

Metropolitan Planning Commission



Staff Reports

August 11, 2016



Metro Planning Commission Meeting of 8/11/2016

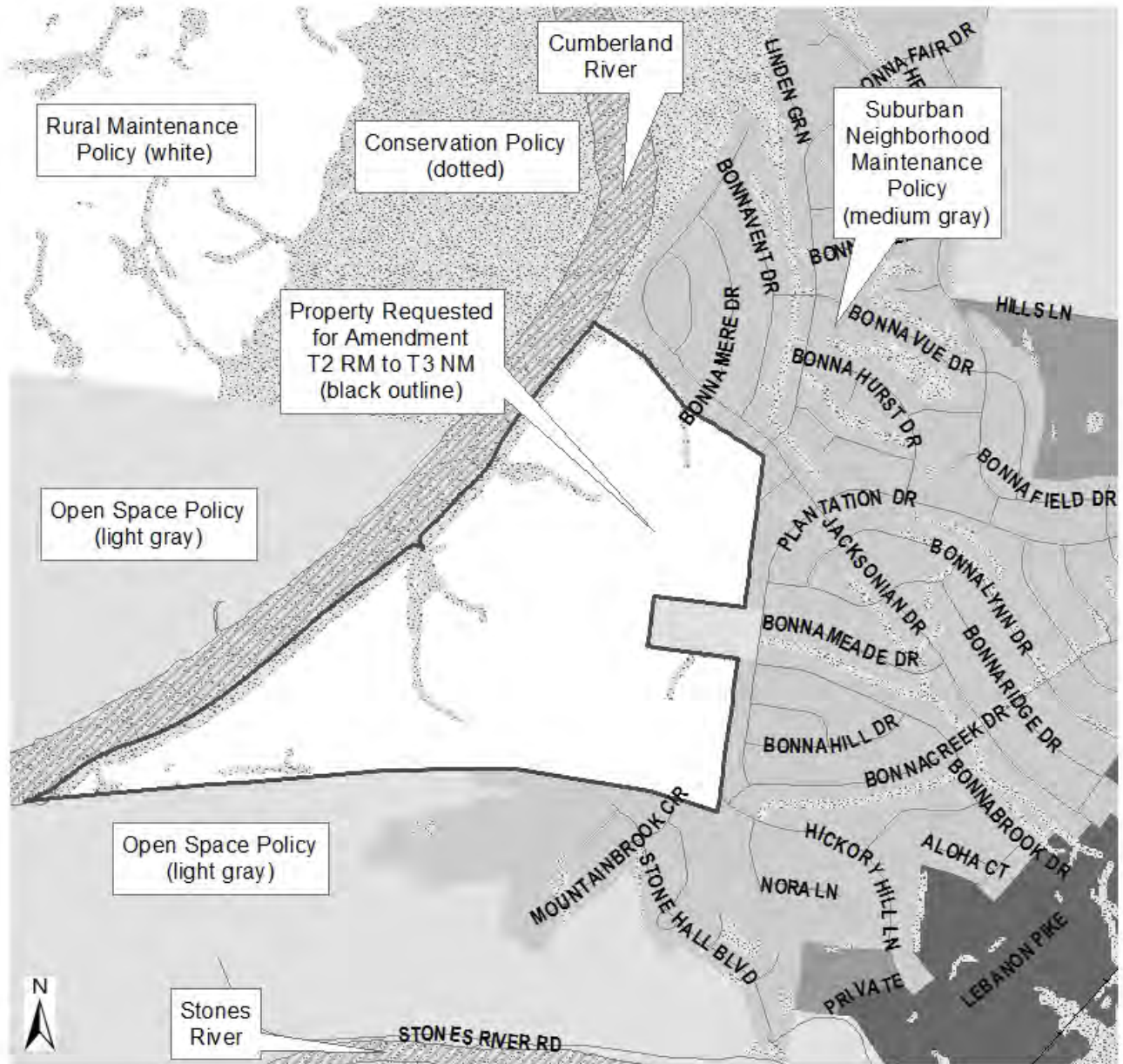
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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2016CP-014-002

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT

Map 074, Parcel(s) 052

14, Donelson - Hermitage

14 - Kevin Rhoten



Project No. Major Plan Amendment 2016CP-014-002
Project Name Donelson–Hermitage–Old Hickory Community Plan Amendment
Associated Case 2016SP-046-001
Council District 14 – Rhoten
School District 4 – Shepherd
Requested by Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners.

Deferrals This request was deferred from the July 28, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer McCaig
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



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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.



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- 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 2nd 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



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NM for the property area would essentially be an extension of the surrounding T3 NM policy in the Hermitage Hills neighborhood.

STAFF RECOMMENDATION

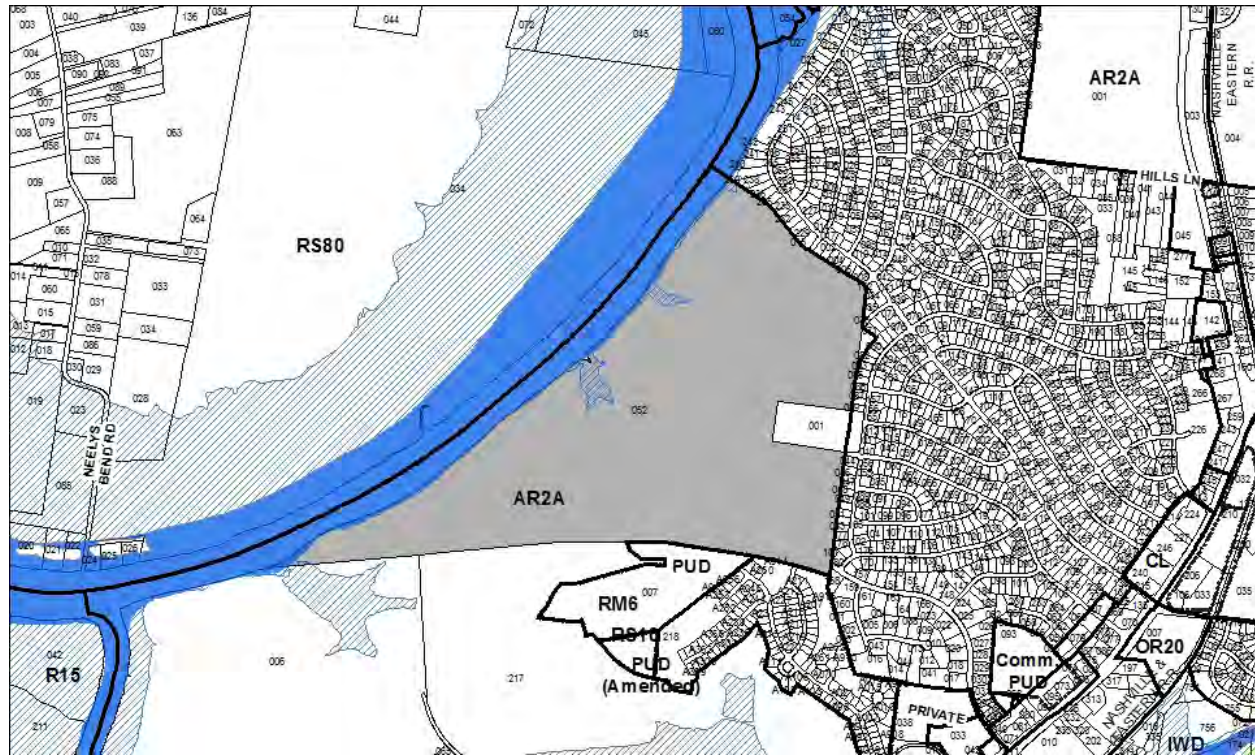
Staff recommends approval of the amendment request.



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



Project No.	Specific Plan 2016SP-046-001
Project Name	Binns Farms SP
Associated Case	Community Plan Amendment 2016CP-014-002
Council District	14 – Rhoten
School District	4 – Shepherd
Requested by	Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners.

Deferrals This request was deferred from the July 28, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Swaggart
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.

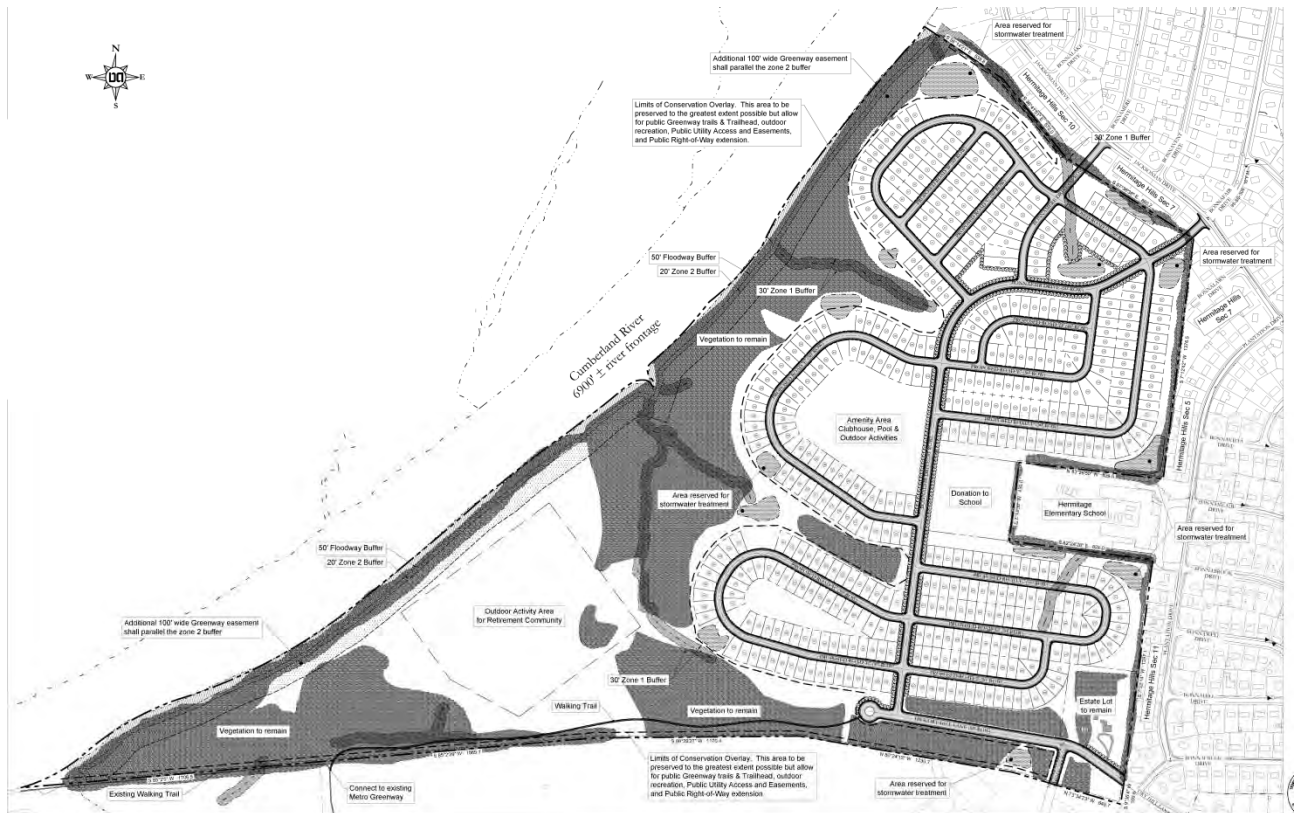
CRITICAL PLANNING GOALS

- 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.



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Proposed Site Plan



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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.



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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.



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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.



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- 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



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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



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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.



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



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

Deferrals This request was deferred from the July 14, 2016, and the July 28, 2016, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Create three lots.

Concept Plan

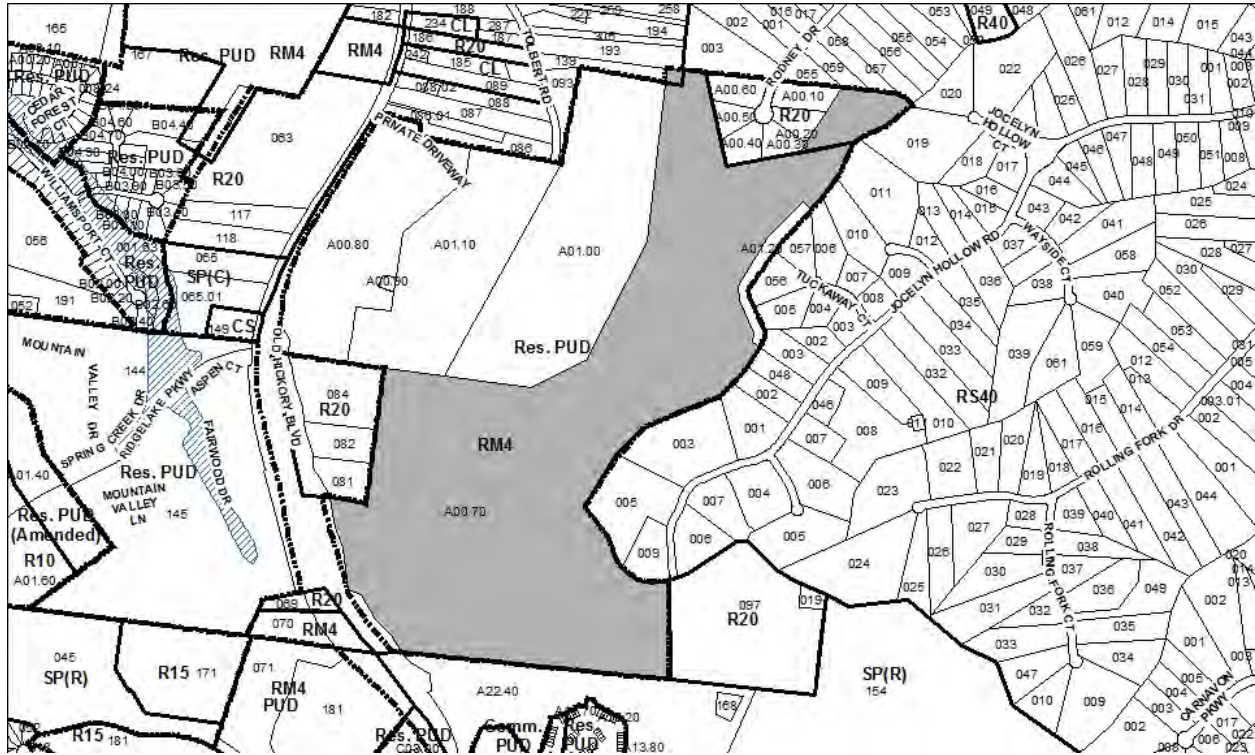
A request for concept plan approval to create three lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned One and Two-Family Residential (R10) and One and Two-Family Residential (R20) (1.78 acres).

