

Metropolitan Planning Commission



Staff Reports

May 13, 2021



Metro Planning Commission Meeting of 05/13/21

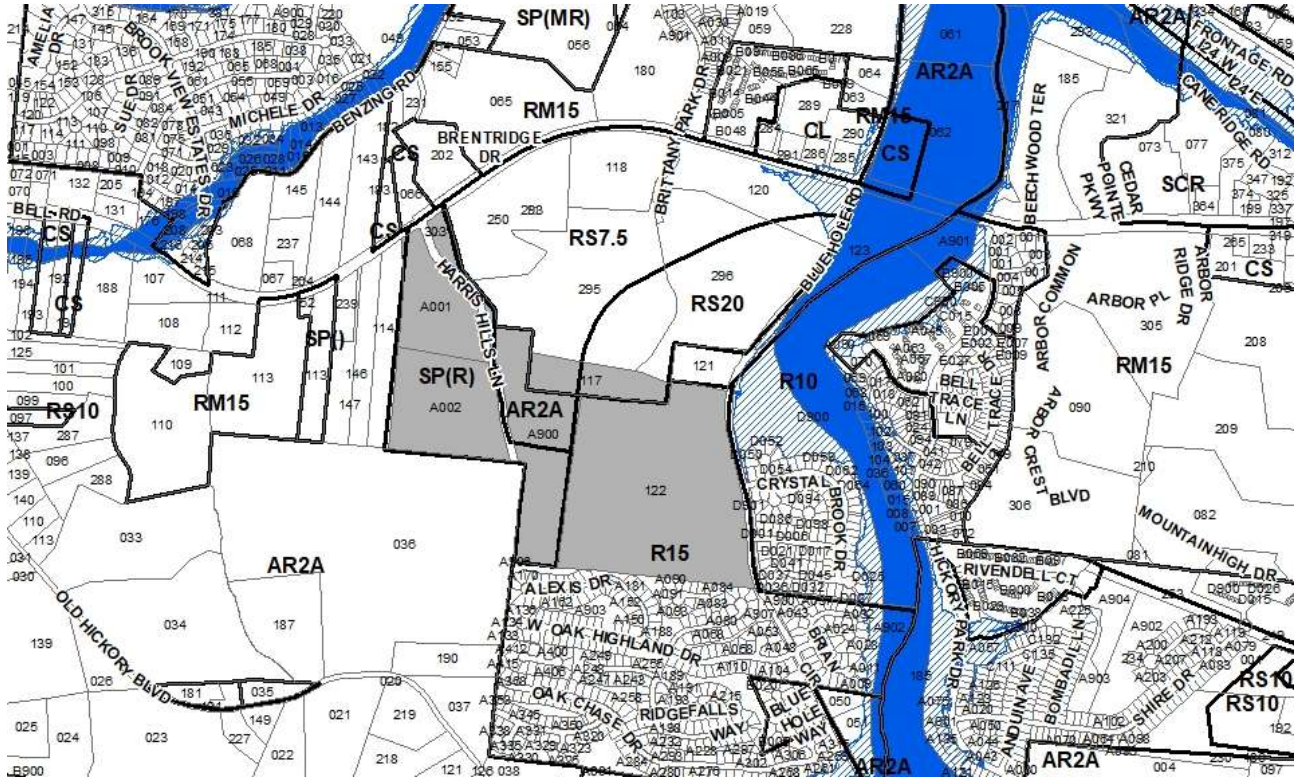
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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Metro Planning Commission Meeting of 05/13/21



2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP (AMENDMENT)

Map 162, Parcel(s) 117, 122

Map 162-15-0-A, Parcel(s) 001-002, 900

12, Southeast

31 (John Rutherford)



Project No. Specific Plan 2007SP-037-002
Project Name Bell Road/Blue Hole Road SP (Amendment)
Associated Case 95P-025-007
Council District 31 – Rutherford
School District 2 – Elrod
Requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners.

Deferrals This item was deferred at the December 10, 2020, January 21, 2021, February 11, 2021, and May 13, 2021 Planning Commission meetings. No public hearing was held.

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

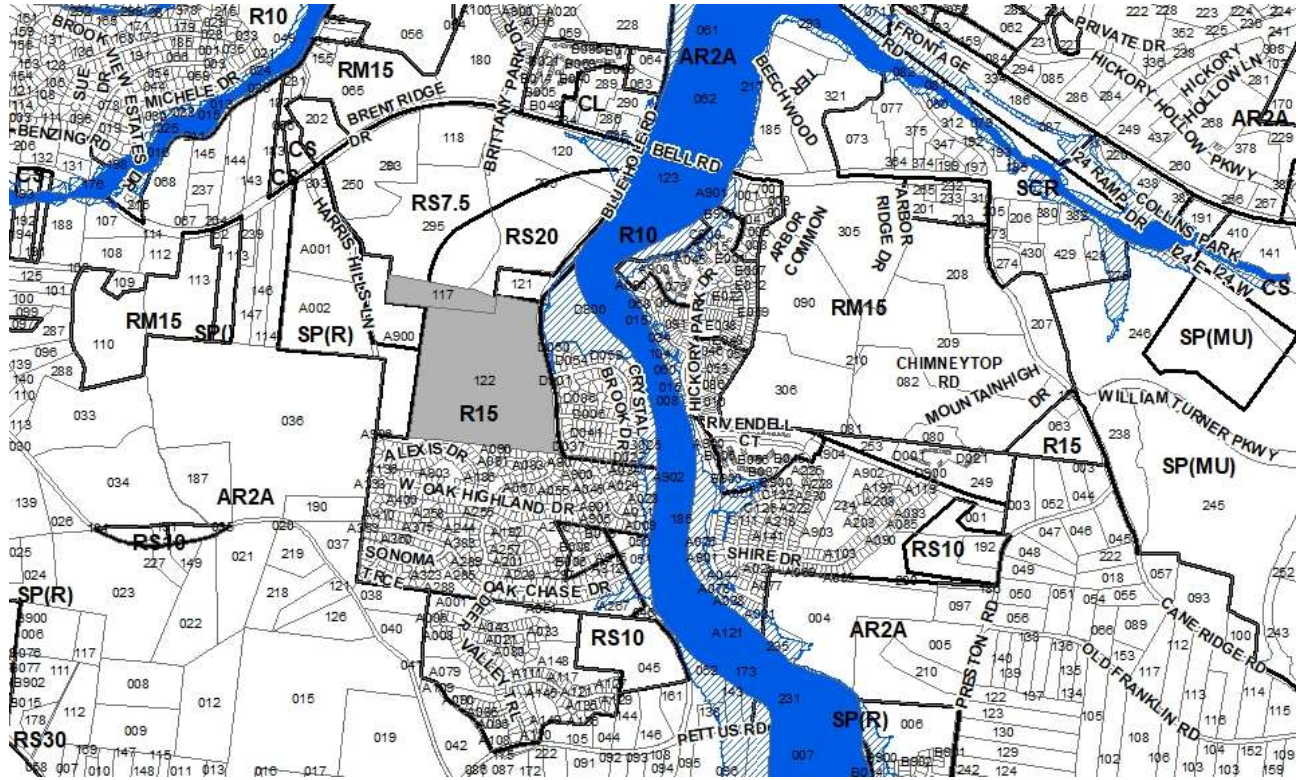
APPLICANT REQUEST
Amend SP to permit a mixed-use development.

SP Amendment
 A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned Agricultural/Residential (AR2a), One and Two-Family Residential (R15), Single-Family Residential (RS20), One and Two-Family Residential (RS7.5), and Specific Plan (SP), to permit a mixed-use development.

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



Metro Planning Commission Meeting of 05/13/21



95P-025-007

MILLWOOD COMMONS PUD (CANCELLATION)

Map 162, Parcel(s) 117, 122

12, Southeast

31 (John Rutherford)



Project No. **Planned Unit Development 95P-025-007**
Project Name **Millwood Commons PUD (Cancellation)**
Associated Case 2007SP-037-002
Council District 31 – Rutherford
School District 2 – Elrod
Requested by Lose Design, applicant; Richland South, LLC, owners.

Deferrals This item was deferred at the December 10, 2020, January 21, 2021, February 11, 2021, and May 13, 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

Cancel a portion of an existing Planned Unit Development Overlay District (PUD).

PUD Cancellation

A request to cancel a portion of a Planned Unit Development Overlay District (PUD) located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W. Oak Highland Drive (54.81 acres), zoned One and Two-Family Residential (R15), Single-Family Residential (RS20), Single-Family Residential (RS7.5).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 05/13/21



2017SP-075-003

CREATIVE WAY VILLAGES - PHASE 3 (AMENDMENT)

Map 051, Parcel(s) 082

04, Madison

08 (Nancy VanReece)



| | |
|-----------------------------|--|
| Project No. | Specific Plan 2017SP-075-003 |
| Project Name | Creative Way Villages – Phase 3 (Amendment) |
| Council District | 8 – Van Reece |
| School District | 3 – Masters |
| Requested by | TTL Inc., applicant; Samaroo Development Group LLC, owner. |
| Staff Reviewer | Napier |
| Staff Recommendation | <i>Defer to the May 27, 2021, Planning Commission meeting.</i> |

APPLICANT REQUEST

Amend SP to permit a mixed-use development.

SP Amendment

A request to amend a portion of a Specific Plan for property located at 555 Creative Way, approximately 310 feet west of Briarville Road, zoned SP-MU (Specific Plan – Mixed Use), One and Two-Family Residential (R10) and Mixed Use Limited (MUL) (4.71 acres), to add 0.33 acres and permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the May 27, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



2021SP-018-001

3RD AND MONROE SP

Map 082-09, Parcel(s) 346

08, North Nashville

19 (Freddie O'Connell)



Project No. Specific Plan 2021SP-018-001
Project Name 3rd and Monroe SP
Council District 19 – O’Connell
School District 1– Gentry
Requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.

Deferrals This item was deferred at the April 22, 2021, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

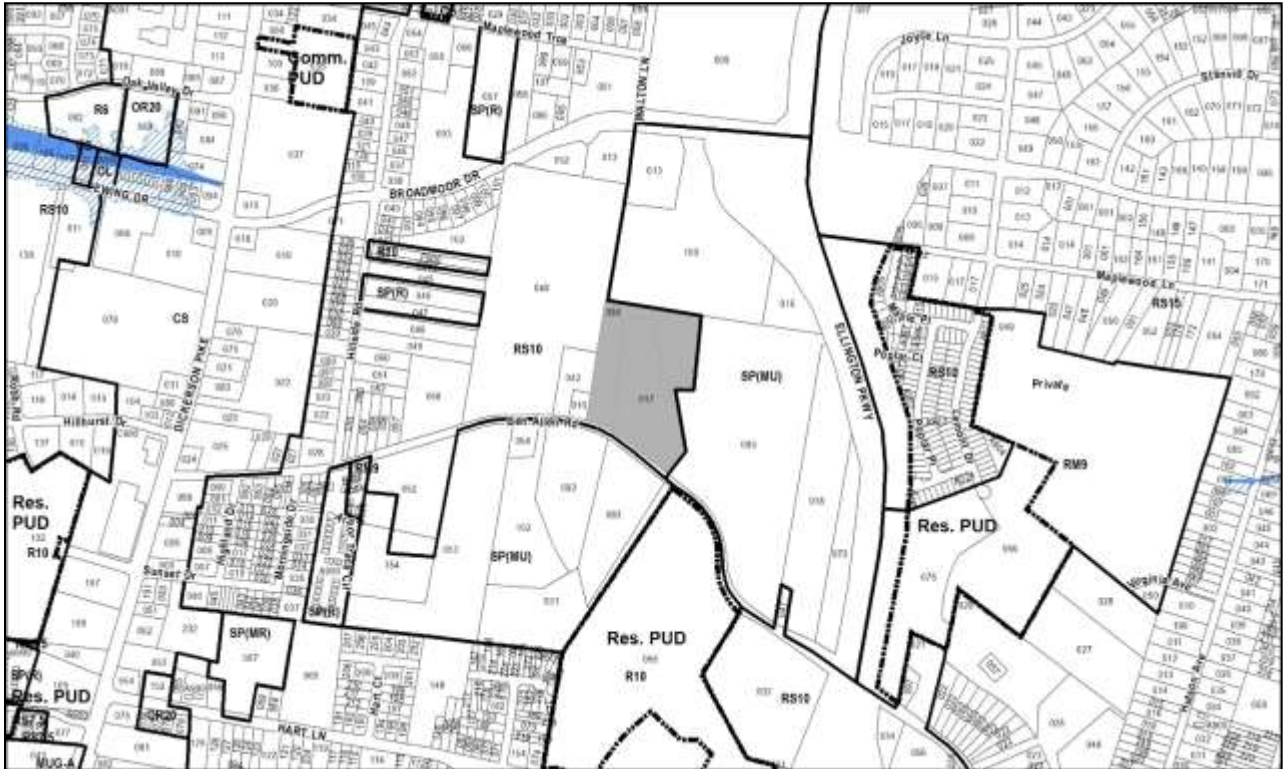
A request to rezone from Industrial Restrictive (IR) to Specific Plan (SP) zoning for property located at 1227 3rd Avenue North, at the southwest corner of Monroe Street and 3rd Avenue North (0.62 acres), to permit a multi-family development.

STAFF RECOMMENDATION

Staff recommends deferral to the May 27, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



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



Project No. Specific Plan 2021SP-020-001
Project Name Ben Allen Ridge
Council District 8 – VanReece
School District 3 – Masters
Requested by Alfred Benesch and Company, applicant; 301 Ben Allen, LLC, owner.

Deferrals This item was deferred from the April 22, 2021, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Preliminary SP to permit 245 multi-family residential units.

Preliminary SP

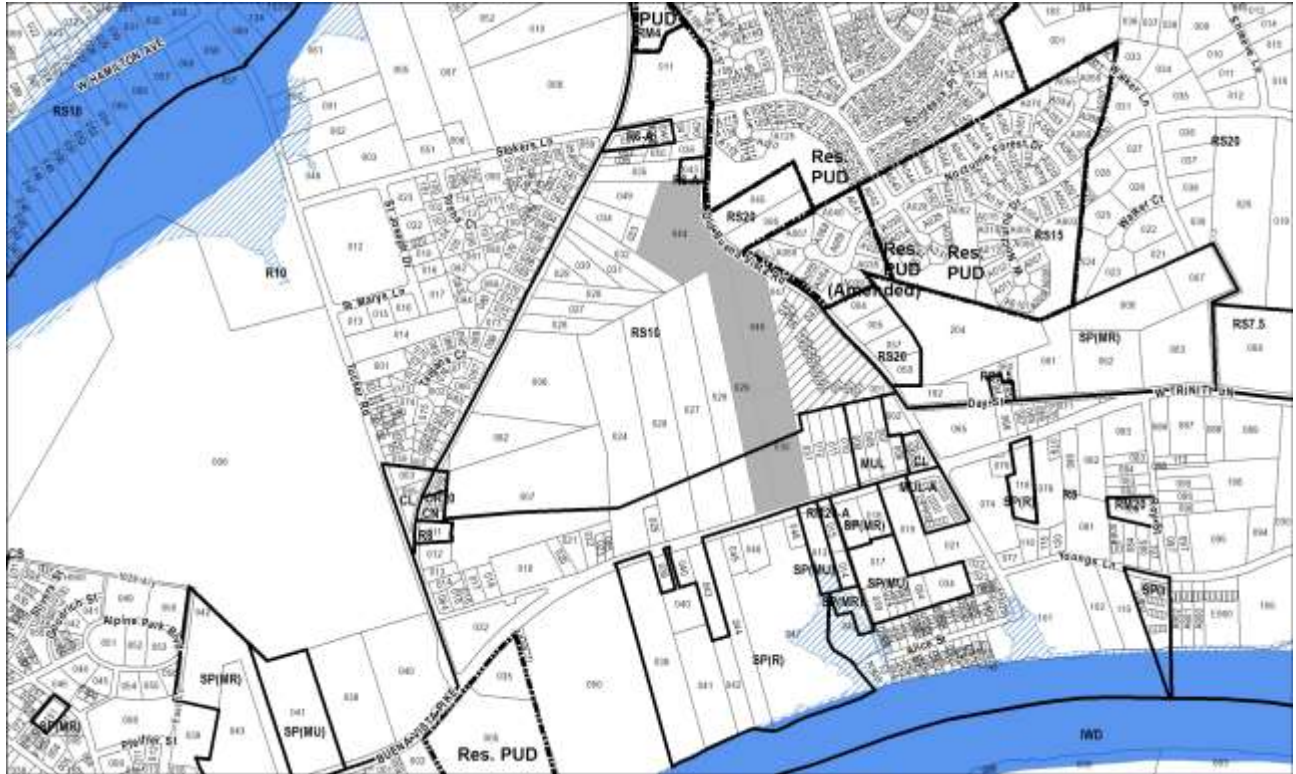
A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway, to permit 245 multi-family residential units (10.71 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 27, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



2021SP-029-001

HILL TOP ESTATES

Map 070-02, Parcels 044, 046

Map 070-06, Parcels 029-030

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzte Toombs)



| | |
|-----------------------------|---|
| Project No. | Specific Plan 2021SP-029-001 |
| Project Name | Hill Top Estates |
| Council District | 2 – Toombs |
| School District | 1 – Gentry |
| Requested by | D & M Development, applicant; Amon Ringemann Hill, Anna Hill, Doss Hill and Aubrey Gregory, owners. |
| Staff Reviewer | Swaggart |
| Staff Recommendation | <i>Defer to the May 27, 2021, Planning Commission meeting.</i> |

APPLICANT REQUEST

Preliminary SP to permit a mixed residential development.

Zone Change

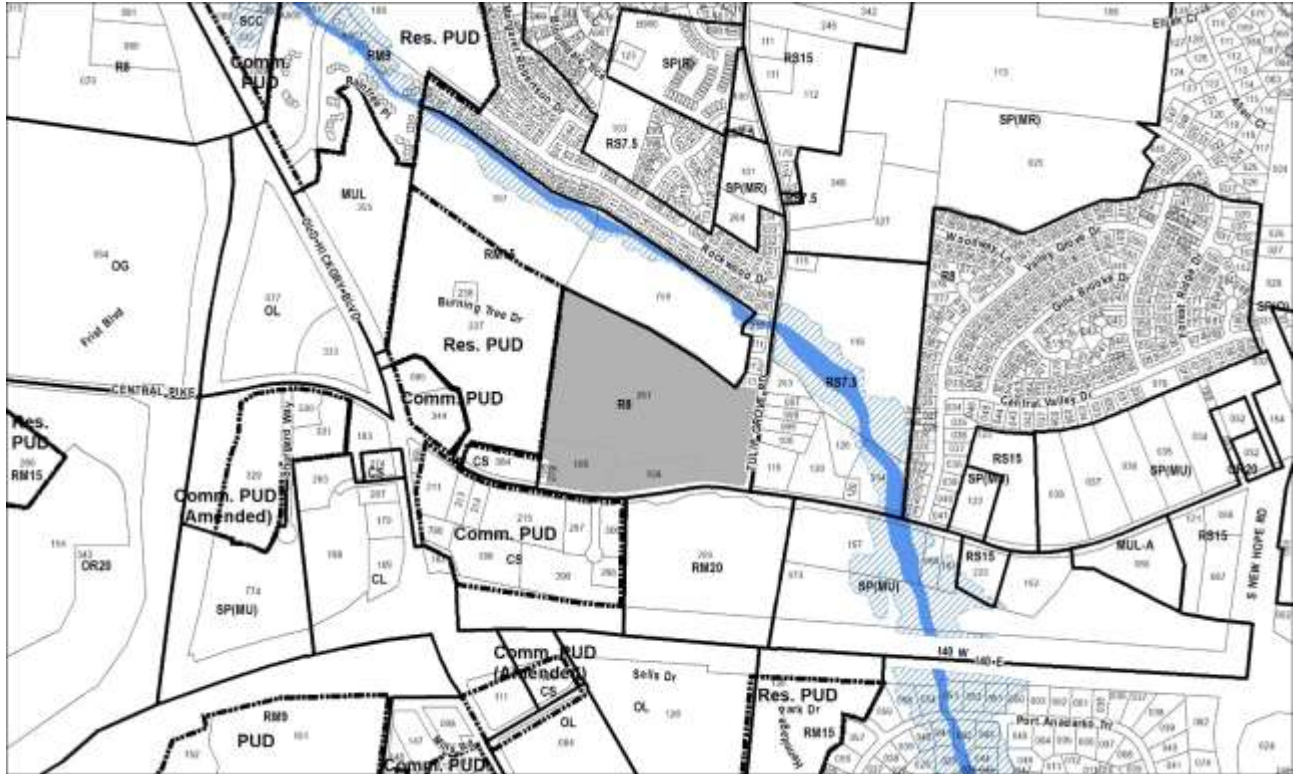
A request to rezone from Single-Family Residential (RS10) and One and Two-family Residential (R8) to Specific Plan-Mixed Residential (SP-MR) zoning for properties located at 1105 and 1107 W. Trinity Lane, W. Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 375 feet south of Stokers Lane (14.46 acres), to permit 193 multi-family residential units.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 05/13/21



2021SP-030-001

TULIP GROVE AND CENTRAL PIKE
Map 086, Parcel(s) 104-105, 279, 351
14, Donelson - Hermitage - Old Hickory
12 (Erin Evans)



| | |
|-----------------------------|---|
| Project No. | Specific Plan 2021SP-030-001 |
| Project Name | Tulip Grove and Central Pike |
| Council District | 12 – Evans |
| School District | 4 – Little |
| Requested by | Dewey Engineering, applicant; Ray Gleaves Et Ux, Oscar Ray Gleaves Family Trust Et Al, The Gleaves Family Partnership LP, Oscar Ray Gleaves, and Janette Elizabeth Gleaves, owners. |
| Staff Reviewer | Elliott |
| Staff Recommendation | <i>Defer to the May 27, 2021, Planning Commission meeting.</i> |

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Zone Change

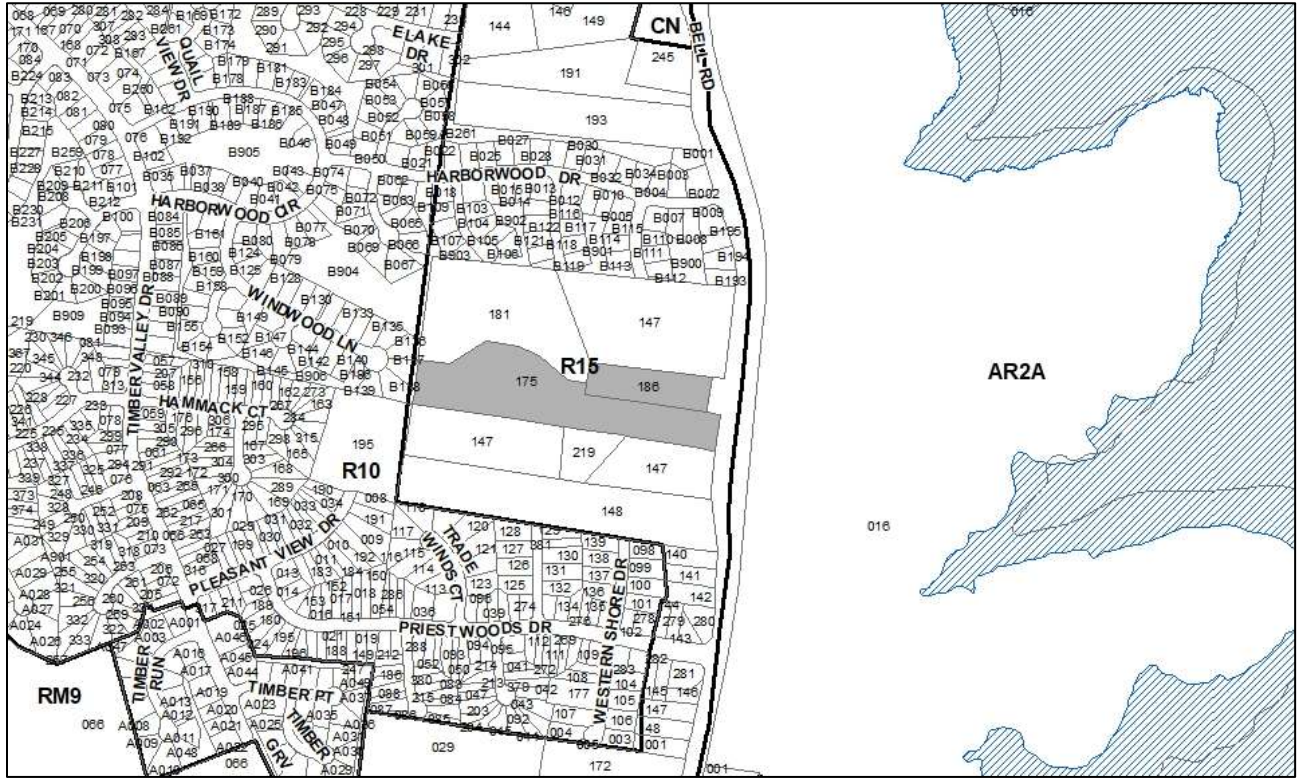
A request to rezone from One and Two-Family Residential (R8) to Specific Plan (SP) zoning for properties located at 4033, 4039, 4085 Central Pike and Central Pike (unnumbered), at the northwest corner of Tulip Grove Road and Central Pike (23.43 acres), to permit 213 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the May 27, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



2021S-014-001
CARLTON ESTATES
Map 108, Parcel 175, 186
14, Donelson – Hermitage – Old Hickory
13 (Russ Bradford)



Project No. Concept Plan 2021S-014-001
Project Name Carlton Estates
Council District 13 – Bradford
School District 7 – Player-Peters
Requested by Jackie Dillehay, applicant; Jackie Lynn Pater, owner.

