



METROPOLITAN PLANNING COMMISSION MINUTES

June 23, 2016

4:00 pm Regular Meeting

700 Second Avenue South

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

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

Commissioners Present:
Greg Adkins, Chair
Jessica Farr, Vice Chair
Jim McLean
Lillian Blackshear
Brenda Diaz
Brian Tibbs
Jennifer Hagan-Dier
Councilmember Burkley Allen

Staff Present:
Doug Sloan, Executive Director
Bob Leeman, Assistant Director, Operations
Carrie Logan, Assistant Director, Special Projects
Kelly Adams, Administrative Services Officer III
Brandon Burnette, Planning Manager II
Kathryn Withers, Planning Manager II
Jason Swaggart, Planner III
Lisa Milligan, Planner III
Cindy Wood, Planner III
Stephanie McCullough, Planner II
Justin Wallace, Planner II
Latisha Birkeland, Planner II
Patrick Napier, Planner II
Alex Deus, Planner I
Karimeh Sharp, Planner I
Craig Owensby, Public Information Officer
Emily Lamb, Legal

Commissioners Absent: Stewart Clifton, Jeff Haynes

J. DOUGLAS SLOAN, III

Secretary and Executive Director, Metro Planning Commission
Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 15 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

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



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

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:04 p.m.

B: ADOPTION OF AGENDA

Mr. McLean moved and Ms. Hagan-Dier seconded the motion to adopt the agenda. (8-0)

C: APPROVAL OF MAY 26, 2016 MINUTES

Mr. Tibbs moved and Mr. McLean seconded the motion to approve the May 26, 2016 minutes. (8-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilman Sledge spoke in favor of Items 12a, 12b, and 21.

Councilman Hagar spoke in favor of Item 25.

Councilman Scott Davis spoke in favor of Item 26.

Councilmember Karen Johnson spoke in favor of Item 22.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2016SP-027-001**
BOOST COMMONS SP
2. **2016SP-033-001**
LARAMIE AVENUE SP
- 4a. **2005P-008-007**
ADDITION TO HARPETH VILLAGE PUD
- 4b. **2015Z-096PR-001**
7. **2016Z-044PR-001**
8. **2016Z-052PR-001**
9. **2016Z-053PR-001**
- 10a. **2016CP-007-001**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
- 10b. **2016SP-004-001**
SKY NASHVILLE
- 11a. **2016CP-007-003**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
- 11b. **2016SP-042-001**
BROOK HOLLOW DEVELOPMENT
14. **2016Z-011TX-001**

- 17. **2016S-115-001**
HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL
- 18. **2016S-121-001**
PLAN OF FAIRVIEW SECTION 2 RESUB OF LOT 41
- 19. **2005P-030-007**
RAVENWOOD PHASE 2 (REVISION)

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

Ms. Blackshear recused herself from Items 11a and 11b.

F: CONSENT AGENDA ITEMS

- 3. **2016SP-043-001**
TRINITY LANE MASTERPLAN
- 6. **2003UD-003-003**
RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)
- 12a. **2016CP-010-002**
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 12b. **2016SP-045-001**
12TH AND WEDGEWOOD SP
- 13. **2016Z-010TX-001**
- 20. **2014Z-049PR-001**
- 21. **2014UD-001-004**
CLAYTON AVENUE
- 24. **2016Z-062PR-001**
- 25. **2016Z-063PR-001**

30. Accept the Director's Report and Approve Administrative Items

Ms. Hagan-Dier moved and Ms. Diaz seconded the motion to approve the Consent Agenda. (8-0)

Ms. Blackshear recused herself from Items 3 and 20.

G: ITEMS TO BE CONSIDERED

- 1. **2016SP-027-001**
BOOST COMMONS
Council District 23 (Mina Johnson)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-MU zoning for property located at 11 Vaughn's Gap Road, at the southwest corner of the intersection of Vaughn's Gap Road and Highway 100 (10.7 acres), to permit up to 64 residential units and a recreational center/personal care service facility, requested by Dale & Associates applicant; 11 Vaughns Gap RE LLC, owner.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2016SP-027-001. (8-0)

2. 2016SP-033-001
LARAMIE AVENUE SP
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning, to permit up to 32 residential units, for properties located at Laramie Avenue (unnumbered) and Nashua Lane (unnumbered), approximately 245 feet east of Waco Drive (3.07 acres), requested by Miken Development, LLC, applicant; TSMPC, LLC, owner.

Staff Recommendation: Defer to the July 14, 2016, Metro Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-033-001 to the July 14, 2016, Planning Commission meeting. (8-0)

3. 2016SP-043-001
TRINITY LANE MASTERPLAN
Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-MU zoning for properties located at Toney Road (unnumbered), Old Matthews Road (unnumbered), 509, 511, 515 B, and 513 West Trinity Lane, at the northwest corner of Old Matthews Road and West Trinity Lane (21.47 acres), to permit a mixed use development including a maximum of 341 residential units and 25,000 square feet of non-residential uses, requested by Hawkins Partners, Inc., applicant; James Woods and Aerial Investment Properties, owners.

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

APPLICANT REQUEST

Zone change to permit a mixed-use development.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at Toney Road (unnumbered), Old Matthews Road (unnumbered), 509, 511, 515 B, and 513 West Trinity Lane, at the northwest corner of Old Matthews Road and West Trinity Lane (21.47 acres), to permit a mixed use development including a maximum of 341 residential units and 25,000 square feet of non-residential uses.

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 124 units.*

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.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices
- Preserves Sensitive Environmental Features
- Creates Open Space

The proposed development meets several critical planning goals. The surrounding area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The proposed mixture of uses creates a destination for the surrounding area. The plan provides for better opportunities to walk or bike to this destination by providing new public sidewalks, internal private sidewalks and a new street connection with sidewalks that links two neighborhoods that were never connected. The plan also provides paths within open space, providing for recreational opportunities. The plan provides several different housing options with a greater intensity than what is permitted under the existing single-family zoning district. Additional housing options are important to serve a wide range of people with different housing needs. Additional units foster walkability and better public transportation. A bus line does not run along West Trinity Lane; however, there is a bus line along Whites Creek Pike, which is approximately 500 feet west of the site. The new destination and additional units would support future transit service along West Trinity Lane. The plan

preserves the areas along existing drainage features and incorporates those areas into a larger open space network.

BORDEAUX – WHITES CREEK COMMUNITY PLAN

Conservation (CO) is intended to preserve and enhance environmentally sensitive land 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 area in and whether or not they have already been disturbed.

Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that provide more opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than many existing suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing. These are challenges that were not faced when the original suburban neighborhoods were built.

Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that are intense mixed use areas. T3 Suburban Community Center areas fit in with the general character of suburban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections.

Consistent with Policy?

Yes. The plan calls for a mixture of housing types including flats, attached units, detached units and single-family lots that are arranged in a manner that provides a transition to the single-family lots immediately north of the site. The plan calls for a mixture of non-residential uses along West Trinity Lane where such uses are most appropriate. The plan calls for sidewalks throughout the development which would provide for convenient and safe pedestrian movement. The plan calls for the extension of Toney Road from the west to Old Mathews Road, enhancing the public roadway and pedestrian network. The plan also calls for the areas in Conservation policy area to be left mostly undisturbed and incorporates some of these areas into amenities for the development. The plan provides a transition to the single-family area north of the site by placing single-family lots adjacent to the existing single-family lots.

PLAN DETAILS

The properties are located in at the northwest corner of West Trinity Lane and Old Mathews Road. The site is approximately 21 acres in size and is undeveloped. Constraints on the site include a TVA easement and a stream that bisects the site.

Site Plan

The plan calls for a mixture of uses including multi-family residential, single-family residential, live-work units, non-residential uses, and artisan manufacturing. The non-residential uses include uses permitted by MUL-A. Development in the SP would be limited to a maximum of 25,000 square feet of non-residential uses, a maximum of 341 multi-family residential units, and eleven single-family residential lots. The plan breaks down the maximum number of multi-family unit types as follows:

- Stacked flats: 210
- Townhomes: 115
- Detached Cottages: 16

The plan identifies three distinct areas referred to as blocks. Block one is located at the corner of West Trinity Lane and Old Mathews Road and consists of a mixture of non-residential and multi-family units, including stacked flats, and townhomes. Block two consists of a mixture of multi-family units, including stacked flats, townhomes, and detached cottages. Block three consists of a mixture of multi-family units including townhomes and detached cottages, as well as single-family lots.

All perimeter buildings along public roadways have shallow setbacks. Units along internal private driveways have shallow setbacks and are oriented towards the internal roadways. Some units front onto open space. With the exception of parking located along the private driveways, all other parking is located at the rear of structures.

The plan does not provide elevations, but architectural standards are provided. Standards pertain to main entrances, glazing, porches, foundation heights and materials. Single-family lots are to be consistent with the RS7.5 zoning district.

With the exception of the Toney Road extension, all roadways in the development will be private. On-street parking is provided along some roadways. The plan calls for Toney Road, which currently terminates on the

west side of the site, to be extended to Old Mathews Road. Access into the site is shown from West Trinity Lane, Old Mathews Road and Toney Road. The majority of the development will be on the south side of the extension. Ten single-family lots will be located along the north side of the extension. Sidewalks are shown along all street frontages. West Trinity Lane is an arterial and Old Mathews Road is a collector and the plan requires that sidewalks and ROW dedications meet the Major and Collector Street plan. The plan calls for a network of internal sidewalks connecting all sections of the development to the public sidewalks.

The plan calls for passive and active open space. Active areas include areas where units are oriented and a large area that contains walking trails.

ANALYSIS

Staff recommends approval of the SP plan. The plan provides for a mixture of uses including a mixture of housing options consistent with the land use policies. The plan also meets several critical planning goals.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Add note to the plans indicating that there are to be no vertical obstructions within the proposed sidewalk. All power poles, signs, etc are to be relocated and the sidewalk to be clear from obstructions.
- Submit roadway cross sections for Toney Rd (public), Trinity, Old Matthews, and all private drives within the development.
- Label and dimension the following street side items on the plans: sidewalks (per ST-210), grass strip, and curb and gutter (per ST-200.) Sidewalk and grass strip width are to be per MCSP requirements.

TRAFFIC & PARKING RECOMMENDATION

In accordance with the TIS findings and recommendations, developer shall construct the following roadway improvements.

1. The project access on W. Trinity Lane should be constructed with one NB entering lane and two SB exiting lanes striped as a separate left turn lane and right turn lane with a minimum of 50ft of storage.
2. The southern project access on Old Mathews shall be constructed with one WB entering lane and an EB exiting lane for left and right turns. Provide adequate turning radius for trucks and buses turning movement.
3. The northern project access on Old Mathews shall be constructed with one WB entering lane and an EB exiting lane for left and right turns.
4. Project access points shall be located to provide adequate sight distance. Developer shall submit sight distance exhibits with final SP.
5. Developer shall widen Old Mathews Road to include standard lane widths and shoulders if required. The road section between W. Trinity and the southern project access shall be widened to a 3 lane cross section with adequate taper. A dedicated SB left turn lane at W. Trinity with a minimum of 75ft of storage and extended to the southern access drive with TWLTL striping shall be constructed.
6. The existing crosswalk on W. Trinity Lane, west of Old Mathews Lane shall be relocated at Old Mathews Road intersection.
7. Developer shall maintain existing bike lanes on W. Trinity lane and refurbish if necessary with proposed project construction.
8. Developer shall work with MTA to provide a new bus shelter within the project site.
9. Developer shall provide loading zones and parking per metro code.

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)	21.47	5.8 D	124 U	1268	97	131

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	21.47	-	25,000SF	1108	28	82

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	21.47	-	341 U	2191	171	206

Traffic changes between maximum: **RS7.5** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2,031	+102	+157

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 24 Elementary 19 Middle 19 High
 Projected student generation proposed SP-MR district: 88 Elementary 57 Middle 38 High

The proposed SP- MR zoning district would generate 121 additional students than what is typically generated under the existing RS7.5 zoning district. Students would attend Alex Green Elementary, Brick Church Middle School and Whites Creek High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated March 2016.

School Site Dedication

Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for middle schools with a capacity of 800 students.

This land dedication requirement is proportional to the development’s student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Whites Creek High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final site plan consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with the land use policies and meets several critical planning goals.

CONDITIONS

1. Uses in the SP shall be limited to the uses specified on the SP plan. Residential is limited to a maximum of 341 units, and nonresidential is limited to a maximum of 25,000 square feet.

2. The final site plan shall provide right-of-way as necessary to meet the Major and Collector Street Plan for West Trinity Lane and Old Mathews Road.
3. The final site plan shall include sidewalks and planting strips as required by the Major and Collector Street Plan for West Trinity Lane and Old Mathews Road.
4. The sidewalk along Toney Road shall include at a minimum a five foot wide sidewalk and four foot planting strip.
5. The final site plan shall provide bike parking per Metro Zoning Code.
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 MUL-A zoning district as of the date of the applicable request or application with the exception that all single-family lots shall be subject to the RS7.5 zoning district.
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. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for middle schools with a capacity of 800 students. This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Whites Creek High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final site plan consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. 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.
11. 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.
12. The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

Approve with conditions and disapprove without all conditions. (7-0-1), Consent Agenda

Resolution No. RS2016-175

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-043-001 is **Approved with conditions and disapproved without all conditions. (7-0-1)"**

CONDITIONS

- 1. Uses in the SP shall be limited to the uses specified on the SP plan. Residential is limited to a maximum of 341 units, and nonresidential is limited to a maximum of 25,000 square feet.**
- 2. The final site plan shall provide right-of-way as necessary to meet the Major and Collector Street Plan for West Trinity Lane and Old Mathews Road.**
- 3. The final site plan shall include sidewalks and planting strips as required by the Major and Collector Street Plan for West Trinity Lane and Old Mathews Road.**
- 4. The sidewalk along Toney Road shall include at a minimum a five foot wide sidewalk and four foot planting strip.**
- 5. The final site plan shall provide bike parking per Metro Zoning Code.**
- 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 MUL-A zoning district as of the date of the applicable request or application with the exception that all single-family lots shall be subject to the RS7.5 zoning district.**
- 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. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for middle schools with a capacity of 800 students. This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the Whites Creek High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the**

applicant of this requirement. However, failure of the Board of Education to act prior to final site plan consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.

