



METROPOLITAN PLANNING COMMISSION MINUTES

January 12, 2017
4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:
Greg Adkins, Chair
Jessica Farr, Vice Chair
Jim McLean
Stewart Clifton
Jeff Haynes
Lillian Blackshear
Brenda Diaz
Brian Tibbs
Jennifer Hagan-Dier
Councilmember Burkley Allen

Staff Present:
Doug Sloan, Executive Director
Bob Leeman, Assistant Director, Operations
Carrie Logan, Assistant Director, Special Projects
George Rooker, Special Projects Manager
Kelly Adams, Administrative Services Officer III
Kathryn Withers, Planning Manager II
Lucy Kempf, Planning Manager II
Anita McCaig, Planner III
Greg Claxton, Planner III
Marty Sewell, Planner III
Latisha Birkeland, Planner II
Shawn Shepard, Planner II
Patrick Napier, Planner II
Abbie Rickoff, Planner II
Anna Grider, Planner I
Elham Daha, Planner I
Gene Burse, Planner I
Macy Amos, Legal

J. DOUGLAS SLOAN, III

Secretary and Executive Director, Metro Planning Commission
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Notice to Public

Please remember to turn off your cell phones.

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

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

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Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:02 p.m.

B: ADOPTION OF AGENDA

Mr. Haynes moved and Mr. McLean seconded the motion to adopt the agenda. (8-0)

C: APPROVAL OF DECEMBER 08, 2016 MINUTES

Mr. Haynes moved and Mr. McLean seconded the motion to approve the December 8, 2016 minutes. (8-0)

Mr. Clifton arrived at 4:04 p.m.

Ms. Farr arrived at 4:04 p.m.

D: RECOGNITION OF COUNCILMEMBERS

Councilman Scott Davis spoke in favor of Items 8 and 27.

Councilmember VanReece spoke in favor of Items 6, 11, and 17.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2016CP-002-001**
PARKWOOD - UNION HILL
- 1b. **2016SP-089-001**
FOXFIRE
- 2. **2016Z-024TX-001**
- 3. **2007SP-150-001**
EVANS HILL
- 4a. **2016SP-081-001**
- 4b. **95P-009-001**
NASHVILLE HIGHLANDS
- 5. **2016SP-095-001**
CLAY STREET PROPERTIES
- 7. **148-81P-001**
HOLIDAY VILLAGE
- 12a. **2016SP-093-001**
GRANBERY PROPERTY
- 12b. **14-79P-001**
HEARTHSTONE RESIDENTIAL PUD CANCELLATION
- 15. **2017SP-005-001**
THE LIVERY AT 5TH AND MONROE
- 16. **2017SP-006-001**
SCOVEL STREET ROW HOMES
- 18. **2017SP-014-001**
HARPETH VILLAGE

- 19. **2017S-009-001**
SOUTH PERIMETER PARK SECTION 4A RESERVE
PARCELS 262, 263 AND PASCHALL PROPERTY
- 20. **2017S-010-001**
DEDMAN PROPERTY SUBDIVISION AMENDMENT
- 21. **2017S-012-001**
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1
- 22. **2017S-026-001**
RESUBDIVISION OF LOT 1 UNIVERSAL PROPERTIES

Ms. Farr moved and Mr. Clifton seconded the motion to approve the Deferred and Withdrawn Items. (10-0)

Ms. Blackshear recused herself from Item 19.

F: CONSENT AGENDA ITEMS

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

- 6. **2016S-160-001**
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS
SUBDIVISION OF LOT 81 MAPLE HOME TRACT
- 8. **2017CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 9. **2015SP-056-002**
OCEOLA PARK SP AMENDMENT
- 10. **2015SP-090-003**
OCEOLA PLACE SP
- 11. **2016SP-078-001**
HILLSIDE DEVELOPMENT
- 13. **2016SP-096-001**
JDA SELF STORAGE
- 14. **2017SP-002-001**
6TH AVENUE NORTH SP
- 17. **2017SP-009-001**
BASHAW VILLAGE
- 23. **201-69P-002**
STARPOINTE PHASE 1
- 25. **2017Z-002PR-001**
- 26. **2017Z-003PR-001**
- 27. **2017Z-004PR-001**
- 29. **2017Z-006PR-001**
- 33. **Accept the Director's Report and Approve Administrative Items**

Councilmember Allen moved and Ms. Diaz seconded the motion to approve the Consent Agenda. (10-0)

Ms. Blackshear recused herself from Items 14 and 26.

G: ITEMS TO BE CONSIDERED

1a. 2016CP-002-001

PARKWOOD - UNION HILL

Council District 03 (Brenda Haywood)
Staff Reviewer: Marty Sewell

A request to amend the Parkwood - Union Hill Community Plan by changing to T3 Suburban Mixed-Use Corridor (T3 CM) Policy on a portion of properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,300 feet northeast of Nesbitt Drive, zoned RS20 (2.50 acres), requested by Back Half, LLC, applicant; Jo H. Evans, owner. See associated case #2016SP-089-001).

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016CP-002-001 to the January 26, 2017, Planning Commission meeting. (10-0)

1b. 2016SP-089-001

FOXFIRE

Council District 03 (Brenda Haywood)
Staff Reviewer: Shawn Shepard

A request to rezone from CS and RS20 to SP-MU zoning on properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,275 feet northeast of Nesbitt Drive, (11.8 acres), to permit an organized camp, requested by Back Half, LLC, applicant; Jo H. Evans, owner. (See associated case # 2016CP-002-001)

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-089-001 to the January 26, 2017, Planning Commission meeting. (10-0)

2. 2016Z-024TX-001

Staff Reviewer: Carrie Logan

A request to amend Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001), requested by Councilmember Angie Henderson.

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016Z-024TX-001 to the January 26, 2017, Planning Commission meeting. (10-0)

3. 2007SP-150-001

EVANS HILL

Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

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

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2007SP-150-001 to the January 26, 2017, Planning Commission meeting. (10-0)

4a. 2016SP-081-001

Council District 23 (Mina Johnson)
Staff Reviewer: Lisa Milligan

A request to rezone from SCN to SP-MU zoning for property located at Old Hickory Boulevard (unnumbered), within a Planned Unit Development Overlay District (4.91 acres), to permit a mixed-use development, requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner. (See associated case #95P-009-001)

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-081-001 to the January 26, 2017, Planning Commission meeting. (10-0)

- 4b. **95P-009-001**
NASHVILLE HIGHLANDS
Council District 23 (Mina Johnson)
Staff Reviewer: Lisa Milligan

A request for cancellation of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 3,100 feet southeast of Ridgelake Parkway, zoned SCN (4.91 acres), requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner. (See associated case # 2016SP-
Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 95P-009-001 to the January 26, 2017, Planning Commission meeting. (10-0)

5. **2016SP-095-001**
CLAY STREET PROPERTIES
Council District 21 (Ed Kindall)
Staff Reviewer: Latisha Birkeland

A request to rezone from OR20 and R6 to SP-MU zoning on properties located at 303, 305, 401 and 405 Clay Street, 405 Dominican Drive, 1919, 1920, 1922 and 1924 4th Avenue North, at the south corner of Dominican Drive and Clay street, (1.65 acres), to permit a hotel, requested by Ragan-Smith and Associates, applicant; B.V. Kumar, owner.
Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-095-001 to the January 26, 2017, Planning Commission meeting. (10-0)

6. **2016S-160-001**
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS
SUBDIVISION OF LOT 81 MAPLE HOME TRACT
Council District 08 (Nancy VanReece)
Staff Reviewer: Patrick Napier

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

APPLICANT REQUEST
Request for final plat approval to create two lots.

Final Plat

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

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 2 units.*

History

When this subdivision was initially presented to the Planning Commission, staff recommended disapproval as the infill subdivision did not meet the criteria in section 3-5.2 of the Subdivision Regulations. During the August 11th Planning Commission meeting, several planning commissioners expressed support for the proposed subdivision and asked staff to work with the applicant to bring the proposed subdivision into harmony with the surrounding development. The applicant has worked with staff to propose platted setbacks and a platted building envelope for each lot.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

This request provides the potential for infill development which often does not require large capital expenses for infrastructure improvements. Sidewalks will be required a 4ft. wide grass strip and a 5ft. wide sidewalk must be constructed as shown on the plat. The sidewalks are shown on the plat. Each lot will contain a driveway which extends beyond the front façade of the proposed building envelope. Dedicated areas for parking between the primary structure and the street are prohibited.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood.

T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

PLAN DETAILS

This request is for final plat approval for property located at 1003 Curdwood Boulevard. The parcel is currently vacant. The existing lot is 15,246 square feet (0.35 acres) and is proposed to be split into two lots.

ANALYSIS

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

Zoning Code

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

Street Frontage

Both proposed lots have frontage on a public street.

Community Character

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

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

Lot 1A Frontage	
Proposed Frontage	78.95 ft.
Minimum Frontage	96 ft.
70% Average	78 ft.

Lot 1B Frontage	
Proposed Frontage	70.26 ft.
Minimum Frontage	96 ft
70% Average	78 ft.

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

In this instance, the lots must be equal to or greater than 8,510 square feet. The current size of the proposed lots are 7,640 for Lot 1A and 7,639 for Lot 1B, which does not satisfy the area requirement for lot compatibility.

Lot 1A Area	
Proposed Size	7,640 SF
Minimum Size	8,510 SF
70% Average	6,426 SF

Lot 1B Area	
Proposed Size	7,639 SF
Minimum Size	8,510 SF
70% Average	6,426 SF

Street setbacks: Future structures would have to comply with setbacks as established by Metro Zoning Code. With respect to comments from the Planning Commission public hearing on August 8, 2016, the applicant has proposed setbacks along both street to provide for harmony of development within the context of the surrounding neighborhood. The proposed setbacks for this plat are 31 feet for the Burrus Street frontage for both structures. Lot

1A has a proposed setback distance of 36 feet from Curdwood Boulevard. All setback distances shown on the plat meet the requirements of the Metro Zoning Code.

Lot orientation: The proposed lot orientation for Lot 1A will be consistent with the requirements of the Metro Zoning Code which states that corner lots must be oriented towards the shortest frontage of the lot. Lot 1A will be oriented towards Burrus Street, Lot 1B will also be oriented towards Burrus Street to maintain consistency with the adjacent lot orientations.

Harmony of Development

If the proposed subdivision fails to meet compatibility, the Planning Commission may consider whether the subdivision includes elements to provide harmonious development for the community.

The applicant has proposed platted setbacks and provided a building envelope, which are shown on the plat. The applicant has indicated a setback distance along Curdwood Boulevard within 10 feet of the average setback of the existing structures for the 3 adjacent lots towards the west, and the 2 existing structures to the east along Curdwood Boulevard.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION
Approved

PUBLIC WORKS RECOMMENDATION
Approved with conditions

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

TRAFFIC AND PARKING RECOMMENDATION
Approved

WATER SERVICES RECOMMENDATION
Approved

STAFF RECOMMENDATION
Staff recommends approval with conditions.

