



# METROPOLITAN PLANNING COMMISSION

## MINUTES

**April 22, 2021**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the April 22<sup>nd</sup> meeting of the Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit [www.nashville.gov](http://www.nashville.gov) and click on the "Live Streaming" link located on the left side of the screen.

### MISSION STATEMENT

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

Commissioners Present:  
Greg Adkins, Chair  
Jessica Farr, Vice Chair  
Dr. Pearl Sims  
Jeff Haynes  
Brian Tibbs  
Mina Johnson  
Jim Lawson  
Councilmember Kathleen Murphy

Commissioners Absent:  
Lillian Blackshear

Staff Present:  
Lucy Kempf, Executive Director  
Bob Leeman, Deputy Director  
Kelly Adams, Admin Services Officer VI  
Lisa Milligan, Planning Manager II  
Shawn Shepard, Planning Manager II  
Joni Williams, Planning Manager I  
Latisha Birkeland, Planner III  
Katherine Herrmann, Planner III  
Logan Elliott, Planner II  
Amelia Lewis, Planner II  
Patrick Napier, Planner II  
Abbie Rickoff, Planner II  
Jason Swaggart, Planner II  
Alex Dickerson, Legal

**Lucy Alden Kempf**

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

## SPECIAL NOTICE TO THE PUBLIC

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Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the April 22, 2021, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, April 20, 2021. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

## General Planning Commission Information Provided for Reference

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

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

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

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

### Writing to the Commission

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

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

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

### Speaking to the Commission

For the April 22, 2021 meeting, we encourage comments remotely, by email or live remote participation, during the meeting. Please visit our webpage on Virtual Comments to find out how:

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

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

### Legal Notice

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



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

# MEETING AGENDA

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## A: CALL TO ORDER

The meeting was called to order at 4:02 p.m.

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

Ms. Farr moved and Mr. Lawson seconded the motion to establish the meeting agenda constitutes essential business of this body and that meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-10 outbreak. (8-0)

## C: ADOPTION OF AGENDA

Dr. Sims moved and Councilmember Murphy seconded the motion to adopt the agenda. (8-0)

## D: APPROVAL OF APRIL 08, 2021 MINUTES

Mr. Lawson moved and Mr. Tibbs seconded the motion to approve the April 8, 2021 minutes. (8-0)

## E: RECOGNITION OF COUNCILMEMBERS

Councilmember Rutherford requested a two-meeting deferral of Item 23.

Councilmember Murphy moved and Ms. Farr seconded the motion to add Item 23 to the deferral list. (8-0)

Councilmember Porterfield requested deferral of Item 18.

Mr. Lawson moved and Ms. Farr seconded the motion to move Item 18 from the Consent Agenda to the deferral list. (8-0)

## F: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23

Ms. Farr moved and Ms. Johnson seconded the motion to approve the Deferred and Withdrawn Items. (8-0)

## G: CONSENT AGENDA ITEMS 19a, 19b, 20, 21, 22, 26, 30

Dr. Sims moved and Ms. Johnson seconded the motion to approve the Consent Agenda. (8-0)

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

## H: ITEMS TO BE CONSIDERED

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

#### NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Stephanie McCullough

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

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

**The Metropolitan Planning Commission deferred 2021CP-008-001 to the June 10, 2021, Planning Commission meeting. (8-0)**

**1b. 2021SP-004-001  
41ST AVENUE NORTH SP**

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

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

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

**The Metropolitan Planning Commission deferred 2021SP-004-001 to the June 10, 2021, Planning Commission meeting. (8-0)**

**2. 2021SP-018-001  
3RD AND MONROE**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to rezone from IR to 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, requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.

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

**The Metropolitan Planning Commission deferred 2021SP-018-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**3. 2021SP-020-001  
BEN ALLEN RIDGE**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP-R zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway (10.71 acres), to permit 245 multi-family residential units, requested by Alfred Benesch and Company, applicant; 301 Ben Allen LLC, owner.

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

**The Metropolitan Planning Commission deferred 2021SP-020-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**4. 2021SP-021-001  
PENNINGTON BEND COTTAGES**

Council District 15 (Jeff Syracuse)  
Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP zoning for property located at Pennington Bend Road (unnumbered), at the northwest corner of Lock Two Road and Pennington Bend Road (3.59 acres), to permit 16 detached multi-family residential unit, requested by Dale and Associates, applicant; Vineyard Homes LLC, owner.

**Staff Recommendation: Defer to the May 27, 2021 Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2021SP-021-001 to the May 27, 2021, Planning Commission meeting. (8-0)**

**5. 2021SP-026-001**  
**121 MADISON STREET - SELF STORAGE**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to rezone from IR and 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 storage use, requested by Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner.