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11. 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.

12. The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

4a. 2005P-008-007
ADDITION TO HARPETH VILLAGE PUD
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to amend the Harpeth Village Planned Unit Development for properties located at 7725 Old Harding Pike and Temple Road (unnumbered), at the northeast corner of Temple Road and Old Harding Pike (5.06 acres), to add property into the overlay to permit 25 multifamily units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, owner (See also Zone Change, Case No. 2015Z-096PR-001).
Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2005P-008-007. (8-0)

4b. 2015Z-096PR-001
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM6 zoning for property located at 7725 Old Harding Pike, approximately 345 feet north of Temple Road (5.06 acres), requested by Trendmark Construction, LLC, owner and applicant (See Also Planned Unit Development Case No. 2005P-008-007).

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2015Z-096PR-001. (8-0)

5a. 67-85P-001
GRAYCROFT/GRAYBROOK PUD
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to amend a portion of a Planned Unit Development Overlay for properties located at Oaklynn Drive (unnumbered), and 100 and 100 B Star Boulevard (63.09 acres), zoned RS20 and RM9, to add property into the overlay and permit 151 additional multi-family residential units for a maximum of 563 multi-family units within the overlay, requested by Dale & Associates, Inc., applicant; The Emanuel Schatten Testamentary Trust, Graybrook Apartments Associates LP, and Graycroft Manor LLC, owners (see also zone change 2016Z-056PR-001).

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

APPLICANT REQUEST
Amend a portion of a PUD.

Amend PUD

A request to amend a portion of a Planned Unit Development Overlay for properties located at Oaklynn Drive (unnumbered), and 100 and 100 B Star Boulevard (63.09 acres), zoned Single-Family Residential (RS20) and Multi-Family Residential (RM9), to add property into the overlay and permit 151 additional multi-family residential units for a maximum of 563 multi-family units within the overlay.

Existing Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *This RM9 district is within a Planned Unit Overlay district, and limits the density to 412 multi-family residential units.*

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 20 units.*

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.

CRITICAL PLANNING GOALS

N/A

MADISON COMMUNITY PLAN

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. Depending on the location, the policy supports all types of residential development including multi-family. The policy supports development that is generally consistent with the surrounding development pattern. The proposed amendment is consistent with the character of the existing multi-family development that is currently located within the PUD.

PLAN DETAILS

The site is located just west of Gallatin Pike along the north side of Apple Valley Road. A portion of the northwest boundary of the site is located along I-65. Dry Creek runs along the eastern site boundary. The east side of the site is also encumbered with a TVA line and easement. The site is currently developed and consists of 412 multi-family residential units. The plan calls for a property currently zoned RS20 and proposed for RM9 adjacent to the PUD and I-65 to be added into the PUD boundary. The plan also calls for an addition of 151 units throughout the development, which would bring the overall number of multi-family residential units to 563 units.

Site Plan

The plan calls for the addition of approximately nine acres into the PUD boundary and the addition of 151 residential units. The proposed additional units are dispersed throughout the site. The plan calls for a total 80 units on the property to be added into the PUD. The remaining 71 units are located within the existing development.

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:
 - 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.

This request cannot be considered a “minor modification” because it adds land into the existing PUD boundary, and increases the number of units over what was approved by Council. The proposed PUD amendment is consistent with the T3 NM land use policy. The location of the additional units are appropriate because they are consistent with the existing multi-family development pattern within the PUD. The area being added into the PUD is adjacent to the interstate, and multi-family is more appropriate than other less dense residential types such as single and two-family residential.

FIRE MARSHAL RECOMMENDATION
Approved

STORMWATER RECOMMENDATION
Approved with conditions

- Provide a 50 foot (Zone 1) + 25 feet (Zone 2) from top of bank on each side on the main drain of the tributaries to Dry Creek.

WATER SERVICES RECOMMENDATION
Approved with conditions

Approved as a Preliminary PUD only, regarding just sanitary sewer. Madison Suburban Utility District serves this site with water. The required capacity fees must be paid prior to Final Site Plan/PUD approval.

PUBLIC WORKS RECOMMENDATION
Approved with conditions

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions. • Comply with MPW Traffic Engineer conditions.
2. If sidewalks are required then they are to be constructed along the property frontage in accordance with MPW standards and specifications.

TRAFFIC AND PARKING RECOMMENDATION
Approved with conditions

In accordance with the TIS findings, Developer shall install the following pavement striping on N. Graycroft at Star Blvd.:

1. In order to provide safe and efficient traffic operations at the intersection of N. Graycroft Avenue and Star Boulevard, it would be appropriate to provide separate left and right turn lanes on Star Boulevard at the intersection with N. Graycroft Avenue. Each of these turn lanes should be at least 10 feet wide and include at least 100 feet of storage. Pavement marking plans shall be submitted with construction documents.

2. If the project access is ever gated in the future, the gate should be located at least 150 feet away from N. Graycroft Avenue in order to prevent vehicle queues on N. Graycroft Avenue.
3. At full build-out of the proposed apartment buildings, the total number of parking spaces provided within the Graycroft Manor apartment community should exceed Metro's current minimum requirements.

METRO SCHOOL BOARD REPORT

Projected student generation existing PUD district: 63 Elementary 36 Middle 33 High

Projected student generation proposed PUD district: 23 Elementary 13 Middle 12 High

The proposed addition of 151 multi-family units would generate 48 additional students. Students would attend Old Center Elementary School, Goodlettsville Middle School and Hunters Lane High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated March 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. A greenway easement shall be provided along Dry Creek consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.
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.
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.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

Ms. Blackshear recused herself and stepped out of the room at 4:28 p.m.

Items 5a and 5b were heard and discussed together.

Roy Dale, 516 Heather Place, spoke in favor of the application.

Pamela Witt, 901 Hamblen Drive, spoke in opposition to the application because she doesn't want to lose her privacy and the wildlife in the area.

Mr. Dale explained that there is a huge amount of wooded property between Ms. Witt's place and the adjacent houses. This will provide more walkable connectivity, diverse housing, and affordable housing.

Chairman Adkins closed the Public Hearing.

Mr. McLean spoke in favor of staff recommendation.

Mr. Tibbs spoke in favor of staff recommendation.

Councilmember Allen asked if sidewalks would be required to be constructed.

Mr. Swaggart clarified yes; they are required under the zoning code.

Councilmember Allen spoke in favor of staff recommendation.

Mr. McLean moved and Ms. Hagan-Dier seconded the motion to approve with conditions and disapprove without all conditions. (7-0-1) Ms. Blackshear recused herself.

Resolution No. RS2016-176

"BE IT RESOLVED by The Metropolitan Planning Commission that 67-85P-001 is **Approved with conditions and disapproved without all conditions. (7-0-1)"**

CONDITIONS

1. A greenway easement shall be provided along Dry Creek consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.

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.
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.

5b. 2016Z-056PR-001

Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to rezone from RS20 to RM9 zoning and proposed for a Planned Unit Development Overlay (PUD) for property located at Oaklynn Drive (unnumbered), 270 feet north of Hamblen Drive (9.5 acres), requested by Dale & Associates, Inc., applicant; Schatten Properties, owner (see also Planned Unit Development 67-85P-001).

Staff Recommendation: Approve if the associated PUD amendment is approved. If the associated PUD amendment is not approved, then staff recommends disapproval.

APPLICANT REQUEST

Zone change from RS20 to RM9.

Zone Change

A request to rezone from Single-Family Residential (RS20) to Multi-Family Residential (RM9) zoning and proposed for a Planned Unit Development Overlay (PUD) for property located at Oaklynn Drive (unnumbered), 270 feet north of Hamblen Drive (9.5 acres).

Existing Zoning

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

Proposed Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *RM9 would permit a maximum of 85 units.*

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. This PUD plan 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. *If this request and the associated PUD amendment are approved, then the PUD would permit a maximum of 563 units total, and approximately 80 units on this parcel.*

CRITICAL PLANNING GOALS

N/A

MADISON COMMUNITY PLAN

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed RM9 district is consistent with the T3 NM policy. The RM9 district would permit development consistent with the existing multi-family development adjacent to this site. Because of the sites proximity to the interstate, multi-family uses is more appropriate than a lower intensity zoning district as it provides a transition from the interstate to the single-family neighborhoods further away from the interstate. The associated PUD plan is also consistent with the policy.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION
N/A

WATER SERVICES RECOMMENDATION
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions
Comply with the associated PUD conditions.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	9.5	2.1 D	20 U	192	15	21

Maximum Uses in Proposed Zoning District: **RM9**

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)	9.5	9 U	85 U	639	46	65

Traffic changes between maximum: **RS20** and **RM9**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 65 U	+447	+31	+44

METRO SCHOOL BOARD REPORT*

Projected student generation existing PUD district: 63 Elementary 36 Middle 33 High
Projected student generation proposed PUD district: 23 Elementary 13 Middle 12 High

The proposed addition of 151 multi-family units would generate 48 additional students. Students would attend Old Center Elementary School, Goodlettsville Middle School and Hunters Lane High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated March 2016.

**Counts based on existing PUD and proposed PUD amendment.*

STAFF RECOMMENDATION

Staff recommends approval if the associated PUD amendment is approved. If the associated PUD amendment is not approved, then staff recommends disapproval.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

Ms. Blackshear recused herself and stepped out of the room at 4:28 p.m.

Items 5a and 5b were heard and discussed together.

Roy Dale, 516 Heather Place, spoke in favor of the application.

Pamela Witt, 901 Hamblen Drive, spoke in opposition to the application because she doesn't want to lose her privacy and the wildlife in the area.

Mr. Dale explained that there is a huge amount of wooded property between Ms. Witt's place and the adjacent houses. This will provide more walkable connectivity, diverse housing, and affordable housing.

Chairman Adkins closed the Public Hearing.

Mr. McLean spoke in favor of staff recommendation.

Mr. Tibbs spoke in favor of staff recommendation.

Councilmember Allen asked if sidewalks would be required to be constructed.

Mr. Swaggart clarified yes; they are required under the zoning code.

Councilmember Allen spoke in favor of staff recommendation.

Mr. McLean moved and Ms. Hagan-Dier seconded the motion to approve with conditions and disapprove without all conditions. (7-0-1) Ms. Blackshear recused herself.

Ms. Blackshear stepped back in the room at 4:39 p.m.

Resolution No. RS2016-177

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-056PR-001 is **Approved. (7-0-1)**"

**6. 2003UD-003-003
RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart**

A request to amend a portion of the Ridgeview Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned RM9 and MUL (63 acres), to permit a mixed use development with applicable design standards, requested by Dale & Associates, applicant; AF PB2, LLC, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

**APPLICANT REQUEST
Request to amend an Urban Design Overlay.**

UDO Amendment

A request to amend a portion of the Ridgeview Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned Multi-Family Residential (RM9) and Mixed Use Limited (MUL) (63 acres), to permit a mixed used development with applicable design standards.

Existing Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre.

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices
- Creates Open Space

The plan supports walkability by providing new public sidewalks, internal private sidewalks and a new street connection with sidewalks that links neighborhoods that were never previously connected. The design guidelines support a streetscape that will be appealing and enhance the public realm. The proposal would also permit students the opportunity to walk to school. The plan provides several different housing options. Additional housing options are important to serve a wide range of people with different housing needs. The plan supports transit service as it places

additional density near Bell Road which is a bus route. The plan provides abundant open space that is strategically placed to provide for recreational opportunities.

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that provide more opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than many existing suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing. These are challenges that were not faced when the original suburban neighborhoods were built.

Consistent with Policy?

Yes. The plan calls for a mixture of housing types consistent with the T3 NE policy. The plan calls for a design that would foster walkability by providing sidewalks along all streets and design guidelines that support a streetscape that will be appealing and enhance the public realm. It includes a central open space as well as other small open spaces which will provide areas for outdoor recreation. The plan calls for a pathway connecting the new development with the existing development within the UDO, which will provide a pedestrian connection between communities. The plan also calls for a street connection to Baby Ruth Lane which further connects communities, as well as provides more options for vehicular connectivity in the area.

REQUEST DETAILS

The Ridgeview Urban Design Overlay (UDO) was approved in 2003 for a total of 936 residential units consisting of 256 live/work units, 210 flats, 192 townhomes, 142 patio homes and 136 single-family lots. It also included a mixed-use area. Currently 105 residential units have been approved, consisting of 31 townhomes and 74 single-family lots. Many homes have been constructed and/or are under construction. The area under construction is not included within the proposed amendment area.

Site Plan

The plan calls for 476 multi-family residential units, an assisted care living facility with 300 beds and a community education site. Combined with the currently developed 105 residential units, the overall unit count in the UDO is 581 units (multi-family and single-family). The community education facility will accommodate up to 800 students. The plan breaks down the unit types for the amendment area as follows:

- Townhomes/Cottages: 42 units
- Multi-Family: 434 units
- Assisted Living: 200 beds
- Community education: 800 students

The current UDO consists of a site plan and pattern book specifying design guidelines. The guidelines for the multi-family buildings and single-family buildings will remain in place. All streetscape and other design guidelines will also remain. Supplemental design standards are provided for the assisted living and community education uses. These standards are consistent with the existing design standards.

The central area includes multi-family flats that front onto a large central green space. The townhomes are shown just west of the center and front onto a central green space. The assisted living facility is shown adjacent to the center to the east. The community education facility is centrally located to the south of the central green space and flats.