CONDITIONS

1. Height is limited to a maximum of 2 stories in 35 feet.
2. Sidewalks are required along Burrus Street and Curdwood Boulevard. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
3. Submit a bond application and post a bond with the Planning Department,
4. Construct sidewalk and have it accepted by Public Works,
5. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$24,533.72 contribution to Pedestrian Benefit Zone 2-A.
6. 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
7. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a driveway no more than 16' in width between the primary structure and the street.
8. A raised foundation of 18"- 36" is required for all residential structures.

Approved with conditions. Consent agenda (10-0)

Resolution No. RS2017-001

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-160-001 is **Approved with conditions.**
(10-0)

1. Height is limited to a maximum of 2 stories in 35 feet.
2. Sidewalks are required along Burrus Street and Curdwood Boulevard. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
3. Submit a bond application and post a bond with the Planning Department,
4. Construct sidewalk and have it accepted by Public Works,
5. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$24,533.72 contribution to Pedestrian Benefit Zone 2-A.
6. 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
7. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a driveway no more than 16' in width between the primary structure and the street.
8. A raised foundation of 18"- 36" is required for all residential structures

7. 148-81P-001
HOLIDAY VILLAGE

Council District 02 (DeCosta Hastings); 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a Planned Unit Development Overlay District located at 201 Grizzard Avenue, approximately 685 feet northwest of Dickerson Pike, zoned CS (68.15 acres), to reduce the amount of mobile home units from 276 units to 155 mobile home units, requested by Perry Engineering, LLC, applicant; UMH TN Holiday Village MHP, LLC, owner.

Staff Recommendation: Defer Indefinitely

The Metropolitan Planning Commission deferred 148-81P-001 indefinitely.

8. **2017CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 05 (Scott Davis); 08 (Nancy VanReece)
Staff Reviewer: Anita McCaig

A request to amend the East Nashville Community Plan by amending the Community Character Policy for various properties (approximately 270.76 acres) summarized as follows: T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Neighborhood Center (T4 NC), T4 Urban Neighborhood Evolving (T4 NE), and Transition (TR) for various properties near the intersection of McFerrin Avenue/West Eastland Avenue; T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Neighborhood Evolving (T4 NE) for various properties in Highland Heights and McFerrin Park; T4 Urban Neighborhood Maintenance (T4 NM) to T4 Neighborhood Center (T4 NC) in McFerrin Park, and T4 Neighborhood Evolving (T4 NE) to Transition (TR) in McFerrin Park, Metro Nashville Planning Department, applicant; various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Amend East Nashville Community Plan to change the policy.

Major Plan Amendment

A request to amend the East Nashville Community Plan by amending the Community Character Policy for various properties (approximately 269.95 acres) summarized as follows: T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Neighborhood Center (T4 NC), T4 Urban Neighborhood Evolving (T4 NE), and Transition (TR) for various properties near the intersection of McFerrin Avenue/West Eastland Avenue; T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Neighborhood Evolving (T4 NE) for various properties in Highland Heights and McFerrin Park; T4 Urban Neighborhood Maintenance (T4 NM) to T4 Neighborhood Center (T4 NC) in McFerrin Park, and T4 Neighborhood Evolving (T4 NE) to Transition (TR) in McFerrin Park.

EAST NASHVILLE 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, 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 needed to improve pedestrian, bicycle and vehicular connectivity. *T4 NM is the current policy for all but one property in the amendment area.*

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. 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 NE currently applies to one property in the amendment area.*

Proposed Policy

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 NE policy is proposed for all, except ten, of the properties included in the amendment area.*

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

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. *T4 NC policy is proposed for six properties in the amendment area.*

BACKGROUND

The Planning Department, in coordination with District 5 Councilmember Scott Davis, has worked with five East Nashville neighborhoods to review the appropriateness of existing Urban Neighborhood Maintenance and Evolving policies, in addition to an overall evaluation of all Community Character Policies applied to the areas. The review focused on neighborhoods that received less detailed attention during the NashvilleNext process and, at that time, experienced lower levels of community participation compared to other areas of the county. Since the adoption of NashvilleNext, these neighborhoods have continued to see development pressure and interest in additional housing. Several property owners who would like to develop their properties with a mixture of housing have applied for zone changes in these areas.

COMMUNITY PARTICIPATION

For the convenience of the public and in order to reach the most people, staff worked with the leadership of neighborhood associations and attended regularly scheduled neighborhood association meetings to discuss changing policy in select areas. Approximately 100 people attended one of the following five meetings:

- Maxwell Heights Neighborhood Association – October 10, 2016
- Greenwood Neighborhood Association – October 11, 2016
- Highland Heights Neighborhood Association – October 20, 2016
- McFerrin Park Neighborhood Association – November 3, 2016
- East Hill Neighborhood Association – November 9, 2016

Staff also met with the president of the Cleveland Park Neighborhood Association and shared information of proposed policy changes in adjacent neighborhoods. Staff has not proposed policy changes in Cleveland Park.

Staff hosted a community open house with maps of proposed policy changes on November 9, 2016. Maps of proposed policy changes were also posted to the Planning Department’s webpage on November 10, 2016. Staff has continued to share information and to discuss policies with neighborhood leaders who in turn have shared maps and information with their membership.

On December 8, 2016, the MPC approved staff’s request to waive the public notification requirement to all areas where changes are proposed with the exception of the East Hill and Maynor Place neighborhoods. Justification for waiving the requirement was due to the large cost of mailing approximately 5,500 notices to affected areas and due to the extensive public outreach that already had occurred during this process. Since that time, staff has decided to remove the proposed changes for the East Hill/Maynor Place neighborhoods from the policy update under review and to pursue those changes as a separate “minor” community plan amendment that is tracking for the February 23, 2017, MPC meeting. Since the request is to a more restrictive policy, staff will mail notices to property owners in East Hill and Maynor Place, and staff will hold an additional Community Meeting to provide an opportunity for more participation from residents and property owners in both neighborhoods.

ANALYSIS

The recommended policy changes, from T4 NM to T4 NE, for various properties in the Highland Heights and McFerrin Park neighborhoods provide opportunities for additional growth and a wider range of housing types and intensities in portions of existing neighborhoods adjacent to centers and corridors. These areas also align with requests for and interests in rezoning properties to allow additional housing options.

The recommended policy changes, from T4 NM to T4 NC, for four properties along Berry Street in McFerrin Park align policy with the property’s existing zoning of Commercial Neighborhood (CN) and Mixed Use Limited (MUL). The recommended policy change from T4 NE to Transition on Wilburn Street was at the request of the area Councilmember to help provide a better transition to the adjacent Neighborhood Center area.

The recommended policy changes, from T4 NM to T4 NE, T4 NC, and Transition, for six properties in the Greenwood and Maxwell Heights neighborhoods, near the intersection of McFerrin Avenue and West Eastland Avenue, provide better transitions, infill options on larger lots, and opportunities to incorporate public parking into future development projects to help provide more convenient parking options.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. Consent agenda (10-0)

Resolution No. RS2017-002

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017CP-005-002 is **Approved. (10-0)**”

9. **2015SP-056-002**
OCEOLA PARK SP AMENDMENT
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to amend the Oceola Park Specific Plan District on properties located at 108 and 110 Oceola Avenue, approximately 375 feet south of Maudina Avenue, (1.12 acres), to add parcels 132, 133 and 134 and to permit 13 residential units, requested by Dale and Associates, applicant; 265 White Bridge Road, LLC, Church of Jesus Christ of Latter-Day Saints, Peters Property Mgmt, Abbas Teherian and Karl Peters, owners.

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

APPLICANT REQUEST

Amend an SP to permit up to 13 dwelling units.

SP Amendment

A request to amend the Oceola Park Specific Plan District on properties located at 108 and 110 Oceola Avenue, approximately 375 feet south of Maudina Avenue, (1.12 acres), to add parcels 132, 133 and 134 and to permit 13 residential units where seven residential units were previously approved.

Existing Zoning

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

Proposed Zoning

Specific Plan-Residential (SP-R) 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 proposal meets two critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. Sidewalks are being provided along Oceola Avenue and a sidewalk connection is being provided to the adjacent commercial property to create a more pedestrian friendly and walkable area.

WEST NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) T3 NE policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban 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 - challenges that were not faced when the original classic, suburban neighborhoods were built.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving Policy. The proposed development is intensifying an underutilized urban lot and provides for additional housing choices within the neighborhood. The plan provides improved pedestrian connectivity along Oceola Avenue, within the site and to the existing commercially zoned property to the east.

HISTORY

In June 2015, the Metro Planning Commission recommended approval of an SP to permit seven residential dwelling units at 108 and 110 Oceola Avenue. The applicant is currently proposing to amend the SP to add three adjacent parcels to the north and permit an additional six units, for a maximum of 13 units.

PLAN DETAILS

The site is located at 108, 110, 112, and 114 Oceola Avenue, on the east side of Oceola Avenue. The site is approximately 1.12 acres in size. The properties at 112 and 114 Oceola Avenue are currently in use as single-family residences. 108 Oceola Avenue is currently in use as a duplex while the property at 110 Oceola Avenue is currently vacant.

Site Plan

The plan proposes a multi-family residential development with up to 13 dwelling units. All units are proposed to be detached single-family residential units.

The plan proposes six units fronting on Ocoola Avenue with an access drive located north of the units. Seven additional units back up to the access drive behind the units fronting on Ocoola Avenue. Sidewalks are proposed along Ocoola Avenue and within the development. A sidewalk is also proposed to run along the southern boundary line from Ocoola Avenue to the commercially zoned property at the rear of the development. The sidewalk connection to the rear property will be located within a public access easement. All units have two garage parking spaces and additional parking spaces are provided for guest parking.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard will provide a minimum of one principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths.

ANALYSIS

The plan is consistent with the T3 Suburban Neighborhood Evolving policy by providing for additional housing options in the neighborhood. . The plan meets two critical planning goals and provides improved pedestrian connectivity along Ocoola Avenue, within the site and to the existing commercially zone property to the east.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Alter note 2 on C2.0 to remove notes concerning 80% TSS.
- Storm infrastructure along the ROW will be required.

WATER SERVICES

Approve with conditions

- For the latest Preliminary SP revision (stamped received 12/21/16), our original comments still apply: Our latest availability study shows a significantly different layout than what is shown in these Preliminary SP plans. Please submit a revised availability study, reflecting this new layout. FYI - the construction plans recently approved for the old layout of this development must be revised and re-approved with the new layout, before the Final Site Plan/SP is approved.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approved

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.12	-	7 U	67	6	8

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.12	-	13 U	125	10	14

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 6 U	+58	+4	+6

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R district: 1 Elementary 1 Middle 0 High

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

The proposed SP-R zoning district could generate 1 more student than what is typically generated under the existing SP-R zoning district. Students would attend Charlotte Park Elementary School, H.G. Hills Middle School, and Hillwood High School. H.G. Hills Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle school students. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (if approved)

1. Permitted land uses shall be limited to up to 13 residential units.
2. The sidewalk along the southern property line shall be within a dedicated public access easement.
3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner's Association.
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. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the application request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. Consent agenda (10-0)

Resolution No. RS2017-003

"BE IT RESOLVED by The Metropolitan Planning Commission that, 2015SP-056-002 is **Approved with conditions and disapproved without all conditions (10-0)**

CONDITONS

1. Permitted land uses shall be limited to up to 13 residential units.
2. The sidewalk along the southern property line shall be within a dedicated public access easement.
3. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner's Association.
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. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the application request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

10. **2015SP-090-003**
OCEOLA PLACE SP
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to amend the Oceola Place Specific Plan District on properties located at 107, 109 and 111 C Oceola Avenue, approximately 510 feet west of White Bridge Pike (1.13 acres), to add parcels 001, 002 and 900 and to permit up to nine residential units, requested by Dale & Associates, applicant; High Definition Homes, LLC, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Amend an SP to permit up to nine residential units.

