

# Metropolitan Planning Commission



## Staff Reports

**June 10, 2021**



## Metro Planning Commission Meeting of 06/10/21

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

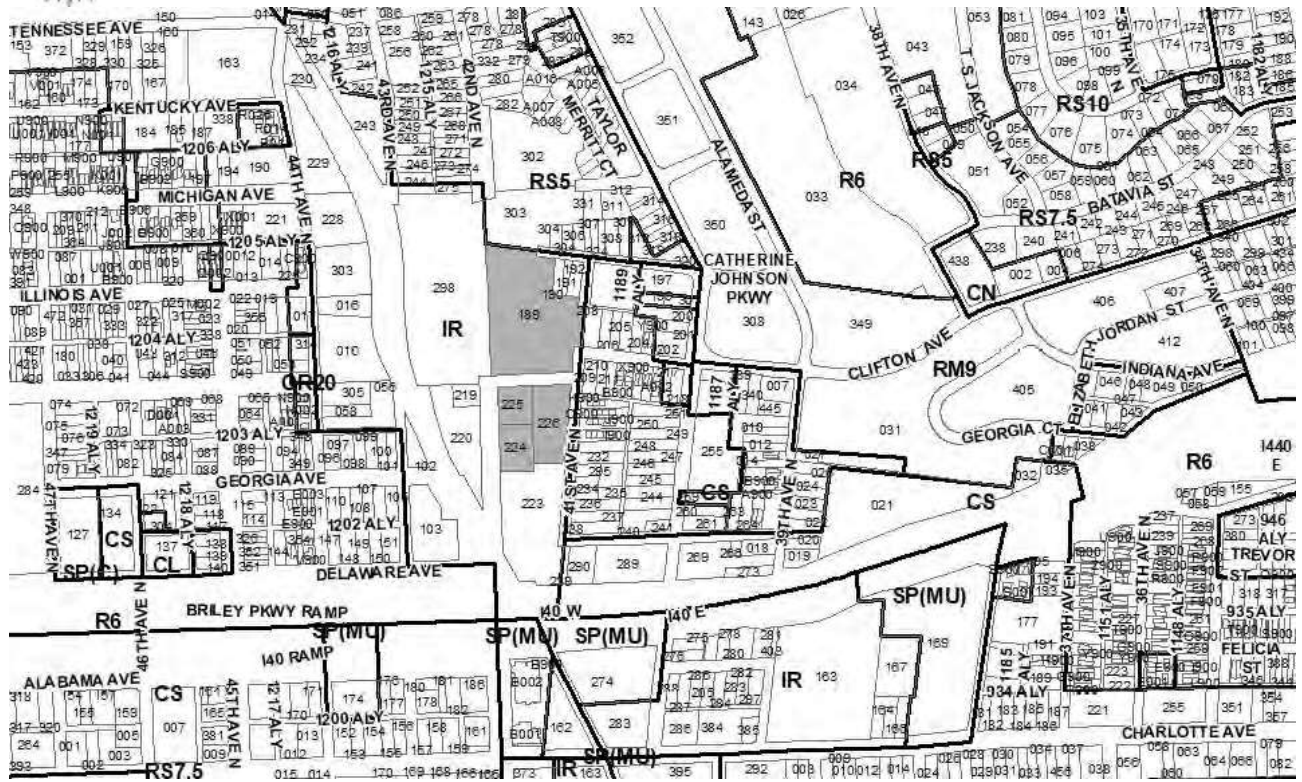


**Metro Planning Commission Meeting of 06/10/21**

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# Metro Planning Commission Meeting of 06/10/21



**2021CP-008-001**  
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT  
Map 091-12, Parcel(s) 189, 224-226  
08, North Nashville  
21 (Brandon Taylor)



**Project No.**  
**Project Name**

**Major Plan Amendment 2021CP-008-001**  
**North Nashville Community Plan**  
**Amendment**

**Associated Case**  
**Council District**  
**School District**  
**Requested by**

2021SP-004-001  
21 – Taylor  
01 – Gentry  
Kimley Horn, applicant; Hoosier Capital, L.P., owner.

**Deferrals**

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

**Staff Reviewer**  
**Staff Recommendation**

McCullough  
*Defer to the July 22, 2021, Planning Commission meeting.*

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

Plan Amendment

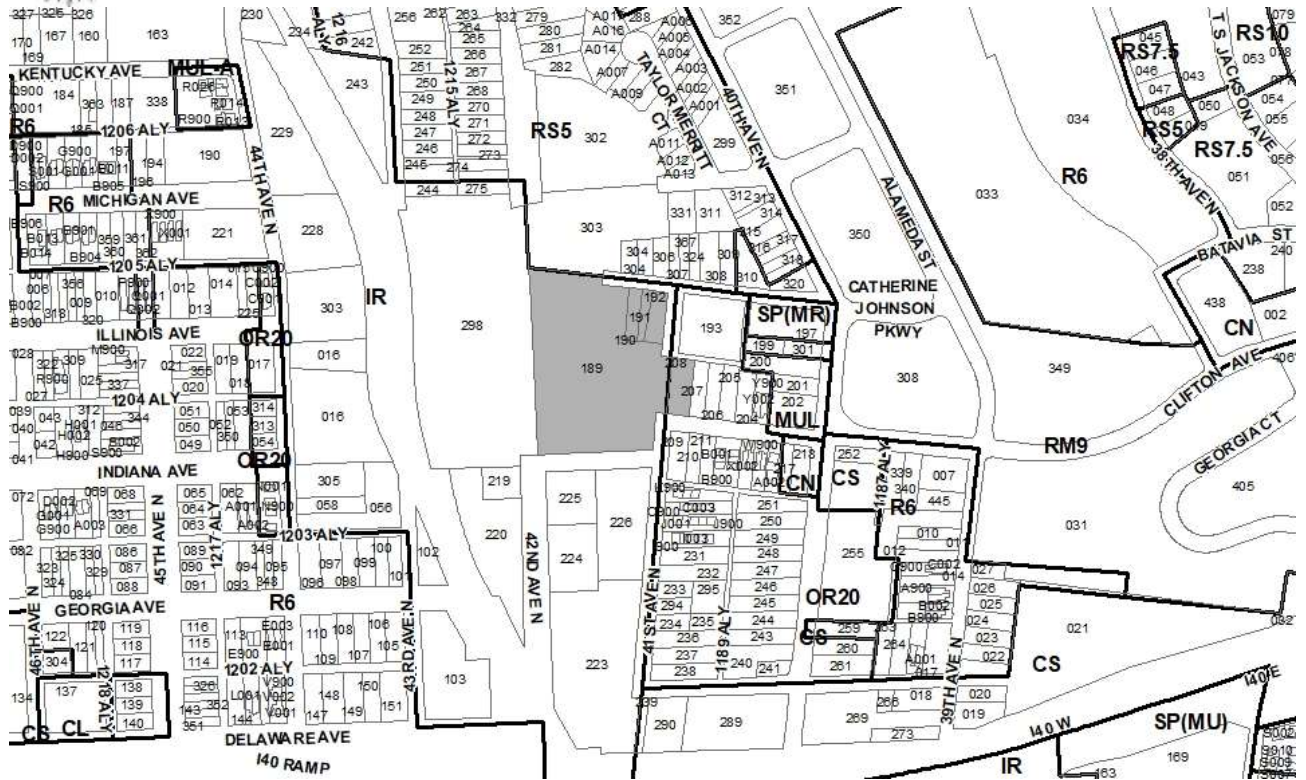
A request to amend the North Nashville Community Plan by changing from District Industrial (D IN) Policy to T4 Urban Mixed Use Neighborhood (T4 MU) Policy for properties located at 623 and 701 41st Ave. N. and 700 42nd Ave. N., approximately 500 feet west of 40th Ave. N., zoned Industrial Restrictive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

**STAFF RECOMMENDATION**

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



# Metro Planning Commission Meeting of 06/10/21



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



**Project No.** Specific Plan 2021SP-004-001  
**Project Name** 41<sup>st</sup> Avenue SP  
**Associated Case** 2021CP-008-001  
**Council District** 21 – Taylor  
**School District** 01 - Gentry  
**Requested by** Kimley Horn, applicant; Hoosier Capital, L.P., owner.

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

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

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**APPLICANT REQUEST**

**Preliminary SP to permit 151 Multi-Family Residential units.**

Zone Change

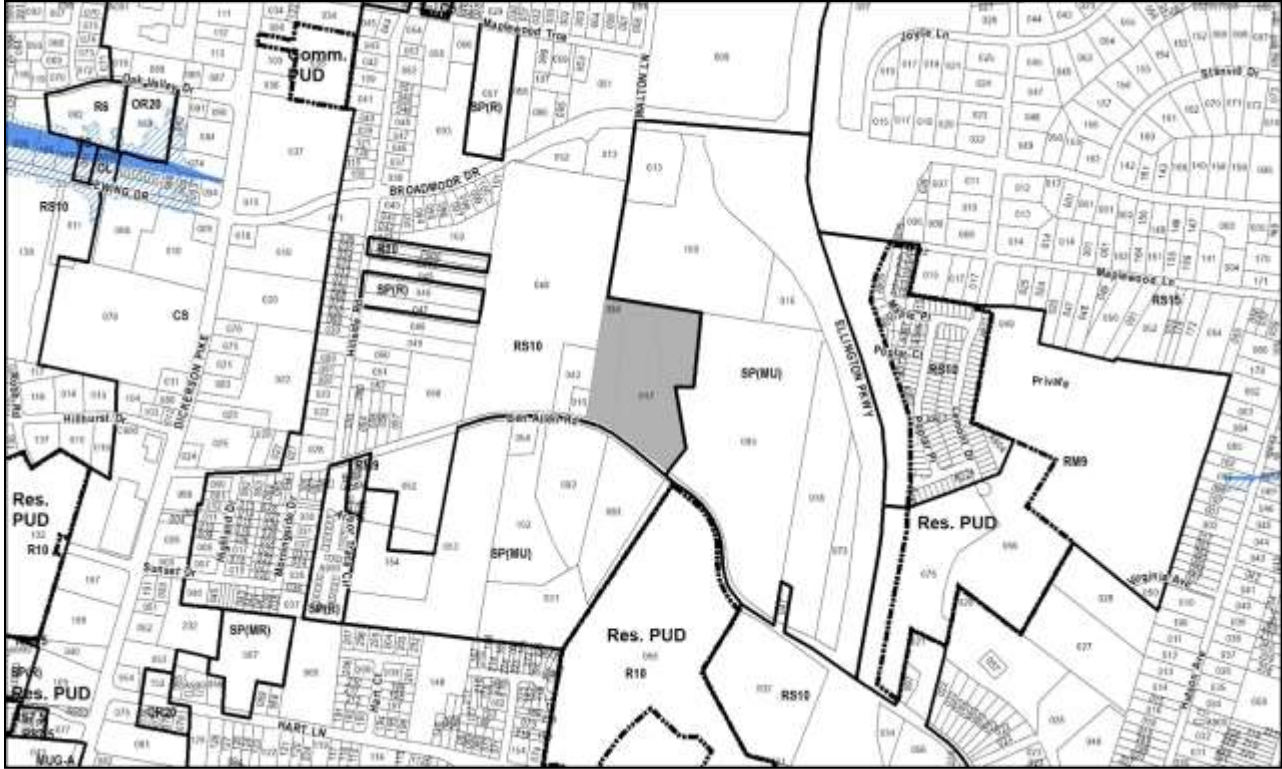
A request to rezone from Industrial Restrictive (IR) and Office Residential (OR20) to Specific Plan – Residential (SP-R) zoning on properties located at 704 41st Ave N, 4105 Clifton Avenue and Clifton Avenue (unnumbered) and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N, (5.30 acres).

**STAFF RECOMMENDATION**

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



## Metro Planning Commission Meeting of 06/10/21



**2021SP-020-001**

**BEN ALLEN RIDGE**

Map 061, Parcel(s) 017, 084

05, East Nashville

08 (Nancy VanReece)





**Project No.** Specific Plan 2021SP-020-001  
**Project Name** Ben Allen Ridge  
**Council District** 08 – VanReece  
**School District** 03 – Masters  
**Requested by** Alfred Benesch and Company, applicant; 301 Ben Allen, LLC, owner.

**Deferrals** This item was deferred from the April 22, 2021, May 13, 2021, and May 27, 2021, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

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

Preliminary SP

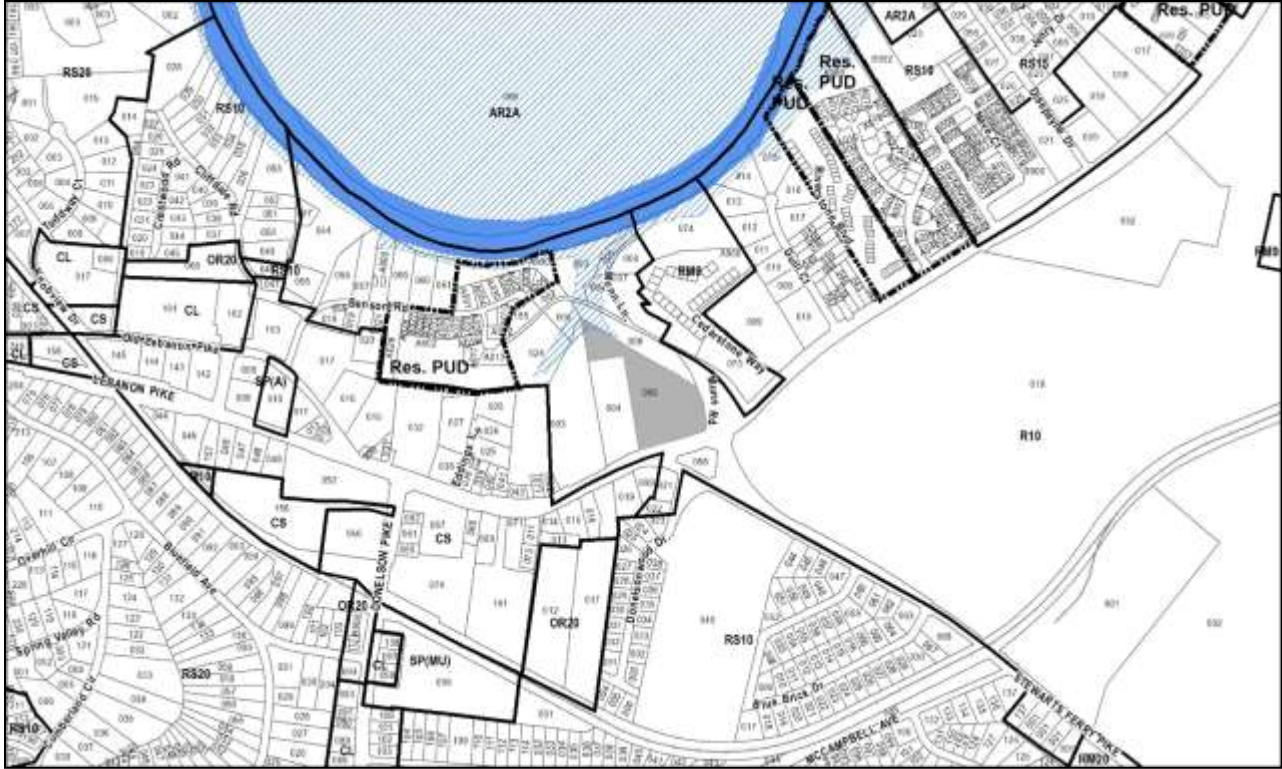
A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway, to permit 245 multi-family residential units (10.71 acres).

**STAFF RECOMMENDATION**

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



## Metro Planning Commission Meeting of 06/10/21



**2021SP-025-001**

**THE BOWEN HOUSE AT KNOLLMERE PLACE**

Map 096-02, Parcel(s) 005

14, Donelson-Hermitage-Old Hickory

15 (Jeff Syracuse)



<b>Project No.</b>	<b>Specific Plan 2021SP-025-001</b>
<b>Project Name</b>	<b>The Bowen House at Knollmere Place</b>
<b>Council District</b>	15 – Syracuse
<b>School District</b>	04 – Little
<b>Requested by</b>	Land Solutions Company, applicant; Arthur Bowen and David Gardner, et al, owners.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Defer to the July 22, 2021, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Preliminary SP to permit 64 multi-family residential units.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for property located at 2850 Lebanon Pike, at the northwest corner of Lebanon Pike and Stewarts Ferry Pike and located within the Downtown Donelson Urban Design Overlay District, to permit 64 multi-family residential units (5.32 acres).

**STAFF RECOMMENDATION**

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



## Metro Planning Commission Meeting of 06/10/21



**2021SP-029-001**

**HILL TOP ESTATES**

Map 070-02, Parcels 044, 046

Map 070-06, Parcels 029-030

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzte Toombs)



**Project No.** Specific Plan 2021SP-029-001  
**Project Name** Hill Top Estates  
**Council District** 02 – Toombs  
**School District** 01 – Gentry  
**Requested by** D & M Development, applicant; Amon Ringemann Hill, Anna Hill, Doss Hill and Aubrey Gregory, owners.

**Deferrals** This item was deferred from the May 13, 2021, and May 27, 2021, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

**Preliminary SP to permit a mixed residential development.**

Zone Change

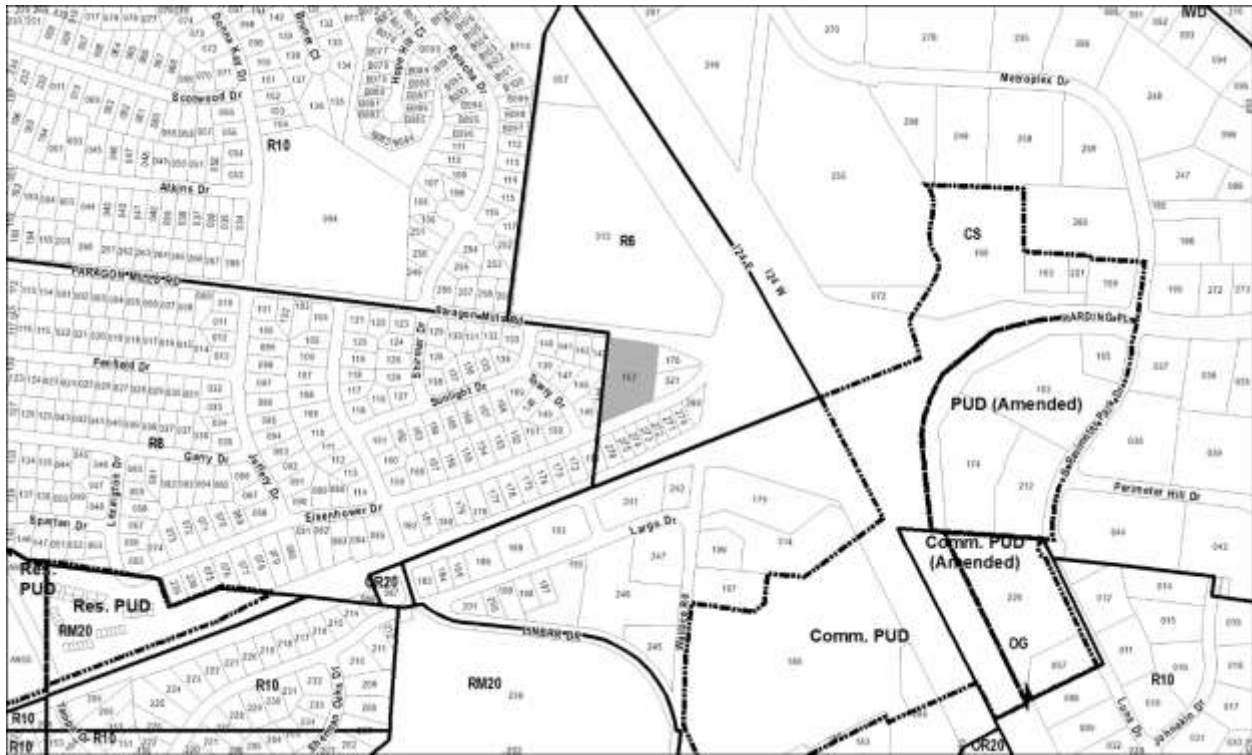
A request to rezone from Single-Family Residential (RS10) and One and Two-family Residential (R8) to Specific Plan-Mixed Residential (SP-MR) zoning for properties located at 1105 and 1107 West Trinity Lane, West Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 375 feet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

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 24, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 06/10/21



**2020S-179-001**

**ENTRUST HOMES ON PARAGON MILLS**

Map 134, Parcel(s) 157

12, Southeast

26 (Courtney Johnston)



**Project No.** **Final Plat 2020S-179-001**  
**Project Name** **Entrust Homes on Paragon Mills**  
**Council District** 26 – Johnston  
**School District** 06 – Bush  
**Requested by** B A Land Professionals, applicant; Nancy Potts, Carol Potts Garcia and Sonnie Potts, owners.

