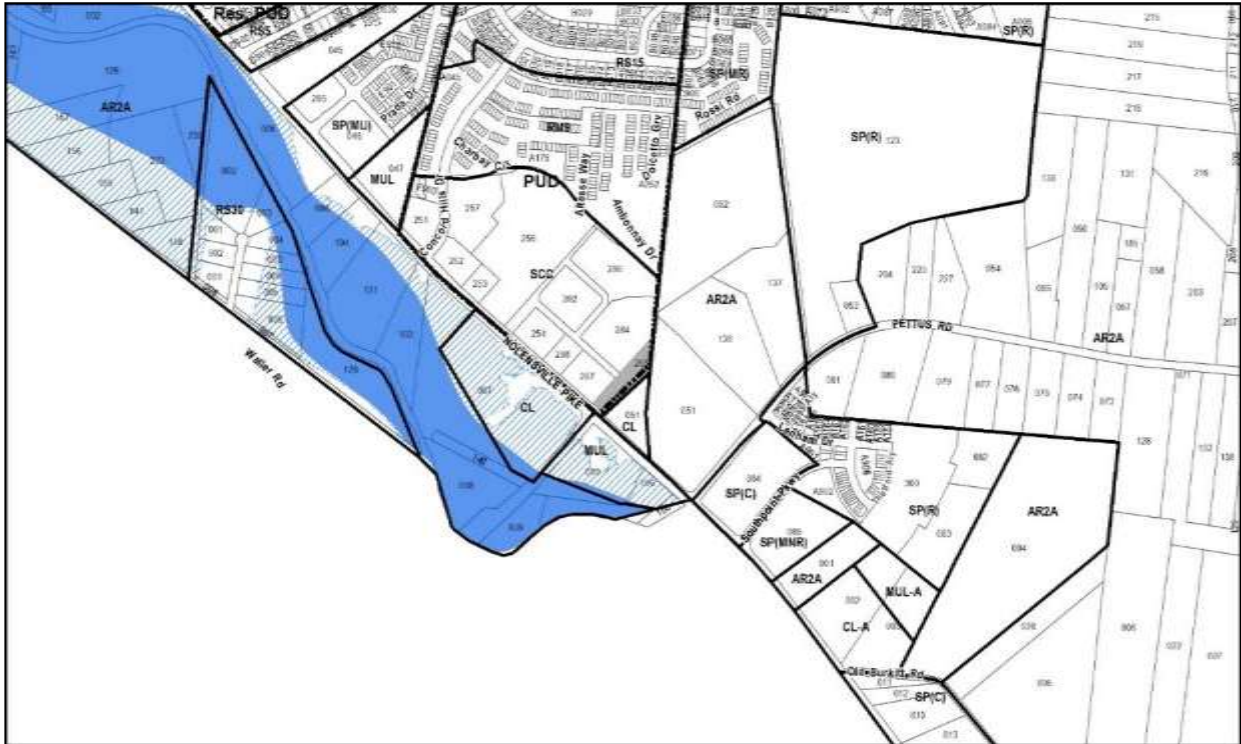
Staff recommends approval.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 04/22/21



**2004P-013-009**

**MILL CREEK TOWN CENTRE PHASE 2 (AMENDMENT)**

Map 181, Part of Parcel(s) 255

12, Southeast

31 (John Rutherford)



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

**Deferrals** This item was deferred from the March 25, 2021, and April 8, 2021, Planning Commission meetings. 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.

