



METROPOLITAN PLANNING COMMISSION

MINUTES

May 13, 2021
4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

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

Commissioners Present:

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

Staff Present:

Lucy Kempf, Executive Director
Bob Leeman, Deputy Director
George Rooker, Assistant Executive Director
Kelly Adams, Admin Services Officer IV
Lisa Milligan, Planning Manager II
Shawn Shepard, Planning Manager I
Amelia Lewis, Planner II
Alex Dickerson, Legal
Latisha Birkeland, Planner III
Abbie Rickoff, Planner II
Katherine Herrmann, Planner III

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Email: planning.commissioners@nashville.gov

Speaking to the Commission

For the May 13, 2021 meeting, in person comments are allowed; however, we encourage comments by email or live remote participation during the meeting. Please visit our webpage on Virtual Comments to find out how:

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

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

Legal Notice

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



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MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:21 p.m.

B: ADOPTION OF AGENDA

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

C: APPROVAL OF APRIL 22, 2021 MINUTES

Mr. Tibbs moved and Mr. Lawson seconded the motion to approve the April 22, 2021 minutes. (9-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember VanReece spoke in favor of deferring Items 2, 4, and 24 and in favor of approval of Items 13a and 13b.

Councilmember Vercher requested deferral of Item 27 to the July 22, 2021 Planning Commission meeting.

Councilmember Murphy moved and Ms. Farr seconded the motion to defer Item 27 to the July 22, 2021 Planning Commission meeting. (9-0)

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 22, 27, 29, 32

Councilmember Murphy moved and Ms. Johnson seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

Ms. Blackshear recused herself from Item 8. (8-0-1)

F: CONSENT AGENDA ITEMS: 13a, 13b, 14, 15, 19, 20, 21, 23, 24, 25, 26, 28, 30, 34, 38

Ms. Milligan said the acreage in Item 30 was incorrectly listed in the Staff Report and stated that the correct acreage for the project is 39.57 acres.

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

Ms. Blackshear recused herself from Items 14, 19, and 28. (8-1-0)

Ms. Johnson moved and Councilmember Murphy seconded the motion to defer Item 29 to the May 27, 2021 Planning Commission meeting and add it to the deferral list. (9-0)

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

G: ITEMS TO BE CONSIDERED

1a. 2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP AMENDMENT

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

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

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

The Metropolitan Planning Commission deferred 2007SP-037-002 to the June 24, 2021, Planning Commission meeting. (9-0)

**1b. 95P-025-007
MILLWOOD COMMONS PUD CANCELLATION**

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

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

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

The Metropolitan Planning Commission deferred 95P-025-004 to the June 24, 2021, Planning Commission meeting. (9-0)

**2. 2017SP-075-003
CREATIVE WAY VILLAGES - PHASE 3 (AMENDMENT)**

Council District 08 (Nancy VanReece)
Staff Reviewer: Patrick Napier

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, R10 and MUL (4.71 acres), to add .33 acres and permit a mixed-use development. requested by TTL Inc., applicant; Samaroo Development Group LLC, owner.

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

The Metropolitan Planning Commission deferred 2017SP-075-003 to the May 27, 2021, Planning Commission meeting. (9-0)

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

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

A request to rezone from IR to SP zoning for property located at 1227 3rd Avenue North, at the southwest corner of Monroe Street and 3rd Avenue North (0.62 acres), to permit a multi-family development, requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.

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

The Metropolitan Planning Commission deferred 2021SP-018-001 to the May 27, 2021, Planning Commission meeting. (9-0)

**4. 2021SP-020-001
BEN ALLEN RIDGE**

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

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

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

The Metropolitan Planning Commission deferred 2021SP-020-001 to the May 27, 2021, Planning Commission meeting. (9-0)

**5. 2021SP-029-001
HILL TOP ESTATES**

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 and R8 to SP 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, requested by D & M Development, applicant; Amon Ringemann Hill, Anna Hill, Doss Hill and Aubrey Gregory, owners.

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

The Metropolitan Planning Commission deferred 2021SP-029-001 to the May 27, 2021, Planning Commission meeting. (9-0)

**6. 2021SP-030-001
TULIP GROVE AND CENTRAL PIKE**

Council District 12 (Erin Evans)
Staff Reviewer: Logan Elliott

A request to rezone from R8 to 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, 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 Recommendation: Defer to the May 27, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021SP-030-001 to the May 27, 2021, Planning Commission meeting. (9-0)

**7. 2021S-014-001
CARLTON ESTATES**

Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

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 R15 (7.34 acres), requested by Jackie Dillehay, applicant; Jackie Lynn Pater, owner.

Staff Recommendation: Defer Indefinitely.