**Deferrals** This item was deferred at the May 27, 2021, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

**Final approval to create 8 lots.**

Concept Plan

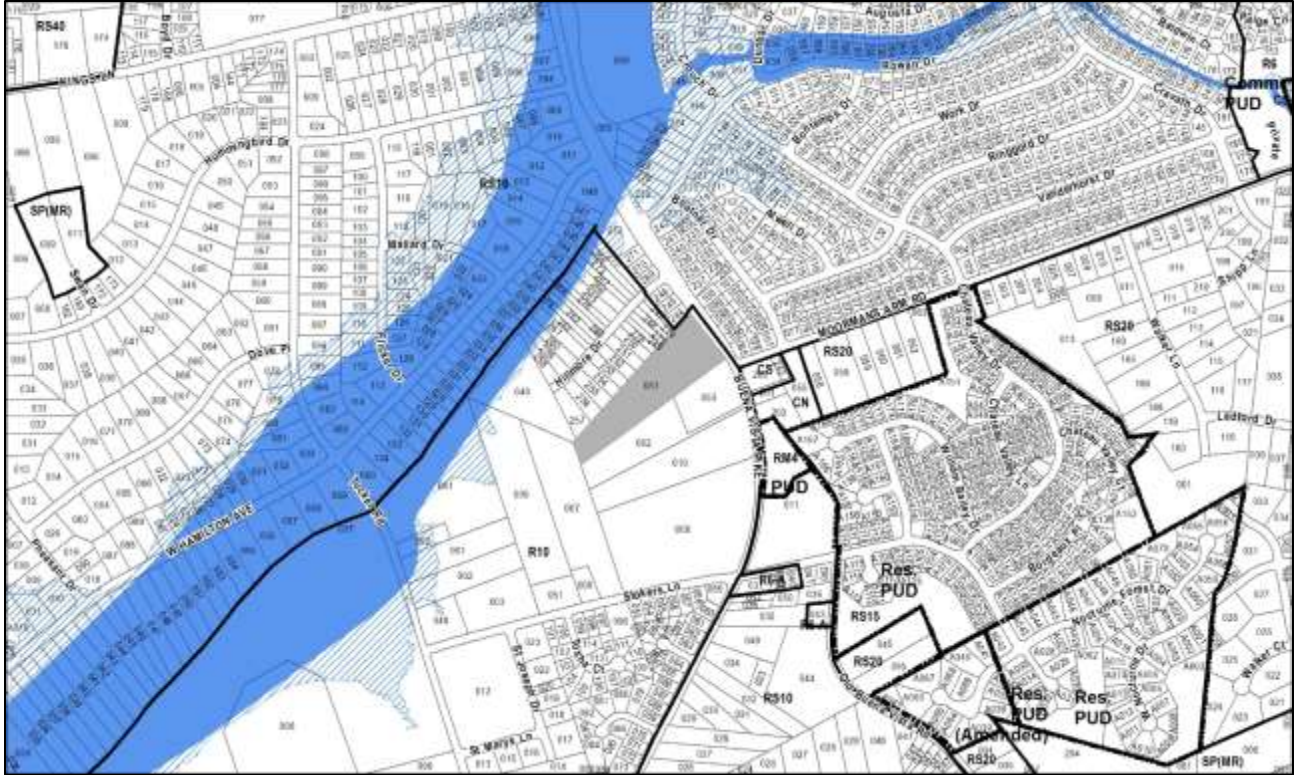
A request for final plat approval to create eight lots on property located at 205 Paragon Mills Road, approximately 100 feet east of Towry Drive, zoned One and Two-Family R6 (1.0 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 24, 2021, Planning Commission meeting.



## Metro Planning Commission Meeting of 06/10/21



**2021S-060-001**

**SCRUGGS ESTATE**

Map 059-14, Parcel(s) 051

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyontzé Toombs)





**Project No.** Final Plat 2021S-060-001  
**Project Name** Scruggs Estate  
**Council District** 02 – Toombs  
**School District** 01 – Gentry  
**Requested by** Daniels and Associates, applicant; Vonda R. Scruggs, owner.

**Deferrals** This item was deferred at the April 8, 2021, April 22, 2021, and May 13, 2021, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

**Final plat approval to create 3 lots.**

Final Plat

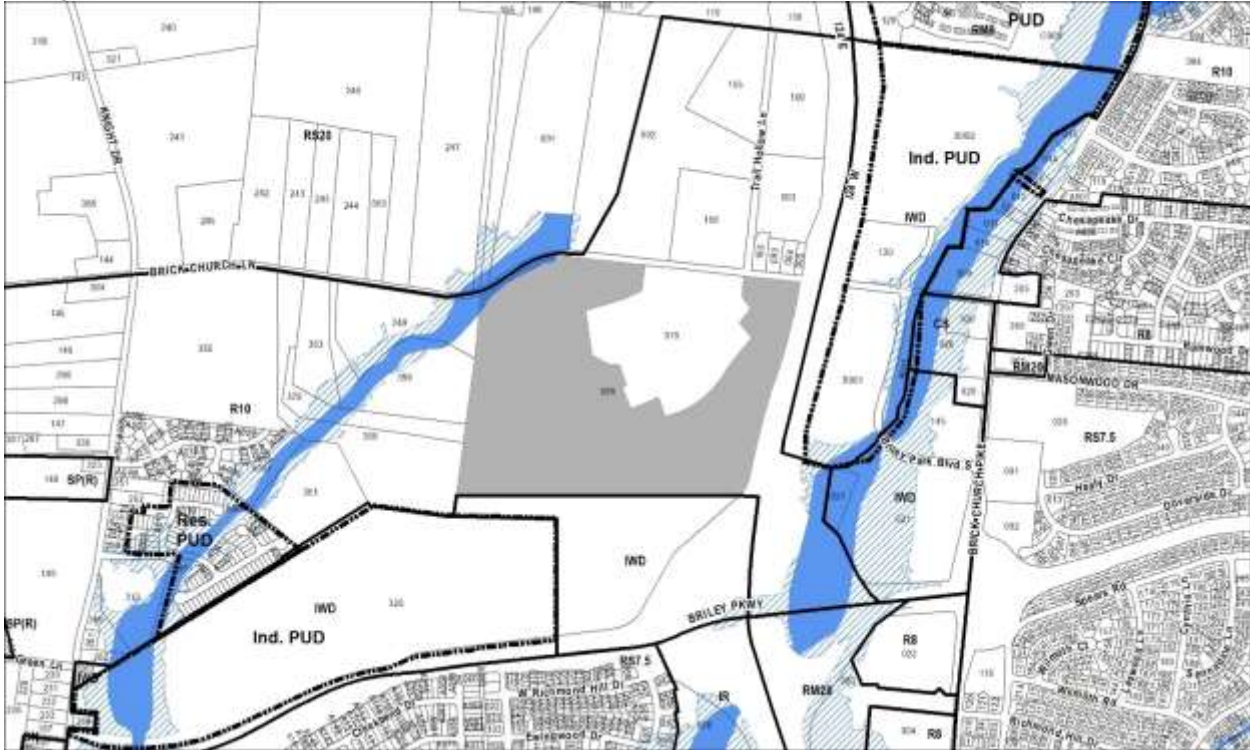
A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned One and Two-Family Residential (R10) (5.63 acres).

**STAFF RECOMMENDATION**

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



# Metro Planning Commission Meeting of 06/10/21



**2021S-069-001**

HEARTLAND NORTH

Map 050, Parcel 099

03, Bordeaux – Whites Creek – Haynes Trinity

03 (Jennifer Gamble)



**Project No.** **Final Plat 2021S-069-001**  
**Project Name** **Heartland North**  
**Council District** 03 – Gamble  
**School District** 01 – Gentry  
**Requested by** Civil Site Clarksville, applicant; Parkwood Estates, owner.

**Deferrals** This request was deferred from the April 22, 2021 and May 13, 2021, Planning Commission meetings. A public hearing was at the May 13, 2021, meeting and remains open.

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

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**APPLICANT REQUEST**

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

Concept Plan

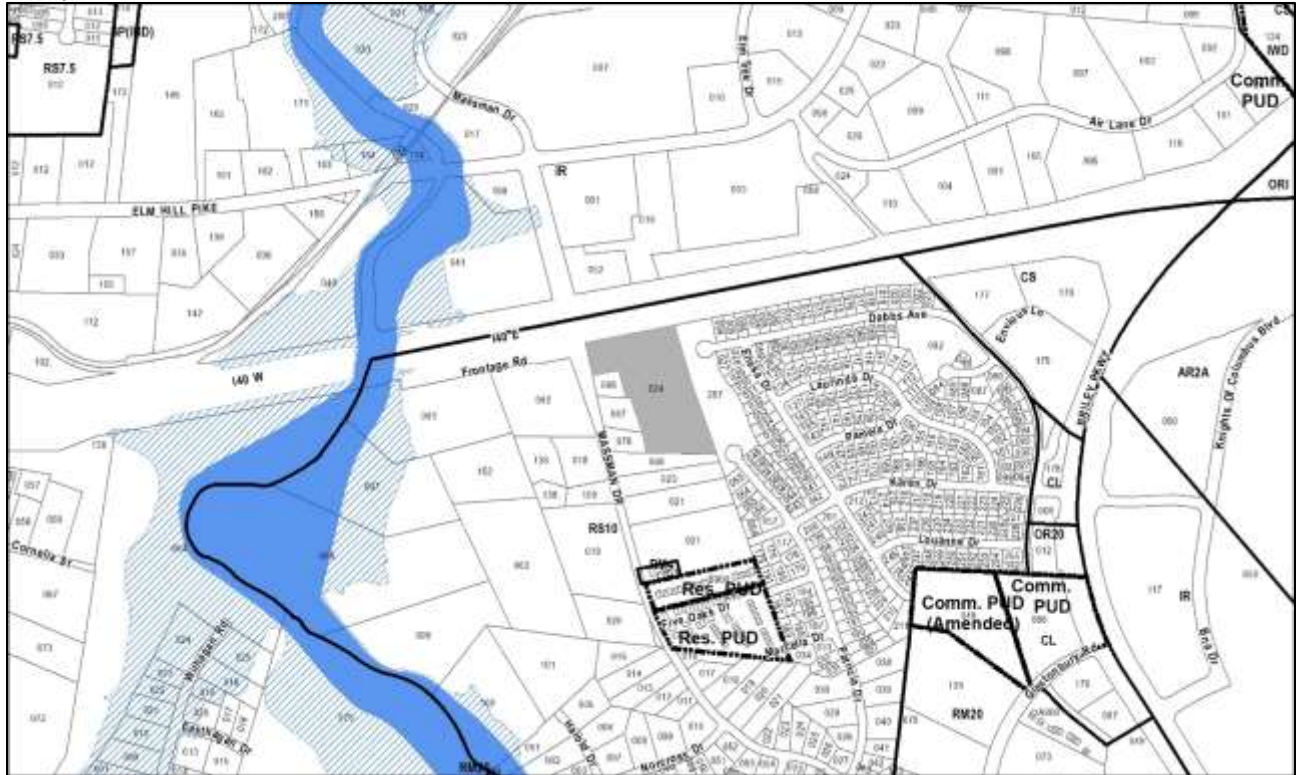
A request for concept plan approval to create 180 single-family cluster lots on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned One and Two-Family Residential (R10) (65.37 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 24, 2021, Planning Commission meeting as requested by the applicant.



## Metro Planning Commission Meeting of 06/10/21



**2021S-072-001**

**MASSMAN HEIGHTS SUBDIVISION**

Map 107, Parcel(s) 024

13, Antioch – Priest Lake

13 (Russ Bradford)



<b>Project No.</b>	<b>Final Plat 2021S-072-001</b>
<b>Project Name</b>	<b>Massman Heights Subdivision</b>
<b>Council District</b>	13 – Bradford
<b>School District</b>	07 – Player-Peters
<b>Requested by</b>	Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

**Deferrals** This item was deferred at the April 22, 2021, May 13, 2021, and May 27, 2021, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

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

Concept Plan

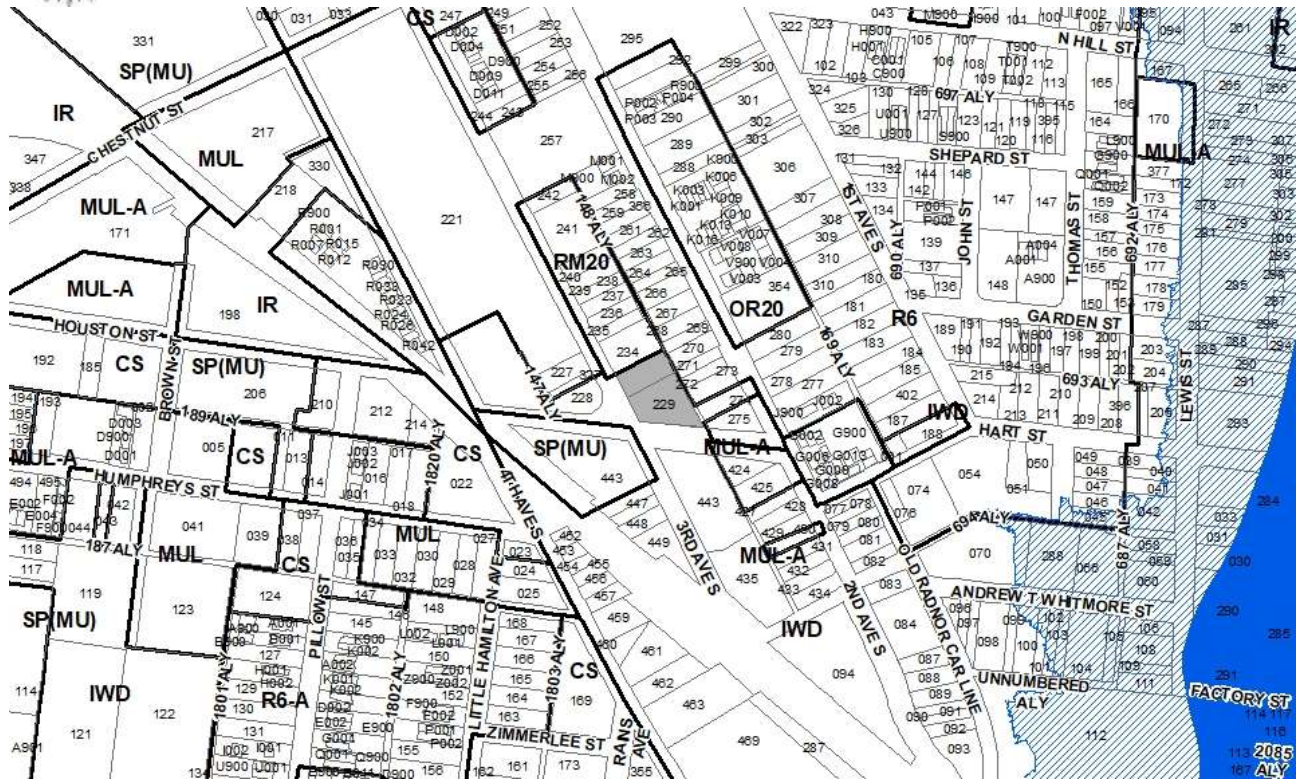
A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned Single-Family Residential (RS10) (8.23 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 24, 2021, Planning Commission meeting.



# Metro Planning Commission Meeting of 06/10/21



**2021Z-049PR-001**

Map 105-03, Parcels 229

Map 105-03, Part of Parcel 234

11, South Nashville

17 (Colby Sledge)



**Project No.** **Zone Change 2021Z-049PR-001**  
**Council District** 17 - Sledge  
**School District** 05 - Buggs  
**Requested by** Fulmer Lucas Engineering, applicant; Woodstock  
Vintage Lumber Inc., owner.

**Deferrals** This item was deferred at the May 27, 2021, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Elliott  
**Staff Recommendation** *Defer indefinitely.*

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**APPLICANT REQUEST**

**Zone change from IWD to MUL-A-NS.**

Zone Change

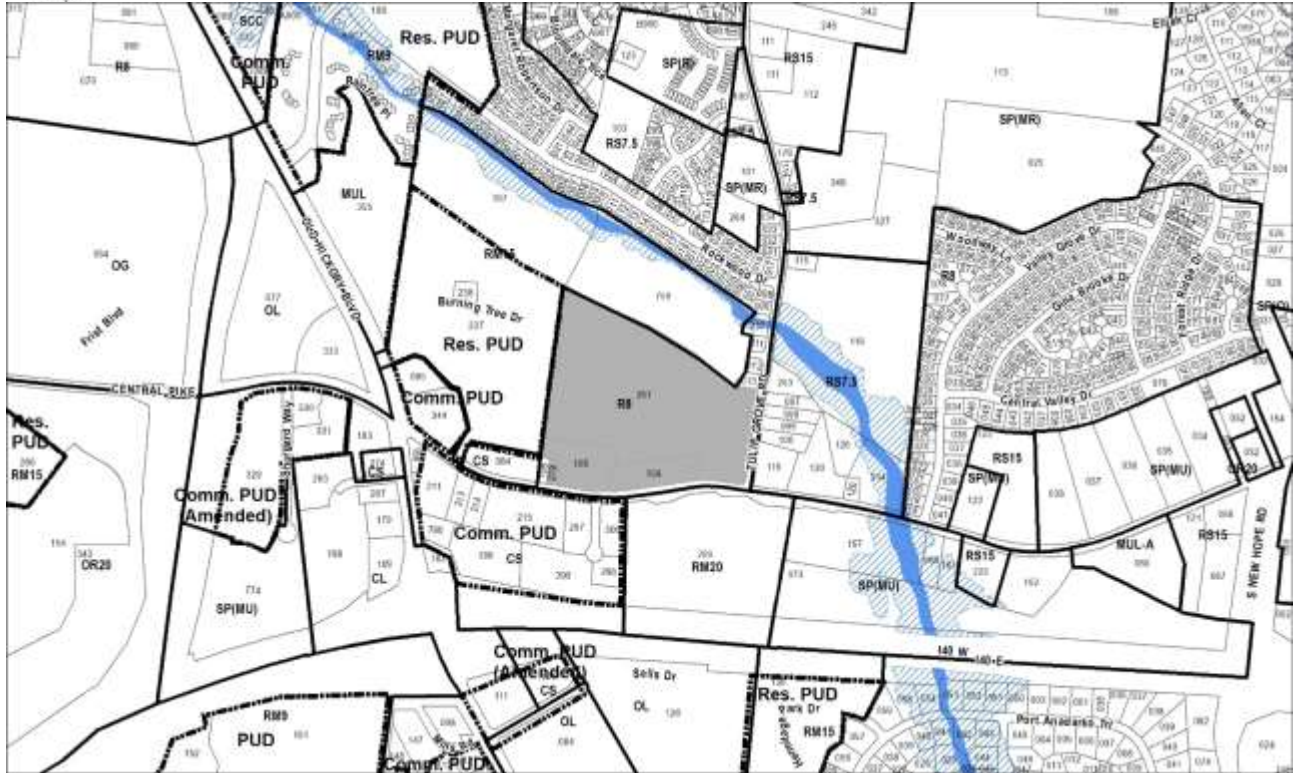
A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) zoning for properties located at 212 Hart Street and a portion of property located at 1264 3rd Avenue South, at the northeast corner of Hart Street and 3rd Avenue South (0.54 acres).