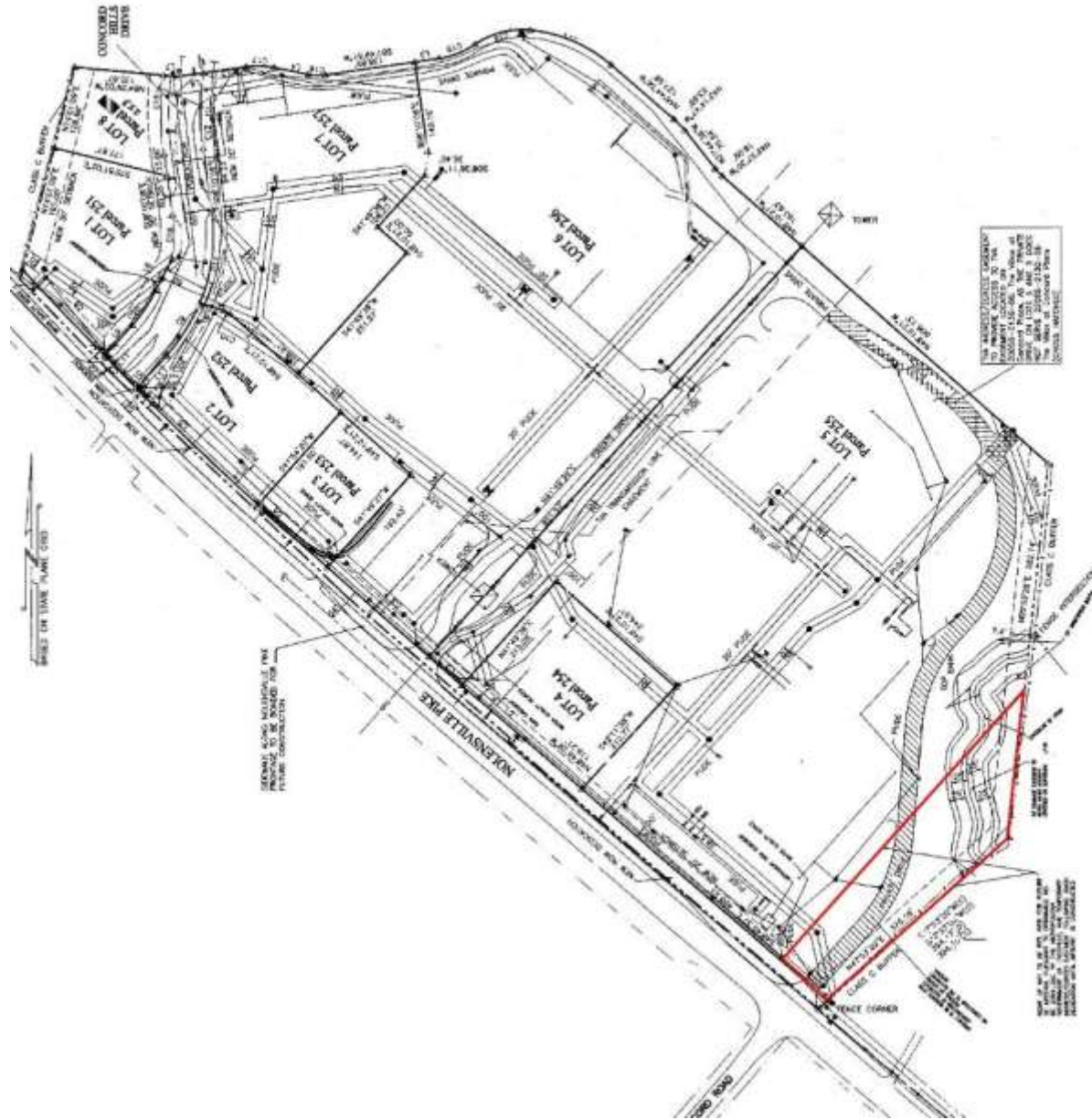
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of 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. No changes are proposed to the remainder of the PUD)





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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.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 04/22/21



**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** Michael Winarski, applicant; Clarksville Pike LLC, owner.

**Deferrals** This item was deferred from the April 8, 2020, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Disapprove.*

**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).

**Existing Zoning**

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of 18 single-family lots.*

**Proposed Zoning**

Multi-Family Residential (RM15) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. *RM15 would permit a maximum of 249 units.*

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

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

T2 Rural Countryside (T2 RCS) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RCS areas have an established development pattern of very low-density residential development, secondary agricultural uses, and institutional land uses. The primary purpose is to maintain the area’s rural landscape. New development in T2 RCS areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit/5 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.



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### ANALYSIS

The majority of the site is within an area of Conservation policy recognizing significant slopes of over 25% and areas of problem soils. There is very little of the site that is outside of the Conservation policy. The goal of the policy would be to maintain the land in an undisturbed state given the constraints.

