

Metropolitan Planning Commission



Staff Reports

January 26, 2017



Metro Planning Commission Meeting of 01/26/2017

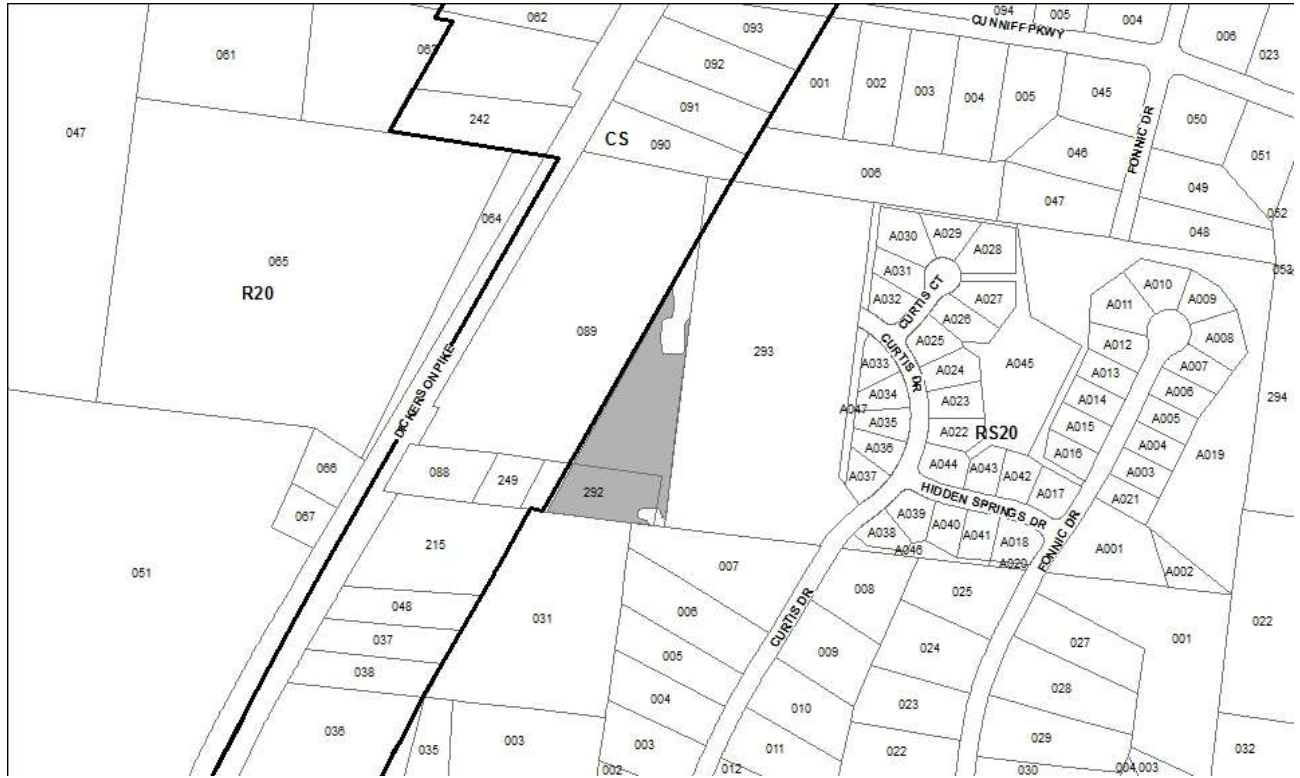
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



SEE NEXT PAGE



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2016CP-002-001

Map 033, Parcel(s) part of 089, 292

2, Parkwood – Union Hill

3 (Brenda Haywood)



Project No.	Major Plan Amendment 2016CP-002-001
Project Name	Parkwood-Union Hill Community Plan Amendment
Associated Cases	2016SP-089-001
Council District	3 – Haywood
School District	3 – Speering
Requested by	Back Half, LLC, applicant; Jo H. Evans, owner.
Deferrals	This request was deferred from the November 17, 2016, December 8, 2016, and January 12, 2017, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Sewell
Staff Recommendation	<i>Defer indefinitely</i>

APPLICANT REQUEST

Amend Parkwood-Union Hill Community Plan to change the policy to T3 Suburban Mixed Use Corridor.

Major Plan Amendment

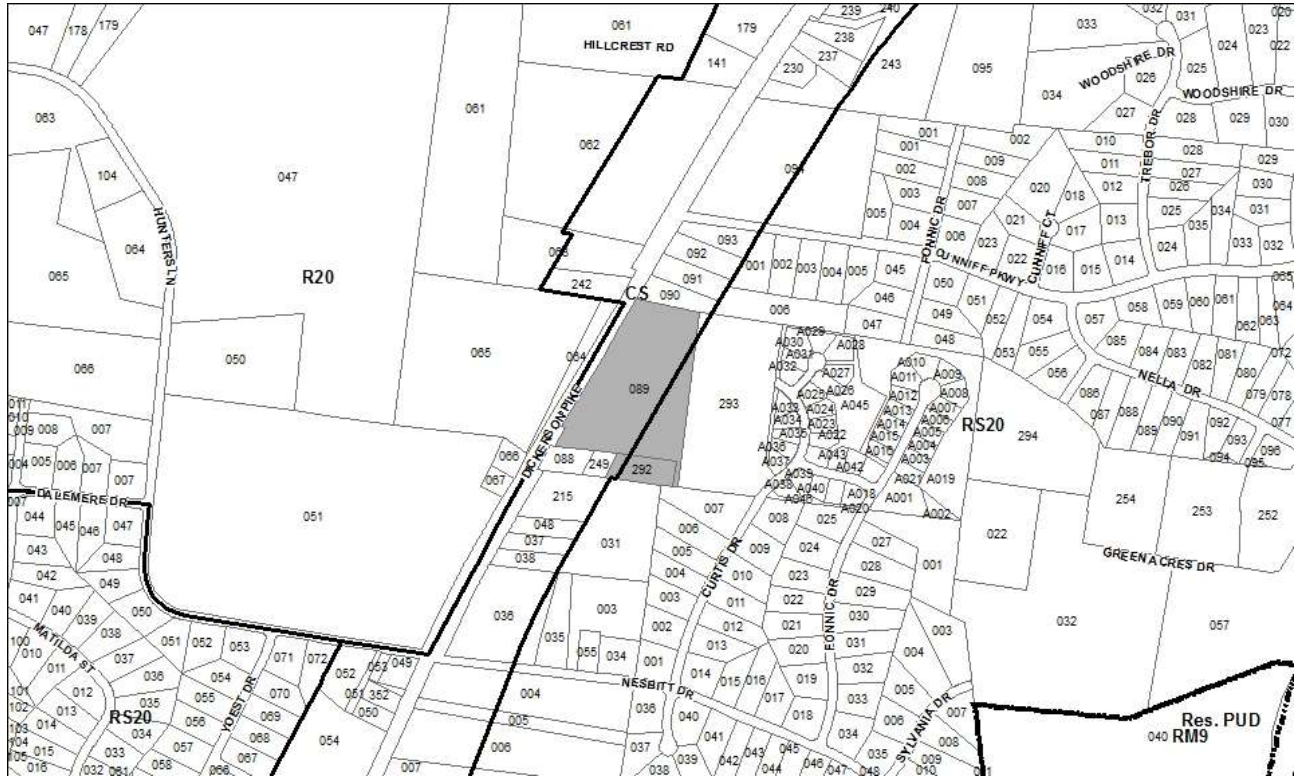
A request to amend the Parkwood-Union Hill Community Plan by amending the Community Character Policy from T3 Suburban Neighborhood Evolving policy to T3 Suburban Mixed Use Corridor policy on a portion of properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,300 feet northeast of Nesbitt Drive, zoned Single-Family Residential (RS20), (2.50 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral of this application at the request of the applicant.



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2016SP-089-001

FOXFIRE SP

Map 033, Parcel(s) 089, 292

2, Parkwood – Union Hill

3 (Brenda Haywood)



Project No. Specific Plan 2016SP-089-001
Project Name Foxfire SP
Associated Case No. 2016CP-002-001
Council District 03 – Haywood
School District 03 – Speering
Requested by Back Half, LLC, applicant; Jo H. Evans, owner.

Deferrals This request was deferred from the November 17, 2016, December 8, 2016, and January 12, 2017, Planning Commission meetings. No public hearing was held.

Staff Reviewer Shepard
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Zone change to permit an organized camp.

Zone Change

A request to rezone from Commercial Services (CS) and Single-Family Residential (RS20) to Specific Plan – Mixed Use (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.

STAFF RECOMMENDATION

Staff recommends indefinite deferral of this application at the request of the applicant.



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NO SKETCH



Project No.	Text Amendment 2016Z-024TX-001
Project Name	Sidewalks
Council Bill	BL2016-496
Council District	Countywide
School District	Countywide
Requested by	Councilmember Angie Henderson

Deferrals This case was deferred at the December 8, 2016 and January 12, 2017, Planning Commission meetings. No public hearing was held.

Staff Reviewer Logan
Staff Recommendation *Defer to the February 23, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Amend Chapter 17 of the Metropolitan Code pertaining to sidewalks.

Zone Change

A request to amend Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks.

STAFF RECOMMENDATION

Staff recommends deferral to the February 23, 2017, Planning Commission meeting at the request of the applicant. The applicant plans to defer the Council public hearing from February 7, 2017, to March 7, 2017. The applicant is continuing to work with stakeholders to refine the bill.



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NO SKETCH



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openable. Staff found some examples of required glazing for front facades of detached dwelling units ranging from 15% (Cheyenne, WO) to 20% (Buffalo, NY).

Planning staff, in the review of a Specific Plan zoning application, will often require a specific glazing percentage for future buildings. Staff generally uses 25% glazing as a benchmark; however, the specific requirement can vary depending on context and type of buildings. Specific Plans also require the submission of building elevations and landscaping plans with final site plan allowing for a comprehensive review of the plan. In some cases, the 25% requirement is adjusted and flexibility is provided. Based on research, a countywide 25% glazing requirement may have unintended consequences, such as favoring certain architectural styles that more readily incorporate glazing. Modern homes, for example, may be more likely to achieve higher glazing percentages than some other traditional styles. Without the ability to allow flexibility of design, which is incorporated in the Specific Plan process, 25% glazing is likely too high a bar to set for all single-family and two-family homes within the outlined districts.

The amendment also requires that homes on a corner feature a principal entrance on each street frontage. While it is important to have units address both streets, there may be alternative methods that could achieve urban design goals, such as wraparound porches.

ZONING ADMINISTRATOR RECOMMENDATION

No exception taken.

STAFF RECOMMENDATION

Staff recommends disapproval.

ORDINANCE NO. BL2016-491

An ordinance amending Section 17.12.020 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to minimum glazing requirements in certain single and two-family residential zoning districts (Proposal No. 2016Z-025TX-001).

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

Section 1. That Chapter 17.12, "District Bulk Regulations", of the Code of The Metropolitan Government of Nashville and Davidson County is amended by adding Note 6 to Table 17.12.020A as follows:

Note 6: In the RS3.75-A, RS3.75, RS5-A, RS5, RS7.5-A, RS7.5 R6-A, R6, R8-A, R8, R10, RS10, R15 and RS15 districts, the following standards shall apply:

a. Minimum Glazing.

1. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.



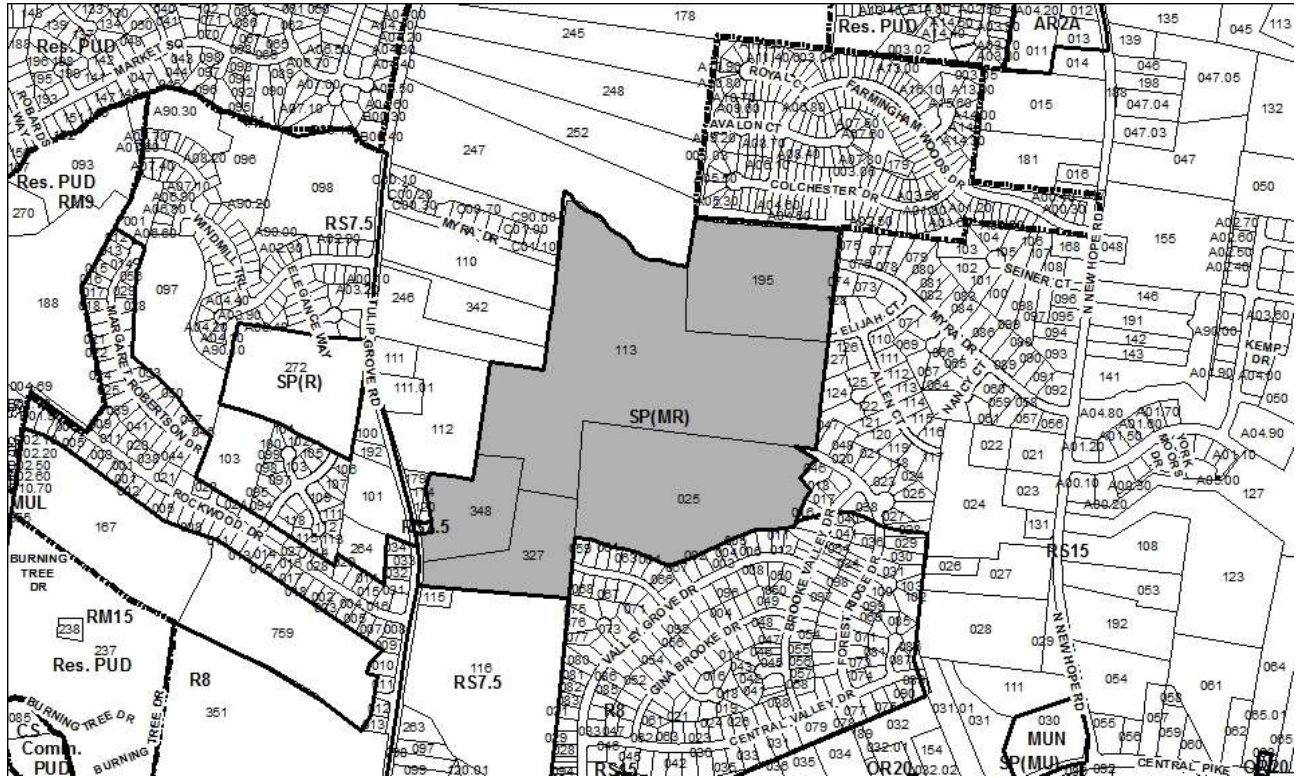
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Section 2. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Jacobia Dowell



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2007SP-150-001

EVANS HILL

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

Map 087, Parcel(s) 025, 195

14, Donelson - Hermitage

12 Steve Glover



Project No. Specific Plan 2007SP-150-001
Project Name Evans Hill
Council District 12 - Glover
School District 04 - Shepherd
Requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.

Deferrals This request was deferred from the September 8, 2016, September 22, 2016, October 13, 2016, November 10, 2016, and December 8, 2016, Planning Commission Meeting. No public hearing has been held.

Staff Reviewer Napier
Staff Recommendation *Defer to the February 9 2017, Planning Commission meeting.*

APPLICANT REQUEST
Zone change to permit up to 340 residential units.

Preliminary SP

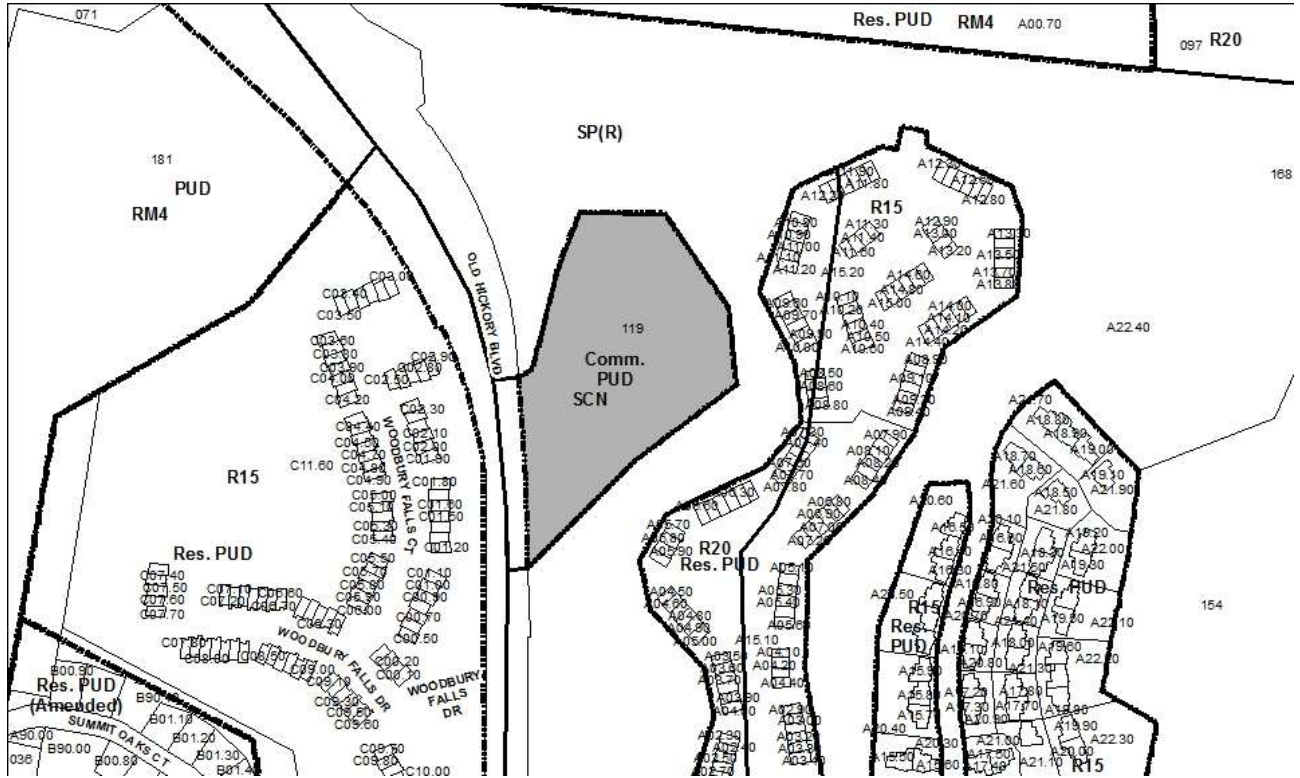
A request to amend a previously approved Specific Plan (SP) for properties located at 1209 and 1213 Tulip Grove Road, Tulip Grove Road (unnumbered) and Valley Grove Road (unnumbered), approximately 200 feet northeast of Rockwood Drive, (72.01 acres), to permit up to 340 residential units consisting of 180 single-family lots and 160 multi-family units.

STAFF RECOMMENDATION

Staff recommends deferral to the January 26, 2017, Planning Commission meeting at the request of the applicant.



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2016SP-081-001

NASHVILLE HIGHLANDS II SP

Map 128, Parcel(s) 119

06, Bellevue

23, (Mina Johnson)



Project No. Specific Plan 2016SP-081-001
Project Name Nashville Highlands II SP
Associated Case 95P-009-001
Council District 23 - Johnson
School District 09 - Frogge
Requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner.

Deferrals This item was deferred at the November 10, 2016, December 8, 2016, and January 12, 2017, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family development or an assisted care living facility.

Preliminary SP

A request to rezone from Shopping Center Neighborhood (SCN) to Specific Plan-Residential (SP-R) zoning for property located at Old Hickory Boulevard (unnumbered), within a Planned Unit Development Overlay District (4.91 acres), to permit a multi-family residential development with a maximum of 50 units or an assisted care living facility with a maximum of 150 rooming units.

Existing Zoning

Shopping Center Neighborhood (SCN) is intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway 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. *The approved PUD allows for convenience sales and gas station and retail uses.*

CRITICAL PLANNING GOALS

N/A

BELLEVUE 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



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Regulatory SP – Begin Document

(The area requested to be rezoned is shown in gray on the sketch.)



MPC CASE NUMBER: 2016SP-081-001
NASHVILLE HIGHLANDS SPECIFIC PLAN II
Map 128, Parcel: 119

A request to rezone from Shopping Center Neighborhood (SCN) district to the Specific Plan – Mixed Use (SP-MU) district to permit assisted care living and/or multi-family development in lieu of the Commercial PUD (case #95P-009-001) fronting 4.91 acres on Old Hickory Boulevard. The intent of this SP is to establish development standards that are comparable in character and supportive of the Nashville Highlands SP-R (2015SP-113-001) adopted in 2016 for the back of the property.

SP Standards

1. Uses within the SP shall be limited to assisted care living or a maximum of 50 multi-family residential units and a maximum of 5,000 square feet of club house (plus outdoor pool amenity area).
2. No more than 2.50 acres shall be disturbed for development as shown on **Exhibit A** ("SP Limits of Disturbance"), leaving approximately 51% of the site undisturbed.
3. Any grading or construction must be approved by the Planning Department.
4. All buildings shall be limited to a maximum of three stories in height.
5. No parking shall be permitted between the primary structure and Old Hickory Boulevard.



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6. Primary building façade shall be oriented toward Old Hickory Boulevard. Finalized building elevations to be submitted with the final site plan and approved by Planning Staff.
 7. Only 1 access point shall be allowed and shall meet Metro standards for separation distance from an intersection. No vehicular access allowed from Old Hickory Boulevard.
 8. A landscape buffer shall be required between any parking and the side access road. Buffer shall be equivalent to a B landscape buffer as specified in the Metro Zoning Code.
 9. Sheer rock walls created by blasting a hillside shall not result in a rock wall taller than six feet in height as measured from the bottom grade of the rock wall to the top grade of the rock wall.
 - a. When it is necessary for a rock wall to be greater than six feet in height, then the rock wall shall be broken into multiple terraced rock walls, with no individual rock wall exceeding six feet in height.
 - b. A minimum horizontal distance of three feet shall be maintained between each individual rock wall in the terraced system.
 - c. Landscaping shall be used to minimize the view of all individual rock walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
 10. Retaining walls shall not exceed six feet in height as measured from the bottom grade of the retaining wall to the top grade of the retaining wall. When it is necessary for a retaining wall to be greater than six feet in height, then the retaining wall shall be broken into multiple terraced retaining walls, with no individual retaining wall exceeding six feet in height.
 - a. A minimum horizontal distance of three feet shall be maintained between each individual retaining wall in the terraced system.
 - b. Landscaping shall be used to minimize the view of all individual retaining walls in the terraced system. Landscaped areas shall include native trees and other native plants as approved by the Metro Urban Forester.
 11. Driveways shall follow the contours of the natural terrain.
 12. 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 MUL zoning district as of the date of the applicable request or application.
 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. The exterior building materials of any building shall be compatible with the homes in the Eagle Ridge at The Reserve.
 15. Buildings shall be constructed using high quality materials, using a combination of brick, Hardie siding, or pre-cast stone. Vinyl siding, aluminum siding, and EIFS are expressly prohibited on exterior facades, although soffits and windows may be vinyl or aluminum.
 16. Prior to any blasting, a pre-blast survey shall be conducted on homes within the required radius of this project and submitted with the Final SP application.
 17. At least thirty (30) days prior to the submission of the Final SP application to the Metro Planning Department, the applicant shall provide a copy of the Final SP documents to the Board of Directors of Eagle Ridge at the Reserve Homeowners Association. The final site plan shall be reviewed and approved by the Planning Commission. [END OF DOCUMENT]
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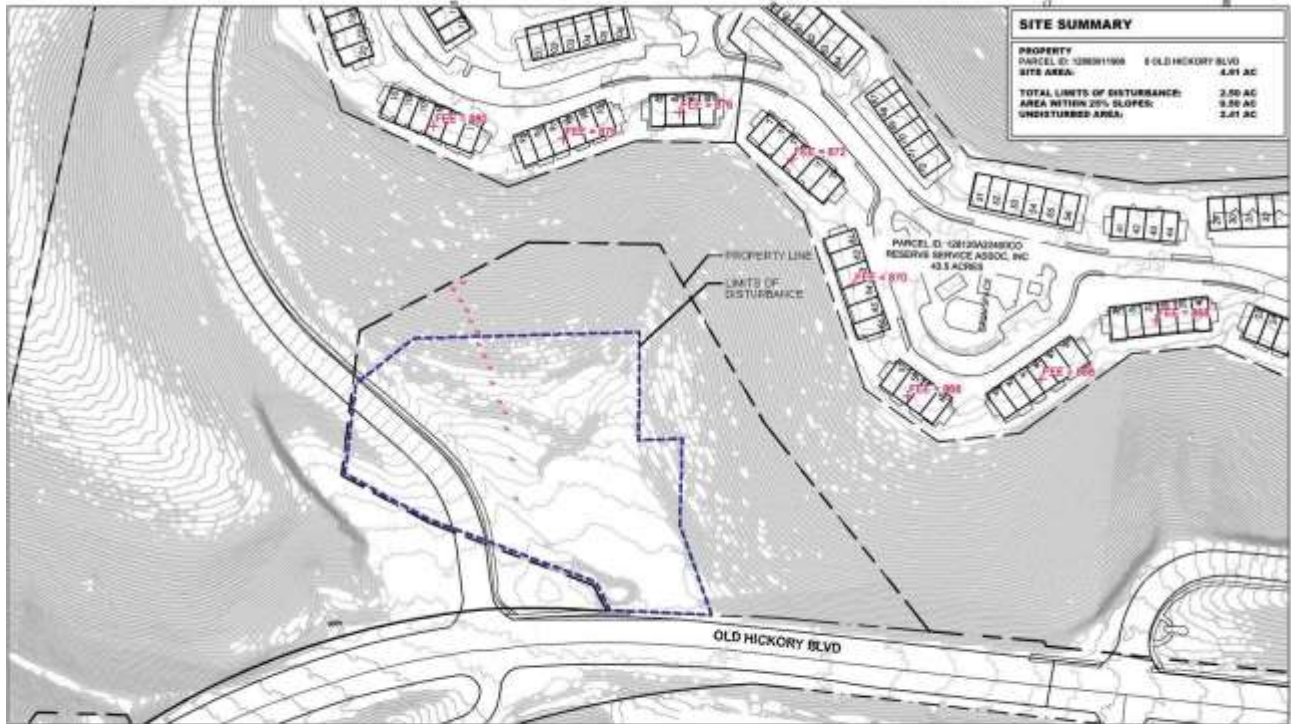


EXHIBIT A - SP LIMITS OF DISTURBANCE

Kimley  Horn



HIGHLANDS

JANUARY 9, 2017

Regulatory SP – End Document



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time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

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

Consistent with Policy?