STAFF RECOMMENDATION

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



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66-84P-001
LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)
Map 128-04-0-A, Parcel(s) 007
06, Bellevue
22 (Sheri Weiner); 23 (Mina Johnson)



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

Deferrals This item was deferred from the July 14, 2016, and July 28, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Milligan
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 Ridgellake Parkway, zoned Multi-Family Residential (RM4) and One and Two-Family Residential (R20) (123.01 acres).

Existing Zoning

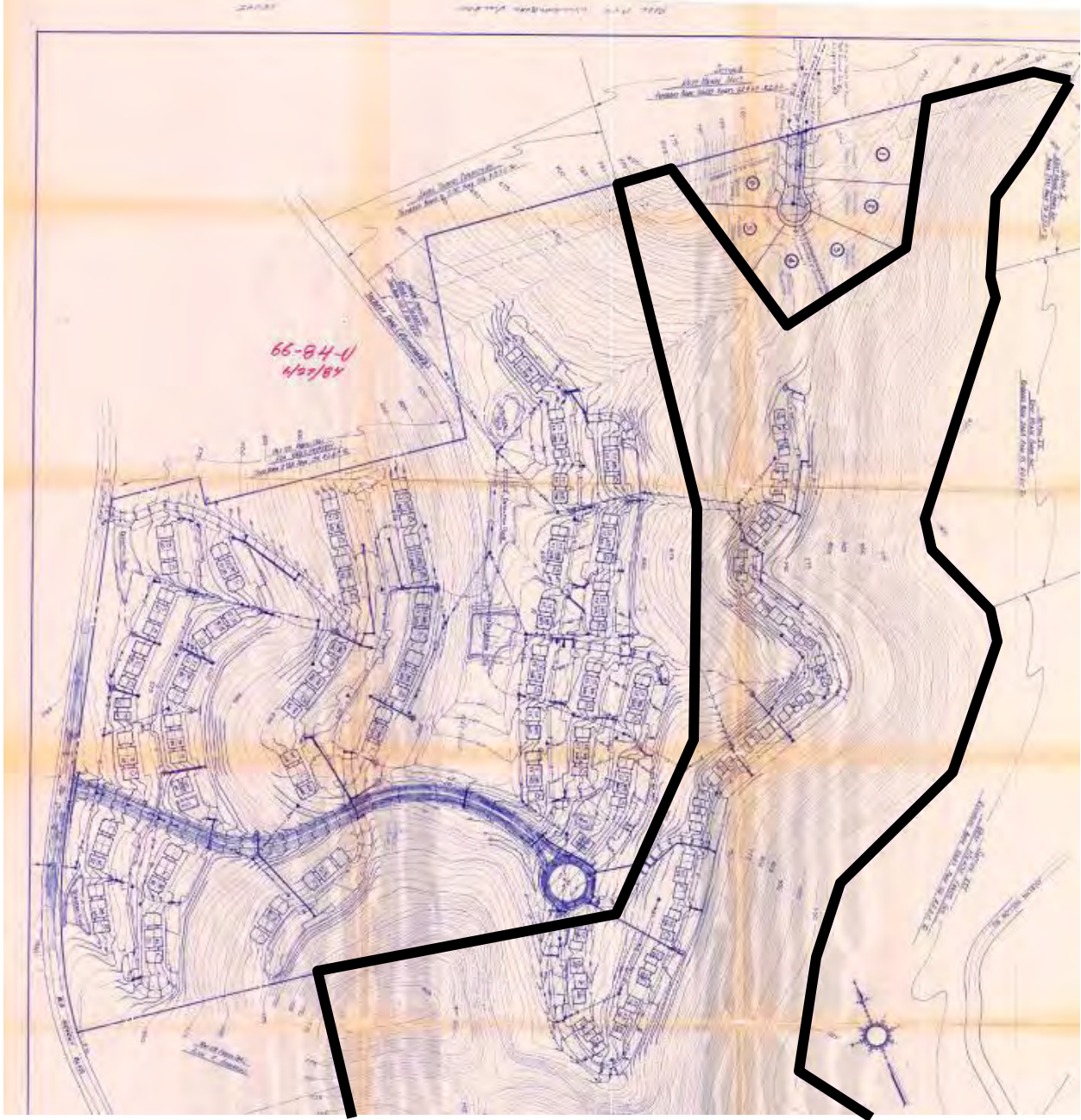
Multi-Family Residential (RM4) is intended for single-family, duplex, and multi-family dwellings at a density of 4 dwelling units per acre. *RM4 would permit a maximum of 476 units. The PUD was approved for 840 units total and the area under review was most recently revised to allow 128 units.*

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.



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Approved Overall Preliminary Site Plan (Portion under review partially outlined in black)



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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.

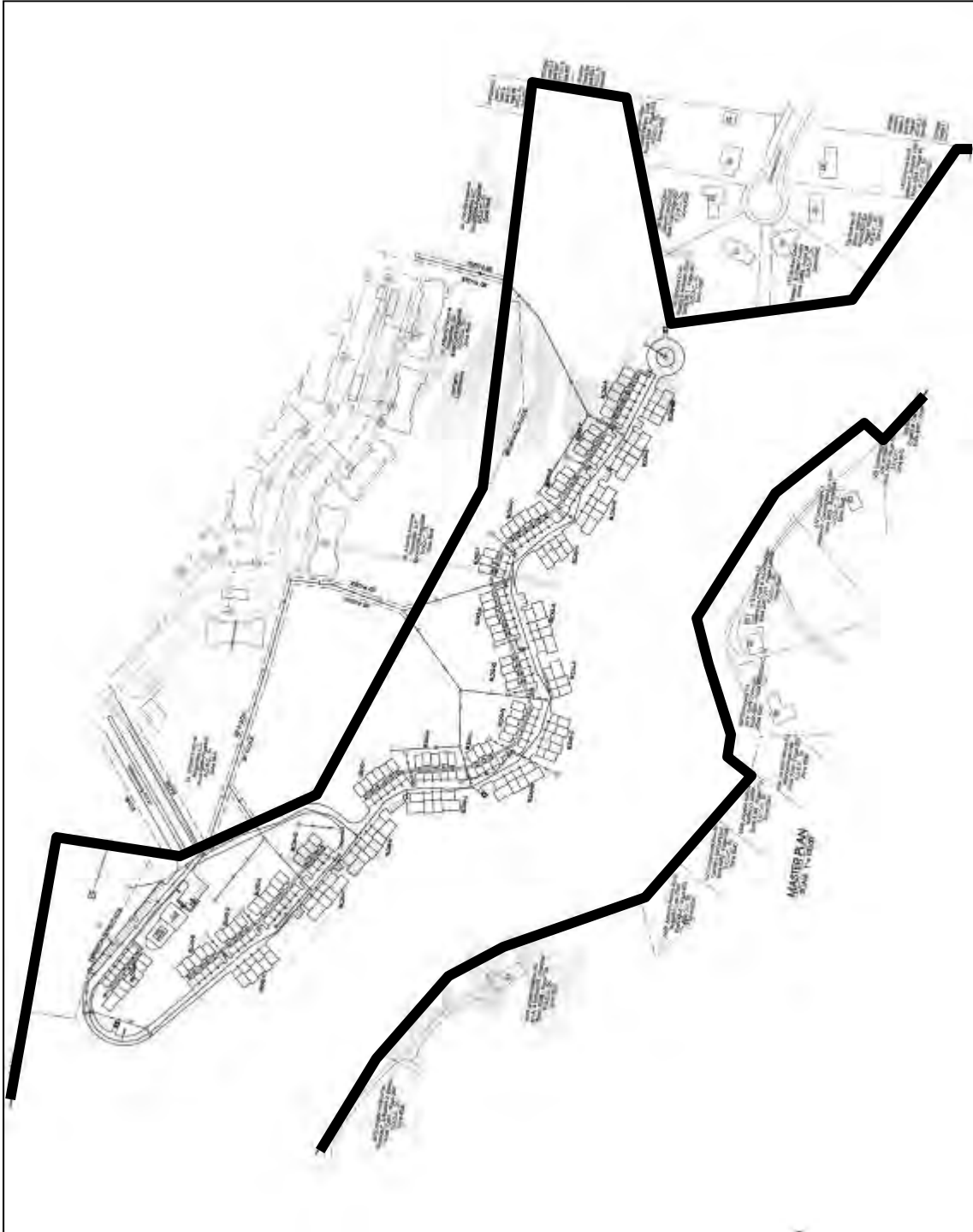
Section 17.40.120 H.3.a. of the Metro Code requires the Planning Commission to make three findings in order to determine whether a PUD has been active or inactive:

- 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.



Metro Planning Commission Meeting of 8/11/2016



Revised Preliminary Site Plan (Portion under review partially outlined in black)



Metro Planning Commission Meeting of 8/11/2016

- 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.



Metro Planning Commission Meeting of 8/11/2016

(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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/11/2016



2016Z-052PR-001
Various Maps, Various Parcels
05, East Nashville
05 (Scott Davis)



Project No. **Zone Change 2016Z-052PR-001**
Council District 5 – S. Davis
Council Bill No. BL2016-298
School District 3 - Speering
Requested by Councilmember Scott Davis, applicant; various owners.

Deferrals This item was previously deferred from the May 26, 2016, June 23, 2016, and the July 14, 2016, Planning Commission meetings. A public hearing was held at the May 26, 2016, Planning Commission meeting.

Staff Reviewer Birkeland
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.*



Metro Planning Commission Meeting of 8/11/2016

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



Metro Planning Commission Meeting of 8/11/2016

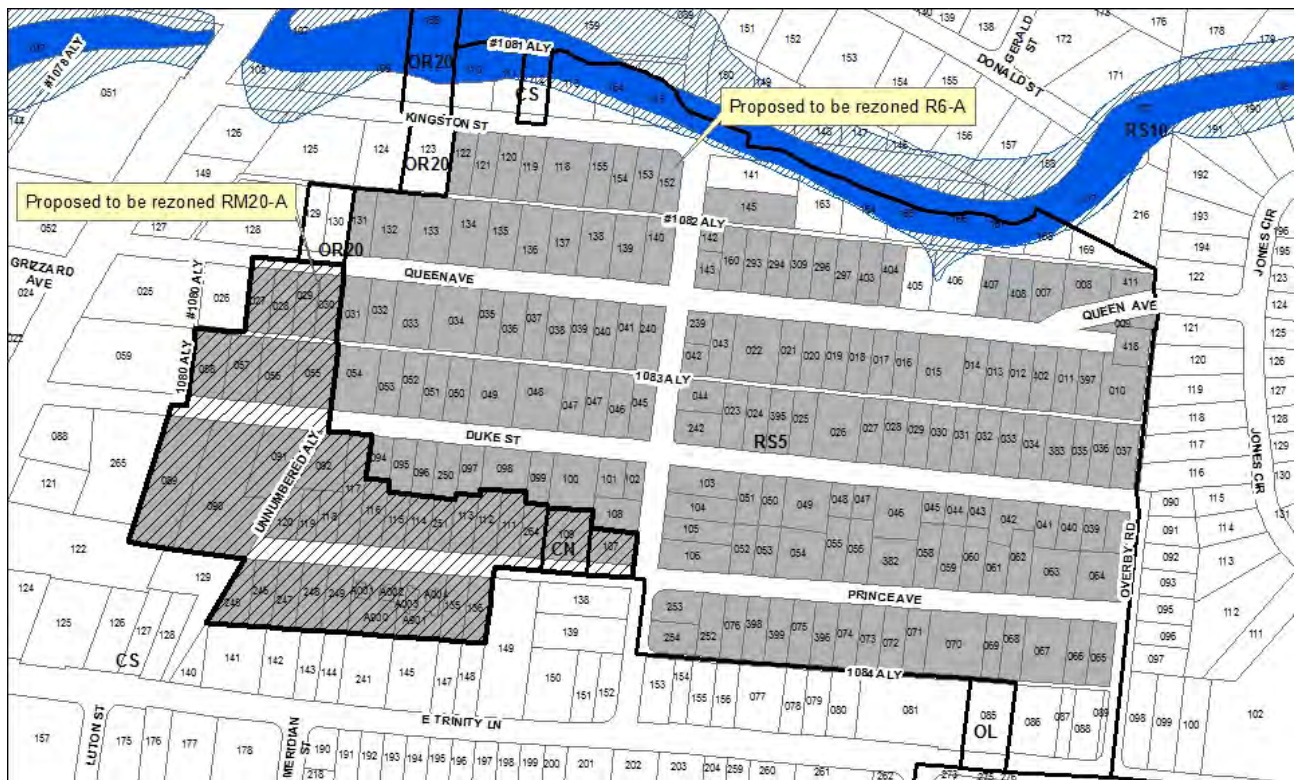
rezoning to RM20-A and R6-A along with the removal of several properties that are currently commercially zoned and those within the Conservation policy.

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.



Metro Planning Commission Meeting of 8/11/2016

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



Metro Planning Commission Meeting of 8/11/2016

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

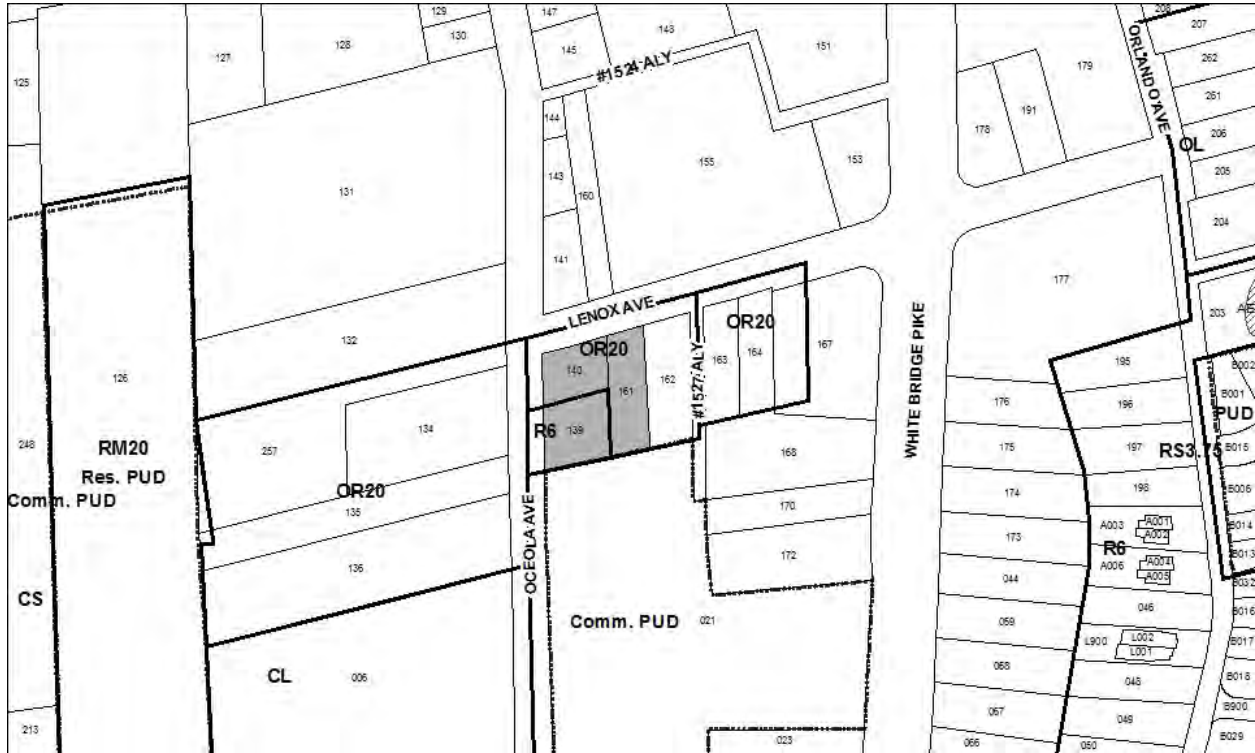
Not applicable. This request was made by Councilman Scott Davis and includes properties owned by various property owners, which may develop at different times. Since there is not a developer applicant, it cannot be determined how these are proposed to be developed.