The limited area that is outside of CO policy is within T2 Rural Countryside Policy. The proposed RM15 zoning district is not consistent with the T2 RCS policy. The proposed RM15 zoning district allows multi-family uses which is not consistent with the surrounding existing single-family development pattern or with the intent of the policy to maintain rural property in a rural state. The T2 RCS policy indicates that very low density residential development is appropriate, at generally 1 unit per 5 acres. The policy specifically indicates that new development should be through the Rural Subdivision requirements found in the Subdivision Regulations. RM15 would not require development through the Rural Subdivision requirements. The existing zoning, which requires minimum lots sizes of roughly 1 acres in size is already more intense that supported by the policies on the property. Rezoning to allow more intensity is inappropriate.

### 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: **RS40**

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)	16.57	1.089 D	18 U	215	18	20

Maximum Uses in Proposed Zoning District: **RM15**

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)	16.57	15 D	249 U	1842	114	134

Traffic changes between maximum: **RS40 and RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+231 U	+1627	+96	+114



## Metro Planning Commission Meeting of 04/22/21

### METRO SCHOOL BOARD REPORT

**Projected student generation existing RS40 district: 2 Elementary 2 Middle 2 High**

**Projected student generation proposed RM15 district: 42 Elementary 20 Middle 16 High**

The proposed RM15 zoning is expected to generate 72 additional students than what is typically generated under the existing RS40 zoning districts. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends disapproval.



**NO SKETCH**





<b>Project No.</b>	<b>CIB FY2021-22</b>
<b>Project Name</b>	<b>Capital Improvements Budget for 2021-22 to 2026-27</b>
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Required by</b>	Metro Charter
<b>Staff Reviewer</b>	Claxton
<b>Staff Recommendation</b>	<i>Approve</i>

**CAPITAL IMPROVEMENTS BUDGET**

Submit the FY2021-22 Capital Improvements Budget for consideration by the Mayor.

**BACKGROUND**

The Charter of the Metropolitan Government for Nashville and Davidson County requires that the Planning Commission submit a list of recommended capital improvements that are necessary or desirable to be constructed or provided during the next six years.

The Capital Improvements Budget is a planning tool to prioritize and coordinate investments in long-term, durable improvements. Investments are considered to be capital improvements when they:

- Have a lifetime greater than 10 years and
- Cost more than \$50,000.

Capital improvements include Metro facilities and equipment, such as office buildings, fire trucks, or information systems. Capital improvements also include infrastructure, such as water and sewer lines, roads and sidewalks, parks, and libraries.

Some Metro investments shape private market activity by influencing where people want to live or business owners want to locate. Some investments, such as providing access to water, sewer, or transportation networks, are required for any development pattern beyond very low density rural character. In other cases, Metro investments in parks, schools, or other public spaces are amenities or resources that make one place more desirable for a home or business. Projects that interact with the private market in either of these ways should be guided by the General Plan. Other Metro investments, such as vehicles or hospital equipment, have limited impact on the private market and are not guided by the General Plan.

Identifying and funding most capital improvements involve two separate documents:

- **The Capital Improvements Budget (CIB):** All capital improvements requested from Departments and members of the Metro Council with a six-year time horizon. By Charter, any capital improvement must be included in the Capital Improvements Budget. Planning Commission compiles and makes recommendations on the CIB.



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- **Capital Spending Plan:** Recommended projects during the first fiscal year of the CIB, proposed to be funded through General Obligation bonds. The Mayor submits the Capital Spending Plan to the Metro Council, which approves new bonds through a bond resolution.

Other capital improvements are funded through ordinances or resolutions authorizing the use of 4% funds, operating funds, or revenue bonds. Planning Commission does not make recommendations on the Capital Spending Plan or other funding authorizations.

Developing, recommending, adopting, and funding capital projects bring Metro Departments, Planning Commission, the Mayor, and Metro Council together, with public oversight, to decide what investments to make each year.