The proposal to rezone to Specific Plan is consistent with the goals of the Conservation policy and the Suburban Neighborhood Maintenance policy. The SP limits the amount of land that can be disturbed to allow for conservation of the sensitive environmental areas located on the site. The allowance of multi-family or assisted living uses is consistent with the residential policy and with the surround developed area.

PLAN DETAILS

The property is located at on Old Hickory Boulevard, approximately 1,300 feet southeast of Ridgelake Parkway. The property is currently vacant.

Site Plan

The plan is a regulatory Specific Plan. The proposal limits uses on the property to an assisted care living facility with a maximum of 150 rooming units or up to 50 multi-family residential units. There are specific standards outlined in the plan to ensure that the property is developed in a manner that creates a pedestrian friendly environment that is sensitive to the surrounding residential developments and the environmental constraints of the property.

No more than 2.5 acres of the site may be disturbed during development leaving 51% of the property remaining undisturbed. Height is limited to a maximum of three stories. Vehicular access has been limited to one access and no access is allowed along Old Hickory Boulevard. No parking is permitted between the primary structure and Old Hickory Boulevard and the building façade is required to be oriented toward Old Hickory Boulevard. Finalized building elevations will be reviewed and approved by staff with the submittal of the final site plan.

ANALYSIS

The property is currently approved for development of a gas station and retail center. The proposed SP is bringing the property closer to the goals of the policy and limiting disturbance of the sensitive environmental areas. Therefore, staff recommends approval.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

N/A



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PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- A TIS is required prior to final SP approval. Joint access easement from parcel 119 to existing PUD Driveway may be required.

Maximum Uses in Existing Zoning District: SCN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	4.91	0.25	15,000 SF	680	20	58

Maximum Uses in Proposed Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	4.91		50 U	427	29	46

Traffic changes between maximum: SCN and SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-253	+9	-12

METRO SCHOOL BOARD REPORT

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

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

The proposed SP zoning district could generate 7 more students than what is typically generated under the existing PUD zoning district. Students would attend Westmeade Elementary School, Bellevue Middle School, and Hillwood High School. Westmeade Elementary School and Bellevue Middle School have been identified as over capacity. There is capacity within the cluster for elementary school students, but 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.

Fiscal Liability

The fiscal liability of 2 new middle school students is \$52,000 (2 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

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



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4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

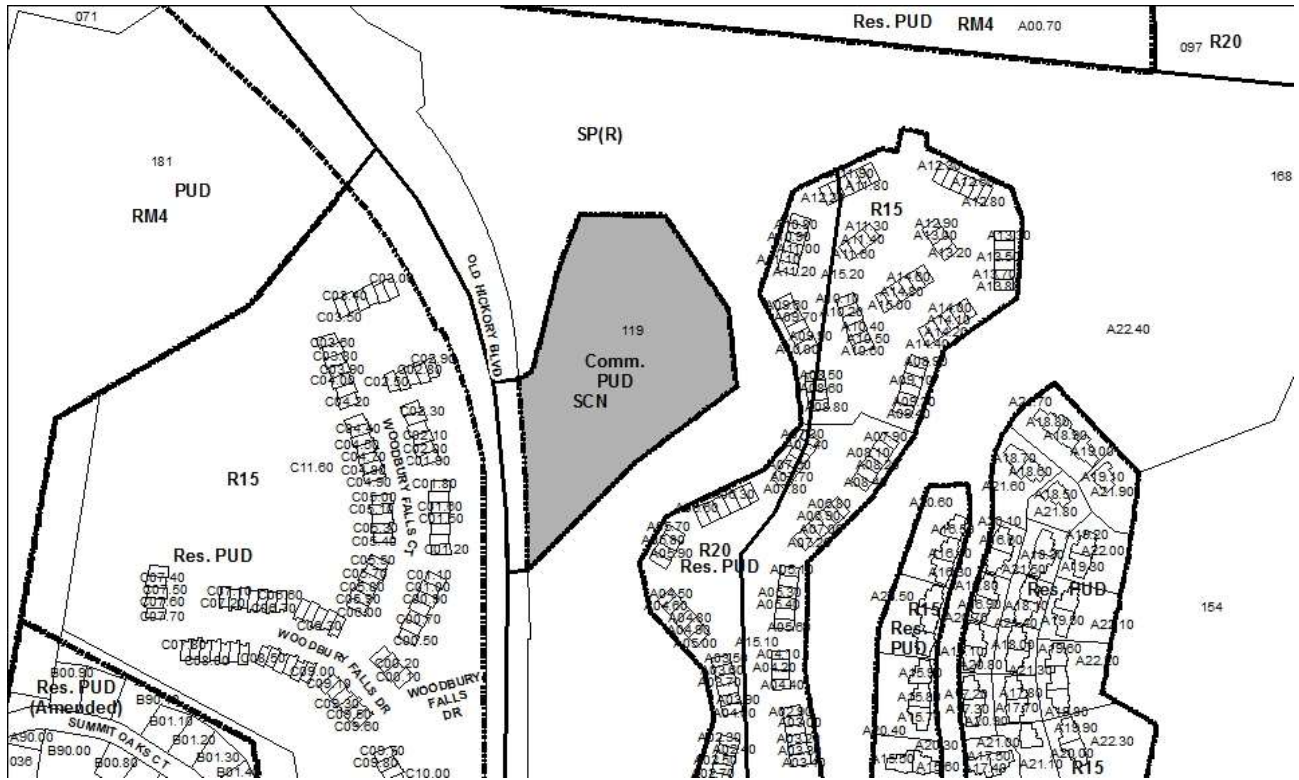
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to assisted care living facility with a maximum of 150 rooming units or up to 50 multi-family residential units.
2. No buildings shall be placed on the portion of the lot north of the existing drive.
3. Sidewalks shall be required along Old Hickory Boulevard consistent with the requirements of the Major and Collector Street Plan.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the proposed conditions within the regulatory SP including the limits of disturbance.
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.



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95P-009-001

PUD CANCELLATION

Map 128, Parcel(s) 119

06, Bellevue

23, (Mina Johnson)



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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 cancellation of the PUD to allow for the development of the associated Specific Plan (2016SP-081-001) moves the property closer to the goals of both the conservation policy and the Suburban Neighborhood Maintenance policy. The currently approved PUD allows the development of commercial uses within a residential only policy and also allows for more disturbance of sensitive environmental features.

PLAN DETAILS

The PUD was originally approved in 1995 to permit a 2,800 square foot convenience store and gas station and a 12,200 square foot retail center. No portions of the PUD have been developed at this time.

ANALYSIS

The cancellation of the PUD to allow for the development of the associated Specific Plan moves the property closer to meeting the goals of the policy. By removing the allowance of commercial uses, the property can development in a manner that is consistent with the surrounding residential developments.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

STAFF RECOMMENDATION

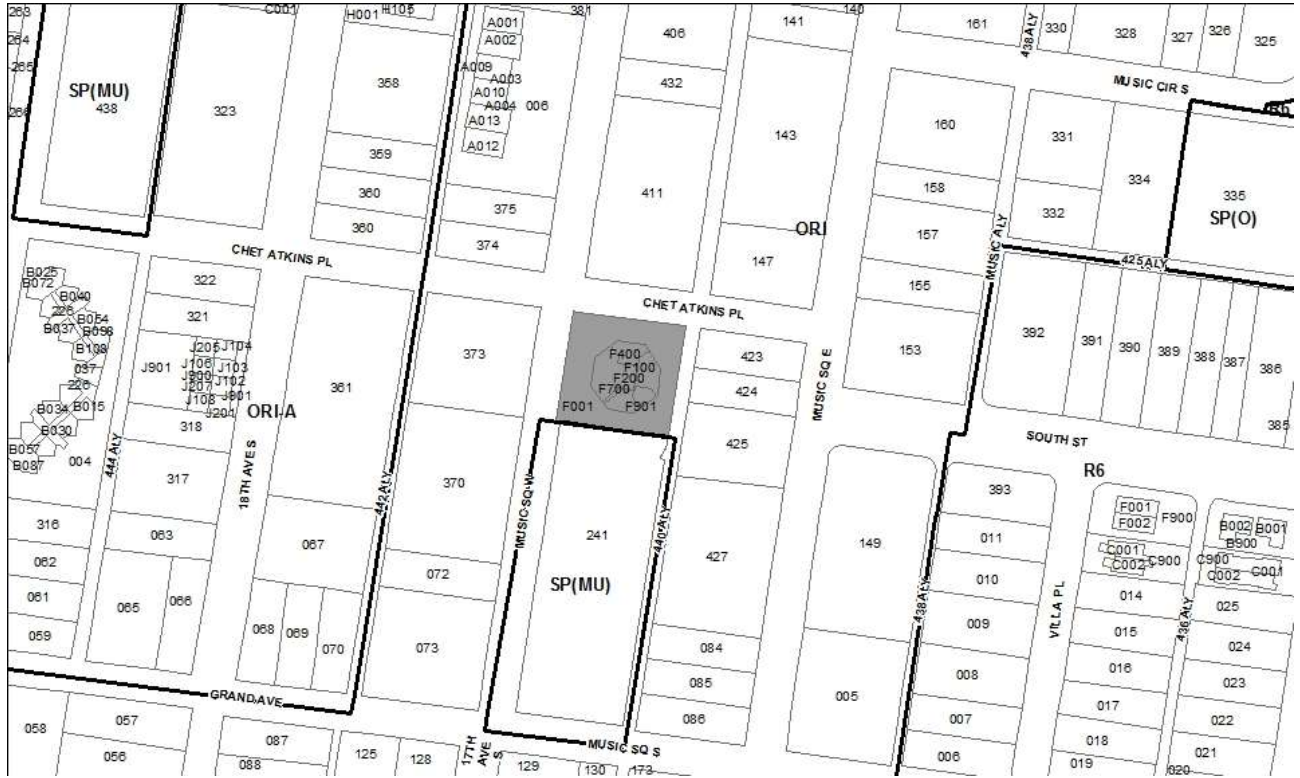
Staff recommends approval if the associated zone change is approved and disapproval if the associated zone change is disapproved.



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2016SP-083-001

50 MUSIC SQUARE WEST SP

Map 092-16-0-F, Parcel(s) 001, 100, 200, 300, 400

10, Green Hills - Midtown

19 (Freddie O'Connell)



Project No. Specific Plan 2016SP-083-001
Project Name 50 Music Square West
Council District 19 – O’Connell
School District 5 – Kim
Requested by Barge Cauthen & Associates, applicant; O.I.C. 50 Music Square West Condominiums, owner.

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

Staff Reviewer Shepard
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a hotel and restaurant.

Preliminary SP

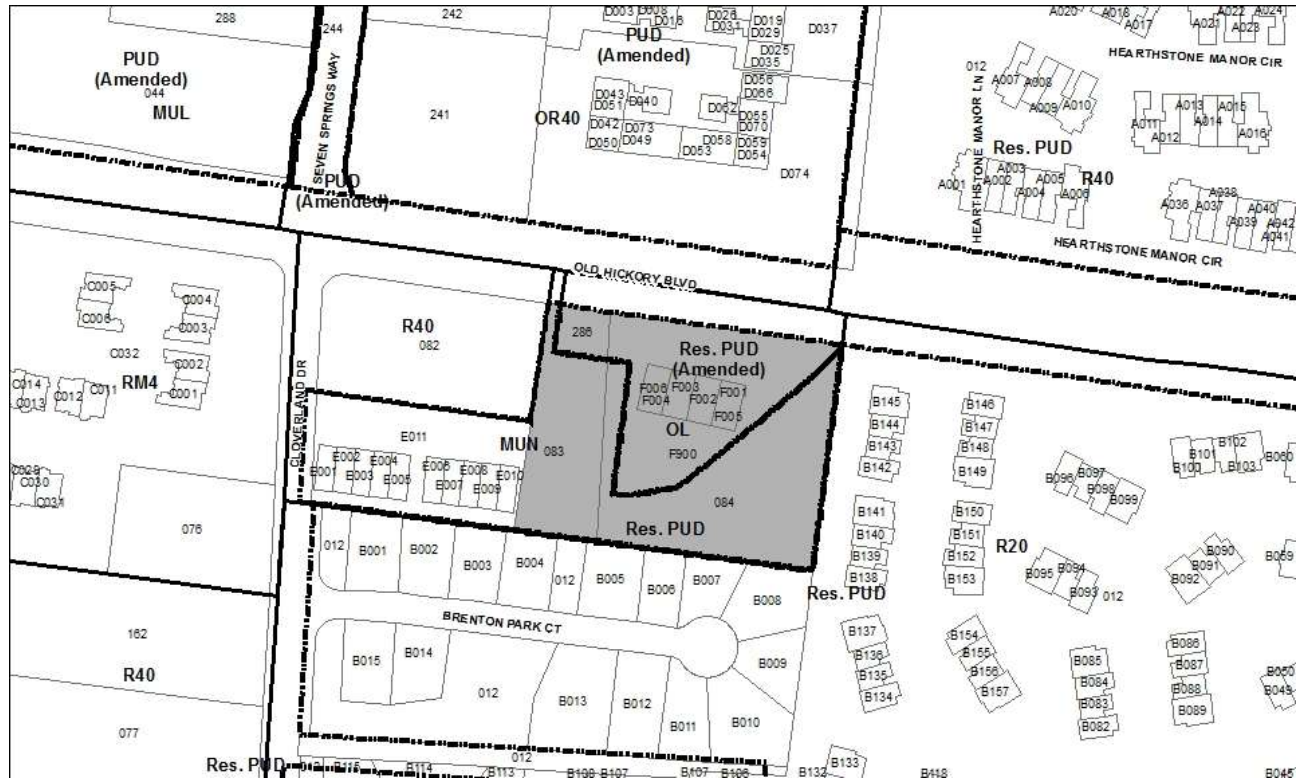
A request to rezone from Office/Residential Intensive (ORI) to Specific Plan-Commercial (SP-C) zoning on property located at 50 Music Square West, at the southeast corner of Music Square West and Chet Atkins Place, (0.53 acres), to permit a hotel and restaurant.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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2016SP-090-001
PLATINUM STORAGE BRENTWOOD
Map 160, Parcel(s) 083-084, 286
Map 160-15-0-F, Parcel(s) 001-006, 900
12, Southeast
4 (Robert Swope)



Project No. Specific Plan 2016SP-090-001
Project Name Platinum Storage Brentwood SP
Associated Case 2004P-021-003
Council District 4 - Swope
School District 2 - Brannon
Requested by Littlejohn Engineering Associates, applicant; Hampton Falls Storage Partners, LLC and OHB Development Group, Inc., owners.

Deferrals This item was deferred at the December 8, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Milligan
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Rezone to SP to allow a self-service storage facility.

Preliminary SP

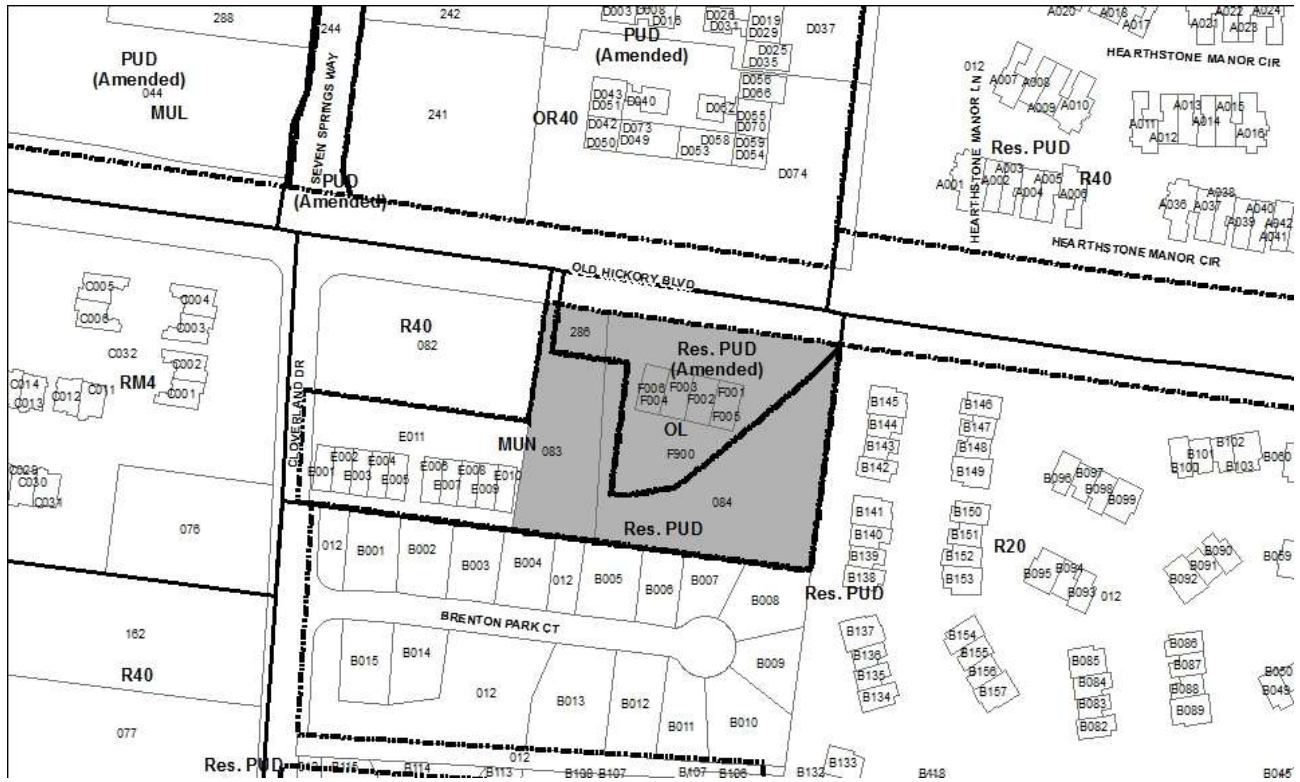
A request to rezone from Mixed-Use Neighborhood (MUN) and Office Limited (OL) to Specific Plan-Commercial (SP-C) zoning on properties located at 673, 675, 681 and 683 Old Hickory Boulevard, approximately 300 feet east of Cloverland Drive, partially within a Planned Unit Development Overlay District (2.81 acres), to permit a self-service storage facility with a maximum height of 4 stories.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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2004P-021-003

PRESIDENT'S RESERVE PUD (CANCELLATION)

Map 160, Parcel(s) 083-084, 286

Map 160-15-0-F, Parcel(s) 001-006, 900

12, Southeast

4 (Robert Swope)



Project No. PUD Cancellation 2004P-021-003
Project Name President's Reserve PUD (Cancellation)
Associated Case 2016SP-090-001
Council District 4 - Swope
School District 2 - Brannon
Requested by Littlejohn Engineering Associates, applicant; Hampton Falls Storage Partners, LLC, owner.

Deferrals This item was deferred at the December 8, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Milligan
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting at the request of the applicant.*

APPLICANT REQUEST

Cancel a portion of a Planned Unit Development.

PUD Cancellation

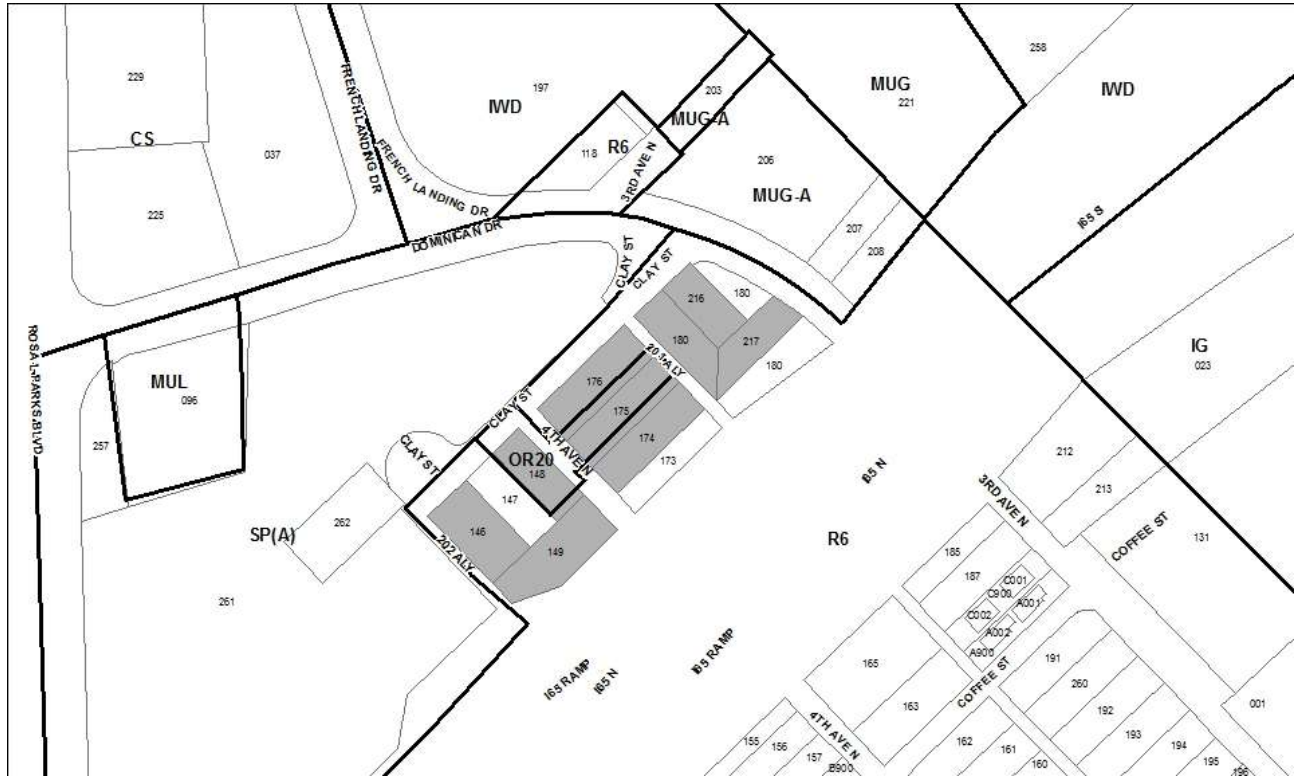
A request to cancel a portion of a Planned Unit Development Overlay District on property located at 673, 675, 681 and 683 Old Hickory Boulevard, approximately 300 feet east of Cloverland Drive, zoned Mixed-Use Neighborhood (MUN) and Office Limited (OL), (2.81 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 01/26/2017



2016SP-095-001

CLAY STREET SP

Map 081-04, Parcel(s) 146, 148, 149, 180.03, 174-176-216-217

8, North Nashville

21 (Ed Kindall)



Project No. Specific Plan 2016SP-095-001
Project Name Clay Street SP
Council District 21 - Kindall
School District 01 - Gentry
Requested by Ragan-Smith and Associates, applicant; B.V. Kumar, owner.

Deferrals This item was deferred at the December 8, 2017 and January 12, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a 6-story hotel development.

Preliminary SP

A request to rezone from Office/Residential (OR20) and One and Two-Family Residential (R6) to Specific Plan-Commercial (SP-C) 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.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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2016SP-098-001

Map 082-03, Parcel(s) 085-086

05, East Nashville

05 (Scott Davis)



Project Nos. **Zone Change 2016Z-119PR-001**
Specific Plan 2016SP-098-001
Council Bill No. BL2016-449
Council District 5 – S. Davis
School District 5 - Kim
Requested by Councilmember Scott Davis, applicant; various property owners.

Deferrals This item was deferred at the December 8, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Disapprove 2016Z-119PR-001 (Council Bill 2016-449) and disapprove current request 2016SP-098-001.*

APPLICANT REQUEST
Zone change from SP to SP.

Zone Change

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning on properties located at 910 and 912 North 2nd Street, at the northwest corner of Cleveland Street and North 2nd Street (0.32 acres), to permit uses limited to one single-family or one two-family unit per parcel. Two-family units shall be fully connected and shall appear as one unit.

Existing Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *The zoning district allows for all uses permitted by the RS5 zoning district, as well as detached accessory dwelling units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *The zoning district allows for one single-family or one two – family unit per parcel. Two-family units shall be fully connected and shall appear as one unit with only one primary entrance permitted per unit along North 2nd Street frontage.*

HISTORY

- In June 2016, the Planning Commission recommended disapproval of case number 2016Z-036PR-001 to rezone a large area in East Nashville from SP-R to R6-A.
- In September 2016, the applicant applied for a zone change (2016Z-119PR-001) to rezone SP-R to R6-A on properties located at 123, 125, and 127 Cleveland Street and 904, 906, 908, 910, and 912 north 2nd Street. These properties were included in the area covered by the 2016Z-036PR-001. The case was deferred and not heard by the Planning Commission. A bill was introduced and is scheduled for Council public hearing on February 7, 2017.