**STAFF RECOMMENDATION**

Staff recommends indefinite deferral at the request of the applicant.



## Metro Planning Commission Meeting of 06/10/21



**2021SP-030-001**

**TULIP GROVE AND CENTRAL PIKE**

Map 086, Parcel(s) 104-105, 279, 351

14, Donelson - Hermitage - Old Hickory

12 (Erin Evans)





<b>Project No.</b>	<b>Specific Plan 2021SP-030-001</b>
<b>Project Name</b>	<b>Tulip Grove and Central Pike</b>
<b>Council District</b>	12 – Evans
<b>School District</b>	04 – Little
<b>Requested by</b>	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.

**Deferrals** This item was deferred at the May 13, 2021, and May 27, 2021, Planning Commission meetings. No public hearing was held.

<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Preliminary SP to permit 208 multi-family residential units.**

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) 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 208 multi-family residential units.

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 127 lots with 31 duplex lots for a total of 158 units. Application of the Subdivision Regulations may result in fewer units.*

**Proposed Zoning**

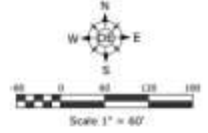
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan would permit a mixture of housing types.*

**DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN**

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account



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**Proposed Preliminary SP**



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considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced 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 slopes and potential wetland feature.

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

The approximately 23.43 acre property is located at the north-west corner of the intersection of Central Pike and Tulip Grove Road in the Hermitage area. Both Central Pike and Tulip Grove Road are designated as Arterial Boulevards in the Major and Collector Street Plan. The site is currently developed with two single-family residences and is otherwise vacant. The site has areas of steep slope along the northern property boundary as well as interior to the site. The site is surrounded by a mixture single-family, two-family, and multi-family residential uses as well as commercial and industrial uses.

#### Site Plan

The proposed SP includes 208 multi-family residential units with private drives, amenity features, and open space. The plan includes three different types of attached units with two unit types having front-loaded garages and the other unit type having surface parking in front of the units. The site draws access from both Central Pike and Tulip Grove Road and provides private drives through the site. The site slopes up as you move interior to the site and the plan proposes retaining walls along both Central Pike and Tulip Grove Road. Additional retaining walls are proposed interior to the site around the residential units. The plan includes several amenity features dispersed across the site including an amenity center, a dog park, a community pavilion, and community sitting area. The plan proposes to largely preserve the sloped areas of the site.

### **ANALYSIS**

The site is primarily within the T3 NE Policy with the T3 CC policy located near Central Pike. The plan is consistent with both policies' intent to provide for a variety of more intense



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residential uses in a suburban form. The application includes several amenity features throughout the development. The plan proposes for several different attached unit types with the larger units interior to the site. The plan proposes appropriate setbacks from Central Pike and Tulip Grove Road considering the land use policies and the fact that these roadways are designated as Arterial Boulevards. The use of private drives and lack of future interconnectivity opportunities are appropriate in this location because of the topography challenges of the site and the existing conditions of the abutting properties. The plan proposes to preserve most of the Conservation policy areas and is consistent with the intent of the policy. The plan balances the goal of preserving Conservation areas with the need for more housing at a key location.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

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

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

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

- 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.
- From previous, submit SSD/ISD exhibit (per AASHTO) for proposed Central Pike access.

### **TRAFFIC & PARKING RECOMMENDATION**

#### **Approve with conditions**

- Construct a three-lane cross-section on Central Pike from the western boundary of the development frontage to Tulip Grove Road.
- Construct a three-lane cross-section on Tulip Grove Road from Central Pike to the northern boundary of the development frontage.



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- Modify the traffic signal at Central Pike at Tulip Grove Road to include a southbound left-turn and right-turn lane with a right-turn overlap signal phase.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	23.46	5.445 D	159 U	1594	118	159

\*Based on two-family lots 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)	23.46	-	208 U	1532	96	114

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+49 U	-62	-22	-45

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R8 district: 15 Elementary 10 Middle 13 High**  
**Projected student generation proposed SP-R district: 35 Elementary 27 Middle 24 High**

The proposed SP is anticipated to generate additional 48 students beyond what is generated under the current R8 zoning. Students would attend Dodson Elementary, Dupont Tyler Middle School, and McGavock High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

### CONDITIONS

1. Permitted uses shall be limited to a maximum of 208 multi-family residential units. Short term rental property owner-occupied and short term rental property not owner-occupied shall be prohibited.
2. Units that front onto right-of-way shall address the right-of-way with the buildings architecture and typical architectural elevations shall be provided with the final site application.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements



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of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

6. The Final SP plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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**Metro Planning Commission Meeting of 06/10/21**

**NO SKETCH**





<b>Project Nos.</b>	<b>Text Amendment 2021Z-004TX-001</b>
<b>Project Name</b>	<b>Alternative Financial Services</b>
<b>Council Bill No.</b>	BL2021-721
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Requested by</b>	Councilmember Delishia Porterfield
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

Amend the Zoning Code to remove Alternative Financial Services uses from ON, CN, CN-A, CN-NS, CN-A-NS zoning districts

**PROPOSED AMENDMENTS TO TITLE 17**

The proposed bill would amend the Zoning Code to remove the Alternative Financial Services from the ON – Office Neighborhood, CN – Commercial Neighborhood, CN-A – Commercial Neighborhood Alternative, CN-NS – Commercial Neighborhood No STRP, and CN-A-NS – Commercial Neighborhood Alternative No Short Term Rental Property (STRP) zoning districts. The proposed text amendment would modify Section 17.08.030, the Zoning District Land Use Table, and Section 17.16.050.D.2 which provides specific requirements for Alternative Financial Services.

These proposed changes are shown below with text to be removed shown in strikethrough and text to be added is shown in underline. Exhibit A referred to below is shown at the end of this report.

Section 1. That the Zoning District Land Use Table in Section 17.08.030 of the Metropolitan Code is hereby amended as shown in Exhibit A.

Section 2. That Section 17.16.050, Subsection D.2 of the Metropolitan Code is hereby amended as follows:

2. Alternative financial services establishments in the MUN, MUN-NS, MUN-A, and MUN-A-NS, ~~ON, CN, and CN-NS~~ zoning districts shall be limited to two thousand five hundred square feet of gross floor area per establishment.

**BACKGROUND**

The Metro Zoning Code defines Alternative Financial Services as “any building, room, space or portion thereof where an establishment provides a variety of financial services, including but not limited to cash advance, title loans, check cashing, pawnshops and flex loans, and such establishment is not a state or federally chartered bank, a savings and loan association, industrial loan and thrift company licensed by the state of Tennessee under Title 45, Chapter 5 of the Tennessee Code Annotated and providing only the services authorized under that chapter, or credit union, a mortgage company, a financial institution whose services are insured



## Metro Planning Commission Meeting of 06/10/21

by an agency of the United States government, or any other entity offering financial services that is not determined to be a financial institution as defined under this section.”

The Alternative Financial Services Use as it is regulated in Title 17 was modified in 2014 under BL2014-908 and in 2018 under BL2018-1279. Bill 2014-908 excluded “cash advance, check cashing, and title loan establishments” from the definition of financial institutions, and amended the District Land Use Tables to designate cash advance, check cashing, pawnshop, and title loan as uses permitted with conditions (PC) and added maximum size restrictions and distance requirements for these uses. This amendment was based on the increasing number of alternative financial institutions and a pattern that these uses were being concentrated, which could have negative effects on the surrounding properties and community.

In 2018, BL2018-1279, modified the definitions of Alternative Financial Services and Financial Institution to the current definitions. The amendment maintained the distance requirements also added a requirement that no more than one alternative financial service use shall be located on one parcel, regardless of the distance requirement. The maximum size of 2,500 square feet per use, distance requirement of 1,320 linear feet between alternative financial services, and the limitation of one alternative finance service establishment per parcel would remain as conditions for the alternative financial services use.

### ANALYSIS

The proposed amendments would remove alternative financial services as a permitted use in ON, CN, CN-A, CN-NS, and CN-A-NS zoning districts. It would also amend Section 17.16.050.D.2 which has size limitations for alternative financial services in the ON, CN, and CN-NS zoning districts. It is likely that when the code was amended to include the alternative (-A) and no short term rental districts (-NS) that the CN-A and CN-A-NS zoning districts were left out of Subsection D.2. However, removing all CN based zoning districts from the land use table would remove the use from the zoning districts all together.

Section 17.08.020 outlines the intent of the zoning districts. The ON zoning district is designed for low intensity office development and is appropriate for implementing the general plan's transitional office policies where the application of physical buffers would be ineffective or not feasible. Since this district often abuts residential areas, permitted uses and the associated bulk standards are limited accordingly. The CN, CN-A, CN-NS, and CN-A-NS districts are intended to implement the local convenience and neighborhood retail policies of the general plan. The CN based zoning districts are designed to provide for the recurring shopping and personal service needs of nearby residential areas. The range of permitted uses in the CN based zoning districts is limited to those which are generally patronized on a frequent basis by neighborhood residents. The bulk and buffering standards of CN zoning are intended to insure good compatibility between the commercial uses and adjacent residential properties. As outlined above, both the CN and ON zoning districts are typically near residentially zoned properties and intended for non-residential uses to be developed at a smaller, neighborhood scale.

Alternative financial services would still be permitted in many mixed-use, commercial, and shopping center zoning districts. These zoning districts are primarily located along major corridors or within large areas of non-residential uses. Development in these zoning districts



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tends to serve a wider range of people, as opposed to providing immediate services adjacent to serve a neighborhood level. From an analysis of existing alternative financial service establishments from the Metro Council staff there were none found in the ON zoning district and one found in the CN zoning district. This could indicate that these zoning districts are already not supporting alternative financial services based on their locations, property areas, or other locational factors.

NashvilleNext identifies the importance of land use and how it is central to shaping quality of life in Nashville and creating the future that Nashvillians want. Land use tools such as community plans and zoning are increasingly used to protect, enhance, or reflect the character of established places, especially residential neighborhoods. Where NashvilleNext indicates that some areas will develop with a mix of uses, and these areas can provide easily accessible services to nearby residents, some land uses are more suitable to areas along corridors and within commercial centers. The proposed text amendment would remove alternative financial services as a use permitted with conditions from the ON and CN, CN-A, CN-NS, and CN-A-NS zoning districts. As alternative financial services is typically a use that serves a wider population and not as likely to be a recurring use of surrounding residents, it is unlikely this use is able to meet the intended neighborhood goals as identified within the zoning districts.

### **ZONING ADMINISTRATOR RECOMMENDATION**

No exception taken.

### **FISCAL IMPACT RECOMMENDATION**

The Metro Codes Department will implement this section of the Zoning Code at the time of permit review as is their current practice. The Codes Department anticipates the proposed amendment to be revenue neutral.

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### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed changes to Title 17.

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## **ORDINANCE NO. BL2021-721**

**An Ordinance amending Sections 17.08.030 and 17.16.050 of the Metropolitan Code, Zoning Regulations to remove the Alternative Financial Services use from the ON – Office Neighborhood, CN – Commercial Neighborhood, CN-A – Commercial Neighborhood Alternative, CN-NS – Commercial Neighborhood No STRP, and CN-A-NS – Commercial Neighborhood Alternative No STRP zoning districts (Proposal No. 2021Z-004TX-001).**

**BE IT ENACTED BY THE METROPOLITAN COUNCIL OF NASHVILLE & DAVIDSON COUNTY:**

Section 1. That the Zoning District Land Use Table in Section 17.08.030 of the Metropolitan Code is hereby amended as shown in Exhibit A.



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Section 2. That Section 17.16.050, Subsection D.2 of the Metropolitan Code is hereby amended as follows:

2. Alternative financial services establishments in the MUN, MUN-NS, MUN-A, and MUN-A-NS, ~~ON, CN, and CN-NS~~ zoning districts shall be limited to two thousand five hundred square feet of gross floor area per establishment.

Section 3. That this Ordinance shall take effect immediately from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

### Exhibit A

	Office					Commercial					
Key: P-Permitted PC-Permitted w/ conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards		O N	OL	OG and OG- NS	OR20 through OR40-A- NS	ORI, ORI-NS, ORI-A, and ORI-A- NS	CN, CN- NS, CN-A, and CN-A- NS	CL, CL-NS, CL-A, and CL-A- NS	CS, CS- NS, CS-A, and CS-A- NS	CA and CA- NS	CF and CF- NS
Alternative Financial Services		<del>P</del> €	PC	PC	PC	PC	<del>PC</del>	PC	PC	PC	PC



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## Metro Planning Commission Meeting of 06/10/21



**2021SP-018-001**

3<sup>rd</sup> AND MONROE

Map 082-09, Parcel(s) 346

08, North Nashville

19 (Freddie O'Connell)



**Project No.** **Specific Plan 2021SP-018-001**  
**Project Name** **3<sup>rd</sup> and Monroe**  
**Council District** 19 – O’Connell  
**School District** 01 - Gentry  
**Requested by** Barge Cauthen and Associates, applicant; More on Third LLC, owner.

**Deferrals** This item was deferred at the May 27, 2021, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Lewis  
**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 Industrial Restrictive (IR) to Specific Plan – Mixed Use (SP-MU) 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 mixed-use development.

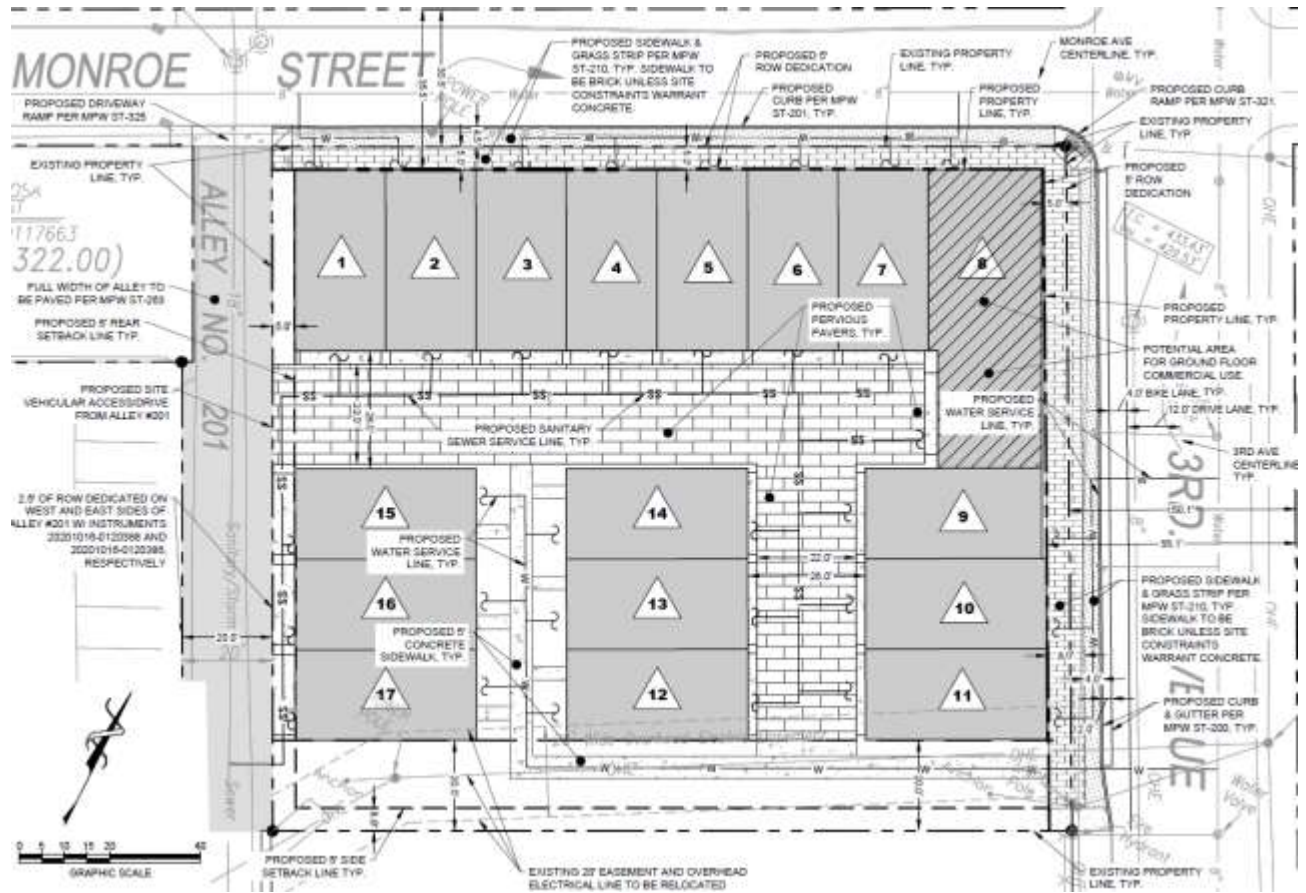
**Existing Zoning**  
Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

**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.

**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.



# Metro Planning Commission Meeting of 06/10/21



**Proposed Preliminary SP**





## **Metro Planning Commission Meeting of 06/10/21**

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

The 0.62 site is located at the southwest corner of the intersection of Monroe Street and 3<sup>rd</sup> Avenue North. The site has been developed with a single-story industrial building. The site has frontage along both Monroe Street and 3<sup>rd</sup> Avenue North. Alley 201 abuts the western property line. The surrounding area is primarily comprised of industrial uses, commercial multi-family, and mixed-use developments. A majority of the multi-family and mixed-use developments were permitted as Specific Plans (SP). Other surrounding zoning districts within and around the site include Mixed- Use Neighborhood (MUN) and IR.