### **CAPITAL IMPROVEMENTS BUDGET PROCESS**

Councilmembers begin the CIB process by requesting projects in October. Requests are reviewed by implementing departments and the Planning Department to develop cost estimates and identify how requests align with long-range plans. Planning staff compile these responses in a report submitted to the Metro Council on December 1. The Council's Budget & Finance and Planning, Zoning, & Historical Committees jointly work with all Councilmembers to establish Council priorities for projects requested for the next year's Capital Improvements Budget.

The Metro Charter specifies the process to create the Capital Improvements Budget. Each year begins with the Finance Department collecting requested projects from Metro Departments. By Charter, Finance delivers these requests to the Planning Commission four months before the end of the Fiscal Year.

Once project requests are submitted, Planning staff assess them for alignment with Metro's General Plan, NashvilleNext. The Planning Commission must recommend project priorities to the Mayor by sixty days before the start of the next Fiscal Year, which is on May 2 each year. This staff report and CIB are in support of this step in the process. Copies of the draft Capital Improvements Budget were posted online in document form.

Once the Mayor has received the Planning Commission's recommendations, the Charter requires the Mayor to submit his recommended Capital Improvements Budget to the Metro Council by May 15 each year. Metro Council must adopt the Capital Improvements Budget (with any modifications or amendments as it sees fit) by June 15.

### **COORDINATION WITH DEPARTMENT MASTER PLANS**

Metro Departments conduct their own master and functional plans to guide operations and capital investments. They identify department needs and priorities for different capital programs. Though not formally part of NashvilleNext or the Capital Improvements Budget, these master plans play a critical role in achieving the community's vision for Nashville's future. Because they involve more detailed and technical planning, departments may also uncover issues that make NashvilleNext difficult to implement.

Planning staff supports other departments' efforts to update their master plans to ensure they are coordinated with NashvilleNext and provide a transparent way of supporting capital project requests. Additionally, if departments discover aspects of NashvilleNext that are difficult to



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implement, Planning staff may bring those issues to Planning Commission to determine if a change to NashvilleNext is required. This ensures that NashvilleNext remains relevant and up-to-date.

### FY 2021-22 Capital Improvements Budget

The FY2021-22 Capital Improvements Budget includes requests for 890 projects costing \$9.8 billion. That spending is phased over the current fiscal year (FY2021-22) plus five further years (FY2021-22 through FY2025-26). An additional 89 projects identify spending from FY2026-27 to FY2029-30, to indicate needs beyond the six year timeframe of the CIB.

The six year CIB includes spending requests drawing on a variety of funding sources:

Funding Method	Spending requests
<b>C</b> Proposed G.O. Bonds	\$7,048,447,996
<b>E</b> Proposed Revenue Bonds	\$1,698,639,250
<b>H</b> Enterprise Funds	\$117,175,000
<b>M</b> Proposed 4% Funds	\$84,575,000
<b>A</b> Miscellaneous Funds	\$30,000,000
<b>B</b> Approved G.O. Bonds	\$25,953,500
<b>G</b> State Funds	\$20,000,000
<b>F</b> Federal Funds	\$20,000,000

The CIB also identifies projects by type, such as new standalone assets, ongoing programs, or asset protection.

Project Type	Description	Count of projects
<b>Capital asset (one-time)</b>	A capital asset is a new or rehabilitated physical asset that is purchased once, has a useful life of more than ten years, and is expensive to purchase.	493
<b>Capital program</b>	A capital program is a collection of smaller infrastructure improvements organized by an overarching plan.	331
<b>Asset protection</b>	Asset protection involves major renovations or improvements to existing facilities that would extend the useful life and/or add value to the asset.	191
<b>Study or plan</b>	Funding for a study or plan.	37
<b>Contingency</b>	Funding for project start-up and unexpected costs.	17



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The FY2021-22 CIB organizes project requests in three sections:

- I. **Projects Funded by the Urban Services District:** a brief list of all projects requesting funding from the Urban Services District.
- II. **Projects Funded by the General Services District:** a brief list of all projects requesting funding from the General Services District.
- III. **Detail Project Descriptions:** detailed descriptions of each requested project. Where available, this includes a general map of the project location.