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Begin Regulatory SP

Cleveland St./N. 2nd St. Specific Plan (SP)

Development Summary	
SP Name	Cleveland St/N. 2 nd St. Specific Plan
SP Number	2016SP-098-001
Council District	5
Map & Parcel	Map 082-03; Parcels 085-086

Site Data Table	
Site Data	0.32
Existing Zoning	SP
Proposed Zoning	SP
Allowable Land Uses	Residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to one single-family or one two-family unit per parcel. Two-family units shall be fully connected and shall appear as one unit with only one primary entrance permitted per unit along North 2nd Street frontage.
2. Access for properties which redevelop shall be limited to alley access only.
3. A raised foundation of 18”- 36” is required for all residential structures.
4. Maximum height shall be limited to two stories in 35’.
5. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
6. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
7. EIFS, vinyl siding and untreated wood shall be prohibited.
8. Porches shall provide a minimum of six feet of depth.
9. 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 R6-A zoning district as of the date of the applicable request or application.
10. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

End Regulatory SP



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- The applicant converted case number 2016Z-119PR-001 to 2016SP-098-001. The proposed zone change allowed one and two-family residential units on each of the 9 properties. This case was deferred and not heard by the Planning Commission.
- The applicant reduced the zone change area from 9 parcels to 2 parcels. Again, the properties in this current zone change request were included in the area covered by 2016Z-036PR-001 and 2016Z-119-001. The proposed zoning would permit two-family units on each lot.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

No. The area requested for rezoning is located within the T4 Urban Neighborhood Maintenance policy. The policy supports preserving the general character of the existing neighborhood. The proposed zone change would allow up to two units on each lot. While there are some two-family units in the surrounding area, the neighborhood is predominantly single-family dwelling units. The proposed zone change is midblock and may be more appropriate along a corridor or at a corner within a Neighborhood Maintenance Policy where single family units are predominant.

ANALYSIS

The two properties are located mid-block along North 2nd Street, north of Cleveland Street. The existing zoning allows single-family residential units as well as detached accessory dwelling units, if the lot meets certain criteria. Both lots are eligible for a detached accessory dwelling unit. The neighborhood consists of primarily single-family units with some two-family residential units dispersed throughout.

The proposed zoning would allow a two-family dwelling unit on both properties which is inappropriate in this area considering the existing neighborhood pattern. The Neighborhood Maintenance policy is intended to preserve the general character of the area. The general character mainly consists of single-family dwelling units. Two-family units may be appropriate along a corridor or at a corner in Neighborhood Maintenance policy. However, the zoning proposal attempts to allow two-family units mid-block within a neighborhood. The existing zoning allows for detached accessory dwelling units which provides for a mixture of residential units in the neighborhood.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

No traffic table was prepared as there is no anticipated increase in traffic.



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METRO SCHOOL BOARD REPORT

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

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

The proposed SP zoning district could generate one more students than what is typically generated under the existing SP zoning district. Students would attend Glenn Elementary School, Jere Baxter Middle School and Maplewood High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

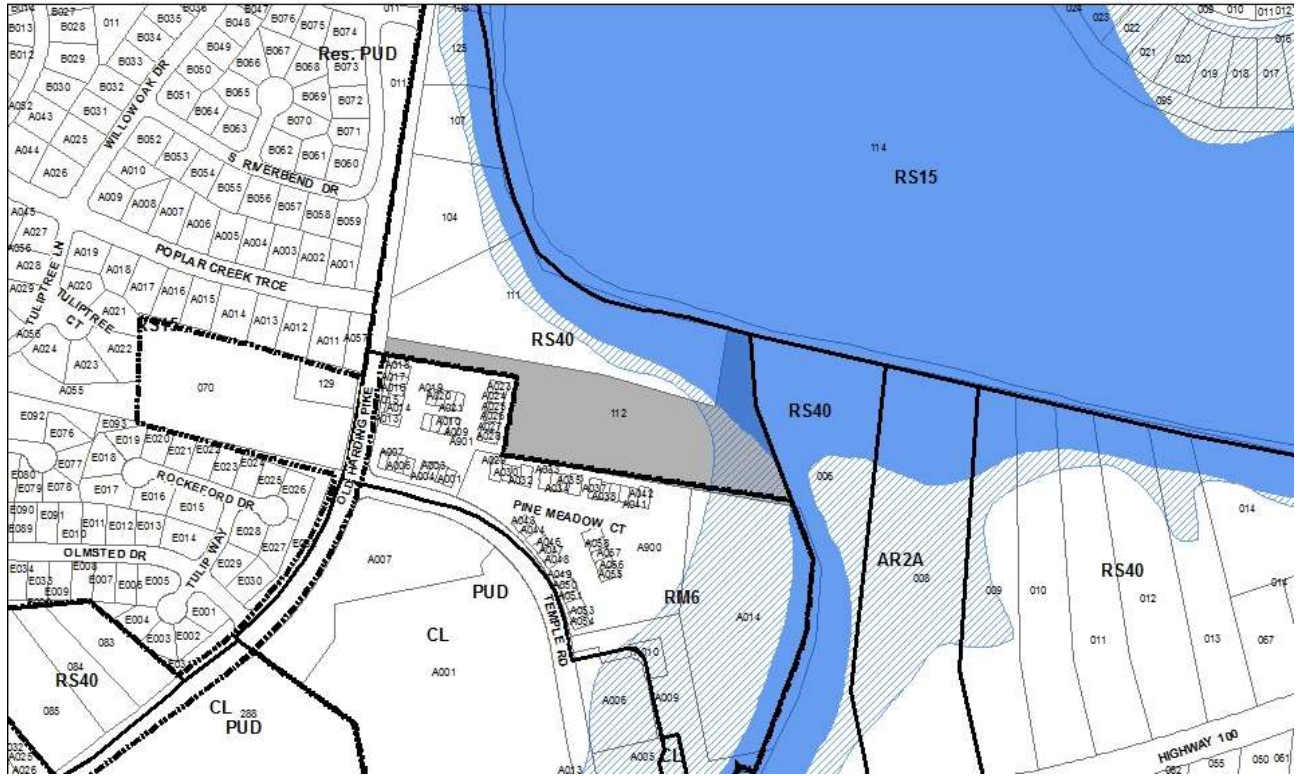
Staff recommends disapproval of 2016Z-119PR-001 and disapproval of 2016SP-098-001.



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2017SP-014-001
HARPETH VILLAGE SP
Map 156, Parcel(s) 112
06, Bellevue
35, Dave Rosenberg



Project No. 2017SP-014-001
Project Name Harpeth Village
Council District 35 - Rosenberg
School District 09 – Frogge
Requested by Batson Engineering and Associates, applicant; Trendmark Construction, LLC, owner.

Deferrals This item was deferred at the January 12, 2017, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Zone change to permit up to 25 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS40) to Specific Plan-Residential (SP-R) zoning on property located at 7725 Old Harding Pike, approximately 315 feet northeast of Temple Road, (5.08 acres).

Existing Zoning

Single Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum 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 only one residential building type.

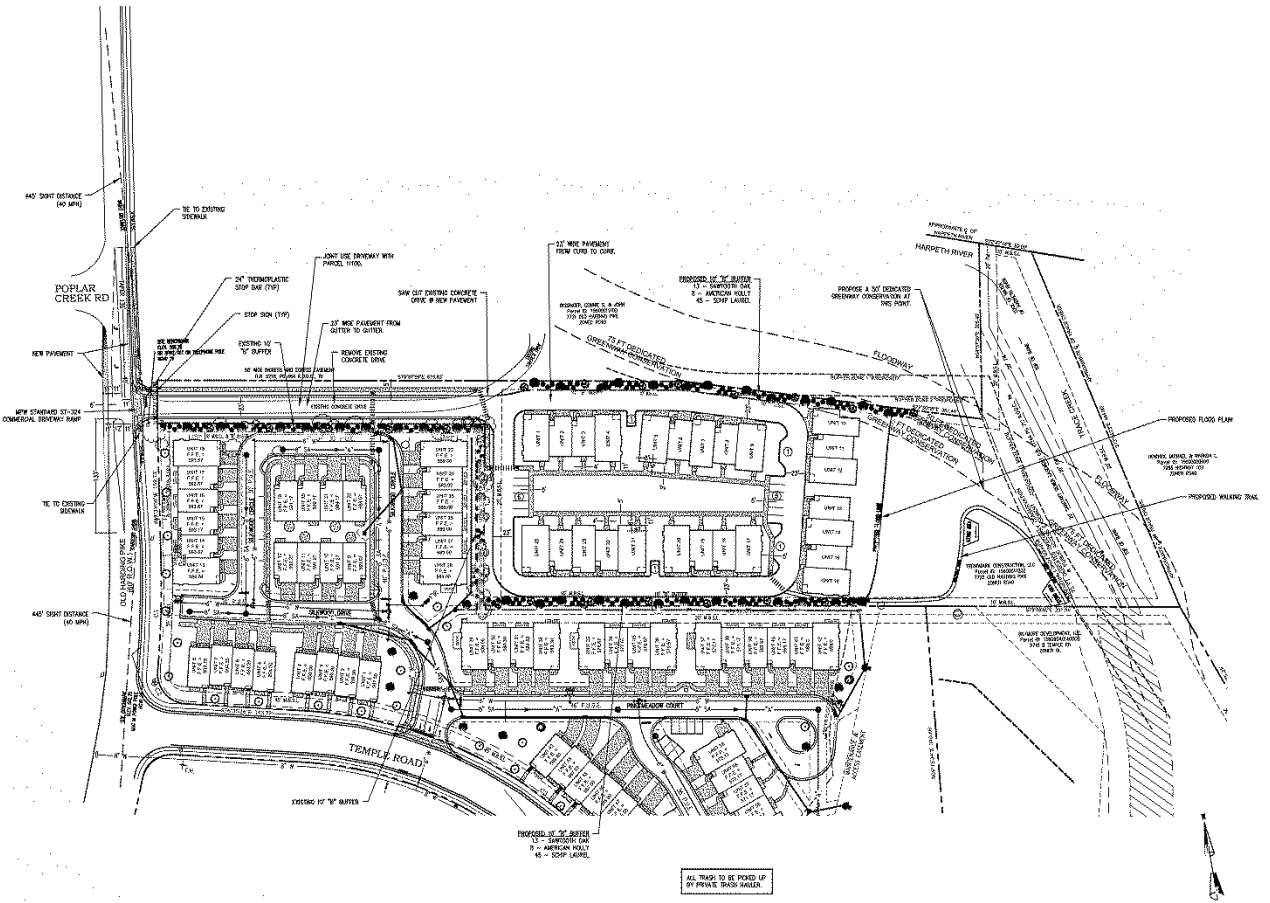
BELLEVUE COMMUNITY PLAN

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

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



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Proposed Site Plan



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Consistent with Policy?

Yes, this request is consistent with the T3 NM policy given the proposed height, setback, and type of residential structures shown on the proposed site plan. The T3 NM policy states, "Building height, form, and orientation fit in with the suburban character and development pattern of the specific area to which the T3 Suburban Neighborhood Maintenance policy has been applied." Given the adjacent development pattern of attached multifamily housing of similar scale and massing, the proposed site plan is consistent with the surrounding existing land use pattern and the guidelines for infill development found within the T3 NM policy description.

PLAN DETAILS

This request includes a total of 5.08 acres located at 7725 Old Harding Pike. The plan is proposing 25 attached residential units accessed from a private drive from old Harding Pike. The site is currently vacant. The surrounding land uses are primarily single and multi-family.

Site Plan

The site is located at 7725 Old Harding Pike approximately 315 feet northeast of Temple Road. The site plan proposes up to 25 residential units located on 5.08 acres. The site contains a single point of access via a private road connected to Old Harding pike. The plan provides a large central open space which is surrounded by pedestrian walk ways. A B level landscape buffer is being provided to buffer the adjacent multi-family units to the south and west as well as to the north where single family housing is located. This access forms a loop within the site to allow for vehicular circulation and access to all units. The site plan indicates a sidewalk along the access driveway will contain a sidewalk that meets the local road standards of the Major and Collector Street Plan, which requires a 4 foot wide grass strip and a 5 foot wide sidewalk. A pedestrian connection is being proposed with the existing neighborhood to the south. This connection will cross the entrance drive for the site and is shown on the site plan provide a direct connection with an existing sidewalk which fronts an existing street in the neighborhood to the south.

All units have pedestrian access connections which will provide a clear path of travel from the site to Old Harding Pike and to the rear of the site where two sitting areas are provided for the residents. Each unit will include a two car garage which satisfies the parking requirement of the Metro Zoning code. Sixteen guest parking spaces are provided in dedicated areas within the site.

The site plan indicates the floodplain will be altered with the inclusion of a bio retention pond located to the rear of the site. This alteration will include a 12 foot berm as a part of the on-site bio retention pond.

ANALYSIS

The proposed plan is consistent with policy and the character of the surrounding neighborhood. The existing structures to the west and south of this site provide a pattern of development which this site will continue by providing similar setbacks, height, and coverage for the proposed structures. This plan achieves the goal of creating a walkable neighborhood by providing pedestrian connection which will allow future residents to access the commercial center located to the south of this site.

FIRE DEPARTMENT RECOMMENDATION

Approve with Conditions

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



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STORMWATER RECOMMENDATION

Approve with Conditions

- Please remove the old Floodway line.
- Label Floodway based on FEMA Map Number 47037C0337H, dated April 5, 2017.
- Cut and Fill in the Floodplain shall be balanced.
- The 100-Year Flood Elevation is 564.6' and the Minimum Finished Floor Elevation (FFE) is 568.6'

HARPETH VALLEY UTILITY DISTRICT

Approve with conditions

- The developer will be required to participate in the upgrading of the pump station.
- The Developer must submit utility plans for any water and sewer improvements required to serve this development to the District for review and approval.
- The Developer must also submit hydraulic calculations, which indicate that the existing water system infrastructure and any required improvements will support domestic demands, meet fire flow requirements as set by the local building authority and maintain a minimum pressure of 50 psi within the public distribution system including all water service meters. The static hydraulic grade line used for these calculations must be 890 feet or less.

PUBLIC WORKS RECOMMENDATION

Approve

- 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.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	5.08	1.08 D	6 U	58	5	7

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	5.08	-	25 U	193	18	20



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Traffic changes between maximum: RS40 and SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+19 U	+135	+13	+13

METRO SCHOOL BOARD REPORT

Projected student generation existing RS40 district: 1 Elementary 0 Middle 0 High
Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning district would generate no additional students than what is typically generated under the existing RS40 zoning district. Students would attend Harpeth Valley Elementary, McKissack Middle School and Hillwood High School. There is capacity for additional students in Harpeth Elementary and Hillwood High school. Bellevue Middle School is currently overcrowded however there is additional capacity within the Hillsboro Cluster. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

5. Will this project include any affordable or workforce housing units? No
6. If so, how many and what is the percentage of the entire development? N/A
7. How will you enforce the affordability requirements? N/A
8. 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 uses shall be limited to 25 dwelling units.
2. All building envelopes shall be located outside of any greenway conservation areas as shown on the preliminary site plan.
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 RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council approved plan
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 depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
6. 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.



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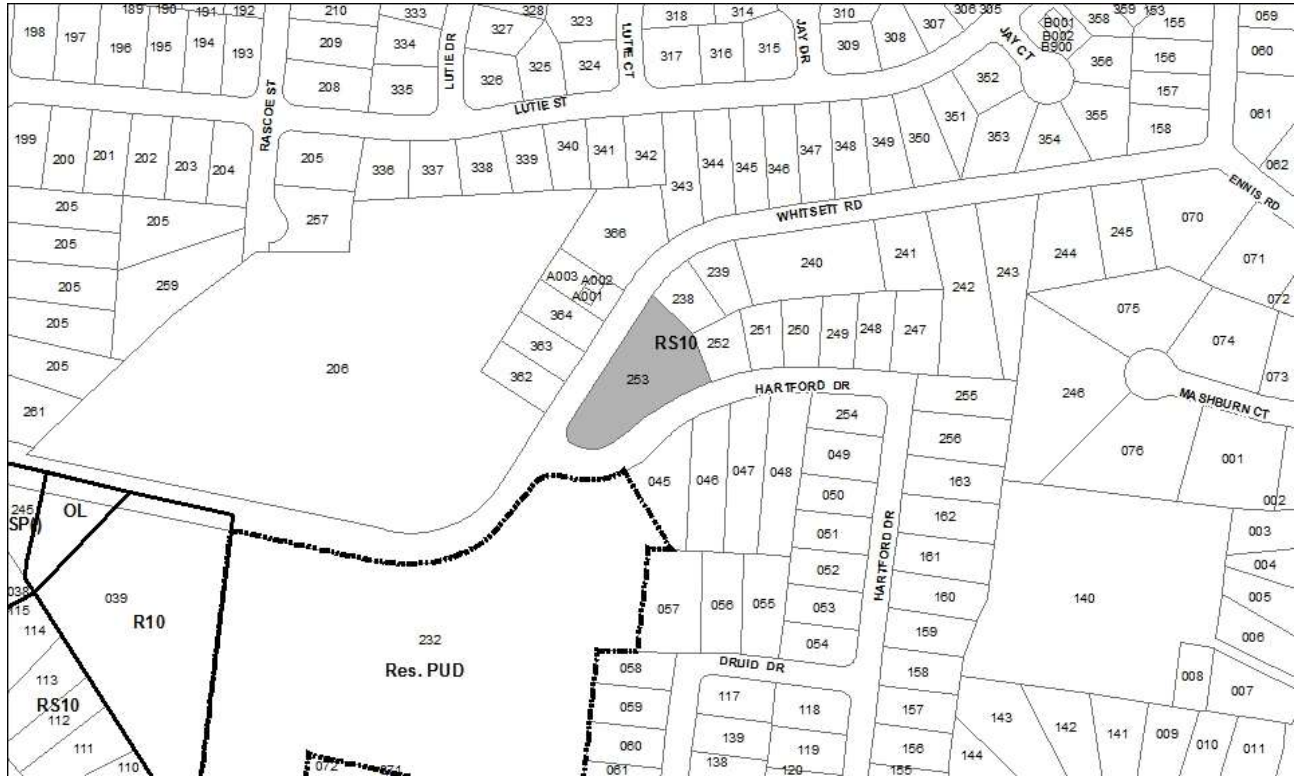
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. 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.



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2016S-255-001

BRYANT HEIGHTS RESUB OF LOT 1

Map 119-06, Parcel(s) 253

11, South Nashville

16, (Mike Freeman)



Project No. Final Plat 2016S-255-001
Project Name Bryant Heights Resub of Lot 1
Council District 11 - Freeman
School District 07 - Pinkston
Requested by Q. Scott Pulliam, RLS, applicant; Jason Bockman, owner.

Deferrals This item was deferred at the December 8, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation Approve with conditions

APPLICANT REQUEST

Create four lots.

Final Plat

A request for final plat approval to create four lots on property located at 2686 Hartford Drive, at the northeast corner of Hartford Drive and Whitsett Road, zoned Single-Family Residential (RS10) (0.95 acres).

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 4 lots.*

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

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

PLAN DETAILS

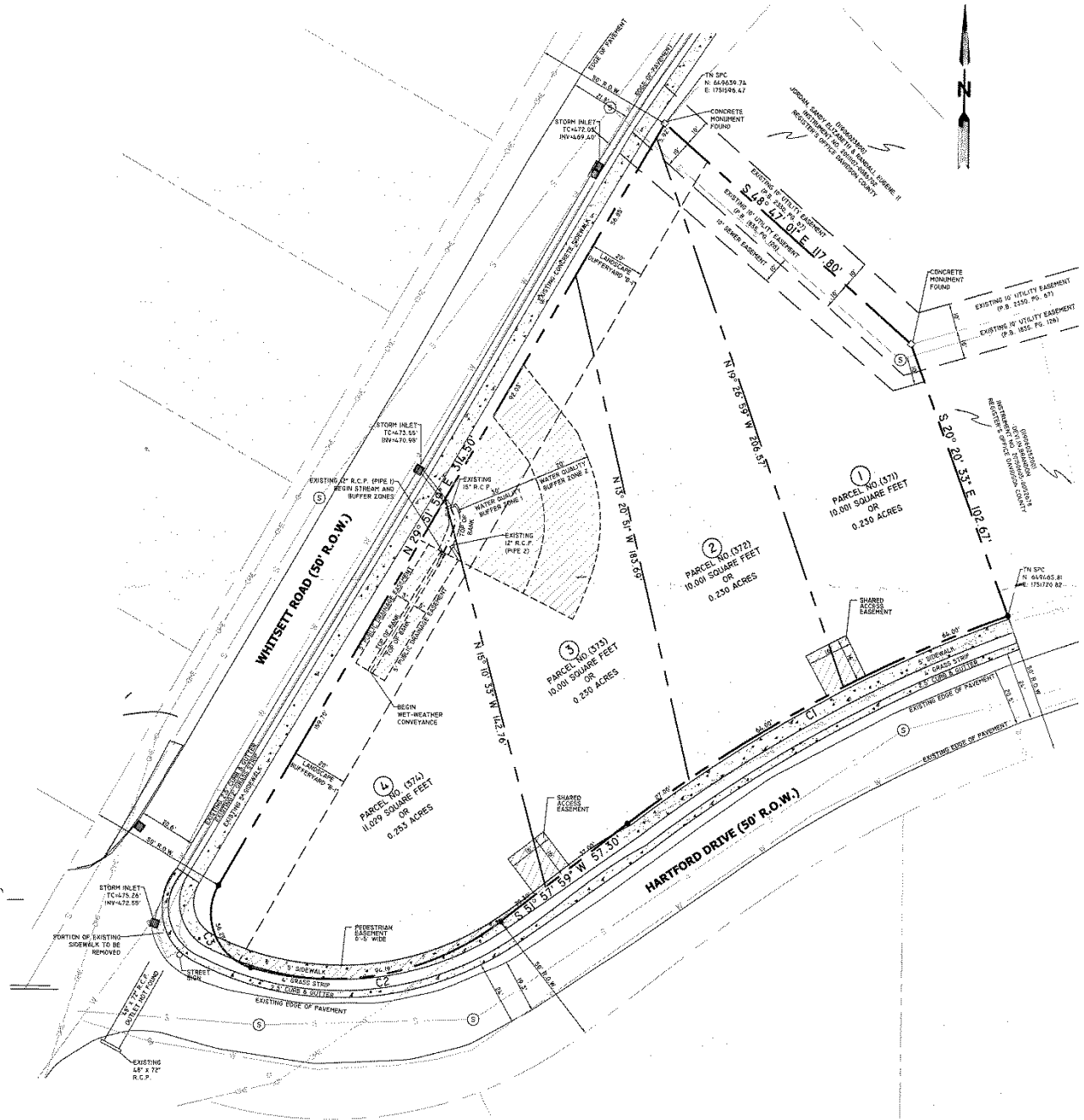
This request is for final plat approval to create four lots on property located at 2686 Hartford Drive, where one lot currently exists. The existing lot is a double-frontage lot with frontage on Hartford Drive and Whitsett Road. Vehicular access would be limited to Hartford Drive. There are no sidewalks present along Hartford Drive.

The existing lot is 41,032 square feet (0.95 acres) and is proposed to be subdivided into four lots with the following square footage/ acreage:

- Lot 1: 10,001 SF (0.23 acres)
- Lot 2: 10,001 SF (0.23 acres)
- Lot 3: 10,001 SF (0.23 acres)
- Lot 4: 11,029 SF (0.25 acres)



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Proposed Site Plan



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ANALYSIS

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

Zoning Code

The proposed lots meet the minimum standards of the RS10 zoning district.

Street Frontage

Lots would front on Hartford Drive and Whitsett Road which are both public streets. Future units would orient towards Hartford Drive.

Density

The T3 Urban Neighborhood Maintenance policy no longer includes density limitations.

Community Character

1. Lot frontage analysis: the proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. Calculations for the lot frontage analysis were performed on Hartford Drive.

In this instance, the lots created must be equal to or greater than 64 feet. The proposed lots meet lot frontage requirements.

Lot 1 – 3 Frontage	
Proposed Frontage	64 ft.
Minimum Frontage	64 ft.
70% Average	49 ft.

Lot 4 Frontage	
Proposed Frontage	114 ft.
Minimum Frontage	64 ft.
70% Average	49 ft.

2. Lot size analysis; the proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater.

In this instance, the proposed lots must equal to or greater than 10,000 SF. The proposed lots meet lot size requirement.

Lot 1-3 Size	
Proposed Size	10,001 SF
Minimum Size	10,000 SF
70% Average	6,943 SF

Lot 4 Size	
Proposed Size	11,029 SF
Minimum Size	10,000 SF
70% Average	6,943 SF

3. Street setbacks; future structures would have to comply with appropriate street setbacks per the Metro Zoning Code.

4. Lot orientation; proposed lots would orient Hartford Drive

Agency Review

All agencies have recommended approval.



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Harmony of Development

The proposed subdivisions meet subsections a, b, c, d and e of this section; however, they do not meet Section 3-4.3 of the Subdivision Regulations as this section does not allow double frontage lots. Exceptions may be granted by the Planning Commission where necessary to provide access to residential development from other than arterial or collector streets, or to overcome specific disadvantages of topography or orientation. Staff determined that subdividing these lots would not impact the harmony of development because the newly created lots are larger than the adjacent parcels.

The applicant has agreed to limit the height of future development to two stories in 35 feet, which is consistent with adjacent properties. The applicant has also agreed that no parking would be permitted between the primary structure and Hartford Drive. A shared access easement has been provided for Lot 1 and Lot 2 and a shared access easement has been provided for Lot 3 and Lot 4, reducing access points along Hartford Drive. Access will be limited to Hartford Avenue only. A 20 foot type "B" landscape bufferyard shall be maintained along Whitsett Road to provide a buffer to adjacent properties.

