



# METROPOLITAN PLANNING COMMISSION

## DRAFT MINUTES

**September 08, 2016**  
**4:00 pm Regular Meeting**

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

### MISSION STATEMENT

---

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

Commissioners Present:  
Greg Adkins, Chair  
Jessica Farr, Vice Chair  
Stewart Clifton  
Jeff Haynes  
Lillian Blackshear  
Brenda Diaz  
Brian Tibbs  
Councilmember Burkley Allen

Staff Present:  
Doug Sloan, Executive Director  
Bob Leeman, Assistant Director, Operations  
Kelly Adams, Administrative Services Officer III  
Kathryn Withers, Planning Manager II  
Lucy Kempf, Planning Manager II  
Lisa Milligan, Planner III  
Jason Swaggart, Planner III  
Latisha Birkeland, Planner II  
Patrick Napier, Planner II  
Stephanie McCullough, Planner II  
Andrew Collins, Planner II  
Alex Deus, Planner I  
Singeh Saliki, Planner I  
Karimeh Sharp, Planner I  
Laura Hardwicke, Planner I  
Craig Owensby, Public Information Officer  
Emily Lamb, Legal

Commissioner Absent: Jim McLean, Jennifer Hagan-Dier

**J. DOUGLAS SLOAN, III**

Secretary and Executive Director, Metro Planning Commission  
**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

---

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

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



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

# MEETING AGENDA

---

## **A: CALL TO ORDER**

The meeting was called to order at 4:09 p.m.

## **B: ADOPTION OF AGENDA**

Ms. Blackshear moved and Mr. Haynes seconded the motion to adopt the agenda. (7-0)

## **C: APPROVAL OF AUGUST 25, 2016, MINUTES**

Councilmember Allen moved and Mr. Haynes seconded the motion to approve the August 25, 2016 minutes. (7-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

Councilman Scott Davis spoke in favor of 15a and 15b, also in favor of Items 7 and 9.

Andrew Collins presented the Lower Broadway Demonstration Project.

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

- 1a. **2014CP-010-004**  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. **2014SP-083-001**  
HOWELL CORNER/BECKER CORNER OFFICES SP
- 2a. **2016CP-013-003**  
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 2b. **2016SP-056-001**  
COLORBURST SP
- 3. **2009SP-010-002**  
ASHLAND CITY FUNERAL HOME
- 5. **2016S-136-001**  
2811 WIMBLEDON
- 6. **2016S-160-001**  
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS SUBDIVISION OF LOT 81 MAPLE HOME TRACT
- 8. **95P-025-002**  
MILLWOOD COMMONS
- 9. **2016Z-089PR-001**
- 10. **2007SP-150-001**  
EVANS HILL
- 18. **2016Z-101PR-001**
- 19. **2016S-171-001**  
GLEN ECHO SUBDIVISION RESUB OF LOT 26

Mr. Haynes moved and Mr. Clifton seconded the motion to approve the Deferred and Withdrawn Items. (7-0)

Ms. Blackshear recused herself from Items 5 and 8.

## **F: CONSENT AGENDA ITEMS**

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

- 4. 2016S-062-001  
NOLAN COURT SUBDIVISION**
- 11. 2016SP-061-001  
12TH AND SOUTH DOUGLAS RESIDENTIAL SP**
- 12. 2016SP-065-001  
4TH AVENUE NORTH & GARFIELD SP**
- 13. 2016SP-067-001  
STERLING POINT SP**
- 14. 2016SP-068-001  
13TH AVENUE SOUTH & SIGLER SP**
- 15a. 2003P-019-006  
MCKENNIE NEIGHBORHOOD MARKET (PUD CANCELLATION)**
- 15b. 2016SP-069-001  
1216 GALLATIN AVENUE SP**
- 17. 2016Z-099PR-001**
- 20. Contract renewal for Mary Connelly and Singeh Saliki and new employee contract for Shawn Shepard**
- 21. Approve the Bellwood UDO Advisory Board Charter**
- 25. Accept the Director's Report and Approve Administrative Items**

Councilmember Allen moved and Mr. Haynes seconded the motion to approve the Consent Agenda. (7-0)

Ms. Blackshear recused herself from Items 15a and 15b.

## G: ITEMS TO BE CONSIDERED

### 1a. 2014CP-010-004

#### GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Council District 17 (Colby Sledge)

Staff Reviewer: Anita McCaig

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 Acres), requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Specific Plan Case No. 2014SP-083-001).

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

**The Metropolitan Planning Commission deferred 2014CP-010-004 to the September 22, 2016, Planning Commission meeting. (7-0)**

### 1b. 2014SP-083-001

#### HOWELL CORNER/BECKER CORNER OFFICES SP

Council District 17 (Colby Sledge)

Staff Reviewer: Lisa Milligan

A request to rezone from R8 to SP-MU zoning for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South, (0.34 acres), to permit a mixed-use development, requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Community Plan Amendment Case No. 2014CP-010-004).

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

**The Metropolitan Planning Commission deferred 2014SP-083-001 to the September 22, 2016, Planning Commission meeting. (7-0)**

### 2a. 2016CP-013-003

#### ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT

Council District 32 (Jacobia Dowell)

Staff Reviewer: Stephanie McCullough

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

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

**The Metropolitan Planning Commission deferred 2016CP-013-003 to the September 22, 2016, Planning Commission meeting. (7-0)**

### 2b. 2016SP-056-001

#### COLORBURST SP

Council District 32 (Jacobia Dowell)

Staff Reviewer: Jason Swaggart

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

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

**The Metropolitan Planning Commission deferred 2016SP-056-001 to the September 22, 2016, Planning Commission meeting. (7-0)**

**3. 2009SP-010-002**  
**ASHLAND CITY FUNERAL HOME**  
Council District 01 (Nick Leonardo)  
Staff Reviewer: Latisha Birkeland

A request for final site plan approval for property located at Ashland City Highway (unnumbered), at the terminus of Hydesdale Lane (7.14 acres) zoned SP, to permit a funeral home, requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.

**Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2009SP-010-002 to the October 13, 2016, Planning Commission meeting. (7-0)**

**4. 2016S-062-001**  
**NOLAN COURT SUBDIVISION**  
Council District 27 (Davette Blalock)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on properties located at 5114 Nolensville Pike and Raywood Lane (unnumbered), approximately 440 feet north of April Lane, zoned CS and RS10 (1.35 acres), requested by HFR Design, Inc., applicant; Nolan Capital, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**  
**Create three lots.**

Final Plat

A request for final plat approval to create three lots on properties located at 5114 Nolensville Pike and Raywood Lane (unnumbered), approximately 440 feet north of April Lane, zoned Commercial Service (CS) and Single-Family Residential (RS10) (1.35 acres).

History

A public hearing was held on August 25, 2016. The Commission suggested that the applicant continue to work with staff to determine if two residential lots and one commercial lot would meet the requirements of the Subdivision Regulations, or if it would be harmonious. The applicant submitted a revised plat for three lots, and staff's recommendation is based on the updated plat.

**Existing Zoning**

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

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

**CRITICAL PLANNING GOALS**  
**N/A**

**PLAN DETAILS**

The request is for final plat approval to create three lots from two existing parcels totaling approximately 1.35 acres. One of the existing parcels fronts Nolensville Pike, and the second parcel, which is a reserve parcel, is located at the southwest corner of Raywood Lane and Rich Court. The parcel that fronts Nolensville Pike is split-zoned with the front portion zoned CS and the back portion zoned RS10. As proposed, Lot 1 fronts onto Nolensville Pike and is zoned CS. The other two lots front onto Raywood Lane and/or Rich Court, and are zoned RS10. Section 3-5.2 of the Subdivision Regulations requires that newly created lots in residential areas that are previously subdivided and predominately developed must be comparable to surrounding lots in regards to area and frontage. The proposed lot that fronts onto Nolensville Pike, and is zoned CS, does not have to meet this requirement. Lot 3 does not meet the compatibility requirement. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations, under which the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community. As proposed, the lots will have the following area and frontages:

- Lot 1 (Nolensville Pk.): 25,951 Sq. Ft., (0.59 Acres), and 100 Ft. of frontage;
- Lot 2 (Rich Court): 19,569 Sq. Ft., (0.44 Acres), and 41.4 Ft. of frontage.
- Lot 3 (Corner of Raywood Lane and Rich Court): 13,582 Sq. Ft., (0.31 Acres), and 76 Ft. of frontage on Raywood Lane and 95 Ft. on Rich Court

A sidewalk is required along Raywood Lane and Rich Court, and the plat identifies the required five foot sidewalk, and four foot grass strip on the plat. The plat also contains a note that indicates that no building permits can be issued until the required sidewalk is constructed. Since Lot 1 is zoned CS, sidewalks are not required with this subdivision plat, but would be required at the time of development per Metro Zoning Code requirements.

**ANALYSIS**

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Neighborhood Maintenance policy area. Lot 1 is zoned CS, and is within a T3 CM policy, and is not required to meet the lot comparability requirements. Staff reviewed the final plat for the two residential lots within the T3 NM policy against the following criteria as required by the Subdivision Regulations:

Zoning Code

Both lots meet the minimum standards of the RS10 zoning district.

Street Frontage

Both lots have frontage on a public street.

Density

The T3 NM policy does not specify density limitations.

Community Character

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

The minimum lot frontage for any new lot along Raywood Lane is 90.3 feet, which is 70% of the average of the parcel frontage of the surrounding parcels along Raywood Lane. Lot 3 has 76 feet of frontage along Raywood Lane. *Lot 3 does not meet the community character for lot frontage along Raywood Lane.*

The minimum lot frontage for any new lot along Rich Court is 41.3 feet which is 70% of the average of the parcel frontage of the surrounding parcels along Rich Court. Lot 2 has approximately 41.4 feet of frontage on Rich Court, and Lot 3 has approximately 95 feet of frontage along Rich Court. *Both lots meet the community character for lot frontage along Rich Court.*

<b>Lot Frontage Analysis (Raywood Lane)</b>	
Minimum Proposed	76'
<b>70% of Average</b>	<b>90.3'</b>
Smallest Surrounding Parcel	75'

<b>Lot Frontage Analysis (Rich Court)</b>	
Minimum Proposed	41.4
<b>70% of Average</b>	<b>41.3'</b>
Smallest Surrounding Parcel	27'

2. Lot size: The proposed lots must have a 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.

The minimum lot area for any new lot along Raywood Lane is 17,685 square feet, which is 70% of the average of the parcel area of the surrounding parcels along Raywood Lane. Lot 3 is 13,582 square feet in size. *Lot 3 does not meet the community character for lot area along Raywood Lane.*

The minimum lot area for any new lot along Rich Court is 10,916 square feet, which is 70% of the average of the parcel area of the surrounding parcels. The minimum lot area for Lot 2 and Lot 3 is 13,582 square feet. *Lots 2 and Lot 3 meet the community character for lot area on Rich Court.*

<b>Lot Area Analysis (Raywood Lane)</b>	
Minimum Proposed	13,582 sq. ft.
<b>70% of Average</b>	<b>17,685 sq. ft.</b>
Smallest Surrounding Parcel	16,988 sq. ft.

