



# METROPOLITAN PLANNING COMMISSION MINUTES

**August 11, 2016**  
**4:00 pm Regular Meeting**

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

## MISSION STATEMENT

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

**Commissioners Present:**

Greg Adkins, Chair  
Jim McLean  
Stewart Clifton  
Jeff Haynes  
Lillian Blackshear  
Jennifer Hagan-Dier  
Brenda Diaz  
Brian Tibbs  
Councilmember Burkley Allen

**Staff Present:**

Doug Sloan, Executive Director  
Bob Leeman, Assistant Director, Operations  
Kelly Adams, Administrative Services Officer III  
Kathryn Withers, Planning Manager II  
Brandon Burnette, Planning Manager II  
Anita McCaig, Planner III  
Jason Swaggart, Planner III  
Lisa Milligan, Planner III  
Marty Sewell, Planner III  
Greg Claxton, Planner III  
Latisha Birkeland, Planner II  
Stephanie McCullough, Planner II  
Patrick Napier, Planner II  
Alex Deus, Planner I  
Karimeh Sharp, Planner I  
Susan Jones, Legal  
Craig Owensby

Commissioners Absent: Jessica Farr

**J. DOUGLAS SLOAN, III**

**Metro Planning Department of Nashville and Davidson County**  
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## Notice to Public

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### Please remember to turn off your cell phones.

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



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# MEETING AGENDA

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## **A: CALL TO ORDER**

The meeting was called to order at 4:05 p.m.

## **B: ADOPTION OF AGENDA**

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

## **C: APPROVAL OF JULY 21, 2016, AND JULY 28, 2016, MINUTES**

Mr. Clifton moved and Ms. Hagan-Dier seconded the motion to approve the July 21, 2016 and July 28, 2016 minutes. (9-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

Councilmember Van Reece spoke in favor of Item 14.

Councilman Davis spoke in favor of all his items on the Consent Agenda.

## **E: ITEMS FOR DEFERRAL / WITHDRAWAL**

2. **2016S-136-001**  
2811 WIMBLEDON
5. **2016Z-053PR-001**
7. **2016Z-083PR-001**
8. **2016Z-084PR-001**
9. **2016Z-086PR-001**
10. **2016Z-089PR-001**
12. **2016CP-010-003**  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 13a. **2016CP-013-003**  
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 13b. **2016SP-056-001**  
COLORBURST SP
15. **2016NL-001-002**  
ESTEPP LLC NEIGHBORHOOD LANDMARK
16. **2016NL-003-001**  
THE MAYBELLE
18. **2016S-152-001**  
INGLEWOOD ESTATES
20. **195-76P-001**  
BELLE FOREST RETAIL

21. **80-72P-001**  
APACHE TRAIL COMMERCIAL
22. **2016UD-010-001**  
31ST AVENUE AND LONG BOULEVARD UDO MODIFICATION
24. **2016Z-075PR-001**
26. **2016Z-077PR-001**

Mr. Haynes moved and Ms. Blackshear seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

Ms. Blackshear recused herself from Items 13a, 13b, 20, and 22.

## **F: CONSENT AGENDA ITEMS**

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

4. **2016Z-052PR-001**
6. **2016Z-065PR-001**
14. **2016SP-072-001**  
CHERON ROAD SP
17. **2016S-148-001**  
PLAN OF COUNTRY CLUB ESTATES LOT 19, BLOCK E
23. **2016Z-074PR-001**
25. **2016Z-076PR-001**
27. **2016Z-078PR-001**
28. **2016Z-079PR-001**
29. **2016Z-081PR-001**
30. **2016Z-091PR-001**
31. **Appointment of Russell Oldham to the Downtown Code Design Review Committee to fill the position nominated by the Chamber of Commerce for the term expiring March 13, 2018.**
35. **Accept the Director's Report and Approve Administrative Items**

Councilmember Allen moved and Mr. McLean seconded the motion to approve the Consent Agenda. (9-0)

Ms. Blackshear recused herself from Items 23 and 30.

## G: ITEMS TO BE CONSIDERED

### 1a. 2016CP-014-002

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

Council District 14 (Kevin Rhoten)

Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character policy from Conservation and T2 Rural Maintenance to Conservation and T3 Neighborhood Maintenance Policy (285.03 acres) for property located at 2040 Hickory Hill Lane, requested by Dale & Associates, applicant; Linda Binns Disspayne and Tom Disspayne, owners. (See also associated case #2016SP-046-001.)

**Staff Recommendation: Approve.**

#### **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).

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

##### **Current Policies**

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

T2 Rural Maintenance (T2 RM) is intended to preserve rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new development in T2 RM areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit per 2 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

##### **Proposed Policy (Note: the CO policy is proposed to remain)**

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.

#### **BACKGROUND**

The community plan amendment was requested in conjunction with zone change application 2016SP-046-001, which is a request to change the zoning from AR2a to SP-R for 2040 Hickory Hill Lane, also referred to as the Binns Farm.

The property has historically been used as a farm, but for years the family has wanted to develop the property and has had various ideas. In the 2004 update to the Donelson-Hermitage-Old Hickory Community Plan, Rural policy was applied to this property. This was done at the request of the community primarily so that any future development proposals for the property would trigger a major plan amendment process in addition to the rezoning process. Planning staff did not expect this property to remain Rural in character in future years.

In this case, the study area is limited to this property since the property is surrounded by Open Space policy to the south and T3 Suburban Neighborhood Maintenance policy to the south, east and north. The Cumberland River forms the property boundary to the west.

#### **COMMUNITY PARTICIPATION**

Combined community meeting and public hearing notices were mailed out on May 17, 2016 to property owners within 1,300 feet of the amendment area. Beyond the 1,300 feet required buffer, notices were also mailed to property owners along streets proposed to access the development. In total, notices were mailed to approximately 900 surrounding property owners.

On June 2, 2016, Planning Department staff held a community meeting to discuss the applicant's proposal at the Hermitage Police Precinct. It was attended by approximately 70 people, including the area Councilmember, a member of the development team, and Planning staff. Approximately half of the attendees had attended a previous meeting held by the applicant in April 2016.

The attendees asked numerous questions about the details of the proposed development. Most of the questions were directed to the applicant regarding the details of the proposed project. In addition to questions regarding the application review process, the following questions and concerns were discussed:

- Impact of the proposed 500 houses on neighborhood streets, especially since the subject property is interior to the neighborhood and must access neighborhood streets to reach Lebanon Pike or Old Hickory Boulevard. Traffic volume and speeding are already concerns in the neighborhood.
- Request that a street connection also be provided through the Reserve at Stone Hall in addition to the three street connections already proposed for the Hermitage Hills neighborhood.
- Concern that 500 houses are too much to add to the neighborhood and that the total number of houses should be reduced.
- Debate regarding the applicant's statement that a senior living community would not generate as much traffic as a typical residential development.
- Support for additional housing options in the neighborhood for seniors to allow aging-in-place.
- Debate regarding the applicant's response to the housing price points and concern that the price points were too costly for most seniors to afford.
- Concern about the proposed development's impact on area property taxes.
- Support for the project's open space areas, trail system, and connections to the Cumberland River Greenway system.
- Request that the proposed project's open space areas be permanently preserved through a conservation easement.
- Concern that the project's public walking trails might cause concern (noise, lack of privacy) for the proposed development's houses in close proximity to trails.
- Concern about developing this property and taking away what some residents view as a pastoral view and community open space.
- Support for the proposed development retaining the historic home.
- Request that the existing farm fence and tree row be preserved as part of the property's history.
- Concern about impacts to the area's aged water and sewer infrastructure, serviced by Cumberland Utility District.
- Support for the proposed development's wide landscape buffer between existing houses and proposed houses that provides additional privacy.
- Support for the proposed development dedicating some acreage to the adjacent Hermitage Elementary School.
- Request that the applicant construct external sidewalks on major streets in the neighborhood.

Since the June 2<sup>nd</sup> community meeting, the applicant has continued to work with Councilmember Rhoten and the community. The applicant held an additional community meeting on June 29, 2016, to discuss refinements to the project's design and answer detailed questions about the proposal's traffic impact study.

#### **ANALYSIS**

The proposed amendment area is a suitable location for T3 Suburban Neighborhood Maintenance (T3 NM) policy. The site is large enough to support a well-designed development while also preserving quality open space areas and taking advantage of its location along the Cumberland River. The property is adjacent to Jacksonian Drive, a Collector-Avenue (T3-R-CA2). Existing local streets are adjacent to the property, providing several opportunities for street connections that would connect the proposed development to Lebanon Pike, an Arterial-Boulevard (T3-M-AB5-IM), to the south and Old Hickory Boulevard, an Arterial-Boulevard (T3-M-AB5-S), to the east. However, since the property is internal to the neighborhood, development of the site does create additional traffic through the neighborhood.

The Historical Commission has designated the property as Eligible to be listed in the National Register due to the existing Italianate-style farmhouse. The accompanying Specific Plan proposes to preserve the farmhouse. The property's only sensitive environmental features are steep bluffs along the Cumberland River. Parts of the property have been cleared and farmed for years. There are large areas of tree cover and many of these areas are preserved in the proposed development. The property has access to sewer and other infrastructure needed for development and is adjacent to Hermitage Elementary School. A greenway is planned along the Cumberland River, and the applicant has been working with Greenways staff on needed easements. Amending the policy to T3 NM for the property area would essentially be an extension of the surrounding T3 NM policy in the Hermitage Hills neighborhood.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the amendment request.

Ms. Blackshear recused herself and stepped out of the room at 4:21 p.m.

Items 1a and 1b were heard and discussed together.

Ms. McCaig presented the staff recommendation of approval.

Roy Dale, 516 Heather Place, spoke in favor of the application. This property meets the need for single family detached housing. Over 170 acres will be preserved and this will connect to a greenway that will extend downtown. This will have no impact on schools.

Vicky Millspaugh, 3819 Bonnacreek Dr, spoke in opposition to the application due to traffic concerns.

Marty Crain, 115 Jacksonian Dr, spoke in opposition due to sewage concerns. He would like to have the sewer issues resolved before any development occurs.

Councilman Rhoten spoke in favor of the application; this is the best possible development for this land long term. Over half of this area will be open space.

Roy Dale explained that there has been a lot of community outreach and involvement regarding this project and asked the commission to approve.

**Chairman Adkins closed the Public Hearing.**

Mr. McLean spoke in favor of the application.

Mr. Tibbs spoke in favor of the application.

Ms. Diaz spoke in favor of the application and stated she would like to see it brought back before the commission. She explained that she'd like to make sure that the open space is going to be able to be accessible to everyone.

Mr. Clifton spoke in favor of the application.

**Mr. McLean moved and Councilmember Allen seconded the motion to approve. (8-0-1) Ms. Blackshear recused herself.**

**Resolution No. RS2016-232**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016CP-014-002 is **Approved. (8-0-1)**”

**1b. 2016SP-046-001**

**BINNS FARMS SP**

Council District 14 (Kevin Rhoten)

Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to 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, requested by Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners. (see also case # 2016CP-014-002).

**Staff Recommendation: Approve with conditions and disapprove without all conditions subject to the approval of the associated policy amendment. Disapprove if the associated policy amendment is not approved.**

**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.

**Existing Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. AR2a would permit a maximum of 142 lots with 35 duplex lots for a total of 177 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**

- Creates Walkable Neighborhoods

The plan provides sidewalks along all streets. The plan connects to several existing streets to the east and south providing for better connectivity between areas that were never connected. The plan also provides connections to the Stones River greenway as well as other walking trails.

## **DONELSON - HERMITAGE COMMUNITY PLAN**

### **Existing Policy**

T2 Rural Maintenance (T2 RM) is intended to preserve rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new development in T2 RM areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit per 2 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

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

### **Proposed Policy**

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of developed suburban 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

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

### Consistent with Policy?

The proposed SP is not consistent with the T2 RM policy as it does not provide for a rural design which would include larger lots with a lower density. The Conservation policy is not proposed to be changed. The subject plan does preserve the areas that are within the Conservation policy.

The proposed SP is consistent with the proposed T3 NM policy. The plan calls for a suburban design consistent with the surrounding development pattern. While the lots are smaller than surrounding lots, the lot size provides an additional living option in the area while maintaining the general suburban character of the area. The plan provides ample open space and amenity areas. It includes sidewalks on the both sides of all streets, and provides several connections to existing streets to the east. The plan provides a greenway easement along the Cumberland River, as well as a sidewalk connection to the existing Stones River Greenway.

## **REQUEST DETAILS**

The subject site, known as the Binns Farm, is approximately 285 acres in size and is located west of Hermitage Hills and north of The Reserve at Stone Hall. The Cumberland River runs along the western property line. The property consists of open field as well as large forested areas. A home is also located on the property and is known as the Italianate farmhouse. It is considered to be eligible to be listed in the National Register of Historic Places (NRE).

### Site Plan

The plan calls for a maximum of 500 single-family lots. The minimum lot size is 4,000 square feet. Setbacks include a 20 foot front and rear setback and five foot side setbacks. Lots with frontage less than 50 feet wide must provide shared access. The plan provides examples of house types and includes some architectural standards pertaining to size, front and back porches and orientation. The plan requires that front-loaded garages be recessed at least five feet from the front façade. The plan calls for the preservation of the existing NRE home. It is to remain at its current



location on what is identified as an approximately four acre estate lot. The plan also calls for an approximately five acre area adjacent to the Hermitage Elementary School to be dedicated to the school.