The proposed SP would permit a maximum of 18 multi-family units and a maximum of 1,600 square feet of non-residential uses. The proposed development is in three buildings throughout the site. The first and largest building is L shaped, fronting Monroe Street and 3<sup>rd</sup> Avenue North. The proposed commercial is located at the corner of the proposed building. There are proposed units fronting both streets on either side of the proposed commercial area. The other two proposed buildings are located at the rear corner of the site, behind the L shaped building. Each of these buildings contains three residential units. All buildings are limited in height to 3 stories in 45 feet within the front building setback, and 4 stories in 60 feet after a 15-foot stepback from the third floor. Additional architectural standards for building materials and glazing are provided within the architectural standards in the proposed SP. Elevations meeting these architectural standards and consistency with the character imagery included in the SP proposal will be required at the time of Final SP.

Vehicular access to the site is limited to Alley 201 which abuts the western property line. The proposed site plan shows a 5-foot sidewalk and 4.5-foot wide planting strip on Monroe Street and a proposed 8-foot wide sidewalk, 4.5-foot wide planting strip, and 4-foot wide bike lane along 3<sup>rd</sup> Avenue North.

### **ANALYSIS**

The proposed SP is consistent with the intent of the policy 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. The T4 MU Policy guidance for built form and site design identifies a moderate to high lot coverage, orienting large buildings to frame the corridor, placing the building near the sidewalk, providing pedestrian entrances along street frontages, and up to five stories in height.

The proposed plan would permit residential and non-residential uses as identified by the goals of the policy. The mixed-use structure is oriented to both streets with a building to zone of 0 to 15 feet which places the building closely behind the sidewalk. The maximum height of the buildings is three stories along the street frontage with a stepback to four stories. Additionally, the proposed plan meets the goals of the policy to enhance pedestrian infrastructure and limits curb cuts to the alley in order to provide a safer pedestrian environment.

### **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



## Metro Planning Commission Meeting of 06/10/21

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

### STORMWATER RECOMMENDATION

#### Approve with conditions

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

### WATER SERVICES RECOMMENDATION

#### Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. 30% of W&S Capacity paid.

### 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.
- From previous, confirm ROW dimensions on Monroe St. There is 40.5 ft. existing ROW w/o proposed 5 ft. dedication shown on plans.
- Comply w/ MPW traffic comments.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Vehicular access will only be provided via the alley.
- ROW dedication is required per the MCSP.
- Development will relocate utility poles along the frontages into the grass strip.

#### 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)	0.62	0.6 F	18,817 SF	33	4	4

#### 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)	-	1.0 F	18 U	132	9	11

#### 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)	-	1.0 F	1,600 SF	102	6	11



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+201	+11	+18

## METRO SCHOOL BOARD REPORT

**Projected student generation existing IR districts: 0 Elementary 0 Middle 0 High**

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

The proposed SP-MU zone district is not anticipated to generate any additional students than what could be generated under the existing IR zoning. Students would attend Jones Elementary, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to 18 multi-family units and a maximum of 16,000 square feet of non-residential uses. Short term rental property (STRP) not owner occupied is prohibited and short term rental property (STRP) owner occupied is permitted.
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 MUN-A 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



## **Metro Planning Commission Meeting of 06/10/21**

plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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

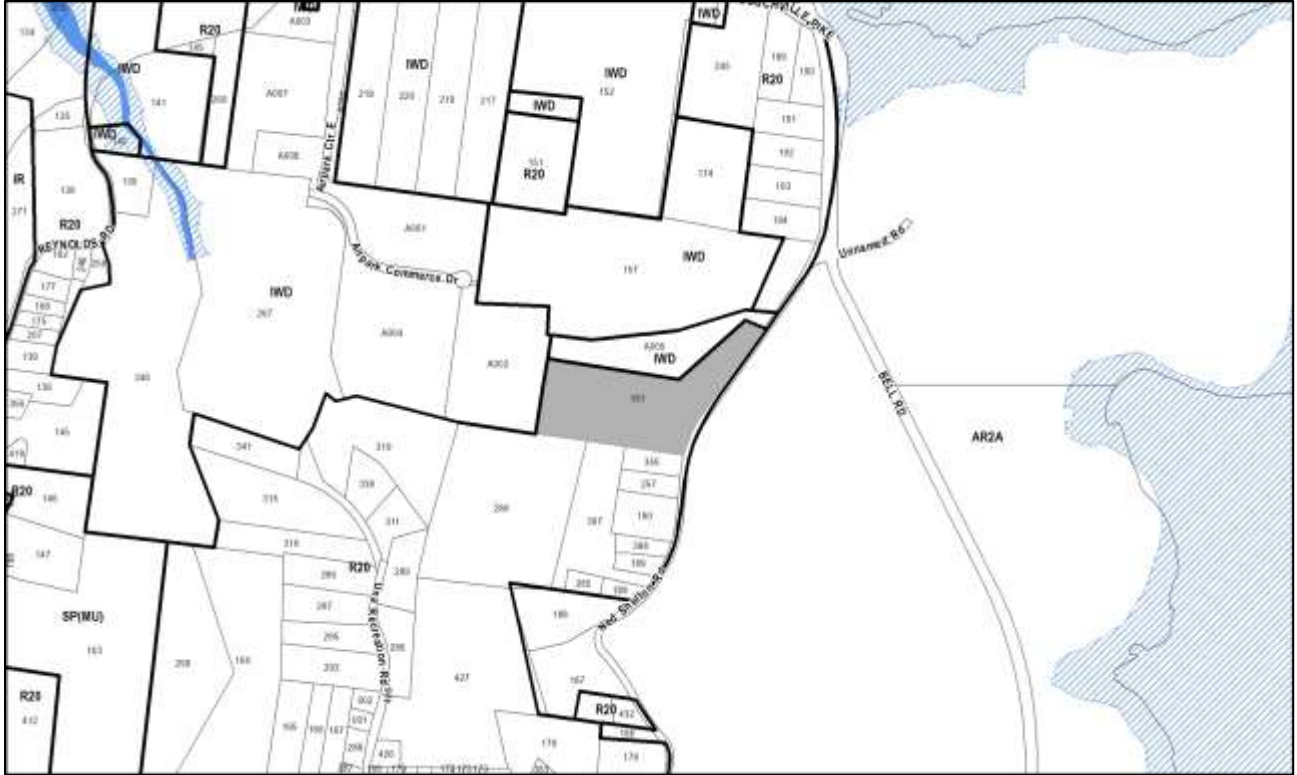


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## Metro Planning Commission Meeting of 06/10/21



### 2021SP-042-001

2871 Ned Shelton SP  
Map 135, Parcel(s) 191  
13, Antioch – Priest Lake  
29 (Delishia Porterfield)



**Project No.** Specific Plan 2021SP-042-001  
**Project Name** 2871 Ned Shelton SP  
**Council District** 29 – Porterfield  
**School District** 07 – Player-Peters  
**Requested by** State Street Group, applicant; The Quarter Jackson, owner.

**Deferrals** This item was deferred at the May 27, 2021, Planning Commission meeting. No public hearing was held.

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

**APPLICANT REQUEST**

**Preliminary SP to permit uses of IWD.**

Zone Change

A request to rezone from One and Two-Family Residential (R20) to Specific Plan – Industrial (SP-IND) zoning for property located at 2871 Ned Shelton Road, approximately 635 feet south of Bell Road, (18.0 acres), to permit uses of IWD.

**Existing Zoning**

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 39 lots with 9 duplex lots for a total of 48 units based on acreage alone. Any subdivision would be required to comply with Metro Subdivision Regulations. Duplex eligibility would be determined by Metro Codes Department.*

**Proposed Zoning**

Specific Plan – Industrial (SP-IND) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes industrial uses.*

**ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

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



## Metro Planning Commission Meeting of 06/10/21

### *Proposed Regulatory SP Start*

<b>Development Summary</b>	
SP Name	Hamilton
SP Number	
Council District	29, Porterfield

<b>Site Data Table</b>	
Site Data	18 Acres
Map and Parcel	Map 135, Parcel 00019100
Existing Zoning	R20
Proposed Zoning	SP – Regulatory
Allowable Land Uses	All uses permitted in IWD

### Specific Plan (SP) Standards

1. Driveway access for vehicular traffic is not permitted on Ned Shelton Road. A cross access easement shall be recorded prior to the approval of any building permits on this site, providing access to Airpark Commerce Drive.
2. Building design and materials shall be similar to existing structures in the Airpark East business park.
3. A maximum of 275,000 building square feet shall be permitted within the property.
4. The property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.

### *Proposed Regulatory SP End*

## **Proposed Preliminary SP**





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

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

The 18.0 acre site is located on the west side of Ned Shelton Road. The site is currently undeveloped.

The properties to the north, south, and west of the site are zoned IWD and R20. The area to the east, across Ned Shelton Road is zoned Agricultural/Residential (AR2a), R20 and One and Two-Family Residential (R10). The surrounding properties are a mix of industrial, low density residential, and vacant/farmland uses.

The proposed SP is regulatory. The application was originally filed as a straight rezoning to IWD. A rezoning to IWD on this site would permit over half of a million square feet of building area given the large area of the site and permitted FAR of the zoning district. In order to provide additional regulations beyond those in a rezoning, the request was revised to a regulatory SP. The standards of the regulatory SP include a maximum building area, access conditions, and use limitations.

The proposed SP would permit a maximum of 275,000 square feet of buildable area. The permitted uses in the SP include all uses of IWD. The proposed SP includes a standard that the building design and materials shall be similar to existing structures in the Airpark East business park. At the time of Final SP, the square footage, proposed design, and materials shall be identified with information on how they are compatible with surrounding structures. Access to the site is not permitted to Ned Shelton Road. A cross access easement from Airpark Commerce Drive shall be required prior to approval of the Final SP.

### **ANALYSIS**

The intent of the D-EC Policy is to maintain, create, and enhance Districts where a mixture of office, commercial, and sometimes select light industrial uses are predominant. The proposed rezoning from R20 to a regulatory industrial based SP is more consistent with the intent of the D-EC Policy. D-EC Policy guidance includes the consideration of a site's location in relation to environmentally sensitive features, centers, corridors, and neighborhoods, will also be weighed when considering rezonings.

The site is unique in that while a majority of the frontage is along Ned Shelton Road, a large amount of existing vegetation and existing topography constraints make the accessibility of the site from this road unlikely. Additionally, the properties immediately to the north and west of the site have been rezoned to IWD. By requiring access and a shared access easement from Airpark Commerce Drive, it establishes similar uses on the west side of Ned Shelton Road, away from



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the Open Space Policy Area and existing residential uses on the east of Ned Shelton Road. The environmental features on the site are identified by the CO Policy on the site. These features include slopes ranging from 15 percent to over 25 percent across the middle portion of the site. Additional features such as any existing wetlands on the site will be confirmed prior to construction on the site.

The permitted square footage on the site proposed within the SP limits the amount of buildable area, which is appropriate given the environmental features on the site. The additional access conditions in the proposed SP help to create a continuous use pattern within the policy without negatively impacting surrounding properties.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.
- Water Quality is to be required (during Construction Drawing review).
- Detention is to be required (during Construction Drawing review).
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.
- The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Regulatory SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Coordinate with MPW prior to submission of the Final SP to ensure design acceptance.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- TIS may be required prior to Final SP approval.



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- Improvements to Couchville Pike may be required such as restriping and/or road widening, etc to improve capacity and/or accommodate truck traffic. Specific improvements will be determined during the Final SP review.
- Access onto Ned Shelton Road shall be restricted.

### Maximum Uses in Existing Zoning District: R20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Residential (210)	18	2.178 D	39 U	437	32	41

### 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
Warehouse (150)	18	-	275,000 SF	480	47	52

### Traffic changes between maximum: R20 to SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+43	+15	+11

## METRO SCHOOL BOARD REPORT

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

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to 275,000 square feet of the uses permitted within the SP.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. No vehicular access shall be permitted to Ned Shelton Road.
4. Prior to approval of any final site plan, the timing of the recordation of the cross access easement shall be finalized.
5. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. 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



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sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

8. 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.
9. 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.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



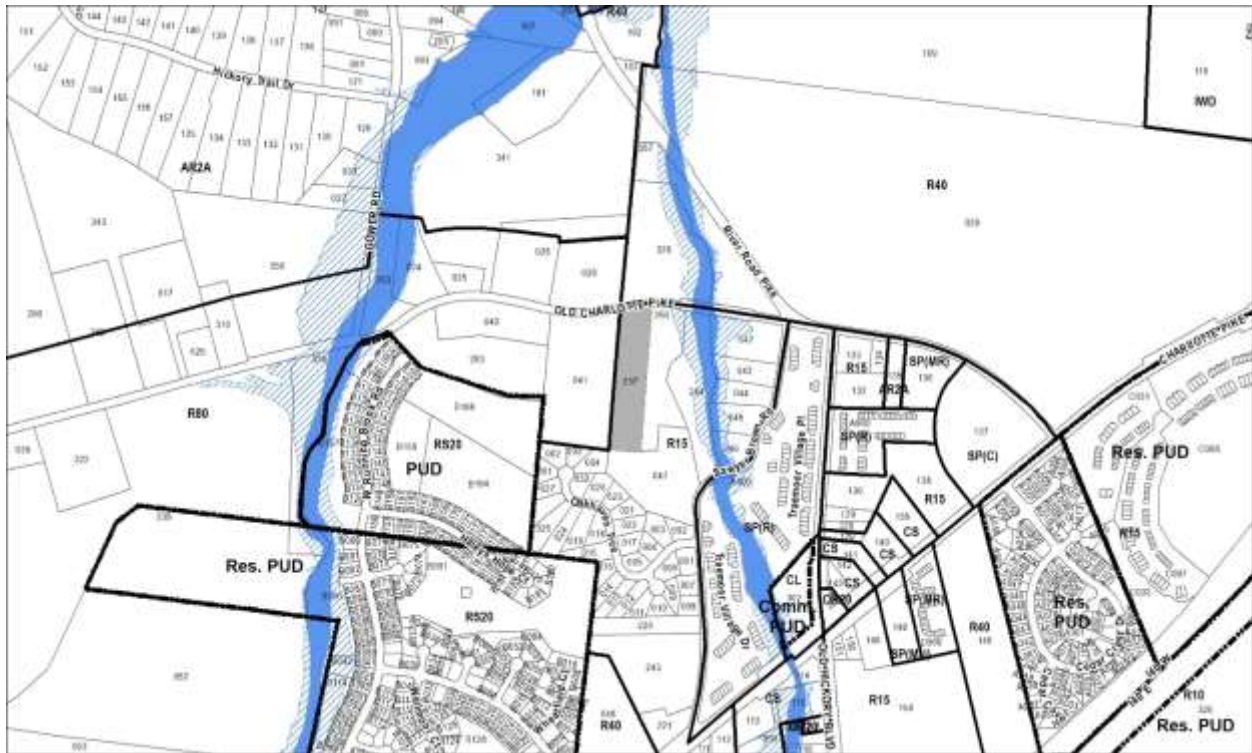
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## Metro Planning Commission Meeting of 06/10/21

11.



**2021S-044-001**

**TEMPLE HEIGHTS**

Map 114, Parcel(s) 237

06, Bellevue

22 (Gloria Hausser)



<b>Project No.</b>	<b>Concept Plan 2021S-044-001</b>
<b>Project Name</b>	<b>Temple Heights</b>
<b>Council District</b>	22 – Hausser
<b>School District</b>	09 – Tylor
<b>Requested by</b>	Doyle Elkins, applicant; Vidya Bethi, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

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**APPLICANT REQUEST**

**Concept plan approval to create 7 lots.**

Concept Plan

A request for concept plan approval to create six single-family lots and one duplex lot on property located at Old Charlotte Pike (unnumbered), approximately 800 feet west of Sawyer Brown Road, zoned One and Two-Family Residential (R15) (4.0 acres).

**SITE DATA AND CONTEXT**

**Location:** The site is located at the south side of Old Charlotte Pike, west of the intersection of Old Charlotte Pike and River Road Pike.

**Street Type:** The site has frontage onto Old Charlotte Pike and Old Charlotte Pike is classified as a Collector Avenue in the Major and Collector Street Plan. The plan proposes a single local street that terminates in a cul-de-sac.

**Approximate Acreage:** The proposed area for subdivision is 4 acres or 174,121 square feet.

**Parcel/Site History:** This site is comprised of one parcel and the parcel has existed since at least 1976. The site is currently vacant.

**Zoning History:** The site has been zoned R15 since at least 1974 (O73-650).

**Existing land use and configuration:** The one parcel site is currently vacant with no access currently being provided from Old Charlotte Pike.

**Surrounding land use and zoning:**

North: One and Two-Family Residential (R40), One and Two-Family Residential (R80)

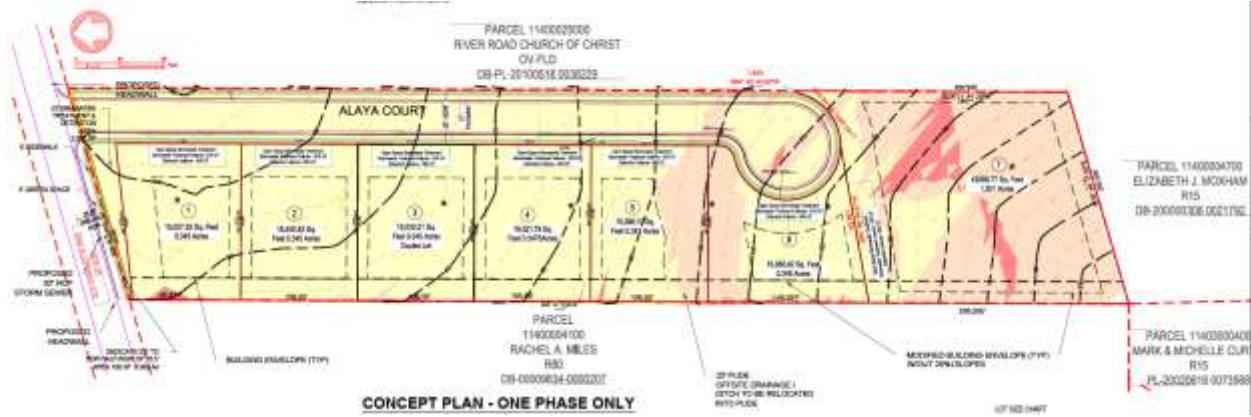
South: One and Two-Family Residential (R15)

East: One and Two-Family Residential (R15)

West: One and Two-Family Residential (R80)



# Metro Planning Commission Meeting of 06/10/21



**Proposed Concept Plan**





## Metro Planning Commission Meeting of 06/10/21

### **Zoning:** One and Two-Family Residential (R15)

Min. lot size: 15,000 square feet

Max. height: 3 stories

Min. street setback for properties on Alaya Court: 30'

Min. rear setback for all properties: 20'

Min. side setback for all properties: 10'

Maximum Building Coverage: 0.35

### **PROPOSAL DETAILS**

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

**Number of lots:** 6 single-family lots and one duplex lot for a total of 7 lots.

**Lot sizes:** All lots are approximately 0.34 acres (15,000 square feet) with lot 7 being approximately 1 acre.

**Access:** The lots have frontage onto proposed street Alaya Court and the site draws access from Old Charlotte Pike.

**Open space:** Open space is not required as a part of this subdivision.

**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 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**

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



## Metro Planning Commission Meeting of 06/10/21

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

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

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

The subject property contains areas of significant slopes and as a result 6 of the 7 proposed lots are designated as Critical Lots and will be subject to the Hillside Development Standards of the Zoning Code. The applicant has provided a preliminary grading study and description of measures to be taken and the proposed subdivision is using adequate methods to solve the problems created by unsuitable land conditions.