Whitsett Road has an existing 5 foot wide sidewalk and a 2.5 foot wide planting strip which does not meet the local street standards. A 5 foot wide sidewalk and a 4 foot wide grass is required on Whitsett Road and Hartford Drive with this request.

SIDEWALK VARIANCE REQUEST

The applicant has applied for a variance from Section 3-8.2.d. of the Subdivision Regulations to not be required to install the required sidewalks on Hartford Drive. A 5 foot wide sidewalk and 2.5 foot wide grass strip exist along Whitsett Road. To meet the local street standards a 5 foot wide sidewalk and 4 foot wide grass strip is required.

If the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a variance from these regulations may be granted, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The Planning Commission shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
- d. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

The sidewalk along Whitsett Road was installed within the last 5 years by Metro Public Works. The sidewalk is in good condition and meets the required width for local street standards. However the grass strip is only 2.5 feet in width. The local street standards require a 4 foot wide grass strip. Based on the criteria for granting of variances, staff supports a variance to allow the existing



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sidewalk and grass strip to remain on Whitsett Road as the sidewalk is newly installed and has an existing width of 5 feet. Sidewalks and grass strip to be constructed along Hartford Drive.

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 & PARKING RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

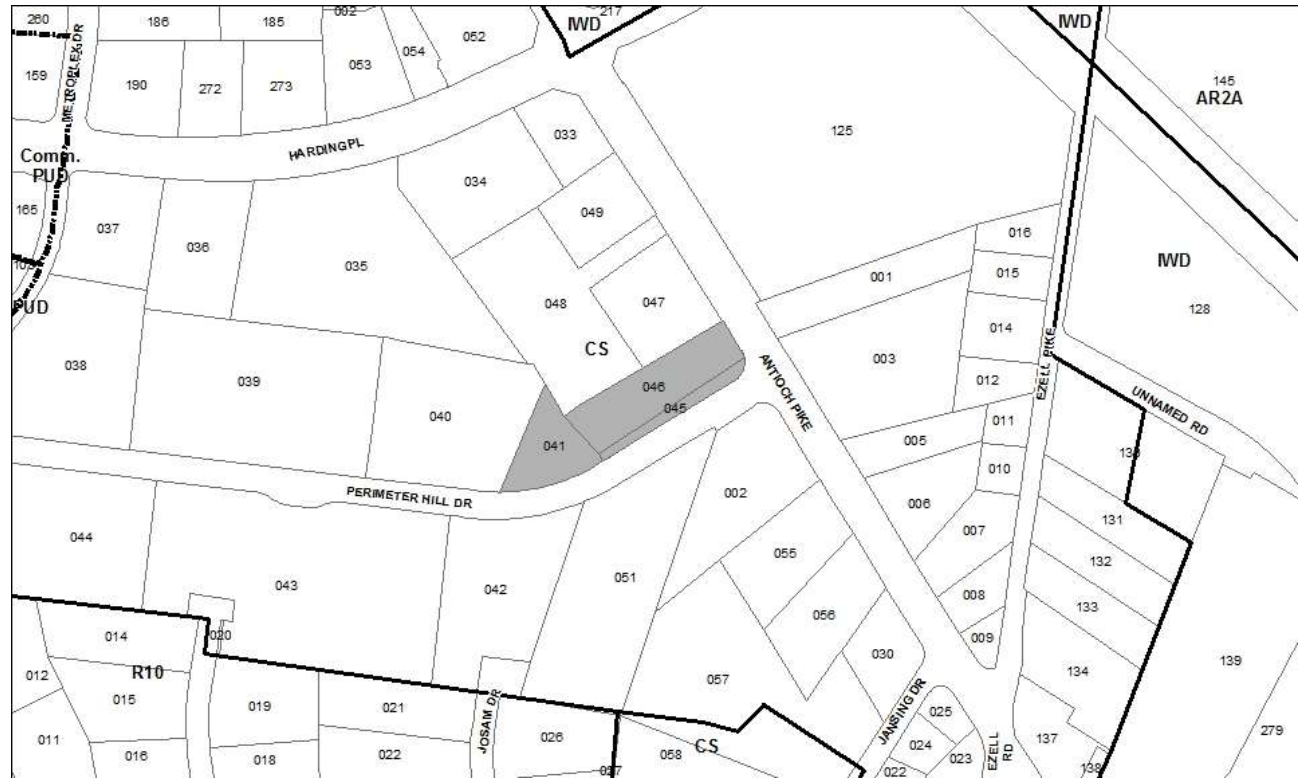
Staff recommends approval of the proposed plat with the exception for double frontage lots and the sidewalk variance as the plat meets all other Subdivision Regulations.

CONDITIONS

1. Add the following note: Vehicular access shall be limited to Hartford Drive.
2. A Type "B" landscape bufferyard shall be maintained along Whittset Drive.
3. Shared access easements shall extend from the street a distance of 40 feet along the shared property line or 10 feet beyond the front setback, whichever is greater.
4. Add the following note: No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a shared access easement located between the primary structure and the street for Lot 1 and Lot 2.
5. Add the following note: No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a shared access easement located between the primary structure and the street for Lots 3 and Lot 4.
6. Sidewalks are required along Hartford Drive. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works.



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2017S-009-001

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

Map 134-14, Parcel(s) 041, 045-046

13, Antioch-Priest Lake

28 (Vercher)



Project No. **Final Plat 2017S-009-001**
Project Name **South Perimeter Park Section 4a Reserve**
Parcels 262, 263 and Paschall Property
Council District 28 - Vercher
School District 06 - Hunter
Requested by Crawford and Cummings, PC, applicant; Sherry and Michiel Paschall and Cameron Sorenson, owners.

Deferrals This item was deferred at the January 12, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Milligan
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Final plat to shift lot lines and remove reserve status.

Final Plat

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 Commercial Service (CS) (1.72 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



Project No. Plat Amendment 2017S-010-001
Project Name Dedman Property Subdivision Amendment
Council District 04 - Swope
School District 02 - Brannon
Requested by Elite Homes, LLC, applicant and owner

Deferrals This request was deferred from the January 12, 2017 Planning Commission meeting. A public hearing was not held.

Staff Reviewer Napier
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Subdivision Amendment to permit a duplex.

Subdivision Amendment

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 One and Two-Family Residential (R40) (3.17 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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2016Z-135PR-001

Map 082-09, Parcel 244

08, North Nashville

19 (Freddie O'Connell)



Project No. Zone Change 2016Z-135PR-001
Council District 19 – O’Connell
School District 01 - Gentry
Requested by Advani Management Group, applicant; Melanie Tummons and M.A. Haynes, owners.

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

Staff Reviewer Shepard
Staff Recommendation *Disapprove.*

APPLICANT REQUEST
Zone change from IG to MUL-A

Zone Change

A request to rezone from Industrial General (IG) to Mixed-Use Limited – Alternative (MUL-A) zoning on property located at 93 Taylor Street, at the southeast corner of 1st Avenue North and Taylor Street, (1.74 acres).

Existing Zoning

Industrial General (IG) is intended to implement the industrial policies of the general plan which provide opportunities for intensive manufacturing uses that are essential for the economic viability of the metropolitan area. Such uses often require large, relatively flat sites with good access to the regional highway system, the Cumberland River or a rail line. Due to these special locational requirements, the integrity of this district is protected by a minimum lot size requirement and limiting the range of uses to those which are clearly supportive of the principal uses associated with the IG district.

Proposed Zoning

Mixed-Use Limited - Alternative (MUL-A) is intended to implement the moderate intensity mixed-use policies of the general plan, and should be applied to areas that have good access to collector or arterial streets and public transportation services. MUL-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. MUL-A is an alternative to a zoning district that requires a site plan.

NORTH NASHVILLE COMMUNITY PLAN

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

Special Policy Area 08-T4-MU-01 applies to the Germantown and East Germantown neighborhoods. Although this special policy encompasses property subject to this rezoning request, the property is not within any National Register, Historic Preservation, or Redevelopment district. Thus, the provisions of this special policy are not applicable to this request.



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Consistent with Policy?

The requested zoning, MUL-A, is the most intense zoning district identified as potentially appropriate within areas of T4 MU policy. T4 MU policy may support a variety of zoning districts based on locational characteristics and surrounding context. However, design-based zoning may be required to achieve planning objectives such as access management, coordination among adjacent developments, or to deal with potential effects on nearby environmentally sensitive features. The subject property is located outside of a Historic Preservation or Redevelopment District, which would require design review standards, and in proximity to the Cumberland River. Additionally, the property is adjacent to a greenway, which contributes to the T4 MU policy goals of high levels of connectivity with complete streets, sidewalks and bikeways. In order to best achieve the goals of the policy, buildings along the greenway should be designed with active ground floor uses to enhance the pedestrian environment along the greenway. Given the unique location of the property subject to this request, Staff recommends that a design-based SP is appropriate to ensure consistency with the policy for the area.

ANALYSIS

The property, located at 93 Taylor Street, lies approximately 500 feet west of the Cumberland River. The Cumberland River Greenway runs along the western boundary of the site. The applicant has indicated informally that its intent is adaptive reuse of the existing buildings on the site, although approval of MUL-A zoning does not require adaptive reuse or prohibit demolition of existing buildings.

There have been several recent rezonings in the vicinity of the subject property:

- In May of 2016, Metro Council approved the Hammer Mill SP for 20,000 square feet of non-residential uses and up to 259 residential dwelling units for property located at 1400 Adams Street immediately adjacent to the Cumberland.
- In September of 2016, a mixed-use SP with hotel, retail, and offices uses was approved for property at 1324 2nd Avenue North, immediately opposite 1st Avenue North from the property subject to this request.
- An SP for multi-family residential, an artisan distillery, and other uses permitted in MUG-A was approved for property immediately to the south at 1226 2nd Avenue North in March of 2015.
- A number of other SPs have been approved in the last two years for properties west and south of the subject property.
- In October of 2016, Metro Council approved a request to change zoning on several properties located at 1321, 1329 and 1401 2nd Avenue North from Industrial Restrictive (IR) to MUL-A. Those properties are located within both the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, so a design plan will be reviewed.

Although the requested zoning, MUL-A, may be appropriate within some T4 MU policy areas, staff finds that it is appropriate to require a design-based SP zoning in this instance. Unlike other recent rezonings in the area, the subject property does not fall within the Historic Preservation or Redevelopment districts that apply to many neighboring properties, and therefore, is not subject to the additional design review standards required by those districts. Additionally, the proximity of the property to the river and adjacent to the Cumberland River Greenway make design-based zoning appropriate to ensure development activates the greenway and properly addresses the surrounding



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context. Staff has consistently required SP zoning for properties east of the boundary of the Historic Preservation and Redevelopment Districts, including the two SPs located opposite 1st Avenue North from the subject property. Staff's recommendation to require a design based-SP is consistent with the policy and with previous determinations in this area.

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: **IG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.74	0.6 F	45, 476 SF	162	54	36

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.74	1 F	75,794 SF	5672	131	529

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 30, 318 SF	+5,510	+77	+493

SCHOOL BOARD REPORT

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

Projected student generation proposed **MUL-A** district: 3 Elementary 2 Middle 2 High

The proposed MUL-A zoning district will generate seven additional students beyond what would be generated under the existing IG zoning. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. None of the schools have been identified



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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 disapproval of the requested zone change. Based on the property location and surrounding context, it is appropriate to require design-based zoning to achieve planning objectives.



SEE NEXT PAGE



Project No.	Major Plan Amendment 2016CP-005-005
Project Name	East Nashville Community Plan Amendment
Council District	5 – S. Davis 8 – VanReece
School District	3 – Speering
Requested by	Dale and Associates, applicant; various property owners.
Staff Reviewer	McCaig
Staff Recommendation	<i>Defer to the February 9, 2017, Planning Commission Meeting</i>

APPLICANT REQUEST

Amend East Nashville Community Plan to change the policy.

Major Plan Amendment

A request to amend the East Nashville Community Plan by adding a Special Policy area allowing Trail Oriented Development and by changing the T3 Suburban Neighborhood Evolving policy at key nodes to T3 Suburban Neighborhood Center policy on various properties located along Broadmoor Drive, Ben Allen Road, and Hart Lane, west of Ellington Parkway, zoned One and Two-Family Residential (R10), Single-Family Residential (RS10), Single-Family Residential (RS7.5), and Specific Plan-Mixed Use (SP-MU), and partially within a Planned Unit Development Overlay District (269.76 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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NO SKETCH



Project No. Zone Change 2017Z-002TX-001
Council Bill BL2017-559
Council District Countywide
School District Countywide
Requested by Councilmember DeCosta Hastings, applicant.

Staff Reviewer Milligan
Staff Recommendation *Pending ongoing legislative research with Metro Legal.*

APPLICANT REQUEST

Amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to rezoning of Metro owned property

ZONING TEXT AMENDMENT

A request to amend Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow members of the metropolitan council to initiate applications to amend the official zoning map of property owned by the metropolitan government.

STAFF RECOMMENDATION

Staff recommendation pending ongoing legislative research with Metro Legal.

ORDINANCE NO. BL2017-559

An ordinance amending Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow members of the metropolitan council to initiate applications to amend the official zoning map of property owned by the metropolitan government, all of which is more specifically described herein (Proposal No. 2017Z-002TX-001).

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

Section 1. That Section 17.40.060 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting subsection B. in its entirety and substituting in lieu thereof the following:

B. An application to amend the official zoning map of property owned by the metropolitan government may be initiated only by the mayor, the head of the department or agency to which the property is assigned, the director of public property administration or by a member of the metropolitan council.

Section 2. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: DeCosta Hastings



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2016SP-047-002

DOUGLAS AND LISCHEY SP (AMENDMENT)

Map 071-15, Parcel(s) 251

05, East Nashville

05 (Scott, Davis)



Project No. Specific Plan 2016SP-047-002
Project Name Douglas and Lischey SP (Amendment)
Council District 05 - Davis
School District 05 - Buggs
Requested by Dale & Associates, Inc., applicant; Jim McLean, owner.

Staff Reviewer Napier
Staff Recommendation *Defer to the February 9, 2017, Planning Commission meeting unless a recommendation or approval is received from all review agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.*

APPLICANT REQUEST

A request to amend a portion of the Douglas and Lischey Specific Plan.

Preliminary SP

A request to amend a portion of the Douglas and Lischey Specific Plan District on property located at 1300 Lischey Avenue, approximately 200 feet east of Stainback Avenue, (0.69 acres), to permit up to 16 residential dwelling units and 3,800 square feet of retail and office space.

Existing Zoning

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

Proposed Zoning

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

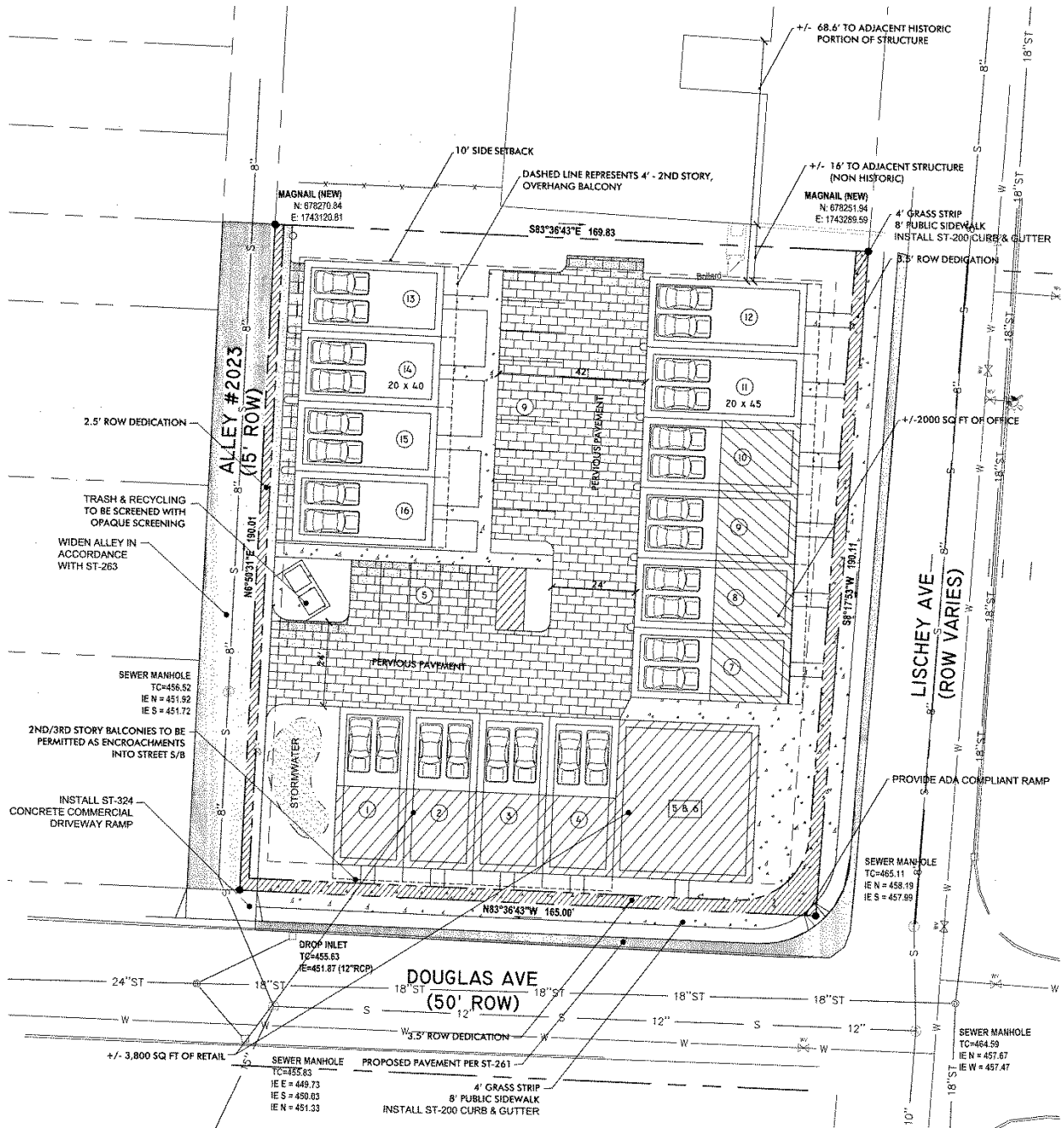
CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

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



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Proposed Site Plan



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EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes, the condition that is proposed to be removed would not alter the design standards necessary to meet policy and continues to include height transitions to historic structures.

ANALYSIS

The site is located at 1300 Lischey Avenue on approximately 0.69 acres. This property is currently zoned SP-MU by the previously approved regulatory SP for this site. The previously approved SP permitted uses under the MUL-A Zoning District except alternative financial services. There is an existing structure located on this site.

The previously approved regulatory SP included standards in the event these properties were to redevelop. Uses within the SP are limited to those permitted under the Mixed-Use Limited-Alternative (MUL-A) district except alternative financial services. MUL-A uses generally consist of residential, commercial and office uses. This SP provides appropriate design standards, a build-to zone that would orient future structures to address the public realm. Future structures are required to occupy the corners of each site as these properties are located at the intersection of two public streets. The proposed amendment is consistent with the approved SP except for in regards to a requirement for a 40 foot setback from the adjacent property to the north.

The previously approved regulatory SP included a condition which established 40 foot setback from the historic church to the north. The SP seeks to remove the condition which required the 40 foot setback established by the previously approved regulatory SP. The church has been identified as worthy of conservation. The setback was intended to limit the impact of the any future development in order to respect the historic features of the church. The church consists of a single structure with two distinct parts. The portion of the church which is located closest to the proposed development was constructed at a much later date with distinctly different architecture than original church structure. The more recently constructed portion of the church has been determined by the Metro Historic Zoning Commission to be a noncontributing portion of the overall church structure. The more recently constructed portion of the church structure sufficiently buffers historic portion of the church from the new residential units proposed in the SP. The more recently constructed portion of the church is located approximately 16 feet from the closest structure proposed by this SP. The contributing historic portion of the church is 68 feet from the residential structures proposed in this SP. The site plan indicates a 10 foot side setback to the north will be provided to further buffer the impact on the structures to the north.

The site plan proposes 16 residential dwelling units and 3,800 sq. ft. of commercial space. The site plan proposes three separate structures. A structure which fronts the alley will contain units 13 through 16, a structure fronting Lischey contains units 7 through 12, a structure fronting Douglas avenue will contain units 1 through 6. Units 1 through 4 and 7 through 16 are self-parked, each unit contains a two car garage. Units 5 and 6 will have access to parking in the interior of the site. The commercial space requires 9 parking spaces which are shown in the interior of the site. In total



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42 parking spaces are being provided. The interior of the site will be accessed by an existing alley which connects to Douglas Avenue.

The policy provides guidance on planned height of surrounding buildings and the impact on adjacent historic structures. The standards within this SP amendment would require the limited to a maximum height the height of the 16 residential units to of three stories in 35 feet. The previously approved regulatory SP provided a maximum height of three stories in 45 feet within the build to zone and would then have to step back a minimum of 15 feet to reach four stories in 60 feet. Therefore the site plan as shown is consistent with the maximum height allowed by the previously approved regulatory SP.

Sidewalks would be built to Major and Collector Standards (MCSP) along Lischey Avenue and Douglas Avenue (8 foot sidewalk, 4 foot plating strip), in the event of redevelopment. This would connect the pedestrian network to the adjacent property along Lischey Avenue which is zoned SP (BL2015-1181) and was approved with sidewalks that meet the MSCP standards.

FIRE DEPARTMENT 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. The required capacity fees must be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Returned for corrections

- Indicate the installation of an ADA compliant ramp at the intersection of Lischey and Douglas.
- Label the dark grey hatching as proposed pavement per ST-261 pavement schedule.
- ROW dedication is to be recorded prior to MPW sign off on the building permit.
- Show and label the existing signs, poles, fire hydrants, etc. within the ROW. These items are to be relocated out of the proposed sidewalk.

TRAFFIC AND PARKING RECOMMENDATION

N/A

METRO SCHOOL BOARD REPORT

Projected student generation proposed SP-MU district 21 Elementary 14 Middle 12 High

Projected student generation proposed SP-MU district 21 Elementary 14 Middle 12 High

The proposed SP-MU district would generate no more additional students than what is typically generated under the existing SP-MU zoning district. Students would attend Shwab Elementary, Jere Baxter Middle School and Maplewood High School. All three schools have been identified as



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having additional capacity. This information is based upon data from the school last updated November 2016.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting unless a recommendation or approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (if approved)

1. Uses within this SP shall be limited to 16 residential dwelling units and 3,800 square feet of retail and office space
2. The maximum allowable Floor Area Ratio (FAR) shall be 1.4.
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 MUL-A zoning district as of the date of the applicable request or application.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2016SP-060-001

2021 12TH AVENUE NORTH

Map 081-07, Parcel(s) 103

08, North Nashville

02, DeCosta Hastings



Project No.	Specific Plan 2016SP-060-001
Project Name	2021 12th Avenue North
Council District	02 - Hastings
School District	01 - Gentry
Requested by	4Site, Inc., applicant; L.A.N.D. Group, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the February 9, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change to permit up to 4 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 2021 12th Avenue North, at the southwest corner of Cass Street and 12th Avenue North, (0.33 acres), to permit up to four residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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2017SP-004-001
6124 ROBERTSON AVENUE SP
Map 091-09, Parcel(s) 11, 311
07, West Nashville
20, (Mary Carolyn Roberts)



Project No.	Specific Plan 2017SP-004-001
Project Name	6124 Robertson Avenue SP
Council District	20 – Roberts
School District	09 – Frogge
Requested by	Richland South, LLC, applicant; Adam and Bridget Anderson, owners.
Staff Reviewer	Shepard
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Preliminary SP to permit up to twelve residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) and One and Two-Family Residential (R8) to Specific Plan – Residential (SP-R) zoning on properties located at 6124 Robertson Avenue and Robertson Avenue (unnumbered), approximately 340 feet east of Waco Drive, (0.78 acres), to permit up to 12 multi-family dwelling units.

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



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2017SP-007-001
6015 AND 6017 O'BRIEN AVENUE SP
Map 091-13, Parcel(s) 274, 290
07, West Nashville
20, (Mary Carolyn Roberts)



Project No.	Specific Plan 2017SP-007-001
Project Name	6015 and 6017 Obrien Avenue SP
Council District	20 – Roberts
School District	09 – Frogge
Requested by	Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.
Staff Reviewer	Shepard
Staff Recommendation	<i>Defer to the February 9, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit up to nine residential units.