All lots are located along new streets and sidewalks are provided on both sides of all streets. The plan calls for walking trails. A connection is provided to the Stones River greenway. A greenway easement is also provided along the Cumberland River. The plan calls for approximately 167 acres (58%) of the site to be in open space. This includes 44 acres of active open space. Active open space areas include amenity areas for a clubhouse, pool and activity area, other activity areas and walkways.

#### **ANALYSIS**

Staff is recommending approval with conditions and disapproval without all conditions subject to the approval of the associated policy amendment. The proposed SP is consistent with the proposed T3 NM policy. The plan calls for a suburban design consistent with the surrounding development pattern. While the lots are smaller than surrounding lots, the lot size provides an additional living option in the area while maintaining the general suburban character of the area. The plan provides ample open space and amenity areas. It includes sidewalks on the both sides of all streets, and provides several connections to existing streets to the east. At the time that the property where historic Stone Hall is located was conveyed to Metro, the Warranty Deed included a covenant restricting access to the primary Ravenwood PUD entrance from Lebanon Pike. Metro Legal has determined that the restriction is valid and enforceable and therefore the Binn's Farm project will not have a full connection to the existing Ravenwood PUD to the south. Staff has included a condition that an emergency access be provided at this location in the event that a permanent secondary emergency access to Ravenwood PUD is not provided in an alternative location. A condition has also been included to provide a pedestrian connection at the extension of Mountainbrook Circle. The plan provides a greenway easement along the Cumberland as well as a sidewalk connection to the existing Stones River Greenway. The plan does not propose development along streams that are within Conservation policy. The plan also calls for approximately 58% of the site to be within open space, including approximately 44 acres of active open space.

#### **METRO HISTORIC ZONING COMMISSION STAFF**

##### **Approved with conditions**

- The farmhouse located at 2040 Hickory Hill Lane is eligible for listing in the National Register of Historic Places (NRE). The NRE farmhouse will remain on the Estate Lot. Additionally, archaeological test sites on the property indicate that the property may also be NRE for its potential to yield information important in prehistory or prehistory. The applicant should contact the State's Division of Archaeology for investigation of archaeological evidence, such as evidence of burial sites or human remains, encountered on the property.

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approved with conditions**

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

#### **STORMWATER RECOMMENDATION**

##### **Approved**

#### **WATER SERVICES RECOMMENDATION**

##### **Approved with conditions**

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

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approved with conditions**

- This preliminary plan appears generally acceptable; however it will be subject to the review of final construction drawings that shall comply with the design regulations established by the Department of Public Works.
- The proposed road grades are not approved at this time except on a preliminary basis, and are subject to the review of final plan and profiles and 2' contours.
- Slopes along roadways shall not exceed 3:1.

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

In accordance with the recommendations of the traffic impact study and supplemental analyses, the following improvements are required:

- The following pavement marking improvements shall be required of this development. With the extension of Hickory Hill Lane, pavement markings should be provided on Hickory Hill Lane from the project site to Bonna Creek Drive in order to delineate travel lanes. Pavement markings should be provided on Bonna Creek Drive from Plantation Drive to Hickory Hill Lane in order to delineate travel lanes.
- A stop bar should be provided on Bonna Creek Drive at Hickory Hill Lane, and the existing yield sign should be replaced with a stop sign.

- Construct each project access at the northern boundary of the project site with one entering lane and one exiting lane. In conjunction with these project accesses, provide fresh pavement markings on Jacksonian Drive from Bonnamere Drive to Plantation Drive in order to delineate travel lanes.
- With the development of construction plans, provide and document adequate sight distance from the site at the northern project accesses.
- Because senior adult housing generates less traffic than traditional single family housing, an update may be required to the approved traffic impact study if the nature of the planned project changes significantly.
- If with the development of the final construction plans and lot layout, it is determined by Public Works that significant on-street parking is likely to occur, then Public Works' standard roadway cross-section ST-252B may be required in select areas.
- Modify and stripe Hickory Hill Lane at the intersection of Lebanon Pike to provide two EB lanes (LT and RT) each with a minimum 125 ft. of storage and transitions per AASHTO/MUTCD standards.
- The analyses for the intersection of Lebanon Pike and Hickory Hill Lane indicate that the eastbound turning movements operate poorly during the existing, background, and total projected conditions. The traffic impact study also indicates that the installation of a traffic signal at this intersection may not be appropriate or warranted. However, in order to confirm this, updated traffic counts should be collected and traffic signal warrant analyses should be conducted for this intersection at 50% completion and 100% completion of the proposed project.
- It is anticipated that, with this proposed development and other developments in the area, the intersection of Lebanon Pike and Bonnasprings Drive will meet warrants for a traffic signal installation. In order to confirm this, updated traffic counts should be collected and traffic signal warrant analyses should be conducted for this intersection at 50% completion and 100% completion of the proposed project. A financial contribution of \$25,000 shall be required to address this development's pro-rata share toward that improvement.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	285.03	0.5 D	142 U	1436	110	147

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
Single-Family Residential (210)	285.03	-	500 U	4571	360	457

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+358	+3,135	+250	+310

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing AR2a district: 16 Elementary 13 Middle 13 High**

**Projected student generation proposed SP-MR district: 58 Elementary 45 Middle 45 High**

The proposed SP-R zoning district would generate 106 additional students than what is typically generated under the existing AR2a zoning district. Students would attend Hermitage Elementary, Donelson Middle School and McGavock High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated March 2016.

**School Site Dedication**

Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students.

This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the McGavock High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a

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

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

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? No
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions if the associated policy amendment is approved. Staff recommends disapproval if the associated policy amendment is not approved.

**CONDITIONS**

1. Extend the greenway easement along the Cumberland to Bonnamere Drive, and construct greenway per Metro Greenway standards from Bonnamere Drive to the Stones River Greenway. Provide trail head with at least five parking spaces at Bonnamere Drive.
2. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students.  
This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the McGavock High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final site plan consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.
3. Prior to the issuance of a grading permit the site must be evaluated per Tennessee State law to determine if grave sites or other historically significant archaeological features are present on the site and/or within the proposed development footprint. If graves or other archaeological significant features are found on the site, the final site plan shall be revised to ensure that these areas are not disturbed, or graves and/or other archaeological significant features shall be relocated per approval of the Tennessee State Division of Archaeology.
4. Provide an emergency access connection at the planned extension of Mountainbrook Circle unless a permanent secondary emergency access is provided for the Ravenwood PUD at an alternative location.
5. Provide a sidewalk connection with a minimum sidewalk width of five feet at the planned extension of Mountainbrook Circle.
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 RS7.5 zoning district as of the date of the applicable request or application.
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. 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.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Ms. Blackshear recused herself and stepped out of the room at 4:21 p.m.

Items 1a and 1b were heard and discussed together.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions subject to the approval of the associated policy amendment. Disapproval if the associated policy amendment is not approved.

Roy Dale, 516 Heather Place, spoke in favor of the application. This property meets the need for single family detached housing. Over 170 acres will be preserved and this will connect to a greenway that will extend downtown. This will have no impact on schools.

Vicky Millsbaugh, 3819 Bonnacreek Dr, spoke in opposition to the application due to traffic concerns.

Marty Crain, 115 Jacksonian Dr, spoke in opposition due to sewage concerns. He would like to have the sewer issues resolved before any development occurs.

Councilman Rhoten spoke in favor of the application; this is the best possible development for this land long term. Over half of this area will be open space.

Roy Dale explained that there has been a lot of community outreach and involvement regarding this project and asked the commission to approve.

**Chairman Adkins closed the Public Hearing.**

Mr. McLean spoke in favor of the application.

Mr. Tibbs spoke in favor of the application.

Ms. Diaz spoke in favor of the application and stated she would like to see it brought back before the commission. She explained that she'd like to make sure that the open space is going to be able to be accessible to everyone.

Mr. Clifton spoke in favor of the application.

**Mr. McLean moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions. (8-0-1) Ms. Blackshear recused herself.**

**Ms. Blackshear stepped back in the room at 4:51 p.m.**

**Resolution No. RS2016-233**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-046-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**"**

**CONDITIONS**

- 1. Extend the greenway easement along the Cumberland to Bonnamere Drive, and construct greenway per Metro Greenway standards from Bonnamere Drive to the Stones River Greenway. Provide trail head with at least five parking spaces at Bonnamere Drive.**
- 2. Due to the potential impact of this development on the public school system, the applicant is required by Planning Commission policy to offer for dedication a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students. This land dedication requirement is proportional to the development's student generation potential. Such site shall be in accordance with the site condition and location criteria of the Metropolitan Board of Education and shall be within the McGavock High School cluster. The Board of Education may decline such dedication if it finds that a site is not needed or desired. No final site plan for development of any residential uses on the site shall be approved until a school site has been dedicated to the Metro Board of Education or the Board has acted to relieve the applicant of this requirement. However, failure of the Board of Education to act prior to final site plan consideration and approval by the Metropolitan Planning Commission in accordance with its schedule and requirements shall constitute a waiver of this requirement by the Board of Education.**
- 3. Prior to the issuance of a grading permit the site must be evaluated per Tennessee State law to determine if grave sites or other historically significant archaeological features are present on the site and/or within the proposed development footprint. If graves or other archaeological significant features are found on the site, the final site plan shall be revised to ensure that these areas are not disturbed, or graves and/or other archaeological significant features shall be relocated per approval of the Tennessee State Division of Archaeology.**
- 4. Provide an emergency access connection at the planned extension of Mountainbrook Circle unless a permanent secondary emergency access is provided for the Ravenwood PUD at an alternative location.**
- 5. Provide a sidewalk connection with a minimum sidewalk width of five feet at the planned extension of Mountainbrook Circle.**
- 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 RS7.5 zoning district as of the date of the applicable request or application.**

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

**2. 2016S-136-001**

**2811 WIMBLEDON**  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Karimeh Sharp

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 Hilldale Drive, zoned R10 and R20 (1.49 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016S-136-001 to the August 25, 2016, Planning Commission meeting. (9-0)**

**3. 66-84P-001**  
**LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)**

Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
 Staff Reviewer: Lisa Milligan

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 RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner.

**Staff Recommendation: Find the PUD to be inactive and advise Council to cancel the PUD, and rezone to SP.**

**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).

**Existing Zoning**

Multi-Family Residential (RM4) is intended for single-family, duplex, and multi-family dwellings at a density of 4 dwelling units per acre. *RM4 would permit a maximum of 476 units. The PUD was approved for 840 units total and the area under review was most recently revised to allow 128 units.*

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. The R20 portion of the lot would permit 8 lots with 2 duplex lots for a total of 10 units.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. 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.

### **PUD DETAILS**

The Lexington residential PUD (formerly Williamsburg Landing) was originally approved in 1984 for 840 multi-family residential units and six single-family lots. A final site plan was approved for 598 multi-family units and six single-family and these units have been constructed. The remaining portion, which is under review, was most recently approved in 2009 to permit 128 multi-family units.

### **PERIODIC PUD REVIEW**

Section 17.40.120 H of the Metro Zoning Ordinance authorizes the Planning Commission, a councilmember, or the property owner of the area to be reviewed to request the Metropolitan Planning Commission to review any Planned Unit Development (PUD) overlay district, or portion thereof, to determine whether the PUD is "inactive," and if so, to recommend to the Council what action should be taken with respect to the PUD. The Commission determines whether the PUD is "inactive" by examining whether development activity has occurred within six years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council. If the Planning Commission determines the PUD to be inactive, the Commission is required to recommend legislation to the Council to re-approve, amend, or cancel the PUD.

#### Timeline for Planning Commission Action

The Zoning Code requires that, within 90 days from the initiation of its review, the Planning Commission must hold a public hearing to make a determination of activity, and if necessary, make a recommendation to the Council. The review was requested by Councilmember Sheri Weiner on May 23, 2016, and subsequently Councilmember Mina Johnson became the requestor of the periodic review. The 90 day period extends to August 20, 2016. If the Planning Commission does not make a determination within 90 days from the initiation of a review, it is considered to be a recommendation to re-approve by ordinance the existing PUD overlay district without alteration.

#### Classification of the PUD (Active or Inactive)

Under 17.40.120 H., the Commission is first required to determine whether the portion of the Bellevue Commercial PUD requested for periodic review is active or inactive by examining whether development activity has occurred within six years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council.

Section 17.40.120 H.3.a. of the Metro Code requires the Planning Commission to make three findings in order to determine whether a PUD has been active or inactive:

- i. *Six or more years have elapsed since the latter of*
  - (1) *The effective date of the initial enacting ordinance of the PUD,*
  - (2) *The effective date of any ordinance approving an amendment to the PUD,*
  - (3) *The effective date of any ordinance re-approving or amending a PUD after it has been reviewed and decided in accordance with subsection 5.a. or b. of this section, or*
  - (4) *The deadline for action by the metropolitan council in accordance with subsection 5.d. of this section, and*

The initial enacting ordinance for the PUD became effective in 1994. No amendments have been approved for the PUD.

- ii. *Construction has not begun on the portion of the PUD under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footings, and/or foundations developed on the portion of the PUD under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning construction, and*

No construction has taken place on the portion of the PUD under review.

- iii. *Neither right-of-way acquisition from a third party nor construction has begun on off-site improvement(s) required to be constructed by the metropolitan council as a condition of the PUD approval.*

No right-of-way acquisition has taken place and no off-site improvements have been constructed.

Section 17.40.120 H.3.a. states that the Commission "may also take into consideration the aggregate of actions, if any, taken by the owner of the PUD within the prior 12 months to develop the portion of the PUD under review."