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

Staff Reviewer Lewis
Staff Recommendation *Defer indefinitely.*

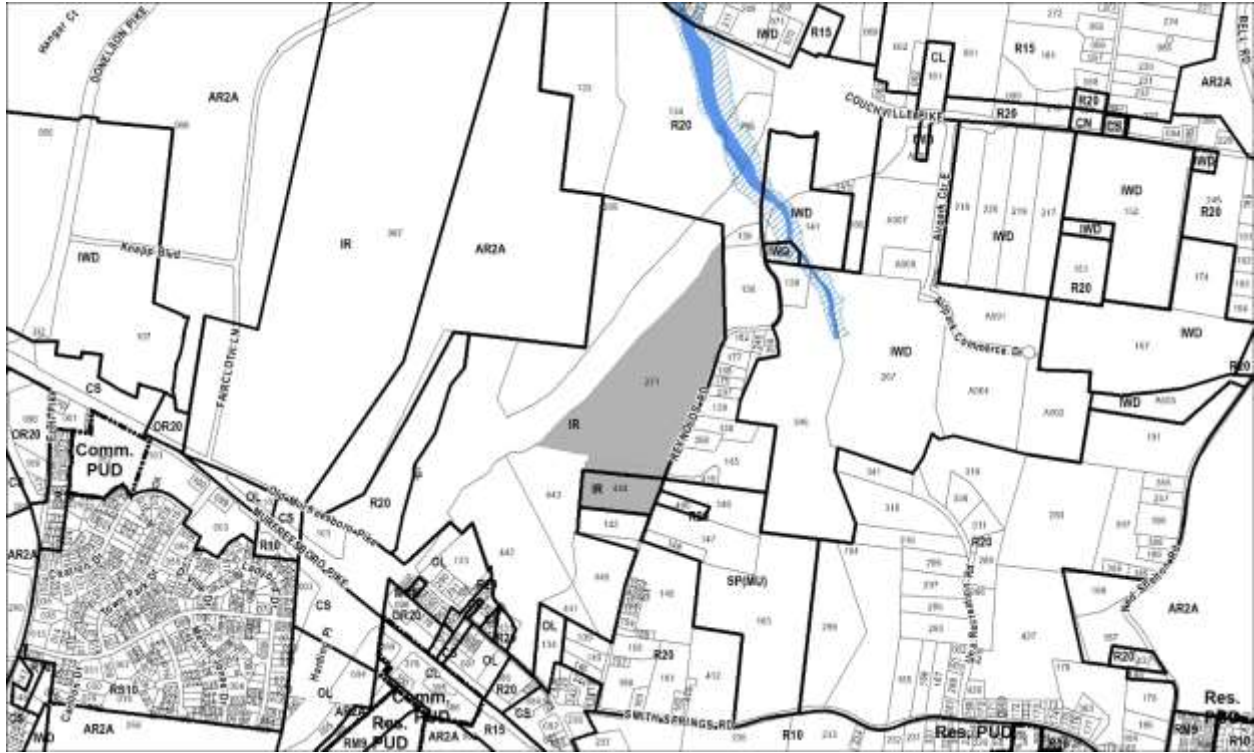
APPLICANT REQUEST
Concept plan approval to create 17 lots.

Concept Plan
A request for concept plan approval to create 17 lots on properties located at 3338 and 3346 Bell Road, approximately 735 feet south of Harborwood Drive, zoned One and Two-Family Residential (R15) (7.34 acres).

STAFF RECOMMENDATION
Staff recommends indefinite deferral of the item at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



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)



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

Deferrals This item was deferred from the March 25, 2021, April 8, 2021 and the April 22, 2021, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Final plat to create four non-residential lots.

Final Plat

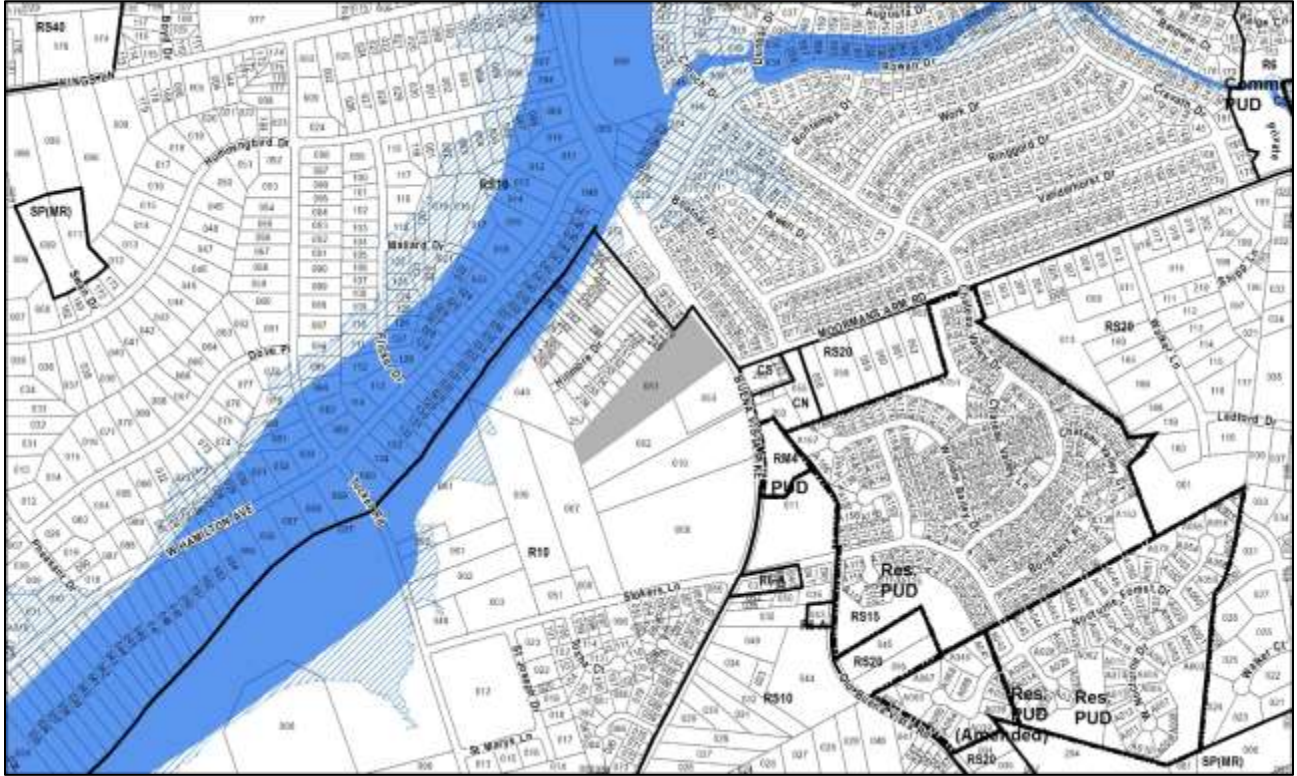
A request for final plat approval to create four lots on properties located at 1785 Reynold’s Road and 1922 Old Murfreesboro Pike, approximately 2,000 feet north of Smith Springs Road, zoned Industrial Restrictive (IR) (49.02 acres).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 05/13/21



2021S-060-001

SCRUGGS ESTATE

Map 059-14, Parcel(s) 051

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyontzé Toombs)



Project No. Final Plat 2021S-060-001
Project Name Scruggs Estate
Council District 2 – Toombs
School District 1 – Gentry
Requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

Deferrals This item was deferred at the April 8, 2021, and April 22, 2021, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Final plat approval to create 3 lots.

Final Plat

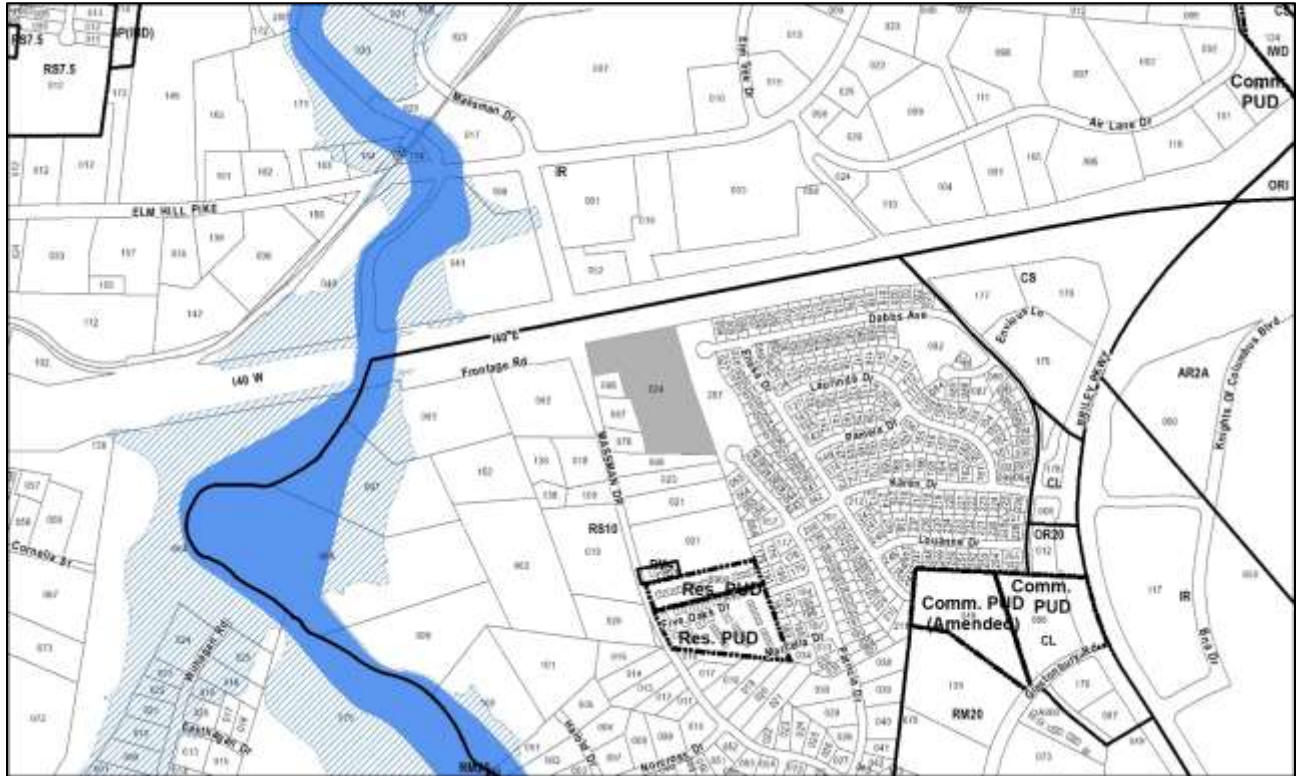
A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned One and Two-Family Residential (R10) (5.63 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the June 10, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



2021S-072-001
MASSMAN HEIGHTS SUBDIVISION
Map 107, Parcel(s) 024
13, Antioch – Priest Lake
13 (Russ Bradford)



Project No. Final Plat 2021S-072-001
Project Name Massman Heights Subdivision
Council District 13 – Bradford
School District 7 – Player - Peters
Requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

Deferrals This item was deferred at the April 22, 2021, Planning Commission hearing. No public hearing was held.

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

APPLICANT REQUEST

Concept plan approval to create 28 lots.

Concept Plan

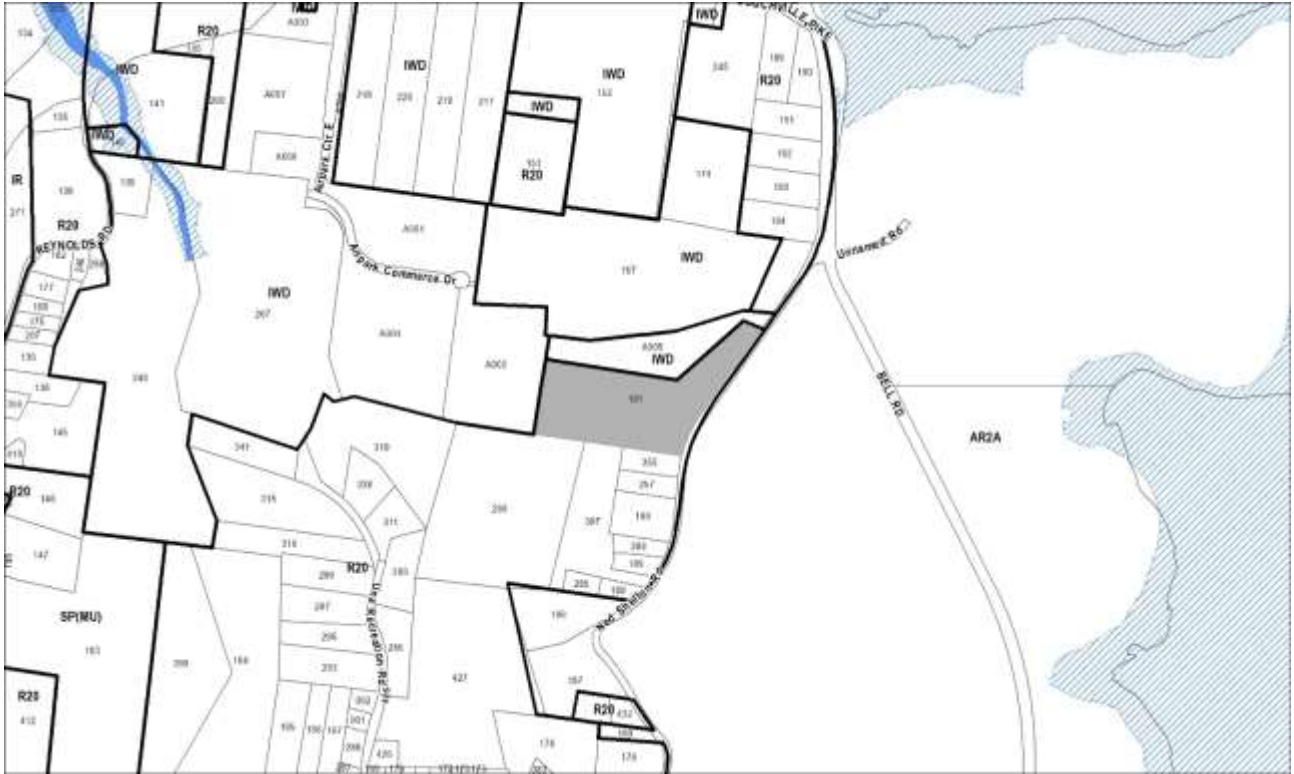
A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned Single-Family Residential (RS10) (8.23 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 27, 2021, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 05/13/21



2021Z-028PR-001

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



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

Deferrals This item was deferred at the March 25, 2021, April 8, 2021, and April 22, 2021, Planning Commission meetings. No public hearing has been held.

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

APPLICANT REQUEST
Zone change from R20 to IWD.

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

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



Metro Planning Commission Meeting of 05/13/21



2021Z-035PR-001

Map 091-06, Parcel(s) 178-179, 339, 342
07, West Nashville
20 (Mary Carolyn Roberts)



| | |
|-----------------------------|---|
| Project No. | Zone Change 2021Z-035PR-001 |
| Council District | 7 – Roberts |
| School District | 1 – Gentry |
| Requested by | Dewey Engineering, applicant; Jeff Estepp LLC and Jeff Estepp, owner. |
| Staff Reviewer | Napier |
| Staff Recommendation | <i>Defer to the May 27, 2021, Planning Commission meeting.</i> |

APPLICANT REQUEST
Rezone from R6 to RM9.

SP Amendment

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential (RM9) zoning for properties located at 5607, 5607 B, 5609 and 5611 Morrow Road, approximately 60 feet southeast of 57th Avenue North (2.46 acres).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 05/13/21



178-64P-001

DUE WEST MEDICAL OFFICE BUILDING PUD

Map 051-06, Part of Parcel(s) 045, 058

4, Madison

08 (Nancy VanReece)



| | |
|-----------------------------|--|
| Project No. | Planned Unit Development 178-64P-001 |
| Project Name | Due West Medical Office Building PUD |
| Associated Case | 2021Z-040PR-001 |
| Council District | 8 – VanReece |
| School District | 3 – Masters |
| Requested by | Good Pasture Christian School, applicant; Good Pasture Christian School and Aubrey B. Harwell Jr., owners. |
| Staff Reviewer | Elliott |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Cancel a Planned Unit Development Overlay District.

PUD Cancellation

A request to cancel a Planned Unit Development Overlay District (PUD) for properties located at 607 W. Due West Avenue, at the southwest corner of W. Due West Avenue and Briarville Road, zoned Office General (OG) (3.71 acres).

Existing Zoning

Office General (OG) is intended for moderately high intensity office uses.

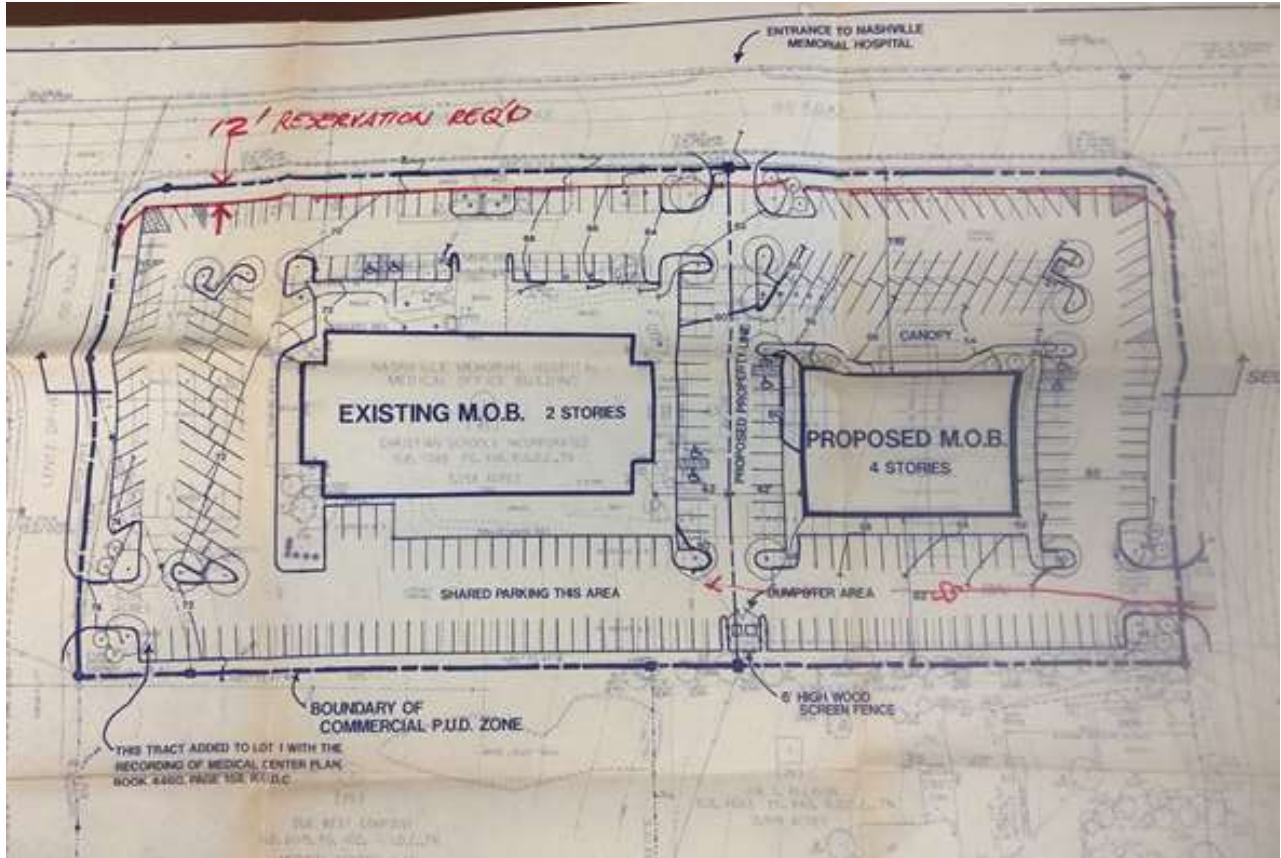
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of 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.

MADISON COMMUNITY PLAN

District 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 05/13/21



Approved PUD Site Plan



Metro Planning Commission Meeting of 05/13/21

PLAN DETAILS

The Due West Medical Office Building PUD was approved to permit two office buildings with associated surface parking. The total square feet permitted was increased in 1993 to a total of 74,645 square feet of office use. One access point was proposed on each of the three street frontages.

ANALYSIS

The application includes 2 parcels that comprise approximately 3.71 acres and the site is just east of Good Pasture Elementary School on West Due West Avenue in the Madison area. The site is located south of West Due West Avenue and spans the block between Lentz Drive and Briarville Road. West Due West Avenue is an Arterial Boulevard and both Lentz Drive and Briarville Road are local streets. The two parcels are developed with an office building. The surrounding area includes the Good Pasture Elementary School, medical office and other office uses, and other non-residential uses.

The proposed PUD cancellation would remove the PUD Overlay District's regulating standards and instead would limit the sites development to the Office General zoning district requirements and other applicable codes or the MUG-A zoning district requirements if the associated case (2021Z-040PR-001) is approved. The site has significant frontage onto an Arterial Boulevard and is well served by transportation infrastructure with its proximity to Ellington Parkway and Briley Parkway. The land use and intensity permitted by both the OG and MUG-A zoning district are compatible with the surrounding land uses and is consistent with the D EC policy.

FIRE 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.

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 05/13/21



2021Z-040PR-001

Map 051-06, Part of Parcel(s) 025, 045, 058

4, Madison

08 (Nancy VanReece)



| | |
|-----------------------------|--|
| Project No. | Zone Change 2021Z-040PR-001 |
| Associated Case | 178-64P-001 |
| Council District | 8 – VanReece |
| School District | 3 – Masters |
| Requested by | Good Pasture Christian School, applicant; Good Pasture Christian School and Aubrey B. Harwell Jr., owners. |
| Staff Reviewer | Elliott |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from OG to MUG-A.

Zone Change

A request to rezone from Office General (OG) to Mixed Use General-Alternative (MUG-A) zoning for properties located at 607 W. Due West Avenue and Lentz Drive (unnumbered), at the southwest corner of W. Due West Avenue and Briarville Road and partially located within a Planned Unit Development Overlay District (PUD) (4.68 acres).

Existing Zoning

Office General (OG) is intended for moderately high intensity office uses.

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.

Proposed Zoning

Mixed Use General-Alternative (MUG-A) is intended for a moderately high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

MADISON COMMUNITY PLAN

District 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.



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ANALYSIS

The application includes 3 parcels that comprise approximately 4.68 acres and the site is just east of Good Pasture Elementary School on West Due West Avenue in the Madison area. The site is located south of West Due West Avenue and spans the block between Lentz Drive and Briarville Road. West Due West Avenue is an Arterial Boulevard and both Lentz Drive and Briarville are local streets. The two parcels with frontage onto West Due West Avenue are developed with an office building and the parcel with frontage onto Lentz Drive is vacant. The surrounding area includes Good Pasture Elementary School, medical office and other office uses, and other non-residential uses.

The proposed rezoning request would allow for medium to high-density non-residential and residential land uses and is consistent with the D EC policy. The site has significant frontage onto an Arterial Boulevard and is well served by transportation infrastructure with its proximity to Ellington Parkway and Briley Parkway. The proposed rezoning would enhance the area with medium to high-density development that provides for a walkable environment. The land use and intensity permitted by the MUG-A zoning district are compatible with the surrounding land uses and are consistent with the D EC policy.