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

**The Metropolitan Planning Commission deferred 2021SP-026-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**6. 2020Z-013TX-001**  
BL2020-504/Freddie O'Connell  
Countywide  
Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

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

**The Metropolitan Planning Commission deferred 2020Z-013TX-001 to the June 24, 2021, Planning Commission meeting. (8-0)**

**7. 2021S-045-001**  
**RESUBDIVISION OF LOTS 5 AND 6 AIRPORT LOGISTICS**  
Council District 29 (Delishia Porterfield)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 1785 Reynolds Road and 1922 Old Murfreesboro Pike, approximately 2,000 feet north of Smith Springs Road, zoned IR (49.02 acres), requested by Clint T. Elliott Surveying, applicant; Airport Logistics II LLC, owner.

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

**The Metropolitan Planning Commission deferred 2021S-045-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**8. 2021S-060-001**  
**SCRUGGS ESTATES**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned R10 (5.63 acres), requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

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

**The Metropolitan Planning Commission deferred 2021S-060-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

9. **2021S-069-001**  
**HEARTLAND NORTH**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

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 R10 (65.37 acres), requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

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

**The Metropolitan Planning Commission deferred 2021S-069-001 to the May 13, 2021 Planning Commission meeting. (8-0)**

10. **2021S-072-001**  
**MASSMAN HEIGHTS SUBDIVISION**  
Council District 13 (Russ Bradford)  
Staff Reviewer: Amelia Lewis

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 RS10 (8.23 acres), requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

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

**The Metropolitan Planning Commission deferred 2021S-072-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

11. **2020Z-119PR-001**  
BL2020-479/Freddie O'Connell  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to rezone 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 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), requested by Councilmember Freddie O'Connell, applicant; various owners.

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

**The Metropolitan Planning Commission deferred 2020Z-119PR-001 to the June 24, 2021, Planning Commission meeting. (8-0)**

12. **2020Z-143PR-001**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Logan Elliott

A request to rezone from R15 to RS10 zoning for property located at 2600 Pennington Bend Road, approximately 530 feet west of Longfellow Drive (11.64 acres), requested by CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.

**Staff Recommendation: Defer to the May 27, 2021 Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-143PR-001 to the May 27, 2021, Planning Commission meeting. (8-0)**

**13. 2021Z-028PR-001**

Council District 29 (Delishia Porterfield)  
Staff Reviewer: Amelia Lewis

A request to rezone from R20 to IWD zoning for property located at 2871 Ned Shelton Road, approximately 635 feet south of Bell Road (18.0 acres), requested by State Street Group, applicant; The Quarter Jackson LLC, owner.

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

**The Metropolitan Planning Commission deferred 2021Z-028PR-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**14. 2021Z-031PR-001**

Council District 04 (Robert Swope)  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a and RS10 to 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), requested by Samaroo Development Group LLC, applicant; LG Assets Properties LLC, LIG Assets Incorporated, Marvin Thomas Baker and Ann Marie Baker, owners.

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

**The Metropolitan Planning Commission deferred 2021Z-031PR-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**15. 2021SP-035-001 (formerly 2021Z-034PR-001)**

Council District 06 (Brett Withers)  
Staff Reviewer: Jason Swaggart

A request to rezone from MUL-A to MUG-A 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), requested by Public Square LLC, applicant; FC Woodland QOZB LLC, owner.

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

**The Metropolitan Planning Commission deferred 2021SP-035-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**16. 1-74P-013**

BL2021-705/Joy Styles  
Council District 32 (Joy Styles)  
Staff Reviewer: Abbie Rickoff

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 MUL and SCR and partially located within a Corridor Design Overlay District (159.02 acres), requested by Councilmember Joy Styles, applicant; various owners.

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

**The Metropolitan Planning Commission deferred 1-74P-013 to the May 13, 2021, Planning Commission meeting. (8-0)**

**17. 2021S-015-001**

**RIVERGATE STATION SECTION 1 2ND RESUB. OF LOT 2**

Council District 10 (Zach Young)

Staff Reviewer: Amelia Lewis

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

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

**The Metropolitan Planning Commission deferred 2021S-015-001 to the May 13, 2021, Planning Commission meeting. (8-0)**

**18. 2021SP-027-001 (formerly 2021Z-017PR-001)**

Council District 29 (Delishia Porterfield)

Staff Reviewer: Amelia Lewis

A request to rezone from R20 to SP-IND zoning for property located at 2377 Couchville Pike, approximately 1,485 feet east of Pulley Road street, (34.77 acres), to permit industrial uses, requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, owner.

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

**The Metropolitan Planning Commission deferred 2021SP-027-001 to the May 27, 2021, Planning Commission meeting. (8-0)**

**19a. 2021CP-013-001**

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT**

Council District 33 (Antoinette Lee)

Staff Reviewer: Anna Grider

A request to amend the Antioch-Priest Lake Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Neighborhood Center Policy for properties located at Hobson Pike (unnumbered), approximately 115 feet southwest of Windcrest Trail (9.94 acres), requested by Resurrected Church, applicant and owner (see associated case 2021Z-024PR-001).