Planning Staff contacted the owners of the portion of the PUD under review for information as to activity that has taken place to develop the PUD. The owners provided information in regards to actions taken. The owners state that they entered a sales agreement in June 2014 and that work on due diligence is ongoing. They also stated that \$10,000 has been spent on design services in the previous 12 months. The letter from the owner in regards to actions can be found at the end of this report.

Staff is not aware of any infrastructure or other construction that has occurred within the last 12 months that could be counted towards the aggregate of actions. Therefore, staff recommends that there has not been an aggregate of actions that constitutes activity.

#### Planning Commission Recommendation to Metro Council

If the Planning Commission determines the PUD to be active, then no further action is required. If the Commission determines the PUD to be inactive, then the Commission is required to recommend legislation to the Council to re-approve, amend, or cancel the PUD.

With respect to the legislation to be recommended to the Metro Council, the Planning Commission is directed by the Code to take two distinct steps.

First, the Commission is to determine whether the *“existing PUD is consistent with the goals, policies, and objectives of the General Plan and any applicable specific redevelopment, historic, neighborhood, or community plans.”*

Second, the Commission is to recommend the legislation, and include, as required:

- (a) The appropriate base zoning district(s), if different from current base zoning, to retain and implement the PUD overlay district as it exists.
- (b) Any amendment(s) to the inactive PUD's master development plan and base zoning district(s) to reflect existing conditions and circumstances, including the land use policies of the general plan and the zoning of properties in the area.
- (c) Base zoning district(s) consistent with the adopted general plan, should the PUD overlay district be recommended for cancellation.

#### **BELLEVUE COMMUNITY PLAN**

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except 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.

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.

#### Consistent with Policy?

No. The currently approved plan is inconsistent with the existing policy, particularly the Conservation policy. The property features steep slopes with almost the entire property covered by slopes exceeding 20%. Additionally, the property contains problem soils. No grading has taken place on the property to date.

#### **STAFF RECOMMENDATION**

In accordance with the requirements of 17.40.120 H, staff recommends that the Planning Commission find the portion of the PUD under review to be inactive. No development has taken place within this portion of the PUD and there has not been an aggregate of actions that constitutes activity by the owner in the last 12 months.

If the Commission finds the PUD inactive, then staff recommends that the Commission recommend that Council cancel the portion of the PUD under review and rezone the property to SP. At a minimum, any SP should reduce the overall footprint of the development, utilize environmentally sensitive building practices, and reduce the impact on problem soils. Additionally, the SP should include a requirement for detailed geotechnical studies to determine the most appropriate location on the property for development.

Ms. Milligan presented the staff recommendation of finding the PUD to be inactive and advise Council to cancel the PUD and rezone to SP.

Councilmember Mina Johnson spoke in favor of finding the PUD inactive as there has been no activity on the portion of the PUD under review.

Dr. A. K. Upadhyaya, 2000 Lindell Ave, spoke in opposition to the application. This PUD is definitely active; there has been significant activity on this property. Several portions have already been fully developed.

Lourie Loughlin, 6516 Joslyn Hollow Rd, spoke in favor of the application. There needs to be a consistent, natural path right in the middle of the city.

Willi Honegger, 6522 Rolling Ford Dr, spoke in favor of the application. There is very complex topography in this area and the PUD should be cancelled.

Irina Trenary, 6717 Rodney Ct, spoke in favor of the application. This is a very hilly area and to develop it would destroy the beauty of the area.

Molly Miller, 6744 Pennywell Dr, spoke in favor of the application.

Cheryl Austin, 732 Rodney Dr, spoke in favor of the application due to potential erosion and landslides if trees are cut down. Also, the woods provide a buffer to the traffic on Old Hickory Boulevard.

Glen Turner, 6521 Rolling Fork Dr, spoke in favor of the application.

Dr. Upadhyaya asked the commission to find the PUD active.

Councilmember Johnson spoke in favor of finding the PUD inactive; cancelling the PUD will give us an opportunity to work together with the property owner to install area sensitive, location appropriate design standards and zoning. The commission may, but does not have to, consider the Aggregate of Actions.

**Chairman Adkins closed the Public Hearing.**

Mr. Clifton spoke in favor of fining the PUD inactive. There doesn't seem to be a dispute as to whether or not there has been activity.

Ms. Blackshear spoke in favor of finding the PUD inactive based on fact finding as well as staff's analysis. There has not been construction on the portion of the PUD that is under review. There is no credible evidence that construction has taken place.

Ms. Diaz spoke in favor of finding the PUD inactive.

Councilmember Allen spoke in favor of finding the PUD inactive and explained that the \$10,000 spent does not seem to qualify to meet the Aggregate of Actions criteria.

Mr. Tibbs spoke in favor of finding the PUD inactive.

Ms. Hagan-Dier stated it's clear that the PUD is not active.

Councilmember Allen stated that this gives us the opportunity to make sure that both the property rights of the owner are respected as well as time to work toward a plan that the neighborhood feels addresses their concerns.

Ms. Diaz explained that the staff's analysis is a good recommendation. This should meet the new hillside standards; we need to be sensitive to what is there now.

**Mr. McLean moved and Councilmember Allen seconded the motion to find the PUD to be inactive and advise council to cancel the PUD and rezone to SP. (9-0)**

**Resolution No. RS2016-234**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 66-84P-001 has Found the PUD to be inactive and advised Council to cancel the PUD and rezone to SP. (9-0)"**

**4. 2016Z-052PR-001**

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

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

**Staff Recommendation: Disapprove as submitted. Approve substitute ordinance. Staff recommends that the public hearing be reopened.**

**APPLICANT REQUEST**

**Zone change from CN, CS, OL, OR20, RS10, and RS5 to RM40-A.**



### Zone Change

A request to rezone from Commercial Neighborhood (CN), Commercial Service (CS), Office/Residential (OR20), Single-Family Residential (RS10), Office Limited (OL), and Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM40-A) zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue, East Trinity Lane and Sultana Avenue (45.67 acres).

### **Existing Zoning**

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

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

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 13 units.*

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 5 units.*

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

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 343 units.*

### **Proposed Zoning**

Multi-Family Residential-Alternative (RM40-A) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM40-A would permit a maximum of 1,826 units.*

### **CRITICAL PLANNING GOALS**

N/A

### **EAST NASHVILLE COMMUNITY PLAN**

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

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

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

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

### Consistent with Policy?

As submitted, the rezoning request is not consistent with the policies for the area. The majority of the area proposed for a zone change to RM40-A is located in the T4 Urban Neighborhood Maintenance policy. The proposed RM40-A zoning is inconsistent with the T4 Urban Neighborhood Maintenance policy. The policy is intended to preserve the general character of the neighborhood by considering the development pattern, building form, land use, etc. The requested RM40-A zoning could change the entire character of the area to multi-family residential, where the majority of the area is single-family residential. Staff is recommending an alternate zone change proposal which would be consistent with the policies and would provide for a transition from the Mixed Use Corridor Policy to the Neighborhood

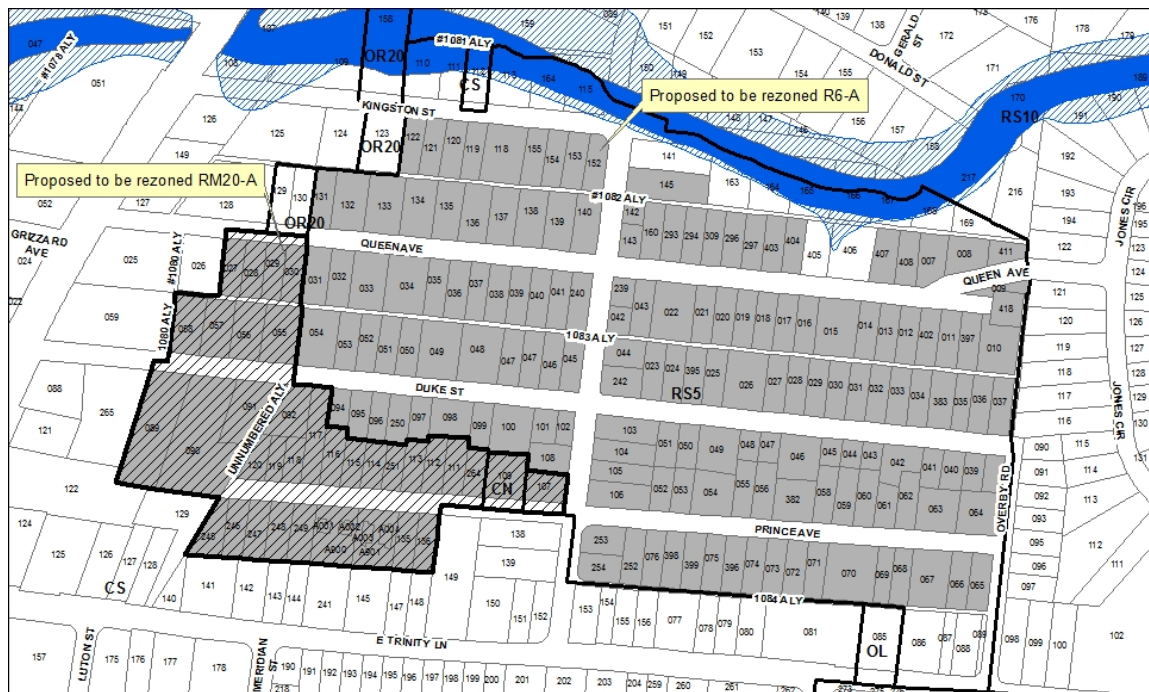
Maintenance policy. Staff is recommending a rezoning to RM20-A and R6-A along with the removal of several properties that are currently commercially zoned and those within the Conservation policy.

### History

This request was originally submitted as a zone change request from CN, CS, OR20, RS10, OL, and RS5 to RM40-A. Staff recommended disapproval. The Metro Planning Commission held a public hearing on May 26, 2016, and deferred the application to the June 23, 2016, Metro Planning Commission meeting to give time for the applicant and staff to identify an appropriate zoning district for the area. The item was deferred at the June 23, 2016, and July 14, 2016, meetings at the request of the applicant.

### ANALYSIS

The site is located east of Dickerson Pike, north of Donald Street, west of Overby Road and north of East Trinity Lane. The majority of the site is located within a T4 Urban Neighborhood Maintenance policy. The T4 Neighborhood Maintenance Policy is applied in situations where there is an expressed interest in maintaining the predominate, existing developed condition and that condition is believed to be stable and sustainable over time. As submitted, the rezoning request is inconsistent with the land use policies for the area. Staff is recommending an alternate plan as shown on the below sketch.



The western and southern portion of this neighborhood falls within a NashvilleNext Transition and Infill area and provides an opportunity for a mixture of housing types. The proposed RM20-A will provide a transition from the Dickerson Pike corridor, where more intense uses would be allowed, into the neighborhood. The RM20-A zoning district would allow multi-family residential uses of up to 20 units an acre, providing the opportunity for a mixture of housing types.

The remaining parcels are interior to the neighborhood and the lots in the area are small and do not lend themselves to a larger redevelopment of the area. Staff recommends the remaining parcels be changed from RS5 to R6-A to allow for a mixture of housing types that are appropriate on smaller residential lots, interior to a neighborhood. This could include single-family residential, two-family residential, as well as detached accessory dwelling units. Staff is recommending the removal of most parcels that are predominantly within the Conservation policy and those along Dickerson Pike that are currently zoned commercially. The remaining area of the proposed rezoning is 38.18 acres.

### PUBLIC WORKS RECOMMENDATION N/A

### TRAFFIC AND PARKING RECOMMENDATION Conditions if approved

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	31.61	8.7 D	275 U	2638	203	267

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.27	0.25 F	2,940 SF	164	10	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.03	0.6 F	26,920 SF	1190	29	87

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.68	0.8 F	23,696 SF	441	60	106

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two Family Residential (210)	28.01	7.26 D	244 U	2363	181	240

\*Based two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	5.22	20 U	104 U	754	55	75

**METRO SCHOOL BOARD REPORT**

Projected student generation existing zoning districts: 58 Elementary 42 Middle 43 High  
 Projected student generation proposed zoning districts: 79 Elementary 48 Middle 47 High

Net gain student generation: 21 Elementary 6 Middle 4 High

The staff recommended zone change is expected to generate 31 more students over what would be generated by the existing zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT**

Not applicable. This request was made by Councilman Scott Davis and includes properties owned by various property owners, which may develop at different times. Since there is not a developer applicant, it cannot be determined how these are proposed to be developed.

**STAFF RECOMMENDATION**

Staff recommends disapproval of the zone change as submitted and approval of a substitute ordinance. The staff recommended substitute is consistent with the T4 Neighborhood Maintenance policy and the NashvilleNext Transition and Infill area within the proposed zone change boundary. The RM20-A zoning provides an opportunity for a mixture of housing types in a transition area close to the corridor. The R6-A zoning provides an opportunity for a less intense mixture of housing interior to the neighborhood.