The Metropolitan Planning Commission deferred 2021S-014-001_indefinitely. (9-0)

**8. 2021S-045-001
RESUBDIVISION OF LOTS 5 AND 6 AIRPORT LOGISTICS**

Council District 29 (Delishia Porterfield)
Staff Reviewer: Jason Swaggart

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

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

The Metropolitan Planning Commission deferred 2021S-045-001 to the May 27, 2021, Planning Commission meeting. (8-0-1)

- 9. 2021S-060-001**
SCRUGGS ESTATES
Council District 02 (Kyonzte Toombs)
Staff Reviewer: Amelia Lewis

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

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

The Metropolitan Planning Commission deferred 2021S-060-001 to the June 10, 2021, Planning Commission meeting. (9-0)

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

A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned RS10 (8.23 acres), requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

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

The Metropolitan Planning Commission deferred 2021S-072-001 to the May 27, 2021, Planning Commission meeting. (9-0)

- 11. 2021Z-028PR-001**
Council District 29 (Delishia Porterfield)
Staff Reviewer: Amelia Lewis

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

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

The Metropolitan Planning Commission deferred 2021Z-028PR-001 to the May 27, 2021, Planning Commission meeting. (9-0)

- 12. 2021Z-035PR-001**
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to 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), requested by Dewey Engineering, applicant; Jeff Estep LLC and Jeff Estep, owner.

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

The Metropolitan Planning Commission deferred 2021Z-035PR-001 to the May 27, 2021, Planning Commission meeting. (9-0)

13a. 178-64P-001
DUE WEST MEDICAL OFFICE BUILDING

Council District 08 (Nancy VanReece)

Staff Reviewer: Logan Elliott

A request to cancel a Planned Unit Development Overlay District for properties located at 607 W Due West Avenue, at the southwest corner of W Due West Avenue and Briarville Road, zoned OG (3.71 acres), requested by Good Pasture Christian School, applicant; Good Pasture Christian School and Aubrey B. Harwell Jr., owners (see associated case 2021Z-040PR-001).

Staff Recommendation: Approve.

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.

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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-101

“BE IT RESOLVED by The Metropolitan Planning Commission that 178-64P-001 is approved. (9-0)

13b. 2021Z-040PR-001

Council District 08 (Nancy VanReece)
Staff Reviewer: Logan Elliott

A request to rezone from OG to 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 (4.68 acres), requested by Good Pasture Christian School, applicant; Good Pasture Christian School and Aubrey B. Harwell Jr., owners (see associated case 178-64P-001).

Staff Recommendation: Approve.

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.

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

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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-102

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-040PR-001 is approved. (9-0)

14. 2018SP-040-001

3156 ANDERSON ROAD SP

Council District 29 (Delishia Porterfield)

Staff Reviewer: Logan Elliott

A request to rezone from AR2a to 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, requested by Dale and Associates, applicant; John Coleman, Jr., owner.

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

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 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 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 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.

Approve with conditions and disapprove without all conditions. Consent Agenda (8-0-1)

Resolution No. RS2021-103

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-040-001 is approved with conditions and disapproved without all conditions. (8-0-1)

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.

15. 2021SP-022-001

1505 DICKERSON PIKE SP

Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from CS and CL to SP 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, requested by Kimley-Horn and Associates, applicant; Tony Ray Clouse, Anna Ringemann, and Amon Ringemann, owners.

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 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.

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 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 stepback 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 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 setback, 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.

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

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 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.

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

Resolution No. RS2021-104

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-022-001 is approved with conditions and disapproved without all conditions. (9-0)

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 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.

**16. 2021SP-031-001
ONE MILE PARKWAY SP**

Council District 10 (Zach Young)
Staff Reviewer: Amelia Lewis

A request to rezone from CS, RS20 and R10 to SP 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, requested by Kimley-Horn, applicant; Grand Prix LLC, Lyman Davis Jr. and Judith Gayle Davis, owners.

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

The Metropolitan Planning Commission deferred 2021SP-031-001 to the May 27, 2021, Planning Commission meeting. (9-0)

**17. 2021SP-033-001
4020 ESTES ROAD SP**

Council District 34 (Angie Henderson)
Staff Reviewer: Amelia Lewis

A request to rezone from RS20 to SP 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, requested by Steven Lupear, applicant; Steven Lupear and Susan Lupear, owners.

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

The Metropolitan Planning Commission deferred 2021SP-033-001 to the May 27, 2021, Planning Commission meeting. (9-0)

- 18. 2021SP-035-001**
943, 945, 947 WOODLAND SP
Council District 06 (Brett Withers)
Staff Reviewer: Jason Swaggart

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

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

The Metropolitan Planning Commission deferred 2021SP-035-001 to the May 27, 2021, Planning Commission meeting. (9-0)

- 19. 2021S-015-001**
RIVERGATE STATION SECTION 1 2ND RESUB. OF LOT 2
Council District 10 (Zach Young)
Staff Reviewer: Amelia Lewis

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

Staff Recommendation: 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.