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.



Metro Planning Commission Meeting of 8/11/2016



2016Z-053PR-001
Map 091-14, Parcel(s) 139-140, 161
07, West Nashville
20 (Mary Carolyn Roberts)



Project No.	Zone Change 2016Z-053PR-001
Council District	20 - Roberts
School District	09 - Frogge
Requested by	Fulmer Engineering, LLC, applicant; 5623 Lenox Partners and Angela Stephens, owners.

Deferrals This request was deferred from the May 26, 2016, the June 9, 2016, the June 23, 2016, and the July 14, 2016, Planning Commission meetings. The public hearing was not held.

Staff Reviewer	Sharp
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from OR20 and R6 to MUL-A.

Zone Change

A request to rezone from Office/Residential (OR20) and One and Two-Family Residential (R6) to Mixed Use Limited-Alternative (MUL-A) 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).

Existing Zoning

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 seven units.*

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 is in close proximity to existing transit routes along Lenox Avenue, Oceola Avenue, Charlotte Pike, and White Bridge Pike, providing an access framework for residents and visitors to new destinations on these properties.



Metro Planning Commission Meeting of 8/11/2016

WEST 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. The existing R6 zoning does not permit the mixture of uses envisioned by this policy, and the existing OR20 zoning does not require the pedestrian-friendly design standards that the policy encourages and that MUL-A zoning provides upon a property's redevelopment. A rezoning to MUL-A would complement the mixed-use zoning and mixture of land uses present along Oceola Avenue and Lenox Avenue and promoted by the T4 Urban Mixed Use Neighborhood policy. Permitted uses under MUL-A zoning include office, residential, restaurant, and retail uses, and the design standards of this zoning district foster a pedestrian-oriented streetscape.

ANALYSIS

The request to rezone includes three adjacent properties at the corner of Oceola and Lenox Avenues. The proposed MUL-A zoning would contribute to the mixture of uses along these avenues accessible to the wider neighborhood, including a strong mix of office and commercial uses. This rezoning request offers potential for infill development to occur in a way that would enhance transportation choices by placing a potential residential and mixed use development in close proximity to Charlotte Pike and White Bridge Pike, arterial boulevards with bus service. Additionally, bus service directly passes the site on Lenox Avenue. MUL-A design standards would orient future development to address the public realm while visually minimizing automobile parking, further contributing to an urban, publicly accessible streetscape conducive to policy goals. The existing OR20 and R6 zoning does not offer this potential.

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.



Metro Planning Commission Meeting of 8/11/2016

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

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

*Based on two two-family lots.

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)	0.35	0.8 F	12,196 SF	264	35	35

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)	0.37	1 F	16, 117 SF	728	21	61

Traffic changes between maximum: **R6, OR20 and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+444	-16	+23

METRO SCHOOL BOARD REPORT

**Projected student generation existing OR20 and R6 districts: 1 Elementary 1 Middle 0 High
 Projected student generation proposed MUL-A district: 2 Elementary 2 Middle 1 High**

The proposed MUL-A zoning district could be expected to generate three additional students. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as being over capacity by the Metro School Board. There is additional capacity within this school cluster. 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? The unit mix has not been finalized; however, preliminary assessment indicates affordable units are not feasible for this project given some of the financial factors.
2. If so, how many and what is the percentage of the entire development? Not determined.
3. How will you enforce the affordability requirements? Not applicable.
4. Have any structures been demolished in the last 12 months? No.



Metro Planning Commission Meeting of 8/11/2016

STAFF RECOMMENDATION

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



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Metro Planning Commission Meeting of 8/11/2016



2016Z-065PR-001
Map 071-12, Parcel(s) 117-124, 175
05, East Nashville
05 (Scott Davis)



Project No. **Zone Change 2016Z-065PR-001**
Council Bill BL2016-353
Council District 05 - S. Davis
School District 05 - Kim
Requested by Councilmember Scott Davis, Freeman Construction, applicant; various property owners, owner.

Deferral This application was deferred at the June 23, 2016, the July 14, 2016, and the July 28, 2016, Planning Commission meetings. A public hearing was held at the June 23, 2016, Planning Commission meeting.

Staff Reviewer Deus
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.*



Metro Planning Commission Meeting of 8/11/2016

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.



Metro Planning Commission Meeting of 8/11/2016

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



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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 Schwab Elementary, Jere Baxter Middle School and Maplewood High School. All three schools have been



Metro Planning Commission Meeting of 8/11/2016

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.



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2016Z-083PR-001

Map 071-10, Parcel(s) 030, 034, 036, 038, 040

03, Bordeaux - Whites Creek

02 (DeCosta Hastings)



Project No. Zone Change 2016Z-083PR-001
Council District 2 - Hastings
School District 1 - Gentry
Requested by Councilmember DeCosta Hastings, applicant; various owners.

Deferrals This item was deferred from the July 14, 2016, and the July 28, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Disapprove.*

APPLICANT REQUEST
Zone change from RS5 to RM20-A.

Zone Change

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

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 lots.*

Proposed Zoning

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 18 units.*

CRITICAL PLANNING GOALS

N/A

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.



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Consistent with Policy?

No. The proposed RM20-A zoning is inconsistent with the T4 Urban Neighborhood Evolving policy. The policy's intent is to create and enhance urban residential neighborhoods that provide more housing choice. The five parcels proposed for the zone change do not take into account elements such as existing developed character, block structure, built alleys, etc. They are not contiguous parcels and redevelopment could result in a random land use pattern with multiple access points and no comprehensive approach to redevelopment. RM20-A may be appropriate in some evolving policy areas, but the proposed locations are mid-block and not along a corridor and do not have access to an improved alley, therefore the zone change is not consistent with policy.

ANALYSIS

The five parcels proposed for a zone change are generally located east of Baptist World Center Drive along Weakly Avenue within a T4 Urban Neighborhood Evolving policy. The T4 Neighborhood Evolving Policy is applied in areas where development and infill produce a different character that includes increased housing diversity and connectivity.

The proposed RM20-A zoning district would allow multi-family residential uses of up to 20 units an acre. RM20-A zoning would permit up to 3 units on each parcel and one parcel may have up to 4 units. The alley is not built along the rear of the parcels; therefore, curb cuts would have to occur along Weakley Avenue in up to five locations. The lots in the area are small and do not lend themselves to redevelopment unless they are contiguous and combined, with combined read access.

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)	0.93	8.7 D	8 U	77	6	9

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)	0.93	20 U	18 U	233	13	28

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 10 U	+156	+7	+19



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METRO SCHOOL BOARD REPORT

Projected student generation existing RS5: 1 Elementary 1 Middle 1 High

Projected student generation proposed RM20-A district: 0 Elementary 1 Middle 2 High

The proposed RM20-A is expected to generate the same amount of students that would be generated by the existing zoning. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek 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

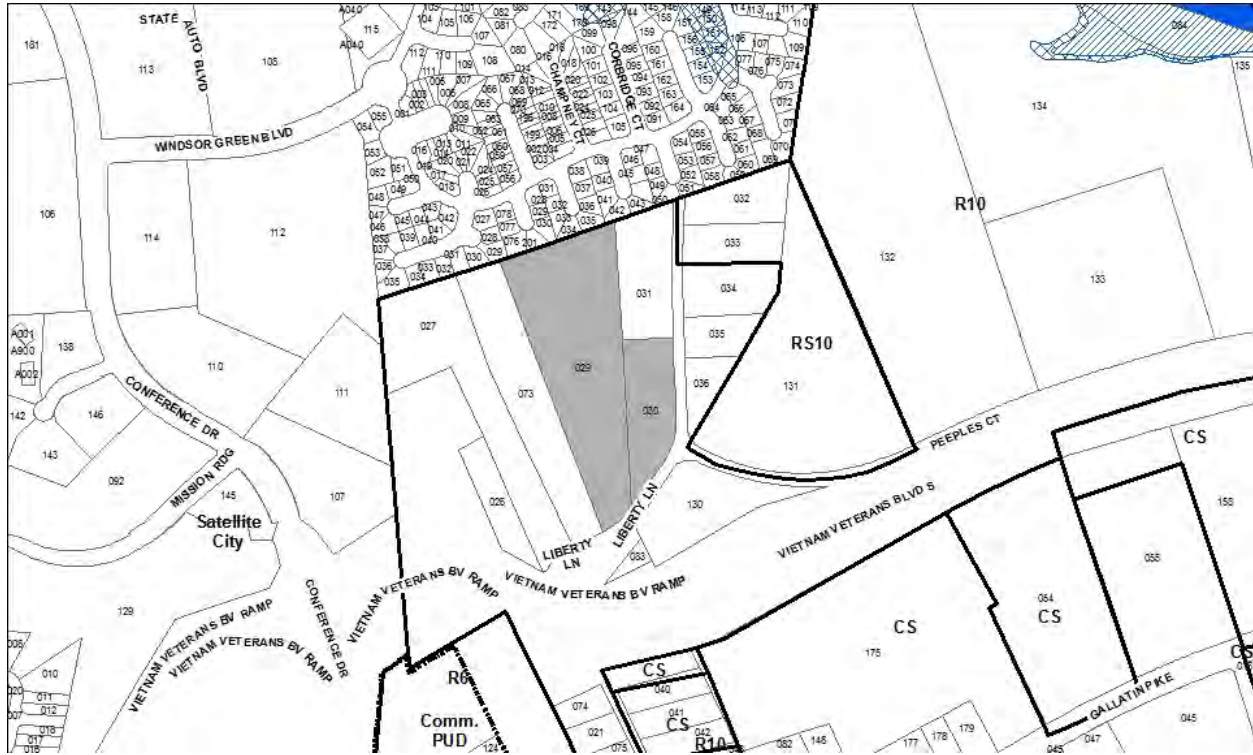
Not applicable. This request was made by Councilman DeCosta Hastings and includes properties owned by various property owners, which may develop at different times. Since there is not a developer applicant, it cannot be determined how these are proposed to be developed. No structures have been demolished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

STAFF RECOMMENDATION

Staff recommends disapproval of the requested zone change as the proposal is inconsistent with the T4 Neighborhood Evolving policy. The policy is intended to create and enhance urban residential neighborhoods that provide more housing choice with consideration given to the existing character of the area. RM20-A may be appropriate in evolving polices, but the proposed locations are not along a corridor, not contiguous, and are located mid-block and do not have access to an improved alley, therefore the zone change is not consistent with policy.



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2016Z-084PR-001

Map 026, Parcel(s) 029-030

04, Madison

10 (Doug Pardue)



Project No. **Zone Change 2016Z-084PR-001**
Council District 10 - Pardue
School District 3 - Speering
Requested by Requested by Robert McDonald, applicant; various property owners.

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

Staff Reviewer Napier
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

A request to rezone from R10 to OR20.

Zone Change

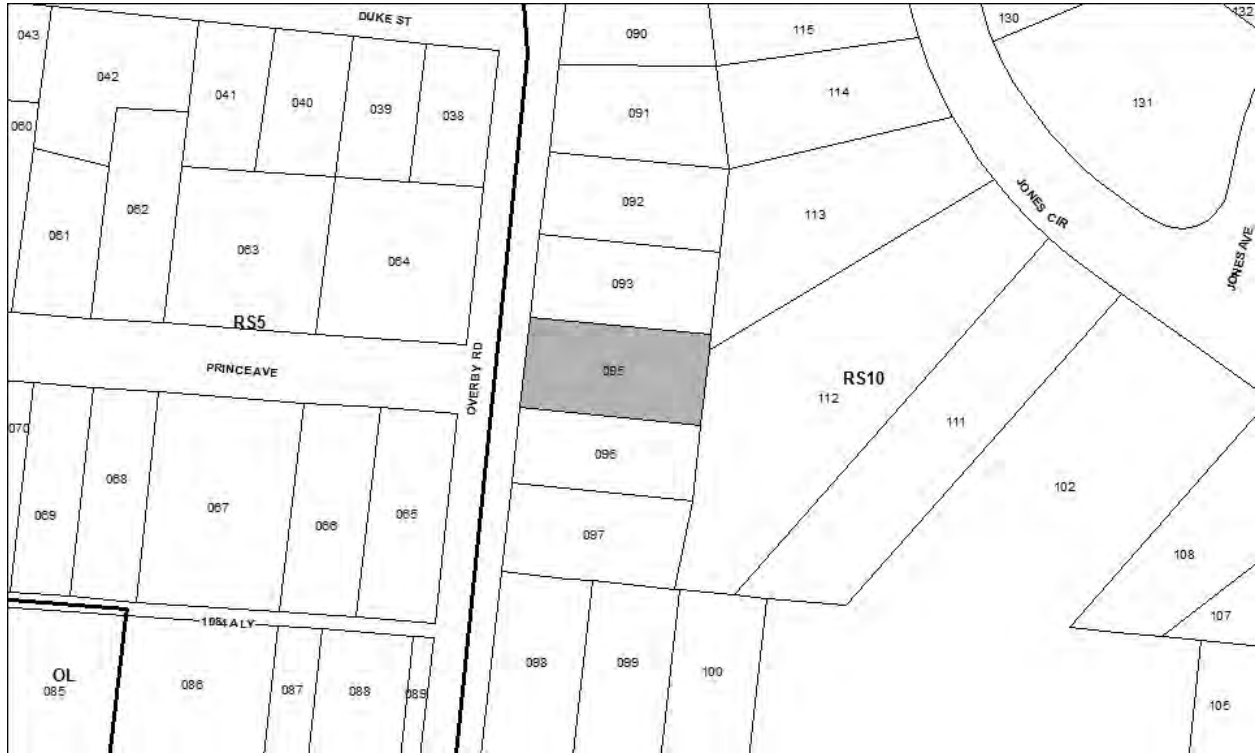
A request to rezone from One and Two-Family Residential (R10) and to Office/Residential (OR20) zoning for properties located at 209 and 231 Liberty Lane, approximately 250 feet northeast of Vietnam Veterans Boulevard (13.97 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral as requested by the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016Z-086PR-001

Map 071-08, Parcel(s) 095

05, East Nashville

05 (Scott Davis)



Project No. Zone Change 2016Z-086PR-001
Council District 5 – S. Davis
School District 3 – Speering
Requested by Dale & Associates, applicant; Samantha Veneziano, owner.