Disapprove as submitted. Approve substitute ordinance. (9-0), Consent Agenda

**Resolution No. RS2016-235**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-052PR-001 is **Disapproved as submitted. Approved substitute ordinance. (9-0)**”

**5. 2016Z-053PR-001**

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

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 228 Oceola Avenue, 5623 Lenox Avenue and Lenox Avenue (unnumbered), at the southeast corner of Lenox Avenue and Oceola Avenue, (0.55 acres), requested by Fulmer Engineering, LLC, applicant; 5623 Lenox Partners and Angela Stephens, owners.  
**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016Z-053PR-001 to the August 25, 2016, Planning Commission meeting. (9-0)**

**6. 2016Z-065PR-001**

BL2016-353/Scott Davis  
Council District 05 (Scott Davis)  
Staff Reviewer: Alex Deus

A request to rezone from RS5, CL, CN and IWD to R6-A and MUN-A zoning for properties located at 1517, 1519, 1521, 1523, and 1531 Jones Avenue, 802 and 804 Cherokee Avenue, and 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (2.57 acres), requested by Councilmember Scott Davis and Freeman Construction, applicants; various property owners.  
**Staff Recommendation: Approve. Staff recommends that the public hearing be reopened.**

**APPLICANT REQUEST**

**Rezone from RS5, CN, CL, and IWD to R6-A & MUN-A.**

Zone Change

A request to rezone from Single-Family Residential (RS5), Commercial Limited (CL), Commercial Neighborhood (CN) and Industrial Warehousing/Distribution (IWD) to One and Two-Family Residential-Alternative (R6-A) and Mixed Use Neighborhood-Alternative (MUN-A) zoning for properties located at 1517, 1519, 1521, 1523, and 1531 Jones Avenue, 802 and 804 Cherokee Avenue, and 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (2.57 acres).

**Existing Zoning**

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

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

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

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

**Proposed Zoning**

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

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

### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

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

### **HISTORY**

This application was originally considered at the June 26, 2016, Planning Commission meeting and a public hearing was held. At that time, the request was to rezone ten properties to an RM20-A zoning district. The Commission voted to defer this application one meeting to July 14, 2016. The applicant then deferred the application from the July 14, 2016, meeting to the July 28, 2016 meeting. This application was deferred again at the July 28, 2016, Planning Commission meeting. The current request is to rezone two properties to R6-A zoning and seven properties to MUN-A zoning.

### **EAST NASHVILLE COMMUNITY PLAN**

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

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

#### Consistent with Policy?

Yes. The seven properties located within the T4 Urban Mixed-Use Neighborhood are envisioned to redevelop into a mixed-use neighborhood with a development pattern that contains a diverse mix of residential and non-residential uses. The proposed MUN-A district would facilitate development in a mixed use pattern consistent with policy and with appropriate design standards.

The two properties located in the T4 Urban Neighborhood Maintenance policy are proposed to be rezoned One and Two-Family Residential- Alternative (R6-A) district. The policy guidance allows for a future mixture of building types in strategic locations that place higher intensity buildings nearer to such centers and corridors and uses these more intense building types as land use transitions.

In this instance, the two properties that are located along Chickasaw Avenue and Jones Avenue are appropriate for R6-A zoning due to their location and proximity to the T4 Mixed-Use Neighborhood policy and the fact that along that particular segment of Jones Avenue there are existing duplexes. Allowing R6-A zoning would not disrupt the existing development pattern given the context and would expand on an appropriate transition to the proposed MUN-A district.

### **ANALYSIS**

In the event the properties located within the T4 Mixed Use Neighborhood policy were to redevelop under the proposed MUN-A zoning district, office, commercial and residential uses would be permitted. This district has appropriate design standards consistent with the policy that would create walkable neighborhoods through the use of building placements. The MUN-A district requires a build-to zone that would orient future development to address the public realm. Sidewalks would be required where there are none present. This zoning district would facilitate a pedestrian oriented design.

The two properties recommended to be rezoned to R6-A would allow for one and two-family residential where currently only single family uses are permitted. In the event they were to redevelop, design standards included within this zoning district relate to driveway access and garage orientation.

### **FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**  
**N/A**

**TRAFFIC & PARKING RECOMMENDATION**  
**Conditions if approved**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	0.87	8.7 D	7 U	67	6	8

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

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

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

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

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

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

Maximum Uses in Proposed Zoning District: **R6-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 (210)	.55	7.26 D	6 U	58	5	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.02	.6 F	52,794 SF	4484	106	414

Traffic changes between maximum: **RS5, CL, CN & IWD** and **R6-A & MUN-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3,209	+64	+300

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed **R6-A** district 0 Elementary 0 Middle 0 High  
 Projected student generation proposed **MUN-A** district 9 Elementary 6 Middle 5 High

The proposed R6-A & MUN-A district would generate 16 additional students than what is typically generated under the existing RS5, CN, CL, & IWD zoning district. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT**

Not applicable. This request was made by Councilman Scott Davis and includes properties owned by various property owners, which may develop at different times. Since there is not a developer applicant, it cannot be determined how these are proposed to be developed. No structures have been demolished in the last 12 months.

**STAFF RECOMMENDATION**

As this request is consistent with policy, staff recommends approval.

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-236**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-065PR-001 is **Approved. (9-0)**”

**7. 2016Z-083PR-001**

Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to 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), requested by Councilmember DeCosta Hastings, applicant; various property owners.

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016Z-083PR-001 to the August 25, 2016, Planning Commission meeting. (9-0)**

**8. 2016Z-084PR-001**

Council District 10 (Doug Pardue)  
 Staff Reviewer: Patrick Napier

A request to rezone from R10 to OR20 zoning for properties located at 209 and 231 Liberty Lane, approximately 250 feet northeast of Vietnam Veterans Boulevard (13.97 acres), requested by Robert McDonald, applicant; various property owners.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2016Z-084PR-001. (9-0)**

**9. 2016Z-086PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to RM40-A zoning for property located at 2007 Overby Road, at the terminus of Prince Avenue (0.16 acres), requested by Dale & Associates, applicant; Samantha Veneziano, owner.  
**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016Z-086PR-001 to the August 25, 2016, Planning Commission meeting. (9-0)**

**10. 2016Z-089PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM40-A zoning for various properties along Elvira Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), requested by Councilmember Scott Davis, applicant; various property owners.  
**Staff Recommendation: Defer to the September 8, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016Z-089PR-001 to the September 8, 2016, Planning Commission meeting. (9-0)**

**11a. 2016CP-005-003  
EAST NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 05 (Scott Davis)  
Staff Reviewer: Cynthia Wood

A request to amend the East Nashville Community Plan by changing the Community Character Policy from T4 Neighborhood Maintenance to Transition for properties located at 716 and 718 McFerrin Avenue, approximately 140 feet northeast of Maxwell Avenue, zoned RS5 (0.39 acres), requested by M Properties, LLC, applicant; M Properties, LLC and Brandon Thornberry, owners. (See associated case 2016SP-063-001).  
**Staff Recommendation: Approve.**

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

Major Plan Amendment

A request to amend the East Nashville Community Plan by changing the Community Character Policy from T4 Neighborhood Maintenance (T4 NM) to Transition (TR) for properties located at 716 and 718 McFerrin Avenue, approximately 140 feet northeast of Maxwell Avenue, zoned One and Two-Family Residential (RS5) (0.39 acres).

**EAST NASHVILLE COMMUNITY PLAN – MAJOR AMENDMENT REQUEST**

**Current Policy**

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

**Proposed Policy**

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

**BACKGROUND**

The community plan amendment was requested in conjunction with zone change application 2016SP-063-001, which is a request to change the zoning from RS5 to Specific Plan - Office.

**COMMUNITY PARTICIPATION**

Community meeting and public hearing notices were mailed out to property owners within 1,300 feet of the amendment area on July 8, 2016, and the notice was also placed on the Planning Department website. The community meeting was held on July 26, 2016, at the East Police Precinct at 936 East Trinity Lane. It was attended



by 11 people in addition to Councilman Scott Davis, the applicant and co-applicant, and Metro Planning and Metro Historical Commission staff. All attendees indicated that they were in support of the proposal. No concerns were expressed, although there were questions about the interrelationships among the Community Character Policies, base zoning, and the Maxwell Heights Neighborhood Conservation Overlay (NCO) and whether changing the site's policy and zoning would affect the NCO.

**ANALYSIS**

The amendment area consists of two properties that contain contributing structures to the Maxwell Heights NCO. The Conservation Overlay provides protection from alterations to the structures that would be inconsistent with the existing character of the properties and surrounding residential properties. The amendment area adjoins the Urban Neighborhood Center (T4 NC) policy area around the intersection of McFerrin Avenue with West Eastland Avenue and Cleveland Street. The Neighborhood Center area contains restaurant uses that draw many customers from a wide trade area, most of whom drive to the area from elsewhere. Changing the policy from Neighborhood Maintenance to Transition policy is consistent with the intent of the Transition policy and the amendment area's location within the Maxwell Heights Neighborhood Conservation Overlay provides an additional tool for maintaining a scale that is appropriate given the site's location. Changing the policy will not conflict with the Conservation Overlay, which does not regulate use.

**STAFF RECOMMENDATION**

In light of these factors, staff recommends approval of the amendment request.

Mr. McLean left the meeting at 5:52 p.m.

Ms. Withers presented the staff recommendation of approval.

Items 11a and 11b were heard and discussed together.

Brianna Morant, spoke in favor of the application. It makes a lot of sense for this area as it's an ideal buffer and transitional area. No one has been opposed in the community meetings.

Jenny Morant, 198 Manchester, spoke in favor of the application.

Bradley Collier, 1201 Eastland, spoke in favor of the application. It's a great office and is always very quiet.

Elizabeth Pointer, 2024 Forest Green Drive, spoke in favor of the application.

Cindy (last name unclear), 811 W. Greenwood, spoke in favor of the application. This gives the option to have a transitional area as well as preserving the character of the neighborhood.

Brandon Thornberry, 718 McFerrin, spoke in favor of the application. This is a good transition from commercial to residential.

Dr. Sharon Shaw-McEwen, 717 Hart Ave, spoke in opposition to the application. She would like the area to remain residential and not continue to little by little become transitional and less residential. There is not adequate parking, either.

Councilman Davis noted that this property used to have an office use allowed. He spoke in favor of the application and asked for approval.

**Chairman Adkins closed the Public Hearing.**

Mr. Haynes spoke in favor of the application as the applicant did the right thing. She could have said nothing but she took it upon herself to work through the process.

Ms. Hagan-Dier spoke in favor of the application as it is an appropriate rezoning.

Mr. Tibbs spoke in favor of the application.

Councilmember Allen asked if it would be helpful/appropriate to add a landscape buffer condition so the neighbors aren't looking at lots of parking.

Dr. Shaw-McEwen clarified that she has safety concerns for the area with extra cars coming and going.

Ms. Blackshear explained that she is not concerned with the current property owner but she is concerned about if this were to turn over into someone else's hands...how the next person would use the property and how the neighbors would address any problems.

Ms. Sharp clarified that neighbors would have to place any complaints with the Codes Department.

Ms. Blackshear stated that the current owner's use is fine but it seems like this is transitioning more into the neighborhood. At some point the office use becomes too busy.

Mr. Clifton said the commission shouldn't be making this decision based on the current owner; the support of the neighbors is certainly commendable.

Ms. Hagan-Dier moved and Mr. Haynes seconded the motion to approve. (8-0)

**Resolution No. RS2016-237**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016CP-005-003 is **Approved. (8-0)**"

**11b. 2016SP-063-001**

**MCFERRIN AVENUE SP**

Council District 05 (Scott Davis)

Staff Reviewer: Karimeh Sharp

A request to rezone from RS5 to SP-O zoning for properties located at 716 and 718 McFerrin Avenue, approximately 135 feet northwest of Maxwell Avenue (0.39 acres), to permit all uses under RS5 zoning and office uses, including home occupation uses, requested by M Properties, LLC, applicant; M Properties, LLC and Brandon Thornberry, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to the approval of the associated policy amendment. If the associated policy amendment is not approved, staff recommends disapproval.**

**APPLICANT REQUEST**

**Permit office, residential, and live-work uses.**

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Office (SP-O) zoning for properties located at 716 and 718 McFerrin Avenue, approximately 135 feet northwest of Maxwell Avenue (0.39 acres), to permit all uses under RS5 zoning and office uses, including home occupation uses.

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 3 units.*

**Proposed Zoning**

Specific Plan-Office (SP-O) 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 office uses.

**CRITICAL PLANNING GOALS**

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

This request creates an opportunity for infill urban development, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. Providing a mixture of uses potentially both within a single building and adding to the uses present in the area fosters walkable neighborhoods by creating destinations that can be walked to from nearby residences. Permitting live-work uses under the proposed Transition policy creates a community where a range of housing options serve residents at all stages in their life-cycles by providing options for those in their working years.

**EAST NASHVILLE COMMUNITY PLAN**

**Existing Policy**

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

existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

**Proposed Policy**

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

Consistent with Policy?

Yes. The SP is consistent with the proposed Transition policy. One intent of the policy is to create areas that can serve as transitions between higher intensity uses and lower density residential neighborhoods while providing opportunity for small scale offices and/or residential development. The location of this site directly to the south of a Commercial Neighborhood zoning district and T4 Urban Neighborhood Center policy, and directly north of a single-family residential neighborhood, creates an appropriate location for transitional, small office uses.

**PLAN DETAILS**

The properties are located at 716 and 718 McFerrin Avenue on 0.39 acres approximately 135 feet northwest of Maxwell Avenue. A single-family home is located on each property. One home is currently being used as a small office.

Regulatory Plan

The proposed Specific Plan is a regulatory plan. The plan limits uses in the SP to office uses that would be permitted under the Office Neighborhood zoning district, home occupation uses, and residential uses permitted under the RS5 zoning district. All other uses are prohibited.

The two properties are within the Maxwell Heights Neighborhood Conservation Overlay. Any planned alterations to the properties under this SP must meet the Maxwell Heights Neighborhood Conservation Overlay Design Guidelines and be approved by the Metro Historic Zoning Commission.