SP Amendment

A request to amend the Oceola Place Specific Plan District on properties located at 107, 109 and 111 C Oceola Avenue, approximately 510 feet west of White Bridge Pike (1.13 acres), to add parcels 001, 002 and 900 and to permit up to nine residential units, requested by Dale & Associates, applicant; High Definition Homes, LLC, owner.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

This proposal meets two critical planning goals. Development in areas with existing infrastructure is more appropriate than development in areas not served with existing infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. Sidewalks are being provided along Oceola Avenue to help establish a pedestrian network.

WEST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving Policy. The proposed development is redeveloping underutilized urban lots and provides for additional housing choice within the neighborhood. The development is also respectful of the existing development patterns in the area as it proposes to keep consistent setbacks along Oceola Avenue.

PLAN DETAILS

The site is located at 107, 109, and 111 Oceola Avenue, on the west side of Oceola Avenue. The site is approximately 1.13 acres in size. The properties at 107 and 109 Oceola Avenue are currently in use as single-family residences. 111 Oceola Avenue is currently in use as a duplex.

HISTORY

In November 2015, the Metro Planning Commission recommended approval of an SP to permit eight residential dwelling units at 107 and 109 Oceola Avenue. The applicant is currently proposing to amend the SP to add one adjacent parcel to the north and permit an additional one unit, for a maximum of nine units.

Site Plan

The plan proposes a multi-family residential development with up to nine dwelling units. Four detached units front Oceola Avenue, with a public alley running north to south across the rear of these units. Five additional detached units are located on the interior of the site

Access to the development is along Ocoola Avenue. The originally approved SP included a public alley connection from Ocoola Avenue to the western property line. Due to topographical restriction along the western portion of the property, the applicant has revised the plan and removed the alley extension to the western property line. If the alley was built as depicted in the preliminary SP it would entail mass grading on the property and other proprieties or a retaining wall up to seven feet in height to be installed. The plan includes a public alley extending to the northern and southern property line allowing for future connectivity to adjacent properties.

All units have two garage parking spaces and additional parking spaces are provided for guest parking along the alley.

The applicant has proposed architectural standards for the SP. Building facades facing a street or courtyard shall provide a minimum of one principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths.

ANALYSIS

The plan is consistent with the T3 Suburban Neighborhood Evolving policy as it provides additional connectivity to the north and south as well as another housing option in the area. By providing single-family detached units with a generally consistent setback along Ocoola Avenue, the development is able to provide for infill development while respecting the existing development pattern of the neighborhood.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approve with conditions

- As all our previous issues have been addressed on the latest plan revision (stamped received 12/21/16), MWS approves 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.

TRAFFIC AND PARKING RECOMMENDATION

Approved

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.13	-	8 U	77	6	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	1.13	-	9 U	125	10	14

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+58	+4	+6

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R district: 1 Elementary 1 Middle 0 High

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 0 High

The proposed SP-R zoning is not anticipated to generate no more students than what is typically generated under the existing SP-R zoning district. Students would attend Charlotte Park Elementary School, H.G. Hills Middle School, and Hillwood High School. H.G. Hills Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle school students. . This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to nine residential units.
2. Access drive from Oceola Avenue shall be a dedicated public alley.
3. 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.
4. The final site plan shall label all internal driveways as "Private Driveways" and label public roads as "Public Road". A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner's Association.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the application request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. Consent agenda (10-0)

Resolution No. RS2017-004

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-090-003 is **Approved with conditions and disapproved without all conditions (10-0)**

CONDITIONS

1. Permitted land uses shall be limited to up to nine residential units.
2. Access drive from Oceola Avenue shall be a dedicated public alley.
3. 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.
4. The final site plan shall label all internal driveways as "Private Driveways" and label public roads as "Public Road". A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner's Association.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the application request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

11. **2016SP-078-001**
HILLSIDE DEVELOPMENT
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to SP-R zoning on properties located at 3043 and 3045 Hillside Road, approximately 440 feet southwest of Broadmoor Lane, (3.21 acres), to permit up to 29 residential units, requested by Prestige Properties, applicant and owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

APPLICANT REQUEST

Zone change to permit a 29 unit residential development.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan –Mixed Residential (SP-MR) zoning on properties located at 3043 and 3045 Hillside Road, approximately 440 feet southwest of Broadmoor Lane, (3.21 acres), to permit up to 29 residential units..

Existing Zoning

Single-Family Residential (RS10) requires a minimum 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 13units.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of extending and maintaining new infrastructure. The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with varying housing needs. The plan provides a sufficient sidewalk network connecting all parts of the development, which fosters active living and supports walkable neighborhoods.

EAST NASHVILLE COMMUNITY PLAN

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

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 plan is consistent with the policy, which supports a variety of housing types and the plan provides an additional housing choice in the area. The proposed site plan provides public road extensions to promote connectivity and sets up a street network for future development within the larger policy area.

PLAN DETAILS

The site is located at 3043 and 3045 Hillside Road and is approximately 3.21 acres in size. The properties are located along the east side of Hillside Road, south of Broadmoor Drive, and are currently zoned for residential uses. Both properties are currently in use as single family homes.

Site Plan

The plan calls for 29 residential units. Four units are oriented towards Hillside Road with the remainder of the units being located interior to the site oriented toward new streets and common open space. The units are a combination of detached units and attached units.

Public roads along the southern property line and to the north and south in the middle of the site provide vehicular access. This provides a public road extension to allow future connectivity for potential future growth and development in the area. Additionally, a private drive provides vehicular access to units not served by the public road. Some units will have attached garages while other will use surface parking located in two areas in the development. The plan also calls for a new five foot wide sidewalk and four foot wide grass strip along Hillside Road. An extensive sidewalk network has been proposed throughout the site providing pedestrian connectivity.

Landscape buffer yards are proposed along the northern property line and along a portion of the southern property line. Landscape buffer yards will screen parking areas as well.

ANALYSIS

The SP is consistent with the site’s land use policies and it also meets several critical planning goals. Additional housing choices are appropriate at this location as it is close to Broadmoor Drive, a busy corridor. This plan sets up a public road network to promote connectivity with future development in this Neighborhood Evolving policy. Sidewalks will be improved along the frontage on Hillside Drive and internal to the site.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Indicate on the plans the installation of “Now Entering Private Property” signage on all driveways connected to the new public streets.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Provide truck turning movement exhibit at driveway and Hillside Rd.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	3.21	4.3 D	13 U	125	10	14

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (210)	3.21	-	29 U	333	31	36

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+16 U	+208	+21	+22

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MR district: 4 Elementary 2 Middle 3 High

The proposed SP zoning is expected to generate 9 more students than the existing RS10 zoning. Students would attend Chadwell Elementary School, Gra-Mar Middle School and Maplewood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? Yes, workforce housing units (typically buyers that cannot qualify for affordable housing as defined as housing units for occupants with below median household income; however, these buyers cannot afford average market price range homes
2. If so, how many and what is the percentage of the entire development? Units up to and including 1700 SF (approx 10 units); 35% of entire development.
3. How will you enforce the affordability requirements? In addition to utilizing the THDA (Tennessee Housing Development Authority) acquisition costs and income limit guidelines for Davidson County, determine workforce affordability by calculating the annual income of local workforce buyers which is required to afford a median priced home in the area. Maintain overall costs of construction in order to achieve the goal of providing workforce housing affordable to that sector of the market. In addition, advertising will be directed to the workforce home buyer noting the local up to 5% down payment assistance program, THDA which can also be used with VA or FHA. VA financing also offers financing with zero down. Low down payment financing such as FHA will also be offered. As housing units are under construction have local lenders offering affordable lending products including THDA, VA, FHA information available and as homes are constructed, have a lender available at open houses with informational pamphlets.
4. Have any structures been demolished in the last 12 months? No units demolished; manufactured home was moved to another location

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to a maximum of 29 residential units.
2. Height shall be limited to three stories in 35 feet measured to the roofline.
3. Prior to Final Site Plan submittal the applicant shall schedule and attend a pre-application meeting with the Planning Department.
4. With Final Site Plan submittal units 13, 14 and 15 shall be relocated to have access along the private drive, across from unit 1, 2, 3 and 4, to limit driveways on the public street.
5. With Final Site Plan the applicant shall evaluate the amount of parking needed and if parking can be reduced.
6. With Final Site Plan submittal the applicant shall evaluate if Unit 16 and Unit 17 can be relocated to remove the driveway along the public street.
7. Building elevations consistent with the architectural standards and approved preliminary shall be submitted with the submission of the final site plan.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application.
9. 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.
10. The final site plan shall label all internal driveways as "Private Driveways" and label public roads as "Public Road". A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner's Association.
11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. 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.
14. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. Consent agenda (10-0)

Resolution No. RS2017-005

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-078-001 is Approved with conditions and disapproved without all conditions (10-0)

CONDITIONS

1. Uses shall be limited to a maximum of 29 residential units.
2. Height shall be limited to three stories in 35 feet measured to the roofline.
3. Prior to Final Site Plan submittal the applicant shall schedule and attend a pre-application meeting with the Planning Department.
4. With Final Site Plan submittal units 13, 14 and 15 shall be relocated to have access along the private drive, across from unit 1, 2, 3 and 4, to limit driveways on the public street.
5. With Final Site Plan the applicant shall evaluate the amount of parking needed and if parking can be reduced.
6. With Final Site Plan submittal the applicant shall evaluate if Unit 16 and Unit 17 can be relocated to remove the driveway along the public street.
7. Building elevations consistent with the architectural standards and approved preliminary shall be submitted with the submission of the final site plan.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application.
9. 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.
10. The final site plan shall label all internal driveways as "Private Driveways" and label public roads as "Public Road". A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner's Association.
11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. 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.
14. 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.