Section III reports projects’ titles and descriptions, department, project status, council district, tax district, and project type, as well as requested funding by year. Projects also include maps, when available. Projects are organized by departments, with departments grouped as follows:

- a. **Public Works**
- b. **Schools**
- c. **Enterprises** (Water & Sewer, Farmer’s Market, Municipal Auditorium, Sports Authority, State Fair Board, and District Energy System,)
- d. **Facilities & technology** (includes the Agricultural Extension, Council Staff, County Clerk, Election Commission, Finance, General Services, Health, Information Technology Service, Metro Action Commission, and Social Services)
- e. **Safety** (includes District Attorney, Fire, Juvenile Court, Office of Emergency Management, and Police)
- f. **Transit, development & culture** (includes Arts Commission, Historical Commission, MDHA, MTA, Parks, Planning Commission, and Public Library)

### ALIGNMENT WITH THE GENERAL PLAN

Based on substantial community engagement, NashvilleNext identifies how Nashvillians want Nashville and Davidson County to manage change over the next 25 years. Aligning capital investments to this vision is a critical tool in achieving the community’s desires. For FY2021-22, Planning staff conducted an assessment of projects based on NashvilleNext.

#### *Alignment with the Guiding Principles*

The General Plan includes seven Guiding Principles that represent the fundamental values expressed by Nashvillians throughout the process of creating NashvilleNext. In the long run, Metro’s investments should support all of these principles, though spending in individual years may focus on some principles more than others.

The chart below shows the seven Guiding Principles and the number of projects that support each:

<b>Guiding Principle</b>	<b>Number of projects supported</b>
Ensure opportunity for all	447
Expand accessibility	465
Create economic prosperity	411
Foster strong neighborhoods	772
Advance education	570
Champion the environment	433
Be Nashville	391



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### *Alignment with the Growth and Preservation Concept Map*

The Growth and Preservation Concept Map gives geographic context to capital investment decisions.

The Growth & Preservation Concept Map reflects Nashvillians’ desires for how and where Nashville should grow and where it should preserve in the future. It identifies a green network that provides access to nature, requires environmental protection, and preserves natural resources. It also identifies and seeks to preserve the physical character of rural, suburban, and urban areas.

Smaller and larger activity centers accommodate most future growth, improve public spaces, support transit, provide walkable areas close to most parts of the county, and sustain economic activity. The locations of these centers are generally where centers and mixed use areas were identified in prior Community Plans. Infill development should be encouraged along transit and multimodal corridors in between and immediately around activity and employment centers.

The Concept Map also identifies a network of more frequent and reliable transit service. These routes should be more direct, with fewer stops. The most heavily used routes will be identified for high-capacity transit running outside of traffic.

<b>Concept Map summary</b>	<b>Number of projects supported</b>
Expands the Green Network	115
Located to support existing conditions	290
Supports a First Tier Center	183
Supports a lower tier Center or Corridor	148
Program aligned with NashvilleNext	114

### *Efficient government*

Finally, a core goal of the Capital Improvements Budget is to promote effective, efficient capital spending. Planning staff have developed criteria to assess projects that support efficient government:

- **Project need:** Expanding services, improving services or maintaining services.
- **Condition:** Projects that renovate or replace an existing facility, which is obsolete or cannot support the department’s operations.
- **Resource leveraging:** Projects whose funding includes outside money. Projects that support enterprise operations.
- **Project leveraging:** Projects that cluster with or coordinate with other department projects.
- **Planning context:** Projects based on a master plan, that are a priority for a board or commission, developed with public input, or whose implementation will include additional public input.
- **Regional collaboration:** Projects that support regional collaboration or intergovernmental agreements or that were developed through a regional planning process.



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### PRIORITIZATION

The Capital Improvements Budget includes several sources of priority.

#### Capital Priority Group

Departments identify one Capital Priority Group for each project. The Groups are:

- Mayor’s Priority: Community and economic development
- Mayor’s Priority: Transit and infrastructure
- Mayor’s Priority: Public Safety
- Mayor’s Priority: Educational outcome and youth
- Mayor’s Priority: Affordable housing and the homeless
- Central government operations

#### Department priorities

When submitting their project requests, Metro departments assign each project a priority.