**ANALYSIS**

The proposed uses in the SP are compatible with the single-family residential neighborhood to the south and provide an appropriate transition to the commercially-zoned properties to the north. The plan is consistent with the proposed land use policy and provides opportunities for additional housing options in addition to low-intensity office uses.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

**Approve with conditions**

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

**TRAFFIC AND PARKING 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.
- Solid waste and recycling containers are to be stored along the rear of the property and accessed via the alley.

**METRO SCHOOL BOARD REPORT**

The proposed SP-O zoning district would not generate more students than what is typically generated under the existing RS5 zoning district. Students would attend Glenn Elementary School, Jere Baxter Middle School, and Maplewood High School. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? N/A
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No; original historical home.

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions if the associated policy amendment is approved. Staff recommends disapproval if the associated policy amendment is not approved.

## **CONDITIONS**

1. Uses within this SP shall be limited to office uses, home occupation uses, and all uses permitted under the RS5 zoning district.
2. 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 ON (Office Neighborhood) zoning district as of the date of the applicable request or application.
3. Any planned alterations to the properties under this SP must meet the Maxwell Heights Neighborhood Conservation Overlay Design Guidelines and be approved by the Metro Historic Zoning Commission.
4. The following design standards shall apply:
  - a. One sign per building.
  - b. Sign may be a flush-mounted wall sign located near the principle entrance or a hanging sign parallel with the porch.
  - c. Signage shall not exceed four square feet.
  - d. Signs may only have external illumination, limited to indirect spotlights directed at the face of the sign. Signs may not move, rotate, or spin.
  - e. Projecting signs, monument signs, and yard signs are prohibited.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. The standards for the Home Occupation uses in this SP are similar to Metro Zoning Code standards for Home Occupations. The home occupation use shall only be conducted in the dwelling unit. Clients may be served on the property only between the hours of 8:00 AM and 5:00 PM, and only between Monday and Friday. This provision is not currently in the Metro Zoning Code for Home Occupations. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation. The home occupation shall not occupy more than twenty percent of the total floor area of the structure and in no event more than 500 square feet of floor area. The units will have a residential design and not a commercial design.

Mrs. Sharp presented the staff recommendation of approval with conditions and disapproval without all conditions subject to the approval of the associated policy amendment. If the associated policy amendment is not approved, staff recommends disapproval.

Items 11a and 11b were heard and discussed together.

Brianna Morant, spoke in favor of the application. It makes a lot of sense for this area as it's an ideal buffer and transitional area. No one has been opposed in the community meetings.

Jenny Morant, 198 Manchester, spoke in favor of the application.

Bradley Collier, 1201 Eastland, spoke in favor of the application. It's a great office and is always very quiet.

Elizabeth Pointer, 2024 Forest Green Drive, spoke in favor of the application.

Cindy (last name unclear), 811 W. Greenwood, spoke in favor of the application. This gives the option to have a transitional area as well as preserving the character of the neighborhood.

Brandon Thornberry, 718 McFerrin, spoke in favor of the application. This is a good transition from commercial to residential.

Dr. Sharon Shaw-McEwen, 717 Hart Ave, spoke in opposition to the application. She would like the area to remain residential and not continue to little by little become transitional and less residential. There is not adequate parking, either.

Councilman Davis noted that this property used to have an office use allowed. He spoke in favor of the application and asked for approval.

## **Chairman Adkins closed the Public Hearing.**

Mr. Haynes spoke in favor of the application as the applicant did the right thing. She could have said nothing but she took it upon herself to work through the process.

Ms. Hagan-Dier spoke in favor of the application as it is an appropriate rezoning.

Mr. Tibbs spoke in favor of the application.

Councilmember Allen asked if it would be helpful/appropriate to add a landscape buffer condition so the neighbors aren't looking at lots of parking.

Dr. Shaw-McEwen clarified that she has safety concerns for the area with extra cars coming and going.

Ms. Blackshear explained that she is not concerned with the current property owner but she is concerned about if this were to turn over into someone else's hands...how the next person would use the property and how the neighbors would address any problems.

Ms. Sharp clarified that neighbors would have to place any complaints with the Codes Department.

Ms. Blackshear stated that the current owner's use is fine but it seems like this is transitioning more into the neighborhood. At some point the office use becomes too busy.

Mr. Clifton said the commission shouldn't be making this decision based on the current owner; the support of the neighbors is certainly commendable.

**Mr. Haynes moved and Ms. Diaz seconded the motion to approve with conditions and disapprove without all conditions. (7-1) Ms. Blackshear voted against.**

Mr. Haynes left the meeting at 6:37 p.m.

#### **Resolution No. RS2016-238**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-063-001 is **Approved with conditions and disapproved without all conditions. (7-1)**"

#### **CONDITIONS**

- 1. Uses within this SP shall be limited to office uses, home occupation uses, and all uses permitted under the RS5 zoning district.**
- 2. 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 ON (Office Neighborhood) zoning district as of the date of the applicable request or application.**
- 3. Any planned alterations to the properties under this SP must meet the Maxwell Heights Neighborhood Conservation Overlay Design Guidelines and be approved by the Metro Historic Zoning Commission.**
- 4. The following design standards shall apply:**
  - a. One sign per building.**
  - b. Sign may be a flush-mounted wall sign located near the principle entrance or a hanging sign parallel with the porch.**
  - c. Signage shall not exceed four square feet.**
  - d. Signs may only have external illumination, limited to indirect spotlights directed at the face of the sign. Signs may not move, rotate, or spin.**
  - e. Projecting signs, monument signs, and yard signs are prohibited.**
- 5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**
- 6. The standards for the Home Occupation uses in this SP are similar to Metro Zoning Code standards for Home Occupations. The home occupation use shall only be conducted in the dwelling unit. Clients may be served on the property only between the hours of 8:00 AM and 5:00 PM, and only between Monday and Friday. This provision is not currently in the Metro Zoning Code for Home Occupations. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation. The home occupation shall not occupy more than twenty percent of the total floor area of the structure and in no event more than 500 square feet of floor area. The units will have a residential design and not a commercial design.**

## **12. 2016CP-010-003**

### **GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT**

Council District 17 (Colby Sledge); 19 (Freddie O'Connell)

Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills/Midtown Community Plan by applying the special policies described in the Music Row Detailed Plan, for property located within the Music Row Study Area, (approximately 210 acres), requested by Metro Nashville Planning Department, applicant; various property owners.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2016CP-010-003. (9-0)**

**13a. 2016CP-013-003**  
**ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT**  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Stephanie McCullough

A request to amend the Antioch Priest Lake Community Plan by changing from T3 Neighborhood Maintenance to District Industrial for property located at 12802 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Hobson Pike, (5.13 acres), requested by Barge Cauthen & Associates, applicant; Tim & Melinda Smith, owners. (also see Specific Plan case 2016SP-056-001).

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016CP-013-003 to the August 25, 2016, Planning Commission meeting. (8-0-1)**

**13b. 2016SP-056-001**  
**COLORBURST SP**  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-IND zoning for property located at 12802 Old Hickory Boulevard, approximately 100 feet southwest of Logistics Way, (5.2 acres), to permit a building contractor supply use, requested by Barge Cauthen & Associates, applicant; Tim and Melinda Smith, owners. (See also Community Plan case # 2016CP-013-002)

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-056-001 to the August 25, 2016, Planning Commission meeting. (8-0-1)**

**14. 2016SP-072-001**  
**CHERON ROAD SP**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Deus

A request to rezone from R10 to SP-R zoning for property located at 609 Cheron Road, approximately 1,075 feet west of Briarville Road, (3.58 acres), to permit up to 120 residential units, requested by Chapel Development, LLC, applicant and owner.

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

**APPLICANT REQUEST**

**Request to rezone from R10 to SP-R to permit up to 120 residential units.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for property located at 609 Cheron Road, approximately 1,075 feet west of Briarville Road, (3.58 acres), to permit up to 120 residential units.

**Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 14 lots with 4 duplex lots for a total of 22 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**

- Creates Walkable Neighborhoods
- Supports Infill Development

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

**MADISON COMMUNITY PLAN**

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

Consistent with Policy?

Yes. This request is consistent with policy as the intent of this policy is to create suburban neighborhoods with the best qualities of classic suburban neighborhoods- greater housing choice, improved connectivity and more creative development techniques. This policy is applied to areas that are undeveloped or suitable for substantial infill and redevelopment and are anticipated to be developed in a suburban residential pattern, but at higher densities and with greater housing variety than classic suburban neighborhoods.

This application achieves the policy’s intent. This area is generally underdeveloped and the request is to allow for multi-family residential development, which would introduce greater housing choice into the existing neighborhood. Sidewalks would be required which would improve connectivity and design standards included within this request would lead to more creative development techniques that might not be achieved under the current zoning and would achieve the design principals of the of the policy.

**ANALYSIS**

This site is located at 609 Cheron Road and is approximately 3.58 acres. There is currently a single-family home located on the property. The property is zoned R10 which permits one and two family; two-family with conditions. This lot has double frontage onto Cheron Road and Frontage Road.

This is a regulatory SP and there are standards proposed that would have to be met in the event this property was to redevelop. This request would allow for up to 120 multi-family residential units. Vehicular access would be limited to two access points, one on Cheron Road and the other on Frontage Road. This would reduce the number of potential curb cuts and improve connectivity. Sidewalks would be required and would meet local standards including a 5 foot sidewalk and 4 foot planting strip. Bicycle parking would also be required.

There would be a build-to-zone that would orient future development to address the public realm and there are design standards included within this request for porches and glazing. This would contribute to an active streetscape and would facilitate a pedestrian oriented design.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC & PARKING RECOMMENDATION**

**Approved with conditions**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	3.58	4.3 D	21 U	201	16	22

\*Based on two-family lots

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)	3.58	-	120 U	851	63	84

Traffic changes between maximum: **R10** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+99 U	+650	+47	+62

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **R6** district **0** Elementary **0** Middle **0** High

Projected student generation proposed **SP-R** district **17** Elementary **10** Middle **11** High

The proposed SP-R district would generate 38 additional students than what is typically generated under the existing R10 district. There is additional capacity within this school cluster. Students would attend Chadwell Elementary, Gram-Mar Middle School and Maplewood High School.

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

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? Our target rent is \$1,200 per unit. This is \$14,400 per year, which is 31% of the Davidson County median household income.
2. If so, how many and what is the percentage of the entire development? 90%.
3. How will you enforce the affordability requirements? If I have to enforce affordability, I will not include affordable housing in this application.
4. Have any structures been demolished in the last 12 months? No demolitions.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within this SP shall be limited to up to 120 multi-family units.
2. The following design standards shall be added to the plan:
  - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited for residential facades fronting a public street.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures.
3. Vehicular access is limited to one access point on Cheron Road and one access point on Frontage Road.
4. Bicycle parking shall comply with bicycle parking standards of the Urban Zoning Overlay found in Section 17.20.135 of the Zoning Code.
5. Sidewalks are required along Cheron Road and Frontage Road and shall meet Major and Collector Street Plan standards.
6. A landscape buffer yard B is required on the western and eastern property line.
7. 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.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

**Resolution No. RS2016-239**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-072-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

**CONDITIONS**

1. Uses within this SP shall be limited to up to 120 multi-family units.
2. The following design standards shall be added to the plan:



- a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited for residential facades fronting a public street.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures.
3. Vehicular access is limited to one access point on Cheron Road and one access point on Frontage Road.
  4. Bicycle parking shall comply with bicycle parking standards of the Urban Zoning Overlay found in Section 17.20.135 of the Zoning Code.
  5. Sidewalks are required along Cheron Road and Frontage Road and shall meet Major and Collector Street Plan standards.
  6. A landscape buffer yard B is required on the western and eastern property line.
  7. 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.
  8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
  9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**15. 2016NL-001-002**  
**ESTEPP LLC NEIGHBORHOOD LANDMARK**  
 Council District 20 (Mary Carolyn Roberts)  
 Staff Reviewer: Alex Deus

A request for final site plan approval for property located at 4909 Indiana Avenue, approximately 190 feet southwest of 49th Avenue North, zoned R6 (0.55 acres), to permit office and retail uses, requested by Jeff Estep, LLC, applicant and owner.

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016NL-001-002 to the August 25, 2016, Planning Commission meeting. (9-0)**

**16. 2016NL-003-001**  
**THE MAYBELLE**  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Karimeh Sharp

A request to apply a Neighborhood Landmark Overlay District for property located at 1020 Gibson Drive, approximately 800 feet north of Due West Avenue, zoned R15 and within a Planned Unit Development (12.87 acres), requested by Dale & Associates, Inc., applicant; Joseph T. Mayo, owner.

**Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016NL-003-001 to the September 22, 2016, Planning Commission meeting. (9-0)**

**17. 2016S-148-001**  
**PLAN OF COUNTRY CLUB ESTATES LOT 19, BLOCK E**  
 Council District 07 (Anthony Davis)  
 Staff Reviewer: Alex Deus

A request for final plat approval to create two lots on property located at 1408 Janie Avenue, approximately 175 feet southeast of Murray Place, zoned RS7.5 (0.4 acres), requested by R.L. Montoya Land Surveying, applicant; Derek and Leigh Anne Sanders, owners.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**  
**Create two lots.**

Final Plat

A request for final plat approval to create two lots on property located at 1408 Janie Avenue, approximately 175 feet southeast of Murray Place, zoned Single-Family Residential (RS7.5) (0.4 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 two units.

**CRITICAL PLANNING GOALS**

N/A

**EAST NASHVILLE COMMUNITY PLAN**

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

**PLAN DETAILS**

This request is for final plat approval to create two lots on property located at 1408 Janie Avenue, where one lot currently exists. Vehicular access would be limited to a shared access easement between the proposed lots. There are no sidewalks present along Janie Avenue; the applicant is proposing to build them.