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.

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.

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

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.

- 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.

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

Resolution No. RS2021-105

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-015-001 is approved with conditions. (8-0-1)

CONDITIONS

- Add Case No. to plat prior to recording.
- Comply with all conditions and requirements of Metro reviewing agencies.
- 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.
- 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.

**20. 2021S-091-001
WEST MEADE SWIM CLUB LOT 4**

Council District 23 (Thom Druffel)
Staff Reviewer: Jason Swaggart

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 RS40 (6.75 acres), requested by Weatherford and Associates LLC, applicant; West Meade Swimming Club, owner.

Staff Recommendation: Approve with conditions.

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)

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.

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.* 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 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.

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.

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 Pubic 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.

Approve with conditions. Consent Agenda (9-0)

Resolution No. RS2021-106

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-091-001 is approved with conditions. (9-0)

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 Pubic 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.

21. 2021HL-002-001

606 & 707 8TH AVENUE SOUTH HISTORIC LANDMARK OVERLAY

Council District 19 (Freddie O’Connell)

Staff Reviewer: Patrick Napier

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 DTC (0.84 acres), requested by Hawkins Partners Inc., applicant; MTP Antiques and MTP Vorhees, owner.

Staff Recommendation: Approve.

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 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. 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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-107

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021HL-002-001 is approved. (9-0)

22. 2021Z-037PR-001

Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request to rezone from OG to 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), requested by Dale and Associates, applicant; Jar Development, owner.

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

The Metropolitan Planning Commission deferred 2021Z-037-001 to the May 27, 2021, Planning Commission meeting. (9-0)

23. 2021Z-038PR-001

Council District 16 (Ginny Welsch)
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to 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), requested by Sameer Durani, applicant and owner.

Staff Recommendation: Approve.

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.

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 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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-108

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-038PR-001 is approved. (9-0)

24. 2021Z-039PR-001

Council District 08 (Nancy VanReece)

Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RM15-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), requested by Catalyst Design Group, applicant; Jack S. Holt, Janelle Holt and Kathy H. Weedman, owners.

Staff Recommendation: Approve with conditions.

The Metropolitan Planning Commission deferred 2021Z-039-001 to the May 27, 2021, Planning Commission meeting. (9-0)

25. 2021Z-042PR-001

Council District 17 (Colby Sledge)

Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to 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), requested by Fulmer Lucas Engineering, applicant; Hagan Gray Owner, LLC, owner.

Staff Recommendation: Approve.

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.

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

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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-109

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-042PR-001 is approved. (9-0)

26. 2021Z-043PR-001

Council District 17 (Colby Sledge)

Staff Reviewer: Jason Swaggart

A request to rezone from IWD to 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), requested by Edge Planning, Landscape Architecture and Urban Design, applicant; CVE Inc. and SPIVA/Hill Management and Investment LLC., owners.

Staff Recommendation: Approve.

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.

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 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 Glenclyff 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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-110

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-043PR-001 is approved. (9-0)

27. 2021Z-044PR-001

Council District 28 (Tanaka Vercher)
Staff Reviewer: Logan Elliott

A request to rezone from R10 to 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 (1.73 acres), requested by Kimley-Horn, applicant; Barbara Eatherly, owner.

Staff Recommendation: Defer to the July 22, 2021, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2021Z-044PR-001 to the July 22, 2021, Planning Commission meeting. (9-0)

28. 2021Z-045PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to 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.

Staff Recommendation: Approve.

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.

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

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 Glenclyff High School. Cameron College Prep has been identified as having additional capacity, whereas Fall-

Hamilton Elementary and Glenclyff 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.

Approve. Consent Agenda (8-0-1)

Resolution No. RS2021-111

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021Z-045PR-001 is approved. (8-0-1)

29. 2021Z-046PR-001

Council District 16 (Ginny Welsch)

Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to 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), requested by Central Builders LLC, applicant; William A. Puryear III and Nelson Corye, owners.

Staff Recommendation: Approve.

The Metropolitan Planning Commission deferred 2021Z-046PR-001 to the May 27, 2021, Planning Commission meeting. (9-0)

30. 1-74P-013

HICKORY HOLLOW PUD (CANCELLATION)

Council District 32 (Joy Styles)

Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District 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), requested by Councilmember Joy Styles, applicant; Global Mall Partnership, Metro Government and Cemetery, owners.

Staff Recommendation: Approve.

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

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

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 39.57 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 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.