**Staff Recommendation: Approve.**

**The Metropolitan Planning Commission deferred 2021CP-013-001 to the June 10, 2021, Planning Commission meeting. (8-0)**

**19b. 2021Z-024PR-001**

Council District 33 (Antoinette Lee)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to OL zoning for property located at Hobson Pike (unnumbered), approximately 115 feet southwest of Windcrest Trail (4.0 acres), requested by Resurrected Church, applicant and owner (see associated case 2021CP-013-001).

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

**The Metropolitan Planning Commission deferred 2021Z-024PR-001 to the June 10, 2021, Planning Commission meeting. (8-0)**



**20. 2020S-145-001  
BORDEAUX AGRIHOOD**

Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

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 R10, RS10 and RS15 (120.4 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

**Staff Recommendation: Approve with conditions.**

**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.

**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)

**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 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 10,000 sf), in the RS10 district is 100,000 square feet (10 x 10,000 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.

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.

$$\begin{aligned} 2,805,264 \text{ sq. ft.} \times 0.15 &= 420,789 \text{ square feet (15\% of the zoning district area reserved} \\ &\text{for streets)} \\ 2,805,264 \text{ sq. ft.} - 420,789 \text{ sq. ft.} &= 2,384,475 \text{ (85\% of the gross area remaining to yield} \\ &\text{lots)} \\ 2,384,475 \text{ sq. ft.} / 10,000 \text{ sq. ft.} &= 238 \text{ lots} \end{aligned}$$

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.

$$\begin{aligned} 1,938,420 \text{ sq. ft.} \times 0.15 &= 290,763 \text{ square feet (15\% of the gross site area reserved for} \\ &\text{streets)} \\ 1,938,420 \text{ sq. ft.} - 290,763 \text{ sq. ft.} &= 1,647,657 \text{ (85\% of the gross area remaining to yield} \\ &\text{lots)} \end{aligned}$$

1,647,657 sq. ft. / 10,000 sq. ft. = 164 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 sq. ft. x 0.15 = 75,141 square feet (15% of the gross site area reserved for streets)

500,940 sq. ft. – 75,141 sq. ft. = 425,799 (85% of the gross area remaining to yield lots)

425,799 sq. ft. / 15,000 sq. ft. = 28 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.

#### **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:

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.

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.

**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.

**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-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.

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

**Resolution No. RS2021-94**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020S-145-001 is approved with conditions. (8-0)  
**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.

**21. 2021Z-033PR-001**

Council District 11 (Larry Hagar)  
Staff Reviewer: Patrick Napier

A request to rezone from RS10 to RM6-NS zoning for properties located at 4224, 4226, and 4230 Andrew Jackson Parkway, approximately 575 feet north of Tyler Drive (3.61 acres), requested by Enfield Construction and Engineering, applicant; Dr. Jerry Batson, owner.

**Staff Recommendation: Approve.**

**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 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.

**STAFF RECOMMENDATION**

Staff recommends approval.

**Approve. Consent Agenda (8-0)**

**Resolution No. RS2021-95**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-033PR-001 is approved. (8-0)

**22. 2021Z-030PR-001**

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Patrick Napier

A request to rezone from SP-R to R8 zoning for properties located at 6015 and 6017 Obrien Avenue, approximately 170 feet east of Eastboro Drive (0.78 acres), requested by Overcup Oak LLC, applicant and owner.

**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.*

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.

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.

**Approve. Consent Agenda (8-0)**

**Resolution No. RS2021-96**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-030PR-001 is approved. (8-0)

**23. 2004P-013-009  
MILL CREEK TOWNE CENTRE PHASE 2 (AMENDMENT)**

Council District 31 (John Rutherford)

Staff Reviewer: Abbie Rickoff

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 SCC and within a Corridor Design Overlay District (3.15 acres), to remove right-of-way reservation, requested by WNRI Holdings LLC, applicant; Mill Creek Towne Center PH II Properties Association Inc., owner.

**Staff Recommendation: Approve with conditions.**

**The Metropolitan Planning Commission deferred 2004P-013-009 to the May 27, 2021, Planning Commission meeting. (8-0)**

**24. 2021Z-032PR-001**

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM15 zoning for property located at 4349 Clarksville Pike, approximately 750 feet south of Echo Lane (16.57 acres), requested by Michael Winarski, applicant; Clarksville Pike LLC, owner.

**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.

**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 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.

Mr. Swaggart presented the staff recommendation of disapproval.

Rita Swett, 6157 Homeland Drive, spoke in opposition to the application.

Eric Walker, 4501 Winston Drive, spoke in opposition to the application.