The existing lot is 17,411 square feet (0.40 acres) and is proposed to be subdivided into two lots with the following square footage/ acreage:

- Lot 1: 8,705SF (0.200 acres)
- Lot 2: 8,704 SF (0.200 acres)

**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

Lots would front onto Janie Avenue, which is a public street.

Density

The T4 Urban 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 lots created must be equal to or greater than 50 feet. The proposed lots meet lot frontage requirements.

Lot 1 Frontage	
Proposed Frontage	50.07 ft.
Minimum Frontage	50 ft.
70% Average	50 ft.

Lot 2 Frontage	
Proposed Frontage	50.06 ft.
Minimum Frontage	50 ft.
70% Average	50 ft.

2. Lot size analysis; 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 instance, the proposed lots must equal to or greater than 8,909 SF. The proposed lots do not meet lot size requirement as they are short 204 SF for Lot 1 and 205 SF for lot 2.

<b>Lot 1 Size</b>	
Proposed Size	8,705 SF
Minimum F Size	8,848 SF
70% Average	8,909 SF

<b>Lot 2 Size</b>	
Proposed Size	8,704 SF
Minimum Size	8,848 SF
70% Average	8,909 SF

3. Street setbacks; future structures would have to comply with appropriate street setbacks.

4. Lot orientation; proposed lots are consistent with the surrounding parcels.

Agency Review

All reviewing agencies have recommended approval of this application.

Harmony of Development

If the proposed subdivisions meet subsections a, b, c, and e of this section but fails to meet subsection d, the Planning Commission may consider whether the subdivision can provide for harmonious development of the community.

This proposed subdivision does not meet the community character criteria since the proposed lots do not meet square footage requirements under lot compatibility.

Staff finds, however, that this proposal would provide for harmonious development. The applicant has agreed to limit the height of future development to two stories in 35 feet, which is consistent with adjacent properties. The applicant has also agreed to a shared access easement between both properties and no parking would be permitted between the primary structure and the street. This would eliminate parking pads in the street setbacks, reduce curb cuts and enhance the public realm along Janie Avenue. Sidewalks would also be required with this request.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approve

**PUBLIC WORKS RECOMMENDATION**

Approve with conditions

- Prior to any work construction plans must be submitted to and approved by Public Works and have labeled on the plan 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.

**TRAFFIC & PARKING RECOMMENDATION**

Approved

**WATER SERVICES RECOMMENDATION**

Approved

- As all our previous comments have been addressed on the latest re-plat (stamped received July 6, 2016), MWS recommends approval.

**MADISON SUBURBAN UTILITIY DISTRICT RECOMMENDATION**

Approve with conditions

- Water meter box is required to go in front of the property it is servicing. If the existing residence's meter box is on the subdivided property it must be moved to be in front of the existing house.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a shared access easement located between the primary structure and the street for Lots 1 & 2.
2. Height shall be a maximum of two stories in 35 feet for Lots 1 & 2.
3. Revise note 19: "The building 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 Janie Avenue. Therefore, prior to final plat recordation, one of the options must be chosen related to 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. The rate of \$96 per linear foot of total frontage area will require a \$9,612.48 contribution to Pedestrian Benefit Zone 4.
- d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with 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.

Approve with conditions. (9-0), Consent Agenda

**Resolution No. RS2016-240**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-148-001 is **Approved with conditions. (9-0)**”

**CONDITIONS**

1. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a shared access easement located between the primary structure and the street for Lots 1 & 2.
2. Height shall be a maximum of two stories in 35 feet for Lots 1 & 2.
3. Revise note 19: "The building 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 Janie Avenue. Therefore, prior to final plat recordation, one of the options must be chosen related to 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. The rate of \$96 per linear foot of total frontage area will require a \$9,612.48 contribution to Pedestrian Benefit Zone 4.
  - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with 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.

**18. 2016S-152-001**

**INGLEWOOD ESTATES**

Council District 07 (Anthony Davis)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 1126 Stratford Avenue, at the southwest corner of Stratford Avenue and Katherine Street, zoned RS7.5 (0.51 acres), requested by Michael J. Moore, applicant; Keith T. Cole, owner.

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016S-152-001 to the August 25, 2016, Planning Commission meeting. (9-0)**

**19. 2016S-160-001**

**REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS  
SUBDIVISION OF LOT 81 MAPLE HOME TRACT**

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

A request for final plat approval to create two lots on property located at 1003 Curdwood Boulevard, at the northeast corner of Burrus Street and Curdwood Boulevard, zoned RS7.5 (0.35 acres), requested by Chapdelaine & Associates, applicant; Strive Properties, owner.

**Staff Recommendation: Disapprove.**

**APPLICANT REQUEST**

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

Final Plat

A request for final plat approval to create two lots on property located at 1003 Curdwood Boulevard, at the northeast corner of Burrus Street and Curdwood Boulevard, zoned Single Family Residential (RS7.5), (0.35 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 1 unit.*

**CRITICAL PLANNING GOALS**

N/A

**EAST NASHVILLE COMMUNITY PLAN**

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

**PLAN DETAILS**

This request is for final plat approval for property located at 1003 Curdwood Boulevard. This parcel is currently contains one single-family dwelling unit.

The existing lot is 15,246 square feet (0.35 acres) and is proposed to be split into two lots.

**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

Each proposed lot within this subdivision contains frontage along a public street.

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 lots created must be equal to or greater than 96 feet for the frontage along Burrus Street. Neither of the proposed lots meet the requirement for lot frontage.

Lot 1A Frontage	
Proposed Frontage	78.96 ft.
Minimum Frontage	96 ft.
70% Average	78 ft.

Lot 1B Frontage	
Proposed Frontage	76.61 ft.
Minimum Frontage	96 ft.
70% Average	78 ft.

2. Lot area analysis; the proposed lots 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 lots must be equal to or greater than 8,510 square feet. The current size of the proposed lots is 7,895 for lot 1A and 7,641 for lot 1B, which does not satisfy the area requirement for lot compatibility.

Lot 1A Size	
Proposed Size	7,895 SF
Minimum Size	8,510 SF
70% Average	6,426 SF

Lot 1B Size	
Proposed Size	7,641 SF
Minimum Size	8,510 SF
70% Average	6,426 SF

3. Street setbacks; future structures would have to comply with appropriate street setbacks.

4. Lot orientation; the proposed lots are consistent with the surrounding parcels.

Harmony of Development

If the proposed subdivisions meets subsections a, b, c, and e of this section, 3-5.2, but fails to meet subsection d, the Planning Commission may consider whether the subdivision can provide harmonious development of the community.

The existing pattern of development consists of single-family homes oriented towards Curdwood Boulevard. This subdivision is proposing two lots oriented towards Burrus Street which would change the orientation of the lot located on the corner of Burrus Street and Curdwood Boulevard. Therefore, the proposed change in orientation of the newly created lots would not provide for harmonious development within the existing pattern of the neighborhood. The proposed final plat does not meet the community character criteria for the required area or frontage, and does not provide for harmonious development.

**FIRE MARSHAL RECOMMENDATION**  
**N/A**

**STORMWATER RECOMMENDATION**  
**Approved**

**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.

**TRAFFIC AND PARKING RECOMMENDATION**  
**Approved**

**WATER SERVICES RECOMMENDATION**  
**Approved**

**STAFF RECOMMENDATION**

Staff recommends disapproval as the lots do not meet the compatibility requirement of the Subdivision Regulations and the proposed lot orientation is inconsistent with the existing development pattern of the neighborhood.

Ms. Milligan presented the staff recommendation of disapproval.

The applicant spoke in favor of the application. There has been no opposition from the neighbors.

Councilmember VanReece spoke in favor and noted that the neighbors are excited about the opportunity to have different options, sizes, and types of homes in this neighborhood.

**Chairman Adkins closed the Public Hearing.**

Ms. Diaz spoke in favor of staff recommendation.

Councilmember Allen noted that while the houses are beautiful and she appreciates the way the owner has figured out a way to address both streets, she is disturbed by it being so much closer to the street than everything else. As it is half the distance to the street that everything else is, that sounds like discord. She spoke in support of staff recommendation.

Mr. Tibbs spoke in favor of staff recommendation and stated that the setback is odd and is not harmonious.

**Mr. Clifton moved and Councilmember Allen seconded the motion to defer to the August 25, 2016 Planning Commission Meeting. (7-0)**

**The Metropolitan Planning Commission deferred 2016S-160-001 to the August 25, 2016, Planning Commission meeting. (7-0)**

**20. 195-76P-001**  
**BELLE FOREST RETAIL**  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for property located at 7134 Highway 70 S, at the corner of Belle Forest Circle and Highway 70 S (0.59 acres), zoned SCC, to permit a 6,000 square foot retail building, requested by DBS & Associates Engineering, Inc., applicant; P & M Investments Company, LLC, owner.

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 195-76P-001 to the August 25, 2016, Planning Commission meeting. (8-0-1)**

**21. 80-72P-001**  
**APACHE TRAIL COMMERCIAL**  
Council District 30 (Jason Potts)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of a Planned Unit Development located at 3901 Apache Trail, at the southwest corner of Apache Trail and Haywood Lane (0.70 acres), zoned R10, to add 2,520 square feet to an existing building, requested by Music City Electrical Engineering, LLC, applicant; Hafiz Yafai, owner.

**Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 80-72P-001 to the August 25, 2016, Planning Commission meeting. (9-0)**

**22. 2016UD-010-001**  
**31ST AVENUE AND LONG BOULEVARD UDO MODIFICATION**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Justin Wallace

A request for a modification to an Urban Design Overlay for property located at 3100 Belwood Street, approximately 180 feet southwest of 31st Avenue North, zoned RM20 (0.17 acres), to reduce setbacks, requested by Smith Gee Studio, applicant; Dave McGowan, owner.

**Staff Recommendation: Withdraw.**

**The Metropolitan Planning Commission withdrew 2016UD-010-001. (8-0-1)**

**23. 2016Z-074PR-001**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Karimeh Sharp

A request to rezone from IR to ORI-A zoning for property located at 3025 Charlotte Avenue, approximately 850 feet southwest of 28th Avenue North, (4.1 acres), requested by Gilbert N. Smith, applicant and owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**  
**Zone change from IR to ORI-A**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Office/Residential Intensive-Alternative (ORI-A) zoning for property located at 3025 Charlotte Avenue, approximately 850 feet southwest of 28th Avenue North (4.1 acres).

**Existing Zoning**

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

**Proposed Zoning**

Office/Residential Intensive-Alternative (ORI-A) is intended for high intensity office and/or multi-family residential uses with limited retail opportunities and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

**CRITICAL PLANNING GOALS**

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

This request creates an opportunity for urban development that reuses brown and gray fields, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. This request also supports walkable neighborhoods by focusing development in an identified Tier 1 Center under the NashvilleNext plan, adding to and complementing mixed uses in the area, and creating destinations that could be walked to from the adjacent mixed use development to the east of the property. The site is also in proximity to existing transit routes along Charlotte Avenue.

**GREEN HILLS-MIDTOWN COMMUNITY PLAN**

T5 Center Mixed Use Neighborhood (T5 MU) is intended to preserve, enhance, and create high-intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include some of Nashville’s major employment centers such as Midtown that represent several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 MU areas also include locations that are planned to evolve to a similar form and function.

Consistent with Policy?

Yes. The requested rezoning is consistent with the T5 Center Mixed Use Neighborhood policy. ORI-A zoning would permit an appropriate high intensity mixed use development and includes appropriate standards for building placement and bulk standards in order to create attractive streetscapes amenable to pedestrians.

**ANALYSIS**

The proposed ORI-A zoning district allows uses that are encouraged under the T5 Center Mixed Use Neighborhood policy. The site runs along the western property line of the 19 acre mixed-use development known as One City. The existing industrial zoning on this property is inconsistent with the T5 Center Mixed Use Neighborhood policy and does not form an appropriate transition adjacent to the mixed-use development. The proposed rezoning supports appropriate redevelopment opportunities and positions the property to better contribute to the development of the center as a mixed use destination. Currently a lumber yard and sawmill, the site would redevelop in compliance with the ORI-A design standards intended to promote the public realm through urban design and pedestrian-friendly streetscapes. This rezoning request offers the potential for infill development to enhance neighborhood walkability and places a potential residential and mixed use development in proximity to Charlotte Avenue, a High Capacity Transit Corridor with existing public transit and a variety of transportation options.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.1	0.6 F	107,157 SF	381	86	63

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	4.1	3 F	535,788 SF	4853	718	679



Traffic changes between maximum: IR and ORI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+4,472	+632	+616

**METRO SCHOOL BOARD REPORT**

Projected student generation existing IR district: 0 Elementary 0 Middle 0 High  
 Projected student generation proposed ORI-A district: 7 Elementary 5 Middle 4 High

The proposed ORI-A zoning district could be expected to generate sixteen additional students. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? Unknown
2. If so, how many and what is the percentage of the entire development? Unknown
3. How will you enforce the affordability requirements? Unknown
4. Have any structures been demolished in the last 12 months? No, there are lumber sheds on the property which eventually will be demolished. The only building that has been demolished was done by the tornado that also tore up east Nashville years ago (it was on April 16, but I've forgotten the year).

**STAFF RECOMMENDATION**

Staff recommends approval as the requested zone change is consistent with policy.