<b>Lot Area Analysis (Rich Court)</b>	
Minimum Proposed	13,582sq. ft.
<b>70% of Average</b>	<b>10,916</b>
Smallest Surrounding Parcel	10,890

3. Street setback: Per the Zoning Code, the street setback shall be a contextual setback that considers the minimum setbacks of houses on surrounding lots on the same block face.

A home could be placed on Lot 2 consistent with the surrounding setbacks along Rich Court. Lots along Raywood Lane include a 50 foot platted front setback. As proposed, Lot 3 maintains the 50 foot setback consistent with the setback requirement.

4. Lot orientation: Lots shall be consistent with the surrounding parcels.

The lot configuration for Lot 2, which is located along Rich Court, would permit a home to be oriented to Rich Court. Lot 3, which is located at the corner of Raywood Lane and Rich Court, could have a home oriented to Raywood Lane, consistent with the neighboring home to the north. The home on the opposite corner of Raywood Lane and Rich Court is oriented to the corner. A home on Lot 3 facing the corner would better maintain the existing development pattern. The plat contains a note requiring that any home on Lot 3 be oriented to the corner consistent with the home on the opposite corner of Raywood Lane and Rich Court

Agency Review

All agencies have recommended approval.

Harmony of Development

The proposed subdivision for Lot 3 does not meet the community character criteria for frontage or area along Raywood Lane. While Lot 3 does not meet the community character criteria, the Planning Commission may grant approval, if it determines that the subdivision provides for the harmonious development of the community. The applicant has proposed the following conditions/notes on the plat:

1. A raised foundation of 18"- 36" is required for all residential structures.
2. Residential height is limited to two stories in 35 feet.
3. Lot 3 is to be oriented to the corner of Rich Court and Raywood Lane.

While Lot 3 does not meet the community character for frontage or area along Raywood Lane, staff recognizes the uniqueness of the existing lot layout and zoning pattern. The existing lot along Nolensville Pike is split zoned, with the front portion along Nolensville Pike being commercial and the rear portion being zoned residential. The portion of the lot that is zoned residential protrudes into the Goodrich Heights Subdivision, but does not have frontage onto Rich Court. Due to its proximity to the adjacent residential lots, it would not be appropriate for this portion to be rezoned to commercial, nor would a commercial zoning be consistent with the residential policy. As proposed, this subdivision would remedy a unique situation.

**FIRE MARSHAL RECOMMENDATION**

**N/A**

**PUBLIC WORKS RECOMMENDATION**

**Conditions if approved**

- 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.
- Construction plans must also be submitted that address any related drainage improvements, grading, utility relocation(s), and tree removal. A permit is required from The Department of Public Works prior to commencing any work within the right-of-way.

**STORMWATER RECOMMENDATION**

**Approved**

**TRAFFIC & PARKING RECOMMENDATION**

**No exception taken**

**WATER SERVICES RECOMMENDATION**

**Approved**

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. Add the following note to the plat: "The final site plan/ 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."



2. Add the following note to the plat: "No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to between the primary structure and the street."

Approve with conditions. (7-0), Consent Agenda

**Resolution No. RS2016-266**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-062-001 is **Approved with conditions. (7-0)**"

**CONDITIONS**

1. Add the following note to the plat: "The final site plan/ 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."
2. Add the following note to the plat: "No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to between the primary structure and the street."

**5. 2016S-136-001**

**2811 WIMBLEDON**

Council District 25 (Russ Pulley)

Staff Reviewer: Karimeh Moukaddem

A request for concept plan approval to create two lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.78 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

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

**The Metropolitan Planning Commission deferred 2016S-136-001 to the September 22, 2016, Planning Commission meeting. (6-0-1)**

**6. 2016S-160-001**

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

Council District 08 (Nancy VanReece)

Staff Reviewer: Patrick Napier

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

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

**The Metropolitan Planning Commission deferred 2016S-160-001 to the September 22, 2016, Planning Commission meeting. (7-0)**

**7. 80-72P-001**

**APACHE TRAIL COMMERCIAL**

Council District 30 (Jason Potts)

Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of a Planned Unit Development located at 3901 Apache Trail, at the southwest corner of Apache Trail and Haywood Lane (0.70 acres), zoned R10, to permit a 2,520 square foot addition to an existing structure for additional storage area and to change the use from office to retail, requested by Music City Electrical Engineering, LLC, applicant; Hafiz Yafai, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Revise the preliminary plan for a portion of a planned unit development to permit a 2,520 square foot addition to an existing structure for additional storage area and to change the use from office to retail.**

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 permit a 2,520 square foot addition to an existing structure for additional storage area and to change the use from office to retail.

### **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. *The PUD controls the land uses for this property. The PUD is a commercial PUD.*

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

### **CRITICAL PLANNING GOALS**

N/A

### **REQUEST DETAILS**

This is a request to revise the last approved preliminary PUD plan for a portion of the Apache Trail PUD. The Apache Trail PUD was originally approved by Council in 1972, and was last amended in 1976 to permit the use of a 28,520 square foot bowling alley. The PUD is currently approved for 65,409 square feet of office, general commercial, and recreation (bowling alley) uses.

The request pertains to parcel 136 which contains a former realty office. The proposal is to expand the existing structure by 2,520 square feet to provide an added storage area for the building. Additional parking will be included with the addition to the structure. The site plan provides a total of 26 spaces. The applicant has indicated the proposed use of the site as a fruit market, which would be classified as a retail use. Retail uses are currently allowed under the PUD.

### **PLAN DETAILS**

The proposed plan calls for the existing parking lot to be expanded by 17 spaces for a total of 26 parking spaces, which meets the requirement of the Zoning Code for retail uses based on the expanded square footage. The existing access driveway will provide a single point of ingress and egress from the site. The site plan also shows a new location for the refuse and dumpster. The proposed addition will not expand square footage of the existing structure beyond what is allowed under the regulations of a PUD revision. The site plan shows the frontage along Apache Trail and Haywood lane will be upgraded with the sidewalk and grass strip as required by the Major and collector street plan. The street frontage along Apache trail is required to be upgraded to a 6 foot grass strip and an 8 foot wide sidewalk. The frontage along Haywood lane is required to be upgraded to an 8 foot grass strip and a 6 foot wide sidewalk.

### **ANALYSIS**

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

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
  - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
  - b. The boundary of the planned unit development overlay district is not expanded;
  - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
  - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
  - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;

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

This request can be considered a minor modification because the proposed addition to the existing structure does not increase the total floor area more than ten percent beyond the total floor area which was last approved for the PUD.

#### **FIRE MARSHAL RECOMMENDATION**

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

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

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approved**

- 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.
- All construction within the ROW is to comply with MPW standard drawings and specifications. Indicate installation of ADA compliant ramp at the intersection of Haywood and Apache.
- Indicate installation of a ST-324 driveway ramp at the connection to Apache Tr. ~ Show graphically

#### **STORMWATER RECOMMENDATION**

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

- Provide Bearing information.
- Show FEMA Note
- Additional water quality measures may be required during technical review of the development plan.
- Speed bumps are typically not used for drainage purpose and storm piping may be required in lieu of the speed bump.

#### **METRO WATER RECOMMENDATION**

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

- Approved as a Preliminary PUD Amendment only. The required capacity fees must be paid prior to Final PUD/Site Plan approval.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

#### **CONDITIONS**

1. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
2. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.

3. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

4. The 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.

Ms. Milligan presented the staff recommendation of approval with conditions.

Mr. Adkins arrived at 4:36 p.m.

Jimmy Brooks and Hafiz Yafai, applicants, spoke in favor of the application.

(Name unclear) spoke in opposition to the application due to traffic concerns and explained that there are already three markets in the area and they don't need another one.

Mr. Brooks clarified they are not lying about the use and nothing incorrect was put on the application. They are just adding a little competition to the area.

**Ms. Farr closed the Public Hearing.**

Mr. Clifton asked if staff had a response to the opponent's perspective.

Ms. Milligan explained that the parking does meet the requirements of the zoning code regarding parking spaces.

Ms. Blackshear noted there is no reason to doubt the applicant will be using this for storage space.

Ms. Diaz asked that the applicant make sure you can get out of the parking lot on the corners and that all the parking is usable parking spaces.

Mr. Tibbs noted that all concerns have been addressed and spoke in favor of the application.

**Mr. Haynes moved and Ms. Diaz seconded the motion to approve with conditions. (8-0)**

**Resolution No. RS2016-267**

"BE IT RESOLVED by The Metropolitan Planning Commission that 80-72P-001 is **Approved with conditions. (8-0)**"

**CONDITIONS**

**1. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.**

**2. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.**

**3. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.**

**4. The 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. 95P-025-002**  
**MILLWOOD COMMONS**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hole Road and Bell Road, zoned RS20 and RS7.5 (25.95 acres), to permit 280 residential units, requested by Middleburg Real Estate Partners, applicant; Kristi L. Warren and Bell Road, LP c/o Equitable Trust Company, owners.

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

**The Metropolitan Planning Commission deferred 95P-025-002 to the September 22, 2016, Planning Commission meeting. (6-0-1)**

**9. 2016Z-089PR-001**  
BL2016-414/Scott Davis  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM40-A zoning for various properties along Elvira Avenue, Maynor Avenue, and Keeling Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), requested by Councilmember Scott Davis, applicant; various property owners.

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

**The Metropolitan Planning Commission deferred 2016Z-089PR-001 to the September 22, 2016, Planning Commission meeting. (7-0)**

**10. 2007SP-150-001**  
**EVANS HILL**  
Council District 12 (Steve Glover)  
Staff Reviewer: Jason Swaggart

A request to amend a previously approved SP for properties located at 1209 and 1213 Tulip Grove Road, Tulip Grove Road (unnumbered) and Valley Grove Road (unnumbered), approximately 200 feet northeast of Rockwood Drive, (72.01 acres), to permit up to 340 residential units consisting of 180 single-family lots and 160 multi-family units, requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.

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

**The Metropolitan Planning Commission deferred 2007SP-150-001 to the September 22, 2016, Planning Commission meeting. (7-0)**

**11. 2016SP-061-001**  
**12TH AND SOUTH DOUGLAS RESIDENTIAL SP**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Alex Deus

A request to rezone from R8 to SP-R zoning for property located at 1112 South Douglas Avenue, at the northwest corner of 12th Avenue South and South Douglas Avenue, (0.32 acres), to permit four residential units, requested by Civil Site Design Group, PLLC, applicant; Aspen Construction Holdings, LLC, owner.