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

All proposed lots comply with the minimum lot size of the R15 zoning. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R15 zoning at the time of building permit.

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

### **3-6 Blocks**

The application proposes to create an approximately 600' long public street along the eastern property boundary that terminates with a cul-de-sac. Section 3-6.2 limits block lengths in residential areas to no more than 1,200 feet and no less than 200 feet, or four lot widths, whichever is greater. The proposed street creates the opportunity for future right-of-way connections and complies with the block length section of the Subdivision Regulations.

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

The application proposes a single dead-end street that is approximately 600' in length. Section 3-9 of the Subdivision Regulations limits dead-end streets to 750' so the proposed street complies with this standard. Public street requirements are reviewed by Metro Public Works. Public Works has reviewed the concept plan and found it to be in compliance with the standards of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

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

The application proposes a local street with 50 feet of right-of-way and proposes to dedicate the necessary right-of-way for Old Charlotte Pike to make the planned improvements per the Major and Collector Street Plan.



## **Metro Planning Commission Meeting of 06/10/21**

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

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

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

Public Works reviews street names and signage requirements for public roads and has recommended approval of this concept plan. See comments in the recommendations from all agencies 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 Harpeth Valley Utilities District (HVUD). HVUD has reviewed this plan and has recommended approval with conditions. These conditions are listed in the recommendations from all agencies section below.

### **3-16 Sewerage Facilities**

Public sewer is available to this site from Harpeth Valley Utilities District (HVUD). HVUD has reviewed the plan and found it to be in compliance with all requirements of this section subject to conditions. Those conditions are listed in the recommendations from all agencies section below.

### **3-17 Underground Utilities**

Utilities are required to be located underground whenever a new street is proposed and the concept plan states this will be done with this development.

### **PLANNING STAFF COMMENTS**

The proposed subdivision meets the standards of the Metro Subdivision Regulations for a major subdivision and the standards of the Metro Zoning Code. Staff recommends approval with conditions.

### **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



## **Metro Planning Commission Meeting of 06/10/21**

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**

- Add note: Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Adequate intersection sight distance per AASHTO is required at the new access point. Provide filed run sight distance data with final plans.

### **WATER SERVICES RECOMMENDATION**

**N/A**

- Harpeth Valley Water and Sewer Utility District.

### **HARPEATH VALLEY UTILITY DISTRICT**

**Approve with conditions**

- See Availability of Water and Wastewater Service letter dated March 16, 2021, from Jay Tant, Assistant General Manager, Harpeth Valley Utilities District.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. 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-044-001.

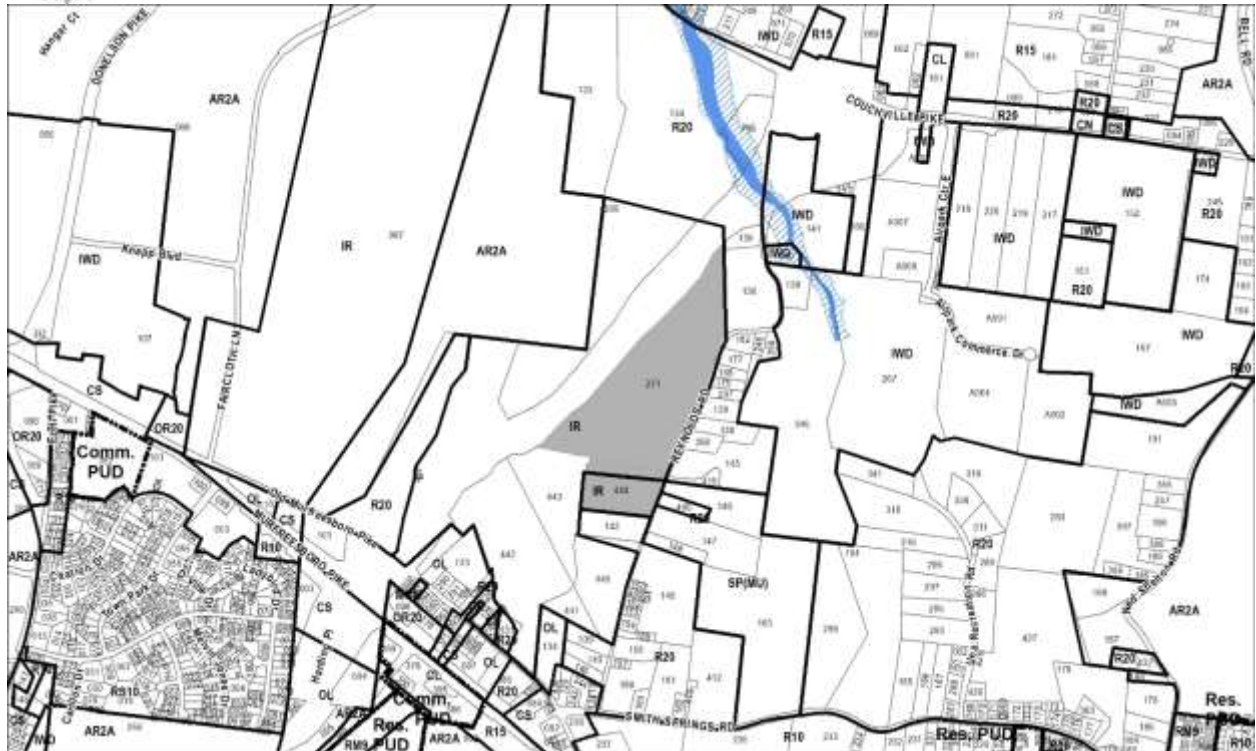


**Metro Planning Commission Meeting of 06/10/21**

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## Metro Planning Commission Meeting of 06/10/21



### 2021S-045-001

#### RESUB OF LOTS 5 AND 6 AIRPORT LOGISTICS

Map 121, Parcel 271

Map 135, Parcel 444

13, Antioch – Priest Lake

29 (Delishia Porterfield)



<b>Project No.</b>	<b>Final Plat 2021S-045-001</b>
<b>Project Name</b>	<b>Resub of Lots 5 and 6 Airport Logistics</b>
<b>Council District</b>	29 – Porterfield
<b>School District</b>	07 – Player-Peters
<b>Requested by</b>	Clint T. Elliott Surveying, applicant; Airport Logistics II LLC, owner.

**Deferrals** This item was deferred from the March 25, 2021, April 8, 2021, April 22, 2021, May 13, 2021, and May 27, 2021, Planning Commission meetings. No public hearing was held.

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

**APPLICANT REQUEST**

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

Final Plat

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

**SITE DATA AND CONTEXT**

**Location:** The site is located on the west side of Reynolds Road. The site consists of two parcels: 1785 Reynold’s Road and 1922 Old Murfreesboro Pike.

**Street Type:** The Major and Collector Street Plan (MCSP) classifies Reynolds Road as a mixed-use collector (T3-M-CA2).

**Approximate Acreage:** 49.2 acres or 2,143,152 square feet.

**Parcel/Site History:** The site is comprised of two parcels: Map 121, Parcel 069 and Map 235, Parcel 444. The parcels were created by plat in 2019.

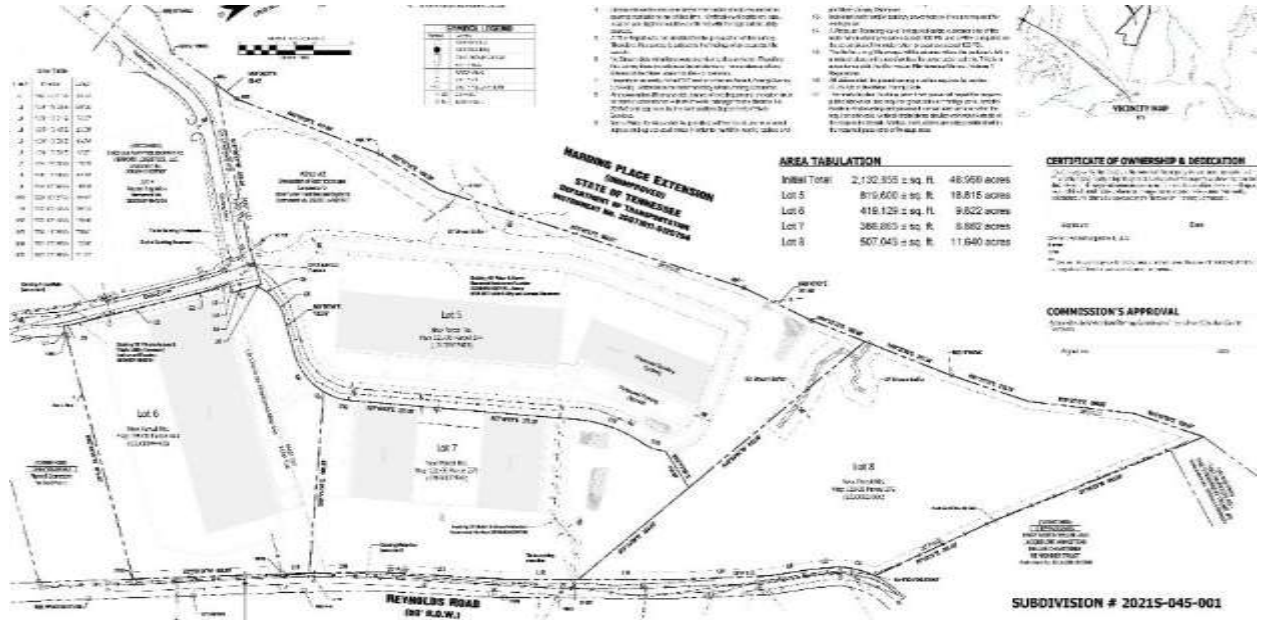
**Zoning History:** The parcels are zoned Industrial Restrictive (IR) and are within the Airport Impact Overlay (OV-AIR). The IR zoning district has been in place since 1996. The Airport Impact Overlay (OV-AIR) was adopted in 1996.

**Bulk Standards for IR:**

- Min. lot size: None
- Max. FAR: 0.60
- Max. ISR: 0.90
- Max. height: 45 feet; 1.5 to 1
- Min. street setback: 5’
- Min. side setback: None
- Min. rear setback: 20’



# Metro Planning Commission Meeting of 06/10/21



Proposed Plat





## Metro Planning Commission Meeting of 06/10/21

**Existing land use:** Vacant industrial land.

**Surrounding land use/ zoning:**

- North: Residential/Single-family residential (R20) and Airport Impact Overlay (OV-AIR). Vacant Industrial/Industrial Restrictive (IR) and Airport Impact Overlay (OV-AIR).
- South: Vacant Industrial/Industrial Restrictive (IR) and Airport Impact Overlay (OV-AIR).
- East: Residential/Single-family residential (R20) and Airport Impact Overlay (OV-AIR).
- West: Vacant Industrial/Industrial Restrictive (IR) and Airport Impact Overlay (OV-AIR).

### PROPOSAL DETAILS

**Number of lots:** 4 lots.

**Lot sizes:** Lot 5 is approximately 18.8 acres (819,600 sq. ft.); lot 6 is approximately 9.6 acres (419,129 sq. ft.); lot 7 is approximately 8.8 acres (386,883 sq. ft.); and lot 8 is approximately 11.6 acres (507,043 sq. ft.).

**Access:** Lots 6,7 and 8 have direct access to Reynold's Road. Lot 5 has access to Old Murfreesboro Pike via a private drive.

### APPLICABLE SUBDIVISION REGULATIONS

The site is within a Conservation (CO) and District Employment Center (D EC) policy. Subdivisions in D EC policy areas are required to meet Section 3 of the Subdivision Regulations. The infill requirements for new residential lots do not apply.

**3-1 General Requirements**

Staff finds that all general requirements are met.

**3-2 Monument Requirements**

Staff finds that all monument requirements are met.

**3-3 Suitability of the Land**

Staff finds that the land is suitable for development consistent with this section.

**3-4 Lot Requirements**

Staff finds that all general lot requirements are met.

### PLANNING STAFF COMMENTS

Staff finds that the proposed four lot subdivision is consistent with the Subdivision Regulations.

### COMMENTS FROM OTHER REVIEWING AGENCIES

#### STORMWATER RECOMMENDATION

Approve

#### FIRE MARSHAL RECOMMENDATION

Approve



## **Metro Planning Commission Meeting of 06/10/21**

### **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. Adequate sight distance must be provided per AASHTO for new driveway connections.

### **WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- Approval is contingent on construction and completion of MWS Project #'s 19SL0174 and 19WL0074. A bond amount of \$49,000.00 is assigned to 19SL0174, and an amount of \$269,000.00 is assigned to 19WL0074.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. 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 proposed subdivision Case No. 2021S-045-001, based upon the finding that the subdivision meets the requirements of the Subdivision Regulations, complies with the applicable standards of the Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



**Metro Planning Commission Meeting of 06/10/21**

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## Metro Planning Commission Meeting of 06/10/21



**2021S-067-001**

**THE VILLAGE AT OUR PLACE**

Map 050, Parcel(s) 059

02, Parkwood - Union Hill

08 (Nancy VanReece)



<b>Project No.</b>	<b>Concept Plan 2021S-067-001</b>
<b>Project Name</b>	<b>The Village at Our Place</b>
<b>Council District</b>	08 – VanReece
<b>School District</b>	03 – Masters
<b>Requested by</b>	James and Associates, applicant; Woodbine Community Organization Inc., owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

---

**APPLICANT REQUEST**

**Concept plan approval to create 6 lots.**

Concept Plan

A request for concept plan approval to create six lots on property located at 3551 Dickerson Pike, approximately 400 feet south of Due West Avenue North, zoned Single-Family Residential (RS10) and Commercial Service (CS) (4.04 acres).

**SITE DATA AND CONTEXT**

**Location:** The site is located on the east side of Dickerson Pike, south of the intersection of Dickerson Pike and Due West Ave North.

**Street Type:** The site has frontage onto Dickerson Pike and Dickerson Pike is classified as an Arterial Boulevard in the Major and Collector Street Plan. The plan proposes a single local street that terminates with a turnaround.

**Approximate Acreage:** The proposed area for subdivision is approximately 4.04 acres or 175,982 square feet.

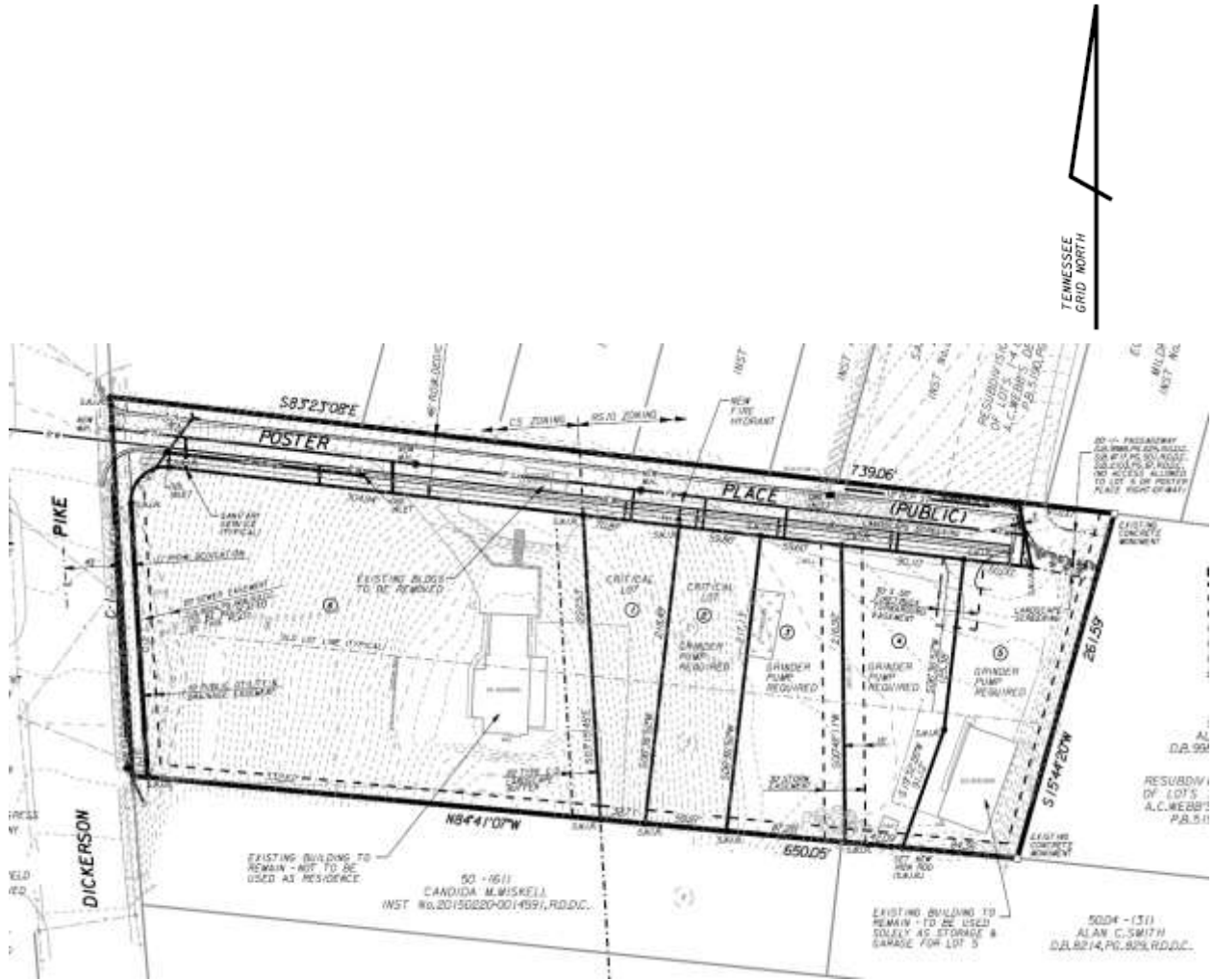
**Parcel/Site History:** This site is comprised of one parcel and the parcel has existed since at least 1973.

**Zoning History:** The site is split-zoned with the front portion being zoned Commercial Service (CS) and the rear portion being zoned Single-Family Residential (RS10). The CS zoning has existed since at least 1974 and the RS10 has existed since 1998.

**Existing land use and configuration:** The one parcel site is currently the home of the Nashville Sudbury School, an institutional use. The site primarily draws access from Dickerson Pike but also has an access connection to Due West Avenue North. An easement exists at the north-east corner of the site that provides access to several residential units to the east.



# Metro Planning Commission Meeting of 06/10/21



Proposed Concept Plan



## Metro Planning Commission Meeting of 06/10/21

### **Surrounding land use and zoning:**

North: Commercial Service (CS), Single-Family Residential (RS20)  
South: Commercial Service (CS), Single-Family Residential (RS10)  
East: Multi-Family Residential (RM2)  
West: Commercial Service (CS), Specific Plan (SP)

### **Zoning:** Commercial Service (CS)

Min. lot size: none  
Max. height at setback line: 30'  
Slope of Height Control Plane: 1.5 to 1  
Min. street setback for properties on Dickerson Pike: 20'  
Min. street setback for properties on proposed street:  
Min. rear setback for all properties: 20'  
Min. side setback for all properties: none  
Maximum Building Coverage: 0.60

### Single-Family Residential (RS10)

Min. lot size: 10,000 square feet  
Max. height: 3 stories  
Min. street setback for properties on proposed street: 20'  
Min. rear setback for all properties: 20'  
Min. side setback for all properties: 5'  
Maximum Building Coverage: 0.40

### **PROPOSAL DETAILS**

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

#### **Number of lots:** 6

**Lot sizes:** The front lot that is zoned CW is approximately 1.71 acres (74,415 square feet) with the 5 lots zoned RS10 ranging from 11,341 square feet to 20,856 square feet.