FIRE 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.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: OG

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Office (710) | 4.68 | 1.5 F | 305,791SF | 3138 | 314 | 330 |

Maximum Uses in Proposed Zoning District: MUG-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | 2.34 | 3.0 F | 305 U | 2265 | 138 | 160 |

Maximum Uses in Proposed Zoning District: MUG-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 1.17 | 3.0 F | 152,895 SF | 9705 | 487 | 1046 |



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Maximum Uses in Proposed Zoning District: MUG-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 1.17 | 3.0 F | 152,895 SF | 4785 | 42 | 446 |

Traffic changes between maximum: OG and MUG-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +13617 | +353 | +1322 |

METRO SCHOOL BOARD REPORT

Projected student generation existing OG district: 49 Elementary 30 Middle 31 High

Projected student generation proposed MUG-A district: 49 Elementary 30 Middle 31 High

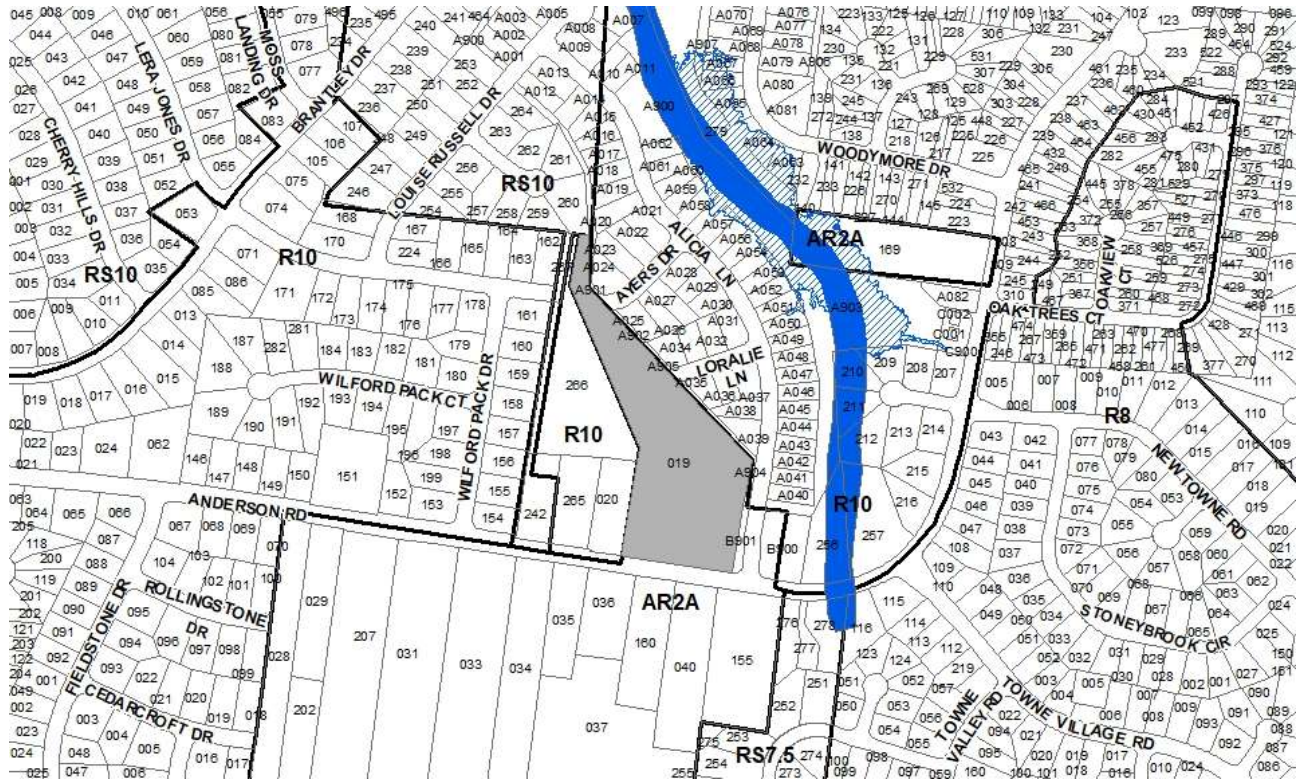
The proposed MUG-A zoning is not expected to generate more students than the existing OG zoning. Students would attend Chadwell Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools are identified as having additional capacity. This information is based upon the 2020-2021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

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 05/13/21



2018SP-040-001

3156 ANDERSON ROAD SP

Map 150, Parcel(s) 019

13, Antioch - Priest Lake

29 (Delishia Porterfield)



| | |
|-----------------------------|---|
| Project No. | Specific Plan 2018SP-040-001 |
| Project Name | 3156 Anderson Road SP |
| Council District | 29 – Porterfield |
| School District | 6 – Bush |
| Requested by | Dale and Associates, applicant; John Coleman, Jr., owner. |
| Staff Reviewer | Elliott |
| Staff Recommendation | <i>Approve with conditions and disapprove without all conditions.</i> |

APPLICANT REQUEST

Preliminary SP to permit 22 multi-family residential units.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning on property located at 3156 Anderson Road, approximately 480 feet east of Wilford Pack Drive (4.88 acres), to permit 22 multi-family residential units.

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 2 duplex lots for a total of 4 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan would permit 22 multi-family units.*

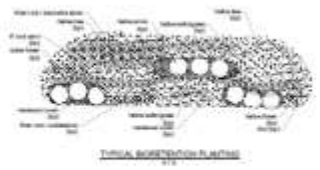
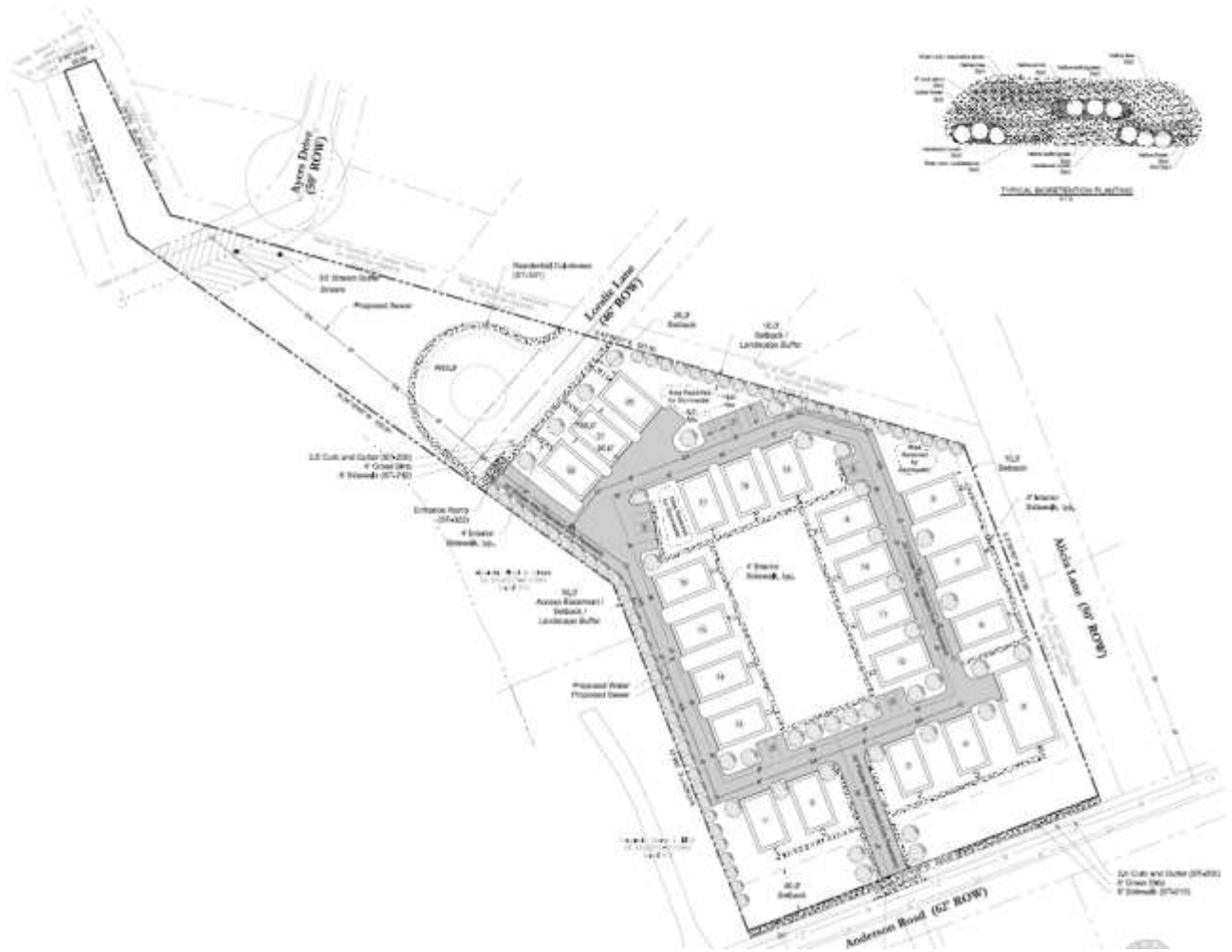
ANTIOCH - PRIEST LAKE COMMUNITY PLAN

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

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal



Metro Planning Commission Meeting of 05/13/21



Proposed Preliminary SP



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habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

The Conservation policy here recognizes stream buffers and a wetland feature. Metro Stormwater has accepted a determination that the Wetland feature shown in Metro's GIS is actually an old farm pond and is not a wetland feature worthy of preservation.

SITE CONTEXT AND PLAN DETAILS

The approximately 4.88 acre property is located at the north-west quadrant of the intersection of Anderson Road and Alicia Lane. The property is vacant and was previously developed with a single-family residence. Anderson Road is a Collector Avenue in the Major and Collector Street Plan and Alicia Lane is a local street. The site is surrounded by single-family and two-family residential land uses. A small piece of property intercepts the subject site from Alicia Lane and this property is maintained by The Parks subdivision homeowners' association.

Site Plan

The proposed SP would permit 22 multi-family residential units. Access to the development would be provided by Anderson Road and by an extension of the existing public street, Loralie Lane. Units would front onto Anderson Road and Loralie Lane and units would also be oriented towards Alicia Lane. The remainder of the units are oriented towards an open space amenity feature. The interior of the development utilizes private drives and a private sidewalk network is being provided throughout the site. Loralie Lane is being extended following local street standards and Anderson Road is proposed to be improved with the Major and Collector Street Plan planned improvements. The plan proposes to buffer the development from the adjacent existing residential uses with landscaping. The plan proposes a significant setback for the units fronting onto Anderson Road. The very rear of the site, near the terminus of Ayers Drive, is proposed to be left in its natural state outside of making the necessary underground sewer line connection.

ANALYSIS

The site is within the T3 NM Policy which is intended to maintain and enhance suburban neighborhoods. When development occurs within this policy, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. The proposed Specific Plan provides for a suburban style of residential development that is consistent with the surrounding development pattern. The plan provides appropriate setbacks along existing rights-of-way, setbacks between units, and a significant open space feature. The plan also proposes to soften the impact of this development with landscape buffers along the boundaries that abut existing residential units. The Conservation Areas are being preserved in their natural state and this is consistent with policy. The proposed SP is consistent with the T3 NM Policy and Conservation Policy at this location.

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



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will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final SP plans. Submittal of an updated availability study is required before the final site plan can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% of W&S Capacity must be reserved before issuance of building permits.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

On Final SP:

- Change access drives to st-324 (22 ft. Min. Width).
- Install 'now entering private drive' signage at each access.
- Note: a private hauler will be required for waste/recycle disposal on site.

TRAFFIC & PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **AR2a**

| 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) | 4.88 | 0.5 D | 4 U | 38 | 3 | 4 |

*Based on two-family lots

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi-Family Residential (220) | 4.88 | - | 22 U | 162 | 11 | 13 |

Traffic changes between maximum: **AR2a and SP**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | +18 U | +124 | +8 | +9 |



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 0 Middle 0 High

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

The proposed SP is anticipated to generate six additional students beyond what is generated under the current zoning. Students would attend Smith Springs Elementary, J.F. Kennedy Middle School, and Antioch High School. All schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

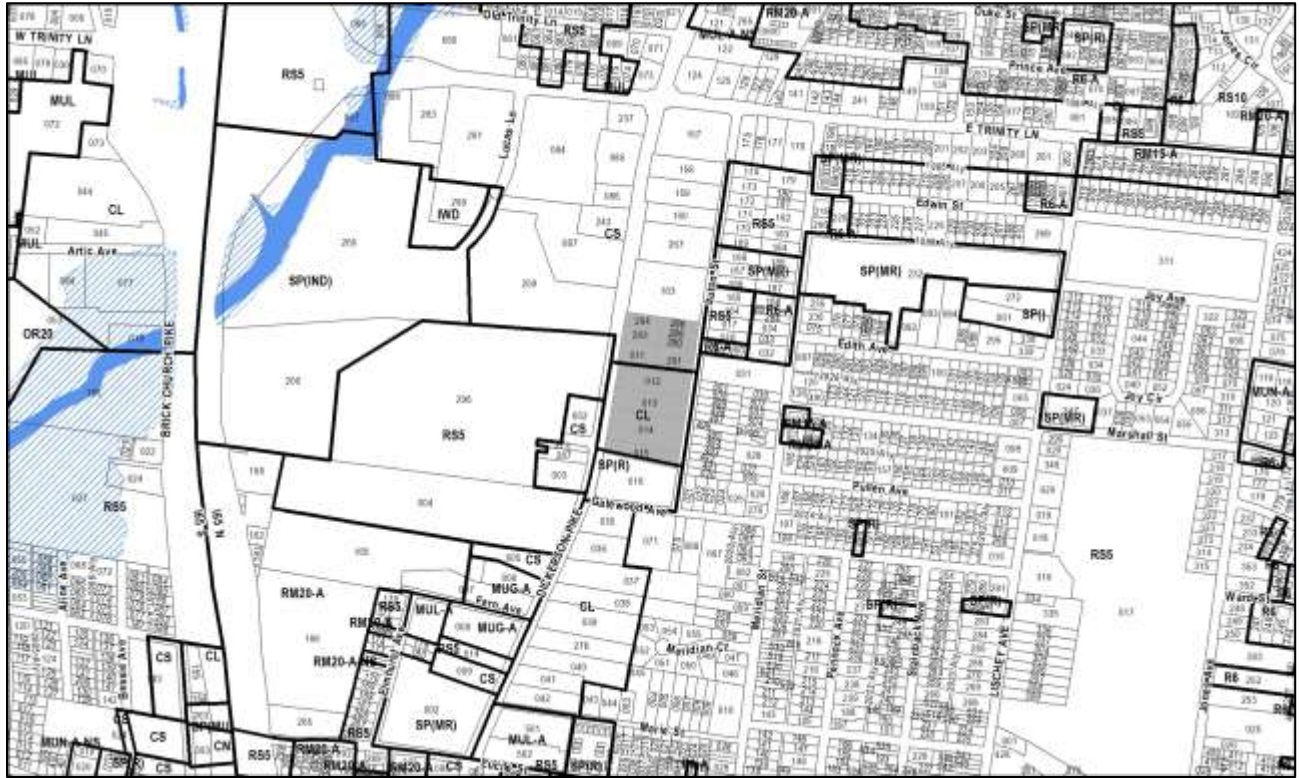
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 22 multi-family residential units. Short term rental properties – owner occupied and short term rental properties – not owner occupied are prohibited.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. 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.
7. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of 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.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2021SP-022-001

1505 DICKERSON PIKE SP

Map 071-11, Parcel(s) 011-015, 288-291, 293-294

05, East Nashville

05 (Sean Parker)



| | |
|-----------------------------|---|
| Project No. | Specific Plan 2021SP-022-001 |
| Project Name | 1505 Dickerson Pike SP |
| Council District | 5 – Parker |
| School District | 5 – Buggs |
| Requested by | Kimley-Horn and Associates, applicant; Tony Ray Clouse, Anna Ringemann, and Amon Ringemann, owner(s). |
| Staff Reviewer | Lewis |
| Staff Recommendation | <i>Approve with conditions and disapprove without all conditions.</i> |

APPLICANT REQUEST
Preliminary SP to permit a mixed-use development.

Zone Change

A request to rezone from Commercial Service (CS) and Commercial Limited (CL) to Specific Plan – Mixed Use (SP-MU) zoning for properties located at 1505, 1509, 1511, 1513, 1601 and 1603 Dickerson Pike, 1600, 1608, 1612 and 1616 Luton Street and Dickerson Pike (unnumbered), approximately 250 feet north of Gatewood Avenue (6.89 acres), to permit a mixed-use development.

Existing Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

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

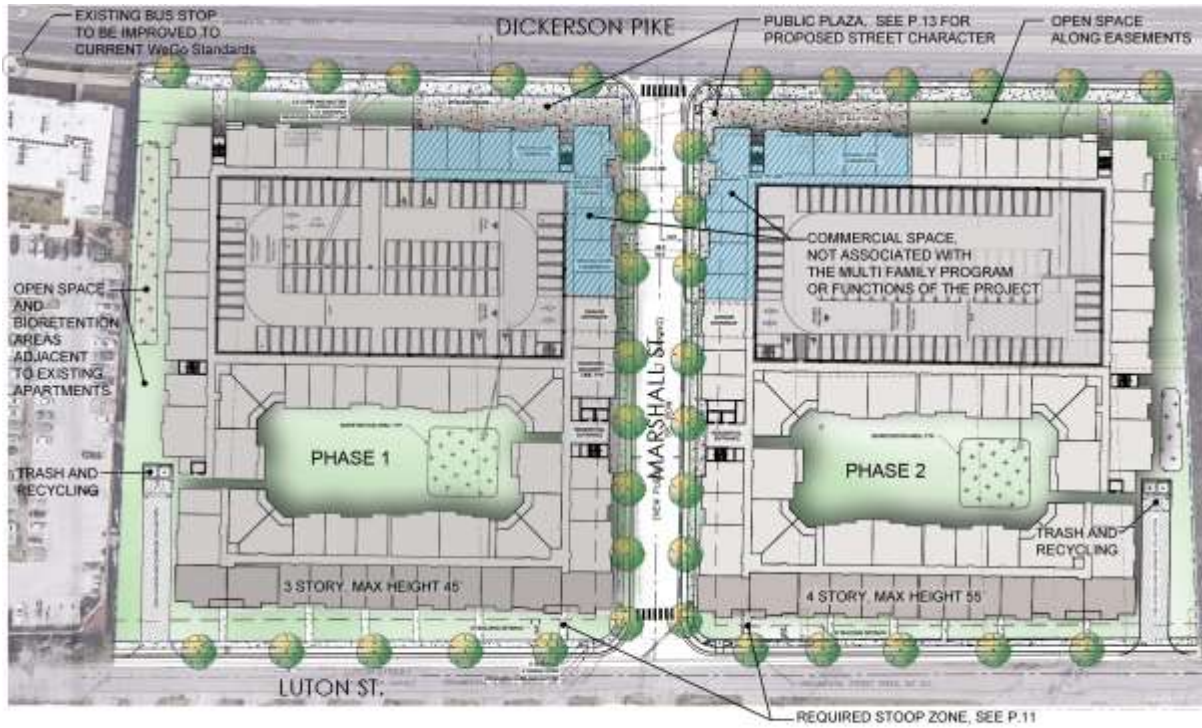
Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile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

Proposed Zoning

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



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N →

Proposed site plan



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EAST NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Supplemental Policy

The site is located within the Highland Heights Small Area Plan. The Highland Heights Plan was completed after an extensive community engagement process and resulted in updates to the community character policies for the area, as well as establishment of a supplementary Building Regulating Plan and Mobility Plan for the area. The Building Regulating Plan established subdistricts to provide specific guidance on the type of development for each subdistrict.

The site is within the M2 Subdistrict. The M2 Subdistrict lists plex house, manor house, low-rise townhomes, courtyard flats, low and mid-rise flats, low-rise mixed-used and, or mid-rise mixed-use structures as appropriate building types. The area along Dickerson Pike should “evolve toward a balanced mixture of residential and commercial land uses along the corridor that provides an opportunity for a varied development pattern in regard to the size, scale, and density.”

A Mobility Plan was also a component of the Highland Heights Plan, to enhance and improve connectivity within this area of East Nashville. The mobility plan shows a proposed extension of Marshall Street, a proposed local street east-west through the site to create a road connection between Luton Street and Dickerson Pike.

SITE CONTEXT AND PLAN DETAILS

The 6.5 acre site is located on the east side of Dickerson Pike, north of the intersection of Dickerson Pike and Gatewood Avenue. The site has frontage along Dickerson Pike and along the west side of Luton Street. The site is comprised of eleven parcels which have been established with a mobile home park, non-residential commercial uses, and some vacant properties.

The properties to the east of the site along Luton Street are primarily residential in character and zoned Single-Family Residential (RS5) and One and Two-Family Residential Alternative (R6-A). The properties to the north are zoned CS and are primarily non-residential uses. The properties on the west side of Dickerson Pike, across from the subject site are a mix of residential and non-residential with CS, RS5, and Industrial Warehousing/Distribution (IWD) zoning. The property immediately to the south of the subject site is zoned Specific Plan-Residential (SP-R) which permitted a three story, 72 unit multi-family structure.

Site Plan

The plan proposes a maximum of 650 multi-family units and a minimum of 8,000 square feet of non-residential uses and a maximum of 20,000 square feet of non-residential uses in two buildings on the site. The two structures are bisected by the proposed extension of Marshall Street east-west through the site which connects Dickerson Pike and Luton Street. As identified



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on the site plan, Phase 1 is the area south of Marshall Street and Phase 2 is the area north of Marshall Street. Phases 1 and 2 will be used throughout this report to identify the portions of the site and the building associated with each phase.

Each phase contains one structure which maximizes the building area on each site. The Phase 1 structure has a maximum height of five stories in 75 feet along Dickerson Pike and a maximum permitted height of 3 stories in 45 feet along Luton Street. The Phase 2 structure has a maximum height of 6 stories in 85 feet along Dickerson Pike and a maximum permitted height of 4 stories in 55 feet along Luton. The intent of the height across the site is to have more height along the corridor and step down on the eastern portion of the site along Luton Street. The properties on the eastern portion of the site are primarily one and two-story single and two-family structures. Along Luton Street, the building facades have an increased street setback from the property line and an additional 15 foot setback for stories above the first floor. The building frontages along Luton have a larger setback and entrance requirements to mimic the development style of the structures on the east side of Luton Street and engage the Luton Street frontage along the subject site. Luton Street features a five-foot sidewalk and four-foot planting strip across the frontage of the site.

Both structures feature proposed commercial space along the portions of the buildings located at the intersection of Dickerson Pike and Marshall Street. The minimum 8,000 square foot, non-residential uses shall be split between the two buildings in order to create the opportunity for active ground floor uses along Dickerson Pike. The streetscape along Dickerson Pike meets the Major and Collector Street Plan requirements with a proposed 4-foot wide planting strip and 10-foot wide sidewalk across the frontage.

Each building is configured as a large donut shape. Interior to the site, along the western half of the interior, are the concealed parking structures. The residential and non-residential portions of the building, along Dickerson Pike and Marshall Street, screen the structured parking. Each structure has a garage entrance on Marshall Street. These are the only two vehicular access points for the site. The eastern portion of the donut hole space on each side is envisioned as open space and amenity feature.

Given the large mass of the proposed structures, each façade fronting a public street shall have entrance requirements to provide entrances along the expansive façade frontages. Additional standards such as façade modulations and glazing requirements for commercial and residential will enhance the proposed structures.

ANALYSIS

The intent of the M2 Policy in the Highland Heights Plan is to “evolve toward a balanced mixture of residential and commercial land uses along the corridor that provides an opportunity for a varied development pattern in regard to the size, scale, and density.” The proposed SP plan provides for different contexts along the street frontages of the site in accordance with the Highland Heights Plan.

The guidance for Dickerson Pike is to enhance corridors by encouraging a greater mix of higher-density residential and mixed-use development. The proposed SP Plan meets the intent of the



Metro Planning Commission Meeting of 05/13/21

plan by providing a residential and non-residential development along Dickerson Pike. The M2 Policy indicates a maximum height of 6 stories for mixed-use structures, which is consistent with the proposed SP.

The policy guidance addresses the differing contexts by including guidance that “development should look to their immediate context of adjacent and surrounding properties for context appropriate setbacks both within the recommended standards, and with potential deviations from them. The intent is for new development to blend in with the rhythm of the street, block pattern, and building orientation.” The existing character along the east side of Luton Street is primarily low density residential development. In order to meet the intent for new the development on the west side of Luton Street, the proposed SP along Luton Street includes lower heights, greater setbacks, a minimum building stepback, and direct pedestrian entrances to the street frontage.

The proposed road through the site meets the goals of the Mobility Plan of the Highland Heights Plan to increase connectivity in this area by providing an extension of Marshall Street, east-west through the site. This provides an additional opportunity to establish a new development context along this street frontage and provide a transition between the high intensity mixed-use development intended for Dickerson Pike, and the less intense residential development along Luton Street. At the intersection of Dickerson Pike and Marshall Street, the proposed commercial wraps the corner to create a transition from residential development to the commercial corridor. The proposed street also allows for the opportunity to direct and limit vehicular access off of the corridor and residential streets. In addition to enhancing vehicular access, the proposed plan also provides enhanced pedestrian streetscapes along Dickerson Pike, Marshall Street, and Luton Street.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary or New SP only. Private water and/or sanitary sewer site utility construction plans must be submitted and approved prior to Final SP approval. The approved construction plans must match the Final Site Plan/SP plans. Any required capacity must be reserved by confirmation of capacity fee payment prior to Final Site Plan/SP approval.



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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.
- Callout -324 ramps for fire/garbage drives.
- (cont.) Sign each drive fire and garbage access and no parking.
- There are to be no vertical obstructions (utility poles) in proposed public sidewalks along Dickerson, Luton St. Either orient sidewalks around the back of poles or have poles relocated.
- Comply with MPW traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- At a minimum, parking for Phase 1 shall be provided per Code with the construction of Phase 1.
- A short-term loading zone will need to be designated on the new proposed east-west roadway near Dickerson Pike. Approval will require by the Traffic and Parking Commission.
- All utility poles shall be removed from the proposed sidewalks.
- Streetlighting is required on the new public roadway with the first phase of construction.
- With the first phase of construction, development is required to install a southbound and eastbound right-turn overlap signal phase at the intersection of Dickerson Pike at Trinity Lane. Signal timing optimization is also required.
- Coordinate with WeGo on bus stop improvements along frontage and to the existing southbound bus stop near the intersection of Dickerson Pike at Gatewood Avenue.
- Pedestrian enhancement improvements may be required for the Dickerson Pike crossing at Gatewood Avenue.