- 12a. **2016SP-093-001**
GRANBERY PROPERTY
Council District 04 (Robert Swope)
Staff Reviewer: Shawn Shepard

A request to rezone from R40 to SP-R zoning on property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, within a Planned Unit Development Overlay District (26.6 acres), to permit up to 31 residential units, requested by Ragan-Smith and Associates, applicant; Cornelius-Granbery Properties, LP and Trustees, owner. (See associated case # 14-79P-001)

Staff Recommendation: Defer to the February 9, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-093-001 to the February 9, 2017, Planning Commission meeting. (10-0)

- 12b. **14-79P-001**
HEARTHSTONE RESIDENTIAL PUD CANCELLATION
Council District 04 (Robert Swope)
Staff Reviewer: Shawn Shepard

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, zoned R40 (26.6 acres), requested by Ragan-Smith & Associates, applicant; Cornelius-Granbery Properties, LP and Trustees, owners. (See associated case # 2016SP-093-001)

Staff Recommendation: Defer to the February 9, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 14-79P-001 to the February 9, 2017, Planning Commission meeting. (10-0)

13. **2016SP-096-001**
JDA SELF STORAGE
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-C zoning for properties located at 921, 923, and 925 Bass Street, approximately 180 feet east of 8th Avenue S, (0.7 acres), to permit a self-storage facility, requested by Fulmer Engineering, applicant; Eighth & Division Investments, GP, owner.

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

APPLICANT REQUEST

Permit a commercial development.

Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan-Commercial (SP-C) zoning for properties located at 921, 923, and 925 Bass Street, approximately 180 feet east of 8th Avenue S, (0.7 acres), to permit a self-service storage facility.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project proposes development on an infill site.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Mixed Use Neighborhood policy, which is intended to be mixed use in nature with the presence of commercial and even light industrial. The proposed self-storage allows for a necessary service in the area. The location of the proposed building is appropriate as it is close to 8th Avenue South and adjacent to I-65. The height is limited to five stories, which is allowed in T4 Urban Mixed Use Neighborhood policy.

PLAN DETAILS

The site is located at 921, 923, and 925 Bass Street, located behind 8th Avenue South. The site is approximately 0.7 acres in size and is currently being used as a small warehouse.

Site Plan

The plan proposes 93,625 square feet of self-service storage. The site is located behind 8th Avenue South and I-65 along an alley. This site does not have street frontage, except along the interstate. All vehicular traffic will use the existing alley to access the site. Parking is located off the alley along the western side of the building. Sidewalks will be installed along a portion of the western and southern sides of the building for customers. Since this site is does not have street frontage, public sidewalks are not required.

The building is proposed at five stories in 65 feet. The plan includes proposed architectural elevations and provides for architectural standards including requirements for façade articulation to avoid blank walls.

ANALYSIS

The proposed use and layout are consistent with the T4 Urban Mixed Use Neighborhood policy. The proposed self-storage use will serve the existing mixture of uses along 8th Avenue South and the Gulch, located north of this site. The site does not have street frontage and is less suitable for residential and/or high volume commercial uses as it is located behind (back of house) commercial land.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Approval applies to the Preliminary SP plan revision stamped-received 1/9/17. The waiver process must be completed (either approval or denial), before the Final SP can be reviewed.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Approval of a Long Water Service Line Agreement by Metro Public Works, must be acquired before the Final Site Plan is approved.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Submit recorded ROW dedication prior to the building permit approval by MPW.
- Comply with the MPW Traffic Engineer conditions of approval.

TRAFFIC AND PARKING RECOMMENDATION (Sent to Briggs for review)

Approved with conditions

- Storage facility owner shall direct storage users/tenants to utilize Alley #389 to travel to and from 8th Avenue.
- Facility owner shall provide directions/instructions on the facility's website, provide directions/instructions to prospective tenants, and install directional signage internal to the project site to direct travel to 8th Ave via Alley #389.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited self-service storage.
2. The building shall not exceed 5 stories within 65 feet.
3. Elevations shall be provided with the submittal of the Final Site plan that break up the horizontal band along the ground floor and carry the vertical elements to the base of the building.
4. Elevations shall be provided with the submittal of the Final Site plan that includes the north elevation showing glazing similar to east elevation.
5. Signage shall be limited to one sign per side of the building up to a maximum of two total signs. Each sign shall be limited to a maximum of 128 square feet per sign. Billboards are prohibited. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited.
6. EIFS, vinyl siding and untreated wood shall be prohibited.
7. Glazing shall be tinted. Tinted glazing shall not be opaque.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. 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.
10. 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.
11. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. Consent agenda (10-0)

Resolution No. RS2017-006

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-096-001 is **Approved with conditions and disapproved without all conditions (10-0)**

CONDITIONS

1. Permitted land uses shall be limited self-service storage.
2. The building shall not exceed 5 stories within 65 feet.
3. Elevations shall be provided with the submittal of the Final Site plan that break up the horizontal band along the ground floor and carry the vertical elements to the base of the building.
4. Elevations shall be provided with the submittal of the Final Site plan that includes the north elevation showing glazing similar to east elevation.
5. Signage shall be limited to one sign per side of the building up to a maximum of two total signs. Each sign shall be limited to a maximum of 128 square feet per sign. Billboards are prohibited. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited.
6. EIFS, vinyl siding and untreated wood shall be prohibited.
7. Glazing shall be tinted. Tinted glazing shall not be opaque.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. 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.
10. 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.
11. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

14. 2017SP-002-001

6TH AVENUE NORTH SP

Council District 19 (Freddie O'Connell)

Staff Reviewer: Gene Burse

A request to rezone from R6 to SP-R zoning on properties located at 1719, 1721 and 1723 6th Avenue North, approximately 150 feet southeast of Buchanan Street, (0.59 acres), to permit up to eleven residential units, requested by Dale and Associates, applicant; Michael Murphy, owner.

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

APPLICANT REQUEST

Zone change to permit eleven residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning on properties located at 1719, 1721 and 1723 6th Avenue North, approximately 150 feet southeast of Buchanan Street, (0.59 acres), to permit up to eleven residential units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 4 lots with 1 duplex for a total of 5 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports a variety of transportation choices
- Creates walkable neighborhoods
- Provides a range of housing choices

The proposal meets several critical planning goals based on its location and design. This site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden

Metro with the cost of maintaining new infrastructure. Bus service is present one block southeast of the SP, along Garfield Street. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders. A new sidewalk along 6th Avenue North will improve pedestrian connectivity along 6th Avenue north by providing pedestrians a safe realm for travel and access to other areas.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, 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 lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Consistent with Policy?

Yes. The policy supports residential uses, including multi-family residential in this location. The plan provides an urban form by placing the buildings along 6th Avenue North and providing onsite surface parking connected to the alley to access the buildings. The proposed multifamily residential units provide an added mixture of housing types in a strategic location within the North Nashville community.

PLAN DETAILS

The property is located on the western side of 6th Avenue North, south of Buchanan Street in the North Nashville community. The site consists of three existing parcels located at 1719, 1721, and 1723 6th Avenue North. There is an existing quadraplex at 1723 6th Avenue North, vacant residential land at 1721 6th Avenue North, and an existing triplex at 1719 6th Avenue North.

The proposed Specific Plan includes eleven multifamily dwelling units. Six attached units will front 6th Avenue North in pairs (units 3, 4,5,6,7, and 8). The remaining five units will be located on the interior of the subject site with three attached units (units 9, 10, and 11) and the remaining two attached units (units 1 and 2).

The existing alley will be widened along the site by two and a half feet and will be dedicated. The existing alley will also provide two vehicular access points to the proposed dwelling units. All units will have access to on-site surface parking from the alley. On-site surface parking will have a total of nineteen spaces, not including three spaces for tandem parking and will be developed using permeable concrete pavers which will help mitigate storm water runoff. Onsite mitigation will also be provided through a bio-retention area located on the interior of the site. This Specific Plan includes approximately six on-street parking spaces along 6th Avenue North.

All dwelling units will have pedestrian access throughout the site through shared sidewalks, four feet in width, providing connection from the alley to sidewalks along the western side of 6th Avenue North. 6th Avenue North is considered a local street, according to the Major and Collector Street Plan, which provide internal circulation to within the existing neighborhood.

Architectural standards are included on the plan and elevations will be provided with the final site plan. The standards include standard façade requirements. The proposed units shall have a maximum height limitation of forty-five feet measured to the roofline. Trash and recycling receptacles will be located on the southwestern section of the site.

ANALYSIS

The SP is consistent with the T4 Urban Neighborhood Evolving policy and meets several critical planning goals. The eleven multi-family residential units will provide a well-designed development along the 6th Avenue North corridor.

HISTORIC ZONING COMMISSION STAFF

Approved

- These three properties are not individually worthy of conservation

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions.

- Remove note 2 from Sheet C3.0.
- Additional areas of water quality may be needed for the north section of the site (to be determined during development stage).

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only. Public 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

Approve 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 with this project then they are to be shown on the plans per the MCSP and per MPW standards and specifications. Sidewalks are to be located within dedicated ROW.
- Indicate on the plans the location of the solid waste and recycling container.
- ROW dedication is to be recorded prior to MPW sign off on the building permit.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Widen alley to Buchanan Street if there is available ROW.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.59	7.26 D	5 U	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.59	-	11 U	106	9	12

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+6 U	+58	+5	+6

METRO SCHOOL BOARD REPORT

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

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

The proposed SP zoning district could generate 3 fewer students than what is typically generated under the existing R6 zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? Unknown at this time.
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? N/A

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Urban Neighborhood Evolving policy of the North Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 11 multifamily residential units.
2. Three (3) tree wells shall be installed along the street frontage and be spaced forty feet (40') on center.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

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

Approved with conditions and disapprove without all conditions. Consent agenda (9-0-1)
Resolution No. RS2017- 007

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-002-001 is **Approved with conditions and disapproved without all conditions (9-0-1)**

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 11 multifamily residential units.
2. Three (3) tree wells shall be installed along the street frontage and be spaced forty feet (40') on center.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

15. **2017SP-005-001**
THE LIVERY AT 5TH AND MONROE
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Latisha Birkeland

A request to rezone from MUN to SP-MU zoning on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development, requested by Civil-Site Design, applicant; The Livery at 5th & Monroe, owner.
Staff Recommendation: Defer to the February 9, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-005-001 to the February 9, 2017, Planning Commission meeting. (10-0)

16. **2017SP-006-001**
SCOVEL STREET ROW HOMES
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on properties located at 1000, 1002, 1006, 1008, 1010, 1012, 1014 and 1018 Scovel Street, at the northwest corner of Scovel Street and 10th Avenue North, within the Phillips-Jackson Street Redevelopment District (1.04 acres), to permit 26 residential units, requested by Civil-Site Design Group, applicant; Fifteenth Avenue Baptist Church, Inc., owner.
Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-006-001 to the January 26, 2017, Planning Commission meeting. (10-0)

17. **2017SP-009-001**
BASHAW VILLAGE
Council District 08 (Nancy VanReece)
Staff Reviewer: Shawn Shepard

A request to rezone from RS-10 to SP-R zoning for property located at 710 Due West Avenue North, approximately 150 feet from Old Due West Avenue (0.58 acres), to permit ten residential units, requested by Mike Gilbert, applicant; Robert Vaughan, owner.

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

APPLICANT REQUEST

Preliminary SP to permit ten residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan – Residential (SP-R) zoning for property located at 710 Due West Avenue North, approximately 150 feet from Old Due West Avenue (0.58 acres), to permit 10 residential units.

Existing Zoning

Single-Family Residential (RS10) requires a minimum 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 two 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

- Supports Infill Development
- Provides a Range of Housing Choices

This request creates an opportunity for urban development that fills in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The project is located in an area that currently contains a mix of one-, two- and multi-family residential development. The SP proposes attached townhome units of approximately 865 square feet in size, which will provide an additional and possibly more affordable housing choice for residents of the area.