Departments with a small number of projects provide the priority in rank order (1 through however many projects they request).

Other departments use the following system for identifying their priority:

#### Code Priority

- 1001** Appropriated and unexpended
- 1002** Required in the year shown
- 1003** Preferred in the year shown
- 1004** Requested in the year shown
- 1005** Needed for consideration in future CIBs

#### Council priorities

Councilmembers request projects by October 15 each year. Projects are assessed by the Metro Departments responsible for implementing each request, if funded, as well as the Planning Department. The Planning Department compiles a report identifying how projects align with Department master plans and the General Plan and provides it to Council by December 1. A joint meeting of the Metro Council’s Budget & Finance and Planning, Zoning, & Historical Committees meets to develop Council priorities.

Each District Councilmember was able to identify their first, second, and third priorities, as well as an out of district or countywide priority. Additionally, At Large Councilmembers were able to identify four countywide priorities.

Across all Councilmembers submitting priorities, 107 projects received some level of prioritization, with 13 projects receiving priority from more than one Councilmember.

Council priorities are reflected in Section III (Detailed project listing) as follows:

<i>Council priority</i>	<b>First priority: 28</b>
	<b>At-Large / Countywide priority: 27</b>



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### MPC Recommendations

In adopting the Capital Improvements Budget, the Planning Commission assigns a priority recommendation to each project. The draft CIB includes staff’s recommendations. An overview of these recommendations follows in the next section.

### FY2021-22 RECOMMENDATIONS

Staff recommends submitting the Capital Improvements Budget to the Mayor with the following recommendations identified:

#### A: Recommend as planned (88 projects)

Projects are Recommended As Planned when they substantially advance the Guiding Principles, align with the Growth & Preservation Concept Map, and use Metro resources efficiently. Projects whose funding has already been secured, or that need additional funding to be completed, are also Recommended As Planned. Planning Commission recommends projects not funding levels. In some cases, projects may not need to be fully funded in FY22.

Most recommended projects are requesting new General Obligation bonds. However, two sets of requests are identified as “already funded projects.” Projects from the Arts Commission reflect previously set-aside funds from prior capital spending plans. Projects backed by water and sewer revenue bonds are backed by Water Services’ revenues and are addressed separately.

Department	Project ID	Project Title
<b>Already funded projects</b>		
Arts Commission	19AR0006	Riverfront Parks Public Art Planning
	14AR0001	Public Art Projects
	17AR0001	Madison Area Projects
	17AR0007	North Nashville Area Projects - Bikeways and Transportation Projects
	17AR0009	Nolensville Area Projects
	18AR0003	Mill Ridge Park Project
	18AR0005	Donelson Library Project
	19AR0002	Artist-Designed Transportation Infrastructure Projects
	20AR0002	Fairgrounds Public Art
	21AR0002	Kossie Gardner Sr. Park
	22AR0002	Jubilee Bridge Improvement Planning Process & Public Art Project
	22AR0004	Public Art Planning
	21AR0004	WeGo Transit Public Art
	18AR0007	Collection Management
Water & Sewer	21WS0003	BIOSOLIDS AND ODOR CONTROL
	21WS0020	ENGINEERING - DEVELOPMENT ASSISTANCE / COMPLIANCE
	21WS0021	CAPITAL PROJECTS - WATER PROJECTS
	21WS0022	CAPITAL PROJECTS - SEWER PROJECTS