Maximum Uses in Existing Zoning District: CS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 2.72 | 0.6 | 71,089 U | 4513 | 227 | 487 |

Maximum Uses in Existing Zoning District: CL

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 4.17 | 0.6 | 108,987 U | 6918 | 347 | 746 |

Maximum Uses in Proposed Zoning District: SP

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | - | - | 650 U | 4874 | 283 | 313 |



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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | - | - | 6,667 SF | 424 | 22 | 46 |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | - | - | 6,666 SF | 559 | 5 | 52 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Office (710) | - | - | 6,666 SF | 65 | 8 | 8 |

Traffic changes between maximum: **CS, CL and SP**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | -5509 | -256 | -814 |

METRO SCHOOL BOARD REPORT

**Projected student generation existing CL/S districts: 32 Elementary 27 Middle 23 High
 Projected student generation proposed SP-MU district: 117 Elementary 97 Middle 84 High**

The proposed SP-MU zone district is anticipated to generate 216 additional students than what could be generated under the existing CL and CS zoning. Students would attend Schwab Elementary, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to 650 multi-family units and a maximum of 20,000 square feet of non-residential. The development shall include a minimum of 8,000 square feet of non-residential uses along Dickerson Pike and the western portion of Marshall Street. Short Term Rental Property (STRP) not owner-occupied shall be prohibited and Short Term Rental Property (STRP) owner occupied shall be prohibited.
2. Prior to the approval of the first Final SP the site, the public road shall be platted.
3. Glazing requirements shall be 50 percent for ground floor non-residential, 30 percent for ground floor residential, and 20 percent for upper story residential.
4. The existing architectural standard, "Buildings shall avoid continuous uninterrupted blank facades" shall be revised to, "Buildings shall avoid continuous uninterrupted blank facades"



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by providing changes in modulation and materials to be reviewed with elevations submitted with the final site plan.”

5. The final site plan shall show sidewalks along all public rights-of-way consistent with the Major and Collector Street Plan (MCSP) and Public Works design standards.
6. With the submittal of the final site plan, the applicant shall provide architectural elevations complying with the character imagery submitted with the Preliminary SP for review and approval.
7. Parking shall comply with requirements of the Metro Zoning Code.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. 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.
10. 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 MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



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2021SP-031-001

ONE MILE PARKWAY SP

Map 033, Parcel(s) 126

Map 033-16, Parcel(s) 280

Map 034, Parcel(s) 044

Map 034-13, Parcel(s) 331

04, Madison

10 (Zach Young)



| | |
|-----------------------------|--|
| Project No. | Specific Plan 2021SP-031-001 |
| Project Name | One Mile Parkway SP |
| Council District | 10 – Young |
| School District | 3 – Masters |
| Requested by | Kimley-Horn and Associates, applicant; Grand Prix LLC, Lyman Davis Jr. and Judith Gayle Davis, owner(s). |
| Staff Reviewer | Lewis |
| Staff Recommendation | <i>Approve with conditions and disapprove without all conditions.</i> |

APPLICANT REQUEST

Preliminary SP to permit a residential multi-family development.

Zone Change

A request to rezone from Commercial Service (CS), Single-Family Residential (RS20) and One and Two-Family Residential (R10) to Specific Plan – Residential (SP-R) zoning for properties located at 320 Connare Drive, 110 One Mile Parkway and Gallatin Pike (unnumbered), at the northeast corner of One Mile Parkway and Connare Drive (21.81 acres), to permit 396 multi-family residential units.

Existing Zoning

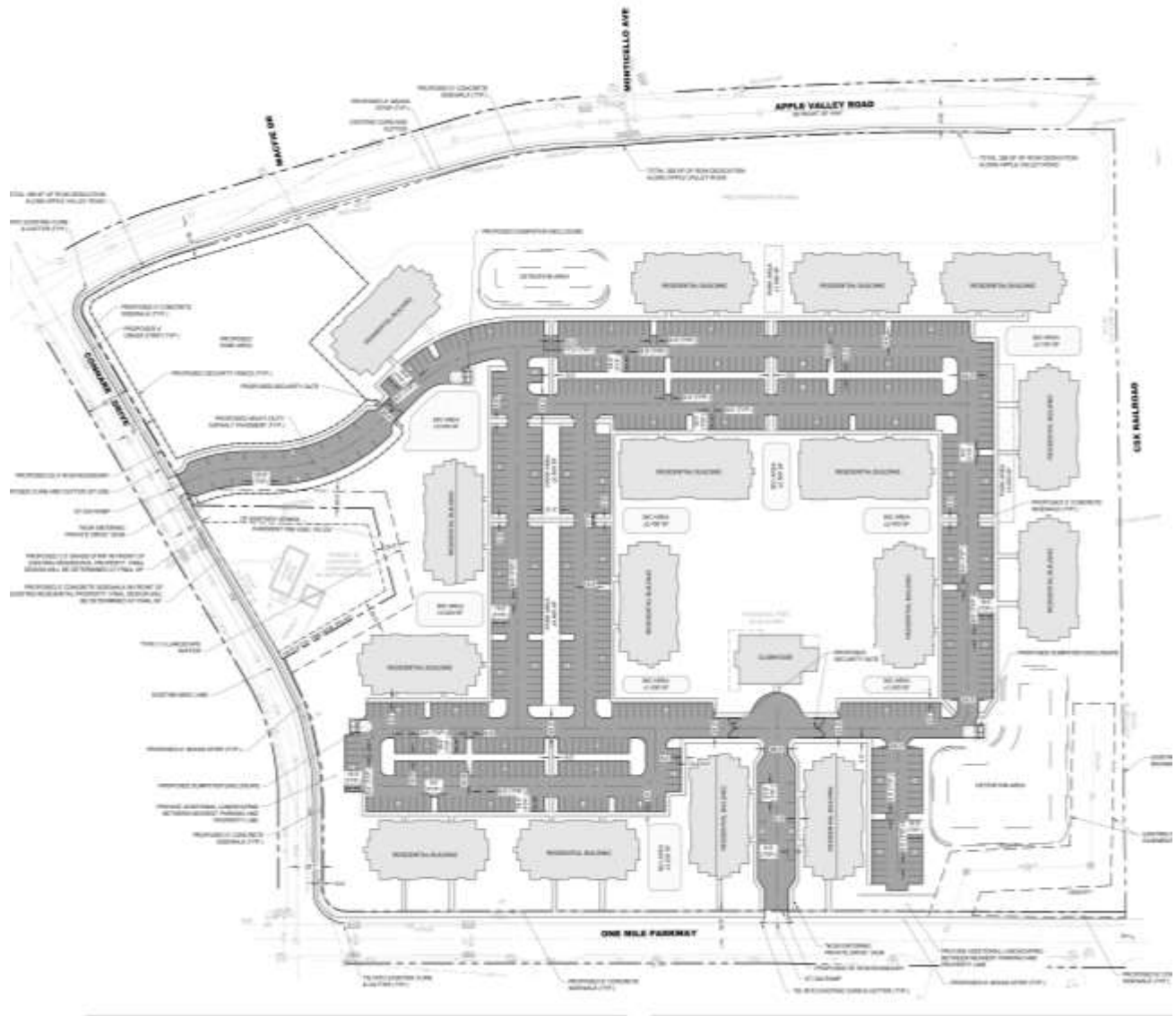
Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *Approximately 1.32 acres of the site is zoned RS20. Based on this acreage, RS20 zoning would permit a maximum of two single-family lots, based solely on a minimum lot size of 20,000 square feet as required by the zoning. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations.*

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *Approximately 11.34 acres of the site is zoned R10. Based on this acreage, R10 zoning would permit a maximum of 49 lots with 12 duplex lots for a total of 61 units, based solely on a minimum lot size of 10,000 square feet as required by the zoning. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations.*



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Proposed site plan



Metro Planning Commission Meeting of 05/13/21

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building type.*

MADISON 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.

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

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

Supplemental Policy

The site is located within the 04-T3-CM-01 Supplemental Policy Area (SPA) known as the Motor Mile. This SPA is intended to maintain the “motor mile” as an economic resource for Madison and Davidson County, allowing the expansion and creation of such uses with design guidelines not found in other areas along Gallatin Pike. The site is located along the edge of the SPA, where Gallatin Pike is intended to develop with more intense uses to meet the goals of the SPA and adjacent to residential policies. In this case, the site is able to transition between the intense SPA along the corridor and the residential policies to the west.



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SITE CONTEXT AND PLAN DETAILS

The 21 acre site is located to the west of Gallatin Pike, at the northeast intersection of One Mile Parkway and Connare Drive. The site has frontage along One Mile Parkway, Connare Drive, and Apple Valley Road. The eastern property line of the site is immediately adjacent to a rail line. The site is currently undeveloped.

The properties to the north and west are zoned R10 and have been developed with one and two-family residential uses. The properties to the south and west, along Gallatin Pike, are primarily non-residential uses and zoned CS and RS20.

Site Plan

The proposed SP would permit a maximum of 396 units across the site in several multi-family structures. The proposed structures are limited to three stories and 45 feet in height. The preliminary SP includes proposed elevations. All buildings located along One Mile Parkway have pedestrian entrances to the proposed sidewalk along the street. There are sidewalks throughout the interior of the site to provide internal connectivity throughout the site.

There are two vehicular entrances proposed for the development. The first is located along One Mile Parkway and the second along Connare Drive. These drives lead to a private drive throughout the interior of the site.

There is an existing lot along Connare Drive that is currently zoned RS20 and developed with an existing single-family structure. This property is not located within the boundaries of the SP. A 20-foot wide C-3 landscape buffer is provided where this property abuts the proposed SP. The northern portion of the site abutting Apple Valley Drive contains existing trees which are shown in a tree preservation area. The northwest corner of the site is intended to be private open space associated with the development.

The proposed plan includes improved sidewalks and planting strips across all the street frontages of the site. Apple Valley Road, an existing local street, will be developed with a five-foot sidewalk and four-foot sidewalk across the frontage. Connare Drive is classified as a proposed collector avenue in the Major and Collector Street Plan (MCSP). The MCSP standard for One Mile Parkway, a collector avenue, is met with an eight-foot sidewalk and 6-foot planting strip shown. Connare Drive is shown with a five-foot sidewalk and four-foot planting strip. Using the existing ROW in front of the RS20 parcel, a complete and continuous sidewalk is provided along the site frontage.

ANALYSIS

The proposed plan is consistent with the policies on the site. There are several common goals between the T3 CM Policy and the T3 NE Policy including, but not limited to: moderate to high density residential development, creating buildings that are compatible with the general character of suburban neighborhoods, and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and existing or planned mass transit. The T3 NE Policy is a completely residential policy, whereas the T3 CM Policy calls for a mix of uses and it indicates a preference for residential uses off of the corridors. Similarly, the Supplemental Policy on site is intended to develop the Motor Mile along Gallatin Pike. However, given that the site is located



Metro Planning Commission Meeting of 05/13/21

off of the corridor, there is less of a desire to create an intense commercial development on this site and focus on a transition into the existing neighborhood to the west of the site. The site is located between a high intense corridor, Gallatin Pike to the east and a residential area to the west, which is primarily one and two-family uses. The proposed development contains a moderate density of multi-family units which can serve as a transition from higher intensity to lower intensity.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- The following comments apply to sanitary sewer issues only. Madison Suburban Utility District serves this site with water: Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final Site/Development Plan approval. These approved construction plans must match the Final Site/Development Plans. Submittal of an availability study is required before the final site plan can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% of Sewer Capacity must be reserved before issuance of building permits.

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.
- Note: A private hauler will be required for waste/recycle site disposal.
- Show sidewalks along Connare to match MCSP and tie (90) into new sidewalks along out parcel on Connare.
- Show ADA ramps at corners of public streets.
- Show new curb and gutter along One Mile Pkwy and Apple valley Rd.
- Comply w/ traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Install updated pavement markings and signage per the TIS recommendations at the intersection of Graycroft Avenue at Apple Valley Road.



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- Prior to permit approval, conduct additional turning movement counts and prepare a revised signal timing plan for the intersection of Gallatin Pike at One Mile Parkway. Analysis shall include upstream and downstream signal.
- Coordinate with WeGo prior to Final SP approval on bus stop upgrades on Gallatin Pike. Either install additional sidewalk to connect to the existing bus stop and update the stop or remove the existing bus stop and install a new bus stop on the south side of the intersection.
- Restripe One Mile Parkway from Connare Drive to Gallatin Pike per Public Works standard.
- Continue to coordinate with Planning and Public Works on sidewalks along Apple Valley Road.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 9.15 | 0.6 F | 239,144 SF | 15179 | 761 | 1636 |

Maximum Uses in Existing Zoning District: **RS20**

| 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) | 1.32 | 2.178 D | 2 U | 19 | 2 | 2 |

Maximum Uses in Existing Zoning District: **R10**

| 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) | 11.34 | 4.356 D | 61 U | 660 | 49 | 64 |

*Based on two-family lots

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi-Family Residential (220) | 21.81 | - | 396 U | 2953 | 177 | 202 |

Traffic changes between maximum: **CS, RS20, R10 and SP**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | -11547 | -533 | -1368 |



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

**Projected student generation existing RS20/R10 districts: 5 Elementary 5 Middle 5 High
Projected student generation proposed SP-R district: 69 Elementary 53 Middle 35 High**

The proposed SP-MU zone district is anticipated to generate 142 additional students than what could be generated under the existing residential zoning districts. Students would attend Old Center Elementary, Goodlettsville Middle School, and Hunters Lane High School. Hunters Lane Highschool has been identified as having additional capacity and Old Center Elementary and Goodlettsville Middle School are identified as overcapacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to 396 multi-family units. Short Term Rental Property (STRP) not owner-occupied shall be prohibited and Short Term Rental Property (STRP) owner occupied shall be prohibited.
2. Units shall front One Mile Parkway with pedestrian entrances provided from ground floor units to the sidewalk.
3. Along the eastern property line, 20 feet of existing trees shall remain to provide a buffer. If there are not sufficient existing trees to provide a buffer, a B level landscape buffer shall be provided.
4. At the time of final site plan, existing sidewalk infrastructure along Connare shall be evaluated and the applicants shall work with Planning and Public Works to determine final sidewalks and grass strips.
5. The final site plan shall show sidewalks along all public rights-of-way consistent with the Major and Collector Street Plan (MCSP) and Public Works design standards.
6. With the submittal of the final site plan, the applicant shall provide architectural elevations complying with the elevations submitted with the Preliminary SP for review and approval.
7. Parking shall comply with requirements of the Metro Zoning Code.
8. Comply with all conditions and requirements of Metro reviewing agencies.
9. 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.
10. 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 RM40 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



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12. 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.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 05/13/21



2021SP-033-001
4020 ESTES ROAD SP
Map 116-16, Parcel(s) 089
10, Green Hills - Midtown
34 (Angie Henderson)



| | |
|-----------------------------|---|
| Project No. | Specific Plan 2021SP-033-001 |
| Project Name | 4020 Estes Road SP |
| Council District | 34 – Henderson |
| School District | 8 – Pupo-Walker |
| Requested by | Steven Lupear, applicant; Steven Lupear and Susan Lupear, owners. |
| | |
| Staff Reviewer | Lewis |
| Staff Recommendation | <i>Approve with conditions and disapprove without all conditions.</i> |

APPLICANT REQUEST
Preliminary SP to permit a DADU.

Zone Change

A request to rezone from Single-Family Residential (RS20) to Specific Plan – Residential (SP-R) zoning for property located at 4020 Estes Road, approximately 430 feet north of Hobbs Road (1.03 acres), to permit a detached accessory dwelling unit (DADU).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of two single-family lots, based solely on a minimum lot size of 20,000 square feet as required by the zoning.*

Proposed Zoning

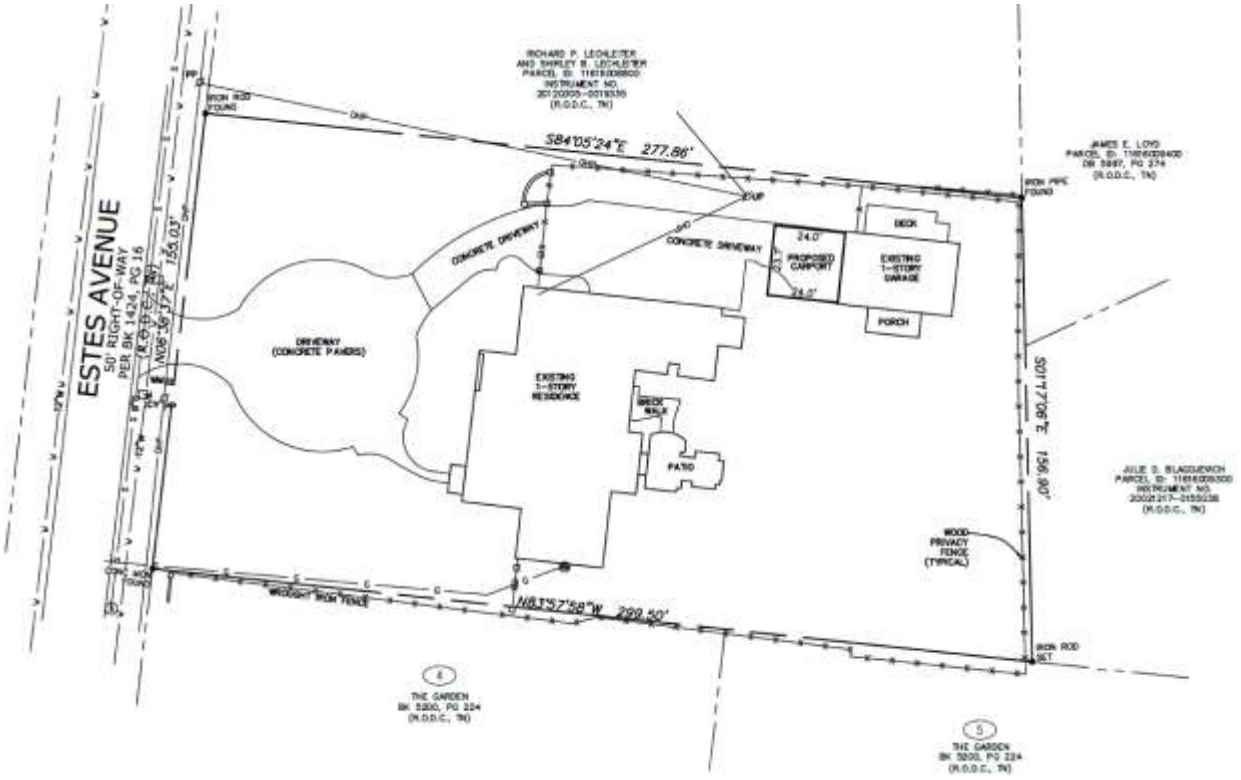
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan would permit a detached accessory dwelling unit (DADU).*

GREEN HILLS - MIDTOWN COMMUNITY PLAN

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



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Proposed Preliminary SP



Metro Planning Commission Meeting of 05/13/21

SITE CONTEXT AND PLAN DETAILS

The one acre property is located on the east side of Estes Road, north of the intersection of Hobbs Road and Estes Road. The site has been developed with an existing single-family structure and detached garage.

The surrounding properties are all residential with varying levels of intensity. The properties to the north and west of Estes Road are zoned RS20 and have been developed with primarily single-family structures with some two-family as well. To the east, the properties are one and two-family residential with most properties zoned RS20 and RS30 and some zoned R20. The five acre property immediately to the south at the intersection of Estes Road and Hobbs Road has been developed with 18 detached units.

The proposed SP would permit the conversion of the existing detached garage in the northeast corner of the site into a detached accessory dwelling unit (DADU). The proposed structure will be approximately 1,400 square feet and 20 feet in height. The proposed materials will be similar in nature to the primary structure on the site.

ANALYSIS

The site is within the T3 NM Policy which is intended to maintain and enhance suburban neighborhoods. When development occurs within this policy, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. The proposed DADU is located within an existing structure, and adds one additional unit to the site; however, it maintains the residential land use on the site and within the area. The location of the structure is located away from the street and would not impact the existing development pattern or public realm along Estes Road. Additionally, the site is double the size of the minimum lot size for the zoning district and adjacent to a more intense residential development. The proposed use of the SP is consistent with the T3 NM Policy at this location.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

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

WATER SERVICES RECOMMENDATION

Approve with conditions

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



Metro Planning Commission Meeting of 05/13/21

availability study is required before the final site plan can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% of W&S Capacity must be reserved before issuance of building permits.

Maximum Uses in Existing Zoning District: RS20

| 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) | 1.03 | 2.178 D | 2 U | 19 | 2 | 2 |

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 |
|-------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Two-Family Residential* (210) | 1.03 | - | 2 U | 19 | 2 | 2 |

*Based on two-family lots

Traffic changes between maximum: RS20 and SP

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS20 district: 0 Elementary 0 Middle 0 High

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

The proposed SP is not anticipated to generate any additional students beyond what is generated under the current zoning. Students would attend Julia Green Elementary, J.T. Moore Middle School, and Hillsboro High School. Julia Green and Hillsboro High School have been identified as having additional capacity, whereas J.T. Moore Middle School has been identified as over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to all uses permitted by the RS20 zoning district and one Detached Accessory Dwelling Unit (DADU).
2. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.
3. Comply with all conditions and requirements of Metro reviewing agencies.



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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 RS20 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 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.
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.



Metro Planning Commission Meeting of 05/13/21



2021SP-035-001

943, 945, 947 WOODLAND SP

Map 082-12, Parcels 352-354

05, East Nashville

06 (Brett Withers)



Project No. Specific Plan 2021SP-035-001
Project Name 943, 945, 947 Woodland SP
Council District 6 – Withers
School District 5 – Buggs
Requested by Public Square LLC, applicant; FC Woodland QOZB LLC, owner.

Deferrals This case was deferred from the April 22, 2021, Planning Commission meeting. No public hearing was held.

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

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.

Existing Zoning

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

Proposed Zoning

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

SITE CONTEXT AND PLAN DETAILS

The approximately 0.60 acre (26,136 sq. ft.) site is located in East Nashville. It is made up of three individual parcels that are located on the north side of Woodland Street, between South 10th Street to the east and McFerrin Avenue to the west. An alley runs along the back of the site between South 10th Street to the east and McFerrin Avenue. The site slopes downward from Woodland Street to the alley. The site is occupied by the remains of a building that was destroyed in last year’s tornado that went through East Nashville. The properties abutting the eastern and western property lines are zoned MUL-A. The properties directly on the opposite of the rear alley that front onto Main Street are zoned MUG-A.



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Case Number: 2021SP-035-001
943, 945, 947 Woodland SP
Map 082-12, Parcels 352-354
Community Plan: 05 East Nashville
Policy: Urban Mixed Use Center (T4MU)
Council District: 06 (Withers)

Purpose: The purpose of this SP is to provide the appropriate standards for future development consistent with the T4 MU land use policy that applies to the site.

Permitted Uses: All uses permitted by MUL-A are permitted with the exception that Short Term Rental – Owner Occupied and Short Term Rental – Not Owner Occupied is prohibited.

Max Height: Four stories in 60' feet along Woodland Street; Five stories in 72 feet at the alley.

Max. Floor Area Ratio (FAR): 2.75

Max. Impervious Surface Ratio (ISR): 1.00

The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone, and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Comply with all conditions and requirements of Metro reviewing agencies.

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Policy Consistency

As proposed, this SP would permit future development consistent with the T4 MU land use policy. The SP permits a mixture of uses consistent with the policy. Given the site location and topography, this SP provides appropriate bulk standards that meet the intent of the T4 MU land use policy and provide an appropriate transition between the MUG-A zoning district abutting the north side of the site and the opposite side of Woodland Street.

Proposed regulatory plan



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Regulatory SP

The proposed SP is regulatory and does not include a site plan. Instead, the SP provides bulk standards and other standards specific to the subject site. As proposed, the regulatory utilizes the standards of MUL-A with some exceptions. Exceptions pertain to height, floor area ratio (FAR), and how much of the site may be impervious (ISR).

The SP allows for a maximum height of four stories in 60 feet along Woodland Street and five stories in 72 feet along the alley. The SP allows a maximum Floor Area Ratio (FAR) of 2.75 and a maximum Impervious Surface Ratio (ISR) of 1.00. All other standards in the SP are per the MUL-A zoning, including permitted land uses.

EAST 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

Staff recommends approval. As proposed, the SP is consistent with the T4 MU land use policy that applies to the site. The policy is intended to allow for a mixture of uses, including residential, office, and commercial. The properties directly on north of the site and located along Main Street are zoned MUG-A. The properties directly to the south of the site on the opposite side of Woodland Street are zoned MUL-A. The maximum height in the MUG-A zoning district is seven stories in 105 feet. The maximum height in the MUL-A zoning district is four stories in 60 feet. The maximum height in the proposed SP is four stores in 60 feet along Woodland Street and five stories in 75' along the rear alley.

While the maximum height permitted in the proposed SP is consistent with the maximum height for MUL-A, the SP does not require a setback away from Woodland Street. The maximum FAR in the MUG-A zoning district is three and the maximum FAR in MUL-A is one. As proposed, the increase in permitted height, floor area, and impervious surface provides an adequate transition between the MUG-A zoning district along Main Street and the MUL-A on the opposite side of Woodland Street consistent with the policy.

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



Metro Planning Commission Meeting of 05/13/21

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Final SP 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. Coordinate with planning on sidewalk requirement. Show sidewalks, ramps, curb/gutter on the plans per MCSP requirements MPW standards and specs. Indicate the solid waste and recycling plan for the site. MPW cannot service a development of this scale. A private hauler will be required.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- TIS may be required with Final SP submittal.
- Off-site improvements may be required after review of Final SP submittal.
- Woodland Street is designated on the WalknBike plan. Vehicular access should be via Alley 258.
- No head-in parking is permitted onto Woodland Street.
- Parking is required per Code.