Approve. (8-0-1), Consent Agenda

**Resolution No. RS2016-241**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-074PR-001 is **Approved. (8-0-1)**"

**24. 2016Z-075PR-001**

Council District 05 (Scott Davis)  
 Staff Reviewer: Jason Swaggart

A request to rezone from CN and RS5 to MUL-A zoning for various properties along McFerrin Avenue, Seymour Avenue, West Eastland Avenue and Cleveland Street (approximately 6.75 acres) and within the Greenwood Conservation Overlay District, requested by CM Scott Davis, applicant; various property owners.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2016Z-075PR-001. (9-0)**

**25. 2016Z-076PR-001**

Council District 05 (Scott Davis)  
 Staff Reviewer: Patrick Napier

A request to rezone from CL to MUL-A zoning for properties located at 1024, 1026 and 1028 East Trinity Lane, approximately 30 feet southeast of Keeling Avenue, (1.45 acres), requested by William A. Baker II, applicant; William A. Baker II and Robert McMahan, owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from CL to MUL-A.**

**Zone Change**

A request to rezone from Commercial Limited (CL) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 1024, 1026 and 1028 East Trinity Lane, approximately 30 feet southeast of Keeling Avenue, (1.45 acres).

**Existing Zoning**

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

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

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

This request provides the potential for infill development which often does not require large capital expenses for infrastructure improvements. The existing sidewalk fronting this parcel will allow for access to public transportation as well as a safe path of travel for pedestrians. Areas with existing infrastructure located on major collector streets are the most appropriate areas to locate increased residential density. East Trinity Lane is located on an existing MTA bus route which provides an alternative method of transportation.

**EAST NASHVILLE COMMUNITY PLAN**

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

Consistent with Policy?

Yes. The rezoning to MUL-A is consistent with the T4 Urban Mixed Use Corridor (T4 CM) Policy and is appropriate given the site's location in an urban area. The rezone request meets the goals of the policy by placing a mixture of uses along a major collector street, East Trinity Lane.

**ANALYSIS**

This request is consistent with the policy for the area and is appropriate given the surrounding land uses, land use policy, and recently completed rezoning requests. Two parcels located directly across East Trinity Lane have recently been approved for MUL-A zoning by Metro Council. Given the existing policy for parcels fronting East Trinity Lane it is likely for additional parcels to follow the emerging trend of meeting the intention of the policy by requesting to rezone to the MUL-A zoning district. The proposed rezone provides the potential for increased housing supply and increased housing choice which will likely support the increased intensity of uses for the parcels within the corridor policy. Prior to development the applicant may be required to perform a traffic impact study to address the increased vehicle trips that are likely to be generated from the future development of this site.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**WATER SERVICES RECOMMENDATION**

No agency review required

**STORMWATER RECOMMENDATION**

No agency review required

**TRAFFIC AND PARKING RECOMMENDATION**

Approved With Conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.45	.6 F	37,897 SF	1660	38	113

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.45	1 F	63,162 SF	5035	118	468

Traffic changes between maximum: **CL** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+3,375	+80	+355

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUL-A district: 8 Elementary, 4 Middle, High 4

The proposed zone change would generate 16 more students than what is typically generated under the existing CL zoning district. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, Maplewood High School. Each school within the cluster has capacity for additional students. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

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

**STAFF RECOMMENDATION**

Staff recommends approval as the proposed rezoning is consistent with policy and supports several critical planning goals.

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-242**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-076PR-001 is **Approved. (9-0)**”

**26. 2016Z-077PR-001**

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

A request to rezone from RS5 to R6-A zoning for various properties west of Rosedale Avenue, (4.5 acres), requested by Councilmember Scott Davis, applicant; various property owners.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2016Z-077PR-001. (9-0)**

**27. 2016Z-078PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Karimeh Sharp

A request to rezone from RS5 to R6-A zoning for property located at 1829 Haynes Street, at the southeast corner of Edgewood Avenue and Haynes Street (0.54 acres), requested by Frances Scates, applicant and owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS5 to R6**

### Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning for property located at 1829 Haynes Street, at the southeast corner of Edgewood Avenue and Haynes Street (0.54 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 4 units.*

### **Proposed Zoning**

One and Two-Family Residential (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6-A would permit a maximum of 4 lots with 3 duplex lots for a total of 7 units if underlying lot lines were reestablished.*

### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This request creates an opportunity for infill urban development, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. This request also supports walkable neighborhoods. This site is on the corner of Haynes Street and Edgewood Avenue. Sidewalks are present along the entire blockface of Edgewood Avenue and wrap the corner of Haynes Street. Were this site to redevelop under R6-A zoning standards, the sidewalk would be continued along the property's frontage on Haynes Street. This would extend the neighborhood's sidewalk network. R6-A design standards would further promote a pedestrian streetscape by creating strong connections between building entrances and sidewalks and minimizing curb cuts by requiring alley access. The alley, which has dedicated right of way, would be built if the site redeveloped under R6-A design standards.

### **BORDEAUX-WHITES CREEK 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 R6-A zoning district is consistent with the existing T4 Urban Neighborhood Evolving policy, which encourages a mixture of housing types and a focus on a pedestrian-friendly public realm. The rezoning would allow a different housing type within an existing urban neighborhood that would provide housing choice while improving pedestrian connectivity.

### **ANALYSIS**

Staff recommends approval of this request as the proposed rezoning is consistent with the T4 Urban Neighborhood Evolving policy. This rezoning request offers the potential for infill development to meet policy goals by enhancing residential character through design standards that limit vehicular access to an existing alley, creating prominent connections between building entrances and sidewalks, and providing a build-to-zone that would orient buildings to address the public realm. These standards ensure that redevelopment of the site would contribute to an urban, pedestrian-friendly streetscape conducive to the policy goals.

### **FIRE MARSHAL RECOMMENDATION**

N/A

### **PUBLIC WORKS RECOMMENDATION**

N/A

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approved 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)	0.54	8.7 D	4 U	39	3	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.54	7.26 D	6 U	58	5	7

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+19	+2	+2

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS5 district: 1 Elementary 1 Middle 1 High  
 Projected student generation proposed R6-A district: 1 Elementary 0 Middle 0 High

The proposed R6-A zoning district is not expected to generate additional students. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? My plans for this property is at a future date to build some homes on the property. I will be contacting Councilman DeCosta Hastings in regards to future plans for this property. I am a single individual and at this time I do not have the money or means to build the homes but I would like to get the zoning approved. I am open to a partnership that would allow for affordable or workforce housing units.
2. If so, how many and what is the percentage of the entire development? (See above)
3. How will you enforce the affordability requirements? (See above)
4. Have any structures been demolished in the last 12 months? There have been no structures demolished in the last 12 months on the property.

**STAFF RECOMMENDATION**

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

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-243**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-078PR-001 is **Approved. (9-0)**”

**28. 2016Z-079PR-001**

Council District 05 (Scott Davis)  
 Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 147 Elmhurst Avenue, approximately 200 feet south of Fern Avenue (0.18 acres), requested by Jeri & Reginald Howard, applicants and owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS5 to R6-A.**

**Zone Change**

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential- Alternative (R6-A) zoning for property located at 147 Elmhurst Avenue, approximately 200 feet south of Fern Avenue 0.18 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 1 unit.*

**Proposed Zoning**

One and Two- Family Residential- Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

**CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods

This request provides the potential for infill development which often does not require large capital expenses for infrastructure improvements. The existing sidewalk fronting this parcel will allow for access to public transportation as well as a safe path of travel for pedestrians.

**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 rezoning to R6-A is consistent with the T4 Urban Neighborhood Evolving (T4 NE) Policy and is appropriate given the site’s location in an urban area. The rezone request meets the goals of the policy by placing a moderate level of density in close proximity to Dickerson Pike, a major collector street.

**ANALYSIS**

This request is consistent with the policy for the area and is appropriate given the surrounding land uses, and neighborhood evolving policy. The proposed rezone provides the potential for increased housing supply and increased housing choice. This site is located within a quarter of a mile walking distance to a major collector street with an existing MTA bus route which will provide a choice of transportation for future residents of this site.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**WATER SERVICES RECOMMENDATION**

No agency review required

**STORMWATER RECOMMENDATION**

No agency review required

**TRAFFIC AND PARKING RECOMMENDATION**

Approved 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)	0.18	8.7 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.18	7.26 D	2 U	20	2	3

\*Based on two-family lots

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

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

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS5 district: 0 Elementary, 0 Middle, 0 High

Projected student generation proposed R6-A district: 0 Elementary, 0 Middle, High 0

The proposed zone change would generate no more students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary School, Jere Baxter Middle School, Maplewood High School. Each school within the cluster has capacity for additional students. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? No, this is only for two units
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No structures have been demolished on this parcel.

**STAFF RECOMMENDATION**

Staff recommends approval as the proposed rezoning is consistent with policy and supports several critical planning goals.

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-244**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-079PR-001 is **Approved. (9-0)**”

**29. 2016Z-081PR-001**

Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to MUL-A zoning for property located at 356 Glenrose Avenue, approximately 300 feet west of Sadler Avenue (0.23 acres), requested by Land Development Solutions, applicant; Valery Parham, owner.  
**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from R6 to MUL-A.**

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use Limited-Alternative (MUL-A) zoning for property located at 356 Glenrose Avenue, approximately 300 feet west of Sadler Avenue (0.23 acres).

**Existing Zoning**

One and Two-Family Residential (R6) is 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 one lot for a potential total of two units.*

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

- Supports a Variety of Transportation Choices
- Supports Infill Development

This request creates an opportunity for infill urban development, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The site located on an existing MTA route and is in close proximity to existing transit routes along Nolensville Pike, which will provide an alternative transportation choice. The proposed request would also enhance walkability along a corridor through the orientation of buildings and enhancement of the pedestrian network.

**SOUTH NASHVILLE COMMUNITY PLAN**

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

Consistent with Policy?

Yes. The rezoning to MUL-A is consistent with the T4 Urban Mixed Use Neighborhood policy and is appropriate given the site's location. The proposed MUL-A zoning encourages pedestrian-friendly design standards furthering the goals of the policy by allowing a mixture of land uses and pedestrian-oriented streetscape along Glenrose Avenue. Permitted uses under MUL-A zoning include commercial, residential, and office uses. The proposed mixed use zoning would complement the variety of uses present and encouraged under the T4 Urban Mixed Use Neighborhood policy.

**ANALYSIS**

This site is located along Glenrose Avenue, east of Nolensville Pike and west of the CSX railroad line. The site consists of one parcel with an existing single family home.

Should the property redevelop under the proposed alternative zoning district, a shallow build-to zone will be provided, in line with the goals of the policy. Parking would be located behind or beside a new structure. Sidewalks and a planting strip complying with the Major and Collector Street Plan would be required along Glenrose Avenue with the redevelopment of the site.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

N/A

**WATER SERVICES RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

- Traffic study may be required at time of development.



Maximum Uses in Existing Zoning District: **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 (230)	0.23	7.26 D	2 U	17	2	3

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.23	1 F	10, 018 SF	467	16	46

Traffic changes between maximum: **R6** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+450	+14	+43

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

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

The proposed MUL-A zoning district would generate three additional students. Students would attend Whitsitt Elementary School, Wright Middle School, and Glencliff High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? Uncertain at this time.
2. If so, how many and what is the percentage of the entire development? To be determined.
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with policy and supports two critical planning goals.

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-245**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-081PR-001 is **Approved. (9-0)**”

**30. 2016Z-091PR-001**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUL-A zoning for properties located at 1321, 1329 and 1401 2nd Avenue North, at the northwest and southwest corners of Taylor Street and 2nd Avenue North, in the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District (0.8 acres), requested by Hawkins Partners, Inc., applicant; Southern Holdings, Inc., owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IR to MUL-A.**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited – Alternative (MUL-A) zoning for properties located at 1321, 1329 and 1401 2nd Avenue North, at the northwest and southwest corners of Taylor Street and 2nd

Avenue North, in the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District (0.8 acres).

**Existing Zoning**

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

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

- Supports Infill Development

This request creates an opportunity for infill urban development, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

**NORTH NASHVILLE COMMUNITY PLAN**

Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The proposed MUL-A zoning district permits a mixture of uses consistent with the policy. MUL-A zoning also includes requirements that are intended to create a development that is urban in design consistent with the policy.

**ANALYSIS**

The property is located on the west side of 2<sup>nd</sup> Avenue North at the intersection of Taylor Street. The proposed MUL-A zoning allows for the redevelopment of an urban site with a mix of uses, which is consistent with the T4 Mixed Use land use policy. The property is within the Germantown Historic Preservation district as well as the Phillips-Jackson Street Redevelopment district which will provide for appropriate design standards to ensure future developments are in keeping with the existing character of the neighborhood.

**METRO HISTORIC ZONING COMMISSION STAFF**

Approved

**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: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.8	0.6 F	20,908 SF	75	35	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.8	1 F	34,848 SF	1529	35	106

Traffic changes between maximum: **IR** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,454	-	+84

**METRO SCHOOL BOARD REPORT**

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

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

The proposed MUL-A zoning district would generate three additional students than what is typically generated under the existing IR zoning district. Students would attend Buena Vista Elementary, John Early Middle School and Pearl-Cohn 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.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? We are early in our site planning. We do not have affordable or workforce housing based on your definitions. Four our small site, all planned to be for sale housing, we do plan to have several different floor plans and footprints to appeal to a broader segment of the market.
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No

**STAFF RECOMMENDATION**

Staff recommends that the proposed MUL-A zoning district be approved as it is consistent with the T4 Mixed Use Neighborhood policy.