PARKWOOD – UNION HILL COMMUNITY PLAN

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

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

Consistent with Policy?

The T3 NE policy is a residential policy intended to enhance urban neighborhoods with more housing choices and opportunities for improved pedestrian, bicycle, and vehicular connectivity. The proposed SP is consistent with the policy. The ten attached townhome units proposed in the SP provide an additional housing option for residents of the area. The property is located between an existing multi-family development and an existing single-family home and in proximity to Interstate 65. The proposed SP will provide an appropriate transition between the more intense multi-family and the single-family residence, as well as a sidewalk and planting strip consistent with the standards established in the Major and Collector Street Plan to enhance pedestrian connectivity.

PLAN DETAILS

The site is located on the northeast side of Due West Avenue, approximately 300 feet west of Interstate 65. The property is 0.58 acres in size. The existing zoning district allows for single-family residential uses.

The proposed plan includes ten residential dwelling units. Two of the proposed units front Due West Avenue; the remaining eight units are oriented to the interior of the site. The plan limits the building height to a maximum of three

stories within 45 feet, although the conceptual elevations provided in the preliminary SP plan depict buildings of approximately 20 feet in height. Staff recommends that height be limited to 3 stories in 30 feet. Both units fronting Due West will have doors addressing the street.

Vehicular access is through a single driveway from Due West Avenue. A total of 20 surface parking spaces are provided where 15 spaces are required. Five-foot sidewalks are provided interior to the development connecting the units to the parking area and to the street. A six-foot sidewalk and six-foot planting strip are provided for the full property frontage along Due West Avenue, consistent with the requirements of the Major and Collector Street Plan (MCSP).

ANALYSIS

The policy supports infill development to produce a different character that includes increased housing diversity. The proposed SP includes ten, moderately-sized townhome units which will provide an additional housing choice for residents in the gap between higher density multi-family apartments and single-family housing on larger lots. Two units help shield the parking lot from the street. The proposed development will help transition from the higher intensity multi-family residential to the remaining single-family home until such time as that single-family residence redevelops. There are existing sidewalks along the southwest side of Due West Avenue, but none along the northeast side where this site is located. The inclusion of a sidewalk consistent with the MCSP along the property frontage will be a first step toward better pedestrian connectivity along the north side of Due West Avenue.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Public 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.
- These comments apply to public sewer service only. Madison Suburban Utility District serves this site with water.

MADISON SUBURBAN UTILITY DISTRICT

Approved with conditions

- The District agrees to serve the above-referenced property from existing water mains pending the Metro Fire Marshal's approval.
- The owner/developer will be responsible to pay any and all development costs and any and all appropriate tap and meter fees.
- There is no bond for this project.

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.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Submit sight distance exhibit at access based on field run survey prior to approval of final SP.
- Call out on plan access easement to parcel 400.

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)	0.58	4.35 D	4 U	39	3	5

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.58	-	10 U	96	8	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+6 U	+57	+5	+6

METRO SCHOOL BOARD REPORT

Projected student generation existing **RS-10** district: 0 Elementary 0 Middle 0 High

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

The proposed SP zoning is expected to generate three more students than the existing R10 zoning. Students would attend Chadwell Elementary School, Gra-Mar Middle School and Maplewood High School. All schools have capacity for additional students. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? Yes, we hope to offer town homes at an affordable sales price that is equal to the workforce housing prices as defined by HUD, however, final development and construction costs will dictate what the final prices of the product will be. With the units being under 900 SF and with where the market comparisons are now, we are on target to meet the pricing guidelines of HUD's standard for workforce housing. The numbers are not working to make any of the units affordable housing by HUD's standards.
2. If so, how many and what is the percentage of the entire development? Currently, 100% of the units are being designed as described above.
3. How will you enforce the affordability requirements? Our banking relationships will not allow us to deed restrict our properties for workforce housing at this time, but we intend to not allow investors to buy these homes. We desire to market these homes to teachers, police officers and other civil servants before we offer the properties to the open market.
4. Have any structures been demolished in the last 12 months? None

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to ten residential units.
2. Building height shall be limited to a maximum of three stories in 30 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 RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. Building elevations consistent with the conceptual elevations and materials depicted in the Preliminary SP plan shall be provided with the Final SP.
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. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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.

Approved with conditions and disapproved without all conditions. Consent agenda (10-0)
Resolution No. RS2017-008

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-009-001 is **Approved with conditions and disapproved without all conditions (10-0)**

CONDITONS

1. Uses within the SP shall be limited to up to ten residential units.
2. Building height shall be limited to a maximum of three stories in 30 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 RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. Building elevations consistent with the conceptual elevations and materials depicted in the Preliminary SP plan shall be provided with the Final SP.
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. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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.

18. 2017SP-014-001

HARPETH VILLAGE

Council District 35 (Dave Rosenberg)
Staff Reviewer: Patrick Napier

A request to rezone from RS40 to SP-R zoning on property located at 7725 Old Harding Pike, approximately 315 feet northeast of Temple Road, (5.08 acres), to permit 25 residential units, requested by Batson Engineering and Associates, applicant; Trendmark Construction, LLC, owner.

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.'

The Metropolitan Planning Commission deferred 2017SP-014-001 to the January 26, 2017, Planning Commission meeting. (10-0)

19. 2017S-009-001

**SOUTH PERIMETER PARK SECTION 4A RESERVE
PARCELS 262, 263 AND PASCHALL PROPERTY**

Council District 28 (Tanaka Vercher)
Staff Reviewer: Lisa Milligan

A request for final plat approval to shift lot lines and remove a reserve status on properties located at Perimeter Hill Drive (unnumbered), 1311 Antioch Pike and Antioch Pike (unnumbered), at the northwest corner of Antioch Pike and Perimeter Hill Drive, zoned CS (1.72 acres), requested by Crawford and Cummings, PC, applicant; Sherry and Michiel Paschall and Cameron Sorenson, owners.

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-009-001 to the January 26, 2017, Planning Commission meeting. (9-0-1)

20. **2017S-010-001**
DEDMAN PROPERTY SUBDIVISION AMENDMENT
Council District 04 (Robert Swope)
Staff Reviewer: Patrick Napier

A request for subdivision amendment approval to amend subdivision notes 7 and 8 on property located at 5959 Edmondson Pike, approximately 640 feet northwest of Mt. Pisgah Road, zoned R40 (3.17 acres), requested by Elite Homes, LLC, applicant and owner.

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-010-001 to the January 26, 2017, Planning Commission meeting. (10-0)

21. **2017S-012-001**
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1
Council District 03 (Brenda Haywood)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 1227 Old Hickory Boulevard, approximately 360 feet northwest of Marydale Drive, zoned RS20 (2.65 acres), requested by Clint T. Elliott Surveying, applicant; Connerth Construction, LLC, owner.

Staff Recommendation: Defer to the January 26, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-012-001 to the January 26, 2017, Planning Commission meeting. (10-0)

22. **2017S-026-001**
RESUBDIVISION OF LOT 1 UNIVERSAL PROPERTIES
Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard

A request for final plat approval to create three lots on property located at 2412 Plum Street, approximately 500 feet west of Dickerson Pike, zoned IWD (2.1 acres), requested by Jason Stivers, applicant; Billy R. Barnfield, Jr. & Cynthia R. Barnfield, owners.

Staff Recommendation: Defer Indefinitely.

The Metropolitan Planning Commission deferred 2017S-026-001 indefinitely. (10-0)

23. **201-69P-002**
STARPOINTE PHASE 1
Council District 33 (Sam Coleman)
Staff Reviewer: Shawn Shepard

A request to revise the preliminary plan on properties located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Muci Drive and Old Hickory Boulevard, zoned CS, within a Planned Unit Development Overlay District (4.63 acres), to permit a truck wash facility, requested by Lukens Engineering Consultants, applicant; Radhika Patel and Rose Management, LLC, owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan for Starpointe Phase I Planned Unit Development.

Revise Preliminary PUD

A request to revise the preliminary plan on properties located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Muci Drive and Old Hickory Boulevard, zoned Commercial Service (CS), within a Planned Unit Development Overlay District (4.63 acres), to permit a truck wash facility.

Existing Zoning

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

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title.

CRITICAL PLANNING GOALS

N/A

PUD Revision

This application revises a previously approved preliminary PUD plan to permit a truck wash. The Zoning Administrator has determined a truck wash is classified as a car wash use, which is permitted with conditions by the underlying base zoning district for the property, CS. The Metro Zoning Ordinance permits minor modifications to previously approved PUDs to change or expand the allowed uses if the proposed use is permitted by the base zoning. The revised plan includes sidewalks along Old Hickory Boulevard consistent with the requirements of the Major and Collector Street Plan, and along Muci Drive, which will enhance overall pedestrian connectivity in the area.

PLAN DETAILS

History

The Starpointe PUD consists of approximately 14.27 acres in the southeast corner of the Interstate 24 and Old Hickory Boulevard interchange. Metro Council approved the original PUD plan in 1969 for approximately 14,300 square feet of retail and an 88,500 square foot motel within 100 units. The original PUD proposed development in six phases, with approximately 7,500 square feet of retail to be located south of Muci Drive and the hotel and remaining retail located north of Muci Drive. The plan for the northern portion of the PUD between Muci Drive and the Interstate was revised in 2007 and again in 2010. The 2010 plan, which included final site plan approval for Phases 1 and 2, depicted the hotel and two retail buildings along the northeastern property line fronting the interstate. The retail proposed south of Muci Drive remained unchanged from the original plan. A total of 59,850 square feet of hotel and retail uses were permitted in all phases of the PUD by the 2010 revisions, a reduction from the original approval. Some site work was completed following approval of the final site plan for Phases 1 and 2, but most of the PUD remains undeveloped.

Site Plan

The revision to the preliminary plan proposed with this application affects only the portion of the PUD north of Muci Drive and proposes replacing the approved hotel and retail uses with a truck wash facility. The truck wash facility will include a 13,382-square-foot building with three wash bays.

The truck wash facility and associated parking and circulation will occupy two parcels within the PUD north of Muci Drive. Access will be provided via Muci Drive. The truck wash employs 16-20 employees per shift. Trucks are washed in an assembly line style, by hand, in each of the three bays. The truck wash will operate 24 hours a day. A total of 37 parking spaces are provided in the eastern corner of the site.

ANALYSIS

The proposal is for a revision to the preliminary plan to permit a truck wash use and to revise the building layout and internal circulation. There is no new acreage to be added to the PUD and the boundary of the PUD will not change. Access off of Muci Drive is consistent with the access in the original PUD. The overall square footage within the PUD will decrease.

The western boundary of the PUD is defined by Old Hickory Boulevard, which is classified in the Major and Collector Street Plan (MCSP) as a scenic arterial. An eight-foot sidewalk and six-foot planting strip, consistent with the MCSP, are provided. The required scenic landscape easement is provided along the western property line. A five-foot sidewalk and four-foot planting strip are provided along Muci Drive.