Maximum Uses in Existing Zoning District: MUL-A

| 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) | 0.30 | 1.0 F | 13 U | 96 | 6 | 8 |

Maximum Uses in Existing Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 0.15 | 1.0 F | 6,534 SF | 415 | 21 | 45 |

Maximum Uses in Existing Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 0.15 | 1.0 F | 6,534 SF | 548 | 5 | 51 |



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Maximum Uses in Proposed Zoning District: SP

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | 0.30 | 2.75 F | 39 U | 286 | 18 | 22 |

Maximum Uses in Proposed Zoning District: SP

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 0.15 | 2.75 F | 17,968 SF | 1,245 | 63 | 135 |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 0.15 | 2.75 F | 17,968 SF | 1,644 | 15 | 153 |

Traffic changes between maximum: MUL-A and SP

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +2,116 | +64 | +206 |

METRO SCHOOL BOARD REPORT

Given the mix of uses permitted by the SP, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature. School students generated by future development would attend Warner Elementary School, Stratford Stem Campus Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to all uses permitted by the MUL-A zoning district with the exception that Short Term Rental – Owner Occupied and Not Owner Occupied are prohibited.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. The development shall provide adequate access that meets the requirements of the Fire Marshal’s Office and Department of Public Works.



Metro Planning Commission Meeting of 05/13/21

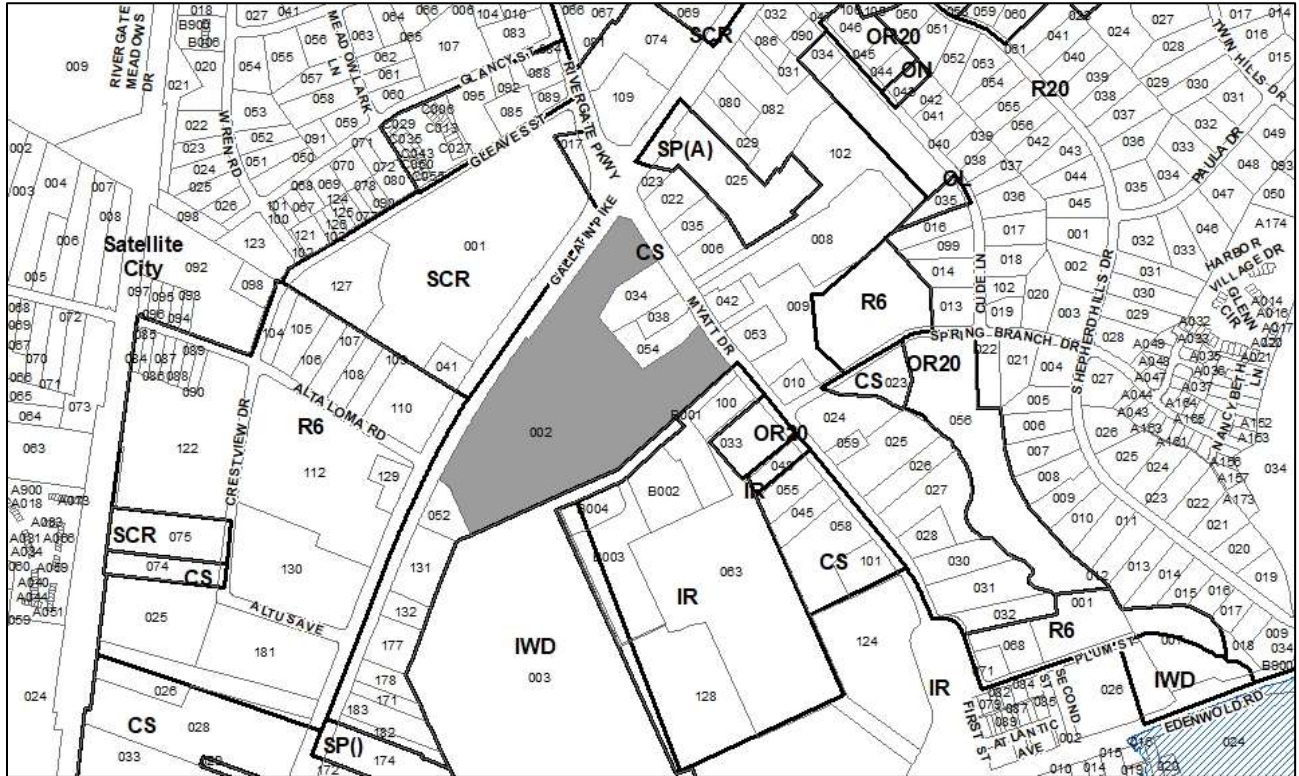
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
5. A corrected copy of the 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.
6. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 05/13/21



2021S-015-001

RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2

Map 034-06, Parcel 002

04, Madison

10 (Zach Young)



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

Deferrals This item was deferred at the January 21, 2021, February 11, 2021, February 25, 2021, March 11, 2021, March 25, 2021, April 8, 2021, and April 22, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation Approve with conditions.

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).

SITE DATA AND CONTEXT

Location: The site is located at the southern intersection of Gallatin Pike and Myatt Drive.

Street Type: The site has frontage along Gallatin Pike and Myatt Drive. Gallatin Pike is an arterial boulevard with a right-of-way requirement of 105 feet. Myatt Drive is also an arterial boulevard with a right-of-way requirement of 99 feet.

Approximate Acreage: 20.97 acres

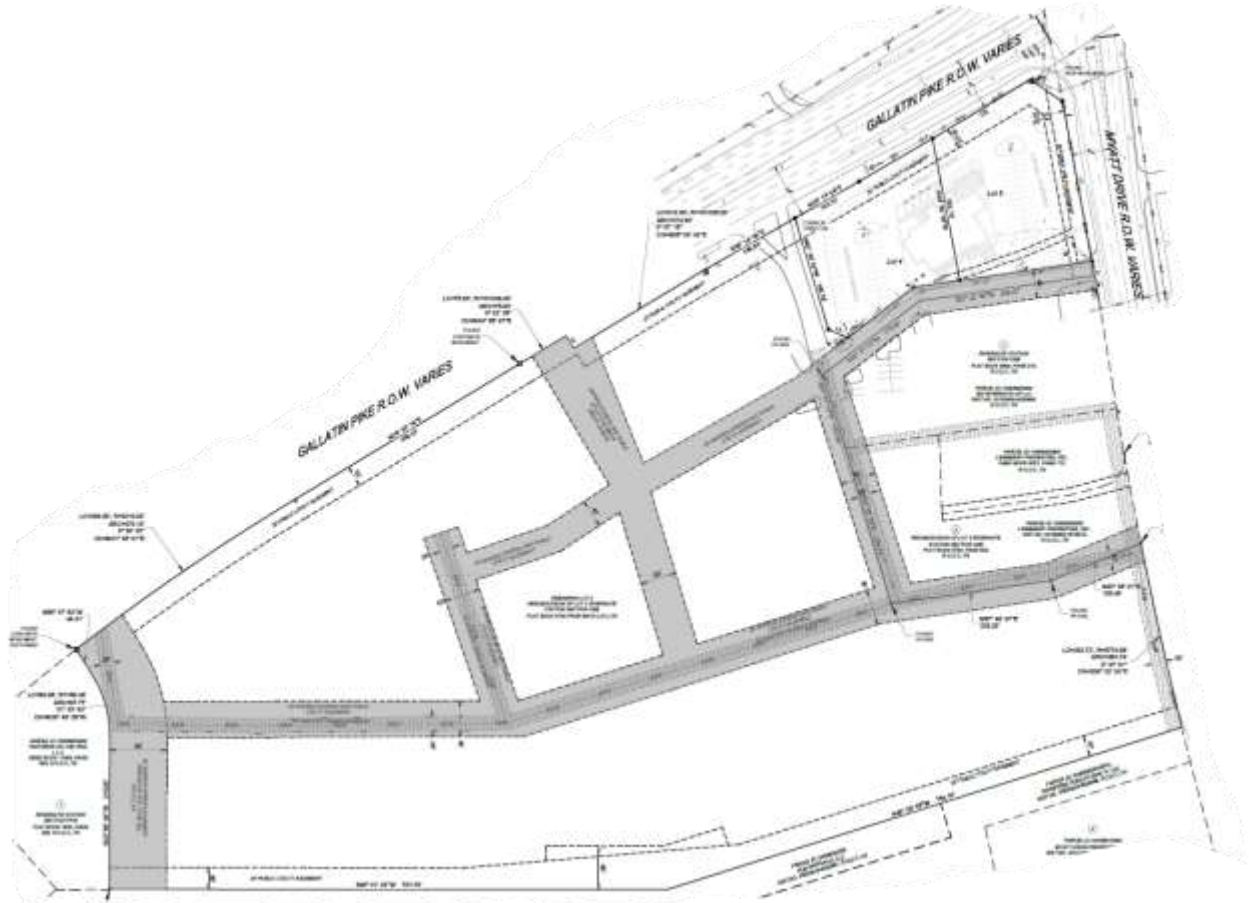
Parcel/Site History: This site is comprised of one parcel: 03406000200. The lot was a part of a subdivision platted in 1998 under case number 98S-317G. At this time the lot was 22.2 acres and was reduced to 20.97 acres as 1.23 acres was platted as parcel 03406005400.

Zoning History: The parcel was zoned OP (Office Private) in 1974 and was rezoned to CS (Commercial Services) in 1987.

Existing land use and configuration: The site is currently one existing lot, measuring 20.97 acres. The proposed subdivision would create two new lots for a total of three lots.



Metro Planning Commission Meeting of 05/13/21



Proposed Final Plat



Metro Planning Commission Meeting of 05/13/21

Surrounding land use and zoning:

North: Shopping Center Retail (SCR) with a Planned Unit Development (PUD) Overlay, Commercial Services (CS)

South: Industrial/Warehousing Distribution (IWD), Industrial Restrictive (IR)

East: CS, One and Two-Family Residential (R6) with a PUD Overlay

West: SCR and R6, both with PUD Overlays

Zoning: Commercial Services (CS)

Min. lot size: none

Max. height at setback: 30'

Slope of Height Control Plane: 1.5 to 1

Min. street setback: 15'

Min. rear setback for all properties: 20'

Min. side setback for all properties: none

Maximum ISR: 0.90

Maximum FAR: 0.60

PROPOSAL DETAILS

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

Number of lots: Three; two new lots, one remaining portion.

Lot sizes: Lot 4 (0.86 acres), Lot 5 (1.02 acres), remaining portion of Lot 2 (19.09 acres).

Access: The existing lot has one vehicular access along each street, Myatt Drive and Gallatin Pike. There is an existing access easement that runs along the south property line which would provide access to both properties. There are no new access points proposed with this request. Any future access points would likely be evaluated with any building permits.

Open space: None proposed or required.

Subdivision Variances or Exceptions Requested: None.

APPLICABLE SUBDIVISION REGULATIONS

The site is within the T5 Regional Center (T5 RG) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects.

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.



Metro Planning Commission Meeting of 05/13/21

3-3 Suitability of the Land

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

3-4 Lot Requirements

There is no minimum lot size required in the CS zoning district.

3-5 Infill Subdivisions

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

Not applicable to this subdivision as the property is commercially zoned and within the T5 RG Policy Area.

3-6 Blocks

The proposed final plat does not establish new blocks or streets.

3-9 Requirements for Streets

No new streets are proposed with this plat.

3-10 Requirements for Dedication, Reservations, or Improvements

Gallatin Pike and Myatt Drive are classified as arterial boulevards. The required half of the right-of-way for the site on Gallatin Pike is 52.5 feet. The current right-of-way along the site exceeds 70 feet. The required half of the right-of-way for the site on Myatt Drive is 49.5 feet. The current right-of-way along the site is 52.4 feet.

3-11 Inspections During Construction

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

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

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



Metro Planning Commission Meeting of 05/13/21

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 Madison Suburban Utility District (MSUD). A letter of availability dated December 30, 2020, from MSUD was provided with the application. Metro Water has reviewed this plan and has recommended approval with conditions.

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

A note on the plat states that all utilities shall be placed underground in accordance with Metro Zoning Code 17.28.103.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations as outlined above. Staff recommends approval with conditions.

COMMENTS FROM OTHER REVIEWING AGENCIES

STORMWATER RECOMMENDATION

Approve

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. Provide fire hydrants within 500' of all dwellings.

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve



Metro Planning Commission Meeting of 05/13/21

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approval is contingent on construction and completion of MWS Project # 21SL0076. A bond amount of \$33,000.00 is assigned to 21SL0076. Water provided by the Madison Suburban Utility District.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Add Case No. to plat prior to recording.
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 proposed subdivision Case No. 2021S-015-001 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 05/13/21



2021S-091-001
WEST MEADE SWIM CLUB, LOT 4
Map 115-07, Parcel 002
07, West Nashville
23 (Thom Druffel)



| | |
|-----------------------------|---|
| Project No. | Final Plat 2021S-091-001 |
| Project Name | West Meade Swim Club, Lot 4 |
| Council District | 23 – Druffel |
| School District | 9 – Tylor |
| Requested by | Weatherford and Associates LLC, applicant; West Meade Swimming Club, owner. |
| | |
| Staff Reviewer | Swaggart |
| Staff Recommendation | <i>Approve with conditions.</i> |

APPLICANT REQUEST

Final plat to create four single-family residential lots.

Final Plat

A request for final plat approval to create four lots on property located at 800 Davidson Drive, at the northwest corner of Davidson Drive and Davidson Road, zoned Single-Family Residential (RS40), (6.75 acres).

SITE DATA AND CONTEXT

Location: West side of the Davidson Road and Davidson Drive split.

Street Type: The site has frontage along Davidson Road and Davidson Drive. Davidson Drive is classified as a residential collector (T3-R-CA2). Davidson Road is a local street.

Approximate Acreage: 6.75 acres or 294,030 square feet.

Parcel/Site History: The site is comprised of one acreage tract (Map 115-07, Parcel 002). The parcel dates to 1962 and was created by deed.

Existing land use and configuration: One parcel. There is an existing swim and tennis club with associated structures including buildings, swimming pool and tennis courts.

Surrounding land use and zoning:

North: Single-Family Residential (RS40)

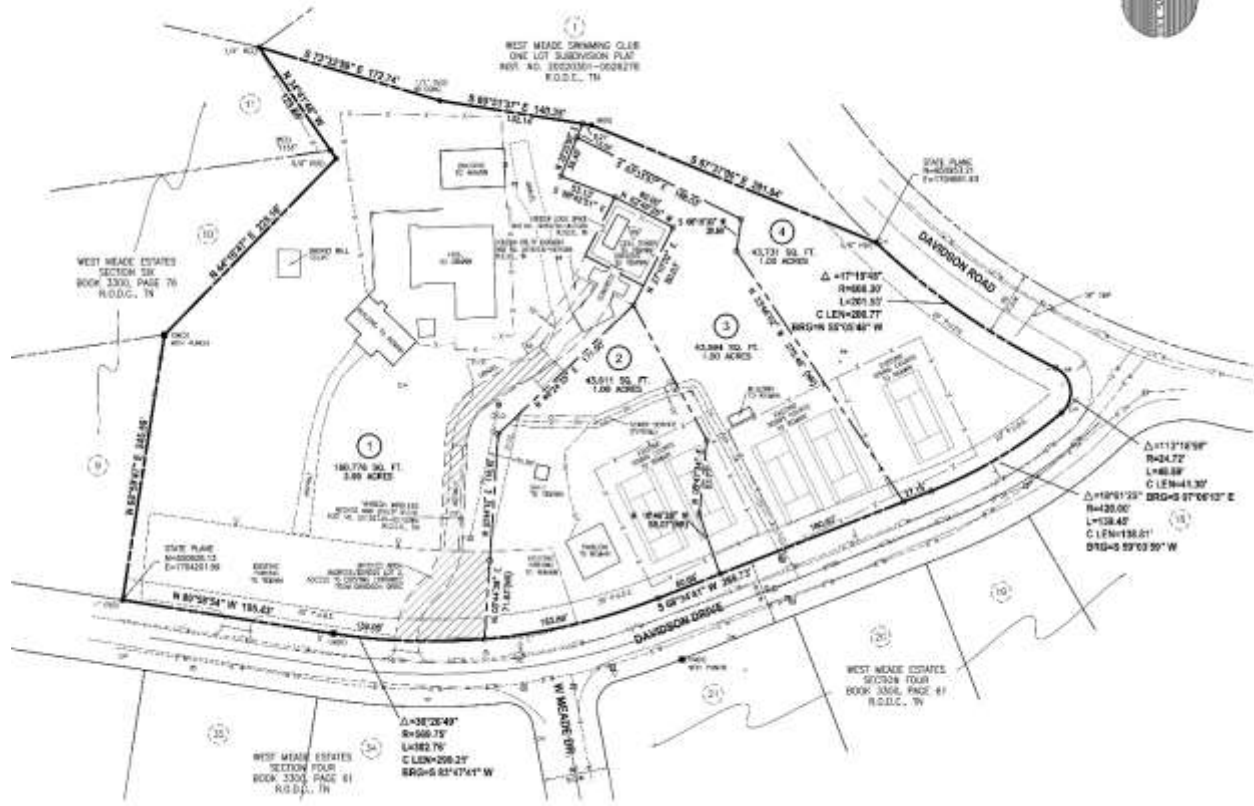
South: One and Two-Family residential (R40)/Single-Family Residential (RS40)

East: Single-Family Residential (RS40)

West: Single-Family Residential (RS40)



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Proposed Plat



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Zoning: Single-Family Residential (RS40)

Min. lot size: 40,000 square feet

Max. height: 3 stories

Min. street setback: 40' along Davidson Drive/20' along Davidson Road

Min. rear setback for all properties: 20'

Min. side setback for all properties: 15'

Maximum Building Coverage: 0.25

Zoning History: The zoning is RS40. The RS40 zoning district was established in 1987. Prior to the RS40 zoning, the parcel was zoned R40.

PROPOSAL DETAILS

Number of lots: Four (4)

Lot sizes:

Lot 1: 3.69 Acres (160,776 sq. ft.)

Lot 2: 1 Acre (43,611 sq. ft.)

Lot 3: 1 Acre (43,594 sq. ft.)

Lot 4: 1 Acre (43,731 sq. ft.)

Access: All lots have direct access to Davidson Drive. Lot 4 has access to Davidson Drive and Davidson Road.

Subdivision Variances or Exceptions Requested: None.

APPLICABLE SUBDIVISION REGULATIONS

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

3-1 General Requirements

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

3-2 Monument Requirements

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



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3-3 Suitability of the Land

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

3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the RS40 zoning district. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS40 zoning at the time of building permit.

Section 3-4.4 pertains to access for new single and two-family lots located along arterial and collector streets. Davidson Drive is a collector; therefore, some form of shared access is required. Staff's recommendation includes a condition that Lot 1 and Lot 2 share access and that Lot 3 and Lot 4 share access. The condition for shared access between Lot 3 and Lot 4 includes an exception. The exception would allow for each lot to have a single driveway, in the event Public Works determines that a driveway at the shared property line between Lot 3 and Lot 4 does not meet the minimum driveway requirements, including, but not limited to adequate site distance. If individual driveways are allowed, one shall be on Davidson Drive and one on Davidson Road.

3-5 Infill Subdivisions

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

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

a. All minimum standards of the zoning code are met.

All proposed lots meet the minimum standards of the zoning code.

b. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.

Both lots have frontage Davidson Road and/or Davidson Drive.

c. The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.



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The T3 NM policy that applies to this site does not specifically identify an appropriate density; however, the policy supports the underlying RS40 zoning district and its prescribed density.

d. *The proposed lots are consistent with the community character of surrounding parcels as determined below:*

1. *Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used.*

In this case, there are no existing parcels to compare. Section 3-5.2 allows the Commission to grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. Staff evaluated 140 surrounding parcels to determine general compatibility. While staff considered 140 surrounding parcels, it is the Commission that chooses the area to consider. Using the 140 parcels, staff determined that the minimum frontage is 106 feet. All of the proposed four lots exceed 106 feet of frontage. requirements of the RS40 zoning district. Each lot meets the minimum lot size requirement for the RS40 zoning district.

2. *Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used.*

Section 3-5.2 allows the Commission to grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. Staff evaluated 140 surrounding parcels to determine general compatibility. While staff considered 140 surrounding parcels, it is the Commission that chooses the area to be considered. Using the 140 parcels, staff determined that the minimum lot size is 36,590 sq. ft. All of the proposed four lots exceed 36,590 sq. ft.

3. *Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used.*

In this case, there are no surrounding parcels to compare. Since there are no surrounding parcels to compare, then each new lot must meet the minimum setback requirements of the RS40 zoning district. New homes will be required to meet the contextual setback standards per the Metro Zoning Code.

4. *Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*

In this case, there are no surrounding parcels to compare. Since there are no surrounding parcels to compare, then the required orientation will be determined by the Metro Zoning Code.

e. *The current standards of all reviewing agencies are met.*

All agencies have recommended approval or approval with conditions.

f. *If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in*



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accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

Not applicable to this case.

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

Not applicable to this case.

3-5.4 Criteria for Determining Compatibility for Designated Historic Districts.

Not applicable to this case.

3-5.5 Infill Subdivision Frontage

Not applicable to this case.

3-5.6 Reasonable Conditions

Staff is not proposing any special conditions.

3-6 Blocks

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

3-9 Requirements for Streets

Davidson Drive and Davidson Road are existing public streets. Public street requirements are reviewed by Metro Public Works. Public Works has reviewed the plat and found it in compliance with the standards of this section subject to the condition that any new driveway must be approved by Public Works

3-10 Requirements for Dedication, Reservations, or Improvements

No right-of-way dedications, reservations, or improvements are required.

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.



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

No new street names are proposed with this plan. Metro Public Works or Metro Traffic and Parking are not requiring any warning signs or other signs.

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 plat 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 plat and found it to be in compliance with all requirements of this section subject to conditions. Those conditions are listed in the recommendations from all agencies section below.

3-17 Underground Utilities

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

PLANNING STAFF COMMENTS

The proposed subdivision including all staff conditions meet the standards of the Metro Subdivision Regulations and Metro Zoning Code.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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



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WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Lot 1 and Lot 2 shall share a single driveway and no other access/driveway shall be permitted. Prior to the recordation of the plat, the location of the driveway easement shall be shown on the plat. A note shall also be added to the plat indicating this restriction.
2. Lot 3 and Lot 4 shall share a single driveway and no other access/driveway shall be permitted with the exception that Lot 3 and Lot 4 may not be required to have a shared driveway if it is determined that shared driveway will not meet Metro Public Works standards for new driveways. Prior to the recordation of the plat, the location of the driveway easement shall be shown on the plat unless determined that a shared driveway is not feasible. If applicable a note limiting access shall be added to the plat indicating this restriction. If individual drives are permitted, one shall be on Davidson Drive and one on Davidson Road.
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.

RECOMMENDED ACTION

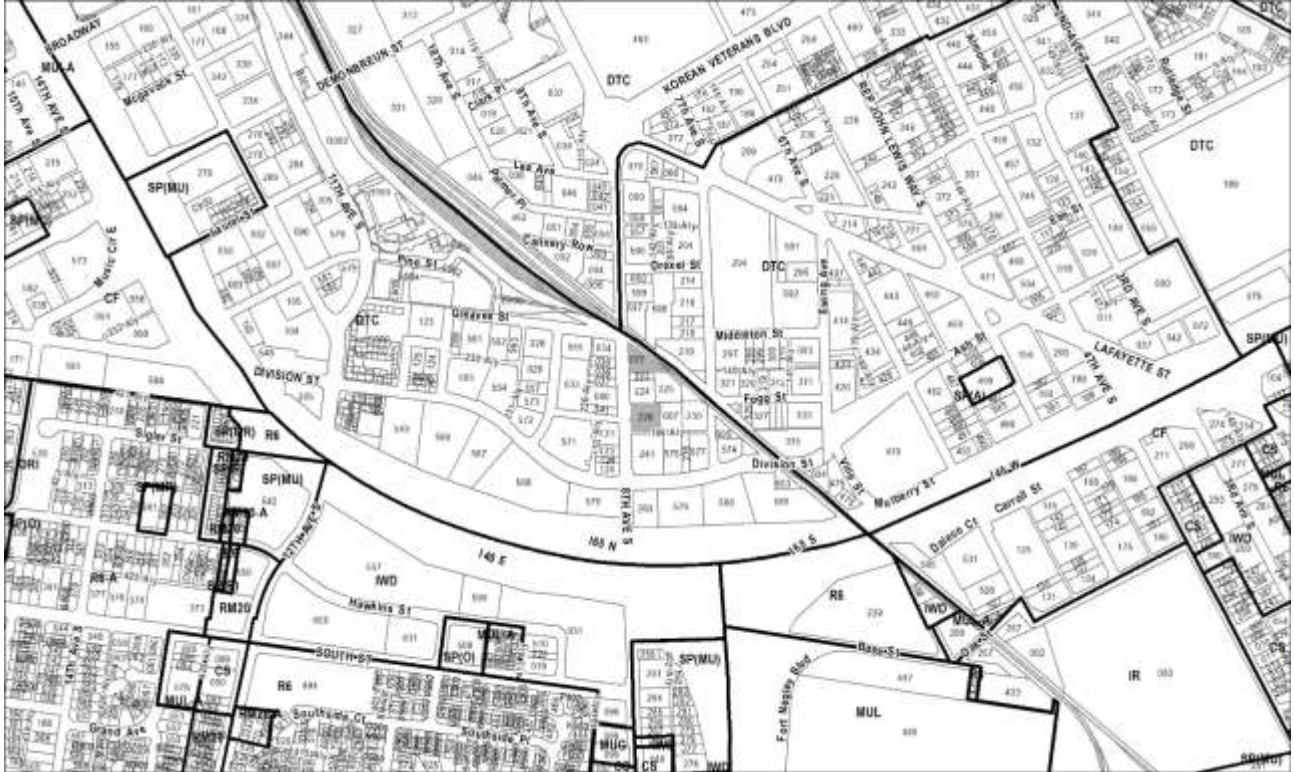
Motion to approve with conditions proposed subdivision Case No. 2021S-091-001 based upon finding that the subdivision can meet the infill requirements per Section 3.5 of the Metro Subdivision Regulations if the proposed new lot line is shifted per staff's recommendation of approval.