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

**APPLICANT REQUEST**  
**To permit four residential units.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for property located at 1112 South Douglas Avenue, at the northwest corner of 12th Avenue South and South Douglas Avenue, (0.32 acres), to permit four residential units.

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 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.

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

T4 Urban Residential Corridor (T4 RC) is intended to preserve, enhance and create urban residential corridors. T4 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T4 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

### Special Policy 10-12S-T4-RC-SD4

The intent of this special policy is to enhance the current developed condition of this central corridor and provide a mixture of housing types to meet the diverse needs of the neighborhood. Specific objectives outlined in this sub district include:

- Preserving historic homes.
- Rezone properties to SP with a density of RM15.
- Maintain and continue throughout the current sub district the current pattern of setbacks and spacing.
- Limit height to three stories at 35 feet with additional height allowed for raised foundations.
- Redevelop non-historic properties with flats, manor homes, and townhomes.
- Place buildings so that the primary pedestrian entrance is oriented to the street.
- Access buildings from alleys.
- Provide parking behind, beneath, or beside buildings.
- Construct buildings of high quality building material.
- For buildings on corners, utilize urban design techniques to ensure that the corner is addressed in a manner that recognizes its role as a focal point.

### Consistent with Policy?

Yes. This request is consistent with the land use and special policy. The intent of the land use policy is to create urban residential corridors and is applied to prominent urban arterial-boulevard and collector-avenue corridors. Generally, buildings at the edges of this policy step down in height as they move closer to adjacent lower-intensity areas.

This proposal is appropriate for this site along a designated arterial-boulevard. This property is also located at the edge of the policy and provides a step down in height and massing to the adjacent property which is of lower intensity. The site plan achieves the design principals of the policy.

This request also achieves the objectives of the special policy. This property contains no historic homes and the applicant is proposing to redevelop this site with townhomes. The request to rezone to SP, with a density of 12.5 units per acre, is consistent with the special policy. This proposal is maintaining the current setbacks and spacing along 12<sup>th</sup> Avenue South and meets the height requirements. The design provides pedestrian entrances to the street and vehicular access is from an existing alley.

This proposal also is utilizing urban design techniques to ensure the corner is addressed in a manner that recognize its role as a focal point on a street corner by proposing wrap around porches with differentiated base and column materials.

## **PLAN DETAILS**

This site is located at 1112 South Douglas Avenue at the intersection of 12<sup>th</sup> Avenue South and South Douglas. The site is approximately 0.32 acres and currently has no existing structures.

### Site Plan

The plan proposes two sets of two attached residential structures for a total of four units. Three units would front onto 12<sup>th</sup> Avenue South and one unit would front onto South Douglas Avenue. All units would have a direct pedestrian connection to the public sidewalk.

Vehicular access is proposed from the existing alley (#683). There is an interior private driveway off the alley that would connect residents to their garages. All units would have two car garages providing for parking and two additional parking spaces provided on site.

There are currently substandard sidewalks present along 12<sup>th</sup> Avenue South and South Douglas Avenue; the proposal would upgrade them to include an eight foot sidewalk and a four foot planting strip along 12<sup>th</sup> Avenue South and a five foot sidewalk and four foot planting strip along South Douglas Avenue consistent with the Major and Collector Street Plan.

Architectural standards have been included for this development including 18"-36" raised foundations, porches that provide a minimum depth of six feet, and glazing requirements.

**ANALYSIS**

The proposed site plan is consistent with land use and special policy and supports two critical planning goals. This application would provide for a more pedestrian oriented design through the placement of buildings and enhancement of the pedestrian network. Structures are oriented towards the street and sidewalks will be improved to meet the Major and Collector Street Plan standards. This proposal would activate the public realm with the use of urban design techniques and creates a focal point, given its location at a street corner.

Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Location of retaining wall subject to approval from MWS Engineering.

**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.
- ROW dedication(s) are to be recorded prior to MPW signoff on the building permit.

**TRAFFIC & PARKING RECOMMENDATION**

**Approved**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (230)	0.32	5.4 D	2 U	17	2	3

\*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 (230)	0.32	-	4 U	32	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+15	+1	+1

## **WATER SERVICES RECOMMENDATION**

### **Approved with conditions**

• Approved as a Preliminary SP only. FYI - shared private sewer service lines are against Metro Water policy. A variance must be approved by Metro Water for a shared sewer setup, before the Final SP can be approved. Also, retaining walls may not be built on top of MWS manholes. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

## **METRO SCHOOL BOARD REPORT**

**Projected student generation existing R8 district 0 Elementary 0 Middle 0 High**

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

The proposed SP- R zoning district would generate no additional student than what is typically generated under the R8 zoning district using the Urban Infill Factor. All three schools have been identified as having additional capacity. Students would attend Waverly-Belmont Elementary, J.T. Moore Middle School and Hillsboro High School. This information is based upon data from the school board last updated March 2016.

## **AFFORDABLE AND WORKFORCE HOUSING REPORT**

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

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with policy.

## **CONDITIONS**

1. Uses shall be limited to up to four residential 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 2:1 or greater, except for dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
3. 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.
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 RM15-A zoning district as of the date of the applicable request or application.
5. 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.
6. 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.

Approved with conditions and disapproved without all conditions. (7-0), Consent Agenda

### **Resolution No. RS2016-268**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-061-001 is Approved with conditions and disapproved without all conditions. (7-0)"**

## **CONDITIONS**

1. **Uses shall be limited to up to four residential 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 2:1 or greater, except for dormers.**
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.**
  - d. Porches shall provide a minimum of six feet of depth.**
3. **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.

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 RM15-A zoning district as of the date of the applicable request or application.

5. 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.

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

**12. 2016SP-065-001**  
**4TH AVENUE NORTH & GARFIELD SP**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to rezone from SP-R to SP-R zoning for various properties located on Garfield Street and 4th Avenue North, on the southeast corner of Garfield Street and 4th Avenue North,(0.8 acres), to permit 16 residential units, requested by Dale & Associates, applicant; 4th & Garfield, LLC, owner.

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

**APPLICANT REQUEST**  
**To permit 16 residential units.**

**Zone Change**

A request to rezone from Specific Plan-Residential(SP-R) to Specific Plan-Residential(SP-R) zoning for various properties located on Garfield Street and 4th Avenue North, on the southeast corner of Garfield Street and 4th Avenue North, (0.8 acres) to permit 16 residential units.

**Existing Zoning**

Specific Plan-Residential(SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type. This site consists of two previously approved SP plans, 2014SP-079-001 and 2015SP-002-002. Case number 2014SP-079-001 was approved in October of 2015 to permit up to seven detached residential dwelling units. Case number 2015SP-002-002 was approved in August of 2015 to permit up to eight detached residential dwelling units.

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

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

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 provide direct connection to the surrounding sidewalk network. This connection will allow for access to public transportation as well as a safe path of travel for pedestrians. 3<sup>rd</sup> Avenue North is approximately 225 feet away from the site which is an existing MTA bus route. This bus route will provide an alternative method of transportation for future residents of this site.

**NORTH NASHVILLE COMMUNITY PLAN**

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

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

Consistent with Policy?

Yes. The rezoning to SP-R 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 would meet the goals of the policy by placing increased density in close proximity to alternative methods of transportation.

**PLAN DETAILS**

The site consists of four parcels located the northwest corner of Garfield Street and 4th Avenue North. The proposed SP includes 16 attached residential dwelling units. There will be 6 units that front 4th Avenue North and 6 units which front Garfield Street. The remaining four units will be located towards the interior of the site.

The site will be accessed from the existing alley to the rear of the site which connects to Garfield Street to the north. All units except for unit 5 and unit 6 will contain two car garages. The site plan also proposes parking along the alley to accommodate visitors and provide parking for units 5 and 6. The site plan shows sidewalks which meet the standards of the Major and Collector Street Plan. A 4 foot wide grass strip and a 5 foot wide sidewalk are being provided along 4<sup>th</sup> Avenue North and an 8 foot wide sidewalk and a 4 foot wide grass strip are being provided along Garfield Street. All units will have a pedestrian connection to the sidewalk network surrounding this site as well as pedestrian access to the parking located along the alley. Street trees within the grass strip are being provided along both 4<sup>th</sup> Avenue North and Garfield Street frontages.

Architectural standards have been included on the plan. The units are proposed to have heights ranging from 45 feet for units 1-12 to 38 feet for units 13-16. Staff has included a condition in regards to the height to step the height down for the southern most units, consistent with the previously approved specific plan. The property immediately adjacent to the south is within a Historic Landmark District.

**ANALYSIS**

This SP is the result of a combination of two previously approved SP plans which contained a total of 15 units. The requested rezoning is increasing the number of units to 16. The layout of the proposed SP is consistent with the previously approved plans although units have changed from detached to attached. Setbacks, building location, and parking location remain in keeping with the approved plans.

The SP is consistent with the T4 Urban Neighborhood Evolving (T4 NE) policy and meets several critical planning goals. The 16 attached residential units will provide a well-designed development in proximity the two collector streets, Garfield Street and 3rd Avenue North. The proposed SP is consistent with the land use polices, staff recommends approval with conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

Fire Code issues will be addressed in the permit phase.

**PUBLIC WORKS RECOMMENDATION**

**Approved**

- 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.

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approved as a Preliminary SP only. Please submit a revised availability study, reflecting the increased number of units over the current study, before Final SP submittal. If the increased number of units warrants a change in the approved construction plans, please submit revised plans for review and approval. (Must also happen before Final SP approval.)

**STORMWATER RECOMMENDATION**

**Approved With Conditions**

- Remove all notes of 80% TSS from plans.
- Add note stating that offsite improvements may be required.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential* (230)	0.4	-	8 U	60	6	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential* (230)	0.4	-	7 U	53	6	6

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 (230)	0.8	-	16 U	131	12	14

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+18	-	+1

**METRO SCHOOL BOARD REPORT**

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

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

The proposed zone change would not generate any additional students than what is typically generated under the existing SP-R zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn 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
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? 2

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses in the SP shall be limited to up to 16 residential units.
2. Units 10, 11, 12, 13, and 14 shall be limited to a maximum height of 35 feet to the roofline.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. 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.

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. 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.

**Approved with conditions and disapproved without all conditions. (7-0), Consent Agenda  
Resolution No. RS2016-269**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-065-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

**CONDITIONS**

1. Uses in the SP shall be limited to up to 16 residential units.
2. Units 10, 11, 12, 13, and 14 shall be limited to a maximum height of 35 feet to the roofline.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. 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.
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. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**13. 2016SP-067-001**

**STERLING POINT SP**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Alex Deus

A request to rezone from CS to SP-R zoning for properties located at 6006 and 6010 Sterling Street, at the southwest corner of Mackie Street and Sterling Street, (2.35 acres), to permit 28 residential units, requested by 4Site, Inc., applicant; Cynthia Black, owner.