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Department	Project ID	Project Title
	21WS0023	STORMWATER- COMPLIANCE ASSISTANCE AND MASTER PLANNING
Water & Sewer	21WS0007	OMOHUNDRO WATER TREATMENT COMPLEX / REYER PUMPING STATION
	21WS0006	DEPARTMENTAL FLEET / VEHICLES ADDITIONS / REPLACEMENTS
	19WS0001	STORMWATER FLEET / VEHICLES ADDITIONS / REPLACEMENTS
	21WS0002	ADMINISTRATION BUILDING PROJECTS
	21WS0008	K.R. HARRINGTON WATER TREATMENT PLANT
	21WS0004	GENERAL WASTEWATER TREATMENT PLANT FACILITIES REPLACEMENT AND REFURBISHMENT
	21WS0019	SYSTEM SERVICES - COLLECTION AND DISTRIBUTION SYSTEMS
	21WS0005	GENERAL WATER TREATMENT PLANT FACILITIES REPLACEMENT AND REFURBISHMENT
	21WS0013	WHITES CREEK WASTEWATER TREATMENT PLANT
	17WS0001	STORMWATER - FEMA/TEMA PARTICIPATION - REPETITIVE FLOOD DAMAGE HOME BUYOUT
	21WS0012	CENTRAL WASTEWATER TREATMENT PLANT
	09WS0027	STORMWATER - ENGINEERING
	09WS0019	CLEAN WATER NASHVILLE PROGRAM: CONSENT DECREE RELATED PROJECTS AND PROJECT MGMT.
	21WS0009	RESERVOIRS
	21WS0010	RTE-WATER & WASTEWATER PUMPING STATIONS
	21WS0011	LABORATORY
	21WS0018	CUSTOMER SERVICE CENTER
	14WS0001	STORMWATER--DRAINAGE IMPROVEMENTS- MILL CREEK ENGINEERING STUDY, AND CORPS OF ENGINEERS PROJECT AND OTHER CORPS PROJECTS
	19WS0002	STORMWATER - DEPARTMENTAL CONTINGENCY FOR UNPLANNED AND EMERGENCY EVENTS
	21WS0014	DRY CREEK WASTEWATER TREATMENT PLANT
	21WS0015	SECURITY
	21WS0016	DEPARTMENTAL CONTINGENCY FOR UNPLANNED AND EMERGENCY EVENTS
	21WS0017	INFORMATION SERVICES / DATA INTEGRITY
	09WS0025	STORMWATER - CAPITAL CONSTRUCTION / REMEDIAL MAINTENANCE IN USD
<b>Core asset protection</b>		
Fire Department	16FD0001	CONTINUED IMPLEMENTATION OF THE FIRE DEPARTMENT MASTER PLAN
General Services	20GS0001	OFM fleet replacement funding
	20GS0002	Building Operations Major Maintenance





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Department	Project ID	Project Title
MNPS	14BE0045	HVAC UPGRADES AND REPLACEMENTS
	16BE0019	INTERIOR BUILDING IMPROVEMENTS
MNPS	21BE0002	BUILDING ENERGY UPGRADES
	14BE0037	ENVIRONMENTAL REMEDIATION
	14BE0038	PAVING UPGRADES
	16BE0022	EXTERIOR BUILDING IMPROVEMENTS - MAINTENANCE
	15BE0011	PLUMBING UPGRADES
	15BE0009	SITE IMPROVEMENTS - MAINTENANCE
	14BE0041	ELECTRICAL UPGRADES
	03BE0053	ROOFING - REPLACEMENT / REPAIR
Parks	19PR0001	Deferred Maintenance
Public Works	22PW0002	State of Good Repair
	22PW0010	Land Purchase for Public Works
<b>Adopted commitments</b>		
Finance	22FI0001	R12 SYSTEM MAINTENANCE and EXPANSION of FUNCTIONALITY
General Services	21GS0002	Renewable Portfolio Standard Implementation
	20GS0004	Energy Management - Energy Savings Revolving Fund
	21GS0004	Sustainability Project Fund
Metro Transit Authority	15MT0001	MATCHES FOR MTA FEDERAL AND STATE GRANT
	15MT0006	RTA THROUGH MTA GRANT MATCHES
Police	18PD0003	MNPD Body Worn Camera and Patrol Vehicle Dash Cameras
Public Works	22PW0009	Satellite City Payments
	22PW0011	USD Annexation BL2020-491
<b>Improve capital planning</b>		
Finance	21FI0003	PUBLIC PROPERTY- INVENTORY AND REAL ESTATE MGMT. SOFTWARE - PHASE 2
Fire Department	17FD0001	UPDATE FIRE DEPARTMENT MASTER PLAN (TRI DATA STUDY)
General Services	20GS0006	MSE relocation planning/design
Information Technology Services	22IT0010	ANALYSIS, DESIGN, LICENSING AND IMPLEMENTATION PROJECT FOR ENTERPRISE CAPITAL BUDGET PLANNING SYSTEM
MNPS	22BE0005	FACILITY CONDITION ASSESSMENT
Public Works	18PW0002	IT Upgrades
<b>Transportation plan</b>		
Public Works	22PW0006	Active Transportation / Bikeways
	22PW0001	Sidewalk Construction
	22PW0005	Safety/Vision Zero/Traffic Calm
	22PW0003	Jefferson Street Multimodal Cap/Connector
Planning Commission	22PC0003	Bikeway planning supplemental support for community engagement
<b>Southeast area projects</b>		
Council Staff	19DS0153	Park Space Along Murfreesboro Pike