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2021HL-002-001

606 & 700 8th AVENUE SOUTH HISTORIC LANDMARK OVERLAY

Map 093-14, Parcel(s) 222, 226

09, Downtown

19 (Freddie O'Connell)



| | |
|-----------------------------|--|
| Project No. | Historic Landmark Overlay 2021HL-002-001 |
| Project Name | 606 & 700 8th Avenue South Historic Landmark Overlay |
| Council District | 19 - O’Connell |
| School District | 05 - Buggs |
| Requested by | Hawkins Partners Inc., applicant; MTP Antiques and MTP Vorhees, owner. |
| Staff Reviewer | Napier |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Apply a Historic Landmark Overlay District.

Historic Landmark Overlay

A request to apply a Historic Landmark Overlay District to properties located at 606 and 700 8th Avenue South, at the southeast corner of Gleaves Street and 8th Avenue South, zoned Downtown Code (DTC) (0.84 acres).

Existing Zoning

Downtown Code (DTC) is the underlying base zoning and is designed for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown.

Proposed Overlay

Historic Landmark Overlay District (HL) is applied to a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County.

DOWNTOWN COMMUNITY PLAN

T6 Downtown Core (T6 DC) is intended to maintain and enhance the “core” of Downtown such that it will remain the commercial, civic, and entertainment center of Nashville and Middle Tennessee. T6 DC is intended to have the highest intensity of development in the County. Offices are the predominant type of development, although the T6 DC contains a diverse array of land uses including retail, entertainment, institutional uses, government services, and higher density residential. The highest intensity development is in the central portion of the Core (north of Broadway), with less intensive uses locating in the surrounding “frame” area of T6 DC, in the SoBro neighborhood.

Supplemental Policy

The site is located within a Supplemental Policy Area which was created to provide additional guidance for specific areas within the downtown community plan. The Gulch South



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Neighborhood supplemental policy, 09-T6-DN-GS-01, is applied to the core of the Downtown business district.

In the Gulch, the street pattern is interrupted by the rail line to the northeast and the interstate to the south and west. The area along 11th and 12th Avenues from Broadway to Division Street is characterized by small city blocks of 300 to 400 feet bisected by Core alleys. The area north of Division Street to the rail line is characterized by a small and somewhat irregular street grid with disjointed alleys. Currently, the Metro Public Works Department is working on the connection of Division Street through the Gulch South neighborhood into the Lafayette neighborhood. This will provide connections to the east for pedestrians, bicycles, transit, and automobiles. The Downtown Neighborhood (T6-DN) policy is applied to the entire neighborhood. The Community Character Manual (CCM) provides guidance beyond the goals and supplemental policies listed below. The following goals and objectives are not a complete list as stated in the CCM, the following goals and objectives specifically reference historic features of the neighborhood.

- Efforts should be made to secure a historic or cultural designation for the Station Inn, at the intersection of 11th and 12th Avenues South, to protect this cultural treasure

REQUEST DETAILS

The Metro Historic Zoning Commission (MHZC) considered this application at its April 22, 2021, meeting. Historic Zoning Commission staff recommended approval of this application. Metro Historic Commission staff provided the following background information:

A Short History of 606 8th Avenue South:

606 8th Avenue South was constructed c. 1945-1946 as a warehouse, although parts of the structure may date to the 1880s. The site had been the long-time home of the G. P. Rose grain company, which had occupied the site just south of the railroad as early as the 1880s. In August 1944, the G. P. Rose warehouse suffered a devastating fire after a lightning strike; the fire completely destroyed its grain elevator and severely damaged the rest of the building. The Tennessean reported at the time that the flames shot 200 feet into the air and “white-hot squares of wood showered the streets and neighborhood like rain for than an hour.” Damage was estimated to be \$50,000. The owner of the property, Daisye Goldberg Rose, sold the property a few months later to Frances Sanders and Amelia D. Glasgow.

A year later, in October 1945, contractors Advance Building Company filed for a building permit to reconstruct the warehouse in “brick, steel and tile,” according to a Nashville Banner article. That article states that the new occupants of the building will be “G. & S. Distributing Company,” beer dealers. The 1947 City Directory later lists the occupants as G & S Phonographs. Although there is a ghost sign for the “G. P. Rose & Co” on the building, research into City Directories and 1950s Sanborn maps points to the fact that that company did not have space in the building after it was reconstructed. Perhaps the “reconstruction” incorporated some of the brick façade of the older G. P.



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Rose building. The building's functional architecture that lacks ornamentation and its steel, multi-pane windows with hoppers are a hallmark of mid-century American industrial and commercial architecture.

Opening right after the end of World War II, the building was also used for many post-war government and veteran services. In 1947, the State moved the U.S. Office of Selective Service Records and the State Office of War Records to the building, and the U.S. Department of Labor's Division of Unemployment Rights had an office there, helping veterans who were having trouble finding work. In 1950, the building housed Davidson County's draft boards. By the late 1980s, the building was home to the Downtown Antique Mall.

A Short History of the John Deere Plow Company Building:

700 8th Avenue South dates to 1937 and represents a part of Nashville's commercial history and the region's agricultural history. Constructed for the John Deere Plow Company, the building embodies the architectural qualities and construction techniques of functional commercial and industrial structures of the 1930s. It is significant for its architecture, and association with the John Deere company, one that has had a decades long impact on farming techniques nationwide.

The Illinois-based John Deere company constructed the building to serve as its distribution center for the Nashville area. The design of the building was a collaboration between the architect for the John Deere Company, Oscar E. Eckerman, and the local firm of Warfield and Keeble. The contractor for the construction was Rock City Construction, a company still active in commercial construction in Middle Tennessee today.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

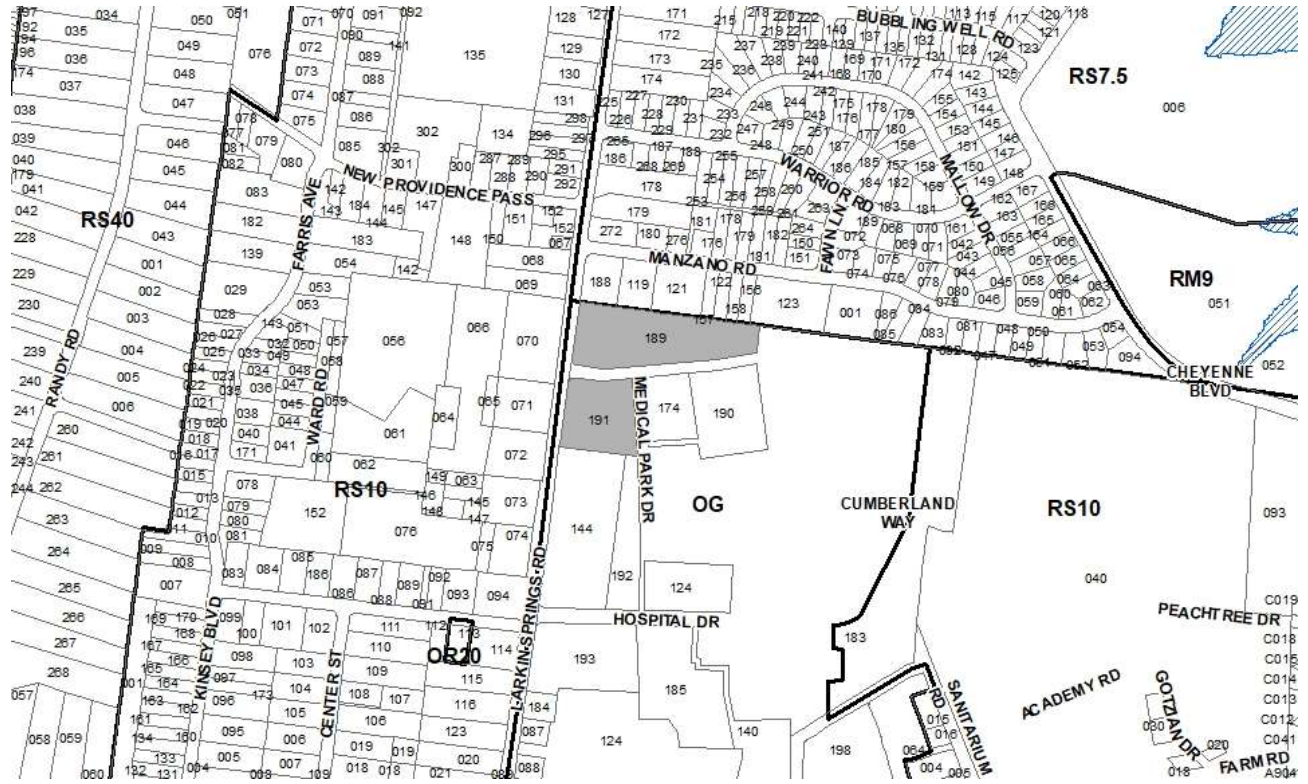
On April 22, 2021, the Metro Historic Zoning Commission reviewed the request and recommended approval of the Historic Landmark designation. In addition, they adopted the existing design guidelines for Historic Landmarks to guide changes on the property.

STAFF RECOMMENDATION

The proposed Historic Landmark Overlay District is intended to preserve the historic structures on the property through the implementation of development guidelines by the Metro Historic Zoning Commission and Staff. The policy and supplemental policy encourage the protection and preservation of historic structures in the Downtown core. Staff recommends approval of the Historic Landmark Overlay District.



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2021Z-037PR-001
Map 052-03, Parcels 189, 191
04, Madison
09 (Tonya Hancock)



| | |
|-----------------------------|---|
| Project No. | Zone Change 2021Z-037PR-001 |
| Council District | 9 - Hancock |
| School District | 3 - Masters |
| Requested by | Dale and Associates, applicant; Jar Development, owner. |
| Staff Reviewer | Swaggart |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from OG to MUL-A.

Zone Change

A request to rezone from Office General (OG) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 321 Larkin Springs Road and 601 Medical Park Drive, at the southeast corner of Manzano Road and Larkin Springs Road (5.26 acres).

Existing Zoning

Office General (OG) is intended for moderately high intensity office uses.

Proposed Zoning

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

MADISON COMMUNITY PLAN

D Major Institutional (D MI) is intended to maintain, enhance, and create Districts where major institutional uses are predominant and where their development and redevelopment occurs in a manner that complements the character of surrounding communities. Land uses include large institutions such as medical campuses, hospitals, and colleges and universities as well as uses that are ancillary to the principal use.

ANALYSIS

The D MI land use policy recognizes the TriStar Skyline Medical Campus. While the D MI primarily supports large institutions such as medical campuses, hospitals, and colleges and universities, it also supports ancillary uses that support the primary land uses supported by the policy. The proposed MUL-A zoning district permits a mixture of uses, including residential and nonresidential, such as office, medical office, retail, and restaurants. These type uses benefit the existing campus as well as the surrounding neighborhood by allowing for additional services as well as a different housing option for the area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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



Metro Planning Commission Meeting of 05/13/21

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: OG

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Office (710) | 5.26 | 1.5 F | 343,688 SF | 3515 | 350 | 368 |

Maximum Uses in Proposed Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | 2.64 | 1.0 F | 114 U | 821 | 55 | 67 |

Maximum Uses in Proposed Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 1.31 | 1.0 F | 57,063 SF | 3622 | 182 | 391 |

Maximum Uses in Proposed Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 1.31 | 1.0 F | 57,063 SF | 4785 | 42 | 446 |

Traffic changes between maximum: OG and MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +5713 | -71 | +536 |

METRO SCHOOL BOARD REPORT

The proposed MUL-A zoning is not expected to generate additional students than what is typically generated under the existing RS7.5 and OG zoning districts. Students would attend Neely's Bend Elementary School, Neely's Bend College Prep Middle School, and Hunters Lane High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 05/13/21



2021Z-038PR-001
Map 119-09, Parcel(s) 160-161, 164-169, 304
11, South Nashville
16 (Ginny Welsch)



| | |
|-----------------------------|-------------------------------------|
| Project No. | Zone Change 2021Z-038PR-001 |
| Council District | 16 – Welsch |
| School District | 07 – Player-Peters |
| Requested by | Sameer Durani, applicant and owner. |
| Staff Reviewer | Lewis |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential Alternative (R6-A) zoning on properties located at 2700, 2703A, 2705A, 2704, 2706, 2707, 2709, 2711, and 2713 Fannie Williams Street, approximately 400 feet south of Whitsett Road (1.51 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of one unit per lot.*

Proposed Zoning

One and Two-Family Residential Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *Each lot would be permitted a maximum of 2 units. Metro Codes would confirm duplex eligibility for these properties.*

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

ANALYSIS

The rezoning request is comprised of nine parcels, all currently zoned RS5 and located on the east and west sides of Fannie Williams Street. The lots along the east side of Fannie Williams Street are through lots and have frontage on both Fannie Williams Street and Clemmons Street.



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The properties to the north of the site are a mix of RS5 zoning and multi-family zoning, including RM20-A-NS and RM40. The properties to the east of the site are zoned RS5 and some non-residential zoning districts including Office/Residential (OR20) and Commercial Services (CS). The properties to the west are located along Nolensville Pike, a mixed-use corridor primarily zoned CS. Fannie Williams Street is a cul-de-sac. The properties to the south of properties to be rezoned, at the end of the cul-de-sac are zoned Specific Plan-Residential (SP-R) which permitted 92 units in three multi-family buildings.

The proposed zoning district, R6-A is consistent with the Urban Neighborhood Evolving (T4 NE) Policy to create and enhance neighborhoods with greater housing choice at a moderate-to-high density residential development pattern. The policy guidance states that some of the factors that should be considered in rezoning include a site's location in relation to centers and corridors, as well as the size of the site, and the character of adjacent policy areas. There are several factors to support the proposed R6-A zoning request including the site's proximity to Nolensville Pike and the through lot orientation of some of the parcels. Additionally, the site is located between Urban Community Center (T4 CC) and Urban Neighborhood Center (T4 NC) policy areas which are both intended to be dense urban centers established with residential and non-residential uses. Enhancing the surrounding residential development helps to support the function and goals of not only the T4 NE Policy but the adjacent policies as well.

FIRE RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **RS5**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.18 | 8.712 D | 1 U | 10 | 1 | 1 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|-------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Two-Family Residential* (210) | 0.18 | 7.26 D | 2 U | 19 | 2 | 2 |

*Based on two-family lots

Traffic changes between maximum: **RS5 and R6**

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



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed R6-A district: 1 Elementary 1 Middle 1 High

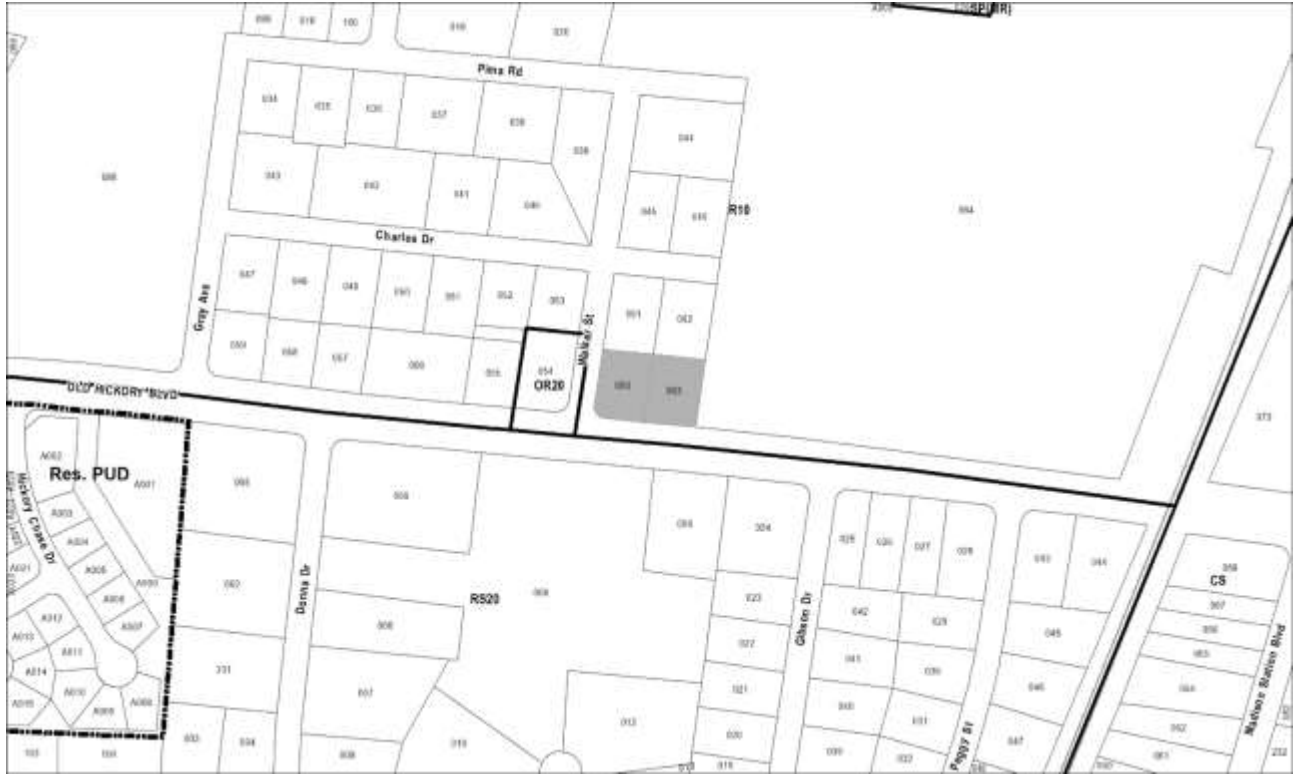
The proposed R6-A zoning is not anticipated to generate any additional students than the existing RS5 zoning district. Students would attend Whitsett Elementary School, Cameron College Preparatory Middle School, and Glenclyff High School. Cameron College Prep has been identified as not having additional capacity, whereas Whitsett Elementary and Glenclyff Highschool have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval of the requested rezoning.



Metro Planning Commission Meeting of 05/13/21



2021Z-039PR-001

Map 042-12, Parcel(s) 060, 063

04, Madison

08 (Nancy VanReece)



Project No. **Zone Change 2021Z-039PR-001**
Council District 8 - VanReece
School District 3 - Masters
Requested by Catalyst Design Group, applicant; Jack Holt, Janelle Holt, and Kathy Weedman, owners.

Staff Reviewer Rickoff
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST
Zone change from R10 to RM20-A-NS.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Multi-Family Residential-Alternative-No STRP (RM20-A-NS) zoning for properties located at 404 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Walker Street and Old Hickory Boulevard (0.70 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units, based on the existing configuration. Application of the Subdivision Regulations may result in fewer units. Metro Codes would provide a final determination on duplex eligibility.*

Proposed Zoning

Multi-Family Residential-Alternative-No STRP (RM20-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district. *RM20-A-NS would permit a maximum of 14 units.*

MADISON COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of



Metro Planning Commission Meeting of 05/13/21

the existing developed character, such as the street network and block structure and proximity to centers and corridors.

SITE AND CONTEXT

The site is 0.70 acres and includes two parcels located on the north side of Old Hickory Boulevard, at the northwest corner of Old Hickory Boulevard and Walker Street. Each parcel is similarly sized and approximately 0.35 acres. The eastern parcel is vacant and the western parcel contains a single-family residential use. The site is located directly west of Madison Middle School, with Stratton Elementary School located to the north on the same property. Property located on the west side of Walker Street, opposite the site, is zoned OR20, Office/Residential, and contains a small medical office. The site is across the street from an existing church, located on the south side of Old Hickory Boulevard.

ANALYSIS

The site is located along a major corridor, Old Hickory Boulevard, an arterial-boulevard designated by the Major and Collector Street Plan (MCSP) in the Urban Neighborhood Evolving policy (T4 NE), intended to enhance the corridor with moderate intensity residential development that would increase housing choice in the area. The site is also located adjacent to a Tier 1 Center identified by the NashvilleNext Growth & Preservation Concept Map. Centers are intended to be the focus of coordinated growth where additional intensity, such as RM20-A-NS, is expected to support existing and future transit service. The standards for building placement, parking and access included in the RM20-A-NS district would improve the relationship of development to the street, enhancing an urban neighborhood, consistent with the goals of the T4 NE policy. In order to provide better access management along the corridor, staff recommends a condition requiring that all vehicular access be limited to Walker Street.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **R10**

| 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) | 0.70 | 4.356 D | 4 U | 38 | 3 | 4 |

Maximum Uses in Proposed Zoning District: **RM20-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) | 0.70 | 20 D | 14 U | 103 | 7 | 8 |



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Traffic changes between maximum: R10 and RM20-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | +10 | +65 | +4 | +4 |

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM20-A-NS district: 1 Elementary 1 Middle 1 High

The proposed RM20-A-NS zoning district is expected to generate 3 additional students than what is typically generated under the existing R10 zoning district. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITION

1. Access shall be limited to Walker Street. No access to Old Hickory Boulevard shall be permitted.



Metro Planning Commission Meeting of 05/13/21



2021Z-042PR-001

Map 105-07, Parcel(s) 081-082

11, South Nashville

17 (Colby Sledge)



| | |
|-----------------------------|--|
| Project No. | Zone Change 2021Z-042PR-001 |
| Council District | 17 – Sledge |
| School District | 05 – Buggs |
| Requested by | Fulmer Engineering, applicant; Hagan Gray Owner, LLC, owner. |
| Staff Reviewer | Rickoff |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from IWD to MUL-A-NS.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) zoning for properties located at 509 and 511 Hagan Street, at the southeast corner of Hagan Street and Gray Street (0.22 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district.

SOUTH NASHVILLE COMMUNITY PLAN

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

Wedgewood-Houston & Chestnut Hill Planning Study

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

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



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The site is located in Character Area 1, North Wedgewood-Houston, which currently contains a wide variety of commercial and small-scale light industrial uses. Adaptive reuse with a variety of uses is encouraged. When adaptive reuse is not possible, new construction should reflect and respond to the surrounding industrial buildings.

ANALYSIS

The 0.22-acre site includes two vacant parcels located at the southeast corner of Hagan Street and Gray Street. Unimproved Alley #185 wraps the eastern boundary at the rear of the site. The surrounding area includes a variety of uses, featuring older industrial buildings, recently constructed commercial and non-residential developments, and several mixed-use SPs that have been approved in the surrounding area along Hagan Street, Gray Street, and Hamilton Avenue. The neighborhood is home to a rising number of residential uses, artisan and maker uses, art galleries, and emerging retail and restaurants. The area is served by an existing MTA route along Chestnut Street, with several MTA stops located approximately 0.25 miles from the site.