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

**APPLICANT REQUEST**

**To permit 28 residential units.**

Preliminary SP

A request to rezone from Commercial Service (CS) to Specific Plan-Residential (SP-R) zoning for properties located at 6006 and 6010 Sterling Street, at the southwest corner of Mackie Street and Sterling Street, (2.35 acres), to permit 28 residential units.

**Existing Zoning**

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

**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.

**WEST NASHVILLE COMMUNITY PLAN**

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

Consistent with Policy?

Yes. The properties consist of two large underdeveloped lots adjacent to a more established existing urban neighborhood. This application would produce a multi-family development in the form of detached and attached residential structures that would provide more intensity to the neighborhood and achieve more housing diversity. Furthermore, the site plan achieves the design principals of the policy.

This application would also move these properties into compliance with the policy, as the present zoning allows for commercial uses in a residential land use policy.

**PLAN DETAILS**

This site is located at 6006 and 6010 Sterling Street at the terminus of Sterling Street. The site is approximately 2.35 acres and currently has two structures.

Site Plan

The plan proposes a multi-family residential development with 28 residential dwelling units. Attached residential units would front on Sterling Street. There would also be detached residential units towards the interior of the site that would front open space courtyards.

Vehicular access would come from Sterling Street. There is a private driveway that would connect residents to the interior units. All units would have two car garages providing for parking and there is additional parking provided towards the north of the site. This plan also proposes bicycle parking.

There are currently no sidewalks present on Sterling Street; the proposal would include a five foot sidewalk and a four foot planting strip consistent with local street standards. There are also internal sidewalks that are provided throughout the development that would connect the public sidewalk to all units within this development.

Architectural standards have been included for this development including 18”-36” raised foundations, porches that provide a minimum depth of six feet, and glazing requirements. These standards would enhance the public realm.

**ANALYSIS**

The proposed SP is consistent with the T4 Neighborhood Evolving policy and supports two critical planning goals. This application would provide for a more pedestrian oriented design through the placement of buildings and would activate the public realm with the use of urban design techniques. Given these reasons, staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Additional areas of water quality may be required (to be determined during construction drawing review).

**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.
- ROW dedication as shown on the plans, to the back of sidewalk, are to be recorded prior to the building permit approval by MPW.
- Remove note number 8, solid waste pickup is to be provided via the dumpster, as shown on the plans.

**TRAFFIC & PARKING RECOMMENDATION**

**Approved with conditions**

- Comply with Road comments.

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 (820)	2.35	0.6 F	61, 419 SF	4947	116	459

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 (230)	2.35	-	28 U	213	19	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-4,734	-97	-437

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

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

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **CS** district      0 Elementary 0 Middle 0 High  
 Projected student generation proposed **SP-R** district      5 Elementary 2 Middle 2 High

The proposed SP- R zoning district would generate nine additional student than what is typically generated under the CS zoning district. All three schools have been identified as having additional capacity. Students would attend Cockrill Elementary, McKissack Middle School and Pearl-Cohn High School. This information is based upon data from the school board last updated March 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT**

1. Will this project include any affordable or workforce housing units? No, these will be market rate 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.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the request is consistent with policy.

**CONDITIONS**

1. Uses within this SP shall be limited to up to 28 residential 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 2:1 or greater, except for dormers.
- c. EIFS, vinyl siding and untreated wood shall be prohibited.
- d. Porches shall provide a minimum of six feet of depth.
- 3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- 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 RM15-A zoning district as of the date of the applicable request or application.
- 5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- 6. 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.
- 7. 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.

**Approved with conditions and disapproved without all conditions. (7-0), Consent Agenda  
Resolution No. RS2016-270**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-067-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

**CONDITIONS**

- 1. Uses within this SP shall be limited to up to 28 residential 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 2:1 or greater, except for dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
- 3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- 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 RM15-A zoning district as of the date of the applicable request or application.
- 5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- 6. 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.
- 7. 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.

**14. 2016SP-068-001  
13TH AVENUE SOUTH & SIGLER SP  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Karimeh Sharp**

A request to rezone from R6 and SP-R to SP-R zoning for properties located at 1116 and 1118 Sigler Street, at the northeast corner of Sigler Street and 13th Avenue South, (0.5 acres), to permit 11 multi-family units, requested by Smith Gee Studio, applicant; Alice and Bobby Fanning, owners.

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

## **APPLICANT REQUEST**

### **Preliminary SP to permit 11 multi-family units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) and Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for properties located at 1116 and 1118 Sigler Street, at the northeast corner of Sigler Street and 13<sup>th</sup> Avenue South (0.5 acres), to permit 11 multi-family units.

#### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

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.

#### **Proposed Zoning**

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

## **CRITICAL PLANNING GOALS**

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

This request creates an opportunity for urban development that fills 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 proposed multi-family units would complement the diversity of housing options present in the area and provide additional housing choice. Additional housing options are important to serve a wide range of people with different housing needs who may wish to dwell in the same neighborhood. Higher densities accompanying infill development foster walkability and support public transportation. A complete sidewalk network connects the site to existing transit routes along 12<sup>th</sup> Avenue South. Internal sidewalks and strong connections between the building entrances on Sigler Street and the existing sidewalk further promote walkability.

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

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

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Evolving policy. The plan provides additional housing choices in an area with infrastructure that supports multiple modes of transportation. The plan proposes shallow setbacks with strong connections between building entrances and sidewalks. The neighborhood has a complete sidewalk network and the site is in reasonable walking distance of public transit options along 12<sup>th</sup> Avenue South.

## **PLAN DETAILS**

The site is located on the north side of Sigler Street at 1116 and 1118 Sigler Street, directly east of 13<sup>th</sup> Avenue South. The site is approximately 0.5 acres and contains two lots. There is an existing single-family residential unit on each lot.

#### Site Plan

The plan calls for eleven multi-family residential units. Five units address Sigler Street and will feature either porches or stoops that connect to the existing sidewalk along Sigler Street. Two units face north toward downtown and are connected by an internal sidewalk to an interior courtyard on the northern half of the property. Four units take access from 13<sup>th</sup> Avenue South and front this internal courtyard. The plan proposes an internal sidewalk connection between the private drive aisle and the sidewalk along Sigler Street and has sidewalks along the internal courtyard. All six



units adjacent to the courtyard have strong connections between their main entrances and the sidewalk in the form of steps leading to the sidewalk. All units have two-car garages. The five units along Sigler Street and the two northern facing units are accessed from a private drive aisle. Additionally, there are three surface parking spaces for guests. All units are limited to a maximum height of three stories in 40 feet. The plan provides architectural guidelines relating to building orientation, building facades, glazing, finished floor elevations, and porches. The plan prohibits vinyl siding, EFIS and untreated wood finishes. Final architectural elevations will be provided with the final site plan.

**ANALYSIS**

Staff recommends approval as the proposed plan is in proximity to the 12<sup>th</sup> Avenue South corridor and would increase housing diversity while providing appropriate urban form. The neighborhood is served by infrastructure that encourages multiple modes of transportation and supports the increased density called for by the policy. The proposal also meets several critical planning goals.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Fire Code issues will be addressed in the permit phase

**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.
- The proposed project requires construction of residences within the dedicated public ROW. Therefore this project requires a mandatory referral for ROW abandonment prior to Final SP approval by MPW. Units 5 and 8 thru 11 are within the 13th Ave ROW.
- Project exceeds MPW threshold for roll off carts, thus dumpster is required within the development.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved**

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)	0.2	7.26D	2 U	20	2	3

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (230)	0.3		5 U	39	4	5

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 (230)	0.5	-	11 U	95	9	10

Traffic changes between maximum: **R6 & SP-R** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+36	+3	+2

## STORMWATER RECOMMENDATION

### Approved with conditions

- Remove any notes concerning 80% TSS.

## WATER SERVICES RECOMMENDATION

### Approved with conditions

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

## METRO SCHOOL BOARD REPORT

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

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

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

The proposed SP-R zoning district would not generate additional students from what is typically generated under the existing R6 and SP-R zoning districts. Students would attend Eakin Elementary, West End Middle School, and Hillsboro 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? No
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 approval with conditions and disapproval without all conditions as the request is consistent with policy and supports several critical planning goals.

## CONDITIONS

1. Uses within the SP shall be limited to up to 11 multifamily units.
2. Prior to the submittal of a final site plan, a mandatory referral for the abandonment of right-of-way of 13<sup>th</sup> Avenue South shall be approved by Metro Council. If a mandatory referral is not approved by Metro Council, any final site plans must be modified to remove proposed structures from the right-of-way and a reduction of units may be required before approval of the final site plan will be given.
3. Functional porches shall be provided for units fronting Sigler Street. Porches shall be a minimum of 6 feet in depth.
4. Required replacement trees to meet the requirements of the Chapter 17.24 - Landscaping, Buffering and Tree Replacement section of the zoning code shall be a minimum of 4 inches caliper or an appropriate replacement specified by the urban forester that is suitable for this site.
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. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association."
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (7-0), Consent Agenda

### **Resolution No. RS2016-271**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-068-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

## CONDITIONS

1. **Uses within the SP shall be limited to up to 11 multifamily units.**

2. Prior to the submittal of a final site plan, a mandatory referral for the abandonment of right-of-way of 13<sup>th</sup> Avenue South shall be approved by Metro Council. If a mandatory referral is not approved by Metro Council, any final site plans must be modified to remove proposed structures from the right-of-way and a reduction of units may be required before approval of the final site plan will be given.
3. Functional porches shall be provided for units fronting Sigler Street. Porches shall be a minimum of 6 feet in depth.
4. Required replacement trees to meet the requirements of the Chapter 17.24 - Landscaping, Buffering and Tree Replacement section of the zoning code shall be a minimum of 4 inches caliper or an appropriate replacement specified by the urban forester that is suitable for this site.
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. 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association."
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**15a. 2003P-019-006**

**MCKENNIE NEIGHBORHOOD MARKET (PUD CANCELLATION)**

Council District 05 (Scott Davis)

Staff Reviewer: Patrick Napier

A request for cancellation of a portion of a Planned Unit Development Overlay District for property located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, zoned CL (4.46 acres), requested by Gresham Smith & Partners, applicant; CK Spacemax Nashville, LLC, owner. (See associated case # 2016SP-069-001)

**Staff Recommendation: Cancel the PUD and approve the SP with conditions and disapprove without all conditions.**

**APPLICANT REQUEST**

**Preliminary SP to permit a mixture of commercial uses and self-service storage and PUD cancellation.**

**Cancel PUD**

A request for cancellation of a portion of the Planned Unit Development Overlay District located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, zoned Commercial Limited (CL) (4.46 acres).