Preliminary SP

A request to rezone from One and Two Family Residential (R8) to Specific Plan – Residential (SP-R) zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to nine residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



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2017SP-011-001

504 and 506 SOUTHGATE AVENUE SP

Map 105-11, Parcel(s) 025-026

11, South Nashville

17 (Colby Sledge)



Project No.	Specific Plan 2017SP-011-001
Project Name	504 and 506 Southgate Avenue SP
Council District	19- Sledge
School District	01 – Buggs
Requested by	Dale and Associates, applicant; Bijan Ferdowsi, owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Zone change to permit nine 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 504 and 506 Southgate Avenue, (0.7 acres), to permit up to nine 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 two (2) dwelling units per lot. *R6 would permit a maximum of four (4) dwelling units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Provides a range of housing choices
- Supports infill development
- Promotes compact design
- Creates walkable neighborhoods
- Supports a variety of transportation choices

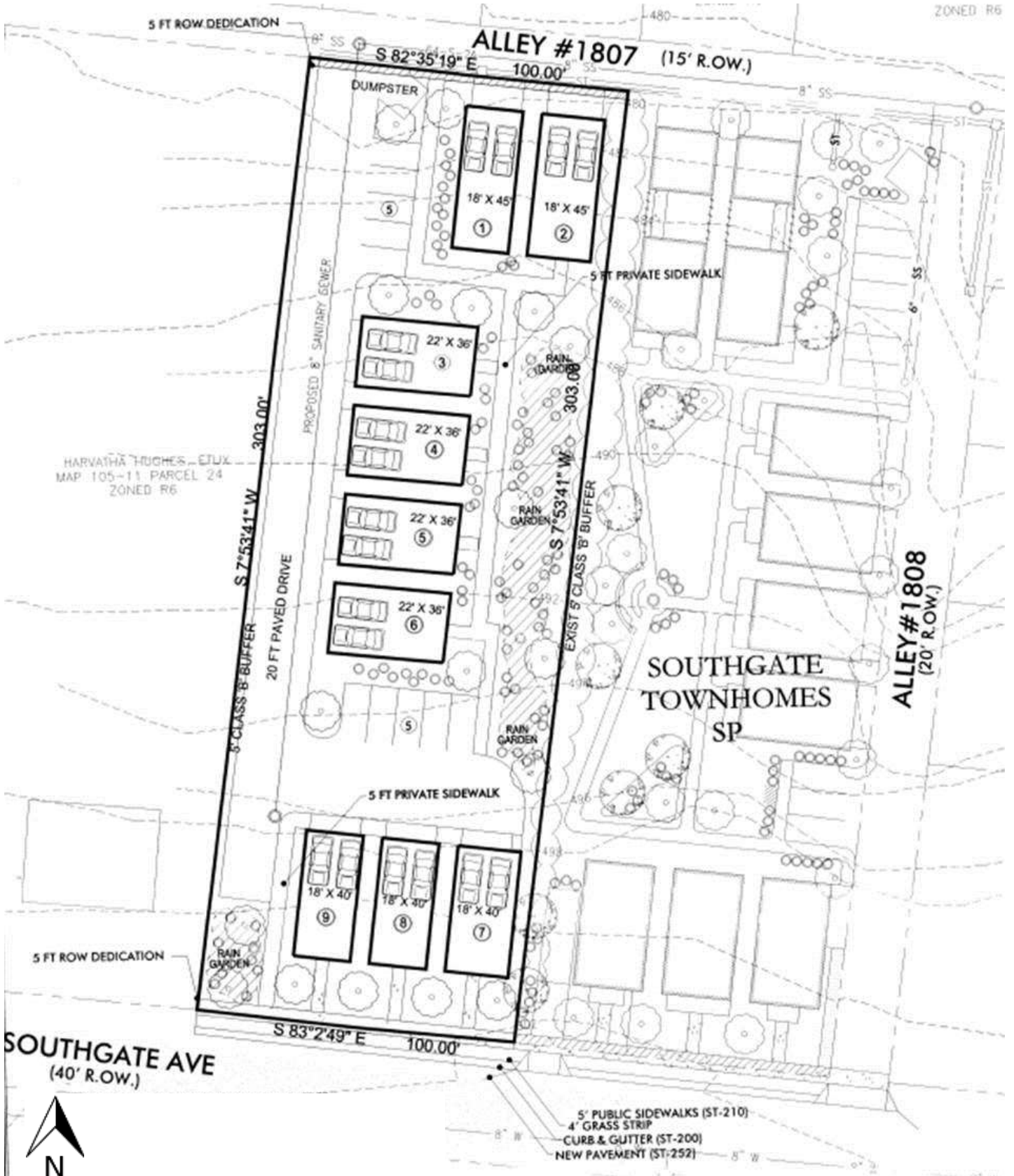
The proposal meets several critical planning goals based on its location and design. This site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads,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

This project proposes a compact development with a layout that occupies the entire depth of the site and is organized around a central open space. The detached dwelling units with shared open space will provide a familiar building type that is somewhat different in layout from the surrounding single-family dwelling units that are more common in the neighborhood.



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ZONED R6



SOUTHGATE AVE
(40' R.O.W.)



Proposed Site Plan

5' PUBLIC SIDEWALKS (ST-210)
 4' GRASS STRIP
 CURB & GUTTER (ST-200)
 NEW PAVEMENT (ST-252)



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Sidewalks are lacking on the north side of Southgate Avenue between Carvell Avenue and Rains Avenue. Sidewalks are being installed on the northern side of Southgate Avenue as new development occurs. One example includes the SP abutting this proposed development on the east, Southgate Townhomes SP (case 2013SP-003-001), which established sidewalks on the north side of Southgate Avenue near Rains Avenue. 504 and 506 Southgate Avenue SP proposes to help fill in sidewalk gaps on the northern side of Southgate Avenue. By doing so will continue the trend of installing sidewalks on the northern side of Southgate Avenue which is infrastructure that did not previously exist. The installation of sidewalks improves the pedestrian realm by enhancing the safety of pedestrians and improves connectivity throughout the neighborhood.

The proposed development is located near bus service that is less than one-half mile away at the intersection of Nolensville Pike and Wingrove Street at the Fairgrounds. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders.

SOUTH 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 Southgate Avenue and providing onsite surface parking connected to the proposed driveway to access the buildings. This development will have access only from the alley. The proposed multifamily residential units provide an added mixture of housing types in a strategic location within the South Nashville community.

PLAN DETAILS

The site is bordered by Southgate Avenue to the south and an existing public alley on the north. The property is located on the northern side of Southgate Avenue, west of Rains Avenue and east of Carvell Avenue in the South Nashville neighborhood of Wedgewood-Houston. The proposed development borders the Fall-Hamilton Historic District on the north along Southgate Avenue. According to the Metro Historical Commission, the Fall-Hamilton Historic District is eligible to be listed on the National Register of Historic Places. The site consists of two parcels located at 504 and 506 Southgate Avenue. Existing site conditions include a single-family house at 504 Southgate Avenue and a duplex at 506 Southgate Avenue.

The proposed Specific Plan includes nine detached multifamily dwelling units with attached garages. Three units will front Southgate Avenue. Four units will be located in the interior of the site directly across from the proposed rain garden. Two units will be located adjacent to the public alley on the northern portion of the site.



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The existing alley along the site will be widened by five feet and dedicated. All units will have attached garages. The project includes on-site surface parking accessible only from the alley. On-site surface parking will have a total of ten spaces. The proposal includes onsite stormwater mitigation through a rain garden located on the interior of the site and another rain garden that will front Southgate Avenue at the southwest corner of the site.

All dwelling units will have pedestrian access throughout the site through shared five foot wide sidewalks. The internal sidewalk network provides a pedestrian connection from each dwelling unit to the sidewalk on Southgate Avenue. Southgate Avenue is considered a local street, according to the Major and Collector Street Plan, which provides internal circulation within the existing neighborhood. The proposed development will include installing new sidewalks, five feet in width and a grass strip, four feet in width, along the length of the development on Southgate Avenue.

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 northern section of the site.

ANALYSIS

The SP application is consistent with the T4 Urban Neighborhood Evolving policy and meets several critical planning goals. The nine multi-family residential units will provide a well-designed development along Southgate Avenue in addition to existing recent developments and approved future developments.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved 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 RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. For Final Site Plan approval, a variance must be approved to extend the shared private sewer service lines from Phase 1 of this development, to Phase 2. 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.
- Sidewalks along Southgate Ave are to be located within dedicated ROW.



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TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Provide adequate sight distance at access driveway.

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)	0.7	7.26 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)	0.7	-	9 U	87	7	10

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
-	-	-		+48	+4	+5

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP zoning district could generate 4 more students than what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Enhanced Optional Elementary School, Wright Middle School, and Glencliff High School. Each school has 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 the applicant)

1. Will this project include any affordable or workforce housing units? yes
2. If so, how many and what is the percentage of the entire development? one unit, 11%
3. How will you enforce the affordability requirements? a legal means acceptable to Metro
4. Have any structures been demolished in the last 12 months? No

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 South Nashville Community Plan.



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CONDITIONS

1. Uses within this SP shall be limited to a maximum of nine (9) multifamily residential units.
2. Internal shared sidewalks shall be five feet (5') in width.
3. A contiguous sidewalk network shall be established connecting each unit from the alley to Southgate Avenue.
4. Vehicular access shall be from the alley only.
5. The developer voluntarily requests that he and his successors comply with BL2016-133 if associated financial incentives are approved.
6. Elevations shall be provided with the submittal of the final site plan. Elevations shall contain a variety of facades for the units. Elevations to be reviewed and approved by staff.
7. 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.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. Building elevations shall be submitted with final site plan. Elevations shall provide architectural variety.
10. 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.
11. 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.
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.



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Metro Planning Commission Meeting of 01/26/2017



2017SP-015-001
2407 BRASHER AVENUE SP
Map 072-13, Parcel(s) 148
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2017SP-015-001
Project Name	2407 Brasher Avenue SP
Council District	05 – Davis
School District	05 – Buggs
Requested by	Tune, Entrekin and White, PC, applicant; Elijah Shaw, owner.
Staff Reviewer	Shepard
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from R6 to SP-MU.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-MU) zoning on property located at 2407 Brasher Avenue, approximately 140 feet northeast of Strouse Avenue (0.23 acres), to permit an accessory detached recording studio in addition to all uses permitted by the R6 zoning district.

Existing Zoning

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

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses. *The proposed SP-MU District would permit an accessory detached recording studio in addition to all uses permitted by the R6 zoning district.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

The proposed SP would permit an accessory commercial use in addition to the uses permitted by the current R6 zoning. The addition of a commercial use at this location is not supported by the T4 NM land use policy, which is a residential-only policy intended to preserve the general character of existing urban residential neighborhoods, even as those areas experience some change over time.



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Proposed Regulatory SP Start

2407 Brasher Avenue Specific Plan (SP)

Development Summary	
SP Name	2407 Brasher Avenue Specific Plan
SP Number	2017SP-015-001
Council District	05
Map & Parcel	Map 072-13, Parcel 148

Site Data Table	
Site Data	0.23 acres
Existing Zoning	R6
Proposed Zoning	SP
Allowable Land Uses	All uses permitted by the R6 zoning district and an accessory detached recording studio

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to all uses permitted by R6 zoning district and a detached accessory recording studio.
2. There shall be no structural alterations to the property for the use.
3. All parking shall be on site.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Proposed Regulatory SP end



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ANALYSIS

The request is a regulatory SP and does not include a site plan. The subject property is 0.23 acres in size and contains an existing single-family dwelling and detached accessory structure. The neighborhood surrounding the subject property contains a mix of one and two-family residential and institutional uses. The zoning in the area is primarily R6 and Single-Family Residential (RS5).

The Zoning Code permits Home Occupations as an accessory use to a residence in R6 zoning districts subject to the conditions listed in Section 17.16.250 of the Zoning Ordinance. Those conditions include the requirements that the use be conducted by one or more occupants of the dwelling and that no clients or patrons may be served on the property. The applicant has indicated that approximately five customers per day would be served by the proposed recording studio. As proposed, the studio could not meet the standards for a Home Occupation; therefore, the applicant has requested the SP.

In 2011, Metro Council considered several bills proposing changes to the Home Occupation standards in the Zoning Ordinance. The changes were generally aimed at allowing for clients, customers or patrons to be served on the property, although each bill took a slightly different approach:

- **BL2010-754:** proposed allowing clients only for cosmetology and barber shop home occupations, with no more than two customers on the premises at one time
- **BL2011-858:** proposed allowing visitors, clients, and customers for home occupations subject to limitations on the maximum number per hour and per day
- **BL2011-924:** proposed the addition of a new use, Home Business, which would permit clients and customers to be served on site, subject to limitations on the maximum number per hour and per day.

All three bills received recommendations of approval from the Metro Planning Commission. The first was withdrawn following the public hearing at Council and several deferrals. The second was introduced at Council but withdrawn prior to public hearing. The third bill, which proposed the new home business use, ultimately failed to be approved by Metro Council in July of 2011.

In November 2012, the Metro Planning Commission considered a proposal to amend the text of the Zoning Code pertaining to recording studios. The proposed amendment introduced a new land use, "home recording studio," included it as a home occupation use, and provided conditions for that use. With conditions limiting the number of clients, requirements for off-street parking and adherence to noise restrictions, Planning staff recommended that the addition of home recording studios as home occupations was appropriate for Metro Nashville as "Music City, USA." The Planning Commission also recommended approval; however, the bill was unable to find support at Metro Council. After several deferrals, both before and after the public hearing held at second reading, the ordinance was withdrawn in August 2015.

Home-based businesses, particularly those associated with Nashville's musical heritage, may help to meet some of the goals of the general plan, but the introduction of these uses and the standards under which they should be reviewed is best considered on a county-wide basis. Given that Metro Council failed to find support for allowing this use on a broader scale, a request for an SP to allow this use on a specific site in an inappropriate use of the SP zoning tool.

Additionally, in reviewing a proposed SP, Planning staff must also consider the definition of the SP zoning district. The Metro Zoning Ordinance defines an SP as a district and as an alternative zoning



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process that may permit any land uses, mixture of land uses, and alternative development standards, of an individual property or larger area, to achieve consistency with the general plan. The Zoning Ordinance requires SP Districts, including regulatory SPs, to be “*designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, and structure, utilities, access, transit, parking and streets collectively avoid monotony, promote variety, and yield a context sensitive development.*” Given the existing residential character of the area and the T4 NM land use policy, which calls for preserving the existing character, staff does not find that the introduction of a commercial use at this location is consistent with the definition of the SP zoning process nor that it yields a context sensitive development. Therefore, staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Returned for corrections

- Awaiting submittal of an availability study by the applicant.

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate parking on site for recording studio activity.

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)	0.23	7.26 D	2 U	20	2	3

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.23	-	2 U	20	2	3

*Based on two-family lots

Traffic changes between maximum: **R15 and SP-MU**

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



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STAFF RECOMMENDATION

Staff recommends disapproval, as the proposed SP-MU is inconsistent with the T4 NM land use policy and does not yield a context-sensitive development.



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2017SP-016-001
3233 KNOBVIEW DRIVE SP
Map 084-16, Parcel(s) 187
14, Donelson - Hermitage
15 (Jeff Syracuse)



Project No.	Zone Change 2017SP-016-001
Project Name	3233 Knobview Drive SP
Council District	15 – Syracuse
School District	04 – Shepherd
Requested by	Tune, Entrekin and White, PC, applicant; Harold and Patricia Raynor, owners.
Staff Reviewer	Shepard
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from R6 to SP-MU.

Zone Change

A request to rezone from Single-Family Residential (RS20) to Specific Plan-Mixed Use (SP-MU) zoning on property located at 3233 Knobview Drive, at the northwest corner of Capella Court and Knobview Drive (0.57 acres), to permit an accessory hair salon in addition to all uses permitted by the RS20 zoning district.

Existing 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 one unit.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses. *The proposed SP-MU District would permit an accessory hair salon in addition to all uses permitted by the RS20 zoning district.*

CRITICAL PLANNING GOALS

N/A

DONELSON – HERMITAGE 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?

The proposed SP would permit an accessory commercial use in addition to the uses permitted by the current RS20 zoning. The addition of a commercial use at this location is not supported by the T3 NM land use policy, which is a residential-only policy, intended to preserve the general character of existing suburban residential neighborhoods, even as those areas experience some change over time.



Metro Planning Commission Meeting of 01/26/2017

Proposed Regulatory SP Start

3233 Knobview Drive Specific Plan (SP)

Development Summary	
SP Name	3233 Knobview Drive Specific Plan
SP Number	2017SP-016-001
Council District	15
Map & Parcel	Map 084-16, Parcel 187

Site Data Table	
Site Data	0.57 acres
Existing Zoning	RS20
Proposed Zoning	SP
Allowable Land Uses	All uses permitted by the RS20 zoning district and an accessory hair salon

Specific Plan (SP) Standards

8. Uses within this SP shall be limited to all uses permitted by RS20 zoning district and one accessory hair salon.
9. No signage except for one directional sign not to exceed 2 square feet in size.
10. There shall be no structural alterations to the home for the use.
11. All parking shall be on site.
12. No more than 20% of the square footage of the home shall be devoted to the home occupation.
13. No more than two cars will be parked on site at any one time.
14. The operator must live in the home and must be licensed by the state Board of Cosmetology.
15. The premises will be inspected and approved by the state Board of Cosmetology.
16. 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 RS20 zoning district as of the date of the applicable request or application.
17. 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.
18. 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.
19. 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.

Proposed Regulatory SP end



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ANALYSIS

The request is a regulatory SP and does not include a site plan. The subject property is 0.57 acres in size and contains an existing single-family dwelling. The neighborhood surrounding the subject property contains primarily single-family residential land use, with scattered two-family residential and institutional uses. The zoning in the area is primarily RS20.

The RS20 zoning district permits Home Occupations as an accessory use to a residence subject to the conditions listed in Section 17.16.250 of the Zoning Ordinance. Those conditions include the requirements that the use be conducted by one or more occupants of the dwelling and that no clients or patrons may be served on the property. The applicant has indicated that approximately six to eight customers per day would be served by the proposed hair salon. As proposed, the salon use could not meet the standards for a Home Occupation; therefore, the applicant has requested the SP.

In 2011, Metro Council considered several bills proposing changes to the Home Occupation standards in the Zoning Ordinance. The changes were generally aimed at allowing for clients, customers or patrons to be served on the property, although each bill took a slightly different approach:

- **BL2010-754:** proposed allowing cosmetology and barber shop home occupations to serve customers on site, while maintaining the prohibition on serving clients or patrons on the property for all other home occupation uses. Specifically, this bill proposed allowing cosmetology and barber shops to have one chair available to service customers, and no more than two customers on the premises at any one time. As proposed, the bill also required that only a resident titleholder of the property be permitted to work on the premises.
- **BL2011-858:** proposed allowing visitors, clients, and customers for home occupations subject to limitations on the maximum number per hour and per day
- **BL2011-924:** proposed the addition of a new use, Home Business, which would permit clients and customers to be served on site, subject to limitations on the maximum number per hour and per day.

All three bills received recommendations of approval from the Metro Planning Commission. The first was introduced at Council and a public hearing was held. Following several deferrals, the proposal was withdrawn. The second was withdrawn prior to public hearing. The third bill, which proposed the new home business use, ultimately failed to be approved by Metro Council in July of 2011.

Home-based businesses may help to meet some of the goals of the general plan, but the introduction of these uses and the standards under which they should be reviewed is best considered on a county-wide basis. Given that Metro Council failed to find support for allowing cosmetology and barber shop home occupations to serve customers on site, and failed to find support for home occupations serving customers on site more generally, the request for an SP to allow this use on a specific site and in a residentially zoned area is an inappropriate use of the SP zoning tool.

Additionally, in reviewing a proposed SP, Planning staff must also consider the definition of the SP zoning district. The Metro Zoning Ordinance defines an SP as a district and as an alternative zoning process that may permit any land uses, mixture of land uses, and alternative development standards, of an individual property or larger area, to achieve consistency with the general plan. The Zoning Ordinance requires SP Districts, including regulatory SPs, to be *“designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, and structure, utilities, access, transit, parking and streets collectively avoid monotony, promote variety, and yield a context*



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sensitive development.” Given the existing single-family residential character of the area and the T3 NM land use policy, which calls for preserving the existing character, staff does not find that the introduction of a commercial use at this location is consistent with the definition of the SP zoning process nor that it yields a context sensitive development. Therefore, staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Returned for corrections

- Awaiting submittal of an availability study by the applicant.

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate parking on site for hair salon activity.

Maximum Uses in Existing Zoning District: **RS20**

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)	0.57	2.17 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.57	-	1 U	10	1	2

Traffic changes between maximum: **RS20** and **SP-MU**

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

STAFF RECOMMENDATION

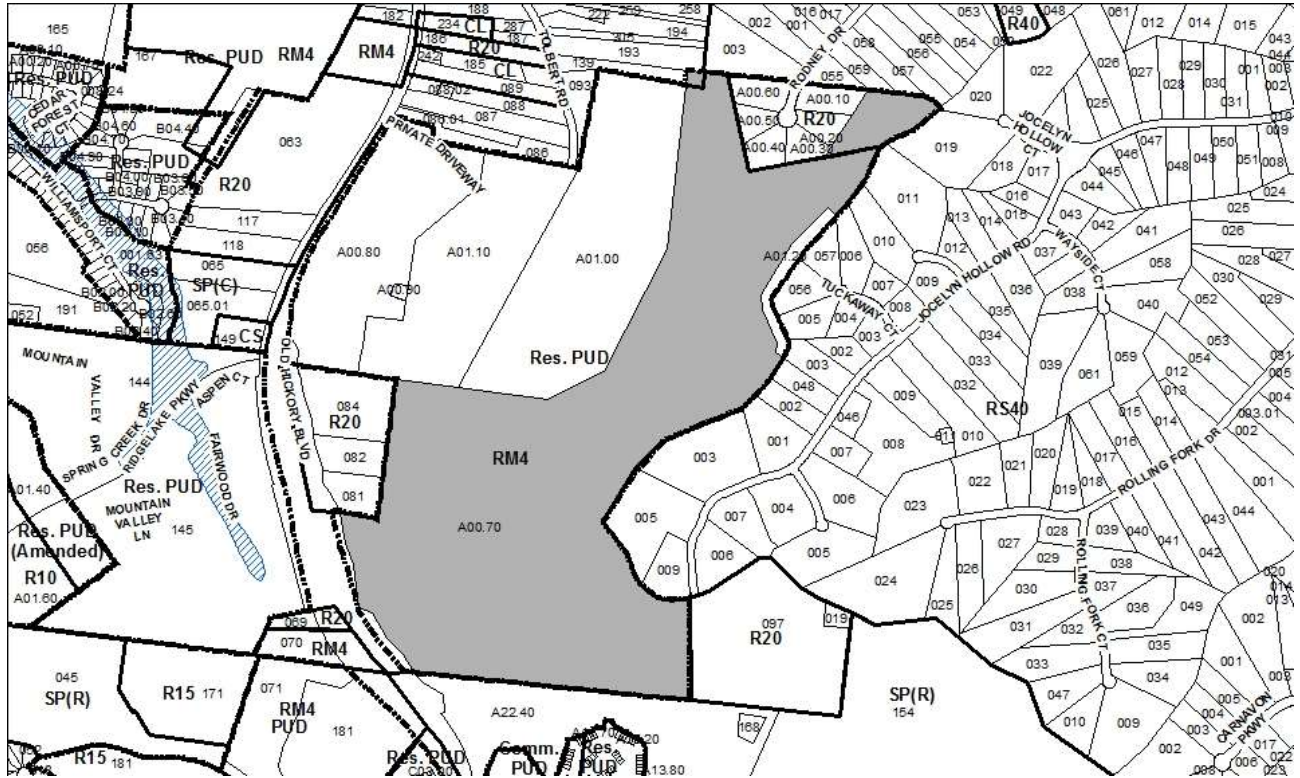
Staff recommends disapproval, as the proposed SP-MU is inconsistent with the T3 NM land use policy and does not yield a context-sensitive development.



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2017SP-017-001

NANDI HILLS SP

Map 128-04-0-A, Parcel(s) 007

6, Bellevue

22 (Sheri Weiner) 23 (Mina Johnson)



Project No.	Specific Plan 2017P-017-001
Associated Case	66-84P-002
Council District	22 – Weiner, 23- M. Johnson
School District	09– Frogge
Requested by	Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the February 9, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST
Zone change from R20 and RM4 to SP.

Zone Change

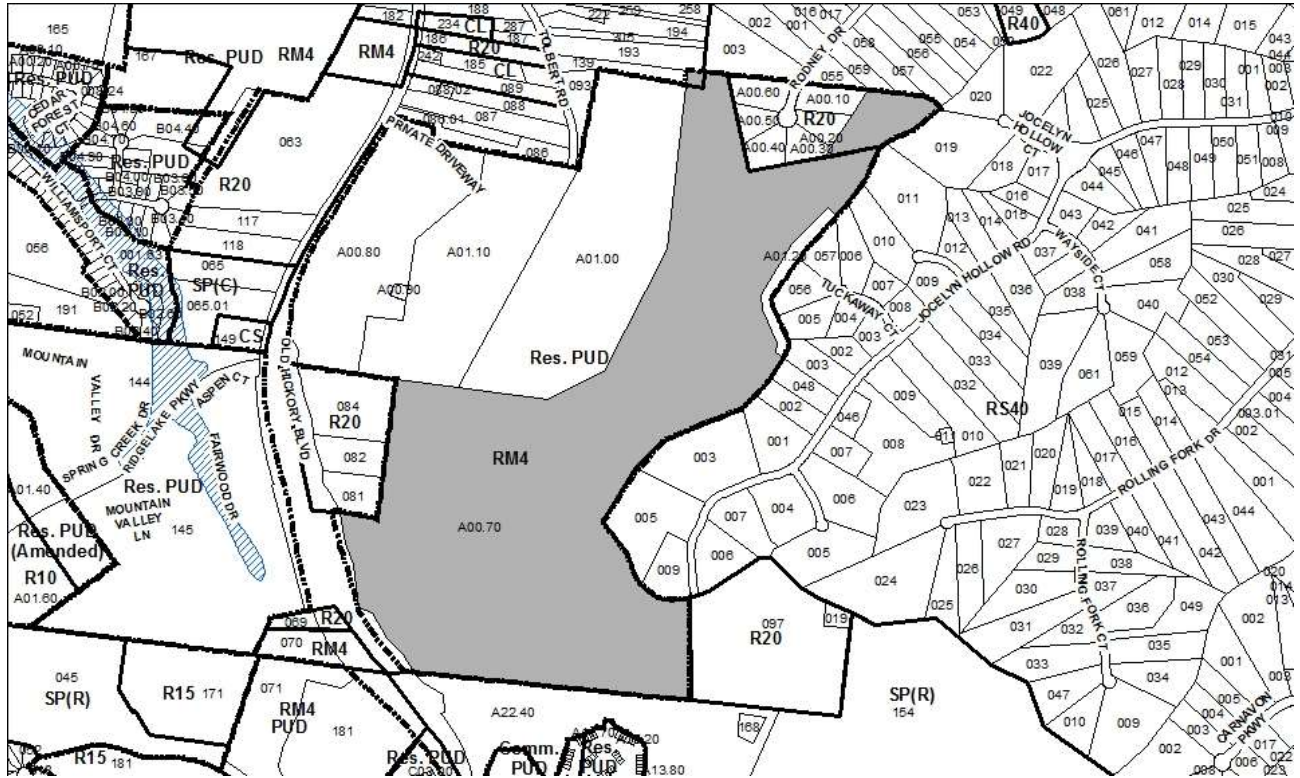
A request to rezone from One and Two-Family Residential (R20) and Multi-Family Residential (RM4) to Specific Plan (SP-R) zoning on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway (123.01 acres), to permit residential uses and include environmentally sensitive design standards within the SP.