The MUL-A-NS district is consistent with the T4 MU policy and the WHCH supplemental policy at this site. Guidance from the supplemental policy recommends that the area comprising Character Area 1 contain a variety of uses to create a vibrant and walkable neighborhood that adds services to the broader community. Uses permitted by MUL-A-NS zoning include residential and mixed-use development, which will help to support existing and future transit services, and the Alternative district standards will provide building placement and design standards intended to achieve an urban character and enhance the pedestrian realm.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 0.22 | 0.8 F | 7,666 SF | 14 | 2 | 2 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | 0.12 | 1.0 F | 5 U | 37 | 3 | 3 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 0.05 | 1.0 F | 2,178 SF | 139 | 7 | 15 |



Metro Planning Commission Meeting of 05/13/21

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 0.05 | 1.0 F | 2,178 SF | 183 | 2 | 171 |

Traffic changes between maximum: **IWD and MUL-A-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +345 | +10 | +187 |

METRO SCHOOL BOARD REPORT

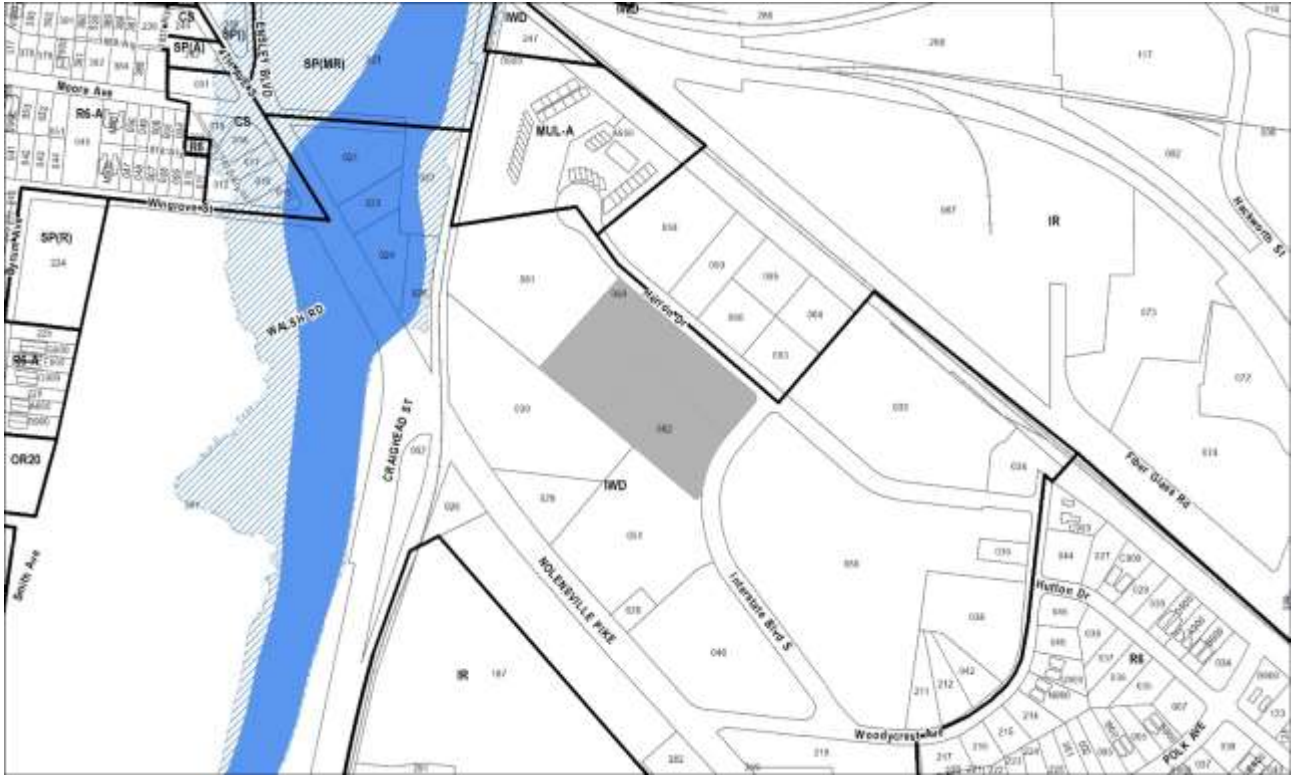
Given the mix of uses permitted by MUL-A-NS, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 05/13/21



2021Z-043PR-001

Map 105-12, Parcels 052, 060

11, South Nashville

17 (Colby Sledge)



| | |
|-----------------------------|--|
| Project No. | Zone Change 2021Z-043PR-001 |
| Council District | 17 - Sledge |
| School District | 7 – Player-Peters |
| Requested by | Edge Planning, Landscape Architecture and Urban Design, applicant; CVE Inc. and SPIVA/Hill Management and Investment LLC., owners. |
| Staff Reviewer | Swaggart |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from IWD to MUL-A-NS.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) zoning for properties located at 510 Interstate Boulevard South and 341 Herron Drive, at the northwestern corner of Interstate Boulevard South and Herron Drive (5.47 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district.

SOUTH NASHVILLE 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.

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.



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ANALYSIS

The proposed MUL-A-NS zoning district is consistent with the T4 MU policy that applies to the site. The T4 MU policy permits a mixture of residential and nonresidential uses which are permitted by MUL-A-NS. The alternative standards for MUL-A-NS permit shallower setbacks along Interstate Boulevard South and Herron Drive as well as limits parking along said public roadways. This is intended to provide for development that is urban in form with a streetscape that is more pedestrian friendly including sidewalks and fewer curb cuts and is consistent with the intent of the policy. The conservation policy recognizes a small area of steep slopes along Herron Drive. The slopes are not natural and were created with the development of the site.

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: IWD

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 5.47 | 0.8 F | 190,618 SF | 347 | 49 | 51 |

Maximum Uses in Proposed Zoning District: MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | 2.73 | 1.0 F | 119 U | 859 | 57 | 69 |

Maximum Uses in Proposed Zoning District: MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 1.37 | 1.0 F | 59,677 SF | 3788 | 190 | 409 |

Maximum Uses in Proposed Zoning District: MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 1.37 | 1.0 F | 59,677 SF | 5004 | 44 | 466 |

Traffic changes between maximum: IWD and MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +9304 | +242 | +893 |



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

Given the mix of uses permitted by the SP, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature. Students would attend Whitsitt Elementary School, Cameron College Prep Middle School and Glencliff High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



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2021Z-044PR-001

Map 135-01, Parcel(s) 102

13, Antioch - Priest Lake

28 (Tanaka Vercher)



| | |
|-----------------------------|--|
| Project No. | Zone Change 2021Z-044PR-001 |
| Council District | 28 - Vercher |
| School District | 7 - Player-Peters |
| Requested by | Kimley-Horn, applicant; Barbara Eatherly, owner. |
| Staff Reviewer | Elliott |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from R10 to OL.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Office Limited (OL) zoning for property located at Murfreesboro Pike (unnumbered), approximately 560 feet southeast of Town Park Drive and located within the Murfreesboro Pike at UNA Antioch Urban Design Overlay District (UDO) (1.73 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 7 lots with 1 duplex lot for a total of 8 units.*

Murfreesboro Pike at Una Antioch Urban Design Overlay (UDO)

The intent of the UDO is to improve urban design by addressing issues related to development such as buildings and lots, parks and open space, vehicular circulation, bicycle and pedestrian circulation, signage, transit, access, parking, landscaping and buffering. The purpose of the Murfreesboro Pike UDO at Una Antioch is to provide a framework for a consistent development pattern and an harmonious streetscape along Murfreesboro Pike that includes high quality and pedestrian friendly design elements. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

Proposed Zoning

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

ANTIOCH - PRIEST LAKE COMMUNITY PLAN

D Office Concentration (D OC) is intended to maintain, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities.

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



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habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. The Conservation policy here recognizes limited area of steep slopes.

ANALYSIS

The approximately 1.73 acre site is located on the south side of Murfreesboro Pike, near the intersection of Murfreesboro Pike and Old Murfreesboro Pike. Murfreesboro Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan. The subject site is vacant and is surrounded by single-family residential, commercial, and other vacant land uses.

The proposed zoning district is consistent with the intent of District Office Concentration policy to create and enhance a district where office use is predominant. The intensity of development allowed in the Office Limited zoning district is consistent with the intent of the policy and is appropriate with the surrounding land uses. The zoning code will require landscape buffers adjacent to the existing single-family lots that abut the site. The Conservation policy recognizes a small area with significant slope and the site has sufficient area outside of the sloped areas for development. Future development of the site will be held to the standards and requirements of the Murfreesboro Pike at Una Antioch UDO. Staff finds the proposed zoning district to be consistent with the land use policies applied to the site.

FIRE RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R10**

| 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) | 1.73 | 4.356 D | 8 U | 76 | 6 | 8 |

*Based on two-family lots

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) | 1.73 | 0.75 F | 56,519 SF | 3138 | 314 | 330 |

Traffic changes between maximum: **R10 and OL**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +3062 | +308 | +322 |



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 2 Elementary 1 Middle 2 High

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

The proposed OL zoning is anticipated to generate five fewer students than the existing R10 zoning district. Students would attend Una Elementary School, Margaret Allen Middle School, and Antioch High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 05/13/21



2021Z-045PR-001
Map 105-07, Parcel(s) 478
11, South Nashville
17 (Colby Sledge)



| | |
|-----------------------------|------------------------------------|
| Project No. | Zone Change 2021Z-045PR-001 |
| Council District | 17 - Sledge |
| School District | 5 - Buggs |
| Requested by | Chad Grout, applicant and owner. |
| | |
| Staff Reviewer | Lewis |
| Staff Recommendation | <i>Approve</i> |

APPLICANT REQUEST

Zone change from IWD to MUL-A-NS.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited – Alternative – No Short Term Rentals (MUL-A-NS) zoning for property located at 609 Merritt Avenue, approximately 200 feet west of Martin Street (0.40 acres), requested by Chad Grout, applicant and owner.

Existing Zoning

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

Proposed Zoning

Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

SOUTH NASHVILLE COMMUNITY PLAN

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

Supplemental Policy

The supplemental policy on the site, SPA 11-WHCH-1-TR, is intended to create a transition between Character Areas 1 and 2 in the Wedgewood Houston Chestnut Hill (WHCH) Small Area Plan. This is intended to provide a mix of uses including non-residential and residential uses, while enhancing the existing urban grid and walkable neighborhood.

ANALYSIS

The 0.40 acre site is located on the south side of Merritt Avenue, west of the intersection of Martin Street and Merritt Avenue. The rear property line abuts the east-west Alley 1805. The site has currently been developed with a recording studio in an industrial building.



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The proposed zoning district is consistent with the policies on the site, including the T4 MU Policy, the Wedgewood Houston Chestnut Hill (WHCH) Small Area Plan, and the supplemental policy in the WHCH Plan. The MUL-A-NS zoning district is consistent with intent of the T4 MU Policy to create and enhance mixed-use neighborhoods. The site is located in Character Area 1 of the WHCH Plan. Character Area 1, identified as North Wedgewood-Houston, is described as containing a wide variety of commercial and small-scale light industrial uses. In line with the neighborhood’s long-time vision, this area is home to a rising number of homes and small and larger scale artisan and maker uses.

The site is also within the 11-WHCH-1-TR Supplemental Policy Area which provides additional guidance. The Supplemental Policy is intended to transition between Character Area 1 and Character Area 2, which is intended to be the residential core of the Wedgewood-Houston area. The proposed zoning district would permit a mix of uses that would permit a variety of uses including non-residential and residential, with a maximum height at the building setback line of 3 stories in 45 feet. This is consistent with the height guidance and building typologies identified in the supplemental policy.

FIRE RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: IWD

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 0.40 | 0.8 F | 13,939 SF | 25 | 3 | 3 |

Maximum Uses in Proposed Zoning District: MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi- Family Residential (220) | 0.20 | 1.0 F | 8 U | 59 | 4 | 5 |

Maximum Uses in Proposed Zoning District: MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 0.10 | 1.0 F | 4,356 SF | 277 | 14 | 30 |

Maximum Uses in Proposed Zoning District: MUL-A-NS

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931) | 0.10 | 1.0 F | 4,356 SF | 366 | 4 | 34 |



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Traffic changes between maximum: **IWD and MUL-A-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +677 | +19 | +66 |

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A-NS district: 1 Elementary 1 Middle 1 High

The proposed MUL-A-NS zoning is anticipated to generate three additional students than the existing IWD zoning district. Students would attend Fall-Hamilton Elementary School, Cameron College Preparatory Middle School, and Glencliff High School. Cameron College Prep has been identified as having additional capacity, whereas Fall-Hamilton Elementary and Glencliff Highschool have been identified as over capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval of the requested rezoning.



Metro Planning Commission Meeting of 05/13/21



2021Z-046PR-001
Map 119-13, Parcel(s) 135-136
11, South Nashville
16 (Ginny Welsch)



| | |
|-----------------------------|---|
| Project No. | Zone Change 2021Z-046PR-001 |
| Council District | 16 - Welsch |
| School District | 7 - Player-Peters |
| Requested by | Central Builders LLC, applicant; William A. Puryear III and Nelson Corye, owners. |
| Staff Reviewer | Elliott |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Zone change from RS7.5 to RM20-A-NS.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Multi-Family Residential-Alternative-No Short Term Rentals (RM20-A-NS) zoning for properties located at 473 and 475 Timmons Street, at the southeast corner of Timmons Street and Meade Avenue (0.48 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 2 units.*

Proposed Zoning

Multi-Family Residential-Alternative-No Short Term Rentals (RM20-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The – NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district. *RM20-A-NS would permit a maximum of 9 units.*

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.



Metro Planning Commission Meeting of 05/13/21

ANALYSIS

The approximately 0.48 acre site is comprised of two parcels and is located on the south-east quadrant of the intersection of Timmons Street and Meade Avenue near Nolensville Pike. The site has an east/west alley abutting the site and a north/south alley abutting the site that runs parallel to Nolensville Pike. Timmons Street and Meade Avenue are local streets and Nolensville Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan. The subject site contains a single-family residence and is surrounded by single-family and two-family residential, commercial, and other non-residential land uses.

The proposed zoning district is consistent with the Urban Neighborhood Evolving policy given the proximity of this site to a major corridor, the alley network that serves the site, and the fact that this site encompasses the entire block. The area has a mixture of single-family residential and two-family residential uses and other zoning districts that permit medium density residential developments. The intensity of development allowed in the proposed zoning district is consistent with the Urban Neighborhood policy and is appropriate with the surrounding land uses.

FIRE RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS7.5**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.48 | 5.808 D | 2 U | 19 | 2 | 2 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi-Family Residential (220) | 0.48 | 20 D | 9 U | 66 | 5 | 6 |

Traffic changes between maximum: **RS7.5 and RM20-A-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | +7 U | +47 | +3 | +4 |



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM20-A-NS district: 1 Elementary 1 Middle 1 High

The proposed RM20-A-NS zoning is anticipated to generate three more students than the existing RS7.5 zoning district. Students would attend Glencliff Elementary School, Wright Middle School, and Glencliff High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 05/13/21



1-74P-013

HICKORY HOLLOW PUD (CANCELLATION)

Map 163, Parcel(s) 228, 256, 352-353, 421- 423, 427

13, Antioch-Priest Lake

32 (Joy Styles)



| | |
|-------------------------|--|
| Project No. | Planned Unit Development 1-74P-013 |
| Project Name | Hickory Hollow PUD (Cancellation) |
| Council Bill | BL2021-705 |
| Council District | 32 – Styles |
| School District | 6 – Bush |
| Requested by | Councilmember Joy Styles, applicant; Global Mall Partnership, Metro Government and Cemetery, owners. |

Deferrals This item was deferred from the April 22, 2021, Planning commission meeting. No public hearing was held.

| | |
|-----------------------------|-----------------|
| Staff Reviewer | Rickoff |
| Staff Recommendation | <i>Approve.</i> |

APPLICANT REQUEST

Cancel a portion of a Planned Unit Development.

PUD Cancellation

A request to cancel a portion of a Planned Unit Development Overlay District (PUD) for various properties located at 5178 and 5234 Mt. View Road, Mt. View Road (unnumbered), 5246, 5252, and 5260 Hickory Hollow Parkway, and 927 Bell Road, located northwest of the intersection of Bell Road and Mt. View Road, zoned Shopping Center Regional (SCR) and partially located within a Corridor Design Overlay District (39.57 acres).

Existing Zoning

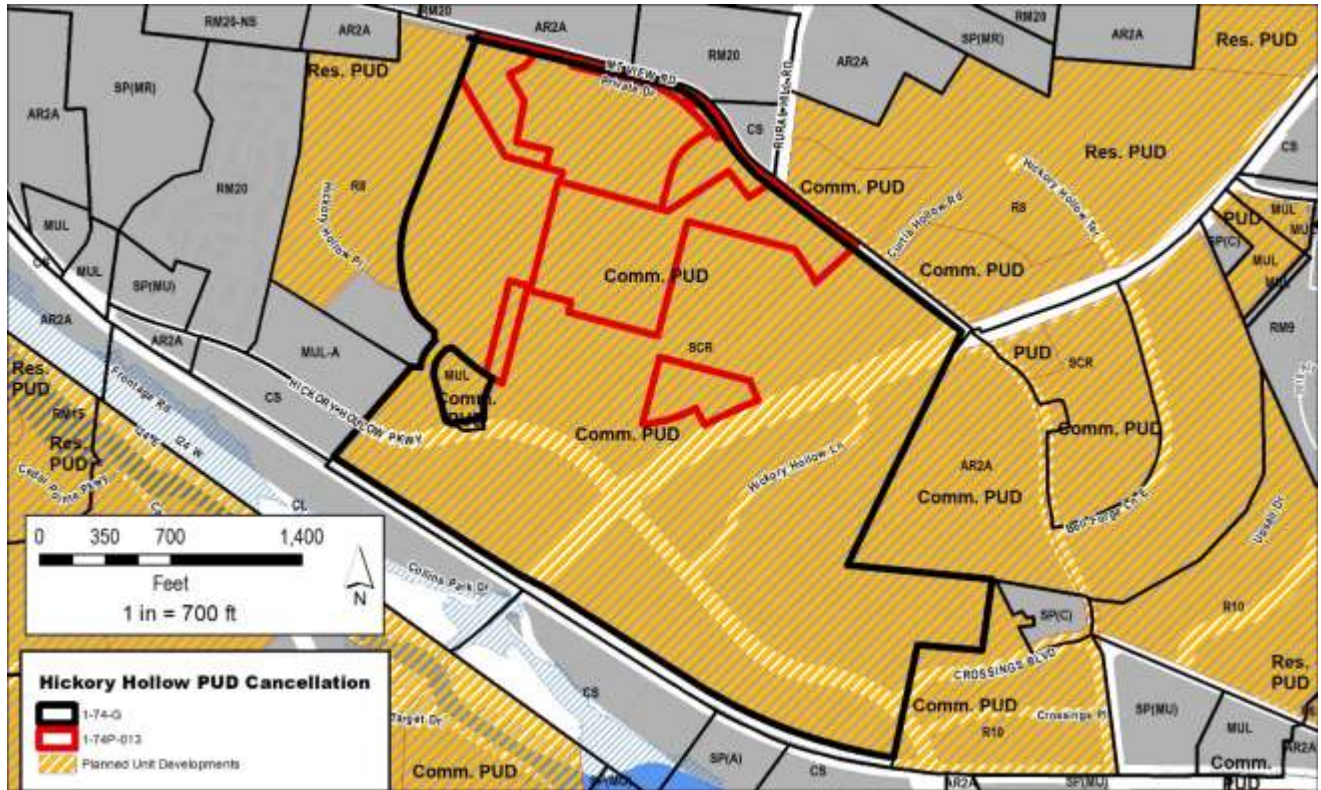
Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

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 provisions 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 provisions of essential utilities and streets.

Corridor Design Overlay (CDO) provides appropriate design standards for commercial, office, and mixed use development along corridors necessary to provide incremental improvements to



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Hickory Hollow PUD (Portion of PUD proposed for cancellation outlined in red)



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the esthetics of Nashville's commercial district and corridors. Application of this overlay district shall be limited to areas requiring transitional standards.

BACKGROUND

Case 1-74P-013 was initially filed as a PUD cancellation request for the entire Hickory Hollow PUD, located on approximately 159.02 acres. The PUD cancellation request has since been modified to cancel a portion of the PUD, rather than the entire PUD. The portion proposed for cancellation comprises 30.57 acres and includes various parcels located on the north side of Bell Road.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Civic (CI) is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

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.

PLAN DETAILS

This PUD was originally approved in 1974 and includes a large area (approximately 192 acres) on both sides of Bell Road, north of Interstate 24. A portion of the PUD includes the former Hickory Hollow Mall, located on the north side of Bell Road and wrapped by a private "ring road" with several access points to the mall's surface parking areas. The 1974 Metro Council plan was approved for 1,529,581 square feet of various commercial and office uses and 432 residential units. The portion of the PUD containing the former Hickory Hollow Mall was amended in 1989, increasing the total square footage to 1,800,575 square feet of commercial and office uses permitted for the entire PUD. The mall site has since developed with commercial and non-residential uses and is ringed by the Ford Ice Center, Bridgestone office, a Nashville State Community College campus, and institutional uses. The PUD has been revised numerous times



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over the years, most recently on January 16, 2020, when the MPC approved a PUD revision and final site plan to permit the construction of a restaurant and retail space.

This request is to cancel the portion of the PUD located on various parcels within the “ring road” area of the former Hickory Hollow Mall. No changes to the remaining portion of the PUD are proposed with this application.

ANALYSIS

Staff finds the PUD cancellation request to be consistent with the land use policies. The predominant land use policy at this site, T4 Urban Community Center policy, supports mixed use, commercial, and institutional land uses at an urban scale. The site is located within a larger area of T4 CC policy, which extends to the west along Hickory Hollow Parkway and to the east, north of Mt. View Road. The site has developed in a suburban manner, consistent with the approved PUD, but there may be opportunities for future development that could bring the site closer to meeting the goals of the T4 CC policy through cancellation of the PUD. Cancellation of the PUD allows for uses permitted by the base SCR and MUL zoning districts.

STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 05/13/21



2021SP-026-001

121 MADISON STREET – SELF STORAGE

Map 082-09, Parcel 458

08, North Nashville

19 (Freddie O'Connell)



Project No. Specific Plan 2021SP-026-001
Project Name 121 Madison Street – Self Storage
Council District 19 – O’Connell
School District 1 – Gentry
Requested by Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner.

Deferrals This item was deferred at the April 22, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Preliminary SP to permit a self-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-storage use.

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

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.

NORTH NASHVILLE COMMUNITY PLAN

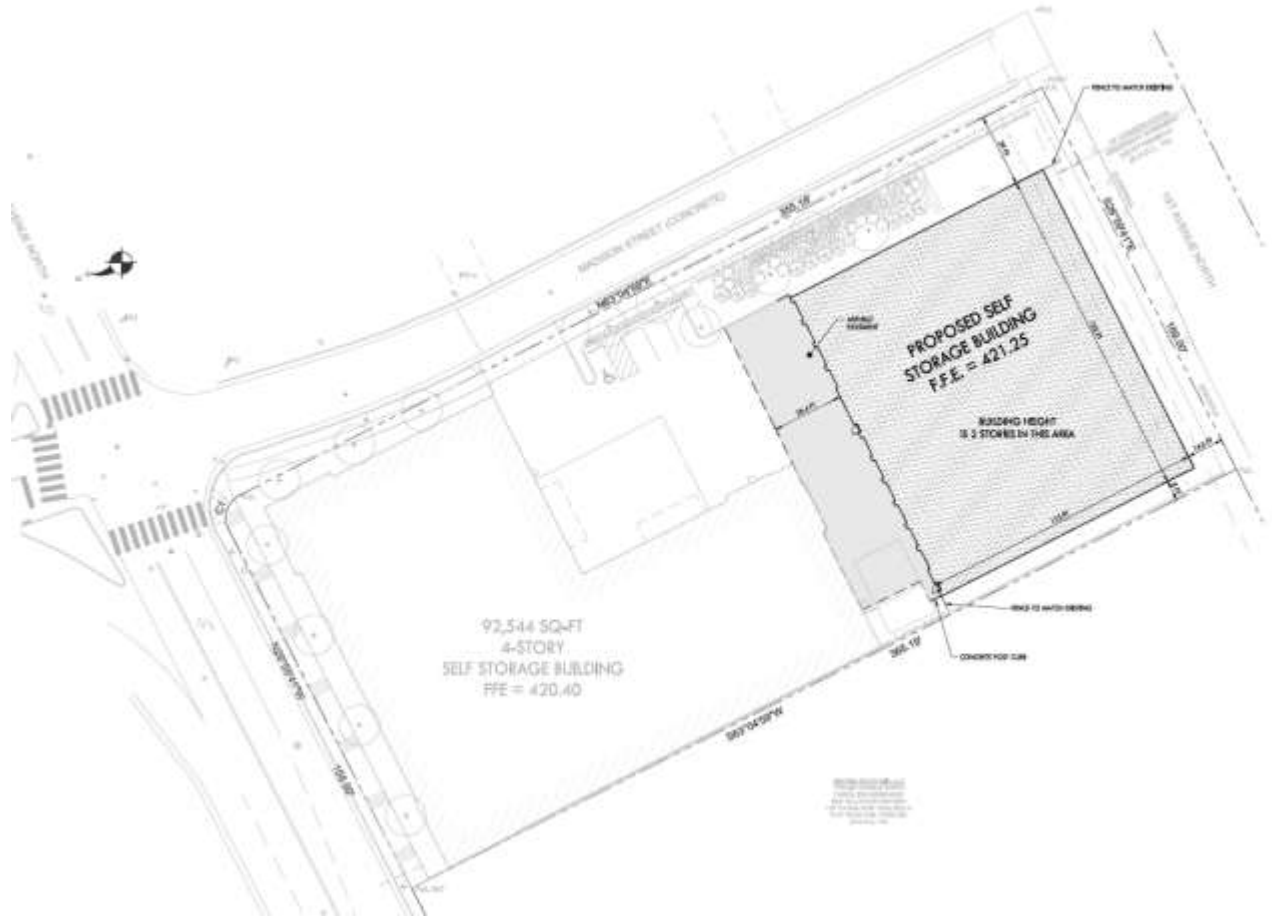
T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels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

SITE CONTEXT AND PLAN DETAILS

The 1.42 acre site is located at the southwest intersection of Madison Street and 1st Avenue North. The site is split zoned; the eastern portion of the site is zoned IG and the western portion of the site is zoned IR. The western portion of the site has been developed with a four story, 92,554 square foot self-storage structure. The site has frontage along 1st Avenue North, Madison Street, and 2nd Avenue North.



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Proposed site plan



Metro Planning Commission Meeting of 05/13/21

The properties have been developed with a mix of uses. The properties to the east and south are zoned IR and IG and have been primarily been developed with industrial uses and some vacant properties. There are mixed-use developments zoned SP to the north and west of the site.

The properties have been developed with a mix of uses. The properties to the east and south are zoned IR and IG and have been primarily been developed with industrial uses and some vacant properties. There are mixed-use developments zoned SP to the north and west of the site.