The existing PUD is classified as a commercial PUD. The proposed revision to the preliminary plan would change the allowed uses for this portion of the PUD, from hotel and retail, to a truck wash, which is classified as a car wash use. The underlying base zone for the property is CS. Car wash is permitted with conditions in the CS zoning district. As the base zoning district is more permissive than the original PUD approval with regard to use, the car wash use can be permitted within the PUD as a minor modification, rather than an amendment requiring approval by Council.

The revised site layout is consistent with the concept of the PUD and no changes are being proposed that conflict with the Council approved plan. Consequently, staff finds that the proposed revision is a minor modification. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" to previously approved PUDs under certain conditions. The requirements of Section 17.40.120.G are provided below for review:

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;

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

Where modifications to a previously approved PUD are deemed to be minor, Chapters 17.20 and 17.24 of the Metro Zoning Ordinance, addressing parking and loading and landscaping, apply. Parking for a car wash use is required at a rate of two spaces per wash bay and one space per employee. A total of 37 parking spaces have been provided where 28 are required; the additional parking is necessary to accommodate employees during the shift change. Adequate queuing space is available to accommodate a minimum of five semi-truck vehicles.

Landscape buffer yards are not required because the property abuts other property with CS zoning, but perimeter landscaping has been provided as required for parking areas abutting a side property line. Additional landscaping is located in islands in and along the queuing areas. Additionally, a stream cuts through the southern portion of the property along Muci Drive. The landscaping plan proposes installation of trees and other landscaping in this area as mitigation for the stream crossing required for the access drive. These trees will help screen the truck wash facility from view from the properties on the opposite side of Muci Drive.

As the proposed revision keeps with the overall intent of the PUD, meets the standards for a minor modification, and complies with the parking and landscaping requirements of the Metro Zoning Ordinance, planning staff recommends approval of this request.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

The latest plan revision (stamped received 12/21/16) is approved as a Preliminary PUD Amendment only.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- With the Final PUD submittal, submit revised plans with full design of the roadway modifications. The modifications must be approved by TDOT prior to installation.

- If sidewalks are required with this project then they are to be shown on the plans per the MCSP and per MPW standards and specifications.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Prior to Final PUD plan approval a TIS is required to identify appropriate roadway modifications including the appropriate transition for the Left turn lane on Old Hickory Blvd at Muci Dr., and the required transition movement from the off ramp to the proposed left turn lane. Roadway construction plans approval shall be required at that time.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. All signs shall meet the base zoning requirements for the CS zoning district, and must be approved by the Metro Department of Codes Administration.
2. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Approved with conditions. Consent agenda (10-0)

Resolution No. RS2017-009

“BE IT RESOLVED by The Metropolitan Planning Commission that 201-69P-002 is **Approved with conditions (10-0)**

CONDITIONS

1. All signs shall meet the base zoning requirements for the CS zoning district, and must be approved by the Metro Department of Codes Administration.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

24. 95P-019-001

PROVINCETOWN

Council District 32 (Jacobia Dowell)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at address from application, approximately 480 feet (southeast) of Old Franklin Road, zoned RM15 (4.15acres), to permit 49 residential units, requested by Wamble & Associates, applicant; Brent A. Campbell, owner.
Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise the preliminary site plan to permit 49 residential units.

Revise Preliminary PUD

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at 0 Monroe Crossing approximately 480 feet (southeast) of Old Franklin Road, zoned Multi-Family Residential (RM15) and Mixed Use Neighborhood (MUN) (4.15 acres), to permit 49 residential units.

Existing Zoning

Multi-Family Residential (RM15) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre.

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

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

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

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The site is approximately 4.15 acres in size and is located 480 feet southeast of Old Franklin Road. The Provincetown PUD was approved in 1995. The original PUD is approximately 45.1 acres and contained primarily multi-family uses. All of the preceding phases of this PUD have been constructed and are currently occupied. The remaining portion of the PUD, which is the subject of this application, seeks to construct an additional 49 residential units where commercial and child care uses were previously indicated. The PUD was originally approved for 586 units, and an amendment in 2002 lowered the total number of approved dwelling units to 470. To date 244 units have been constructed; therefore, the requested 49 units falls within the total amount of originally approved dwelling units. Additionally, there was language within the PUD allowing the option to build multi-family units in the locations included in the current application.

Site Plan

This revision to the PUD is requesting approval for 49 dwelling units on 4.15 acres. The units will be attached town homes within 13 structures. The site plan states that all units will have a maximum height of two stories. All units will front onto existing private streets with parking located in the rear of the structures. All units will have a pedestrian connection to the existing sidewalk network within the neighborhood. Access for the proposed units is provided by Monroe Crossing which is an existing street within the development. Monroe Crossing has an existing connection to Old Franklin Road. There are two additional existing points of access which connect to previously developed subdivisions to the North and East. The Metro Zoning Code requires 98 parking spaces to serve the 49 proposed dwelling units and the site plan indicates 119 total parking spaces will be provided.

ANALYSIS

Section 17.40.120.F permits the Planning Commission to approve changes to a Planned Unit Development under certain conditions.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
 - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
 - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
 - f. Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.
2. Changes to a Final Site Plan. Applications to modify a previously approved final site plan shall follow the procedures of Section 17.40.170.
3. Addition of a Special Exception Use. The addition or relocation of a special exception use otherwise permitted by the underlying base zone district shall be considered by the board of zoning appeals according to the applicable provisions of Chapter 17.16, Article III and Article VII of this chapter and may be approved upon consideration of a recommendation from the planning commission.
4. Subsequent Change in Zoning District. Following adoption of a PUD district, no subsequent change in zoning district classification shall occur within that PUD without concurrent reapproval of the master development plan by the planning commission and council.
5. Cancellation of a PUD District. Cancellation of a PUD district may be initiated by the planning commission, the metropolitan council, or a property owner within the PUD district. A PUD district shall be canceled by ordinance according to the provisions of Article III of this chapter.

Staff finds that the request is consistent with Section 17.40.120.F. Since the proposed plan is consistent with the overall concept of the Council approved plan, and is consistent with zoning requirements, then staff is recommending that the revision be approved with conditions.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions as the proposed revision is consistent with the Council approved PUD plan and Zoning Code requirements.

CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Mr. Napier presented the staff recommendation of approval with conditions.

Mr. Clifton left the meeting at 4:26 p.m.

Councilmember Dowell explained that the development was approved with insufficient space for dumpsters; therefore another parcel needs to be identified to accommodate dumpsters for the 49 units under construction.

The applicant noted that they are in the process of applying to revise the plan to add additional units. Three new dumpsters are being added and they are in agreement with all conditions of approval.

Rebecca Cary, 5812 Monroe Crossing, spoke in opposition to the application due to the consistent trash overflow issues.

The applicant assured the commission that extra dumpsters are being added.

Chairman Adkins closed the Public Hearing.

Councilmember Allen asked if the commission has the right to add specific statements regarding the dumpsters to the conditions.

Chairman Adkins stated that the commission could make a recommendation to Public Works that they increase the amount of dumpsters due to constituent concerns.

Councilmember Dowell explained that they already receive trash pick-up services but due to the insufficiencies of the dumpsters, they had to contract with a private waste collection service to pick up on an additional day of the week. The main issue is the land and finding locations to place the dumpsters.

Mr. Sloan noted that the final site plan will come back to the department for administrative approval.

Ms. Diaz moved and Mr. Tibbs seconded the motion to approve with the suggestion that additional dumpsters are included when the plan comes back for final approval and with all other conditions. (9-0)

Resolution No. RS2017-010

"BE IT RESOLVED by The Metropolitan Planning Commission that 95P-019-001 is Approved with conditions including a suggestion that additional dumpsters are included when the plan comes back for final approval (9-0)

CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

25. 2017Z-002PR-001

Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to RS20 zoning on property located at 1245 Barnes Road, approximately 785 feet southeast of Cedarmont Drive, (3.56 acres), requested by James Terry and Associates, applicant; Moafak Hasan and Khalid Hussein, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from AR2a to RS20

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS20) zoning on property located at 1245 Barnes Road, approximately 785 feet southeast of Cedarmont Drive, (3.56 acres).

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 2 lots with 1 duplex lots for a total of 3 units.*

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. *RS20 would permit a maximum of 6 unit.*

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

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

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 RS20 zoning district is consistent with the T4 Urban Neighborhood Evolving policy. Depending on the location, the policy supports all types of residential development, including single-family residential units. The policy supports development that provides a choice of housing options with improved pedestrian and vehicular connectivity. The proposed RS20 zoning is consistent with the residential character of the area. The site is directly north of a property zoned RM9 and directly south of property zoned R10.

FIRE DEPARTMENT 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: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	3.56	0.5 D	2 U	20	2	3

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	3.56	2.17 D	9 U	87	7	10

Traffic changes between maximum: **AR2a and R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+7 U	+67	+5	+7

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 1 Middle 1 High
Projected student generation proposed RS20 district: 1 Elementary 1 Middle 1 High

The proposed zone change would not generate additional students. Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. There is capacity for additional students in all three schools. The information is based upon data from the school board last updated in November 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.

Approved. Consent agenda (9-0)

Resolution No. RS2017-011

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-002PR-001 is **Approved(9-0)**

26. **2017Z-003PR-001**
Council District 21 (Ed Kindall)
Staff Reviewer: Latisha Birkeland

A request to rezone from MUG-A to MUI-A zoning on property located at 2300 Patterson Street, at the southwest corner of 23rd Avenue North and Charlotte Avenue, (25.86 acres), requested by Littlejohn Engineering and Associates, applicant; HCA Health Services of TN, Inc., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from MUG-A to MUI-A.

Zone Change

A request to rezone from Mixed Use General-Alternative (MUG-A) to Mixed Use Intensive-Alternative (MUI-A) zoning on property located at 2300 Patterson Street, at the southwest corner of 23rd Avenue North and Charlotte Avenue, (25.86 acres).

Existing 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.

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
- Supports a Variety of Transportation Choices

Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water, and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The site is located on an existing MTA route and is in close proximity to existing transit routes along Dickerson Road, which will provide an alternative transportation choice.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

Special Policy (10-MT-T5-MU-02)

The Special Policy located in a T5 Center Mixed Use Neighborhood Areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 Center Mixed Use Neighborhood Areas are intended to contain a significant amount of high density residential development that is very mixed use in nature with civic and public benefit, and high intensity commercial, and office land uses. The Special Policy provides guidance to building form such as massing, orientation, placement; connectivity, intensity and parking. Maximum building heights of up to 20 stories are generally most appropriate in this area.

Consistent with Policy?

Yes. The rezoning to MUI-A is consistent with the T5 Center Mixed Use Neighborhood policy and the Special 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 and the Special Policy. This site contains 23.86 acres of land with an existing medical campus use. There is an existing MTA bus route adjacent to this site which provides an alternative method of transportation for the variety of existing uses along Charlotte Avenue. Charlotte Avenue is designated as an arterial boulevard within the Major and Collector Street Plan.