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

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

APPLICANT REQUEST
Zone change from RS10 to RM40-A.

Zone Change

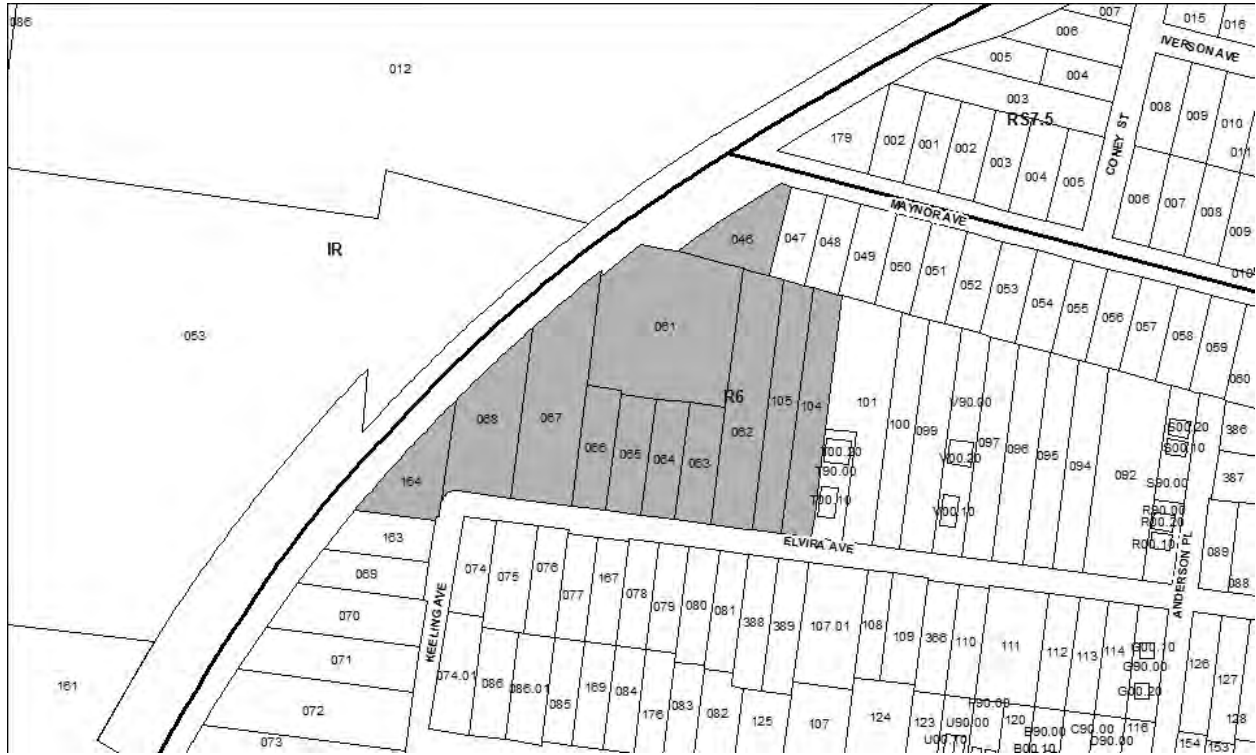
A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential-Alternative (RM40-A) zoning for property located at 2007 Overby Road, at the terminus of Prince Avenue (0.16 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 25, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016Z-089PR-001

Map 072-05, Parcel(s) 061-068, 164

Map 072-06, Parcel(s) 046, 104-105

05, East Nashville

05 (Scott Davis)



Project No. **Zone Change 2016Z-089PR-001**
Council District 5 – S. Davis
School District 3 – Speering
Requested by Councilmember Scott Davis, applicant; various property owners.

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

Staff Reviewer Swaggart
Staff Recommendation *Defer to the September 8, 2016, Planning Commission meeting.*

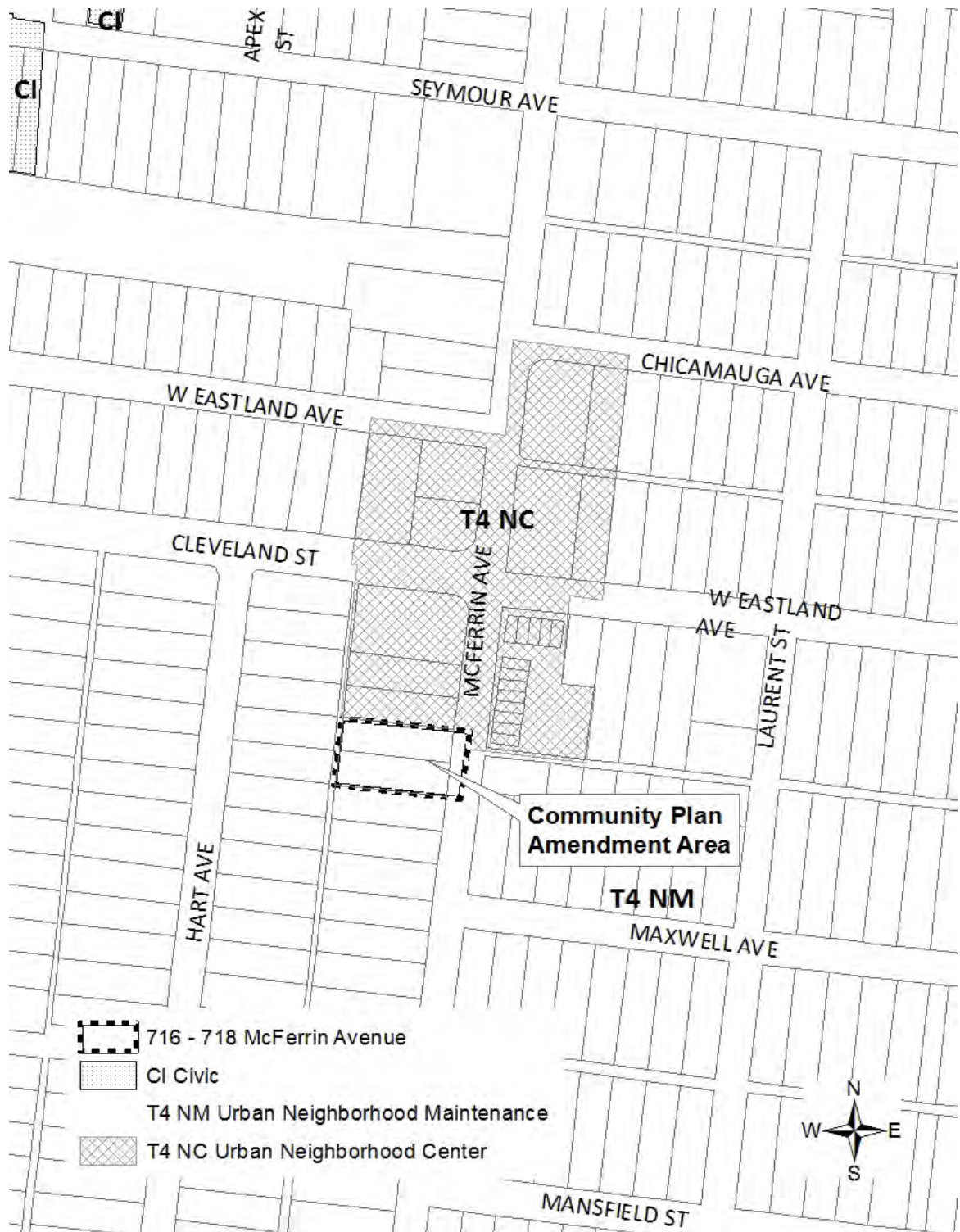
APPLICANT REQUEST
Zone change from R6 to RM40-A.

Zone Change
A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-Alternative (RM40-A) zoning for various properties along Elvira Avenue, approximately 600 feet west of Anderson Place, (5.82 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the September 8, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016CP-005-003

Map 082-08, Parcel(s) 283-284

05, East Nashville

05 (Scott Davis)



Project No.	Major Plan Amendment 2016CP-005-003
Project Name	East Nashville Community Plan Amendment
Associated Case	2016SP-063-001
Council District	5 – S. Davis
School District	5 – Kim
Requested by	M Properties LLC, applicant; M Properties, LLC and Brandon Thornberry, owners.
Staff Reviewer	Wood
Staff Recommendation	<i>Approve.</i>

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



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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.



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2016SP-063-001
MCFERRIN AVENUE SP
Map 082-08, Parcel(s) 283-284
05, East Nashville
05 (Scott Davis)



Project No. Specific Plan 2016SP-063-001
Project Name McFerrin Avenue SP
Associated Case 2016CP-005-003
Council District 05 – S. Davis
School District 05 – Kim
Requested by M Properties LLC, applicant; M Properties, LLC and Brandon Thornberry, owners.

Staff Reviewer Sharp
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.



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McFerrin Avenue Specific Plan (SP)

Development Summary	
SP Name	McFerrin Avenue Specific Plan
SP Number	2016SP-063-001
Council District	05
Map & Parcel	Map 082-08, Parcels 283 & 284

Site Data Table	
Site Data	Approximately 0.39 acres
Existing Zoning	RS5
Proposed Zoning	SP-O
Allowable Land Uses	Office, home occupation, and single-family residential uses

Specific Plan (SP) Standards

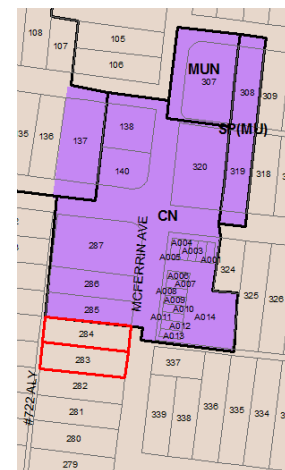
1. Uses within this SP shall be limited to office uses, home occupation uses, and all uses permitted under the RS5 zoning district.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations 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.

General Plan Consistency Note

The proposed Specific Plan is located within the East Nashville Community Plan (Subarea 05). The proposed SP is located in the proposed policy area:

- Transition

A transitional use compatible with the residential uses to the south of the site is consistent with the proposed policy in this location.



Proposed Site Standards



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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



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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.

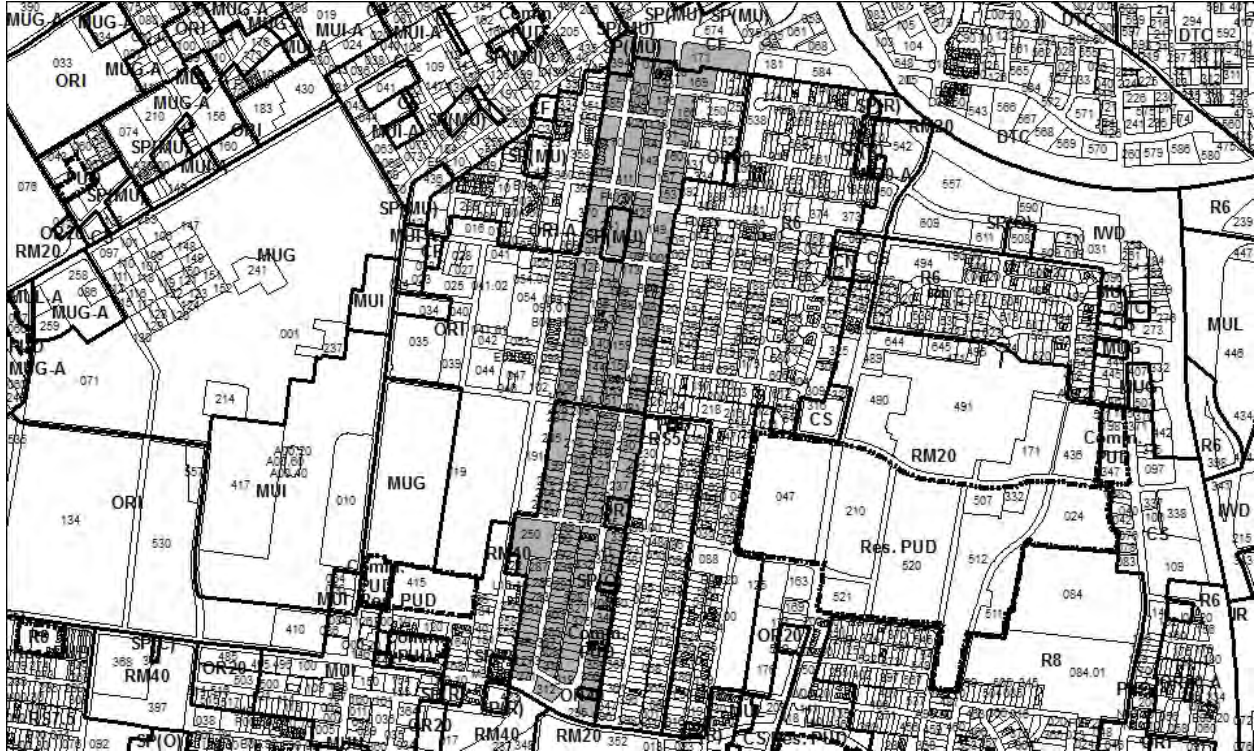


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- c. Signage shall not exceed four square feet.
 - d. Signs may only have external illumination, limited to indirect spotlights directed at the face of the sign. Signs may not move, rotate, or spin.
 - e. Projecting signs, monument signs, and yard 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.



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2016CP-010-003

GREEN HILLS MIDTOWN COMMUNITY PLAN AMENDMENT

Various Maps, Various Parcel(s)

10, Green Hills - Midtown

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



Project No.	2016CP-010-003
Project Name	Green Hills – Midtown Community Plan
Associated Case	2016SP-056-001
Council District	17 – Sledge, 19 – O’Connell
School District	05 – Kim, 08 – Pierce
Requested by	Metro Nashville Planning Department, applicant.
Staff Reviewer	McCullough
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Amend the Green Hills/Midtown Community Plan by applying the special policies described in the Music Row Detailed Plan.