**Zone Change**

A request to rezone from Commercial Limited (CL) to Specific Plan-Commercial (SP-C) zoning for property located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, within a Planned Unit Development, (4.46 acres), to permit a mixture of commercial uses and self-service storage.

**Existing Zoning**

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

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

## **Proposed Zoning**

Specific Plan-Commercial (SP-C) 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 commercial uses.

## **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 required sidewalk improvements on Gallatin Avenue fronting this parcel will provide direct connections to the surrounding sidewalk network. This connection will allow for access to public transportation as well as a safe path of travel for pedestrians. Gallatin Avenue is located on an existing MTA bus route which provides an alternative method of transportation.

## **EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Community Center (T4 CC) is intended to enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

## Consistent with Policy?

Yes. This request is consistent with policy as the intent of this policy is to create urban community centers which contain commercial and mixed uses. The proposed zoning of SP-C and associated PUD cancellation is consistent with the T4 Urban Community Center Policy. This policy is applied to areas where there is a concentration of land that is zoned, used, or intended to be used as commercial and mixed use, which is situated to serve an urban community and where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access such as an arterial-boulevard or collector-avenue.

This request achieves the policy's intent. The use of self-storage and commercial for the site is identified as appropriate uses within the policy guidelines. While the site has been previously developed the proposed structures will further the goals of the policy by adhering to the design principles for structures, connectivity, and parking.

## **PLAN DETAILS**

There is currently an empty commercial structure on this site which originally operated as a grocery store. This structure contains 39,690 square feet of floor area. The proposed use shown within the existing structure is for self-service storage. Elevations provided with the site plan indicate the existing structure will be renovated accommodate three stories of storage space. The improvements to the structure will result in a total of 120,000 square feet of self-service storage use. The proposed height of the self-service storage facility is 40 feet.

The proposed SP includes 15,300 square feet of new restaurant and retail space, which will address Gallatin Avenue. This will be a multi-tenant structure which provides entrances from the parking in the rear of the structure and entrances along Gallatin Avenue. The SP proposes a total of 130 parking spaces, the majority of which currently exist on site. This SP includes a new 8 foot wide sidewalk and a 10 foot wide grass planting strip along Gallatin Avenue. The site will be accessed by two existing driveways connecting to Gallatin Avenue.

Trees will be provided on site to comply with Metro Nashville's tree density requirements when final construction documents are submitted for review. The existing structure is well screened along Bailey Street to the rear, with a six foot wood fence and several dense mature trees providing a landscape buffer along the entire frontage of Bailey Street.

Conceptual building elevations have been provided within the SP. Final elevations will be reviewed with the submittal of the final site plan for consistency with submitted conceptual elevations.

## **ANALYSIS**

The site is located at 1216 Gallatin Avenue and currently consists of a single parcel, with a vacant structure which was previously developed and used for a grocery store. The plan proposes to subdivide the existing parcel into two lots. This site contains frontage on Gallatin Avenue and Bailey Street to the rear. The property is currently zoned CL with a PUD overlay which allows for various commercial uses.

The SP is consistent with the current T4 Urban Community Center and meets several critical planning goals. The policy states, mixed use, commercial, and institutional buildings are regularly spaced and are generally built to the back edge of the sidewalk with minimal spacing between buildings. The site plan shows the new structures will be built with 18 feet of the proposed sidewalk with the separation due to an additional planting strip behind the sidewalk.

The site plan provides a 10 foot wide outdoor patio area along the entire frontage of Gallatin Avenue which will appropriately address the public realm of the Gallatin Avenue corridor. The building form is consistent with the existing T4 Urban development pattern as the height and massing of the proposed structure provide an appropriate transition to the public realm along Gallatin Avenue. There are several low rise structures located to the north and south of the site as well as across Gallatin Avenue, therefore the proposed height of 24 for the restaurant and retail uses structures fronting Gallatin Avenue will be within an appropriate scale for the surrounding area.

This infill development will provide goods and services for the existing residents within the surrounding neighborhood and in doing so could capture vehicular trips that would otherwise increase traffic along Gallatin Avenue. The existing and required upgrades to the sidewalk network will also meet the goals of the policy for increased connectivity for pedestrian and bicycle oriented traffic.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

Fire Code issues will be addressed in the permit phase.

**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.
- 8.25' ROW dedication as described on the plan is to be recorded prior to the building permit approval by MPW.
- Submit copy of shared parking and off site dumpster and recycling container agreement to MPW prior to MPW sign off on the building permit.

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.
- If this site is subdivided as shown on the Preliminary SP plan, then a public sewer extension will be needed. (Southern lot line of Lot #2 falls short of terminal public manhole.) If so, please acquire approval of public sewer construction plans, before the Final SP can be approved.

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Add C/D Note to plans:
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' CMP.)

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved**

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 (820)	4.46	0.6 F	116,566 SF	7503	169	705

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
Retail (814)		-	15,300 SF	693	20	59

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
Warehousing (150)		-	120,000 SF	428	92	67

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-6,382	-57	-579

**STAFF RECOMMENDATION**

Staff recommends cancellation of the PUD and approval of the SP with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses in the SP shall be limited to self-service storage, restaurant and retail uses.
2. A minimum 8 foot wide sidewalk and 10 foot wide planting strip is required along Gallatin Avenue.
3. Final elevations consistent with conceptual elevations shall be submitted for review and approval with the final site plan submittal.
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 CL 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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions.
8. 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.

**Cancel the PUD. (6-0-1), Consent Agenda**

**Resolution No. RS2016-272**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2003P-019-006 **Cancels the PUD. (6-0-1)**”

**15b. 2016SP-069-001**

**1216 GALLATIN AVENUE SP**  
 Council District 05 (Scott Davis)  
 Staff Reviewer: Patrick Napier

A request to rezone from CL to SP-C zoning for property located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, within a Planned Unit Development, (4.46 acres), to permit a mixture of commercial uses and self-service storage, requested by Gresham Smith & Partners, applicant; CK Spacemax Nashville, LLC, owner. (See associated case # 2003P-019-006)

**Staff Recommendation: Cancel the PUD and approve the SP with conditions and disapprove without all conditions.**

**APPLICANT REQUEST**

**Preliminary SP to permit a mixture of commercial uses and self-service storage and PUD cancellation.**

**Cancel PUD**

A request for cancellation of a portion of the Planned Unit Development Overlay District located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, zoned Commercial Limited (CL) (4.46 acres).

**Zone Change**

A request to rezone from Commercial Limited (CL) to Specific Plan-Commercial (SP-C) zoning for property located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, within a Planned Unit Development, (4.46 acres), to permit a mixture of commercial uses and self-service storage.

### **Existing Zoning**

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

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

### **Proposed Zoning**

Specific Plan-Commercial (SP-C) 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 commercial uses.

### **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 required sidewalk improvements on Gallatin Avenue fronting this parcel will provide direct connections to the surrounding sidewalk network. This connection will allow for access to public transportation as well as a safe path of travel for pedestrians. Gallatin Avenue is located on an existing MTA bus route which provides an alternative method of transportation.

### **EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Community Center (T4 CC) is intended to enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

### Consistent with Policy?

Yes. This request is consistent with policy as the intent of this policy is to create urban community centers which contain commercial and mixed uses. The proposed zoning of SP-C and associated PUD cancellation is consistent with the T4 Urban Community Center Policy. This policy is applied to areas where there is a concentration of land that is zoned, used, or intended to be used as commercial and mixed use, which is situated to serve an urban community and where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access such as an arterial-boulevard or collector-avenue.

This request achieves the policy's intent. The use of self-storage and commercial for the site is identified as appropriate uses within the policy guidelines. While the site has been previously developed the proposed structures will further the goals of the policy by adhering to the design principles for structures, connectivity, and parking.

### **PLAN DETAILS**

There is currently an empty commercial structure on this site which originally operated as a grocery store. This structure contains 39,690 square feet of floor area. The proposed use shown within the existing structure is for self-service storage. Elevations provided with the site plan indicate the existing structure will be renovated accommodate three stories of storage space. The improvements to the structure will result in a total of 120,000 square feet of self-service storage use. The proposed height of the self-service storage facility is 40 feet.

The proposed SP includes 15,300 square feet of new restaurant and retail space, which will address Gallatin Avenue. This will be a multi-tenant structure which provides entrances from the parking in the rear of the structure and entrances along Gallatin Avenue. The SP proposes a total of 130 parking spaces, the majority of which currently exist on site. This SP includes a new 8 foot wide sidewalk and a 10 foot wide grass planting strip along Gallatin Avenue. The site will be accessed by two existing driveways connecting to Gallatin Avenue.

Trees will be provided on site to comply with Metro Nashville's tree density requirements when final construction documents are submitted for review. The existing structure is well screened along Bailey Street to the rear, with a six foot wood fence and several dense mature trees providing a landscape buffer along the entire frontage of Bailey Street.

Conceptual building elevations have been provided within the SP. Final elevations will be reviewed with the submittal of the final site plan for consistency with submitted conceptual elevations.

**ANALYSIS**

The site is located at 1216 Gallatin Avenue and currently consists of a single parcel, with a vacant structure which was previously developed and used for a grocery store. The plan proposes to subdivide the existing parcel into two lots. This site contains frontage on Gallatin Avenue and Bailey Street to the rear. The property is currently zoned CL with a PUD overlay which allows for various commercial uses.

The SP is consistent with the current T4 Urban Community Center and meets several critical planning goals. The policy states, mixed use, commercial, and institutional buildings are regularly spaced and are generally built to the back edge of the sidewalk with minimal spacing between buildings. The site plan shows the new structures will be built with 18 feet of the proposed sidewalk with the separation due to an additional planting strip behind the sidewalk. The site plan provides a 10 foot wide outdoor patio area along the entire frontage of Gallatin Avenue which will appropriately address the public realm of the Gallatin Avenue corridor. The building form is consistent with the existing T4 Urban development pattern as the height and massing of the proposed structure provide an appropriate transition to the public realm along Gallatin Avenue. There are several low rise structures located to the north and south of the site as well as across Gallatin Avenue, therefore the proposed height of 24 for the restaurant and retail uses structures fronting Gallatin Avenue will be within an appropriate scale for the surrounding area.

This infill development will provide goods and services for the existing residents within the surrounding neighborhood and in doing so could capture vehicular trips that would otherwise increase traffic along Gallatin Avenue. The existing and required upgrades to the sidewalk network will also meet the goals of the policy for increased connectivity for pedestrian and bicycle oriented traffic.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

Fire Code issues will be addressed in the permit phase.