Primary access into the site is from Bell Road through the existing development. The plan also calls for a street connection to Baby Ruth Lane to the east, and would provide for a future extension of Baby Ruth Lane to the north. The plan calls for sidewalks along all public streets and an internal sidewalk network that connects the different building types.

ANALYSIS

Staff recommends approval with conditions and disapproval without all conditions. The plan is consistent with the Antioch – Priest Lake Community Plan and meets several critical planning goals. The plan calls for a mixture of housing types consistent with the T3 NE policy. The plan calls for a design that would foster walkability by providing sidewalks along all streets as well as internal connections. It includes a central open space as well as other small open spaces which will provide areas for outdoor recreation. The plan calls for a pathway connecting the new development with the existing development within the UDO, which will provide a pedestrian connection between communities. The plan also calls for a street connection to Baby Ruth Lane, which further connects communities, as well as provides more options for vehicular movement in the area.

Section 17.16.040 of the Metro Zoning Codes specifies minimum campus size based on school types. As proposed, the school site does not meet the minimum campus size specified in the code; however, Section 17.36.320 permits a UDO plan to deviate from this requirement as well as other specific standards in the code. Since this request does

not require a zone change, then no school generation report is required. This plan reduces the density in the UDO, so it would generate less students than what would be generated under the existing entitlements.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Provide a water quality concept plan.
- Provide additional room for detention, if necessary.
- Add Buffer note to plan.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
2. This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.
3. ROW dedications are to be recorded prior to building permit signoff by MPW.
4. Prior to final UDO submit grading and center line road profiles to MPW for Eagle View and Baby Ruth.
5. Prior to Final UDO submit roadway cross section, graphically, to MPW.
6. Prior to Final UDO indicate solid waste and recycling plan for the proposed development.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

For Phase A (800 student elementary school), developer shall construct the following roadway improvements.

The following recommended improvements should be installed before the completion of Phase A of development:

Internal Access Drives along the Eagle View Boulevard Extension

- Construction of the site access drives should be completed such that a minimum of 355 feet of intersection sight distance is provided looking to the right for a left turn from the site access drives onto the Eagle View Boulevard Extension. In addition, a minimum of 290 feet of intersection sight distance should be provided looking to the left from the site access drives onto the Eagle View Boulevard Extension.

Eagle View Boulevard Extension

- The cross-section of the Eagle View Boulevard Extension should include a minimum of one travel lane in each direction and a center two-way left-turn lane. The travel lanes should be 12 feet wide, and the cross-section should include 8-foot sidewalk and 6-foot grass strip on both sides.

Connection of Eagle View Blvd to Baby Ruth Lane extension

- When the connection of Eagle View Blvd and Baby Ruth Lane is constructed without the Baby Ruth Lane extension north of Eagle View Blvd. , Developer's Traffic engineer shall design a temporary intersection signage and striping plan for this intersection and submit with final construction plans for approval by MPW.
- In order to provide traffic calming on the existing residential street of Baby Ruth Lane, double solid yellow centerlines and white edgelines should be installed on Baby Ruth Lane from the Hanover Ridge Apartments access drive to its intersection with the Eagle View Boulevard Extension. This improvement should be implemented when Baby Ruth Lane is extended to connect to Eagle View Boulevard.

Intersection of Bell Road and Hickory Hollow Terrace/Bell Forge Lane

- Replace the existing, outdated pedestrian signal equipment with Metro standard LED countdown pedestrian signals and ADA-compliant pedestrian pushbuttons.
- Modify the traffic signal design to provide a northbound, right-turn overlap signal phase for Bell Forge Lane at Bell Road.

Intersection of Bell Road and Eagle View Boulevard

- Refurbish the stop line, arrows, lane, and crosswalk pavement markings on Eagle View Boulevard at Bell Road.

Intersection of Eagle View Boulevard and Phase 1 Access

- Complete the sidewalk gaps along Eagle View Boulevard between Bell Road and the planned Eagle View Boulevard Extension. This improvement should be completed by the Phase 1 development.

- Provide crosswalks on each leg of the existing intersection of Eagle View Boulevard and the Phase 1 Access. ADA-compliant curb ramps should be constructed with the planned sidewalks to accommodate crosswalks at the intersection.

School Zone (Temporary)

- On opening day of school and prior to construction of phase B development or connection to Baby Ruth Lane, a modified school zone with side mounted school zone signage may be installed along the school frontage to existing phase 1 access road in place of the recommended school zone with phase B development with road extensions at a minimum.
- A School sign (S1-1) with an Ahead plaque (W16-9P) should be provided for the eastbound approach of Eagle View Boulevard to the Phase 1 Access.

If Eagle View Blvd extension and Baby Ruth extension to existing Baby Ruth lane section are completed with Phase A (school construction) all recommended School zone signage and equipment per the TIS shall be installed prior to road opening.

School Zone

Prior to phase B development and first use and occupancy permit, the following school zone signage and equipment shall be installed.

- Establish a school zone on Eagle View Boulevard and Baby Ruth Lane.
- A School sign (S1-1) with an Ahead plaque (W16-9P) should be provided for the eastbound approach of Eagle View Boulevard to the Phase 1 Access.
- An End School Zone sign (S5-2) should be provided on westbound Eagle View Boulevard Extension east of the Phase 1 Access.
- An overhead "School Speed Limit 15 When Flashing" sign with flashers should be provided on eastbound Eagle View Boulevard Extension east of the Phase 1. Access as well as on westbound Eagle View Boulevard Extension west of the Baby Ruth Lane Extension. The school zone flasher and signage east of the school may not need to be installed until Baby Ruth Lane is extended to Eagle View Boulevard.
- School signs (S1-1) with Ahead plaques (W16-9P) should be provided for the southbound and northbound approaches of the Baby Ruth Lane Extension to the Eagle View Boulevard Extension.
- An End School Zone sign (S5-2) should be provided on northbound Baby Ruth Lane Extension north of the Eagle View Boulevard Extension and on southbound Baby Ruth Lane Extension south of the Eagle View Boulevard Extension.
- A marked school crossing on Eagle View Boulevard should be provided at the front of the school building. A pedestrian crosswalk with ADA-compliant curb ramps should be provided across Eagle View Boulevard on the east side of the middle school access driveway. At the crosswalk, a School sign (S1-1) with a diagonal downward pointing arrow plaque (W16-7P) should be provided on the south side of Eagle View Boulevard facing eastbound traffic as well as on the north side of Eagle View Boulevard facing westbound traffic.

For Phase B (44 townhomes, 110 active senior adult housing units, 324 apartment units, an assisted living facility with 200 beds, and a passive public park.) developer shall construct the following roadway improvements.

PHASE B

In addition to the improvements recommended to be installed before the completion of Phase A ,The following recommended improvements shall be installed before the first use and occupancy permit of phase B development.

Baby Ruth Lane

- In order to provide traffic calming on the existing residential street of Baby Ruth Lane, double solid yellow centerlines and white edgelines should be installed on Baby Ruth Lane from the Hanover Ridge Apartments access drive to its intersection with the Eagle View Boulevard Extension. This improvement should be implemented when Baby Ruth Lane is extended to connect to Eagle View Boulevard.
- Speed limit pavement markings should be installed on Baby Ruth Lane to provide traffic calming for the street. This improvement should be implemented when Baby Ruth Lane is extended to connect to the Eagle View Boulevard Extension.

Intersection of the Extensions of Baby Ruth Lane and Eagle View Boulevard

- Baby Ruth Lane should be extended and connected to the Eagle View Boulevard Extension with the construction of any development that occurs after Phase A(elementary school) construction.
- All-way stop-control should be provided at the intersection of the extensions of Baby Ruth Lane and Eagle View Boulevard.
- Stop signs (R1-1) with All-Way plaques (R1-3P), stop line pavement markings, and Stop Ahead warning signs (W3-1) should be provided for all three approaches. Pedestrian crosswalk pavement markings and ADA-compliant curb ramps should be provided for each leg.

Intersection of Bell Road and Zelida Avenue

- Replace the existing, outdated pedestrian signal equipment with Metro standard LED countdown pedestrian signals and ADA-compliant pedestrian pushbuttons.
- Refurbish the stop line, arrows, and lane pavement markings on the westbound approach of Zelida Avenue at Bell Road.
- Refurbish and replace the existing crosswalks on all four legs with high-visibility, longitudinal crosswalks at Bell Road and Zelida Avenue.

Internal Access Drives along the Baby Ruth Lane Extension

- Construction of the site access drives should be completed such that a minimum of 335 feet of intersection sight distance is provided looking to the right for a left turn from the site access drives onto the Baby Ruth Lane Extension. In addition, a minimum of 290 feet of intersection sight distance should be provided looking to the left from the site access drives onto the Baby Ruth Lane Extension.

In addition to above roadway improvements, UDO plan shall identify the joint use driveways accessing the different land uses/parcels in phase B and identify phase 1 access driveway name.

Additional traffic analysis may be required at the intersection of Baby Ruth Lane and Mt. View Rd with construction of Phase B development.

WATER SERVICES RECOMMENDATION

Approved with conditions

Approved as a Preliminary UDO Amendment only. Public water and sewer construction plans must be submitted and approved prior to Final Site Plan approval. These approved construction plans must match the Final Site Plan. The required capacity fees must also be paid prior to Final Site Plan approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. The connection between Eagle View Boulevard and Baby Ruth Lane shall be shown on the final site plan and shall be constructed with the first phase.
2. A greenway easement shall be provided along the stream that bisects the site consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.
3. Eagle View Boulevard shall be designed with a landscaped median; however, turn lanes with appropriate storage are permitted at locations approved by Metro Public Works and Metro Planning and shall be determined with the final site plan.
4. Eagle View Boulevard and Baby Ruth Lane shall provide ROW, sidewalks and planting strips per the Major and Collector Street Plan.
5. 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.
6. The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. If the UDO 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.

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

Resolution No. RS2016-178

“BE IT RESOLVED by The Metropolitan Planning Commission that 2003UD-003-003 is **Approved with conditions and disapproved without all conditions. (8-0)**”

CONDITIONS

1. The connection between Eagle View Boulevard and Baby Ruth Lane shall be shown on the final site plan and shall be constructed with the first phase.
2. A greenway easement shall be provided along the stream that bisects the site consistent with Metro Greenway standards. The final site plan shall include the easement and shall be approved by Metro Greenways prior to final site plan approval.
3. Eagle View Boulevard shall be designed with a landscaped median; however, turn lanes with appropriate storage are permitted at locations approved by Metro Public Works and Metro Planning and shall be determined with the final site plan.
4. Eagle View Boulevard and Baby Ruth Lane shall provide ROW, sidewalks and planting strips per the Major and Collector Street Plan.

5. 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.
6. The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. If the UDO 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.

7. 2016Z-044PR-001

Council District 16 (Mike Freeman)
Staff Reviewer: Lisa Milligan

A request to rezone from R10 to CS zoning for a portion of property located at 981 Murfreesboro Pike, at the southwest side of the intersection of Millwood Drive and Murfreesboro Pike (4.06 acres), requested by Tune, Entreklin & White, PC, applicant; and Likes Family Trust C/O Robert J. Likes, owner.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016Z-044PR-001 to the July 14, 2016, Planning Commission meeting. (8-0)

8. 2016Z-052PR-001

BL2016-298/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from CN, CS, OR20, RS10, OL, RS5 to RM40-A zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue, East Trinity Lane and Sultana Avenue (45.67 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016Z-052PR-001 to the July 14, 2016, Planning Commission meeting. (8-0)

9. 2016Z-053PR-001

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 228 Ocoola Avenue, 5623 Lenox Avenue and Lenox Avenue (unnumbered), at the southeast corner of Lenox Avenue and Ocoola Avenue, (0.55 acres), requested by Fulmer Engineering, LLC, applicant; 5623 Lenox Partners and Angela Stephens, owners.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016Z-053PR-001 to the July 14, 2016, Planning Commission meeting. (8-0)

**10a. 2016CP-007-001
WEST NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 21 (Ed Kindall)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan to apply a Special Policy to support 7 stories as viewed from the interstate but limited to a maximum of 4 stories visible from the remainder of the T4 Neighborhood Evolving Policy Area for 25 properties located along 35th Avenue North, Trevor Street, Delaware Avenue, and 33rd Avenue North, zoned R6 (4.83 acres), requested by Dale & Associates, applicant; Hill 33, LLC, owner (see also 2016SP-004-001).

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016CP-007-001 to the July 14, 2016, Planning Commission meeting. (8-0)

10b. 2016SP-004-001

SKY NASHVILLE

Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MR zoning for various properties located along 33rd Avenue North, 35th Avenue North Trevor Street, and Delaware Avenue, south of Interstate 40 (4.75 acres), to permit a residential development with a maximum of 141 residential units including 27 detached units and 114 stacked flats, requested by Dale & Associates applicant; Hill 33, LLC, owner. (see also 2016CP-007-001).

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-004-001 to the July 14, 2016, Planning Commission meeting. (8-0)

11a. 2016CP-007-003

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 23 (Mina Johnson)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan by removing the existing Special Policy 07-T3-NM-06 and replacing it with a new Special Policy that would maintain some of the intent of the existing Special Policy while supporting smaller lots than the existing Special Policy and some variation in the spacing of homes along Harding Pike, for properties located at 6210, 6214, 6218, 6222 Harding Pike and Highway 70 South (unnumbered), at the northeast corner of Brook Hollow Road and Harding Pike, (13.92 acres) zoned RS80, requested by Hawkins Partners, Inc., applicant; Michael Shmerling and Woodlawn Danish Partners, G.P., owners (see also Specific Plan 2016SP-042-001).