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 01/26/2017



66-84P-002

LEXINGTON RESIDENTIAL PUD

Map 128-04-0-A, Parcel(s) 007

6, Bellevue

22 (Sheri Weiner) 23 (Mina Johnson)



Project No.	Planned Unit Development 66-84P-002
Associated Case	2016SP-017-001
Council District	22 – Weiner, 23- M. Johnson
School District	09– Frogge
Requested by	Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the February 9, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST
PUD cancellation

PUD cancellation

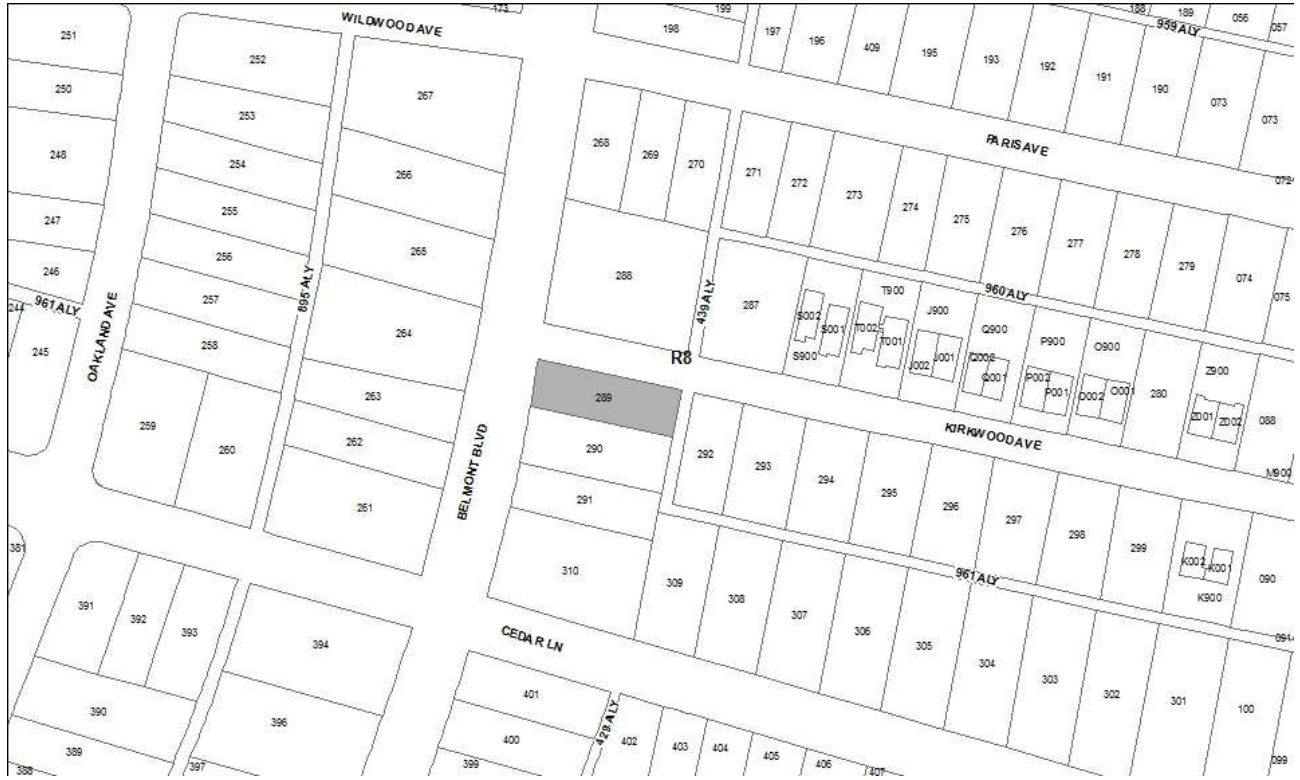
A request to cancel a portion of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned Multi-Family Residential (RM4) and One and Two-Family Residential (R20) (123.01 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 01/26/2017



2016HL-004-001

2808 BELMONT BOULEVARD HISTORIC BED AND BREAKFAST
HOMESTAY

Map 117-04, Parcel(s) 289
10, Green Hills – Midtown
18, (Burkley Allen)



Project No.	Historic Overlay District 2016HL-004-001
Project Name	2808 Belmont Boulevard Historic Bed and Breakfast Homestay
Council District	18 – Allen
School District	08 – Pierce
Requested by	Kelly Noser, applicant; Kelly Noser and Adam Carter, owners.
Staff Reviewer	Shepard
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply Historic Bed and Breakfast Homestay Overlay District.

Historic Bed and Breakfast Homestay Overlay

A request to apply a Historic Overlay District on property located at 2808 Belmont Boulevard, at the southeast corner of Belmont Boulevard and Kirkwood Avenue, zoned One and Two-Family Residential (R8) and within the Belmont-Hillsboro Neighborhood Conservation Overlay District (0.2 acres).

Existing Zoning

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

Belmont-Hillsboro Neighborhood Conservation Overlay District A Historic Preservation and Neighborhood Conservation District is defined as a geographical area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meets one or more of the criteria outlined in Section 17.36.120 of the Metro Zoning Ordinance.

Proposed Zoning

Historic Bed and Breakfast Homestay Overlay District A Historic Bed and Breakfast Homestay is defined as a building or structure containing three or fewer furnished guest rooms for pay within a private, owner-occupied historically significant structure. Meals may be provided to overnight guests, and the maximum stay for any guest shall be fourteen consecutive days.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The proposed Historic Bed and Breakfast Homestay Overlay District is intended to preserve the historic home by allowing for reuse of the home as a bed and breakfast and through the implementation of development guidelines by the Metro Historic Zoning Commission and Staff.



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GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Yes. The policy is intended to preserve the general character of existing urban neighborhoods and encourages the protection and preservation of historic features.

REQUEST DETAILS

Historic Zoning Commission staff recommended approval with conditions. On January 18, 2017, the Metro Historic Zoning Commission (MHZC) recommended approval of the Historic Bed and Breakfast Homestay overlay. Metro Historic Commission staff provided the following background information:

The Mousson Home

2808 Belmont Blvd is a single-residence Bungalow style home built in 1928 at the corner of Belmont Blvd and Kirkwood Avenue. 2808 Belmont is one of more than 1000 properties within the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The home's architectural character is representative of many homes that contribute to the historical nature and diversity of the neighborhood.

Over 100 years ago, the Belmont Land Company began developing the area of Nashville as a "street car hub," which provided a substantial boost to overall development of the neighborhood. The house at 2808 was built almost 20 years after those streetcar lines were constructed. The streetcar lines ran from Cedar Lane, which is one block south of the house, to Blair Blvd. The neighborhood became a National Register Historic District in 1980.

Soon after the house was built, it was rented by a German immigrant named Carl Otto Katz, his wife Hannah, also of German descent but born in New York, and their 4-year old son, John, who was born in Tennessee. The Katz family rented the house for \$70 per month, based on the 1930 U.S. Census.

By 1930, Henry and Frances Mousson lived in the home and their adult divorced daughter, Minnie Louise lived in the "rear." Henry and T Dewery worked/owned Mousson's Barbecue Stand located at 1716 21st Avenue South. The Mousson family lived in the house through 1945; by 1947, Henry had died, but Frances still lived in the house.

Property records show Minnie Boyd bought the house in 1949. Since then, the house has had only 4 owners, including the current ones -- a family from Australia and Alabama, with a teenage daughter born in Nashville -- who bought the house in mid-2016.



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The house has architectural styles similar to “kit homes” of the time period. Kit homes are also known as Honor Bilt Homes, Sears Homes, Gordon Van Tine, Aladdin, Lewis Homes, Harris Brothers, or Sterling Homes, depending on the company that provided the kit. Most kit homes were bungalow style houses built from plans and materials sold throughout the early 1900’s.

The last owner of the house, Will Daly, completed several projects to enhance the structure of the house and maintain the historic nature. Structurally, Mr. Daly reinforced the foundation along the Kirkwood side of the house. Additionally, a structure in the backyard, which had once served as a garage, collapsed due to disrepair; Mr. Daly reinforced a concrete parking pad where the garage stood. In the interior of the house, Mr. Daly renovated the kitchen, replacing light fixtures that had been added by previous owners with more period-appropriate lights, obtained from a self-described architectural-archaeology business in Nashville. The light fixtures in the three front rooms of the house, the doorbell, hardwood and tile flooring, beautiful doors, heavy metal heating grates, the massive limestone fireplace, and most hardware are original to the house. The front porch of the house has two pillars that were original to the design of the house and characteristic of many homes in the area.

(Above history provided by the owner.)

Per section 17.36.120 of the Metro Zoning Code, to be considered a Historic Bed and Breakfast Homestay, the building or structure must meet one or more of the following criteria:

1. The historic bed and breakfast homestay is associated with an event that has made a significant contribution to local, state or national history.
2. It is associated with the lives of persons significant in local, state or national history.
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the works of a master, or that possesses high artistic value or
4. It is listed or is eligible for listing in the National Register of Historic Places.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

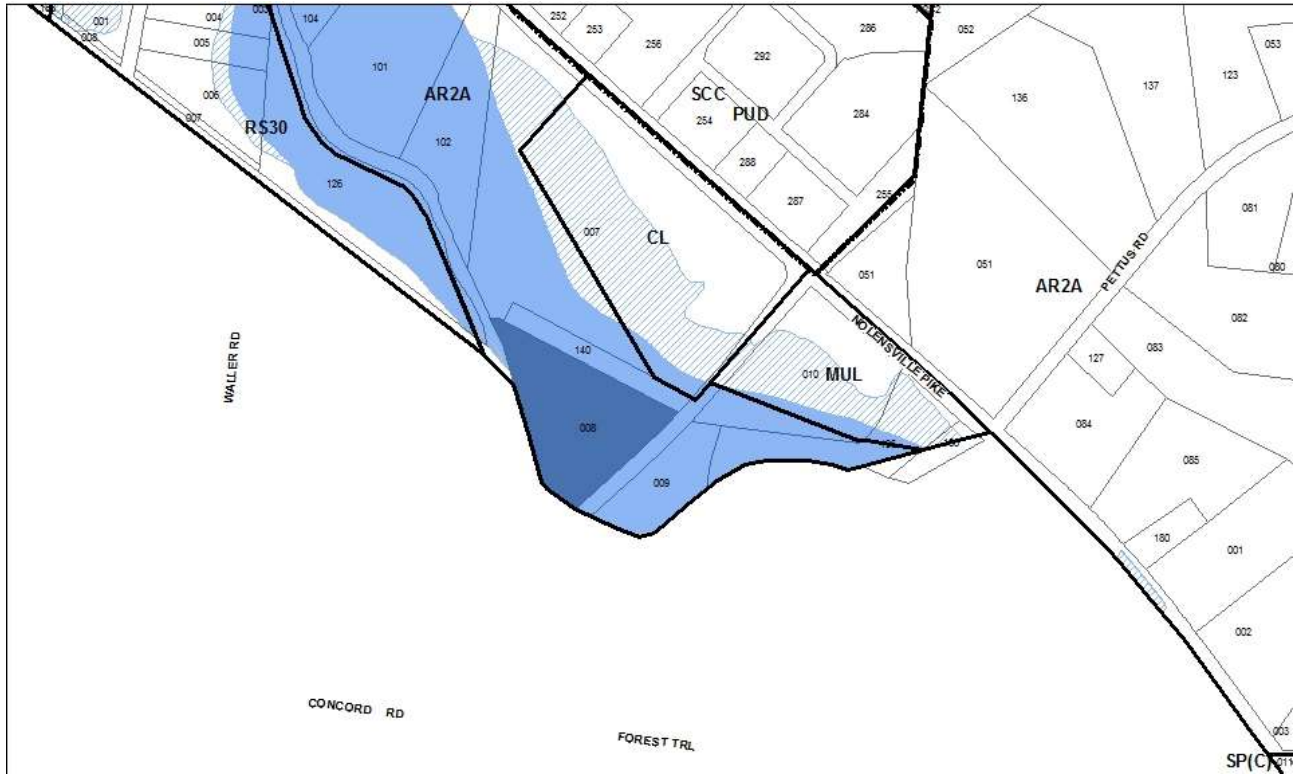
Zoning Commission Staff has recommended approval with a condition that the applicant obtain a permit for the new use from the Codes Department. Staff also recommends adoption of the existing Historic Landmark design guidelines for permitting of future alterations. On January 18, 2017, the MHZC approved a recommendation for a Historic Bed and Breakfast Homestay overlay on the subject property.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 01/26/2017



2017HL-001-001

IGLESIA CRISTIANA EL SHADDAI CHRISTIAN CHURCH

Map 181, Parcel(s) 009

12, Southeast

04 (Robert Swope)



Project No.	Historic Landmark 2017HL-001-001
Project Name	IGLESIA CRISTIANA EL SHADDAI CHRISTIAN CHURCH
Council Bill No.	BL2017-578
Council District	04 - Swope
School District	02 – Brannon
Requested by	Councilmember Robert Swope, applicant; Iglesia Cristiana EL Shaddai Christian Church, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Apply Historic Landmark Overlay District.

Historic Landmark Overlay

A request for a Historical Landmark Overlay District on property located at 10604 Concord Road, approximately 600 feet southwest of Nolensville Pike, zoned Agricultural/Residential (AR2a) (1.6 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.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Preserves Historic Resources

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

SOUTHEAST COMMINTY PLAN

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



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Consistent with Policy?

Yes. The policy encourages the protection and preservation of historic features.

REQUEST DETAILS

The Metro Historic Zoning Commission (MHZC) considered this application at its December 21, 2016 meeting and recommended approval. The following background information was provided by the Metro Historical Commission staff:

Concord Baptist Church

Concord Baptist Church (1804) began constructing their church building along Mill Creek in 1844. The Concord Baptist Church was an influential center of life in the Concord community (also called Liberty) and had both white and black members. According to former Brentwood City Historian, Vance Little, “many of the black members belonged to masters who were members of other religious denominations. Non-Baptist slave owners encouraged their slaves to attend the Baptist church because of the discipline enforced by that church.” The church enforced a strict code of conduct among its members, which in turn guarded the social life of the community: drinking, dancing, and swearing were strictly prohibited.

The church grounds saw some military action during the Civil War, and Union troops camped on the church grounds and likely used the church as a headquarters.

Concord Baptist Church was the founding place of the Concord Baptist Association, the oldest surviving Baptist association in Tennessee. After Mill Creek Baptist, the Concord Baptist Church was the most influential Baptist church in Middle Tennessee, and the church building was the site of some of the most controversial and influential discussions in Baptist history.

The building continued to be used by the church until 1997, when the Concord Baptist Church merged with Grandview Baptist. The first educational building was added in 1946. The sanctuary was remodeled in 1968, and the new entrance (front) added in 1969. The stained glass windows were installed in 1973.

El Shaddai Christian Church became the owner of the building in 2005 and occupied it until a flood in 2010 resulted in the building being unusable. The El Shaddai Christian Church is restoring the building.



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PHOTOGRAPHS



This entrance was added in 1969.



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Analysis and Findings:

The building is significant for its important association with the Baptist Church and an influential battle during the Civil War. According to the Tennessee Historical Commission, the building is eligible for listing in the National Register of Historic Places and so meets standard 17.36.120.5 of the ordinance.

Staff suggests the Commission recommend to City Council that the Concord Baptist Church be adopted as Historic Landmark and that the existing Historic Landmark Design Guidelines be used to guide future alterations.

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

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



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METRO HISTORIC ZONING COMMISSION RECOMMENDATION

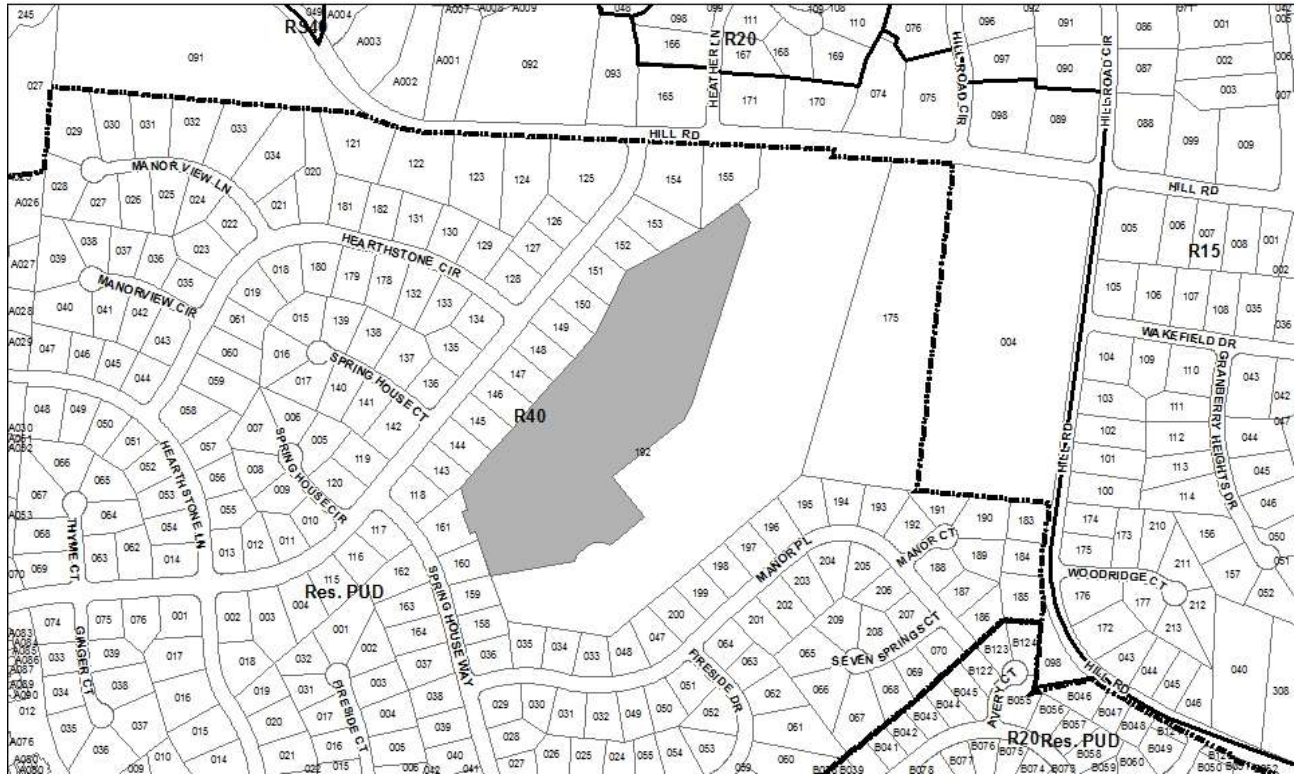
On December 21, 2016, the Metro Historic Zoning Commission recommended approval of the Historic Landmark Overlay.

STAFF RECOMMENDATION

Staff recommends approval of the Historic Landmark Overlay District



Metro Planning Commission Meeting of 01/26/2017



2017HL-003-001

THE MAY-GRANBERY HOUSE AND ALFORD CEMETERY

Map 160, Parcel(s) 192

12, Southeast

04, (Robert Swope)



Project No.	Historic Landmark Overlay 2017HL-003-001
Project Name	The May-Granbery House and Alford Cemetery
Council District	04 – Swope
School District	02 – Brannon
Requested by	Ragan-Smith and Associates, applicant; Cornelius-Granberry Properties, LP, ET AL Trustees, owner.
Staff Reviewer	Shepard
Staff Recommendation	<i>Defer to the February 9, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST

Apply Historic Landmark Overlay District.

Historic Landmark Overlay

A request for a Historical Landmark Overlay District on a portion of property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, zoned One and Two-Family Residential (R40) and within a Planned Unit Development Overlay District (10.66 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 9, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 01/26/2017



2017NHC-001-001

Various Maps, Various Parcels

10, Green Hills - Midtown

17 (Colby Sledge)



Project No.	Neighborhood Conservation Overlay 2017NHC-001-001
Council Bill No.	BL-2017-557
Council District	17 - Sledge
School District	07- Pinkston
Requested by	Councilmember Colby Sledge, applicant; various owners
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the February 23, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST
PUD cancellation

PUD cancellation

A request to apply a Neighborhood Conservation Overlay District on various properties along Hillview Heights, Cisco Street and Inverness Avenue, northeast of Vaulx Lane and Dewees Avenue, zoned R10 (approximately 13.76 acres), requested by Councilmember Colby Sledge, applicant; various owners

STAFF RECOMMENDATION

Staff recommends deferral to the February 23, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 01/26/2017



2017S-012-001

BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1

Map 041-08, Parcel(s) 068

02, Parkwood-Union Hill

03, (Brenda Haywood)



Project No.	Final Plat 2017S-012-001
Project Name	Binkley Property Subdivision Replat of Lot 1
Council District	03 - Haywood
School District	01 - Gentry
Requested by	Clint T. Elliott Surveying, applicant; Connerth Construction, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the February 9, 2017, Metro Planning Commission meeting unless a recommendation of approval is received from all Metro Agencies. If a recommendation of approval is received from all Metro Agencies, staff recommends approval with conditions.</i>

APPLICANT REQUEST

Create three lots.

Final Plat

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 Single-Family Residential (RS20) (2.65 acres).

Existing 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 5 units*

CRITICAL PLANNING GOALS

N/A

PARKWOOD-UNION HILL COMMUNITY PLAN

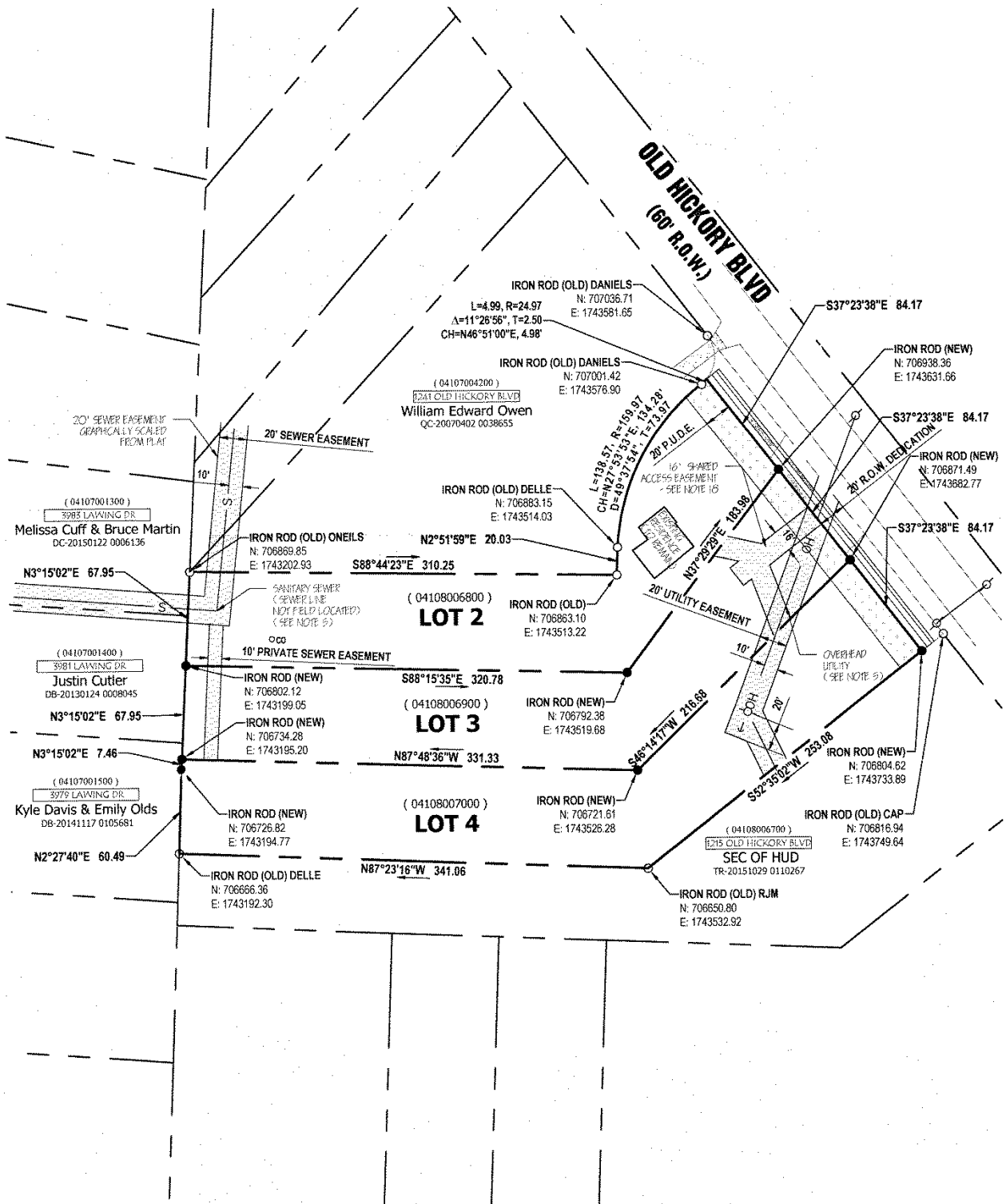
T3 Suburban Neighborhood Maintenance (T3 NM) policy is intended to preserve the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the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

PLAN DETAILS

This request is for final plat approval to create three lots on property located at 1227 Old Hickory Boulevard, where one lot currently exists. Vehicular access would be limited to a shared access easement on Lot 3. There are no sidewalks present along Old Hickory Boulevard.