**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.
- 8.25' ROW dedication as described on the plan is to be recorded prior to the building permit approval by MPW.
- Submit copy of shared parking and off site dumpster and recycling container agreement to MPW prior to MPW sign off on the building permit.

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.
- If this site is subdivided as shown on the Preliminary SP plan, then a public sewer extension will be needed. (Southern lot line of Lot #2 falls short of terminal public manhole.) If so, please acquire approval of public sewer construction plans, before the Final SP can be approved.

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Add C/D Note to plans:
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' CMP).)

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved**

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 (820)	4.46	0.6 F	116,566 SF	7503	169	705



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
Retail (814)		-	15,300 SF	693	20	59

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
Warehousing (150)		-	120,000 SF	428	92	67

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-6,382	-57	-579

**STAFF RECOMMENDATION**

Staff recommends cancellation of the PUD and approval of the SP with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses in the SP shall be limited to self-service storage, restaurant and retail uses.
2. A minimum 8 foot wide sidewalk and 10 foot wide planting strip is required along Gallatin Avenue.
3. Final elevations consistent with conceptual elevations shall be submitted for review and approval with the final site plan submittal.
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 CL 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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions.
8. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**Approve with conditions and disapprove without all conditions. (6-0-1), Consent Agenda  
Resolution No. RS2016-273**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-069-001 is **Approved with conditions and disapproved without all conditions. (6-0-1)**"

**CONDITIONS**

1. Uses in the SP shall be limited to self-service storage, restaurant and retail uses.
2. A minimum 8 foot wide sidewalk and 10 foot wide planting strip is required along Gallatin Avenue.
3. Final elevations consistent with conceptual elevations shall be submitted for review and approval with the final site plan submittal.
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 CL 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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions.
8. 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.

**16. 84-85P-002**

**BILTMORE PUD**

Council District 35 (Dave Rosenberg)

Staff Reviewer: Latisha Birkeland

Request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for properties located at McCrory Lane (unnumbered), Newsom Station Road (unnumbered), and 8101 McCrory, zoned RS40, RM2, RM6, MUL, and SCR, (1151.53 acres), to permit 441 single-family lots, 360 townhomes, 596 multi-family, 653,400 square feet of retail, restaurant, office, and hotel uses, where 441 single-family lots, 576 townhomes, 380 multi-family, and 852,500 square feet of retail, restaurant, office, and hotel uses were previously approved, requested by Ragan-Smith & Associates, applicant; JMJ Development, LLC, owner.

**Staff Recommendation: Defer indefinitely.**

**APPLICANT REQUEST**

**Revise a portion of a Planned Unit Development to permit residential and commercial uses.**

Revise Preliminary PUD

Request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for properties located at McCrory Lane (unnumbered), Newsom Station Road (unnumbered), and 8101 McCrory, zoned Single-Family Residential Districts (RS40), Multi-Family Residential Districts (RM2), Multi-Family Residential Districts (RM6), Mixed Use Limited (MUL), and Shopping Center Regional (SCR), (1151.53 acres), to permit 441 single-family lots, 360 townhomes, 596 multi-family, 653,400 square feet of retail, restaurant, office, and hotel uses, where 441 single-family lots, 576 townhomes, 380 multi-family, and 852,500 square feet of retail, restaurant, office, and hotel uses were previously approved.

**Existing Zoning**

Single-Family Residential Districts (RS40) requires a minimum 80,000 square foot lot and is intended for single-family dwellings at a density of .46 dwelling units per acre.

Multi-Family Residential Districts (RM2) is intended for single-family, duplex, and multi-family dwellings at a density of two dwelling units per acre.

Multi-Family Residential Districts (RM6) is intended for single-family, duplex, and multi-family dwellings at a density of six dwelling units per acre.

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

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

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

## **CRITICAL PLANNING GOALS**

N/A

## **PLAN DETAILS**

The subject site is located along the east and west side of McCrory Lane, south of I-40. The site is vacant and has some steep slopes and streams on the property.

The original PUD was approved in 1985 and has been revised numerous times over the years. The entire PUD includes lands on the north and south side of I-40. The site is approved for a variety of commercial uses, including retail, office, restaurant and hotel.

### Site Plan

The proposed plan is consistent with the PUD plan approved by the Planning Commission on July 26, 2007. The proposed revision to the preliminary plan will decrease the square footage of commercial uses from 852,500 sq. ft. to 653,400 sq. ft. The proposed revision the preliminary plan will make minor changes to the amount and location of residential units from 441 single-family lots, 576 townhomes, 380 multi-family units, to 441 single-family lots, 360 townhomes, and 596 multi-family units.

Phases A, C, F, H, I, J, K, L, M, N and O of the PUD are impacted by the proposed revision. Building placement has changed slightly in these sections.

### Changes in residential phases:

- Sections F, H-J were previously approved as retail, and are now proposed as multi-family.
- Section O was previously proposed as townhomes and is now proposed as single-family

### Changes in commercial phases:

- The hotel(s) previously approved in Section I and J have been moved to Section A. Total square feet /number of rooms is unchanged.
- The reduction in total office square feet is a result of the reduction of office in Section A.
- The reduction in total retail square feet is a result of retail moving from Sections A and F.

The proposed revision slightly changes some building orientation and parking layout due to the change in uses and location. This revision is consistent with the Council approved PUD plan in terms of uses, access points, and connectivity. Section E is still proposed as floodplain where no development will occur. The request for revisions is consistent with the approved realignment of McCrory Lane in 2007. Final PUD approval for each individual building site shall be required.

## **ANALYSIS**

The request is consistent with the overall concept of the Council approved plan. The proposed uses are consistent with the Council approved plan. Since the proposed revision is consistent with the overall concept of the Council approved PUD plan, then staff finds that the proposed changes to the previous plan for this site is a minor modification.

Section 17.40.120.F permits the Planning Commission to approve revisions under certain conditions:

F) Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:

- a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
- b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
- c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
- d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
- e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.

## **FIRE MARSHAL RECOMMENDATION**

N/A

## **STORMWATER RECOMMENDATION**

### **Returned for corrections**

- Show undisturbed buffers (per Metro GIS). Some buffers were not observed. For any streams that may be WWC, provide buffers or an approved stream determination showing the conveyances are not streams. Also, some streams within the vicinity appear to drain over a square mile.
- Provide a more detailed Water Quality Concept (shall be designed to meet LID). Also, areas of bypass is observed.

## **WATER SERVICES**

**N/A – Harpeth Valley Utility District**

## **HARPTH VALLEY UTILITY DISTRICT**

**Approved**

## **PUBLIC WORKS RECOMMENDATION**

**Approved**

## **TRAFFIC AND PARKING RECOMMENDATION**

### **Approved with conditions**

- Phase 1 of the development plan shall consist of no more than 400 units. With Phase 1, the Developer shall construct roadway improvements for McCrory Lane per the 2016 TIS recommendations and as listed below.
- Prior to any future Final PUD Plan approvals, Developer shall submit an updated PUD plan and an updated TIS with revised traffic recommendations.
- In the absence of a requested PUD amendment by Developer, Developer shall construct roadway improvements to the NB approach of McCrory Lane at I-40 to address the skewed alignment and also construct recommended roadway improvements per the 2016 TIS findings and recommendations.

#### **A. Phase 1 (Sections F & H-K)**

##### **1. McCrory Lane at Biltmore PUD Sections F and H-K Access**

- A southbound left-turn lane shall be installed on McCrory Lane at the entrance to Sections F and H-K. The left-turn lane should be installed prior to the completion of 100 apartment units in Sections F and H-K. The left turn lane should have a storage length of 125 feet with bay and departure tapers per AASHTO and MUTCD recommendations.
  - The access to Sections F and H-K should include two lanes, one for traffic entering the site and one for traffic exiting the site. The total width of the access should be a minimum of 24 feet.
  - Intersection sight distance per AASHTO recommendations should be confirmed for the access to Section L during the preparation, review, and approval of site plans and construction documents for this section.
- ##### **2. McCrory Lane at Interstate 40 Westbound Ramps**
- The developer shall submit a signal warrant analysis for the I-40WB off and on ramps/McCrory Lane intersection. If and when warranted, developer shall design and install traffic signal when approved by metro traffic engineer.
  - Based on the existing exit ramp geometry, some minor realignment may be necessary as part of a future traffic signal installation. The preparation of a traffic signal plan for this intersection should include a review of the existing ramp geometry and improvements to the layout or storage lengths, if needed.

#### **B. Phase 2 (Section L)**

- A northbound left turn lane shall be installed on McCrory Lane at the entrance to Section L. The left turn lane should be installed with the first phase of Section L development. The left turn lane should have a storage length of 125 feet with bay and departure tapers per AASHTO and MUTCD recommendations.
- The access to Section L should include two lanes, one for traffic entering the site and one for traffic exiting the site. The total width of the access should be a minimum of 24 feet.
- Intersection sight distance per AASHTO recommendations should be confirmed for the access to Section L during the preparation, review, and approval of site plans and construction documents for this section.

#### **C. Biltmore PUD 50% Full Build Out**

- The traffic recommendations and conditions for the Biltmore PUD at 50% build out should be implemented per the comprehensive Biltmore PUD traffic impact study (dated May 10, 2005) and the currently approved Biltmore PUD Ordinance (PUD # 84-85-P).

#### **D. Biltmore PUD 100% Full Build Out**

- The traffic recommendations and conditions for the Biltmore PUD at 100% build out should be implemented per the comprehensive Biltmore PUD traffic impact study (dated May 10, 2005) and the currently approved Biltmore PUD Ordinance (PUD # 84-85-P).

## **STAFF RECOMMENDATION**

Staff recommends indefinite deferral.

### **CONDITIONS (if approved)**

1. Comply with all conditions of Traffic and Parking, including improvements required by the 2016 TIS.
2. All conditions of BL2005-695 remain in effect and shall be completed with future phases.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
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. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
8. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Ms. Birkeland presented the staff recommendation of deferral to the September 22, 2016 Planning Commission meeting unless a recommendation of approval is received from Stormwater. If a recommendation of approval is received, staff recommends approval with conditions.

**Mr. Clifton left the meeting at 4:50 p.m.**

Brett Smith, 315 Woodland Street, spoke in favor of the application and noted that if approved today, it would allow them to go through and look at what Metro Storm Water wants on a phase-by-phase basis. A detailed flood study will have to be completed. To get The Core, TDEC, and the flood studies done on 1100 acres is very difficult at this phase. They are voluntarily waiving their vested rights.

Tom White, 315 Deaderick Street, spoke in favor of the application. There is not risk to Metro in moving this forward since they are waiving their vested rights.