Major Plan Amendment

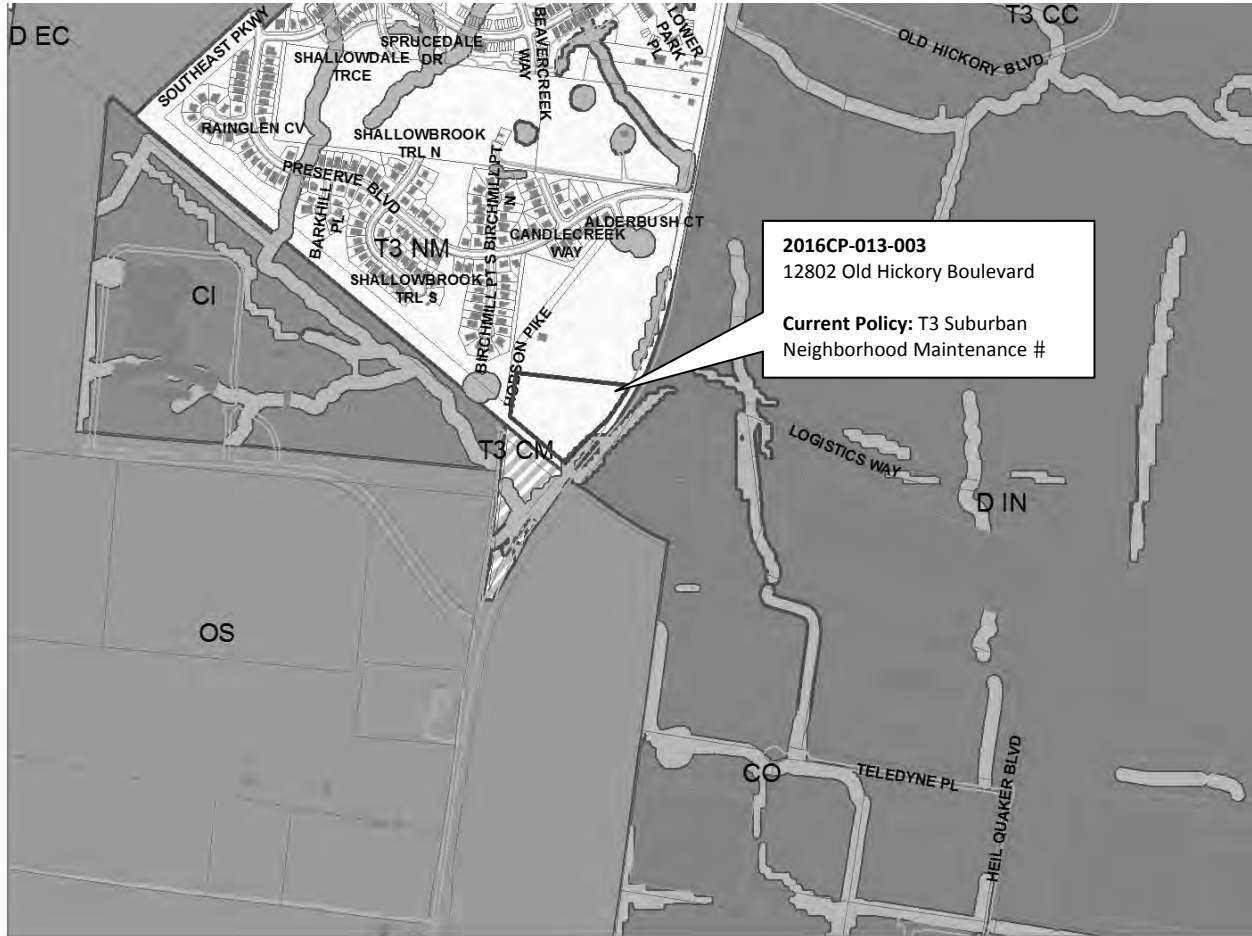
Amend the Green Hills - Midtown Community Plan by applying the special policies described in the Music Row Detailed Plan, for property located within the Music Row Study Area, (approximately 210 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral of this plan amendment.



Metro Planning Commission Meeting of 8/11/2016



2016CP-013-003

ANTIOCH – PRIEST LAKE COMMUNITY PLAN AMENDMENT

Map 175, Parcel(s) 032

13, Antioch - Priest Lake

32 (Jacobia Dowell)



Project No. 2016CP-013-003
Project Name Antioch – Priest Lake Community Plan
Associated Case 2016SP-056-001
Council District 32 – Dowell
School District 06 – Hunter
Requested by John Gore, Barge Cauthen and Associates, applicant; Tim and Melinda Smith, owners.

Staff Reviewer McCullough
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Amend the Antioch Priest-Lake Community Plan by changing from T3 Neighborhood Maintenance to District Industrial.

Major Plan Amendment

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).

ANTIOCH PRIEST LAKE COMMUNITY PLAN – AMENDMENT

Current Policy

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.

Proposed Policy

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

BACKGROUND

The property is immediately adjacent to a medium density residential subdivision on its western edge. Cane Ridge High School, constructed in 2008, is south of the site and is surrounded by land within an Open Space policy area. The east side of Old Hickory Boulevard is in District Industrial Policy, with several warehouse and distribution facilities of varying sizes.

The properties west of Old Hickory Blvd. and north of the rail line – including the property under consideration – are in the T3 Suburban Neighborhood Maintenance policy (T3 NM). It is predominately developed with single and multi-family neighborhoods. The campus of Cane Ridge



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High School is in Civic policy, while properties surrounding the campus are Open Space, with a small area of T3 Suburban Mixed use Corridor. The T3 Suburban Mixed Use Corridor property is vacant. There are areas of Conservation within each of the policy areas.

In May 2015, Mayor Karl Dean announced the purchase and preservation of approximately 600 acres of land adjacent to Cane Ridge High School for an anchor park for the southeast portion of the county. The critical need for additional open space in this rapidly developing area has been understood in recent years, and was included in the NashvilleNext general plan. This area, which is under Open Space policy, illustrates the city's commitment to improving quality of life in the southeast portion of Davidson County.

COMMUNITY PARTICIPATION

A community meeting was held on August 4, 2016, at the Cane Ridge Elementary School, with zero community members, two Planning Staff, and six persons representing the applicant.

ANALYSIS

The subject property fronts onto Old Hickory Boulevard, a three-lane Suburban Mixed Use Arterial-Boulevard, as classified in the Major and Collector Street Plan. Arterial-Boulevards are medium- to high speed, high volume streets that server longer trips within and between different communities within the city with access provided by driveways, alleys, or frontage roads. These roads are designed to balance access and mobility equally – in that access to property is of equal importance to moving people through an area. Old Hickory Boulevard is also classified as a scenic road, which pass through or connect areas of particular scenic significance or provide linkages between areas of historic, natural, cultural, or recreational importance. A bike lane is planned for this portion of the boulevard. These characteristics of the boulevard indicate that the area is intended for a less dense development pattern, balancing the needs of large trucks traveling to and from the industrial area with the needs of the suburban residential area.

The subject property is adjacent to two residential developments: The Preserve at Old Hickory, and Old Hickory Commons. While there are some instances in which District Industrial policy areas can be located adjacent to T3 Suburban Neighborhood Maintenance policy areas, the placement of these areas is subject to a determination of the potential impact on the neighboring community as well as the availability of land for adequate buffering between the policies. Examples of land uses that are appropriate for District Industrial policy but less likely to be appropriate adjacent to T3 Suburban Neighborhood Maintenance policy areas include: commercial, distribution, manufacturing, production, and storage.

Old Hickory Boulevard currently serves as a dividing line between the Neighborhood Maintenance Policy to the west and District Industrial to the east, creating two distinct development patterns on either side of the scenic boulevard. Additionally, the city's investment in almost 600 acres of land for dedicated open space and to provide an anchor park in the area seems in conflict with the request to move more land into District Industrial policy. There is approximately 2,075 acres of land within the immediate area within District Industrial policy, and while there are a number of large warehouses and distribution facilities within the areas, there are still several available vacant parcels in the area of a similar size as the subject property.



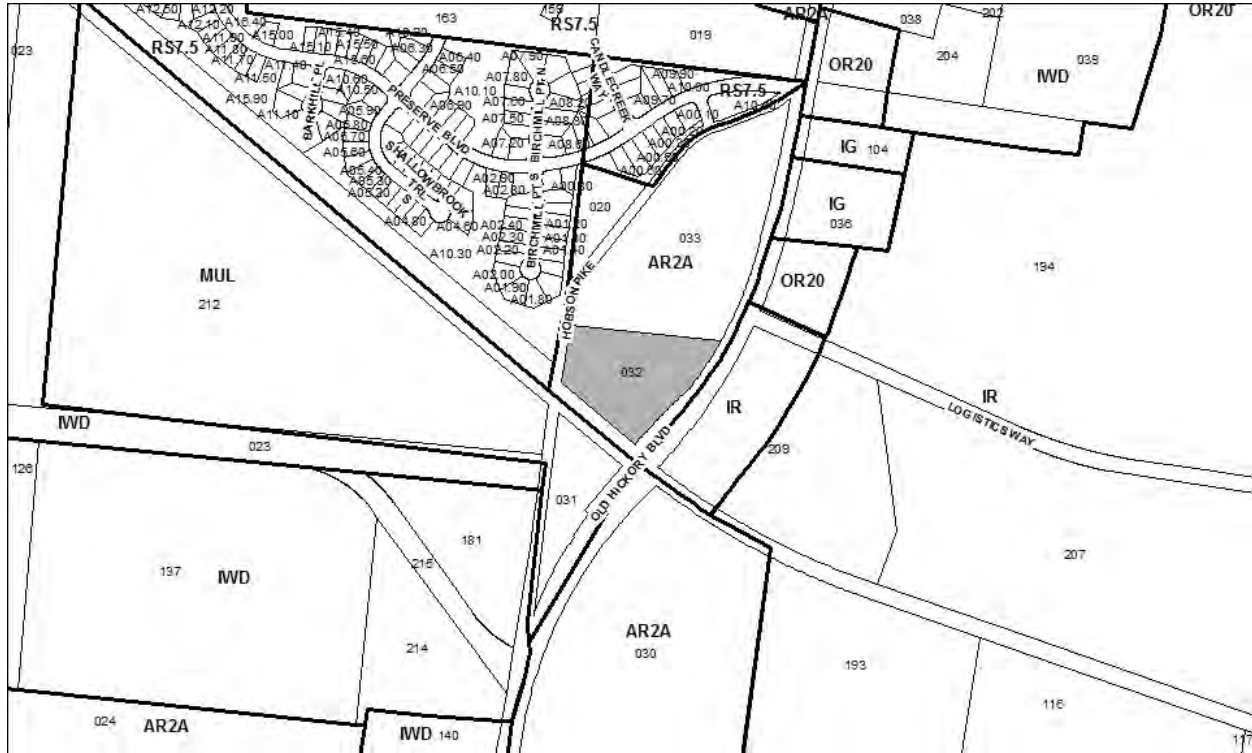
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STAFF RECOMMENDATION

Staff recommends disapproval of the proposed amendment to the Antioch – Priest Lake Community Plan.



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2016SP-056-001
COLORBURST SP
Map 175, Parcel(s) 032
13, Antioch - Priest Lake
32 (Jacobia Dowell)



Project No.	Specific Plan 2016SP-056-001
Project Name	Colorburst SP
Associated Case	2016CP-013-002
Council District	32 – Dowell
School District	6 – Hunter
Requested by	Barge Cauthen & Associates, applicant; Tim and Melinda Smith, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change to permit a building contractor supply use.

Preliminary SP

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan – Industrial (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.

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 two lots with two duplex lots for a total of four units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Existing 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.

Proposed Policy

District Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the



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Proposed Site Plan



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overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

The proposed SP is inconsistent with the existing T3 Neighborhood Maintenance policy as the T3NM policy is a residential policy and does not support industrial uses. The SP is consistent with the requested District Industrial (D IN) policy. However, staff is recommending disapproval of the policy change as Old Hickory Boulevard serves as the dividing line between the existing District Industrial policy to the east and the Neighborhood Maintenance policy to the west.

REQUEST DETAILS

The subject site is located on the west side of Old Hickory Boulevard. A CSX railroad borders the southern property line. Cane Ridge High School is just south of the tracks. The adjacent property to the north is vacant and zoned AR2a, and the property to the west is zoned RS7.5, and is open space for an existing single-family residential development. The property on the opposite side of Old Hickory Boulevard is zoned IR, and includes a warehouse for TCi Tire Centers. There are also other industrial districts and office districts on the east side of Old Hickory Boulevard just north of the site.

Site Plan

The plan calls for the property to be used for a contractor supply use. The plan includes a one story 5,000 square foot office building. It provides an area for parking and vehicular storage. The plan has a 30 foot wide "D" landscape buffer along the northern and western property lines. Access into the site is shown from one drive from Old Hickory Boulevard. The plan limits the hours of operation from 6 AM to 6 PM.

ANALYSIS

The proposed SP rezoning to allow for an industrial use is consistent with the T3 Neighborhood Maintenance land use policy and inconsistent with the existing development pattern and land uses on the western side of Old Hickory Boulevard. Staff is recommending disapproval of the associated policy change as Old Hickory Boulevard serves as an appropriate dividing line between the existing District Industrial Policy and the existing T3 Neighborhood Maintenance policy.

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.



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PUBLIC WORKS RECOMMENDATION

Returned

- 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.
- Submit a dimension site plan, sealed by a professional engineer licensed in the state of Tennessee.
- Indicate the installation of MPW standard ST-324 driveway ramps and standard curb and gutter located on the existing EOP.
- If sidewalks are required, then they should be shown and labeled on the plan per Public Works standards with the required curb and gutter and grass strip to comply with the MCSP. Indicate installation of curb and gutter, grass strip, and sidewalk within ROW.
- Indicate solid waste plan – dumpster and recycling container locations.
- Submit a sight distance evaluation.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Provide adequate sight distance at access drive. A TIS may be required prior to final SP.

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)	5.2	0.5 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Building Contractor Supply	5.2	-	5,000 sq. ft.	254	13	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+234	+11	+19

STAFF RECOMMENDATION

Staff recommends disapproval as the proposed zoning is inconsistent with the T3 Neighborhood Maintenance policy and not all agencies have recommended approval.