Approve. (8-0-1), Consent Agenda

**Resolution No. RS2016-246**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-091PR-001 is **Approved. (8-0-1)**”

**H: OTHER BUSINESS**

31. Appointment of Russell Oldham to the Downtown Code Design Review Committee to fill the position nominated by the Chamber of Commerce for the term expiring March 13, 2018.

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-247**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Appointment of Russell Oldham to the Downtown Code Design Review Committee to fill the position nominated by the Chamber of Commerce for the term expiring March 13, 2018 is **Approved. (9-0)**”

32. Historic Zoning Commission Report
- 33a. Board of Parks and Recreation Report

- 33b. Selection of Brenda Diaz-Flores as the Planning Commission representative on the Parks and Recreation Board

Approve. (7-0)

**Resolution No. RS2016-248**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Selection of Brenda Diaz-Flores as the Planning Commission representative on the Parks and Recreation Board is **Approved. (7-0)**"

34. Executive Committee Report

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

Approve. (9-0), Consent Agenda

**Resolution No. RS2016-249**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (9-0)**"

36. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**August 11, 2016**

MPC Meeting

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

**August 25, 2016**

MPC Meeting

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

**September 08, 2016**

MPC Meeting

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

**September 22, 2016**

MPC Meeting

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

**J: ADJOURNMENT**

The meeting adjourned at 7:13 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



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

Date: August 11, 2016  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: J. Douglas Sloan III  
Re: Executive Director's Report

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The following items are provided for your information.

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

1. Planning Commission Meeting
  - a. Attending: Clifton; Hagan-Dier; Diaz; Tibbs; Allen
  - b. Leaving Early: McLean (5:45pm)
  - c. Not Attending: Haynes (maybe); Farr
2. Legal Representation – Emily Lamb will be attending

**B. Executive Office**

1. Grants Coordinator will begin August 15th. Interviews are ongoing for a Planner 1 for the Capital Improvements Planning team.
2. We have completed a series of site visits and planning meetings with teachers and administrators at our PENCIL partners, McKissack Middle and Overton High/Middle, and we have finalized lesson plans for the coming school year, which will include classroom participation by our planners and mapping/GIS personnel. We will also be supporting existing Academy programs at Overton and Glenclyff High Schools, and serving on Overton's community partner advisory board.

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

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed through 08/03/2016.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '16</b>
Specific Plans	3	28
PUDs	0	8
UDOs	0	2
Subdivisions	13	99
Mandatory Referrals	7	95
<b>Grand Total</b>	23	232

<b>SPECIFIC PLANS (finals only): MPC Approval</b>						
<b>Finding: Final site plan conforms to the approved development plan.</b>						
<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
4/26/2016 0:00	5/3/2016 0:00	PLRECAPP	2016SP-034-001	6962 Charlotte Pike (Final)	A request for final site plan approval for property located at 6962 Charlotte Pike, located north of the Charlotte Pike and Davidson Drive intersection, to permit construction of a 1,944 square foot addition for common area with a 504 square foot attached awning (2.08 acres), requested by Dewey-Estes Engineering, applicant; West Harpeth Funeral Home, LLC, owners.	35 (Dave Rosenberg)
3/21/2016 0:00	6/21/2016 0:00	PLRECAPP	2015SP-068-002	BRINKLEY	A request for final Site Plan to develop up to 103 single family lots, approximately 150 feet east of the intersection of Carissa Drive and Lacebark Drive (56.84 acres) zoned SP-R, requested by Civil Site Design Group, applicant; Green Trails LLC, owner.	31 (Fabian Bedne)
8/13/2015 0:00	7/25/2016 0:00	PLAPADMIN	2015SP-020-002	CHARLOTTE PARKSIDE (FINAL)	A request for final site plan approval for properties located at 606 and 608 Croley Drive, approximately 250 feet north of Ivy Street, (2.33 acres), to permit up to 22 residential units, requested by Nashville Civil, applicant; Q&A Holdings, G.P., owner.	20 (MARY CAROLYN ROBERTS)

**URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval**

**Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.**

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

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

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

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
6/1/2016 11:20	7/20/2016 0:00 PLRECAPP	2016M-017EN-001	HARD ROCK CAFE AERIAL ENCROACHMENT	A request to allow an encroachment comprised of a 6' x 5'2" double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 108 2nd Avenue North, requested by Joslin and Son Signs, applicant; Independent Trust Company, owner.	19 (Freddie O'Connell)
7/6/2016 13:59	7/20/2016 0:00 PLRECAPP	2016M-020PR-001	RIDGEVIEW ELEMENTARY PROPERTY ACQUISITION	A request to authorize the Director of Public Property, or his designee, to exercise an option to purchase a portion of real property (Map 163-00-0 parcel 122.00) for use and benefit of the Metropolitan Nashville Public Schools, requested by the Metro Finance Department, applicant.	32 (Jacobia Dowell)
7/12/2016 13:37	7/20/2016 0:00 PLRECAPP	2016M-025EN-001	4TH & CHURCH AT 201 4TH AVENUE NORTH AERIAL ENCROACHMENT	A request to allow an encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 201 4th Avenue North, requested by Joslin and Son Signs, applicant; Albany Road Real Estate Partners, LLC, owner.	19 (Freddie O'Connell)
7/18/2016 11:17	7/25/2016 0:00 PLRECAPP	2016M-037ES-001	MEADOWS OF SEVEN POINTS SEWER ODOR CONTROL STATION EASEMENT	A request for a 20' by 40" permanent easement, acquired through negotiations, condemnation and/or fee simple take for a Sewer Odor Control Station on property located at Seven Points Circle (unnumbered), (MWS Project # 16-SG-0137), Metro Water Services, applicant; Meadows of Seven Points Homeowner's Association, Inc., owner.	12 (Steve Glover)

### MANDATORY REFERRALS: MPC Approval (cont.)

7/21/2016 14:18	7/29/2016 0:00	PLRECAPPR	2016M-026EN-001	BIG SHOTZ AT 115 2ND AVE N AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of one (1) proposed 32" high by 60" wide, double-faced, illuminated projecting sign encroaching the public right-of-way for property located at 115 2nd Avenue North, requested by Joslin and Son Signs, applicant; Angry Husk Holdings, LLC, owner.	19 (Freddie O'Connell)
7/22/2016 10:25	7/29/2016 0:00	PLRECAPPR	2016M-038ES-001	BOSCOBEL STREET IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance on various properties located along Boscobel Street, South 15th Street and South 16th Street, (MWS Project # 17-SWC-037), Metro Water Services, applicant; various property owners.	06 (Brett Withers)
7/12/2016 11:50	7/25/2016 0:00	PLRECAPPR	2016M-024EN-001	RIPPY'S BAR & GRILL AT 419 BROADWAY AERIAL ENCROACHMENT	A request to allow an encroachment comprised of two (2) double-faced, illuminated projecting signs encroaching the public right-of-way for property located at 419 Broadway Avenue, requested by Joslin and Son Signs, applicant; RSF Investors, LLC, owner.	19 (Freddie O'Connell)

### INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

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

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

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/28/2016 0:00	7/20/2016 0:00	PLAPADMIN	2016S-113-001	CAROTHERS CROSSING, RESUB LOT 21	A request for final plat approval to create two lots for property located at 2101 Glen Haven Drive, at the northwest corner of Grace Point Lane and Glen Haven Drive (0.27 acres), zoned MUL, and within the Carothers Crossing Urban Design Overlay, requested by H & H Land Surveying, applicant; WM SUB CC, LLC, owner.	33 (Sam Coleman)
5/2/2016 0:00	7/25/2016 0:00	PLRECAPPR	2016S-117-001	WHITLAND CROSSING	A request for final plat approval to dedicate right-of-way, create utility easements and abandon an existing easement for property located at 420 Donelson Pike, 162 feet south of Lakeland Drive zoned CL (1.94 acres), requested by Michael Brady Inc., applicant; Donelson Spring, LLC, owner.	15 (Jeff Syracuse)



## SUBDIVISIONS: Administrative Approval (cont.)

4/14/2016 0:00	7/25/2016 0:00	PLRECAPP	2016S-097-001	DELVIN DOWNS	A request for final plat approval to create 27 lots on a portion of property located at Barnes Road (unnumbered), approximately 350 feet north of Sunnywood Drive, (9.3 acres), zoned RS10 and within a Planned Unit Development, requested by Anderson, Delk, Epps and Associates, Inc., applicant; Blackstone Development, Inc., owner.	31 (Fabian Bedne)
6/6/2016 14:47	7/27/2016 0:00	PLAPADMIN	2016S-142-001	531 STEVENSON STREET SUBDIVISION	A request for final plat approval to create two lots on property located at 531 Stevenson Street, approximately 215 feet southwest of Maxon Avenue, zoned R8 (0.41 acres), requested by HFR Design Inc., applicant; Nashville Construction Company, owner.	20 (Mary Carolyn Roberts)
4/26/2016 0:00	7/27/2016 0:00	PLAPADMIN	2016S-105-001	GRAYMONT, PHASE 2	A request for final plat approval to create nine lots for property located at 4000 and 4001 Graybar Court, 60 feet north of Graybar Lane (1.42 acres), zoned SP, requested by Walter Davidson & Associates, LLC, applicant, Graybar Development, owner.	25 (Russ Pulley)
4/27/2016 0:00	7/28/2016 0:00	PLAPADMIN	2016S-107-001	WESTOVER SUBDIVISION, RESUB LOT 13	A request for final plat approval to create two lots for property located at 634 Vernon Avenue, 50 feet northeast of Nashua Avenue (0.4 acres), zoned R8, requested by Southern Precision Land Surveying, Inc., applicant, Anthony Ewing, owner.	20 (Mary Carolyn Roberts)
6/13/2016 9:26	7/28/2016 0:00	PLAPADMIN	2016S-145-001	MAP OF INGLEWOOD PLACE REPLAT OF LOTS 270 AND 271	A request for final plat approval to create two lots on property located 3816 Kingswood Avenue, approximately 230 feet southwest of Newman Avenue, zoned RS7.5 (0.49 acres), requested by Clint T. Elliott Surveying, applicant; Joseph Kirkpatrick, owner.	07 (Anthony Davis)
6/8/2015 0:00	7/28/2016 0:00	PLAPADMIN	2015S-090-001	14829 OLD HICKORY BOULEVARD	A request for final plat approval to create one lot on property located at 14829 Old Hickory Boulevard, approximately 160 feet south of Green Timbers Drive, zoned AR2a and RS10 (3 acres), requested by Delle Land Surveying, Inc., applicant; Asaad Al-Gatrani & Rawaa Almshauky, owners.	31 (Fabian Bedne)
5/9/2016 0:00	7/29/2016 0:00	PLAPADMIN	2016S-119-001	HAYNIES CENTRAL PARK RESUB LOTS 45-50	A request for final plat approval to shift lot lines on properties located at 1000, 1002, 1004, 1006 and 1008 South 11th Street and 1012 Ozark Street, approximately 625 feet west of South 12th Street, zoned RS5 (1.17 acres), requested by Northcutt Land Surveying, applicant; Terry and Piper Fritsch, owners.	06 (Brett Withers)
6/3/2016 10:33	7/29/2016 0:00	PLAPADMIN	2016S-139-001	921 THOMAS AVENUE SUBDIVISION	A request for final plat approval to create two lots on property located at 921 Thomas Avenue, approximately 400 feet northwest of Anderson Place, zoned R6 (0.41 acres), requested by HFR Design Group, applicant; Teresa Peters, owner.	05 (Scott Davis)

### SUBDIVISIONS: Administrative Approval (cont.)

1/19/2016 0:00	8/1/2016 0:00	PLAPADMIN	2016S-041-001	THE RESERVE AT STONE HALL, PHASE 1, SECTION 3C	A request to create 30 lots and dedicate right-of-way and open space within the Reserve at Stone Hall Residential Planned Unit Development Overlay District on a portion of property located at Mountainbrook Circle (unnumbered), approximately 800 feet west of Stone Hall Boulevard, zoned RS10 (7.78 acres), requested by Civil Site Design Group, applicant; Meritage Homes of TN, Inc., owner.	14 (Kevin Rhoten)
5/24/2016 11:27	8/3/2016 0:00	PLAPADMIN	2016S-129-001	MAPLECREST SUBDIVISION RESUB LOTS 52 & 53	A request for final plat approval to shift lot lines for properties located at 2209 and 2211 Maplecrest Drive, approximately 265 feet southwest of Mecca Drive, zoned RS10 (2.23 acres), Jim McAleer, applicant; David Craig, owner.	15 (Jeff Syracuse)
4/22/2016 0:00	8/3/2016 0:00	PLAPADMIN	2016S-103-001	TUCKER W. WHITE SUBDIVISION AND LOT 1 OF CENTURY CROSSROADS	A request for final plat approval to consolidate four parcels into one lot for properties located at 726, 784 and 788 McGavock Pike and Marriott Drive (unnumbered), 1,000 feet southeast of Ermac Drive (3.0 acres), zoned ORI, requested by Blue Ridge Surveying, Inc., applicant; W by W Century Blvd I, LLC, owner.	15 (Jeff Syracuse)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
7/26/16	Approved Extension	2008B-025-012	RIVENDELL WOODS, PHASE 1, SECTION 2
7/22/16	Approved Extension/Reduction	2014B-006-003	PARK PRESERVE, PHASE 1C
7/25/16	Approved New	2016B-022-001	BURKITT SPRINGS, PHASE 4B
7/28/16	Approved New	2016B-029-001	5TH & KVB
8/1/16	Approved Extension	2007B-043-008	RIDGEVIEW UDO

### Schedule

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

- H. **Thursday, November 17, 2016** - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- I. **Thursday, December 8, 2016**- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center