Steve Mishu, Metro Storm Water, explained that he is not comfortable approving this plan as is. The plan does not show big enough buffers in some areas. This is not a typical site.

Emily Lamb, Legal, spoke to the vested rights issue noting that although the applicant may state they are waiving their rights, that is not enforceable.

### **Ms. Farr closed the Public Hearing.**

Councilmember Allen asked if there are changes the commission can make that will allow the application to move forward.

Mr. Sloan explained that his concern is with the Vested Rights Act. Staff can't approve this given the uncertainty that Metro Storm Water has.

Ms. Diaz spoke in favor of staff recommendation.

Ms. Blackshear explained that it would be inappropriate at this point to approve this and spoke in favor of staff recommendation due to the vested rights issue.

Mr. Tibbs spoke in favor of staff recommendation due to Metro Storm Water's uncertainty.

Mr. Adkins asked to hear Mr. White's comments on the waiver piece.

Mr. White stated that the owner can consent to waiving their vested rights. There is a specific section in the Vested Rights Act that allows that. The Vested Rights Act clearly supports what they are requesting.

Mr. Haynes expressed empathy with the applicant.

Mr. Mishu clarified that Metro Storm Water reviewed this as an 1100 acre project.

Ms. Farr asked the applicant if there is an interest in breaking the site up to take it part-by-part, area-by-area.

Mr. Smith noted that this needs to be looked at on a holistic level.

Ms. Farr inquired if there is an interim step that can be done to move them forward without having to do all of these studies.

Mr. Mishu explained that he wants to be completely transparent. This is not an approvable plan as is. With variances, maybe, but not as is.

Mr. White stated there is no reason to be talking about variances unless a variance is needed and that is unknown at this time. It makes no sense to worry about that right now.

Ms. Farr expressed agreement with Mr. White's reading on the consent versus requirement.

Ms. Blackshear explained that the commission would not put themselves in a good position by allowing them to consent.

Mr. Sloan clarified that the uncertainty with Metro Storm Water is significant enough that staff isn't comfortable moving forward until those issues are resolved.

Mr. Haynes noted he is not sure that Metro Storm Water is going to get comfortable until the applicant has gone through months of meetings with The Core and TDEC to have something to bring back to Mr. Mishu to review.

Mr. White explained that the councilmember does not want to go through the amendment process.

Ms. Farr expressed sympathy for the applicant.

**Ms. Blackshear moved and Mr. Tibbs seconded the motion to defer indefinitely. (4-3) Mr. Haynes, Mr. Adkins, and Ms. Farr voted against.**

**Resolution No. RS2016-274**

"BE IT RESOLVED by The Metropolitan Planning Commission that 84-85P-002 is **Deferred indefinitely. (4-3)**"

**17. 2016Z-099PR-001**

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

A request to rezone from SP-R to R6-A zoning for property located at 1235 Joseph Avenue, at the southeast corner of Douglas Avenue and Joseph Avenue, (0.19 acres), requested by James Endsley, applicant and owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from SP-R to R6-A.**

Zone Change

A request to rezone from Specific Plan-Residential (SP-R) to One and Two-Family Residential-Alternative (R6-A) zoning for property located at 1235 Joseph Avenue, at the southeast corner of Douglas Avenue and Joseph Avenue, (0.19 acres).

**Existing Zoning**

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

*This Specific Plan permits all uses that are permitted in the RS5 zoning district with the addition of detached accessory dwelling units (DADU). It would permit up to one unit with one DADU.*

**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. *R6 would permit a maximum of two units.*

**CRITICAL PLANNING GOALS**

- 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 R6-A would also enhance walkability along both streets through the orientation of buildings and enhancement of the pedestrian network.

**EAST NASHVILLE COMMUNITY PLAN**

T4 Neighborhood Evolving (T4 NE) is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing.

Consistent with Policy?

Yes. The proposed R6-A district is a zoning district that is supported by the T4 NE policy. The alternative designation requires shallow setbacks and alley access which is consistent with an urban consistent with the policy. Corner lots also provide for an opportunity to have a unit face each street.

**ANALYSIS**

The proposed zoning is an appropriate zoning for the Urban Neighborhood Evolving policy. The property is located on a corner which is an ideal location for additional housing. Douglas Avenue is a collector street and the lot is located within close proximity to Dickerson Pike which allows for future residents to walk to services and utilize existing transit.

**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: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.19		1 U	10	1	2

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)	0.19	7.26 D	2 U	20	2	3

\*Based on two-family lots

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

The proposed R6-A zoning district would not generate any additional students that what would typically be generated under the existing SP-R zoning district. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated March 2016.

**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? 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 approval of the proposed R6-A zoning district as it is consistent with the T4 NE land use policy. It also supports infill development, which is a critical planning goal.

**Approve. (7-0), Consent Agenda**

**Resolution No. RS2016-275**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-099PR-001 is **Approved. (7-0)**”

**18. 2016Z-101PR-001**

Council District 03 (Brenda Haywood)  
Staff Reviewer: Jason Swaggart

A request to rezone from R20 to MHP zoning for property located at Dickerson Pike (unnumbered), west of the terminus of Hillcrest Road, (14.12 acres), requested by Tune, Entrekin & White, PC, applicant; UMH TN Trailmont, LLC, owner.

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

**The Metropolitan Planning Commission deferred 2016Z-101PR-001 to the September 22, 2016, Planning Commission meeting. (7-0)**

**19. 2016S-171-001**

**GLEN ECHO SUBDIVISION RESUB OF LOT 26**  
Council District 25 (Russ Pulley)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 1732 Glen Echo Road, approximately 400 feet southwest of Glen Echo Place, zoned R10 (0.79 acres), requested by DBS & Associates Engineering, applicant; Alberta Martin, owner..

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

**The Metropolitan Planning Commission deferred 2016S-171-001 to the September 22, 2016, Planning Commission meeting. (7-0)**



## H: OTHER BUSINESS

20. Contract renewal for Mary Connelly and Singeh Saliki and new employee contract for Shawn Shepard

Approve. (7-0), Consent Agenda

**Resolution No. RS2016-276**

“BE IT RESOLVED by The Metropolitan Planning Commission that the contract renewal for Mary Connelly and Singeh Saliki and the new employee contract for Shawn Shepard are **Approved. (7-0)**”

21. Approve the Bellwood UDO Advisory Board Charter

Approve. (7-0), Consent Agenda

**Resolution No. RS2016-277**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Bellwood UDO Advisory Board Charter is **Approved. (7-0)**”

22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report
25. Accept the Director's Report and Approve Administrative Items

Approve. (7-0), Consent Agenda

**Resolution No. RS2016-278**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (7-0)**”

26. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**September 08, 2016**

MPC Meeting

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

**September 22, 2016**

MPC Meeting

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

**October 13, 2016**

MPC Meeting

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

**Location change for the following MPC meeting:**

**October 27, 2016**

MPC Meeting

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

## **J: ADJOURNMENT**

The meeting adjourned at 5:35 p.m.

---

Chairman

---

Secretary



**METROPOLITAN GOVERNMENT**  
**OF NASHVILLE AND DAVIDSON COUNTY**  
Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor

Date: September 8, 2016

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: J. Douglas Sloan III

Re: Executive Director's Report

---

The following items are provided for your information.

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

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

**B. Executive Office**

1. School outreach has now moved from planning and discussion into the classroom. We have done an informational presentation for Overton High School teachers and participated in Overton's annual academy showcase. Classroom presentations at Overton, Glenclyff, and McKissack have already been set for later this month, and we are working to fill teachers' requests for planner visits there and at Stratford. We've also donated surplus library materials to all four schools.
2. Lucy Kempf started her new position as the division manager for Land Development on September 6.

**C. Community Plans/Design Studio**

1. Community Plans has begun interviewing to fill our open Planner 1 positions.
2. Kathryn Withers will be attending the fall Tennessee American Planning Association Conference on September 21-23 and will sit on a panel with Parsons Brinkerhoff to discuss plans for the Northwest Corridor.

**Administrative Approved Items and**

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

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 08/30/2016**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '16</b>
Specific Plans	6	34
PUDs	1	9
UDOs	2	4
Subdivisions	8	112
Mandatory Referrals	10	109
<b>Grand Total</b>	<b>27</b>	<b>268</b>

**SPECIFIC PLANS (finals only): MPC Approval**

**Finding: Final site plan conforms to the approved development plan.**

<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
6/30/2016 10:23	8/16/2016 0:00	PLAPADMIN	2015SP-100-002	MUSIC CITY SELF STORAGE	A request for final site plan approval for property located at 506 Fesslers Lane, approximately 200 feet north of Elm Hill Pike, zoned SP-C (1.72 acres), to permit a multi-story self service storage facility, requested by Ragan-Smith & Associates, applicant; Music City Self Storage, LLC, owner.	19 (Freddie O'Connell)
3/30/2016 0:00	8/19/2016 0:00	PLAPADMIN	2015SP-107-002	4326 KENILWOOD DRIVE	A request for final site plan approval for property located at 4326 Kenilwood Drive, approximately 905 feet north of Sidco Drive, to permit a 88,800 square foot self-storage facility (1.03 acres), requested by Crunk Engineering, LLC, applicant; One Seven, LLC, owner.	16 (Mike Freeman)

12/2/2015 0:00	8/19/2016 0:00	PLRECAPP	2013SP-034- 003	COTTAGE PARK, PHASE 2 (FINAL)	A request for final site plan approval for a portion of the Cottage Park Specific Plan District on a portion of property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (4.19 acres), to permit 52 detached residential units, requested by Dale & Associates, applicant; D225, LLC, owner.	02 (DeCosta Hastings)
9/30/2015 0:00	8/22/2016 0:00	PLRECAPP	2014SP-080- 002	1219 and 1221 N. 5th Street (Final)	A request for final site plan approval for properties located at 1219 and 1221 N. 5th Street, at the southeast corner of Douglas Avenue and N. 5th Street, (0.42 acres), to permit up to seven dwelling units, requested by Dale & Associates, applicant; D218, LLC, owner.	05 (Scott Davis)
1/26/2016 0:00	8/25/2016 0:00	PLRECAPP	2015SP-037- 002	SOUTHGATE STATION (FINAL)	A request for final site plan approval for properties located at 512, 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the corner of Pillow Street and Southgate Avenue, (1.97 acres), to permit a multi-family residential development with up to 46 units, requested by Civil Site Design Group, PLLC, applicant; Southgate Partners, LLC, owners.	17 (Colby Sledge)
1/28/2016 0:00	8/30/2016 0:00	PLAPADMIN	2015SP-019- 002	121 LUCILE STREET (FINAL)	A request for final site plan approval for property located at 121 Lucile Street, approximately 440 feet east of Dickerson Pike, (1.42 acres), to permit up to 18 detached residential dwelling units, requested by Dale & Associates, applicant; D224, LLC.	05 (Scott Davis)