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2016CP-007-003. (7-0-1)

11b. 2016SP-042-001

BROOK HOLLOW DEVELOPMENT

Council District 23 (Mina Johnson)
Staff Reviewer: Lisa Milligan

A request to rezone from RS80 to SP-R zoning for properties located at 6210, 6214, 6218, and 6222 Harding Pike and Highway 70 South (unnumbered), at the northeast corner of Brook Hollow Road and Harding Pike (13.92 acres), to permit up to 26 residential units, requested by Hawkins Partners, Inc., applicant; Michael Shmerling, Sara Fox, and Woodlawn Danish Partners, G.P., owners (see also Community Plan Amendment 2016CP-007-003).

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2016SP-042-001. (7-0-1)

12a. 2016CP-010-002

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Council District 17 (Colby Sledge)
Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from T4 Civic, T4 Open Space and T4 Neighborhood Maintenance to T4 Neighborhood Evolving (1.6 acres), zoned RM20, requested by Metro Government, applicant, Metro Government & M.D.H.A, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Amend the Green Hills – Midtown Community Plan by changing the community character policy.

Minor Plan Amendment

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character Policy from Civic, Open Space, and T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving (1.6 acres) zoned Multi-Family Residential (RM20), for properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue, unnumbered.

GREEN HILLS - MIDTOWN COMMUNITY PLAN – AMENDMENT

Current Policy

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

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Proposed Policy

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.

BACKGROUND

On April 11, 2016, Mayor Megan Barry released the office’s housing priorities and action plan for 2016-2017 that will focus city resources and attention on the need to fund, build, preserve, and maintain affordable and workforce housing in Davidson County. In addition to a \$10 million investment in the Barnes Fund for Affordable Housing, she announced a public-private partnership to develop workforce housing on Metro-owned land.

COMMUNITY PARTICIPATION

Although no community meetings are required by Metro Planning for this minor plan amendment, the Mayor’s Office hosted a meeting on May 24, 2016, at the Midtown Hills Police Precinct, 1443 12th Avenue South. Facilitated by Councilmember Colby Sledge, approximately 25 people attended. Representatives from the Mayor’s Office in attendance included: Adriane Bond Harris, Senior Advisor for Affordable Housing; Erik Cole, Director of the Mayor’s Office of Economic Opportunity and Empowerment; Lonnell Matthews, Director of the Mayor’s Office of Neighborhoods and Community Engagement; and John Murphy, Financial Empowerment Manager. Hunter Nelson, Senior Vice-President of Multifamily Acquisitions, and Domonic Zabriskie, Senior Vice-President of Asset Management, represented Elmington Capital Group, the developer selected for the project. Land Development Manager Brandon Burnette was in attendance to answer questions about the process of amending the community plan and changing the zoning.

ANALYSIS

The site is located on the northeast corner of 12th Avenue South and Wedgewood Avenue, which are both categorized as arterial-boulevards in the Major and Collector Street Plan, a comprehensive plan and implementation tool that guides public and private investment in the major streets that make up the city’s transportation system. Arterial-boulevards are medium- to high-speed, high-volume streets that serve longer trips within and between different communities within the city, with access provided by driveways, alleys, or frontage roads. The areas to the west and south of the site are located within the T4 Urban Mixed Use Corridor Policy (T4 CM), which is applied to areas that are prominent urban arterial-boulevards or collector-avenues where there is an expressed interest in evolving to a balanced mixture of residential and commercial land uses and providing opportunity for an evolving development pattern in regard to the size, scale and density. The 12South neighborhood is approximately 0.6 miles to the south from the intersection of 12th Avenue South and Wedgewood Avenue. The property is approximately one mile south of the intersection of 12th Avenue South and Division Street – the southern border of the Gulch neighborhood. Both 12South and the Gulch have seen dramatic increases in housing prices in recent years, further illustrating the need for more affordable and workforce housing. The Edgehill neighborhood is one of several Nashville neighborhoods facing pressure from all sides on its affordable housing stock.

This site is suitable for the increased intensity anticipated for T4 NE policy areas, due to its location at the intersection of two major roads, each with multimodal transit options. Buildings in this area can be of a higher density because of the adjacency to 12th Avenue South and Wedgewood Avenue. While most buildings in T4 NE policy areas are three

to four stories in height, this site can be considered for additional height based on adequate infrastructure, access to major transportation networks, the ability to form transitions between the development at its highest point close to the street and the neighborhood on the interior of the block, the opportunity to generate increased population needed for additional retail resources for the larger neighborhood (such as a grocery store or pharmacy), and the ability to provide affordable and workforce housing. The previous policies (OS and CI, respectively) were in place due to their ownership by Metro.

STAFF RECOMMENDATION

Staff recommends approval of the change in community character policy to T4 Urban Neighborhood Evolving for the properties located at 1440 and 1500 12th Avenue South, and Wedgewood Avenue, unnumbered.

Approve. (8-0), Consent Agenda

Resolution No. RS2016-179

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016CP-010-002 is Approved. (8-0)”

12b. 2016SP-045-001

BL2016-299/Sledge
12TH AND WEDGEWOOD SP
Council District 17 (Colby Sledge)
Staff Reviewer: Lisa Milligan

A request to rezone from RM20 to SP-R zoning for properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, (approximately 1.8 acres), to permit a maximum of 150 multifamily units, requested by Metro Government, applicant; Metro Government and M.D.H.A., owners. (See associated case # 2016CP-010-002)

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the plan amendment is not approved, staff recommends disapproval.

APPLICANT REQUEST

Permit a residential development with up to 150 units.

Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Specific Plan-Residential (SP-R) zoning for properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, (approximately 1.8 acres) to permit a maximum of 150 multifamily units.

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 36 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 includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choice
- Provides a Range of Housing Choices

The proposed development meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project proposes development on an infill site. Sidewalks will be improved along both Wedgewood Avenue and 12th Avenue South providing for a better pedestrian environment. There is a bus line running along 12th Avenue South providing for future residents to have a variety of transportation choices. Additionally, bike parking will be provided on site. The developer may also choose to provide public bike sharing in lieu of a portion of the required spaces that are not publically available.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

Existing Policy

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.

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

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

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Proposed Policy

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

T4 Urban 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.

Consistent with Policy?

Yes. The SP is consistent with the proposed T4 Urban Neighborhood Evolving policy. The policy encourages the creation of urban residential neighborhoods with a diverse mix of housing types at moderate to high intensities. The location of the site at the intersection of Wedgewood Avenue and 12th Avenue South makes it an appropriate location for multi-family residential development.

PLAN DETAILS

The site is located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South. The site is approximately 1.8 acres in size and is currently vacant.

Regulatory Plan

The proposed Specific Plan is a regulatory plan. The plan limits uses in the SP to a maximum of 150 multi-family uses. All other uses, including Short Term Rental Property (STRP), are prohibited by the SP.

Height is limited to five stories, plus habitable space at the garage level along 12th Avenue South. Architectural standards are proposed including glazing requirements, minimum raised foundations, window orientation, and prohibited materials. Sign standards are also included for ground signs, building signs, and awning signs. Standards specify size, lighting, and location.

Sidewalks are proposed to be upgraded along both Wedgewood Avenue and 12th Avenue South. Along Wedgewood Avenue an 11 foot planting strip and six foot sidewalk will be provided. The 11 foot planting strip allows for one foot to be used for a future bike lane and ten feet to remain as a planting strip, consistent with the existing planting strip along this portion of Wedgewood Avenue.

Along 12th Avenue South a four foot planting strip, eight foot sidewalk, and four foot frontage zone will be provided. A minimum of four pedestrian entrances shall be provided for the façade along 12th Avenue South. All vehicular access is limited to the alley.

ANALYSIS

The proposed development provides for an urban development on an infill site. Standards in the SP provide for pedestrian entrances along 12th Avenue South as well as improved sidewalks along both Wedgewood Avenue and 12th Avenue South. Architectural standards are included with the plan. The plan is consistent with the proposed land use policy and provides an opportunity for additional housing within an urban area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approve with conditions

- Regulatory SP approved (Stormwater Review Only). Any construction will need to meet the Stormwater Management Manual and be approved prior to Final Site Plan approval.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. (If applicable) - The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.
- All work completed within the ROW is to comply with MPW standards and specifications.
- Comply with the approved TIS conditions of approval.
- The proposed sidewalks are to be clear of all vertical obstructions, i.e. relocate any power poles, signs, fire hydrants, etc. that are within the proposed sidewalk.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- A traffic study may be required with the submittal of the final SP to determine if any roadway improvements are required.

Maximum Uses in Existing Zoning District: **RM20**

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)	1.6	20 U	32 U	318	20	36

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

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)	1.6	-	150 U	1033	78	101

Traffic changes between maximum: **RM20** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+118 U	+715	+58	+65

METRO SCHOOL BOARD REPORT

Projected student generation existing RM20 district: 1 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 3 Elementary 2 Middle 1 High

The proposed SP-R zoning district could generate 5 more students than what is typically generated under the existing RM20 zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval.

CONDITIONS

1. Permitted land uses shall be limited to up to 150 multi-family residential units. All other uses, including Short Term Rental Property (STRP) shall be prohibited.
2. Wedgewood Avenue sidewalks shall be improved as follows: 11 foot planting strip; 6 foot sidewalk.
3. 12th Avenue South sidewalks shall be improved as follows: 4 foot planting strip; 8 foot sidewalk; 4 foot frontage zone.
4. A minimum of 4 pedestrian entrances shall be provided from the 12th Avenue South façade.
5. Comply with TIS conditions as reviewed and approved by Metro Public Works and Metro Planning Department.
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 RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

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

Resolution No. RS2016-180

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-045-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 150 multi-family residential units. All other uses, including Short Term Rental Property (STRP) shall be prohibited.
2. Wedgewood Avenue sidewalks shall be improved as follows: 11 foot planting strip; 6 foot sidewalk.
3. 12th Avenue South sidewalks shall be improved as follows: 4 foot planting strip; 8 foot sidewalk; 4 foot frontage zone.
4. A minimum of 4 pedestrian entrances shall be provided from the 12th Avenue South façade.
5. Comply with TIS conditions as reviewed and approved by Metro Public Works and Metro Planning Department.
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 RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

13. 2016Z-010TX-001

BL2016-266/Allen

Staff Reviewer: Jason Swaggart

A request to amend Section 17.040.120 and 17.040.106 of the Metropolitan Code, Zoning Regulations pertaining to the inactivity of Planned Unit Developments and Specific Plans.

Staff Recommendation: Approve.

APPLICANT REQUEST

Amend Chapters 17.40.120 and 17.40.160 of the Metropolitan Code, Zoning Regulations, pertaining to the inactivity of Planned Unit Developments and Specific Plans.

ZONING TEXT AMENDMENT

A request to amend Section 17.040.120 and 17.040.106 of the Metropolitan Code, Zoning Regulations pertaining to the inactivity of Planned Unit Developments and Specific Plans.

CRITICAL PLANNING GOALS

N/A

PROPOSED AMENDMENT

The proposed amendment pertains to sections of the Code that relate to inactivity of Planned Unit Development Overlay districts (PUD) and Specific Plan zoning districts (SP).

Planned Unit Developments

Section 1 of the ordinance relates to section 17.40.120.H, which deals with the periodic review of PUDs. This section authorizes the Planning Commission to review any PUD overlay district, or portion thereof, to determine whether the PUD is "inactive," and if so, to recommend to the Council what action should be taken with respect to the PUD. The Commission determines whether the PUD is "inactive" by examining whether development activity has occurred within six years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council. If the Planning Commission determines the PUD to be inactive, the Commission is required to recommend legislation to the Council to re-approve, amend, or cancel the PUD.

Subsection five (17.40.120.H .5) currently prohibits Metro from issuing grading permits or building permit for a PUD or portion of PUD under periodic review.

The proposed amendment expands on the current requirement by prohibiting PUD applications from being submitted or reviewed and prohibits grading permit and building permits from being submitted and reviewed. The proposed text, shown in track changes, is:

5. No **Planned Unit Development application**, grading permit, nor any building permit for new building construction shall be **submitted, reviewed or** issued within the PUD overlay district or portion thereof for which a review has been initiated until the earlier of:
 - a. The metropolitan council's final action to re-approve, amend or cancel the PUD overlay district, or
 - b. Six months following the planning commission's submission of a recommendation to the metropolitan council, or the deadline for that submission should the commission fail to act.

Specific Plans

Sections two and three of the ordinance pertain to section 17.40.106.I, which relates to the review of approved SP development plans. This process is similar to a periodic PUD review.

Subsection one (17.40.106.I.1) authorizes the Metropolitan Planning Commission to review any SP, or portion thereof, to determine whether development activity has occurred within six years. If found inactive then the Commission must recommend legislation to the council to re-approve or amend the SP or rezone the property.

Two other sections of the Zoning Code related to the SP review process indicate that the time period for review is four years. This ordinance makes this section consistent with other sections that specify four years.

1. Authorization to Review. The metropolitan planning commission is authorized to review any SP, or portion thereof, to determine whether development activity has occurred within ~~six~~ **four** years from the date of the latter of initial enactment, subsequent amendment, or re-approval by the metropolitan council, and, if determined inactive in accordance with subsection 4.a. of this section, to recommend legislation to the council to re-approve or amend the SP or rezone the property.

Subsection five (17.40.106.I.5) currently prohibits Metro from issuing grading permits or building permit for a SP or portion of SP under review for activity.

The proposed amendment expands on the current requirement by prohibiting SP applications from being submitted or reviewed and prohibits grading permit and building permits from being submitted and reviewed. The proposed text, shown in track changes, is:

5. No **specific plan application**, grading permit, nor any building permit for new building construction shall be **submitted, reviewed or** issued within the SP or portion thereof for which a review has been initiated until the earlier of:
 - a. The metropolitan council's final action to re-approve or amend the SP or rezone the property, or
 - b. Six months following the planning commission's submission of a recommendation to the metropolitan council, or the deadline for that submission should the commission fail to act.

ANALYSIS

Staff recommends approval of the proposed ordinance. The Code currently prohibits Metro from *issuing* grading or building permits for properties in a PUD or SP when under review for activity.

