

Metropolitan Planning Commission



Staff Reports

July 28, 2016



Metro Planning Commission Meeting of 7/28/2016

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



SEE NEXT PAGE



NO SKETCH



Project No.
Council Bill
Council District
School District
Requested by
Deferrals

Text Amendment 2016Z-011TX-001
BL2016-265
Countywide
Countywide
Councilmember Mina Johnson
This request was deferred from the June 23, 2016, and the July 14, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer
Staff Recommendation

Swaggart
Defer to the August 25, 2016, Planning Commission meeting.

APPLICANT REQUEST

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

ZONING TEXT AMENDMENT

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.

STAFF RECOMMENDATION

Staff recommends deferral to the August 25, 2016, Planning Commission meeting as requested by the applicant.



Metro Planning Commission Meeting of 7/28/2016



2016S-110-001
CUMBERLAND COVE
Map 090-11, Part of Parcel 039
07, West Nashville
20 (Mary Carolyn Roberts)



Project No. 2016S-110-001
Project Name Cumberland Cove
Council District 20 – Roberts
School District 9 – Frogge
Requested by Southern Precision Land Surveying, applicant, Jean Lafitte Designs, LLC, owner.

Deferrals This request was deferred from the June 9, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST
Create three single-family lots.

Final Plat

A request for final plat approval to create three lots for property located at Basswood Avenue (unnumbered), at the terminus of Edsel Drive (0.82 acres), zoned One and Two-Family Residential (R10).

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

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed subdivision creates infill housing opportunity in an area that is served by existing infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure.

PLAN DETAILS

The proposed three lots are currently part of a larger parcel, which contains approximately 9.9 acres. With this subdivision the remainder of the parcel will be over five acres in size and, therefore, it is not required to be part of this subdivision. The larger portion of the property is adjacent to the Cumberland River. Rock Harbor Marina abuts the property to the north, and a multi-family development abuts the property to the south. The proposed lots front onto Basswood Avenue. Sandy Creek bisects the larger parcel just to the west of the subject lots. Floodplain encumbers the rear portion of the lots, but there is adequate room to construct homes outside of the floodplain.



Metro Planning Commission Meeting of 7/28/2016

The three lots will have the following areas and street frontages:

- Lot 1: 12,000 Sq. Ft., (0.27Acres), and 60 Ft. of frontage;
- Lot 2: 12,000 Sq. Ft., (0.27Acres), and 60 Ft. of frontage;
- Lot 3: 12,000 Sq. Ft., (0.27Acres), and 60 Ft. of frontage.

Sidewalks are required with this subdivision.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Neighborhood Maintenance policy area.

Zoning Code

Proposed lots meet the minimum standards of the R10 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Density

The T4 Urban Neighborhood Maintenance policy no longer includes density limitations.

ANALYSIS

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots created must be equal to or greater than 582 feet, which is equal to the surrounding lot with the least amount of frontage. The proposed subdivision does not meet the lot frontage requirement.

Lot Frontage Analysis	
Minimum Proposed	60'
70% of Average	407'
Smallest Surrounding Parcel	582'

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 479,160 square feet, which is equal to the smallest surrounding lot. The proposed subdivision does not meet the lot size requirement.

Lot Size Analysis	
Minimum Proposed	12,000 Sq. Ft.
70% of Average	335,412 Sq. Ft.
Smallest Surrounding Parcel	479,160 Sq. Ft.



Metro Planning Commission Meeting of 7/28/2016

3. Street Setback: The street setback would be as required by the Zoning Code.

4. Lot Orientation: All lots will be oriented toward Basswood Avenue.

Agency Review

All agencies have recommended approval.

Harmony of Development

While the proposed lots are smaller than the average lot frontage and lot size, the only lot used in the calculation includes a multi-family development that is zoned R10. The multi-family development is a legally nonconforming use in the R10 zoning district. The adjacent lot to the north is zoned industrial and the properties on the opposite side of Basswood Avenue are zoned for Multi-Family. The proposed lots are larger than other lots in the immediate area, including the single-family lots across the street that are zoned RM20. Because the only lot to be used in the calculation is being used for multi-family, and the proposed lots are larger and wider than the majority of the lots in the immediate area, staff finds that the proposed lots are in harmony with the overall single-family lot pattern. While the lots do contain floodplain there is ample space to build outside of the floodplain, and the subdivision has been approved by Stormwater.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

Provide adequate sight distance at joint access driveway.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

If sidewalks are required by Planning and the applicant chooses to construct rather than pay the in-lieu fee, then they should be shown and labeled on the plan with curb and gutter, 4 foot grass strip or as determined by Public Works, and a minimum 5 foot wide sidewalk unobstructed, and a minimum of 20 feet pavement on the street width. Wider sidewalk, grass strip, and pavement width is required where on-street parking occurs or on a street classification greater than local. Sidewalks must be shown fully within the right of way. Show the location of all existing above and below ground features within the right-of-way. Any existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the proposed subdivision is consistent with the Subdivision Regulations.



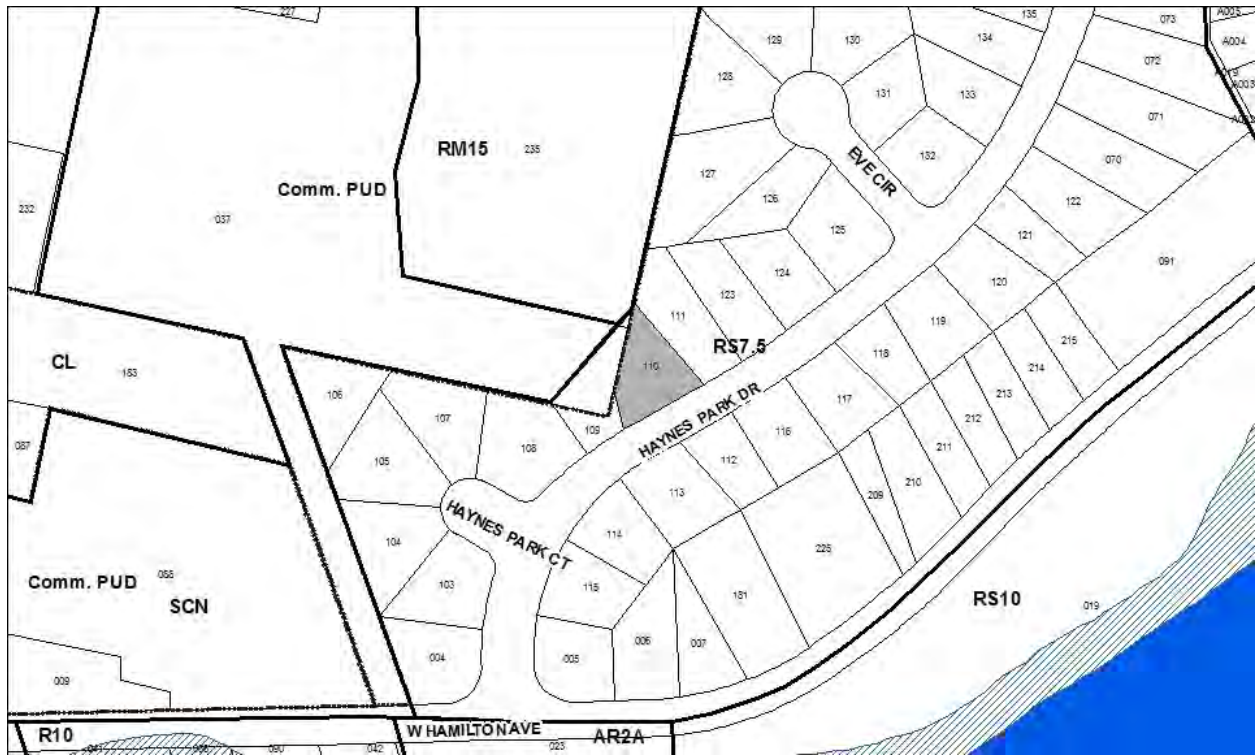
Metro Planning Commission Meeting of 7/28/2016

CONDITIONS

1. Lots must be designated as critical lots.
2. Add the following note. Height shall be a maximum of two stories in 35 feet.
3. Replace note seven with the following note, "The permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone."
4. Sidewalks are required along the Basswood Avenue of the proposed subdivision. Prior to final plat recordation, one of the options must be chosen related to the required sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, four additional lots will require a \$23,040.00 contribution to Pedestrian Benefit Zone 1-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Planning Department and the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.



Metro Planning Commission Meeting of 7/28/2016



2016S-115-001

HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL

Map 069-04, Parcel(s) 110

03, Bordeaux - Whites Creek

01 (Sharon W. Hurt)



Project No. 2016S-115-001
Project Name Haynes Park Subdivision Section 1 Resub Of Reserve Parcel
Council District 01 - Hurt
School District 01 - Gentry
Requested by Crenshaw Land Surveying, applicant; Equity Trust Company, owner.

Deferrals This request was deferred from the June 23, 2016, and the July 14, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Remove reserve parcel status and create one lot.

Final Plat

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 Single Family Residential (RS7.5) (0.18 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 1lot.*

CRITICAL PLANNING GOALS

N/A

BORDEAUX/WHITES CREEK COMMUNITY PLAN

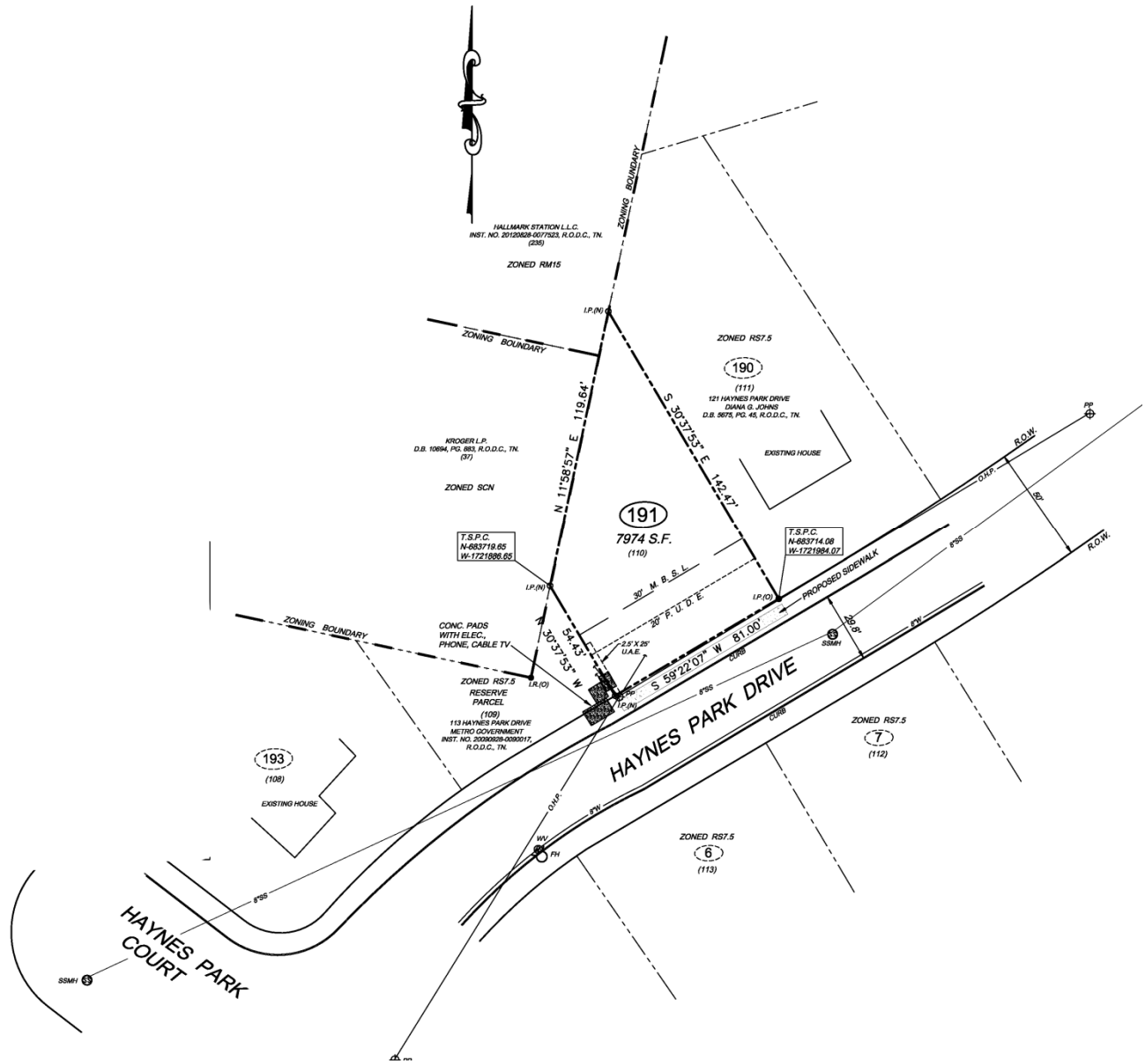
T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing 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.

HISTORY

This parcel was originally platted as a reserve parcel in 1971. The parcel was zoned R8 when originally platted and contains 7,974 square feet. The parcel was rezoned to RS7.5 in 1998 which would allow the parcel to meet the minimum required area for this zoning district.



Metro Planning Commission Meeting of 7/28/2016



Proposed Subdivision



Metro Planning Commission Meeting of 7/28/2016

PLAN DETAILS

This request is for final plat approval to remove the reserve parcel status and to create one lot for property located at 117 Haynes Park Avenue. This parcel is currently vacant and has frontage along Haynes Park Avenue. Vehicular access would be limited to a 16 foot driveway between the primary structure and street.

ANALYSIS

Section 3-5.2 of the Subdivision Regulations establishes criteria for reviewing infill subdivisions and for determining their compatibility in Neighborhood Maintenance policies.

Zoning Code

The proposed lots meet the minimum standards of the RS7.5 zoning district.

Street Frontage

The proposed lot has frontage along a public street.

Density

The T3 Suburban Neighborhood Maintenance policy no longer includes density limitations.

Community Character

1. Lot frontage analysis: the proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater.

In this instance, the lot created must be equal to or greater than 73 feet for the frontage along Haynes Park Avenue. The proposed lot meets lot frontage requirements.

Haynes Park Avenue Frontage	
Proposed Frontage	81 ft.
Minimum Frontage	73 ft.
70% Average	57 ft.

2. Lot area analysis: the proposed lot must have a total area either equal to or greater than 70% of the average area of surrounding parcels or equal to or greater than the surrounding lot with the least amount of area, whichever is greater.

In this instance, the lot must be equal to or greater than 10,625 square feet. The lot is 7,974 square feet and does not meet the area requirement for lot compatibility.

Haynes Park Avenue Area	
Proposed Size	7,974 SF
Minimum Size	10,625 SF
70% Average	8,910 SF

3. Street setbacks: a condition will be included that the street setback must meet the requirements of the Metro Zoning Ordinance.



Metro Planning Commission Meeting of 7/28/2016

4. Lot orientation: the proposed lot orientation is consistent with the surrounding parcels.

Harmony of Development

If the proposed subdivision does not meet the compatibility requirement of the Subdivision Regulations for area and frontage, the Planning Commission may consider whether the subdivision can provide harmonious development of the community.

The proposed final plat does not meet the community character criteria for area. In an effort to make the subdivision harmonious, the applicant has agreed to limit the height of future structures to two stories in 30 feet and has proposed to limit driveways and parking between the primary structure and the street to a 16 foot wide driveway. Given the proposal from the applicant in regards to height and access and the fact that the lot will meet the requirement for frontage, staff finds that the proposed lot is in harmony with the overall pattern of the subdivision.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

No Exception Taken

TRAFFIC AND PARKING RECOMMENDATION

No Exception Taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Remove setbacks from plat.
2. Add a note as follows: Setbacks to be determined by Metro Zoning Ordinance.
3. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a driveway a maximum of 16 feet wide located between the primary structure and the street.
4. A raised foundation of 18"- 36" is required for all residential structures.
5. Height shall be a maximum of two stories in 30 feet, to the roofline.
6. Sidewalks are required along the Haynes Park Drive frontage of the proposed subdivision. Prior to final plat recordation, one of the options must be chosen related to the required sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, four additional lots will require a \$7,776.00 contribution to Pedestrian Benefit Zone 1-B.



Metro Planning Commission Meeting of 7/28/2016

- d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Planning Department and the Public Works Department, or
- e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.



Metro Planning Commission Meeting of 7/28/2016



2016S-136-001
2811 WIMBLEDON
Map 117-09, Parcel(s) 046
10, Green Hills - Midtown
25 (Russ Pulley)



Project No. Concept Plan 2016S-136-001
Project Name 2811 Wimbledon
Council District 25 - Pulley
School District 08 - Pierce
Requested by Dale & Associates, Inc., applicant; Elliott Jones, owner.