This request is consistent with the policy for the area and is appropriate given the existing land use, surrounding land uses, land use policy, and special policy. The proposed rezone provides the potential for a vertical expansion to the existing medical center which is supported by the T5 Center Mixed Use Neighborhood policy and special policy. A

zone change would allow up to 15 stories in 150 feet and an FAR of 5.00. The existing MUG-A zoning allows up to 7 stories in 105 feet and an FAR of 3.00.

When future development of this parcel occurs, sidewalks that 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

STORMWATER 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: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	3.56	0.5 D	2 U	20	2	3

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	3.56	2.17 D	9 U	87	7	10

Traffic changes between maximum: **AR2a and R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+7 U	+67	+5	+7

STAFF RECOMMENDATION

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

Approved. Consent agenda (9-0-1)

Resolution No. RS2017-012

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-003PR-001 is **Approved (9-0-1)**"

27. **2017Z-004PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from IG to MUI-A zoning on property located at 100 Spring Street, at the northeast corner of Spring Street and Cowan Street, (0.87 acres), requested by Tune Entrekin and White, PC, applicant; Day Legacy I, LLC, owner.

Staff Recommendation: Approve.

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 property located at 100 Spring Street, at the northeast corner of Spring Street and Cowan Street, (0.87 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
- Supports a Variety of Transportation Choices

Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water, and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The site is located on an existing MTA route and is in proximity to existing transit routes along Dickerson Road, which will provide an alternative transportation choice. The proposed request would also enhance walkability along a corridor through the orientation of buildings and enhancement of the pedestrian network.

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.

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 0.87 acres of land with existing auto repair / body shop uses. There is an existing MTA bus route which provides an alternative method of transportation for the existing commercial uses along Spring Street. Spring Street is designated as an arterial boulevard within the Major and Collector Street Plan.

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 west of the subject parcel contain mixed use zoning. 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 this parcel occurs, sidewalks that 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

STORMWATER 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: **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)	25.86	3.0 F	3,379,384 SF	66940	1230	6729

*Based on two-family lots

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)	25.86	5.0 F	5,632,308 SF	93301	1662	9474

Traffic changes between maximum: **MUG-A and MUI-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2,252,924 SF	+26,361	+432	+2745

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 17 Middle 12 High

The proposed SP-R zoning district could generate 50 more students than what is typically generated under the existing IG zoning district. The proposed student generation numbers were calculated using an assumed 800 square foot residential unit with 40% of the site being used for non-residential floor area. Students would attend Glenn Elementary School, Jere Baxter Middle School, and Maplewood High School. This information is based upon data from the school board last updated November 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? No.
3. How will you enforce the affordability requirements? No.
4. Have any structures been demolished in the last 12 months? Unknown. There is an active business on site.

STAFF RECOMMENDATION

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

Approved. Consent agenda (9-0)

Resolution No. RS2017-013

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-004PR-001 is **Approved (9-0)**

28. 2017Z-005PR-001

BL2017-555/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

A request to rezone from R10 and RS40 to RS10 zoning on various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue and Woodmont Circle, located southwest of Wilson Boulevard and Woodlawn Drive, (approximately 39.53 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.
Staff Recommendation: Disapprove as submitted. Approve with a second substitute ordinance.

Zone change from R10 and RS40 to RS10.

Zone Change

A request to rezone from One and Two-Family Residential (R10) and Single-Family Residential (RS40) to Single-Family Residential (RS10) zoning on various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue and Woodmont Circle, located southwest of Wilson Boulevard and Woodlawn Drive, (approximately 39.53 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.

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of 0.93 dwelling units per acre.

Proposed Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 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 residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Both the existing R10 and RS40 zoning districts and the proposed RS10 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, depending on the context. 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.

ANALYSIS

The area currently contains a diversity of housing types, including single-family and two-family homes. The proposed rezoning area is surrounded to the north, east, and west by single-family zoning districts. There is a large area to the south and southwest of the proposal currently zoned for one and two-family dwellings. Rezoning to RS10 would make properties currently developed as legal duplexes become nonconforming. Therefore, staff recommends removing parcels containing legal duplexes from the zone change. The existing duplexes in the area promote a diversity of housing options today, and retaining the R10 zoning on those parcels allows for the continuance of the use.

Planning staff, in consultation with the Metro Codes Department, has reviewed land use and permit records for the properties in the proposed rezoning area in order to identify parcels containing legal duplexes. The records reviewed include current land use classifications for each property provided by the Assessor's office. Research also included review of permits issued for the properties included in the proposed zone change by the Metro Codes Department which could be identified and viewed electronically in the department database. The types of permits reviewed include, but are not limited to, building permits and use and occupancy permits. The sketch of Planning staff's recommendation found below includes hatching to denote parcels that have been identified as containing a legal duplex based on the information available at this time.

Substitute Ordinance No. BL2017-555

Staff recommends disapproval as submitted and approval with a second substitute to remove all parcels containing legal duplexes from the zone change.

Based on the information available at this time, the hatched parcels below indicate those that Planning staff, in consultation with the Metro Codes Department, have identified as containing legal duplexes.

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 submitted and approval with a second substitute ordinance to remove all parcels containing legal duplexes from the zone change.

Ms. Shepard presented the staff recommendation of disapproval as submitted and approval with a second substitute ordinance.

Councilmember Murphy spoke in favor and stated that the neighbors are realizing what their base zoning is and that it doesn't match the character of the neighborhood.

Councilmember Cooper spoke in favor and stated that Councilmember Murphy is doing a magnificent job of representing the neighborhood.

Bob Covington, 907 Estes Road, spoke in favor of the application.

Melissa Wort, 710 Crescent Road, spoke in favor of the application as it is important to maintain some semblance of what small neighborhoods originally provided.

Bob Leevy, 718A Crescent Road, spoke in favor of the application.

Adrienne (last name unclear), 711 Estes Road, spoke in favor of the application.

Bobby Towns, 3939 Woodlawn Drive, spoke in favor of the application and asked the commission to support the neighborhood and what they want.

Mike Nixon, 731 Crescent Road, spoke in opposition to the application. He and his wife purchased a lot with their friends, Mike Patton and his wife, several years ago with the intent to build their retirement homes and he is not fond of having his property rights taken away.

Theresa Connor, 603 Estes Road, spoke in opposition to the application as her property is her biggest asset. Rezoning will damage property values. Neighbors should be given the opportunity to opt out.

Henry Connor, 603 Estes Road, spoke in opposition to the application and requested the option to opt out. Very few people in favor actually live in the area that is affected.

Frances Lumbard, 707 Clearview Drive, spoke in opposition. She resents being deprived of her property rights. The staff report is deceptive because there are many more duplexes than what are shown.

Mary Camarata, 700 Clearview Drive, spoke in opposition and requested that it remain a mixed-use neighborhood.

Mike Patton, 731 Crescent Road, spoke in opposition. He bought property with Mike Nixon a year and a half ago. It had certain property rights with it at the time of purchase and they should be allowed to build what they intended to build. It is unfair to purchase something under one set of rules and then have a small minority of people try to change it.

Terrie Spetalnick, 702 Crescent Road, spoke in opposition to the application.

Councilmember Murphy explained that this area is maxed out on the density it can hold and asked for approval.

Chairman Adkins closed the Public Hearing.

Mr. McLean spoke in favor of property rights and noted that people should be allowed to opt out if they want.

Councilmember Murphy explained that she would like to look at the location of the people that want to opt out and see what their lot looks like. If their lot is surrounded by all other lots that are single family, that has to be taken into consideration.

Mr. McLean stated that the issue seems to be the scale more than the number of units.

Councilmember Murphy also noted there are others in support that were unable to attend the meeting.

Mr. Haynes spoke in favor of property rights and would support some type of opt out.

Ms. Hagan-Dier explained that she appreciates the need to balance preservation of the character of the community with property rights. She spoke in favor of allowing opt outs.

Mr. Tibbs stated that neighborhood context is important and the downzoning seems to work in this area.

Councilmember Allen stated that she would support this if it can be worked out in a way that can leave most people able to do what they want with their property and still protect the neighborhood.

Ms. Diaz stated that people should be allowed to opt out if they want.

Ms. Blackshear asked that, considering the amount of people that will probably want to opt out to avoid nonconformities, at what point do we think this is not an appropriate place for a complete rezone? It looks like there will be a fairly significant number of properties that are going to have to be excluded. She doesn't like the idea of people being forced to rezone that don't want to and spoke in favor of allowing opt outs.

Ms. Farr asked if there is an alternative to the rezoning that might meet the goals of both sides without downzoning people who don't want to be downzoned.

Mr. Sloan stated that he is not sure what other tools could be used to accomplish the goals. A contextual overlay won't work because there is already such a diversity of housing stock that it would be really difficult to work through those calculations and actually accomplish what the neighbors want.

Chairman Adkins explained that he has a hard time forcing people to change their zoning. He will not support this without allowing an opt out.

Mr. McLean noted that taking away property rights doesn't seem like the correct thing to do.

Mr. Tibbs stated that the diversity and context is already there.

Mr. McLean moved to approve with the people in attendance that spoke in opposition being allowed to opt out.

The motion was not seconded.

Councilmember Allen expressed concern with setting a precedent although the motion does seem appropriate.

Mr. Haynes asked about the people that objected through email or couldn't attend the meeting for various reasons.

Ms. Hagan-Dier noted that her discomfort with the motion is that anyone not present that wants to opt out is penalized because they weren't able to attend. It is a bad precedent to set.

Ms. Farr stated there are too many unknowns to feel good about approving this. It feels like we are dividing the neighborhood and creating an unnecessary hardship.

Ms. Diaz moved and Ms. Blackshear seconded the motion to disapprove. (7-2) Mr. Tibbs and Councilmember Allen voted against.

Resolution No. RS2017-014

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-005PR-001 is **Disapproved (7-2)**

29.

2017Z-006PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to R8-A zoning on property located at 2336 Old Mathews Road, approximately 220 feet south of Trinity Hills Parkway, (0.42 acres), requested by Lindsay Mosayebi, applicant; Zachery and Lindsay Mosayebi, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS7.5 to R8-A.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to One and Two-Family Residential-Alternative (R8-A) zoning on property located at 2336 Old Mathews Road, approximately 220 feet south of Trinity Hills Parkway, (0.42 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 2 units.*

Proposed Zoning

One and Two-Family Residential-Alternative (R8-A) 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 and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R8-A would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The rezoning from RS7.5 to R8-A will bring the existing buildings into conformance with the Metro Zoning Ordinance and will also allow for the redevelopment of an urban lot where infrastructure exists. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water, and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

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

Consistent with Policy?

The rezoning is consistent with the T3 Suburban Neighborhood Evolving policy which calls for creating and enhancing suburban residential neighborhoods with more housing choices. The proposed zoning allows for one and two-family residential and will bring the existing structures on the property into conformance. The property immediately to the west of the subject parcel is zoned Specific Plan Mixed Use; the plan allows for 341 residential units and 25,000 square feet of non-residential uses. The location of the subject parcel is appropriate for the requested R8-A zoning, which will help provide a transition between the more intense SP development and the single-family residential pattern east of Old Matthews Road.