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Proposed Site Plan



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The existing lot is 115,419 square feet (2.65 acres) and is proposed to be subdivided into three lots with the following square footage/ acreage:

- Lot 2: 33,349 SF (0.766 acres)
- Lot 3: 36,363 SF (0.835 acres)
- Lot 4: 40,534 SF (0.930 acres)

ANALYSIS

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

Zoning Code

The proposed lots meet the minimum standards of the RS20 zoning district.

Street Frontage

Lots would front on Old Hickory Boulevard which is a public street.

Density

The T3 Urban Neighborhood Maintenance policy no longer includes density limitations.

Community Character

1. Lot frontage analysis; the proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. Calculations for the lot frontage analysis were performed on Old Hickory Boulevard.

In this instance, the lots created must be equal to or greater than 80.5 feet. The proposed lots meet lot frontage requirements.

Lot 2 – 4 Frontage	
Proposed Frontage	84.17 ft.
Minimum Frontage	60 ft.
70% Average	80.5ft.

2. Lot size analysis; the proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater.

In this instance, the proposed lots must equal to or greater than 33,025 SF. The proposed lots meet lot size requirement.

Lot 2 Size	
Proposed Size	34,225 SF
Minimum Size	16,572 SF
70% Average	33,025 SF

Lot 3 Size	
Proposed Size	36,074 SF
Minimum Size	16,572 SF
70% Average	33,025SF



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Lot 4 Size	
Proposed Size	39,947 SF
Minimum Size	16,572 SF
70% Average	33,025 SF

3. Street setbacks; future structures would have to comply with appropriate street setbacks per the Metro Zoning Code.
4. Lot orientation; proposed lots would orient Hartford Drive

Agency Review

All agencies have recommended approval.

Harmony of Development

Staff finds that this proposal would provide for harmonious development along Old Hickory Boulevard. The applicant has agreed to limit the height of future development to two stories in 35 feet, which is consistent with the adjacent properties. The applicant has also agreed to a 16-foot shared access drive for all three lots combined with a restriction on parking in between the primary structure and the street which will provide for harmonious development.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- If sidewalks are required by Planning and the applicant chooses to construct rather than pay the in-lieu fee, then they should be shown and labeled on the plan. Due to the speed limit of this section of OHB, TDOT requires a 4 foot shoulder prior to curb and gutter. From the back of the curb and gutter an 8 foot planting strip and 6 foot sidewalk are required by the MCSP. Engineering construction plans for the sidewalk will need to be submitted due to the site characteristics. The relocation of utilities, grading, and drainage will need to be shown on the engineering construction plans.

TRAFFIC & PARKING RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Returned for corrections

- For the latest re-plat (stamped-received 1/9/17), our original comments still apply: Awaiting submittal and approval of public sewer construction plans (see MWS letter dated 8/2/16). Once these plans have been approved, the plat can be accurately reviewed. The required capacity fees have been paid.



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STAFF RECOMMENDATION

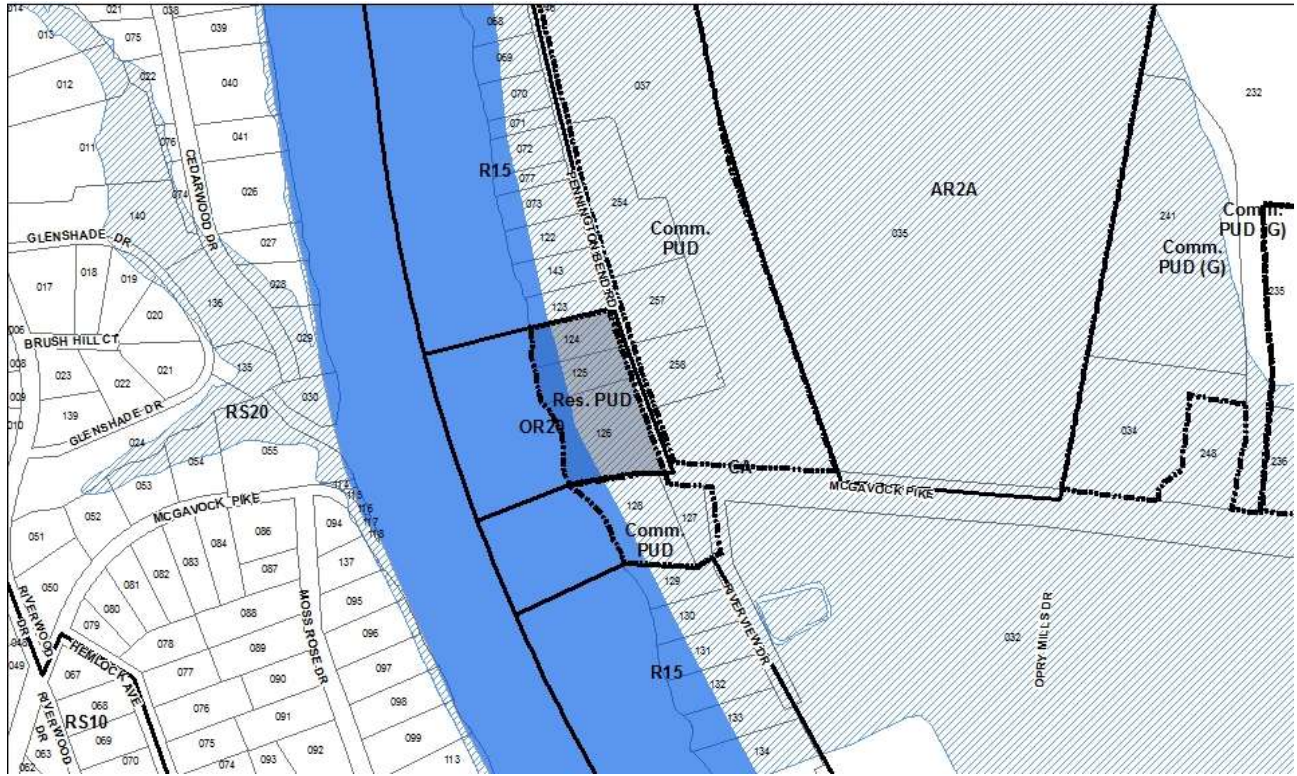
Staff recommends deferring to the February 9, 2017, Planning Commission meeting unless recommendations of approval are received from all Metro Agencies. If recommendations of approval from all Metro Agencies are received, staff recommends approval.

CONDITIONS (if approved)

1. Sidewalks are required along Old Hickory Boulevard. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$24,240.96 (252.51 feet x \$96) contribution to Pedestrian Benefit Zone 1-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department.
2. Add "See Notes 13-18" on Lots 2-4.



Metro Planning Commission Meeting of 01/26/2017



2017Z-007PR-001

Map 062-13, Parcel(s) 124-126

14, Donelson - Hermitage

15 (Jeff Syracuse)



Project No.	Zone Change 2017Z-007PR-001
Associated Case	48-83P-002
Council Bill No.	BL2017-551
Council District	15 - Syracuse
School District	04 – Shephard
Requested by	Councilmember Jeff Syracuse, applicant; Pennington Bend Partners One and Tony and Pamela Adams, owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

A request to rezone from OR20 to R15.

Zone Change Request

A request to rezone from Office/Residential (OR20) to One and Two-Family Residential (R15) zoning on properties located at 2203, 2205 A and 2207 Pennington Bend Road, at the northwest corner of Pennington Bend Road and McGavock Pike, within a Planned Unit Development Overlay District (2.52 acres).

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 30 units.*

Proposed Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 7 lots with 1 duplex lots for a total of 8 units.*

History

The Metro Planning Commission voted to find the PUD inactive at the October 27, 2016, Planning Commission meeting. The Planning Commission made the finding that the current PUD is inconsistent with the Conservation policy currently in place for the site and recommended the zoning be changed to R15.

CRITICAL PLANNING GOALS

N/A

DONELSON-HERMITAGE COMMUNITY PLAN

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



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Consistent with Policy?

Yes, if approved, this rezone request will reduce the potential impact from future development which would reduce the potential impact to the floodplain. The intent of the conservation policy is to keep undisturbed environmentally sensitive land features in a natural state.

ANALYSIS

As part of a review of inactivity of the Planned Unit Development, the Planning Commission recommended cancellation of the PUD and rezoning to R15. The proposed district will allow the current property owners to retain some development rights, although different from the OR20 zoning district. The bulk requirements of the R15 zoning district will limit the impact of future development within the floodplain. This rezone request meets the intent of the policy by minimizing the future impacts to environmentally sensitive land within the floodplain.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- TIS may be required with redevelopment

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	2.52	0.8 F	87,816 SF	1208	170	178

Maximum Uses in Proposed Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	2.52	2.9 D	9 U	87	7	10

*Based on two-family lots



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Traffic changes between maximum: **OR20** and **R15**

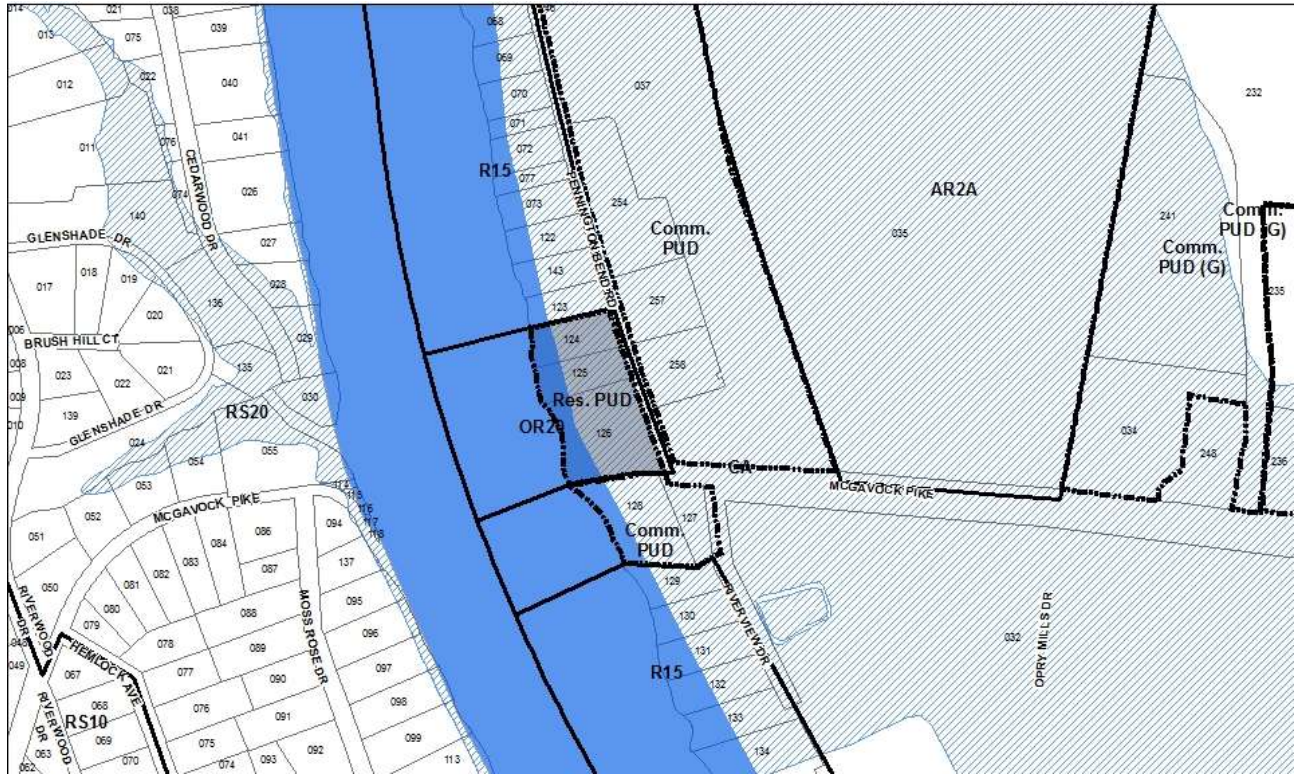
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-1,121	-163	-168

STAFF RECOMMENDATION

Staff recommends approval as the proposed rezone moves the property zoning closer to the goals of the policy.



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48-83P-002

PENNINGTON BEND ROAD PUD

Map 062-13, Parcel(s) 124-126

14, Donelson - Hermitage

15 (Jeff Syracuse)



Project No. **Planned Unit Development 48-83P-002**
Project Name **Pennington Bend Road PUD (Cancellation)**
Associated Case 2017Z-007PR-001
Council Bill No. BL2017-550
Council District 15 - Syracuse
School District 04 – Shephard
Requested by Councilmember Jeff Syracuse, applicant; Pennington Bend Partners One and Tony and Pamela Adams, owners.

Staff Reviewer Napier
Staff Recommendation *Approve subject to the approval of the associated zone change. Disapprove if the associated zone change is not approved.*

APPLICANT REQUEST
Cancel a PUD overlay

PUD Cancellation

A request for cancellation of a Planned Unit Development Overlay District on properties located at 2203, 2205 A and 2207 Pennington Bend Road, at the northwest corner of Pennington Bend Road and McGavock Pike, zoned Office/Residential (OR20) (2.52 acres).

History

The Metro Planning Commission voted to find the PUD inactive at the October 27, 2016, Planning Commission meeting. The Planning Commission made the finding that the current PUD is inconsistent with the Conservation policy currently in place for the site and recommended the zoning be changed to R15.

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 30 units.*

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

CRITICAL PLANNING GOALS

N/A



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PUD HISTORY

Council approved this PUD in 1983. There is no plan on file at the Planning Department for the PUD, and the enacting ordinance (O83-1251) contains no information to the permitted density. The only information in the ordinance is that it was rezoned to “allow the construction of a residential time sharing facility to complement the existing facilities in the area.” In cases where there is no plan for a PUD, it is the Planning Department’s policy that any proposed development within the PUD boundary is sent to Metro Council for approval.

REQUEST DETAILS

This request would cancel the PUD for the all of the lots included with the PUD overlay. This site contains a total of 2.52 acres. The PUD was originally approved to allow the construction of a residential time sharing facility to complement the existing facilities. The reason for this request is to allow for the approval of an associated rezone request.

ANALYSIS

The CO policy that covers the land within the PUD boundary recognizes the floodplain and floodway that encumbers the area. The approved PUD and the base zoning are not appropriate given the environmental constraints recognized by the policy.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval subject to the approval of the associated zone change and disapproval if the associated zone change is not approved.

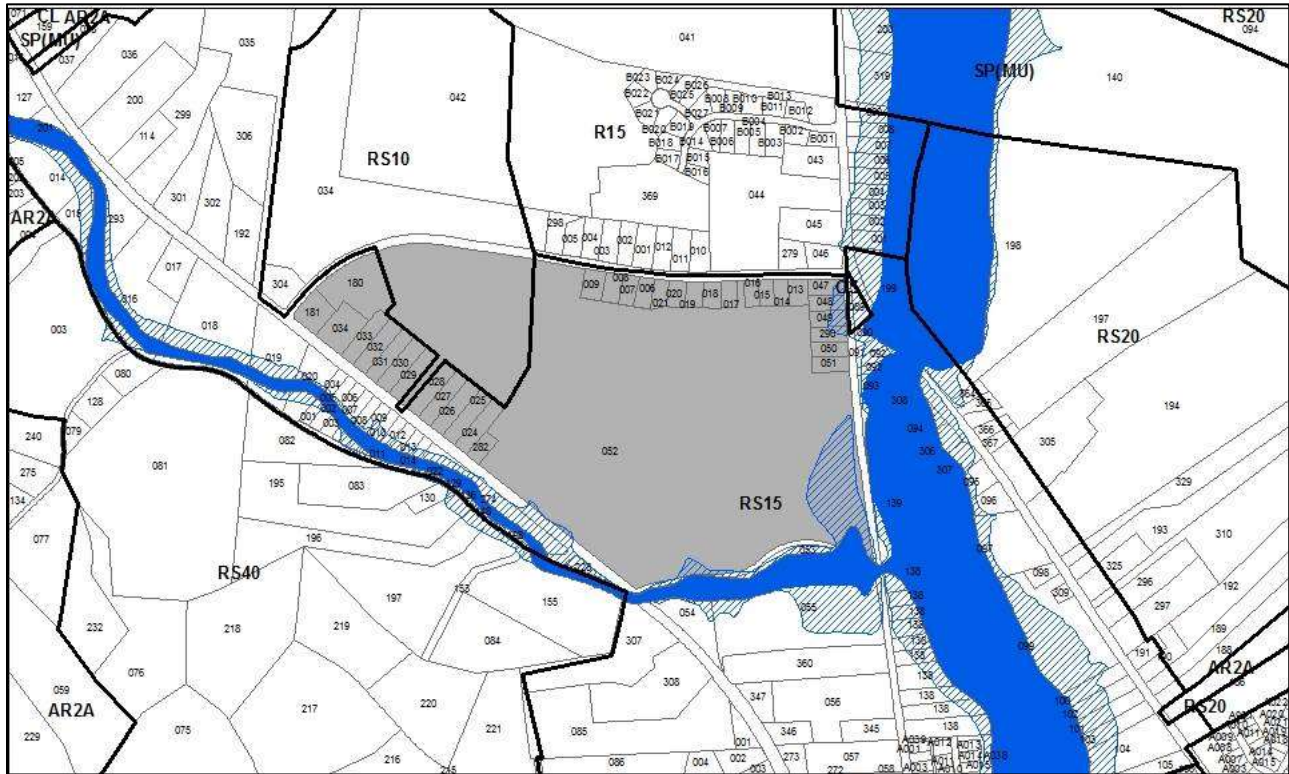


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2017UD-001-001

WHITES CREEK AT LLOYD RD UDO

Various Maps, Various Parcel(s)

03, Bordeaux – Whites Creek

01 (Nick Leonardo)



Project No.	Urban Design Overlay 2017UD-001-001
Project Name	Whites Creek at Lloyd Rd UDO ***Formerly Whites Creek Watershed***
Council District	1 – Leonardo
School District	1 – Gentry
Requested by	Councilmember Nick Leonardo, applicant; various owners.
Staff Reviewer	Buechler
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Establish an Urban Design Overlay District

Urban Design Overlay

A request to apply an Urban Design Overlay to establish building and site design standards on various properties located along Clarksville Pike, Buena Vista Pike, Dry Fork Road and Lloyd Road, at the southeast corner of Lloyd Road and Clarksville Pike, zoned Single-Family Residential (RS10) and Single-Family Residential (RS15) (125.56 acres).

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.

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

Proposed Overlay Zoning

Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of the Zoning Code.

BORDEAUX-WHITES CREEK COMMUNITY PLAN

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

T2 Rural Maintenance (T2 RM) is intended to preserve rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional



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development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new development in T2 RM areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit/2 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

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?

Yes. The proposed UDO is consistent with the policy for the area and will ensure that future infill is compatible with the existing character of the neighborhood. The proposed UDO standards are in line with the character of suburban residential neighborhood design. The UDO doesn't propose developing upon sensitive features; the protection of those elements will be taken into account at the time of subdivision approval.

PURPOSE OF UDO

The intent of the Whites Creek at Lloyd Rd UDO is to ensure that future development is consistent with the existing and desired character of the neighborhood.

The Councilmember hosted community meetings with the local neighbors who were seeking to ensure that future development of the subject properties would be generally consistent with the existing development. The standards in the proposed UDO were developed by the local community to ensure the desired form of development.

REQUEST DETAILS

The UDO contains standards to regulate residential building/site design and architectural design.

Design Criteria

- **Height:** The maximum height for any principal structure is 2 stories in 37 feet. Maximum height shall be measured from the average grade elevation as measured at the build-to line along the front facade to the roof ridge line. Natural grade is the base ground elevation prior to grading. The maximum eave height of any principal structure shall be 22 feet from the top of the raised foundation.
- **Frontage Width:** The front façade of the building shall extend at least forty-five percent of the primary lot frontage or the primary building front façade shall be at least twenty-five feet in width, whichever is greater. For purposes of this section, when a parcel has frontage along more than one street, the primary street is defined as the street frontage with the shorter amount of frontage, as measured in feet. Primary structures shall be oriented toward the primary street frontage.



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- **Garages:** Garages shall be detached and located behind the principal structure, or attached and accessed from the side or rear of the principal structure. The eave of the garage shall not exceed the height of the eave line of the primary structure.
- **Accessory Structures:** Accessory structures shall be screened with landscaping so as not to be visible from the public street right-of-way. The total building footprint of an accessory building, including detached garages, shall be less than 50% of the total building footprint of the primary structure. The eave of the accessory structure shall not exceed the height of the eave line of the primary structure.
- **Access and Driveways:** Driveways are limited to one curb cut per public street frontage. For corner lots, one curb cut is permitted in total for all lot frontages. Driveways and all other impervious surfaces in the required street setback shall be a maximum of 12 feet in width within the street setbacks. Driveways shall be setback a minimum of 2 feet from the side property line. Shared access drives shall be allowed to build to the lot line.
- **Building Materials:** EIFS, vinyl and aluminum siding, and untreated wood shall not be permitted. Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes. The primary exterior material shall be brick or stone masonry. Hardie Board shall be permitted only as a secondary material. Secondary building materials shall be defined only as gables, dormers and bay windows.
- **Raised Foundation:** A raised foundation of 18"-36" on the front facade is required for all residential structures.
- **Glazing:** Glazing (window openings) shall be a minimum of fifteen percent along the street facing facade. Window openings along the street facing façade shall be square or vertically oriented except for transom windows. For purposes of measuring glazing, minimum glazing shall be measured from the top of foundation to the roof line.
- **Principal Entrance:** The main entry to the building shall address the primary street.
- **Porch Depth:** Porches shall have a minimum of six feet of depth.

Compliance

Triggers for compliance are as follows:

- Property is redeveloped or vacant property is developed.
- The building square footage is expanded; the expansion shall be in compliance.
- A new structure built on a lot with multiple structures; the new structure shall be in compliance.

Permits for routine maintenance (ex: to replace a roof or HVAC system) would not trigger compliance with the UDO.

Modifications

Based on site-specific issues, modifications to the standards may be necessary. Any standard within the UDO may be modified, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Minor modifications, deviations of 20 percent or less, may be approved by the Planning Commission's designee (staff). Major modifications, deviations of greater than 20 percent shall be considered by the Planning Commission.



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This process is consistent with the standards in other adopted UDOs.

ANALYSIS

Currently, the area consists of 34 parcels, with the largest parcel containing approximately 100 acres of the total 125 acres within the UDO boundary. The proposed UDO would not control the lot layout should a parcel be subdivided. The creation of new lots would follow the typical subdivision process.

The proposed standards create a form of development that is compatible with the surrounding neighborhood. The design standards for height, foundation, garages, driveways, and principal entrance are similar to other adopted residential UDOs and encourage more cohesive development that interacts better with the street.

METRO HISTORICAL COMMISSION STAFF RECOMMENDATION

The MHC recommends approval of the UDO. The c1850 Graves House (Country Maid Farms) located at 3832 Dry Fork Road (04900005200) is eligible for listing in the National Register of Historic Places. If the property owners would like information about listing the property in the National Register of Historic Places or preserving the historic residence and outbuildings through historic landmark zoning, they may contact Historical Commission staff at 615-862-7970. This is not a condition of approval of the UDO, but is provided for information purposes only.

WATER SERVICES RECOMMENDATION

Approved with conditions

Approved on the condition these specific Development Standards do not adversely impact public water and sewer infrastructure.