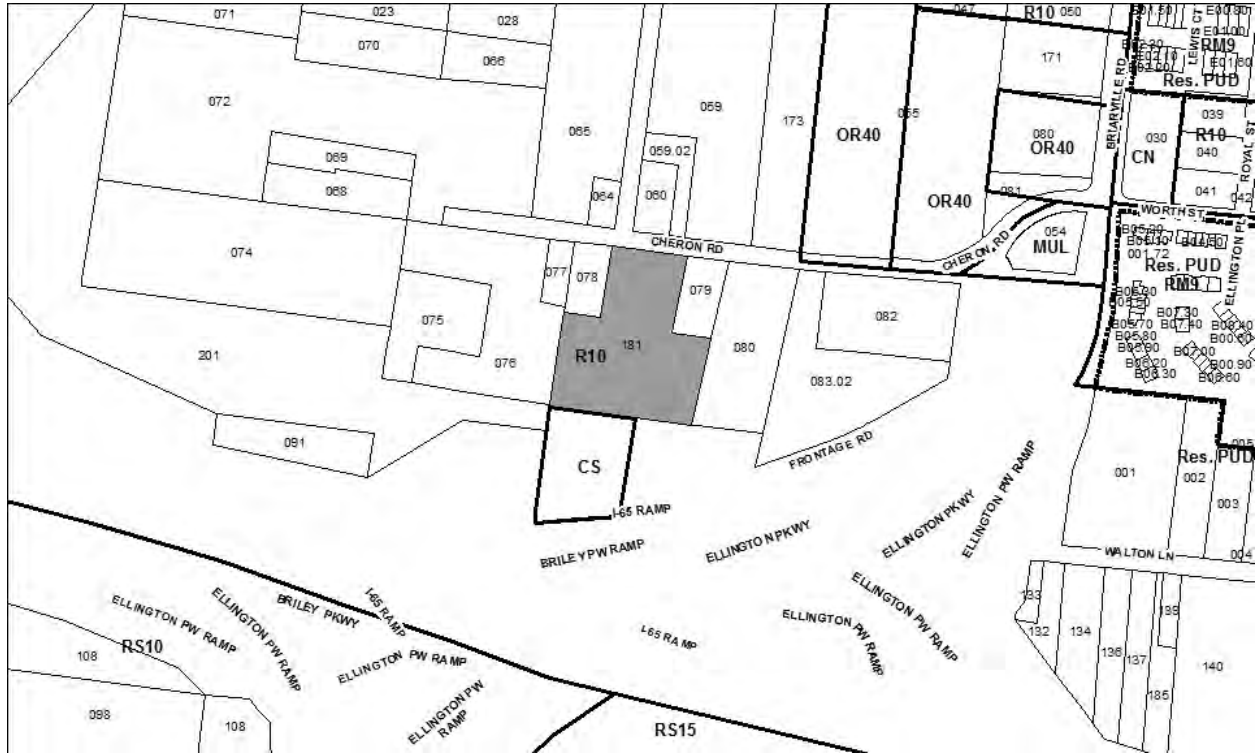
Metro Planning Commission Meeting of 8/11/2016

CONDITIONS (If approved)

1. Uses are limited to building contractor supply.
2. Provide eight foot wide sidewalk and six foot planting strip along Old Hickory Boulevard.
3. The maximum floor area for any associated office structure is 5,000 square feet.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.
5. 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.
6. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. 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.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 8/11/2016



2016SP-072-001
CHERON ROAD SP
Map 051, Parcel(s) 181
04, Madison
08 (Nancy VanReece)



Project No.	Specific Plan 2016SP-072-001
Project Name	Cheron Road SP
Council District	08 - VanReece
School District	03 - Speering
Requested by	Chapel Development, LLC, applicant and owner.
Staff Reviewer	Deus
Staff Recommendation	<i>Approve with condition and disapprove without all conditions.</i>

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,



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Cheron Road Specific Plan (SP)

Development Summary	
SP Name	Cheron Road Specific Plan
SP Number	2016SP-072-001
Council District	08
Map & Parcel	Map 051, Parcel 181

Site Data Table	
Site Data	3.58 acres
Existing Zoning	R10
Proposed Zoning	SP
Allowable Land Uses	Residential

Specific Plan (SP) Standards

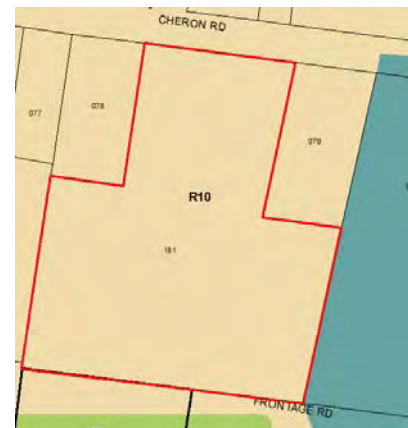
1. Uses within this SP shall be limited to up to 120 multi-family units.
2. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented 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.

General Plan Consistency Note

The proposed Specific Plan is located within the Madison Community Plan (Subarea 04). The proposed SP is located in the following policy area:

- Suburban Neighborhood Evolving (T3 NE)

A development pattern with greater housing choice, improved connectivity and infrastructure is consistent with policy in this location.



Proposed Site Standards



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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.



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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, Gra-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:

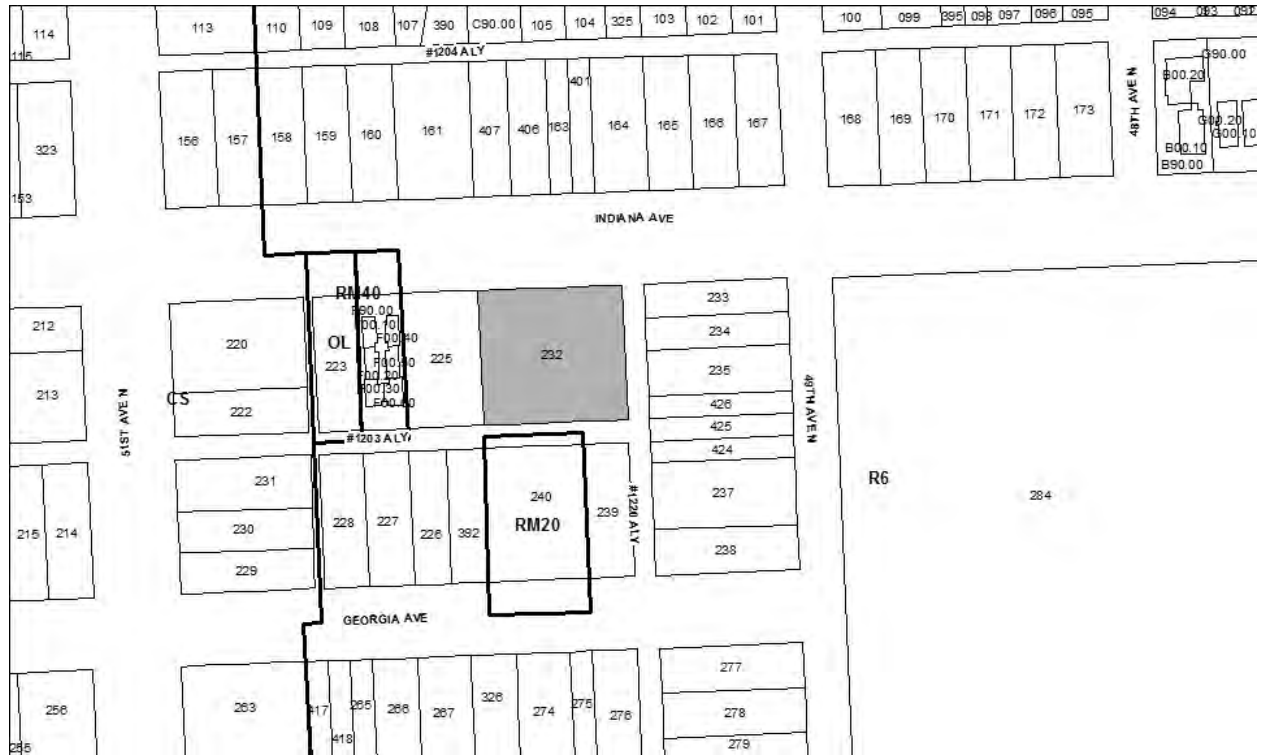


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- a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
- b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
- c. EIFS, 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.



Metro Planning Commission Meeting of 8/11/2016



2016NL-001-002
ESTEPP LLC NEIGHBORHOOD LANDMARK
Map 091-11, Parcel(s) 232
07, West Nashville
20 (Mary Carolyn Roberts)



Project No.	Neighborhood Landmark 2016NL-001-002
Project Name	Estepp LLC Neighborhood Landmark
Council District	20 - Roberts
School District	01 - Gentry
Requested by	Jeff Estepp, LLC, applicant and owner.
Staff Reviewer	Deus
Staff Recommendation	<i>Defer to the August 25, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Permit office and retail uses within the existing structure.

Neighborhood Landmark Final Site Plan

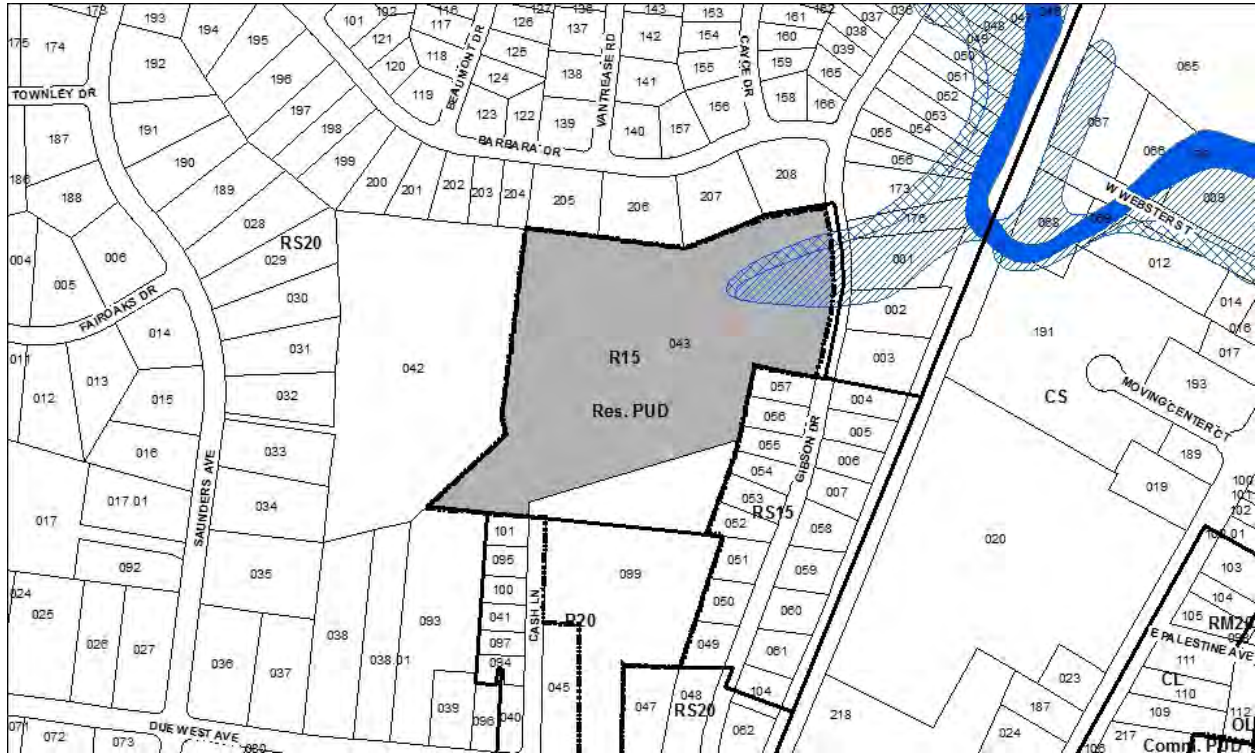
A request for final site plan approval for property located at 4909 Indiana Avenue, approximately 190 feet southwest of 49th Avenue North, zoned One and Two-Family Residential (R6) (0.55 acres), to permit office and retail uses.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 8/11/2016



2016NL-003-001
THE MAYBELLE NEIGHBORHOOD LANDMARK
Map 051-07, Parcel(s) 043
04, Madison
08 (Nancy VanReece)



Project No.	Neighborhood Landmark 2016NL-003-001
Project Name	The Maybelle Neighborhood Landmark
Council District	08 – VanReece
School District	03 – Speering
Requested by	Dale & Associates, Inc., applicant; Joseph Mayo, owner.
Staff Reviewer	Sharp
Staff Recommendation	<i>Defer to the September 22, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Apply a Neighborhood Landmark Overlay.

Neighborhood Landmark Overlay

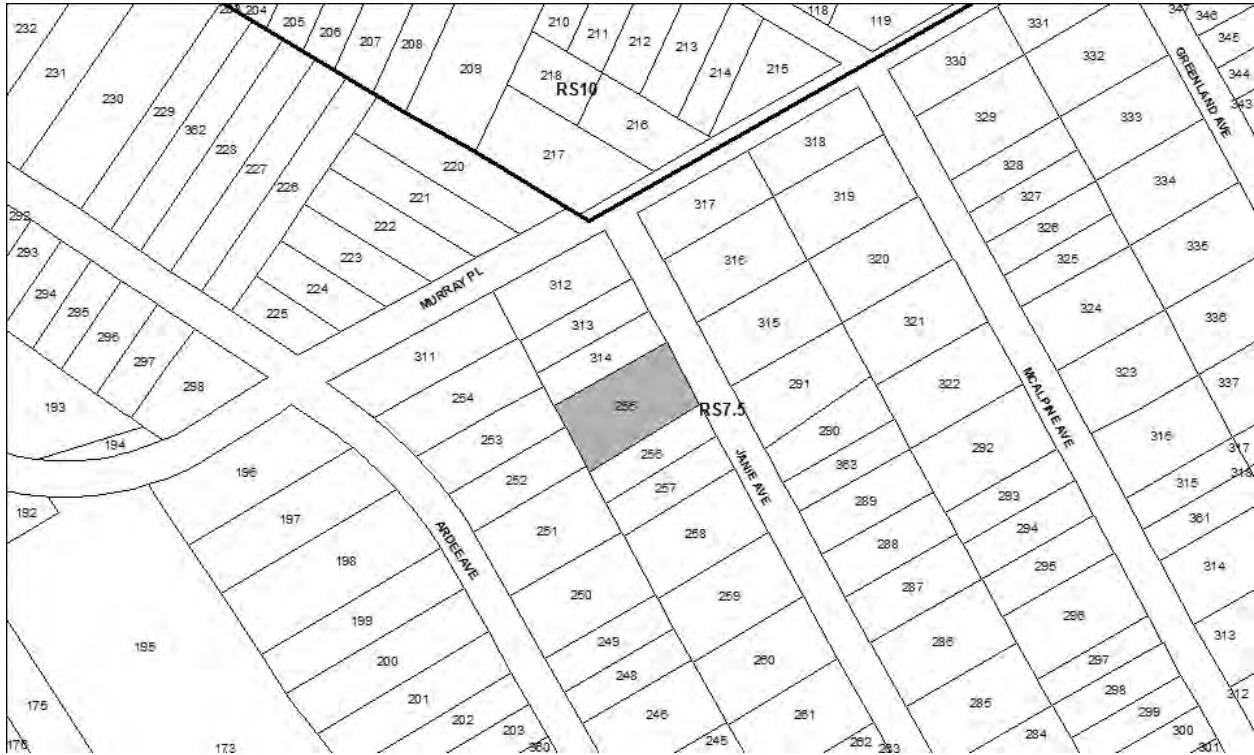
A request to apply a Neighborhood Landmark Overlay District to property located at 1020 Gibson Drive, approximately 800 feet north of Due West Avenue, zoned One and Two Family Residential (R15) and within a Planned Unit Development (12.87 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the September 22, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016S-148-001

PLAN OF COUNTRY CLUB ESTATES LOT 19, BLOCK E

Map 072-04, Parcel(s) 255

05, East Nashville

07 (Anthony Davis)



Project No. 2016S-148-001
Project Name Plan of Country Club Estates Lot 19, Block E
Council District 07 - A. Davis
School District 03 - Speering
Requested by R.L. Montoya Land Surveying, applicant; Derek and Leigh Anne Sanders, owners.