Margienell Kirk, 3715 Stevens Lane, spoke in opposition to the application and requested an indefinite deferral.

Kim Walker, 3925 Stevens Lane, spoke in opposition to the application.

William Worrall, 4115 Dry Fork Road, spoke in opposition to the application.

David Van Clief, 6203 Homeland Drive, spoke in opposition to the application.

Elise Hudson, 4601 Whites Creek Pike, spoke in opposition to the application.

Russell Harvey, 3703 Homeland Drive, spoke in opposition to the application.

Linda Pelham, 3629 Echo Lane, spoke in opposition to the application.

Angela Williams, 3203 Old Hickory Blvd., spoke in opposition to the application.

Carrie Murray 4555 Clarksville Pike, spoke in opposition to the application.

Bonita Dailey, 3750 Homeland Drive, spoke in opposition to the application.

Lisa Proctor, 4129 Dry Fork Road, spoke in opposition to the application.

Patricia Lockett, 6161 Homeland Drive, spoke in opposition to the application.

Regina Brown, 4540 Clarksville Highway, spoke in opposition to the application.

Zach Dier, 681 Brick Church Lane, spoke in opposition to the application.

George Ewing, 4601 Whites Creek Pike, spoke in opposition to the application.

Barbara Jones Bah, 3743 Homeland Drive, spoke in opposition to the application.

Dianne Brown, 3760 Homeland Drive, spoke in opposition to the application.

Herbert Majors, 3836 Stevens Lane, spoke in opposition to the application.

Danielle Nellis, 6211 Homeland Drive, spoke in opposition to the application.

Julia Johnson, 4674 Clarksville Pike, spoke in opposition to the application.

Francis Benton, 3705 Homeland Drive, spoke in opposition to the application.

**Chairman Adkins closed the Public Hearing.**

Mr. Tibbs spoke in favor of staff recommendation.

Mr. Tibbs left the meeting.

Councilmember Murphy suggested an indefinite deferral.

Mr. Lawson spoke in favor of staff recommendation.

Ms. Johnson spoke in favor of staff recommendation and indefinite deferral.

Mr. Haynes spoke in favor of an indefinite deferral.

**Councilmember Murphy moved and Ms. Farr seconded the motion to indefinitely defer and keep the Public Hearing open. (7-0) Mr. Tibbs was not on the call as of the actual vote.**

**Resolution No. RS2021-97**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-032PR-001 is indefinitely defer and keep the Public Hearing open. (7-0)

**25. CIB FY2021-22  
FY21-22 CAPITAL IMPROVEMENTS BUDGET**

Staff Reviewer: Greg Claxton

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

**Staff Recommendation: Approve.**

**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.
- **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 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:

<b>Funding Method</b>	<b>Spending requests</b>
<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.

<b>Project Type</b>	<b>Description</b>	<b>Count of projects</b>
<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

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

*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.

**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:

<b>Code</b>	<b>Priority</b>
<b>1001</b>	Appropriated and unexpended
<b>1002</b>	Required in the year shown
<b>1003</b>	Preferred in the year shown
<b>1004</b>	Requested in the year shown
<b>1005</b>	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>

**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
	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

Department	Project ID	Project Title
	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
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

<b>Department</b>	<b>Project ID</b>	<b>Project Title</b>
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
	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	DOMES 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>

**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.

Mr. Claxton presented the CIB.

**Chairman Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of the CIB.

Mr. Haynes spoke in favor of the CIB.

Ms. Johnson spoke in favor of the CIB.

Mr. Lawson spoke in favor of the CIB.

Councilmember Murphy spoke in favor of the CIB.

Dr. Sims spoke in favor of the CIB.

**Dr. Sims moved and Councilmember Murphy seconded the motion to approve with amendments. (7-0)**

**Resolution No. RS2021-98**

"BE IT RESOLVED by The Metropolitan Planning Commission that CIB FY2021-22 is approve with amendments.  
(7-0)

## **I: OTHER BUSINESS**

26. New employee contract for Rochelle Carpenter, Dustin Shane & Seth Harrison

**Resolution No. RS2021-99**

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contracts for Rochelle Carpenter, Dustin Shane and Seth Harrison is **approved. (8-0)**

27. Historic Zoning Commission Report  
28. Board of Parks and Recreation Report  
29. Executive Committee Report  
30. Accept the Director's Report

**Resolution No. RS2021-100**

"BE IT RESOLVED by The Metropolitan Planning Commission that the director's report is **approved. (8-0)**

31. Legislative Update

**May 13, 2021**

MPC Meeting

4 pm. Location to be determined.

**May 27, 2021**

MPC Meeting

4 pm, location to be determined.

**June 10, 2021**

MPC Meeting

4 pm, location to be determined

**June 24, 2021**

MPC Meeting

4 pm, location to be determined

**K: ADJOURNMENT**

The meeting adjourned at 6:20 p.m.