The proposed amendment would also prohibit:

- PUD or SP applications from being *submitted and reviewed*, and
- grading permit and building permits from being *submitted and reviewed*.

CODES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Approve.

ORDINANCE NO. BL2016-266

An ordinance amending Sections 17.40.120 and 17.40.106 of the Metropolitan Code, Zoning Regulations pertaining to the inactivity of Planned Unit Developments and Specific Plans. (Proposal No. 2016Z-010TX-001).

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

Section 1. Section 17.40.120.H is hereby amended by deleting subsection 5 and replacing with the following subsection 5:

5. No Planned Unit Development application, grading permit, nor any building permit for new building construction shall be submitted, reviewed or issued within the PUD overlay district or portion thereof for which a review has been initiated until the earlier of:
 - a. The metropolitan council's final action to re-approve, amend or cancel the PUD overlay district, or
 - b. Six months following the planning commission's submission of a recommendation to the metropolitan council, or the deadline for that submission should the commission fail to act.

Section 2. Section 17.40.106.I is hereby amended by deleting subsection 5 and replacing with the following subsection 5:

5. No Specific Plan application, grading permit, nor any building permit for new building construction shall be submitted, reviewed or issued within the SP or portion thereof for which a review has been initiated until the earlier of:
 - a. The metropolitan council's final action to re-approve or amend the SP or rezone the property, or
 - b. Six months following the planning commission's submission of a recommendation to the metropolitan council, or the deadline for that submission should the commission fail to act.

Section 3. Section 17.40.106.I is hereby amended by deleting subsection 1 and replacing with the following subsection 1:

1. Authorization to Review. The metropolitan planning commission is authorized to review any SP, or portion thereof, to determine whether development activity has occurred within four years from the date of the latter of initial enactment, subsequent amendment, or re-approval by the metropolitan council, and, if determined inactive in accordance with subsection 4.a. of this section, to recommend legislation to the council to re-approve or amend the SP or rezone the property.

Section 4. Be it further enacted, that this ordinance take effect immediately 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.

INTRODUCED BY:

Councilmember Burkley Allen

Approve. (8-0), Consent Agenda

Resolution No. RS2016-181

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-010TX-001 is Approved. (8-0)”

14. 2016Z-011TX-001

BL2016-265/M. Johnson
Staff Reviewer: Jason Swaggart

A request to amend Section 17.40.120 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the determination of inactivity of a planned unit development, requested by Councilmember Mina Johnson.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 201Z-011TX-001 to the July 14, 2016, Planning Commission meeting. (8-0)

15. 2016SP-047-001

LISCHEY CORNERS SP
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from CN, RS5 and SP-R to SP-MU zoning for properties located at 1224, 1225, 1227, 1229, 1231 and 1300 Lischey Avenue, approximately 210 feet northeast of Richardson Avenue (1.97 acres), to permit all uses permitted by the MUL-A district except for alternative financial services uses, requested by Councilmember Scott Davis, applicant; various property owners.

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

APPLICANT REQUEST

Rezone from CN RS5 and SP-R to SP-MU.

Preliminary SP

A request to rezone from Commercial Neighborhood (CN), Single-Family Residential (RS5) and Specific Plan-Residential (SP-R) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 1224, 1225, 1227, 1229, 1231 and 1300 Lischey Avenue, approximately 210 feet northeast of Richardson Avenue (1.97 acres), to permit all uses permitted by the Mixed-Use Limited-Alternative (MUL-A) district except for alternative financial services uses.

Existing Zoning

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

Commercial Neighborhood (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

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

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.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to areas where there are not adequate public facilities. This reduces the service constraints placed on Metro's resources. The proposed request would also enhance walkability along a corridor through the orientation of buildings and enhancement of the pedestrian network.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Center (T4 NC) is intended to preserve, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. This request is consistent with policy as it would create a neighborhood center that would serve urban neighborhoods. Generally, intensity is placed at the edges of the T4 Urban Neighborhood Center, not exceeding the four corners of the intersection of two prominent urban streets and allowing for commercial, mixed-use, residential and institutional land uses. This proposal achieves that intent as this site is located at the four corners of two prominent streets (Lishey Avenue and Douglas Avenue).

This request would allow for a variety of uses to be introduced with appropriate design standards consistent with the goals of the policy and would provide height transitions to historic structures.

ANALYSIS

This site is located at 1224, 125, 1227, 1229, 1231 and 1300 Lishey Avenue on approximately 1.97 acres. These properties are currently zoned RS5, CN, and SP-R and allow for primarily residential and commercial uses. There are currently three structures present on these sites.

This is a regulatory SP that includes standards in the event these properties were to redevelop. Uses within the SP would be limited to those permitted under the Mixed-Use Limited-Alternative (MUL-A) district except alternative financial services. MUL-A uses generally consist of residential, commercial and office uses. This SP would have appropriate design standards as there would be a build-to zone that would orient future structures to address the public realm and would be required to occupy the corners of each site as these properties are located at the intersection of two public streets. Parking would be required to be placed behind or to the side of any future structure and vehicular access would be from existing alleys (#340, #2023 & #301). These standards would facilitate a pedestrian oriented design.

Sidewalks would be built to Major and Collector Standards (MCSP) along Lishey Avenue and Douglas Avenue (8 foot sidewalk, 4 foot plating strip), in the event of redevelopment. This would connect the pedestrian network to the adjacent property along Lishey Avenue which is zoned SP (BL2015-1181) and was approved with sidewalks that meet the MSCP standards.

These properties are partially located within the Urban Zoning Overlay (UZO) and partially outside of it. The primary intent of the UZO is to preserve and protect existing development patterns. The Alternative districts have different design standards if a property is located outside the UZO; generally a more suburban style that promotes walkable communities. One of the recommended conditions associated with this request is that design standards be consistent with Alternative districts located within the UZO. This would be in keeping with the policy which promotes an urban character not a suburban one.

The policy provides guidance on planned height of surrounding buildings and the impact on adjacent historic structures. There is an existing historic church to the north of this site that has been identified as Worthy of Conservation. There are two structures on the church property, the closest one to this site being approximately 28 feet and the second approximately 32 feet. The standards within this SP would require for the height of any future structure to be three stories in 45 feet within the build to zone and would then have to step back a minimum of 15 feet to reach four stories in 60 feet. The applicant has also proposed a 40 foot side setback on the northern site of parcel 251. This would create a pedestrian scaled design and provide an appropriate height transition.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the

approval of the preliminary development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.

- All work completed within the ROW is to comply with MPW standards and specifications.
- Driveway/ access locations are to comply with Metro Code for access locations, where applicable.
- The proposed sidewalks are to be clear of all vertical obstructions, i.e. relocate any power poles, signs, fire hydrants, etc. that are within the proposed sidewalk.
- All sidewalk construction is to be per the MCSP.

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

- A TIS may be required prior to final SP.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	0.67	8.7 D	5 U	48	4	6

Maximum Uses in Existing Zoning District: **SP-R**

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)	0.32	-	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.69	0.25 F	7,514 SF	360	14	40

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.97	1.4 F	120,138 SF	7652	172	720

Traffic changes between maximum: **RS5, SP-R, CN** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+7,234	+153	+672

WATER SERVICES RECOMMENDATION

Approved with conditions

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

METRO SCHOOL BOARD REPORT

Projected student generation existing **RS5** district 0 Elementary 0 Middle 0 High
 Projected student generation existing **CN** district 0 Elementary 0 Middle 0 High
 Projected student generation existing **SP-R** district 0 Elementary 0 Middle 0 High
 Projected student generation proposed **SP-MU** district 21 Elementary 14 Middle 12 High

The proposed SP-MU district would generate 47 additional students than what is typically generated under the existing RS5, CN, SP-R. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood High School. All three schools have been identified as having additional capacity.

This information is based upon data from the school last updated March 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within this SP shall be limited to those permitted under the MUL-A Zoning District except alternative financial services.
2. The maximum allowable Floor Area Ratio (FAR) per parcel shall be 1.4.
3. The design standards shall comply with the design standards of Alterative districts found within the Urban Zoning Overlay.
4. The parking requirements shall meet the parking standards of the Urban Zoning Overlay.
5. There shall be a minimum of a 40 foot side setback along the northern site of parcel 251.
6. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
8. Upon submittal of a Final Site Plan, the Applicant will provide the number of employees and/or FAR in order to calculate the required parking.
9. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
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.

Mr. McLean recused himself and stepped out of the room at 4:39 p.m.

Mr. Deus presented the staff recommendation of approval with conditions and disapproval without all conditions.

Roy Dale, 516 Heather place, spoke in favor of the application.

Councilmember Scott Davis spoke in favor of the application.

Ernestine Crutcher, 1229 Lischey Ave, spoke in opposition to the application because she does not want to move again.

Lisa Spells, 611 N 5th St, spoke in opposition to the application due to parking and safety concerns.

Alicia White, 1304 N 5th St, spoke in opposition to the application because more housing isn't needed or wanted in the area.

Mr. Dale asked for approval and noted that this meets the land use policy. There will not be duplexes here.

Chairman Adkins closed the Public Hearing.

Ms. Farr spoke in favor of staff recommendation as it meets policy and is owner-occupied.

Ms. Blackshear asked the councilmember to address parking concerns.

Councilman Davis explained that the application agreed to add in some vacant parcels for overflow parking. He added that living space will be on top of the retail space so they won't be true duplexes.

Ms. Diaz spoke in favor of staff recommendation.

Mr. Tibbs spoke in favor of staff recommendation.

Ms. Hagan-Dier stated that she would be more comfortable with this if the two lots that don't wish to be included were allowed to be excluded.

Councilmember Allen moved and Ms. Hagan-Dier seconded the motion to disapprove as submitted and approve with conditions, including an amendment to remove parcels 471 and 472, and disapprove without all conditions. (7-0-1) Mr. McLean recused himself.

Mr. McLean stepped back in the room at 5:13 p.m.

Resolution No. RS2016-182

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-047-001 is **Disapproved as submitted. Approved with conditions, including an amendment to remove parcels 471 and 472, and disapprove without all conditions. (7-0-1)**”

CONDITIONS

1. Uses within this SP shall be limited to those permitted under the MUL-A Zoning District except alternative financial services.
2. The maximum allowable Floor Area Ratio (FAR) per parcel shall be 1.4.
3. The design standards shall comply with the design standards of Alterative districts found within the Urban Zoning Overlay.
4. The parking requirements shall meet the parking standards of the Urban Zoning Overlay.
5. There shall be a minimum of a 40 foot side setback along the northern site of parcel 251.
6. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
8. Upon submittal of a Final Site Plan, the Applicant will provide the number of employees and/or FAR in order to calculate the required parking.
9. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
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.

16. 2016SP-048-001

BL2016-190/S. Davis
715 STOCKELL STREET SP
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to SP-R zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), to permit up to 2 attached residential dwelling units, requested by Cal-Ten Inc, applicant and owner.

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

APPLICANT REQUEST

Permit a residential development with up to 2 units.

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), to permit up to 2 attached residential dwelling units.

Existing Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan permits uses allowed by RS5 zoning plus detached accessory dwelling 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 includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development

The plan proposes infill on an existing urban lot. The area has adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. While the predominant land use type within the area is single-family residential there are two-family units and multi-family units scattered throughout the area. The location of the property at an intersection makes it more appropriate for a two-family structure. There are existing sidewalks throughout the neighborhood and the property is in close proximity to a park and walkable to non-residential uses.

HISTORY

A request to rezone the property was originally heard by the Planning Commission on December 10, 2015. The request was to rezone to R6 from SP-R. The Planning Commission recommended disapproval. A bill was requested and is moving through the Council process. The item has been re-referred to the Planning Commission and has been converted to a Specific Plan.

PLAN DETAILS

The site is located at 715 Stockell Street, at the intersection of Stockell Street and Hancock Street. The site is approximately 0.20 acres in size and is currently vacant.

Site Plan

The plan proposes two attached residential units. The units are proposed to orient toward Stockell Street and provide an entrance and porch on Hancock Street as well. Proposed elevations have been included for both the Stockell Street façade as well as the Hancock Street façade. The building is proposed to be two stories in height and ranges from approximately 38 feet to approximately 40 feet from grade to top of roof. A raised foundation is provided.

Vehicular access for the both units is proposed from the existing alley and parking pads are provided accessed from the alley. Sidewalks exist along both Stockell Street and Hancock Street and a sidewalk connection is provided from the proposed unit to Stockell Street and to Hancock Street.

ANALYSIS

The property at 715 Stockell Street is currently zoned SP as part of the Cleveland Park/McFerrin SP. The zoning district allows for all uses permitted by the RS5 zoning district, as well as detached accessory dwelling units. The original rezoning request for the property was to R6. Staff as well as the Planning Commission recommended disapproval of this request. The plan has been converted to an Specific Plan with standards and elevations included. The existing zoning as well as the previously requested zoning would permit a building height of three stories in 45 feet measured from either the average grade or the ceiling of an exposed basement not more than seven feet above grade, for a total height of 52 feet. The proposed plan limits height of the building to two stories in 40 feet at the tallest point, as measured from grade. The proposed plan has a building coverage of less than would be permitted under the existing zoning or R6. A separate application on this agenda proposes a rezoning of a large area within this immediate neighborhood to R6-A. The lot backs up to property included within the large area rezoning, for which staff is recommending approval.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approve

- Falls under Residential Infill Regulations.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval. If these two units are to share a private sewer service line, than approval of a variance through Metro Water must be obtained, before the Final SP can be approved.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design and improvements may vary based on actual field conditions.
- Shift parking pads off the alley +/-4' to facilitate 24' clear zone behind parking pad.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **SP-R**

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)	0.20	-	1 U	10	1	2

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

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)	0.20	7.26 D	2 U*	20	2	3

*Based on two-family lots.