ANALYSIS

The requested rezoning to R8-A is consistent with the policy for the area and is appropriate given the surrounding land uses and land use policy. The parcel exceeds the minimum lot size required by the proposed R8-A zoning. The subject parcel contains a two-family residential unit, which is not permitted under the existing RS7.5 zoning. The proposed R8-A zoning would allow for one or two-family residential uses, with two-family residential permitted provided certain standards established in the Metro Zoning Ordinance are met. The Metropolitan Codes Department makes the determination for duplex eligibility.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **RS7.5**

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)	0.42	5.8 D	2 U	20	2	3

Maximum Uses in Proposed Zoning District: **R8-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.42	5.4 D	4 U	39	3	5

*Based on two-family lots

Traffic changes between maximum: **RS7.5 and R8-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+19	+1	+2

SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed R8-A district: 0 Elementary 0 Middle 0 High

The proposed R8-A zoning district will generate no additional students beyond what would be generated under the existing RS7.5 zoning. Students would attend Alex Green Elementary School, Brick Church Middle School, and Whites Creek High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval as the requested zone change is consistent with the T3 Neighborhood Evolving land use policy and appropriate given the location of the parcel adjacent to property zoned for higher intensity mixed use development.

Approved. Consent agenda (9-0)

Resolution No. RS2017-015

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-006PR-001 is **Approved (9-0)**

H: OTHER BUSINESS

- 30. Historic Zoning Commission Report
- 31. Board of Parks and Recreation Report
- 32. Executive Committee Report
- 33. Accept the Director's Report and Approve Administrative Items

Approved. Consent Agenda, (9-0)

Resolution No. RS2017-016

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items is **Approve with conditions and disapprove without all conditions (9-0)**

- 34. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

January 26, 2017

MPC Meeting

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

February 9, 2017

MPC Meeting

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

February 23, 2017

MPC Meeting

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

March 09, 2017

MPC Meeting

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

March 23, 2017

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 6:42 p.m.

Chairman _____

Secretary _____



METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building, 2nd Floor

Date: January 26, 2017

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: J. Douglas Sloan III

Re: Executive Director's Report

The following items are provided for your information.

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

1. Planning Commission Meeting
 - a. Attending: McLean; Tibbs; Diaz; Hagan-Dier; Farr; Clifton; Allen
 - b. Not Attending: Haynes
2. Legal Representation – Macy Amos will be attending.

B. Executive Office

We met with ITS's new social media director to update our social media process. We also reviewed Overton High subdivision design projects and have had several meetings with Metro Schools administrators to guide outreach for the rest of this semester.

C. GIS/Mapping

1. Our "CIB Viewer" is now live – an interactive map showing currently approved Capital Budget projects. GIS provided data and guidance for upcoming GIS and mapping projects at Stratford High School.

Administrative Approved Items and

Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 1/18/2017**.

APPROVALS	# of Applics	# of Applics '17
Specific Plans	2	3
PUDs	0	0
UDOs	1	1
Subdivisions	7	7
Mandatory Referrals	4	5
Grand Total	14	16

SPECIFIC PLANS (finals only): MPC Approval

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
10/26/2016 12:56	1/11/2017 0:00	PLRECAPP	2015SP-080-002	PERFECT SMILE ORTHODONTICS	A request for final site plan approval on property located at 6220 Nolensville Pike, approximately 390 feet southeast of Bienville Drive, zoned SP-O (3.33 acres), to permit an office building, requested by M2 Group, LLC, applicant; Perfect Smile Orthodontics, PLLC, owner.	31 (Fabian Bedne)
10/25/2016 14:28	1/18/2017 0:00	PLRECAPP	2015SP-014-002	SNYDER COURT SP	A request for final site plan approval on property located at 5800 and 5802 Robertson Avenue, at the northwest corner of Snyder Avenue and Robertson Avenue, zoned SP-R (0.28 acres), to permit four residential units, requested by Dale and Associates, applicant; Nuck & Beal, LLC, owner.	20 (Mary Carolyn Roberts)

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

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
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12/1/2016 14:06	1/13/2017 0:00	PLAPADMIN	2005UD-006-025	3131 LONG BLVD	A request for final site plan approval on property located at 3131 Long Boulevard, approximately 60 feet southwest of Oman Street, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.16 acres), to permit eight residential units, requested by Dewey Engineering, applicant; Jam Development Long, LLC, owner.	21 (Ed Kindall)
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PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

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

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
1/3/2017 11:15	1/12/2017 0:00	PLRECAPP	2017M-002EN-001	SUZY WONG'S HOUSE OF YUM AT 1515 CHURCH STREET AERIAL ENCROACHMENT	A request to allow an encroachment comprised of one (1) 36" x 36" double-faced, non-illuminated projecting sign encroaching the public right-of-way on property located at 1515 Church Street, requested by Fast Signs, applicant.	19 (Freddie O'Connell)
1/3/2017 11:47	1/18/2017 0:00	PLRECAPP	2017M-003EN-001	HAYES STREET GARAGE AT HAYES STREET UNDERGROUND ENCROACHMENT	A request to allow an encroachment of the public right-of-way comprised of a structural concrete closure slab spanning from the Hayes Street curb line south to the face of the new parking garage on the Midtown Medical Plaza campus on property located at 2011 Hayes Street (Map 092-16 Parcels 20, 24) (See sketch for details), requested by Littlejohn Engineering and Associates, applicant; HRT of Tennessee, Inc. and OAT Properties, LLC, owners.	21 (Ed Kindall)
12/20/2016 10:08	1/18/2017 0:00	PLRECAPP	2017M-004PR-001	CENTURY FARMS, LLC PARTICIPATION AGREEMENT AND ORDINANCE	A request for approval of a participation agreement between the Metropolitan Government and Century Farms, LLC, for the construction of public infrastructure improvements, phases PE-N and PE-D, requested by the Metro Department of Law, applicant.	32 (Jacobia Dowell)

1/3/2017 10:45	1/18/2017 0:00	PLRECAPPR	2017M-011ES- 001	HAWKINS STREET TOWNHOMES	A request for the abandonment of approximately 12 linear feet of 8-inch Sewer Main and Sanitary Manholes, and acceptance of approximately 161 linear feet of 8-inch Sewer Main and Sanitary Manholes (Map 093-13 Parcel 359) (Project No. 16-SL-251), requested by Metro Water Services, applicant.	19 (Freddie O'Connell)
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INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

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

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

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/19/2016 9:58	1/4/2017 0:00	PLAPADMIN	2016S-225-001	CAROTHERS CROSSING PHASE 2 SECTION 1 RESUB OF LOT 61	A request for final plat approval to create two lots on property located at 2039 Oak Trail Drive, at the southwest corner of Oak Trail Drive and Winding Creek Drive, zoned MUL and within the Carothers Crossing Urban Design Overlay District (0.24 acres), requested by H and H Land Surveying, Inc., applicant; WM Sub CC, LLC, owner.	33 (Sam Coleman)
9/19/2016 10:01	1/4/2017 0:00	PLAPADMIN	2016S-230-001	CAROTHERS CROSSING PHASE 2 SECTION 1 RESUB LOT 45	A request for final plat approval to create four lots on property located at 2001 Oak Trail Drive, at the northwest corner of Oak Trail Drive and Grace Point Lane, zoned MUL and within the Carothers Crossing Urban Design Overlay District (0.27 acres), requested by H and H Land Surveying, Inc., applicant; WM Sub CC, LLC, owner.	33 (Sam Coleman)

11/1/2016 12:37	1/9/2017 0:00	PLAPADMIN	2017S-002-001	TREVECCA NAZARENE UNIVERSITY PROPERTY SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 72 and 74 Parris Avenue, approximately 830 feet south of Murfreesboro Pike, zoned CS (0.48 acres), requested by Southern Precision Land Surveying, Inc., applicant; Trevecca Nazarene University and Alley Cassetty Coal Company, owners.	17 (Colby Sledge)
11/14/2016 13:23	1/10/2017 0:00	PLAPADMIN	2017S-011-001	SOUTHSIDE PARK ESTATES SUBDIVISION AMENDMENT	A request for subdivision amendment approval to remove the front setback on properties located at 1005 and 1007 12th Avenue South, approximately 135 feet northwest of Archer Street, zoned RM20 (0.39 acres), requested by Nashville Partners, GP, applicant and owner.	17 (Colby Sledge)
10/27/2016 11:50	1/16/2017 0:00	PLAPADMIN	2016S-263-001	MCEWENS ADDITION RESUB LOTS 193, 194 AND 195	A request for final plat approval to shift lot lines on property located at 402 N. 17th Street, approximately 75 feet north of Ordway Place, zoned R6 (0.26 acres), requested by Brett Design, applicant; Samuel and Emily Tucker, owners.	06 (Brett Withers)
10/27/2016 11:38	1/18/2017 0:00	PLAPADMIN	2016S-262-001	MORROW ROAD SUBDIVISION	A request for final plat approval to create two lots on property located at 5809 Morrow Road, approximately 465 feet east of Marilyn Road, zoned R6 (0.48 acres), requested by Galyon Northcutt, applicant; Honorio Romo, owner.	20 (Mary Carolyn Roberts)
7/13/2016 10:52	1/18/2017 0:00	PLAPADMIN	2007S-029-001	AMQUI PLACE SUBDIVISION SECTION 1	A request for final plat approval to create 21 lots on property located at Park Avenue (unnumbered), approximately 230 feet east of Pierce Road, zoned RS7.5 (4.6 acres), requested by Stephen E. Artz and Associates, Inc., applicant; Paradise Properties, owner.	09 (Bill Pridemore)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/9/17	Approved New	2016B-020-001	SOLDIER'S REST
1/13/17	Approved Extension/Reduction	2012B-020-005	BARNES BEND ESTATES, PHASE 2, SECTION 2
1/10/17	Approved Extension	2015B-028-002	PARMLEY COVE, PHASE 2
1/12/17	Approved New	2016B-037-001	VILLAGE GREEN PHASE 1
1/9/17	Approved Reduction	2015B-038-002	HARVEST GROVE, SECTION 3

1/12/17	Approved Extension/Reduction	2015B-026-003	ADDITION TO SUGAR VALLEY, PHASE 5
1/10/17	Approved New	2016B-051-001	VISTA
1/10/17	Approved Extension/Reduction	2015B-019-002	VOCE, PHASE 2A
1/9/17	Approved Extension/Reduction	2009B-013-008	CHATEAU VALLEY, PHASES 6 AND 7
1/9/17	Approved Extension/Reduction	2006B-096-010	CHATEAU VALLEY, PHASE 4
1/13/17	Approved New	2016B-060-001	THE GATEWAY OF HERMITAGE LOTS 4 & 5 RESUB OF PARCEL 155
1/4/17	Approved Extension	2012B-030-005	WESTPORT BUSINESS PARK, PHASE 1
1/4/17	Approved Extension	2008B-034-009	GREENWAY GLEN, PHASE 1
1/10/17	Approved Extension/Reduction	2014B-021-003	WATERFORD ASSISTED LIVING
1/13/17	Approved Extension	2014B-026-003	NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, CONSOLIDATION PLAT PART OF LOTS 413-422

Schedule

- A. Thursday, January 26, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
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