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

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

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)	
2/24/2016 0:00	8/24/2016 0:00	PLAPADMIN	2005UD-006- 018	3101 BELWOOD TOWNHOMES	A request for final site plan approval for property located at 3119 Belwood Street (unnumbered), approximately 250 feet west of the intersection of Belwood Street and 31st Avenue North, zoned RM20 (0.21 acres), requested by David McGowan, applicant; Jason Cloud property owner.	21 (Ed Kindall)

7/20/2016 11:07	8/24/2016 0:00	PLAPADMIN	2013UD-002- 006	MURFREESBORO PIKE UDO	A request for final site plan approval for property located at 3571 Murfreesboro Pike, at the northwest corner of Murfreesboro Road and Summercrest Boulevard, zoned CS (1.72 acres), to permit a restaurant, requested by Waffle House, Inc., applicant; LPP Mortgage, LTD., owner.	32 (Jacobia Dowell)
--------------------	-------------------	-----------	--------------------	--------------------------	--	---------------------

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

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)	
6/16/2016 10:26	8/19/2016 0:00	PLAPADMIN	47-86P-002	Cintas	A request for final site plan approval for a portion of the Nashville Business Center Planned Unit Development Overlay District for property located at 3400 Briley Park Blvd N, approximately 715 feet west of Brick Church Pike 4.94 acres, zoned IWD, to add 9,807 square feet to an existing building, requested by Barge Cauthen & Associates, applicant; Cintas Corporation No. 1, owner.	03 (Brenda Haywood)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
8/5/2016 10:08	8/16/2016 0:00	PLRECAPPR	2016M-039ES- 001	TROUSDALE DRIVE IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance on various properties along Trousdale Drive, (MWS Project # 17-SWC-050), requested by Metro Water Services, applicant; various property owners.	16 (Mike Freeman); 26 (Jeremy Elrod)

8/9/2016 10:54	8/17/2016 0:00	PLRECAPPR	2016M-040ES- 001	FLUFFO OFFICE BUILDING (REVISION #1)	A request for abandonment of approximately 95 linear feet of 12-inch Sewer Main, approximately 12 linear feet of 18-inch Sewer Main, approximately 235 linear feet of 24-inch Sewer Main, and acceptance of approximately 96 linear feet of 30-inch Public Sewer Main, approximately 176 linear feet of 24-inch Public Sewer Main, approximately 37 linear feet of 24-inch Public Sewer Main, and any associated easements on property located at 901 Woodland Street, (MWS Project # 15-SL-189), requested by Metro Water Services, applicant; MCGAVOCK PIKE PARTNERS, owner.	06 (Brett Withers)
8/10/2016 13:17	8/17/2016 0:00	PLRECAPPR	2016M-041ES- 001	CITY LIGHTS (REVISION #1)	A request for abandonment of approximately 410 linear feet of 3-inch Water Main, approximately 370 linear feet of 4-inch Water Main, and acceptance of approximately 780 linear feet of 8-inch Public Water Main and Fire Hydrant on property located at 20 Rutledge Street, (MWS Project # 16-WL-110), requested by Metro Water Services, applicant; Rutledge Development, LLC, owner.	19 (Freddie O'Connell)
8/3/2016 14:55	8/18/2016 0:00	PLRECAPPR	2016M-002SR- 001	BUCHANAN STREET RENAMING	A request to rename a portion of Buchanan Street to Delta Avenue, from terminus of Delta Avenue to 9th Avenue North, requested by Public Works, applicant; various owners.	21 (Ed Kindall)
8/3/2016 14:58	8/18/2016 0:00	PLRECAPPR	2016M-003SR- 001	GARFIELD STREET RENAMING	A request to rename a portion of Garfield Street to Buchanan Street, from Delta Avenue, across interstate, to 9th Avenue North, requested by Public Works, applicant; various owners.	19 (Freddie O'Connell); 21 (Ed Kindall)
8/8/2016 13:22	8/19/2016 0:00	PLRECAPPR	2016M-028EN- 001	SKY HOUSE AT 111 17TH AVE S AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of one (1) marquis sign at 17'-11" AFG (Above Finished Grade), encroaching approximately 4' into the public right-of-way on property located at 111 17th Avenue South, requested by Skyhouse Nashville, LLC, applicant and owner.	19 (Freddie O'Connell)
8/16/2016 13:01	8/23/2016 0:00	PLRECAPPR	2016M-042ES- 001	GREENFIELD AVENUE SIDEWALK IMPROVEMENTS	A request for drainage easements, temporary construction easements and Right-of-Way easements for Greenfield Avenue Sidewalk Improvements between Katherine Street and Golf Street (Project No. 2015-R-024), requested by Metro Public Works and Civic Engineering, applicants; various owners.	07 (Anthony Davis)

8/16/2016 13:06	8/23/2016 0:00	PLRECAPPR	2016M-043ES-001	18TH AVENUE SOUTH SIDEWALK IMPROVEMENTS	A request for Right-of-Way and temporary construction easements for 18th Avenue South Sidewalk Improvements between Blair Boulevard and Portland Avenue (Project No. 2015-R-002), requested by Metro Public Works and Civic Engineering, applicants; various owners.	18 (Burkley Allen)
8/22/2016 15:48	8/30/2016 0:00	PLRECAPPR	2016M-044ES-001	NEELY'S BEND ROAD AT CHEYENNE BOULEVARD INTERSECTION IMPROVEMENTS	A request to acquire temporary and permanent construction easements and Right-of-Way for Neely's Bend Road at Cheyenne Boulevard Intersection Improvements Project (Project No. 2016-R-22), requested by Collier Engineering Co, Inc., applicant; various owners.	09 (Bill Pridemore)
8/23/2016 14:22	8/30/2016 0:00	PLRECAPPR	2016M-045ES-001	EWING LANE CULVERT REPLACEMENT PROJECT	A request for a temporary construction easement and drainage easement for the Ewing Lane Culvert Replacement Project on property located at 404 and 410 Ewing Lane, between Brick Church Pike and dead end (Project No. 2016-R-036), requested by Metro Public Works, applicant; Glen Cruzen and Herbert L. and Victoria L. Wood, owners.	02 (DeCosta Hastings)

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

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

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

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/29/2016 8:49	8/16/2016 0:00	PLAPADMIN	2016S-158-001	EAST NASHVILLE - EAST HILL	A request for final plat approval to create two lots on property located at 936 Spain Avenue, approximately 980 feet northwest of Gallatin Pike, zoned R6 (0.38 acres), requested by Urban Properties, applicant and owner.	05 (Scott Davis)



4/11/2016 0:00	8/16/2016 0:00	PLAPADMIN	2016S-092-001	GRUBBS- FITZGERALD LOT LINE SHIFT	A request for final plat approval to shift lot lines between properties located at 7575 and 7571 Bidwell Road, approximately 2,870 feet south of Baxter Road (9.26 acres), zoned AR2a, requested by Northcutt and Associates, applicant; Karen Grubbs and John W. Fitzgerald, owner.	01 (Sharon W. Hurt)
7/13/2016 12:01	8/18/2016 0:00	PLAPADMIN	2016S-173-001	BURKITT VILLAGE PHASE 7	A request for final plat approval to create 26 lots on property located at Alva Lane (unnumbered), approximately 65 feet southeast of Janefield Way, zoned SP-R (5.26 acres), requested by Anderson Delk Epps & Associates, Inc., applicant; Kiddsroad, LLC, owner.	31 (Fabian Bedne)
7/13/2016 12:04	8/18/2016 0:00	PLAPADMIN	2016S-174-001	BURKITT VILLAGE PHASE 8	A request for final plat approval to create 32 lots on property located at 6887 Burkitt Road and Alva Lane (unnumbered), east of the terminus of Janefield Way, zoned SP-R (5.15 acres), requested by Anderson Delk Epps & Associates, Inc., applicant; Kiddsroad, LLC, owner.	31 (Fabian Bedne)
7/25/2016 10:29	8/22/2016 0:00	PLAPADMIN	2016S-187-001	THE LIGHTFOOT GRAHAM SUBDIVISION RESUB OF LOT 11	A request for final plat approval to shift lot lines for properties located at 2165 24th Avenue North and 2400 Hyde Street, at the southwest corner of McKinney Avenue and 24th Avenue North, zoned R6 (0.33 acres), requested by Galyon Northcutt Surveying, applicant; Pearl Properties, LLC and Lightfoot Graham Development, LLC, owners.	02 (DeCosta Hastings)
6/23/2016 12:26	8/24/2016 0:00	PLAPADMIN	2016S-156-001	JOHN HILL PROPERTY SUBDIVISION	A request for final plat approval to create two lots on property located at 7650 Sawyer Brown Road, approximately 100 feet southwest of Williamsport Court, zoned R20 (8.93 acres), requested by K & A Land Surveying, applicant; John Hill, owner.	22 (Sheri Weiner)
7/13/2016 15:45	8/25/2016 0:00	PLAPADMIN	2016S-175-001	COLONIAL HEIGHTS SUBDIVISION CONSOLIDATION OF LOT 16 AND PORTION OF LOT 17	A request for final plat approval to combine two lots on properties located at 1907 B and 1909 B Warfield Drive, approximately 125 feet northwest of Kimbark Drive, zoned R10 (0.44 acres), requested by Smith Land Surveying, LLC, applicant; Jeffrey Turpin and Mike Patrick, owners.	25 (Russ Pulley)

7/12/2016 9:30	8/25/2016 0:00	PLAPADMIN	2016S-009A- 001	BURLINGTON SUBDIVISION	A request to amend a side setback for property located at 406 Charlesgate Court, approximately 170 feet southwest of Charlesgate Place, zoned R20 (0.16 acres), requested by The Porch Company, applicant; James and Sue Reed, owners.	25 (Russ Pulley)
-------------------	-------------------	-----------	--------------------	---------------------------	--	------------------

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/18/16	Approved Extension	2012B-004-005	PATINA, PHASE 2
8/26/16	Approved New	2016B-024-001	BELLEVUE STATION, RESUB LOT 2
8/17/16	Approved Extension/Reduction	2014B-013-004	WOODBURY, PHASE 2
8/26/16	Approved Extension	2015B-024-002	LIV EAST, PHASE 1
8/22/16	Approved Extension	2015B-031-002	CAPITOL VIEW

### Schedule

- A. **Thursday, September 8, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, September 22, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, October 13, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, October 27, 2016** - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- E. **Saturday, November 5, 2016** – [MPC Annual Retreat](#); 9 am, 800 Second Ave. South, Metro Office Building, Development Services Center Conference Room
- F. **Thursday, November 10, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, November 17, 2016** - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- H. **Thursday, December 8, 2016**- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center