Site Plan

The proposed site plan would permit a two-story 29,568 square foot self-storage building on the eastern portion of the parcel zoned IG. This portion of the site is currently surface parking. The proposed structure would have frontage along Madison Avenue and 1st Avenue North. Along 1st Avenue North is an existing greenway easement. There is an existing five-foot wide sidewalk along the Madison Street frontage. An existing vehicular curb cut is located on Madison Street.

The western portion of the site has been developed with an existing 92,544 square foot self-storage structure. The existing self-storage use and proposed self-storage use are permitted under the existing IR and IG zoning districts. The IG and IR zoning districts permit a maximum Floor to Area Ratio (FAR) of 0.60. However, due to an error during permitting, the structure existing on site today was permitted with a resulting FAR of 1.5. The proposed SP would permit an increased FAR amount beyond the non-complying FAR amount that currently exists on the property today. With the existing and proposed development on the site, the site would be developed with two self-storage buildings and a combined square footage of 122,112 square feet, or a proposed FAR of 1.97.

ANALYSIS

The proposed SP does not meet the intent of the T4 MU Policy. The intent of this policy is to maintain, enhance, and create urban, mixed use neighborhoods with a diverse mix of moderate to high density residential, commercial, office, and light industrial land uses. As the uses are permitted under the base zoning, the only intent behind the proposed SP is to increase the FAR. While light industrial is a use not excluded from the policy, the proposed use provides a singular use that provides a service that does not activate the streetscape or contribute to the mixed-use goals of the policy. The proposed structure features walls without entrances or doors that would enhance the pedestrian realm. The general intent behind a Specific Plan (SP) is to provide development flexibility to projects that address, if not exceed the goals of the policy, and not to provide additional square footage to uses permitted by right. Additionally, the existing building already far exceeds what the zoning permits currently.

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 05/13/21

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final SP plans. Submittal of an availability study is required before the final site plan can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% of W&S Capacity must be reserved before issuance of building permits.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- A private hauler will be required for waste/recycle site disposal.
- Comply w/ MPW traffic comments.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 0.70 | 0.6 F | 18,295 SF | 75 | 28 | 31 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 0.72 | 0.6 F | 18,817 SF | 76 | 28 | 31 |

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 |
|----------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Mini-Warehouse (151) | 1.42 | - | 29,568 SF | 45 | 3 | 5 |



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Traffic changes between maximum: **IR, IG and SP**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|------------------------|-------|-------------|--------------------------------|--------------------------|--------------------|-----------------|
| - | - | - | -7,544 SF | -106 | -53 | -57 |

METRO SCHOOL BOARD REPORT

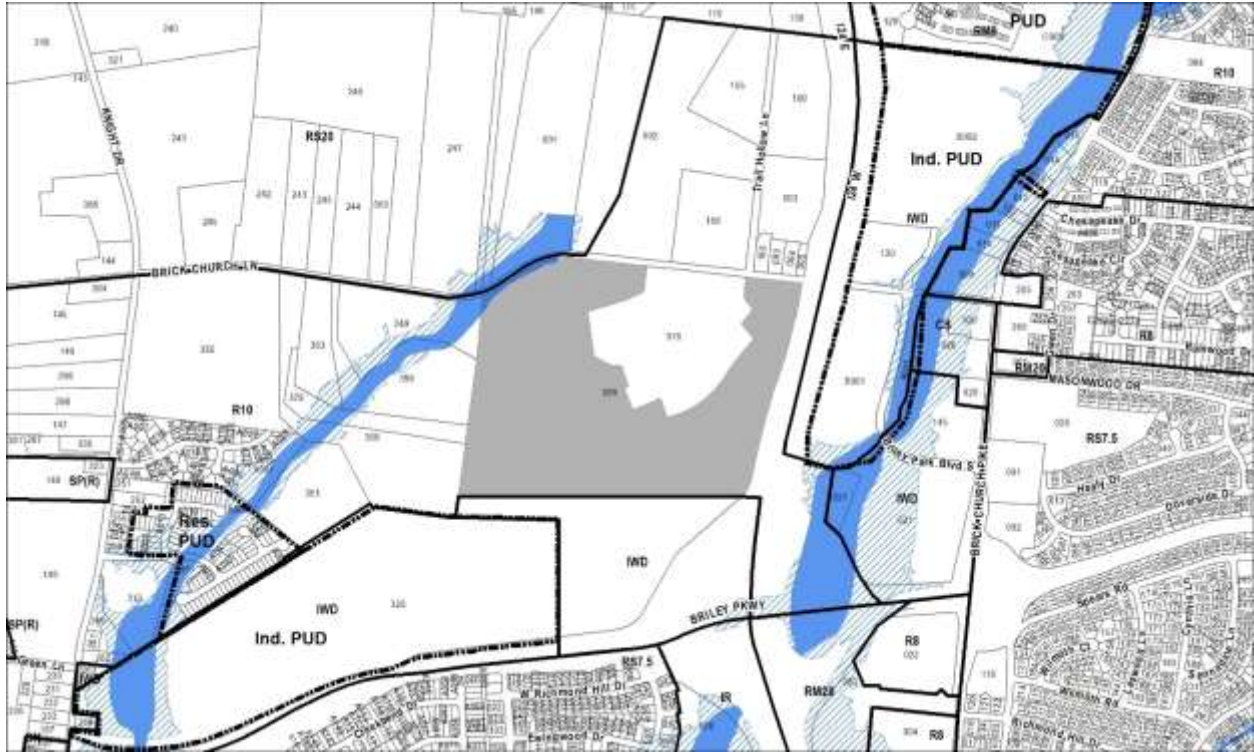
The proposed use is not anticipated to generate any students.

STAFF RECOMMENDATION

Staff recommends disapproval.



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2021S-069-001

HEARTLAND NORTH

Map 050, Parcel 099

03, Bordeaux – Whites Creek – Haynes Trinity

03 (Jennifer Gamble)



Project No. Final Plat 2021S-069-001
Project Name Heartland North
Council District 3 – Gamble
School District 1 – Gentry
Requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

Deferrals This request was deferred from the April 22, 2021, Planning Commission meeting. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Concept plan to create up to 180 single-family residential cluster lots.

Concept Plan

A request for concept plan approval to create 180 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).

HISTORY

On November 11, 2017, the Planning Commission approved a concept plan for 193 single-family cluster lots on the subject site (Project No. 2017S-226-001). There was a challenge to the approval in Chancery Court and at the Appeals Court level. The Appeals Court has remanded the case back to the Planning Commission for consideration. The subdivision process for this subdivision includes three steps: concept plan, final site plan and final subdivision plat. A final site plan (Project No. 2017S-226-002) in accordance with Section 2-3 of the Subdivision Regulations was submitted on August 10, 2018. The final site plan was in the review process; however, the review ceased due to the lawsuit. While the final site plan review has ceased and does not have final approval, the plan has been approved by Stormwater, the Fire Marshal’s Office with conditions, Public Works with conditions and Traffic and Parking with conditions.

SITE DATA AND CONTEXT

Location: The single parcel that makes up the site is located on the south side of Brick Church Lane approximately 2,500 feet east of Knight Road. Interstate 24 abuts the eastern property line and the I-24 interchange with Briley Parkways abuts the southeastern corner of the site. A large Fed Ex terminal abuts the southern property line. The abutting land along the eastern property line consist of large tracts of residential land.

Street Type: The subject site has access to Brick Church Lane. The Major and Collector Street Plan (MCSP) identifies Brick Church Lane as a Suburban Residential Collector (T3-R-CA2). All new streets on the proposed concept plan are local public street.



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Approximate Acreage: 65.37 acres or 2,847,517 sq. ft.



Proposed Concept Plan



Metro Planning Commission Meeting of 05/13/21

Parcel/Site History: This site is comprised of one parcel and is a platted lot. It is Lot 2 of the Wheeler Property Subdivision. The plat was recorded in 1995.

Zoning History: The site is zoned One and Two-Family Residential (R10). It has been zoned R10 since 1998. A very small portion of the northwest corner of the site is within the Flood Plain Overlay District.

Existing land use: The parcel is identified as vacant land.

Surrounding land use and zoning:

- **North:** Single-Family Residential (RS20)
- **South:** Industrial Warehousing/Distribution (IWD)
- **East:** Industrial Warehousing/Distribution (IWD)
- **West:** One and Two-Family Residential (R10)

Zoning: One and Two-Family Residential (R10)

- Min. lot size: 10,000 sq. ft.
- Min. lot coverage: 0.40
- Max. height: 3 stories
- Min. street setback: 20’.
- Min. rear setback for all properties: 20’
- Min. side setback for all properties: 5’

PROPOSAL DETAILS

This proposal is for a 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.

Number of lots: 180

Lot sizes: Lots range in size between 6,024 sq. ft. to 13,283 sq. ft.

Access: Access into the development is proposed from two new public streets that connect to Brick Church Lane. All lots will be accessed by new public streets. All new public streets meet the minimum requirements for local streets. The plan provides two stub streets.

Subdivision Variances or Exceptions Requested: None

CLUSTER LOT OPTION

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 only single-family lots. The concept plan delineates the alternative lot sizes to be employed and describes the land areas required to satisfy open space requirements.

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



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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, which has a minimum lot area of 10,000 sq. ft. The minimum area within a cluster lot subdivision in the R10 district is 100,000 sq. ft. The site contains approximately 2,847,517 sq. ft. and exceeds the minimum area requirement to be eligible to utilize the cluster lot option.

Maximum Lot Yield (Section 17.12.090.E)

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

The gross area of this site is approximately 65.37 acres or 2,847,517 sq. ft. The minimum lot size of the existing zoning district, R10, is 10,000 sq. ft.

$$2,847,517 \text{ sq. ft.} \times 0.15 = 427,127 \text{ sq. ft. (15\% of the gross site area reserved for streets)}$$
$$2,847,517 \text{ sq. ft.} - 427,127 \text{ sq. ft.} = 2,420,390 \text{ sq. ft. (85\% of the gross area remaining to yield lots)}$$

$$2,420,390 \text{ sq. ft.} / 10,000 \text{ sq. ft.} = 242 \text{ lots}$$

The R10 Zoning District permits two-family lots. Section 17.16.030.D of the Zoning Code includes standards for two-family lots. In this case, the Zoning Code permits no more than 25% of the maximum number of lots to be duplex. Any duplex lot must be identified on the concept plan. This would allow for a total of 302 residential units.

$$242 \text{ lots} \times 0.25 = 60 \text{ two-family lots}$$
$$60 + 242 = 302 \text{ residential units}$$

This cluster lot subdivision does not propose any two-family lots and proposes 180 single-family lots. This is less than the maximum number of residential units that could be permitted under the cluster lot option and the requirements for two-family lots.

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 two phases. Phase 1 includes approximately 4.4 acres or 18% of the total land area in Phase 1 as open space. Phase 2 includes approximately 20 acres or 82% of the total land area in Phase 2 as open space. Open space areas include active areas with walking trails, gazebos, and a fire pit. The activities proposed within the open space areas may change with the final site plan and will have to meet this section of the Zoning Code. Passive areas include landscape buffer yards and stormwater facilities. The proposed open space exceeds the minimum requirement.



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Alternative Lot Sizes (Section 17.12.090.C)

Lots within a cluster lot subdivision may be reduced in area the equivalent of two smaller base zone districts. The subject site is zoned R10. A reduction of two base zone districts would be down to the R6 zone district. The R6 zone district requires a minimum lot size of 6,000 sq. ft. The smallest lot proposed in this subdivision exceeds the minimum 6,000 sq. ft. lot size requirement.

The bulk standards of the zoning district which most closely resembles the alternative lot sizes chosen for any given phase of the development shall be employed for that phase of the subdivision. As proposed, both phases meet this requirement.

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. No perimeter lots oriented to an existing street are proposed.

Minimum lot size for perimeter lots not oriented to an existing street depend on the abutting residential zoning district. Lots may be reduced in size the equivalent of one zoning district (R10 to R8) with the installation of a standard B landscape buffer yard located within common open space, or reduced the equivalent of two zoning districts (R10 to R6) with the installation of a standard C landscape buffer yard located within common open space. Few lots are required to meet this requirement as they either abut a nonresidential district or do not directly abut a residential zoning district. As proposed, all lots abutting a residential zoning district meet the minimum lot size requirement.

Landscape Buffer Yard Requirements (Article IV)

When incompatible zoning districts abut, the Zoning Code requires landscape buffer yards between the incompatible districts. The zoning district abutting the southern property line is industrial (IWD). Section 17.24.230 of the Zoning Code dictates the type of buffer yard required. It requires a C landscape buffer yard between the R10 zoning district that applies to the proposed subdivision and the adjacent IWD zoning district. As proposed, the plan meets this requirement.

Hillside Development Standards (Section 17.28.030)

In general lots created under the cluster lot option shall be clustered on those portions of the site that have natural slopes of less than 20% grade. Areas with natural slopes that are 25% or greater shall be placed outside of building envelopes and preserved to the greatest extent possible. The Planning Commission may authorize lots with natural slopes that are on slopes 25% or greater subject to the following conditions. There are no lots proposed with slopes of 25% or greater.

The site contains large areas and small pockets with slopes exceeding 20% grade. The site also includes areas with slopes in excess of 25%. As proposed, there are no lots on areas with 20% or steeper slopes.



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Floodplain Development Standards (Section 17.28.40)

The northwest corner of the site along Brick Church Lane includes floodplain and floodway and is in the Floodplain Overlay District. This area is minimum and is located within open space. No development or disturbance is proposed in this area.

Recreational Facilities (Section 17.12.090.G)

This section establishes the requirements for recreational facilities in subdivisions utilizing the cluster lot option. The concept plan proposes 180 lots and recreational facilities are provided which meet the minimum requirements for a cluster lot subdivision. As proposed, active areas include walking trails, gazebos, and a fire pit. The activities proposed within the open space areas may change with the final site plan and will have to meet this section of the Zoning Code.

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within a T3 Suburban Neighborhood Evolving (T3 NE) policy. For sites within the T3 Suburban transect land use policies including T3 NE, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

Staff finds that all standards are met.

3-2 Monument Requirements

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

3-3 Suitability of the Land

Land which the Planning Commission finds to be unsuitable for development due to flooding, steep slopes, rock formations, problem soils, sink holes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods to solve the problems created by the unsuitable land conditions are formulated.



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The site contains large areas and small pockets with slopes exceeding 20% grade. The site also includes areas with slopes in excess of 25%. As proposed, there are no lots on areas with 20% or steeper slopes.

A TVA power line and associated TVA easement bisects the site. As proposed, no lots are located within the TVA easement.

3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the Zoning Code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R10 zoning at the time of building permit. All proposed lots have frontage on a new public street.

3-5 Infill Subdivisions

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

Not applicable. No lots are proposed on an existing street.

3-6 Blocks

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

3-7 Improvements

Construction plans for any required public or private improvements (stormwater facilities, water and sewer, public roads, etc.) will be reviewed with the final site plan.

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

Sidewalks are required in association with new streets. The proposed subdivision includes new public streets. The proposed concept plan indicates sidewalks will be provided consistent with the local street standard. Sidewalks will be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code. Sidewalk construction is not required along Brick Church Lane through either the Subdivision Regulations or the Zoning Code.

3-9 Requirements for Streets

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

3-10 Requirements for Dedication, Reservations, or Improvements

Vhoin's Branch runs along the northwestern property line along Brick Church Lane. Plan To Play: The Nashville Parks and Greenways Master Plan identifies a long range future



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trail along Vhoins Branch. Since Vhoins Branch is identified as a long-range future trail, Section 3-10.6, of the Subdivision Regulations requires a publicly accessible greenway conservation easement along the stream. Final determination of the type of easement will be determined with the final site plan; however, it is likely that this requirement will require at least a 75' easement measured from the outer edge of the floodway. The easement also includes the floodway. Due to the steep slopes in the area along Vhoins Branch, the easement may need to be pushed further away so accommodate any future greenway multiuse path.

3-11 Inspections During Construction

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

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

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

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

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

3-14 Drainage and Storm Sewers

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

3-15 Public Water Facilities

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

3-16 Sewerage Facilities

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

3-17 Underground Utilities

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

PLANNING STAFF COMMENTS

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



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COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Developer shall construct separate left and right turn lanes on Brick Church Lane at the intersection with Brick Church Pk. Each of the eastbound turn lanes should include at least 150 feet of storage with adequate transition.
- Developer shall construct a separate northbound left turn lane on Brick Church Pike. The northbound left turn lane should include at least 100 feet of storage with adequate transition.
- Developer shall provide an \$80,000 contribution to Public Works to mitigate regional traffic impacts. Funds will be utilized to conduct a regional study for future traffic improvements in the area and/or implement transportation projects.

WATER SERVICES RECOMMENDATION

Approve with conditions

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.



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CONDITIONS

1. Dedications for greenway easements per Section 3-10 of the Subdivision Regulations shall be determined with the final site plan. The required easements shall be identified on the final site plan and recorded with the final subdivision plat.
2. Grading shall meet Section 3-3.6 of the Subdivision Regulations. Grading techniques per Section 3-3.6 will be reviewed with detailed construction plans with the final site plan.
3. To the extent practicable, with the final site plan road Road D should be shifted to the east to minimize disturbance to sloped areas.
4. The approval of a concept plan shall be effective for four years from the date of Planning Commission Approval to the recording of the final plat or a phase of the plat as described in Section 2-2.4.g.
5. Comply with all conditions and requirements of Metro agencies.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

RECOMMENDED ACTION

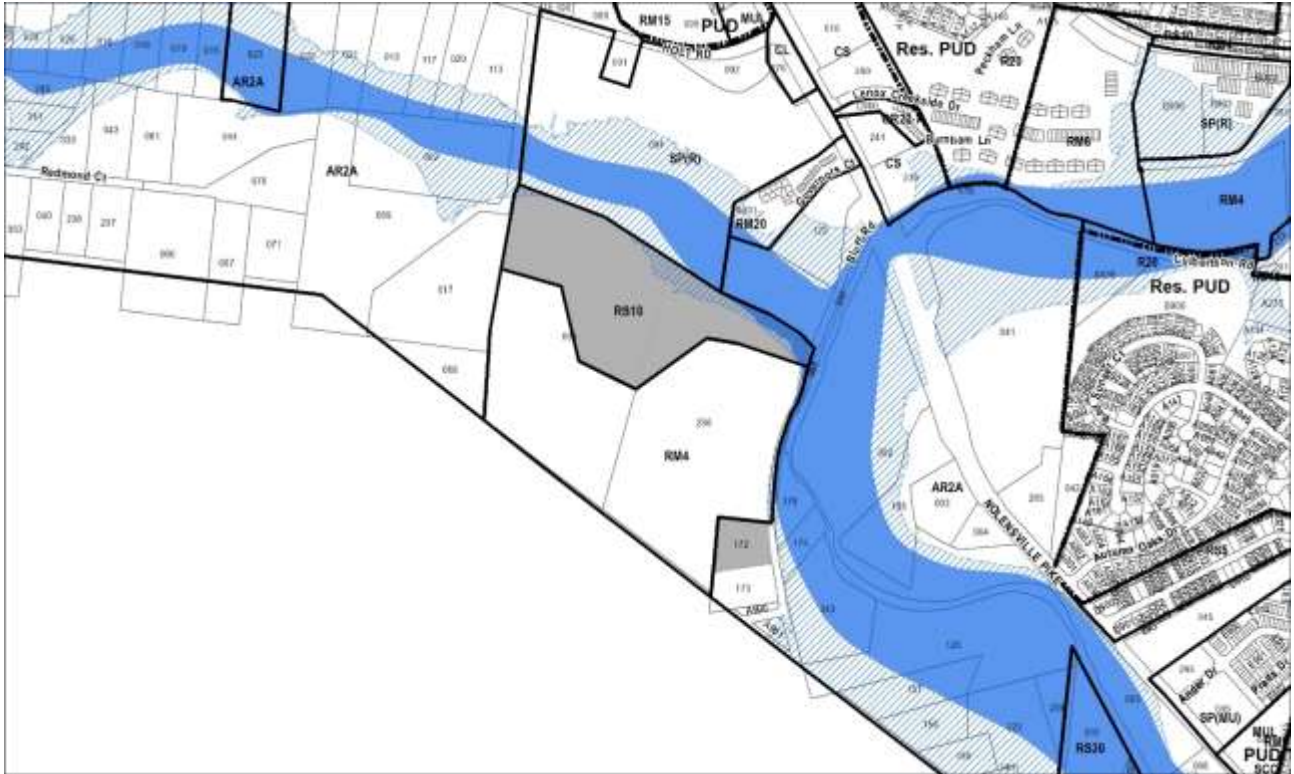
Motion to approve proposed subdivision Case No. 2021S-069-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



SEE NEXT PAGE



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2021Z-031PR-001

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

Map 181, Parcel(s) 172

12, Southeast Nashville

04 (Robert Swope)



Project No. **Zone Change 2021Z-031PR-001**
Council District 4 – Swope
School District 2 – Elrod
Requested by Samaroo Development Group LLC, applicant; LG Assets Properties LLC, LIG Assets Incorporated, Marvin Thomas Baker and Ann Marie Baker, owners.

Deferrals This item was deferred at the April 8, 2021, and April 22, 2021, Planning Commission meetings. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Disapprove.*

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).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *Approximately 2 acres of this site are located in the proposed AR2a district. AR2a would permit a maximum of 1 lot for a total of 2 units. A final determination on duplex eligibility is made by Codes.*

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 4.356 dwelling units per acre. *Approximately 21 acres of this site are located in the proposed RS10 district. RS10 would permit a maximum of 91 units, based on the acreage only. However, application of the Subdivision Regulations may result in fewer lots at this property.*

Proposed Zoning

Multi-Family Residential (RM4) is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre. *RM4 would permit a maximum of 92 units.*

SOUTHEAST NASHVILLE 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



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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 including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. The Conservation policy here recognizes areas with significant slopes, a stream, and floodway/floodplain buffers.

ANALYSIS

The application includes a 2 acre parcel near the southern boundary of Davidson County and two portions of parcels to the north that makes up an approximately 21 acre site. Combined, the application proposes to rezone 23 acres to RM4. Both sites are on the west side of Bluff Road, south of the intersection of Nolensville Pike and Holt Road. The 2 acre parcel currently has a single-family residence and has significant slopes on the site. The portion of parcels to the north on Bluff Road are vacant and contain heavy vegetation, a stream, and areas with significant slopes. Mill Creek, a creek on the opposite side of Bluff Road, runs parallel with Bluff Road and merges with Holt Creek which runs parallel with the northern property line of the 21 acre site. The surrounding area includes primarily low intensity residential uses and vacant properties, with the exception of a residential SP to the north, along Holt Road and Nolensville Pike. The Nolensville Pike corridor contains a mixture of residential and non-residential uses.

The 21 acre site is located in the T3 NE and CO policy areas. CO policy is identified along the entire Bluff Road frontage and a majority of the northern property line, recognizing floodway/floodplain and associated stormwater regulation buffers, stream buffer associated with Mill and Holt Creeks, and a significant area of steep slopes in excess of 25 percent. CO policy is also identified internal to the site, recognizing contiguous areas of steep slopes. Bluff Road, the site’s only point of access, is located within the floodway, and is situated at a much lower elevation than the hillside portion of the property along the eastern property line. The areas within CO policy bisect the front of the site from the unencumbered areas located behind the floodplain and slopes, in T3 NE policy.

The 2 acre site is also within the T3 NE and CO policy areas. The Conservation policy here recognizes the significant slopes on the site that also bisect the T3 NE policy area from Bluff Road. The presence of steep slopes makes accessing this site challenging and leaves little area available that is suitable for development.



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The areas within T3 NE policy may support new residential development; however, given the environmentally constrained areas on the rest of the site and the resulting challenges of providing a sensitive design that preserves the natural landform, while also achieving the goals of the T3 NE policy to enhance housing choice and improve connectivity, staff does not support the proposed RM4 zoning district. Additionally, the density permitted by the proposed zoning district may result in development that is too intense, given the site’s limited access to Bluff Road. Staff does not find the requested rezone to be in keeping with policy guidance at this site, and recommends a design-based SP that demonstrates protection and preservation of sensitive environmental features, improved access management, and a street network that meets the goals of the policy.

FIRE 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.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Roadway improvements may be required on Bluff Road during development.

Maximum Uses in Existing Zoning District: **AR2a**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|-------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Two-Family Residential* (210) | 2.01 | 0.5 D | 2 U | 19 | 2 | 2 |

*Based on two-family lots

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) | 20.99 | 4.356 D | 91 U | 954 | 70 | 93 |

Maximum Uses in Proposed Zoning District: **RM4**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi-Family Residential (220) | 23 | 4 D | 92 U | 655 | 45 | 55 |

Traffic changes between maximum: **AR2a, RS10 and RM4**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | -1 U | -318 | -27 | -40 |



Metro Planning Commission Meeting of 05/13/21

METRO SCHOOL BOARD REPORT

**Projected student generation existing AR2a and RS10 district: 11 Elementary 8 Middle 9
High Projected student generation proposed RM4 district: 8 Elementary 7 Middle 5 High**

The proposed RM4 zoning is expected to generate 8 less students than the existing RS10 and AR2a zoning. Students would attend Shayne Elementary School, William Henry Oliver Middle School, and Overton High School. All three schools are identified as being overcapacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval.