

Metropolitan Planning Commission



Staff Reports

September 22, 2016



Metro Planning Commission Meeting of 9/22/2016

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



SEE NEXT PAGE



NO SKETCH



Project No.	Text Amendment
	2016Z-019TX-001
Project Name	Telecommunication Facilities
Council Bill	BL2016-415
Council District	Countywide
School District	Countywide
Requested by	Planning Department
Staff Reviewer	Logan
Staff Recommendation	<i>Approve.</i>

TEXT AMENDMENT

A request to amend Metropolitan Code of Laws Chapters 17.04, 17.08, 17.16, and 17.40 pertaining to telecommunication facility uses and Section 6.26.350 to insert therein a reference to Chapter 17.16.

Growing Market Need for Connectivity and Broadband Infrastructure*

The dramatic increase in demand for broadband connectivity is driven by basic market dynamics: a fast growing number of users of broadband services is using multiple devices that require greater bandwidth for expanding video and data-intensive applications. Demand for connectivity is outpacing supply at increasing rates on a yearly basis. Studies estimate that with a projected annual growth rate of 80%, mobile data use by 2020 will outpace current network capabilities. Without intervention, the ensuing deterioration to existing network performance will result in service decline and higher costs.

Cities everywhere are grappling with the issue of how to optimize available resources and infrastructure assets to best support the exponential growth in demand for broadband connectivity. The National Broadband Plan, published by the FCC in 2010, refers to broadband as “the great infrastructure challenge of the 21st century” and provides a series of recommendations and thresholds for local broadband health. Furthermore, the National Broadband Opportunity Council (a collaboration across numerous government agencies) provides a guide for how government agencies can work together effectively to share data, improve processes and generally make broadband infrastructure investment less complicated. In 2015, Metro began working with experts in the public-private broadband space to create a strategic plan to ensure Nashville maintains a thriving technology-friendly community.

Deciphering the broadband infrastructure investment drivers and plans of private sector service providers is a difficult proposition. The communications technology market moves so rapidly that companies are in a constant state of reevaluating and shifting investment decisions. With mixed results, the public sector, at all levels, is grappling with the right mix of policy and practice to create an environment in which broadband thrives. For all of these reasons and more, cities must make the effort to shape their own broadband future.

Metro is in a competitively advantageous position to set a broadband course that will have a broad and positive impact among all stakeholders. Just as cities have constructed deliberate plans



Metro Planning Commission Meeting of 9/22/2016

for railroads, waterways and roadways, infrastructure planners and technologists must decisively lead the way with strategic broadband planning.

A mix of services from traditional broadband provider entities can combine to create seamless connectivity infrastructure for all types of technology needs. An environment that promotes broadband public/private partnerships, coupled with Metro inter-departmental and inter-agency collaboration, will create the right foundation for infrastructure that supports smart city technologies.

Federal Impetus for Change*

Over the last few years, the federal government (through the Federal Communications Commission) has issued new rules to guide cities in developing new ordinances and processes for working with private sector broadband service providers. Currently there are two key federal statutes that address municipal telecom approvals.

- 42 U.S.C. 322(c)7 addresses initial site placement & modifications;
- 47 U.S.C. 1455 (a) aka Section 6409(a) of the Middle Class Tax Relief & Job Creation Act of 2012, addresses modifications to existing sites only. FCC 6409(a) rules permit modifications of “small cells” and underlying support structures, not just cell towers. To be eligible for a Sec. 6409(a) modification, a facility must have been “approved” at least once.

Under the most recent FCC guidance for Section 6409(a), any “approved” wireless equipment may generally be modified if it honors safety codes, preserves city beautification standards and extends less than 10 feet up and six feet out. Importantly, if a local government does not grant or deny a covered 6409(a) application within 60 days, it is “deemed granted” by FCC rule.

Specifically, for sites in the public right of way, a service provider or infrastructure entity may automatically extend any “base station” (any utility pole, light pole, building, or other structure that currently hosts wireless equipment) 10 feet in height and six feet in width, provided that it also meets requirements articulated by Metro. Metro must now expect that any 10-foot-tall wireless facility that has already received approval or that is approved in the future may automatically become a 20-foot facility. For already-approved sites not in the public right of way, entities may seek up to a 20-foot or 10% increase, whichever is greater.

PROPOSED ZONING CODE AMENDMENTS

There are two existing telecommunications uses in the Zoning Code, Radio/TV/Satellite Tower and Telephone services, which are reviewed only when installed outside of the public right of way. The Zoning Code does not address installations of telecommunications equipment within the right of way. This ordinance creates standards for telecommunication facilities within the public right of way and creates the same review process for all telecommunication facilities, including Radio/TV/Satellite Tower and Telephone services.



Metro Planning Commission Meeting of 9/22/2016

For all telecommunications facilities, collocation is encouraged by including a requirement to use existing structures where possible, prior to constructing new ones. This is especially important within the public right of way, where additional structures could impede pedestrian movements.

This ordinance promotes the use of stealth or other aesthetic accommodations by:

- requiring otherwise visible equipment on a building to be integrated as an architectural feature,
- limiting the height of new structures, within and outside of the public right of way, and
- requiring design consistent with the design requirements of the Planning Department for telecommunication facilities within the public right of way.

This ordinance also protects the integrity and functionality of the public right of way by requiring new or relocated facilities to be located outside of the sidewalk.

ZONING ADMINISTRATOR RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval. This ordinance will provide comprehensive governance for all telecommunication facilities within and outside of the public right of way with respect to location standards, design and concealment elements, and siting requirements in order to maintain a balance of encouraging infrastructure expansion while maintaining aesthetic standards and pedestrian functionality.

* Information provided by CNX, consultants for the Information Technology Services (ITS) Department.

ORDINANCE NO. BL2016-415

An ordinance amending Metropolitan Code of Laws Chapters 17.04, 17.08, 17.16, and 17.40 pertaining to telecommunication facility uses and Section 6.26.350 to insert therein a reference to Chapter 17.16. (Proposal No. 2016Z-019TX-001).

WHEREAS, it is necessary and beneficial for the health, safety and welfare of the community to update the zoning regulations for development of telecommunications facilities in the Metropolitan Nashville and Davidson County area; and,

WHEREAS, it is important to accommodate the growing need and demand for telecommunications services while protecting the character of the Metropolitan Government and its neighborhoods; and,



Metro Planning Commission Meeting of 9/22/2016

WHEREAS, there is a need to establish standards for location, aesthetics and compatibility for small cell communication structures and uses, and to update the standards for other kinds of telecommunications facilities; and,

WHEREAS, it is necessary to encourage the location and co-location of equipment on existing structures in order to reduce the need for new towers, thereby, minimizing visual clutter, public safety impacts, and effects upon the natural environment and wildlife as well as to encourage concealed technologies and the use of public lands, buildings, and structures as locations for telecommunications facilities; and,

WHEREAS, there is a need to encourage the availability of affordable, high-speed internet and cellular telephone access for businesses and residents, acknowledging that a growing number of businesses are conducted in whole or in part from homes and/or on-the-go, that increasingly education incorporates on-line learning necessitating good home internet connections for students and faculty, and that government participation and emergency services to the general public are enhanced by fast and reliable cellular and home internet connectivity; and,

WHEREAS it is important to encourage coordination between suppliers and providers of telecommunications services to maximize use of existing facilities and structures; and,

WHEREAS, establishing predictable and balanced regulations within the authority reserved for local land use determination is in the interest of citizens the area of the Metropolitan Government of Nashville and Davidson County; and,

WHEREAS, there have been recent changes to the mandates of the Telecommunications Act of 1996, the Middle Class Tax Relief and Job Creation Act of 2012, and other applicable federal and state laws limiting local discretion to regulate location of personal wireless service facilities (PWSF); and,

WHEREAS, a mechanism for the zoning and permitting of small cell telecommunications uses and an update of existing zoning provisions for other kinds of telecommunications uses is in the best interest of the citizens of Metropolitan Nashville and Davidson County.

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

Section 1. That Metropolitan Code of Laws Section 17.04.060, Definitions of general terms, is hereby amended by adding the following definitions:

“Alternative Structure” means a structure that is not primarily constructed for the purpose of holding antennas but on which one or more antennas may be mounted, including but not limited to buildings, water tanks, pole signs, billboards, church steeples, and electric power transmission towers

“Antenna” means any apparatus designed for the transmitting and/or receiving of electromagnetic waves, including telephonic, radio or television communications. Types



Metro Planning Commission Meeting of 9/22/2016

of elements include omni-directional (whip) antennas, sectionalized or sectorized (panel) antennas, multi or single bay (FM & TV), yagi, or parabolic (dish) antennas

“Base Station” means equipment and non-tower supporting structure at a fixed location that enable wireless telecommunications between user equipment and a communications network. Examples include transmission equipment mounted on a rooftop, water tank, silo or other above ground structure other than a tower. The term does not encompass a tower as defined herein or any equipment associated with a tower. "Base Station" includes, but is not limited to:

equipment associated with wireless telecommunications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul;

radio transceivers, antennas, coaxial or fiber optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks);

any structure other than a tower that, at the time the application is filed under this Section, supports or houses equipment described in this definition that has been reviewed and approved under the applicable zoning or siting process, or under another Metro regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

"Base station" does not include any structure that, at the time the application is filed under this Section, does not support or house wireless communication equipment.

“Breakpoint Technology” means the engineering design of a monopole, or any applicable support structure, wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent (5%) more susceptible to failure than any other point along the monopole so that in the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole

“Co-location” means the mounting or installation of transmission equipment on an eligible support structure for the purposes of transmitting and/or receiving radio frequency signals for communications purposes so that installation of a new support structure will not be required, including an eligible facilities request or a qualified co-location request.

"Cellular on Wheels (COW)" means a temporary PWSF placed on property to provide short term, high volume telecommunications services to a specific location and which can be easily removed from the property.

“Distributed Antenna System (DAS)” means a system consisting of: (1) a number of remote communications nodes deployed throughout the desired coverage area, each including at least one antenna for transmission and reception; (2) a high capacity signal



Metro Planning Commission Meeting of 9/22/2016

transport medium (typically fiber optic cable) connecting each node to a central communications hub site; and (3) radio transceivers located at the hub site (rather than at each individual node as is the case for small cells) to process or control the communications signals transmitted and received through the antennas.

“Eligible Facilities Request” means any request for modification of an existing tower or base station involving co location of new transmission equipment; removal of transmission equipment; or replacement of transmission equipment that does not Substantially Change the physical dimensions of such tower or base station.

“Eligible support structure” means any tower or base station existing at the time the application is filed with Metro.

“Personal Wireless Service Facility (PWSF)” means any staffed or unstaffed location for the transmission and/or reception of radio frequency signals or other personal wireless communications, including commercial mobile services, unlicensed wireless services, wireless broadband services, and common carrier wireless exchange access services as defined in the Telecommunications Act of 1996, and usually consisting of an antenna or group of antennas, transmission cables, feed lines, equipment cabinets or shelters, and may include a tower. Facilities may include new, replacement, or existing towers, replacement towers, co location on existing towers, base station attached concealed and non-concealed antenna, dual purpose facilities, concealed towers, and non-concealed towers (monopoles, lattice and guyed), so long as those facilities are used in the provision of personal wireless services as that term is defined in the Telecommunications Act.

“Qualified Co-location Request” means co-location of PWSF on a tower or base station that creates a Substantial Change in the facility but is entitled to processing within 90 days under 47 U.S.C. §332(c)(7).

“Small Cell Facility” means a wireless service facility that meets both of the following qualifications:

1. Each antenna is located inside an enclosure of no more than three (3) cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of no more than three (3) cubic feet; and
2. Primary equipment enclosures are no larger than seventeen (17) cubic feet in volume. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: Electric meter, concealment, telecommunications demarcation box, ground-based enclosures, back-up power systems, grounding equipment, power transfer switch, and cut-off switch.

“Small Cell Network” means a collection of interrelated small cell facilities designed to deliver wireless service.



Metro Planning Commission Meeting of 9/22/2016

“Substantial Change” means a modification or co-location constitutes a "substantial change" of an eligible support structure if it meets any of the following criteria:

1. A telecommunications facility co-location on an existing antenna-supporting structure within a public right of way increases the overall height of the antenna-supporting structure, antenna and/or antenna array more than 10% or 10 feet, whichever is greater.
2. A telecommunications facilities co-location for towers not in a public right of way protrudes from the antenna supporting structure more than 10% or 20 feet whichever is greater or the width of the structure at the elevation of the co-location, and for towers within a public right of way, protrudes from the antenna supporting structure more than 6 feet.
3. A telecommunications facility co-location on an existing antenna-supporting structure fails to meet current building code requirements (including windloading).
4. A telecommunications facility co-location adds more than 4 additional equipment cabinets or 1 additional equipment shelter.
5. A telecommunications facility co-location requires excavation outside of existing leased or owned parcel or existing easements.
6. A telecommunications facility co-location defeats any existing concealment elements of the antenna supporting structure.
7. A telecommunications facility co-location fails to comply with all conditions associated with the prior approval of the antenna-supporting structure except for modification of parameters as permitted in this section.

“Support Structure” means anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground.

“Telecommunications Facility” means one or more antenna, tower, base station, mechanical and/or electronic equipment, conduit, cable, and associated structures, enclosures, assemblages, devices and supporting elements that generate or transmit nonionizing electromagnetic radiation or light operating to produce a signal used for communication that is proposed by an entity other than the Metropolitan Government, including but not limited to radio/tv/satellite and broadcast towers, telephone service, including new microwave or cellular towers, PWSF, DAS, small cell facilities and COW's.

“Tower” means any support structure built for the primary purpose of supporting any antennas and associated facilities for commercial, private, broadcast, microwave, public, public safety, licensed or unlicensed, and/or fixed or wireless services. A tower may be concealed or non-concealed. Non-concealed towers include:

Guyed - A style of tower consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.



Metro Planning Commission Meeting of 9/22/2016

Lattice - A self-supporting tapered style of tower that consists of vertical and horizontal supports with multiple legs and cross bracing, and metal crossed strips or bars to support antennas.

Monopole - A style of freestanding tower consisting of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of tower is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof. All feed lines shall be installed within the shaft of the structure.

Support Structure means anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground, including but not limited to all existing utility poles and existing buildings.

“Transmission Equipment” means equipment that facilitates transmission of communication service (whether commercial, private, broadcast, microwave, public, public safety, licensed or unlicensed, fixed or wireless), including but not limited to radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply.

Section 2. That Metropolitan Code of Laws Section 17.08.030, District Land Use Tables, is hereby amended by deleting Radio/TV/Satellite Tower and Telephone services and adding “Telecommunication Facility” under “Communication Uses” as a use permitted with conditions (PC) under all zoning districts.

Section 3. That Metropolitan Code of Laws Section 17.16.080, Communication uses, is hereby amended by deleting subsections B and C, renumbering subsection D as B and adding a new subsection “C. Telecommunications Facility” to read as follows:

C. Telecommunications Facility

1. Application requirements. An applicant for a telecommunications facility, including co-locating on an eligible support structure or adding transmission equipment to an alternative structure shall provide the codes department and the Historic Zoning Commission, for applications within Historic Overlays and/or public rights of way abutting a Historic Overlay, with the following information at the time of application for the final site plan or building permit:
 - a. A schematic site plan, including schematic landscape plan, and an elevation view of the type of facility to be placed on the site. The site plan shall depict where the facility is to be located on the site and where additional co-located communication equipment, shelters or vaults will be or can be placed.
 - b. If the application is not for co-location, a statement justifying why co-location is not possible. Such statement shall include:
 - (i) Such structure and technical information and other justifications as are necessary to document the reasons why co-location is not possible; and



Metro Planning Commission Meeting of 9/22/2016

- (ii) The applicant shall provide a list of all eligible support structures and alternative structures considered as alternatives to the proposed location. The applicant shall provide a written explanation why the alternatives considered were impossible due to technical or physical alternatives.
- c. Identification of the intended user(s) of the facility.
 - d. The applicant shall demonstrate that through location, construction, or camouflage, the proposed facility or network of facilities will have minimum visual impact upon the appearance of adjacent properties and the views and vistas from adjacent residential neighborhoods and pedestrian environment, while retaining viable opportunities for future co-location.
 - e. Documentation of the number of other users that can be accommodated within the design parameters of the telecommunications facility as proposed.
 - f. A statement indicating the owner's commitment to allow feasible shared use of the facility within its design capacity for co-location.
 - g. The proposed site plan and design plans meet or exceed all applicable standards, including without limitation those of the Federal Communications Commission (FCC), American National Standards Institute (ANSI), and Institute of Electrical and Electronics Engineers (IEEE) standards for power density levels and structural integrity, American Concrete Institute (ACI), American Standards Testing and Materials Institute (ASTM), the National Electrical Code, and the American Steel Institute. The telecommunications facility must comply with building codes and other federal, state, and local regulations, Applicant must also comply with Section 106 of the National Historic Preservation Act of 1966.
2. Co-location Requirements. Co-location or location on existing alternative structures is required where possible. Applicants for a new Telecommunications Facility must explore all co-location opportunities and opportunities to locate their transmission equipment on existing alternative structures. Applicant shall utilize eligible support structures first and then alternative structures. If colocation or location on an alternative structure is not possible, Applicant must show a gap in coverage and present a business case, excluding cost, to justify the need for placement of a new support structure.
 3. Removal of Abandoned Telecommunication Facilities: Any telecommunication facility permitted under this chapter that is not operated as a personal communication system carrier application for a continuous period of twelve months shall be considered abandoned and the owner of such telecommunication facility shall notify the Codes Department of the abandonment and remove same within ninety days. Failure to do so shall be deemed to be a violation of these regulations. The owner of the antenna or tower may appeal the decision of the department of codes administration to the board of zoning appeals, but at such hearing shall be required to show just cause why the antenna or tower should not be considered abandoned and subject to removal.
 4. Telecommunication facilities outside of the public right-of-way.



Metro Planning Commission Meeting of 9/22/2016

- a. Landscape Requirements: Along all residential zone districts and districts permitting residential use, screening in the form of Landscape Buffer Yard Standard A shall be applied.
 - (i) The following plants are prohibited from being used in any district, to buffer a telecommunications facility, including a new microwave or cellular tower due to problems with hardiness, maintenance, or nuisance: Kudzu Vine, Purple Loosestrife, Japanese Honeysuckle, Shrub Honeysuckle, Autumn Olive, Common Privet, Tree of Heaven, Lespedeza, Garlic Mustard, Paulownia, Multiflora Rose, Siberian Elm, Silver Poplar, Mimosa, Mulberry and Silver Maple.
 - (ii) The maintenance standards set forth in Section 17.24.080 shall be applicable to all required landscaping.
- b. New support structures or substantial changes to eligible support structures 150' and greater, shall be designed to accommodate a minimum of three PWSF providers. This number shall be inclusive of any emergency management communication systems.
- c. A permit for a COW is limited to 30 days.
- d. Additional provisions for Substantial Changes to Eligible Support Structures or Placement of New Telecommunications Equipment on Alternative Structures.
 - (i) New telecommunications equipment placements on alternative structures shall be placed so that they will not be visible from a pedestrian viewpoint within any abutting public right of way, excluding alleys, even after any eligible facilities request. Once said alternative structure is approved and becomes an eligible support structure, any subsequent modifications must meet established design guidelines. The maximum height of a tower shall be determined by the height control provisions of Chapter 17.12.
 - (ii) Communication equipment or any new structure that is integrated as an architectural feature of a structure so that the purpose of the facility for providing wireless services is not readily apparent to a casual observer or which is concealed within a building or structure so that it is architecturally indiscernible may be permitted in all zoning districts subject to building permit procedures and standards. Architecturally indiscernible shall mean that the addition or feature containing the antenna is architecturally harmonious in such aspects including but not limited to material, height, bulk, scale and design with the building or structure to which it is to be a part.
- e. Additional provisions for towers.
 - (i). Setbacks. A tower shall be set back from all property lines on which the tower is located by the distance equal to the height of the lowest engineered break point on the proposed structure or the height of the tower.
 - (ii) Lights. No lights shall be permitted on a tower except such lighting that is required by state or federal law.
 - (iii) Height. The maximum height of a tower shall be determined by the height control provisions of Chapter 17.12. Guy wire anchors, if used, shall be set back a minimum of five feet from all property lines.
 - (iv) Final Site Plans: Final site plans for a tower shall be accompanied by a certification from a qualified structural engineer that the tower has sufficient



Metro Planning Commission Meeting of 9/22/2016

structural integrity and equipment space to accommodate multiple users shall be required at the time of applying for a building permit.

- (v) Notification. Prior to the issuance of a zoning permit, and immediately after receiving an application for a new tower, the zoning administrator shall notify the district councilmember that an application for a new tower has been submitted. Such notification shall only be required when a tower is proposed within a residential district, a district permitting residential uses (excluding the MUI, MUI-A, ORI, ORI-A, CF, DTC, and SCR districts), or within one thousand feet of the zoning boundary line of a residential district or a district permitting residential uses. Such notification shall also be required when a telecommunications facility is within a Historic Overlay District or right of way abutting a Historic Overlay District. Within thirty days from the date on which the tower application was filed, the district councilmember may hold a community meeting on the proposed tower. If a meeting is held, the applicant shall attend and provide information about the tower's safety, technical necessity, visual aspects, and alternative tower sites and designs considered.
- (vi) When an application to construct a new tower is received, the Department of Codes Administration shall consult with the district councilmember, and the councilmember may request that the applicant accommodate tornado sirens and their associated equipment to further the public interest, as well as equipment needed for First Net. The councilmember's request shall be submitted in writing to the applicant within fifteen business days from the date the application was submitted to the Department of Codes Administration, and the request shall be accompanied by a written statement from the Mayor's Office of Emergency Management that a siren is needed in the area where the tower is to be located and that the proposed tower site is suitable for a siren. The applicant shall make good faith efforts to comply with this request, provided that if such use materially increases the cost of the tower, requires utilization of land otherwise reserved for additional wireless carriers on the tower, or would otherwise delay the permitting of the proposed tower, the applicant shall not be required to consider such request. Because tornado sirens require additional tower space and have varying design qualities, applicants will be allowed a fifty percent increase in height over the otherwise applicable height limitation and will not be required to utilize camouflaged designs, but shall comply with all applicable landscaping standards set forth in this section. This subsection applies to tornado sirens only and is not applicable for other public safety tower uses.

5. Telecommunication facilities within public rights-of-way.

- a. Support structures and above-ground transmission equipment are prohibited within the sidewalk, but may be located within a grass strip or frontage zone. For substantial changes to eligible support structures or for new telecommunications use of an alternative structure, the eligible support structure or alternative structure shall be relocated outside of the sidewalk and all above-ground utilities consolidated with the permit application.



Metro Planning Commission Meeting of 9/22/2016

- b. No new telecommunication facility support structure may be erected in the public right-of-way within 750' of an existing telecommunication support structure.
 - c. New telecommunication facilities or relocated telecommunication facilities due to a substantial change shall place all transmission equipment underground to the extent possible consistent with departmental regulations. To the extent transmission equipment cannot be placed underground, business justification, excluding cost, for this must be provided.
 - d. New telecommunication facility support structures may not be erected to a height greater than the height surrounding utility poles or street lights, whichever is greater. If no utility poles are present, the support structure shall be built to a maximum height of 30'. All new proposed structures within the ROW shall be designed for a minimum of two PWSF providers.
 - e. A permit for a COW is limited to 5 days.
 - f. Telecommunication facilities shall be constructed consistent with the design requirements of the Planning Department, and, where applicable, the Historic Zoning Commission. The requirements in this section shall be in addition to those required by Chapter 6.26 of the Metropolitan Code.
6. Recommendations and other actions from departments of the metropolitan government. Prior to the consideration of a variance for or issuance of a permit for a telecommunication facility, the following departments of the metropolitan government shall submit recommendations or approvals to the Zoning Administrator that describe compliance with all applicable design guidelines or other regulations:
- a. Metropolitan Development and Housing Agency (MDHA) shall provide a recommendation within a redevelopment district and/or public rights of way abutting a redevelopment district,
 - b. Metro Historic Zoning Commission shall provide a preservation permit within a historic overlay and/or public rights of way abutting a historic overlay,
 - c. Planning Commission shall provide a recommendation for property within the downtown code, a planned unit development, urban design overlay, institutional overlay, specific plan, contextual overlay, or neighborhood landmark district.
 - e. The Department of Information Technology Services shall provide a recommendation on all permits.

Section 4. That Metropolitan Code of Laws Section 17.16.180, Communication uses, is hereby amended by deleting subsections A and B.

Section 5. That Metropolitan Code of Laws Section 17.40.520, Applicability, is hereby amended by deleting and replacing with the following:

An application for a zoning permit must be filed with the zoning administrator prior to any person or entity commencing any construction or alteration of a structure, initiating a change in the use of the property or for a telecommunication facility, including co-location. No building permit shall be issued except upon presentation of a valid zoning permit.



Metro Planning Commission Meeting of 9/22/2016

Section 6. That Metropolitan Code of Laws Section 17.40.750, Fees established by the zoning administrator, is hereby amended by renumbering the existing paragraph as subsection A and adding the following Subsection B:

B. Telecommunications Facility.

1. In addition to the fee schedule in subsection A. of this section, Metro may require, in its sole discretion, a supplemental review by the Director of the Information Technology Services (ITS) Department or his designee, including an approved consultant, for any application for a telecommunication facility where new placement of telecommunications equipment on an alternative structure or new vertical support structures are sought or the complexity of the analysis requires technical expertise, and/or shall require the same for any request for a variance to Section 17.16.080.C., and all the costs of such review shall be borne by the applicant.
2. Based on the results of the supplemental review, the Zoning Administrator may require changes to or supplementation of the applicant's submittal(s).
3. The supplemental review may address any or all of the following:
 - a. The accuracy and completeness of the application and any accompanying documentation, including the impossibility of co-locating and whether there is a reduction in service that requires an additional telecommunication facility.
 - b. The applicability of analysis techniques and methodologies.
 - c. The validity of conclusions reached.
 - d. Whether the proposed telecommunications facility complies with the applicable approval criteria and standards of the Zoning Code and other applicable law.

Section 7. That Metropolitan Code of Laws Section 17.40.340, Limits to jurisdiction, is hereby amended by adding the following subsection C:

- C. The board shall not grant variances within the following sections, tables, zoning districts, or overlay districts without first considering a supplemental review by the Planning Commission and the Director of the Information Technology Services (ITS) Department or his designee, including an approved consultant.
- Sections/Tables
Section 17.16.080.C (Telecommunication facility)

Section 8. That Section 6.26.350 of the Metropolitan Code of Laws is hereby amended by deleting the period following the word “applicable” and inserting the following at the end of that section:

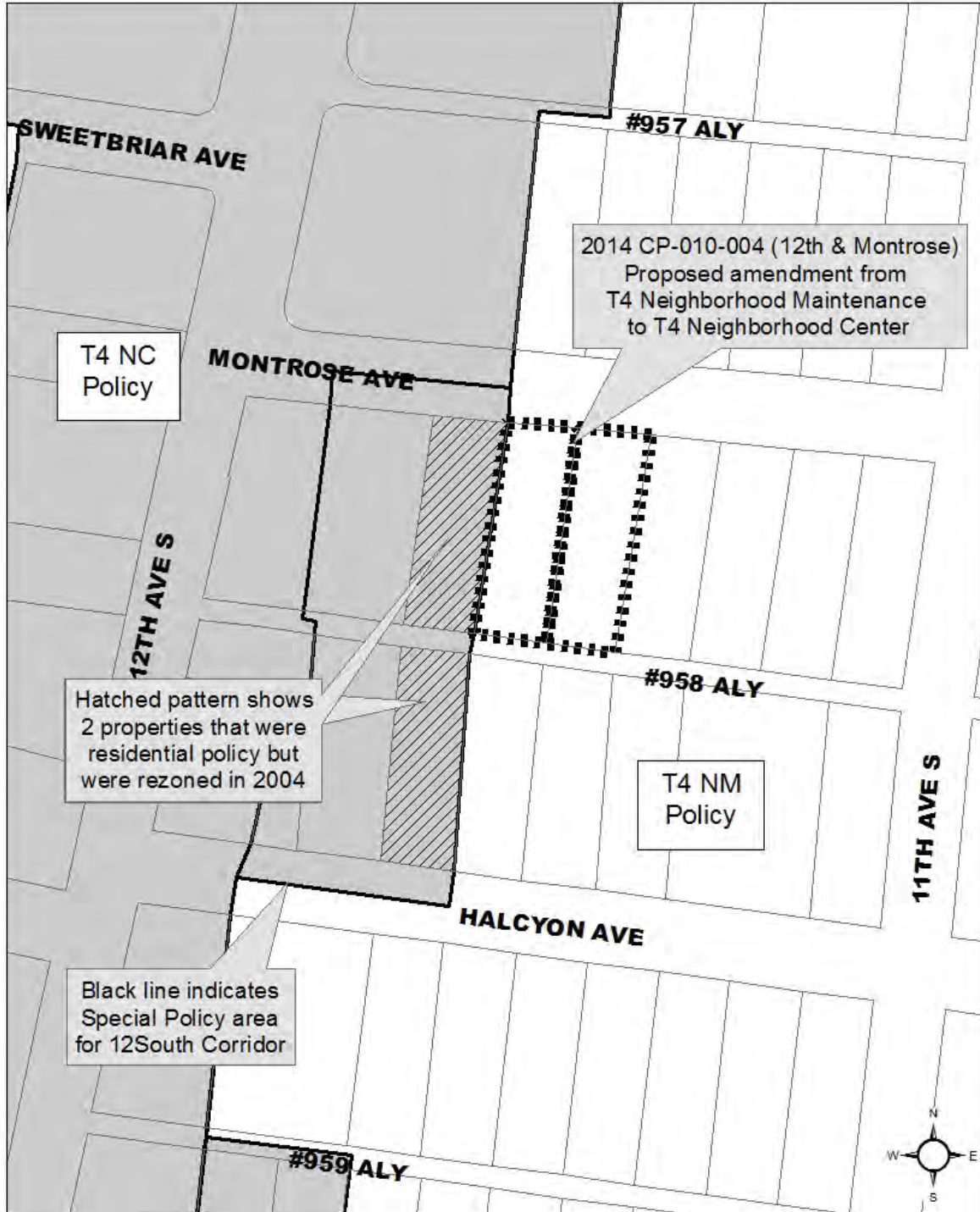
, including but not limited to the provisions of the Zoning Code codified in Title 17 hereof, especially Chapter 17.16 and Section .080 thereof.

Section 9. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Freddie O'Connell



Metro Planning Commission Meeting of 9/22/2016



2014CP-010-004
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
Map 118-01, Parcel(s) 130-131
10, Green Hills - Midtown
17 (Colby Sledge)



Project No. Major Plan Amendment 2014CP-010-004
Project Name Green Hills-Midtown Community Plan: 2005 Update – 1109 and 1111 Montrose Avenue
Associated Case 2014SP-083-001
Council District 17 – Sledge
School District 8 – Pierce
Requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner.

Deferral This request was deferred at the January 8, 2015, January 22, 2015, February 12, 2015, and September 8, 2016 Planning Commission meetings. No public hearing was held.

Staff Reviewer McCaig
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Change the policy from Urban Neighborhood Maintenance (residential) to Urban Neighborhood Center (mixture of uses at a neighborhood-scale).

Major Plan Amendment

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from Urban Neighborhood Maintenance policy to Urban Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 acres).

GREEN HILLS-MIDTOWN COMMUNITY PLAN

Current Policy

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

Proposed Policy

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



Metro Planning Commission Meeting of 9/22/2016

BACKGROUND

The properties at 1109 and 1111 Montrose Avenue have been residentially zoned for decades and currently contain two single-family houses. The property owners would like to continue their development (along 12th Avenue South) on these two parcels. With the accompanying zone change request, the owners propose keeping the two single-family structures and using them for offices in the future as well as adding parking to the site.

The Green-Hills Midtown Community Plan was last updated in 2015 as part of NashvilleNext. The update also carried forward the 12th Avenue South Corridor Detailed Neighborhood Design Plan, created in 2008. The overarching goal of the design plan is to maintain the corridor as a livable and walkable community by providing a well-balanced mix of housing, neighborhood-scaled businesses, real transportation options, easily accessible open spaces, employment and social services, and civic and cultural opportunities. As one moves off the 12th Avenue corridor, the design plan highlights the importance of preserving the existing housing stock and single-family residential character of the immediately adjacent residential area. The design plan accommodates additional housing types by allowing them along the corridor itself. This approach provides additional housing choices but also helps to preserve the existing single-family housing.

COMMUNITY PARTICIPATION

A community meeting was held on December 4, 2014, to discuss the plan amendment request and associated rezoning. Approximately 55 people attended the meeting, along with the applicants, and the area councilmember at that time. Several attendees voiced concerns and left written comments regarding this proposal. Attendees were mainly concerned that the proposed amendment and rezoning, if approved, would:

- allow commercial to intrude into the adjacent residentially-zoned single-family neighborhood;
- set a precedent for other businesses to expand into residential areas in other locations along the 12th Avenue South corridor;
- continue growth of the center, increases the volume of businesses into the residential area, and has implications for pushing the center's scale beyond that of just serving the immediate neighborhood;
- increase the depth of non-residential uses to approximately 4 parcels from 12th Avenue South, taking up more than half of the block; and
- result in the loss of residential zoning and single-family homes for residents in a desirable area to live.

Some attendees thought that the proposed development was acceptable, but still remained concerned about the precedent it would set for future commercial encroachment into the adjacent residential area and the implications for increasing the center's scale beyond that of serving the neighborhood.

In December 2014, public hearing notices were mailed out to property owners within 1,300 feet prior to the MPC public hearing. Local neighborhood associations were also notified of both the community meeting and the public hearing. Copies of the notices were also placed on the Planning Department website.



Metro Planning Commission Meeting of 9/22/2016

On February 12, 2015, the item was deferred indefinitely. Since that time, a new councilmember was elected for the district. The applicant has continued to work with the neighborhood and councilmember on ideas for the plan amendment request and associated rezoning.

ANALYSIS

While the proposed request may seem minimal and innocuous, there are factors that cause concern. To the east, north, and south is an established single-family residential area. Additional housing is in great demand in the 12South area, and the neighborhood is extremely concerned about losing the existing single-family housing stock over time.

On September 23, 2004, the property owners requested a zone change (for the adjacent properties to the west) from Commercial Services (CS) to Mixed Use Limited (MUL). This request included two adjacent residential properties. At that time, Planning staff voiced concerns about rezoning the two residential properties to mixed use. One of the two properties is adjacent to the present rezoning request, and the other property is to the south. In 2004, staff recommended not to rezone the two residential properties. However, the Commission approved the rezoning at that time, including the two residential properties.

Since 2004, more detailed planning has taken place in the 12South area. The properties remained in residential policy with the community plan update in 2005. In 2008, more detailed planning work took place in the 12South area, and, again, the properties were included in the policy for the established residential area. Today, the two properties involved in the current plan amendment and rezoning request, remain in residential policy in NashvilleNext. These two properties and their houses are part of the single-family residential fabric along Montrose Avenue. The 12South area continues to be a desirable location with growth and development pressures.

The 12th Avenue South corridor is envisioned as a neighborhood-scaled center. Currently, it is experiencing growth pressures similar to what is found along major corridors, such as 8th Avenue South. Approving this plan amendment at this time may create negative implications for other properties in the area. Without a clearly defined boundary to limit any commercial expansion, the potential exists for fragmented business expansion into the adjacent residential neighborhoods.

STAFF RECOMMENDATION

Staff recommends disapproval of the amendment application because of concerns over the loss of residential properties and residential uses, commercial encroachment into the residential area, and the precedent that approving this application would set for additional non-residential encroachment into residential areas adjacent to the 12th Avenue South Corridor.



Metro Planning Commission Meeting of 9/22/2016



2014SP-083-001
HOWELL CORNER/BECKER CORNER OFFICES SP
Map 118-01, Parcel(s) 130-131
10, Green Hills - Midtown
17 (Colby Sledge)



Project No. 2014SP-083-001
Project Name Howell Corner/Becker Corner Offices
Associated Case 2014CP-010-004
Council District 17 - Sledge
School District 8 - Pierce
Requested by Fulmer Engineering, Inc., applicant; The Shop Trust, LLC, owner.

Deferrals This request was deferred from the January 8, 2015, January 22, 2015, February 12, 2015, and September 8, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Milligan
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Mixed Use (SP-MU) 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.

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. *There are 2 existing lots.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses, office uses, and commercial parking.

History

The rezoning request and associated community plan amendment were previously deferred at the January 8, 2015, January 22, 2015, and February 12, 2015, Planning Commission meetings. The item was deferred indefinitely at the February 12, 2015, meeting. The applicant has reactivated both cases.

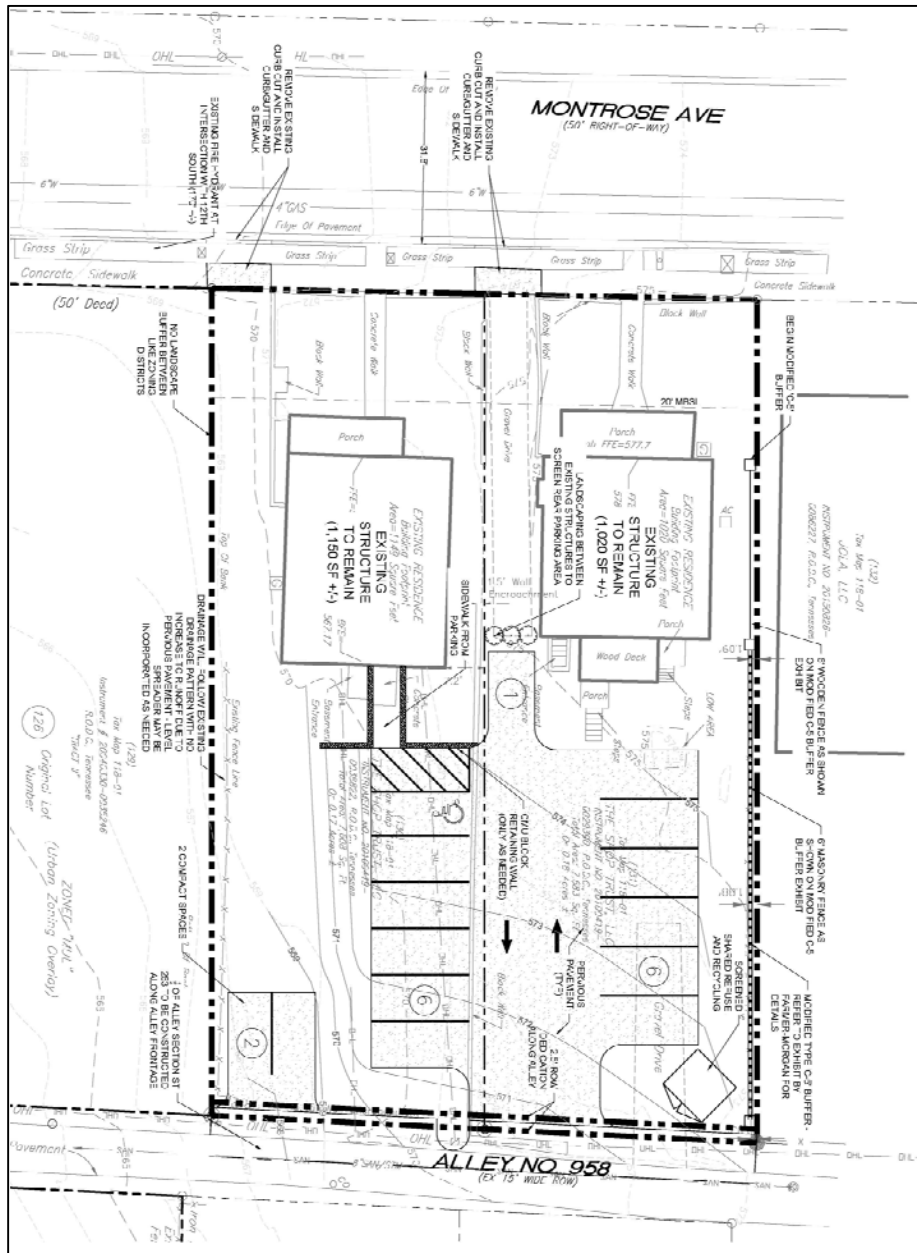
GREEN HILLS MIDTOWN COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time,



Metro Planning Commission Meeting of 9/22/2016



Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Proposed Policy

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

Consistent with Policy?

The proposed development is not consistent with the current policy. Staff is recommending disapproval of the requested policy change due to concerns including the need for housing in this area, commercial encroachment into a residential area, and the precedent set for additional commercial encroachment into residential areas along the 12th Avenue South corridor. Please see the staff report for 2014CP-010-004 for additional information.

PLAN DETAILS

The site is located at 1109 and 1111 Montrose Avenue. The site is located approximately 210 feet east of 12th Avenue South, south of Montrose Avenue. The site is approximately 0.34 acres in size. The current use of the property is 2 single-family lots.

Site Plan

The proposed plan adds office uses to the two existing buildings. The plan also adds commercial parking behind the buildings, adjacent to the existing alley. A total of 15 parking spaces are proposed. However, the majority of the parking spaces are proposed for Phase 2. Proposed parking is based on Urban Zoning Overlay standards which exempts the 1st 2,000 square feet of office from providing parking.

The existing driveways off of Montrose Avenue will be removed. All vehicular access will be from the alley. An existing sidewalk runs along the entire length of the property. A landscape buffer is proposed along the northern property line.

ANALYSIS

In 2004, a request was made to rezone the adjacent properties to the west of the subject property. The property immediately adjacent to the subject property, 1113 Montrose Avenue, was within the Residential Medium (RM) policy area. Staff recommended disapproval of the rezoning of this property as the rezoning was not consistent with the policy. The Planning Commission recommended approval of the entire rezoning request, including those properties that staff recommended disapproval.

Following the rezoning, a Detailed Neighborhood Design Plan (DNDDP) was completed for the 12th Avenue South Corridor. The two properties that are a part of the current request are within a



Metro Planning Commission Meeting of 9/22/2016

residential policy (T4 Urban Neighborhood Maintenance). Staff finds that it is inappropriate, given the policy and the DNDP, to expand non-residential uses further into the established and stable residential area and that the residential area needs to be protected from further commercial encroachment.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- If post developed sheet flow condition can't be achieved, then offsite improvements may be required.

WATER SERVICES

Approved

HISTORIC ZONING COMMISSION STAFF RECOMMENDATION

- Staff recommended that both residential structures be maintained which is being done with the current plan.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by Department of Public Works. Final design may vary based on field conditions.
- Build and dedicate ½ MPW standard ST-263 alley along property frontage. ROW dedication must be recorded prior to building permit approval.
- Coordinate stormwater outfall with MPW and Metro Stormwater to confirm no stormwater flow into the alley causing excessive ponding or flooding, may require hard connection to the existing infrastructure with Final SP.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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 (210)	0.34	5.44 D	2 U*	20	2	3

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.34	-	4,020 SF	210	11	32



Metro Planning Commission Meeting of 9/22/2016

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+190	+9	+29

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-MU zoning district will not generate any additional students than the existing zoning.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

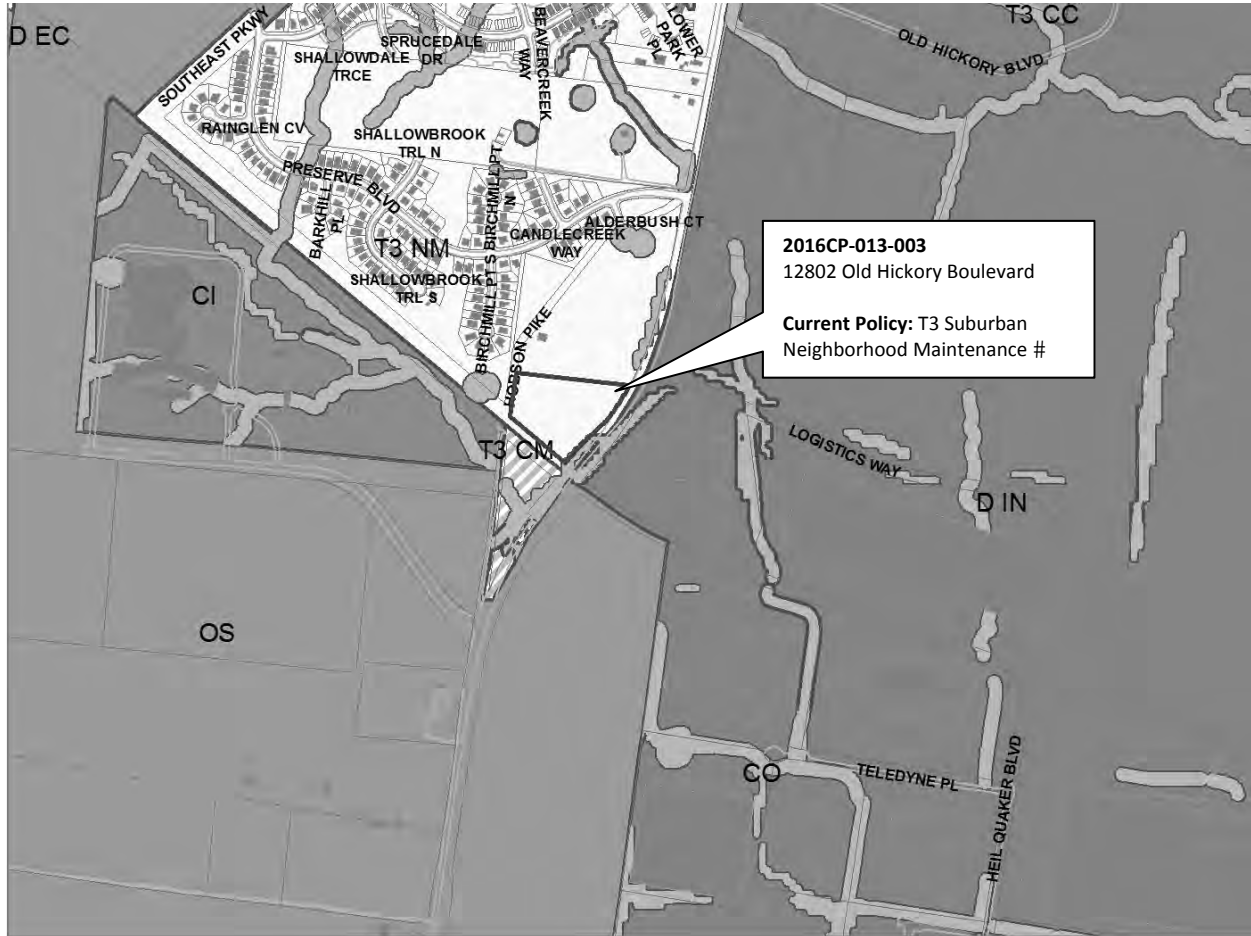
1. Will this project include any affordable or workforce housing units? The project does not include any affordable or workforce housing units.
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures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

STAFF RECOMMENDATION

Staff recommends disapproval. Staff does not find that the requested zoning is consistent with the existing policy for the area as well as the recommendations of the Detailed Neighborhood Design Plan.



Metro Planning Commission Meeting of 9/22/2016



2016CP-013-003
12802 Old Hickory Boulevard

Current Policy: T3 Suburban
Neighborhood Maintenance #

2016CP-013-003

ANTIOCH – PRIEST LAKE COMMUNITY PLAN AMENDMENT

Map 175, Parcel(s) 032

13, Antioch - Priest Lake

32 (Jacobia Dowell)



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

Deferrals This item was deferred from the August 11, 2016, and August 25, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer McCullough
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

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

Major Plan Amendment

Amend the Antioch Priest-Lake Community Plan by changing from T3 Neighborhood Maintenance to District Industrial for property located at 12802 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Hobson Pike, (5.13 acres).

ANTIOCH PRIEST LAKE COMMUNITY PLAN – AMENDMENT

Current Policy

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

Proposed Policy

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

BACKGROUND

The property is immediately adjacent to a medium density residential subdivision on its western edge. Cane Ridge High School, constructed in 2008, is south of the site and is surrounded by



Metro Planning Commission Meeting of 9/22/2016

land within an Open Space policy area. The east side of Old Hickory Boulevard is in District Industrial Policy, with several warehouse and distribution facilities of varying sizes.

The properties west of Old Hickory Blvd. and north of the rail line, including the property under consideration, are in the T3 Suburban Neighborhood Maintenance policy (T3 NM). The area predominately developed with single and multi-family neighborhoods. The campus of Cane Ridge High School is in Civic policy, while properties surrounding the campus are Open Space, with a small area of T3 Suburban Mixed Use Corridor. The T3 Suburban Mixed Use Corridor property is vacant. There are areas of Conservation within each of the policy areas.

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

COMMUNITY PARTICIPATION

A community meeting was held on August 4, 2016, at the Cane Ridge Elementary School, with no community members, two Planning Staff, and six persons representing the applicant.

ANALYSIS

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

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

Old Hickory Boulevard currently serves as a dividing line between the Neighborhood Maintenance Policy to the west and District Industrial to the east, creating two distinct development patterns on either side of the scenic boulevard. Additionally, the city's investment



Metro Planning Commission Meeting of 9/22/2016

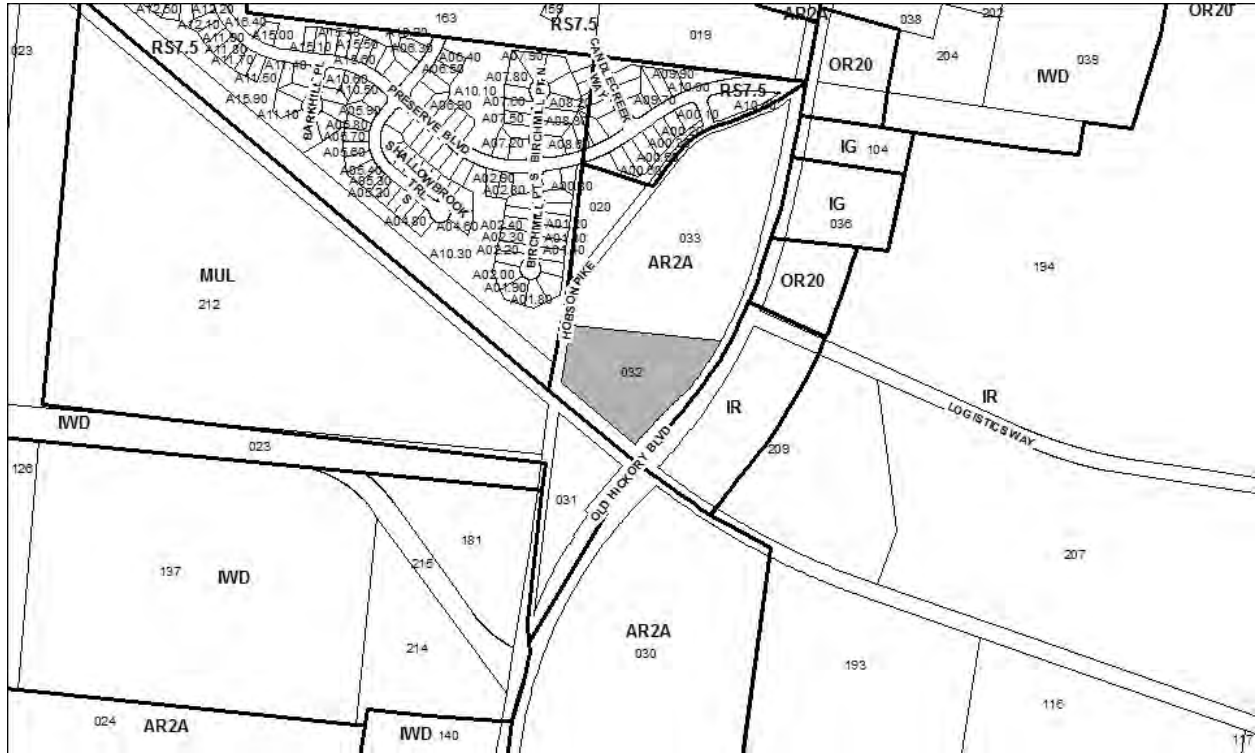
in almost 600 acres of land for dedicated open space and to provide an anchor park in the area seems in conflict with the request to move more land into District Industrial policy. There is approximately 2,075 acres of land within the immediate area within District Industrial policy, and while there are a number of large warehouses and distribution facilities within the areas, there are still several vacant parcels in the area of a similar size as the subject property.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 9/22/2016



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



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

Deferrals This request was deferred from the August 11, 2016, the August 25, 2016, and the September 8, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Swaggart
Staff Recommendation Disapprove.

APPLICANT REQUEST

Zone change to permit a building contractor supply use.

Preliminary SP

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan – Industrial (SP-IND) zoning for property located at 12802 Old Hickory Boulevard, approximately 100 feet southwest of Logistics Way, (5.2 acres), to permit a building contractor supply use.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Existing Policy

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



Metro Planning Commission Meeting of 9/22/2016



Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

Proposed Policy

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

Consistent with Policy?

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

REQUEST DETAILS

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

Site Plan

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

ANALYSIS

The proposed SP rezoning to allow for an industrial use is consistent with the T3 Neighborhood Maintenance land use policy and inconsistent with the existing development pattern and land uses on the western side of Old Hickory Boulevard. Staff is recommending disapproval of the associated policy change as Old Hickory Boulevard serves as an appropriate dividing line between the existing District Industrial Policy and the existing T3 Neighborhood Maintenance policy. It is also important to note that the plan has not been approved by the Public Works.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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



Metro Planning Commission Meeting of 9/22/2016

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Returned

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Submit a dimension site plan, sealed by a professional engineer licensed in the state of Tennessee.
- Indicate the installation of MPW standard ST-324 driveway ramps and standard curb and gutter located on the existing EOP.
- If sidewalks are required, then they should be shown and labeled on the plan per Public Works standards with the required curb and gutter and grass strip to comply with the MCSP. Indicate installation of curb and gutter, grass strip, and sidewalk within ROW.
- Indicate solid waste plan – dumpster and recycling container locations.
- Submit a sight distance evaluation.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	5.2	0.5 D	2 U	20	2	3

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

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



Metro Planning Commission Meeting of 9/22/2016

Traffic changes between maximum: AR2a and SP-C

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

STAFF RECOMMENDATION

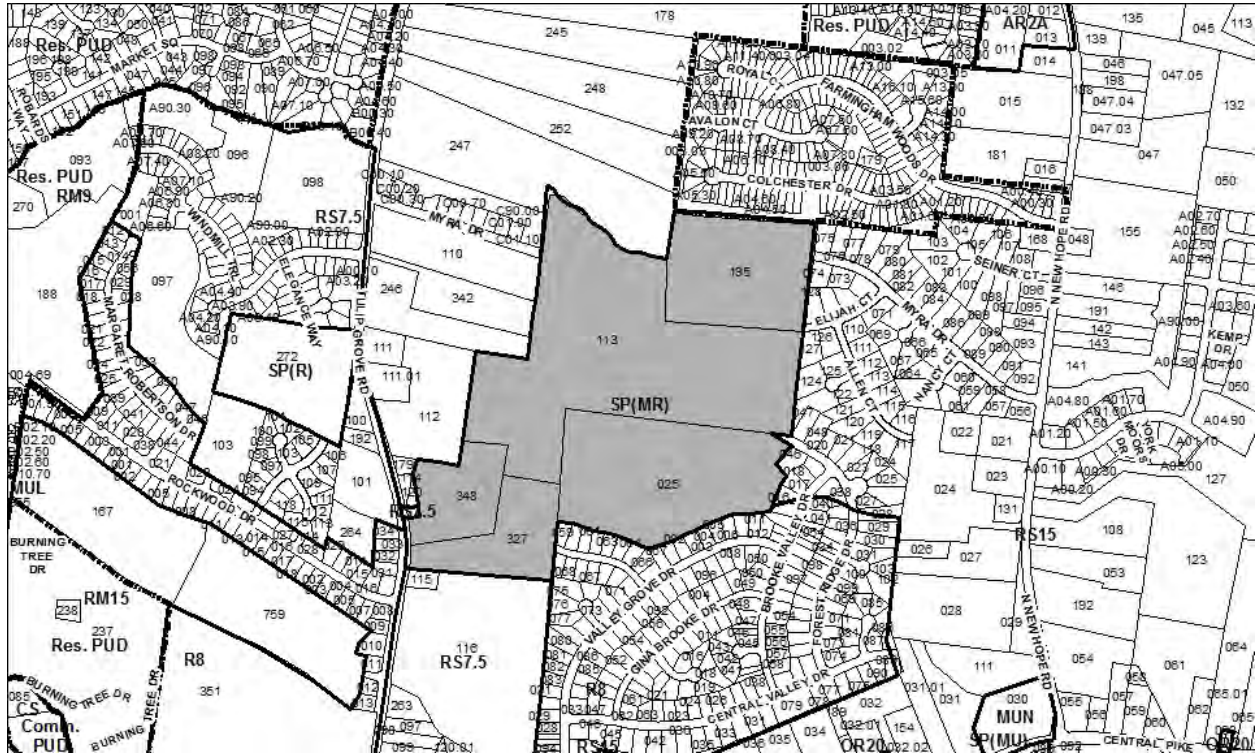
Staff recommends disapproval as the proposed zoning is inconsistent with the T3 Neighborhood Maintenance policy and not all agencies have recommended approval.

CONDITIONS (If approved)

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



Metro Planning Commission Meeting of 9/22/2016



2007SP-150-001

EVANS HILL

Map 086, Parcel(s) 113, 327, 348

Map 087, Parcel(s) 025, 195

14, Donelson - Hermitage

12 (Steve Glover)



Project No. Specific Plan 2007SP-150-001
Project Name Evans Hill SP
Council District 12 – Glover
School District 4 – Shepherd
Requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.

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

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

APPLICANT REQUEST

Zone change to permit up to 340 residential units.

Zone Change

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

STAFF RECOMMENDATION

Staff recommends deferral to the October 13, 2016, Planning Commission meeting at the request of the applicant.



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

Deferrals This request was deferred from the July 14, 2016, the August 11, 2016, and the August 25, 2016, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Create two lots.

Concept Plan

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 One and Two-Family Residential (R10) and One and Two-Family Residential (R20) (1.78 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 13, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



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



Project No. 2016S-152-001
Project Name Inglewood Estates
Council District 07 - Davis
School District 03 – Speering
Requested by Michael J. Moore, applicant; Keith T. Cole, owner.

Deferrals This item was deferred from the July 15, 2106, and August 25, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the October 13, 2016, Planning Commission meeting*

APPLICANT REQUEST

Create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 1126 Stratford Avenue, at the southwest corner of Stratford Avenue and Katherine Street, zoned Single-Family Residential (RS7.5) (0.51 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 13, 2016, Planning Commission meeting at the request of the applicant.



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

Deferrals This request was deferred from the August 11, 2016, August 25, 2016, and September 8, 2016 Planning Commission meetings. A public hearing was held on August 11, 2016.

Staff Reviewer Napier
Staff Recommendation *Defer to the October 13, 2016, Planning Commission Meeting*

APPLICANT REQUEST
Create two lots.

Final Plat

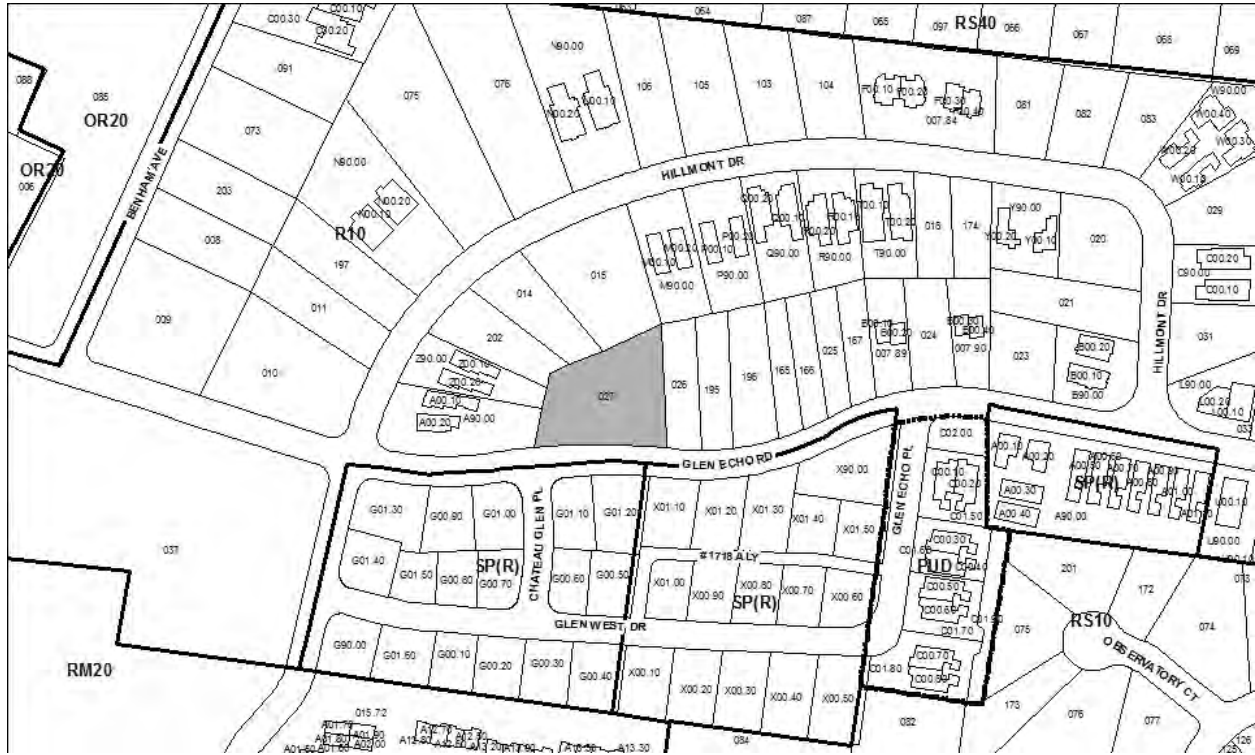
A request for final plat approval to create two lots on property located at 1003 Curdwood Boulevard, at the northeast corner of Burrus Street and Curdwood Boulevard, zoned Single-Family Residential (RS7.5), (0.35 acres).

Staff Recommendation

Staff recommends deferral to the October 13, 2016, Planning Commission at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



2016S-171-001
GLEN ECHO SUBDIVISION RESUB OF LOT 26
Map 117-15, Parcel(s) 027
10, Green Hills - Midtown
25 (Russ Pulley)



Project No. 2016S-171-001
Project Name Glen Echo Subdivision Resub of Lot 26
Council District 25 – Pulley
School District 8 – Pierce
Requested by DBS & Associates Engineering, applicant; Alberta Martin, owner.

Deferrals This request was deferred from the September 8, 2016, Planning Commission meeting. A public hearing was not held.

Staff Reviewer Napier
Staff Recommendation *Defer to the October 13, 2016, Planning Commission Meeting*

APPLICANT REQUEST

Request for final plat approval to create three lots.

Final Plat

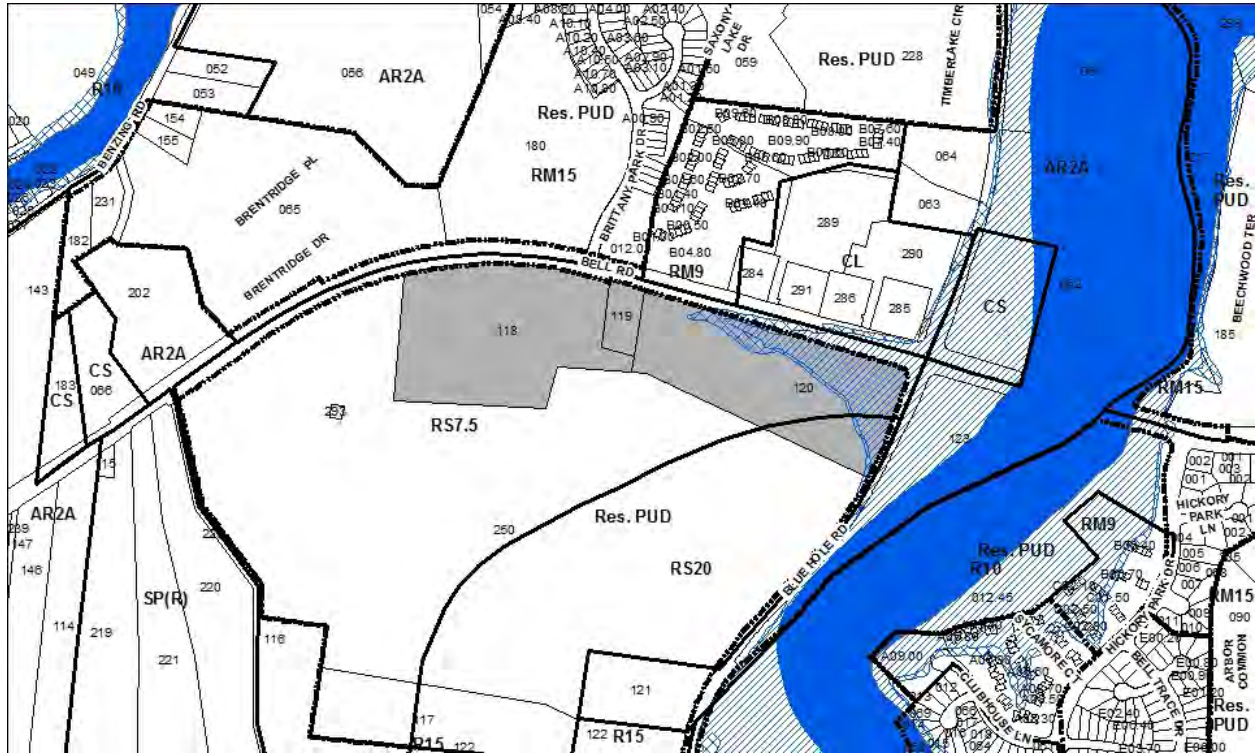
A request for final plat approval to create three lots on property located at 1732 Glen Echo Road, approximately 400 feet southwest of Glen Echo Place, zoned One and Two-Family Residential (R10), (0.79 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 13, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



95P-025-002
MILLWOOD COMMONS PHASE II
Map 162, Parcel(s) 118-120
12, Southeast
31 (Fabian Bedne)



Project No. **Planned Unit Development 95P-025-002**
Project Name **Millwood Commons Phase II**
Council District 31 – Bedne
School District 7 – Pinkston
Requested by Middleburg Real Estate Partners, applicant; Kristi L. Warren and Bell Road, LP c/o Equitable Trust Company, owners.

Deferrals This item was deferred from the August 25, 2016, and September 8, 2016, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Revise preliminary plan and for Final Site Plan for Millwood Commons Phase II Planned Unit Development.

Revise Preliminary PUD and Final Site Plan

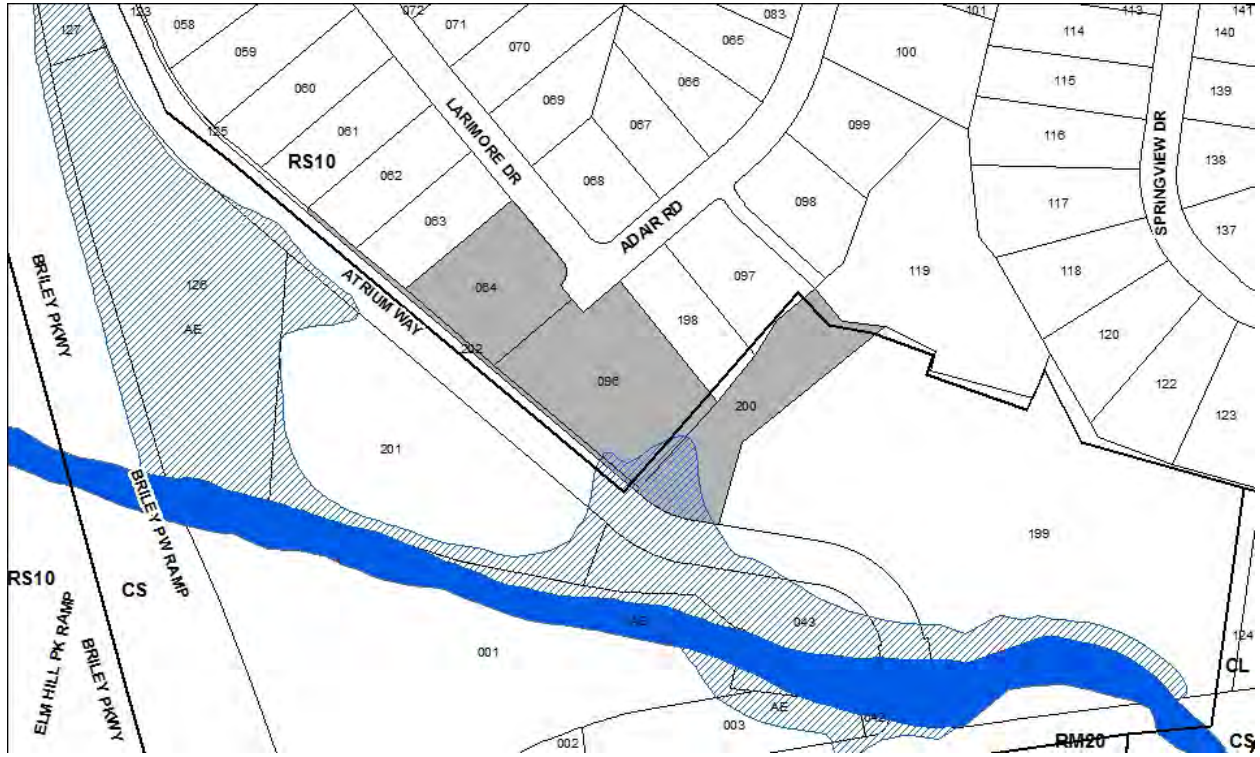
A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hole Road and Bell Road, zoned Single-Family Residential (RS20) and Single-Family Residential (RS7.5) (25.95 acres), to permit 280 residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the October 13, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



2016Z-028PR-001

Map 095-11, Parcel(s) 064, 096, 200, 202

14, Donelson - Hermitage

15 (Jeff Syracuse)



Project No. 2016Z-028PR-001
Council District 15 - Syracuse
School District 4 - Shepherd
Requested by SDIA holdings, LLC and Associates Capital, LLC, applicants and owners.

Deferrals This item was deferred from the April 28, 2016, Planning Commission Meeting. No public hearing was held.

Staff Reviewer Milligan
Staff Recommendation *Defer indefinitely.*

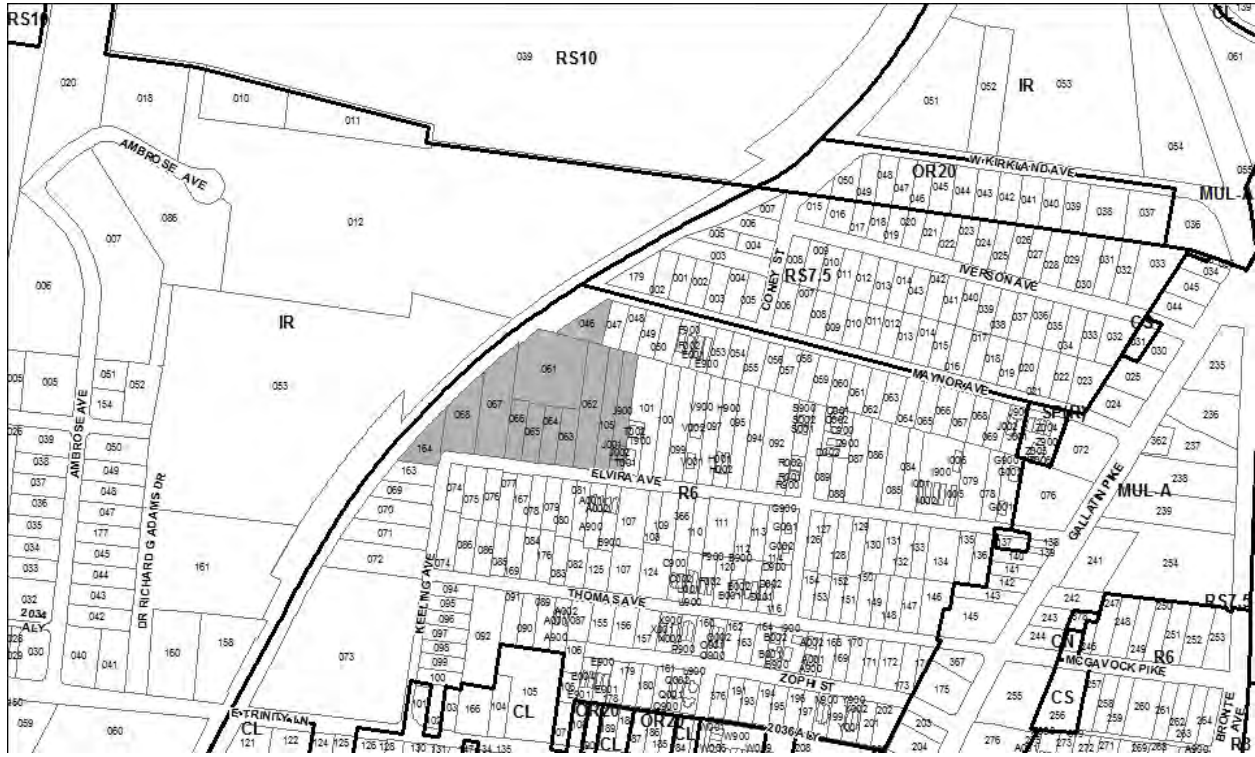
APPLICANT REQUEST
Rezone from CS and RS10 to MUG.

Preliminary SP
A request to rezone from Commercial Service (CS) and Single-Family Residential (RS10) to Mixed-Use General (MUG) zoning for properties located at 2318 and (unnumbered) Atrium Way, 2221 Larimore Drive and 441 Adair Road approximately 500 feet northwest of the intersection of Elm Hill Pike and Atrium Way (2.55 acres).

STAFF RECOMMENDATION
Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



2016Z-089PR-001 ~ BL2016-414
Map 072-05, Parcel(s) 061-068, 164
Map 072-06, Parcel(s) 046, 104-105
05, East Nashville
05 (Scott Davis)



Project No. **Zone Change 2016Z-089PR-001**
Council Bill **BL2016-414**
Council District 5 – S. Davis
School District 3 – Speering
Requested by Councilmember Scott Davis, applicant; various property owners.

Deferrals The request was deferred from the July 14, 2016, August 11, 2016, and the September 8, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Disapprove.*

APPLICANT REQUEST
Zone change from R6 to RM40-A.

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

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 42 lots with ten duplex lots for a total of 52 units.*

Proposed Zoning
Multi-Family Residential-Alternative (RM40-A) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM40-A would permit a maximum of 233 units.*

CRITICAL PLANNING GOALS
 N/A

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



Metro Planning Commission Meeting of 9/22/2016

Consistent with Policy?

No. The properties requested to be rezoned are embedded within a single-family neighborhood. Gallatin Road is to the east and Trinity Lane is to the south of the area proposed to be rezoned. These are major mixed use corridors, and additional density is important to support these corridors; however, higher density should be placed closer to the corridors. If this area were to redevelop with multi-family, it should work its way from the corridors with appropriate supporting infrastructure, such as sidewalks, and not start further away from the corridors. The RM40-A district would permit up to 233 units. This intensity and type of development permitted by RM40-A, which includes a maximum height of 60 feet, is completely out of character with the surrounding area which consists mostly of one story single-family homes. This proposal, which could add intense multi-family development, is premature and inappropriate without associated infrastructure to support it, and is inconsistent with the surrounding development pattern.

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: **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)	5.82	7.26 D	52 U	550	45	58

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM40-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	5.82	40 U	233 U	1530	118	146



Metro Planning Commission Meeting of 9/22/2016

Traffic changes between maximum: R6 and RM40-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+182 U	+980	+73	+88

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 8 Elementary 4 Middle 4 High

Projected student generation proposed RM40-A district: 34 Elementary 20 Middle 17 High

The proposed RM40-A zoning district would generate 55 additional students than what is typically generated under the existing R6 zoning district. Students would attend Hattie-Cotton Elementary, Gra-Mar 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.

WORKFORCE AND AFFORDABLE HOUSING REPORT

Not applicable. This request includes properties owned by various property owners, which may develop at different times.

STAFF RECOMMENDATION

Staff recommends disapproval as the proposed multi-family zoning is not appropriate given the sites location, and therefore is not consistent with the T4 NE land use policy.



Project No. Zone Change 2016Z-101PR-001
Council District 3 - Haywood
School District 3 – Speering
Requested by Tune, Entrekin & White, PC, applicant; UMH TN Trailmont, LLC, owner.

Deferrals This request was deferred from the September 8, 2016, Planning Commission meeting. No public hearing was held.

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

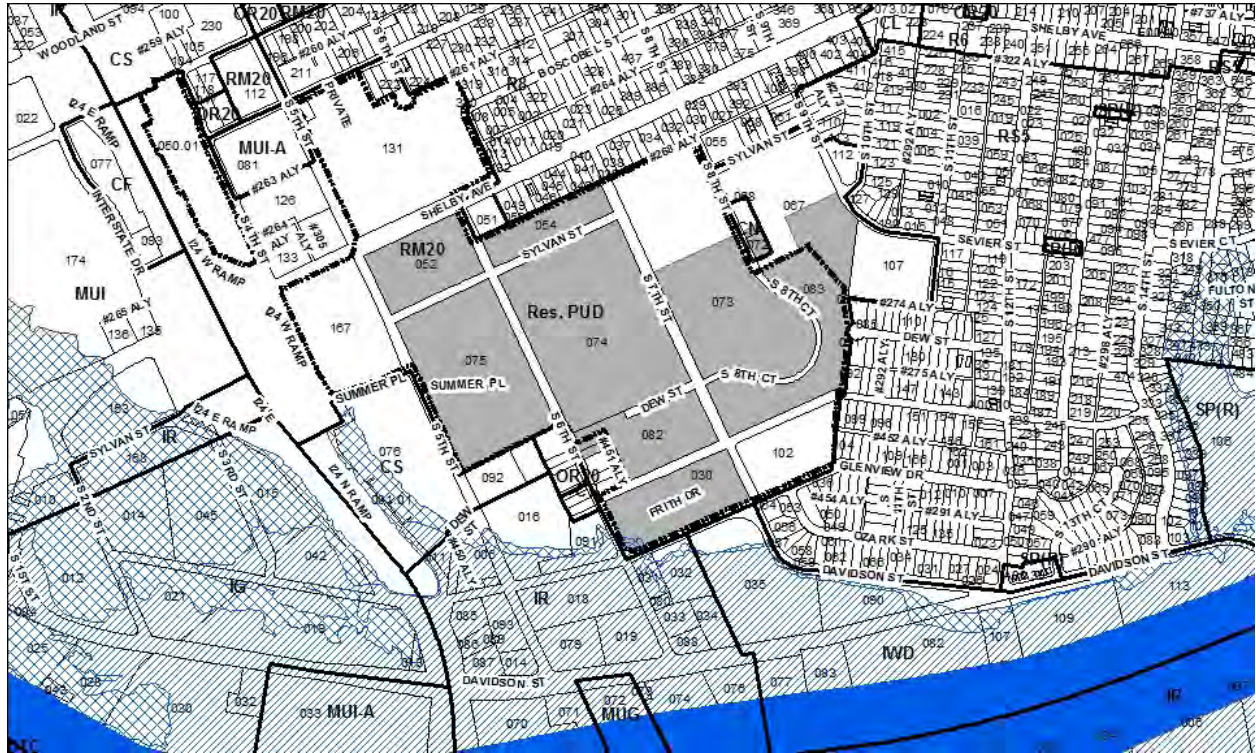
APPLICANT REQUEST
Zone change from R20 to MHP.

Zone Change
A request to rezone from One and Two-Family Residential (R20) to Mobile Home Park (MHP) zoning for property located at Dickerson Pike (unnumbered), west of the terminus of Hillcrest Road, (14.12 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the October 13, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



2016CP-005-004

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 093-04, Parcel(s) 052, 054, 072, 074-075, 080-083

Map 093-04, Part of Parcel(s) 067, 073

Map 093-08, Parcel(s) 030

05, East Nashville

06 (Brett Withers)



Project No.	Major Plan Amendment 2016CP-005-004
Project Name	East Nashville Community Plan Amendment
Associated Cases	2016P-001-001 and 2016SP-073-001
Council District	6 – Withers
School District	5 – Buggs
Requested by	Kimley-Horn and Associates, applicant; Metropolitan Development and Housing Authority (MDHA), owner.
Staff Reviewer	Sewell
Staff Recommendation	<i>Approve with expanded boundary</i>

APPLICANT REQUEST

Amend East Nashville Community Plan to accommodate implementation of the Envision Cayce Master Plan.

Major Plan Amendment

A request to amend the East Nashville Community Plan by amending the Community Character policy from Open Space (OS), Urban Neighborhood Evolving (T4 NE), and Urban Neighborhood Center (T4 NC) to Civic (CI), Open Space (OS) and Urban Mixed Use Neighborhood (T4 MU) policy for a portion of property located at various properties east of South 5th Street (69.44 acres).

EAST NASHVILLE COMMUNITY PLAN

Current Policies

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

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

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



Metro Planning Commission Meeting of 9/22/2016

transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

Proposed Policies

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

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

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

BACKGROUND

The community plan amendment was requested in conjunction with a request to cancel a Planned Unit Development (PUD) Overlay District (2016P-001-001) and a request to rezone from CN and RM20 to SP-MU (2016SP-076-001) to permit a mixed-use development. The proposed community plan amendment, PUD cancellation and zone change are all part of the process of implementing the Envision Cayce Master Plan as proposed by the Metropolitan Development and Housing Agency (MDHA).

Planning Department staff reflected the Envision Cayce Master Plan in the East Nashville Community Plan component of the NashvilleNext General Plan that was adopted by the Planning Commission on June 22, 2015. Since that time, Envision Cayce's master planning and implementation process has continued to evolve and progress.

A previous community plan amendment (2016CP-005-002) and associated Cayce Place-Kirkpatrick Park Specific Plan (2016SP-054-001) were approved by the Planning Commission on July 14, 2016. This previous plan amendment removed OS policy and replaced it with T4 NE policy. The removed public open space is replaced elsewhere within the portion of the master plan proposed with the plan amendment currently under consideration.

The Envision Cayce Master Plan includes eight goals:

- One for one replacement of existing apartments
- Minimize disruption to residents during construction
- Create a healthy mix of housing choices
- Connect with and leverage other local initiatives and stakeholders



Metro Planning Commission Meeting of 9/22/2016

- Maintain and expand support services
- Integrate Cayce Place into community
- Create a sustainable and financially viable development
- Improve neighborhood amenities

The master plan calls for a 1-to-1 replacement of the 716 public housing units in Cayce Place. When completed, the revitalization will include a mix of housing types at a variety of price ranges, community-serving retail uses, community institutional and office uses, and a variety of public open spaces.

COMMUNITY PARTICIPATION

The Envision Cayce Master Plan was developed through a three-year participatory planning process that incorporated substantial input from a wide variety of area stakeholders via a series of public meetings, focus groups, and surveys conducted between March 2013 and June 2016.

Community meeting and public hearing notices were mailed out to property owners within 1,300 feet of the amendment area on August 3, 2016. The notice was posted on the Planning Department website. The community meeting held on August 18, 2016, was scheduled to coincide with MDHA's regularly scheduled monthly meeting with Cayce residents to discuss the progress of the redevelopment process. MDHA routinely notifies Cayce residents and other neighborhood participants when these meetings occur. The meeting was held at the Martha O'Bryan Center at 711 South 7th Street. It was attended by 20 people in addition to Councilman Brett Withers, the development team, MDHA staff, and Metro Planning staff. All attendees indicated that they were in support of the proposal. No concerns were expressed specific to the community plan amendment. The development team answered multiple clarifying questions related to the proposed Specific Plan.

ANALYSIS

The proposed community plan amendment is consistent with and is necessary for the implementation of the Envision Cayce Master Plan. The master plan, which has evolved since adoption of NashvilleNext, calls for the development of a complete urban neighborhood with a mixture of housing types and price levels and needed consumer and community facilities and services.

During discussions with the applicant following submittal of the original application, the applicant asked how to expand the amendment area boundary to include additional property envisioned for mixed use by the master plan. This request occurred after public notice for the community meeting and public hearing had occurred. Specifically, the applicant asked to expand the amendment area northward by approximately 150 feet between 7th Street and 8th Street to include a block of property that will front the master plan's proposed linear park. Staff presented the expanded boundary at the August 18 community meeting and received no objections from those in attendance.

In order to approve the plan amendment with the expanded boundary, the Planning Commission would need to agree to waive notice rules of the Planning Commission. The Envision Cayce planning process included extensive public participation and its resulting plan for a mixed use



Metro Planning Commission Meeting of 9/22/2016

community has been widely shared and discussed in the community. With that in mind, staff recommends that the Planning Commission waive notice rules of the Planning Commission and consider this plan amendment with the expanded boundary.

STAFF RECOMMENDATION

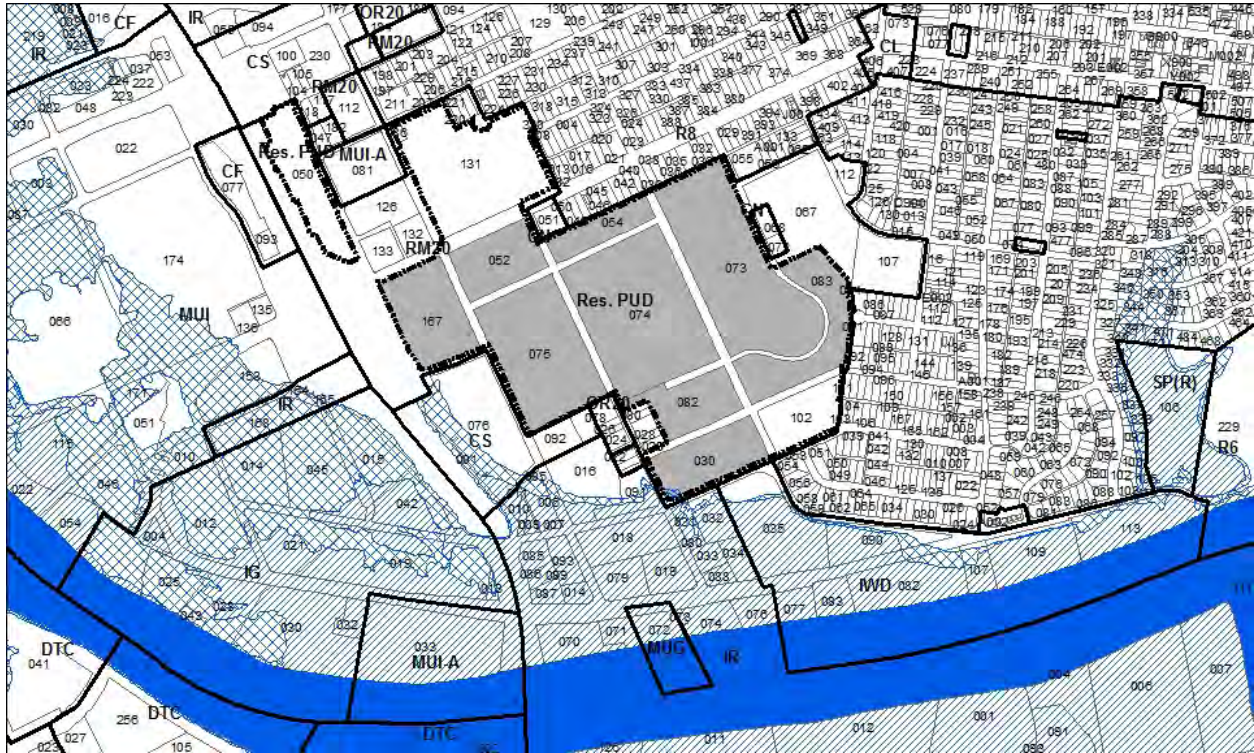
Staff recommends approval of the request and the expanded boundary for the T4 MU to include an additional 150 feet northward between 7th Street and 8th Street.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016SP-076-001 & 2016P-001-001

Cayce Place SP and MDHA-CY

Map 093-03, Parcel(s) 167

Map 093-04, Parcel(s) 052, 054, 073-075, 082-083

Map 093-08, Parcel(s) 030

05, East Nashville

06 (Brett Withers)



Project No. Specific Plan 2016SP-076-001
Planned Unit Development 2016P-001-001
Project Name Cayce Place SP and MDHA-CY
Associated Case 2016CP-005-004
Council District 6 – Withers
School District 5 – Kim
Requested by Kimley-Horn, applicant; M.D.H.A., owner.

Staff Reviewer Swaggart
Staff Recommendation *Approve SP with conditions and disapprove without all conditions if the associated policy amendment is approved. Disapprove if the associated policy amendment is not approved.*

Approve the PUD cancellation if the associated SP is approved and disapprove if the associated SP is not approved.

APPLICANT REQUEST

Zone change to permit a mixed-use development, and cancel a portion of a Planned Unit Development Overlay District.

Preliminary SP

A request to rezone from Commercial Neighborhood (CN), and Multi-Family Residential (RM20) to Specific Plan Mixed-Use (SP-MU) zoning on various properties located southeast of Shelby Avenue and South 4th Street (83.39 acres), to permit a mixed-use development.

Cancel PUD

A request to cancel a portion of a Planned Unit Development Overlay District on various properties, southeast of the Fatherland and South 5th Street intersection, zoned RM20 (78.02 acres), to permit implementation of a Specific Plan.

Existing Zoning

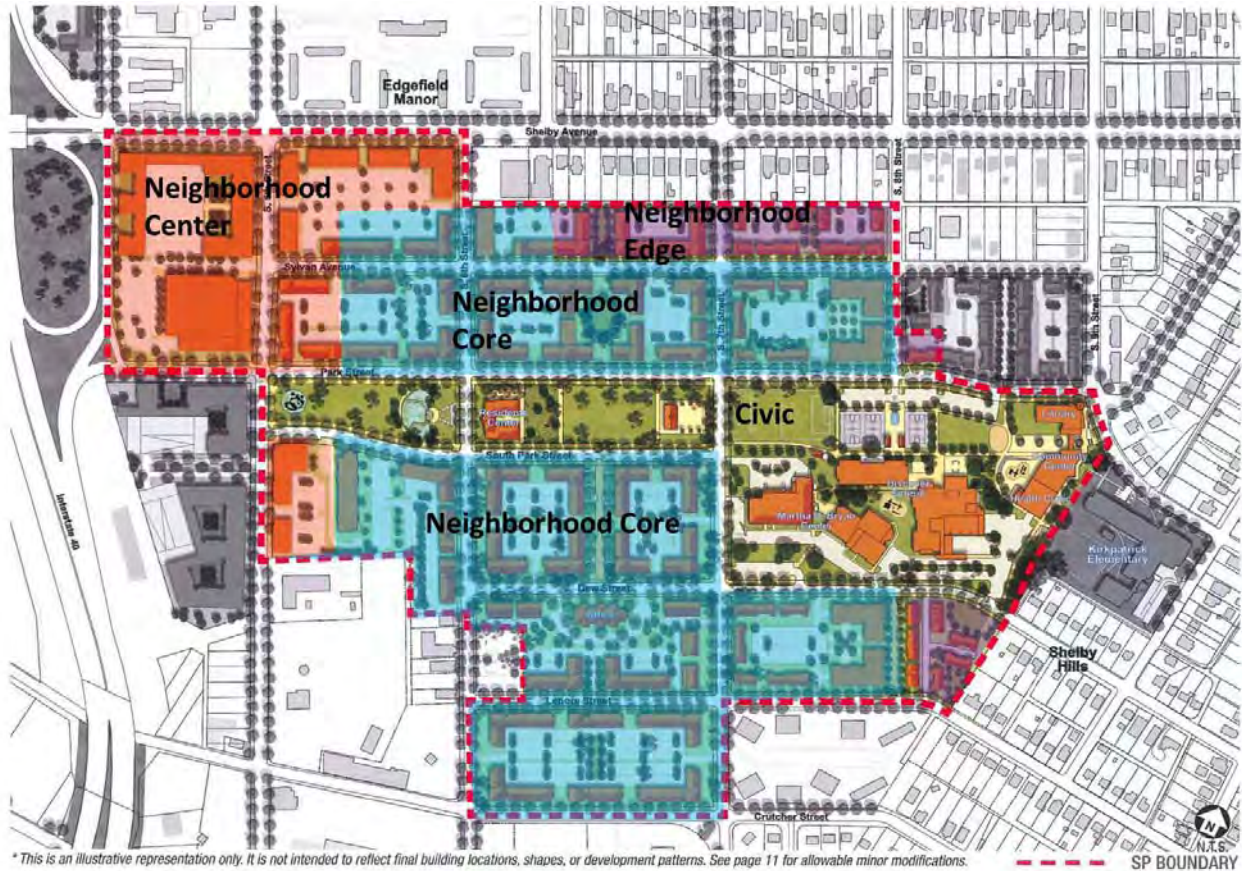
Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 1,652 units.*

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

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 Title 17. 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



Metro Planning Commission Meeting of 9/22/2016



** This is an illustrative representation only. It is not intended to reflect final building locations, shapes, or development patterns. See page 11 for allowable minor modifications.*

Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

This PUD is an older “Res-E” residential PUD. The Res-E PUDs were adopted in the early 1970s to recognize existing public housing developments that were put in place prior to comprehensive zoning. There was never a master PUD plan adopted for any Res-E PUD.

Proposed Zoning

Specific Plan-Mixed Use (SP MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office, commercial and civic uses.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Creates Open Space
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices
- Encourages Community Participation

The proposed development meets several critical planning goals. The project is located on an infill site. Infill areas are typically served by adequate infrastructure such as roads, water and sewer. Utilizing existing utilities/services reduces the cost of maintaining new infrastructure that would be required with non-infill sites. The SP provides for a mixture of uses within a small geographical area, which makes it easier for people in the community to walk or bike to these destinations instead of driving. The urban design and network of sidewalks creates a pedestrian friendly environment, which also encourages people to walk. The plan calls for a large central green space/park, and several pocket parks, as well as civic uses. These areas provide for recreational opportunities encouraging active living and a place for organized community activities. These open spaces also further support walkable neighborhoods. The SP calls for a variety of housing types, which provides for housing choice. The area is served by mass transit, and the mixture of uses provides for destinations not only for the immediate area, but also for the larger area. The plan calls for enhancements to bus service as well as the possibility for expanded service.

EAST NASHVILLE COMMUNITY PLAN

Existing Policies

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



Metro Planning Commission Meeting of 9/22/2016

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.

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

Proposed Policies

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

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

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

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Metro Planning Commission Meeting of 9/22/2016

Consistent with Policy?

The proposed SP is consistent with a majority of the existing policies. T4 NE policy, which covers a bulk of the site, is a residential policy that does not support any type of commercial use. The policy amendment will replace the existing T4 NE policy with T4 MU, OS, and CI policies. The SP is consistent with the proposed policies. The policy amendment would also rearrange the existing OS policy area to coincide with the proposed park space within the SP. The SP provides for a mixture of uses, including park space, civic space, residential, office and commercial. The mixture of uses provides for easy access to a variety of services within a small geographical area, consistent with the policies. The SP and supplemental Cayce Place Design Guidelines provides for a design that will be urban in nature creating a pedestrian friendly environment that encourages people to walk to the new services that will be provided with the SP. The SP also provides for an adequate street network, and calls for bike lanes consistent with the policies.

REQUEST DETAILS

The site, which is owned by the Metropolitan Development and Housing Agency (MDHA), is currently developed. It includes a variety of housing and associated uses. While the site is within a PUD, it was approved prior to comprehensive zoning and there is no approved site plan.

Since this site is within the Cayce Redevelopment District, MDHA must also approve design guidelines for the development. The design guidelines will contain the bulk of the design requirements for the development. The SP provides the appropriate zoning district to allow the flexibility for the implementation of the development consistent with the East Nashville Community Plan and the design guidelines.

The request is currently tracking for the December 6, 2016, Council public hearing. The MDHA Design Review Committee is set to consider the design guidelines on October 11, 2016, so the approved guidelines should be available for Council, as well as Planning, to review prior to final Council approval of the SP. A planning staff member is on the MDHA Design Review Committee, and will work to ensure that the final design guidelines do not conflict with the SP.

Site Plan

The proposed SP plan includes an overall layout and specific regulations. The SP consists of four sub-districts which are as follows:

- Neighborhood Center
- Neighborhood Core
- Neighborhood Edge
- Civic and Institutional

The uses in the SP include a variety of residential, civic, recreational, office, and commercial uses. Each sub-district includes standards for height and references an alternative zoning district for any standards that are not specified in the SP.

The SP limits the number of residential units to 2,390. Retail is limited to a maximum of 208,000 square feet. Office is limited to a maximum of 200,000 square feet. Grocery is limited to a maximum of 50,000 square feet, and hotel is limited to a maximum of 300 keys.



Metro Planning Commission Meeting of 9/22/2016

The Neighborhood Center sub-district is located along the western edge of the SP along Shelby Avenue and South 5th Street. From a land use standpoint, this sub-district is the most intense in regards to the types of permitted uses, the permitted floor area, and building heights. The location for this sub-district is appropriate due to its location. It is at the intersection of two major streets (Shelby Avenue and South 5th Street), and is at the on/off ramps of I-24, which provides for easy access to the site. It permits buildings west of South 5th Street between I-24 and South 5th Street to be up to 12 stories in height. Other areas in the sub-district are limited to a maximum of six stories. Two stories is the minimum building height.

The Neighborhood Core sub-district consists of two separate areas that are centrally located. These areas also frame a portion of the northern SP boundary and a majority of the southern SP boundary. The district is mostly intended for residential uses, but it also permits a variety of limited commercial uses at strategic locations. The maximum building height within this sub-district is four stories. Two stories is the minimum building height.

The Neighborhood Edge sub-district consists of two separate areas that are located along the edge of the SP. The larger area is located along the northern property boundary, and the smaller area is located at the southeast SP boundary. It is intended for only residential uses. The maximum height in this sub-district is three stories.

The Civic and Institutional sub-district includes a variety of uses, including park space, a school site, and limited commercial uses. Commercial uses are only permitted at one location at the southwest corner of Sylvan Street and South 9th Street. The maximum building height within this sub-district is four stories.

ANALYSIS

The SP and supplemental MDHA design guidelines support land uses and design consistent with the proposed land use policies. The SP also supports several critical planning goals. The SP provides for a mixture of uses, including park space, civic space, residential, office and commercial. The mixture of uses provides for easy access to a variety of services within a small geographical area. With the mixture of residential and commercial uses, ample active open space and civic uses, the plan creates a unique destination with its own sense of place. Active open space and civic uses also provide space for community activities, and for neighbors to interact with each other, as well as with the larger community. The SP and design guidelines provide for a design that will be urban in nature, creating a pedestrian friendly environment that encourages people to walk to the new services that will be provided with the SP. The site is located at the edge of a residential neighborhood. It calls for higher intensity (height, floor area, use) uses to be located furthest away from the residential neighborhood, and provides for a transition to lower intensity uses as you move closer to the residential neighborhood. The SP also provides for an adequate street network, and calls for bike lanes consistent with the policies and the Major and Collector Street Plan.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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



Metro Planning Commission Meeting of 9/22/2016

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Comply with the conditions of the Metro Traffic Engineer.
- Revise SP Book to remove the following from page 16 "Add language about maintenance responsibilities".
- On page 17, revise the SP Book to remove the following: "Parking this close to an interstate off ramp needs additional analysis prior to implementation".

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Prior to the first final SP plan approval, a Traffic Impact Study and a Parking and Transit study shall be submitted for MPW approval in order to determine adequate roadway and pedestrian infrastructure such as turn lanes and storage, ped crossings, traffic signals and traffic control at road intersections.
- Focused TIS may be required for specific SP plans prior to final SP build-out in 2023.
- Adequate shy zone to structures along Alley St cross section shall be provided in order to provide 2 way travel. Alleys may require additional width if parking lots or loading zones are accessed via alleys.
- Loading zones and valet zones shall be provided on site. Developer shall coordinate with MTA to provide adequate bus shelters along transit route.
- Adequate bus and truck turning movements shall be provided.

METRO SCHOOL BOARD REPORT

**Projected student generation existing RM20 district: 6 Elementary 4 Middle 9 High
Projected student generation proposed SP-MU district: 8 Elementary 6 Middle 14 High**

The proposed SP-MU zoning district would generate nine additional students than what is typically generated under the existing RM20 zoning district, utilizing the urban infill factor. Students would attend Kirkpatrick Elementary, Bailey Middle School and Stratford High School. Kirkpatrick Elementary has been identified as overcapacity. However, there is capacity for additional elementary students within the cluster. This information is based upon data from the school board last updated March 2016.



Metro Planning Commission Meeting of 9/22/2016

WORKFORCE AND AFFORDABLE HOUSING REPORT

1. Will this project include any affordable or workforce housing units? Yes
2. If so, how many and what is the percentage of the entire development? It is over 50%.
3. How will you enforce the affordability requirements? Federal Restrictions
4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends that the SP be approved with conditions and disapproved without all conditions if the associated policy amendment is approved. Disapprove if the associated policy amendment is not approved.

Staff recommends that the PUD cancelation be approved if the associated SP is approved, and disapproved if the associated SP is not approved.

CONDITIONS

1. Uses in the SP district are limited to those uses specified in the Specific Plan.
2. Lane widths for 7th Street shall be reduced from 14 feet to 12 feet.
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 MUG-A zoning district for the Neighborhood Center sub-district, the MUN-A zoning district for the Neighborhood Core sub-district, and the RM20-A zoning district for the Neighborhood Edge and Civic and Institutional sub-districts 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 requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



NO SKETCH



Project No.	Zone Change 2016Z-015TX-001
Council Bill	BL2016-379
Council District	Countywide
School District	Countywide
Requested by	Councilmember Jeff Syracuse
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with substitute.</i>

APPLICANT REQUEST

Amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to financial institutions and alternative financial services.

ZONING TEXT AMENDMENT

A request to amend Chapters 17.04.060 of the Metropolitan Code, Zoning Regulations, amending the definition of financial institution and alternative financial services.

CRITICAL PLANNING GOALS

N/A

PROPOSED AMENDMENT

The proposed amendment would make changes to Section 17.04.060 of the Zoning Code to update the definitions of financial institution and alternative financial services. Earlier this year, the Metro Council amended the definition of financial institution to include operating hours. The Council also adopted a definition of alternative financial services that included those facilities that operated outside of the hours of a financial institution.

This amendment would remove the operating hour specifications from the definition of both financial institution and alternative financial services. The amendment proposes to modify the definition of financial institution to include a description regarding the type of organization that falls under the definition. Similar alterations are proposed for the definition of alternative financial services.

Chapter 17.04 – General Provisions and Definitions

This amendment proposes that the definition for financial institution located in Chapter 17.04 of the Metro Zoning Code be amended as follows:

“Financial institution” means any building, room, space or portion thereof where an establishment provides a variety of financial services, and is a state or federally chartered bank, savings and loan association, or credit union, a mortgage company, or other financial institution whose services are insured by an agency of the United States government, including generally, banks, credit unions, and mortgage companies, but excluding alternative financial services. ~~A financial institution is open to the public within hours that do not exceed 8:00 a.m. to 6:00 p.m. Monday – Friday, and 8:00 a.m. to 1:00 p.m. on Saturday.~~



Metro Planning Commission Meeting of 9/22/2016

This amendment proposes that the definition for alternative financial services located in Chapter 17.04 of the Metro Zoning Code be amended as follows:

"Alternative financial services" means any building, room, space or portion thereof where an establishment provides a variety of financial services ~~outside of the operating hours of a financial institution and/or offers financial services~~ including but not limited to cash advance, title loans, check cashing, pawnshops and flex loans, and such establishment is not a state or federally chartered bank, savings and loan association, or credit union, a mortgage company, or other financial institution whose services are insured by an agency of the United States government.

ANALYSIS

Staff recommends that the proposed amendments be approved with a substitute. The amendment clarifies the definitions of both financial institutions and alternative financial services. The amended definitions would remove restrictions on operating hours for financial institutions currently present in the definitions and provide more flexibility in regards to operations. The substitute would correct the proposal number in the caption of the bill from 2015Z-015TX-01 to 2015Z-015TX-001.

ZONING ADMINISTRATOR RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends that the proposed bill be approved with a substitute to correct the proposal number in the caption.

ORDINANCE NO. BL2016-379

An ordinance amending Title 17 of the Metropolitan Code pertaining to financial institutions and alternative financial services (Proposal No. 2016Z-015TX-01).

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

Section 1. That Section 17.04.060 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting the definition of "Financial Institution" and replacing with following definition:

"Financial institution" means any building, room, space or portion thereof where an establishment provides a variety of financial services and is a state or federally chartered bank, savings and loan association, or credit union, a mortgage company, or other financial institution whose services are insured by an agency of the United States government, but excluding alternative financial services.



Metro Planning Commission Meeting of 9/22/2016

Section 2. That Section 17.04.060 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by adding the following terms and definitions:

"Alternative financial services" means any building, room, space or portion thereof where an establishment provides a variety of financial services, including but not limited to cash advance, title loans, check cashing, pawnshops and flex loans, and such establishment is not a state or federally chartered bank, savings and loan association, or credit union, a mortgage company, or other financial institution whose services are insured by an agency of the United States government.

Section 3. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Jeff Syracuse



NO SKETCH



Project No.
Council Bill
Council District
School District
Requested by

Text Amendment 2016Z-018TX-001
BL2016-350
Countywide
Countywide
Councilmember Freddie O'Connell

Staff Reviewer
Staff Recommendation

Swaggart
Defer to the October 27, 2016, Planning Commission meeting.

APPLICANT REQUEST

Amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to adult entertainment.

ZONING TEXT AMENDMENT

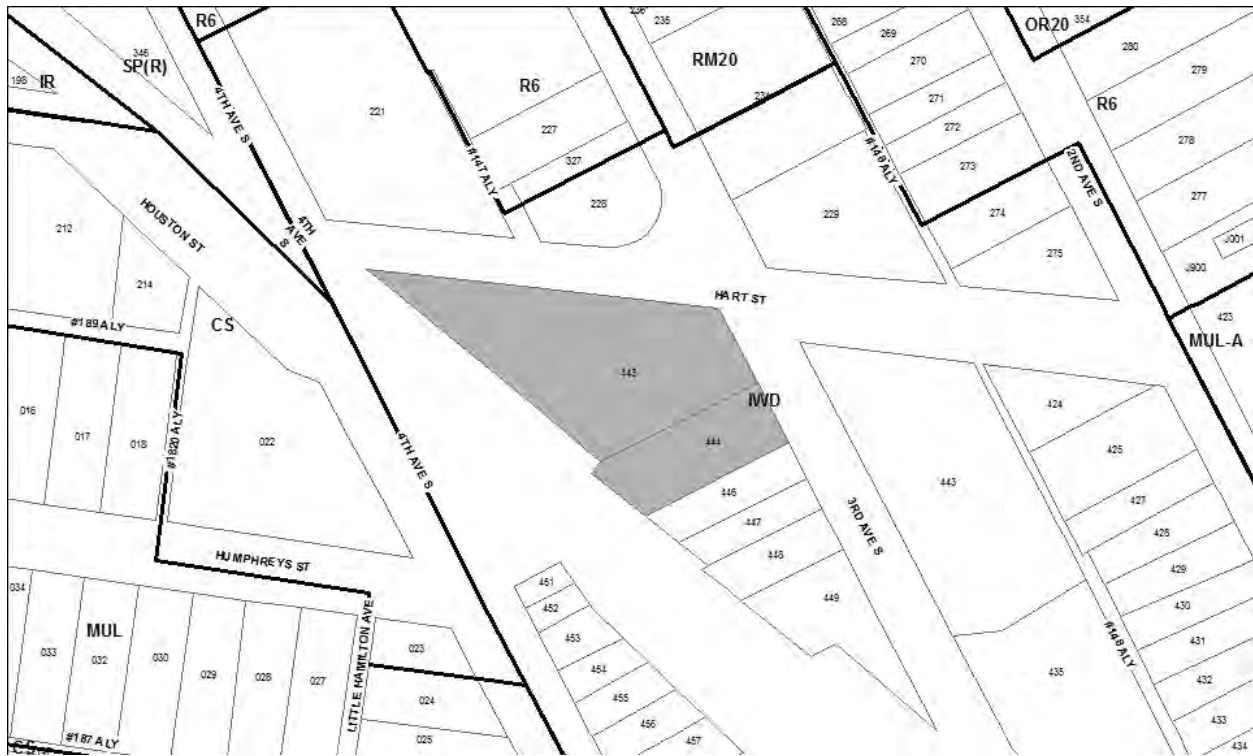
A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to delete “adult entertainment” as a use permitted through Overlay within MUI-A zoning districts.

STAFF RECOMMENDATION

Staff recommends deferral to the October 27, 2016, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 9/22/2016



2016SP-039-002

BENTO BOX

Map 105-07, Parcel(s) 443.01, 444

11, South Nashville

17 (Colby Sledge)



Project No. 2016SP-039-002
Project Name Bento Box
Council District 17 - Sledge
School District 05 – Kim
Requested by Littlejohn Engineering & Associates, applicant; David Mangum, owner.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the October 13, 2016, Planning Commission meeting unless a recommendation of approval is received from Stormwater. If a recommendation of approval from Stormwater is received, staff recommends approval with conditions and disapproval without all conditions.*

APPLICANT REQUEST

Amend Preliminary SP to permit a mixed use development.

Preliminary SP

A request to amend a Preliminary SP on properties located at 1267 and 1271 3rd Avenue South, at the southwest corner of 3rd Avenue South and Hart Street, zoned Specific Plan (SP) (0.95 acres), to permit a mixed-use development with up to 89 residential units and a maximum 8,500 square feet of non-residential uses.

Existing Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

Proposed Zoning

Specific Plan-Residential (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

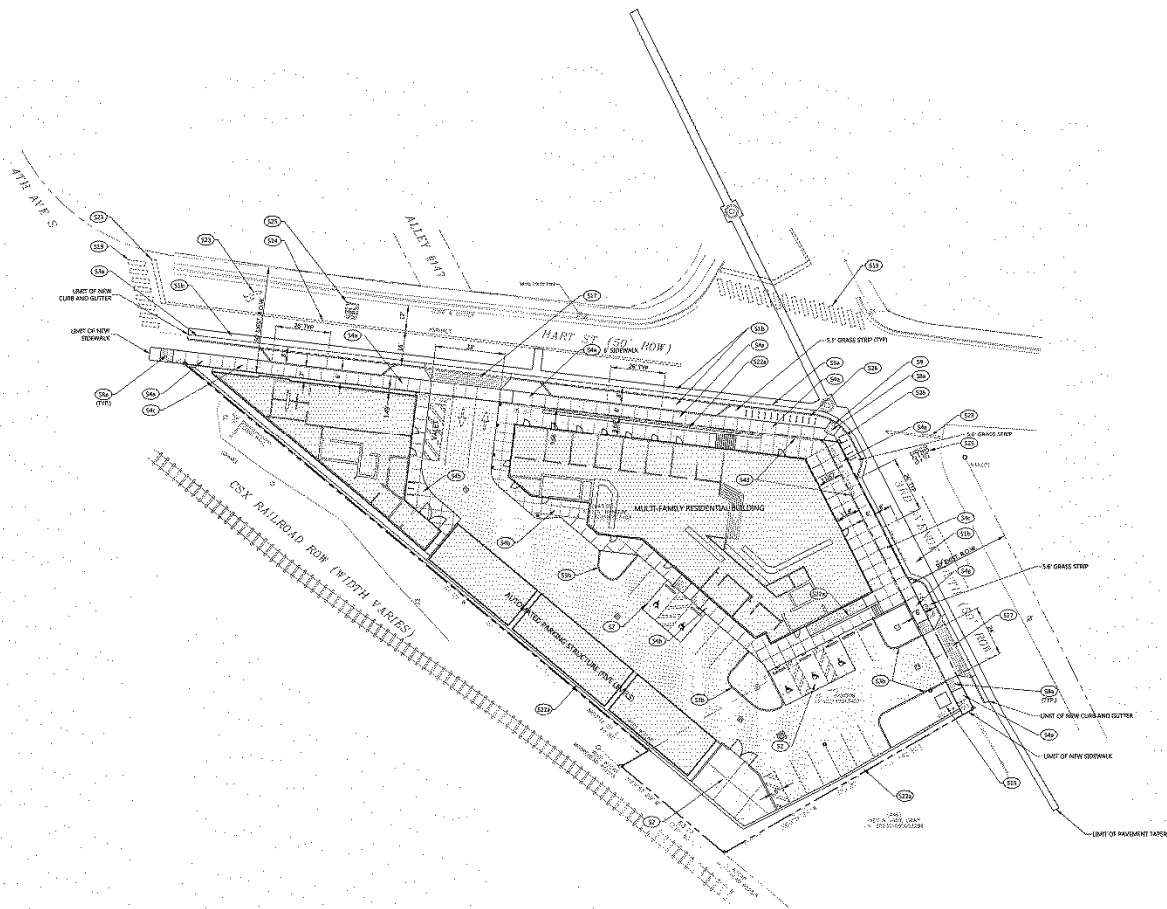
CRITICAL PLANNING GOALS

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

The area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading



Metro Planning Commission Meeting of 9/22/2016



Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

or building new infrastructure. The plan provides an additional housing option to the immediate area, which serves a wider range of people with different housing needs. The proximity to Nolensville Pike also supports public transportation and walkable neighborhoods. People living in more dense mixed-use areas are more likely to use public transit because every day services are located more closely and it can be more efficient than driving oneself.

SOUTH NASHVILLE COMMUNITY PLAN

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

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

Consistent with Policy?

Yes. The proposed development is consistent with the Conservation policy and the T4 Urban Mixed Use Neighborhood policy. The Conservation area consists of a small area of steep slopes along the northeast side of the site. The small area of steep slope is man-made and created from fill placed on the site over a period of time. The plan proposes a mixture of uses including residential and commercial space. The proposed building will be built to the back edge of the new sidewalk and parking is behind the building, providing an active pedestrian environment.

PLAN DETAILS

The site is located at 1267 and 1271 3rd Avenue South, at the southwest corner of Hart Street and 3rd Avenue South. The site is approximately 0.95 acres in size and is currently vacant commercial land.

History

On June 9, 2016, the Metro Planning Commission recommended approval a mixed use development with a maximum of 82 residential units and a maximum 8,700 square feet of non-residential uses. The applicant has proposed a new plan that would permit a maximum of 89 residential units and a maximum of 8,500 square feet of non-residential uses. The proposed plan has reduced the proposed commercial square footage, reduced the unit square footage and added a few more units. The building foot print has not changed. The increase in units requires an amendment to the previously approved SP plan.



Metro Planning Commission Meeting of 9/22/2016

Site Plan

The plan proposes an 89-unit multi-family residential building with up to 8,500 square feet of ground floor commercial space. The 5-story building has frontage along Hart Street and 3rd Avenue South. The western property line abuts CSX railroad right-of-way.

The proposed building includes a smaller two-story restaurant space at the corner of Hart Street and 3rd Avenue South. By reducing the restaurant space and making internal adjustments, the applicant was able to provide for more units without expanding the previously approved building. The proposal includes:

- Space for retail and office uses;
- A restaurant or retail use located at the corner of Hart Street and 4th Avenue South;
- A rooftop patio;
- Ground floor commercial spaces with glazing and pedestrian accessibility that will create an active streetscape.

Vehicular access to the site will be from Hart Street and 3rd Avenue South. The building cantilevers over the vehicular access along 3rd Avenue South. Parking on site will be located within an 83 stall automated parking structure along the rear of the site. The automated parking structure can be entered along the front of the structure, the side that faces the drive aisle. A 17-19' foot tall retaining wall will be installed along the rear of the site, adjacent to the CSX right-of-way, as grade falls along the eastern side of the site.

The proposed six foot wide sidewalk and four foot wide grass strip along Hart Street and 3rd Avenue South exceed the sidewalk requirements for local streets. Additionally, internal sidewalks are provided in the parking area. The proposed bike parking meets Metro Zoning Code requirements. In addition to street trees, the proposal includes landscaping internal to the site. Architectural standards, such as prohibited materials, are included in the plan.

ANALYSIS

The proposed building form and uses are consistent with the T4 Mixed Use Neighborhood policy. The redevelopment of this site will encourage pedestrian activity and activate the public realm. The 5-story building is appropriate in this location within the T4 Mixed Use Neighborhood Policy given the site is adjacent to 4th Avenue South, which is a major arterial street. Mixed use is appropriate in this location as it provides a diversity of housing types and uses near a major arterial corridor. The proposed building will help frame Dudley Park, just to the north of this site, and provide a transition to the existing uses along Hart Street.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Returned

- Preliminary plan does not appear to provide adequate volume for detention / LID measures. Pervious pavement is not adequate treatment for an undeveloped parcel.



Metro Planning Commission Meeting of 9/22/2016

WATER SERVICES

Approve with conditions

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

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.
- Prior to building permit signoff by MPW submit copy of recorded ROW dedication.

TRAFFIC AND PARKING RECOMMENDATION

Approved

Maximum Uses in Existing Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.95	-	82 U	621	44	63

Maximum Uses in Existing Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.95	-	8,700 SF	410	15	43

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.95	-	89 U	663	48	67

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.95	-	8,500 SF	402	14	42



Metro Planning Commission Meeting of 9/22/2016

Traffic changes between maximum: SP-MU and SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+34	+3	+3

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU district: 10 Elementary 5 Middle 4 High

Projected student generation proposed SP-MU district: 11 Elementary 6 Middle 5 High

The proposed SP-MU zoning district could generate 3 more students than what is typically generated under the existing SP-MU zoning district. Students would attend Whitsitt Elementary, Wright Middle School, and Glencliff High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

Workforce and Affordable Housing

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

STAFF RECOMMENDATION

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

CONDITIONS

1. Permitted land uses shall be limited to up to 89 residential units and a maximum of 8,500 square feet of commercial.
2. Height is limited to a maximum of 5 stories within 76 feet along Hart Street.
3. The rooftop patio is permitted along Hart Street. The roof covering the patio area shall not exceed 13 feet in height.
4. Height is limited to a maximum of 5 stories within 64 feet along 3rd Avenue South.
5. This property will not be eligible for short-term rental property (STRP) permits under Metro Code of Laws section 6.28.030.
6. The applicant voluntarily requests that he and his successors comply with Ordinance No. BL2016-133 if associated financial incentives are approved.
7. If a development standard, excluding 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 MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.



Metro Planning Commission Meeting of 9/22/2016

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



Metro Planning Commission Meeting of 9/22/2016



2016SP-075-001

1822 RIVER ROAD SP

Map 081-01, Parcel(s) 070

03, Bordeaux - Whites Creek

02 (DeCosta Hastings)



Project No. 2016SP-075-001
Project Name 1822 River Drive SP
Council District 02- DeCosta Hastings
School District 01- Gentry
Requested by Dale & Associates, applicant; W. P. Stevenson, owner.

Staff Reviewer Deus
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST
Permit two residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan- Residential (SP-R) zoning on property located at 1822 River Drive, approximately 540 feet northeast of Doak Avenue, (0.49 acres).

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. *RS10 would permit a maximum of 2 lots.*

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

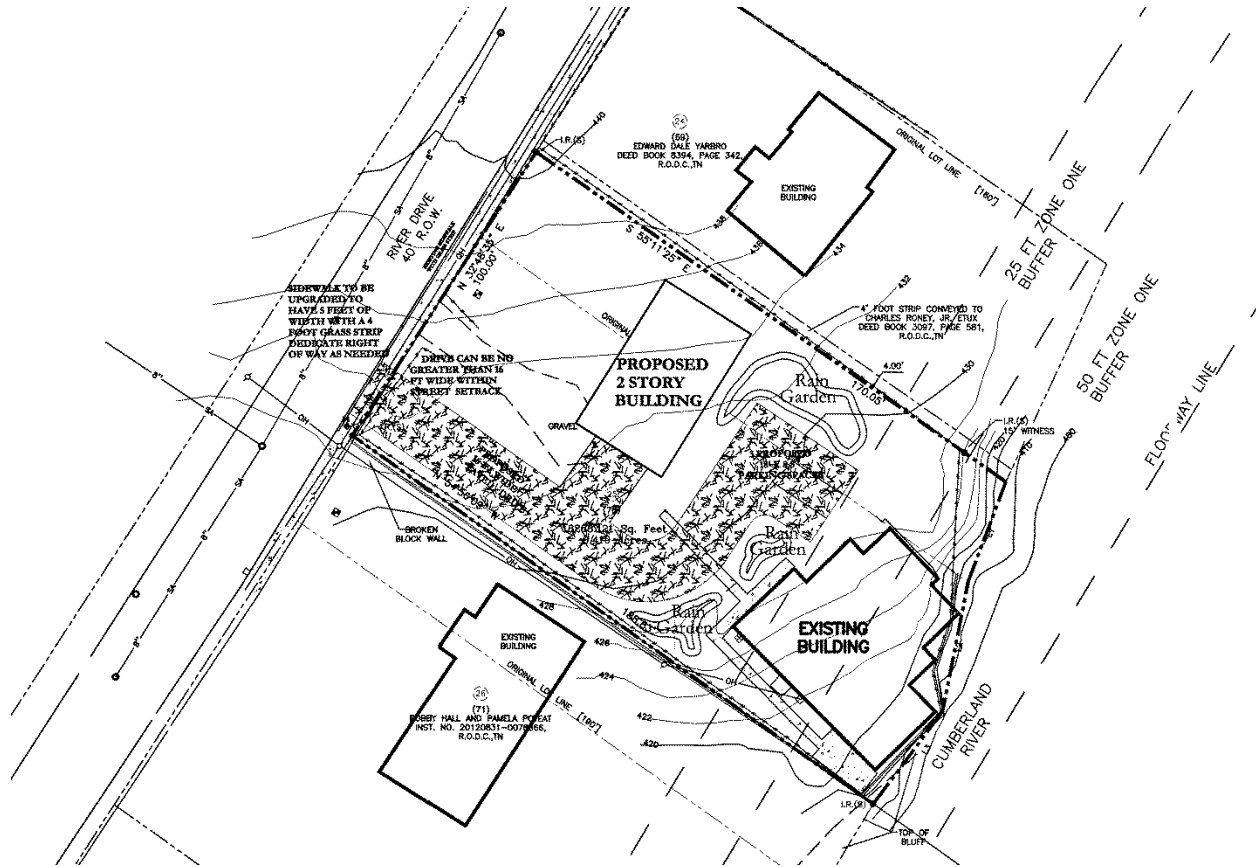
This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to areas where there are not adequate public facilities. This reduces the service constraints placed on Metro’s resources. The proposed request would also enhance walkability along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

BORDEAUX- WHITES CREEK COMMUNITY PLAN

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



Metro Planning Commission Meeting of 9/22/2016



Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

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

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

Consistent with Policy?

Yes. This request is consistent with policy as it is enhancing a suburban residential neighborhood. This policy is applied to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and pedestrian connectivity, which this application would introduce.

The guidance for the Conservation policy is whether or not the site has been disturbed and in this instance it has. There is an existing residential structure located on parts of the Conservation policy.

PLAN DETAILS

This property is located at 1822 River Drive. The site is approximately 0.49 acres and currently has one existing residential structure.

Site Plan

The plan proposes two detached residential units, one existing and the other proposed. The proposed unit would be located towards the front of the site and would be setback consistent with the adjacent properties. This would maintain the rhythm along the street. The existing unit is located at the rear of the property and would remain.

There would be one vehicular access point along River Drive that would be no greater than 16 feet in width. Parking is provided through a combination of a two car garage and surface parking. Sidewalks would be improved to local street standards, including a five foot sidewalk and four foot planting strip.

Architectural standards have been included for this development specifying 18"-36" raised foundations, porches that provide a minimum depth of six feet, and glazing requirements. These standards would apply to new construction on the site.



Metro Planning Commission Meeting of 9/22/2016

ANALYSIS

The proposed site plan is consistent with the T4 Neighborhood Evolving policy and supports two critical planning goals. This infill development would produce a different character that includes increased housing diversity and pedestrian connectivity. Currently, River Drive has only single family residences. This application would introduce two-family residential units and sidewalks would be improved to local standards.

Given these reasons, staff recommendation is to approve with conditions and disapprove without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER & SERVICES RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- If sidewalks are required then they are to be show on the plans per the MCSP and per MPW standards and specifications.
- Prior to Final SP, revise plan to indicate installation of MPW standard ST-322 driveway ramp.

TRAFFIC & PARKING RECOMMENDATION

Approved

Maximum Uses in Existing Zoning District: RS5

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.49	4.3 D	2 U	20	2	3



Metro Planning Commission Meeting of 9/22/2016

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.49	-	2 U	20	2	3

Traffic changes between maximum: **RS5** and **SP-R**

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

METRO SCHOOL BOARD REPORT

Projected student generation existing **RS-5** 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 RS-5 zoning district. All three schools have been identified as having additional capacity. Students would attend Cumberland Elementary, Joelton Middle School and Whites Creek 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 recommendation is to approve with conditions, and disapprove without all conditions as this request is consistent with policy.

CONDITIONS

1. Uses within this SP shall be limited to up to two residential units.
2. Sidewalks shall be improved to a five foot wide sidewalk and a four foot wide planting strip along the street frontage of the property.
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 R20-A zoning district as of the date of the applicable request or application.
4. 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



Metro Planning Commission Meeting of 9/22/2016

sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



90-82P-001
Map 072-03, Parcel(s) 347
05, East Nashville
07 (Anthony Davis)



Project No.	Planned Unit Development
	90-82P-001
Associated Case	2016S-164-001
Council District	07 – Davis
School District	03– Speering
Requested by	Sharondale Surveying, Inc., applicant; Pamela Burke, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST
PUD cancellation

Preliminary SP

A request to cancel a Planned Unit Development located at 1132 Shelton Avenue, at the corner of Shelton Avenue and Windsor Avenue, located within a Planned Unit Development (0.66 acres), zoned Single-Family Residential (RS7.5) (See associated case # 2016S-164-001).

Existing Zoning

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

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.

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. This request is consistent with policy as the intent of this policy is to preserve the general character of the existing urban residential neighborhood. The existing PUD permits the use of an



Metro Planning Commission Meeting of 9/22/2016

existing 4-family dwelling. The existing neighborhood consists of mainly single-family and two-family dwelling units.

REQUEST DETAILS

The PUD covers one lot at the corner of Shelton Avenue and Windsor Avenue, totaling approximately 0.66 acres. The existing PUD allows for an existing 4-family dwelling on this lot. The PUD does not allow for other uses.

ANALYSIS

This property is located in the Inglewood Place Neighborhood Conservation District. The PUD cancellation has an associated subdivision request to create two lots from one lot. Proposed subdivisions within neighborhood conservation districts require approval from Metro Historic Zoning Commission staff.

The applicant has indicated that the intent is to convert the existing 4-family dwelling into a single-family dwelling. If the PUD is cancelled and the 4-family dwelling is not converted to a single-family dwelling, the existing dwelling would be considered legally non-conforming.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016S-164-001
INGLEWOOD PLACE RESUB OF LOT 54
Map 072-03, Parcel(s) 347
05, East Nashville
07 (Anthony Davis)



Project No. 2016S-164-001
Project Name Inglewood Place
Associated Case 90-82P-001
Council District 07 - Davis
School District 03 – Speering
Requested by Sharondale Surveying, Inc., applicant; Pamela Burke, owner.

Staff Reviewer Birkeland
Staff Recommendation *Approve with conditions*

APPLICANT REQUEST
Final plat to create two lots.

Final Plat

A request for final plat approval to create two lots on property located at 1132 Shelton Avenue, at the corner of Shelton Avenue and Windsor Avenue, zoned Single-Family Residential (RS7.5) and within Inglewood Place Neighborhood Conservation District and a Planned Unit Development Overlay (0.66 acres)(See associated case # 90-82P-001).

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

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

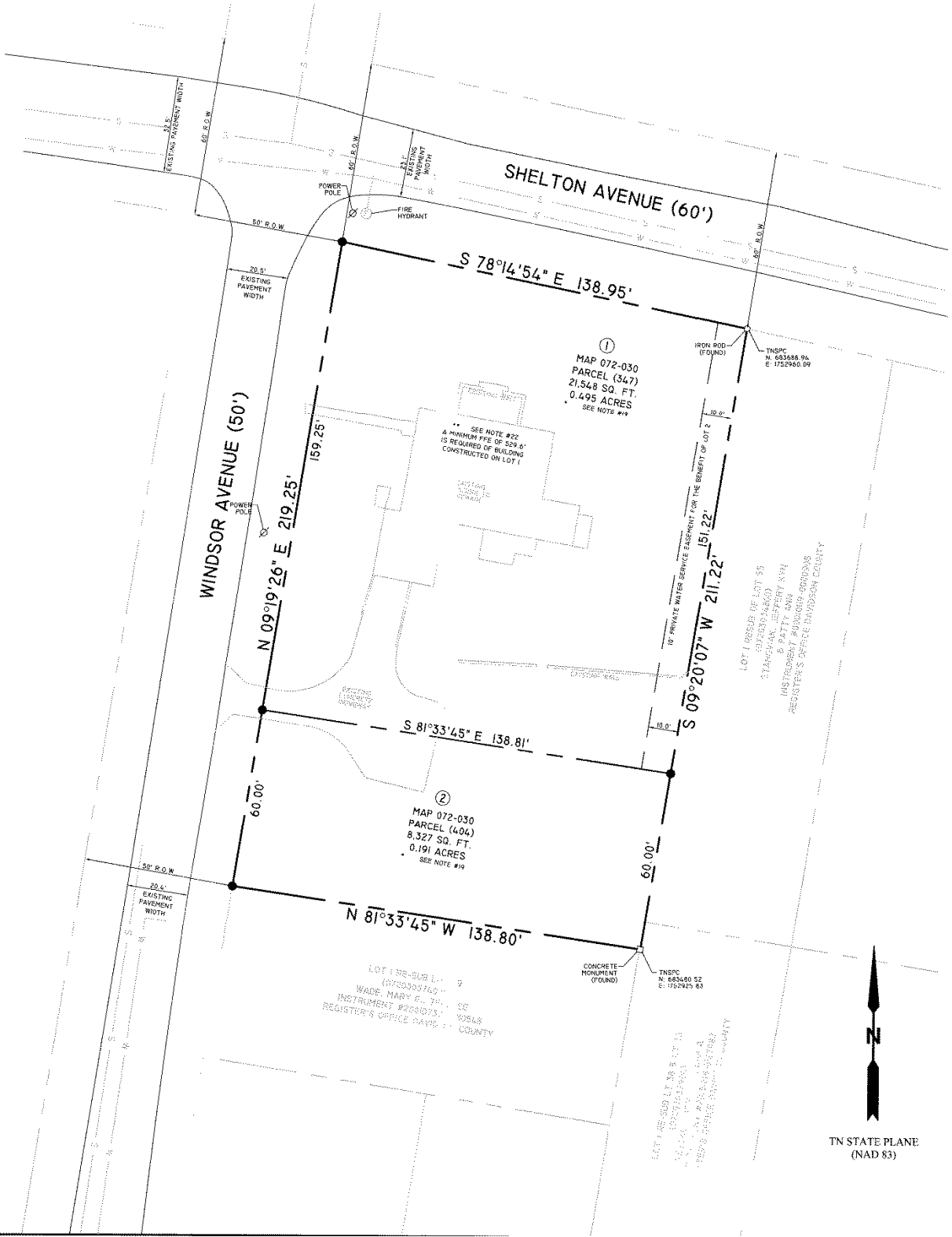
PLAN DETAILS

The request is for final plat approval to create two lots from one lot for property located at 1132 Shelton Avenue. The plat proposes to create Lot 1 with frontage on Shelton Avenue and Windsor Avenue. Lot 2 will have frontage only on Windsor Avenue.

There is an existing sidewalk along Shelton Avenue west of Windsor Avenue. Subdivision Regulations require that sidewalks must be installed along Shelton and Windsor Avenue as the new sidewalk would extend an existing sidewalk network across a public right-of-way. The proposed lots have the following square footage:



Metro Planning Commission Meeting of 9/22/2016



TN STATE PLANE (NAD 83)

Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

- Lot 1: 21,548 SF (0.495 acres)
- Lot 2: 8, 327 SF (0.191 acres)

ANALYSIS

Lot Compatibility

Section 3-5.4 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within a Designated Historic District. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Designated Historic Districts

The subject property is located within the Inglewood-Place Neighborhood Conservation Overlay District which is a historic district adopted by Metro Council.

Zoning Code

All lots meet the minimum standards of the RS7.5 zoning district.

Historic Zoning Commission Staff Recommendation

Approve

Agency Review

All reviewing agencies have recommended approval.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

PUBLIC WORKS RECOMMENDATION

Approved with Conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approved



Metro Planning Commission Meeting of 9/22/2016

STAFF RECOMMENDATION

Staff recommends approval with conditions if the associated PUD cancelation is approved.

CONDITIONS

1. Prior to plat recordation the existing structure on Lot 1 shall be converted to a single-family residence.
2. Sidewalks are required along Windsor Avenue and Shelton Avenue. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.
2. Remove Note 19.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016S-199-001

HAYNIES CENTRAL PARK PLAN RESUB OF LOTS 59-62

Map 094-05, Parcel(s) 134-138

05, East Nashville

06 (Brett Withers)



Project No. 2016S-199-001
Project Name Haynie’s Central Park Plan
Council District 06 - Withers
School District 05 – Kim
Requested by Jason Baxter, applicant and owner.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the October 13, 2016, Planning Commission meeting unless a recommendation of approval is received from Stormwater. If a recommendation of approval is received from stormwater, staff recommends approval.*

APPLICANT REQUEST

Amend building height limitation on plat.

Plat Amendment

A request to amend a previously approved plat by amending building height restrictions from two stories to three stories on properties located at 1109, 1111, 1113, 1115 and 1117 Ozark Street, approximately 160 feet northwest of South 12th Street, zoned Single-Family Residential (RS5) (0.76 acres).

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 6 units*

HISTORY

In January 2016, the Planning Commission approved a plan to create five lots from four existing lots located on Ozark Street, west of South 12th Street. The land use policy for the subject property is T4 Urban Neighborhood Evolving (T4 NE), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The plat was approved limiting height to two stories in 35 feet. This height restriction language is typically used in Neighborhood Maintenance policy areas, and not usually applied in Neighborhood Evolving policy areas.

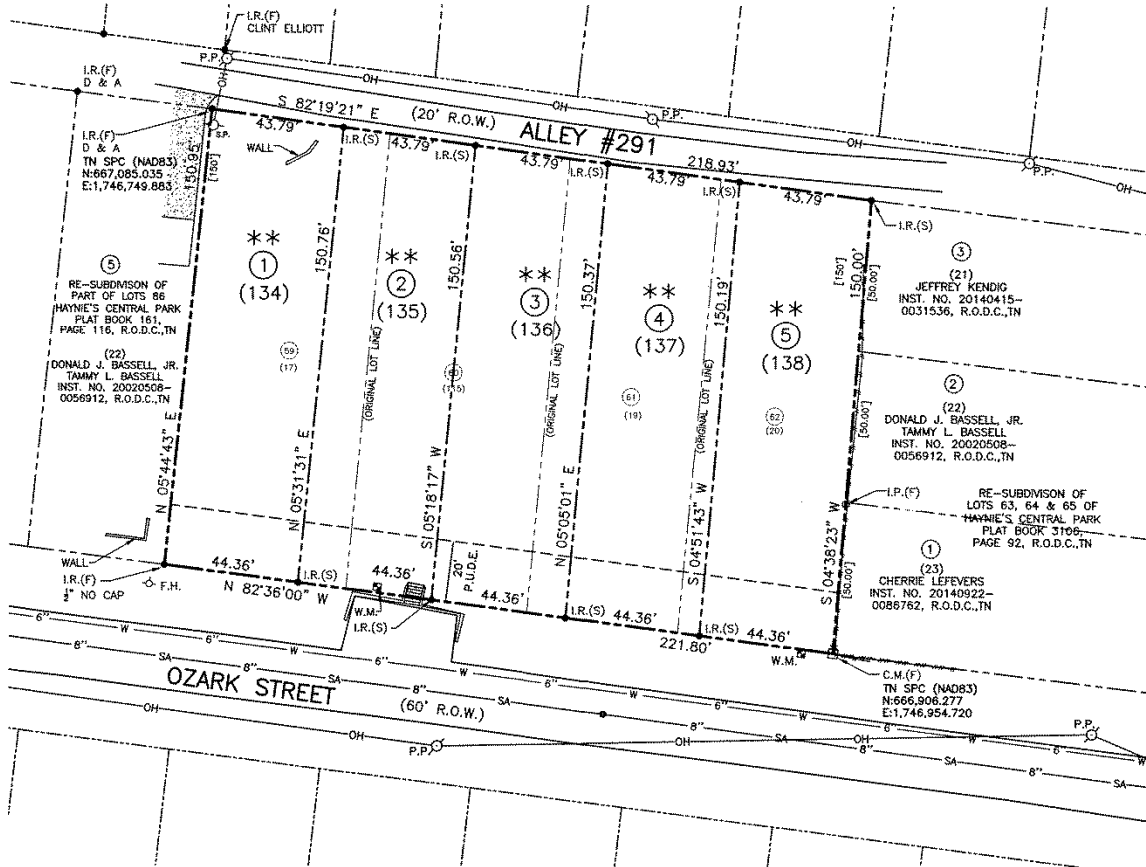
PLAN DETAILS

The proposed plat amendment would limit the height to three stories in 45 feet, which is allowed in the RS5 zoning district. The proposed amendment does not change anything else on the plat. The five lots will remain as they were approved in January. The existing five lots have the following areas and street frontages:

- Lot 1: 6,664 Sq. Ft., (0.15 Acres), and 44.36 Ft. of frontage;
- Lot 2: 6,635 Sq. Ft., (0.15 Acres), and 44.36 Ft. of frontage;
- Lot 3: 6,625 Sq. Ft., (0.15 Acres), and 44.36 Ft. of frontage;
- Lot 4: 6,616 Sq. Ft., (0.15 Acres), and 44.36 Ft. of frontage;
- Lot 5: 6,607 Sq. Ft., (0.15 Acres), and 44.36 Ft. of frontage.



Metro Planning Commission Meeting of 9/22/2016



Proposed Site Plan



Metro Planning Commission Meeting of 9/22/2016

Sidewalks are required along Ozark Street. The application has already paid the sidewalk in-lieu fee for the approved subdivision. The proposed lots will be designated as Critical Lots because the natural slope is 20 percent or greater. Prior to application for a building permit on a lot designated as Critical, a Critical Lot plan shall be submitted for review and approval.

ANALYSIS

Zoning Code

Proposed lots meet the minimum standards of the RS5 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Agency Review

All review agencies have not recommended approval.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Returned

- Due to size of development (and steep grades) a full SWGR is needed prior to plat approval.
- Please prepare and submit grading permit plans.

WATER SERVICES RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

Approved with conditions

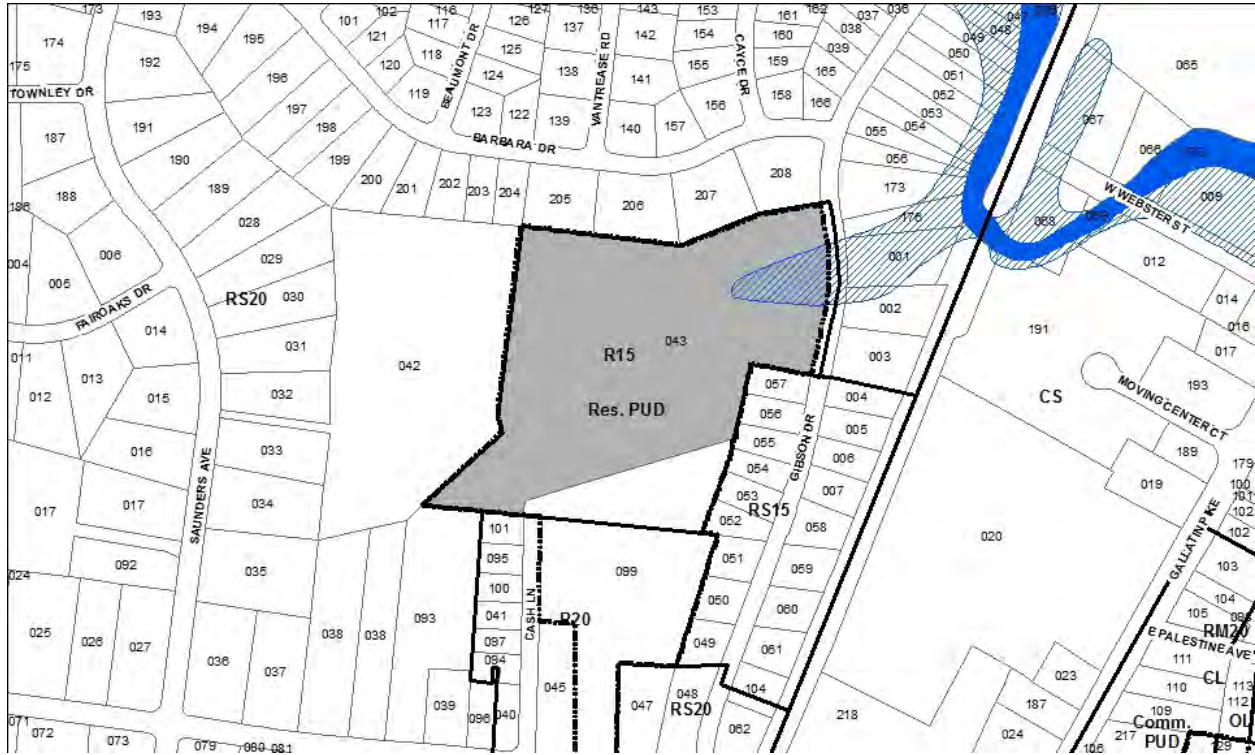
- 1) If sidewalks are required by Planning and the applicant chooses to construct rather than pay the in-lieu fee, they should be shown fully within the right-of-way, and labeled on the plan per Public Works standards. This includes curb and gutter, 4' grass strip, 5' sidewalk, or as determined by Public Works, and a minimum of 20 feet of street pavement width. Final construction plans must 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.

STAFF RECOMMENDATION

Staff recommends deferral to the October 13, 2016, Planning Commission meeting unless a recommendation of approval is received from stormwater. If a recommendation of approval is received from Stormwater, staff recommends approval.



Metro Planning Commission Meeting of 9/22/2016



2016HL-001-001
THE MAYBELLE
Map 051-07, Parcel(s) 043
04, Madison
08 (Nancy VanReece)



Project No.	Historic Landmark Overlay
	2016HL-001-001
Project Name	The Maybelle
Associated Cases	2016NL-003-001 & 27-80P-002
Council District	8 - VanReece
School District	3 - Speering
Requested by	Council Member Nancy VanReece, applicant; Joseph Mayo, owner.
Staff Reviewer	Sharp
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply Historic Landmark Overlay District.

Historic Landmark Overlay

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

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *The PUD overlay permits only the existing structures on the site; R15 would permit a maximum of 31 lots with 79 duplex lots for a total of 38 units.*

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

Proposed Zoning

Historic Landmark Overlay District (HL) A Historic Landmark is a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The proposed Historic Landmark Overlay District is intended to preserve the historic structures on the property through the implementation of development guidelines by the Metro Historic Zoning Commission and Staff.



Metro Planning Commission Meeting of 9/22/2016

MADISON COMMUNITY PLAN

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

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

Consistent with Policy?

Yes. The policies encourage the protection and preservation of historic features.

REQUEST DETAILS

The Metro Historic Zoning Commission (MHZC) is considering this application at its September 21, 2016 meeting. Historic Zoning Commission staff has recommended approval. Metro Historic Commission staff provided the following background information:

The Maybelle

The Smith-Carter home was built in 1925. Carl Smith, who was inducted into the Country Music Hall of Fame in 2003, purchased the property weeks prior to his marriage to June Carter in 1952. June Carter Cash (1929-2003) is best known as a member of the Carter Family, a traditional American folk music group that recorded between 1927 and 1956. June Carter, as she was known professionally, won five Grammy Awards and was inducted into the Christian Music Hall of Fame in 2009.

Smith and Carter welcomed daughter Rebecca Carlene Smith in 1955. Photographs of June outside the home with Rebecca Carlene were published in the *Tennessean* on July 8, 1956. After her divorce in 1956, June moved to New York. In 1957, June returned to Madison and married racecar driver Edwin "Rip" Nix. Nix moved into the Madison home and used the barn as a garage for his car. Nix and Carter divorced in 1966. June Carter married Johnny Cash in 1968; the two resided in this home. Johnny Cash joined the Grand Ole Opry in 1956 and enjoying a string of hits, including "Ring of Fire" in 1963.

June Carter's mother, Maybelle Carter, made the home her primary residence until her death in 1978. Maybelle Carter (1909-1978) was a member of the Carter Family act in the 1920s and 1930s and later of the Mother Maybelle and the Carter Sisters group from 1946-1948. She influenced country and folk music for decades. The Carter Family was



Metro Planning Commission Meeting of 9/22/2016

inducted into the Country Music Hall of Fame in 1970, and in 2005 posthumously honored with a Grammy Lifetime Achievement Award.

The property served as a gathering point for friends and other musicians. “Hee Haw” star Roni Stoneman remembers the “pickin’ parties” that were held at the barn on the property. Stories, including visits by Elvis and Johnny Cash, have passed through the country music community. In 1983, June and Johnny Cash sold part of the land for the Maybelle Carter Retirement.

To be considered as an historic landmark, a building, structure, site or object must meet one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history; or
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

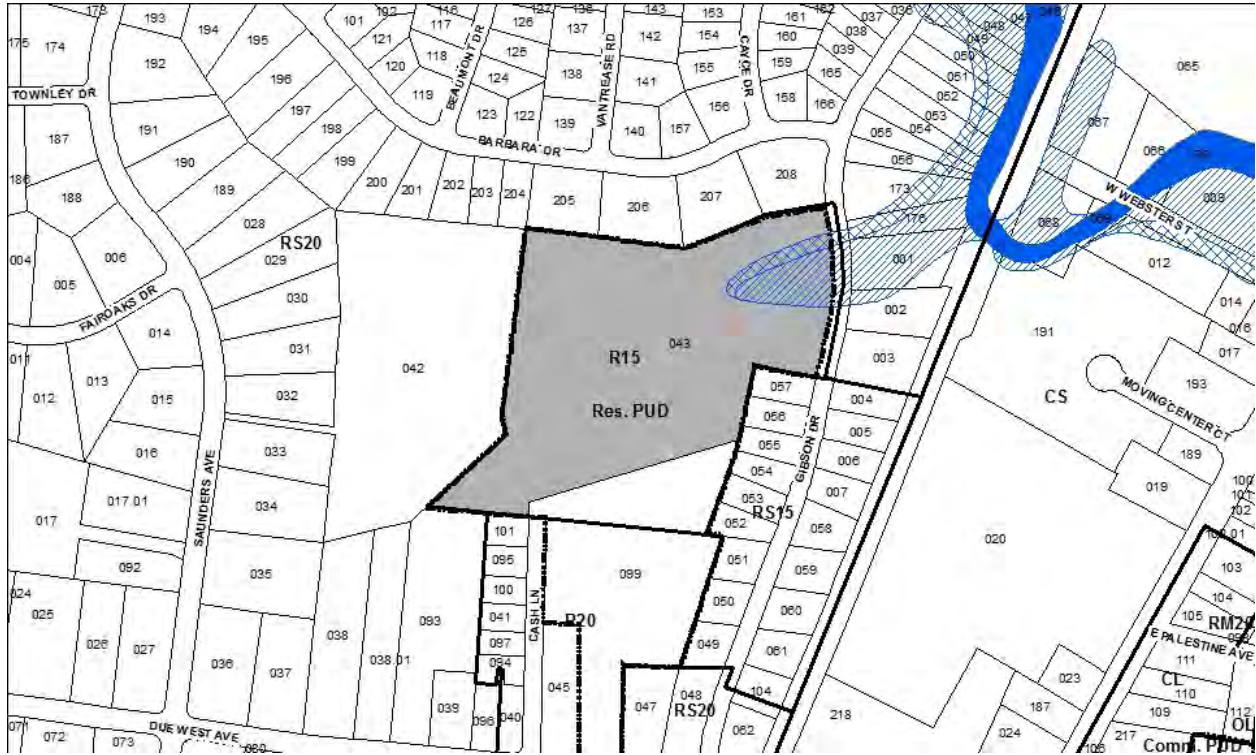
On September 21, 2016, the Metro Historic Zoning Commission will review the application. Historic Zoning Commission Staff has recommended approval of the application of a Historic Landmark Overlay District.

STAFF RECOMMENDATION

Staff recommends approval of the Historic Landmark Overlay District as staff finds that the property meets the criteria.



Metro Planning Commission Meeting of 9/22/2016



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



Project No.	Neighborhood Landmark 2016NL-003-001
Project Name	The Maybelle Neighborhood Landmark
Associated Cases	Historic Landmark 2016HL-001-001 & PUD cancellation 27-80P-002
Council District	08 – VanReece
School District	03 – Speering
Requested by	Dale & Associates, Inc., applicant; Joseph Mayo, owner.
Staff Reviewer	Sharp
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply a Neighborhood Landmark Overlay.

Neighborhood Landmark Overlay

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

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *The PUD overlay permits only the existing structures on the site; R15 would permit a maximum of 31 lots with 7 duplex lots for a total of 38 units.*

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

Proposed Zoning

Neighborhood Landmark Overlay District (NLOD) is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The proposed Neighborhood Landmark Overlay District would preserve the historic Maybelle Carter home, which was built in 1925.



Metro Planning Commission Meeting of 9/22/2016

HISTORY

This property is located at 1020 Gibson Drive. The house on the property was constructed in 1925 and became the family home of June Carter Cash (then June Carter Smith) in 1952. Various performers at the Grand Ole Opry frequented the home. June's mother, Maybelle Carter, a musical legacy in her own right, later lived on the property. In 1980, the property was incorporated along with the parcel to the south as the Maybelle Carter Senior Adult Community Planned Unit Development (PUD 27-80P-002). The house, historic outbuildings, and grounds were retained under the PUD; per an easement recorded in 1983, no additional buildings or structures are permitted in order to preserve the beauty and openness of the property.

ANALYSIS

Section 17.36.420 of the Zoning Code defines a neighborhood landmark as a feature, its appurtenances and the property it is located on which, has historic, cultural, architectural, civic, neighborhood or archeological value and/or importance, whose demolition or destruction would constitute an irreplaceable loss to the quality and character of a neighborhood.

To be eligible for this designation, a property must meet one or more of the following criteria:

1. It is recognized as a significant element in the neighborhood and/or community;
2. It embodies characteristics that distinguish it from other features in the neighborhood and/or community;
3. Rezoning the property on which the feature exists to a general zoning district inconsistent with surrounding or adjacent properties such as, office, commercial, mixed-use, shopping center, or industrial zoning district would significantly impact the neighborhood and/or community.
4. Retaining the feature is important in maintaining the cohesive and traditional neighborhood fabric;
5. Retaining the feature will help to preserve the variety of buildings and structures historically present within the neighborhood recognizing such features may be differentiated by age, function and architectural style in the neighborhood and/or community; and
6. Retaining the feature will help to reinforce the neighborhood and/or community's traditional and unique character.

The historic structures on this property are important for Madison, Davidson County, and the State of Tennessee due to their significance in the region's cultural history. The main house has been designated as eligible to be listed on the National Register of Historic Places. Retaining this feature would reinforce the neighborhood's traditional and unique character and sense of place within Music City.

Per section 17.40.160 of the Metro Zoning Code, in recommending approval of a neighborhood landmark district, the planning commission shall find that:

- a. The feature is a critical component of the neighborhood context and structure;
- b. Retention of the feature is necessary to preserve and enhance the character of the neighborhood;



Metro Planning Commission Meeting of 9/22/2016

- c. The only reason to consider the application of the neighborhood landmark district is to protect and preserve the identified feature;
- d. There is acknowledgement on the part of the property owner that absent the retention of the feature, the base zoning district is proper and appropriate and destruction or removal of the feature is justification for and will remove the neighborhood landmark overlay designation and return the district to the base zoning district prior to the application of the district;
- e. It is in the community's and neighborhood's best interest to allow the consideration of an appropriate neighborhood landmark development plan as a means of preserving the designated feature; and
- f. All other provisions of this section have been followed.

Staff finds that this application meets these criteria. The site is a critical component to not only the neighborhood, but to the region and the state. Retaining the buildings on the site preserves an important landmark in local history. Applying a Neighborhood Landmark Overlay District to this property requires the preservation of the existing historic buildings and grounds while also allowing a development plan to be prepared that would allow uses other than those permitted under the existing PUD or base zoning. Allowing additional uses permits the adaptive reuse of the existing historic buildings in a manner that is respectful of the historic buildings and grounds and creates a revenue stream that contributes to the preservation of these historic features.

This development plan is not approved through this current application, which is a preliminary step that designates the property as a Neighborhood Landmark. The applicant must submit a final site plan detailing the adaptive reuse of existing structures and any proposed development for approval by the Planning Commission. Should this final site plan propose additional buildings or structures, approval of the final site plan will be conditional upon removing an easement recorded on June 30, 1983. This easement, entered into by John and June Carter Cash and the Maybelle Carter Retirement Center, Ltd., aims to preserve the beauty and openness of the property at 1020 Gibson Drive by prohibiting additional buildings or structures. This platted easement is effective between the two properties within the PUD, and is not altered by changes in ownership. Amending the plat to remove the note concerning the easement would require the signatures of both property owners within the PUD and approval by the Planning Commission.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

Approved with conditions

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



Metro Planning Commission Meeting of 9/22/2016

TRAFFIC AND PARKING RECOMMENDATION

N/A

HISTORIC ZONING COMMISSION STAFF RECOMMENDATION

Approve

The Metropolitan Historical Commission and the Tennessee Historical Commission have determined that this property is eligible for listing in the National Register of Historic Places for its association with Carl Smith and June Carter Cash (the former Mrs. Carl Smith), “Mother” Maybelle Carter, and other musical acts including Marty Stuart and the Nitty Gritty Dirt Band. As an NRE property, it meets the criteria for a Neighborhood Landmark Overlay District.

STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



27-80P-002
MAYBELLE CARTER RETIREMENT CENTER
Map 051-07, Parcel(s) 043
04, Madison
08 (Nancy VanReece)



Project No.	Planned Unit Development 27-80P-002
Project Name	Maybelle Carter Retirement Center PUD (Cancellation)
Associated Cases	Neighborhood Landmark 2016NL-003-001 & Historic Landmark 2016HL-001-001
Council District	08 - VanReece
School District	03 - Speering
Requested by	Dale & Associates, applicant; Joseph Mayo, owner.
Staff Reviewer	Sharp
Staff Recommendation	<i>Approve if the associated cases are approved. Disapprove if the associated cases are disapproved.</i>

APPLICANT REQUEST
Cancel a portion of a PUD.

Cancel PUD

A request to cancel a portion of the Maybelle Carter Retirement Center Planned Unit Development Overlay District for property located at 1020 Gibson Road, approximately 800 feet north of Due West Avenue, zoned One and Two-Family Residential (R15) and within a Planned Unit Development (12.87 acres).

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *The PUD overlay permits only the existing structures on the site; R15 would permit a maximum of 31 lots with 7 duplex lots for a total of 38 units.*

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

CRITICAL PLANNING GOALS
 N/A

MADISON COMMUNITY PLAN

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



Metro Planning Commission Meeting of 9/22/2016

be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

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

Consistent with Policy?

Yes. Canceling the PUD while approving the associated cases (the Neighborhood Landmark Overlay District and the Historic Landmark Overlay District) is consistent with the intent of the T3 Suburban Neighborhood Maintenance policy to retain the established character of the neighborhood. The proposed overlays are also consistent with the intent of Conservation policy to preserve the sensitive environmental features on the site (two streams and significant slopes); the Neighborhood Landmark Overlay District designates the grounds as integral to the historic nature of this landmark.

REQUEST DETAILS

This PUD covers two parcels totaling approximately 18.89 acres. The southern parcel, parcel 099, contains the Maybelle Carter Adult Retirement Center; this portion of the PUD is to remain. This request would cancel the PUD overlay for the northern parcel, parcel 043, which is approximately 12.87 acres. This portion of the PUD contains the historic Smith-Carter home (primarily occupied by June Carter Cash and her mother, Maybelle Carter) and two historic outbuildings as designated by the Metro Historic Zoning Commission. There are two associated requests for the property: one is to apply a Neighborhood Landmark Overlay District, and the other is to apply a Historic Landmark Overlay District.

ANALYSIS

If the associated requests to apply a Neighborhood Landmark Overlay District and a Historic Landmark Overlay District are approved, then staff recommends approval of this PUD cancellation. The existing PUD provides some protection to the historic properties and grounds as it does not permit additional development on the site, but it does not protect the historic structures from modifications or demolition. It also does not provide for any adaptive reuse of the property that would assist an owner in maintaining the 12.87 acre estate and historic structures.

If approved, the Neighborhood Landmark Overlay District would allow an appropriate development plan to be designed as a means of preserving the historic buildings and grounds. The Historic Landmark designation would provide additional protection against inappropriate modifications to the historic structures. An existing easement recorded in 1983 by June and Johnny Cash offers additional protection to the historic grounds by prohibiting additional structures on the site, or significant alterations to the grounds.



Metro Planning Commission Meeting of 9/22/2016

Staff finds that, in tandem, the Neighborhood Landmark Overlay District and the Historic Landmark Overlay District better achieve the objective of conserving this historic site than does the current PUD. However, if these associated cases are not approved, staff recommends that the request to cancel the PUD not be approved because the PUD does provide for some protection of the historic nature of this site.

FIRE MARSHAL RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approved

WATER RECOMMENDATION

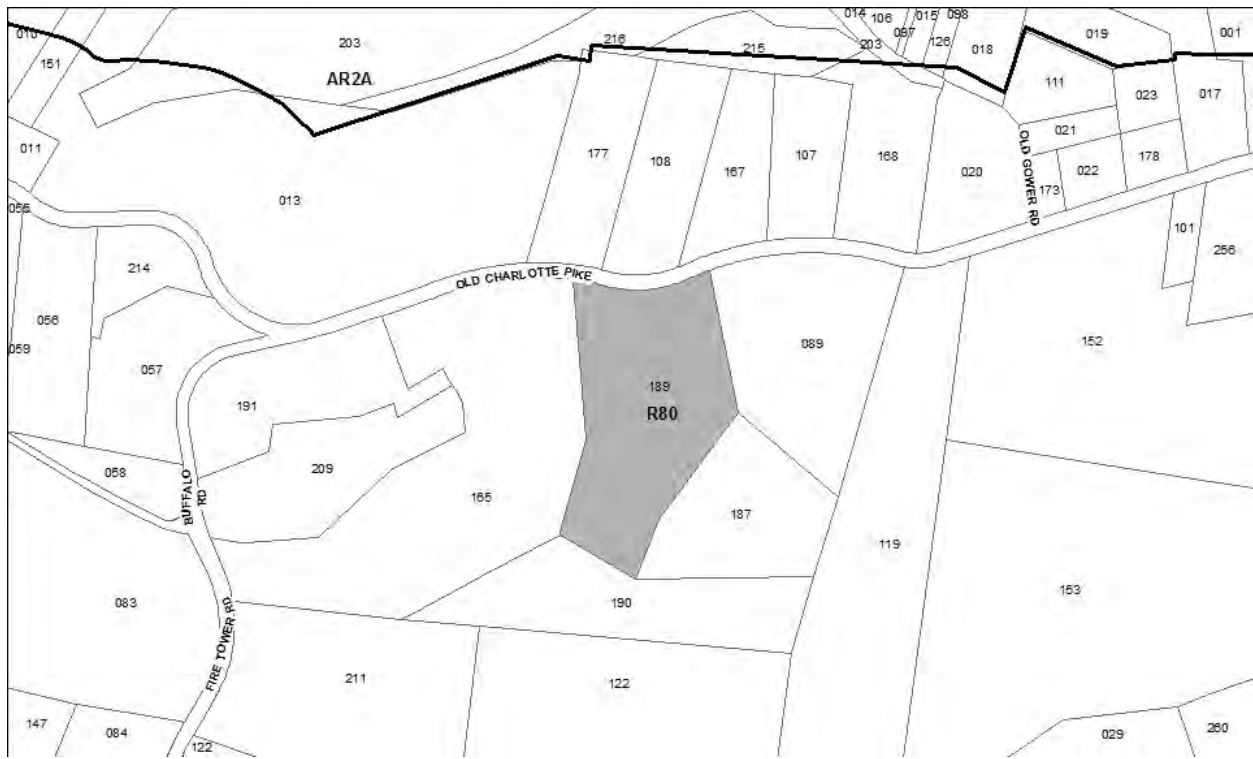
Approved

STAFF RECOMMENDATION

Staff recommends approval if both associated cases are approved and disapproval if both associated cases are not approved.



Metro Planning Commission Meeting of 9/22/2016



2016Z-102PR-001
Map 113, Parcel(s) 189
06, Bellevue
35 (Dave Rosenberg)



Project No.	Zone Change 2016Z-102PR-001
Bill No.	BL2016-409
Council District	35 - Rosenberg
School District	9 - Frogge
Requested by	Dale & Associates, Inc., applicant; The Mountain View Trust, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from R80 to AR2-A.

Zone Change

A request to rezone from One and Two-Family Residential (R80) to Agricultural/Residential (AR2a) zoning for property located at 7897 Old Charlotte Pike, approximately 1,050 feet northeast of Fire Tower Road, (8.2 acres).

Existing Zoning

One and Two-Family Residential (R80) requires a minimum 80,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of .58 dwelling units per acre including 25 percent duplex lots. *R80 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

Proposed Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

CRITICAL PLANNING GOALS

N/A

BELLVUE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 9/22/2016

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

Consistent with Policy?

No. The rezoning to AR2a is inappropriate for the residential character and lot pattern within the immediate context on Old Charlotte Pike. There are some nonresidential uses that could be allowed within AR2a that may be inappropriate for the existing residential character. Examples of potentially incompatible uses include:

- Kennel/Stable
- Construction/demolition/landfill
- Mineral Extraction

This site is located in T2 Rural Maintenance and Conservation Policy, and introducing a new zoning district within this portion of Old Charlotte Pike, a primarily residential area, is inappropriate.

ANALYSIS

This site contains 8.2 acres of land, one single-family home, and multiple accessory structures. The site contains 463 feet of frontage along Old Charlotte Pike which is designated as a collector street by the Major and Collector Street Plan. AR2a zoning is more appropriate for larger parcels that are located within agricultural areas.

There are several uses that are allowed within the AR2a zoning district which are not permitted within the R80 zoning district. These uses are primarily agricultural in nature and may be incompatible with the residential uses and pattern. Since the application did not include the purpose of the rezoning request, it is possible that staff could work with the applicant on a Specific Plan application to limit the scope of the activities on site and ensure that the proposal is compatible with the adjacent residences.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A



Metro Planning Commission Meeting of 9/22/2016

TRAFFIC AND PARKING RECOMMENDATION

Conditions of Approval

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R80**

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)	8.2	0.5 D	8 U	77	6	9

*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single -Family Residential (210)	8.2	0.5 D	4 U	39	3	5

Traffic changes between maximum: **R80** and **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 4 U	-38	-3	-4

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed AR2a district: 1 Elementary 1 Middle 1 High

The proposed zone change could generate 3 more students than what is typically generated under the existing R80 zoning district. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School has been identified as overcrowded; however there is capacity for additional students within the middle school cluster. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT

Will this project include any affordable or workforce housing units? N/A

If so, how many and what is the percentage of the entire development? N/A

How will you enforce the affordability requirements? N/A

Have any structures been demolished in the last 12 months? N/A

STAFF RECOMMENDATION

Staff recommends disapproval.



Metro Planning Commission Meeting of 9/22/2016



2016Z-103PR-001
Map 082-07, Parcel(s) 113
05, East Nashville
05 (Scott Davis)



Project No. 2016Z-103PR-001
Council District 05- Davis
School District 05- Kim
Requested by Preservation Ale House, LLC, applicant; Robert Solomon, owner.

Staff Reviewer Deus
Staff Recommendation Approve.

APPLICANT REQUEST

Rezone from MUN to MUL-A.

Zone Change

A request to rezone from Mixed Use Neighborhood (MUN) to Mixed Use Limited Alternative (MUL-A) zoning for property located at 307 Wilburn Street, approximately 170 feet east of Meridian Street, (0.28 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

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

EAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 9/22/2016

Consistent with Policy?

Yes. This request is consistent with policy as it would enhance a neighborhood center that serves adjacent urban neighborhoods. This zoning district would allow mixed uses and would create pedestrian friendly environments through building placements and the enhancement of the pedestrian network.

ANALYSIS

The subject property is located at 307 Wilburn Street and is approximately 0.28 acres. There is an existing structure on the site. Currently this property is zoned MUN which permits residential, commercial and office uses.

In the event this property was to redevelop, the proposed MUL-A district would permit a mixture of uses including office, residential and commercial. This district also has appropriate design standards consistent with the policy that would create walkable neighborhoods through the use of building placements and enhancement of the sidewalk network. The MUN district does not have design standards.

The MUL-A district requires a build to zone that would orient future development to address the public realm. Sidewalks would be required along Wilburn Street. Parking would be required to be placed along the sides and/or the rear of any future development.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.28	0.6 F	7,318 SF	351	14	40

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.28	1 F	12,196 SF	560	17	51



Metro Planning Commission Meeting of 9/22/2016

Traffic changes between maximum: MUN and MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 4,878 SF	+209	+3	+11

METRO SCHOOL BOARD REPORT

Projected student generation existing MUN district 0 Elementary 0 Middle 0 High
 Projected student generation proposed MUL-A district 0 Elementary 0 Middle 0 High

The proposed MUL-A district would generate no additional students than what is typically generated under the existing MUN district using the Urban Infill Factor. There is additional capacity within this school cluster. Students would attend Glen Elementary, Jere Baxter Middle School and Maplewood High School. This information is based upon data from the school last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

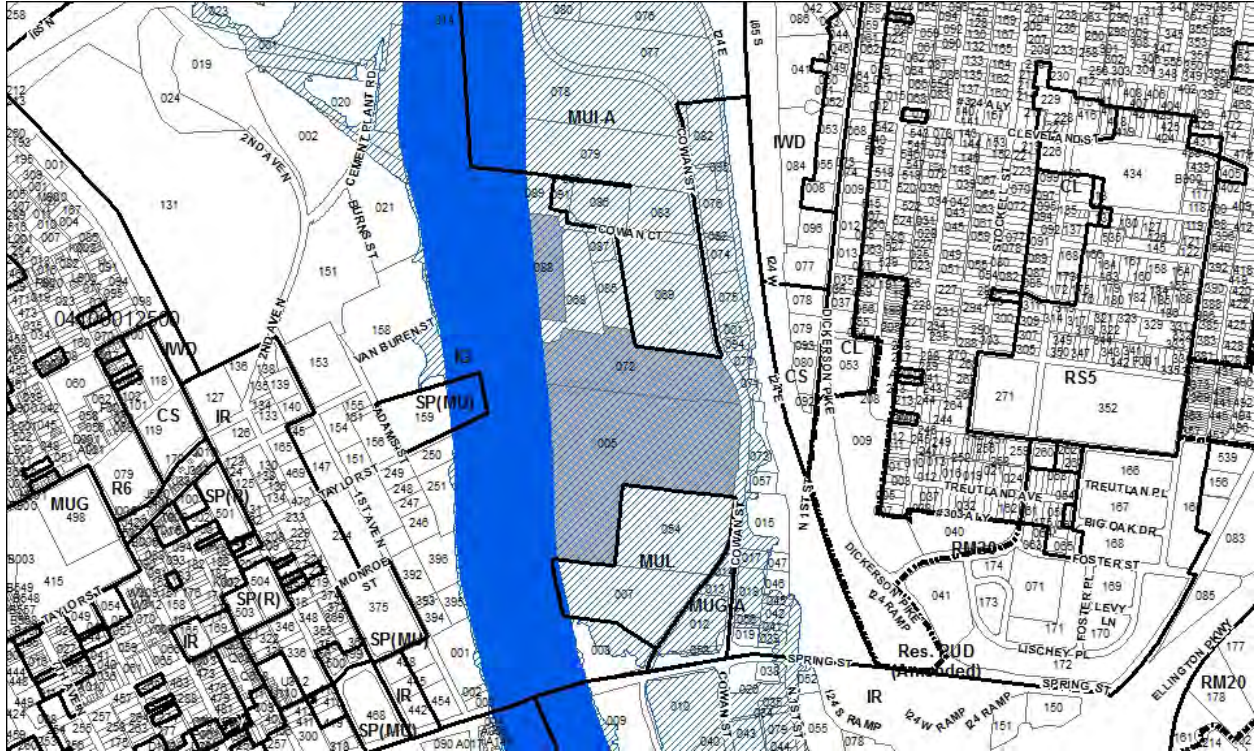
1. Will this project include any affordable or workforce housing units? No.
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No.

STAFF RECOMMENDATION

Staff recommends approval as this request is consistent with policy.



Metro Planning Commission Meeting of 9/22/2016



2016Z-105PR-001

Map 082-06, Parcel(s) 072, 088

Map 082-10, Parcel(s) 005

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2016Z-105PR-001
Bill No.	BL2016-405
Council District	5 – S. Davis
School District	5 - Kim
Requested by	Civil Site Design Group, PLLC, applicant; Cargill, Inc., Cherokee Equity Corp. and Cherokee Marine Terminal, LLC, owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from IG to MUI-A.

Zone Change

A request to rezone from Industrial General (IG) to Mixed Use Intensive-Alternative (MUI-A) zoning on properties located at 520 and 600 Cowan Street and 1437 Cowan Court, approximately 1,050 feet northwest of Spring Street, (45.31 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- 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 these parcels will allow for access to a larger surrounding sidewalk network which will provide a safe path of travel for pedestrians. Areas with existing infrastructure located on collector streets are most appropriate areas to locate increased residential density.

EAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 9/22/2016

Consistent with Policy?

Yes. The rezoning to MUI-A is consistent with the T5 Center Mixed Use Neighborhood policy and is appropriate given the site's location in an urban area. This request is consistent with the intense mixture of uses found in the goals and objectives of the Center Mixed Use Neighborhood policy.

ANALYSIS

Staff recommends approval of this request as the proposed rezoning is consistent with the T5 Center Mixed Use Neighborhood policy. This site contains 45.31 acres of land within three parcels, multiple industrial use structures, and various areas dedicated to outdoor storage. There is existing MTA bus route which provides an alternative method of transportation for the existing commercial uses along Cowan Street. Cowan Street is designated as an arterial boulevard within the Major and Collector Street Plan.