Deferrals This request was deferred from the July 14, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Sharp
Staff Recommendation *Defer to the August 11, 2016, Planning Commission meeting.*

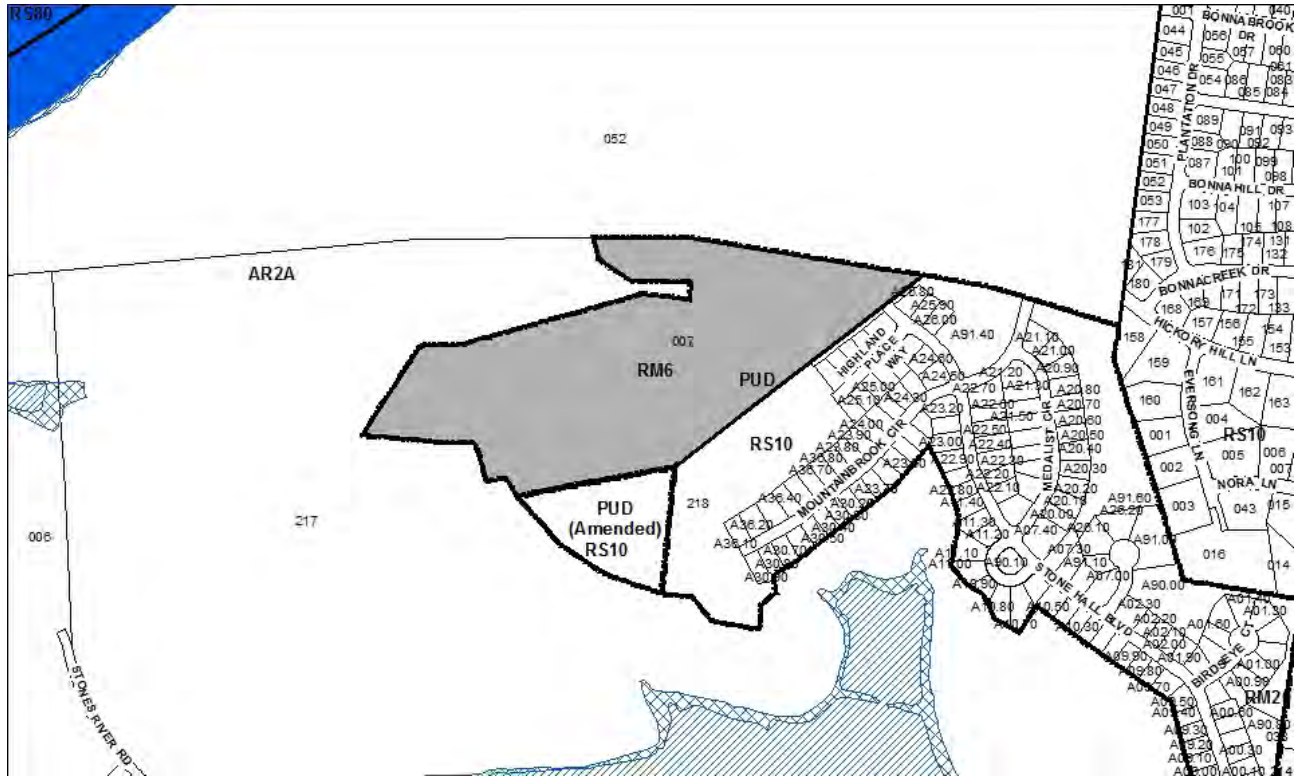
APPLICANT REQUEST
Create three lots.

Concept Plan
A request for concept plan approval to create three lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hildale Drive, zoned One and Two-Family Residential (R10) and One and Two-Family Residential (R20) (1.78 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the August 11, 2016, Planning Commisison meeting.



Metro Planning Commission Meeting of 7/28/2016



2005P-030-007
RAVENWOOD PHASE 2 (REVISION)
Map 085, Parcel(s) 007
14, Donelson - Hermitage
14 (Kevin Rhoten)



Project No. **Planned Unit Development 2005P-030-007**
Project Name **Ravenwood Phase 2 (Revision)**
Council District 14 – Rhoten
School District 04 - Shepherd
Requested by Civil Site - Clarksville, PLLC, applicant; Ravenwood Country Club, LLC, owner.

Deferrals This request was deferred from the June 23, 2016, and July 14, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Revise a preliminary plan for a portion of a Planned Unit Development

Revision to the Preliminary PUD

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 Multi-Family Residential (RM6) (30.51 acres), to permit 124 residential units located in Phase 2 where 152 townhomes were previously approved.

Existing Zoning

Multi-Family Residential (RM6) is intended for single-family, duplex, and multi-family dwellings at a density of six dwelling units per acre. *RM6 would permit a maximum of 267 units, however, this PUD limits the number of units on this portion of the PUD to 152 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 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. *This PUD is approved for residential uses.*

CRITICAL PLANNING GOALS

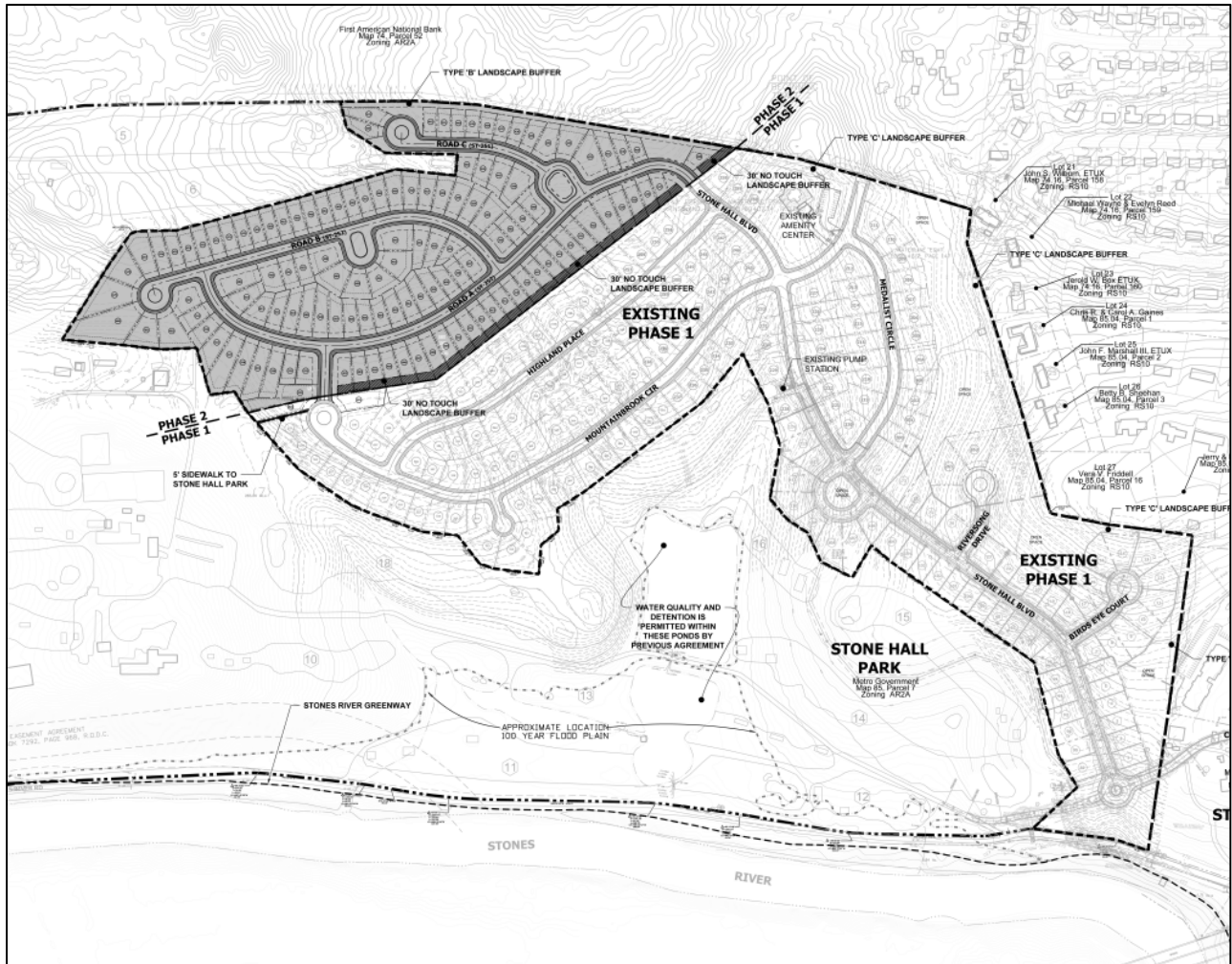
N/A

PLAN DETAILS

This revision would permit 124 single family residential units where 152 townhome units were previously approved. Vehicular access to the site is provided to Lebanon Pike via the existing Stone Hall Boulevard that currently stubs to the southern property boundary.



Metro Planning Commission Meeting of 7/28/2016



Proposed Site Plan



Metro Planning Commission Meeting of 7/28/2016

ANALYSIS

Section 17.40.120.F permits the Planning Commission to approve “minor modifications” under certain conditions. Section 17.40.120.F, and is provided below for review.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
 - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
 - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
 - e.[f.] Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

The original PUD plan was approved on November 10, 2005, for 185 single-family lots and 152 townhome units. A Final Site Plan for Phase 1, consisting of 55 single-family lots, was approved on August 10, 2006. On March 8, 2007, the Metro Planning Commission approved a revision to the PUD, which allowed the main access from Lebanon Pike, instead of Hickory Hills, to the east of the site. At that time it was noted that a second point of access could possibly be gained in the future from Lebanon Pike. A type B landscape buffer is proposed along the northern boundary as the property is zoned as AR2a. While this revision deviates from the previously approved preliminary plan, the overall number of permitted units is decreasing and the layout is generally consistent with the council approved plan. Therefore, staff finds that this change would not require concurrence by the Metro Council as it does not meet the threshold of change outlined in 17.40.120.F.1 that would require concurrence.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved



Metro Planning Commission Meeting of 7/28/2016

PUBLIC WORKS RECOMMENDATION

Approved with conditions

The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

TRAFFIC & PARKING RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

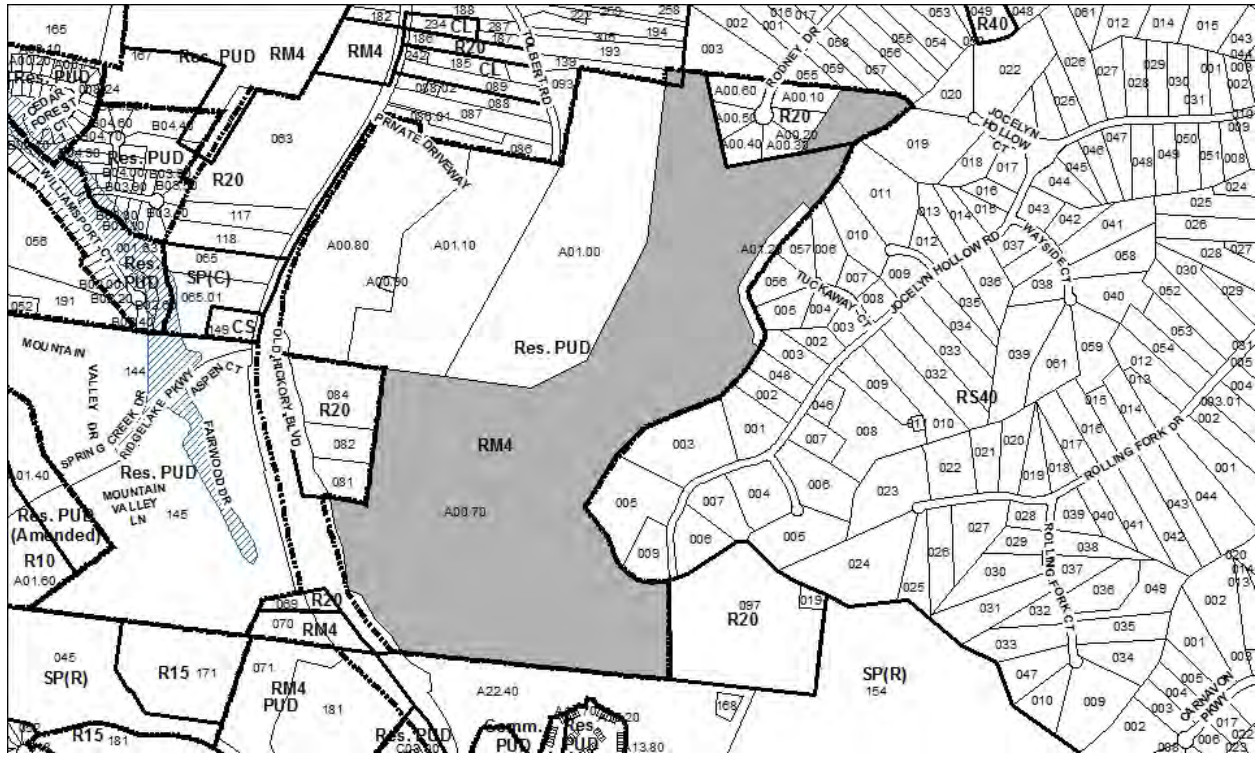
1. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. 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.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.



SEE NEXT PAGE



Metro Planning Commission Meeting of 7/28/2016



66-84P-001

LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)

Map 128-04-0-A, Parcel(s) 007

06, Bellevue

22 (Sheri Weiner); 23 (Mina Johnson)



Project No. **Planned Unit Development 66-84P-001**
Project Name **Lexington Residential (Periodic Review)**
Council District 22 - Weiner, 23 – M. Johnson
School District 9 – Frogge
Requested by Councilmember Mina Johnson

Deferrals This item was deferred from the July 14, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Milligan
Staff Recommendation *Defer to the August 11, 2016, Planning Commission meeting.*

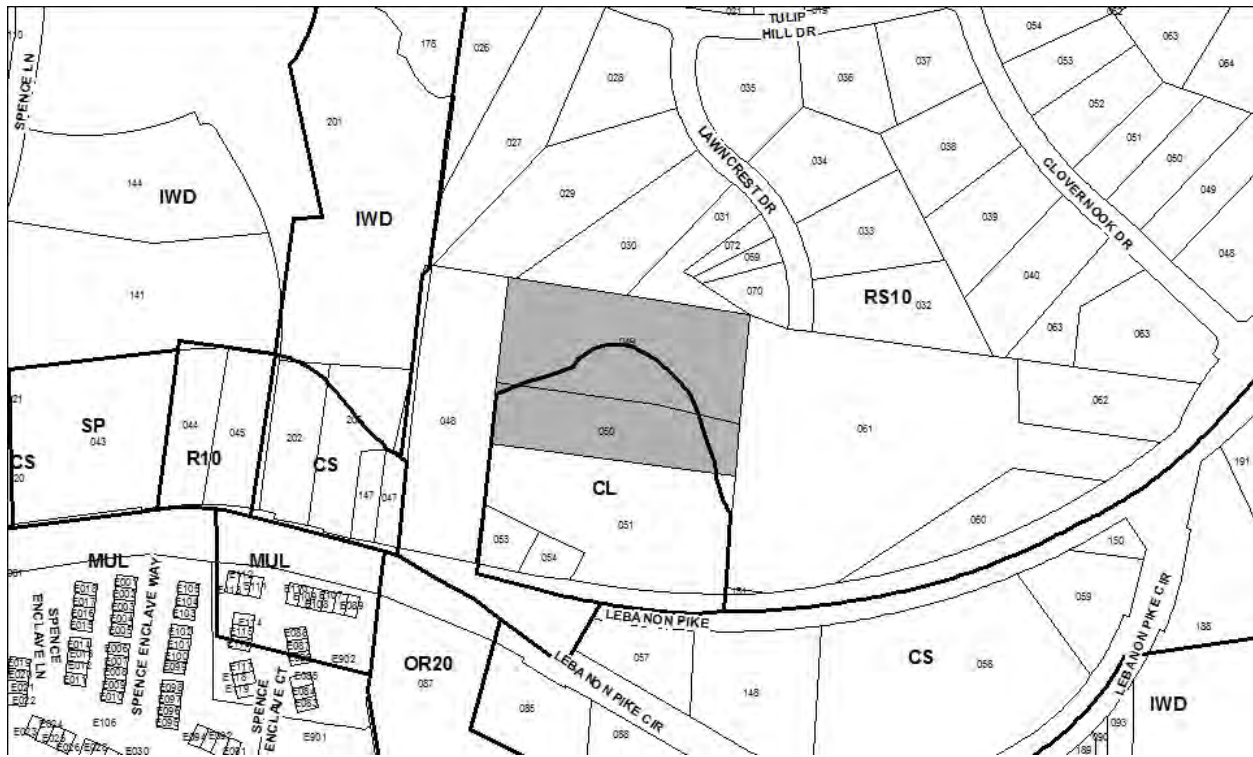
APPLICANT REQUEST
Periodic review of a Planned Unit Development.

Periodic PUD Review
A request for a periodic review for a portion of the Lexington Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned Multi-Family Residential (RM4) and One and Two-Family Residential (R20) (123.01 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the August 11, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/28/2016



2016SP-029-001
LEBANON PIKE SP
Map 094, Parcel(s) 049-050
14, Donelson - Hermitage
15 (Jeff Syracuse)



Project No.	Specific Plan 2016SP-029-001
Project Name	Lebanon Pike SP
Council District	15 – Syracuse
School District	5 - Shepherd
Requested by	Murray D. Shanklin, applicant; Robert L. Berard, owner.
Deferrals	This item was deferred from the July 14, 2016, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approval with conditions and disapproval without all conditions.</i>

APPLICANT REQUEST

Zone change to permit a multi-family residential development.

Preliminary SP

A request to rezone from Commercial Limited (CL) and Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 1636 Lebanon Pike and Lebanon Pike (unnumbered), approximately 290 feet north of the intersection of Lebanon Pike and Lebanon Pike Circle, (3.88 acres), to permit up to 36 multi-family residential units.

Existing Zoning

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

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum 6 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.

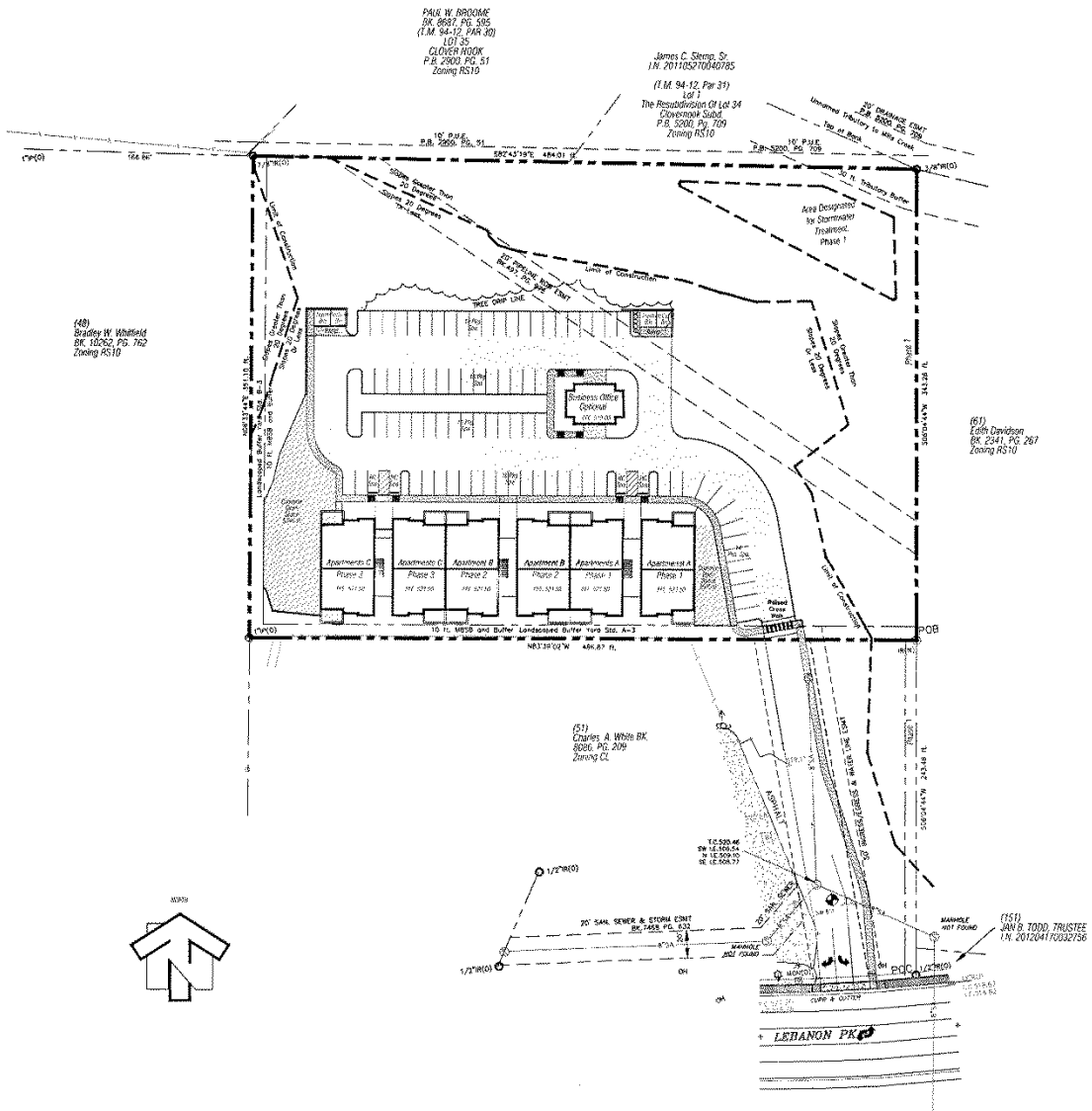
CRITICAL PLANNING GOALS

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

The 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 substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The plan provides an additional housing option to the immediate area, which is important to serve a wide range of people with different housing needs. The proximity to



Metro Planning Commission Meeting of 7/28/2016



Proposed Site Plan



Metro Planning Commission Meeting of 7/28/2016

Lebanon Pike also supports public transportation and walkable neighborhoods. People living in more dense mixed-use areas are more likely to use public transit because every day services are located more closely and it can be more efficient than driving oneself.

DONELSON- HERMITAGE 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, T5Center, 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.

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

Consistent with Policy?

Yes. The proposed development is consistent with the Conservation policy and the T3 Urban Suburban Mixed Use Corridor policy. The Conservation area consists of a small area of steep slopes along the northern portion of the site. The proposed development preserves areas of 20% slopes. The site has access to Lebanon Pike, which is served by transit that supports higher density residential uses. The proposed plan will include a sidewalk connection to Lebanon Pike, providing an active pedestrian environment.

PLAN DETAILS

The site is located 1636 Lebanon Pike and Lebanon Pike (unnumbered). The site is approximately 3.88 acres in size and is currently vacant commercial land, with RS10 zoning along the northern property boundary.

Site Plan

The plan proposes a 36-unit multi-family residential development within 4 buildings. The plan also includes an optional business office/club house on the site. The proposed buildings will be 3 stories within 36 feet. The site slopes downward along the northern property line. This proposed development preserves areas of 20% slope and provides stormwater treatment at the bottom of the slope.

Vehicular access to the site will be from Lebanon Pike through an access easement from the property to the south. Parking will be provided on-site and meets the Metro Zoning Code requirements for parking stalls.

A 5 foot sidewalk is proposed along the eastern side of the driveway. The sidewalks will cross the drive aisle with a raised pedestrian crosswalk to connect to the residential units. Internal sidewalks are included within the site. Sidewalks are not required along Lebanon Pike since this property does



Metro Planning Commission Meeting of 7/28/2016

not have frontage along Lebanon Pike. Architectural standards such as prohibited materials are included on the plan.

ANALYSIS

The proposed multi-family residential use at this location is consistent with the T3 Suburban Mixed Use Corridor policy. The site works with the grade by staying outside of the areas of steep slope. Sidewalks will be installed throughout the development and along the access drive to provide pedestrian connectivity to Lebanon Pike.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Depending on final building layout, final lot layout, and flow demand, public water and/or sewer construction plans may be needed for this development. (Suggest meeting with MWS personnel before Final SP stage, to discuss this project.) If required, these 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

- 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.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Provide adequate sight distance at driveway. No signs or vegetation shall block sight distance.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.62	4.3 D	6 U	58	5	7



Metro Planning Commission Meeting of 7/28/2016

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
Office (710)	2.26	0.6 F	11,564 SF	254	34	34

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)	3.88		36 U	342	22	38

Traffic changes between maximum: **RS10 & CL** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 30 U	+30	-17	-3

METRO SCHOOL BOARD REPORT

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

Projected student generation existing RS10 district: 1 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS10 zoning district. Students would attend Pennington Elementary, Two Rivers Middle School, and McGavock 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.

AFFORDABLE AND WORKFORCE HOUSING REPORT

1. Will this project include any affordable or workforce housing units? No.
2. If so, how many and what is the percentage of the entire development? Not Applicable.
3. How will you enforce the affordability requirements? Not Applicable.
4. Have any structures been demolished in the last 12 months? Yes. Two structures.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the proposed SP is consistent with the community plan and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 36 residential units with a clubhouse/rental office building.
2. Height for the residential units is limited maximum to 3 stories in 36 feet.
3. Height for the clubhouse/rental office shall be limited to 1 story in 25 feet.



Metro Planning Commission Meeting of 7/28/2016

4. A 5 foot sidewalk shall be installed along the private drive prior to issuance of Use and Occupancy permit.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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 RM15-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. 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.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 7/28/2016



2016Z-065PR-001

Map 071-12, Parcel(s) 076, 117-124, 175

05, East Nashville

05 (Scott Davis)



Project No. **Zone Change 2016Z-065PR-001**
Council District 05- S. Davis
School District 05- Kim
Requested by Councilmember Scott Davis, Freeman Construction, applicant; various property owners, owner.

Deferral This application was deferred at the June 23, 2016, and the July 14, 2016, Planning Commission meetings. A public hearing was held at the June 23, 2016, Planning Commission meeting.

Staff Reviewer Deus
Staff Recommendation *Defer to the August 11, 2016, Planning Commission meeting.*

APPLICANT REQUEST

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

Zone Change

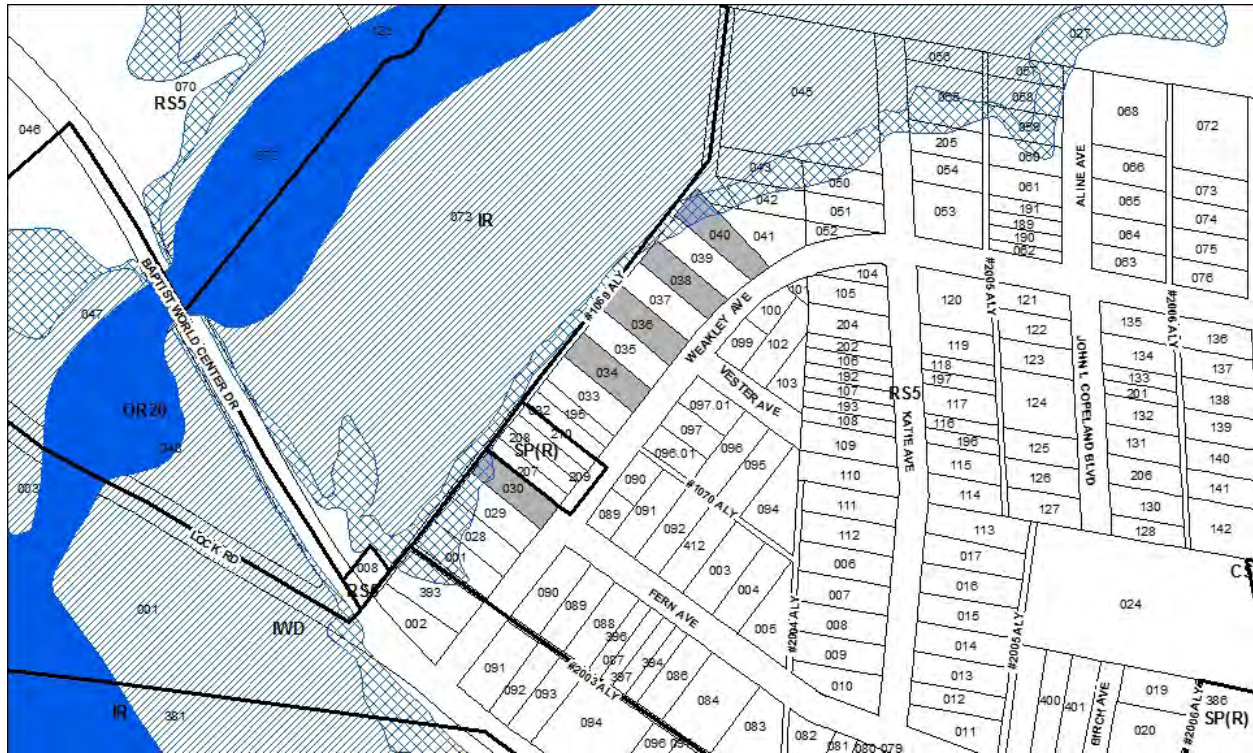
A request to rezone from Single-Family Residential (RS5), Commercial Limited (CL), Commercial Neighborhood (CN) and Industrial Warehousing/Distribution (IWD) to Multi-Family Residential-Alternative (RM20-A) zoning for properties located at 1517, 1519, 1521, 1523, 1531 and 1601 Jones Avenue, 802 and 804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

STAFF RECOMMENDATION

Staff recommends deferral to the August 11, 2016, Planning Commission meeting.



Metro Planning Commission Meeting of 7/28/2016



2016Z-083PR-001

Map 071-10, Parcel(s) 030, 034, 036, 038, 040
03, Bordeaux - Whites Creek
02 (DeCosta Hastings)



Project No.
Council District
School District
Requested by

Zone Change 2016Z-083PR-001
2 - Hastings
1 - Gentry
Councilmember DeCosta Hastings, applicant; various owners.

Deferrals

This item was deferred from the July 14, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer
Staff Recommendation

Birkeland
Defer to the August 11, 2016, Metro Planning Commission meeting.

APPLICANT REQUEST
Zone change from RS5 to RM20-A.

Zone Change

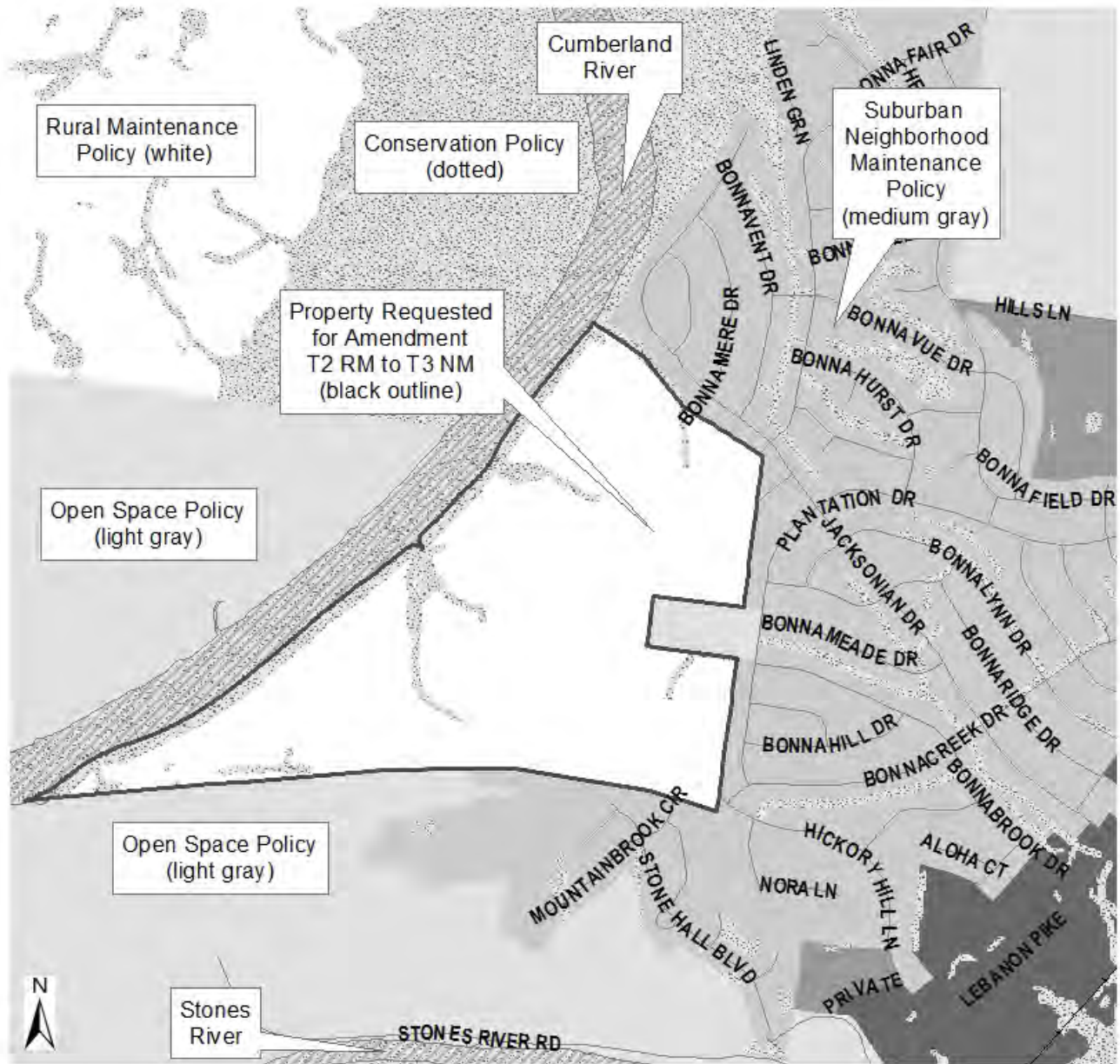
A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM20-A) zoning for properties located at 503, 507, 513, 523 Weakley Avenue and Weakley Avenue (unnumbered), approximately 500 feet northeast of Baptist World Center Drive (0.93 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 11, 2016, Planning Commission meeting as requested by the applicant.



Metro Planning Commission Meeting of 7/28/2016



2016CP-014-002

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT

Map 074, Parcel(s) 052

14, Donelson - Hermitage

14 - Kevin Rhoten



Project No.	Major Plan Amendment 2016CP-014-002
Project Name	Donelson–Hermitage–Old Hickory Community Plan Amendment
Associated Case	2016SP-046-001
Council District	14 – Rhoten
School District	4 – Shepherd
Requested by	Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners.
Staff Reviewer	McCaig
Staff Recommendation	<i>Defer to the August 11, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend Donelson-Hermitage-Old Hickory Community Plan to change the policy.

Major Plan Amendment

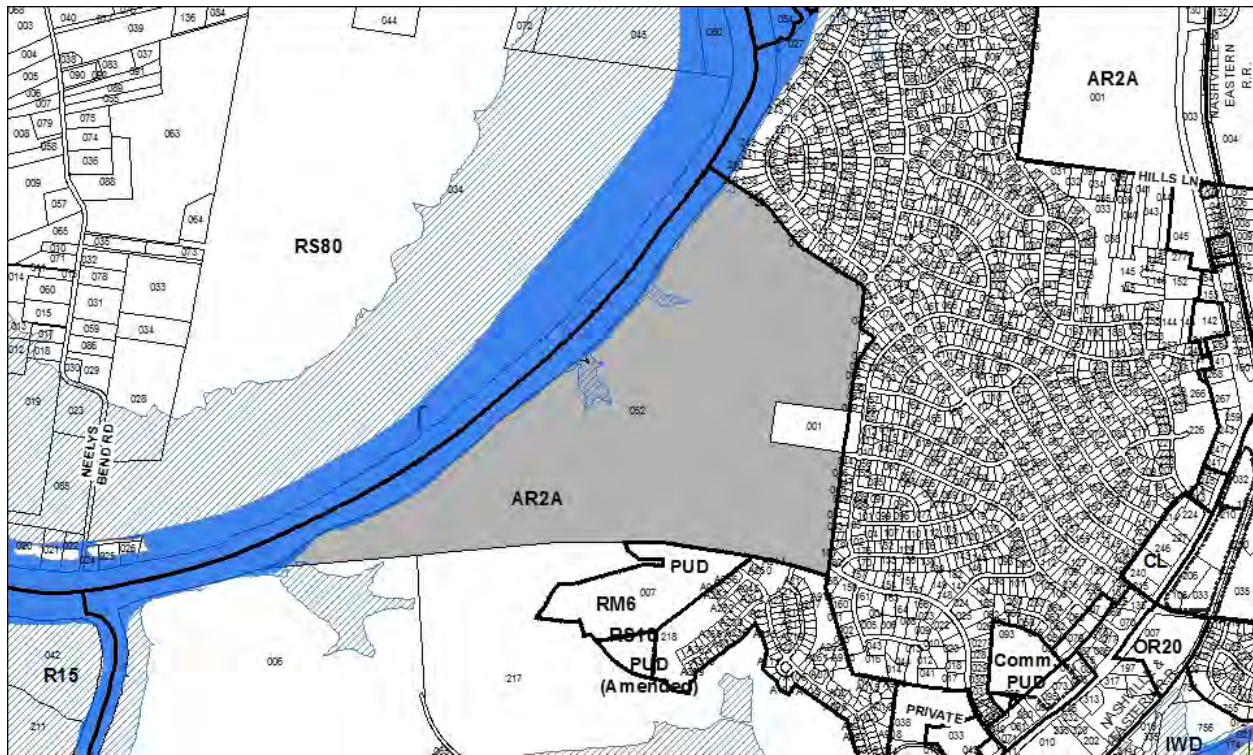
A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character policy from Conservation (CO) and T2 Rural Maintenance (T2 RM) to Conservation (CO) and T3 Suburban Neighborhood Maintenance (T3 NM) policy for property located at 2040 Hickory Hill Lane (285.03 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 11, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/28/2016



2016SP-046-001
BINNS FARMS SP
Map 074, Parcel(s) 052
14, Donelson - Hermitage
14 (Kevin Rhoten)



Project No.	Specific Plan 2016SP-046-001
Project Name	Binns Farms SP
Associated Case	Community Plan Amendment 2016CP-014-002
Council District	14 – Rhoten
School District	4 – Shepherd
Requested by	Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the August 11, 2016, Planning Commisison meeting.</i>

APPLICANT REQUEST

Zone change to permit up to 500 single-family lots.

Preliminary SP

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan – Residential (SP-R) zoning for property located at 2040 Hickory Hill Lane, approximately 105 feet northwest of Bonna Creek Drive (285.03 acres), to permit up to 500 single-family lots.

STAFF RECOMMENDATION

Staff recommends deferral to the August 11, 2016, Planning Commission meeting at the request of the applicant.



NO SKETCH



Project No.
Council Bill
Council District
School District
Requested by

Text Amendment 2016Z-012TX-001
BL2016-327
Countywide
Countywide
Councilmember Jeff Syracuse

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove as submitted. Approve substitute ordinance.

APPLICANT REQUEST

Amend Chapters 17.08.030 and 17.16.090 of the Metropolitan Code, Zoning Regulations, pertaining to artisan distilleries.

ZONING TEXT AMENDMENT

A request to amend Section 17.08.030 and Section 17.16.090 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to artisan distilleries, by making artisan distilleries a use permitted with conditions in the Commercial Amusement zoning district.

CRITICAL PLANNING GOALS

N/A

PROPOSED AMENDMENT

The proposed text amendment would make artisan distilleries a use permitted with conditions in the Commercial Amusement (CA) zoning district. The Metro Code defines artisan distilleries as follows:

“Artisan distillery” means the production of alcoholic beverages in quantities not to exceed one thousand barrels per month, with a barrel containing not more than fifty-five U.S. liquid gallons. No artisan distillery shall be permitted within an adult entertainment establishment.

Artisan distilleries are currently permitted in the Core Frame (CF), Downtown Code (DTC), Industrial Warehousing and Distribution (IWD), Industrial Restrictive (IR), and the Industrial General (IG) Zoning Districts.

Section 17.08.030, District land use tables, identifies which uses are permitted in which zoning district by right (P), with conditions (PC), as a special exception (SE), as an accessory use (A) or within an overlay (O). The proposed amendment would make artisan distilleries a use permitted with conditions (PC) in the Commercial Amusement (CA) zoning district.

17.16.090, Industrial uses, pertains to conditions for certain industrial uses. The proposed amendment would add artisan distilleries, and specify the following conditions for the use in the CA district:

1. The maximum volume of alcohol distilled on site, regardless of ABV is limited to 38,750 gallons per month.
2. The maximum volume of alcohol, regardless of ABV, on site shall not exceed 55,000 gallons.
3. The milling of grain is not permitted on site.



Metro Planning Commission Meeting of 7/28/2016

ANALYSIS

Staff recommends approval of the substitute ordinance. The use is currently permitted in other commercial districts that are similar in the types of uses that are permitted. The proposed conditions are intended to provide more oversight in regards to safety. The current ordinance includes a typographical error. It refers to “artisan” as “artesian”. The substitute corrects this error by changing “artesian” to “artisan”.

CODES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval of the amendments to Chapters 17.08.030 and 17.16.090 of the Metropolitan Code, Zoning Regulations.

SUBSTITUTE ORDINANCE NO. BL2016-327

An Ordinance amending Section 17.08.030 and Section 17.16.090 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to artisan distilleries, all of which is more particularly described herein (Proposal No. 2016Z-012TX-001).

WHEREAS, Subsection 17.08.030 of the Metropolitan Code of Laws specifies which zoning districts that artisan distilleries are permitted.

WHEREAS, artisan distilleries are permitted in the Core Frame (CF), Downtown Code (DTC), Industrial warehousing/distribution (IWD), Industrial Restrictive (IR), and the Industrial General (IG) zoning districts.

WHEREAS, artisan distilleries are appropriate in other commercial zoning districts.

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

Section 1. That Chapter 17.08.030, District land use tables, is hereby amended by making “artisan distilleries” a “PC” permitted with conditions use under the CA (Commercial Amusement) zoning district.

Section 2. That Chapter 17.16.090, Industrial uses, is hereby amended by adding “artisan distilleries” as “A” and renumbering accordingly; and by adding the following conditions for “artisan distilleries”:

1. The maximum volume of alcohol distilled on site, regardless of ABV is limited to 38,750 gallons per month.
2. The maximum volume of alcohol, regardless of ABV, on site shall not exceed 55,000 gallons.
3. The milling of grain is not permitted on site.



Metro Planning Commission Meeting of 7/28/2016

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

Sponsored by: Jeff Syracuse



NO SKETCH



Project No.
Council Bill
Council District
School District
Requested by

Text Amendment 2016Z-013TX-001
BL2016-309
Countywide
Countywide
Metro Legal Department

Staff Reviewer
Staff Recommendation

Swaggart
Approve the amendments to Title 17.

APPLICANT REQUEST

Amend Chapters 6.28.030 of the Business Licenses and Regulations, and 17.16.250 and 17.32 of the Metropolitan Code, Zoning Regulations, pertaining to sign regulations.

ZONING TEXT AMENDMENT

A request to amend Sections 6.28.030, 17.16.250, and Chapter 17.32 of the Metropolitan Zoning Code, with regard to sign regulations.

CRITICAL PLANNING GOALS

N/A

PROPOSED AMENDMENT

The proposed amendment pertains to signage requirements, and is the result of a U.S. Supreme Court ruling (Reed v. Town Gilbert, Arizona, 135 S. Ct. 2218 (2015)) regarding when a sign is content based. This amendment is intended to provide more clarity to ensure that Metropolitan Code requirements for signage are not “content” based under the Reed decision.

The amendment includes an amendment to Title 6 – Business Licenses and Regulations. It is important to note that the Planning Commission does not review amendments to Title 6, and that the Commission’s recommendation is only for Title 17 - Zoning. While the Commission is only reviewing and making a recommendation to Title 17, the amendment to Title 6 is presented below for informational purposes.

Section 6.28.030 of Title 6 – Business Licenses and Regulations, pertains to signs for Short term rental properties. The current section states:

Signage. Signs, advertising, or any other display on the property indicating that the dwelling unit is being utilized, in whole or part as a STRP is prohibited.

The proposed amendment would replace the existing regulation with the following:

Signage. Any sign, as defined in M.C.L. 17.32.030.B, on a property used as a short term rental property shall be governed by the provision of M.C.L. Chapter 17.32 Sign Regulations.



Metro Planning Commission Meeting of 7/28/2016

Amendments to Title 17 - Zoning

Section 17.04.060, Definitions and general terms currently defines a sign as:

“Sign” means any writing (including letter, work or numeral), pictorial representation (including illustration or decoration); emblem (including device, symbol or trademark); flag (including banner or pennant); inflatable structure; or any other figure of similar character, which is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; and is used to announce, direct attention to, or advise.

The proposed amendment would replace the current definition with the following definition:

“On-premises sign” in the CC, CF and CS zone districts and effective January 1, 1998 in the CA, CL, SCC, SCR, ORI and MUI zone districts, except within an historic overlay district, means a sign that advertises or attracts attention to a specific event, activity, establishment, commodity, product, service or entertainment which is conducted, sold, distributed or offered on the same premises as the sign or offered elsewhere than upon the same premises as the sign, if the sign is accessory to the principal use.

“On-premises sign” in any other zone district, including property within an historic overlay district, is a sign that advertises or attracts attention to a specific event, activity, establishment, commodity, product, service or entertainment which is conducted, sold, distributed or offered on the same premises as the sign.

Section 17.16.250.D.3, pertains to signage for home occupation uses. The current regulation states:

The home occupation shall not be advertised by signs, exterior displays or interior displays of goods visible from the outside, or any exhibit whatsoever that would indicate that the dwelling unit or accessory building is being utilized for any purpose other than a residence.

The proposed amendment would replace the current regulation with the following language:

Signage. Any sign, as defined in M.C.L. 17.32.030.B, on a property used for a home occupation shall be governed by the provision of M.C.L Chapter 17.32 Sign Regulations.

Section 17.36.120.C.2.d, pertains to signage for a Historic Bed and Breakfast Homestay. It currently states:

No signs shall be permitted for advertising. An accessory residential sign, not to exceed the dimensions of one square foot of area, displaying the name and/or address of the owner may be permitted.

The proposed amendment would replace the current regulation with the following language:

Signage. Any sign, as defined in M.C.L. 17.32.030.B, on a property used for a home occupation shall be governed by the provision of M.C.L Chapter 17.32 Sign Regulations. An



Metro Planning Commission Meeting of 7/28/2016

additional accessory residential sign, not to exceed the dimensions of one square foot of area, may be permitted.

The proposed amendment would also replace the entire section of Chapter 17.32. Attached at the end of this report as Exhibit A is the proposed Chapter 17.32, which has been amended to make the regulations content neutral.

ANALYSIS

Staff recommends approval of the amendments to Title 17. The amendments will provide further clarity to ensure that Metro sign regulations are not content based on a recent U.S. Supreme Court ruling.

CODES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval of the amendments to Title 17.

ORDINANCE NO. BL2016-309

An ordinance amending Sections 6.28.030, 17.16.250, and Chapter 17.32 of the Metropolitan Code with regard to sign regulation (Proposal No. 2016Z-013TX-001).

WHEREAS, in *Reed v. Town Gilbert*, Ariz, 135 S. Ct. 2218 (2015), the U.S. Supreme Court outlined when a sign was content based and thus received 1st Amendment protections; and,

WHEREAS, cities and counties across the United States are now revising their sign ordinances to comply with the Court's ruling; and,

WHEREAS, Section 17.04.060 of the Metropolitan Code contains definitions of on and off premises signs that could use clarity; and,

WHEREAS, Chapter 17.32 of the Metropolitan Code currently contains provisions that may constitute impermissible content based regulation under the *Reed* decision.

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

Section 1. Section 6.28.030.E of the Metropolitan Code is hereby deleted and replaced with the following: "Signage. Any sign, as defined in M.C.L. 17.32.030.B, on a property used as a short term rental property shall be governed by the provision of M.C.L Chapter 17.32 Sign Regulations."

Section 2. Paragraph 16 under the definition of "sign" in Section 17.04.060 is hereby deleted and replaced with the following:



Metro Planning Commission Meeting of 7/28/2016

“On-premises sign” in the CC, CF and CS zone districts and effective January 1, 1998 in the CA, CL, SCC, SCR, ORI and MUI zone districts, except within an historic overlay district, means a sign that advertises or attracts attention to a specific event, activity, establishment, commodity, product, service or entertainment which is conducted, sold, distributed or offered on the same premises as the sign or offered elsewhere than upon the same premises as the sign, if the sign is accessory to the principal use.

“On-premises sign” in any other zone district, including property within an historic overlay district, is a sign that advertises or attracts attention to a specific event, activity, establishment, commodity, product, service or entertainment which is conducted, sold, distributed or offered on the same premises as the sign.

Section 3. Section 17.16.250.D.3 of the Metropolitan Code is hereby deleted and replaced with the following: “Signage. Any sign, as defined in M.C.L. 17.32.030.B, on a property used for a home occupation shall be governed by the provision of M.C.L Chapter 17.32 Sign Regulations.”

Section 4. Section 17.36.120.C.2.d. of the Metropolitan Code is hereby deleted and replaced with the following: “Signage. Any sign, as defined in M.C.L. 17.32.030.B, on a property used for a home occupation shall be governed by the provision of M.C.L Chapter 17.32 Sign Regulations. An additional accessory residential sign, not to exceed the dimensions of one square foot of area, may be permitted.”

Section 5. The text of Chapter 17.32 of the Metropolitan Code shall be deleted and amended as shown on the attached exhibit to this ordinance. The graphics shall remain the same.

Section 6. Be it further enacted, that this ordinance shall take effect immediately after its passage.

Sponsored by: Burkley Allen, Samuel Coleman, Mina Johnson, Jeremy Elrod



SEE NEXT PAGE



EXHIBIT A

Exhibit A – Amendments to Metro Code Chapter 17.32

17.32.010 - Purpose and intent.

- A. Safety. Construct and display signs in a manner that allows pedestrians and motorists to identify, interpret and respond in an efficient and discerning manner to the following:
 - 1. Information related to public traffic control, directions and conditions;
 - 2. Movement of all other pedestrians and vehicles that impact traffic on a given travelway; and
 - 3. Information other than public traffic related when displayed in a manner which is clear, concise and noncompeting with public traffic information.
- B. Protection of Minors. Prohibit the location of signs that are harmful, or potentially harmful, to minors that include nudity or sexual activity through the exposure and/or exaggerated representation of genitals, buttocks and/or breasts.
- C. Graphic Continuity and Aesthetics. Organize signs in a manner that reduces visual clutter and integrates signs with all other elements of the site and environs by limiting the size, location and design of signs so that pedestrians and motorists have an equal right to view buildings, structures and natural features in the foreground and background.
- D. Protection of Future Public Right-of-Way. Limit the location of signs so that reasonable expansion of the public right-of-way can occur in conformance with the capital improvements program and without disturbance of existing conforming signs.
- E. Activities and Services Identification. Based on a communities need to know, provide for signs that identify the marketplace and the opportunities provided by the community.

17.32.020 - General provisions.

- A. Interpretation. These sign regulations are intended to complement the various codes and ordinances of the metropolitan government. Wherever there is inconsistency between these sign regulations and other regulations of the metropolitan government, the more stringent shall apply. Reference is made but not limited to the following regulations:
 - 1. Building code;
 - 2. Electrical code;
 - 3. Major street plan;
 - 4. Zoning title and performance standards;
 - 5. Metropolitan Code Section 13.08.050 (sign in public right-of-way);
 - 6. Metropolitan Code Section 12.48.090A (Bus benches and signs);
 - 7. Metropolitan Code Section 17.04.060 (specified anatomical areas);
 - 8. Historic district regulations;
 - 9. State of Tennessee Outdoor Advertising Regulations;
 - 10. Traffic and parking code.

- B. Design, Construction and Maintenance. All signs shall be designed, constructed and maintained in accordance with the following standards:
1. Compliance with Codes. All signs must comply with all the provisions of the Metropolitan Code.
 2. Permanency Required. All signs shall be constructed of permanent materials and shall be permanently affixed to the ground or building unless otherwise exempted in this chapter.
 3. Maintenance. All signs shall be maintained in good surface and structural condition and in compliance with all building and electrical codes.

17.32.030 - Rationale, definition, system for regulation and overall use.

- A. Rationale. The word "sign" is chosen to signify all nonverbalized communication in public viewed areas because of its traditional use. The word "graphic" is synonymous with sign and the two may be used interchangeably within the context of this sign code. An on-premises sign shall not be a principal use.
- B. Definition. The definition of "sign" as provided hereinafter is all-inclusive. A sign is any writing (including letter, work or numeral), pictorial representation (including illustration or decoration); emblem (including device, symbol or trademark); flag (including banner or pennant); inflatable structure; or any other figure of similar character, which is:
1. A structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; and
 2. Used to announce, direct attention to, or advise.
- C. System for Regulation. Regulation of signs is based on size, location, method of attachment, duration and design/lighting. The following distinctions apply to the regulation of signs:
1. Regulation based on size;
 2. Regulation based on location;
 3. Regulation based on method of attachment:
 - a. On-premises ground sign,
 - b. On-premises building sign;
 4. Regulation based on duration:
 - a. On-premises temporary sign,
 - b. On-premises permanent sign;
 5. Regulation based on design/method of lighting:
 - a. Illuminated sign,
 - b. Nonilluminated sign.

Regulations apply to signs with respect to specific permissiveness and provisions in each use district or group of related districts. Regulations are generally more restrictive in residential

districts than in commercial and industrial. Additional regulations may further apply to areas of special design control such as, but not limited to:

1. Airport district;
 2. Historic districts;
 3. Floodplain districts;
 4. Redevelopment districts;
 5. Urban design overlay districts.
- D. Overall Use. The use of on-premises temporary signs is permitted wherever there is a need to display information for a limited period of time. The use of permanent on-premises ground or on-premises building signs is permitted wherever there is a need to display information as provided for in this chapter, where there is a principal use.

17.32.040 - Exempt signs.

The following on-premises signs are exempt from the operation of these sign regulations provided they are not placed or constructed to be in violation of Section 17.20.180, Visibility, or so as to create a hazard of any kind through the obstruction of vision by motorists and pedestrians.

- A. Within nonresidential districts, signs that are displayed for the safe direction ~~or convenience~~ of the public on the property, such as signs which identify entrances, exits, drive-thru windows, or signs of a similar nature. Such signs shall not exceed six square feet in area, provided that such sign, or combination of such signs, does not constitute a sign prohibited by Section 17.20.180 of this title and shall adhere to the height and setback provisions for permanent, on-premises ground signs;
- B. Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control or directional signs erected on public property with permission as appropriate from the state, the United States of America, or the Metropolitan Government of Nashville and Davidson County;
- C. Legal notices and official instruments;
- D. Holiday lights and decorations ~~with no commercial message~~;
- E. Public warning signs to indicate the dangers of trespassing, swimming, animals or similar hazards for nonresidential uses;
- F. Works of art that do not constitute advertising;
- G. Signs carried by a person when the person does not receive any financial compensation;
- H. Official fraternal, religious or civic flags in districts other than commercial and industrial districts, non-commercial flags of eight square feet or less in size when mounted on permanent poles attached to the ground or building;
- I. ~~Official governmental flags of the following governmental entities shall be the only official governmental flags recognized as such by the Metropolitan Government of Nashville and Davidson County:~~

- ~~1. The United States of America;~~
- ~~2. Any state, territory, or possession of the United States of America;~~
- ~~3. Any official flag adopted as such by the Metropolitan Government of Nashville and Davidson County;~~
- ~~4. Any official flag adopted by a member state of the United Nations;~~
- ~~5. Any official flag adopted by a sovereign nation, including Switzerland;~~

~~J.I.~~ In commercial and industrial districts ~~decorative~~ flags of eight square feet or less in size that are mounted on individual poles. The poles shall be separated by a minimum distance of twenty-five feet, except that four poles may be clustered at one location per street frontage. If the option to cluster is exercised no other poles shall be erected along that street frontage. The flags may contain a logo and shall be subject to the height and front setback requirements for the respective district;

~~K.J.~~ Temporary signs ~~for political purposes which do not exceed twelve square feet in area, up to 120 days prior to an election, and removed within seven days after the election;~~

~~L.K.~~ ~~Decorative fl~~ags and bunting ~~for a celebration, convention or commemoration, up to thirty days prior to and removed subject to removal~~ within seven days following the ~~celebration, convention or commemoration type~~ event;

~~M.L.~~ Temporary ~~merchandise~~ displays and signs behind storefront windows which are not affixed permanently to the glass, nor intended for permanent display, and non-illuminated, provided that such temporary signs do not cover more than twenty-five percent of the total surface area of the storefront window;

~~N.M.~~ — Memorial signs or tablets, ~~names of buildings and dates of erection~~ when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building;

~~O.N.~~ — Signs incorporated into machinery or equipment by a manufacturer or distributor, ~~which identify or advertise only the product or service dispensed by the machine or equipment,~~ such as ~~signs those~~ customarily affixed to vending machines, newspaper racks, telephone booths, fee collection boxes, and gasoline pumps;

~~P.O.~~ In residential districts, any non-commercial sign of a type described below which does not exceed two square feet in area:

- ~~1. A sign giving a property identification name or number or name(s) of occupant located on the front of house itself,~~ one sign per lot,
- ~~2. A mailbox sign (one sign per dwelling unit), and~~
- ~~3. A sign(s) posted on property relating to private parking, trespassing or dangerous animals (limited to one sign per zone lot if less than one acre in size);~~

~~Q.P.~~ Temporary or permanent signs identifying safety or traffic-control measures on private property, such as "stop," "yield," and similar signs, the face of which meet the standards of the "Manual for Uniform Traffic Control Devices" ~~and which contain no logo or~~

~~commercial message of any sort~~ and which do not exceed six square feet in area per sign;

~~RQ.~~ Temporary signs ~~announcing yard sales~~ which do not exceed six square feet in area, are limited to one per lot, which are erected no sooner than four days before ~~the event~~any yard sale event, and are removed within two days after the event;

~~SR.~~ Temporary signs ~~announcing construction in on active construction sites in~~ residential districts which do not exceed six square feet in area and six feet in height, which are limited to one per lot, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of compliance. If a sign is displayed pursuant to this section, but construction is discontinued for a period of more than sixty days, the message shall be removed, pending continuation of construction activities;

~~TS.~~ Temporary signs ~~announcing construction on active construction sites~~ in nonresidential districts which are equal to or less than thirty-two square feet in area and ten feet in height, which must be spaced at least one hundred feet apart, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of compliance. Construction-related signs that are thirty-two square feet or more in area and ten feet in height must comply with the district requirements for a permanent sign. If a sign is displayed pursuant to this section, but construction is discontinued for a period of more than sixty days, the message shall be removed, pending continuation of construction activities;

~~UT.~~ Temporary signs ~~announcing real estate availability on real property that is for sale or will be for sale within thirty days~~, in residential districts which do not exceed six square feet in area per sign, which do not exceed six feet in height for ground signs, and which are limited to one ground sign per street frontage and one building sign with wall attachment per dwelling unit;

~~VU.~~ Temporary signs ~~announcing real estate availability on real property that is for sale or will be for sale within thirty days~~, in nonresidential districts which are less than thirty-two square feet in area per sign, which do not exceed ten feet in height for ground signs, and which are limited to one ground sign per street frontage and one building sign with wall attachment per building facade if the entire building is for sale or lease or one building sign with wall attachment per leasable area if subunits of the building are for lease or rent;

~~WV.~~ Temporary signs ~~for announcements by public or nonprofit organizations of special events or activities of interest to the general public, provided such signs are~~, less than thirty-two square feet in area, are and limited to one sign per on the site of such an events, are may be erected no sooner than fourteen days before ~~the event~~an event held by a public or nonprofit organization, and are must be removed within seven days after the event;

~~XW.~~ Restaurant menu boards either as an on-premises ground or on-premises building sign when oriented toward a drive-through lane. Menu boards may contain logos provided that the logo does not comprise more than twenty percent of the total sign area of shall not exceed sixty square feet and a maximum height of ten feet. The

~~menu boards~~sign shall be located within thirty feet of the point at which orders are taken from the motor vehicle;

~~YX.~~ Signs located within a building that are not oriented so as to be viewed ~~form from~~ the exterior of the building. Signs located within ~~a tourist/entertainment facility, school campus, airport, or office or hospital complex, any of which contains at least a~~ ten acres of lot ~~area~~, that are not visually oriented toward a public right-of-way;

~~ZY.~~ ~~Scoreboards or advertising signage~~Signs located on athletic fields, if oriented toward the field of play;

~~ZAA.~~ —Temporary ~~auktion~~ signs to be erected no longer than seventeen days prior to ~~the event~~ ~~an auction~~ and to be removed within twenty-four hours after ~~the an~~ auction event. Any such sign shall not exceed twenty-four square feet in size in residential districts and thirty-two square feet in all other districts.

~~BBAA.~~ —In commercial districts, inflatable moving ~~advertising~~ figures made to resemble the human form used to draw attention to an event or business, provided such inflatable ~~advertising~~ figures are attached to a fixed base, do not exceed twenty feet in height from the ground, are not located within one thousand feet of a residential structure, are only used/displayed during daylight hours, and area kept in a good state of repair with a properly-functioning blower motor and material that is not worn or tattered. In addition, a maximum of one inflatable ~~advertising~~ figure shall be allowed on any parcel regardless of its size or the number of businesses located or operating on that same parcel. The foregoing exemption for inflatable moving ~~advertising~~ figures shall not apply for commercial properties with frontage along Lebanon Road, McGavock Pike, Elm Hill Pike, or Donelson Pike.

~~CCBB.~~ —In the agricultural districts, signs ~~advertising on-site agricultural sales defined as a roadside stand, farm stand, "cut your own", or "pick your own", erected during the time that agricultural products are for sale that do not provided such sign does not~~ exceed sixteen square feet in area, ~~is are~~ not illuminated, and ~~is are~~ not a prohibited sign as set forth in Section 17.32.050.

17.32.050 - Prohibited signs.

It is unlawful to erect, cause to be erected, maintain or cause to be maintained, any sign not expressly authorized by, or exempted from, this title. Any prohibited sign(s) may be removed by the zoning administrator or his designee after notice to the property owner or occupant to remove such sign(s) within three days. The following signs are expressly prohibited ~~are expressly prohibited~~:

- A. Signs that are in violation of any other code adopted by the metropolitan government as stipulated in Section 17.32.020;
- B. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit or standpipe, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of this title or other ordinance of the Metropolitan Code;
- C. Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color, would conflict with the proper functioning of

any traffic sign or signal, or be of a size, location, movement, content, color or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device;

- D. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals;
- E. Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized pursuant to Metropolitan Code Section 12.48.090;
- F. Signs erected on public property, or on private property (such as private utility poles) located on public property, other than signs erected by public authority for public purposes or as otherwise authorized by the metropolitan council;
- G.
 1. Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, where the copy, graphics, or digital display does not remain fixed, static, motionless, and non-flashing for a period of eight seconds with all copy changes occurring instantaneously without any special effects.
 2. Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, other than tri-face billboards, shall not be permitted in the CA, CS, CF, CC, SCR, IWD, IR and IG districts unless the following distance requirements are satisfied, based upon the overall height of the sign:
 - a. Signs four feet or less in height shall not be less than one hundred feet from any agriculturally or residentially-zoned property.
 - b. Each additional foot in height, or portion thereof, above four feet shall be setback an additional twenty-five feet from any agriculturally or residentially-zoned property. For example, a sign between five and six feet in height shall not be less than one hundred fifty feet from any agriculturally or residentially-zoned property.
 3. Sign display areas with varying light illumination and/or intensity, blinking, bursting, dissolving, distorting, fading, flashing, oscillating, rotating, scrolling, sequencing, shimmering, sparkling, streaming, traveling, tracing, twinkling, simulated movement, or convey the illusion of movement.
 4. Free-standing and wall-mounted digital display billboards, including the conversion of existing billboards to digital billboards, less than two thousand feet apart. The spacing distance shall be measured along the roadway that the billboard is located and shall be measured from billboard to billboard regardless of the side of the roadway on which the billboard is located, the billboard's orientation on that roadway or the public street classification,
 5. Notwithstanding the foregoing provisions of this subsection, any digital billboards not in compliance with the applicable provisions of Section 17.32.150 are also prohibited.
 6. Notwithstanding the foregoing provisions of this subsection signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means shall not be permitted in the CS zoning district for uses classified as

Automobile repair, Automobile sales, used; Car wash and Vehicular sales and services limited.

- H. 1. Video, continuous scrolling messages, and animation signs, except _____ in the commercial attraction (CA) district.
- 2. LED message boards and digital display signs in the AG, AR2a, R, R-A, RS, RS-A, RM, RM-A, MUN, MUN-A, MUL, MUL-A, MUG, MUG-A, MUI, MUI-A, MHP, ON, OL, OG, OR20, OR20-A, OR40, OR40-A, ORI, ORI-A, CN, CN-A, CL, CL-A, CS- A, SCC and SCN districts, ~~except for time/temperature/date signs~~, provided that this prohibition shall not apply to signs existing as of January 1, 2014, that are located on property zoned MUI-A along an arterial street within the urban zoning overlay district and have a surface area in excess of 1,200 square feet.
- I. Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals;
- J. Signs that emit audible sound, odor or visible matter such as smoke or steam;
- K. Signs, within ten feet of public rights-of-way or one hundred feet of traffic-control lights, that contain red or green lights that might be confused with traffic-control lights;
- L. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist or pedestrian using or entering a public way;
- M. Blank on-premises temporary signs;
- N. Strings of incandescent light bulbs with wattage in excess of ten watts per bulb that are used on commercially developed parcels for commercial purposes other than ~~traditional~~ temporary holiday decorations;
- O. Signs, commonly referred to as wind signs, consisting of one or more flags which are not otherwise exempted, pennants, ribbons, spinners, streamers or captive balloons which are less than ten feet in their greatest dimension, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind;
- P. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic-control signs;
- Q. Signs attached to, suspended from or painted on any motor vehicle, trailer or other equipment in:
 - 1. Residential Districts. Signs attached to, suspended from or painted on any motor vehicle, trailer or other equipment, including but not limited to trucks, recreational vehicles, boats, automobiles, truck campers, travel trailers, mobile homes, motorcycles, lawn implements, implements of husbandry, etc., parked on any street or on any private or public property and which are marked to attract the attention of the public for the purpose of selling, advertising, displaying, ~~demonstrating~~ or other ~~similar-commercial~~ purposes are prohibited.
 - 2. Nonresidential Districts. All motor vehicles, trucks, trailers and other types of equipment which have company logos or business signs attached to, suspended from or painted thereon and which are regularly parked on the premises shall be confined to the portion of the property behind the front line of the building except

while being actively loaded or unloaded, unless parking on the property behind the front line is not possible, in which event such vehicles, trailers and equipment shall be parked in as remote a location as possible away from the public streets and public view. The parking of such vehicles ~~with signs~~ to augment tenant identification or to attract the attention of the public for the purpose of selling, advertising, displaying, demonstrating or for any other purpose related to the promotion of business or other activity on the premises is prohibited;

- R. Signs displaying copy that is harmful to minors as defined by this title;
- S. Portable signs as defined by this title.

17.32.060 - Permitted on-premises temporary signs.

On-premises temporary signs are allowed throughout Nashville and Davidson County, subject to the restrictions imposed by this section and other relevant parts of this title.

- A. Sign Types Allowed. A temporary sign may be an on-premises ground or on-premises building sign, but may not be constructed of or operated by electrical, electronic or mechanical parts. Banners are defined as being temporary signs.
- B. Removal of Illegal On-Premises Temporary Signs. Any temporary sign not complying with the requirements of this section is illegal and subject to immediate removal.
- C. Restrictions on On-Premises Temporary Signs. Any on-premises temporary sign may display any message so long as it is:
 - 1. Not harmful to minors as defined by this title;
 - 2. For the following purposes Posted during, or up to thirty days prior to, a period in which:
 - a. ~~To indicate that~~ an owner, either personally or through an agent, is actively attempting to sell, rent or lease the property on which the sign is located,
 - b. A business in a nonresidential district is ~~In nonresidential districts to indicate the opening of a new business, a changing e in use, changing location, or a going out of business sale. Such message may be displayed for a period not exceeding twenty one days within the first three months that the occupancy is open for business or the last three months before closing,~~
 - 3. ~~In nonresidential districts to indicate the existence of a new business, or a business in a new location, if such business has no permanent signs.~~ Such message may be displayed for a period of not more than sixty days or until installation of permanent signs, whichever shall occur first;
 - 43. Posted during, or up to thirty days prior to, a period in which: the property is hosting an event such as ~~To announce or advertise such temporary uses as a~~ fairs, carnivals, circuses, revivals, sporting events, flea markets, or any public, charitable, educational or religious event or function. Such message shall be erected no sooner than fourteen days before the event, and removed within seven days after the event;

54. ~~Posted during, or up to thirty days prior to, a period in which~~~~To indicate the availability of goods for sale, either on~~ a vacant lot, or ~~within~~ a temporary structure, such as a tent, ~~is being used to offer goods for sale~~. Such message may be displayed for a period not exceeding thirty days, and not more than once a quarter on a yearly basis.

D. Open Space Requirements for On-Premises Temporary Signs. On-premises temporary signs shall comply with the front yard requirements, as illustrated in Diagram 17.32.060 and shall not be permitted in a required side or rear setback.

E. Permissible Size, Height and Number.

1. Single-Family and Duplex Residences. Any lot occupied by a one-family or two-family residence may display one on-premises temporary sign with a maximum sign area of six square feet and a maximum height of six feet.
2. Triplex and Quadruplex Residences. Any lot occupied by a three-family or four-family residence may display not more than two on-premises temporary signs with an aggregate sign area of not more than twelve square feet. No individual sign shall exceed six square feet in area nor six feet in height.
3. All Other Uses. All other lots may display one square foot of on-premises temporary signage per ten feet of frontage to a maximum of thirty-two square feet. Lots with frontage on more than one side may apply this provision to one additional side. No on-premises sign shall exceed ten feet in height.

17.32.070 - Permanent on-premises signs.

A. Sign Types Allowed. A permanent on-premises sign may be permitted as a ground or building sign subject to the restrictions imposed by this section and other relevant restrictions imposed by this title.

B. Setback and Height Restrictions. The maximum height and street setback requirements for signs in nonresidential and mixed-use districts shall be as established by Figure 17.32.070, Permanent Ground Signs.

C. Sign construction materials. All permanent on-premises signs shall be constructed of a rigid, weatherable material such as hard plastic, wood, MDO plywood, aluminum, steel, PVC, and/or Plexiglas. On-premises permanent signs shall not be constructed of non-rigid materials including, but not limited to, vinyl, fabric, canvas, or corrugated plastic. The provisions of this subsection shall not apply to approved, permitted canopies, awnings, and porticoes.

D. Guidance for the Use of Signs.

1. An on-premises sign is for the purpose of conveying information in clear, concise, safe and compatible units to general motorists and pedestrians on travelways and within each site.

2. Size, location, method of attachment and design/lighting are regulated in general based on districts and the type of activity therein. Permanent on-premises signs are subject to the common signage plan requirements.
3. On-premises building signs shall not extend above the roof line of the structure. On-premises wall signs shall not extend above the top of the wall or parapet more than twenty-five percent of the height of such sign, to a maximum of eighteen inches for a solid panel sign, or fifty percent of the height of the letter for individual mounted letters. The above restrictions shall not apply to the commercial amusement (CA) district provided that the sign(s) is not readily visible from a public street external to the development or residentially zoned property abutting the subject property.
4. No permanent on-premises ground sign may be located in a required rear setback.
5. With regard to multiple frontage (frontage on more than one street) the amount of on-premises ground signage is computed by adding all of the frontage along each street and applying the total to the table under the appropriate district; the total on-premises ground sign area that is oriented toward a particular street may not exceed the portion of the lot's total ground sign area allocation that is derived from that street. No on-premises ground sign on one street frontage on the same lot shall be closer than one hundred feet to an on-premises sign fronting on another street, computed as the sum of distance measured continuously along the rights-of-way through a common point or points. On-premises ground signs in excess of two hundred eighty-eight square feet shall require even greater spacing as specified under each district or group of districts. On-premises building signage does not require additional computation for multiple frontage since the signage area is based solely on number of principal buildings, number of occupants and percent of building facade.
6. A single tenant or multitenant sign may be considered an on-premises sign when located within the boundaries of the same approved master development plan or unified plat of subdivision.

17.32.080 - On-premises signs in residential districts.

Permanent on-premises ground and on-premises building signs ~~that serve the specific function of identifying at the entrance to~~ a residential development are permitted subject to the following restrictions:

- A. Each residential development containing three through fifteen dwelling units and approved under one plat shall be permitted one on-premises identification sign, with a maximum size of six square feet, at the development entry from a public street. The provisions of subsection B of this section, subdivisions (4), (5), (6) and (7) shall apply.
- B. Each residential development containing at least sixteen units and approved under one plat shall be permitted up to thirty-two square feet per development entry, to a maximum of three, from a public street. The on-premises signage at each development entry may be one of the following:

1. A double-sided sign located perpendicular to the public street and containing up to thirty-two square feet for the one sign face;
 2. A single-sided sign located parallel to the public street and containing up to thirty-two square feet for the one sign face. Displaying a sign on the opposite face, if the total number permits, will be counted as one additional sign;
 3. A flared wall, or similar, to which two single-sided signs are attached or imbedded and each sign does not exceed sixteen square feet;
 4. The leading edge or face of the sign or any building or other structure to which the sign is attached must be set back from the public right-of-way a minimum of fifteen feet;
 5. No residential identification sign may exceed six feet in height;
 6. All residential identification signs may be illuminated by direct and steady means only;
 7. Each residential identification sign shall be maintained perpetually by the developer, sign owner, owners' association or some other person who is legally accountable under an approved maintenance agreement. Signs that are not maintained shall be removed by the developer or owner.
- C. One flat-mounted on-premises building sign of a maximum of thirty-two square feet in area, for each street frontage, may be placed on the street facing facade of a building that contains a minimum of sixteen units, provided that it is:
1. Illuminated by direct and steady means only;
 2. Does not extend more than six inches from the facade of the building.

17.32.090 - Community facility on-premises signs.

- A. Signs ~~for~~ located at community facilities ~~located~~ in residential districts shall conform to the size provisions applicable to the ON district. The maximum height of a ground sign shall be eight feet; the minimum street setback shall be fifteen feet; the sign shall not encroach required side setbacks of the district; and only one such ground sign shall be permitted per street frontage.
- B. All Other Districts. Community facilities shall be permitted the signage of the district occupied by the community facility.

17.32.100 - Informational signs for large sites.

- A. Sites larger than five acres shall be allowed an additional informational sign, in addition to other on-premises signs. An informational sign is for the purpose of a lot occupant, or occupants, to may convey discreet informational items non-commercial information, directions or instructions for the safety, convenience and need to know for the use, or restriction of use, of a lot on a permanent basis.

- B. All ~~informational~~ signs of this nature shall be designated on the common signage plan for the property ~~and shall require the issuance of a permit before being erected.~~
- C. The provisions of Section 17.32.050, Prohibited signs, shall apply to prohibited signs.
- D. Sign Types Allowed. ~~An informational sign~~ sign of this nature may be a ground or building sign, and shall be permitted in addition to other on-premises signs.
- E. Permissible Number, Size and Height. The following standards shall apply to all ~~informational~~ such signs except for those utilized in the commercial attraction (CA) district when not readily visible from a public street external to the development or residentially zoned property abutting the subject property:
 1. Developments with improved land area of five acres or more shall be permitted two informational signs per five acres of improved area. Any fractional values shall be discarded.
 2. The maximum size of any one informational sign shall be thirty-two square feet.
 3. The maximum height of any informational ground sign above grade shall be ten feet.
 4. Copy height shall be limited to a maximum of six inches.
 5. Copy may include one logo per face provided that the logo does not exceed twenty percent of the total sign area.
- F. Required Setbacks.
 1. An informational sign shall not be located within fifty feet of a side or rear lot line.
 2. An informational sign shall not be located within one hundred feet of a front lot line.

17.32.110 - On-premises signs—I, MUN, MUN-A, MUL, MUL-A, ON, OL, OG, OR20, OR20-A, OR40, OR40-A, CN, CN-A, CL-A, CS-A and SCN districts.

- A. Based on whether an on-premises sign is an on-premises ground or on-premises building sign, refer to the subsection under the appropriate type for computation of sign area.
- B. All on-premises ground and on-premises building signs must be approved under an overall signage plan.
- C. The number, area, spacing and height of permanent on-premises ground signs shall be determined according to Table 17.32.110, except that land uses classified as Car wash shall be further restricted as specified in Section 17.16.070.

Table 17.32.110

Lot Frontage in Feet	Max. No. of Signs	Max. Area of Any One Sign in Sq. Ft.	Max. Total Area of All Signs in Sq. Ft.	Min. Side Setback (See Note 1)	Min. Setback to Other Ground Signs on the Same Lot	Max. Height in Feet
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Less than 50	1	32	32	2 ft.	NA	20 ft.
50—99	1	40	40	2 ft.	NA	20 ft.
100—199	1	48	48	10 ft.	NA	20 ft.
200—299	1	64	64	25 ft.	NA	20 ft.
300—399	2	96	96	25 ft.	100 ft.	20 ft.
400—499	3	128	128	25 ft.	100 ft.	20 ft.
500—599	3	160	160	25 ft.	100 ft.	20 ft.
600 or more	3	192	192	25 ft.	100 ft.	20 ft.

Note 1: Where a side lot line abuts a street or a controlled access highway the minimum side setback shall be ten feet.

- D. Each multitenant principal building may display not more than two on-premises building signs with a combined sign area of not more than thirty-two square feet.
- E. In addition to the principal building signage each occupant of a multiple occupancy complex may display not more than two on-premises building signs on any exterior viewed portion of the complex that is part of the occupant's unit. The total sign area shall not exceed fifteen percent of the facade area for the public entry side or a maximum of one hundred ninety-two square feet, whichever is less. Occupants with a second public entry may divide their permitted signage, but a signage bonus is not given for an additional entry.
- F. Where there is only one occupant of a principal building, or where the owner of a multitenant building so chooses, not more than two on-premises building signs may be displayed on any exterior viewed portion of the building, not to exceed a combined sign area equal to fifteen percent of the facade area upon which the sign(s) is displayed to a maximum of one hundred ninety-two square feet. If the owner of a multitenant building chooses this option then no building signage shall be allowed under subsection E of this section.

17.32.120 - On-premises signs—ORI, ORI-A, MUG, MUG-A, MUI, and MUI-A districts.

- A. Based on whether an on-premises sign is an on-premises ground or on-premises building sign, refer to the subsection under the appropriate type for computation of sign area.
- B. All on-premises ground and on-premises building signs must be approved under an overall signage plan.

- C. The number, area, spacing and height of permanent on-premises ground signs shall be determined according to Table 17.32.120, except that land uses classified as Car wash shall be further restricted as specified in Section 17.16.070.

Table 17.32.120

Lot Frontage in Feet	Max. No. of Signs	Max. Area of Any One Sign	Max. Total Area of All Signs	Min. Side Setback (See Note)	Min. Setback to Other Ground Signs on the Same Lot	Max. Height in Feet
Less than 50	1	48 sq. ft.	48 sq. ft.	10 ft.	NA	20 ft.
50—99	1	64 sq. ft.	64 sq. ft.	15 ft.	NA	20 ft.
100—199	1	96 sq. ft.	96 sq. ft.	25 ft.	NA	20 ft.
200—299	1	128 sq. ft.	128 sq. ft.	50 ft.	NA	20 ft.
300—399	2	160 sq. ft.	160 sq. ft.	50 ft.	100 ft.	20 ft.
400—499	2	192 sq. ft.	192 sq. ft.	50 ft.	100 ft.	20 ft.
500 or more	3	288 sq. ft.	288 sq. ft.	50 ft.	100 ft.	20 ft.

Note: Where a side lot line abuts a street or a controlled access highway the minimum side setback shall be ten feet.

- D. Each multitenant principal building may display not more than two on-premises building signs with a combined sign area of not more than forty-eight square feet.
- E. In addition to the principal building signage each occupant of a multiple occupancy complex may display not more than two on-premises building signs on any exterior viewed portion of the complex that is part of the occupant's unit (not including common or jointly owned area). The total on-premises sign area shall not exceed fifteen percent of the facade area of such exterior portion.
- F. Where there is only one occupant of a principal building, or where the owner of a multitenant building so chooses, not more than two on-premises building signs may be

displayed on any exterior viewed portion of the building, not to exceed a combined sign area equal to fifteen percent of the facade area upon which the sign(s) is displayed to a maximum of two hundred eighty-eight square feet. If the owner of a multi-tenant building chooses this option then no building signage shall be allowed under subsection E of this section.

17.32.130 - On-premises signs—CL, CS, CA, CF, SCC, SCR, IWD, IR and IG districts.

- A. Based on whether an on-premises sign is an on-premises ground or on-premises building sign, refer to the subsection under the appropriate type for computation of sign area.
- B. Any lot may have some or all of its permitted area for on-premises ground signage transferred to on-premises building signage and the individual on-premises sign size increased accordingly.
- C. All on-premises ground and on-premises building signs must be approved under an overall signage plan.
- D. The number, area, spacing and height of permanent on-premises ground signs shall be determined according to Table 17.32.130.D, except that land uses classified as Automobile repair, Automobile sales, used; Car wash and Vehicular sales and services limited shall be further restricted as specified in Section 17.16.070.

Table 17.32.130D

Lot Frontage in Feet	Max. No. of Signs (See Note 2)	Max. Area of Any One Sign	Max. Total Area of All Signs	Min. Side Setback (See Note 1)	Min. Setback to Other Ground Signs on the Same Lot	Max. Height in Feet (See Note 2)
Less than 50	1	150 sq. ft.	150 sq. ft.	2 ft.	NA	40 ft.
50—99	1	198 sq. ft.	198 sq. ft.	2 ft.	NA	40 ft.
100—199	1	288 sq. ft.	288 sq. ft.	10 ft.	NA	40 ft.
200—299	2	288 sq. ft.	288 sq. ft.	10 ft.	NA	40 ft.
300—399	2	384 sq. ft.	384 sq. ft.	25 ft.	100 ft.	40 ft.
400—499	3	480 sq. ft.	480 sq. ft.	25 ft.	100 ft.	40 ft.
500 or	3	480 sq. ft.	576 sq. ft.	25 ft.	100 ft.	40 ft.

more						
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Note 1: Where a side lot line abuts a street or a controlled access highway the minimum side setback shall be ten feet.

Note 2: the CL district any lot within one thousand feet of a controlled access highway interchange may have one additional on-premises ground sign of not more than two hundred eighty-eight square feet with a maximum height of fifty feet provided:

- a. The additional on-premises ground sign is oriented to the controlled access highway and adheres to all other provisions of this title; and
- b. The other on-premises ground sign is oriented to the street of principal access, is spaced at least one hundred feet from any other ground sign on the lot, and is restricted to the maximum height permitted in the CS district; and
- c. Further, that up to forty square feet of the ground sign oriented to the street of principal access may be transferred to this sign area when noted on the signage plan; and
- d. This additional on-premises sign is available only at interchanges when a highway logo sign is not present.

Note 3: In addition to the number of ground signs permitted by Table 17.32.130D. [formerly 8.13], properties directly abutting a controlled access highway may install an additional on-premise ground sign along the frontage of that highway at the rate of one sign per one thousand feet of highway frontage. Such signs shall be spaced a minimum of one thousand feet apart. A sign oriented to a controlled access highway may be as large as the greater of (1) the maximum size of a sign otherwise permitted by Table 17.32.130D, or (2) the maximum size of a sign otherwise permitted by Table 17.32.130D as determined by substituting "Controlled Access Highway Footage Frontage in Feet," in lieu of "Lot Frontage in Feet." The maximum height of a highway oriented sign shall be fifty feet as measured from the average grade of the sign foundation, or thirty feet above the finished elevation of the nearest travel lane of the highway, whichever is greater. In the commercial attraction district, the maximum area of any one sign shall be nine hundred square feet, the maximum total area of all signs shall be two thousand square feet, and the maximum height of a highway oriented sign shall be eighty feet as measured from the average grade of the sign foundation, or sixty feet above the finished elevation of the nearest travel lane of the highway, whichever is greater.

E. On-Premises Ground Signs Based on Ground Floor Area. The chart below offers an option to utilizing frontage to calculating the square footage for one on-premises ground sign to be located only at the primary entrance. On-premises ground signs located on other frontage must be determined by Table 17.32.130D.

Table 17.32.130E

Ground Floor Area	Allowable Square Footage per 1,000 Square Feet of Ground Floor Area
22,000—29,999	6
30,000—49,999	5
50,000—99,999	4
100,000 or more	3

No on-premises ground sign whose display surface area is generated by ground floor area shall exceed four hundred eighty square feet in area.

F. On-Premises Building Signs. On-premises building signs shall be subject to the following restrictions:

1. Each facade of a principal building shall be restricted to a maximum building signage of fifteen percent of the area of the facade.
2. This area may be increased by transferring all or part of the permitted on-premises ground sign area to on-premises building signage. A twenty percent bonus of the amount transferred may also be applied to the total on-premises building signage.

17.32.140 - On-premises signs—DTC district.

See Section 17.37 (Downtown Code) for standards on signage within the DTC district.

17.32.145 - Landmark signs.

A. A landmark sign must meet all of the following criteria:

1. Materials, technology, and design: Representative of excellence in a particular period of construction; and/or is unique in that it demonstrates extraordinary aesthetic quality, creativity or innovation.
2. Integrity: Retains the majority of its character-defining features (materials, technologies, structure, colors, shapes, symbols, text, and/or art) that have historical significance, or are integral to overall sign design, or convey historical or regional context. If character-defining features have been altered or removed, the majority are potentially restorable to their historic function and appearance.
3. Safety: Structurally safe or can be made safe without substantially altering its historical appearance.
4. Location: The sign is not an off-site sign or billboard, as defined in the Zoning Code.
5. Regionalism: The sign is unique, or was originally associated with a chain or franchise business that is either a local or regional chain or franchise only found in Nashville or

the southeastern United States; or there is national interest or scholarly documentation to support its preservation.

- B. An historic sign must be construction more than fifty years before the date of application and must meet all of the criteria for landmark sign designation and must meet all of the following criteria:
 - 1. An historic sign may be repaired, restored, and/or adaptively reused if there is sufficient surviving fabric or sufficient historical documentation (photographs, postcards, permits, or other records) on which to base the treatment concept. An existing historic sign may be repaired, restored, or rehabilitated either in place, or off-site and then re-erected on site.
 - 2. An historic sign may be repaired or restored to any past appearance prior to fifty years before the date of application. If the owner of an historic sign can provide documentation or physical evidence that the original design included intermittent lighting features (e.g., flashing, blinking, chasing or sequentially lit elements which create the appearance of movement) or moving parts, those sign elements may be repaired and restored.
 - 3. An historic sign that will be adaptively reused must retain, repair, or restore the majority of the character-defining features (e.g., materials, technologies, structure, colors, shapes, symbols, text, typography and/or artwork) that have historical significance, or are integral to the overall design of the sign, or convey historical or regional context. Changes to character-defining text are not allowed; any or all text that is not character defining can be changed. Changes to text must either match or be compatible with existing text or the text being replaced, in terms of materials, letter size, font, and color.
- C. A vintage sign must meet all of the criteria for landmark sign designation and must meet all of the following criteria:
 - 1. Age: Constructed between fifty and twenty-five years before the date of application. Applications for signs constructed within twenty-five years of the date of application may be considered on the cultural and iconic contribution to the surroundings.
- D. Replica sign:
 - 1. A replica sign is permissible when based on sufficient historical documentation of the sign and its location. A sign can be replicated only once. Replicas of replicas are not permitted. A replica sign must use historical materials and technologies, or use contemporary materials and technologies that visually match historical ones.
- E. Guidelines for relocating a landmark sign:
 - 1. A designated landmark sign may be relocated as follows:
 - a. To another location on the premises.
 - b. To another location that houses the same or similar business.
 - c. To an area of similar character within a one mile radius of the present location.
 - d. To the original location.

2. A designated landmark sign shall not be relocated to a R, R-A, RS, RS-A, RM or RM-A zoned property.
3. A designated landmark sign shall not be relocated within one hundred fifty feet of a primary structure on R, R-A, RS, RS-A, RM or RM-A zoned property.
4. All relocations are subject to the following:
 - a. The sign must be located no less than twenty feet from the face of the curb or edge of pavement. Where there is no curb, the measurement shall be taken from the street property line.
 - b. Projecting signs that project into the public right-of-way shall follow the rules and procedures of metro government, and shall follow the sign permitting process.

F. Sign calculations for a landmark sign:

1. Where the landmark sign does not identify the business occupying the premises, and is not used by an owner or occupant of the premises to advertise a business currently occupying the premises, the landmark sign shall not count against the total allowable sign area for the premises and shall not count against the number of signs allowed for the premises.
2. Where the landmark sign does identify the business occupying the premises or is used or adaptively reused by an owner or occupant of the premises to advertise a business currently occupying the premises, fifty percent of the square footage of the landmark sign shall count toward the total allowable sign area and shall count against the number of signs allowed for the premises.
3. One hundred percent of the square footage of a replica sign shall count toward the total allowable sign area for the premises and shall count against the number of signs allowed for the premises.

17.32.150 - Billboards.

- A. Districts Permitting Billboards. Billboards shall be permitted in the CL, CS, IWD, CF, IR, and IG districts subject to the provisions of this chapter and this title. However, billboards are prohibited on any property within a planned unit development (PUD) overlay district, regardless of the underlying zoning district, unless expressly permitted as part of an approved development plan by the metropolitan council; and in the CS district for uses classified as Automobile repair, Automobile sales, used; Car wash and Vehicular sales and services limited. Type I billboards are prohibited in the CL district. Type II billboards in the CL district shall be limited to those areas of a lot which are within three hundred feet of the right-of-way of a controlled access highway, and all billboards shall be oriented towards that highway.
- B. Regulations. Billboards are permitted in addition to other signs authorized by this title subject to the following restrictions:
 1. There shall be two types of billboards based on the display surface area of the billboard:
 - a. Type I with a display surface area of seventy-five square feet or less; and

- b. Type II with a display surface area of more than seventy-five square feet and less than six hundred seventy-five square feet.
- 2. The maximum display surface area for each type may be exceeded by thirty percent for embellishments to the standard rectangular sign, provided the embellishments do not project more than five feet above the top nor more than three feet beyond the sides and two feet beyond the bottom of the standard rectangular sign.
- 3. A billboard face shall consist of a single panel. Multiple panel faces, such as stacked or side-by-side, are not permitted.
- 4. One face of two back-to-back billboards of the same shape and dimensions, excluding embellishments, shall be used in computing the total display surface area when the signs are no more than fifteen feet apart when parallel to one another or are placed at an angle between signs that does not exceed twenty degrees. No copy shall be permitted between the back-to-back faces.
- 5. Minimum yards shall be provided as established by this table in all districts:

	Type I	Type II
Front	5 feet greater than on-premises ground sign in the same district	20 feet
Rear	20 feet	20 feet
Side	Same as an on-premises ground sign	10 feet

- 6. There is established a maximum height limit of fifty feet above grade either at the base of the billboard or the nearest curb level of the surface street to which the billboard is oriented, whichever provides the greatest height. If the billboard is oriented to, and located within three hundred feet of a controlled access highway, a height of thirty feet above the elevation of the nearest travelway of the controlled access highway shall be permitted.

For Type I displays: There is established a maximum height limit of twenty feet above grade either at the base of the display or the nearest curb level of the surface street to which the display is oriented, whichever provides the greatest height.

- 7. Spacing between billboards located on the same side of a public street or controlled access highway shall be as indicated in the following table:

	Type I (Wall-mounted)	Type I (free-standing)	Type II (free-standing)

Type I (wall-mounted)	250 ft.	250 ft.	250 ft.
Type I (freestanding)	250 ft.	1,000 ft.	1,000 ft.
Type II (freestanding)	250 ft.	1,000 ft.	1,000 ft.

Note: The spacing between any Type I (freestanding) or Type II (freestanding) billboard and an existing Type II (wall-mounted) billboard shall be one thousand feet.

- a. The spacing requirements shall be applied separately to each side of a public street, but continuously along the side of a street to all signs oriented toward that street in either direction whether the signs are in the same block or are in different blocks separated by an intersecting side street. (See Figure 17.32.150-1)
 - b. No billboard shall be closer than two hundred fifty (250) feet from any other billboard regardless of location. (See Figure 17.32.150-2)
 - c. No minimum spacing shall be required between any two wall-mounted signs placed on opposite sides of a building.
 - d. Type I billboards shall not be located within twenty feet of an on-premises ground sign on the same lot.
8. No Type II billboard located along a particular street shall be closer than five hundred feet from the nearest property line of any property that is zoned residential and has frontage on either side of such street. The distance for Type I billboards shall be two hundred fifty feet.
 9. No billboard located along a particular street shall be closer than sixty feet from the nearest property line of any residentially zoned property that does not front on said street.
 10. No billboard shall be permitted whenever property zoned residential would be between the billboard and the roadway toward which it is oriented.
 11. Type I billboards shall be permitted a spacing of two hundred fifty feet, measured airline distance, to a structure listed on the National Register of Historic Places. Type II billboards shall be permitted a spacing of five hundred feet, measured airline distance, to a structure listed on the National Register of Historic Places.
 12. Type II billboards shall be located only on lots that have frontage on public streets with four or more travel lanes or that are located within three hundred feet and oriented to a limited access highway. Paired one-way streets with a minimum of two travel lanes in each direction shall be considered a four-lane road in applying this provision.

13. No billboard shall be permitted along any public street or highway that has been designated as a scenic route in the adopted major street plan of the metropolitan government.
14. Billboards shall be subject to the provisions contained in Section 17.32.050, Prohibited signs.
15. All billboards shall be of monopole-type construction. Type II billboards shall not be attached to the walls of buildings. Billboards shall not be located on the roofs of buildings.
16. The brightness and surface illumination shall not exceed two hundred-foot lamberts for a billboard having internal illumination or seventy-five footcandles for a billboard having indirect illumination. Billboards located within five hundred feet of property classified in a residential district shall not be illuminated between the hours of twelve a.m. and six a.m.

17.32.160 - Computations.

The following determinants shall control the calculation of sign area, height, and placement.

- A. Distance Between Signs. The minimum required distance between signs shall be measured along street rights-of-way from the closest parts of any two signs.
- B. Facade Area. The facade area for the purpose of calculating permitted on-premises building sign area may be determined as follows:
 1. When architectural elevations are provided that accurately and to scale depict the facade of the structure, the area of the facade shall be calculated as the true structural building facade exclusive of roofs, parapets, and false facia. Parapets of a uniform height on three sides of a structure and of a similar and uniform building material may be included in the facade areas, but decorative parapet extensions of irregular height are excluded.
 2. When architectural plans are not provided, it shall be assumed that the height of the facade of the first floor is twelve feet, and that the height of the facade of all stories above the first floor is ten feet per floor. Facade area shall be calculated based on the following formula:

[Facade length × 12 ft. (first floor)] + [facade length × 10 ft. per each additional floor] =
facade area

- C. Sign Area. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof which will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall, when such fence or wall otherwise meets the provisions of this title, and is clearly incidental to the display itself.

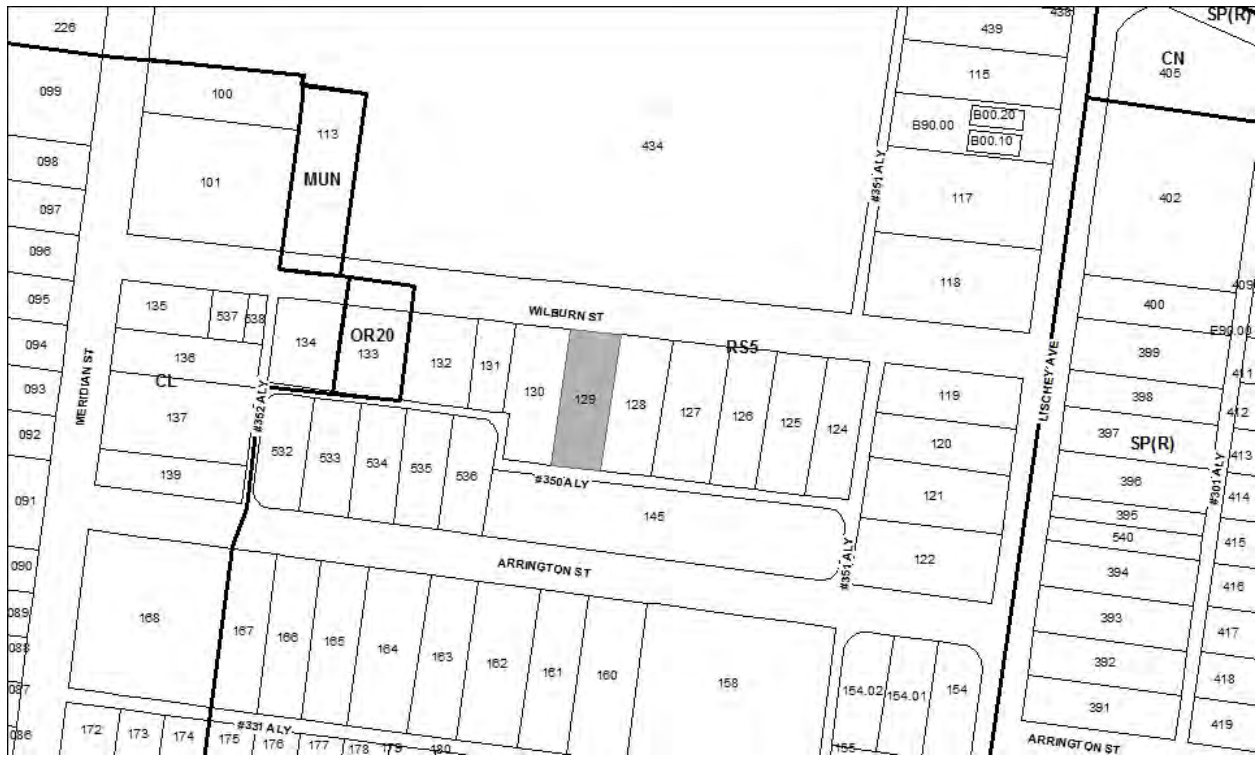
- D. Building-Mounted Letters and Pictures. Where a sign is composed of letters or pictures attached directly to a facade, window, door or marquee, and the letters or pictures are not enclosed by a border or trimming, the sign area shall be the area within the smallest rectangle, parallelogram, triangle, circle or semicircle or combination thereof, the sides of which touch the extreme points of the letters or pictures.
- E. Four-Sided On-Premises Sign. Where four sign faces are arranged in a square, rectangle or diamond, the area of the on-premises sign shall be the area of the two largest faces.
- F. Triangular On-Premises Sign. Where the inside angle of the edge nearest the street is greater than twenty degrees, the area of the sign shall be the area of the two largest faces.
- G. Multiple-Face On-Premises Sign. For a multiple-faced on-premises sign, the sign area shall be computed by including all sign faces visible from any one point. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such signs are part of the same sign structure and not more than forty-two inches apart, the sign area shall be computed by the measurement of one of the faces. If the forty-two inch space is used for any message, it will be counted as a sign face.
- H. Height. Sign height shall be computed as the distance from the base of the sign at the normal grade to the top of the highest attached component of the sign, or the nearest curb level of the surface street providing access to the site, whichever provides the greatest height. Normal grade shall be construed to be the existing grade prior to construction or the newly established grade after construction exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.
- I. Maximum On-Premises Sign Area. The permitted sum of the area of all individual on-premises signs on a lot shall be computed by applying the formula under each district to the lot frontage or ground floor area, and building facade, as appropriate, for the zoning district in which the lot is located. Lots fronting on two or more streets are allowed the permitted on-premises ground sign area for each street frontage; however, the total on-premises ground sign area that is oriented toward a particular street may not exceed the portion of the lot's total on-premises ground sign area allocation that is derived from that street or from the total ground floor area.



SEE NEXT PAGE



Metro Planning Commission Meeting of 7/28/2016



2016SP-057-001
318 WILBURN STREET
Map 082-07, Parcel(s) 129
05, East Nashville
05 (Scott Davis)



Project No.	Specific Plan 2016SP-057-001
Project Name	318 Wilburn Street
Council District	5 – S. Davis
School District	5 - Kim
Requested by	Antonio Tucker, applicant and owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Zone change to permit two detached homes.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for property located at 318 Wilburn Street, approximately 440 feet west of Lischey Street, (0.19 acres), to permit two detached homes.

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 1 unit.*

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.

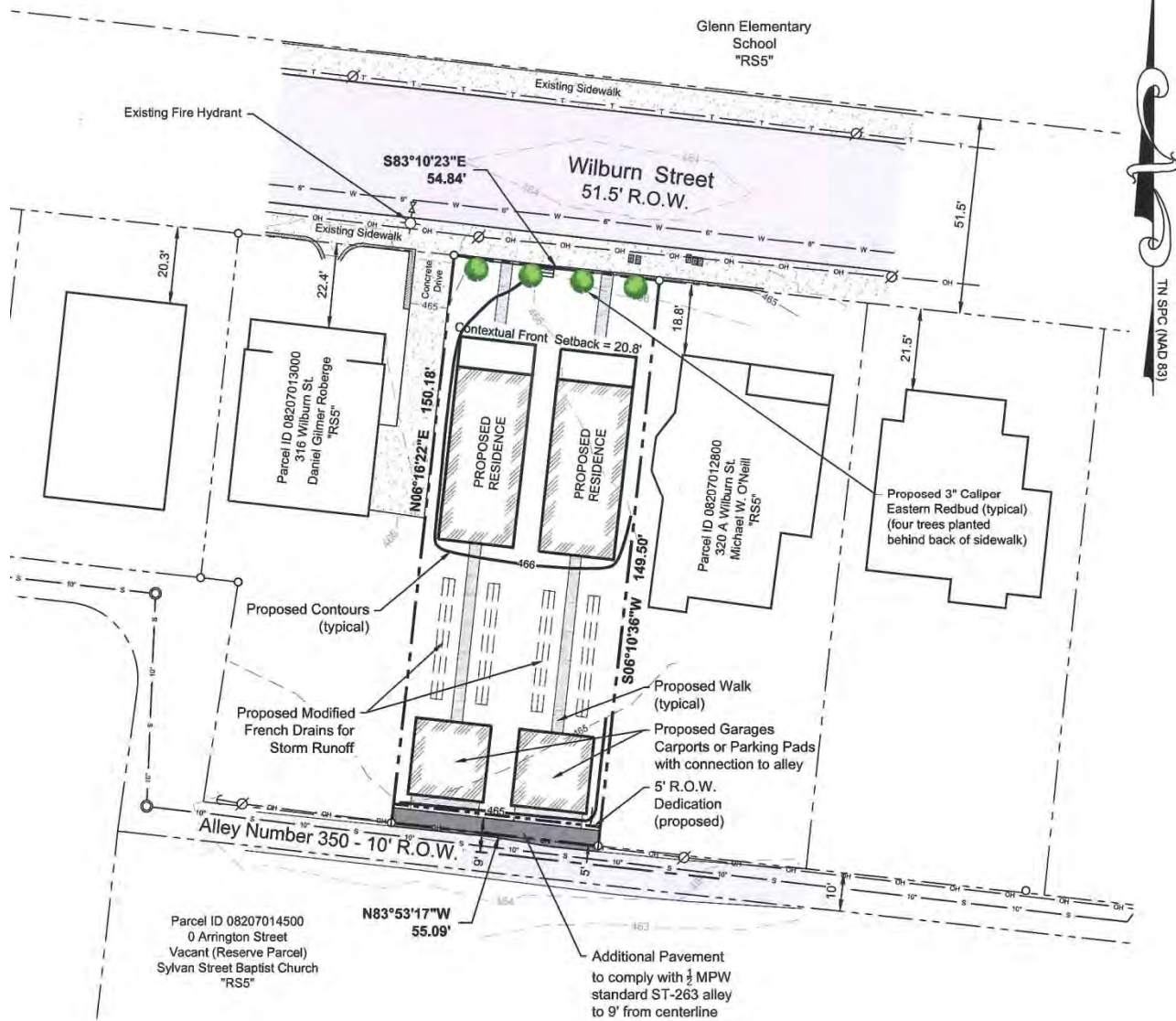
CRITICAL PLANNING GOALS

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

The 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 substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The plan provides an additional housing option to the immediate area, which are important to serve a wide range of people with different housing needs. The proximity to Meridian Street also supports public transportation and walkable neighborhoods.



Metro Planning Commission Meeting of 7/28/2016



Proposed Site Plan



Metro Planning Commission Meeting of 7/28/2016

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed two detached residential structures are consistent with the T4 Urban Neighborhood Evolving policy. The proposed plan proposes appropriate infill development in the area by providing another housing choice directly across the street from an elementary school. The site is close to the Meridian Street corridor, which has an existing MTA bus route, which provides an alternate method of transportation.

PLAN DETAILS

The site is located 318 Wilburn Street, east of Meridian Street, and is approximately 0.19 acres in size. The site is located directly across from Glenn Elementary School.

Site Plan

The plan proposes two detached residential structures with frontage along Wilburn Street. The proposed buildings will be 3 stories within 35 feet to the roofline.

Vehicular access to the site is limited to the alley along the southern property line. 5 feet of right-of-way will be dedicated to meet the minimum alley standards. Parking will be provided on-site along the alley and meets the Metro Zoning Code requirements for parking requirements.

An existing 6 foot sidewalk exists along Wilburn Street. The applicant has provided street trees behind the existing sidewalk to add shade and engage the public realm. Architectural standards such as glazing and prohibited materials are included on the plan.

ANALYSIS

The proposed detached residential structures at this location are consistent with the T4 Urban Neighborhood Evolving policy. The proposed plan provides another housing choice in the neighborhood that is appropriate within Neighborhood Evolving areas.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved



Metro Planning Commission Meeting of 7/28/2016

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.

PUBLIC WORKS RECOMMENDATION

Approved 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.
- Dedicate and build 5' along the alley to comply with ½ MPW standard ST-263 alley.
- ROW dedications are to be recorded prior to MPW signoff on the building permit.

TRAFFIC AND PARKING RECOMMENDATION

Approved

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)	0.19	8.7 D	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)	0.19	-	2 U	20	2	3

Traffic changes between maximum: **RS5** 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 **RS5** 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 district could generate 3 more students than what is typically generated under the existing RS10 zoning district. Students would attend Glenn Elementary, Jere Baxter 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.



Metro Planning Commission Meeting of 7/28/2016

AFFORDABLE AND WORKFORCE HOUSING REPORT

1. Will this project include any affordable or workforce housing units? No.
2. If so, how many and what is the percentage of the entire development? Not Applicable.
3. How will you enforce the affordability requirements? Not Applicable.
4. Have any structures been demolished in the last 12 months? No.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the proposed SP is consistent with the community plan and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 2 detached residential units.
2. Height is limited to a maximum to 3 stories in 35 feet, measured to the roofline.
3. 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 R6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. 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.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 7/28/2016



2016SP-058-001
1700 NEAL TERRACE SP
Map 105-11, Parcel(s) 189
11, South Nashville
17 (Colby Sledge)



Project No.	Specific Plan 2016SP-058-001
Project Name	1700 Neal Terrace SP
Council District	17- Sledge
School District	05- Kim
Requested by	Dale & Associates, applicant; Primera, LLC, owner.
Staff Reviewer	Deus
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Zone change to permit up to four residential units.

Preliminary SP

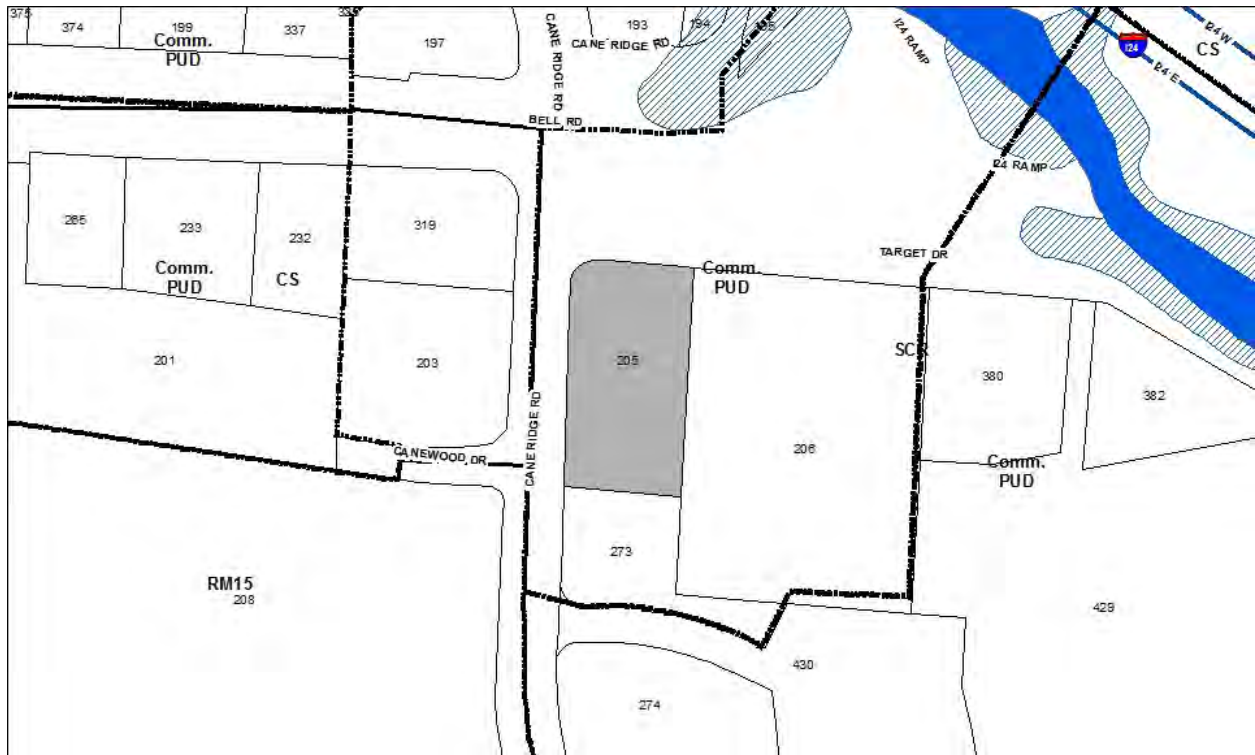
A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1700 Neal Terrace, at the corner of Southgate Avenue and Neal Terrace, (0.17 acres), to permit up to four residential units.

STAFF RECOMMENDATION

Staff recommendations indefinite deferral as requested by the applicant.



Metro Planning Commission Meeting of 7/28/2016



193-65P-001
5304 CANE RIDGE ROAD
Map 163, Parcel(s) 205
12, Southeast
32 (Jacobia Dowell)



Project No.	Planned Unit Development 193-65P-001
Project Name	5304 Cane Ridge Road
Council District	32 - Dowell
School District	06 – Hunter
Requested by	Barge Waggoner, Sumner & Cannon, Inc., applicant; Shreiban Ammon, trustee, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise a portion of the Planned Unit Development to permit a medical office and restaurant building.

Revise PUD

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for property located at 5304 Cane Ridge Road, at the southeast corner of Cane Ridge Road and Target Drive (1.15 acres), zoned Shopping Center Regional (SCR) to permit a 5,583 square foot medical office and a 2,000 square foot restaurant.

Existing Zoning

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

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

CRITICAL PLANNING GOALS

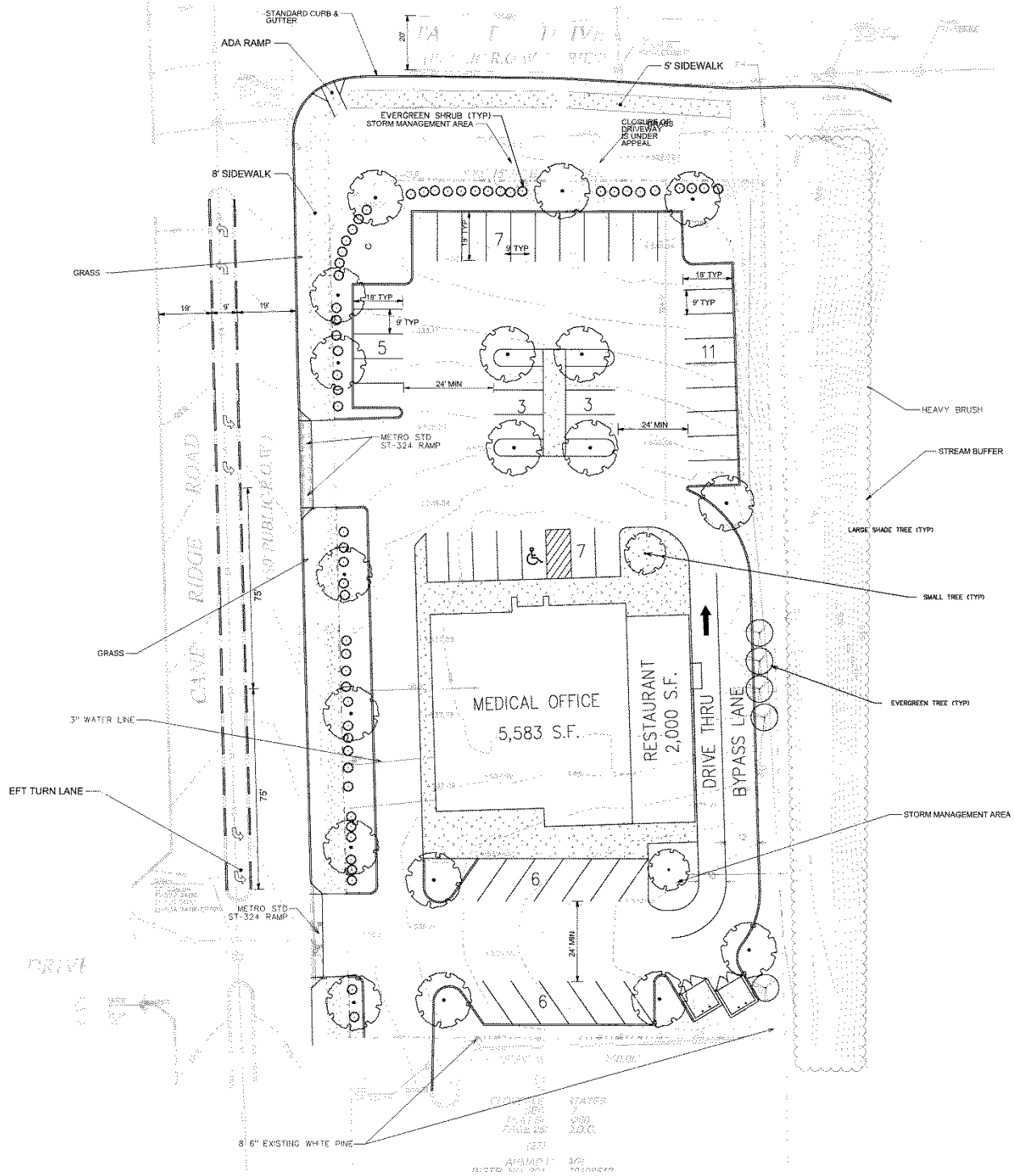
N/A

PLAN DETAILS

The site is located at the corner of Cane Ridge Road and Target Drive on an approximately 1.15 acre parcel. The original PUD was approved by Council in 1966 and has received numerous revisions. The PUD currently permits restaurant and automotive sales uses.



Metro Planning Commission Meeting of 7/28/2016



Proposed Site Plan



Metro Planning Commission Meeting of 7/28/2016

Site Plan

The plan proposes a 7,583 square foot one-story building; 5,583 square-foot for medical office use and 2,000 for restaurant use. The site has two existing access drives on Cane Ridge Road and one access drive on Target Drive. The access drive on Target Drive will be removed. Access will be limited to two access drives on Cane Ridge Road. There will be a total of 48 parking spaces provided on site. The majority of the parking will be provided to the front along Target Drive and the rear of the building. An 8 foot sidewalk and 4 foot planting strip is proposed along Cane Ridge Road. A 5 foot sidewalk and 4 foot planting strip is proposed along Target Drive. All proposed sidewalks meet the Major and Collector Street and local street standards.

ANALYSIS

Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions. Staff finds that the request is consistent with and meets all of the criteria of Section 17.40.120.G, and is provided below for review.

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;



Metro Planning Commission Meeting of 7/28/2016

- 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.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved 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.
- Sidewalks are to be constructed to comply with the requirements of the MCSP and MPW standards and specifications.



Metro Planning Commission Meeting of 7/28/2016

- Prior to building permit, provide a detailed roadway plan with striping and dimensions.

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

- Close drive on Target Dr. Construct SB left turn lane in median on Cane Ridge Road at both site driveways. Submit median modification road plans with pavement marking plan with construction documents.

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. An 8 foot wide sidewalk and 4 foot wide planting strip shall be installed along Cane Ridge Road prior issuance of Use and Occupancy permit.
2. A 5 foot wide sidewalk and 4 foot wide planting strip shall be installed along Target Drive prior issuance of Use and Occupancy permit.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. 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.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
6. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



Metro Planning Commission Meeting of 7/28/2016



2016Z-068PR-001

Map 071-14, Parcel(s) 273-274

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2016Z-068PR-001
Council District	5 – S. Davis
School District	5 – Kim
Requested by	Councilmember Scott Davis, applicant; W.M. Jones, Helen Katherine Creson, and Stephen F. Meade, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from RS5 to RM20-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential (RM20-A) zoning for properties located at 122 and 124 Elmhurst Avenue, at the southeast corner of Lucille Street and Elmhurst Avenue, (0.49 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 four units.*

Proposed Zoning

Multi-Family Residential (RM20-Alternative) 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 nine units.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban 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.

Consistent with Policy?

Yes, the proposed RM-20 is consistent with the T4 NE policy. The property directly to the east is zoned commercial (CS) and fronts onto Dickerson Pike, which is a major commercial corridor and is within an Urban Mixed Use policy area (T4 CM). The proposed RM20-A will provide additional housing options to support the mixed-use corridor, and the alternative designation will permit a design that is urban in character, consistent with the policy.



Metro Planning Commission Meeting of 7/28/2016

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

- 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)	0.49	8.7 D	4 U	39	3	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 (230)	0.49	20 U	9 U	67	6	7

Traffic changes between maximum: **RS5** and **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+5 U	+28	+3	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed RM40-A district: 2 Elementary 1 Middle 1 High

The proposed RM20-A zoning district would generate one additional students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood 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.



Metro Planning Commission Meeting of 7/28/2016

AFFORDABLE AND WORKFORCE HOUSING REPORT

1. Will this project include any affordable or workforce housing units? Yes
2. If so, how many and what is the percentage of the entire development? Unknown
3. How will you enforce the affordability requirements? The owner of the property lives in the district.
4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends approval as the proposed RM20-A zoning is consistent with the T4 NE land use policy.



Metro Planning Commission Meeting of 7/28/2016



2016Z-070PR-001
Map 147-04, Parcel(s) 108
12, Southeast
30 (Jason Potts)



Project No.	Zone Change 2016Z-070PR-001
Council District	30 - Potts
School District	2 - Brannon
Requested by	Lukens Engineering Consultants, applicant; Jorge Lopez, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from R6 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-Alternative (RM15-A) zoning for property located at 322 Wallace Road, approximately 230 feet southwest of Humber Drive, (1.92 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 including 25 percent duplex lots. *R6 would permit a maximum of 13 lots with 3 duplex lots for a total of 16 units.*

Proposed Zoning

Multi-Family Residential-Alternative (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 29 units.*

CRITICAL PLANNING GOALS

- Supports a Variety of Transportation Choice
- Supports Infill Development

The site is in proximity to existing transit routes along Harding Place, which has an existing MTA route and provides an alternative method of transportation for residents. This request creates an opportunity for infill development , filling in gaps served by existing infrastructure. Locating development in areas served by existing infrastructure relieves Metro of the cost of upgrading or building new infrastructure. The site is located in close proximity to existing transit routes along Harding Place, which provides an MTA route and serves as an alternative method of transportation for residents.

SOUTHEAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 7/28/2016

different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Consistent with Policy?

Yes. The rezoning to RM15-A is consistent with the T3 Suburban Neighborhood Evolving Policy and is appropriate given the site's location in a suburban area. The alternative district standards will further improve the walkability of the neighborhood and enhance the public realm by providing appropriate design standards.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions of Approval

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	1.92	7.26 D	15 U	144	12	16

*Based on two two-family lots.

Maximum Uses in Proposed Zoning District: **RM15-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 (230)	1.92	15 U	28 U	213	19	22



Metro Planning Commission Meeting of 7/28/2016

Traffic changes between maximum: **R6** and **RM15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+13 U	+69	+7	+6

METRO SCHOOL BOARD REPORT

Projected student generation existing district: 3 Elementary 3 Middle 3 High

Projected student generation proposed RM15-A district: 6 Elementary 3 Middle 3 High

The proposed zone change could generate 3 more students than what is typically generated under the existing R6 zoning district. Students would attend Haywood Elementary School, McMurray Middle School, and Overton High School. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT

Will this project include any affordable or workforce housing units? No.

If so, how many and what is the percentage of the entire development? NA

How will you enforce the affordability requirements? NA

Have any structures been demolished in the last 12 months? None

STAFF RECOMMENDATION

Staff recommends approval as the proposed rezoning is consistent with policy.