Traffic changes between maximum: **SP-R** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+10	+1	+1

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning is not expected to generate more students than the existing SP-R zoning. Students would attend Glenn Elementary School, Jere Baxter Middle School and Maplewood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated March 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to two attached units.
2. Vehicular access shall be limited to the existing alley.
3. With the submittal of the final site plan, submit a landscape plan that includes screening of the parking from Hancock Street.
4. On the corrected set, correct the raised foundation note to indicate the maximum is 36".
5. On the corrected set, add the following note: Vinyl siding, untreated wood, and EIFS shall be prohibited materials.
6. On the corrected set, correct the height to indicate a maximum height of two stories in 40 feet as measured from average grade to top of roof.
7. 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 R6A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. 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.

11. 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.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Councilman Scott Davis spoke in favor of the application and noted that putting the parking in the alley and getting it off the street with hopefully help some of the congestion.

Lisa Spells, 611 N 5th St, spoke in opposition to the application due to parking concerns.

Chairman Adkins closed the Public Hearing.

Mr. Tibbs spoke in favor of the application; it seems like a good lot from a density standpoint.

Mr. McLean spoke in favor of the application because alley parking will eliminate on-street parking.

Ms. Farr expressed concern with setting a precedent for two family homes and duplexes in the area because it seems like there has been a lot of investment in trying to rehab single family homes. We need to look at what we want our housing stock to look like 30 years from now.

Ms. Diaz spoke in favor of the application as the project seems mindful of the context of the surrounding neighborhood.

Councilmember Allen spoke in favor of the application.

Councilmember Allen moved and Mr. McLean seconded the motion to approve with conditions and disapprove without all conditions. (7-1) Ms. Farr voted against.

The commission took a ten minute break.

Resolution No. RS2016-183

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-048-001 is **Approved with conditions and disapproved without all conditions. (7-1)"**

CONDITIONS

- 1. Permitted land uses shall be limited to up to two attached units.**
- 2. Vehicular access shall be limited to the existing alley.**
- 3. With the submittal of the final site plan, submit a landscape plan that includes screening of the parking from Hancock Street.**
- 4. On the corrected set, correct the raised foundation note to indicate the maximum is 36".**
- 5. On the corrected set, add the following note: Vinyl siding, untreated wood, and EIFS shall be prohibited materials.**
- 6. On the corrected set, correct the height to indicate a maximum height of two stories in 40 feet as measured from average grade to top of roof.**
- 7. 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 R6A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
- 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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.**
- 10. 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.**
- 11. 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.**

- 17. 2016S-115-001**
HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Patrick Napier

A request for final plat approval to remove the reserve parcel status and to create one lot for property located at 117 Haynes Park Drive, approximately 390 feet northeast of West Hamilton Avenue, zoned RS7.5 (0.18 acres), requested by Crenshaw Land Surveying, applicant; Equity Trust Company, owner.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016S-115-001 to the July 14, 2016, Planning Commission meeting. (8-0)

- 18. 2016S-121-001**
PLAN OF FAIRVIEW SECTION 2 RESUB OF LOT 41
Council District 09 (Bill Pridemore)
Staff Reviewer: Karimeh Moukaddem

A request for final plat approval to create three lots on property located at 926 Snow Avenue, at the southeast corner of Snow Avenue and Fairview Drive, zoned RS7.5 (0.82 acres), requested by Dale & Associates, Inc., applicant; Craig H. Hart, owner.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2016S-121-001. (8-0)

- 19. 2005P-030-007**
RAVENWOOD PHASE 2 (REVISION)
Council District 14 (Kevin Rhoten)
Staff Reviewer: Patrick Napier

A request to revise a preliminary plan for a portion of a Planned Unit Development Overlay for property located at Stone River Road (unnumbered), at the northern terminus of Stone Hall Boulevard, zoned RM6 (30.51 acres), to permit 121 residential units located in Phase 2 where 152 townhomes were previously approved, requested by Civil Site - Clarksville, PLLC, applicant; Ravenwood Country Club, LLC, owner.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2005P-030-007 to the July 14, 2016, Planning Commission meeting. (8-0)

- 20. 2014Z-049PR-001**
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from AR2a to IWD zoning for property located at 3920 Stewarts Lane, approximately 3,580 feet south of Ashland City Highway and partially located within the Floodplain Overlay District (10.0 acres), requested by Acree Development, applicant; Robert and Gloria Poole, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST
Zone change from AR2a to IWD.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Industrial Warehousing/Distribution (IWD) zoning for property located at 3920 Stewarts Lane, approximately 3,580 feet south of Ashland City Highway (10 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 five lots with one duplex lots for a total of five units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

BORDEAUX-WHITES CREEK COMMUNITY PLAN

District Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

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.

Consistent with Policy?

Yes. District Industrial Policy supports the proposed IWD zoning. The back half of the property, furthest from Stewarts Lane, contains land under Conservation policy as it is in the floodplain. Conservation policy does not prohibit development, particularly where the property has already been disturbed, as in this case. The half of the property closest to the road does not fall under Conservation policy. The proposed IWD zoning district also is consistent with the surrounding zoning pattern.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	10	0.5 D	5 U	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	10	0.8 F	348,480 SF	1241	105	112

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,193	+101	+106

STAFF RECOMMENDATION

Staff recommends approval as the proposed IWD district is consistent with policy.

Resolution No. RS2016-184

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-049PR-001 is **Approved. (7-0-1)**”

21. 2014UD-001-004

CLAYTON AVENUE

Council District 17 (Colby Sledge)

Staff Reviewer: Singeh Saliki

A request for a site-specific modification to the garage location standard of the Clayton Avenue Urban Design Overlay for property located at 832 Clayton Avenue, to permit a garage located in front of the front façade of the principal structure on a dwelling unit, zoned R10, requested by Duane Cuthbertson, applicant; Magness Group, Inc., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Modification to the garage location standard of the Clayton Avenue Urban Design Overlay.

UDO Major Modification

A request for a site-specific modification to the garage location standard of the Clayton Avenue Urban Design Overlay (UDO), to permit a garage located in front of the front façade of the principal structure on a dwelling unit, for property at 832 Clayton Avenue, zoned One and Two-Family Residential (R10).

Existing Zoning

One and Two-Family Residential (R10) is the underlying base zoning requiring a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 lot on this property with 1 duplex unit for a total of 2 dwelling units.*

Clayton Avenue UDO: This UDO was created to require new development to reflect the scale and placement of the existing homes. The UDO is not intended to dictate style or require new construction to exactly replicate the existing homes. The standards of the UDO focus primarily on the front of the house and yard – through the standards for height, setbacks and driveways/garages.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS - MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed frontage maintains the development pattern and the building form, which are the focus of the Clayton Avenue UDO standards. The proposal maintains the residential land use of the neighborhood.

MODIFICATION REQUEST DETAILS

The following modification to the Development Standards of the Clayton Avenue UDO is being requested by the applicant:

1) Garage Location / Setback

UDO Requirement: Garages are to be attached and accessed from the side or rear of the principal structure, behind the front façade.

Modification Request: Permit a garage located in front of the front façade of the principal structure on a dwelling unit.

ANALYSIS

The property is proposed for two detached dwelling units. The dwelling units are to be located front-to-back on the lot – the first dwelling unit (unit 1) directly fronts Clayton Avenue and the second dwelling unit (unit 2) is behind the first (unit 1) in the rear of the lot, with its front facing the back of first (unit 1). The modification request consists of an attached garage located *in front* of the front façade of the principal structure of the second dwelling unit (unit 2), where attached garages are only permitted *behind* the front façade of the principal structure.

The second dwelling unit's (unit 2) garage is set back further from the side property lines (38'-4" from the West property line and 19' from the East property line) compared to the first dwelling unit (unit 1)(24'-8" from the West property line and 7' from the East property line). These three conditions reduce the visibility of the second dwelling unit (unit 2) garage from the street frontage.

The proposed garage location of the second dwelling unit (unit 2) aids stormwater management by reducing impervious surface than would be required if the garage was placed behind the principle structure, and is consistent with the UDO's vision to reflect the scale and placement of the existing single family homes. The proposed garage location of the second dwelling unit (unit 2) maintains the development pattern of the neighborhood, with residential buildings fronting the street and garages not visible from the street frontage. The modification request is consistent with the intent of the UDO to retain the existing character of the neighborhood, in terms of its development pattern, building form, and land use.

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval of the modification with conditions. The modification request is consistent with the UDO's vision to reflect the scale and placement of the existing homes because the proposed frontage maintains the development pattern of the neighborhood. The modification is consistent with the intent of the UDO to maintain the existing character of the neighborhood.

CONDITIONS

1. The modification decision in no way confers a site plan approval for the project. The applicant must apply for a final site plan approval, submitting the required application and all required drawings, for review through the development review process with all pertinent agencies. This is not a site plan approval.

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

Resolution No. RS2016-185

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014UD-001-004 is **Approved with conditions. (8-0)**"

CONDITIONS

1. The modification decision in no way confers a site plan approval for the project. The applicant must apply for a final site plan approval, submitting the required application and all required drawings, for review through the development review process with all pertinent agencies. This is not a site plan approval.

22. 2016UD-001-001

BL2016-295/K. Johnson

MURFREESBORO PIKE UDO AT UNA ANTIOCH

Council District 28 (Tanaka Vercher); 29 (Karen Y. Johnson)

Staff Reviewer: Justin Wallace

A request to apply a new Urban Design Overlay to various properties located along Old Murfreesboro Pike and Murfreesboro Pike between Donelson Pike and south of Franklin Limestone Road, zoned AR2A, CL, CS, MUL, MUN, OL, OR20, R10, R15, R20, and RM15 (121.8 acres), requested by Councilmember Karen Johnson, applicant; various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Apply an Urban Design Overlay District

Urban Design Overlay

A request to apply an Urban Design Overlay to establish building and site design standards on various properties located along Old Murfreesboro Pike and Murfreesboro Pike between Donelson Pike and south of Franklin Limestone Road, zoned Agricultural/Residential (AR2a), Commercial Limited (CL), Commercial Service (CS), Mixed Use Limited (MUL), Mixed Use Neighborhood (MUN), Office Limited (OL), Office/Residential (OR20), One and Two-Family Residential (R10), One and Two-Family Residential (R15), One and Two-Family Residential (R20), and Multi-Family Residential (RM15) (121.8 acres).

Existing Zoning

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

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots.

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.

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

Office/Residential (OR20) is designed for a mixture of compatible office and multifamily residential use at medium-high density levels of intensity. This district is encouraged to locate in areas with good vehicular accessibility, preferably along collector or arterial streets, with access to public transportation services.

Office Limited (OL) is designed for moderate intensity office development, being appropriate for areas where concentration of office and /or mixed commercial areas are intended. If warranted, this district may be employed as a land use transition between higher density residential areas and non-compatible commercial or industrial uses.

Mixed-Use Neighborhood (MUN) is intended for a low intensity mixture of residential, retail, and office uses.

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

Agricultural/Residential (AR2a) is intended to implement the natural conservation or interim nonurban land use policies of the general plan. Natural conservation policy is applied to those areas of the county which are unsuitable for urban scale development due to severe environmental constraints. Interim non-urban policy is applied to those areas that are not intended to urbanize within the planning period of the general plan. Furthermore, some areas of very steep topography, potentially unstable soils or a propensity to flood are intolerant of development of significant intensity and are appropriate for agricultural zoning.

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

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

Planned Unit Development (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

Proposed Overlay Zoning

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Supports Infill Development

The site design standards of the UDO encourage walkable suburban developments through the placement of building entrances near pedestrian paths, the consolidation of driveway entrances, the construction of ground signage that relates to pedestrian height, and the use of landscaping to provide safe separation between sidewalks and road pavement or parking lots.

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located

along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

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

Consistent with Policy?

Yes. This UDO implements Development Goal 7 of the *Antioch/Priest Lake Community Plan 2012 Update*. This goal recommends utilizing UDOs to apply higher standards of design and create pedestrian friendly corridors by enhancing streetscapes with pedestrian-scale coordinated signage and landscaping.

PURPOSE OF UDO

The Murfreesboro Pike Urban Design Overlay (UDO) at Una Antioch implements the community vision set forth in the Antioch/Priest Lake Community Plan to achieve cohesive development along the Murfreesboro Pike Corridor.

In the process of the Antioch/Priest Lake Community Plan update (last adopted on June 22, 2015, as part of NashvilleNext), residents of the area expressed a strong desire for a better development pattern along Murfreesboro Road. The community called for a transformation of Murfreesboro Pike from strip commercial and auto-centric development into a mixed use corridor with a mix of housing near the community's major corridors that is walkable with access to amenities and services. A desire for better architectural standards and better landscaping was also established. Residents also wanted to see development that was still convenient to vehicular traffic, while providing safe opportunities for mass transit options and pedestrians.

Councilmembers Karen Johnson and Tanaka Vercher hosted a community meeting on March 3, 2016. Planning staff presented the proposed UDO design standards at the meeting with approximately 40 community members in attendance. The community members were generally in support of establishing the UDO.