It is important to note all three parcels contained in this rezone request lie entirely within a floodplain area. Areas designated as floodplain are not excluded from redevelopment, though there are several Stormwater requirements which must be met before redevelopment may occur. One such requirement is the minimum finished floor elevation a proposed structure would be required to meet. The Nashville Next General Plan, Volume II Elements: Health, Livability, and the Built Environment encourages the use of compact building form as a design principle for minimizing the impact to an environmentally sensitive area such as flood plains. Not only does using compact building design promote walkability, but it also uses less developable land, preserving open space and natural features.

This request is consistent with the policy for the area and is appropriate given the surrounding land uses, land use policy, and recently completed rezoning requests. Various parcels to the north and south of the parcels identified in this request contain mixed use zoning. Given the existing policy for adjacent parcels fronting Cowan Street it is likely that additional parcels will follow the emerging trend of rezoning to a mixed use zoning district. The proposed rezone provides the potential for increased housing supply and increased housing choice which will likely support the increased intensity of uses for the parcels within the Center Mixed Use Neighborhood policy. When future development of these parcels occurs, sidewalks which meet the regulations of the Major and Collector Street Plan will be required. These sidewalks will help to create a more walkable neighborhood as identified within goals of the Center Mixed Use Neighborhood policy.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A



Metro Planning Commission Meeting of 9/22/2016

STORMWATER RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions of Approval

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: IG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	45.31	0.6 F	1,184,222 SF	4216	322	290

Maximum Uses in Proposed Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	18.08	5 F	3,937,824 SF	73936	1346	7455

Maximum Uses in Proposed Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential (220)	27.13	5 F	5,908 U	35927	2899	3268

Traffic changes between maximum: IG and MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+105,647	+3,923	+10,433

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUI-A district: 21 Elementary 15 Middle 34 High

The proposed student generation numbers were calculated using the urban infill factor and assumed a 1,000 square foot residential unit with 40% of the site being used for non-residential floor area. Students would attend Glen Elementary School, Jere Baxter Middle School, and Maplewood High School. This information is based upon data from the school board last updated March 2016.



Metro Planning Commission Meeting of 9/22/2016

AFFORDABLE AND WORKFORCE HOUSING REPORT(information provided by applicant)

1. Will this project include any affordable or workforce housing units? The applicant has not provided a response to this question.
2. If so, how many and what is the percentage of the entire development? The applicant has not provided a response to this question.
3. How will you enforce the affordability requirements? The applicant has not provided a response to this question.
4. Have any structures been demolished in the last 12 months? The applicant has not provided a response to this question.

STAFF RECOMMENDATION

Staff recommends approval as the proposed rezoning is consistent with the Center Mixed Use Neighborhood policy.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016Z-106PR-001

Map 117-01, Parcel(s) 003-006, 009-011, 063-065, 075, 143-145, 195-197

10, Green Hills - Midtown

24 (Kathleen Murphy)



Project No.	Zone Change 2016Z-106PR-001
Council Bill No.	BL2016-411
Council District	24 – Murphy
School District	8 – Pierce
Requested by	Councilmember Kathleen Murphy.

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

APPLICANT REQUEST

Zone change from R20 to RS20.

Zone Change

A request to rezone from One and Two-Family Residential (R20) to Single-Family Residential (RS20) zoning for various properties located on Woodlawn Drive, Lynnbrook Road, and Bowling Avenue, east of Wilson Boulevard, (22.86 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Both the existing R20 zoning district and the proposed RS20 zoning district are consistent with the T3 NM policy. The policy can support single-family, two-family as well as multi-family residential units. The intent of the policy is to ensure that established residential areas develop in a manner consistent with the overall development pattern. The policy does recognize that some change will occur over time, but any change should not disrupt the overall established development pattern.



Metro Planning Commission Meeting of 9/22/2016

ANALYSIS

Staff is recommending that the request be approved. The surrounding area currently contains a diversity of housing types, including single-family, two-family and multi-family. The surrounding area also has a diversity of zoning districts including large areas zoned for two-family. While the proposed zoning would preclude the subject properties from developing as two-family, it is a confined area, and would not have an impact on the existing diversity of the surrounding area, or the ability to provide additional two-family units in the surrounding area.

WORKFORCE AND AFFORDABLE HOUSING REPORT

Not applicable. This request includes properties owned by various property owners, which may develop at different times.

STAFF RECOMMENDATION

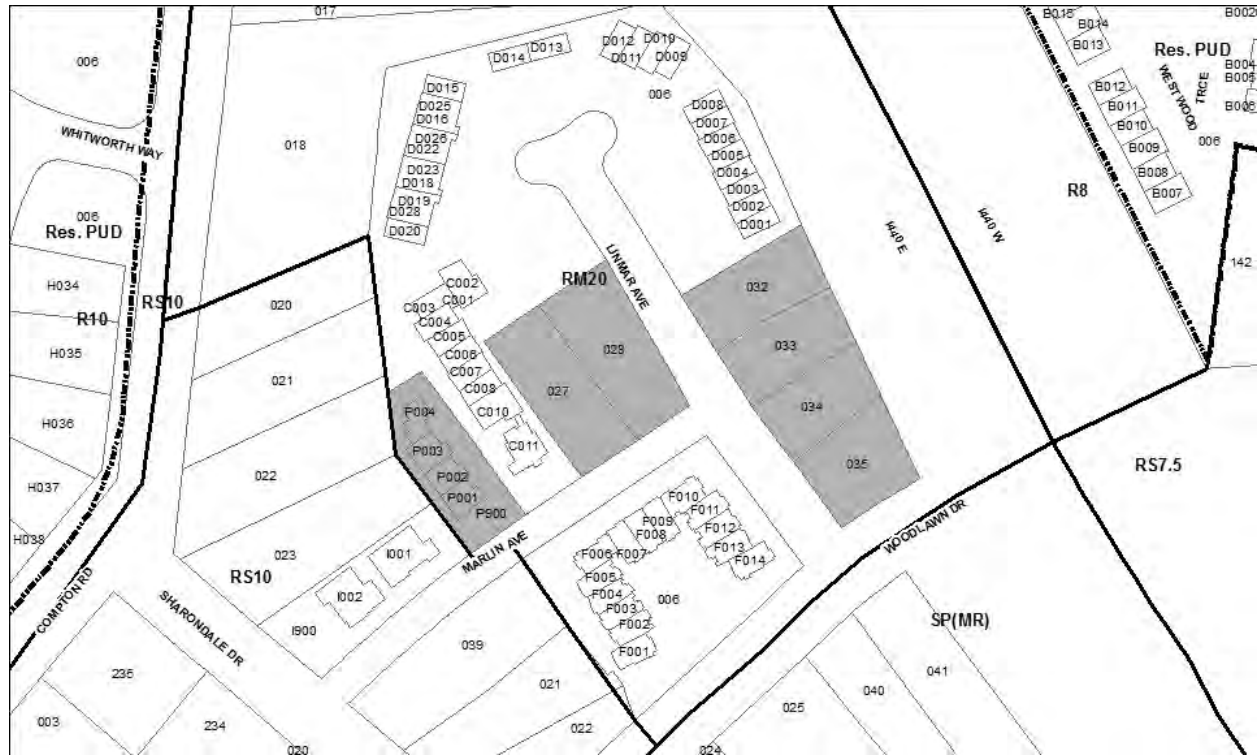
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016Z-107PR-001

Map 104-14, Parcel(s) 027-028, 032-035

Map 104-14-0-P, Parcel(s) 001-004, 900

10, Green Hills - Midtown

24 (Kathleen Murphy)



Project No. Zone Change 2016Z-107PR-001
Council Bill No. BL2016-412
Council District 24 – Murphy
School District 8 – Pierce
Requested by Councilmember Kathleen Murphy.

Staff Reviewer Swaggart
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Zone change from RM20 to R10.

Zone Change

A request to rezone from Multi-Family Residential (RM20) to One and Two-Family Residential (R10) zoning for properties located at 2700, 2702, 2704, and 2706 Linmar Avenue, 2800 and 2802 Marlin Avenue, and Marlin Avenue(unnumbered), approximately 360 feet northeast of Sharondale Drive, (1.23 acres).

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

Proposed 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.

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Both the existing RM20 zoning district and the proposed R10 zoning district are consistent with the T3 NM policy depending on the location. The policy does not support one single-residential type, but can support single-family, two-family as well as multi-family residential units. The intent of the policy is to ensure that established residential areas develop in a manner consistent with the overall development pattern. The policy does recognize that some change will occur over time, but any change should not disrupt the overall established development pattern.



Metro Planning Commission Meeting of 9/22/2016

ANALYSIS

The properties are located in an area that is primarily multi-family. The four lots along Linmar Avenue are located between I-440 to the east and a multi-family development to the west. The two lots along Marlin Avenue are also surrounded by multi-family development. The current multi-family zoning is appropriate given the current development pattern and the area's proximity to I-440. The area is served by a street network that provides good access to the site. Access to I-440 is also available approximately half a mile to the east. Because of all of these points, the existing multi-family zoning district is appropriate and staff recommends that the request be disapproved.

WORKFORCE AND AFFORDABLE HOUSING REPORT

Not applicable. This request includes properties owned by various property owners, which may develop at different times.

STAFF RECOMMENDATION

Staff recommends disapproval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016Z-108PR-001

Map 116-04, Parcel(s) 002-004, 007-011, 080-082, 114, 141, 143, 156, 217, 292-293

Map 116-04-0-M, Parcel(s) 001-002, 900

10, Green Hills - Midtown

24 (Kathleen Murphy)



Project No.	Zone Change 2016Z-108PR-001
Council Bill No.	BL2016-413
Council District	24 – Murphy
School District	8 – Pierce
Requested by	Councilmember Kathleen Murphy.

Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with a substitute ordinance.</i>

APPLICANT REQUEST

Zone change from R10 to RS15.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Single-Family Residential (RS15) zoning for various properties located on Woodlawn Drive, west of Wilson Boulevard, (12.44 acres).

Existing Zoning

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

Proposed Zoning

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Both the existing R10 zoning district and the proposed RS15 zoning district are consistent with the T3 NM policy depending on locational characteristics. The policy does not support one single-residential type, but can support single-family, two-family as well as multi-family. The intent of the policy is to ensure that established residential areas develop in a manner consistent with the overall development pattern. The policy does recognize that some change will occur over time, but any change should not disrupt the overall established development pattern.



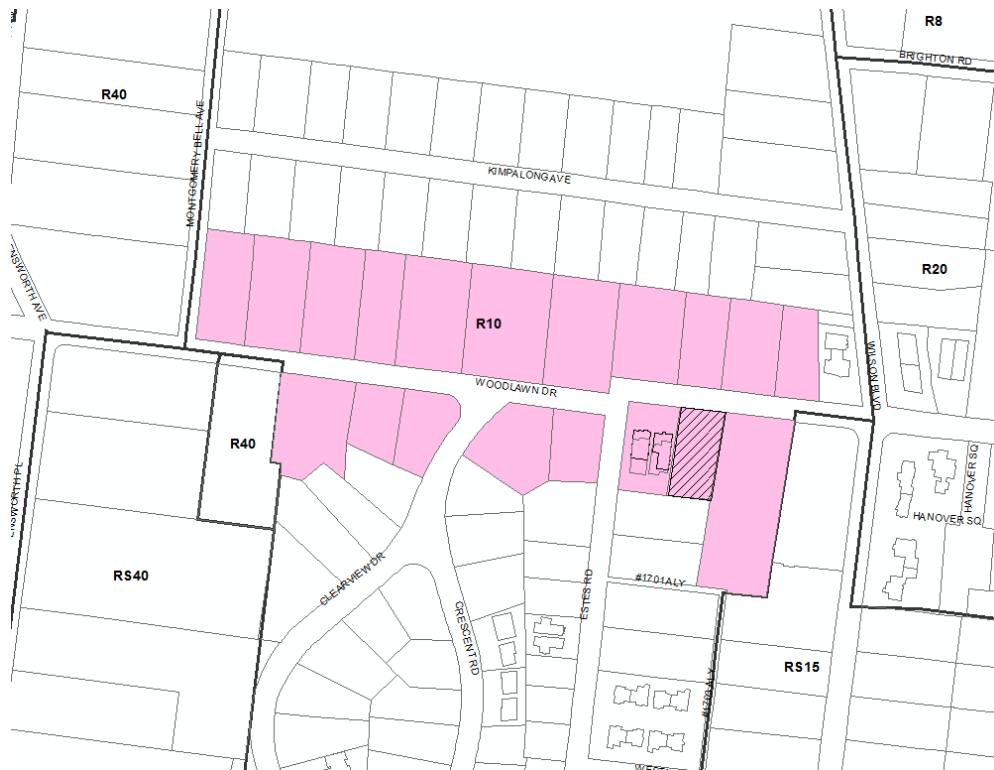
Metro Planning Commission Meeting of 9/22/2016

ANALYSIS

The surrounding area currently contains a diversity of housing types, including single-family, two-family and multi-family. The surrounding area also has a diversity of zoning districts including large areas zoned for two-family. While the proposed zoning would preclude the subject properties from developing as two-family, it is a confined area, and would not have an impact on the existing diversity of the surrounding area, or the ability to provide additional two-family units in the surrounding area. There is a lot within the request that contains a legal duplex. Staff is recommending that this lot be removed from the request so that it does not become nonconforming.

Substitute Ordinance No. BL2016-413

Staff recommends approval with a substitute to remove Map 116-04, Parcel 143 from the downzoning.



*Hatched area denotes parcels recommended to be removed

WORKFORCE AND AFFORDABLE HOUSING REPORT

Not applicable. This request includes properties owned by various property owners, which may develop at different times.

STAFF RECOMMENDATION

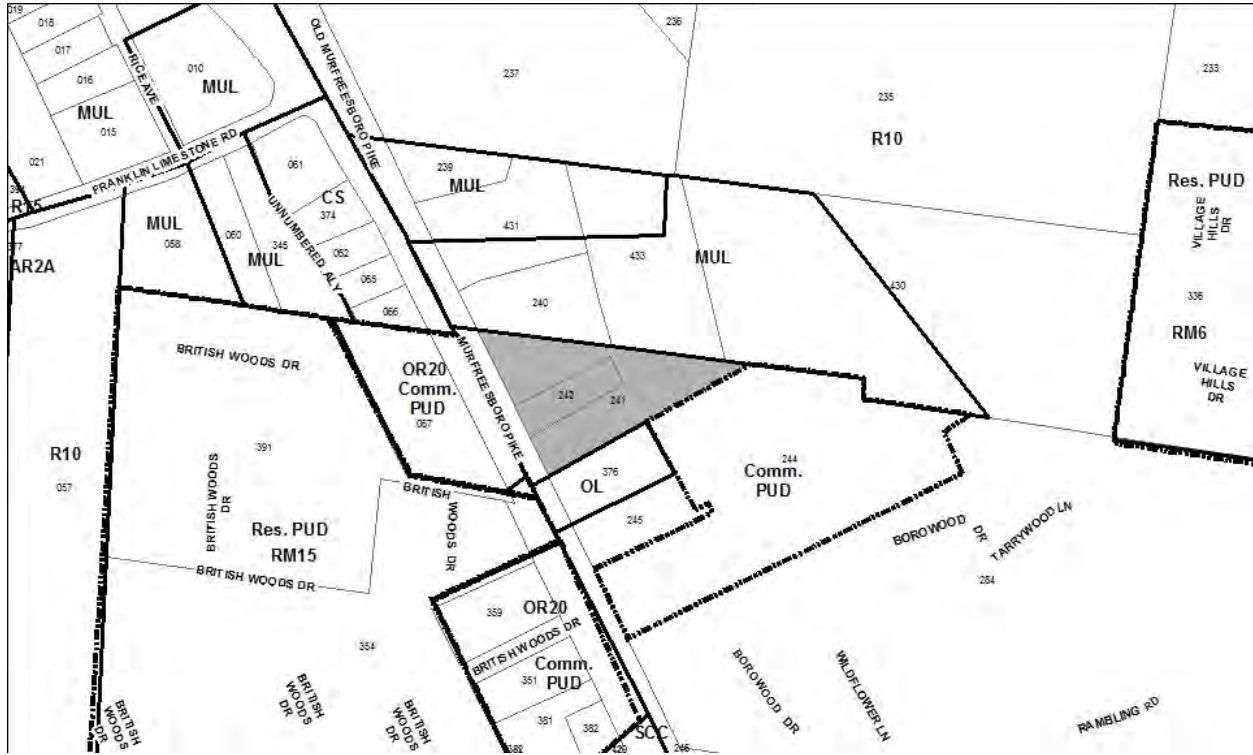
Staff recommends approval with a substitute ordinance.



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/22/2016



2016Z-109PR-001
Map 135, Parcel(s) 241-242
13, Antioch - Priest Lake
29 (Karen Y. Johnson)



Project No.	Zone Change 2016Z-109PR-001
Council District	29 - Johnson
School District	07 - Pinkston
Requested by	Sherry W. Mercer, applicant; Sherry W. Mercer and Kenneth R. Wright, owners.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from R10 to CS-A

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Commercial Service Alternative (CS-A) zoning on properties located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road, within the Murfreesboro Pike UDO at Una Antioch Pike (1.94 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 8 lots with 2 duplex lots for a total of 10 units.*

Proposed Zoning

Commercial Service-Alternative (CS-A) is intended to provide opportunities for a diverse range of commercial uses that include retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services.

Murfreesboro Pike Urban Design Overlay (UDO) at Una Antioch

The Murfreesboro Pike Urban Design Overlay (UDO) at Una Antioch implements the community vision set forth in the Antioch/Priest Lake Community Plan to achieve cohesive development along the Murfreesboro Pike Corridor. The UDO applies higher standards of design and create pedestrian friendly corridors by enhancing streetscapes with pedestrian-scale coordinated signage and landscaping.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

Sidewalks are present along Murfreesboro Pike in this Location. Were this site to redevelop under CS-A zoning standards, the pedestrian streetscape would be further enhanced by strong connections between building entrances and sidewalks and the design standards of the Murfreesboro Pike UDO at Una Antioch Pike. The existing transit routes along Murfreesboro



Metro Planning Commission Meeting of 9/22/2016

Pike provide the potential for an alternative method of transportation for future visitors to these properties.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed CS-A zoning district is consistent with the T3 Suburban Mixed Use Corridor Policy (T3 CM) and is appropriate given the site's location. The rezoning would encourage a mix of uses promoted under this policy. Permitted uses under the CS-A zoning district are retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services. These uses are consistent with the intent of the policy to promote mixed-use developments that are amenable to pedestrians and create a vibrant public realm. The existing R10 zoning district is not consistent with the policy and does not provide these opportunities.

ANALYSIS

The proposed rezoning is consistent with T3 Suburban Mixed Use Corridor Policy and if the site were to redevelop, this redevelopment would comply with the pedestrian-friendly standards of the CS-A zoning district and standards of the Murfreesboro Pike UDO at Una Antioch Pike. The proposed commercial service zoning would complement the variety of uses present along Murfreesboro Pike and are encouraged under the T4 Urban Mixed Use Neighborhood Policy. The existing R10 zoning does not offer this potential.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

Traffic study may be required at time of development.



Metro Planning Commission Meeting of 9/22/2016

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	1.94	4.3 D	10 U	96	8	11

*Based on two two-family lots.

Maximum Uses in Proposed 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)	1.94	0.6 F	50,703 SF	4368	104	404

Traffic changes between maximum: **R10** and **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+4,272	+96	+393

METRO SCHOOL BOARD REPORT

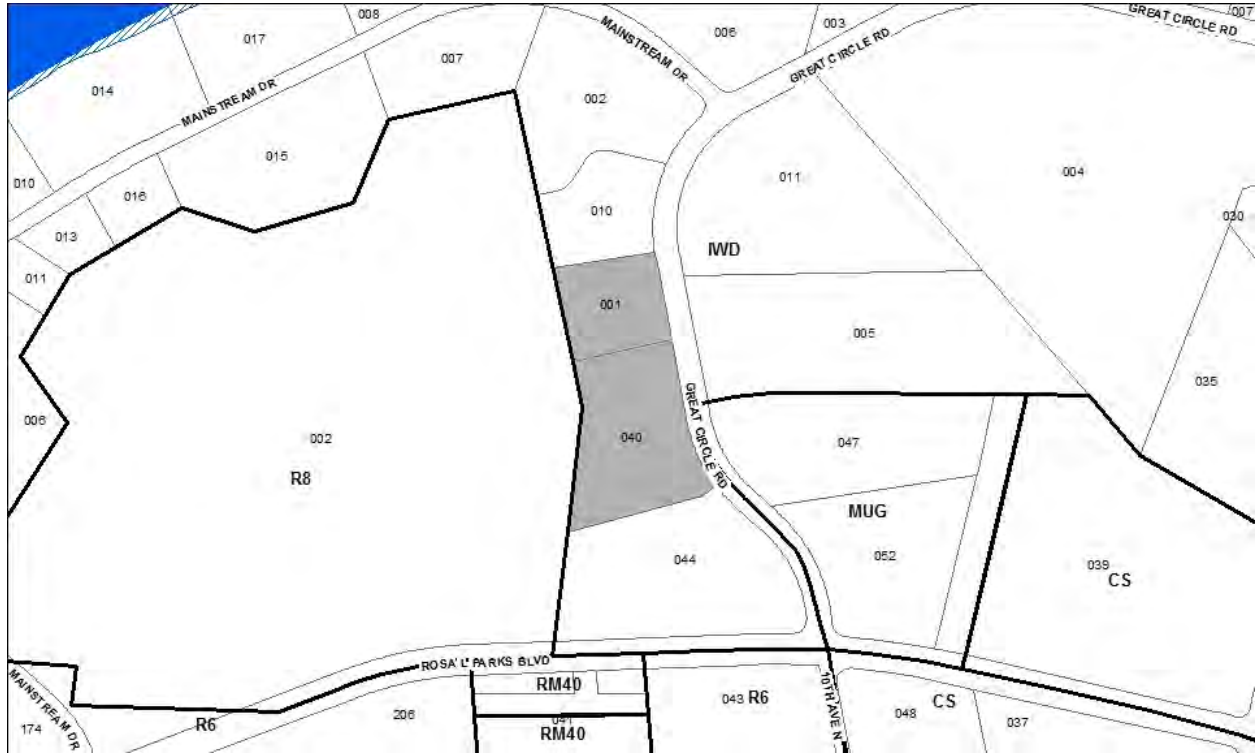
The Metro School Board report was not generated because the proposed zone change would not generate students.

STAFF RECOMMENDATION

Staff recommends approval as the requested zoning district is consistent with the T3 Suburban Mixed Use Corridor policy.



Metro Planning Commission Meeting of 9/22/2016



2016Z-111PR-001

Map 070-11, Parcel(s) 001

Map 070-15, Parcel(s) 040

08, North Nashville

02 (DeCosta Hastings)



Project No.	Zone Change 2016Z-111PR-001
Council District	02 - Hastings
School District	01 - Gentry
Requested by	Littlejohn Engineering & Associates, applicant; Ebon-Falcon, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from IWD to MUG-A.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use General-Alternative (MUG-A) zoning on property located at 521 and 545 Great Circle, approximately 530 feet southwest of Mainstream Drive, (7.94 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

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.

NORTH NASHVILLE COMMUNITY PLAN

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium to high density residential are also present.



Metro Planning Commission Meeting of 9/22/2016

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

Consistent with Policy?

Yes. The proposed MUG-A zoning district is consistent with the District Employment Center Policy (D EC) and is appropriate given the site's location. The rezoning would encourage a mixture of office and commercial uses promoted under this policy. Permitted uses under the MUG-A zoning district are residential, retail, and office uses. These uses are consistent with the intent of the policy to promote mixed-use developments.

ANALYSIS

The proposed rezoning is consistent with the District Employment Center policy. The proposed mixed use zoning would complement the variety of uses present in the area and encouraged under the policy. This site includes Conservation policy due to streams that are present on the site and the existing flood plain.

This district also has appropriate design standards consistent with the policy that would create walkable neighborhoods through the use of building placements and enhancement of the sidewalk network. The MUG district does not have design standards. The MUG-A district requires a build to zone that would orient future development to address the public realm.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	7.94	0.8 F	276,693 SF	986	145	115



Metro Planning Commission Meeting of 9/22/2016

Maximum Uses in Proposed Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.1	3 F	405, 108 SF	4048	97	374

Maximum Uses in Proposed Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	4.8	3 F	627 U	3924	311	363

Traffic changes between maximum: IWD and MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6,986	+263	+622

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUG-A district: 19 Elementary 13 Middle 12 High

The proposed student generation numbers were calculated using the urban infill factor and assumed a 1,200 square foot residential unit with 40% of the site being used for non-residential floor area. Students would attend Buena Vista Elementary, John Early Middle School, and Pearl-Cohn High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT

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

STAFF RECOMMENDATION

Staff recommends approval as the requested zoning district is consistent with the District Employment Center policy.