Approve. Consent Agenda (9-0)

Resolution No. RS2021-112

"BE IT RESOLVED by The Metropolitan Planning Commission that 1-74P-013 is approved. (9-0)

31. 2021SP-026-001
121 MADISON STREET - SELF STORAGE

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

A request to rezone from IR and IG to SP zoning for property located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self storage use, requested by Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner.

Staff Recommendation: 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.

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.

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

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.

Ms. Lewis presented the staff recommendation of disapproval.

Ken Renner, 905 Kingfisher Point, applicant, spoke in favor of the application.

Chairman Adkins closed the Public Hearing.

Mr. Haynes spoke in favor of staff recommendation.

Mr. Lawson spoke in favor of staff recommendation.

Dr. Sims spoke in favor of staff recommendation.

Councilmember Murphy spoke in favor of staff recommendation.

Ms. Johnson spoke in favor of staff recommendation.

Ms. Blackshear spoke in favor of staff recommendation.

Mr. Tibbs spoke in favor of staff recommendation.

Ms. Farr moved and Mr. Tibbs seconded the motion to disapprove. (9-0)

Resolution No. RS2021-113

“BE IT RESOLVED by The Metropolitan Planning Commission that 2021SP-026-001 is disapproved. (9-0)

32. 2021Z-031PR-001

Council District 04 (Robert Swope)

Staff Reviewer: Logan Elliott

A request to rezone from AR2a and RS10 to RM4 zoning for property located at 6578 Bluff Road and a portion of properties located at Bluff Road (unnumbered), approximately 925 feet southwest of Nolensville Pike (23.0 acres), requested by Samaroo Development Group LLC, applicant; LG Assets Properties LLC, LIG Assets Incorporated, Marvin Thomas Baker and Ann Marie Baker, owners.

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

The Metropolitan Planning Commission deferred 2021Z-031PR-001 to the May 27, 2021, Planning Commission meeting. (9-0)

33. 2021S-069-001

HEARTLAND NORTH

Council District 03 (Jennifer Gamble)

Staff Reviewer: Jason Swaggart

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

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.

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)

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.

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.

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.

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. Sidewalks 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

Vhoins 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 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.

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.

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.

Ms. Milligan presented the staff recommendation of approval with conditions.

Will Coles, 4712 Granny White Pike, applicant, spoke in favor of the application.

Jim Murphy, 1600 Division Street, attorney for applicant, spoke in favor of the application.

Jason Holleman, 4210 Park Ave., spoke in opposition to the application on behalf of Save Whites Creek.

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

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

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

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

Wesley Hudson, 527 Brick Church Lane, spoke in opposition to the application.

Marcella Hudson, 527 Brick Church Lane, spoke in opposition to the application.

David Wells, 3460 Knight Drive, spoke in opposition to the application.

Marsha Murphy, 4462 Stenberg Road, spoke in opposition to the application.

Jennifer Hagan-Dier, 681 Brick Church Lane, spoke in opposition to the application.

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

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

Councilmember Gamble spoke in favor of staff recommendation and feels there is a way to find a balance to maintain the rural while enhancing the urban and suburban areas of the district.

Chairman Adkins closed the Public Hearing.

Ms. Farr expressed concerns with this much disturbance to steep slopes and would prefer a diversity of lot size and just in general to integrate that entire area with the surrounding character.

Mr. Tibbs would also like to see a diversity of lot sizes.

Ms. Blackshear explained that she would like additional time to review the information provided by the community.

Ms. Johnson asked the staff if the area could be consisted evolving.

Dr. Sims said without more data it's important to listen to the neighbors who will be directly affected by the policy in place and the development.

Mr. Lawson agreed that the commission still needs further information before voting.

Mr. Haynes also agreed that the commission needs more time and more information. Diversity of lot issue is very important and that is not accomplished here.

Jim Murphy, attorney for the applicant, agreed to waive the 60-day approval requirement for the subdivision and agreed to the two-meeting deferral to 6/10/21.

Mr. Haynes moved and Mr. Lawson seconded the motion to defer to the June 10, 2021 Planning Commission meeting and to leave the Public Hearing open. (9-0)

Resolution No. RS2021-114

"BE IT RESOLVED by The Metropolitan Planning Commission that 2021S-069-001 is deferred to the June 10, 2021 Planning Commission meeting and leave the Public Hearing open. (9-0)

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.

H: OTHER BUSINESS

34. Bonus Height Certification for 645 Division Street

Resolution No. RS2021-115

"BE IT RESOLVED by The Metropolitan Planning Commission that the bonus height certification for 645 division street is **approved.** (9-0)

35. Historic Zoning Commission Report
36. Board of Parks and Recreation Report
37. Executive Committee Report
38. Accept the Director's Report

Resolution No. RS2021-116

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

39. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

May 27, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 10, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 24, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT

The meeting adjourned at 7:35 p.m.