**Access:** The site proposes a new street in the existing access location and all proposed lots draw access from this proposed street. The application proposes to maintain the existing access easement in the north-east corner of the site for the benefit of the existing residential units to the east of the subject site. This easement continues to Due West Avenue North.

**Open space:** Open space is not required as a part of this subdivision.

**Subdivision Variances or Exceptions Requested:** The application proposes to create a double frontage situation for the existing residential lots on Due West Avenue North. The Subdivision Regulations provides a provision for the Planning Commission to consider exceptions where necessary to provide access to residential development from other than arterial or collector streets, or to overcome specific disadvantages of topography and orientation. Staff finds the subject site to have topography challenges that make the proposed street location appropriate.



## Metro Planning Commission Meeting of 06/10/21

### 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**

This subdivision is required to meet the standards of Chapter 3. Staff finds that all general requirements, aside from the double-frontage consideration, are met.

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

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

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

The subject property contains areas of significant slopes and as a result lots 1, 2, and 5 of the proposed lots are designated as Critical Lots and will be subject to the Hillside Development Standards of the Zoning Code. The applicant has provided a preliminary grading study and description of measures to be taken and the proposed subdivision is using adequate methods to solve the problems created by unsuitable land conditions.

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

All proposed lots comply with the minimum lot size of the CS and RS10 zoning. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of CS and RS10 zoning at the time of building permit. The application proposes to create a double frontage situation for the existing residential lots on Due West Avenue North. The Subdivision Regulations provides a provision for the Planning Commission to consider exceptions where necessary to provide access to residential development from other than arterial or collector streets, or to overcome specific disadvantages of topography and orientation.

#### **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





## Metro Planning Commission Meeting of 06/10/21

from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. The proposed subdivision is not within an area that has been previously subdivided or predominantly developed; therefore, it is not classified as an infill subdivision.

### **3-6 Blocks**

The application proposes to create an approximately 600' long public street along the northern property boundary that terminates with a turnaround. Section 3-6.2 limits block lengths in residential areas to no more than 1,200 feet and no less than 200 feet, or four lot widths, whichever is greater. The proposed street creates the opportunity for future right-of-way connections and complies with the block length section of the Subdivision Regulations.

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

The application proposes a single dead-end street that is approximately 700' in length. Section 3-9 of the Subdivision Regulations limits dead-end streets to 750' so the proposed street complies with this standard. Public street requirements are reviewed by Metro Public Works. Public Works has reviewed the concept plan and found it to be in compliance with the standards of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

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

The application proposes a local street with 46 feet of right-of-way and proposes to dedicate the necessary right-of-way for Old Charlotte Pike to make the planned improvements per the Major and Collector Street Plan.

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

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

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

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



## **Metro Planning Commission Meeting of 06/10/21**

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

Public water 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.

### **3-16 Sewerage Facilities**

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

### **3-17 Underground Utilities**

Utilities are required to be located underground whenever a new street is proposed and the concept plan states this will be done with this development.

### **PLANNING STAFF COMMENTS**

The proposed subdivision meets the standards of the Metro Subdivision Regulations and the standards of the Metro Zoning Code for a major subdivision. Staff recommends approval with conditions.

### **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 with conditions**

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

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approve with conditions**

- Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

#### **TRAFFIC AND PARKING RECOMMENDATION**

**Approved**



## **Metro Planning Commission Meeting of 06/10/21**

### **WATER SERVICES RECOMMENDATION**

#### **Approved with conditions**

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

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions including an exception to the prohibition of double frontage lots.

### **CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. 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, including an exception to the prohibition of double frontage lots, proposed subdivision Case No. 2021S-067-001.



## Metro Planning Commission Meeting of 06/10/21



**2021S-107-001**

**RESUBDIVISION OF LOT 2 RIVERGATE PARK**

Map 034-02, Parcel(s) 074

04, Madison

10 (Zach Young)



<b>Project No.</b>	<b>Final Plat 2021S-107-001</b>
<b>Project Name</b>	<b>Resubdivision of Lot 2 Rivergate Park</b>
<b>Council District</b>	10 – Young
<b>School District</b>	03 – Masters
<b>Requested by</b>	Gresham Smith, applicant; 1800 Gallatin Investors, owner.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

---

**APPLICANT REQUEST**

**Request for final plat approval to create three lots.**

Final Plat

A request for final plat approval to create three lots on property located at 1806 Gallatin Pike, approximately 345 feet northeast of Myatt Drive, zoned Commercial Service (CS) (3.34 acres).

**SITE DATA AND CONTEXT**

**Location:** The site is located north of the intersection of Rivergate Parkway and Gallatin Pike, southwest of the Rivergate Mall.

**Street type:** The site has frontage on Rivergate Parkway and Gallatin Pike, which are both arterial boulevards identified by the Major and Collector Street Plan (MCSP). The existing width of Rivergate Parkway varies along the site’s frontage from approximately 110 feet to 120 feet. The existing width of Gallatin Pike is approximately 125 feet. The site also has frontage along a private drive to the north.

**Approximate Acreage:** 3.335 acres or 145,274 square feet.

**Parcel/Site History:** This site is comprised of one lot, which was platted as Lot 2 in April 2021. The adjacent parcel (109) was platted as Lot 1 on the same plat, named the Rivergate Park Resubdivision of Lot 1.

**Zoning History:** This site has been zoned CS since at least 1974.

**Existing land use and configuration:** Previously the site contained commercial uses, which were recently demolished. The site is beginning to redevelop with non-residential uses and currently includes a small commercial building located towards the middle of the site, near the southern boundary.





## Metro Planning Commission Meeting of 06/10/21

### **Surrounding land use and zoning:**

North: Commercial and Office (SCR and Commercial PUD Overlay)

South: Commercial (CS)

East: Commercial (CS)

West: Commercial (CS, SCR and Commercial PUD Overlay)

### **Zoning: CS**

Min. lot area: None

Max. FAR: 0.60

Max. ISR: 0.90

Min. rear setback: 20'

Min. side setback: None required

Max. height at setback line: 30'

Slope of height control plane (V to H): 1.5 to 1

Min. street setback: 15'

### **PROPOSAL DETAILS**

#### **Number of lots: 3**

**Lot sizes:** Proposed Lot 2 is approximately 0.614 acres; Proposed Lot 3 is 1.121 acres; and Proposed Lot 4 is 1.599 acres. Lot 2 and Lot 4 have frontage on Gallatin Pike. Lot 3 is located to the west and has frontage on Rivergate Parkway. Lot 2 contains the existing building.

**Access:** Access is provided Gallatin Pike and Rivergate Parkway via an existing access easement that was recorded with the April 2021 plat, which runs along the shared property line of adjacent parcel (109). An access easement is proposed from the terminus of the existing easement to a private drive to the north. The proposed access easement runs along the shared boundary of Lots 2, 3, and 4.

**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 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



## **Metro Planning Commission Meeting of 06/10/21**

site is within a T5 Regional Center (T5 RG) policy. For sites within the T5 Center transect land use policies including T5 RG, 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 standards are met.

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

Internal monuments comply with all standards.

### **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 lots comply with the minimum standards 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 CS zoning at the time of building permit. All proposed lots have frontage on a public street. Access easements are provided to minimize additional curb cuts from Rivergate Parkway and Gallatin Pike, arterial-boulevards.

### **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. The proposed subdivision is not located within a residential zoning district; therefore, it is not classified as an infill subdivision.

### **3-6 Blocks**

The existing block network at Rivergate Parkway and Gallatin Pike will be maintained. No new streets are proposed with this subdivision.

### **3-7 Improvements**

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

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

Sidewalks are required only in association with new streets. On Rivergate Parkway and Gallatin Pike, which are existing streets, sidewalk requirements will be reviewed at the time of building permit, pursuant to Section 17.20.120 of the Zoning Code.





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

No new streets are proposed. Public street requirements are reviewed by Metro Public Works. Public Works has reviewed the final plat and found it to be in compliance with the standards of this section.

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

Rivergate Parkway is classified by the MCSP as an arterial-boulevard with 103 feet of required right-of-way. The 51.5' half of standard right-of-way currently exists along the Rivergate Parkway frontage. No additional right-of-way along Rivergate Park is required or proposed with this plat. Gallatin Pike is classified by the MCSP as an arterial boulevard with 105 feet of required right-of-way. The existing half of standard right-of-way is 60 feet, exceeding the half of standard right-of-way requirement of 52.5 feet. No additional right-of-way along Gallatin Pike is required or proposed with this plat.

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

Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

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

Not applicable to this case. No new streets are proposed.

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

Not applicable to this case. No new streets are proposed.

### **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 available to this site from Madison Suburban Utility District (MSUD). MSUD has reviewed the proposed plat and agrees to service the subject site.

### **3-16 Sewerage Facilities**

Public sewer is available to this site from Metro Water Services. Metro Water Services has reviewed the proposed plat and found it to be in compliance with all requirements of this section. Water Services recommends approval with conditions.

### **3-17 Underground Utilities**

Not applicable to this case. Utilities in subdivisions are required to be located underground whenever a new street is proposed. No new streets are proposed.

### **PLANNING STAFF COMMENTS**

The proposed subdivision meets the standards of the Metro Subdivision Regulations. Future development will be required to meet the standards of the Metro Zoning Code in regards to setbacks, sidewalks, etc. Staff recommends approval with conditions.



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### **COMMENTS FROM OTHER REVIEWING AGENCIES**

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approve with conditions**

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

#### **STORMWATER RECOMMENDATION**

##### **Approve**

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approve**

#### **TRAFFIC AND PARKING RECOMMENDATION**

##### **Approve**

#### **WATER SERVICES RECOMMENDATION**

##### **Approve with conditions**

- Approved with Conditions for sanitary sewer only. Water provided by MSUD. Sewer Capacity must be paid before issuance of building permits for new lots.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

#### **CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

#### **RECOMMENDED ACTION**

Motion to approve proposed subdivision Case No. 2021S-107-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.



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## Metro Planning Commission Meeting of 06/10/21



**89P-018-001**

**BRADFORD HILLS PLAZA (GILLESPIE MEADOWS COMMERCIAL PUD)  
(REVISION AND FINAL)**

Map 172, Parcel(s) 195

12, Southeast

04 (Robert Swope)



<b>Project No.</b>	<b>Planned Unit Development 89P-018-001</b>
<b>Project Name</b>	<b>Bradford Hills Plaza (Gillespie Meadows Commercial PUD) (Revision and Final)</b>
<b>Council District</b>	04 - Swope
<b>School District</b>	02 - Elrod
<b>Requested by</b>	Ragan-Smith and Associates, Inc., applicant; Bradford Plaza, LLC, owner.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

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**APPLICANT REQUEST**

**Revise preliminary plan and final site plan approval for a portion of a Planned Unit Development.**

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 6025 A Nolensville Pike, at the northwest corner of Bradford Hills Drive and Nolensville Pike and located within a Corridor Design Overlay District, zoned Shopping Center Neighborhood (SCN) to permit 4,600 square feet of restaurant use (1.17 acres).

**Existing Zoning**

Shopping Center Neighborhood (SCN) is intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

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.

**REQUEST DETAILS**

This is a request to revise the preliminary PUD and for final site plan approval for a portion of the Gillespie Meadows Commercial PUD, also known as Bradford Hills Plaza, which spans several parcels on the west side of Nolensville Pike, across from Lenox Village. The PUD was at one time part of a residential PUD that later became the Bradford Hills Residential PUD, located directly adjacent to the west. Both PUDs were approved by Metro Council in 1989 and have since developed. The Planning Commission has subsequently approved several revisions to



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the Gillespie Meadows Commercial PUD. In 2003, the Planning Commission approved a PUD revision and final site plan to permit a 5,160-square foot multi-use building and separate on-site drive-up ATM at this site. The site has since developed with a multi-use building that is approximately 5,000 square feet, located near the corner of Bradford Hills Drive and Nolensville Pike.

### Proposed Site Plan

The current request is for approval of a revision to the preliminary plan and for final site plan approval to replace the existing 5,000 square foot shopping center with a 4,600 square foot full-service restaurant.

### PLAN DETAILS

The proposed revision is to permit a full-service restaurant located near the corner of Bradford Hills Drive and Nolensville Pike. The proposed 4,600 square foot restaurant, which includes an 800 square foot patio on the side of the building, will replace the existing 5,000 square foot building in the same general location as the former building. Surface parking areas are proposed to the side and rear, consistent with the existing layout. The proposed maximum height is 20 feet. A total of 46 parking spaces are proposed, consistent with the requirements of the Metro Zoning Code. The plan maintains the same access points, including one ingress/egress on Nolensville Pike, one along Bradford Hills Drive, and an internal drive that connects to the neighboring property to the north. The plan proposes a pedestrian connection from the Nolensville Pike sidewalk to the patio area of the proposed building. A standard "C" landscape buffer is proposed at the back of the site, adjacent to the Bradford Hills Residential PUD.

There are existing sidewalks along the Nolensville Pike and Bradford Hills Drive frontage. Sidewalks will be improved along Nolensville Pike and wrapping a portion of Bradford Hills Drive with the forthcoming TDOT construction project to widen Nolensville Pike.

### ANALYSIS

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:



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- a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
- b. The boundary of the planned unit development overlay district is not expanded;
- c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
- d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
- e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
- f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

The revised plan is generally consistent with the concept of the approved PUD. There is no change to the general classification as a Commercial PUD and proposed plan is consistent with the uses permitted by the underlying base zoning district, SCN. Staff finds that the request does





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not meet the threshold for Metro Council concurrence and may be approved by the Planning Commission as a revision to the PUD.

### **FIRE DEPARTMENT RECOMMENDATION**

**Approve**

### **STORMWATER RECOMMENDATION**

**Approve**

### **WATER SERVICES**

**Approve with conditions**

- MWS recommends approval, on the following condition: Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits before their construction may begin. 30% W&S Capacity Paid.

### **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. A private hauler will be required for site waste/recycle(dumpster) disposal.
- For bldg. permit approval, remove proposed right in/out for Nolensville Pike access and make the drive a ST-324.
- Comply w/metro Planning on sidewalk requirements along Bradford Hills and Nolensville Pike.

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Continue to work with Chris Herr and Ben York on proposed access on Nolensville Pike.
- With permit submittal, show restriping of the northbound approach of Nolensville Pike at Lords Chapel Drive to include a northbound left-turn lane at the existing driveway.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. Any portion of the existing sidewalk along the Bradford Hills Drive frontage that is not improved with the future TDOT sidewalk construction shall be extended to connect to the future TDOT sidewalk along Bradford Hills Drive so that there are no gaps in the sidewalk network along the street.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.



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3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
5. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to or with the final plat application or, when no final plat application is required, prior to the issuance of any permit for this property.
6. Prior to the issuance of any permits, confirmation of the final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
7. Prior to the issuance of any permits, confirmation of the final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
8. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



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**2021Z-050PR-001**

Map 098, Parcel(s) 188

14, Donelson – Hermitage – Old Hickory

12 (Erin Evans)



<b>Project No.</b>	<b>Zone Change 2021Z-050PR-001</b>
<b>Council District</b>	12 - Evans
<b>School District</b>	4 - Little
<b>Requested by</b>	Civil Site Design Group, applicant; Gareth Cornelius and Patricia Cornelius, owners.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve.</i>

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**APPLICANT REQUEST**

**Zone change from AR2a to RS20.**

Zone Change

A request to rezone from Agricultural and Residential (AR2a) to Single Family Residential (RS20) zoning for property located at 3216 Earhart Road, at the eastern terminus of Buntingway Drive (2.93 acres).

**Existing Zoning**

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

**Proposed Zoning**

Single Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of six residential units.*

**DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN**

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



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### ANALYSIS

The approximately three acre property proposed to be rezoned to RS20 is located at 3216 Earhart Road. It is on the west side of Earhart Road and is just north of the intersection of Earhart Road, John Hagar Road and New John Hagar Road. There is a single-family home and accessory building on the property. The property is relatively flat and contains open lawn and some wooded areas. The adjacent properties to the north and south are both zoned AR2a and each have a single-family home. The zoning on the opposite side of Earhart Road is RS15 and the properties directly across the street consist of single-family homes. The abutting lots to the north and south and directly across the street exceed the minimum lot area for the AR2a and RS15 zoning districts. The properties to the west are in the established Bridgewater subdivision. The zoning for the subdivision is R15 with a Planned Unit Development Overlay (PUD). The properties in the subdivision are clustered and therefore are smaller than the minimum 15,000 square feet required under the R15 zoning district. The properties directly behind the subject property and within the Bridgewater subdivision average approximately 10,000 square feet. Buntingway Drive dead ends at the western property line of the subject property and is intended to continue to Earhart Road if/when the subject property is subdivided.

Staff finds the proposed RS20 zoning district consistent with the T3 NE land use policy. The T3 NE land use policy is placed in areas where changes in the existing development pattern are expected. The proposed RS20 zoning district would allow for smaller lots and a slight increase in density along Earhart Road than what is permitted by the existing AR2a zoning district. Given the size of the lots west of the site and the RS15 zoning district on the opposite side of Earhart Road, the proposed RS20 zoning district is more than appropriate under the T3 NE land use policy. It is important to note that any future subdivision of the subject property would be required to accommodate the planned extension of Buntingway Drive to Earhart Road. Due to the alignment, it is likely that a road could not be constructed, and a portion of the right-of-way would need to be dedicated. The remaining ROW would be acquired with any future subdivision of the abutting property to the north.

### FIRE MARSHAL 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.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	2.93	0.5 D	2 U	28	7	2

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	2.93	2.178 D	6 U	78	9	7



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Traffic changes between maximum: AR2a and RS20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+50	+2	+5

### **METRO SCHOOL BOARD REPORT**

The proposed RS20 zoning district is not expected to generate any additional student than what would be generated by the existing AR2a zoning district. Students would attend Ruby Major Elementary, Donelson Middle School and McGavock High School. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### **STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with the T3 NE policy at this location.



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**2021Z-053PR-001**

Map 119-13, Parcel(s) 217, 217, 219

11, South Nashville

16 (Ginny Welsch)





<b>Project No.</b>	<b>Zone Change 2021Z-053PR-001</b>
<b>Council District</b>	16 – Welsch
<b>School District</b>	07 – Player-Peters
<b>Requested by</b>	Central Builder LLC, applicant; Robert J. Lenard, Francisco J. Valdez, Richard Baird and Saconda Baird, owners.
<b>Staff Reviewer</b>	Harrison
<b>Staff Recommendation</b>	<i>Approve.</i>

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**APPLICANT REQUEST**

**Zone change from RS7.5 to R8-A.**

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Single-Family and Two-Family Residential (R8-A) zoning for properties located at 460, 464 and 468 Radnor Street, approximately 170 feet west of Nolensville Pike (0.78 acres).

**Existing Zoning**

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 4 units.*

**Proposed Zoning**

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

**SOUTH NASHVILLE COMMUNITY PLAN**

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

**ANALYSIS**

The proposed zoning change from a single-family zoning district to a one and two-family zoning district is consistent with the T4 NE policy, at this location. The adjacent parcels to the south are



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currently zoned Office/Residential (OR20), R8-A, and RS7.5 and share the T4 NE policy as the parcels within the rezone request.