STORMWATER RECOMMENDATION

Approved

STAFF RECOMMENDATION

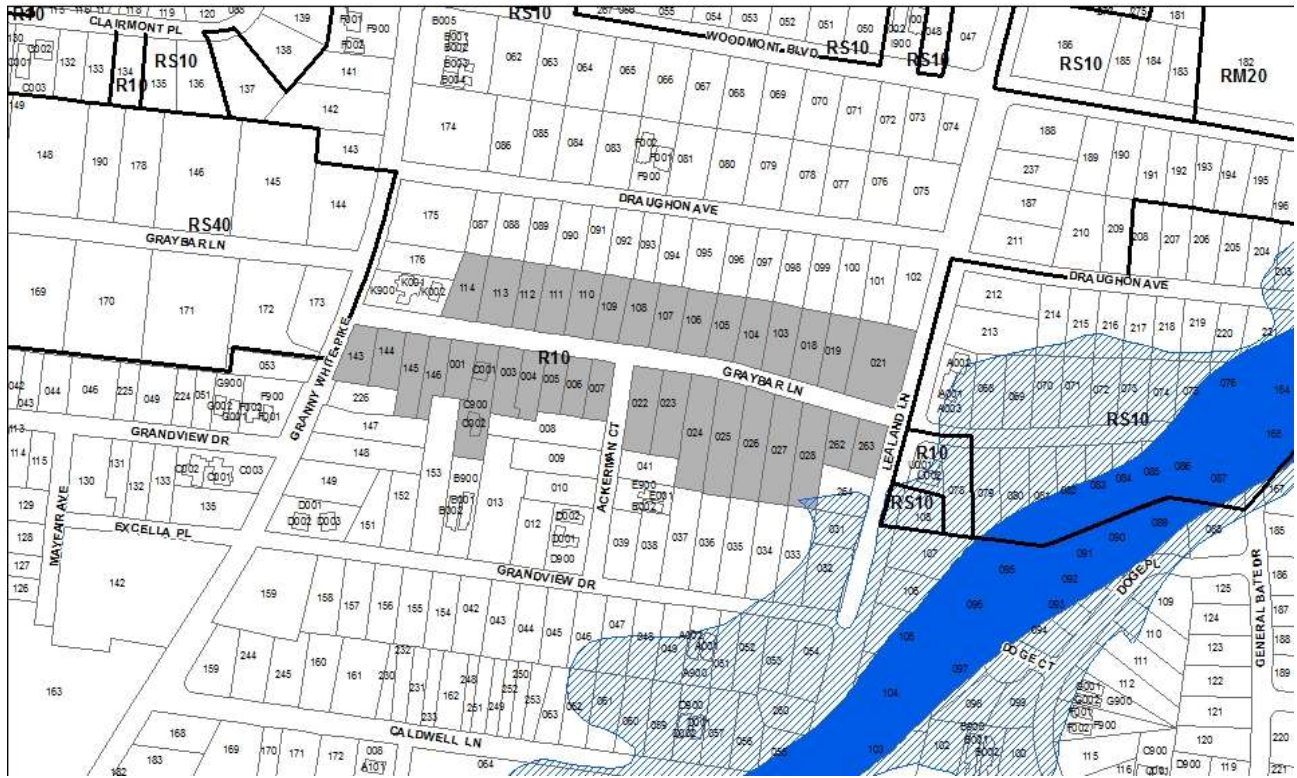
Staff recommends approval. The UDO is in keeping with the policy and the community's desire to ensure future development is consistent in form and character with the surrounding neighborhood.



SEE NEXT PAGE



Metro Planning Commission Meeting of 01/26/2017



2017Z-012PR-001

Map 117-16, Parcel(s) 143-146

Map 118-09, Parcel(s) 103-114

Map 118-13, Parcel(s) 001, 003-007, 018, 019, 021-028, 262-263

10, Green Hills-Midtown

25 (Russ Pulley)



Project No.	Zone Change 20167Z-012PR-001
Council Bill	BL2017-545
Council District	25 - Pulley
School District	8 - Pierce
Requested by	Councilmember Russ Pulley, applicant; various property owners.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply a Contextual Overlay District.

Zone Change

A request to apply a Contextual Overlay District on various properties along Graybar Lane, southeast of the intersection of Draughon Avenue and Granny White Pike, zoned One and Two-Family Residential (R10) (11.31 acres).

Existing Zoning

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

Proposed Zoning

Contextual Overlay provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

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



Metro Planning Commission Meeting of 01/26/2017

Consistent with Policy?

Yes. The proposed overlay area is within the T3 Suburban Neighborhood Maintenance policy area and the proposed Contextual Overlay is consistent with the policy. There is fairly consistent housing type in regards to bulk and massing existing currently in the area proposed for the contextual overlay. The Contextual Overlay would help to preserve the general character of the existing neighborhood with specific standards for new construction that are directly related to the existing residential structures in the area.

CONTEXTUAL OVERLAYS

The Contextual Overlay District provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

The design standards established through the Contextual Overlay include specific standards in regards to street setback, building height, building coverage, access, driveways, garages, and parking areas. Street setbacks, building height, and building coverage are directly tied to the lots abutting on either side of a lot proposed for new construction. Access, driveway, garage and parking design standards are intended to help control new accesses on the public streets as well as the location of garages and parking to lessen the impact of new construction on existing homes. The design standards are already established and cannot be modified.

CONTEXTUAL OVERLAY STANDARDS

- A. Street setback. The minimum required street setback shall be the average of the street setback of the two developed lots abutting each side of the lot. When one or more of the abutting lots is vacant, the next developed lot on the same block face shall be used. The minimum provided in 17.12.030A and the maximum provided in 17.12.030C.3 shall not apply. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the minimum required street setback shall be calculated and met for each street.
- B. Height.
 1. The maximum height, including the foundation, of any primary structure shall not be greater than 35 feet or 125% of the average height of the principal structures on the two lots abutting each side of the lot, whichever is less. When one of the abutting lots is vacant, the next developed lot on the same block face shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum height shall be calculated for each street and limited to 35 feet or 125% of the average height of the lesser value. When 125% of the average of the abutting structures is less than 27 feet, a maximum height of 1.5 stories in 27 feet shall be permitted.
 2. The maximum height, including the foundation, of any accessory structure shall not be greater than 27 feet.
 3. For the purposes of this section, height shall be measured from grade or, if present, the top of a foundation which shall not exceed three feet above grade, to the roof line.
- C. Maximum building coverage. The maximum building coverage (excluding detached garages and other accessory buildings) shall be a maximum of 150% of the average of the building coverage (excluding detached garages and other accessory buildings) of the two abutting lots on each side. When the abutting lot is vacant, the next developed lot shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum building coverage shall be calculated and met for each street.



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D. Access and driveways, garages and parking areas.

1. Access and Driveways.
 - a. Where existing, access shall be from an improved alley. Where no improved alley exists, a driveway within the street setback may be permitted.
 - b. For a corner lot, the driveway shall be located within 30 feet of the rear property line.
 - c. Driveways are limited to one driveway ramp per public street frontage.
 - d. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.
2. Garages.
 - a. Detached. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street.
 - b. Attached. The garage door shall face the side or rear property line

STAFF RECOMMENDATION

Staff recommends approval as the establishment of a contextual overlay is consistent with the policy for the area.



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2017Z-013PR-001

Map 117-16, Parcel(s) 143-146

Map 118-09, Parcel(s) 103-114

Map 118-13, Parcel(s) 001, 003-007, 018, 019, 021-028, 262-263

10, Green Hills-Midtown

25 (Russ Pulley)



Project No. 2017Z-013PR-001
Council Bill BL2017-546
Council District 25 - Pulley
School District 8 – Pierce
Requested by Councilmember Russ Pulley, applicant; various property owners.

Staff Reviewer Birkeland
Staff Recommendation *Disapprove as submitted. Approve with a substitute ordinance to remove all parcels containing legal duplexes from the zone change.*

APPLICANT REQUEST
Zone change from R10 to RS10

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Single-Family Residential (RS10) zoning on various properties along Graybar Lane, southeast of the intersection of Granny White Pike and Draughon Avenue, (11.31 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-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.

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.



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Consistent with Policy?

Both the existing R10 zoning district 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 proposed RS10 zoning district would limit development in the area to be rezoned to only single-family uses. The area currently contains a diversity of housing types, including single-family and two-family homes. 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 the two-family units to remain legally conforming. If the existing two-family were rezoned to RS10, the two-family units would be able to continue as a two-family use, albeit as legally non-conforming

Substitute Ordinance No. BL2017-546

Staff recommends disapproval as submitted and approval with a substitute to remove the following parcels from the downzoning as these parcels contain two-family dwelling units. Allowing the existing two-family dwelling units to maintain the existing R10 zoning allows for a legally conforming diverse housing type in the area. The existing two-family units make up 25 percent of the area, thus diversity of housing choice has been achieved.

Map 118-09, Parcel(s) 105, 114

Map 117-16, Parcel(s) 143-144

Map 118-13, Parcel 004, 021, 022

Map 118-13-1-C, Parcel(s) 900





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STAFF RECOMMENDATION

Staff recommends disapproval as submitted and approval with a substitute ordinance to remove all parcels containing legal duplexes from the zone change. Removing the parcels containing existing duplexes provides for a mixture of housing types to remain.



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2017Z-016PR-001

Map 092-10, Parcel(s) 176

08, North Nashville

21 (Ed Kindall)



Project No.	2017Z-016PR-001
Council District	21- Kindall
School District	05 – Buggs
Requested by	John Solberg, applicant; John Solberg, owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from RS5 to RM20-A

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-family Residential-Alternative (RM20-A) on property located at 2800 Delaware Avenue (0.22 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at an overall density of one (1) dwelling unit per lot. *RS5 would permit 1 dwelling unit.*

Proposed Zoning

Multifamily-Residential Alternative (RM20-A) is designed for moderately high intensity multifamily structures at an overall density up to 20 dwelling units per acre. *RM20-A would permit up to 4 dwelling units.*

CRITICAL PLANNING GOALS

- Supports a variety of transportation choices
- Supports infill development

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 proposed RM20-A zoning district is consistent with T4 Neighborhood Evolving policy as it provides for additional housing near 28th Avenue North, which is designated as an arterial-boulevard by the Major and Collector Street Plan. T4 Neighborhood Evolving policy supports residential uses, including multi-family residential in this location.



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ANALYSIS

This application is consistent with the T4 Urban Neighborhood Evolving policy. It is a corner lot located near 28th Avenue North, an arterial-boulevard which contains a MTA bus route (21-University Connector). The additional density allowed by the proposed RM20-A zoning district will provide more residents to support existing and future commercial and institutional uses along 28th Avenue North. Multi-family residential development at this site will provide an added mixture of housing types in a strategic location within the North Nashville neighborhood of McKissack Park.

28th Avenue North is also considered a Long Term Need Multimodal Corridor (LM). Long Term Need Multimodal Corridors may or may not have existing bus service, in this case the corridor does have existing bus service, but there is a desire to establish service and/or upgrade to higher capacity service over time. In both instances, these corridors are anticipated to experience more housing and employment intensity in the future.

The intent of RM20-A is to encourage more intense residential development to encourage transit and walkable communities, preserve open space and environmental features and provide a mix of housing types. This zoning district is also designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and as an alternative to a zoning district that requires a site plan.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- TIS (Traffic Impact Study) may be required with redevelopment

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.22	8.7 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.22	0.8 F	4 U	27	3	3



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Traffic changes between maximum: RS5 and RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 3 U	+17	+2	+1

METRO SCHOOL BOARD REPORT

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

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

The proposed RM20-A zoning district could generate 2 more students than what is typically generated under the existing RS5 zoning district. Students would attend Park Avenue Elementary School and McKissack Middle School. Each school has 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)

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

STAFF RECOMMENDATION

Staff recommends approval. The proposed rezoning is consistent with the T4 Urban Neighborhood Evolving policy of the North Nashville Community Plan.



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2017Z-017PR-001

Map 041-04 Parcels 074, 083

Map 041-08 Parcels 021-023

02, Parkwood – Union Hill

03 (Brenda Haywood)



Project No.	Zone Change 2017Z-017PR-001
Council District	03 - Haywood
School District	03 - Speering
Requested by	Fulmer Engineering, applicant; Mary F. King Family Ltd. Partnership, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from CS to MUL-A.

Zone Change

A request to rezone from Commercial Service (CS) to Mixed-Use Limited-Alternative (MUL-A) zoning on properties located at 3962, 3968 and 3976 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,140 feet southwest of Hunters Lane (7.67 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Limited- Alternative (MUL-A) is intended to implement the moderate intensity mixed-use policies of the general plan, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. MUL-A is an alternative to a zoning district that requires a site plan.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The rezoning from CS to MUL-A creates potential for infill development by allowing a mixture of residential and nonresidential uses where infrastructure already exists. Development in areas with adequate infrastructure such as roads, water, and sewer, is more appropriate than development not served with adequate infrastructure because it does not burden Metro with the cost of installing and maintaining new infrastructure. Rezoning to MUL-A also creates opportunity for walkable neighborhoods. Currently there are no sidewalks fronting the subject parcels. Sidewalks, which meet the criteria of the Major and Collector Street Plan, will be required with the redevelopment of these lots. Dickerson Pike contains an existing MTA bus route, which provides an alternative method of transportation for current and potential future residents.

PARKWOOD-UNION HILL COMMUNITY PLAN

T3 Suburban Mixed Use Corridor (T3CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a



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street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Consistent with Policy?

Yes. The rezoning is consistent with the T3 Suburban Mixed Use Corridor. The proposed zoning allows for a mixture of uses, including residential and commercial, and is appropriate based on locational characteristics and surrounding context. A small portion along the western edge of the properties is within the Conservation policy due to a stream buffer that runs parallel with Dickerson Pike.

ANALYSIS

The requested rezoning to MUL-A is consistent with the surrounding land uses and land policies of the area. The parcels are located mid-block between Old Hickory Boulevard and Hunters Lane/Nesbitt Drive, and are mostly vacant but do contain scattered commercial and single-family structures. Dickerson Pike is designated in the Major and Collector Street Plan as mixed use arterial-boulevard, and surrounding parcels include a mixture of vacant, commercial, office, and single-family uses. Cedar Hill Park is located directly across the street on approximately 220 acres, which helps to buffer the impacts of more intense uses along Dickerson Pike and also encourages pedestrian activity to surrounding residential and commercial properties. The rezoning allows for redevelopment of parcels that have existing infrastructure in a way that enhances the street frontages and meets the goals of the policy. The bulk and building placement standards associated with MUL-A zoning ensure mixed-use development that addresses the pedestrian realm and relegates parking to the side or rear of buildings. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

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

TIS may be required with redevelopment



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Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	7.67	0.6 F	200,463 SF	10673	233	1014

Maximum Uses in Proposed Zoning District: MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	7.67	1.0 F	334,105 SF	14876	314	1428

Traffic changes between maximum: CS and MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+4,203	+81	+414

SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A district: 46 Elementary 27 Middle 24 High

The proposed MUL-A zoning district will generate 97 additional students beyond what would be generated under the existing CS zoning, assuming 40% of the floor area is utilized for non-residential uses. Students would attend Bellshire Elementary School, Madison Middle School, and Hunter Lane 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)

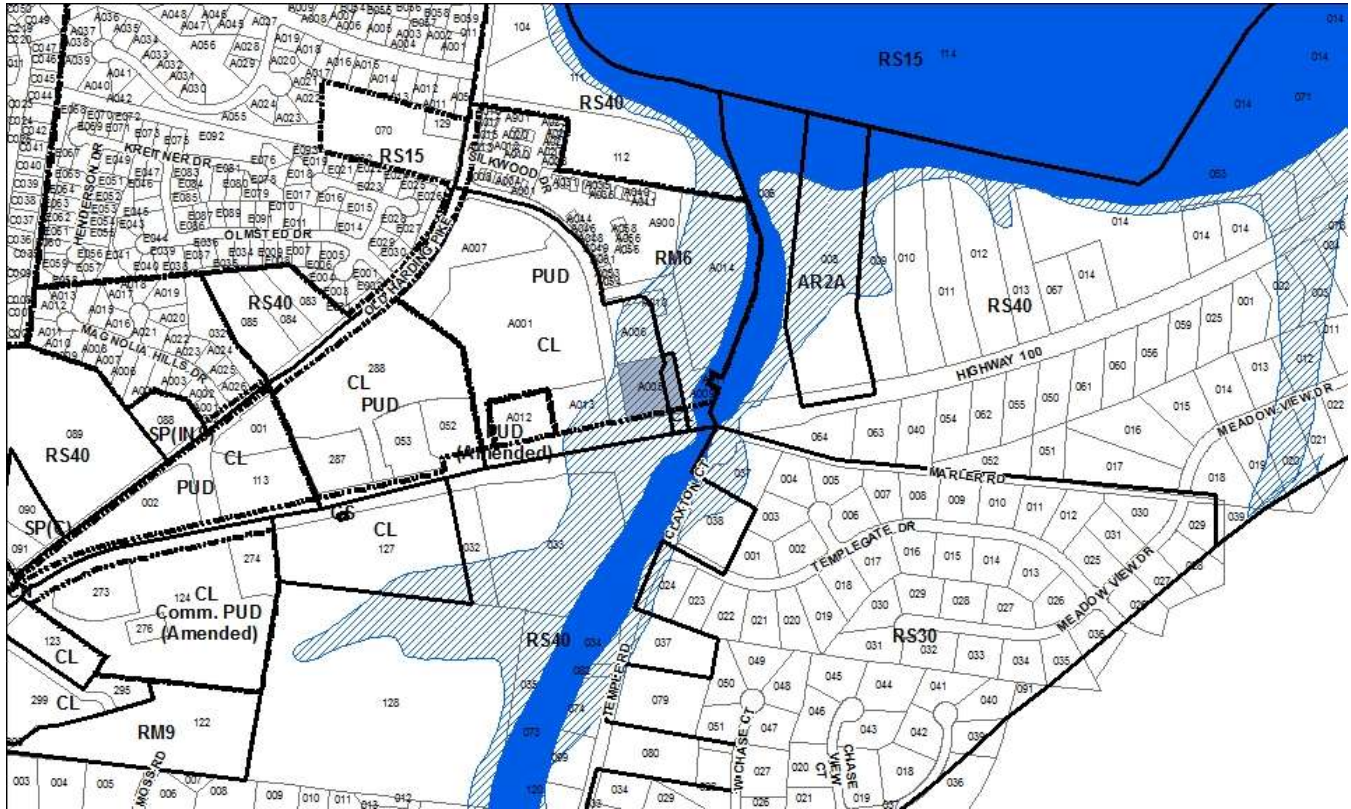
1. Will this project include any affordable or workforce housing units? The project will potentially include housing on the southern five acres. If so, the price point should align with that of workforce housing.
2. If so, how many and what is the percentage of the entire development? 100 percent would align with the pricing, as the development will have consistent price points.
3. How will you enforce the affordability requirements? The project will not be applying for any affordable housing credits, so there will be not enforcement necessary. It is simply expected that the price point will align with the workforce housing income.
4. Have any structures been demolished in the last 12 months? Not to my knowledge.

STAFF RECOMMENDATION

Staff recommends approval as the requested zone change is consistent with the T3 Suburban Mixed Use Corridor land use policy.



Metro Planning Commission Meeting of 01/26/2017



2005P-008-009
HARPETH VILLAGE PUD
Map 156-09-0-A, Parcel(s) 005
06, Bellevue
35 (Dave Rosenberg)



Project No.	Planned Unit Development 2005P-008-009
Project Name	Harpeth Village PUD
Council District	35- Rosenberg
School District	09 – Frogge
Requested by	Development Management Group, LLC, applicant; Rite Aid of Tennessee, Inc., owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Revise preliminary plan and approve final site plan for Harpeth Village.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District located at 7996 Highway 100, at the northeast corner of Temple Road and Highway 100, zoned Commercial Limited (CL) (1.32 acres), to permit a restaurant.

Existing Zoning

Commercial Limited (CL) is designed to provide for a limited range of commercial uses primarily concerned with retail trade and consumer services, general and fast food restaurants, financial institutions, administrative and consulting offices. The uses in this district serve a moderately wide market area, and therefore ease of automobile access is requisite.

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

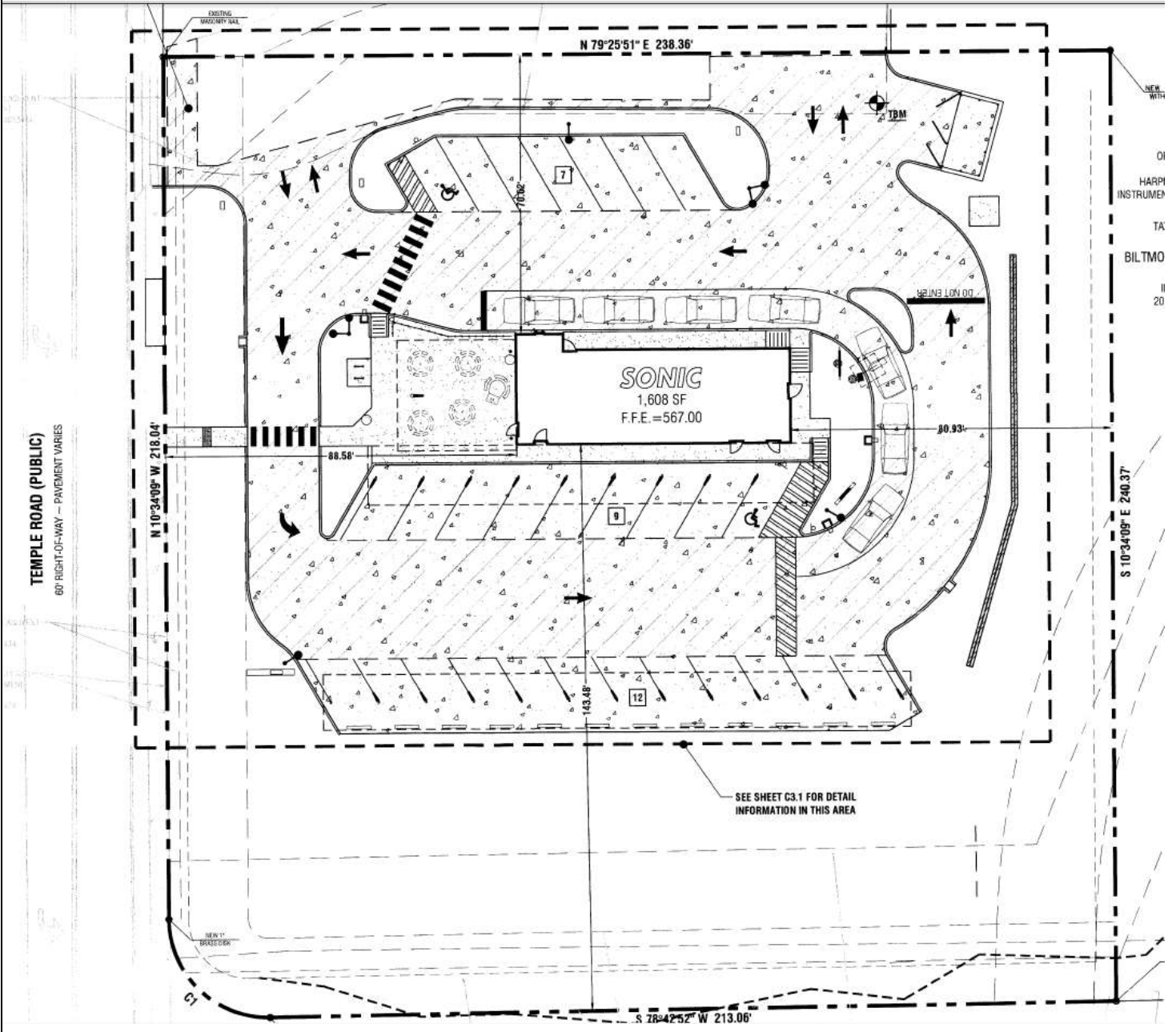
- N/A

HISTORY

The site is Outparcel 5 of the Harpeth Village Planned Unit Development. The site is located at 7996 Highway 100 along Highway 100 at the corner of Highway 100 and Temple Road across from the Templegate Subdivision. In 2007, the Harpeth Village Planned Unit Development was amended to allow 101,677 square feet of retail, restaurant and bank land uses. In 2008 the subject site was rezoned from Multi-Family Residential (RM6) to Commercial Limited (CL) per Metro Planning Commission Case 2008Z-015G-06 and Council Ordinance BL2008-138.



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Proposed Site Plan



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SITE PLAN

The request is to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Village Planned Unit Development Overlay District located at 7996 Highway 100, at the northeast corner of Temple Road and Highway 100, zoned CL (1.32 acres), to permit a restaurant on Outparcel 5.

The site is a vacant lot located along Highway 100 at the corner of Highway 100 and Temple Road. The proposed revision and final site plan is to allow a 1,608 square foot building and canopy on the property to serve as a Sonic fast food restaurant. The development is proposing vehicular access exclusively from Temple Road. The plan proposes 28 parking spaces, a single-drive drive-thru and a seating area underneath the canopy. Also, include in the plan are onsite facilities to enhance the pedestrian realm through the use of internal crosswalks providing safe travel for pedestrians throughout the site. Onsite crosswalks will provide a connection to existing sidewalks that will allow greater connectivity to other uses within the Harpeth Village PUD such as multi-family, service, retail, and fast food land uses. Sidewalks along Temple Road are consistent with the Council approved PUD plan and the approved PUD plan did not require sidewalks along Highway 100. The property is located in the General Services District and topography and natural features preclude the extension of the sidewalk along Highway 100 beyond the property boundaries.

ANALYSIS

Section 17.40.12.F permits the Planning Commission to establish the types of changes that require Metro Council concurrence. Staff finds that the request does not meet the threshold for Metro Council concurrence and may be approved by the Planning Commission as a revision to the PUD. Section 17.40.120.F is provided below for review.

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 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 ordinances 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.



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The revised plan and proposed development is consistent with the concept of the Harpeth Village Planned Unit Development and does not include any unapproved uses or increase in floor area. No changes are being proposed that conflict with the Council approved plan.

The development is consistent with existing development adjacent to the site. Nearby development, west of the site, include commercial uses such as fast food, service, and retail. Directly across from the site to the west is a Zaxby's fast food restaurant. Abutting the site on the north is an Advance Auto Parts retail store. Directly to the east of the site is Trace Creek and existing vegetation both of which serve as significant buffers to the single-family residential land uses further east of the site.

The proposed revision and final site plan keeps with the overall intent of the PUD, planning staff recommends approval of the request.

FIRE DEPARTMENT RECOMMENDATION

Approved with condition

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

STORMWATER RECOMMENDATION

Approved

HARPETH VALLEY UTILITY DISTRICT

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.
- Extend sidewalk along Hwy 100 to the eastern property line.
- Prior to building permit approval submit recorded ROW dedication to the back of the proposed sidewalk along Hwy 100.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- See road comments

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.



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3. Per BL2005-611 as amended, monument signage shall be architecturally coordinated with the proposed buildings and comply with the requirements of the zoning administrator. 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. Pole signs shall not be permitted within this Planned Unit Development; all free standing signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages, except for time/temperature/date signs, shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
4. 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.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.
7. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to or with the final plat application or, when no final plat application is required, prior to the issuance of any permit for this property.