Staff Reviewer Deus
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

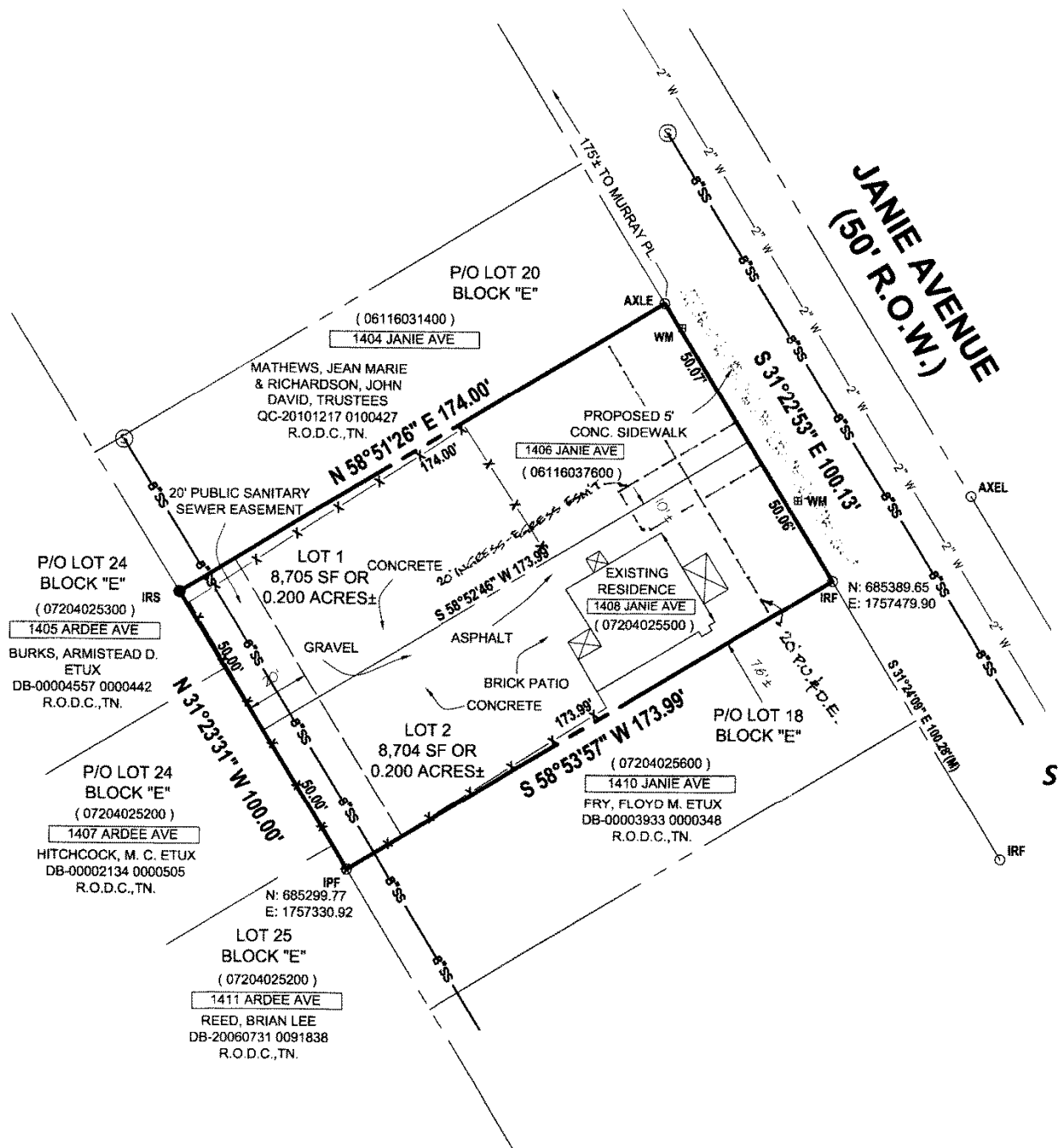
This request is for final plat approval to create two lots on property located at 1408 Janie Avenue, where one lot currently exists. Vehicular access would be limited to a shared access easement between the proposed lots. There are no sidewalks present along Janie Avenue; the applicant is proposing to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



Metro Planning Commission Meeting of 8/11/2016



Proposed Site Plan



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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.

Lot 1 Size	
Proposed Size	8,705 SF
Minimum F Size	8,848 SF
70% Average	8,909 SF

Lot 2 Size	
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.



Metro Planning Commission Meeting of 8/11/2016

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.



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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.



Metro Planning Commission Meeting of 8/11/2016



2016S-152-001
INGLEWOOD ESTATES
Map 072-03, Parcel(s) 024-025
05, East Nashville
07 (Anthony Davis)



Project No.	2016S-152-001
Project Name	Inglewood Estates
Council District	07 - A. Davis
School District	03 - Speering
Requested by	Michael J. Moore, applicant; Keith T. Cole, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the August 25, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Create three lots.

Final Plat

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 Single-Family Residential (RS7.5) (0.51 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 25, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016S-160-001

REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRIS SUBDIVISION OF LOT 81

MAPLE HOME TRACT

Map 061-11, Parcel(s) 171

05, East Nashville

08 (Nancy VanReece)



Project No. 2016S-160-001
Project Name Redivision of Lot 1 Resub lot 12 of George Burris Subdivision of Lot 81 Maple Home Tract
Council District 08 - VanReece
School District 03 - Speering
Requested by Chapdelaine & Associates, applicant; Strive Properties, owner.
Staff Reviewer Napier
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 Burris 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.

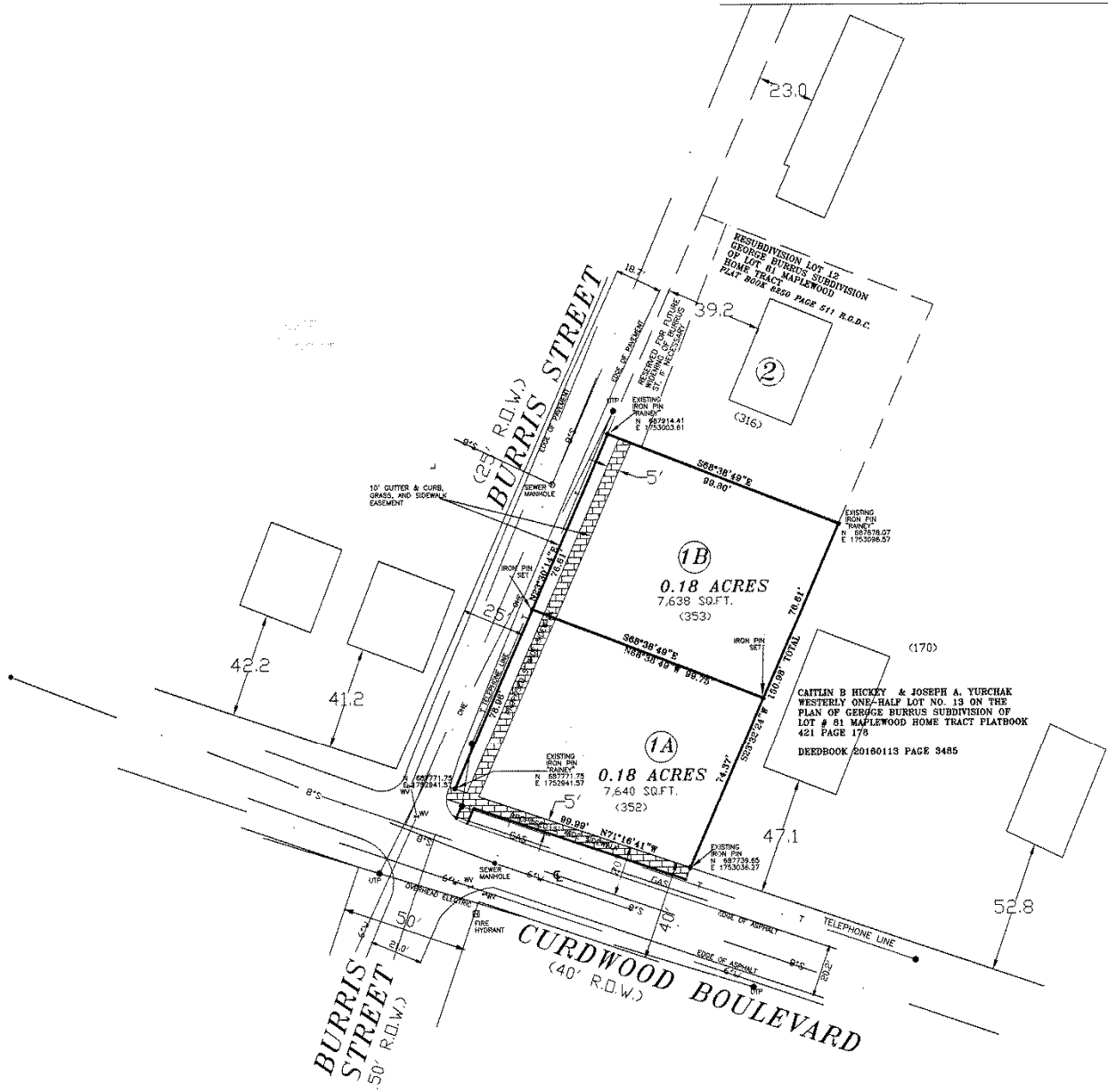
PLAN DETAILS

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.



Metro Planning Commission Meeting of 8/11/2016



Proposed Subdivision



Metro Planning Commission Meeting of 8/11/2016

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 Burris 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 Burris Street which would



Metro Planning Commission Meeting of 8/11/2016

change the orientation of the lot located on the corner of Burriss 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

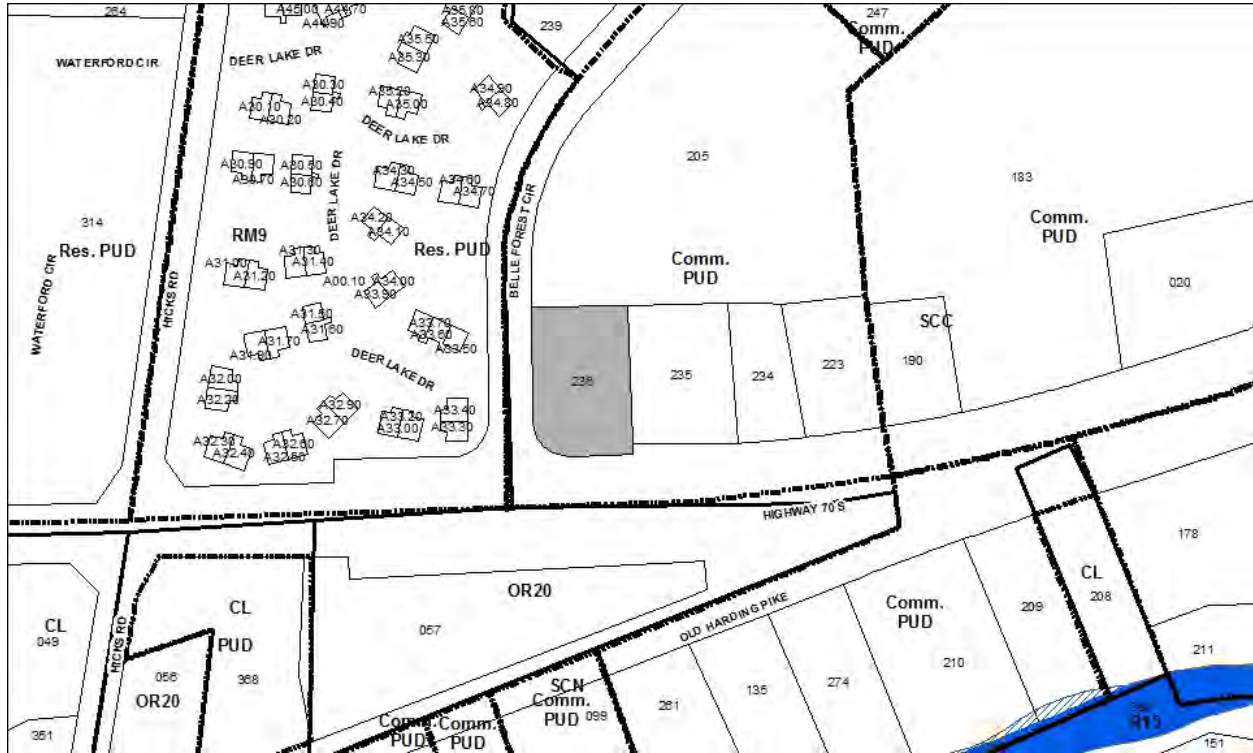
Staff recommends disapproval as the lots do not meet the compatibility requirement of the Subdivision Regulations and the proposed lot orientation is inconsistent with the existing development pattern of the neighborhood.



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/11/2016



195-76P-001
BELLE FOREST RETAIL
Map 142, Parcel(s) 236
06, Bellevue
22 (Sheri Weiner)



Project No.	Planned Unit Development 195-76-001
Project Name	Belle Forest Retail
Council District	30 – Potts
School District	2– Brannon
Requested by	DBS & Associates Engineering, Inc., applicant; P & M Investments Company, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Defer to the August 25, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Revise the preliminary plan for a portion of a planned unit development.

Revise Preliminary PUD

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 Shopping Center Community (SCC), to permit a 6,000 square foot retail building.