The policy supports a variety of residential zoning districts including two-family residential. The surrounding area consists of single-family residential, duplexes, and horizontal property regimes (HPR) lots. The proposed R8-A zone district will provide for additional housing in the area consistent with the policy and at a density that is complimentary to existing uses. The proposed R8-A zoning would permit a development type which is appropriate and consistent with the T4 NE 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.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.78	5.808 D	4 U	54	8	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.78	5.445 D	8 U	102	11	9

\*Based on two-family lots

Traffic changes between maximum: **RS7.5 and R8-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+48	+3	+4

### METRO SCHOOL BOARD REPORT

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

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

The proposed R8-A zone district is not anticipated to generate any additional students than what could be generated under the existing RS7.5 zoning. Students would attend Glenclyff Elementary School, Wright 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.



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**NO SKETCH**



<b>Project No.</b>	<b>Text Amendment 2021Z-005TX-001</b>
<b>Project Name</b>	<b>Metro Owned Property</b>
<b>Council Bill No.</b>	BL2021-722
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Requested by</b>	Councilmember Jonathan Hall
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Disapprove changes to Title 17.</i>

**APPLICANT REQUEST**

Amend Titles 2 and 17 of the Metropolitan Code pertaining to rezoning of and inventory of Metro owned property.

**PROPOSED AMENDMENTS TO TITLE 17**

The proposal would amend Chapter 17.40, Administration and Procedures, Section 17.40.060 to remove Section B (section to be removed shown in strikethrough) and replacing with a new Section B (shown below in underline):

17.40.060 – Applications

- A. An application to amend the official zoning map to apply a planned unit development or urban design overlay district shall be filed with the metropolitan planning commission. All other applications to amend the official zoning map or these zoning regulations shall be filed either with the planning commission or the metropolitan clerk. An application may be initiated by the property owner, the metropolitan planning commission, or a member of the metropolitan council. All applications to amend the official zoning map filed with the metropolitan clerk shall be immediately forwarded to the planning commission and a copy sent to the metropolitan council office. No application initiated by a property owner or an agent of the property owner to amend the official zoning map or to apply a planned unit development, a neighborhood design overlay, or an urban design overlay to the property shall be accepted by the metropolitan planning commission or the metropolitan clerk if the metropolitan government has a valid lien on the property and/or if the property owner is delinquent in the payment of property taxes.
- ~~B. An application to amend the official zoning map of property owned by the metropolitan government may be initiated only by the mayor, the head of the department or agency to which the property is assigned, or by the director of public property administration.~~
- B. An application to amend the official zoning map of property owned by the metropolitan government may be initiated only by the district member(s) of the metropolitan council representing the council district(s) where the property is located.

**PROPOSED AMENDMENTS TO TITLE 2**

Although the legislation includes changes to Title 2 – Administration, this report will only address changes to Title 17 – Zoning.



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### ANALYSIS

Section 17.40.060.B. of the Zoning Code permits the mayor, the head of the department or agency to which the property is assigned, or the director of public property administration, have the authority to apply for rezoning any property owned by the metropolitan government. The proposed amendment would remove the mayor, the head of the department or agency to which the property is assigned, or the director of public property administration, as individuals who can apply for rezoning of metropolitan government property, and replace with the councilmember of the district where the property is located.

As the proposed legislation would impact the Mayor's Office and Department of Finance, Planning Staff reached out to these agencies to understand how the current legislation operates and potential impacts from the proposed amendment. The following statement was provided to Planning Staff for inclusion in this report:

“The Mayor's Office and Department of Finance respectfully submit their opposition to the amendment proposed under BL2021-722. Property owned by the metropolitan government is, in effect, owned by all citizens of Davidson County. The authority to initiate applications for such properties, therefore, should remain vested within Metro officials answerable to constituencies countywide. This Code provision is entering its third decade of enforcement with no previous effort to remove the authority -- nor any discernible objections -- until the current legislation. (Ordinance no. BL2017-559, which would merely have added Council members to those with application authority, was deferred indefinitely by the Council sponsor and ultimately withdrawn.) District Council members maintain significant discretion over any rezoning application at the legislative phase. Individual applications are mandatorily referred to the full Council; and Council rules of procedure afford clear safeguards preserving District Council members' ultimate authority.”

The typical process as outlined to Planning, is that prior to an application being filed for the rezoning of property owned by the metropolitan government, the initiator will contact the councilmember representing the property and ask if they will sponsor the application through the rezoning process. The rezoning process includes a recommendation from the Planning Commission to Metro Council and three hearings at Metro Council, prior to being signed into effect by the Mayor. As a sponsor of the request, the councilmember has the opportunity to represent the request for their district, work with the applicant of the rezoning, and ultimately retain the authority of the councilmember to enact through the council process.

The mayor, the head of the department or agency of the property is assigned, or the director of public property administration, are all responsible for advocating for Metro in various capacities. The removal of these individuals and departments from the current list of individuals who are able to initiate rezonings as representatives for property owned by the Metropolitan Government would significantly impact the ability of these individuals to advocate for Metro. As the rules and regulations for the role of councilmembers in rezonings or the role of councilmembers sponsoring legislation, including the ability to withdraw legislation at council, is not being modified, and the proposed text amendment would impact individuals directly responsible for



## Metro Planning Commission Meeting of 06/10/21

advocating for Metro owned property, the proposed text amendment is not supported by Planning.

### **Zoning Administrator Recommendation**

No exception taken to this bill.

### **Fiscal Impact Recommendation**

The Codes Department anticipates the proposed amendment to be revenue neutral.

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### **STAFF RECOMMENDATION**

Staff recommends disapproval of the proposed text amendment as it relates to Title 17.

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### ORDINANCE NO. BL2021-722

An ordinance amending Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow only district members of the Metropolitan Council to initiate applications to amend the official zoning map of property owned by the Metropolitan Government, and amending Section 2.24.190 of the Metropolitan Code to require the Director of Public Property Administration to provide a monthly property inventory report to the Metropolitan Council (Proposal No. 2021Z-005TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.40.060 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting subsection B. in its entirety and substituting in lieu thereof the following:

B. An application to amend the official zoning map of property owned by the metropolitan government may be initiated only by the district member(s) of the metropolitan council representing the council district(s) where the property is located.

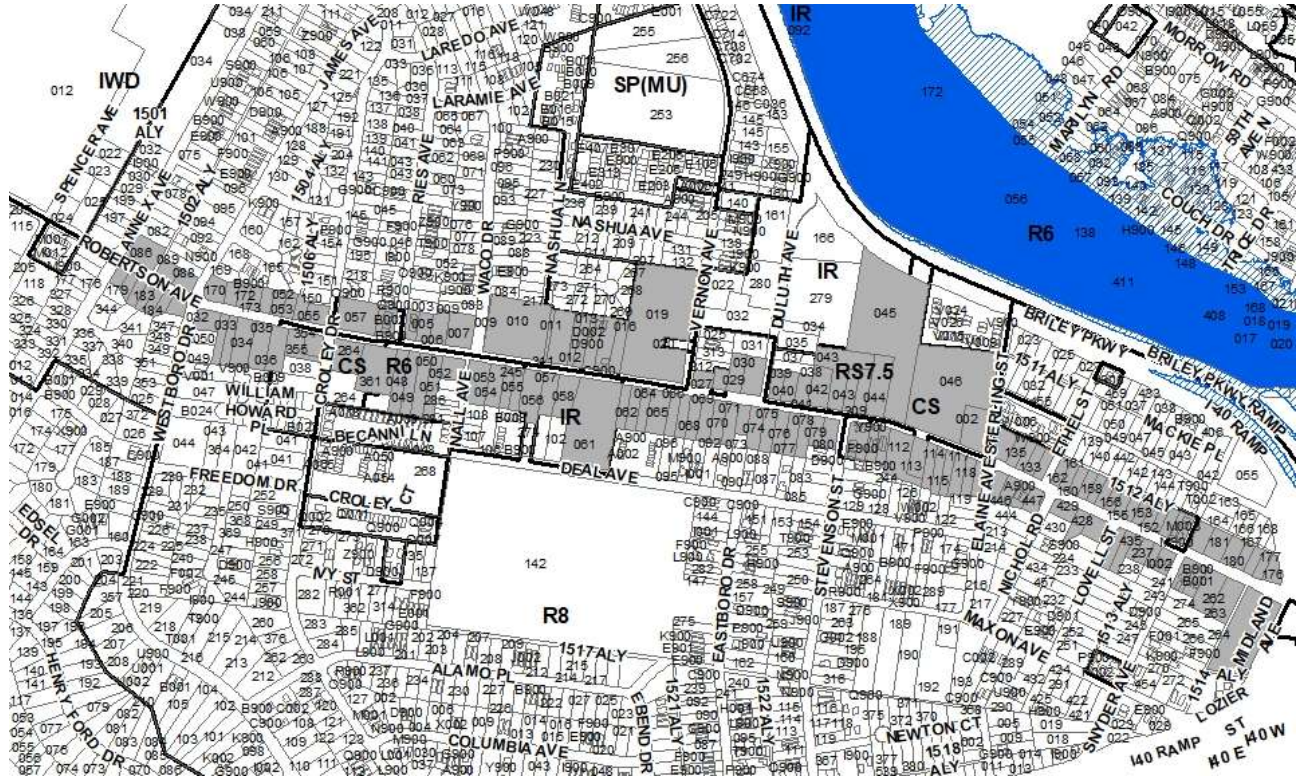
Section 2. That Section 2.24.190 of the Metropolitan Code is hereby amended by designating the existing provisions as subsection A. and by adding the following new subsection B.:

B. The director of public property administration shall provide each district councilmember with an annual inventory of real property owned by the metropolitan government located within their district.

Section 3. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



# Metro Planning Commission Meeting of 06/10/21



**2021CP-007-001**

**WEST NASHVILLE COMMUNITY PLAN AMENDMENT  
ROBERTSON AVENUE STREET TREE PLAN**

Various Parcels on Various Maps

14, West Nashville

20 (Mary Carolyn Roberts)





<b>Project No.</b>	<b>Minor Plan Amendment 2021CP-007-001</b>
<b>Project Name</b>	<b>Robertson Avenue Street Tree Plan</b>
<b>Council District</b>	20 – Mary Carolyn Roberts
<b>School District</b>	09 – Tylor
<b>Requested by</b>	Councilmember Mary Carolyn Roberts, applicant; Various owners.
<b>Staff Reviewer</b>	Jameson-Brooks
<b>Staff Recommendation</b>	<i>Approve.</i>

---

**APPLICANT REQUEST**

**Amend West Nashville Community Plan to include the Robertson Avenue Street Tree Plan.**

Minor Plan Amendment

A request to amend the West Nashville Community Plan on various parcels located along Robertson Avenue between Briley Parkway and Annex Avenue to adopt the Robertson Avenue Street Tree Plan.

**Proposed Street Tree Plan**

Plans for Street Trees or Streetscapes are intended to allow for the application and implementation of design standards for street trees or streetscapes for a specific geographic area within Davidson County. The Metropolitan Planning Commission may adopt the plan as a Major or Minor Plan Amendment or Amendment to the Major and Collector Street Plan.

Zoning & Existing Land Use

The study area encompasses a mixture of medium density one- and two-family residential (R6, R7.5 and R8) zone districts with Commercial Service (CS), Office and Residential (OR20), Industrial Restrictive (IR), and Specific Plan (SP) zoning.

Existing Policy

Three policy areas in the T4 Urban Transect are applicable to the study area: T4 Urban Neighborhood Evolving (T4 NE), T4 Urban Neighborhood Maintenance (T4 NM), and T4 Urban Neighborhood Center (T4 NC).

**SITE CONTEXT AND PLAN DETAILS**

Robertson Avenue is a critical collector avenue in West Nashville, immediately northwest of the Briley Parkway and I-40 interchange and west of the rapidly developing Nations-Urbandale neighborhood.

Anticipating transformation into a mixed-use urban corridor, this plan utilizes blossoming, native understory trees, spaced every 20 feet, to provide the framework for an iconic streetscape along the 1.2 mile length of Robertson Avenue, between Briley Parkway and Annex Avenue.



## **Metro Planning Commission Meeting of 06/10/21**

Compliance with the plan is required for development or redevelopment projects on Robertson Avenue that trigger sidewalk installation. For multifamily or non-residential developments, provisions of the plan are triggered by one or more of the following:

- Construction of a new structure on a vacant lot
- Any renovation that costs fifty percent or more of the current appraised value of all structures on the lot
- Any expansion that costs twenty-five percent or more of the appraised value of all structures on the lot

The plan is also triggered by the construction of new single-family or new attached or detached two-family structures on a vacant lot, including lots on which all structures have been or are planned to be demolished.

Base zoning district standards that are not varied by the provisions set forth in the plan shall apply to all property within the plan boundary. Variances to the plan may be granted at the discretion of the Urban Forester.

### **ANALYSIS**

The Street Tree Plan highlights Robertson Avenue as a distinct connector in West Nashville and acknowledges street trees as a critical component of the streetscape experience. The Street Tree Plan works within the framework of existing zoning, policy guidance, and the MCSP to enable a more pedestrian friendly and enhanced streetscape.

Staff finds the proposed Robertson Avenue Street Tree Plan to be consistent with the policy guidance.

### **STAFF RECOMMENDATION**

**Staff recommends approval.**

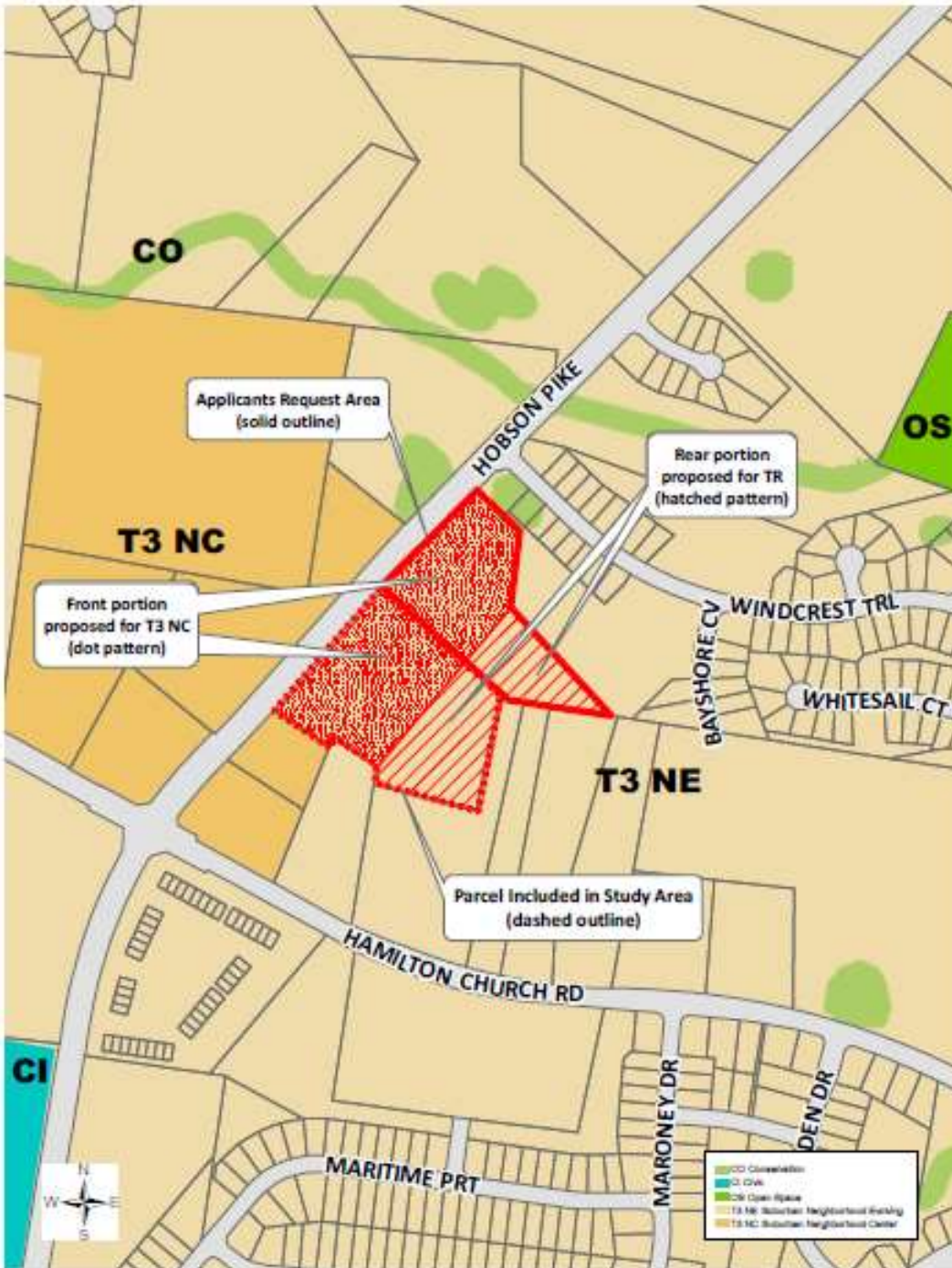


**Metro Planning Commission Meeting of 06/10/21**

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# Metro Planning Commission Meeting of 06/10/21



**2021CP-013-001**

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT**

Map 164, Parcel(s) 295, 296

13, Antioch-Priest Lake

33 (Antoinette Lee)



**Project No.** Major Plan Amendment 2021CP-013-001  
**Project Name** Antioch-Priest Lake Community Plan  
**Amendment**  
**Associated Case** 2021Z-024PR-001  
**Council District** 33 – Lee  
**School District** 06 – Bush  
**Requested by** Resurrected Church, applicant and owner.

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

**Staff Reviewer** Grider  
**Staff Recommendation** Approve.

**APPLICANT REQUEST**

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

Major Plan Amendment

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

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

**Current Policy**

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity.

Conservation Policy (CO) is intended to preserve environmentally sensitive land features through protection and remediation. This policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether they have already been disturbed. In this instance, sensitive features are steep slopes.

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

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5-minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served



## Metro Planning Commission Meeting of 06/10/21

with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Transition (TR) is intended to enhance and create areas that can serve as transitions between higher- intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in TR areas can include a mix of types and is especially appropriate for “missing middle” housing types with small- to medium-sized footprints.

### **BACKGROUND**

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

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

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

### **COMMUNITY PARTICIPATION**

The applicant team held and presented at several community meetings prior to, and following, the required Planning-led community meeting. Those meetings occurred on the following dates:

- November 19, 2020
- February 24, 2021
- March 29, 2021
- April 19, 2021



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On March 4, 2021, a Planning-led virtual community meeting was held to discuss the applicant's plan amendment and zoning requests. Notices were mailed to 255 property owners in a 1,300-foot buffer of the plan amendment area. Meeting information was also available on Planning's webpage. Approximately 19 people attended, including the applicant and development team, and staff from the Planning Department. The meeting was available via WebEx and streamed live on Metro Nashville Network's Facebook page. The recording was subsequently uploaded to Metro Planning's YouTube channel to be viewed by those who were unable to attend the live meeting. To date the recording has received 23 unique views.