REQUEST DETAILS

Planning staff and the applicant have worked together to develop a UDO district to provide building/site design standards. The UDO consists of five basic sets of standards:

- **Site Development and Design:** The UDO requires buildings to be built within a certain distance (build-to zone) from Murfreesboro Pike, and for buildings to have main entrances facing Murfreesboro Pike. The UDO requires buildings to maintain a consistent massing, width, and height. Access will be shared with the utilization of required cross and joint access easements to be dedicated at the time of development, which are utilized to reduce the traffic flow on Murfreesboro Pike by allowing access between adjacent properties.
- **Building Design:** The building design section includes requirements for building materials and window openings (or, glazing). The UDO puts an emphasis on creating high quality facades along Murfreesboro Pike with the use of durable, high finish materials. The UDO also requires structures to maintain a certain percentage of window openings (or, glazing) along Murfreesboro Pike. The UDO also requires canopies for gas pumps to have materials similar to the main building, and requires drive-thrus to be located away from Murfreesboro Pike to the side of the building.
- **Landscaping & Screening:** The landscaping section includes requirements for landscaping strips around the perimeter of the site and adjacent to the public right of way. The planting requirements will create a consistent look along Murfreesboro Pike while improving aesthetics of surface parking lots and providing shade trees for pedestrians. The screening section further improves visibility from the public right-of-way by requiring service and utility areas to be located away from Murfreesboro Pike or appropriately screened.
- **Parking Design & Vehicular/Pedestrian Access:** Parking layout standards are included with the intent to disperse parking throughout the site, and to not concentrate parking along street frontages. However, recognizing the suburban location, two rows of parking and an access drive are permitted along a property frontage. The Parking/Access standards help reduce conflicts with pedestrian flow by providing safe sidewalk conditions.
- **Signage:** Signage standards limit the visual clutter of signage, and permit signage that is compatible with pedestrian-scaled environment.

The intent of this UDO is to provide a framework for an enhanced suburban development that improves the quality of the built environment, but does not prescribe a specific design.

Triggers for UDO compliance are as follows:

- Total redevelopment, new construction, or expansion of a structure (over 25% of previous square footage) triggers full compliance of the standards set forth by the UDO. Expansion of 10%-24% of the existing square footage triggers compliance with the landscaping and sidewalk standards of the UDO. Compliance with the provisions for Signage shall apply when a sign permit is required, including the replacement of a sign panel.
- SP, PUD, UDO zoning. If a property is zoned Specific Plan, Planned Unit Development Overlay, or Urban Design Overlay, then all standards contained with the SP, PUD, or UDO shall apply, and the Murfreesboro UDO at Una Antioch standards would apply for any standard not addressed in the separate SP, PUD, UDO zoning. If property zoned with SP, PUD, or UDO is rezoned or cancelled, the Murfreesboro UDO at Una Antioch standards apply.

ANALYSIS

The segment covered by the Murfreesboro Pike UDO at Una Antioch extends from Donelson Pike to Franklin Limestone Road and is part of the larger Murfreesboro Pike Corridor. The UDO standards create a framework for development that will create consistent physical form and a more unified suburban landscape through the application of building, site design, and signage standards.

The proposed UDO is consistent with the Community Character Policies envisioned for the area. In that it envisions a walkable, pedestrian-oriented mixed use and office environment. Currently, the area consists of commercial, residential, office and mixed use land uses that are predominately car-oriented with little or no sidewalks. The area to north (from the Harding Place Extension to Donelson Pike) is designated Office Concentration Policy which supports office use as the predominant land use. The area to the south (Franklin Limestone Rd. to Harding Place Extension) is designated as T3 Suburban Mixed-Use Corridor Policy which supports higher density residential and mixed use development along the corridor.

The proposed UDO is consistent with the Major and Collector Street Plan in that it accommodates a variety of transportation modes through application of access standards and landscape standards that help create a walkable environment. Currently, this segment of Murfreesboro Pike lacks any public sidewalks and is unsafe for pedestrians. The Murfreesboro Pike UDO at Una Antioch segment is designated as a priority corridor in the NashvilleNext General Plan with an immediate need for coordinated investments in high capacity transit and to include the implementation of Murfreesboro Pike as a complete street. The corridor is envisioned to accommodate sidewalks, protected bikeways, street crossings, streetscaping, and transit improvements for a high-capacity transit line along Murfreesboro Pike. A multimodal freeway corridor – Harding Place Extension – is proposed to intersect Murfreesboro Pike between Faircloth Lane and Smith Springs Road.

STAFF RECOMMENDATION

Staff recommends approval. The combination of land uses permitted in the zoning districts and the building/site design standards of the UDO will result in an improved built environment, and are consistent with the policies and goals outlined in the general and community plan.

Mr. Wallace presented the staff recommendation of approval.

Councilmember Vercher spoke in favor of the application because it will provide design consistency and add to the appeal of the corridor.

Mike Fattari, 1909/1911 Murfreesboro Rd, spoke in opposition to the application; this area is a dead zone.

Santiago Meneses, 1919 Murfreesboro Rd, spoke in opposition to the application. There are too many restrictions and no opportunity to build anything.

Councilmember Karen Johnson spoke in favor of the application. This is what the people want as it will establish a positive pedestrian environment.

Chairman Adkins closed the Public Hearing.

Councilmember Allen spoke in favor of the application.

Mr. McLean spoke in favor of the application.

Ms. Blackshear spoke in favor of the application.

Mr. McLean moved and Ms. Diaz seconded the motion to approve. (8-0)

Resolution No. RS2016-186

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016UD-001-001 is **Approved. (8-0)"**

23. 2016Z-036PR-001

BL2016-293/S. Davis
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from CL, RS5, and SP-R to R6-A zoning for various properties located along Berry Street, Cleveland Street, Grace Street, Hancock Street, Lischey Avenue, Meridian Street, North 2nd Street, Stockell Street, and Treutland Avenue (53.83 acres), requested by Councilmember Scott Davis, applicant; various property owners.
Staff Recommendation: Approve with a substitute ordinance.

APPLICANT REQUEST

Zone change from CL, RS5, and SP-R to R6-A.

Zone Change

A request to rezone from Commercial Limited (CL), Single-Family Residential (RS5), and Specific Plan-Residential (SP-R) to One and Two-Family Residential-Alternative (R6-A) zoning for various properties located along Berry Street, Cleveland Street, Grace Street, Hancock Street, Lischey Avenue, Meridian Street, North 2nd Street, Stockell Street, and Treutland Avenue (53.83 acres).

Existing Zoning

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

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

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. The zoning district allows for all uses permitted by the RS5 zoning district, as well as detached accessory dwelling units.

Proposed Zoning

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

T4 Urban Neighborhood Center (T4 NC) is intended to preserve, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

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.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The area requested for rezoning is primarily located within the T4 Urban Neighborhood Maintenance policy and the T4 Urban Neighborhood Evolving policy. Staff is recommending that the lot that is within Open Space policy be removed from the request as the property is in use as a park. Neighborhood Evolving policy is intended to provide more housing choice, which can be achieved with the proposed zoning district. Additionally, Neighborhood Maintenance areas are expected to experience some change. The proposed zoning allows for any new construction to be compatible with and retain the existing character of the neighborhood.

ANALYSIS

Because the request is for a larger area, the request is consistent with the policy for the area and the proposed zoning would allow for a variety of housing options including one-family, two-family, and detached accessory dwelling units. Two-family units are allowed only if certain conditions are met, including the lot being a minimum of 6,000 square feet. There are a few lots within the area that would not meet this requirement and they would be limited to single-family residential. The area includes a mixture of land uses including multi-family residential, two-family, and single-family. There are sidewalks existing throughout, making the area pedestrian friendly and bus service is available within the area along Meridian Avenue and nearby via Dickerson Pike. The entire area is within the Urban Zoning Overlay and all lots proposed for rezoning have access to improved alleys. Within the UZO, the R6-A district requires access from an alley if one exists. Given the proximity of the area to downtown and the Dickerson Pike corridor, the existence of improved alleys and sidewalks, and the need for a diversity of housing options, the rezoning of the area is appropriate and consistent with the policy.

Staff recommends approval with a substitute to remove Map 82-07 Parcel 352 from the zone change as this property is owned by Metro and in use as a park.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	30.63	8.7 D	266 U	2558	196	259

Maximum Uses in Existing Zoning District: **SP-R**

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)	22.46	-	131 U	1333	102	137

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.4	0.6 F	10,454 SF	485	16	47

Maximum Uses in Proposed Zoning District: **R6-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)	53.83	7.26 D	488 U	4470	352	447

*Based on two two-family lots.

Traffic changes between maximum: **RS5, SP-R, CL** and **R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+94	+38	+4

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 & SP-R district: 61 Elementary 56 Middle 45 High
Projected student generation proposed R6-A district: 51 Elementary 47 Middle 37 High

The proposed R6-A zoning district could generate 27 fewer students than what is typically generated under the existing RS5 and SP-R zoning district. Students north of Grace Street would attend Glenn Elementary School, Jere Baxter Middle School and Maplewood High School. Students south of Grace Street would attend Caldwell Elementary School, Gra-Mar Middle School, and Maplewood High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

STAFF RECOMMENDATION

Staff recommends approval with a substitute ordinance to remove Map 82-07 Parcel 352 as the parcel is in use as a Metro park.

Ms. Milligan presented the staff recommendation of approval with a substitute ordinance.

Councilman Davis spoke in favor of the application.

Lisa Spells, 611N 5th St, spoke in opposition to the application due to safety, health, and welfare of the community concerns.

Whitney Greer, 319 Hancock St, spoke in opposition to the application because such a massive rezoning will completely change the footprint of the neighborhood.

Councilman Davis noted that he would like the people that were left out to be included.

Chairman Adkins closed the Public Hearing.

Ms. Blackshear asked if there is a more narrowly tailored way to accomplish the councilman's goal and also if the main point of doing this is just to permit DADU's.

Councilman Davis clarified that the major goal is to add the DADU's.

Ms. Blackshear stated that this seems like a fairly blunt instrument to get the DADU's in.

Mr. Tibbs spoke in favor of the application.

Ms. Hagan-Dier stated that she is not in favor of changing the zoning in the entire area to allow for duplexes; this seems very over inclusive.

Ms. Farr noted that this doesn't seem to be a majority owner occupied neighborhood. If approved, this will open the door for more gentrification.

Mr. Sloan explained that the commission could expand the SP; it would meet the same goals without allowing duplexes. DADU's would be allowed and all other design elements would remain the same.

Ms. Farr moved and Ms. Hagan-Dier seconded the motion to disapprove. (8-0)

Resolution No. RS2016-187

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-036PR-001 is Disapproved. (8-0)"

24. 2016Z-062PR-001

BL2016-294/Mendes
Council District 24 (Kathleen Murphy)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to RS7.5 zoning for various properties located along Burgess Avenue, Corbett Lane, Orlando Avenue, Patina Circle, and Rural Avenue (11.92 acres), requested by Councilmember Bob Mendes, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

APPLICANT REQUEST

Zone change from R6 to RS7.5

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Single-Family Residential (RS7.5) zoning for various properties located along Burgess Avenue, Corbett Lane, Orlando Avenue, Patina Circle, and Rural Avenue (11.92 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre.

Proposed 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.

CRITICAL PLANNING GOALS

N/A

WEST NASHVILLE COMMUNITY PLAN

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

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

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.

Special Policy 07-T3-NM-03

This area contains six residential zone districts, four of which yield a generally low-to-medium-density range of development: R6-R20, which permits single and two-family homes on minimum parcel sizes of 6,000 square feet and 20,000 square feet, respectively; and RS7.5 and RS10, which permit only single-family homes on minimum parcel sizes of 7,500 and 10,000 square feet respectively. The fifth and sixth residential zone districts, RS3.75 and RM20, permit medium-high densities of development. The RS3.75 district permits only single-family homes on lots as small as 3,750 square feet. The RM20 district permits single, two and multi-family housing at density up to 20 units an acre. Because of the established character, healthy housing mix, and infrastructure of this area, the intent is to retain the existing zoning districts, although rezoning the R20 districts to a RS district would be acceptable. The R6 zoned area should not be rezoned to RS7.5 because too many duplexes would be made nonconforming by such a zone change. No further RS3.75 or RM20 zoning should be placed within the area because of its dominate established character and limited street network.

Consistent with Policy?

The special policy includes a large area that supports a variety of housing types, including single-family as well as non-single-family uses. Non single-family residential uses include two family and multi-family uses. The existing special policy covers 689 parcels. The proposed RS7.5 zoning district includes only 51 parcels, a small area within the special policy area. The proposed zone change would not alter the existing character on the ground as it only includes existing single family lots; no existing duplexes have been included therefore would not become nonconforming.

ANALYSIS

The proposed RS7.5 zoning district would limit development in the area to only single-family uses. The area is a small area within the existing special policy. Existing legal duplexes in the area will remain as R6 allowing the duplexes to remain legal and resulting in a mixture of housing types in the area. The uses within the special policy range from single-family residential to multi-family residential to some non-residential uses. The small area proposed for the zone change will not affect the established character of the area and will not make existing duplexes non-conforming, which is consistent with the policy.

Substitute Ordinance No. BL2016-294

Staff recommends approval with a substitute to remove Map 103-02 Parcel 57 from the downzoning. The property in question is approximately .14 acres in size and is adjacent to a parcel already removed from the downzoning. The parcel is located at the corner Orlando Avenue and Burgess Avenue, making this an appropriate location for a two-family dwelling unit.

STAFF RECOMMENDATION

Staff recommends approval with a substitute ordinance.

Approve with substitute ordinance. (8-0), Consent Agenda

Resolution No. RS2016-188

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-062PR-001 is **Approved with a substitute ordinance. (8-0)**”

25. 2016Z-063PR-001

BL2016-296/Hagar
Council District 11 (Larry Hagar)
Staff Reviewer: Latisha Birkeland

A request to rezone from IG to IR zoning for various properties located along Burnett Road, Swinging Bridge Road, Industrial Drive, and Old Hickory Boulevard (approximately 785 acres), requested by Councilmember Larry Hagar, applicant; various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IG to IR

Zone Change

A request to rezone from Industrial General (IG) to Industrial Restrictive (IR) zoning for various properties located along Burnett Road, Swinging Bridge Road, Industrial Drive, and Old Hickory Boulevard (approximately 785 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

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

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

D Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed

business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

Yes. The requested rezoning is consistent with the District Industrial (D IN) policy area. The District Industrial policy area is intended to create industrial districts in appropriate locations. The proposed Industrial Restrictive zoning supports the types of uses encouraged within the District Industrial policy area.