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Department	Project ID	Project Title
	21DS0153	District 30 Park
General Services	19GS0004	ECC/OEM new facility
General Services	19GS0008	Woodbine Replacement Clinic
Library	17PL0005	NEW SMITH SPRINGS BRANCH LIBRARY - PLANNING AND CONSTRUCTION
Metro Action Commission	18AC0001	NORTH REPLACEMENT HEADSTART FACILITY
<b>Other</b>		
Fire Department	16FD0001	CONTINUED IMPLEMENTATION OF THE FIRE DEPARTMENT MASTER PLAN
Municipal Auditorium	18MA0002	Renovate 2 Meeting Rooms & Unused Box Office on 5th Ave into a VIP Room & Terrace
	15MA0001	DOME LIGHTING RE-LAMP PROJECT

**B: Recommend as planned if funding available (863 projects)**

Projects that are in alignment with NashvilleNext. Most projects in FY22 are Recommended As Planned If Funding Is Available. Due to the number of projects, projects with a “B” recommendation are not listed here. They are available in the Draft CIB.

**C: Recommend further work (3 projects)**

The Planning Commission will Recommend Further Work when different projects can be usefully aligned with one another to reduce costs or improve service or when projects require additional development before they can be recommended.

Department	Project ID	Project Title
Council Staff	20DS0078	Bus shelters along Hwy 70 and Charlotte Pike <i>MPC recommendation: Per WeGo, shelters already exist on this corridor where ridership warrants. Recommend further review with WeGo to identify community needs.</i>
	20DS0066	Expand England Park <i>Following 2010 flood, MWS made buyout offers to these property owners. Remaining owners declined. Once funding is available from FEMA/TEMA, MWS would be willing to revisit.</i>
	20DS0077	Windsor Dr. Stormwater runoff mitigation project <i>MPC recommendation: MWS has studied and found resolving minimal flooding would be costly and invasive and would remove multiple significant trees. Recommend further review with MWS.</i>
	19DS0122	Widen Bell Rd. From Blackwood Dr To Smith Springs Rd <i>MPC recommendation: Recommend aligning request with the Major and Collector Street Plan, which primarily identifies this portion of Bell Road for three lanes.</i>



## Metro Planning Commission Meeting of 04/22/21

### **N: Not scored/**

#### **D: Non-general plan (70 projects)**

Projects that are not scored, because they do not relate to the Planning Commission's role in coordinating development, they are submitted with insufficient information to score, they are low department priorities, are late submissions, or are added after the Planning Commission has acted. Assessing projects that do not relate to the General Plan is likely to make them seem unimportant, when in fact they are simply not addressed by the General Plan. Projects such as these include:

- Information technology
- Fleet & equipment
- Office space retrofits or refreshes
- Omnibus categories of projects
- Contingency funding

Due to the number of projects, projects with a "N" or "D" recommendation are not listed here. They are available in the Draft CIB.

#### **X: Do not conform to the General Plan (including recommendations for alignment):**

In rare cases, project requests Do Not Conform To the General Plan. This recognizes when a proposed capital project is specifically out of step with a recommendation of the General Plan. The Planning Commission will recommend against projects that Do Not Conform to the General Plan until the project and plan are in alignment. This can be done by changing the project to conform to the General Plan or by amending the General Plan to support a vision for the future of Nashville that would be supported by the project.

No projects are currently identified as Not Conforming to the General Plan.