STAFF RECOMMENDATION

Staff recommends deferral to the August 25, 2016, Planning Commission at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



80-72P-001

APACHE TRAIL COMMERCIAL

Map 148-10, Parcel(s) 136

12, Southeast

30 (Jason Potts)



Project No.	Planned Unit Development 80-72P-001
Project Name	Apache Trail Commercial
Council District	30 – Potts
School District	2 – Brannon
Requested by	Music City Electrical Engineering, LLC, applicant; Hafiz Yafai, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Defer to the August 25, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Revise the preliminary plan for a portion of a planned unit development.

Revise Preliminary PUD

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 One and Two-Family Residential (R10), to add 2,520 square feet to an existing building.

STAFF RECOMMENDATION

Staff recommends deferral to the August 25, 2016, Planning Commission at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016UD-010-001

31ST AVENUE AND LONG BOULEVARD UDO MODIFICATION

Map 104-02, Parcel(s) 157

10, Green Hills - Midtown

21 (Ed Kindall)



Project No.	Zone Overlay 2016UD-001-001
Project Name	31st Avenue and Long Boulevard UDO Modification
Council District	21 – Kindall
School District	8 – Pierce
Requested by	Smith Gee Studio, applicant; Dave McGowan, owner.
Staff Reviewer	Wallace
Staff Recommendation	<i>Defer to the August 25, 2016, Planning Commission meeting.</i>

APPLICANT REQUEST

Modification to an Urban Design Overlay.

Modification of Urban Design Overlay

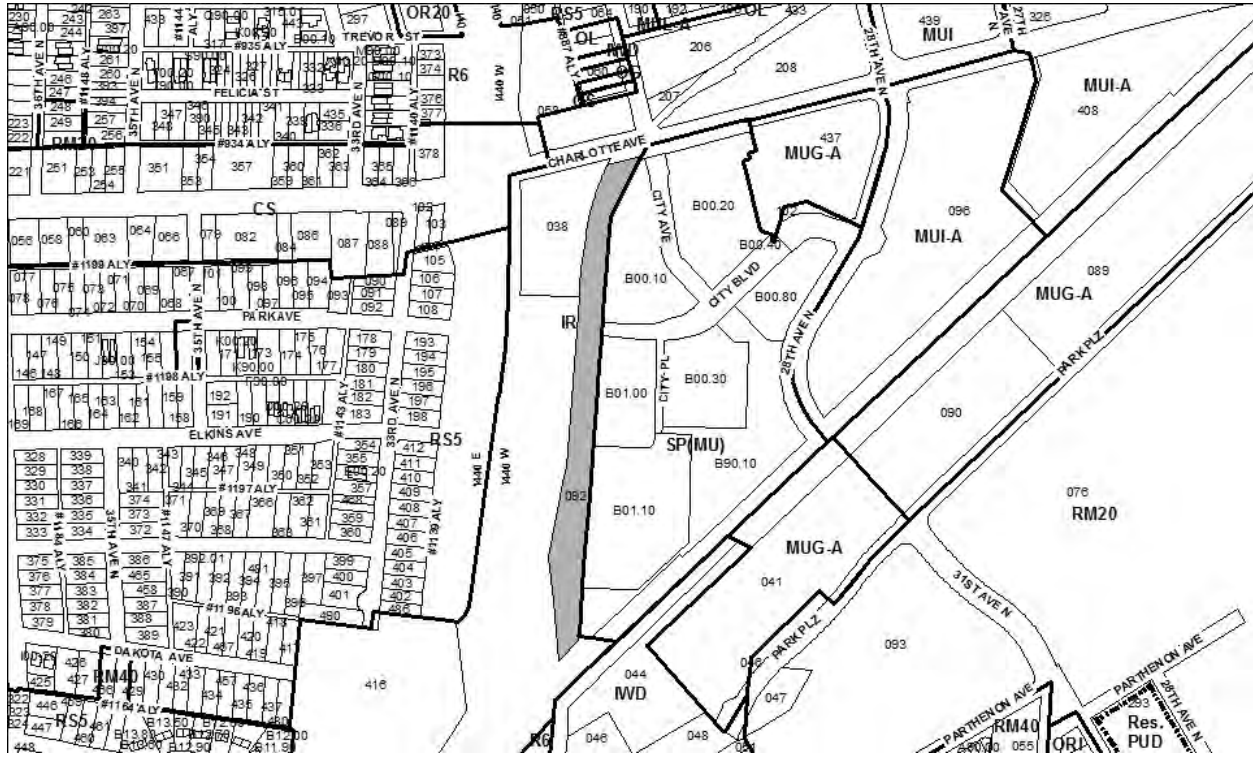
A request for a modification to an Urban Design Overlay for property located at 3100 Belwood Street, approximately 180 feet southwest of 31st Avenue North, zoned Multi-Family Residential (RM20) (0.17 acres), to reduce setbacks.

STAFF RECOMMENDATION

Staff recommends deferral to the August 25, 2016, Planning Commission at the request of the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016Z-074PR-001

Map 092-14, Parcel(s) 092
10, Green Hills - Midtown
21 (Ed Kindall)



Project No.	Zone Change 2016Z-074PR-001
Council District	21 – Kindall
School District	05 – Kim
Requested by	Gilbert Smith, applicant and owner.
Staff Reviewer	Sharp
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 8/11/2016

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



Metro Planning Commission Meeting of 8/11/2016

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)

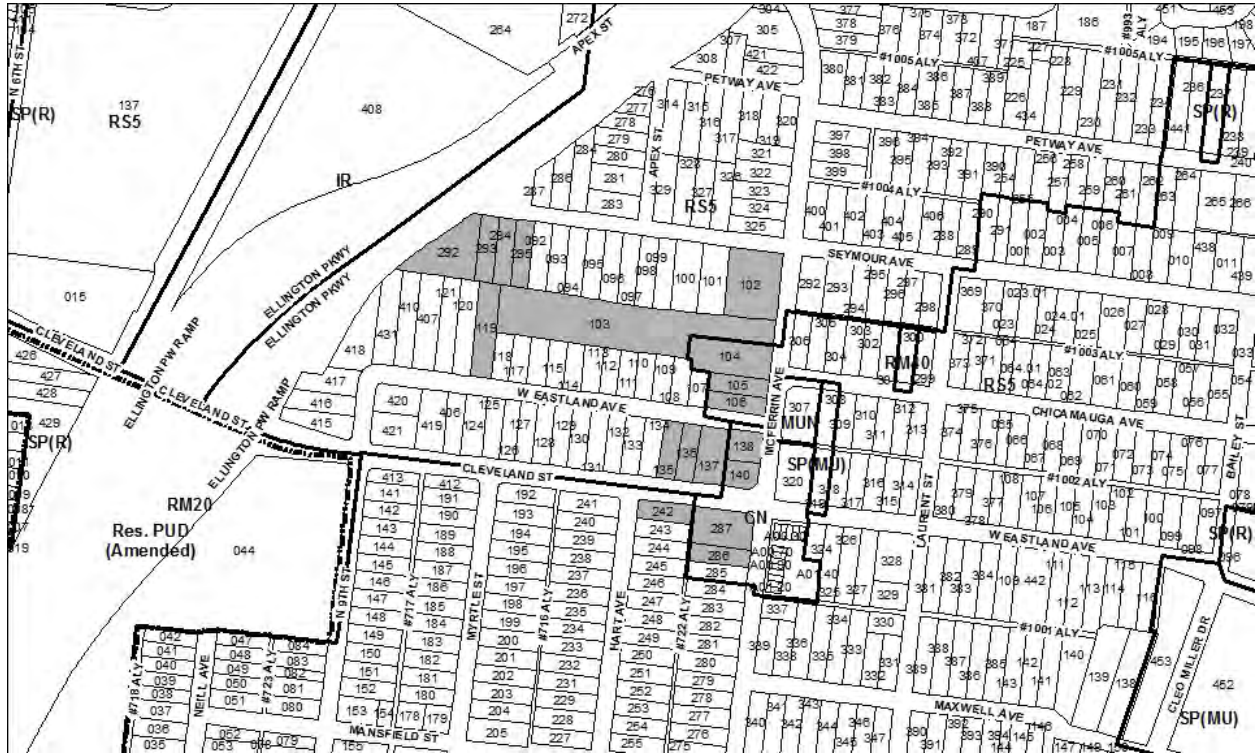
1. Will this project include any affordable or workforce housing units? Unknown
2. If so, how many and what is the percentage of the entire development? Unknown
3. How will you enforce the affordability requirements? Unknown
4. Have any structures been demolished in the last 12 months? No, there are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



Metro Planning Commission Meeting of 8/11/2016



2016Z-075PR-001

Map 082-04, Parcel(s) 292-295

Map 082-08, Parcel(s) 102-106, 119, 135-138, 140, 242, 286-287

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2016Z-075PR-001
Council District	5 – S. Davis
School District	5 – Kim
Requested by	Councilmember Scott Davis, applicant; various property owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Zone change from RS5 to MUL-A.

Zone Change

A request to rezone from Commercial Neighborhood (CN) and Single-Family Residential (RS5) to Mixed Use Limited – Alternative (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.

STAFF RECOMMENDATION

Staff recommends indefinite deferral as requested by the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016Z-076PR-001
Map 072-05, Parcel(s) 130-132
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2016Z-076PR-001
Council District	05 – S. Davis
School District	5 - Kim
Requested by	William A. Baker II, applicant; William A. Baker II and Robert McMahan, owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 8/11/2016

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



Metro Planning Commission Meeting of 8/11/2016

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, Mapplewood 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.



Metro Planning Commission Meeting of 8/11/2016



2016Z-077PR-001

Map 071-12, Parcel(s) 238, 241-247, 252, 297, 300-302

05, East Nashville

05 (Scott Davis)



Project No. **Zone Change 2016Z-077PR-001**
Council District 05 - S. Davis
School District 05 - Kim
Requested by Councilmember Scott Davis applicant; various property owners.

Staff Reviewer Deus
Staff Recommendation *Defer indefinitely.*

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 various properties west of Rosedale Avenue, (4.5 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral as requested by the applicant.



Metro Planning Commission Meeting of 8/11/2016



2016Z-078PR-001

Map 071-05, Parcel(s) 196
03, Bordeaux - Whites Creek
02 (DeCosta Hastings)



Project No.	Zone Change 2016Z-078PR-001
Council District	02 – Hastings
School District	01 – Gentry
Requested by	Frances Scates, applicant and owner.

Staff Reviewer	Sharp
Staff Recommendation	<i>Approve.</i>

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



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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



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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)

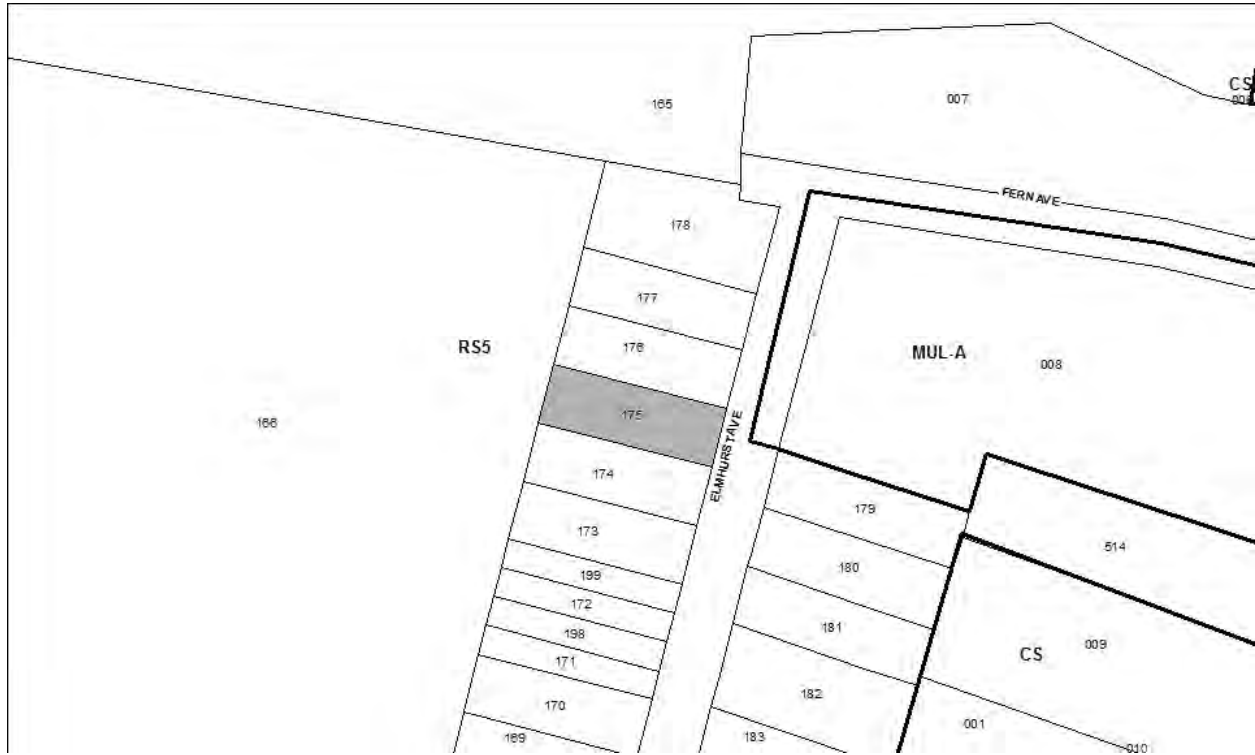
1. Will this project include any affordable or workforce housing units? My plans for this property is at a future date to build some homes on the property. I will be contacting Councilman DeCosta Hastings in regards to future plans for this property. I am a single individual and at this time I do not 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 has 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.



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2016Z-079PR-001
Map 071-10, Parcel(s) 175
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2016Z-079PR-001
Council District	5 – S. Davis
School District	5 - Kim
Requested by	Jeri & Reginald Howard, applicants and owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

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.



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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



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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 Shawb Elementary School, Jere Baxter Middle School, Mapplewood 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.



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2016Z-081PR-001
Map 106-13, Parcel(s) 062
11, South Nashville
17 (Colby Sledge)



Project No.	Zone Change 2016Z-081PR-001
Council District	17 - Sledge
School District	7 - Pinkston
Requested by	Land Development Solutions, applicant; Valery Parham, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 8/11/2016

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



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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 Glenclyff 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.



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2016Z-091PR-001
Map 082-09, Parcel(s) 133, 229, 233
08, North Nashville
19 (Freddie O'Connell)



Project No.	Zone Change 2016Z-091PR-001
Council District	19 – O’Connell
School District	1 – Gentry
Requested by	Hawkins Partners, Inc., applicant; Southern Holdings, Inc., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

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.



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ANALYSIS

The property is located on the west side of 2nd 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



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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.