ANALYSIS

The request is consistent with the District Industrial policy area as the proposed Industrial Restrictive zoning supports uses that are encouraged within the policy. The current Industrial General zoning is inconsistent with the policy and allows for uses that are too intense for the policy area. The various properties included in the zone change are currently used as mineral processing, light manufacturing, heavy manufacturing, automotive sales, and a financial institution. The existing IG zoning permits a variety of uses that are not permitted within the proposed IR including Asphalt and Concrete Plants, which are permitted with conditions in IG and Heavy Manufacturing which is permitted by right. Mineral Extraction is permitted with conditions in IG but is permitted only as a Special Exception within IR. The current uses of mineral extraction and heavy manufacturing would become non-conforming as the uses are permitted under the current zoning but not under the proposed.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (8-0), Consent Agenda

Resolution No. RS2016-189

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-063PR-001 is **Approved. (8-0)**”

26. 2016Z-065PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from RS5, CL, CN and IWD to RM20-A zoning for properties located at 1517, 1519, 1521, 1523, 1531 and 1601 Jones Avenue, 802 and 804 Cherokee Avenue, 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (3.14 acres), requested by Councilmember Scott Davis and Freeman Construction, applicants; various property owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Rezone from RS5, CN, CL, and IWD to RM20-A.

Zone Change

A request to rezone from Single-Family Residential (RS5), Commercial Limited (CL), Commercial Neighborhood (CN) and Industrial Warehousing/Distribution (IWD) to Multi-Family Residential-Alternative (RM20-A) zoning for properties located at 1517, 1519, 1521, 1523, 1531 and 1601 Jones Avenue, 802 and 804 Cherokee Avenue, 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (3.14 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 8 units.*

Commercial Neighborhood (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

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

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

Proposed Zoning

Multi-Family Residential- Alternative (RM20-A) 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. *RM20-A would permit a maximum of 62 units.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, 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.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

No. This request is not consistent with policy as the properties located within the T4 Urban Mixed-Use Neighborhood are envisioned to redevelop into a mixed-use neighborhood with a development pattern that contains a diverse mix of residential and non-residential uses. This request would not allow for redevelopment that included a mixture of uses.

Furthermore, the policy guidance states that a site’s location in relation to centers and corridors be weighed when considering which zoning district would be appropriate in a given situation. While RM20-A could be an appropriate zoning district within this policy, in this particular location, it would not be appropriate. The design principals of the policy require that access be provided from alleys or side streets. Due to the allowable density of this zoning district an alley would be more appropriate; however, there is no alley network in this location. Also, buildings generally step down in height as they move closer to adjacent lower-intensity areas. In this instance, the properties under T4 Urban Mixed-Use Neighborhood policy are surrounded by single-family residences that are generally one story and located in T4 Urban Neighborhood Maintenance policy. There is no guarantee that a height transition would be provided.

The three properties located within the T4 Urban Neighborhood Maintenance policy are also not consistent with policy as it would be an inappropriate application of residential intensity. Allowing this request would disrupt the development pattern, building form and land use of this area that is generally of a one story single-family character.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	1.44	8.7 D	12 U	115	9	13

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.43	0.25 F	4,682 SF	238	11	33

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.84	0.6 F	21,954 SF	977	25	75

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.41	0.8 F	14,287 SF	51	5	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	3.14	20 U	62 U	375	20	33

Traffic changes between maximum: **RS5, CL, CN & IWD and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-1,006	-30	-93

METRO SCHOOL BOARD REPORT

Projected student generation existing **RS5** district 2 Elementary 1 Middle 1 High
 Projected student generation existing **CN** district 0 Elementary 0 Middle 0 High
 Projected student generation existing **CL** district 0 Elementary 0 Middle 0 High
 Projected student generation existing **IWD** district 0 Elementary 0 Middle 0 High

Projected student generation proposed **RM20-A** district 11 Elementary 7 Middle 6 High

The proposed RM20-A district would generate 20 additional students than what is typically generated under the existing RS5, CN, CL, & IWD. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood High School. All three schools have been identified as having additional capacity.

This information is based upon data from the school last updated March 2016.

STAFF RECOMMENDATION

As this request is not consistent with policy, staff recommends disapproval.

Mr. Deus presented the staff recommendation of disapproval.

Councilman Davis spoke in favor of the application. The property owners are in support because the area needs to be cleaned up and the trailer park needs to go.

Ryan (last name unclear), 1522 Jones, spoke in favor of the application.

Rachael Peiffer, 1601 Jones, spoke in favor of the application.

Jason Keith, 802 Cherokee, spoke in favor of the application; the entire area is a dump and rezoning would help improve the area.

Michael Williamson, 1517 Jones, spoke in favor of the application because the area needs something done to improve it.

Councilman Davis asked for approval.

Chairman Adkins closed the Public Hearing.

Mr. McLean stated that the area does need to be cleaned up but he would like to see some type of mixed use.

Councilman Davis noted that the primary goal is to help his constituents and get rid of the trailer park.

Councilmember Allen noted that the trailer park is clearly not a conforming use and Mr. Sloan stated that it was at one time.

Ms. Diaz stated that there are ways to achieve the goals that would coordinate with the existing policy.

Ms. Blackshear clarified that the commission cannot approve anything that is contrary to policy.

Ms. Farr noted there could be other ways of addressing the issues that could better fit within the neighborhood.

Mr. McLean moved and Ms. Farr seconded the motion to defer to the July 14, 2016 Planning Commission meeting. (8-0)

The Metropolitan Planning Commission deferred 2016Z-065PR-001 to the July 14, 2016, Planning Commission meeting. (8-0)

H: OTHER BUSINESS

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

Approve. (8-0), Consent Agenda

Resolution No. RS2016-190

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (8-0)**"

- 31. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 23, 2016

MPC Meeting

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

July 14, 2016

MPC Meeting

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

Location change for the following MPC meeting:

July 28, 2016

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

August 11, 2016

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 7:16 p.m.

Chairman

Secretary



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: June 23, 2016
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: J. Douglas Sloan III
Re: Executive Director's Report

The following items are provided for your information.

A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)

1. Planning Commission Meeting
 - a. Attending: McLean; Hagan-Dier; Tibbs; Farr; Allen; Adkins
 - b. Leaving Early: Diaz (6pm)
 - c. Not Attending: Haynes (maybe); Clifton
2. Legal Representation – Emily Lamb will be attending

B. Executive Office

1. Interviews are continuing for the Grants Coordinator position.

C. Community Plans

1. The final Music Row community meeting will be held on June 27, from 6:00-7:30 PM at the Midtown Hills Police Precinct, 1443 12th Avenue South.

Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 06/13/2016**.

APPROVALS	# of Applics	# of Applics '16
Specific Plans	0	24
PUDs	0	5
UDOs	0	2
Subdivisions	5	65
Mandatory Referrals	8	75
Grand Total	13	171

SPECIFIC PLANS (finals only): MPC Approval
Finding: Final site plan conforms to the approved development plan.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval
Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
5/24/2016 15:51	6/6/2016 0:00	PLRECAPPR	2016M-025ES-001	TENNESSEE STATE MUSEUM 900 ROSA L. PARKS BOULEVARD	A request to abandon approximately 688 linear feet of existing 12" and 15" sanitary sewers and appurtenances and easement and to abandon approximately 545 linear feet of an existing 6" water main and appurtenances and to accept approximately 866 linear feet of new 18" sanitary sewer and six manhole units and easement and approximately 534 line feet of new 8" water main and one new fire hydrant assembly for property located at 900 Rosa L. Parks Boulevard (MWS Projects# 16-SL-12 and 16-WL-07), requested by Littlejohn Engineering and Metro Water Services, applicant; State of Tennessee, owner.	19 (Freddie O'Connell)
6/3/2016 8:30	6/6/2016 0:00	PLRECAPPR	2016M-016PR-001	Disposition of three surplus properties.	A request to authorize the disposition of surplus property for properties located at 2410 Chapel Avenue, 1911 11th Avenue N, and 2409 Middle Street, requested Metro Government, applicant and owner.	02 (DeCosta Hastings); 07 (Anthony Davis); 21 (Edward Kindall)
5/19/2016 0:00	6/10/2016 0:00	PLRECAPPR	2016M-017AB-001	ROSEMONT AVENUE RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Rosemont Avenue right-of-way from the northwest corner of Map 11716010100 southward approximately 125 feet to its dead end (easements and utilities to be maintained), requested by Barge Waggoner Sumner & Cannon, Inc., applicant; Lipscomb University, owner.	25 (Russ Pulley)
6/1/2016 11:31	6/10/2016 0:00	PLRECAPPR	2016M-018EN-001	GRAY LINE AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a 4' x 3' 3.5" arrow shaped, double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 411 Broadway, requested by Joslin and Son Signs, applicant; Tower 411 Broadway, LLC, owner.	19 (Freddie O'Connell)
6/1/2016 11:38	6/10/2016 0:00	PLRECAPPR	2016M-019EN-001	THE NASHVILLE COLLECTION AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a 2'2" x 5' double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 120 2nd Avenue North, requested by Joslin and Son Signs, applicant; Real Entertainment Ventures, Inc., owner.	19 (Freddie O'Connell)
6/1/2016 11:45	6/10/2016 0:00	PLRECAPPR	2016M-020EN-001	BIG MACHINE LABEL GROUP AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a fiber optic cable, encroaching over a public alley, to connect properties located at 1225 16th Avenue South and 1226 17th Avenue South, requested by Super 98 Holdings, LLC, applicant and owner.	17 (Colby Sledge)
6/1/2016 11:52	6/10/2016 0:00	PLRECAPPR	2016M-021EN-001	MELLOW MUSHROOM AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a 10' by 4" 4.5" double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 212 21st Avenue South, requested by Joslin and Son Signs, applicant; LaGasse Family Partners, LLC, owner.	19 (Freddie O'Connell)

MANDATORY REFERRALS: MPC Approval (cont.)

6/1/2016 11:56	6/10/2016 0:00	PLRECAPP	2016M-022EN-001	HART AND HUNTINGTON TATTOO AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a 156" x 39" double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 135 2nd Avenue North, requested by Joslin and Son Signs, applicant; Second Avenue North Partners, LLC, owner.	19 (Freddie O'Connell)
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INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District # (CM Name)
2/25/2016 0:00	6/2/2016 0:00	PLAPADMIN	2016S-072-001	HILL COMMONS AT NASHVILLE WEST REVISION ONE	A request for final plat approval to create two lots on property located at 6734 Charlotte Pike, approximately 500 feet northeast of the intersection of Charlotte Pike and West Hillwood Drive (3.63 acres), zoned SP, requested by Barge Cauthen & Associates, applicant; HG Hill Realty Company LLC, owner.	20 (Mary Carolyn Roberts)
4/12/2016 0:00	6/3/2016 0:00	PLAPADMIN	2016S-093-001	VOCE PHASE 1B LOTS 11 & 12	A request for final plat approval to abandon a public utility and drainage easement on properties located at 1721 and 1725 Woodson Drive, approximately 160 feet south Windy Ridge Drive (0.75 acres), zoned SP, requested by Crawford & Cummings, P.C., applicant; Voce Development Company, LLC, owner.	34 (Angie Henderson)
4/28/2016 0:00	6/3/2016 0:00	PLAPADMIN	2016S-030-002	CLARK PLACE, REVISION 2 LOTS 1 & 2	A request for final plat approval to remove a P.U.D.E. for properties located at 201 8th Ave South and 805 Demonbreun Street, at the southwest corner of Demonbreun Street and 8th Avenue South, (3.59 acres), zoned DTC and located within the Arts Center Redevelopment District requested by Ragan-Smith & Associates, applicant; 8th & Demonbreun Hotel LP, owner.	19 (Freddie O'Connell)
6/9/2015 0:00	6/9/2016 0:00	PLAPADMIN	2015S-091-001	CAMBRIDGE PARK, PHASE 2 & 3	A request for final plat approval to create 34 lots on property located at 1160 Barnes Road, approximately 890 feet north of Barnes Bend Drive, zoned SP (7.58 acres), requested by Ragan Smith Associates, Inc., applicant; Blackwater Construction, Inc., owner.	31 (Fabian Bedne)

SUBDIVISIONS: Administrative Approval (cont.)

4/19/2016 0:00	6/9/2016 0:00	PLAPADMIN	2016S-012-002	YEZBAK SUBDIVISION	A request for final plat approval to correct descriptions for sewer easements on properties located at 1215 A, 1215 B, 1215 C and 1217 Lone Oak Road, approximately 300 feet east of Belmont Park Terrace (1.28 acres), zoned R20, requested by Wamble & Associates, PLLC, applicant; Charles and Lisa Yezbak, owner.	25 (Russ Pulley)
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Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
6/3/16	Approved Release	2007B-091-009	LAKESIDE MEADOWS, PHASE 1
6/1/16	Approved Extension/Reduction	2013B-030-003	BURKITT SPRINGS, PHASE 1
6/8/16	Approved Extension	2014B-043-002	HALLMARK, SECTION 3
6/8/16	Approved New	2015B-053-002	CAMBRIDGE PARK, PHASE 2 & 3
6/9/16	Approved Extension/Reduction	2015B-012-002	GRAYMONT, PHASE 1
6/8/16	Approved Extension	2015B-020-003	AUTUMN OAKS, PHASE 9
6/13/16	Approved Extension	2014B-041-002	RESUBDIVISION OF LOTS 1, 2 & 3 ON THE PLAN OF RESUBDIVISION OF THE NORTH HALF OF BLOCK 12, SYLVAN PARK PLAN

Schedule

- A. **Thursday, June 9, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, June 23, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, July 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, July 28, 2016** - [MPC Meeting](#); 4pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- E. **Thursday, August 11, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, August 25, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, September 8, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, September 22, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, October 13, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, October 27, 2016** - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- K. **Thursday, November 10, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, November 17, 2016** - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue

M. Thursday, December 8, 2016- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center