Planning staff spoke and answered questions regarding the plan amendment request, including a description of the applicant's property and rationale for the inclusion of the adjacent parcel in the request. Planning staff described the characteristics of both T3 NC and TR policy. The applicant presented plans and renderings for the rezoning of the church property. Following these presentations, questions from attendees were taken. Discussion specific to the policy change centered on two main topics. The first, clarifying the need for the requested change, as church and daycare functions may be permitted as special exceptions under current zoning. The second, discussing the inclusion of the adjacent parcel to the south within the plan amendment and the application of T3 NC and TR. A few attendees were concerned that including the adjacent parcel at this time could limit the amount of community engagement on any future development plans on that parcel.

Additional questions centered on the following themes:

- Types of uses proposed at the church
- Traffic impacts of church services and other functions at the church
- Potential infrastructure improvements to public streets
- Community use of the community room

Having heard the range of community concerns and questions, the applicant decided to defer the applications to allow for further community conversations. The applicant met on a number of occasions with interested community members following the Planning-led community meeting to address concerns.

Planning staff met with the applicant team and a number of community members, on April 29, 2021, to answer questions and review the progress of the community conversations. Planning staff described in more detail the proposed application of T3 NC to the front 350 feet of both properties and TR to the rear.

### **ANALYSIS OF SUBURBAN NEIGHBORHOOD CENTER & TRANSITION POLICY**

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

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

The Growth & Preservation Concept Map reflects Nashvillians' desires for growth and preservation in the future. The concept map designates the plan amendment area as within a large "Neighborhood" area. A "Neighborhood" consists of primarily residential areas that offer a mix of housing types and character, with smaller civic and employment areas and small



## Metro Planning Commission Meeting of 06/10/21

neighborhood centers. To the east is a large area of “Green Network” for Percy Priest Lake. “Green Network” areas follow sensitive environmental features and rural areas that provide natural resources, ecological services (like cleaning air and water), and passive and active recreation opportunities. The NashvilleNext planning process applied the Concept Map designations generally rather than at the parcel-specific level.

### Key Findings

- The plan amendment area is identified as a “Neighborhood” on the Growth & Preservation Concept Map and is appropriate for T3 NC policy because of its intent to create small neighborhood centers in strategic locations.
- Applying TR policy to the rear of the subject properties provides additional guidance on appropriate transitions of development to the residential character of the surrounding area.

### **Community Character Policy Application**

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

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

In T3 Suburban areas, centers typically are located at the edge of several neighborhoods and the intersection of major roads. Residential and mixed-use corridors link suburban neighborhoods to suburban centers. Complete suburban communities feature an integrated mixture of housing within walking distance of commercial and neighborhood-scaled uses. Residents in suburban neighborhoods are generally within a five- to ten-minute drive of neighborhood-scaled commercial and mixed-use centers. Suburban centers are often mixed use, accommodating commercial, services, and residential land uses.

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





## Metro Planning Commission Meeting of 06/10/21

The requested T3 NC location is adjacent to existing T3 NC policy to the south and west. The adjacent NC policy area currently includes two gas stations, a Dollar General, and a local restaurant and store. A number of rooftops surround the center, including the single-family Windhaven Shores subdivision to the north and the Hamilton Run Townhome Complex just south of the Hobson Pike/Hamilton Church Road intersection. Applying T3 NC policy to the front 350 feet of both properties along Hobson Pike, provides opportunities for a mix of uses and services to take advantage of this location near a major intersection and adjacent to existing neighborhood services and rooftops.

Transition areas, allowing office and residential uses, are generally small in geographic size and serve a limited function of providing transitions in scale, intensity, and use at locations between high-intensity and low-intensity policy categories or development. Applying TR policy to the rear of both properties provides an additional level of guidance on how to sensitively transition between the higher-intensity center and the surrounding neighborhood.

### Key Findings

- Applying T3 NC policy along the frontage of both properties provides opportunities for a mix of neighborhood-scale services to meet daily needs and to take advantage of a desirable location near existing neighborhood services and rooftops.
- Applying TR policy to a small area at the rear of both properties provides an additional level of guidance on scale, intensity, and use as they transition between the higher-intensity center and the lower-intensity neighborhood.

### **Transportation and Connectivity**

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

### Key Findings

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

### **Relationship to Surrounding Policies**

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

- T3 NE policy is currently applied to the site and to much of the surrounding area.
- T3 NC policy is applied to the properties directly to the south and west.
- Civic (CI) policy is applied to JF Kennedy Middle School to the south and Thomas Edison Elementary School to the west.



## Metro Planning Commission Meeting of 06/10/21

- Open Space (OS) policy is applied to the area around Percy Priest Lake to the east.
- Conservation (CO) policy is applied to Percy Priest Lake itself and Savage Branch Creek which runs to the north of the subject property as well as to areas of steep slopes.

T3 NC policy is applied to the parcels directly to the south and west of the subject properties. Extension of T3 NC policy to the frontage of the properties allows the opportunity for additional services for the neighborhood that can develop in a compatible manner consistent with mixed use development. Transition (TR) areas aid in minimizing potential land use conflicts between the Neighborhood Center and the adjacent residential neighborhood, while providing opportunities for office, residential, and institutional uses. Commonly used boundaries to define TR areas include, human-made features, such as major utility easements. TVA towers and lines run along the rear of both properties, generally parallel with Hobson Pike. This easement in addition to the TR policy assists in the creation of appropriate transitions from the broader Neighborhood Center.

### Key Findings

- T3 NC along the properties' frontage allows for additional creation of neighborhood-scale services, retail, and residential to provide options and services for adjoining residential areas.
- T3 NC policy allows the opportunity for compatible development to occur as an extension of existing T3 NC policy.
- The guidance of TR policy and the existing TVA towers and lines assists in the creation of appropriate transitions from the broader Neighborhood Center.

### **Analysis Summary**

Amending the Community Character Policy from T3 NE to T3 NC along the front and TR along the rear is appropriate at this location. In summary, the change in policies for the study area is appropriate due to the following:

- The plan amendment area is identified as a "Neighborhood" on the Growth & Preservation Concept Map and is appropriate for T3 NC policy because of its intent to create small neighborhood centers in strategic locations.
- Applying T3 NC policy along the properties' frontage on Hobson Pike provides opportunities for a mix of neighborhood-scale services to take advantage of a desirable location near existing neighborhood services and rooftops and to provide additional options for adjoining residential areas.
- T3 NC policy allows the opportunity for compatible development to occur as an extension of existing T3 NC policy.
- Applying TR policy to a small area at the rear of both properties provides an additional level of guidance on scale, intensity, and use as they transition between the higher-intensity center and the lower-intensity neighborhood.
- The guidance of TR policy and the existing TVA towers and lines will assist in the creation of appropriate transitions from the broader Neighborhood Center.
- The existing street network is adequate to support intensity/density envisioned by an expanded T3 NC for this location, especially with future build out of infrastructure.



## **Metro Planning Commission Meeting of 06/10/21**

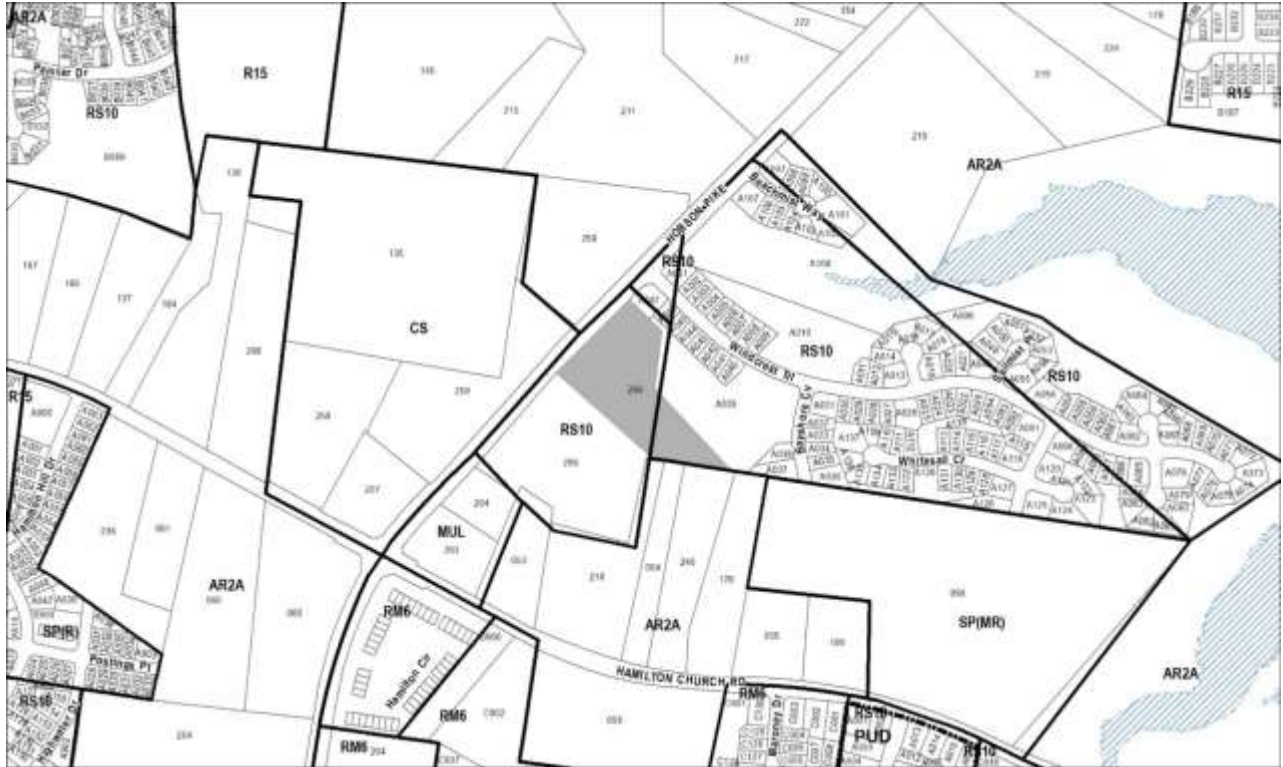
- New sidewalks, which will encourage additional pedestrian activity, will be constructed as part of new developments.

### **STAFF RECOMMENDATION**

Staff recommends approval.



## Metro Planning Commission Meeting of 06/10/21



**2021Z-024PR-001**

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



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

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

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

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

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

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

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

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

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



## Metro Planning Commission Meeting of 06/10/21

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

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

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

Transition (TR) is intended to enhance and create areas that can serve as transitions between higher-intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in TR areas can include a mix of types and is especially appropriate for “missing middle” housing types with small- to medium-sized footprints.

### **ANALYSIS**

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

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



## Metro Planning Commission Meeting of 06/10/21

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

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

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

#### Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.0	4.356 D	14 U	171	15	16

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

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

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

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

### STAFF RECOMMENDATION

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



# Metro Planning Commission Meeting of 06/10/21



**2021Z-046PR-001**

Map 119-13, Parcel(s) 135-136

11, South Nashville

16 (Ginny Welsch)





**Project No.** **Zone Change 2021Z-046PR-001**  
**Council District** 16 - Welsch  
**School District** 07 - Player-Peters  
**Requested by** Central Builders LLC, applicant; William A. Puryear III and Nelson Corye, owners.

**Deferrals** This item was deferred at the May 13, 2021, and May 27, 2021, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Elliott  
**Staff Recommendation** *Approve.*

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**APPLICANT REQUEST**  
**Zone change from RS7.5 to RM20-A-NS.**

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

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

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

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



## Metro Planning Commission Meeting of 06/10/21

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

### ANALYSIS

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

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

### FIRE RECOMMENDATION

#### Approve with conditions

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

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve

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

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

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

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

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

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



## **Metro Planning Commission Meeting of 06/10/21**

### **METRO SCHOOL BOARD REPORT**

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

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

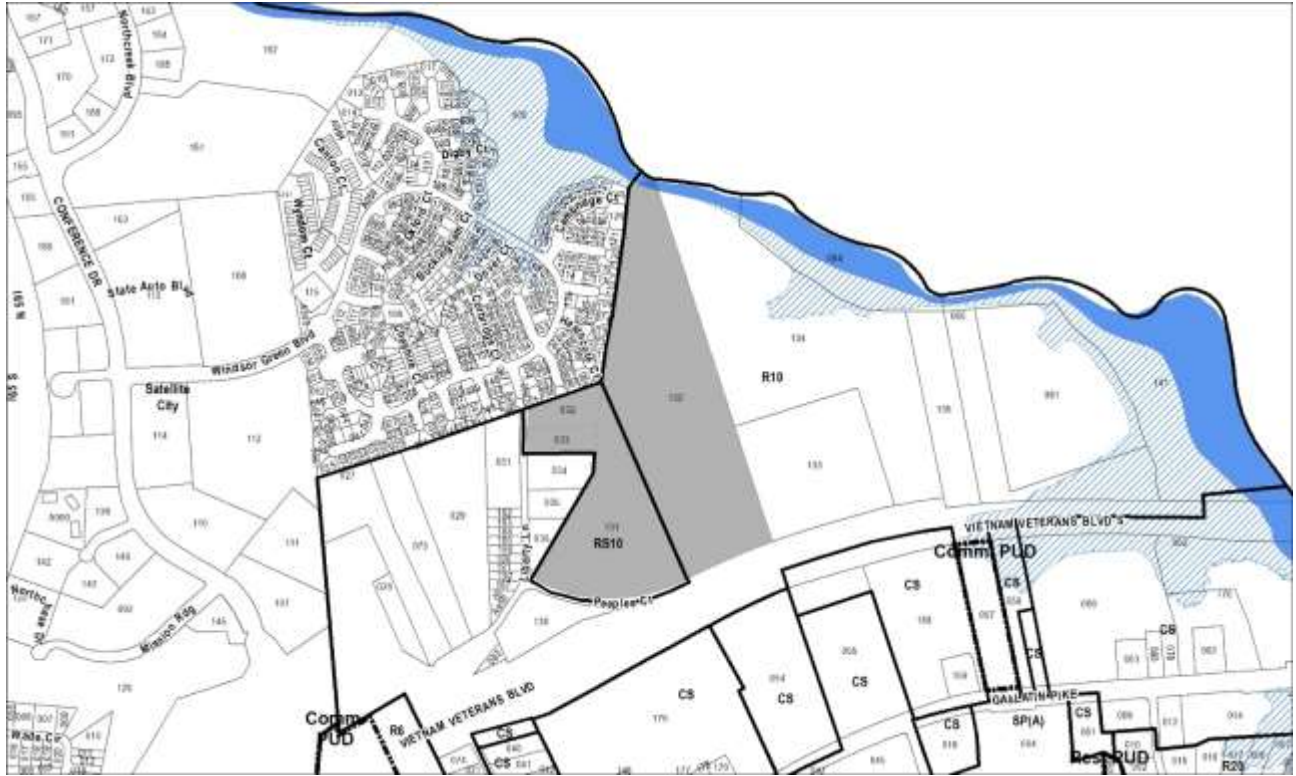
The proposed RM20-A-NS zoning is anticipated to generate three more students than the existing RS7.5 zoning district. Students would attend Glencliff Elementary School, Wright Middle School, and Glencliff High School. All three schools have been identified as having additional capacity. This information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

### **STAFF RECOMMENDATION**

Staff recommends approval.



## Metro Planning Commission Meeting of 06/10/21



**2021Z-054PR-001**

Map 026, Parcel(s) 032-033, 131-132

04, Madison

10 (Zach Young)



<b>Project No.</b>	<b>Zone Change 2021Z-054PR-001</b>
<b>Council District</b>	10 – Young
<b>School District</b>	03 – Masters
<b>Requested by</b>	Dale and Associates, applicant; Betty Hooper, Austin Writesman, and Jack Nixon, owners.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from RS10 and R10 to RM4.**

Zone Change

A request to rezone from Single-Family Residential (RS10) and One and Two-Family Residential (R10) to Multi-Family Residential (RM4) zoning for properties located at Peeples Court (unnumbered) and Liberty Lane (unnumbered), at the southern terminus of Heathcote Court (55.28 acres).

**Existing Zoning**

Single Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings. Approximately 19.39 acres of this site is zoned RS10. *RS10 would permit a maximum of 84 units.*

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. Approximately 35.89 acres of this site is zoned R10. *R10 would permit a maximum of 156 lots with 39 duplex lots for a total of 195 units.*

**Proposed Zoning**

Multi-Family Residential (RM4) is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre. *RM4 would permit a maximum of 221 units.*

**MADISON COMMUNITY PLAN**

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



## Metro Planning Commission Meeting of 06/10/21

techniques to balance the increased growth and density with its impact on area streams and rivers.

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

### **ANALYSIS**

The application includes 4 parcels and comprises approximately 55.28 acres near the north-eastern boundary of Davidson County and adjacent to the satellite city of Goodlettsville. The site has frontage onto Liberty Lane and Peeples Court, both local streets. Liberty Lane connects to Gallatin Pike about half of a mile to the south by passing under Vietnam Veterans Boulevard and an associated off-ramp. The site is vacant and undeveloped other than the overhead electric lines and associated transmissions towers that run east-west on the southern portion of the site near Peeples Court. Mansker Creek runs across the very northern portion of the site and resultingly there are floodplain and floodway on this portion of the site. Otherwise, the site is generally flat with very limited instances of steep slope areas. The surrounding area includes single-family residential uses and vacant properties. The Windsor Green Subdivision in Goodlettsville abuts the site to the north. South of Vietnam Veterans Boulevard and on Gallatin Pike is a more intense commercial district.

The T3 NE policy is intended to create and enhance suburban neighborhoods and the requested zoning district would allow for a development pattern with a scale and form consistent with this policy guidance. The requested zoning permits a similar number of units as what the existing zoning could likely realize. The site's ability to create a public street network in this area is limited by the existing adjacent subdivision, the proximity of Vietnam Veteran Boulevard to the south, and the Mansker Creek to the north and east. These conditions support a zoning district that will develop with private streets/drives. Metro Public Works (MPW) has analyzed Liberty Lane and Peeples Court and has determined that this street has the capacity to accommodate the potential number of units that could be realized on this site under the requested zoning district. Additionally, MPW is conditioning a Traffic Impact Study (TIS) to be completed and submitted with building permit submittal to analyze the surrounding public street infrastructure and identify necessary improvements to mitigate traffic impacts from this development. The Fire Marshall has also reviewed the proposed request and is recommending approval of the request subject to the final development plans complying with all applicable fire codes.

### **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



## Metro Planning Commission Meeting of 06/10/21

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

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Currently zoned RS10 for 19.39 acres and R10 for 35.89 acres, which permits 238 residential units. RM4 for 55.28 acres will permit 221 residential units. A TIS will be required with building permit submittal.

#### Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	19.39	4.356 D	84 U	886	64	86

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	35.89	4.356 D	195 U	1,922	143	193

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	55.28	4 D	221 U	1,618	101	119

#### Traffic changes between maximum: **RS10, R10 and RM4**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-58 U	-1,190	-106	-160

### METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 and R10 district: 17 Elementary 14 Middle 14 High

Projected student generation proposed RM4 district: 25 Elementary 17 Middle 15 High

The proposed RM4 zoning is expected to generate 12 additional students than the existing RS10 and R10 zoning. Students would attend Goodlettsville Elementary School, Goodlettsville Middle School, and Hunters Lane High School. Goodlettsville Middle School is identified as being overcapacity and Goodlettsville Elementary and Hunters Lane High School are identified as having additional capacity. This information is based upon the 2020-2021 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval.